

SHEET INDEX:

	SHEET	SHEET #
COVER SHEET	C1	1
GENERAL NOTES AND TYPICAL SECTIONS	GN1 TO GN2	2-3
LOT AREA TABLES	GN3	4
CONTEXT MAP	CM1	5
OVERALL SITE PLAN	OSP	6
SITE PLAN & DETAILS	SP1 TO SP12	7-18
OVERALL UTILITY PLAN	OUP	19
GRADING & UTILITY PLAN	GUP1 TO GUP12	20-31
LANDSCAPE PLANS	L1 TO L16	32-47
LANDSCAPE TRACTS	LT	48
LANDSCAPE SCHEDULE AND DETAILS	LD1 TO LD3	49-51
RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT	TL1 TO TL2	52-53

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	150.202 ACRES
NUMBER OF LOTS	436 LOTS (1 BUILDING PER LOT)
	P.A. 5: N/A
	P.A. 6: 157 UNITS / 3.69 DU/AC
	P.A. 7: 33 UNITS / 2.85 DU/AC
	P.A. 8: 70 UNITS / 3.14 DU/AC
	P.A. 8A: 20 UNITS / 2.77 DU/AC
	P.A. 9: 156 UNITS / 3.00 DU/AC
BUILDING HEIGHT	38' MAXIMUM (PER SECTION 146-4.2.2)
HARD SURFACE AREA	1,011,870 S.F.
LANDSCAPE AREA	2,360,801 S.F.
SIDEWALKS	187,820 S.F. (EXCLUDES TRAILS)
PRESENT ZONING CLASSIFICATION	R-1, R-2
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	0 S.F. (UDO Table 146-4.10-1)
PROPOSED TOTAL SIGN AREA	0
PROPOSED NUMBER OF SIGNS	0
PARKING SPACES REQUIRED	2 PER UNIT
PARKING SPACES PROVIDED	2 PER UNIT PROVIDED IN GARAGE, 2 GUEST SPACES PROVIDED IN DRIVEWAY
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
PROPOSED USES	SFD RESIDENTIAL
OPEN SPACE	2,102,371 S.F.
CONSTRUCTION TYPE	V-N CONSTRUCTION, SINGLE FAMILY HOMES (ALL STRUCTURES WILL BE CONSTRUCTED UNDER THE 2015 IRC). STRUCTURES WILL BE NON-SPRINKLERED.

CITY OF AURORA SITE PLAN NOTES:

- ADDRESSING:** ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
- AMERICANS WITH DISABILITIES ACT:** THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY ACCESS INGRESS AND EGRESS:** EMERGENCY INGRESS AND EGRESS - 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".
- FIRE LANE SIGNS:** THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- SIGNING AND STRIPING:** THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- UTILITY EASEMENTS:** IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- STREETLIGHTS:** THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PARKS, RECREATION, AND OPEN SPACE:** PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES** (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

KINGS POINT SOUTH - PA 5-9

SITE PLAN WITH ADJUSTMENTS

COVER SHEET

OWNER:
LENNAR
ATTN: KENT PEDERSEN
9193 JAMAICA STREET, 4th FLOOR,
ENGLEWOOD, CO 80112
(303) 486-5002

ENGINEER - CIVIL, DRAINAGE, UTILITY:
HR GREEN
ATTN: RYAN LITTLETON
5619 DTC PKWY #1150,
GREENWOOD VILLAGE CO 80111
(720) 602-4999

SURVEYOR:
AZTEC CONSULTANTS, INC.
330 E. MINERAL AVE., SUITE 101
LITTLETON, CO 80122
303-713-1898

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: CRAIG KARN
5675 DTC BOULEVARD, SUITE 200
GREENWOOD VILLAGE, CO 80111
303-770-7201

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

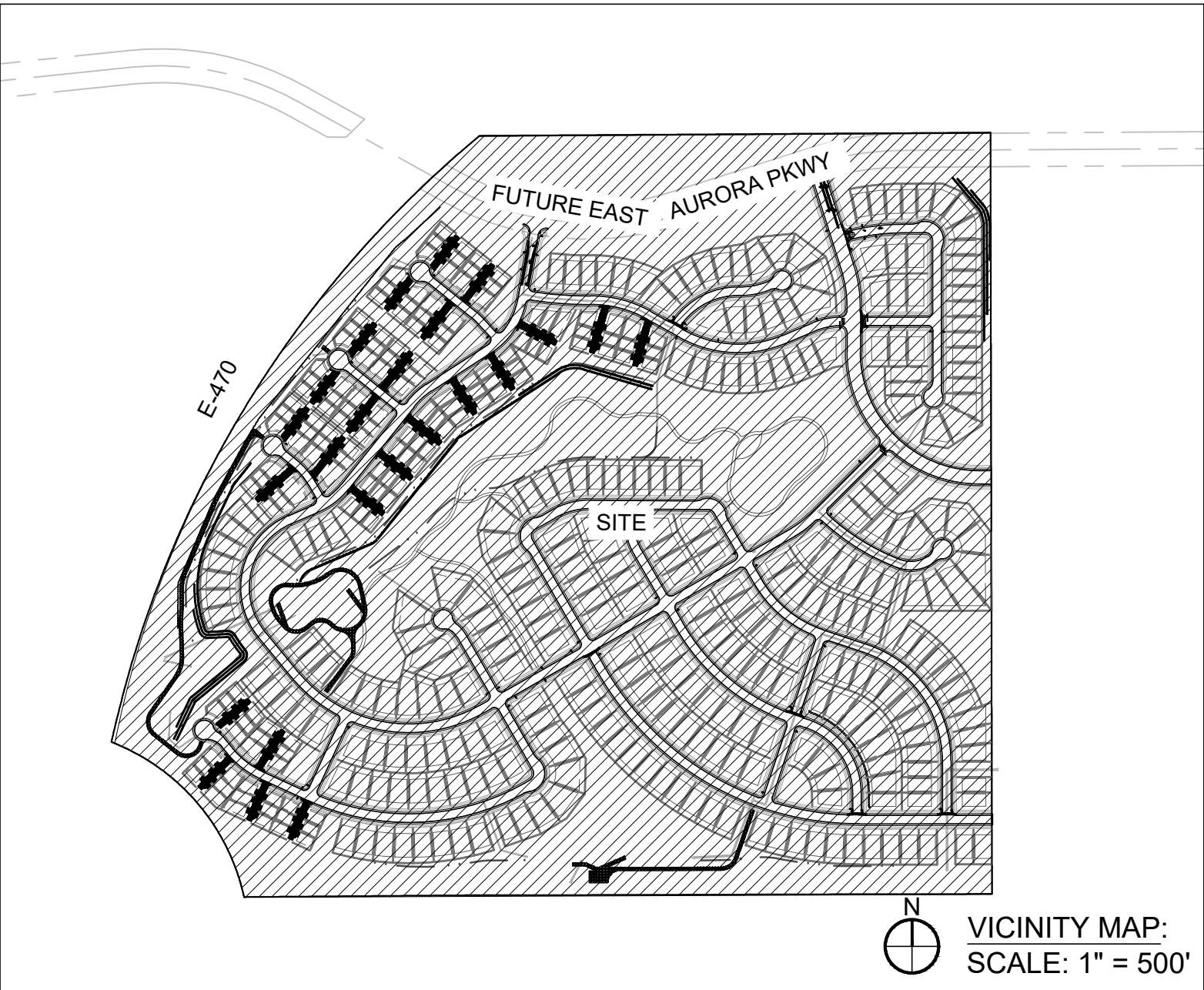
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE N 89°58'24" E ALONG THE NORTH LINE OF SAID SECTION 3, 2340.84 FEET TO A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HIGHWAY E-470, DESCRIBED IN BOOK 1698 AT PAGE 1250, DOUGLAS COUNTY RECORDS, AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE POINT OF BEGINNING; THENCE N89°58'24" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, 323.74 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 89°58'24" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, 1404.96 FEET; THENCE SOUTH 00°13'02" W, 2574.97 FEET TO A POINT ON AN EXISTING FENCE LINE AND ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 801 AT PAGE 471, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID EXISTING FENCE LINE AND SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 801 AT PAGE 471 THE FOLLOWING FOUR (4) COURSES:

1. THENCE N 89°46'21" W, 687.09 FEET;
2. THENCE N 89°52'57" W, 573.36 FEET;
3. THENCE N 89°42'22" W, 449.73 FEET;
4. THENCE S 89°52'39" W, 819.20 FEET TO A POINT ON A CURVE;

THENCE DEPARTING SAID EXISTING FENCE LINE AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT BOOK 801, PAGE 471 THE FOLLOWING TWO (2) COURSES;

1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 707.43 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°31'28" AND A RADIUS OF 730.00 FEET (THE CHORD OF WHICH BEARS N 39°47'14" W, 680.07 FEET) TO A POINT OF TANGENT;
2. THENCE N 67°32'58" W ALONG SAID TANGENT, 11.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY E-470; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE N 13°42'36" E, 76.61 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 2366.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 36°56'35" AND A RADIUS OF 3669.72 FEET TO THE POINT OF BEGINNING.



GENERAL NOTES:

1. 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.
2. 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.
3. 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.

SIGNATURE BLOCK

KINGS POINT SOUTH PAS 5-9 (DA-1628-10) SITE PLAN *
(OFFICIAL PROJECT NAME)
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO.
LEGAL DESCRIPTION:

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 **JULY** AD. **2024**.

BY: _____ CORPORATE
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF **JULY** AD. **2024** BY _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

SEAL NOTARY

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

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

RECORDING STAMP

NOT FOR
CONSTRUCTION

REVISIONS

DATE

#

KINGS POINT SOUTH
COVER SHEET

PROJECT:

DRAWING:

CLIENT:

DESIGNED BY: TL

DRAWN BY: GB

CHECKED BY: CK

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
5675 DTC BOULEVARD, SUITE 200
GREENWOOD VILLAGE, CO 80111
P: 303-770-7201



SHEET NUMBER

1

SHEET 1 OF 53
PROJECT NO. 8677--001

KINGS POINT SOUTH - PA 5-9

LEGAL DESCRIPTION

KINGS POINT SOUTH SUBDIVISION FILING NO. 2

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE N 89°58'24" E ALONG THE NORTH LINE OF SAID SECTIN 3, 2340.84 FEET TO A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HIGHWAY E-470, DESCRIBED IN BOOK 1698 AT PAGE 1250, DOUGLAS COUNTY RECORDS, AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE POINT OF BEGINNING;

THENCE N89°58'24" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, 323.74 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE N89°58'24" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, 1404.96 FEET;

THENCE SOUTH 00°13'02" W, 2574.97 FEET TO A POINT ON AN EXISTING FENCE LINE AND ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 801 AT PAGE 471, DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID EXISTING FENCE LINE AND SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 801 AT PAGE 471 THE FOLLOWING (4) COURSES:

1. THENCE N 89°46'21" W, 687.09 FEET;
2. THENCE N 89°52'57" W, 573.36 FEET;
3. THENCE N 89°42'22" W, 449.73 FEET;
4. THENCE N 89°52'39" W, 819.20 FEET TO A POINT ON A CURVE;

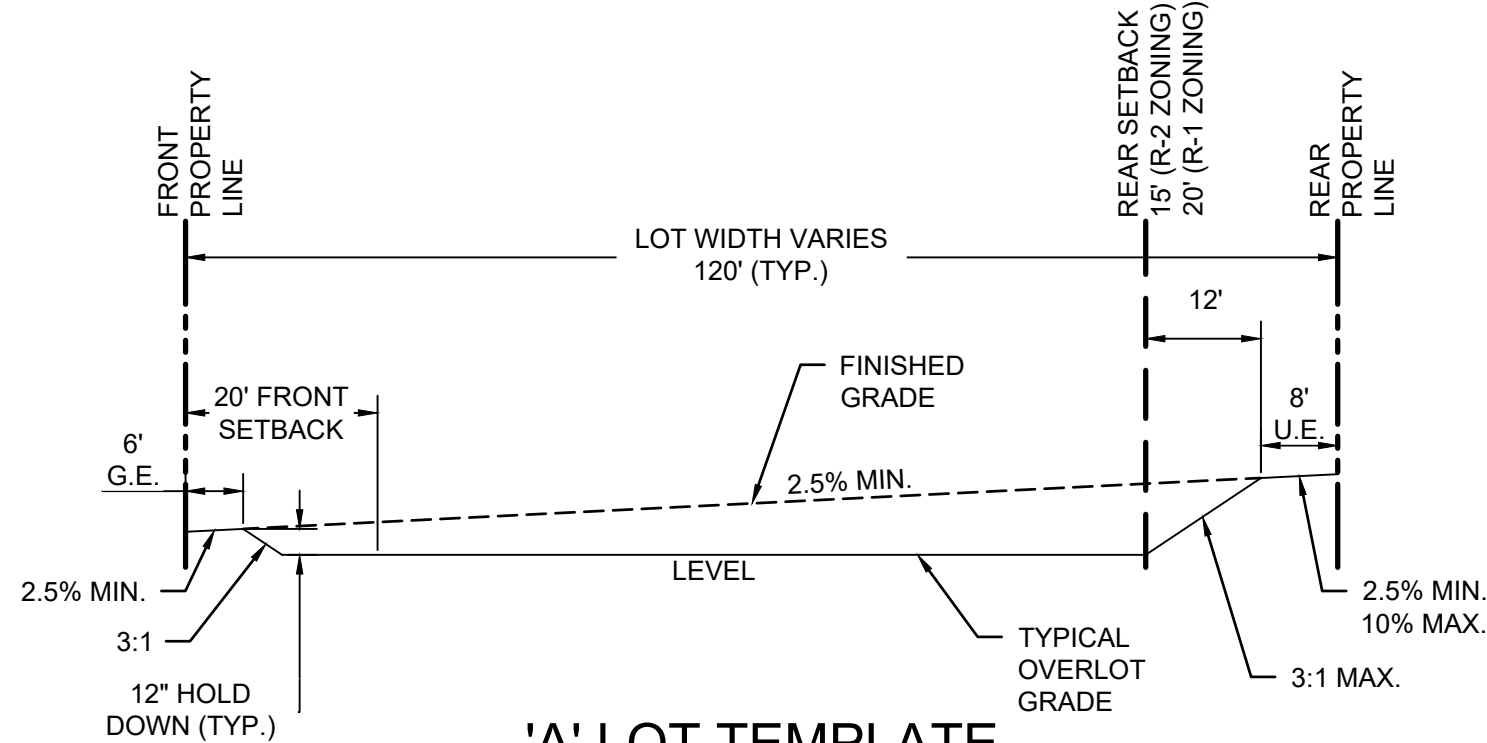
THENCE DEPARTING SAID EXISTING FENCE LINE AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT BOOK 801, PAGE 471 THE FOLLOWING TWO (2) COURSES:

1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 707.43 FEET, SAID CRUIVE HAVING A CENTRAL ANGLE OF 55°31'28" AND A RADIUS OF 730.00 FEET (THE CHORD OF WHICH BEARS N 39°47'14" W, 680.07 FEET) TO A POINT OF TANGENT;
2. THENCE N 67°32'58" W ALONG SAID TANGENT, 11.94 FEET TO A POINT ON THE EASTERLY RIGH-OF-WAY LINE OF SAID HIGHWAY E-470;

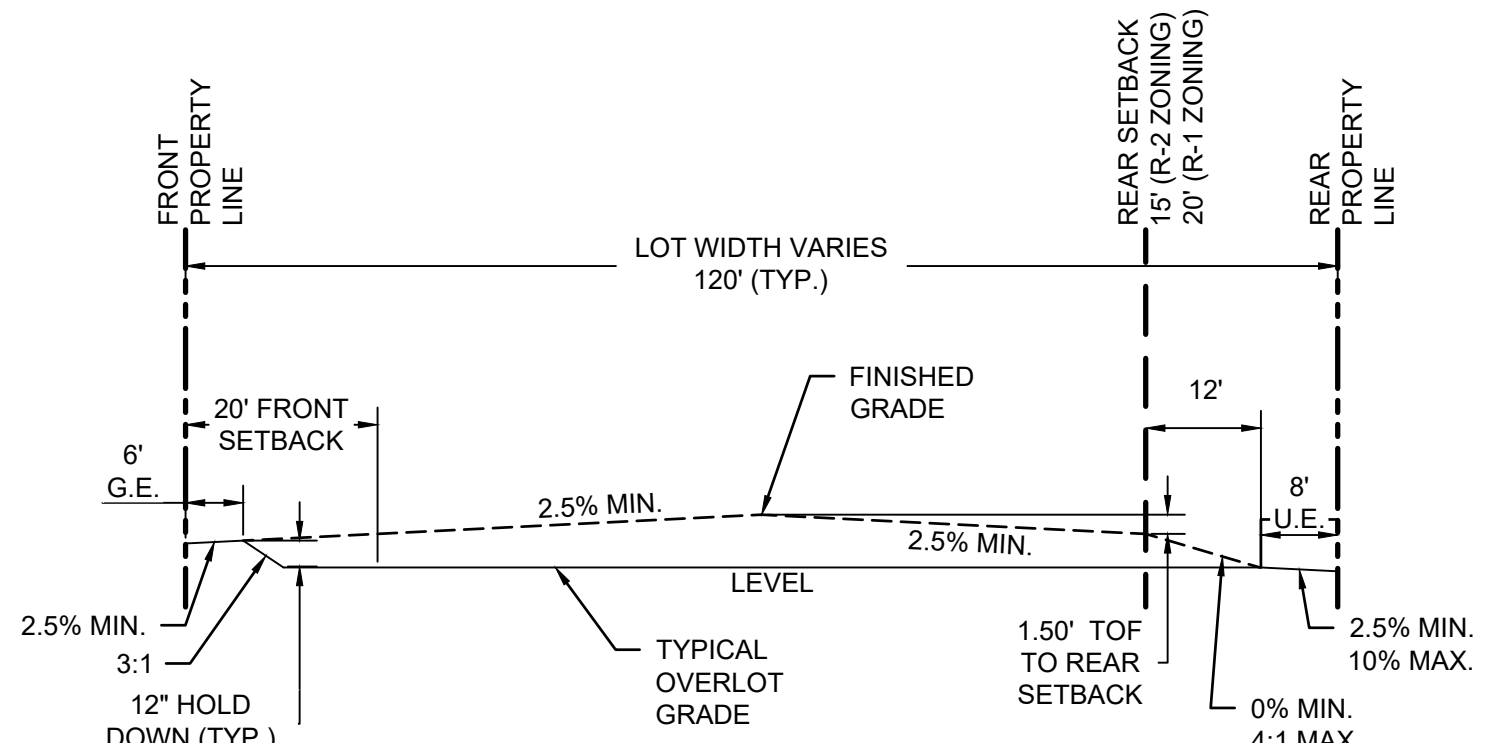
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE N 13°42'36" E, 76.61 FEET TO A POINT ON A CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 2366.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 36°56'35" AND A RADIUS OF 3669.72 FEET TO THE POINT OF BEGINNING.

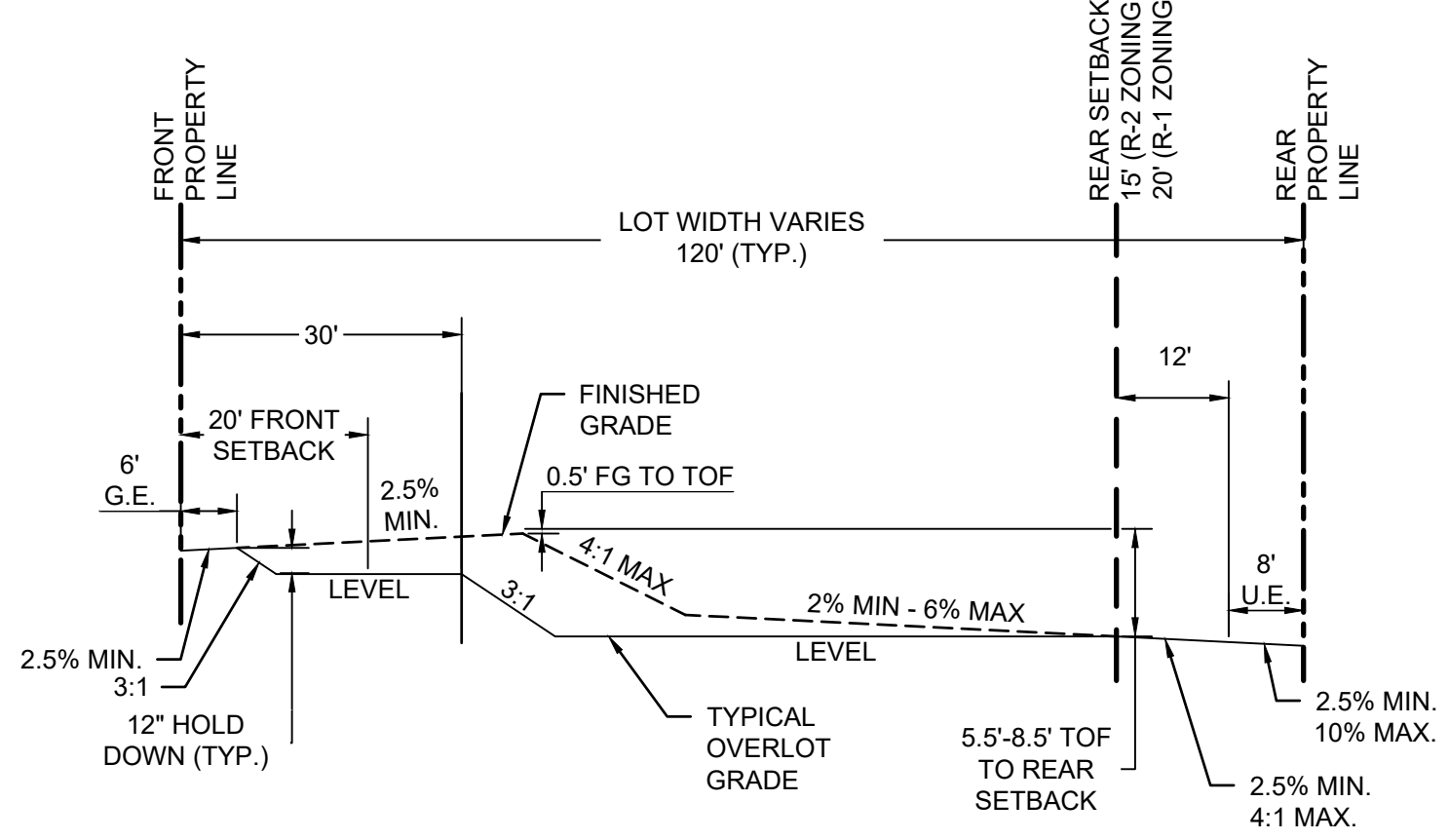
CONTAINING AN AREA OF LAND OF 150.202 ACRES, (6,542,815 SQUARE FEET), MORE OR LESS.



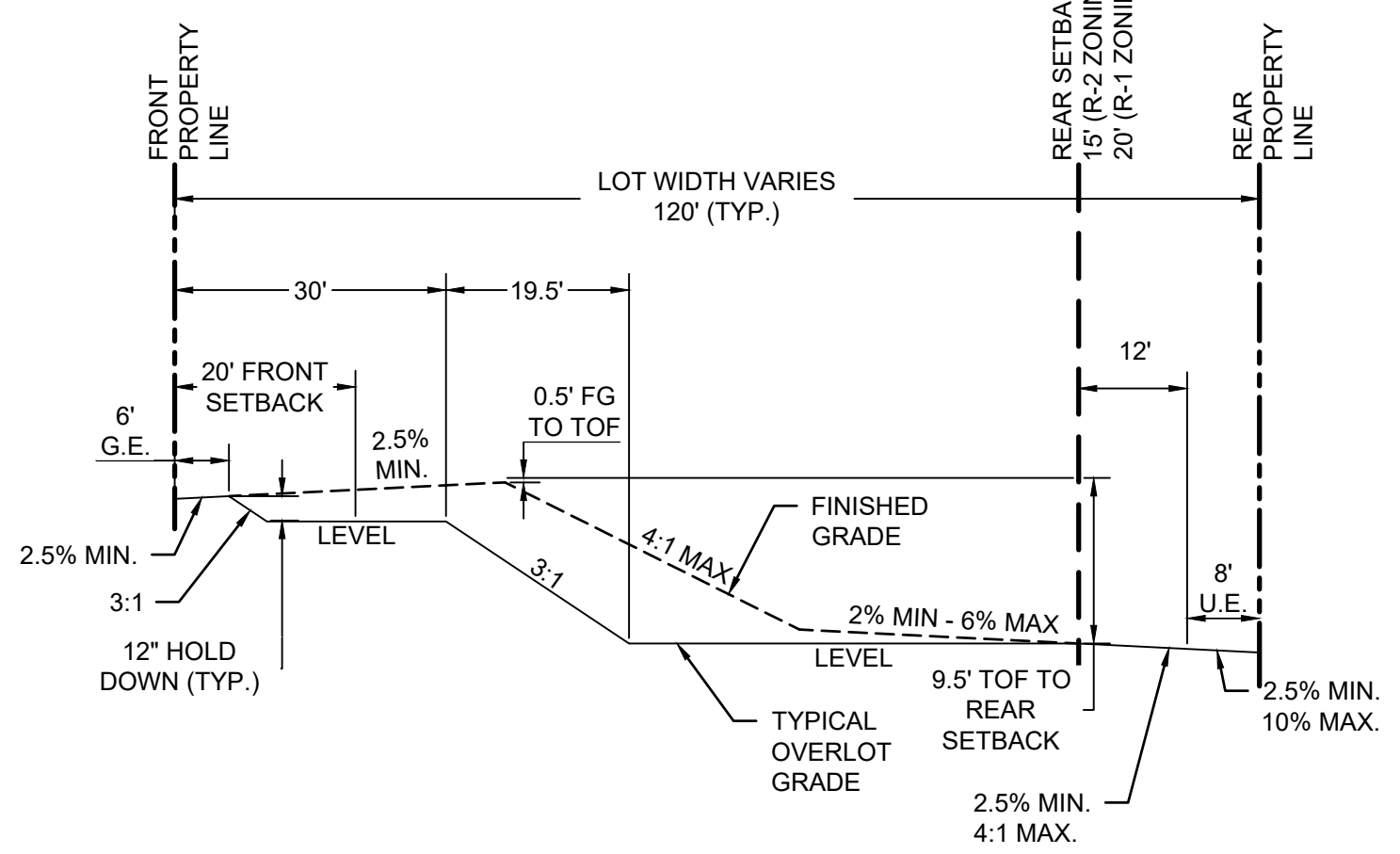
'A' LOT TEMPLATE



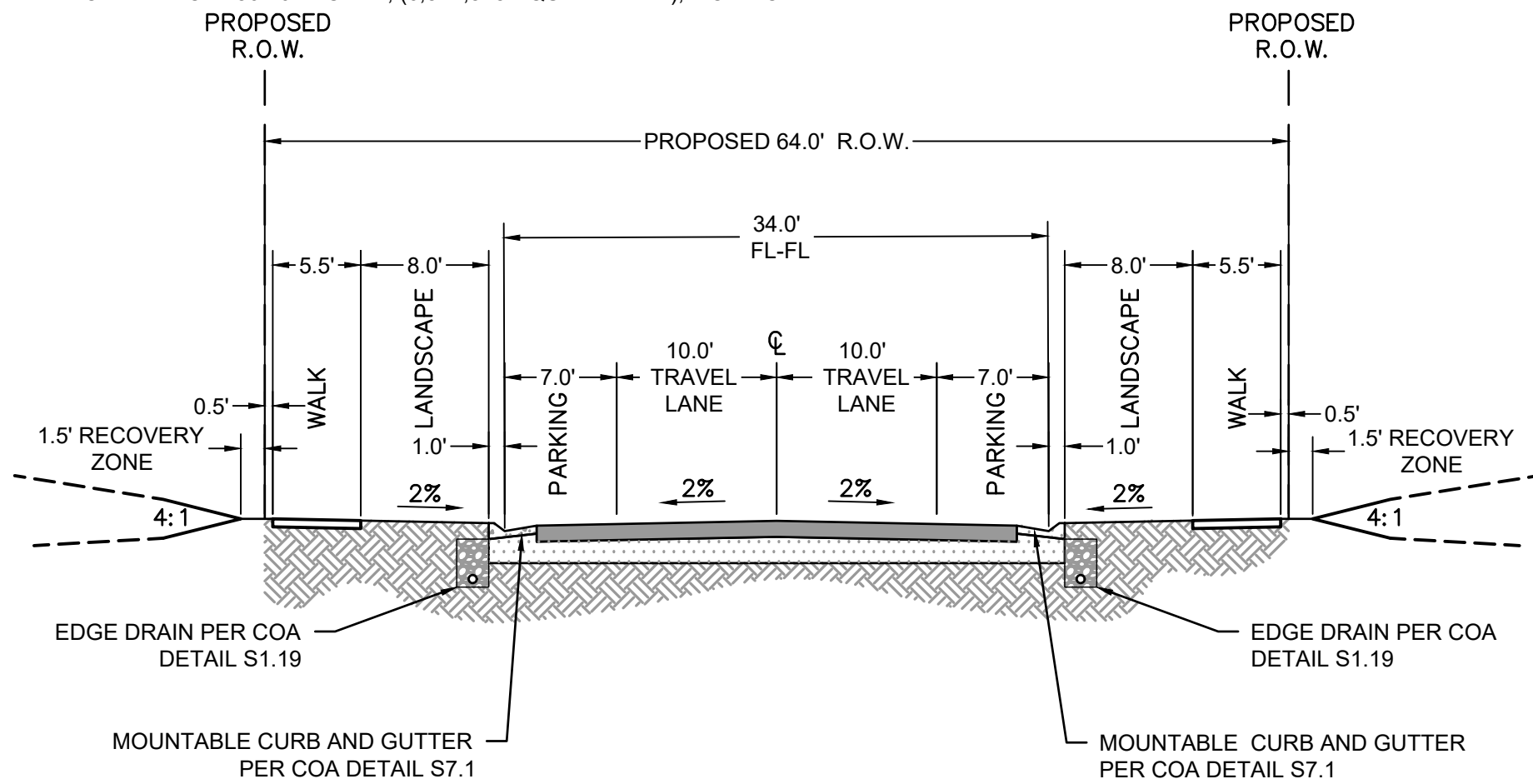
'B' LOT TEMPLATE



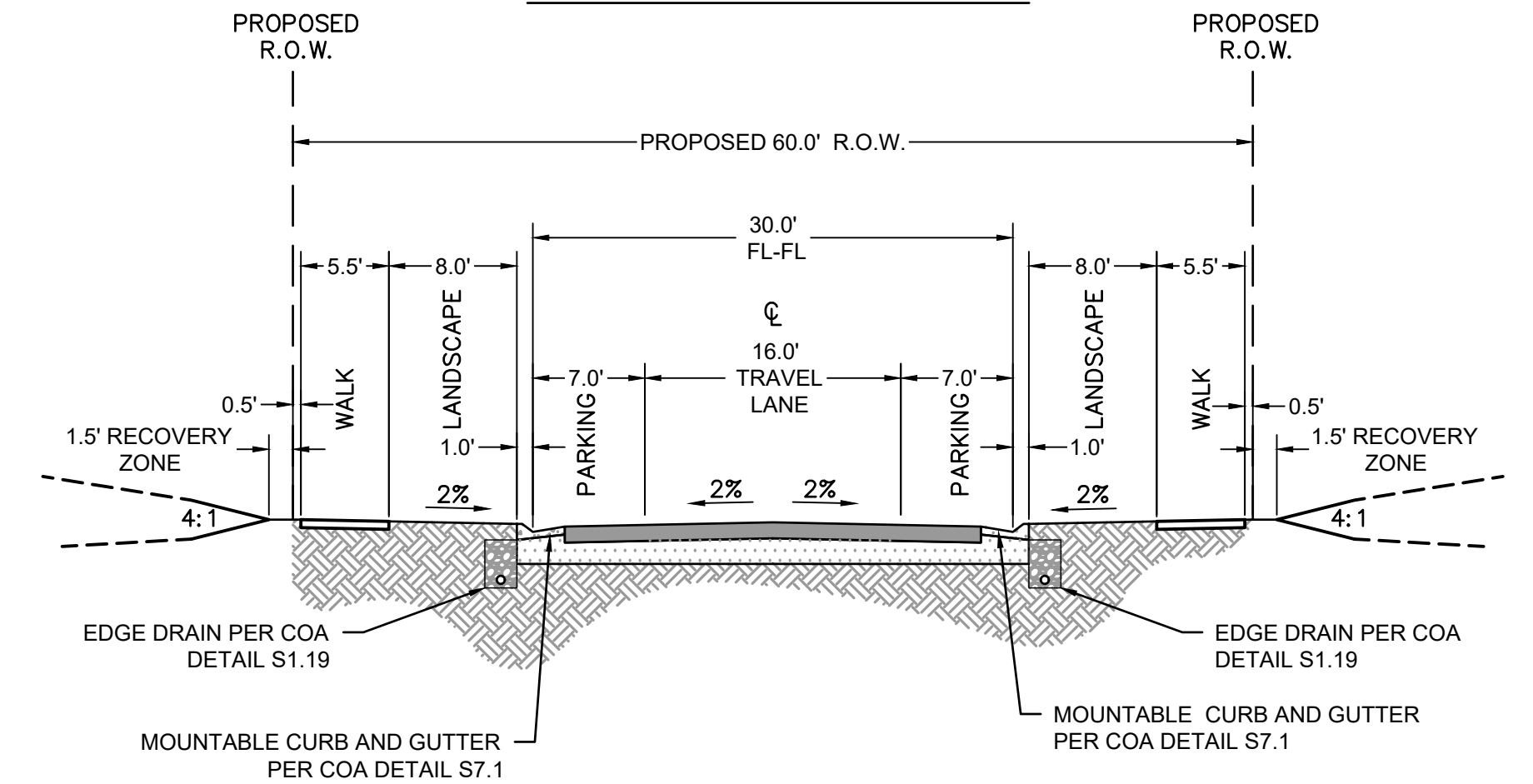
'G' LOT TEMPLATE



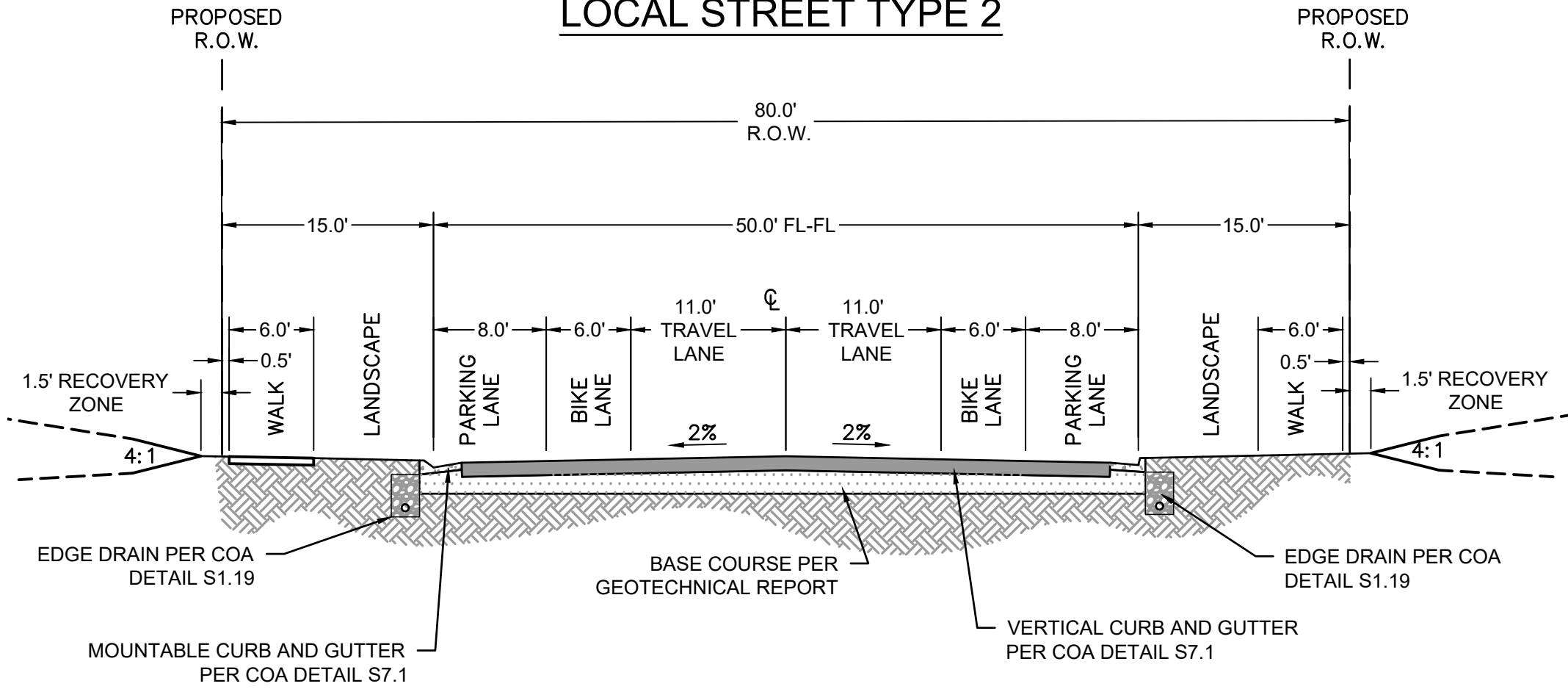
'W' LOT TEMPLATE



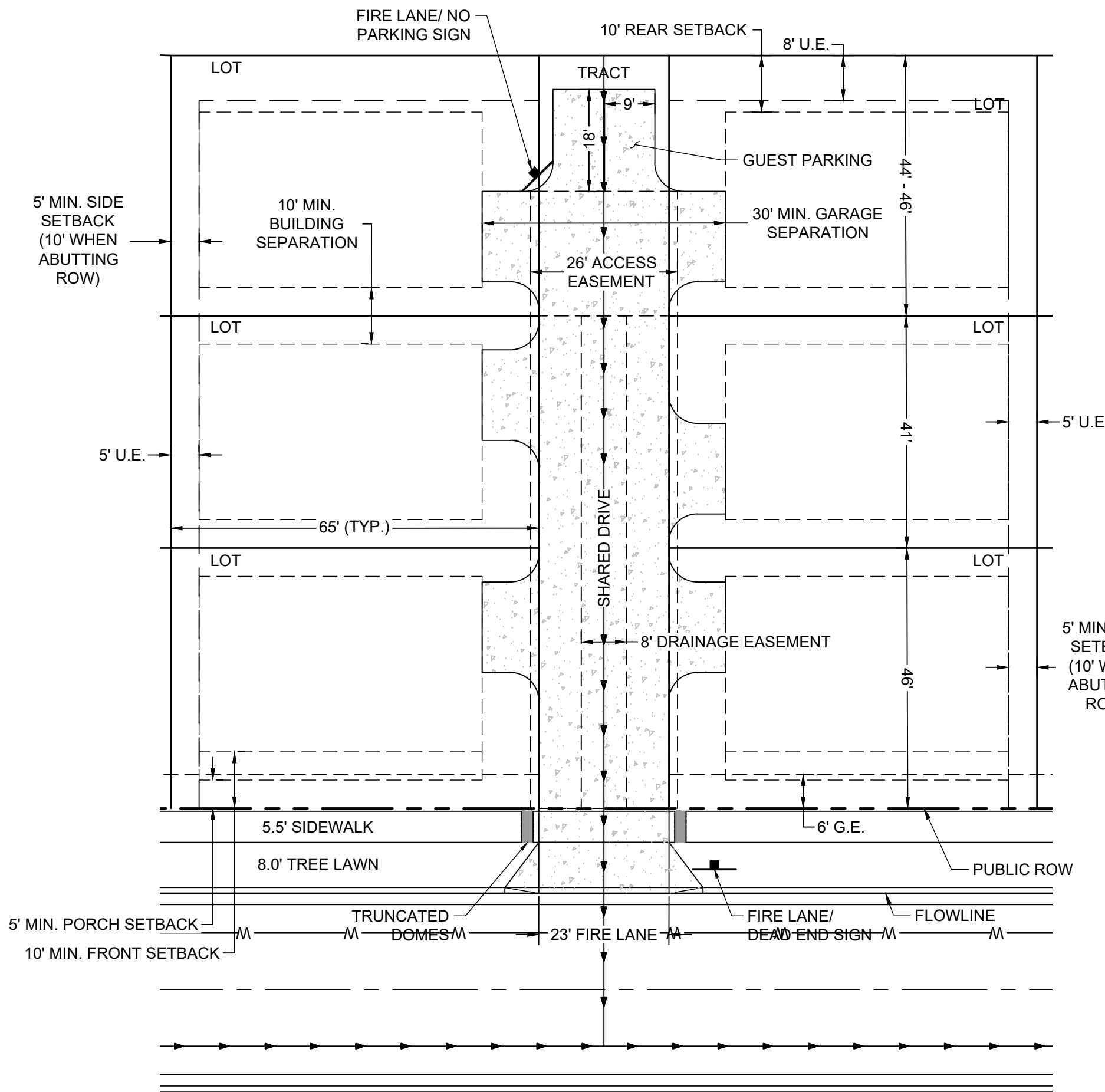
LOCAL STREET TYPE 1



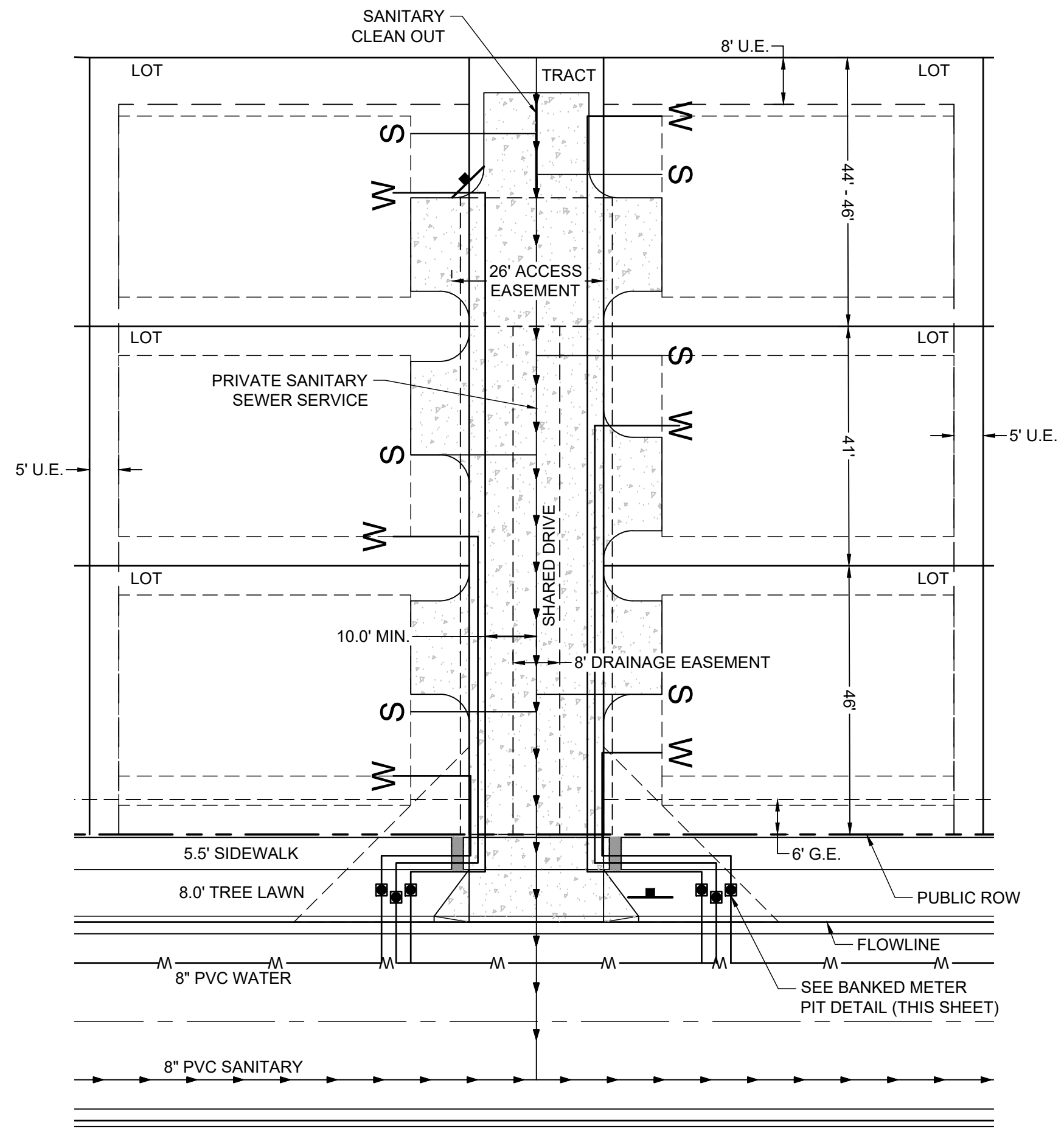
LOCAL STREET TYPE 2



TWO LANE COLLECTOR



TYPICAL MOTOR COURT
6-PACK SETBACKS AND EASEMENTS
1" = 20'



TYPICAL MOTOR COURT
6-PACK SERVICES
1" = 20'

REVISIONS

DATE

#

KINGS POINT SOUTH - FILING NO. 2

GENERAL NOTES & TYPICAL SECTIONS

PROJECT:

DRAWING:

CLIENT:

DESIGNED BY: AMC

DRAWN BY: STM

CHECKED BY: RWL

SCALE: HORZ: VERT:

DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 950
DENVER, CO 80111
P: 720.692.4569
E: RLITTLETON@HGREEN.COM



SHEET NUMBER

GN1

SHEET 2 OF 53
PROJECT NO. 212000.02

KINGS POINT SOUTH - PA 5-9

SITE PLAN LINE AND CURVE TABLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°57'31"E	52.98'
L2	S60°57'31"E	90.07'
L3	N51°54'18"E	69.39'
L4	N60°45'25"W	51.72'
L5	S60°45'25"E	4.21'
L6	S68°23'49"W	4.39'
L7	N68°23'49"E	4.39'
L8	S17°37'59"E	58.86'
L9	S00°06'57"E	21.67'
L10	S00°06'57"E	1.69'
L11	S00°06'57"E	50.05'
L12	S89°53'03"W	2.58'
L13	S89°53'03"W	74.38'
L14	S00°06'57"E	51.06'
L15	N00°03'19"W	0.98'
L16	N17°33'54"W	50.50'
L17	N89°38'32"E	84.23'
L18	N89°38'32"E	39.33'
L19	N66°21'58"W	69.65'
L20	N13°39'15"W	36.39'
L21	N89°35'06"W	43.15'
L22	S60°24'54"W	34.62'

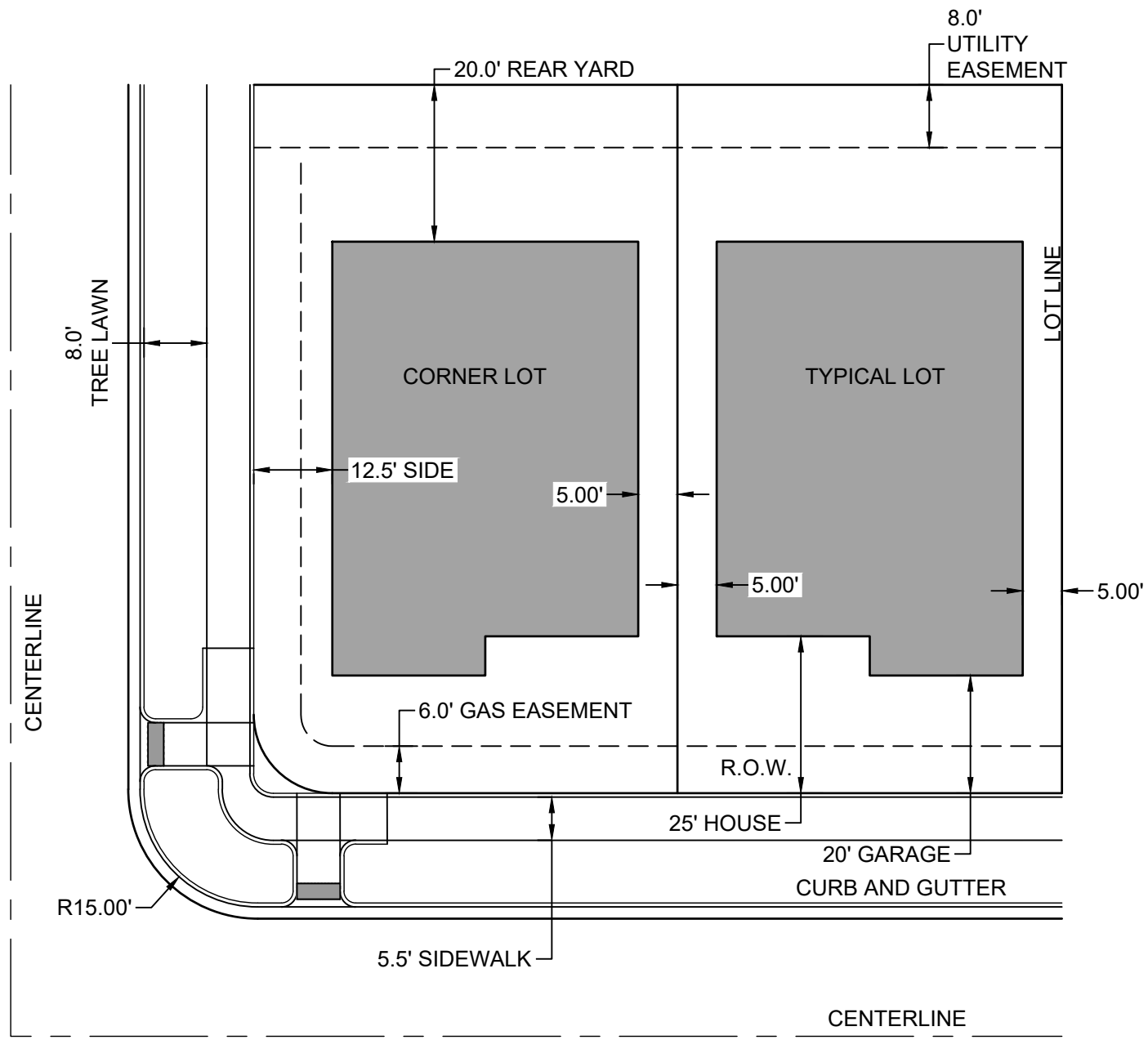
LINE TABLE		
LINE	BEARING	LENGTH
L23	N11°05'51"W	92.85'
L24	N60°24'54"E	79.52'
L25	S89°35'06"E	80.95'
L26	S18°26'29"E	90.93'
L27	S18°26'29"E	63.19'
L28	N29°35'06"W	62.00'
L29	N15°02'35"W	58.82'
L30	N29°35'06"W	52.00'
L31	N29°35'06"W	95.66'
L32	S29°35'06"E	17.02'
L33	N75°43'37"E	53.79'
L34	N53°08'35"E	67.61'
L35	N89°53'03"E	39.00'
L36	N89°53'03"E	39.00'
L37	S80°22'09"E	85.58'
L38	S55°08'11"E	9.76'
L39	N32°12'44"W	72.00'
L40	N07°19'28"W	30.12'
L41	N21°35'42"E	6.38'
L42	S39°28'16"E	83.64'
L43	N71°42'57"W	6.55'
L44	N39°28'16"W	40.41'

LINE TABLE		
LINE	BEARING	LENGTH
L45	N29°35'06"W	72.03'
L46	S53°54'31"E	39.78'
L47	N70°31'07"W	47.35'
L48	N70°31'07"W	74.15'
L49	S60°24'54"W	31.04'
L50	S60°24'54"W	16.04'
L51	S60°24'54"W	16.04'
L52	S60°24'54"W	31.04'
L53	N29°35'06"W	52.56'
L54	N29°35'06"W	37.56'
L55	N29°35'06"W	37.56'
L56	N29°35'06"W	52.56'
L57	S29°35'06"E	37.56'
L58	N29°35'06"W	37.56'
L59	N29°35'06"W	52.56'
L60	S29°35'06"E	37.56'
L61	N29°35'06"W	37.56'
L62	S70°19'02"E	52.01'
L63	S70°19'02"E	61.23'
L64	S70°19'02"E	38.32'
L65	N71°38'23"W	13.25'
L66	N00°06'57"W	43.29'

LINE TABLE		
LINE	BEARING	LENGTH
L67	S00°06'57"E	39.90'
L68	N00°06'57"W	41.42'
L69	N00°06'57"W	33.73'
L70	N00°06'57"W	52.00'
L71	S42°29'22"E	36.40'
L72	S10°46'21"E	24.12'
L73	N42°29'22"W	36.70'
L74	N46°40'44"W	5.57'
L75	N42°12'51"W	42.27'
L76	N42°12'51"W	41.56'
L77	N42°12'51"W	50.35'
L78	S14°47'13"E	30.46'
L79	S87°59'58"E	30.46'
L80	S29°33'05"E	28.76'
L81	S51°23'35"E	39.90'
L82	S17°51'32"E	36.46'
L83	N51°23'35"W	39.90'
L84	S02°51'53"E	26.74'
L85	N39°28'16"W	26.06'
L86	N35°27'54"E	58.06'
L87	N35°27'54"E	41.74'
L88	N35°27'54"E	39.78'

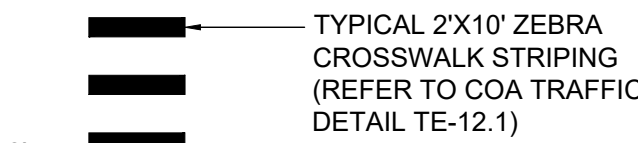
LINE TABLE		
LINE	BEARING	LENGTH
L89	N61°10'26"E	45.05'
L90	N51°23'34"W	23.00'
L91	N51°23'34"W	23.00'
L92	N51°23'36"W	23.00'
L93	N51°23'36"W	23.00'
L94	S51°23'36"E	23.00'
L95	N57°13'22"E	23.00'
L96	N57°13'22"E	23.00'
L97	N38°36'25"E	23.00'
L98	S51°23'34"E	23.00'
L99	S51°23'34"E	23.00'
L100	S51°23'36"E	23.00'
L101	N51°23'34"W	23.00'
L102	N38°36'25"E	23.00'
L103	N38°36'26"E	23.00'
L104	S41°19'30"E	23.00'
L105	N27°47'48"E	23.00'
L106	S73°14'01"E	23.00'
L107	S73°14'01"E	23.00'
L108	N56°40'41"W	23.00'
L109	N39°28'16"W	23.00'
L110	S44°14'50"E	23.00'

LINE TABLE		
LINE	BEARING	LENGTH
L111	S65°21'45"E	23.00'
L112	S65°21'45"E	23.00'
L113	N65°39'51"E	41.24'
L114	S87°33'30"E	16.74'
L115	S02°41'47"E	38.06'
L116	S02°41'47"E	17.87'
L117	N50°31'44"E	24.84'
L118	S41°09'36"E	55.95'
L119	N65°39'51"E	34.28'
L120	S89°34'15"E	15.64'
L121	S47°58'59"E	21.54'
L122	N86°31'01"E	32.05'
L123	S71°28'59"E	49.51'
L124	S71°28'59"E	55.01'
L125	S89°34'15"E	45.25'
L126	S47°58'59"E	10.09'
L127	S22°28'59"E	26.68'
L128	N48°08'15"E	87.95'
L129	S55°05'42"W	63.12'
L130	N46°33'10"W	58.82'
L131	S46°33'10"E	33.25'
L132	N55°05'42"E	46.82'

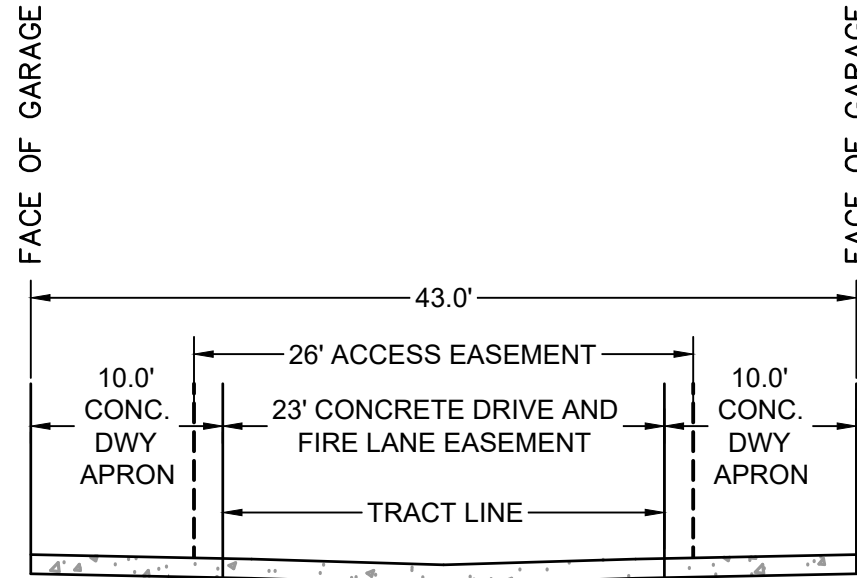


TYPICAL LOTTING SETBACKS AND EASEMENTS

N.T.S.

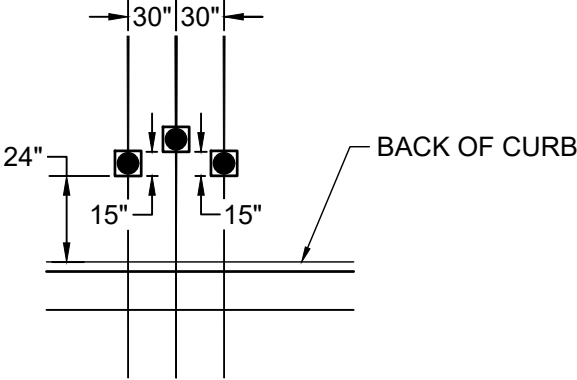


CROSSWALK DETAIL



SLOPE VARIES 2.0%-10% (TYP. BOTH SIDES)

TYPICAL 23' PRIVATE DRIVEWAY FOR MOTOR COURTS



BANKED METER PIT FOR MOTOR COURT LOT WATER SERVICE CONNECTIONS

SCALE: 1"=10'

LOT AREA TABLE (CONTINUED NEXT SHEET)

LOT #	BLOCK #	SQUARE FOOTAGE	WIDTH (1)	DEPTH (2)	SETBACKS (3)		
					OPENSACE OR STREET	SHARED PROPERTY LINE	REAR
42	5	3079	46.08	65	10	5	10
43	5	2665	41	65	10	5	10
44	5	2990	46	65	10	5	10
45	5	2990	46	65	10	5	10
46	5	2665	41	65	10	5	10
47	5	2990	46	65	10	5	10
48	5	2990	46	65	10	5	10
49	5	2665	41	65	10	5	10
50	5	2990	46	65	10	5	10
51	5	3993	46	82.41	10	5	10
52	5	3218	41	74.57	10	5	10
53	5	3298	46	65.21	10	5	10
54	5	3699	49.75	65.52	10	5	10
55	5	3243	41	75.37	10	5	10
56	5	3936	46	82.81	10	5	10
57	5	2990	46	65	10	5	10
58	5	2665	41	65	10	5	10
59	5	3341	46	65	10	5	10
60	5	3401	47.92	65	10	5	10
61	5	2665	41	65	10	5	10
62	5	2990	46	65	10	5	10
63	5	3150	46	65	10	5	10
64	5	3078	41	71.96	10	5	10
65	5	3919	47.92	78.16	10	5	10
66	5	4538	48.39	78.16	10	5	10
67	5	3078	41	71.96	10	5	10
68	5	3150	46	65	10	5	10
69	5	2990	46	65	10	5	10
70	5	2665	41	65	10	5	10
71	5	3313	46	65	10	5	10
84	5	3366	46	69.42	10	5	10
85	5	3473	41	78.25	10	5	10
86	5	6898	91.4	66.08	10	5	10
87	5	3992	46.2	65	10	5	10
88	5	2665	41	65	10	5	10
89	5	2990	46	65	10	5	10
90	5	3681	46	44.95	10	5	10
91	5	2808	41	68.5	10	5	10
92	5	3151	46	68.5	10	5	10
93	5	3151	46	68.5	10	5	10
94	5	2808	41	68.5	10	5	10
95	5	4105	52.69	68.5	10	5	10
96	5	4137	61	65	10	5	10
97	5	2665	41	65	10	5	10
98	5	2990	46	65	10	5	10
99	5	2990	46	65	10	5	10
100	5	2665	41	65	10	5	10
101	5	5530	75.51	65	10	5	10
102	5	3151	46	68.5	10	5	10

- (1) MEASURED PARALLEL TO RIGHT-OF-WAY.
(2) MEASURED PERPENDICULAR TO RIGHT-OF-WAY.
(3) 5' MINIMUM SETBACK TO OPEN PORCH FROM STREET RIGHT-OF-WAY.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°54'13"	250.00'	38.85'
C2	86°50'02"	25.00'	37.89'
C3	92°18'29"	15.00'	24.17'
C4	80°53'41"	15.00'	21.18'
C5	107°18'45"	15.00'	28.09'
C6	22°39'15"	218.00'	86.20'
C7	31°10'44"	45.00'	24.49'
C8	242°21'28"	45.00'	190.35'
C9	31°10'44"	45.00'	24.49'
C10	22°39'15"	282.00'	111.50'
C11	90°00'00"	25.00'	39.27'
C12	17°26'57"	385.00'	117.25'
C13	17°31'01"	366.00'	111.90'
C14	86°12'10"	20.00'	30.09'
C15	18°46'52"	282.00'	92.44'
C16	16°46'51"	218.00'	63.85'
C17	95°47'50"	20.00'	33.44'
C18	22°34'42"	98.00'	38.62'
C19	90°00'00"	20.00'	31.42'
C20	90°07'17"	20.00'	31.46'
C21	17°26'57"	465.00'	141.61'
C22	94°52'51"	20.00'	33.12'
C23	85°48'30"	20.00'	29.95'
C24	93°53'37"	25.00'	40.97'
C25	11°42'17"	838.00'	171.19'
C26	13°00'56"	718.00'	163.10'
C27	12°19'35"	654.00'	140.70'
C28	20°12'19"	50.00'	17.63'
C29	130°39'08"	80.00'	182.42'
C30	20°12'19"	50.00'	17.63'
C31	90°14'31"	40.00'	63.00'
C32	90°14'31"	8.00'	12.60'
C33	90°00'00"	15.00'	23.56'
C34	90°00'00"	15.00'	23.56'
C35	8°31'41"	282.00'	41.97'
C36	8°31'41"	402.00'	59.83'
C37	31°18'12"	98.00'	53.54'
C38	20°12'19"	50.00'	17.63'
C39	130°24'38"	80.00'	182.09'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C40	20°12'19"	50.00'	17.63'
C41	90°00'00"	40.00'	62.83'
C42	90°00'00"	8.00'	12.57'
C43	30°00'00"	218.00'	114.14'
C44	30°00'00"	282.00'	147.65'
C45	87°44'17"	15.00'	22.97'
C46	27°44'17"	282.00'	136.52'
C47	26°41'23"	218.00'	101.55'
C48	93°18'37"	15.00'	24.43'
C49	20°12'17"	50.00'	17.63'
C50	95°42'14"	80.00'	133.63'
C51	20°12'17"	50.00'	17.63'
C52	60°00'00"	40.00'	41.89'
C53	60°00'00"	8.00'	8.38'
C54	90°00'00"	15.00'	23.56'
C55	90°00'00"	15.00'	23.56'
C56	90°00'00"	15.00'	23.56'
C57	14°21'51"	320.00'	80.22'
C58	15°14'03"	268.00'	71.26'
C59	15°14'03"	300.00'	79.77'
C60	12°54'32"	332.00'	74.80'
C61	84°23'05"	15.00'	22.09'
C62	93°44'34"	15.00'	24.54'
C63	4°13'56"	615.00'	45.43'
C64	46°52'06"	88.00'	71.98'
C65	45°37'30"	50.00'	39.82'
C66	239°12'00"	45.00'	187.87'
C67	26°37'23"	50.00'	23.23'
C68	83°50'42"	20.00'	29.27'
C69	83°50'42"	20.00'	29.27'
C70	223°25'18"	45.00'	175.47'
C71	43°25'18"	50.00'	37.89'
C72	21°42'39"	150.00'	56.84'
C73	11°16'00"	348.00'	68.43'
C74	2°21'30"	652.00'	26.84'
C75	6°26'07"	652.00'	73.23'
C76	6°26'07"	652.00'	73.23'
C77	7°50'58"	652.00'	89.32'
C78	85°04'15"	15.00'	22.27'

KINGS POINT SOUTH - PA 5-9



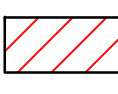
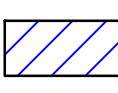
LOT AREA TABLE (CONT.)

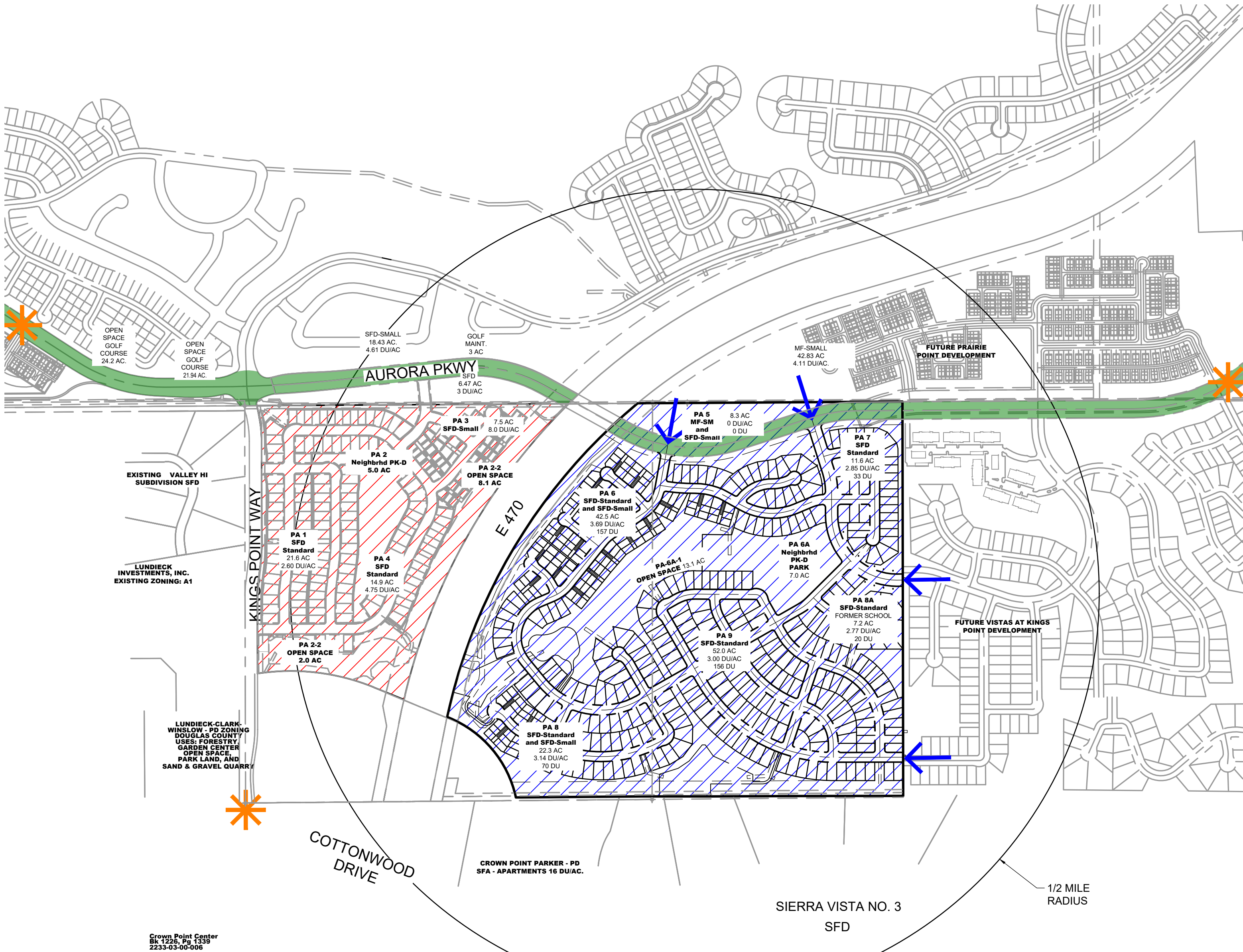
LOT #	BLOCK #	SQUARE FOOTAGE	WIDTH (1)	DEPTH (2)	SETBACKS (3)		
					OPENS SPACE OR STREET	SHARED PROPERTY LINE	REAR
103	5	2808	41	68.5	10	5	10
104	5	3572	46.7	49.9	10	5	10
105	5	4150	56.69	68.5	10	5	10
106	5	2808	41	68.5	10	5	10
107	5	3151	46	68.5	10	5	10
108	5	2990	46	65	10	5	10
109	5	2665	41	65	10	5	10
110	5	3965	61	65	10	5	10
111	5	3917	61	65	10	5	10
112	5	2665	41	65	10	5	10
113	5	2990	46	65	10	5	10
114	5	3572	46.7	49.9	10	5	10
115	5	2808	41	68.5	10	5	10
116	5	3151	46	68.5	10	5	10
117	5	3151	46	68.5	10	5	10
118	5	2808	41	68.5	10	5	10
119	5	4150	56.69	68.5	10	5	10
120	5	3965	61	65	10	5	10
121	5	2665	41	65	10	5	10
122	5	2990	46	65	10	5	10
123	5	4100	46	81.39	10	5	10
124	5	3086	41	70.2	10	5	10
125	5	4011	46.73	50.1	10	5	10
126	5	3151	46	68.5	10	5	10
127	5	2808	41	68.5	10	5	10
128	5	4022	51.68	68.5	10	5	10
129	5	3818	46.01	68.5	10	5	10
130	5	2808	41	68.5	10	5	10
131	5	3151	46	68.5	10	5	10
132	5	2990	46	65	10	5	10
133	5	2665	41	65	10	5	10
134	5	3965	61	65	10	5	10
135	5	3965	61	65	10	5	10
136	5	2665	41	65	10	5	10
137	5	2990	46	65	10	5	10
138	5	3305	46	51.49	10	5	10
139	5	2665	41	65	10	5	10
140	5	2990	46	65	10	5	10
141	5	2990	46	65	10	5	10
142	5	2665	41	65	10	5	10
143	5	3952	58.47	65	10	5	10
144	5	3965	61	65	10	5	10
145	5	2665	41	65	10	5	10
146	5	2990	46	65	10	5	10
147	5	2990	46	65	10	5	10
148	5	2665	41	65	10	5	10
149	5	3974	61	65	10	5	10
5	12	3186	46.03	65	10	5	10
6	12	2665	41	65	10	5	10
7	12	2990	46	65	10	5	10
8	12	2990	46	65	10	5	10
9	12	2665	41	65	10	5	10
10	12	2990	46	65	10	5	10
11	12	2990	46	65	10	5	10
12	12	2665	41	65	10	5	10
13	12	2990	46	65	10	5	10
14	12	2990	46	65	10	5	10
15	12	2665	41	65	10	5	10
16	12	2990	46	65	10	5	10
17	12	2990	46	65	10	5	10
18	12	2665	41	65	10	5	10
19	12	3073	46	65	10	5	10
20	12	3347	47.13	65.05	10	5	10
21	12	3130	41	73.03	10	5	10
22	12	3919	48.34	79.66	10	5	10
23	12	3827	46	70.01	10	5	10
24	12	3118	41	72.65	10	5	10
25	12	3166	46	65	10	5	10
26	12	2990	46	65	10	5	10
27	12	2665	41	65	10	5	10
28	12	2990	46	65	10	5	10
29	12	2990	46	65	10	5	10
30	12	2665	41	65	10	5	10
31	12	2990	46	65	10	5	10
32	12	2990	46	65	10	5	10
33	12	2665	41	65	10	5	10
34	12	3183	46.03	65	10	5	10
35	12	3257	46.25	65	10	5	10
36	12	2665	41	65	10	5	10
37	12	2990	46	65	10	5	10
38	12	5063	46	99.63	10	5	10
39	12	3729	41	82.58	10	5	10
40	12	3608	46.22	49.67	10	5	10
41	12	3782	48.84	65	10	5	10
42	12	2665	41	65	10	5	10
43	12	2990	46	65	10	5	10
44	12	2990	46	65	10	5	10
45	12	2665	41	65	10	5	10
46	12	4757	70.6	65	10	5	10
47	12	4591	65.47	65	10	5	10
48	12	2665	41	65	10	5	10
49	12	2990	46	65	10	5	10
50	12	2990	46	65	10	5	10
51	12	2665	41	65	10	5	10
52	12	3457	46	65	10	5	10

(1) MEASURED PARALLEL TO RIGHT-OF-WAY.
(2) MEASURED PERPENDICULAR TO RIGHT-OF-WAY.
(3) 5' MINIMUM SETBACK TO OPEN PORCH FROM STREET RIGHT-OF-WAY.

Lot #	Block #	Square Footage	Frontage	Setbacks				Classification	Zone
				Front	Side	Rear			
				House	Garage				
1*	1	6471	56.81	20	25	5	20	INTERIOR	R-1
2*	1	6471	56.81	20	25	5	20	INTERIOR	R-1
3*	1	6289	51.8	20	25	5	20	INTERIOR	R-1
4*	1	6792	49.7	20	25	5	20	INTERIOR	R-1
5*	1	6792	49.7	20	25	5	20	INTERIOR	R-1
6*	1	9274	50.71	20	25	5	20	INTERIOR	R-1
7*	1	8775	42.45	20	25	5/12.5**	20	CORNER	R-1
8*	1	7101	48.56	20	25	5	20	INTERIOR	R-1
9*	1	7101	48.56	20	25	5	20	INTERIOR	R-1
10*	1	7101	48.56	20	25	5	20	INTERIOR	R-1
11*	1	7101	48.56	20	25	5	20	INTERIOR	R-1
12*	1	7032	62.75	20	25	5	20	INTERIOR	R-1
13*	1	8816	92.8	20	25	5	20	INTERIOR	R-1
14*	1	9212	36	20	25	5	20	INTERIOR	R-1
15*	1	9209	36	20	25	5	20	INTERIOR	R-1
16*	1	10646	34.5	20	25	5	20	INTERIOR	R-1
17*	1	12868	37.5	20	25	5	20	INTERIOR	R-1
18*	1	6501	54.72	20	25	5	20	INTERIOR	R-1
19*	1	7481	48.44	20	25	5	20	INTERIOR	R-1
20*	1	7635	48.62	20	25	5	20	INTERIOR	R-1
21*	1	7711	72.17	20	25	5	20	INTERIOR	R-1
22*	1	10657	128.45	20	25	20	20	CORNER	R-1
1*	2	11927	90.74	20	25	5/12.5**	20	CORNER	R-1
2*	2	8086	71.71	20	25	5	20	INTERIOR	R-1
3	2	8433	62.47	20	25	5/12.5**	20	CORNER	R-1
4	2	9039	55	20	25	5/12.5**	20	CORNER	R-1
5	2	8060	62.5	20	25	5	20	INTERIOR	R-1
6	2	9647	57.5	20	25	20	20	CORNER	R-1
1*	3	6578	50.59	20	25	5	20	INTERIOR	R-1
2*	3	6578	50.59	20	25	5	20	INTERIOR	R-1
3*	3	6544	45.5	20	25	5	20	INTERIOR	R-1
4*	3	6220	52.4	20	25	5	20	INTERIOR	R-1
5*	3	5981	42.63	20	25	5	20	INTERIOR	R-1
6*	3	7682	36.37	20	25	5	20	INTERIOR	R-1
7*	3	7798	36.37	20	25	5	20	INTERIOR	R-1
8*	3	7466	36.37	20	25	5	20	INTERIOR	R-1
9*	3	6119	52.49	20	25	5	20	INTERIOR	R-1
10	3	6240	52	20	25	5	20	INTERIOR	R-1
11	3	6240	52	20	25	5	20	INTERIOR	R-1
12	3	6240	52	20	25	5	20	INTERIOR	R-1
13	3	6240	52	20	25	5	20	INTERIOR	R-1
14	3	6240	52	20	25	5	20	INTERIOR	R-1
15	3	6240	52	20	25	5	20	INTERIOR	R-1
16	3	6240	52	20	25	5	20	INTERIOR	R-1
17	3	6240	52	20	25	5	20	INTERIOR	R-1
18	3	6240	52	20	25	5	20	INTERIOR	R-1
19*	3	8218	35.83	20	25	5	20	INTERIOR	R-1
20*	3	9886	30.99	20	25	5	20	INTERIOR	R-1
21*	3	8917	30.99	20	25	5	20	INTERIOR	R-1
22*	3	7451	35	20	25	5	20	INTERIOR	R-1
23*	3	6065	35	20	25	5	20	INTERIOR	R-1
24*	3	7548	52.56	20	25	5	20	INTERIOR	R-1
25	3	8352	55	20	25	5/12.5**	20	CORNER	R-1
26	3	7500	62.5	20	25	5	20	INTERIOR	R-1
27	3	9163	57.5	20	25	20	20	CORNER	R-1
1	4	9504	52	20	25	20	20	CORNER	R-1
2	4	7422	61.85	20	25	5	20	INTERIOR	R-1
3	4	7422	61.85	20	25	5	20	INTERIOR	R-1
4	4	8401	60.55	20	25	5/12.5**	20	CORNER	R-1
5*	4	7813	84.75	20	25	5	20	INTERIOR	R-1
6*	4	7292	52.04	20	25	5	20	INTERIOR	R-1
7*	4	10223	159.94	20	25	5	20	INTERIOR	R-1
8*	4	10368	35	20	25	5	20	INTERIOR	R-1
9*	4	10368	35	20	25	5	20	INTERIOR	R-1
10*	4	10144	35	20	25	5	20	INTERIOR	R-1
11*	4	14674	35	20	25	5	20	INTERIOR	R-1
12*	4	14018	62.1	20	25	5	20	INTERIOR	R-1
13*	4	9960	46.13	20	25	5	20	INTERIOR	R-1
14*	4	8872	40	20	25	5	20	INTERIOR	R-1
15*	4	7426	50.99	20	25	5	20	INTERIOR	R-1
16*	4	7290	52.46	20	25	5	20	INTERIOR	R-1
17*	4	7789	52.46	20	25	5	20	INTERIOR	R-1
18*	4	8246	52.46	20	25	5	20	INTERIOR	R-1
19*	4	8243	52.46	20	25	5	20	INTERIOR	R-1
20*	4	9877	45.26	20	25	5/12.5**	20	CORNER	R-1
21*	4	7611	50.63	20	25	5/12.5**	20	CORNER	R-1
22*	4	7433	72	20	25	5	20	INTERIOR	R-1
23*	4	7541	72	20	25	5	20	INTERIOR	R-1
24*	4	7531	72	20	25	5	20	INTERIOR	R-1
25*	4	6926	61.77	20	25	5	20	INTERIOR	R-1
26	4	6372	52	20	25	5	20	INTERIOR	R-1
27	4	6310	52	20	25	5	20	INTERIOR	R-1
28*	4	7300	63.62	20	25	5	20	INTERIOR	R-1
29*	4	6899	50.48	20	25	5	20	INTERIOR	R-1
30*	4	6899	50.48	20	25	5	20	INTERIOR	R-1
31*	4	6899	50.48	20	25	5	20	INTERIOR	R-1
32*	4	6899	50.48	20	25	5	20	INTERIOR	R-1
33*	4	6899	50.48	20	25	5	20	INTERIOR	R-1
34*	4	6899	50.48	20	25	5	20	INTERIOR	R-1
35*	4	8439	50.48	20	25	5	20	INTERIOR	R-1
36*	4	7426	50.48	20	25	5	20	INTERIOR	R-1
37*	4	6923	50.65	20	25	5	20	INTERIOR	R-1
38	4	6240	52	20	25	5	20	INTERIOR	R-1
39	4	7092	44.5	20	25	5/12.5**	20	CORNER	R-1
1	5	7440	62	20	25	5	20	INTERIOR	R-1
2	5	7440	62	20	25	5	20	INTERIOR	R-1
3	5	7440	62	20	25	5	20	INTERIOR	R-1
4	5	7440	62	20	25	5	20	INTERIOR	R-1

KINGS POINT SOUTH - PA 5-9

-  DEVELOPMENT ACCESS LOCATIONS
-  FILING 2 SITE ACCESS
-  FILING 1 SITE AREA
-  FILING 2 SITE AREA
-  INFRASTRUCTURE IMPROVEMENTS BY OTHERS



SITE PHASING NOTES:

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT:

WATER:

1. OFFSITE INFRASTRUCTURE WATER FEED FROM AURORA PARKWAY AND KINGS POINT SOUTH FILING 1
2. ONSITE WATER LINES AND FIRE HYDRANTS
3. AN APPROVED LOOPED WATER SUPPLY

SANITARY SEWER:

1. OFFSITE INFRASTRUCTURE SANITARY FEED FROM KINGS POINT SOUTH FILING 1
2. ONSITE SANITARY SEWER LINES

STORM DRAINAGE:

1. ONSITE INFRASTRUCTURE: DETENTION & WATER QUALITY FACILITIES ONSITE

ROADWAY:

1. OFFSITE INFRASTRUCTURE WITH A MINIMUM OF AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT INCLUDE:
 - AURORA PARKWAY
2. ONSITE AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT.
3. TWO POINTS OF ACCESS

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

WATER:

1. OFFSITE INFRASTRUCTURE WATER FEED FROM AURORA PARKWAY & KINGS POINT SOUTH FILING 1
2. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
3. AN APPROVED LOOPED WATER SUPPLY

SANITARY SEWER:

1. OFFSITE INFRASTRUCTURE SANITARY FEED FROM KINGS POINT SOUTH FILING 1
2. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY

STORM DRAINAGE:

1. ONSITE INFRASTRUCTURE: DETENTION & WATER QUALITY FACILITIES ONSITE.

ROADWAY:

1. OFFSITE INFRASTRUCTURE WITH A MINIMUM OF AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT INCLUDE:
 - AURORA PARKWAY
2. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
3. TWO POINTS OF ACCESS

ADDITIONAL NOTES:

1. CONVEYANCE OF ALL RIGHT-OF-WAY AND EASEMENTS NEEDED TO ACCOMMODATE THE REFERENCED PUBLIC IMPROVEMENTS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. INFRASTRUCTURE INITIALLY ACCEPTED BY THE CITY INDICATES THE INFRASTRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY'S PUBLISHED DESIGN CRITERIA AND THE CITY HAS APPROVED THE DESIGN AND ACCEPTED THE CONSTRUCTED INFRASTRUCTURE.
3. THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
4. PRIOR TO THE ISSUANCE OF THE 31ST BUILDING PERMIT AND THE FIRST CERTIFICATE OF OCCUPANCY EACH PHASE OF CONSTRUCTION MUST HAVE THE REQUIRED NUMBER OF EMERGENCY ACCESS POINTS AND APPROVED WATER SUPPLY. DEVELOPMENTS OF ONE- OR TWO-FAMILY DWELLING WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. THE APPROVED ROADS MUST MEET THE 2015 IFC APPENDIX D "REMOTENESS" REQUIREMENT.



0 500 1000
SCALE: 1" = 500'

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH - FILING NO. 2

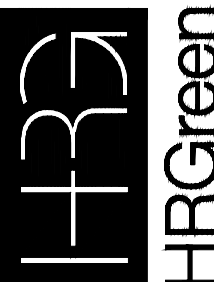
DRAWING: CONTEXT MAP

CLIENT: LENNAR

DESIGNED BY: STM
DRAWN BY: AMC
CHECKED BY: RWL

HORIZ: 1"=500'
SCALE: VERT: NOT APPLICABLE
DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 950
DENVER, CO 80111
P: 720.802.4888
E: RLITTLETON@HGREEN.COM



SHEET NUMBER

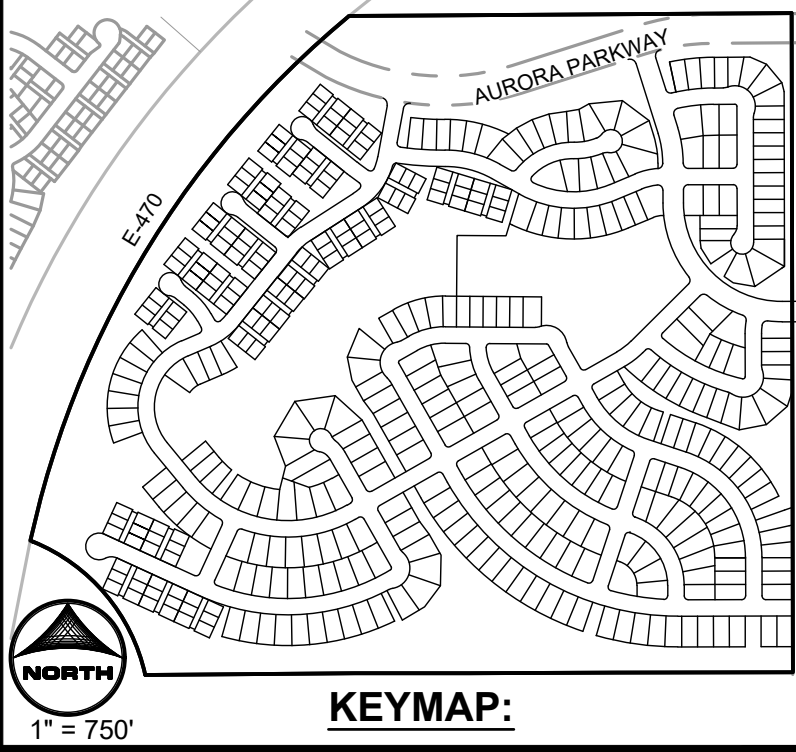
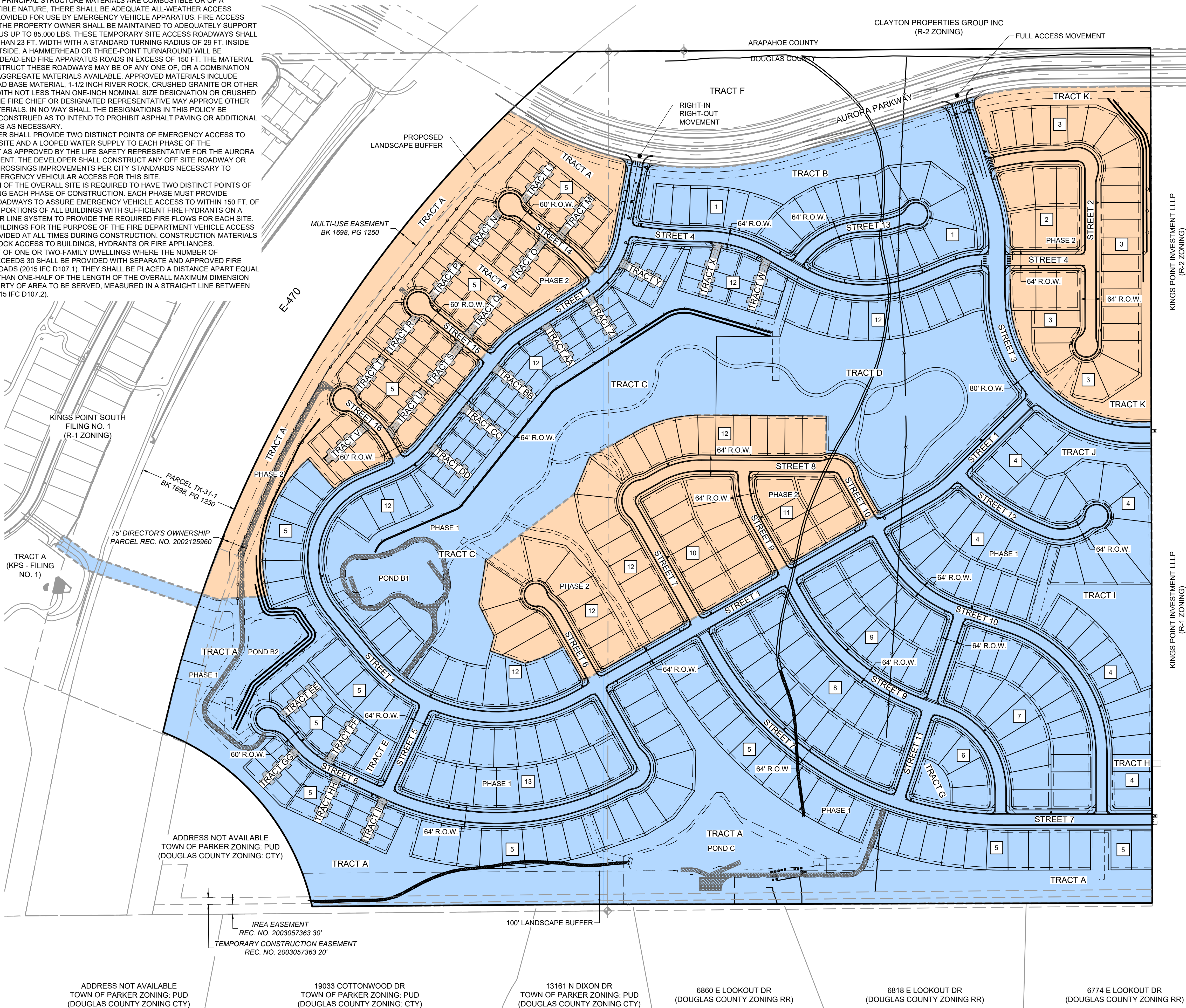
CM1

SHEET 5 OF 53
PROJECT NO. 212000.02

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

1. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1-1/2 INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
2. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS FOR THIS SITE.
3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF THE FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
5. DEVELOPMENT OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (2015 IFC D107.2).

KINGS POINT SOUTH - PA 5-9



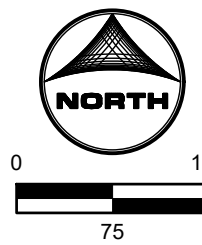
- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - LOT LINE
 - CENTER LINE
 - EASEMENT
 - PHASE LINE
 - FIRE HYDRANT
 - BLOCK NUMBER
 - STREET LIGHT

- PHASE 1
- PHASE 2

PHASING NOTES

- PHASE 1:
- 290 LOTS
 - TWO VEHICULAR ACCESS POINTS, BOTH OFF OF AURORA PARKWAY.
 - ROADWAYS AND INTERSECTIONS CONSTRUCTED WITHIN PHASE LIMITS (AS SHOWN BY BLUE HATCH).
 - WATER MAIN WILL BE CONSTRUCTED WITHIN PHASE LIMITS. WATER SUPPLY LOOPS FROM THREE POINTS: TWO AT AURORA PARKWAY AND ONE IN KINGS POINT SOUTH - FILING NO. 1, TRACT A. INCLUDE CONNECTIONS FOR PHASE 2 CONSTRUCTION AND FOR THE DEVELOPER TO THE EAST AT STREETS 3 AND 7.
 - WATER CONSTRUCTION ALSO INCLUDES ALL FIRE HYDRANTS WITHIN PHASE LIMITS.
 - SANITARY SEWER CONSTRUCTED WITHIN PHASE LIMITS. INITIAL CONNECTION AT KINGS POINT SOUTH - FILING NO. 1, TRACT A. THIS PHASE INCLUDES FUTURE CONNECTIONS FOR PHASE 2 AND CONNECTIONS FOR THE DEVELOPER TO THE EAST AT STREET 7.
 - STORM DRAIN WILL BE CONSTRUCTED WITHIN PHASE LIMITS. THIS PHASE INCLUDES EASEMENTS CONNECTING THE STORM SEWER DRAIN SYSTEM BETWEEN STREETS, AND FROM THE STREETS TO OPEN SPACES/PONDS. ALSO INCLUDES EMERGENCY OVERFLOW BYPASS FROM EASTERN DEVELOPER.
 - ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO PARKS, SIDEWALKS, STREET LIGHTS, CURB RAMPS, AND TRACT IMPROVEMENTS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
 - PHASE 1 STORM SEWER DRAINS TO PONDS B1 AND B2 AT THE SOUTHWEST CORNER OF THE SITE AND TO POND C AT THE SOUTH SIDE OF THE SITE.

- PHASE 2:
- 146 LOTS (436 TOTAL LOTS BETWEEN PHASE 1 AND 2).
 - SEVEN VEHICULAR ACCESS POINTS OFF OF STREET 1. NO CHANGES TO PHASE 1.
 - ROADWAY CONSTRUCTED WITHIN PHASE LIMITS, AS SHOWN BY ORANGE HATCH, INCLUDES THE REMAINDERS OF STREETS 2, 4, 6, 7, 9, 10, 14, 15, AND 16, IN ADDITION TO STREET 8.
 - WATER MAIN WILL BE CONSTRUCTED WITHIN PHASE LIMITS OF THE STREETS, AND TWO EASEMENTS LOOPING STREETS 14, 15, AND 16.
 - WATER CONSTRUCTION ALSO INCLUDES ALL FIRE HYDRANTS WITHIN PHASE LIMITS.
 - SANITARY SEWER WILL BE CONSTRUCTED WITHIN PHASE LIMITS OF THE STREETS, IN AN EASEMENT PARALLEL TO E-470, AND IN AN EASEMENT CONNECTING STREETS 2 AND 3.
 - STORM DRAIN WILL BE CONSTRUCTED WITHIN PHASE LIMITS OF THE STREETS, IN AN EASEMENT PARALLEL TO E-470, AN EASEMENT CONNECTING STREETS 2 AND 3, AN EASEMENT NORTH OF STREET 6, AND AN EASEMENT NORTH OF STREETS 7 AND 8.
 - ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO PARKS, SIDEWALKS, STREET LIGHTS, CURB RAMPS, AND TRACT IMPROVEMENTS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
 - PHASE 2 STORM SEWER DRAINS TO PONDS B1 AND B2 IN THE SOUTHWEST CORNER OF THE SITE.



REVISIONS

DATE

#

KINGS POINT SOUTH - FILING NO. 2

PROJECT:

DRAWING:

CLIENT:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE:

DATE:

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

FWL

AMC

STM

OVERALL SITE PLAN

LENAR

HORIZ: 1" = 150'

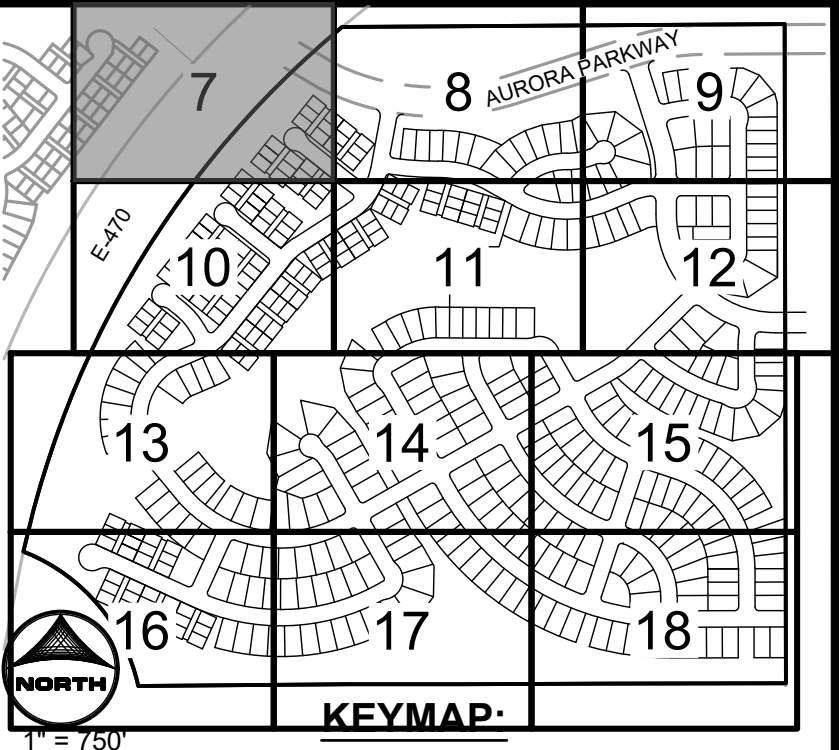
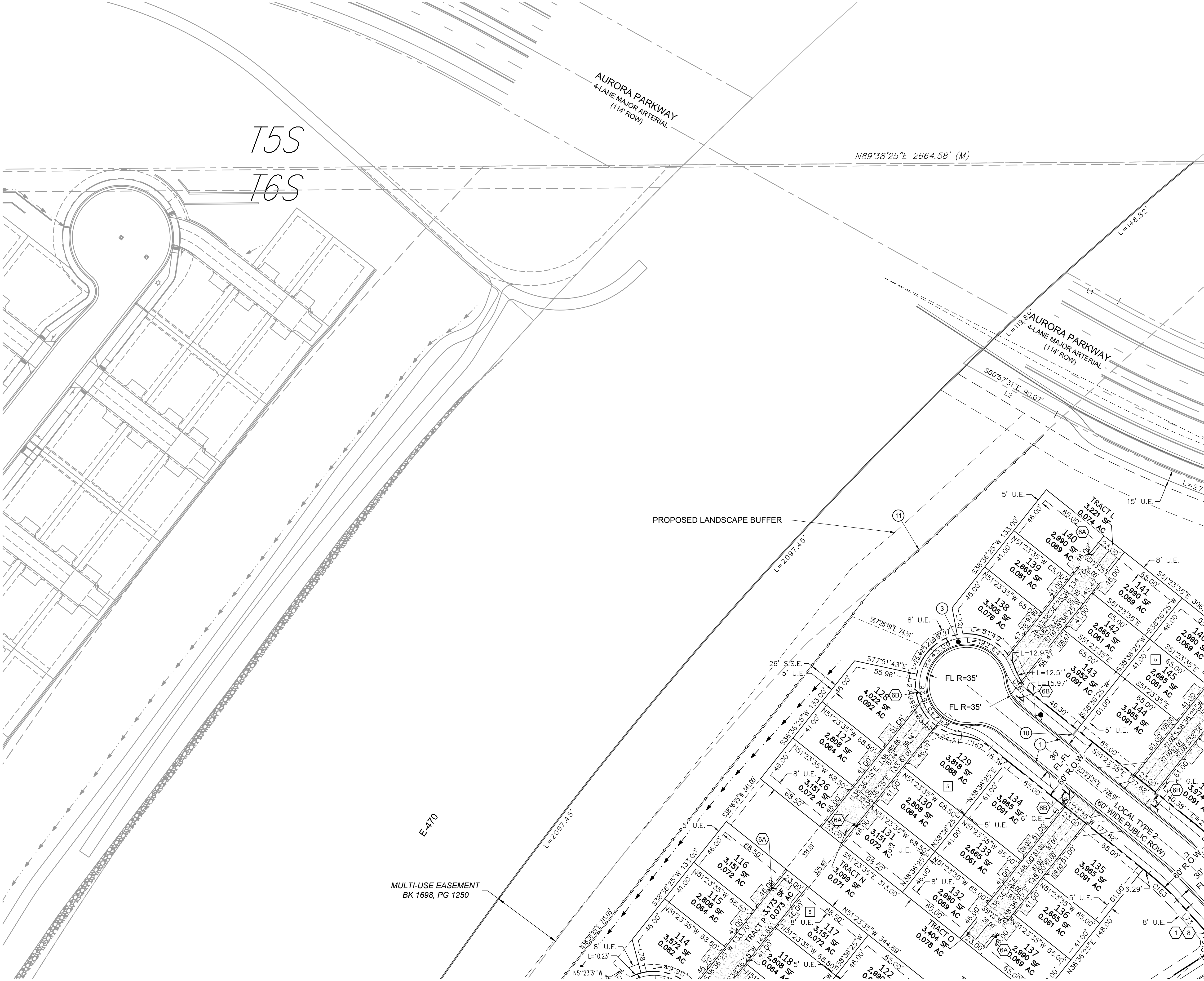
SCALE:

DATE:

02-03-2025

VERT: NOT APPLICABLE

KINGS POINT SOUTH - PA 5-9

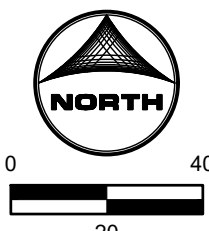


- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - LOT LINE
 - EASEMENT
 - CENTER LINE
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - PHASE LINE
 - FIRE HYDRANT
 - STORM SEWER STRUCTURES
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT

- SIGNAGE LEGEND:**
- 1 STOP (R1-1 30"x30")
 - 2 NO LEFT TURN (R3-2 24"x24")
 - 3 NO OUTLET (W14-2 24"x30")
 - 4 SPEED LIMIT 25 (R2-1 24"x30")
 - 5A WALKER (W11-2 30"x30")
 - 5B AHEAD (W16-7p 24"x12")
 - 6A FIRE LANE (R8-3 (CENTER) 12"x18")
 - 6B FIRE LANE (R8-3-MOD 12"x18")
 - 7A ANY TIME (R7-1 (CENTER) 12"x18")
 - 7B ANY TIME (R7-1 (LEFT) 12"x18")
 - 7C ANY TIME (R7-1 (RIGHT) 12"x18")
 - 8 Main Street (D3-1 PLACED ABOVE R1-1)

- KEYNOTES**
- 1 MOUNTABLE CURB AND GUTTER
 - 1A VERTICAL CURB AND GUTTER
 - 1B MEDIAN CURB AND GUTTER
 - 2 CURB RAMPS
 - 3 SIDEWALK
 - 4 CROSSSPAN
 - 5 10' TRAIL / SIDEWALK
 - 6 MAIL KIOSK
 - 7 PEDESTRIAN CROSSWALK (2'X10' SOLID WHITE STRIPES)
 - 8 MAINTENANCE ACCESS
 - 9 PRIVATE RETAINING WALL
 - 10 SIDEWALK CHASE
 - 11 SOUND ATTENUATION WALL

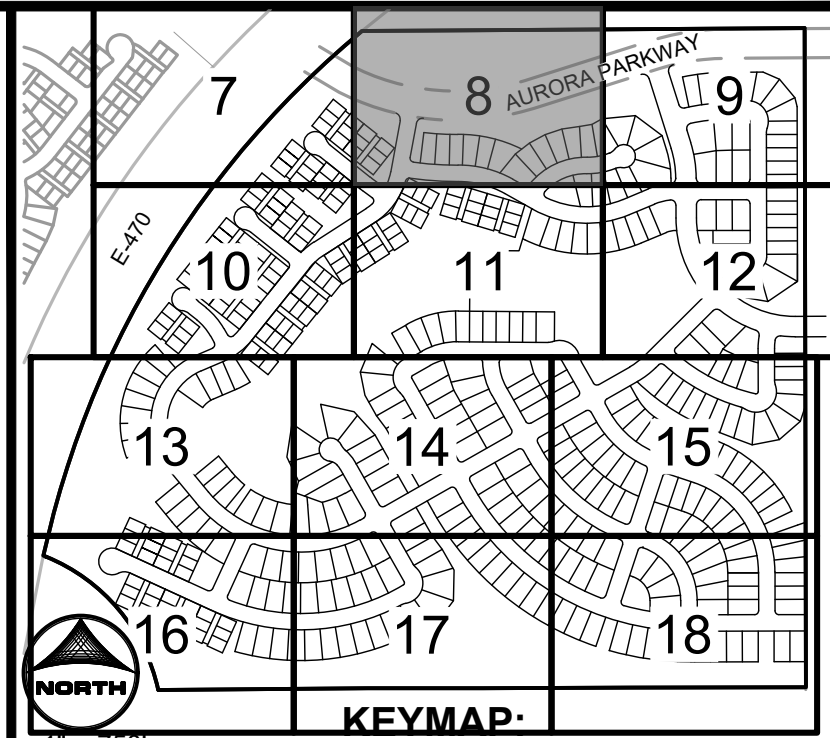
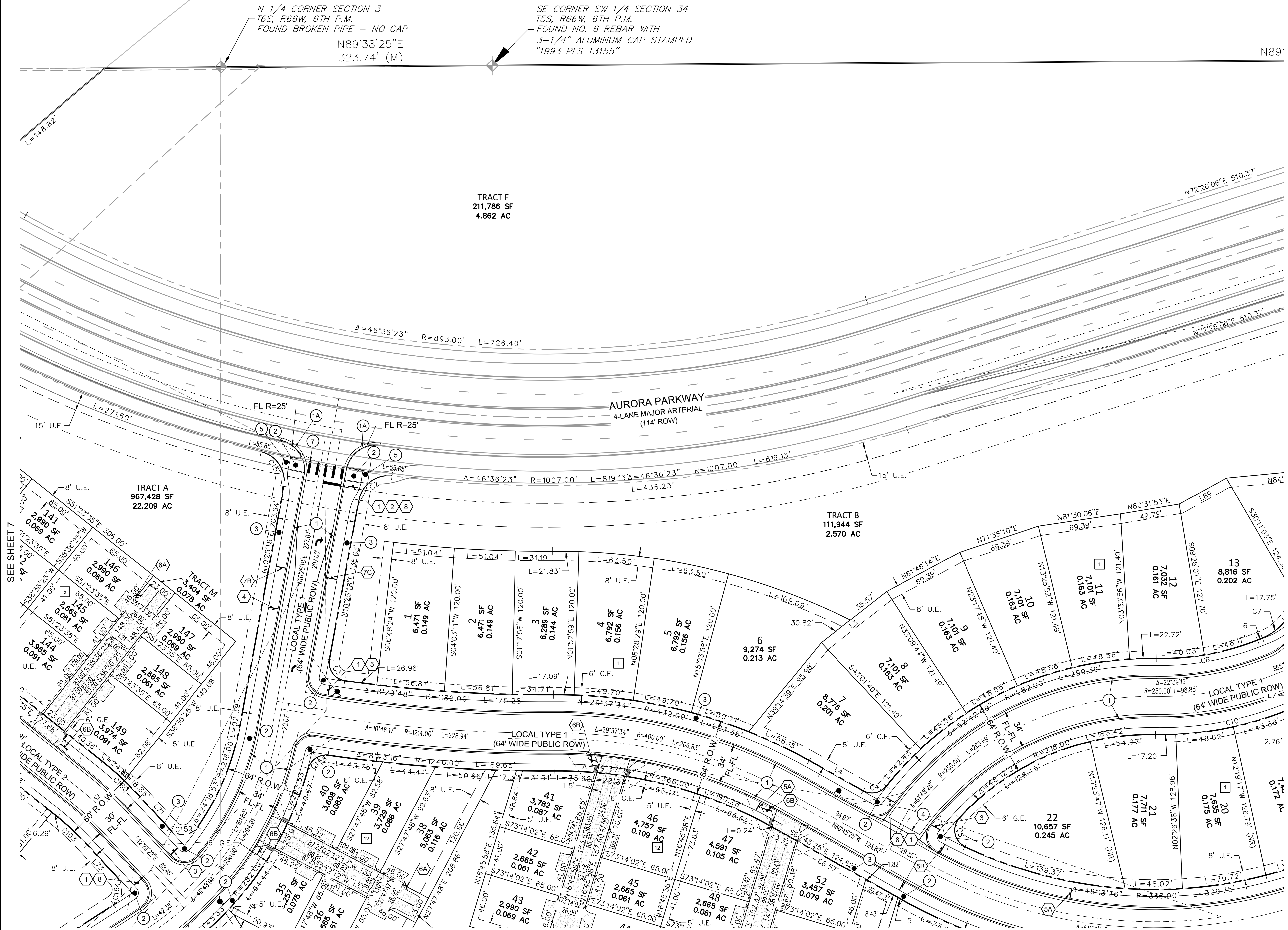
- NOTE:**
- SEE SHEET 3 FOR LINE AND CURVE TABLES
 - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
 - PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



PROJECT: KINGS POINT SOUTH - FILING NO. 2		SHEET NUMBER SP1	
DRAWING: SITE PLAN		SHEET 7 OF 53 PROJECT NO. 212000.02	
CLIENT: LENNAR		DESIGNED BY: STM	
DRAWN BY: AMC		CHECKED BY: RWL	
DATE: 02-03-2025		SCALE: HORIZ. 1"=40' VERT. NOT APPLICABLE	

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 950
DENVER, CO 80111
P: 720.609.4469
E: RLITTLETON@HGREEN.COM

KINGS POINT SOUTH - PA 5-9



- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - LOT LINE
 - EASEMENT
 - CENTER LINE
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - PHASE LINE
 - FIRE HYDRANT
 - STORM SEWER STRUCTURES
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT

- SIGNAGE LEGEND:**
- 1 STOP
 - 2 NO LEFT TURN
 - 3 NO OUTLET
 - 4 SPEED LIMIT 25
 - 5A WALKER
 - 5B AHEAD
 - 6A NO PARKING
 - 6B NO PARKING
 - 7A ANY TIME
 - 7B ANY TIME
 - 7C ANY TIME
 - 8 Main Street

- KEYNOTES**
- 1 MOUNTABLE CURB AND GUTTER
 - 1A VERTICAL CURB AND GUTTER
 - 1B MEDIAN CURB AND GUTTER
 - 2 CURB RAMPS
 - 3 SIDEWALK
 - 4 CROSSSPAN
 - 5 10' TRAIL / SIDEWALK
 - 6 MAIL KIOSK
 - 7 PEDESTRIAN CROSSWALK (2'X10' SOLID WHITE STRIPES)
 - 8 MAINTENANCE ACCESS
 - 9 PRIVATE RETAINING WALL
 - 10 SIDEWALK CHASE
 - 11 SOUND ATTENUATION WALL

NOTE:
1. SEE SHEET 3 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE

REVISIONS

#	DATE	DESCRIPTION

PROJECT: KINGS POINT SOUTH - FILING NO. 2

DRAWING: SITE PLAN

CLIENT: LENNAR

DESIGNED BY: STM

DRAWN BY: AMC

CHECKED BY: RWL

SCALE: HORIZ: 1"=50'

SCALE: VERT: NOT APPLICABLE

DATE: 02-03-2025

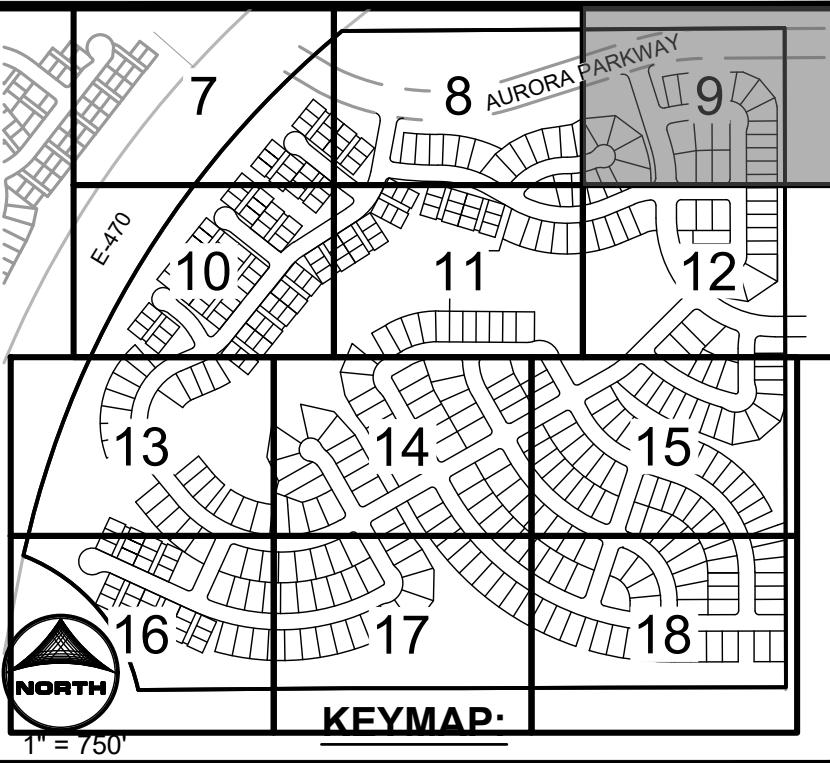
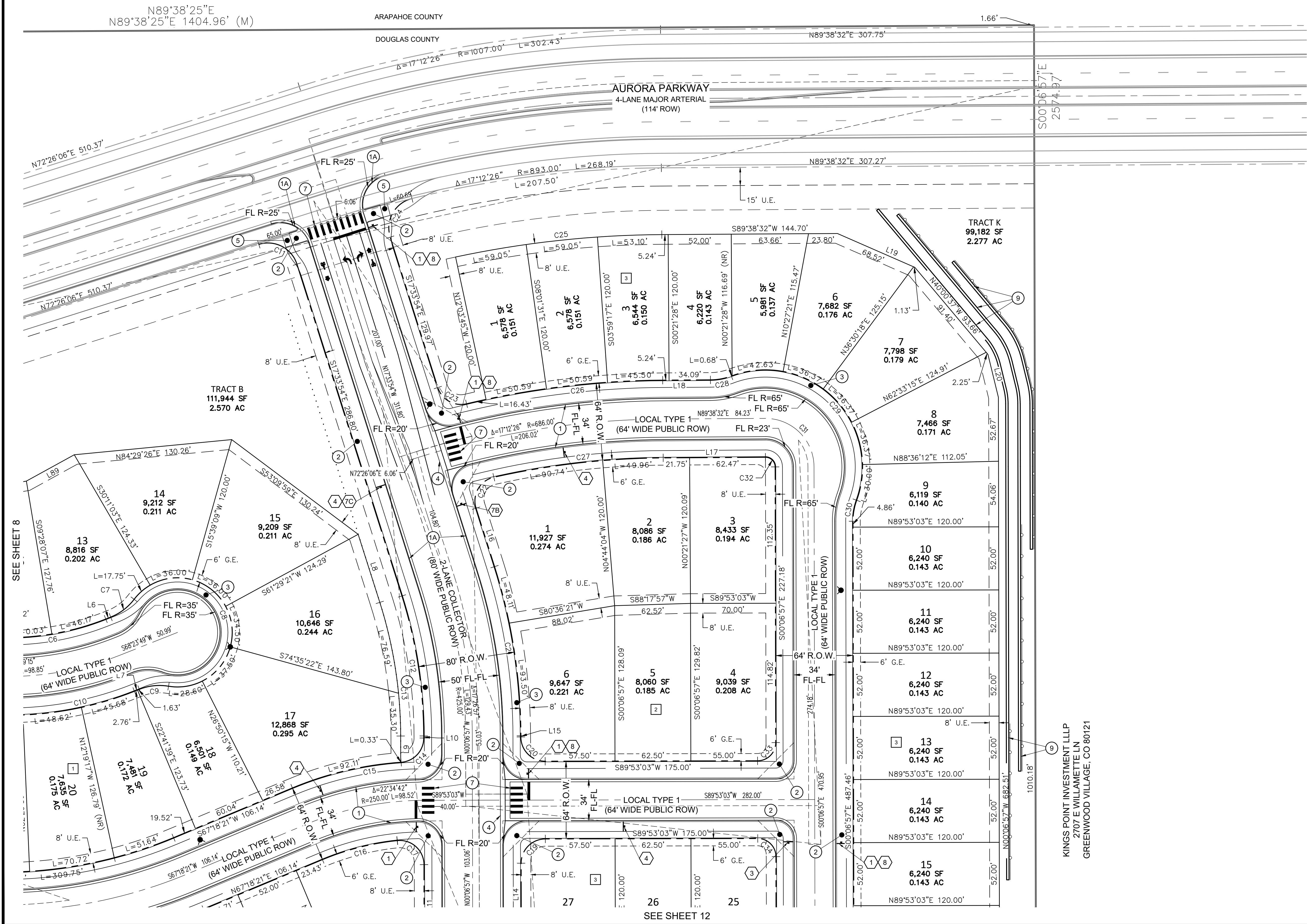
CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 900
DENVER, CO 80231
P: 720.692.4969
E: RLITTLETON@HGREEN.COM

HRGreen

SHEET NUMBER
SP2

SHEET 8 OF 53
PROJECT NO. 212000.02

KINGS POINT SOUTH - PA 5-9



LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
LOT LINE	---
EASEMENT	---
CENTER LINE	---
SETBACK	---
SIGHT TRIANGLE	---
LANDSCAPE TRIANGLE	---
PHASE LINE	---
FIRE HYDRANT	▲
STORM SEWER STRUCTURES	⊙ □ ▲
BLOCK NUMBER	1
LOT NUMBER	1
STREET LIGHT	★

SIGNAGE LEGEND:

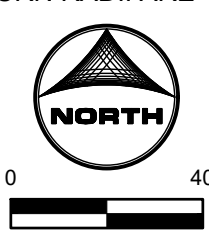
1 STOP	2 NO LEFT TURN	3 NO OUTLET	4 SPEED LIMIT 25
5A WALKER	5B AHEAD	6A FIRE LANE	6B NO PARKING
7A ANY TIME	7B ANY TIME	7C ANY TIME	

8 Main Street

- KEYNOTES**
- 1 MOUNTABLE CURB AND GUTTER
 - 1A VERTICAL CURB AND GUTTER
 - 1B MEDIAN CURB AND GUTTER
 - 2 CURB RAMPS
 - 3 SIDEWALK
 - 4 CROSSSPAN
 - 5 10' TRAIL / SIDEWALK
 - 6 MAIL KIOSK
 - 7 PEDESTRIAN CROSSWALK (2'X10' SOLID WHITE STRIPES)
 - 8 MAINTENANCE ACCESS
 - 9 PRIVATE RETAINING WALL
 - 10 SIDEWALK CHASE
 - 11 SOUND ATTENUATION WALL

NOTE:

1. SEE SHEET 3 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE SUBMITTAL
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



REVISIONS

#	DATE	DESCRIPTION

PROJECT: KINGS POINT SOUTH - FILING NO. 2

DRAWING: SITE PLAN

CLIENT: LENNAR

DESIGNED BY: STM

DRAWN BY: AMC

CHECKED BY: RWL

SCALE: HORIZ: 1"=50'

DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN

ATTN: RYAN LITTLETON, PE

5613 DTC PARKWAY, SUITE 900

GREENWOOD VILLAGE, CO 80111

P: 726.602.4660

E: RLITTLETON@HGREEN.COM

HRGreen

SHEET NUMBER

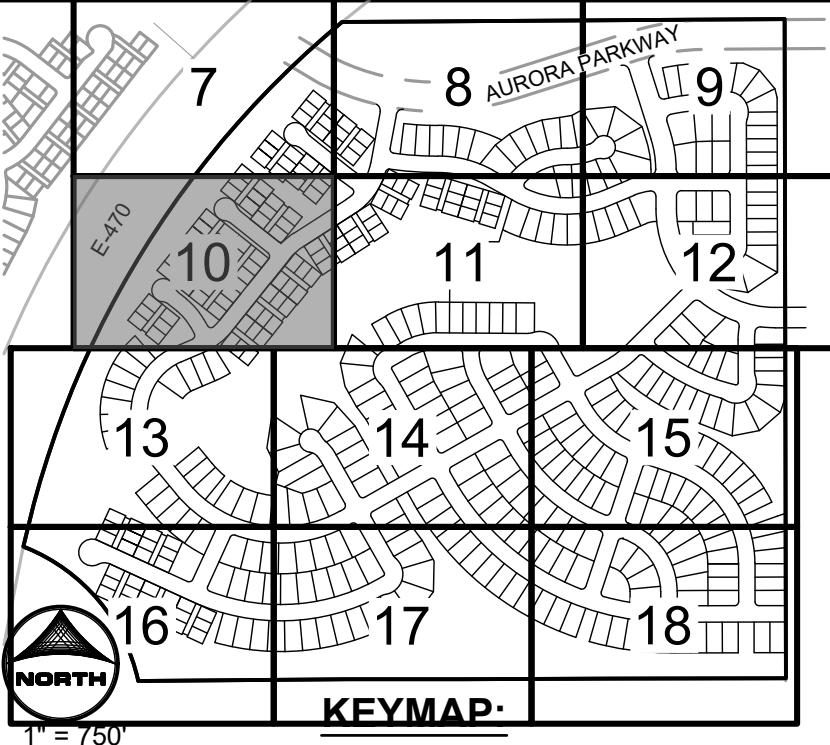
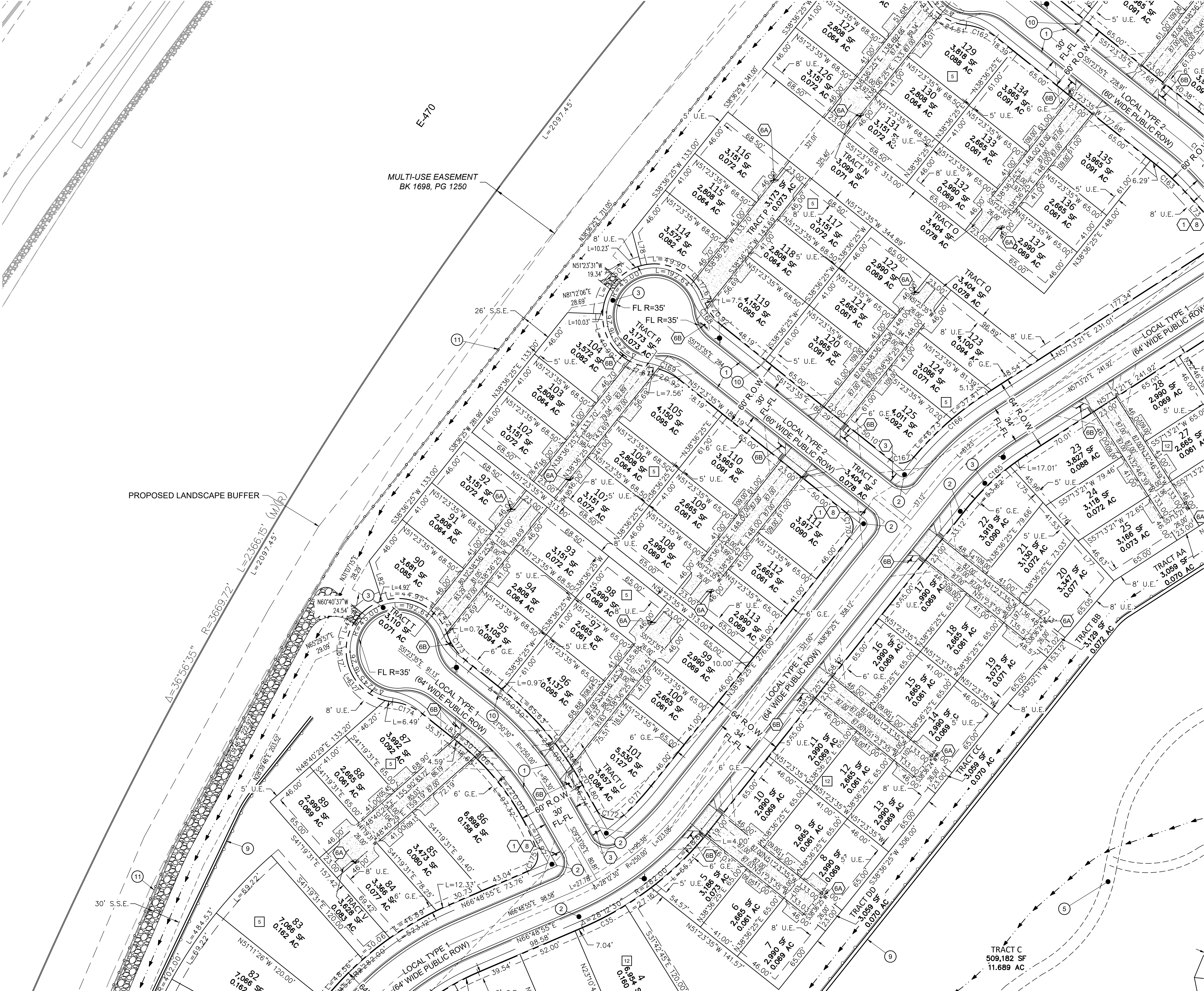
SP3

SHEET 9 OF 53

PROJECT NO. 212000.02

KINGS POINT SOUTH - PA 5-9

SEE SHEET 7

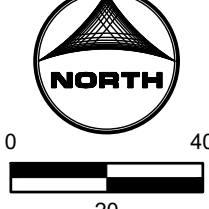


- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - LOT LINE
 - EASEMENT
 - CENTER LINE
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - PHASE LINE
 - FIRE HYDRANT
 - STORM SEWER STRUCTURES
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT

- SIGNAGE LEGEND:**
- 1 STOP
 - 2 R1-1 30"x30"
 - 3 R3-2 24"x24"
 - 4 NO OUTLET
 - 5 SPEED LIMIT 25
 - 6A R2-1 24"x30"
 - 6B R2-1 24"x30"
 - 7A R7-1 (CENTER) 12"x18"
 - 7B R7-1 (LEFT) 12"x18"
 - 7C R7-1 (RIGHT) 12"x18"
 - 8 Main Street
 - 8A D3-1 PLACED ABOVE
 - 8B R1-1

- KEYNOTES**
- 1 MOUNTABLE CURB AND GUTTER
 - 1A VERTICAL CURB AND GUTTER
 - 1B MEDIAN CURB AND GUTTER
 - 2 CURB RAMPS
 - 3 SIDEWALK
 - 4 CROSSSPAN
 - 5 10' TRAIL / SIDEWALK
 - 6 MAIL KIOSK
 - 7 PEDESTRIAN CROSSWALK (2'X10' SOLID WHITE STRIPES)
 - 8 MAINTENANCE ACCESS
 - 9 PRIVATE RETAINING WALL
 - 10 SIDEWALK CHASE
 - 11 SOUND ATTENUATION WALL

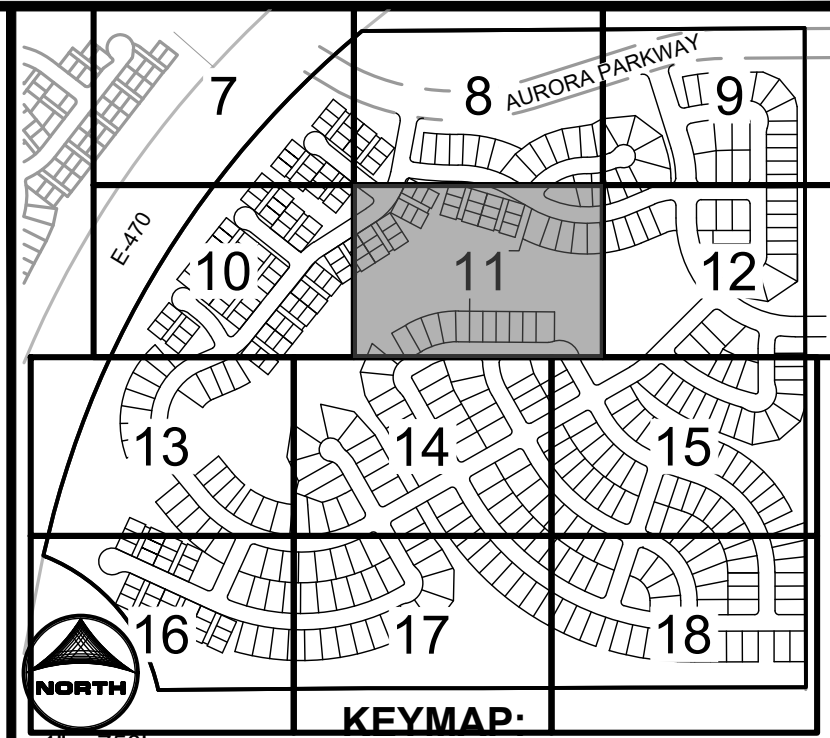
NOTE:
1. SEE SHEET 3 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



PROJECT: KINGS POINT SOUTH - FILING NO. 2		SHEET NUMBER	
DRAWING: SITE PLAN		SP4	
CLIENT: LENNAR		SHEET 10 OF 53	
DESIGNED BY: STM		PROJECT NO. 212000.02	
DRAWN BY: AMC			
CHECKED BY: RWL			
DATE: 02-03-2025			

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 900
DENVER, CO 80111
P: 720.692.4800
E: RLITTLETON@HGREEN.COM

KINGS POINT SOUTH - PA 5-9

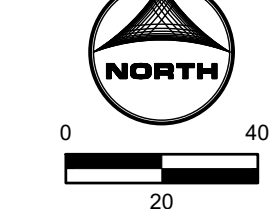


- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - LOT LINE
 - EASEMENT
 - CENTER LINE
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - PHASE LINE
 - FIRE HYDRANT
 - STORM SEWER STRUCTURES
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT

- SIGNAGE LEGEND:**
- 1 STOP
 - 2 R3-2 30"x30"
 - 3 NO OUTLET
 - 4 SPEED LIMIT 25
 - 5A W11-2 30"x30"
 - 5B W16-7p 24"x12"
 - 6A R8-3 (CENTER) 12"x18"
 - 6B R8-3-MOD 12"x18"
 - 7A R7-1 (CENTER) 12"x18"
 - 7B R7-1 (LEFT) 12"x18"
 - 7C R7-1 (RIGHT) 12"x18"

- KEYNOTES**
- 1 MOUNTABLE CURB AND GUTTER
 - 1A VERTICAL CURB AND GUTTER
 - 1B MEDIAN CURB AND GUTTER
 - 2 CURB RAMPS
 - 3 SIDEWALK
 - 4 CROSSSPAN
 - 5 10' TRAIL / SIDEWALK
 - 6 MAIL KIOSK
 - 7 PEDESTRIAN CROSSWALK (2'X10' SOLID WHITE STRIPES)
 - 8 MAINTENANCE ACCESS
 - 9 PRIVATE RETAINING WALL
 - 10 SIDEWALK CHASE
 - 11 SOUND ATTENUATION WALL

NOTE:
1. SEE SHEET 3 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



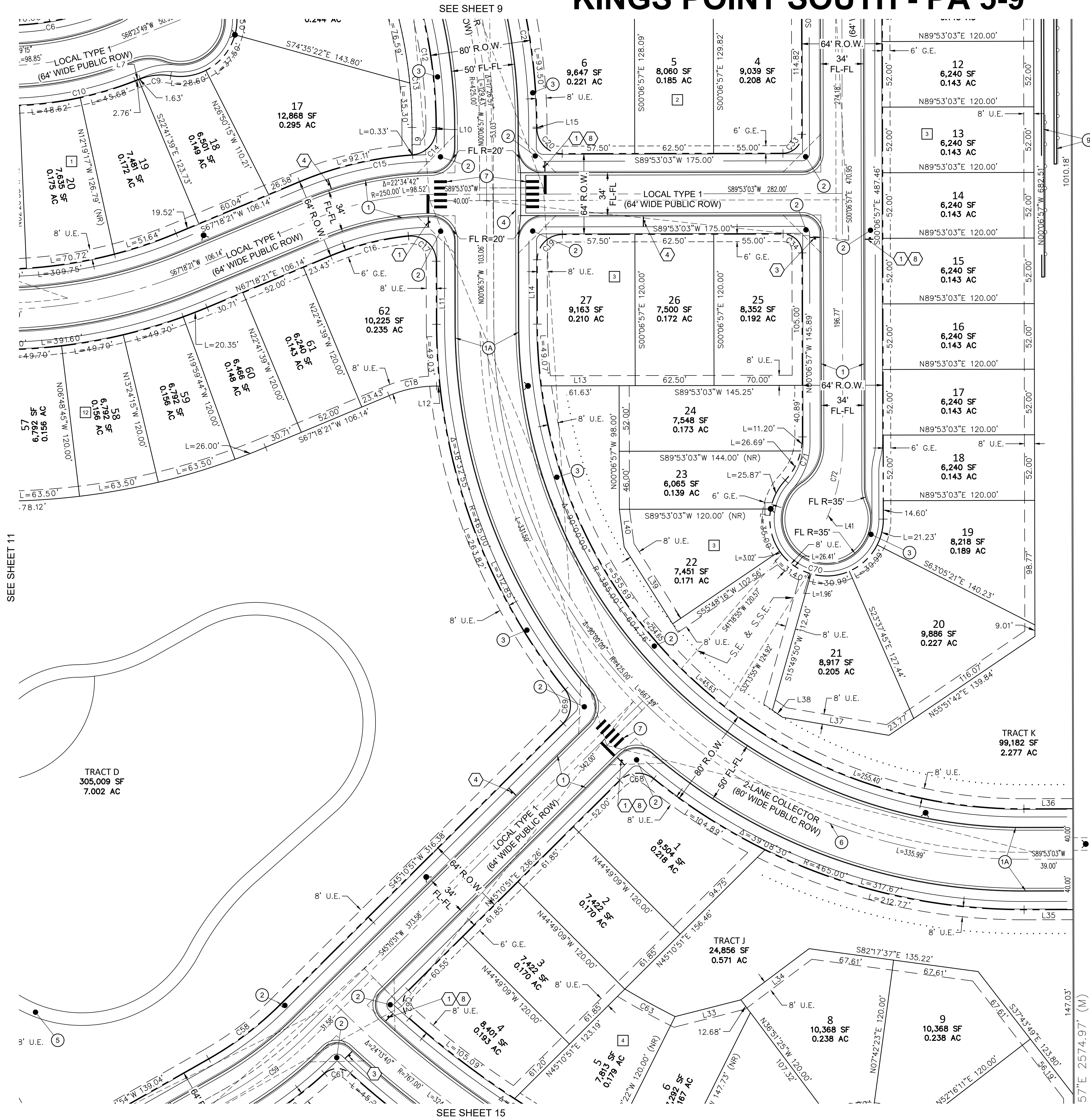
REVISIONS	
#	DATE

KINGS POINT SOUTH - FILING NO. 2	
SITE PLAN	
LENNAR	
DESIGNED BY: STM	SCALE: HORIZ. 1"=50'
DRAWN BY: AMC	VERT. NOT APPLICABLE
CHECKED BY: RWL	DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 900
DENVER, CO 80111
P: 720.609.4600
E: RLITTLETON@HARGREEN.COM

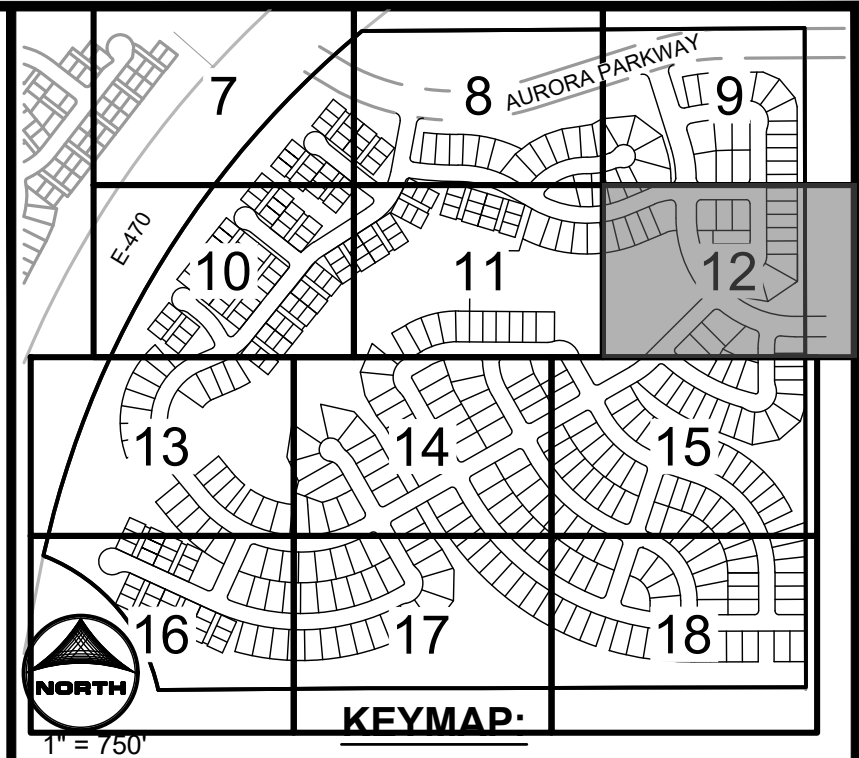
SHEET NUMBER	
SP5	
SHEET 11 OF 53	
PROJECT NO. 212000.02	

SEE SHEET 11



KINGS POINT SOUTH - PA 5-9

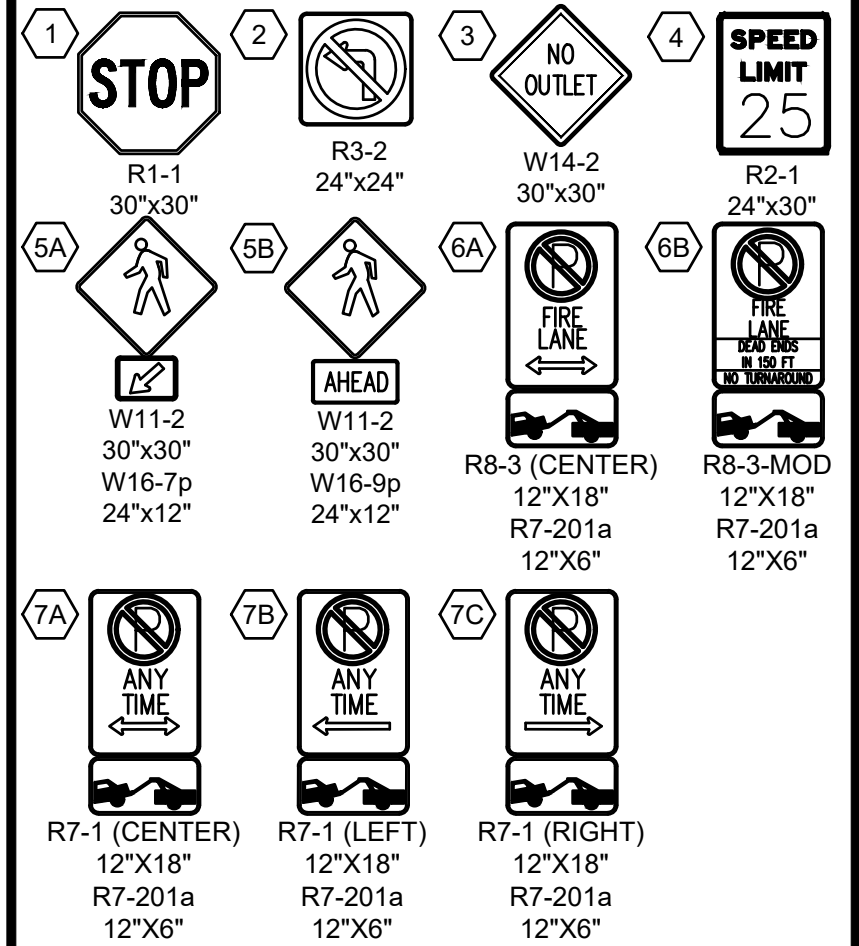
KINGS POINT INVESTMENT LLP
2707 E WILLAMETTE LN
GREENWOOD VILLAGE, CO 80121



LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
LOT LINE	---
EASEMENT	---
CENTER LINE	---
SETBACK	---
SIGHT TRIANGLE	---
LANDSCAPE TRIANGLE	---
PHASE LINE	---
FIRE HYDRANT	⬮
STORM SEWER STRUCTURES	⊕ □
BLOCK NUMBER	1
LOT NUMBER	1
STREET LIGHT	☆

SIGNAGE LEGEND:



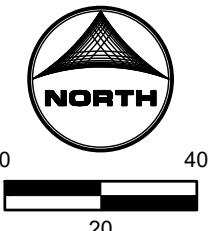
Main Street

D3-1
PLACED
ABOVE
R1-1

KEYNOTES

- 1 MOUNTABLE CURB AND GUTTER
- 1A VERTICAL CURB AND GUTTER
- 1B MEDIAN CURB AND GUTTER
- 2 CURB RAMPS
- 3 SIDEWALK
- 4 CROSSSPAN
- 5 10' TRAIL / SIDEWALK
- 6 MAIL KIOSK
- 7 PEDESTRIAN CROSSWALK (2'X10' SOLID WHITE STRIPES)
- 8 MAINTENANCE ACCESS
- 9 PRIVATE RETAINING WALL
- 10 SIDEWALK CHASE
- 11 SOUND ATTENUATION WALL

- NOTE:
1. SEE SHEET 3 FOR LINE AND CURVE TABLES
 2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
 3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



REVISIONS

DATE

PROJECT: KINGS POINT SOUTH - FILING NO. 2

DRAWING: SITE PLAN

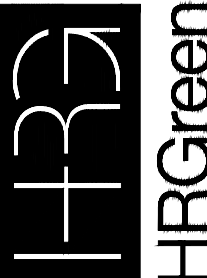
CLIENT: LENNAR

DESIGNED BY: STM
DRAWN BY: AMC
CHECKED BY: RWL

SCALE: HORIZ: 1"=50'
VERT: NOT APPLICABLE

DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 950
GREENWOOD VILLAGE, CO 80111
P: 726.602.4669
E: RLITTLETON@HGREEN.COM

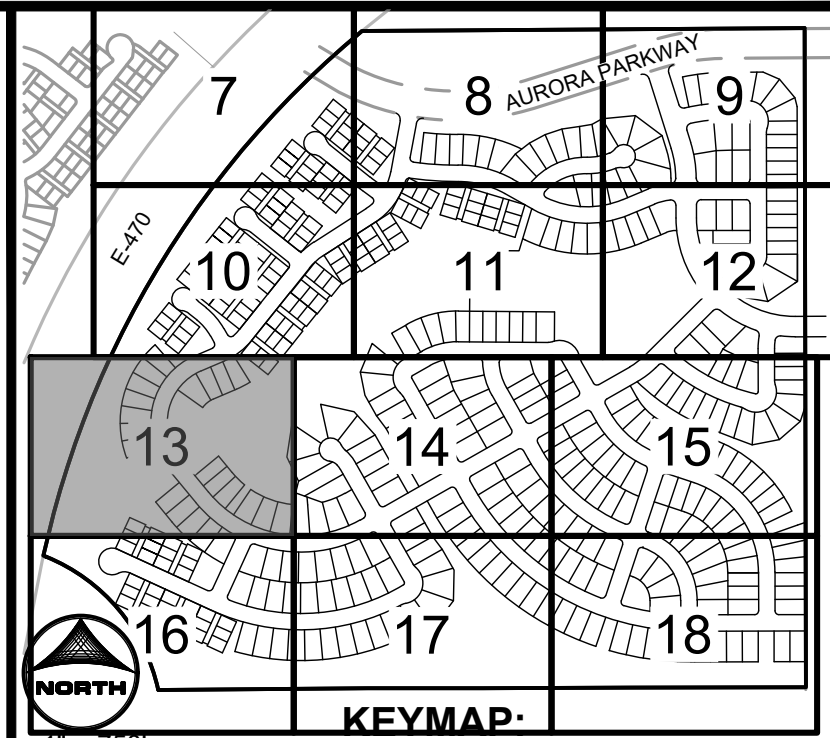


SHEET NUMBER

SP6

SHEET 12 OF 53
PROJECT NO. 212000.02

KINGS POINT SOUTH - PA 5-9



LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
LOT LINE	---
EASEMENT	---
CENTER LINE	---
SETBACK	---
SIGHT TRIANGLE	---
LANDSCAPE TRIANGLE	---
PHASE LINE	---
FIRE HYDRANT	---
STORM SEWER STRUCTURES	---
BLOCK NUMBER	1
LOT NUMBER	1
STREET LIGHT	---

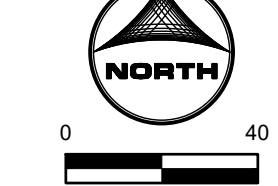
SIGNAGE LEGEND:

1 STOP	2 R3-2	3 NO OUTLET	4 SPEED LIMIT 25
5A W11-2	5B W11-2	6A R8-3 (CENTER)	6B R8-3 MOD
7A R7-1 (CENTER)	7B R7-1 (LEFT)	7C R7-1 (RIGHT)	

KEYNOTES

1 MOUNTABLE CURB AND GUTTER
1A VERTICAL CURB AND GUTTER
1B MEDIAN CURB AND GUTTER
2 CURB RAMPS
3 SIDEWALK
4 CROSSSPAN
5 10' TRAIL / SIDEWALK
6 MAIL KIOSK
7 PEDESTRIAN CROSSWALK (2'X10' SOLID WHITE STRIPES)
8 MAINTENANCE ACCESS
9 PRIVATE RETAINING WALL
10 SIDEWALK CHASE
11 SOUND ATTENUATION WALL

NOTE:
1. SEE SHEET 3 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



REVISIONS

#	DATE	REVISIONS

PROJECT: KINGS POINT SOUTH - FILING NO. 2

DRAWING: SITE PLAN

CLIENT: LENNAR

DESIGNED BY: STM

DRAWN BY: AMC

CHECKED BY: RWL

SCALE: HORIZ: 1"=50'

DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 950
DENVER, CO 80111
P: 720.692.4969
E: RLITTLETON@HGREEN.COM

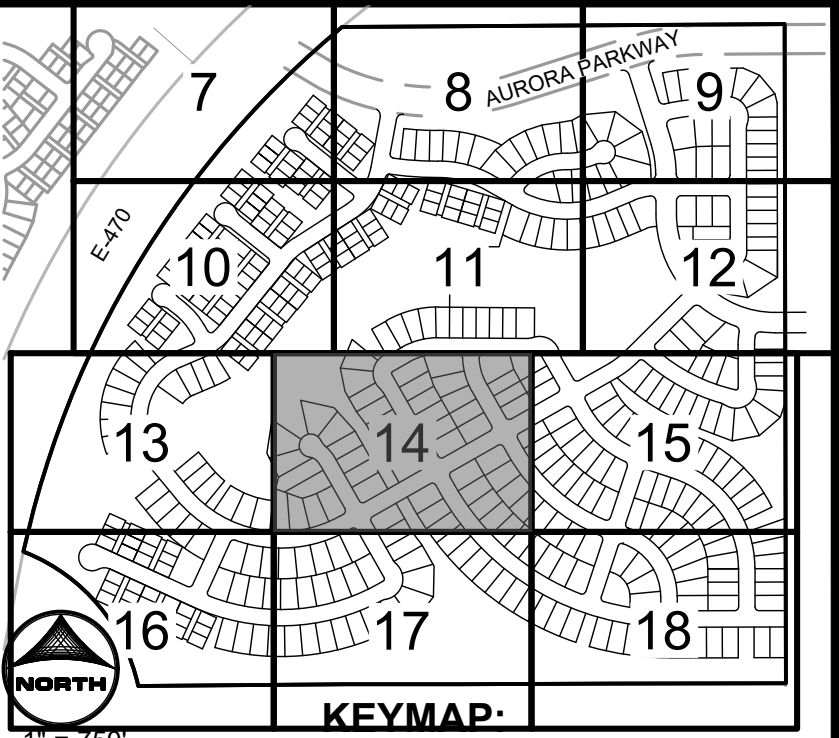
HRGreen

SHEET NUMBER

SP7

SHEET 13 OF 53
PROJECT NO. 212000.02

KINGS POINT SOUTH - PA 5-9

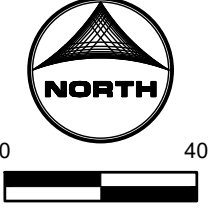


- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - LOT LINE
 - EASEMENT
 - CENTER LINE
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - PHASE LINE
 - FIRE HYDRANT
 - STORM SEWER STRUCTURES
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT

- SIGNAGE LEGEND:**
- 1 STOP
 - 2 NO LEFT TURN
 - 3 NO OUTLET
 - 4 SPEED LIMIT 25
 - 5A WALKER
 - 5B AHEAD
 - 6A FIRE LANE
 - 6B NO PARKING
 - 7A ANY TIME
 - 7B ANY TIME
 - 7C ANY TIME

- KEYNOTES**
- 1 MOUNTABLE CURB AND GUTTER
 - 1A VERTICAL CURB AND GUTTER
 - 1B MEDIAN CURB AND GUTTER
 - 2 CURB RAMPS
 - 3 SIDEWALK
 - 4 CROSSSPAN
 - 5 10' TRAIL / SIDEWALK
 - 6 MAIL KIOSK
 - 7 PEDESTRIAN CROSSWALK (2'X10' SOLID WHITE STRIPES)
 - 8 MAINTENANCE ACCESS
 - 9 PRIVATE RETAINING WALL
 - 10 SIDEWALK CHASE
 - 11 SOUND ATTENUATION WALL

NOTE:
1. SEE SHEET 3 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



PROJECT: KINGS POINT SOUTH - FILING NO. 2

DRAWING: SITE PLAN

CLIENT: LENNAR

DESIGNED BY: STM

DRAWN BY: AMC

CHECKED BY: RWL

SCALE: HORIZ: 1"=50'

DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 950
DENVER, CO 80211
P: 720.692.4969
E: RLITTLETON@HGREEN.COM

HRGreen

SHEET NUMBER
SP8

SHEET 14 OF 53
PROJECT NO. 212000.02

KINGS POINT SOUTH - PA 5-9

SEE SHEET 11

SEE SHEET 12

TRACT J
24,856 SF
0.571 AC

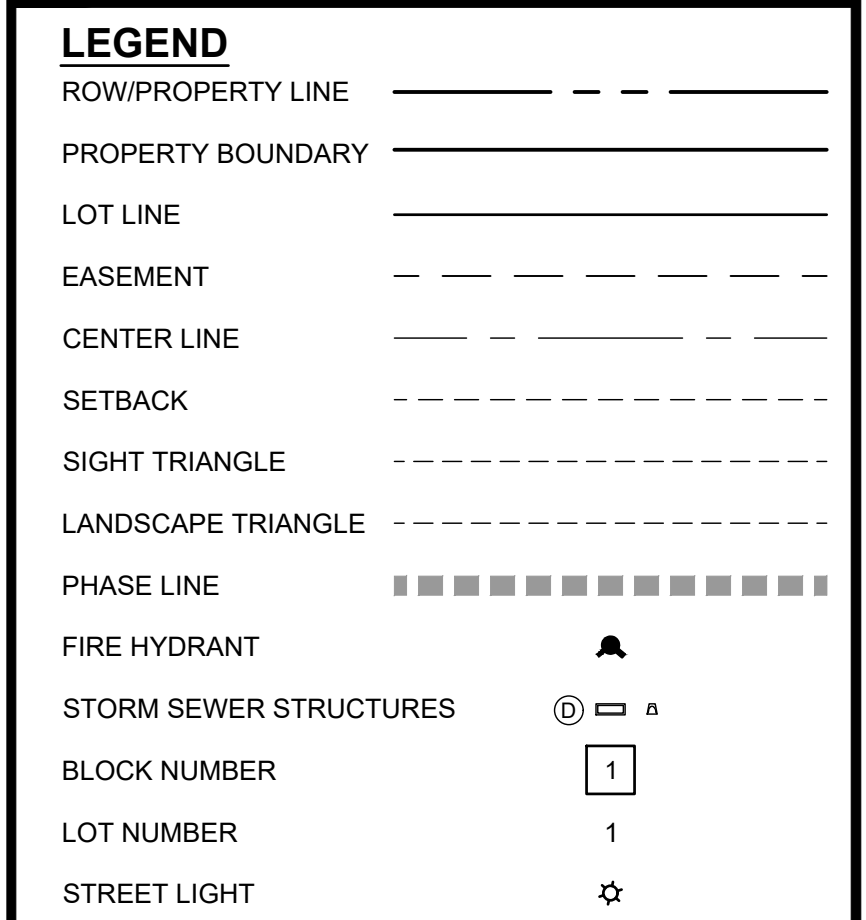
TRACT I
57,920 SF
1.330 AC

36 lots are shown, each with its area in square feet (SF) and acres (AC). The lots are numbered 1 through 36. The plan also shows various easements (e.g., 8' U.E., 6' G.E.), local type roads (LOCAL TYPE 1), and public right-of-way (PUBLIC ROW). The plan is oriented with North at the top, indicated by a north arrow pointing towards the top right.

SEE SHEET 14

SEE SHEET 18

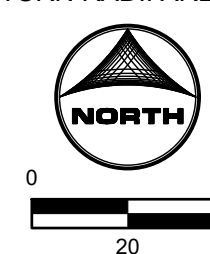
KINGS POINT INVESTMENT LLLP
2707 E WILLAMETTE LN
GREENWOOD VILLAGE, CO 80121



- ## **KEYNOTES**
- 1 MOUNTABLE CURB AND GUTTER
 - 1A VERTICAL CURB AND GUTTER
 - 1B MEDIAN CURB AND GUTTER
 - 2 CURB RAMPS
 - 3 SIDEWALK
 - 4 CROSSSPAN
 - 5 10' TRAIL / SIDEWALK
 - 6 MAIL KIOSK
 - 7 PEDESTRIAN CROSSWALK (2'X10' SOLID WHITE STRIPES)
 - 8 MAINTENANCE ACCESS
 - 9 PRIVATE RETAINING WALL
 - 10 SIDEWALK CHASE
 - 11 SOUND ATTENUATION WALL

NOTE:

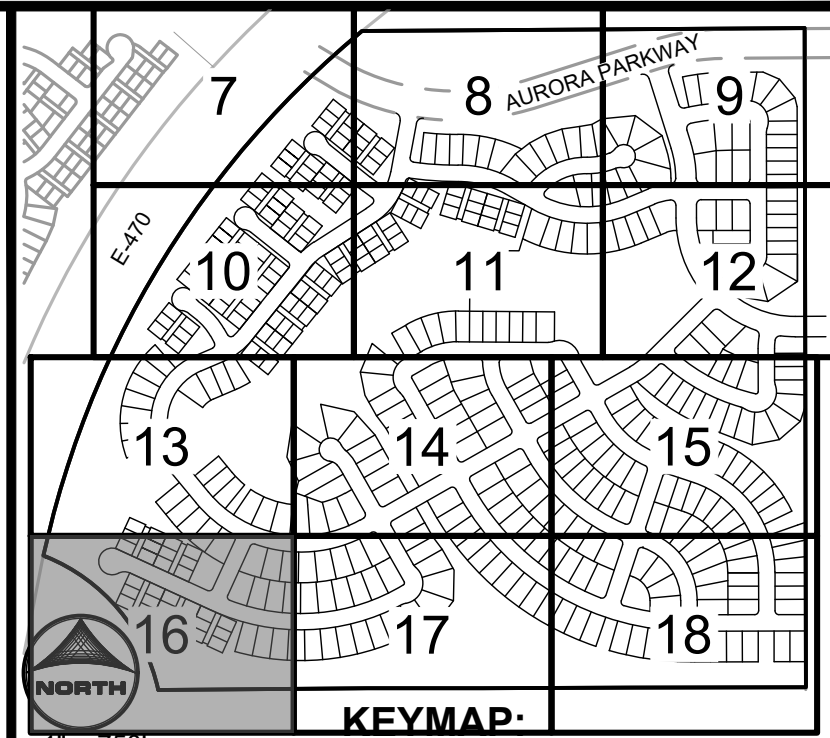
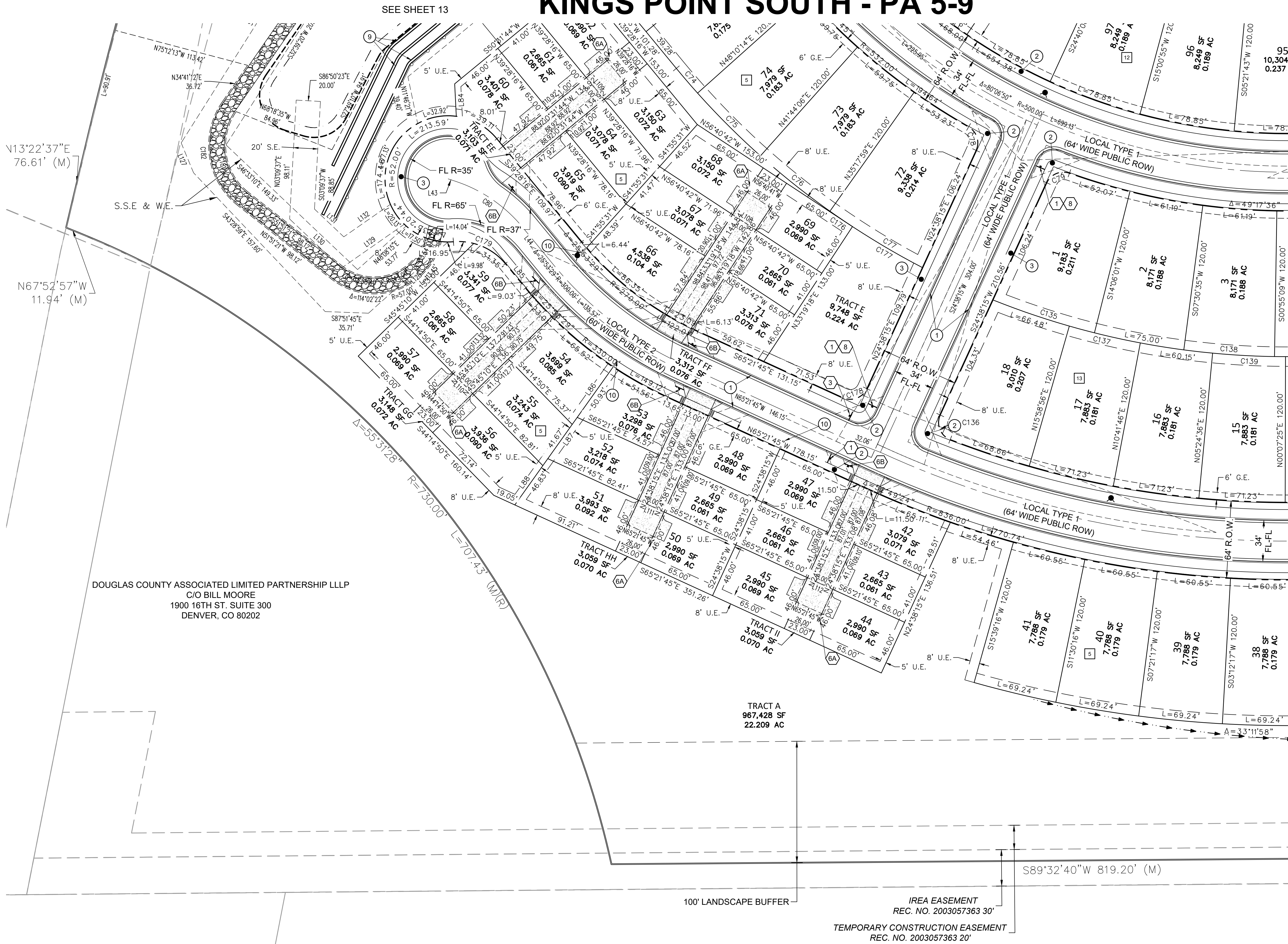
1. SEE SHEET 3 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



<p>CIVIL ENGINEER: HIR GREEN ATMA RYAN LITTLETON, PE 10000 W. 10TH AVE. #650 GREENWOOD VILLAGE, CO 80111 P: 720-602-1999 E: R.LITTLETON@HIRGREEN.COM</p>	PROJECT: KINGS POINT SOUTH - FILING NO. 2		#	DATE	REVISIONS
	DRAWING: SITE PLAN				
	CLIENT: LENNAR				
	DESIGNED BY: STM	SCALE: HORIZ: 1"=50'			
	DRAWN BY: AMC	SCALE: VERT: NOT APPLICABLE			
	CHECKED BY: RWL	DATE: 02-03-2025			

2025-02-03 11:31am By: smorton
J:\2021\21000\02\00\Drawings\Station 02-SITE_PLAN.dwg

KINGS POINT SOUTH - PA 5-9



- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - LOT LINE
 - EASEMENT
 - CENTER LINE
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - PHASE LINE
 - FIRE HYDRANT
 - STORM SEWER STRUCTURES
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT

- SIGNAGE LEGEND:**
- 1 STOP
 - 2 NO LEFT TURN
 - 3 NO RIGHT TURN
 - 4 SPEED LIMIT 25
 - 5A WALKER
 - 5B AHEAD
 - 6A NO PARKING
 - 6B NO PARKING
 - 7A ANY TIME
 - 7B ANY TIME
 - 7C ANY TIME

- KEYNOTES**
- 1 MOUNTABLE CURB AND GUTTER
 - 1A VERTICAL CURB AND GUTTER
 - 1B MEDIAN CURB AND GUTTER
 - 2 CURB RAMPS
 - 3 SIDEWALK
 - 4 CROSSSPAN
 - 5 10' TRAIL / SIDEWALK
 - 6 MAIL KIOSK
 - 7 PEDESTRIAN CROSSWALK (2'X10' SOLID WHITE STRIPES)
 - 8 MAINTENANCE ACCESS
 - 9 PRIVATE RETAINING WALL
 - 10 SIDEWALK CHASE
 - 11 SOUND ATTENUATION WALL

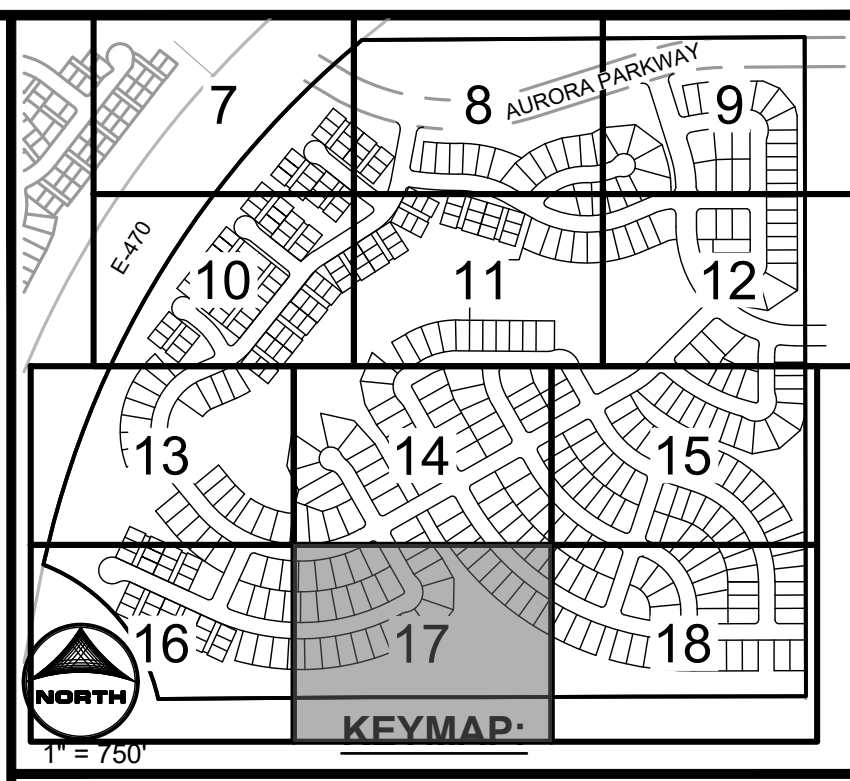
NOTE:

- SEE SHEET 3 FOR LINE AND CURVE TABLES
- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
- PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE

PROJECT:	KINGS POINT SOUTH - FILING NO. 2
DRAWING:	SITE PLAN
CLIENT:	LENNAR
DESIGNED BY:	STM
DRAWN BY:	AMC
CHECKED BY:	RWL
SCALE:	HORIZ: 1"=50'
DATE:	02-03-2025
SHEET NUMBER	SP10
SHEET 16 OF 53	PROJECT NO. 212000.02












CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 BTC PARKWAY, SUITE 950
DENVER, CO 80211
P: 720.692.4660
E: RLITTLETON@HARGREEN.COM

HARGREEN



LEGEND	
ROW/PROPERTY LINE	
PROPERTY BOUNDARY	
LOT LINE	
EASEMENT	
CENTER LINE	
SETBACK	
SIGHT TRIANGLE	
LANDSCAPE TRIANGLE	
PHASE LINE	
FIRE HYDRANT	
STORM SEWER STRUCTURES	
BLOCK NUMBER	
LOT NUMBER	1
STREET LIGHT	

SIGNAGE LEGEND:

 R1-1 30"x30"	 R3-2 24"x24"	 W14-2 30"x30"	 R2-1 24"x30"
 W11-2 30"x30" W16-7p 24"x12"	 W11-2 30"x30" W16-9p 24"x12"	 R8-3 (CENTER) 12"x18" R7-201a 12"x6"	 R8-3-MOD 12"x18" R7-201a 12"x6"
 R7-1 (CENTER) 12"x18" R7-201a 12"x6"	 R7-1 (LEFT) 12"x18" R7-201a 12"x6"	 R7-1 (RIGHT) 12"x18" R7-201a 12"x6"	

8

Main Street

D3-1
PLACED
ABOVE
R1-1

KEYNOTES

1

MOUNTABLE CURB AND GUTTER

1A

VERTICAL CURB AND GUTTER

1B

MEDIAN CURB AND GUTTER

2

CURB RAMPS

3

SIDEWALK

4

CROSSSPAN

5

10' TRAIL / SIDEWALK

6

MAIL KIOSK

7

PEDESTRIAN CROSSWALK (2'X10' SOLID WHITE STRIPES)

8

MAINTENANCE ACCESS

9

PRIVATE RETAINING WALL

10

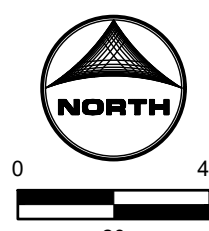
SIDEWALK CHASE


11

SOUND ATTENUATION WALL

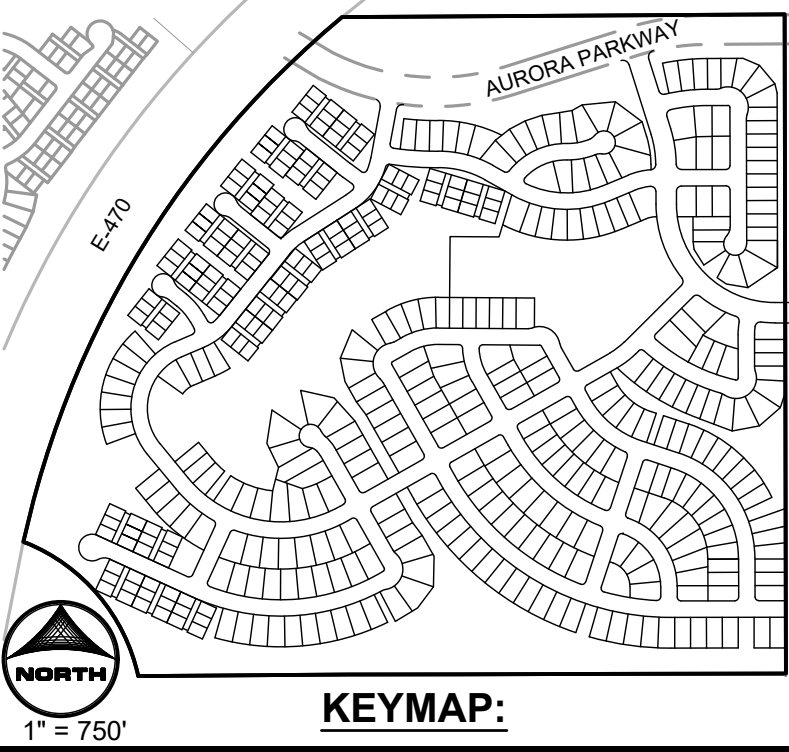
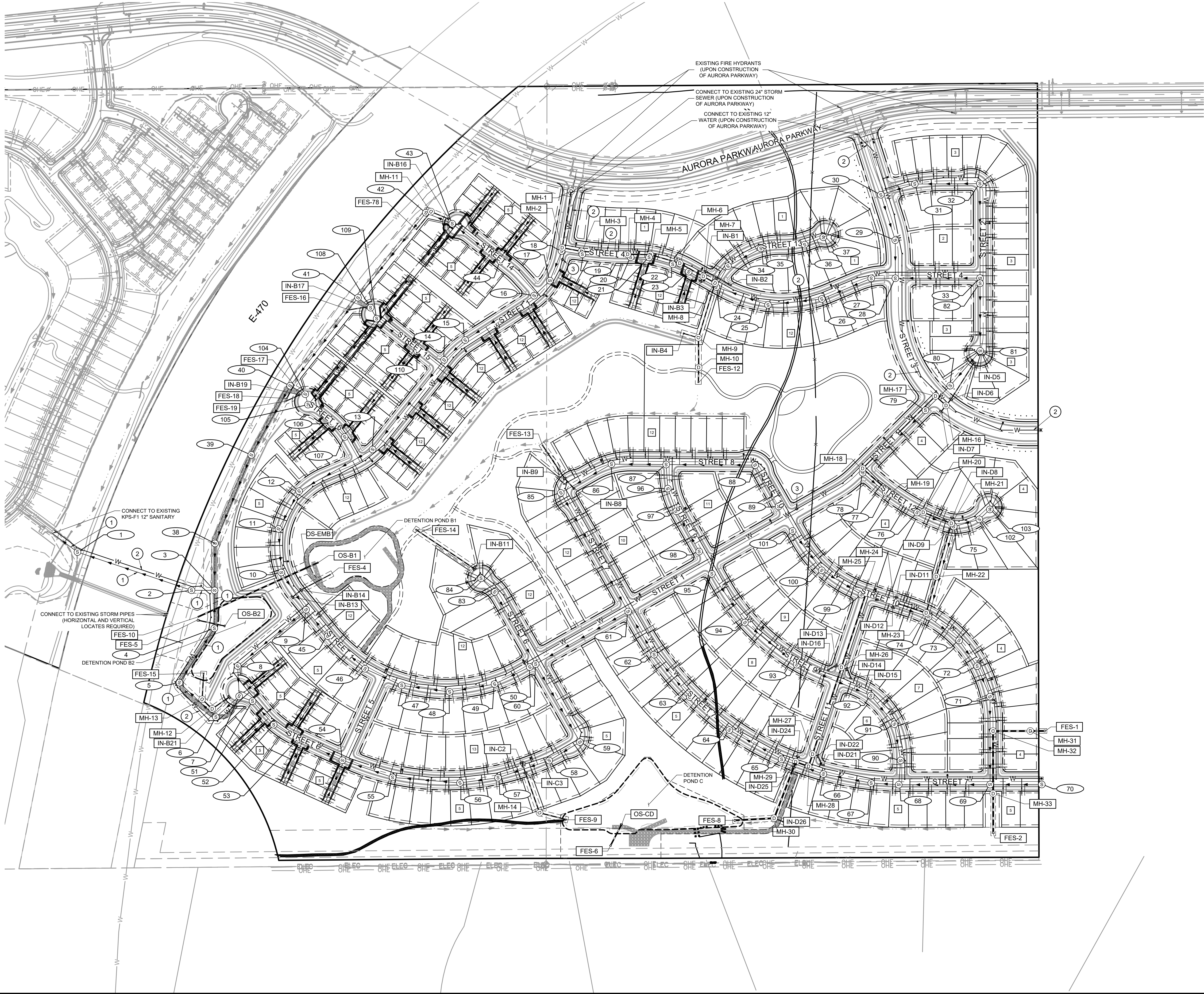
NOTE:

1. SEE SHEET 3 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



		<p>CIVIL ENGINEER: HR GREEN ATRM RYAN LITTLETON, PE 15000 E. SPRING CREEK BLVD. GREENWOOD VILLAGE, CO 80111 P: 720-602-4999 E: RUTLITON@HRRGREEN.COM</p>		<p>PROJECT: KINGS POINT SOUTH - FILING NO. 2</p>		<p>#</p>		<p>DATE</p>		<p>REVISIONS</p>	
		<p>DRAWING: SITE PLAN</p>									
		<p>CLIENT: LENNAR</p>									
		<p>DESIGNED BY: STM</p>									
		<p>DRAWN BY: AMC</p>									
		<p>CHECKED BY: RWL</p>									
		<p>SCALE: HORZ.: 1"=50' VERT: NOT APPLICABLE</p>									
		<p>DATE: 02-03-2025</p>									

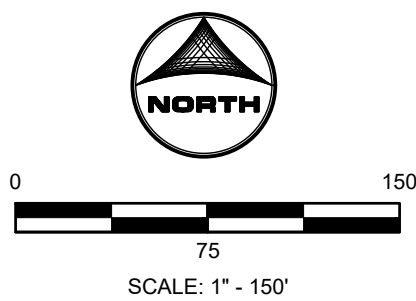
KINGS POINT SOUTH - PA 5-9



- NOTES**
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL WATERLINE IS 8" PVC UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED.
 4. SEE SHEET 2 FOR TYPICAL SECTIONS.
 5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
 6. REFER TO TYPICAL LOT SERVICES DETAIL ON SHEET GN1.
 7. REFER TO TYPICAL MOTOR COURT 4-PACK SERVICES AND TYPICAL MOTOR COURT 6-PACK SERVICES DETAILS ON SHEET GN2.
 8. REFER TO BANKED METER PIT DETAIL FOR MOTOR COURT WATER SERVICE CONNECTIONS ON SHEET GN2.
 9. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 10. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.

- LEGEND**
- ROW/PROPERTY LINE ———
- PROPERTY BOUNDARY ———
- EASEMENT - - - - -
- PR. STORM MANHOLE (S)
- PR. STORM INLET (I)
- PR. STORM SEWER (S)
- PR. SANITARY SEWER MANHOLE (S)
- PR. SANITARY SEWER (S)
- PR. FORCE MAIN (FM)
- PR. FORCE MAIN (FM)
- PR. WATERMAIN (W)
- EX. STORM MANHOLE (S)
- EX. STORM INLET (I)
- EX. STORM SEWER (S)
- EX. SANITARY SEWER MANHOLE (S)
- EX. SANITARY SEWER (S)
- EX. WATERMAIN (W)
- EX. FIRE HYDRANT (F)
- PR. SANITARY SERVICE (S)
- PR. WATER SERVICE (W)
- PR. FIRE HYDRANT (F)
- PR. WATER VALVE (V)
- PR. THRUST BLOCK (T)
- PR. WATER METER (M)
- BLOCK NUMBER (X)
- FLOW ARROW (A)
- STORM MANHOLE CALLOUT (SD-X)
- SANITARY MANHOLE CALLOUT (SS-X)
- PHASE LINE (Dashed line)

- KEYNOTES**
- 1 12" PVC SANITARY SEWER PIPE
 - 2 12" PVC WATERMAIN PIPE
 - 3 PRESSURE REGULATING VALVE



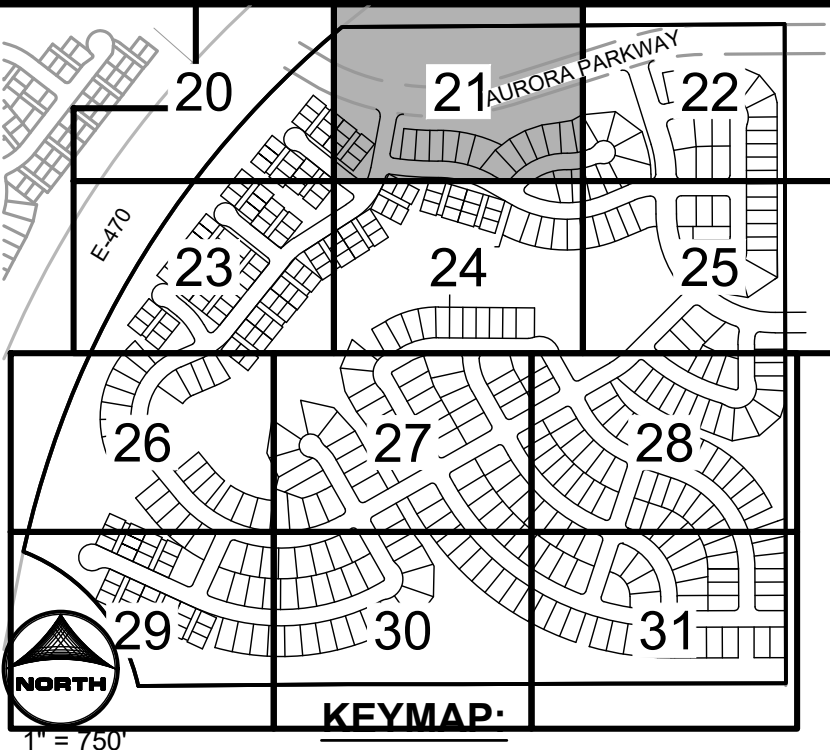
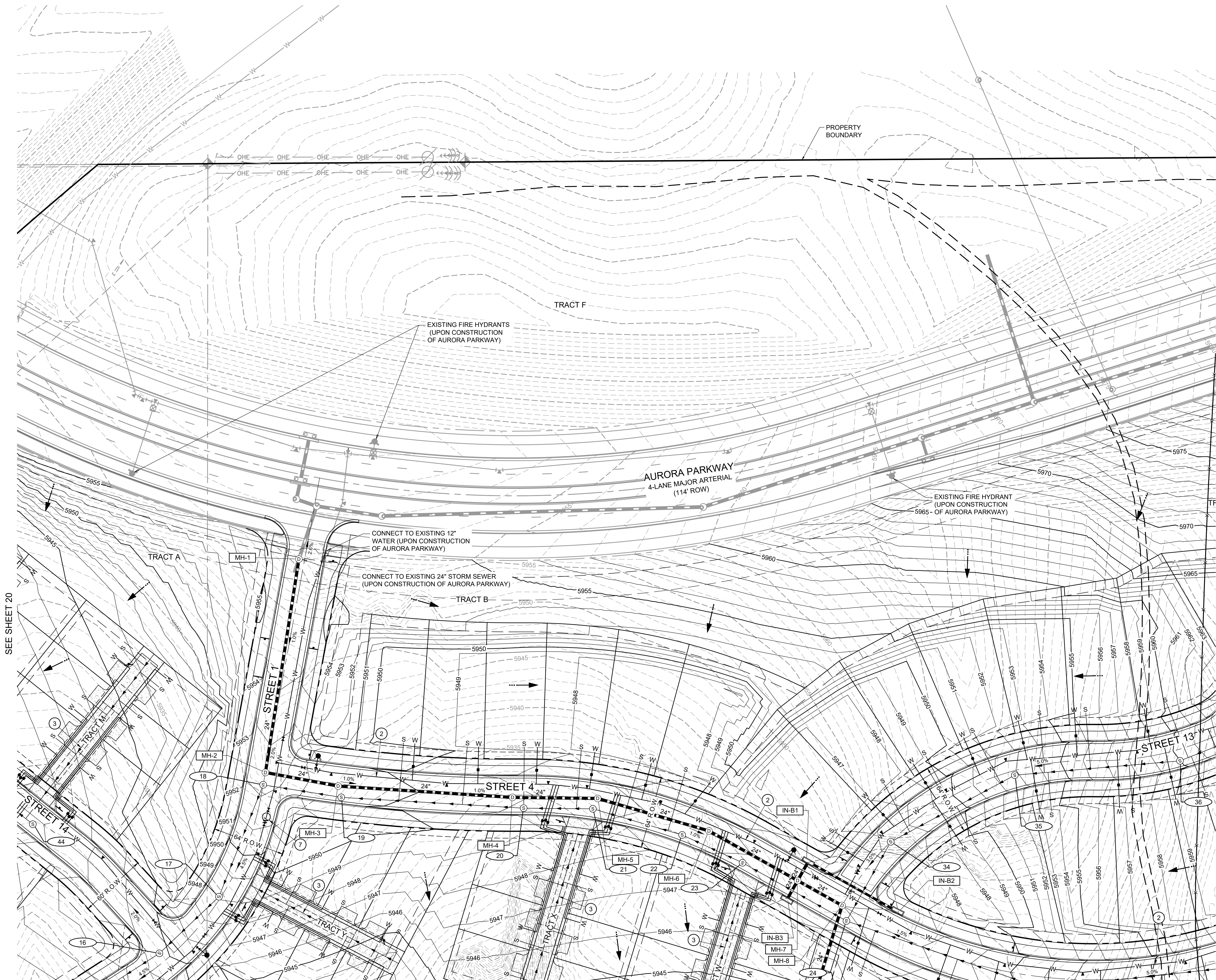
REVISIONS	
#	DATE

PROJECT: KINGS POINT SOUTH - FILING NO. 2	
DRAWING: OVERALL UTILITY PLAN	CLIENT: LENNAR
DESIGNED BY: EMB	SCALE: HORIZ: 1"= 50'
DRAWN BY: STM	SCALE: VERT: NOT APPLICABLE
CHECKED BY: RWL	DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 950
DENVER, CO 80111
P: 720.400.4400
E: RLITTLETON@HGREEN.COM



KINGS POINT SOUTH - PA 5-9



- NOTES**
- 1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - 2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
 - 3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
 - 4. SEE SHEET 02 FOR TYPICAL SECTIONS.
 - 5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
 - 6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 - 7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
 - 8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
 - 9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

- LEGEND**
- ROW LINE ———
- PROPERTY BOUNDARY ———
- EASEMENT - - - - -
- PR. STORM MANHOLE (M)
- PR. STORM INLET (I)
- PR. STORM SEWER (S)
- PR. SANITARY SEWER MANHOLE (S)
- PR. SANITARY SEWER (S)
- PR. WATERMAIN (W)
- PR. SWALE FLOWLINE (W)
- EX. STORM MANHOLE (M)
- EX. STORM INLET (I)
- EX. STORM SEWER (S)
- EX. SANITARY SEWER MANHOLE (S)
- EX. SANITARY SEWER (S)
- EX. WATERMAIN (W)
- EX. FIRE HYDRANT (F)
- PR. SANITARY SERVICE (S)
- PR. WATER SERVICE (W)
- PR. FIRE HYDRANT (F)
- PR. WATER VALVE (V)
- PR. WATER SAMPLING STATION (S)
- BLOCK NUMBER (X)
- PROPOSED ACCESS ROAD (A)
- FLOW ARROW (A)
- STORM MANHOLE CALLOUT (SD-X)
- PHASE LINE (P)
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- FL - ELEVATION AT SWALE FLOWLINE
- TW - FINISHED GRADE ELEVATION AT THE TOP OF WALL
- BW - FINISHED GRADE ELEVATION AT THE BOTTOM OF WALL

- KEYNOTES**
- 1 12" PVC SANITARY SEWER PIPE
 - 2 12" PVC WATERMAIN PIPE
 - 3 6" PVC SANITARY SEWER SERVICE
 - 4 SIDEWALK CHASE
 - 5 SAMPLING STATION
 - 6 PRIVATE RETAINING WALL
 - 7 PRESSURE REGULATING VALVE
- SCALE:** 1" = 40'
- SCALE:** 1" = 40'

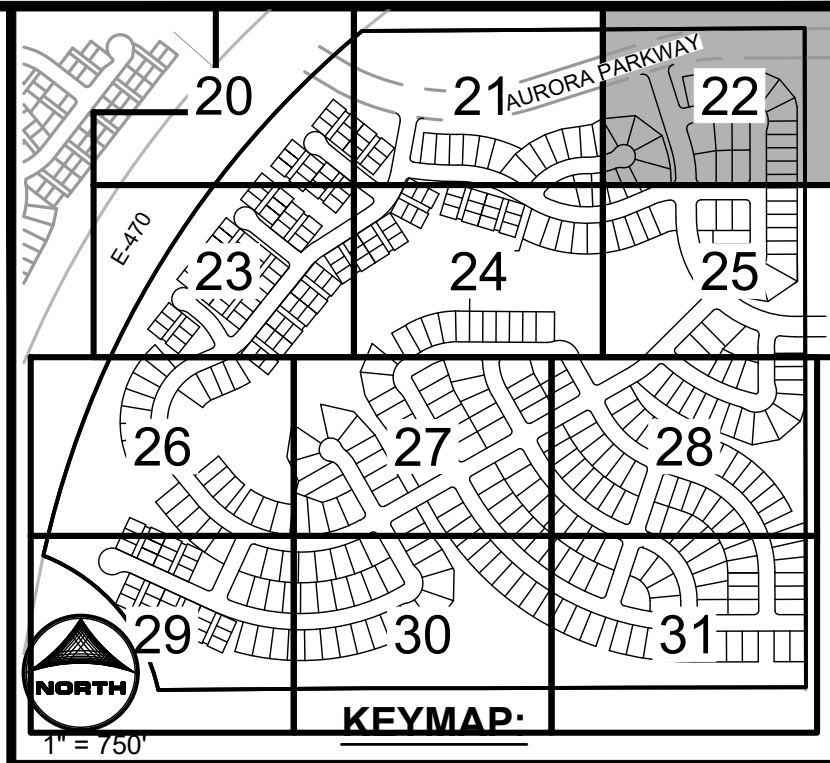
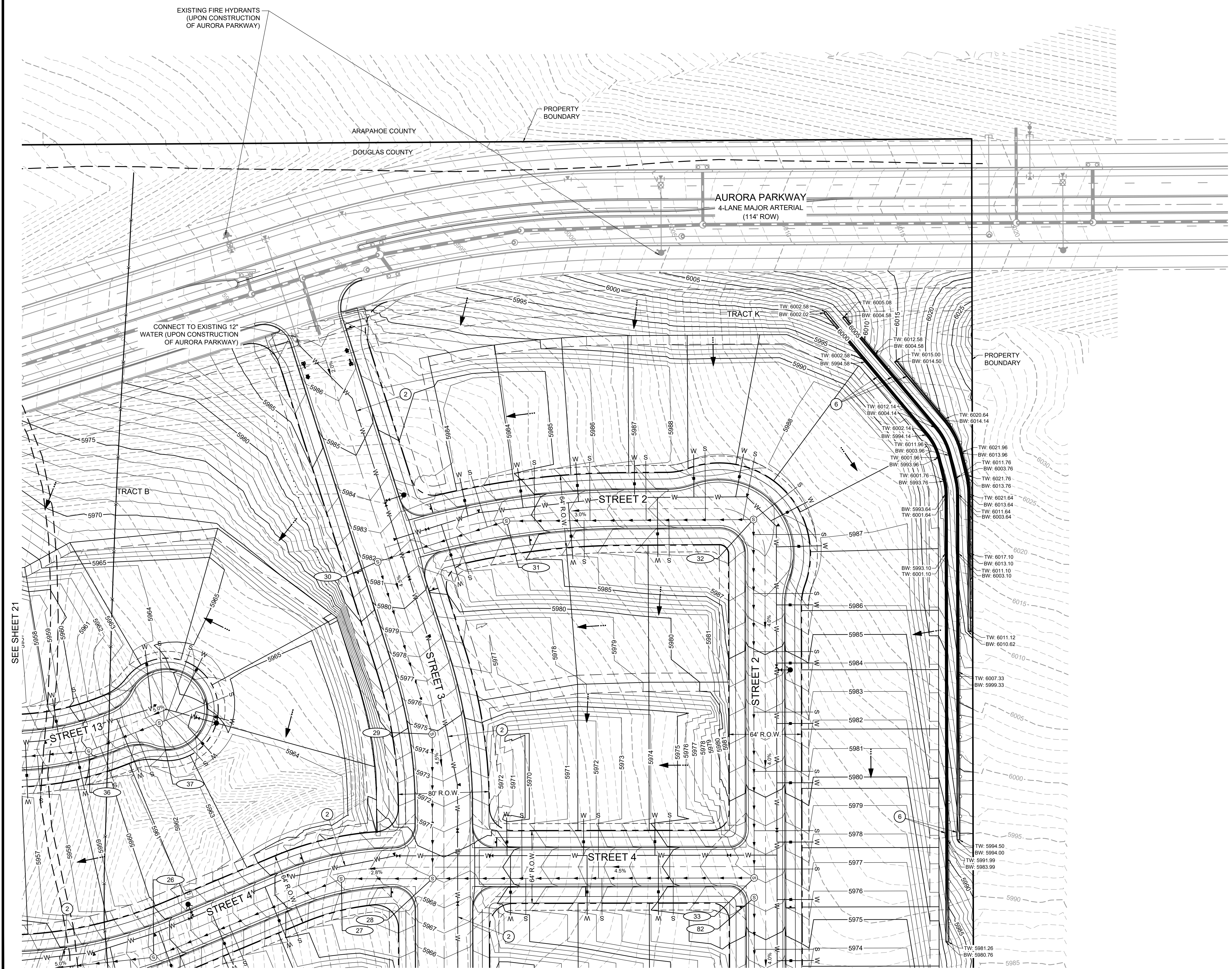
PROJECT:	KINGS POINT SOUTH - FILING NO. 2
DRAWING:	GRADING AND UTILITY PLAN
CLIENT:	LENNAR
DESIGNED BY:	STM
DRAWN BY:	AMC
CHECKED BY:	RWL
DATE:	02-03-2025
SCALE:	HORZ: 1"=40'
SCALE:	VERT: NOT APPLICABLE
DATE:	02-03-2025
PROJECT:	KINGS POINT SOUTH - FILING NO. 2
DRAWING:	GRADING AND UTILITY PLAN
CLIENT:	LENNAR
DESIGNED BY:	STM
DRAWN BY:	AMC
CHECKED BY:	RWL
DATE:	02-03-2025
SCALE:	HORZ: 1"=40'
SCALE:	VERT: NOT APPLICABLE
DATE:	02-03-2025
PROJECT:	KINGS POINT SOUTH - FILING NO. 2
DRAWING:	GRADING AND UTILITY PLAN
CLIENT:	LENNAR
DESIGNED BY:	STM
DRAWN BY:	AMC
CHECKED BY:	RWL
DATE:	02-03-2025
SCALE:	HORZ: 1"=40'
SCALE:	VERT: NOT APPLICABLE
DATE:	02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 900
DENVER, COLORADO 80111
P: 720.400.4499
E: RLITTLETON@HGREEN.COM

HRGreen

2025-02-03 11:21am By: smorton
4\2025\212000\02\GUP2 - Grading\UtilityPlan.dwg

KINGS POINT SOUTH - PA 5-9



- NOTES**
- 1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - 2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
 - 3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
 - 4. SEE SHEET 02 FOR TYPICAL SECTIONS.
 - 5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
 - 6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 - 7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
 - 8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
 - 9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

- LEGEND**
- ROW LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - PR. STORM MANHOLE
 - PR. STORM INLET
 - PR. STORM SEWER
 - PR. SANITARY SEWER MANHOLE
 - PR. SANITARY SEWER
 - PR. WATERMAIN
 - PR. SWALE FLOWLINE
 - EX. STORM MANHOLE
 - EX. STORM INLET
 - EX. STORM SEWER
 - EX. SANITARY SEWER MANHOLE
 - EX. SANITARY SEWER
 - EX. WATERMAIN
 - EX. FIRE HYDRANT
 - PR. SANITARY SERVICE
 - PR. WATER SERVICE
 - PR. FIRE HYDRANT
 - PR. WATER VALVE
 - PR. WATER SAMPLING STATION
 - BLOCK NUMBER
 - PROPOSED ACCESS ROAD
 - FLOW ARROW
 - STORM MANHOLE CALLOUT
 - PHASE LINE
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT
 - FL - ELEVATION AT SWALE FLOWLINE
 - TW - FINISHED GRADE ELEVATION AT THE TOP OF WALL
 - BW - FINISHED GRADE ELEVATION AT THE BOTTOM OF WALL

- KEYNOTES**
- 1 12" PVC SANITARY SEWER PIPE
 - 2 12" PVC WATERMAIN PIPE
 - 3 6" PVC SANITARY SEWER SERVICE
 - 4 SIDEWALK CHASE
 - 5 SAMPLING STATION
 - 6 PRIVATE RETAINING WALL
 - 7 PRESSURE REGULATING VALVE
- Scale:** 1" = 40'

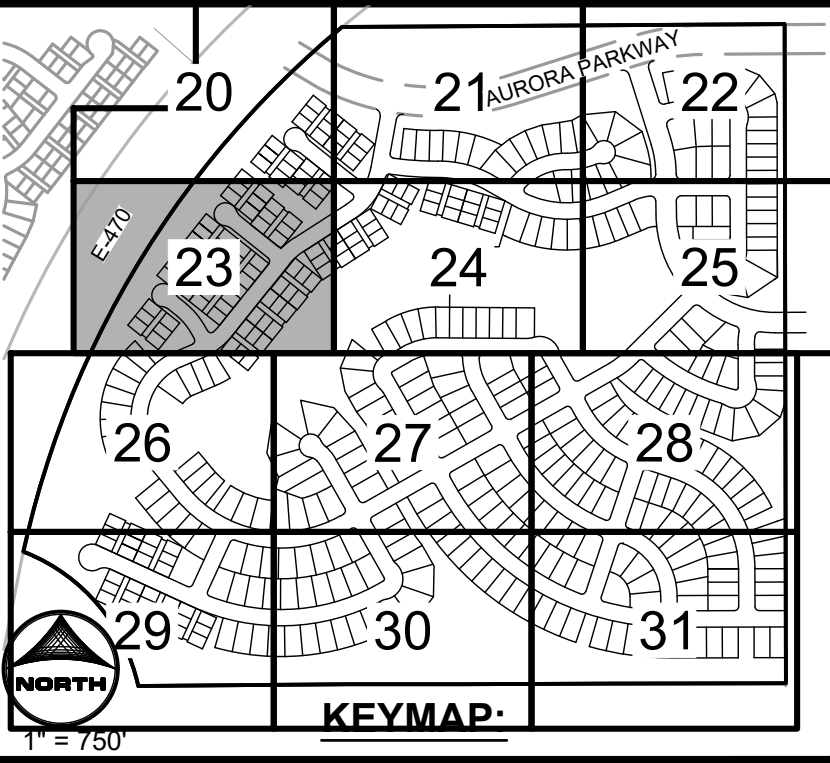
PROJECT:	DRAWING:	CLIENT:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVISIONS
						#
						DATE
KINGS POINT SOUTH - FILING NO. 2						
GRADING AND UTILITY PLAN						
LENNAR						
SCALE: HORIZ. 1"=40'						
SCALE: VERT. NOT APPLICABLE						
DATE: 02-03-2025						
CIVIL ENGINEER: HR GREEN						
ATTN: RYAN LITTLETON PE						
5613 DTC PARKWAY, SUITE 950						
DENVER, COLORADO 80111						
P: 720.602.4869						
E: RLITTLETON@HGREEN.COM						
SHEET NUMBER						
GUP3						
SHEET 22 OF 53						
PROJECT NO. 212000.02						

KINGS POINT SOUTH - PA 5-9

SEE SHEET 20



SEE SHEET 26



NOTES

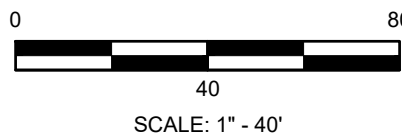
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 02 FOR TYPICAL SECTIONS.
5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

LEGEND

- ROW LINE ————
- PROPERTY BOUNDARY ————
- EASEMENT - - - - -
- PR. STORM MANHOLE (S)
- PR. STORM INLET (I)
- PR. STORM SEWER (S)
- PR. SANITARY SEWER MANHOLE (S)
- PR. SANITARY SEWER (S)
- PR. WATERMAIN (W)
- PR. SWALE FLOWLINE (S)
- EX. STORM MANHOLE (S)
- EX. STORM INLET (I)
- EX. STORM SEWER (S)
- EX. SANITARY SEWER MANHOLE (S)
- EX. SANITARY SEWER (S)
- EX. WATERMAIN (W)
- EX. FIRE HYDRANT (F)
- PR. SANITARY SERVICE (S)
- PR. WATER SERVICE (W)
- PR. FIRE HYDRANT (F)
- PR. WATER VALVE (V)
- PR. WATER SAMPLING STATION (S)
- BLOCK NUMBER (X)
- PROPOSED ACCESS ROAD (S)
- FLOW ARROW (S)
- STORM MANHOLE CALLOUT (SD-X)
- PHASE LINE (S)
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- FL - ELEVATION AT SWALE FLOWLINE
- TW - FINISHED GRADE ELEVATION AT THE TOP OF WALL
- BW - FINISHED GRADE ELEVATION AT THE BOTTOM OF WALL

KEYNOTES

- 1 12" PVC SANITARY SEWER PIPE
- 2 12" PVC WATERMAIN PIPE
- 3 6" PVC SANITARY SEWER SERVICE
- 4 SIDEWALK CHASE
- 5 SAMPLING STATION
- 6 PRIVATE RETAINING WALL
- 7 PRESSURE REGULATING VALVE



REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH - FILING NO. 2

DRAWING: GRADING AND UTILITY PLAN

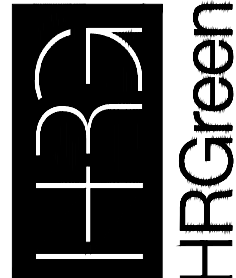
CLIENT: LENNAR

DESIGNED BY: STM
DRAWN BY: AMC
CHECKED BY: RWL

SCALE: HORIZ: 1"=40'
VERT: NOT APPLICABLE

DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 950
DENVER, COLORADO 80111
P: 720.609.4569
E: RLITTLETON@HGREEN.COM



SHEET NUMBER

GUP4

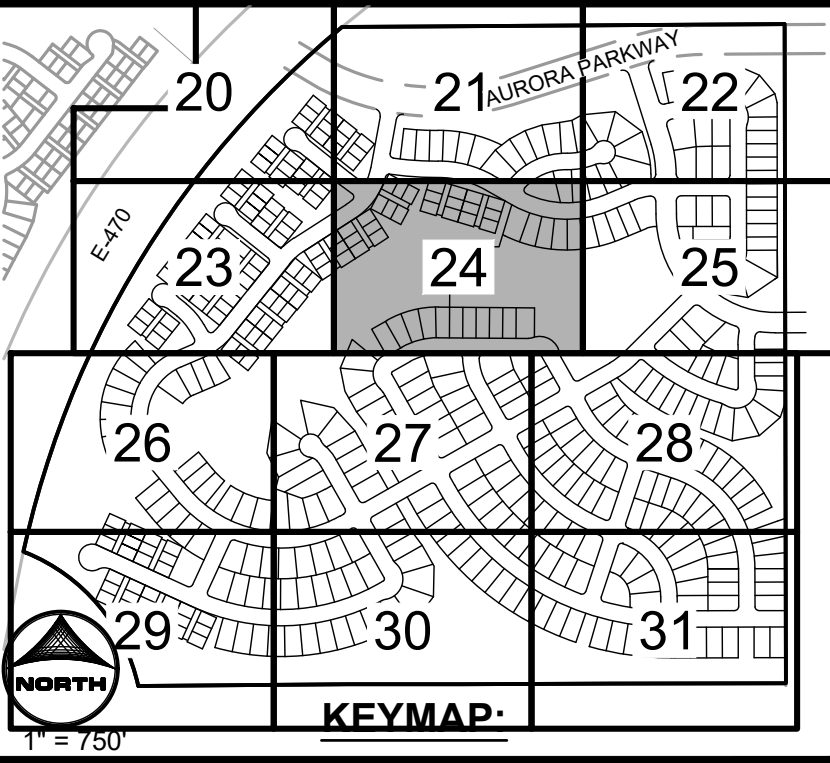
SHEET 23 OF 53
PROJECT NO. 212000.02

KINGS POINT SOUTH - PA 5-9

SEE SHEET 21



SEE SHEET 27



NOTES

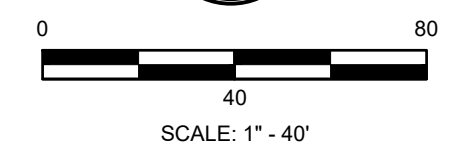
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 02 FOR TYPICAL SECTIONS.
5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

LEGEND

- ROW LINE
- PROPERTY BOUNDARY
- EASEMENT
- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. WATERMAIN
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER
- EX. WATERMAIN
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE
- PR. WATER SERVICE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER SAMPLING STATION
- BLOCK NUMBER
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT
- PHASE LINE
- U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
FL - ELEVATION AT SWALE FLOWLINE
TW - FINISHED GRADE ELEVATION AT THE TOP OF WALL
BW - FINISHED GRADE ELEVATION AT THE BOTTOM OF WALL

KEYNOTES

- 1 12" PVC SANITARY SEWER PIPE
- 2 12" PVC WATERMAIN PIPE
- 3 6" PVC SANITARY SEWER SERVICE
- 4 SIDEWALK CHASE
- 5 SAMPLING STATION
- 6 PRIVATE RETAINING WALL
- 7 PRESSURE REGULATING VALVE



REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH - FILING NO. 2

DRAWING: GRADING AND UTILITY PLAN

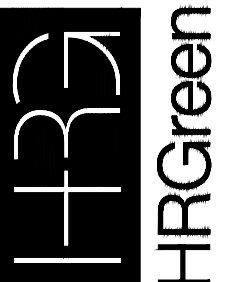
CLIENT: LENNAR

DESIGNED BY: STM SCALE: HORIZ: 1"=40'

DRAWN BY: AMC SCALE: VERT: NOT APPLICABLE

CHECKED BY: RWL DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 900
DENVER, COLORADO 80111
P: 720.400.4600
E: RLITTLETON@HGREEN.COM

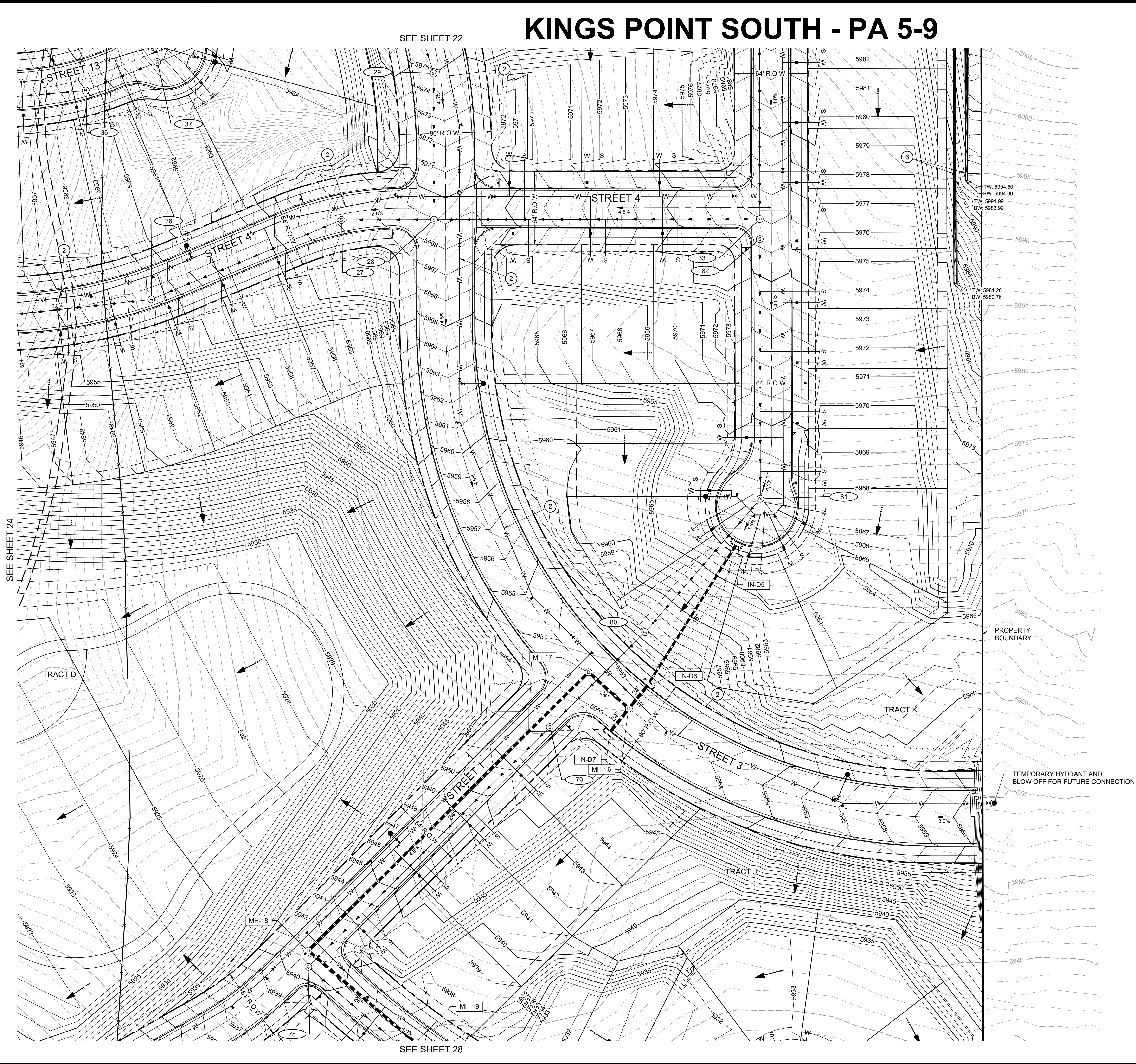


SHEET NUMBER

GUP5

SHEET 24 OF 53
PROJECT NO. 212000.02

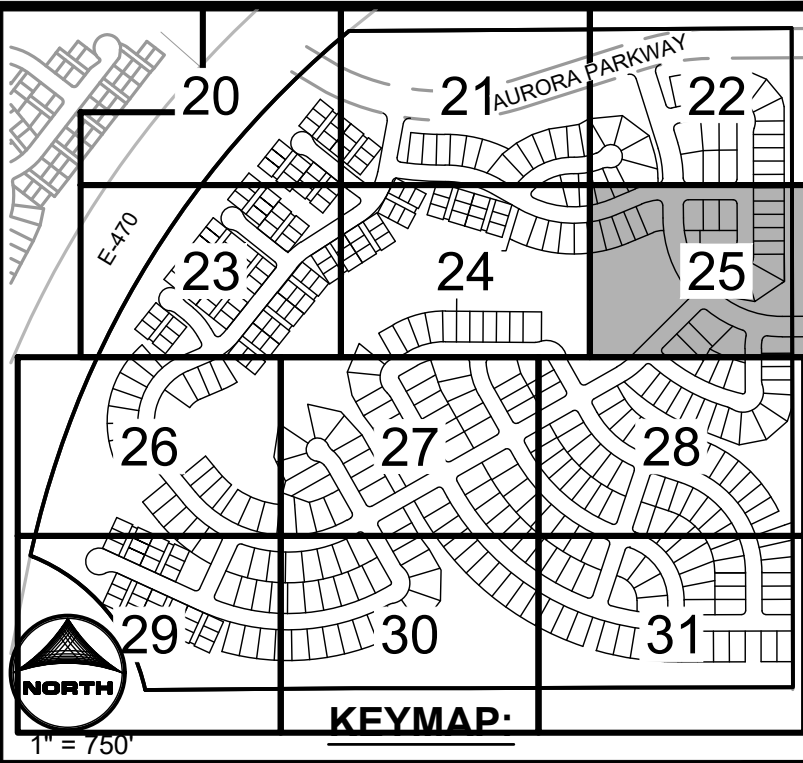
2025-02-03 11:22am By: smorton
4\\2021\\212000\\02\\GUP6\\GUP6-Grading\\UtilityPlan.dwg



SEE SHEET 22

SEE SHEET 28

KINGS POINT SOUTH - PA 5-9



NOTES

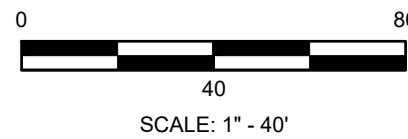
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 02 FOR TYPICAL SECTIONS.
5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

LEGEND

- ROW LINE
- PROPERTY BOUNDARY
- EASEMENT
- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. WATERMAIN
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER
- EX. WATERMAIN
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE
- PR. WATER SERVICE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER SAMPLING STATION
- BLOCK NUMBER
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT
- PHASE LINE
- U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
FL - ELEVATION AT SWALE FLOWLINE
TW - FINISHED GRADE ELEVATION AT THE TOP OF WALL
BW - FINISHED GRADE ELEVATION AT THE BOTTOM OF WALL

KEYNOTES

- 1 12" PVC SANITARY SEWER PIPE
- 2 12" PVC WATERMAIN PIPE
- 3 6" PVC SANITARY SEWER SERVICE
- 4 SIDEWALK CHASE
- 5 SAMPLING STATION
- 6 PRIVATE RETAINING WALL
- 7 PRESSURE REGULATING VALVE



REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH - FILING NO. 2

DRAWING: GRADING AND UTILITY PLAN

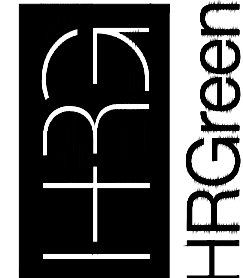
CLIENT: LENNAR

DESIGNED BY: STM SCALE: HORIZ: 1"=40'

DRAWN BY: AMC SCALE: VERT: NOT APPLICABLE

CHECKED BY: RWL DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 900
DENVER, CO 80111
P: 720.400.4800
E: RLITTLETON@HGREEN.COM



SHEET NUMBER

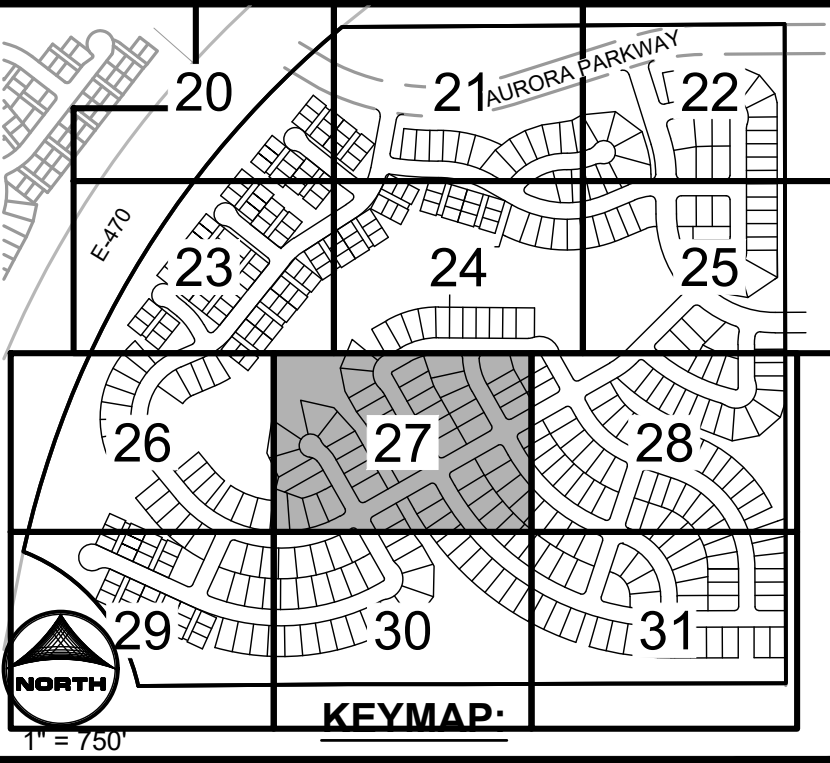
GUP6

SHEET 25 OF 53
PROJECT NO. 212000.02

KINGS POINT SOUTH - PA 5-9

SEE SHEET 23

SEE SHEET 24



- NOTES**
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
 4. SEE SHEET 02 FOR TYPICAL SECTIONS.
 5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
 6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
 8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
 9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

- LEGEND**
- ROW LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - PR. STORM MANHOLE
 - PR. STORM INLET
 - PR. STORM SEWER
 - PR. SANITARY SEWER MANHOLE
 - PR. SANITARY SEWER
 - PR. WATERMAIN
 - PR. SWALE FLOWLINE
 - EX. STORM MANHOLE
 - EX. STORM INLET
 - EX. STORM SEWER
 - EX. SANITARY SEWER MANHOLE
 - EX. SANITARY SEWER
 - EX. WATERMAIN
 - EX. FIRE HYDRANT
 - PR. SANITARY SERVICE
 - PR. WATER SERVICE
 - PR. FIRE HYDRANT
 - PR. WATER VALVE
 - PR. WATER SAMPLING STATION
 - BLOCK NUMBER
 - PROPOSED ACCESS ROAD
 - FLOW ARROW
 - STORM MANHOLE CALLOUT
 - PHASE LINE
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT
 - FL - ELEVATION AT SWALE FLOWLINE
 - TW - FINISHED GRADE ELEVATION AT THE TOP OF WALL
 - BW - FINISHED GRADE ELEVATION AT THE BOTTOM OF WALL

- KEYNOTES**
- 1 12" PVC SANITARY SEWER PIPE
 - 2 12" PVC WATERMAIN PIPE
 - 3 6" PVC SANITARY SEWER SERVICE
 - 4 SIDEWALK CHASE
 - 5 SAMPLING STATION
 - 6 PRIVATE RETAINING WALL
 - 7 PRESSURE REGULATING VALVE
- SCALE: 1" = 40'

PROJECT: KINGS POINT SOUTH - FILING NO. 2		DRAWING: GRADING AND UTILITY PLAN		CLIENT: LENNAR		DESIGNED BY: STM		DRAWN BY: AMC		CHECKED BY: RWL	
DATE: 02-03-2025		SCALE: HORIZ: 1"=40'		SCALE: VERT: NOT APPLICABLE		DATE: 02-03-2025		DATE: 02-03-2025		DATE: 02-03-2025	

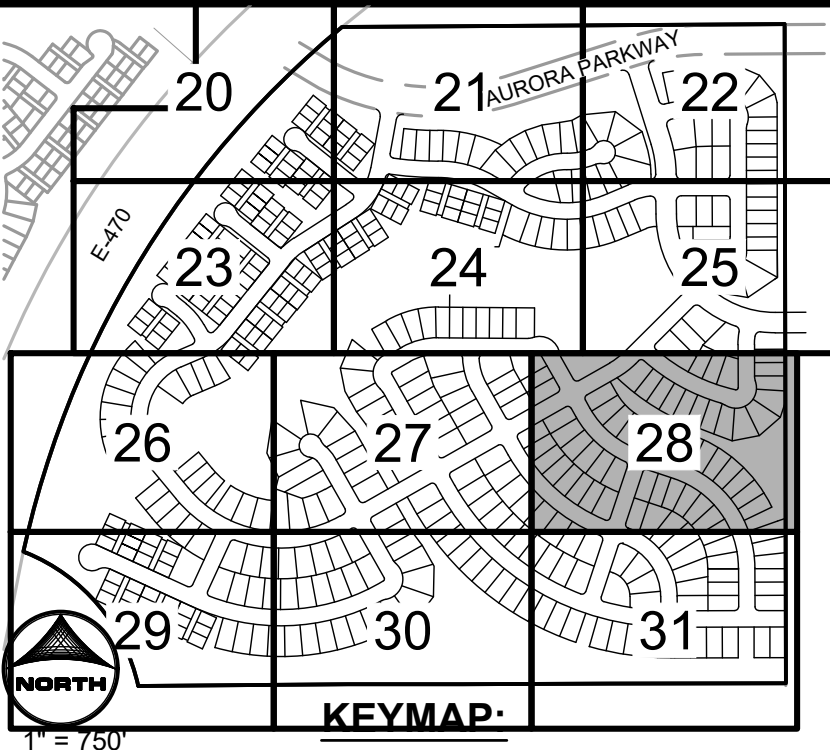
CIVIL ENGINEER: HR GREEN
 ATTN: RYAN LITTLETON, FE
 5613 DTC PARKWAY, SUITE 900
 P.O. BOX 4499
 E: RLITTLETON@HGREEN.COM

HRGreen

SHEET NUMBER
GUP8

SHEET 27 OF 53
 PROJECT NO. 212000.02

KINGS POINT SOUTH - PA 5-9



- NOTES**
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
 4. SEE SHEET 02 FOR TYPICAL SECTIONS.
 5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
 6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
 8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
 9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

- LEGEND**
- ROW LINE
- PROPERTY BOUNDARY
- EASEMENT
- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. WATERMAIN
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER
- EX. WATERMAIN
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE
- PR. WATER SERVICE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER SAMPLING STATION
- BLOCK NUMBER
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT
- PHASE LINE
- U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
FL - ELEVATION AT SWALE FLOWLINE
TW - FINISHED GRADE ELEVATION AT THE TOP OF WALL
BW - FINISHED GRADE ELEVATION AT THE BOTTOM OF WALL

- KEYNOTES**
- 1 12" PVC SANITARY SEWER PIPE
 - 2 12" PVC WATERMAIN PIPE
 - 3 6" PVC SANITARY SEWER SERVICE
 - 4 SIDEWALK CHASE
 - 5 SAMPLING STATION
 - 6 PRIVATE RETAINING WALL
 - 7 PRESSURE REGULATING VALVE
-
- SCALE: 1" = 40'

PROJECT:	KINGS POINT SOUTH - FILING NO. 2
DRAWING:	GRADING AND UTILITY PLAN
CLIENT:	LENNAR
DESIGNED BY:	STM
DRAWN BY:	AMC
CHECKED BY:	RWL
DATE:	02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, FE
5613 DTC PARKWAY, SUITE 900
DENVER, CO 80111
P: 720.609.4869
E: RLITTLETON@HGREEN.COM

H3Green

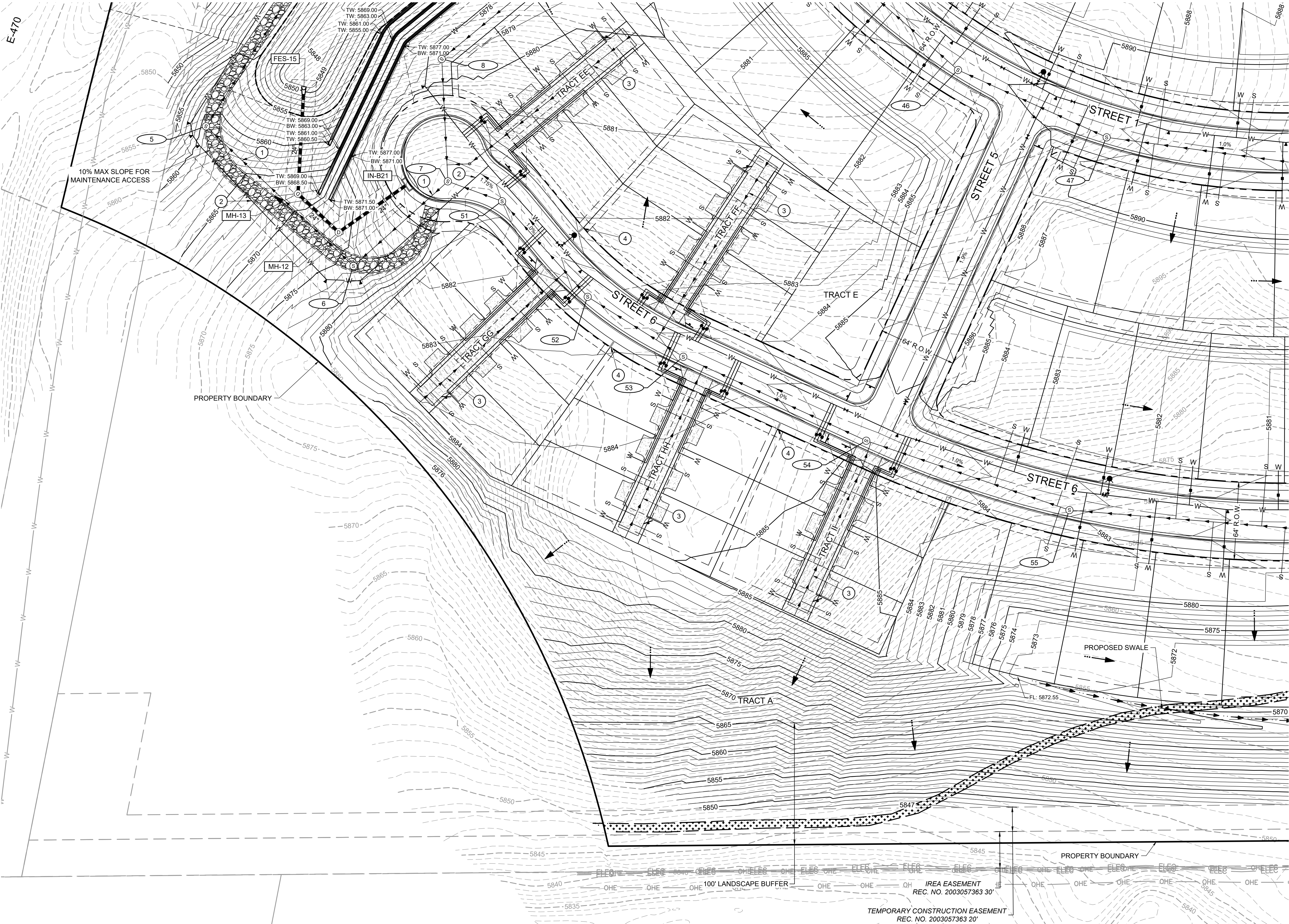
SHEET NUMBER
GUP9

SHEET 28 OF 53
PROJECT NO. 212000.02

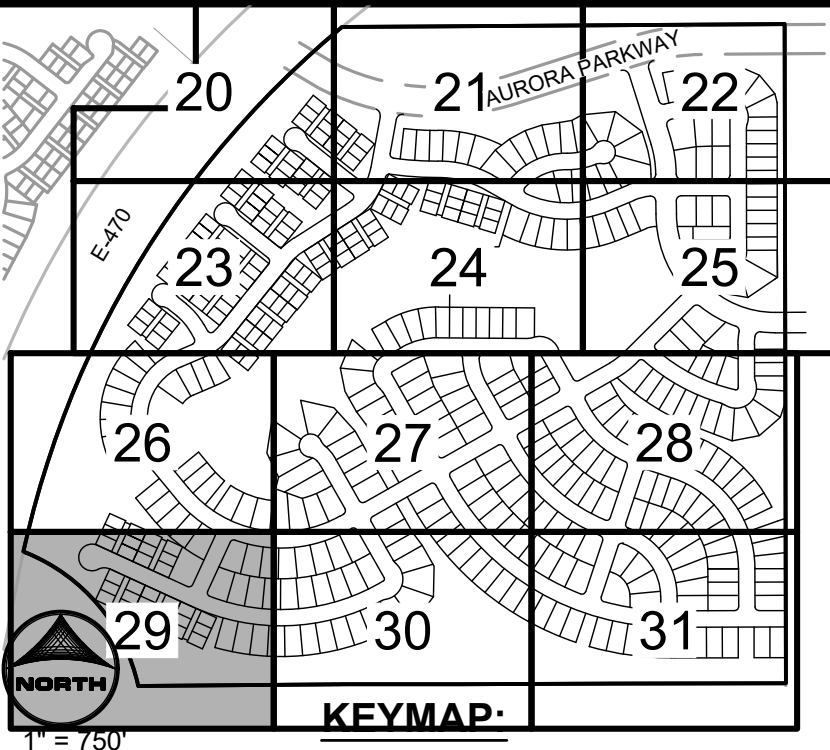
2025-02-03 11:22am By: smorton
J:\2021\212000\02\020\Drawings\Grading\UtilityPlan.dwg

SEE SHEET 26

KINGS POINT SOUTH - PA 5-9



SEE SHEET 30



NOTES

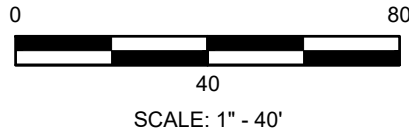
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 02 FOR TYPICAL SECTIONS.
5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

LEGEND

- ROW LINE
- PROPERTY BOUNDARY
- EASEMENT
- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. WATERMAIN
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER
- EX. WATERMAIN
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE
- PR. WATER SERVICE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER SAMPLING STATION
- BLOCK NUMBER
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT
- PHASE LINE
- U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
FL - ELEVATION AT SWALE FLOWLINE
TW - FINISHED GRADE ELEVATION AT THE TOP OF WALL
BW - FINISHED GRADE ELEVATION AT THE BOTTOM OF WALL

KEYNOTES

- 1 12" PVC SANITARY SEWER PIPE
- 2 12" PVC WATERMAIN PIPE
- 3 6" PVC SANITARY SEWER SERVICE
- 4 SIDEWALK CHASE
- 5 SAMPLING STATION
- 6 PRIVATE RETAINING WALL
- 7 PRESSURE REGULATING VALVE



REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH - FILING NO. 2

DRAWING: GRADING AND UTILITY PLAN

CLIENT: LENNAR

DESIGNED BY: STM SCALE: HORIZ: 1"=40'
DRAWN BY: AMC VERT: NOT APPLICABLE
CHECKED BY: RWL DATE: 02-03-2025

CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON PE
5613 DTC PARKWAY, SUITE 900
DENVER, CO 80111
P: 720.402.4469
E: RLITTLETON@HGREEN.COM



SHEET NUMBER

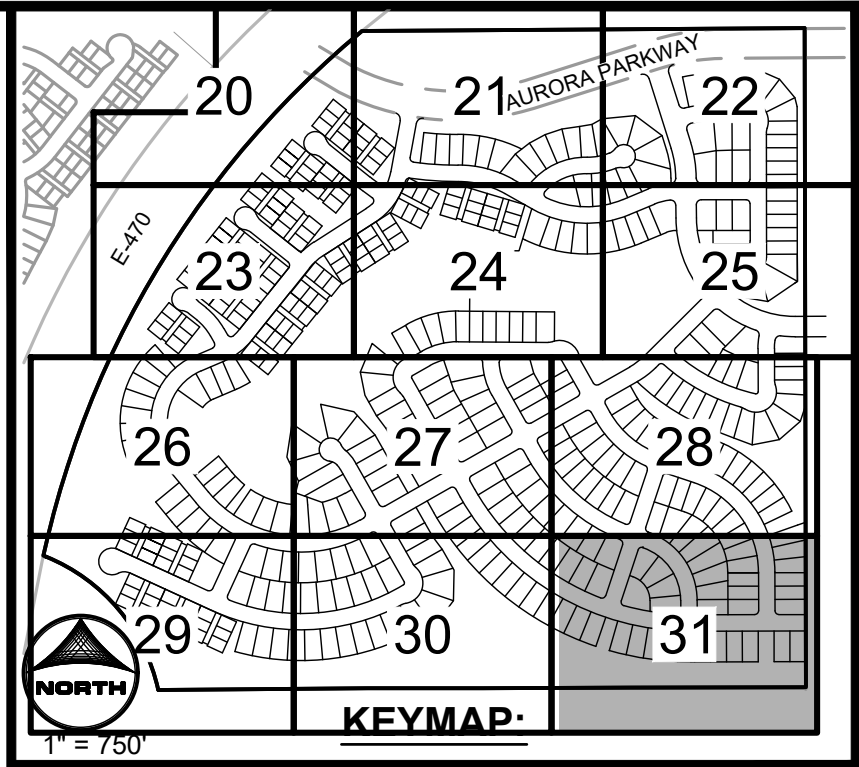
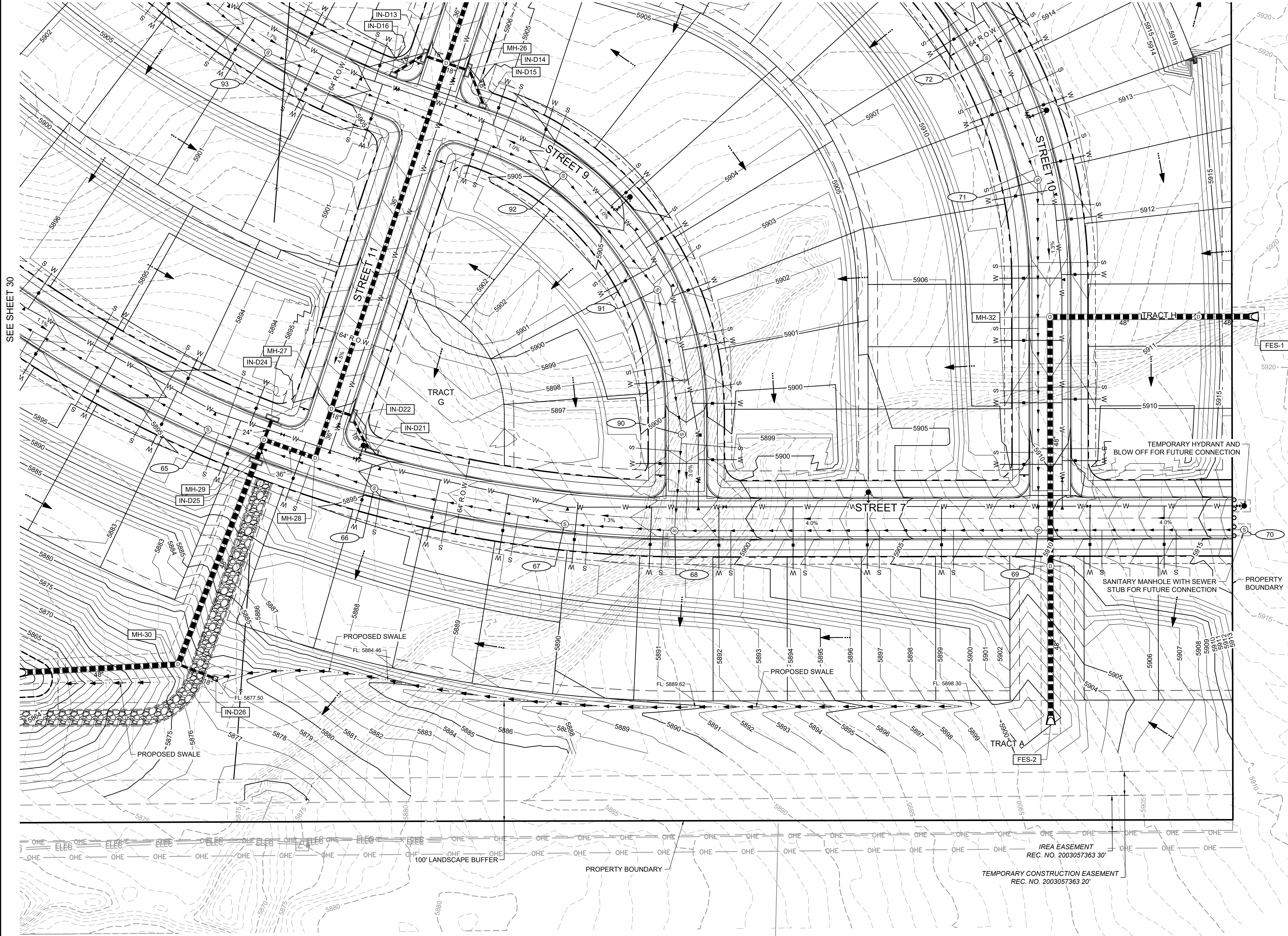
GUP10

SHEET 29 OF 53
PROJECT NO. 212000.02

2025-02-03 11:22am By: smorton
4/2/2021 12:00:02 PM C:\Users\smorton\OneDrive\Projects\Grading\UtilityPlan.dwg

SEE SHEET 28

KINGS POINT SOUTH - PA 5-9



NOTES

1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 02 FOR TYPICAL SECTIONS.
5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

LEGEND

- ROW LINE
- PROPERTY BOUNDARY
- EASEMENT
- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. WATERMAIN
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER
- EX. WATERMAIN
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE
- PR. WATER SERVICE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER SAMPLING STATION
- BLOCK NUMBER
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT
- PHASE LINE
- U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
FL - ELEVATION AT SWALE FLOWLINE
TW - FINISHED GRADE ELEVATION AT THE TOP OF WALL
BW - FINISHED GRADE ELEVATION AT THE BOTTOM OF WALL

KEYNOTES

- 1 12" PVC SANITARY SEWER PIPE
- 2 12" PVC WATERMAIN PIPE
- 3 6" PVC SANITARY SEWER SERVICE
- 4 SIDEWALK CHASE
- 5 SAMPLING STATION
- 6 PRIVATE RETAINING WALL
- 7 PRESSURE REGULATING VALVE



0 40 80
SCALE: 1" = 40'

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH - FILING NO. 2

DRAWING: GRADING AND UTILITY PLAN

CLIENT: LENNAR

DESIGNED BY: STM SCALE: HORIZ: 1"=40'

DRAWN BY: AMC SCALE: VERT: NOT APPLICABLE

CHECKED BY: RWL DATE: 02-03-2025

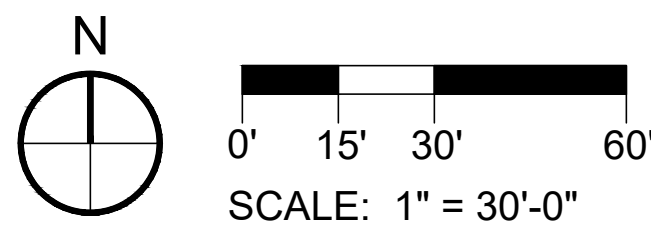
CIVIL ENGINEER: HR GREEN
ATTN: RYAN LITTLETON, PE
5613 DTC PARKWAY, SUITE 900
DENVER, CO 80111
P: 720.609.4899
E: RLITTLETON@HGREEN.COM



SHEET NUMBER

GUP12

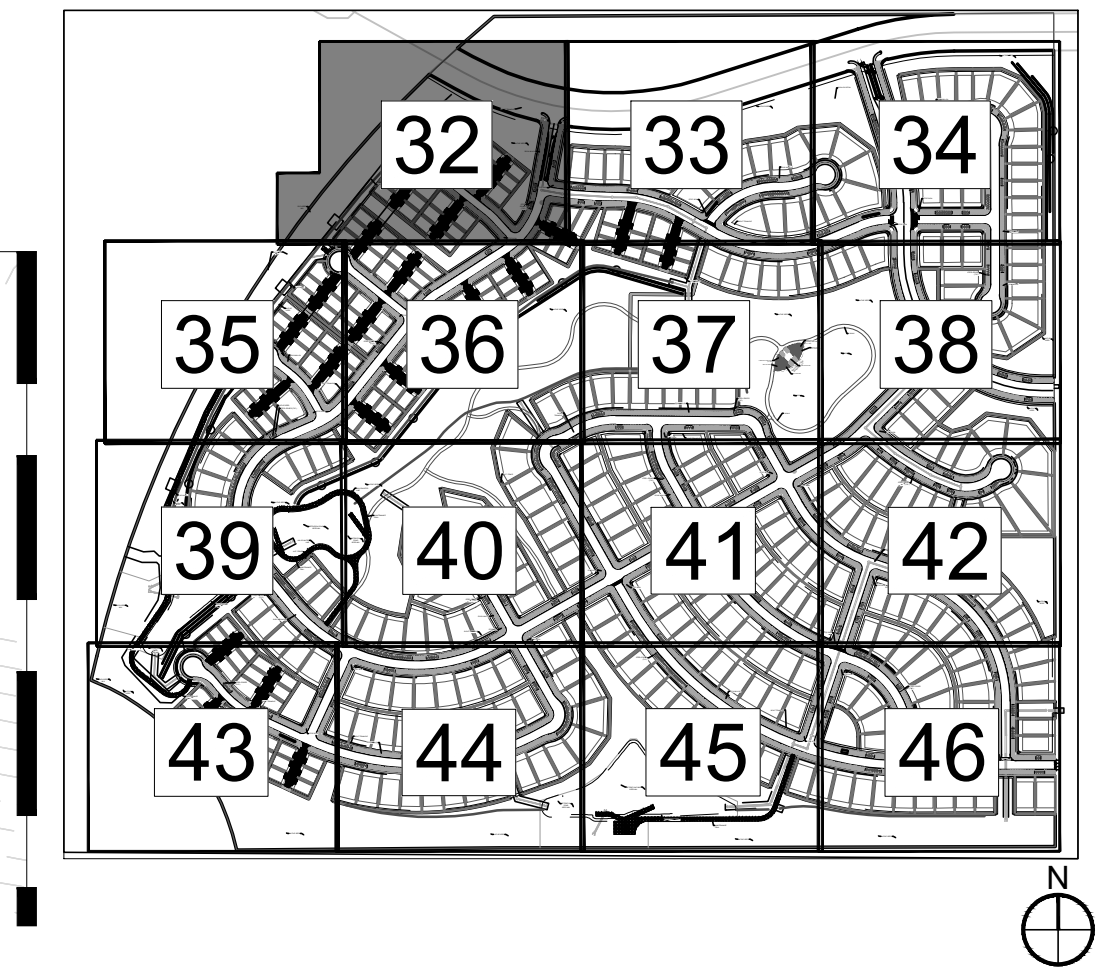
SHEET 31 OF 53
PROJECT NO. 212000.02



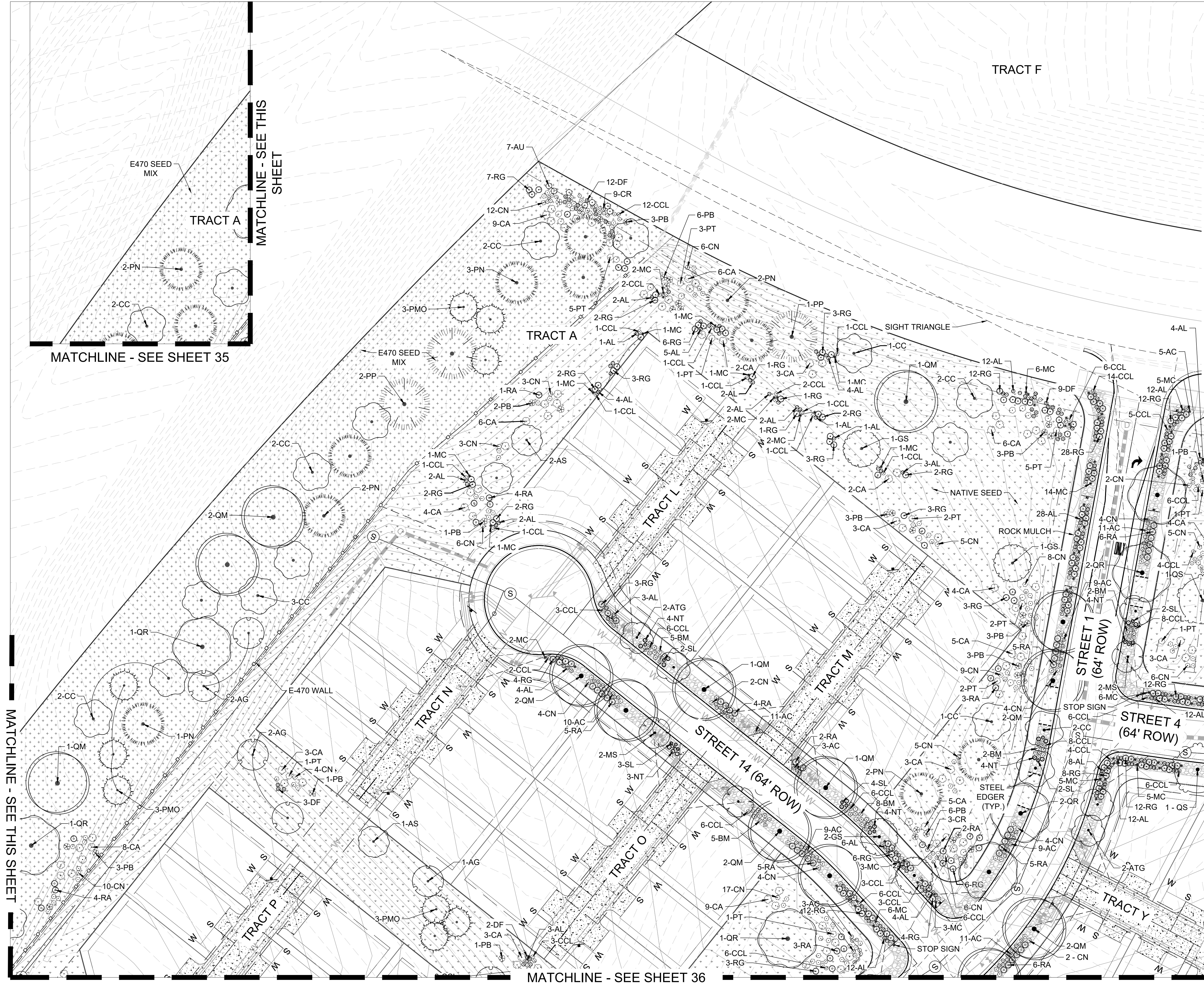
KINGS POINT SOUTH - PA 5-9

LANDSCAPE PLAN

KEY MAP



NOT FOR
CONSTRUCTION



LEGEND

- PROPERTY LINE
- ROW LINE
- LOT LINE
- UTILITY EASEMENT
- GAS EASEMENT
- DRAINAGE EASEMENT
- ACCESS & UTILITY EASEMENT
- SIGHT TRIANGLE
- LANDSCAPE SIGHT TRIANGLE
- WATER LINE
- SEWER LINE
- 100-YR WATER LINE
- MULCH
- NATIVE SEED LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT SEED MIX
- POURED-IN-PLACE PLAY SURFACING
- SOD
- STEEL EDGING
- HANDRAIL
- 4 HT. FENCE
- E470 WALL
- RETAINING WALL
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- DOG WASTE STATION
- FIRE HYDRANT
- STOP SIGN

REVISIONS

DATE

#

KINGS POINT SOUTH

LANDSCAPE PLAN

LENAR

SCALE: 1" = 30'

DESIGNED BY: TF

DRAWN BY: GB

CHECKED BY: CK

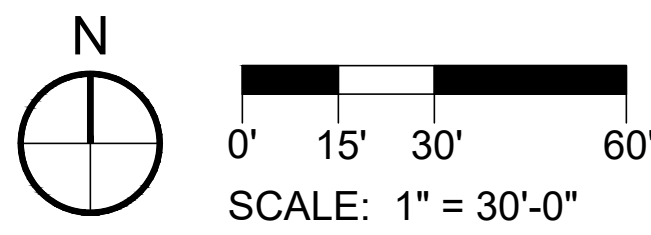
PLANNER/LANDSCAPE ARCHITECT:
THE ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303-770-7201



SHEET NUMBER

L1

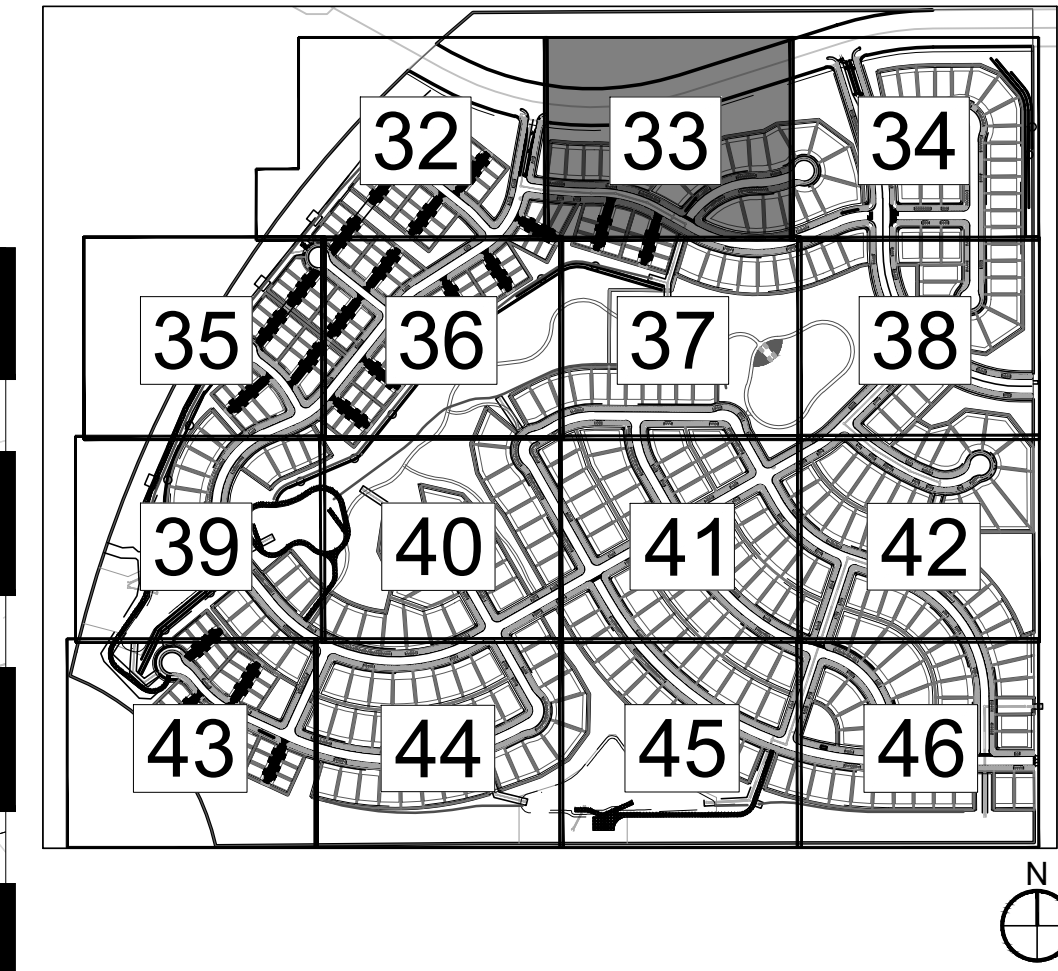
SHEET 32 OF 53
PROJECT NO. 8677-001



KINGS POINT SOUTH - PA 5-9

LANDSCAPE PLAN

KEY MAP



NOT FOR
CONSTRUCTION

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH

LANDSCAPE PLAN

CLIENT: LENNAR

DESIGNED BY: TF

DRAWN BY: GB

CHECKED BY: CK

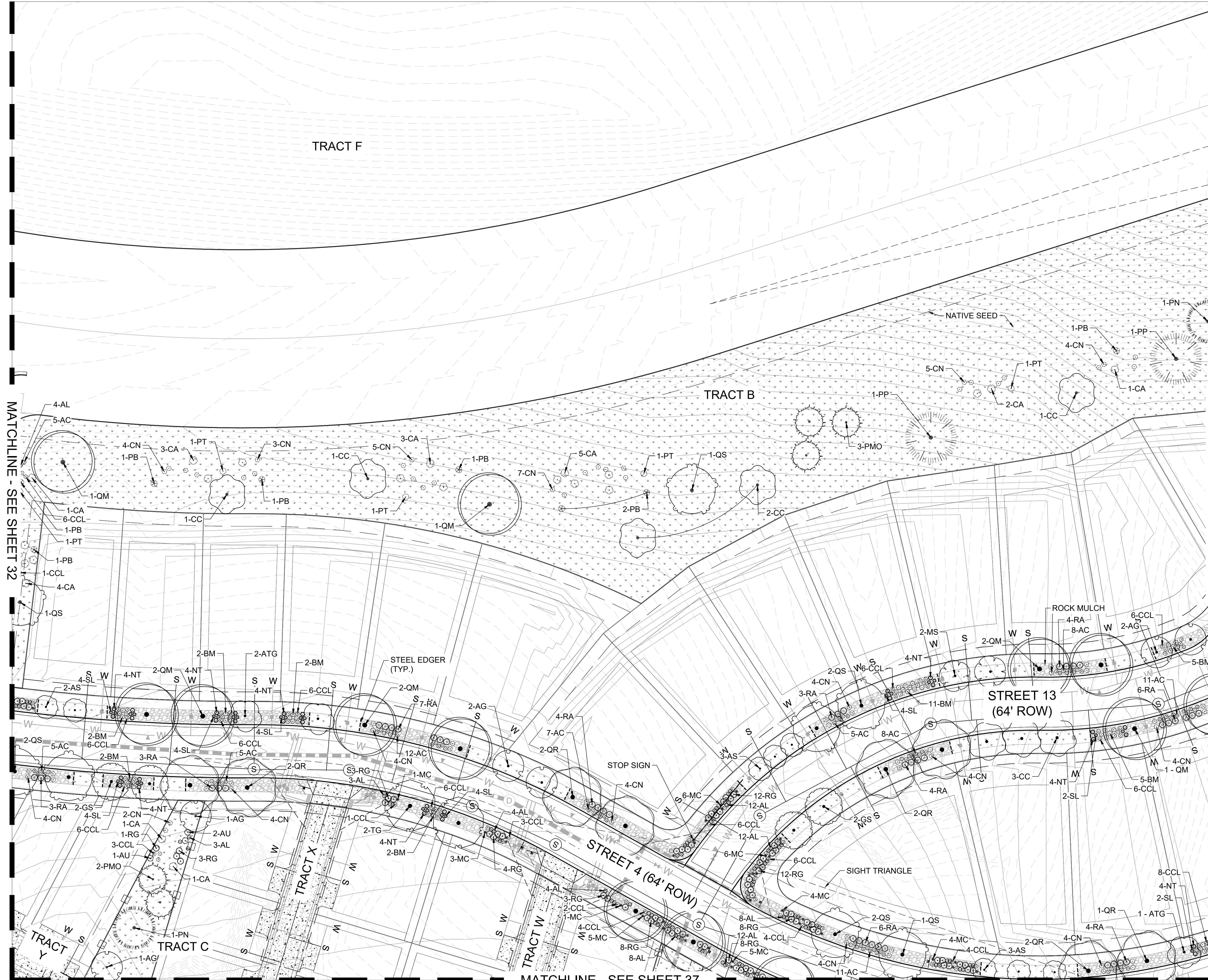
PLANNER/LANDSCAPE ARCHITECT:
THE ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303-770-7201



SHEET NUMBER

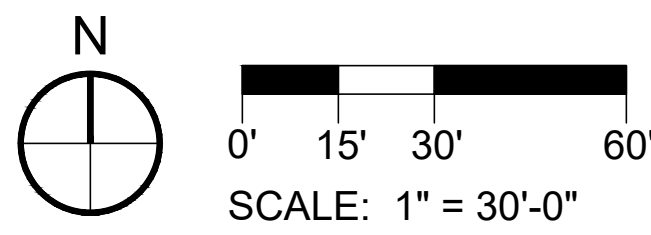
L2

SHEET 33 OF 53
PROJECT NO. 8677-001



LEGEND

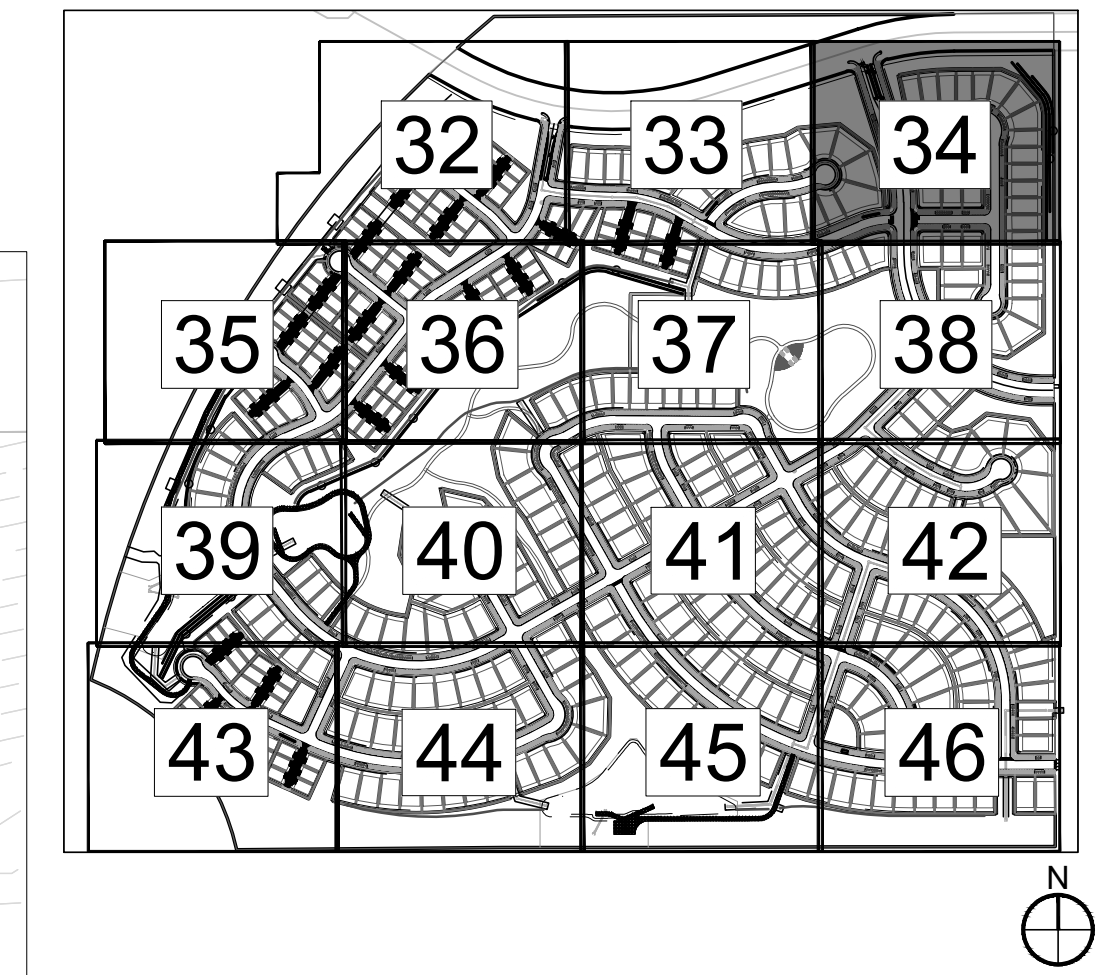
- PROPERTY LINE
- ROW LINE
- LOT LINE
- UTILITY EASEMENT
- GAS EASEMENT
- DRAINAGE EASEMENT
- ACCESS & UTILITY EASEMENT
- SIGHT TRIANGLE
- LANDSCAPE
- SIGHT TRIANGLE
- WATER LINE
- SEWER LINE
- 100-YR WATER LINE
- MULCH
- NATIVE SEED
LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT
SEED MIX
- POURED-IN-PLACE
PLAY SURFACING
- SOD
- STEEL EDGING
- HANDRAIL
- 4 HT. FENCE
- E470 WALL
- RETAINING WALL
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- DOG WASTE STATION
- FIRE HYDRANT
- STOP SIGN



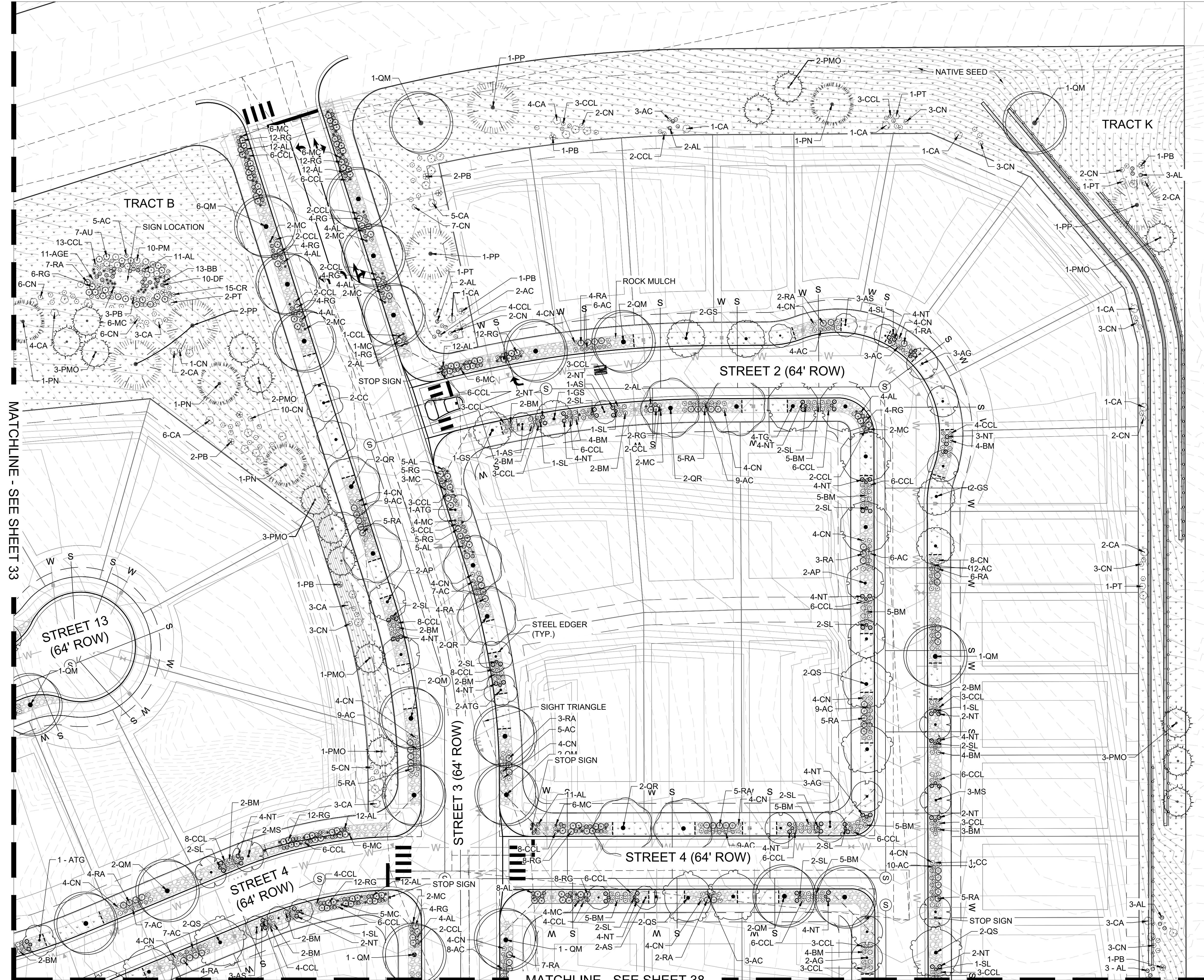
KINGS POINT SOUTH - PA 5-9

LANDSCAPE PLAN

KEY MAP



NOT FOR
CONSTRUCTION



LEGEND

- PROPERTY LINE
- ROW LINE
- LOT LINE
- UTILITY EASEMENT
- GAS EASEMENT
- DRAINAGE EASEMENT
- ACCESS & UTILITY EASEMENT
- SIGHT TRIANGLE
- LANDSCAPE SIGHT TRIANGLE
- WATER LINE
- SEWER LINE
- 100-YR WATER LINE
- MULCH
- NATIVE SEED LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT SEED MIX
- POURED-IN-PLACE PLAY SURFACING
- SOD
- STEEL EDGING
- HANDRAIL
- 4 HT. FENCE
- E470 WALL
- RETAINING WALL
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- DOG WASTE STATION
- FIRE HYDRANT
- STOP SIGN

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH

LANDSCAPE PLAN

LENNA

SCALE: 1" = 30'

HORZ: N/A

VERT: N/A

DATE: 02-05-2025

PLANNER/LANDSCAPE ARCHITECT:
THE ASSOCIATES, INC.
GREENWOOD VILLAGE, CO 80111
P: 303-770-7201



SHEET NUMBER

L3

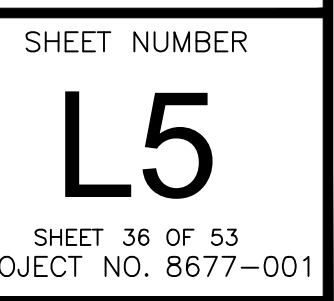
SHEET 34 OF 53
PROJECT NO. 8677-001

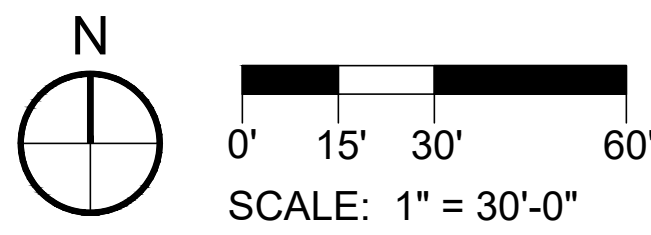


SHEET NUMBER

L4

SHEET 35 OF 53
PROJECT NO. 8677-001

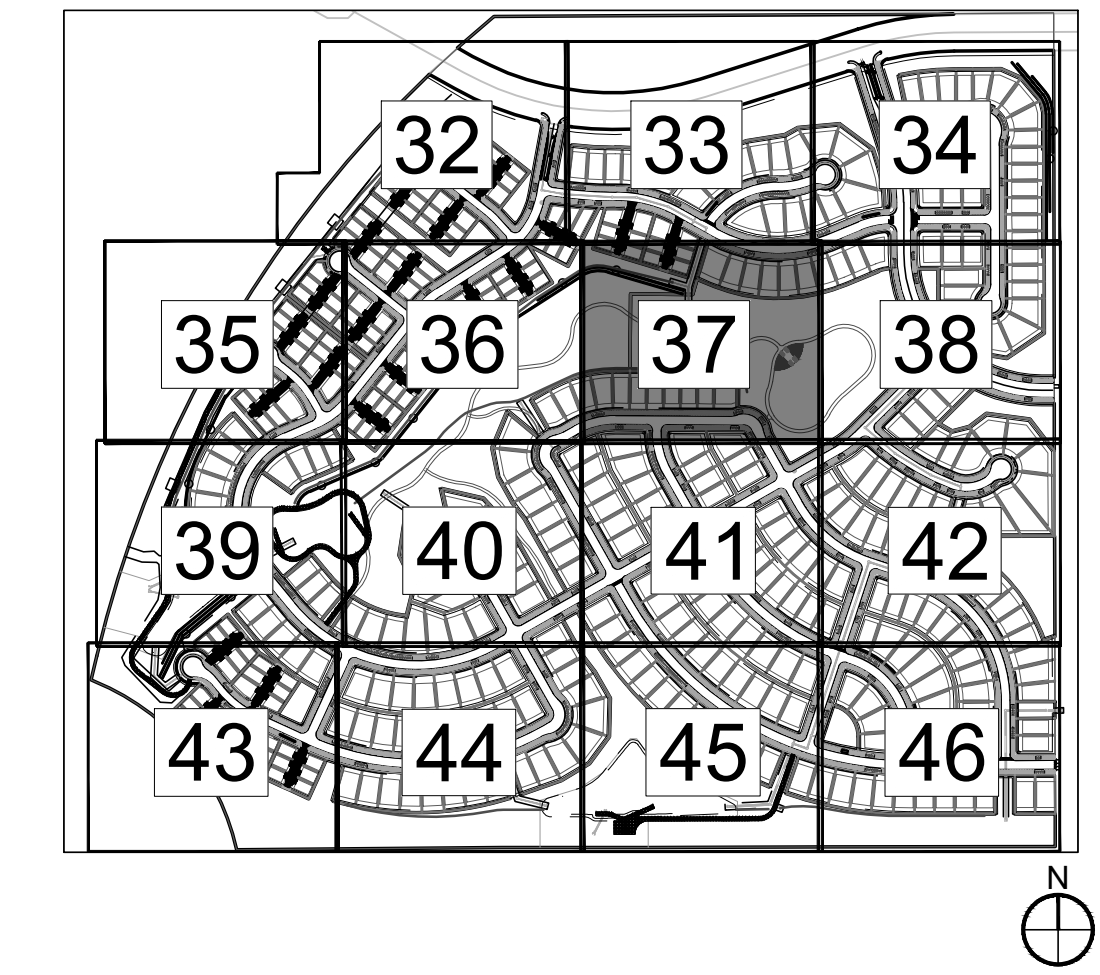




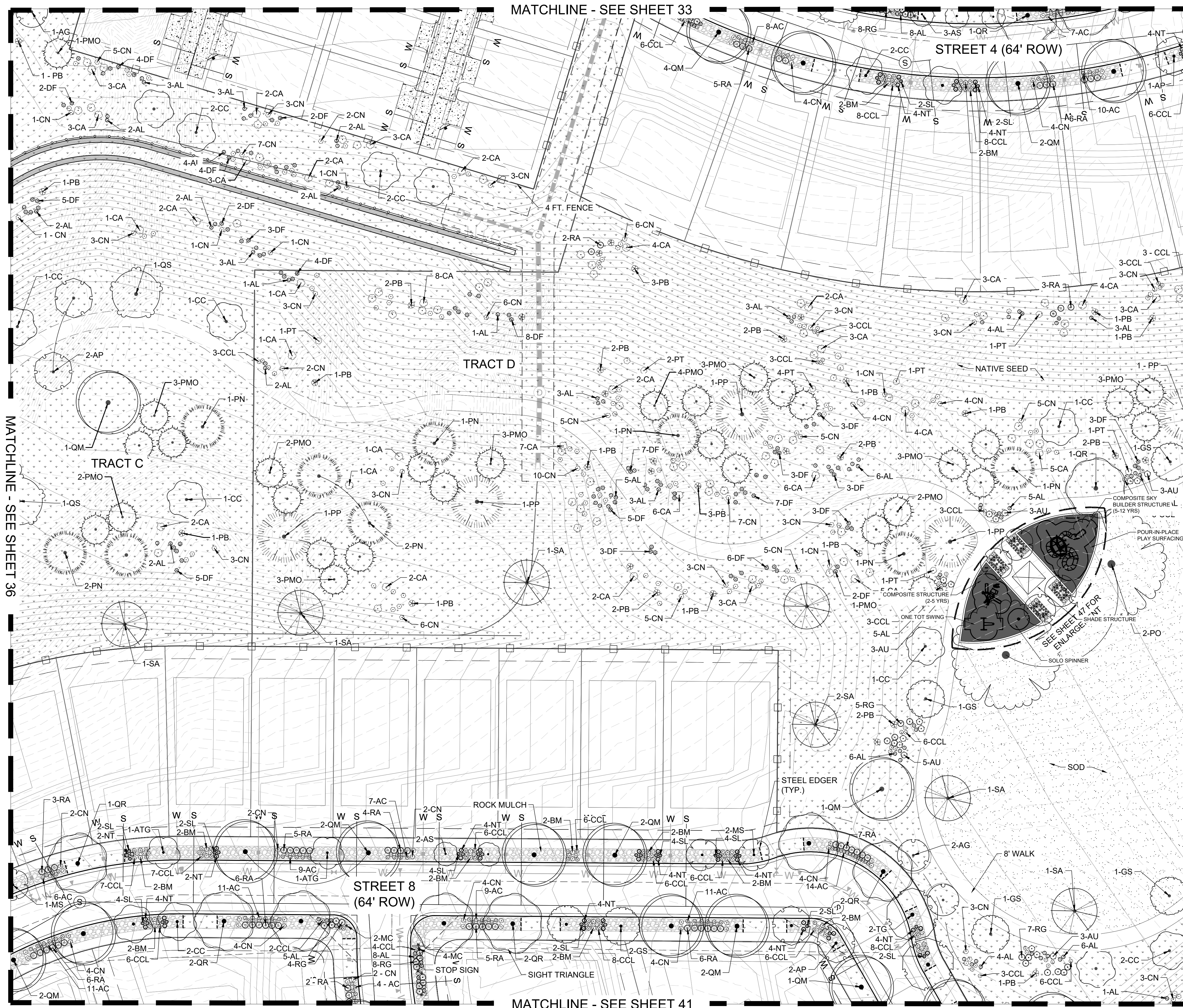
KINGS POINT SOUTH - PA 5-9

LANDSCAPE PLAN

KEY MAP



NOT FOR
CONSTRUCTION



LEGEND

- PROPERTY LINE
- ROW LINE
- LOT LINE
- UTILITY EASEMENT
- GAS EASEMENT
- DRAINAGE EASEMENT
- ACCESS & UTILITY EASEMENT
- SIGHT TRIANGLE
- LANDSCAPE
- SIGHT TRIANGLE
- WATER LINE
- SEWER LINE
- 100-YR WATER LINE
- MULCH
- NATIVE SEED LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT SEED MIX
- POURED-IN-PLACE PLAY SURFACING
- SOD
- STEEL EDGING
- HANDRAIL
- 4 FT. FENCE
- E470 WALL
- RETAINING WALL
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- DOG WASTE STATION
- FIRE HYDRANT
- STOP SIGN

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN

CLIENT: LENNAR

DESIGNED BY: TF

DRAWN BY: GB

CHECKED BY: CK

PLANNER/LANDSCAPE ARCHITECT:
THE ASSOCIATES, INC.
GREENWOOD VILLAGE, CO 80111
P: 303.770.7201



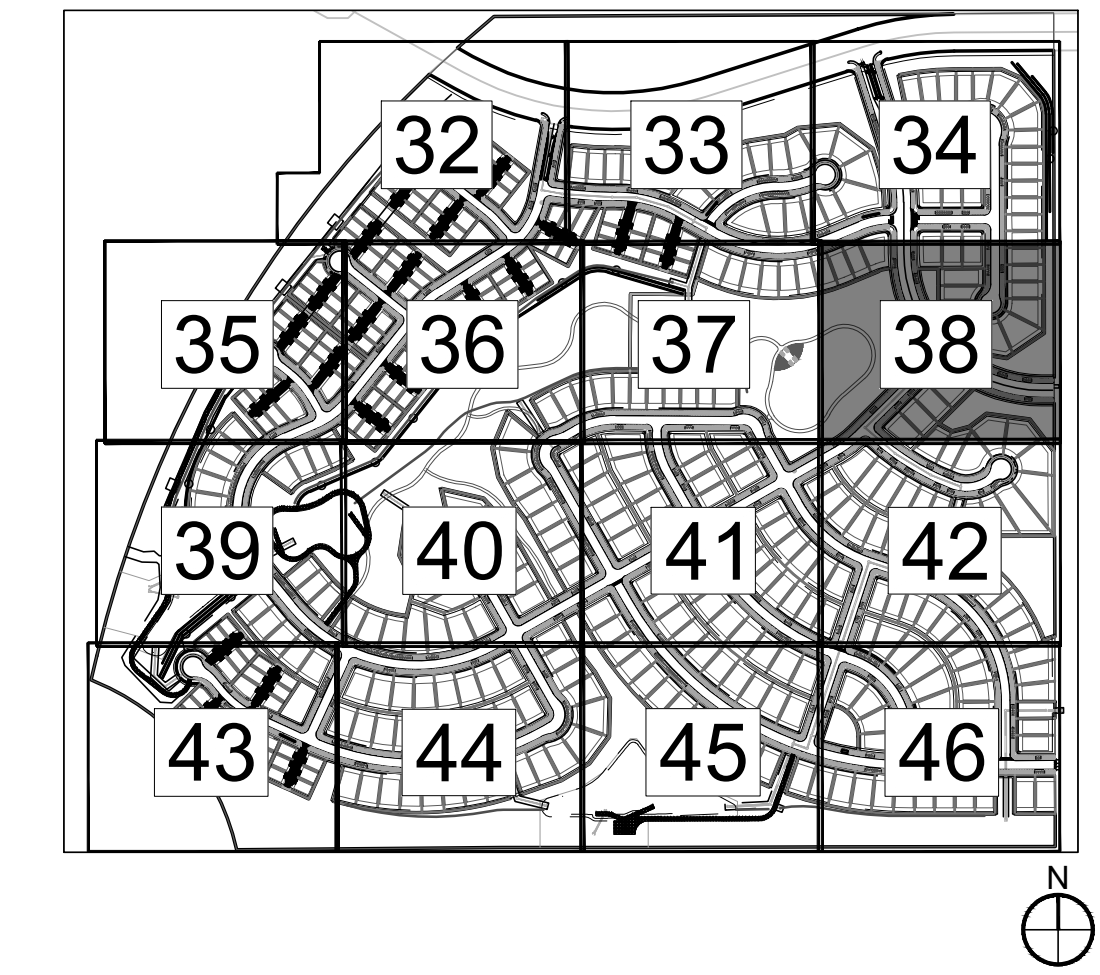
SHEET NUMBER

L6

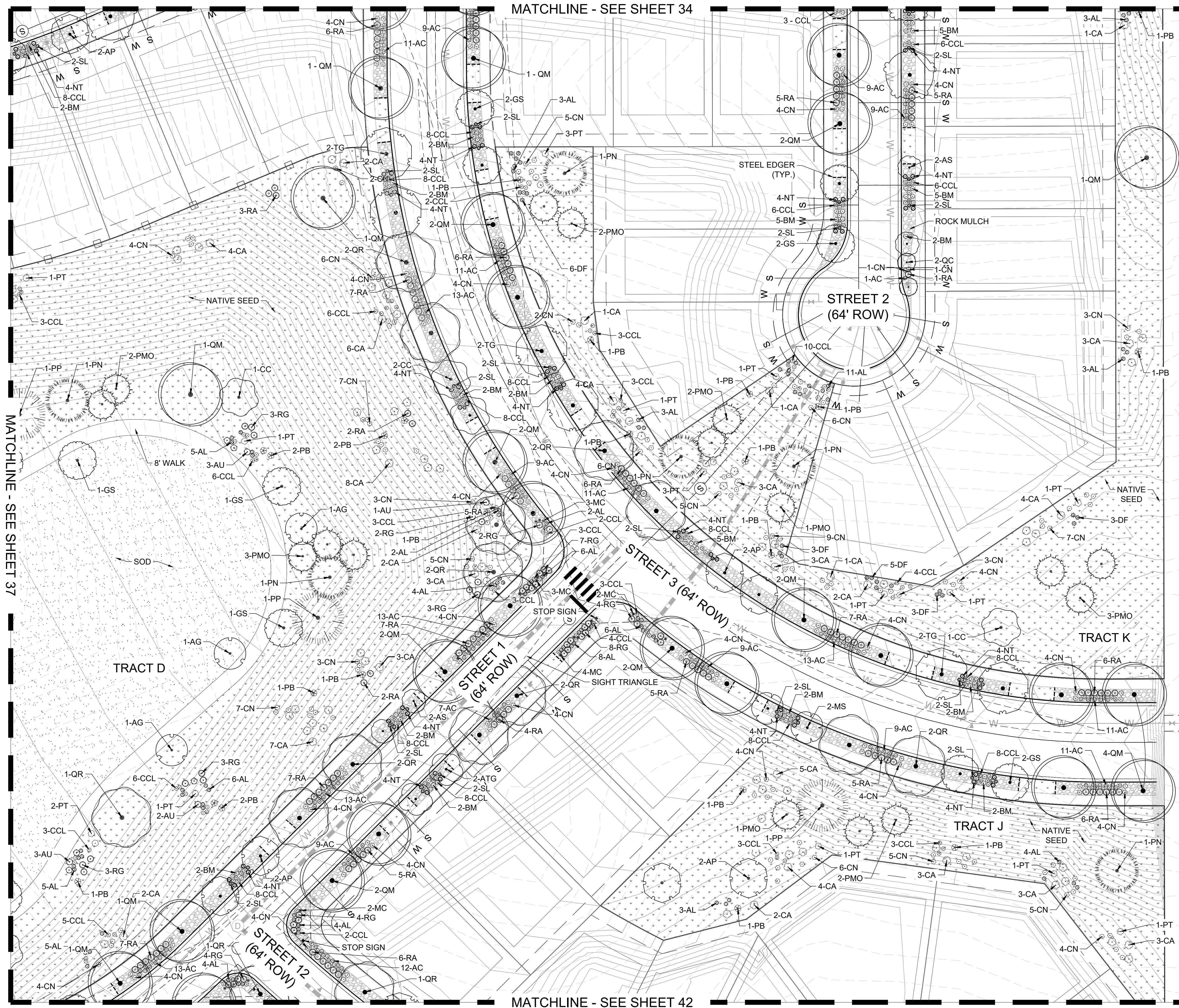
SHEET 37 OF 53
PROJECT NO. 8677-001

KINGS POINT SOUTH - PA 5-9 LANDSCAPE PLAN

KEY MAP



NOT FOR
CONSTRUCTION



LEGEND

- PROPERTY LINE
- ROW LINE
- LOT LINE
- UTILITY EASEMENT
- GAS EASEMENT
- DRAINAGE EASEMENT
- ACCESS & UTILITY EASEMENT
- SIGHT TRIANGLE
- LANDSCAPE
SIGHT TRIANGLE
- WATER LINE
- SEWER LINE
- 100-YR WATER LINE
- MULCH
- NATIVE SEED
LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT
SEED MIX
- POURED-IN-PLACE
PLAY SURFACING
- SOD
- STEEL EDGING
- HANDRAIL
- 4 HT. FENCE
- E470 WALL
- RETAINING WALL
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- DOG WASTE STATION
- FIRE HYDRANT
- STOP SIGN

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH

LANDSCAPE PLAN

LENAR

SCALE: 1" = 30'

HORZ: N/A

VERT: N/A

DATE: 02-05-2025

DRAWING:

LENAR

DESIGNED BY: TF

GB

DRAWN BY: CK

CHECKED BY: CK

PLANNERLANDSCAPE ARCHITECT:
THE ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303-770-7201



SHEET NUMBER

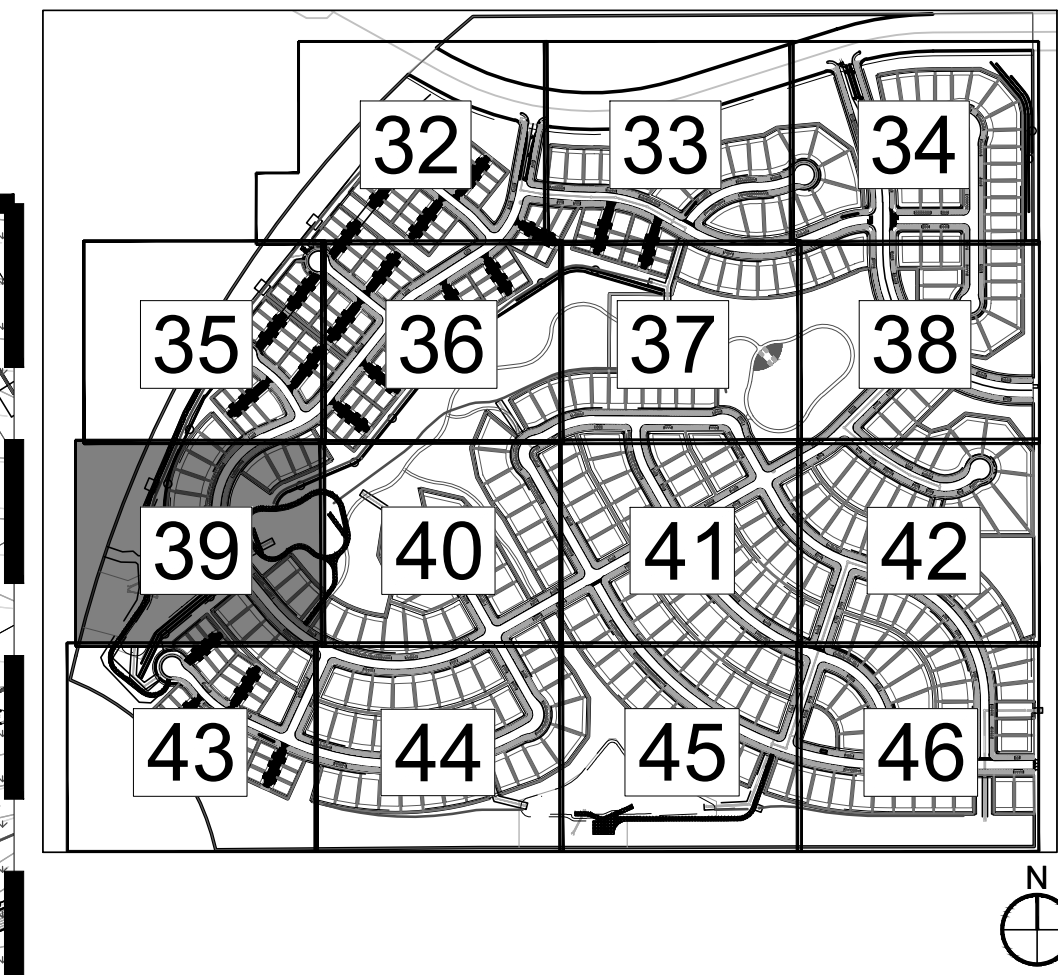
L7

SHEET 38 OF 53
PROJECT NO. 8677-001

KINGS POINT SOUTH - PA 5-9 LANDSCAPE PLAN

MATCHLINE - SEE SHEET 35

KEY MAP



NOT FOR
CONSTRUCTION

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH

LANDSCAPE PLAN

LENAR

SCALE: 1" = 30'

HORZ: N/A

VERT: N/A

DATE: 02-05-2025

DRAWING:

CLIENT:

DESIGNED BY: TF

DRAWN BY: GB

CHECKED BY: CK

PLANNERLANDSCAPE ARCHITECT:
THE ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303-770-7201



SHEET NUMBER

L8

SHEET 39 OF 53
PROJECT NO. 8677-001

LEGEND

- PROPERTY LINE
- ROW LINE
- LOT LINE
- UTILITY EASEMENT
- GAS EASEMENT
- DRAINAGE EASEMENT
- ACCESS & UTILITY EASEMENT
- SIGHT TRIANGLE
- LANDSCAPE
SIGHT TRIANGLE
- WATER LINE
- SEWER LINE
- 100-YR WATER LINE
- MULCH
- NATIVE SEED
LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT
SEED MIX
- POURED-IN-PLACE
PLAY SURFACING
- SOD
- STEEL EDGING
- HANDRAIL
- 4 HT. FENCE
- E470 WALL
- RETAINING WALL
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- DOG WASTE STATION
- FIRE HYDRANT
- STOP SIGN

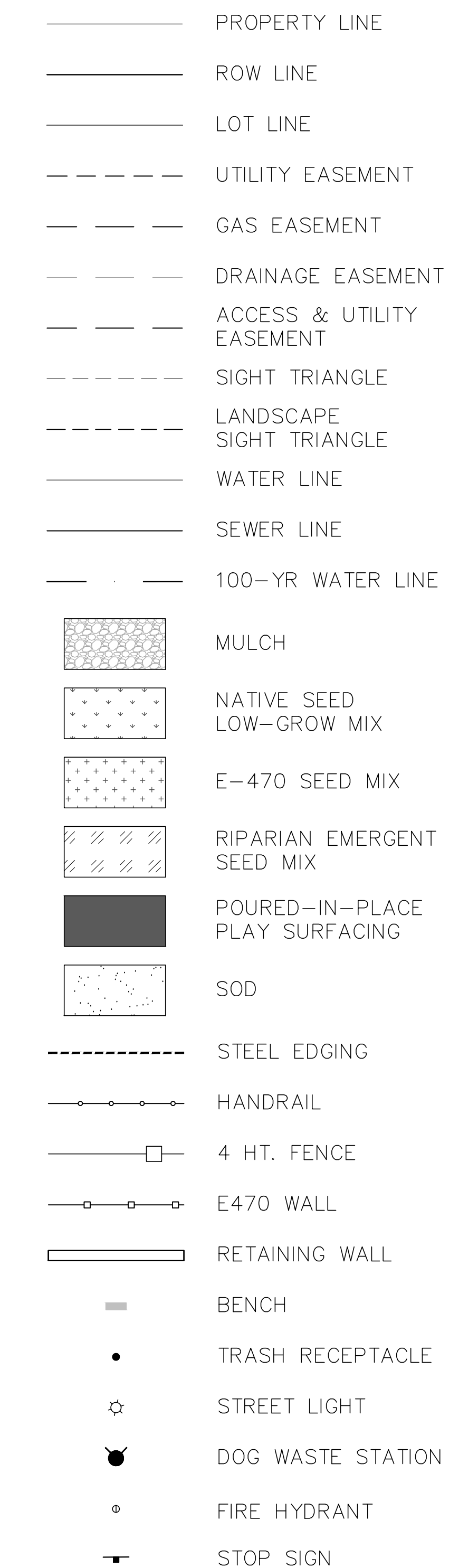
MATCHLINE - SEE SHEET 40

MATCHLINE - SEE SHEET 43



LANDSCAPE PLAN

NOT FOR
CONSTRUCTION



1



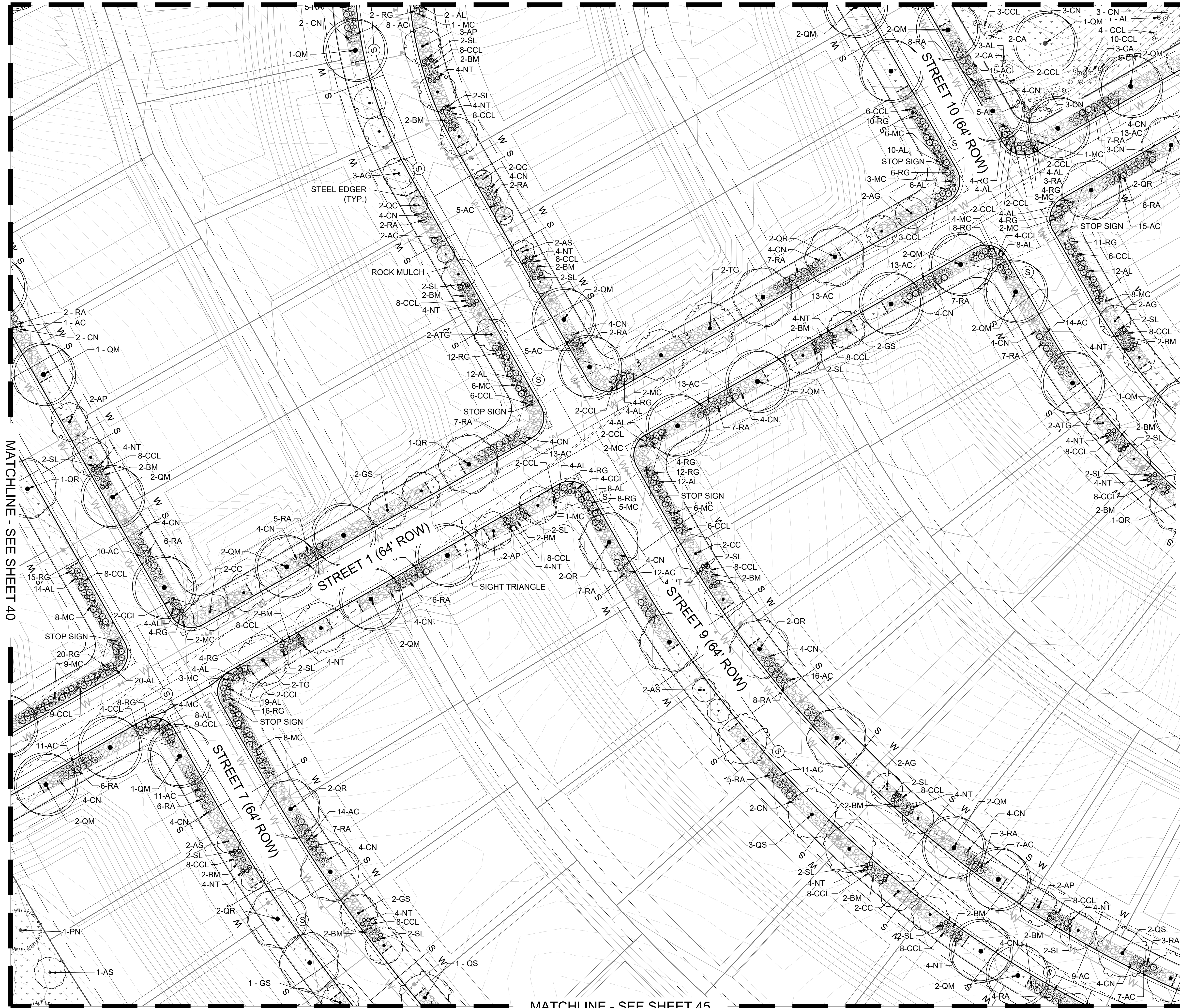
SHEET NUMBER
L9
SHEET 40 OF 53
PROJECT NO. 8677-0

KINGS POINT SOUTH - PA 5-9

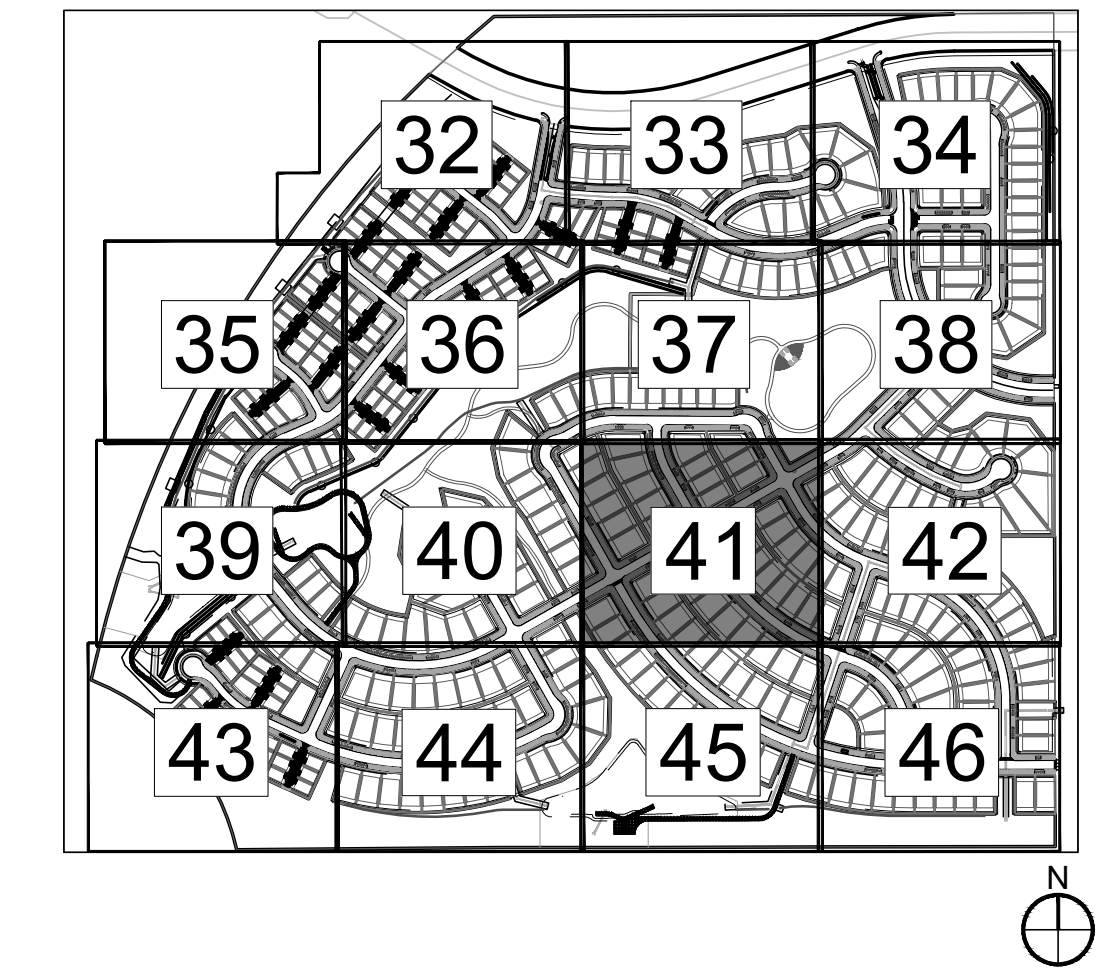
LANDSCAPE PLAN

MATCHLINE - SEE SHEET 37

LANDSCAPE PLAN



KEY MAP



LEGEND

- PROPERTY LINE
- ROW LINE
- LOT LINE
- UTILITY EASEMENT
- GAS EASEMENT
- DRAINAGE EASEMENT
- ACCESS & UTILITY EASEMENT
- SIGHT TRIANGLE
- LANDSCAPE
SIGHT TRIANGLE
- WATER LINE
- SEWER LINE
- 100-YR WATER LINE
- MULCH
- NATIVE SEED
LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT
SEED MIX
- POURED-IN-PLACE
PLAY SURFACING
- SOD
- STEEL EDGING
- HANDRAIL
- 4 HT. FENCE
- E470 WALL
- RETAINING WALL
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- DOG WASTE STATION
- FIRE HYDRANT
- STOP SIGN

NOT FOR
CONSTRUCTION

REVISIONS

DATE

KINGS POINT SOUTH

PROJECT:

DRAWING:

LANDSCAPE PLAN

CLIENT:

LENNAR

DESIGNED BY:

TF

SCALE:

1" = 30'

DRAWN BY:

GB

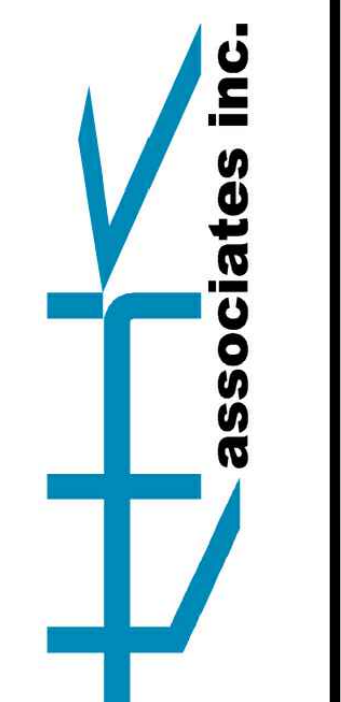
CHECKED BY:

CK

DATE:

02-05-2025

PLANNER/LANDSCAPE ARCHITECT:
THE ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303.770.7201



SHEET NUMBER

L10

SHEET 41 OF 53
PROJECT NO. 8677-001

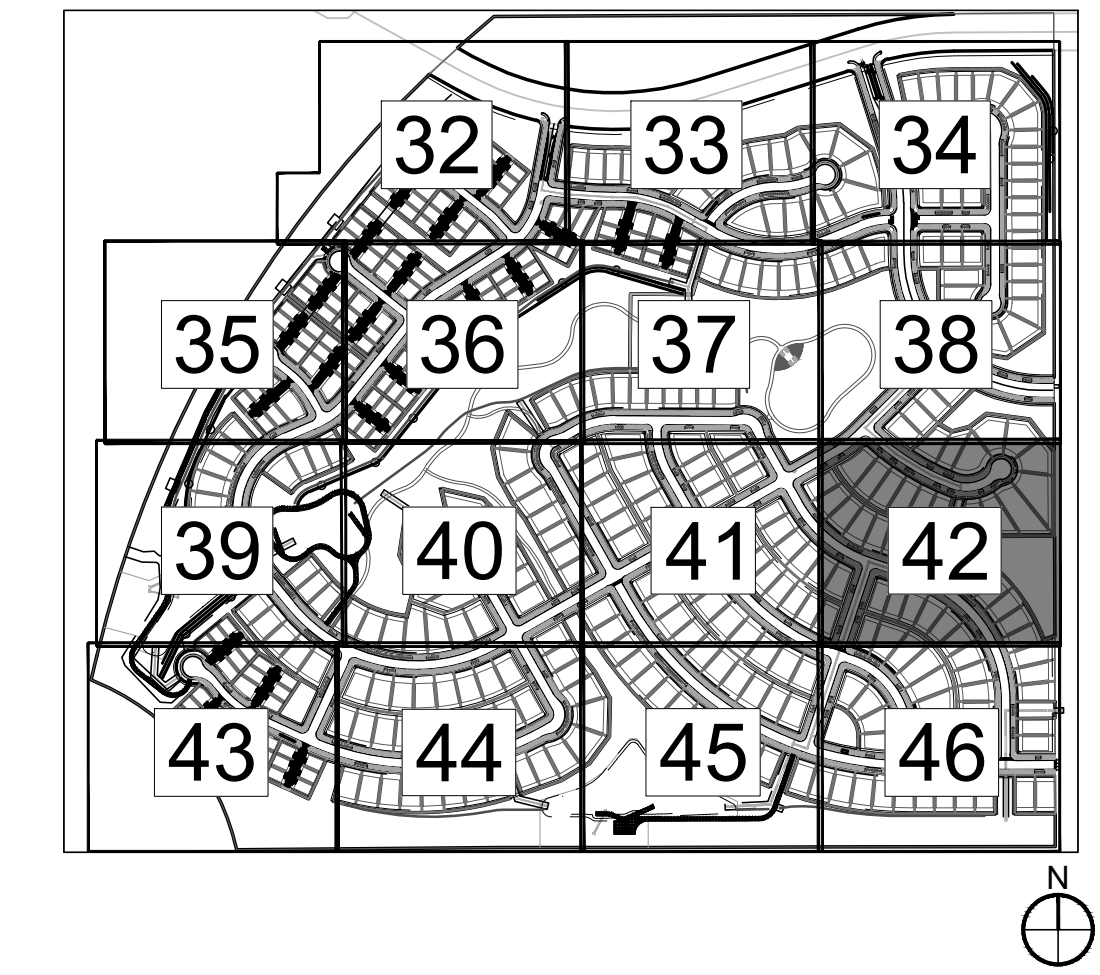
KINGS POINT SOUTH - PA 5-9

LANDSCAPE PLAN

MATCHLINE - SEE SHEET 38

LANDSCAPE PLAN

KEY MAP



NOT FOR
CONSTRUCTION

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN

CLIENT: LENNAR

DESIGNED BY: TF

DRAWN BY: GB

CHECKED BY: CK

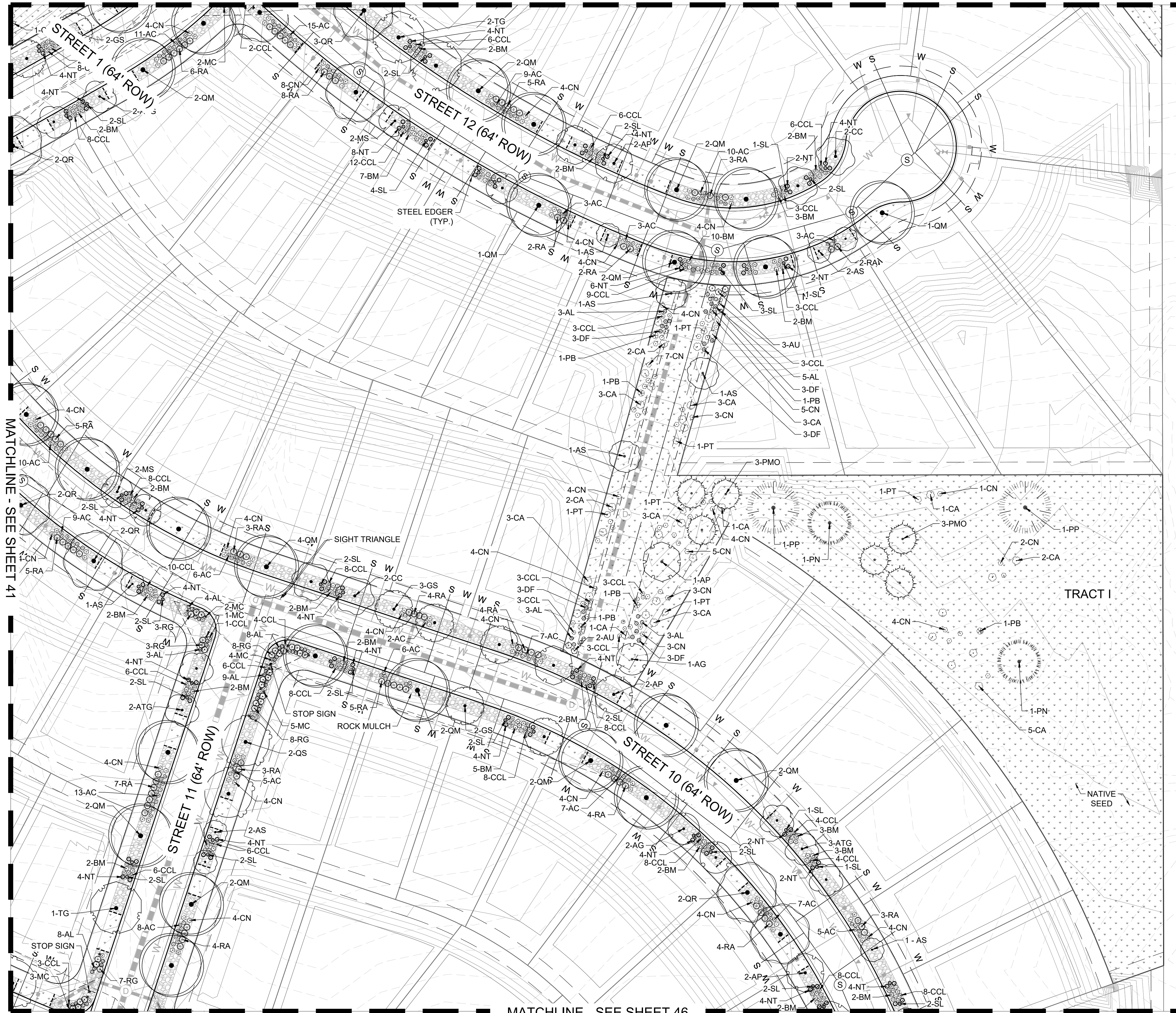
PLANNERLANDSCAPE ARCHITECT:
THE ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303.770.7201



SHEET NUMBER

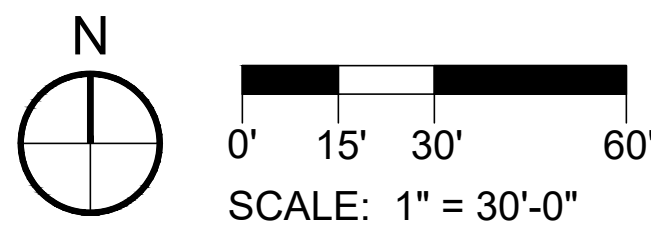
L11

SHEET 42 OF 53
PROJECT NO. 8677-001



LEGEND

- PROPERTY LINE
- ROW LINE
- LOT LINE
- UTILITY EASEMENT
- GAS EASEMENT
- DRAINAGE EASEMENT
- ACCESS & UTILITY EASEMENT
- SIGHT TRIANGLE
- LANDSCAPE SIGHT TRIANGLE
- WATER LINE
- SEWER LINE
- 100-YR WATER LINE
- MULCH
- NATIVE SEED LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT SEED MIX
- POURED-IN-PLACE PLAY SURFACING
- SOD
- STEEL EDGING
- HANDRAIL
- 4 HT. FENCE
- E470 WALL
- RETAINING WALL
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- DOG WASTE STATION
- FIRE HYDRANT
- STOP SIGN

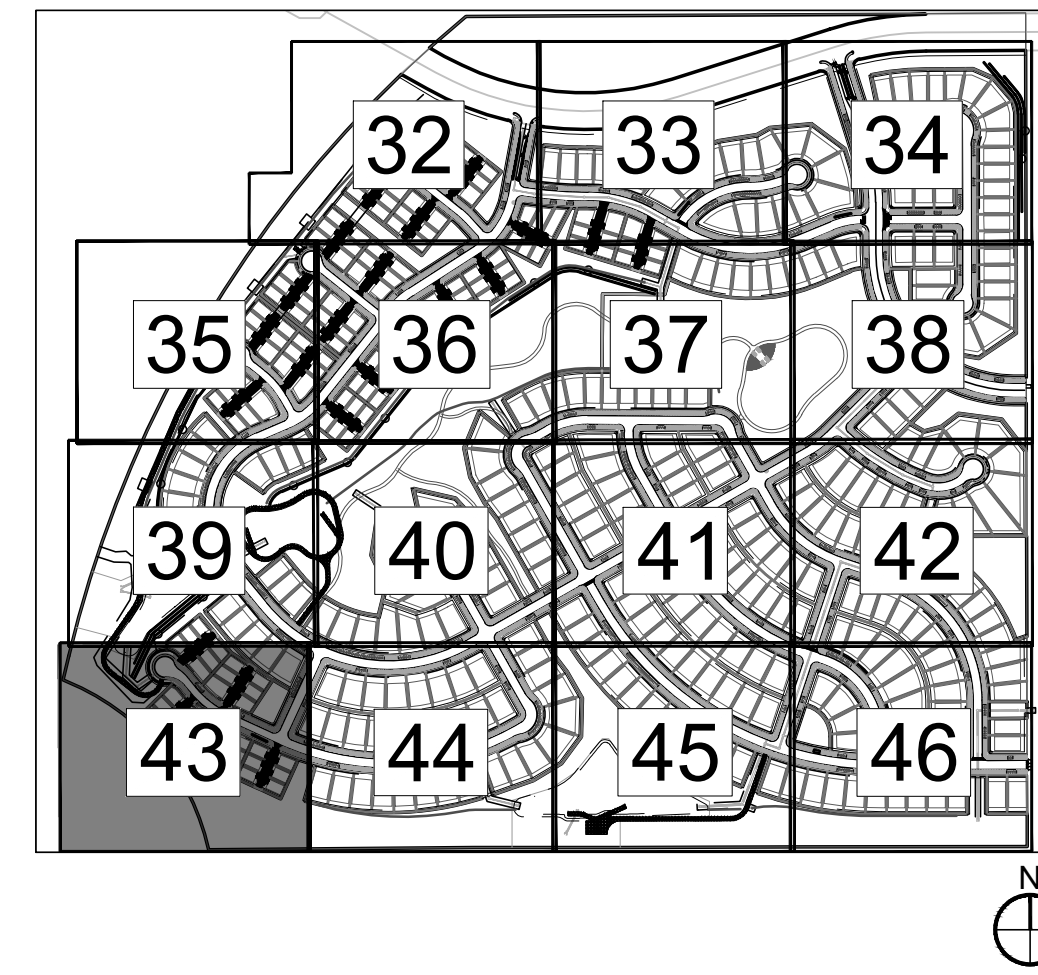


KINGS POINT SOUTH - PA 5-9

LANDSCAPE PLAN

MATCHLINE - SEE SHEET 39

KEY MAP



NOT FOR
CONSTRUCTION

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN

CLIENT: LENNAR

DESIGNED BY: TF
DRAWN BY: GB
CHECKED BY: CK

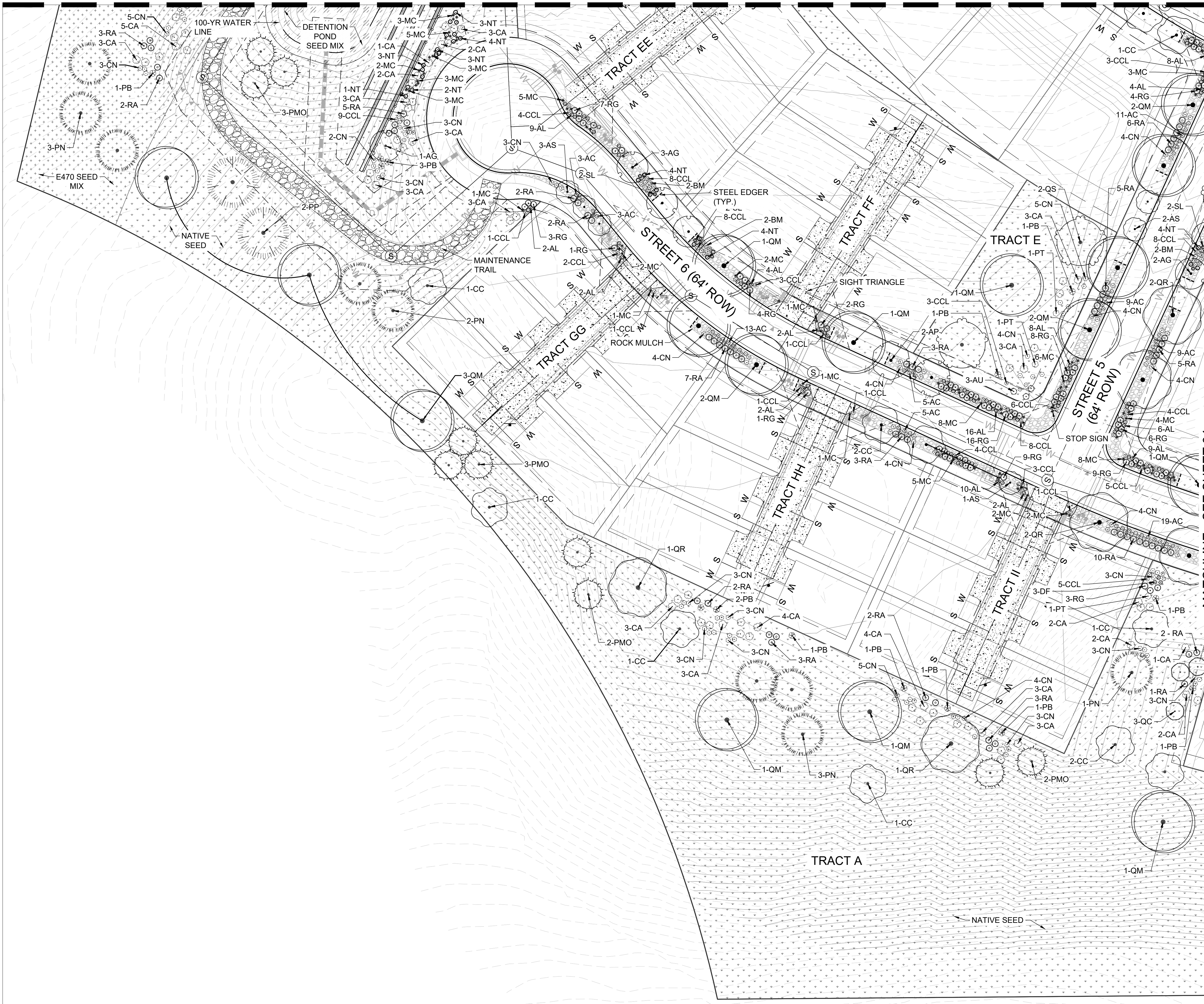
PLANNERLANDSCAPE ARCHITECT:
THE ASSOCIATES, INC.
GREENWOOD VILLAGE, CO 80111
P: 303-770-7201



SHEET NUMBER

L12

SHEET 43 OF 53
PROJECT NO. 8677-001



MATCHLINE - SEE SHEET 34

LEGEND

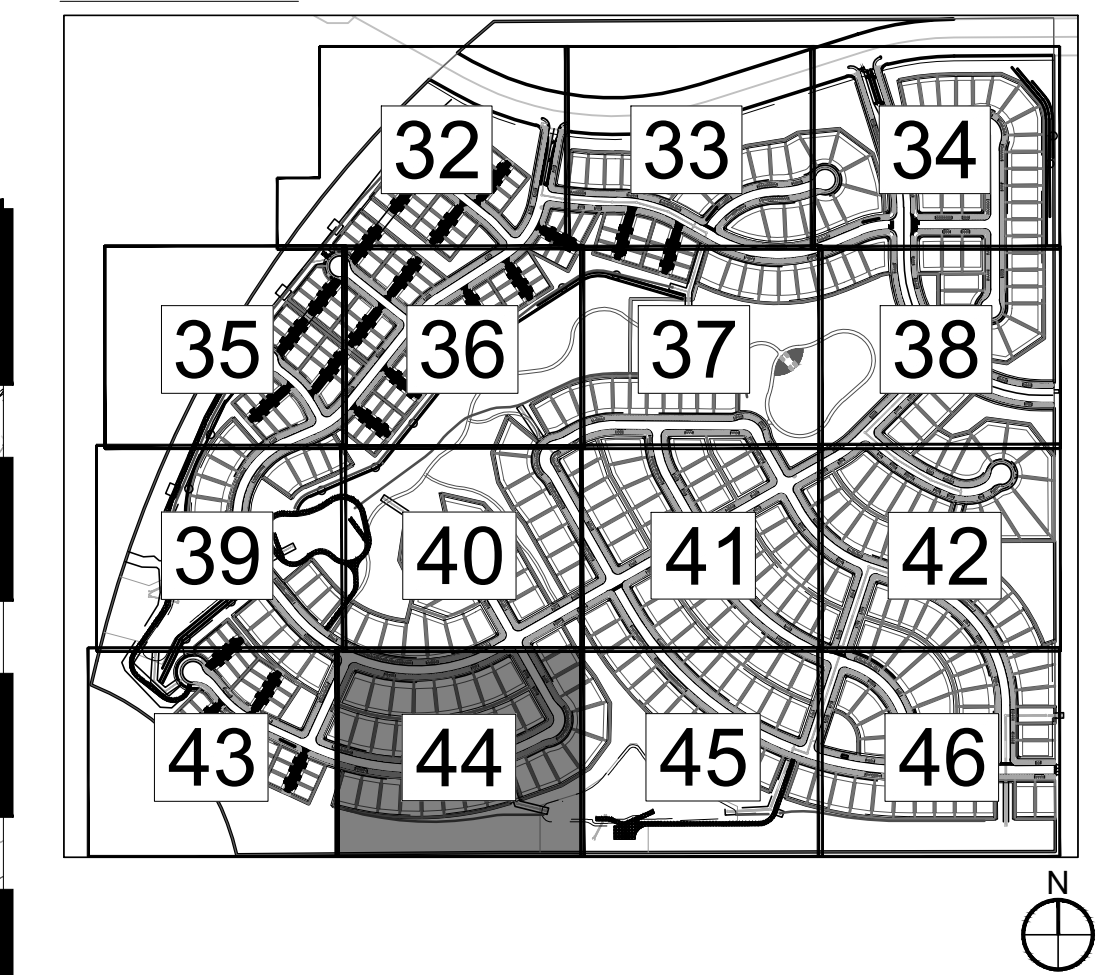
- PROPERTY LINE
- ROW LINE
- LOT LINE
- UTILITY EASEMENT
- GAS EASEMENT
- DRAINAGE EASEMENT
- ACCESS & UTILITY EASEMENT
- SIGHT TRIANGLE
- LANDSCAPE
- SIGHT TRIANGLE
- WATER LINE
- SEWER LINE
- 100-YR WATER LINE
- MULCH
- NATIVE SEED LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT SEED MIX
- POURED-IN-PLACE PLAY SURFACING
- SOD
- STEEL EDGING
- HANDRAIL
- 4 HT. FENCE
- E470 WALL
- RETAINING WALL
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- DOG WASTE STATION
- FIRE HYDRANT
- STOP SIGN



MATCHLINE - SEE SHEET 40

LANDSCAPE PLAN

KEY MAP



NOT FOR
CONSTRUCTION

[illegible]

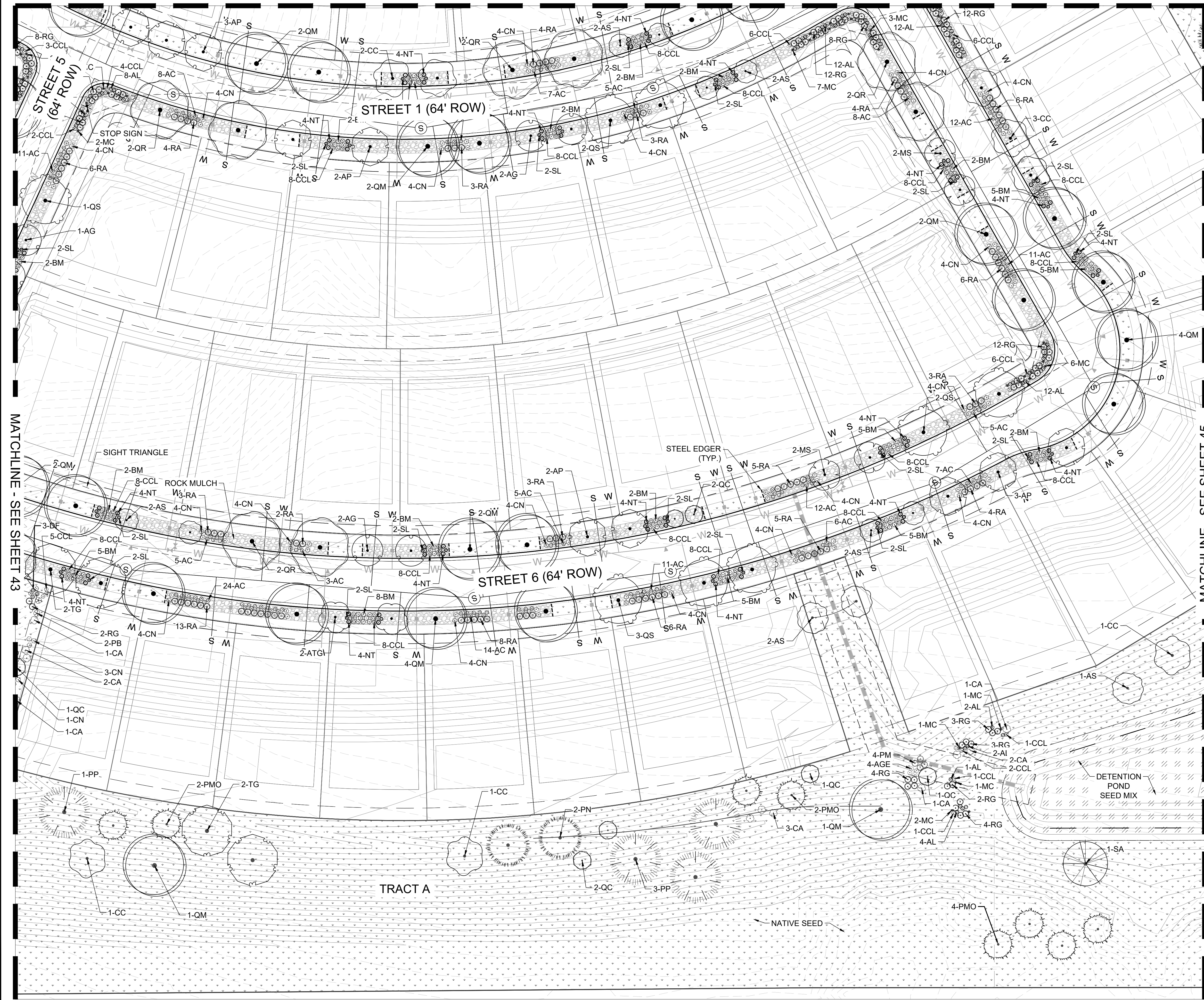
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

1111

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
5675 DTC BOULEVARD



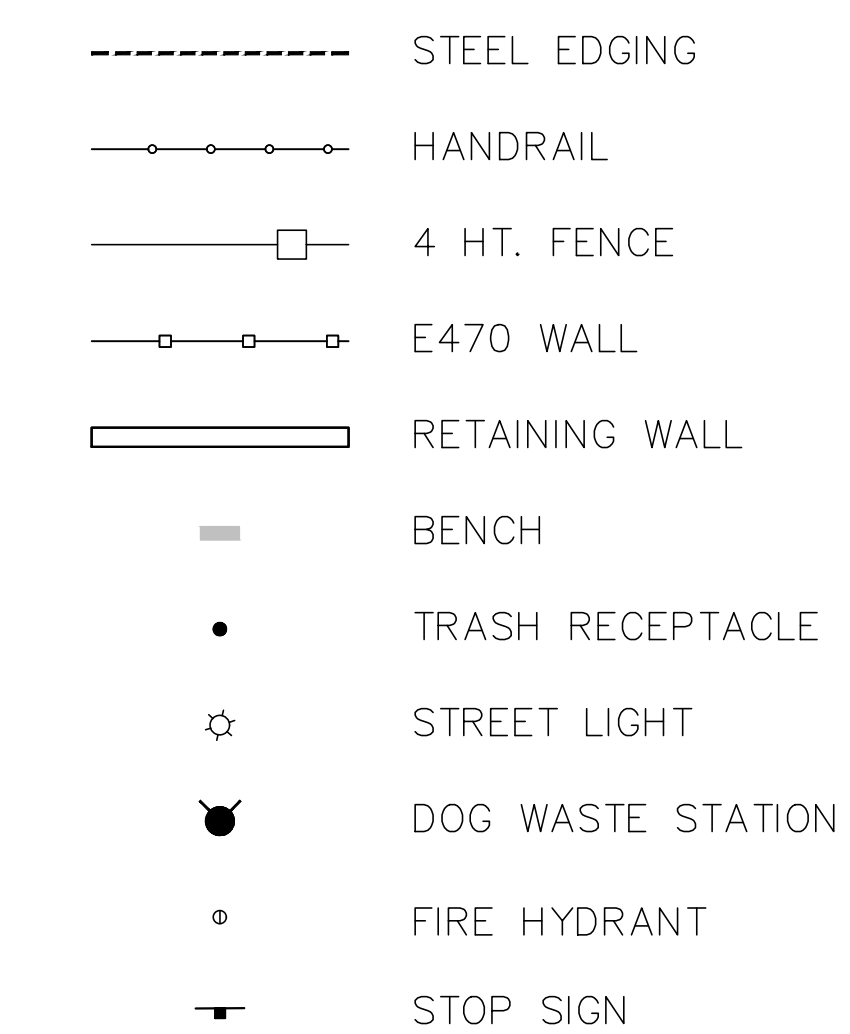
SHEET NUMBER
L13
SHEET 44 OF 53
PROJECT NO. 8677-001





LANDSCAPE PLAN

NOT FOR
CONSTRUCTION

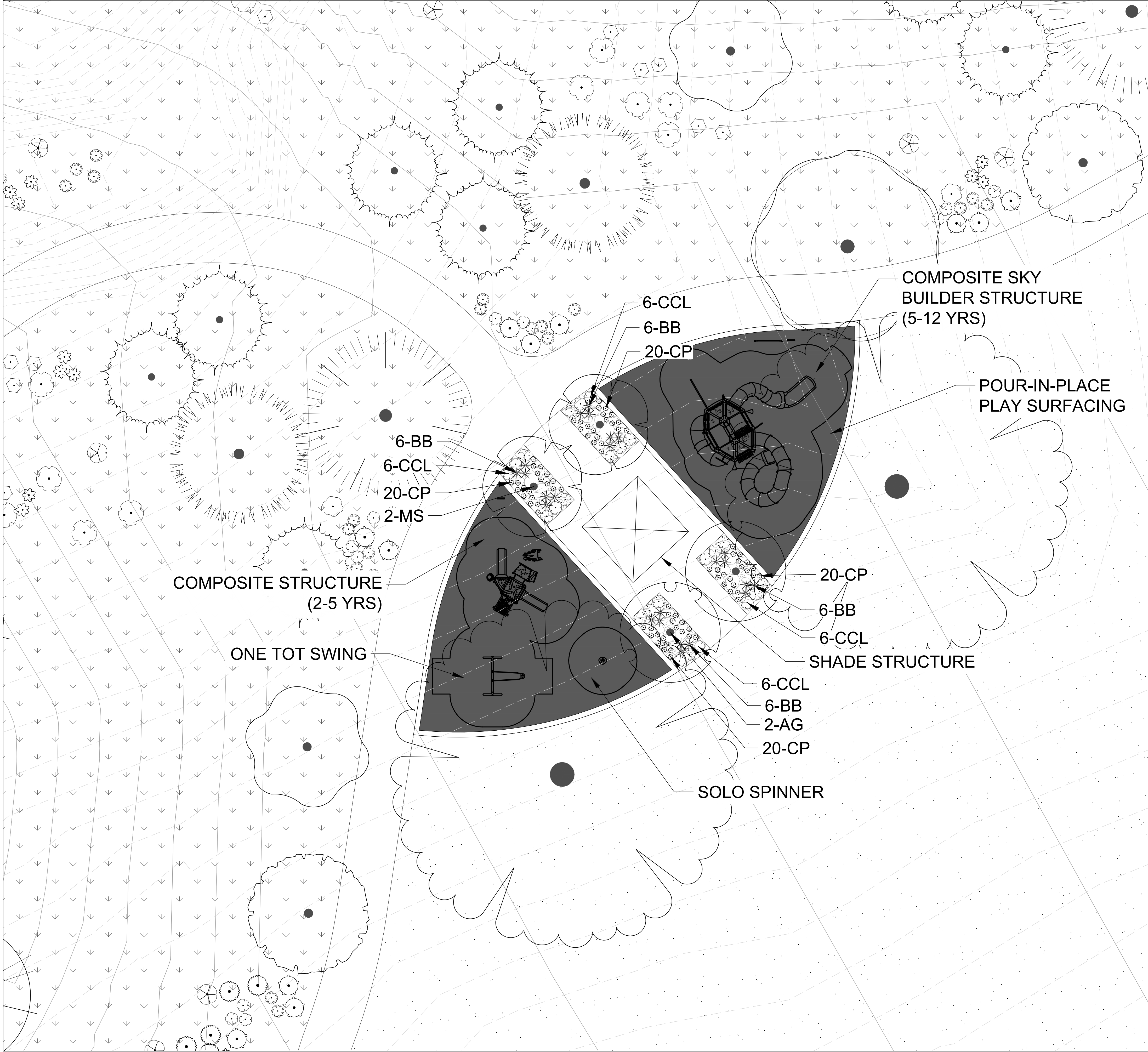


1

SHEET NUMBER
L15
SHEET 46 OF 53
PROJECT NO. 8677-001

KINGS POINT SOUTH - PA 5-9

PLAY AREA ENLARGEMENT



LEGEND

—

PROPERTY LINE

—

ROW LINE

—

LOT LINE

- - - -

UTILITY EASEMENT

- - - -

GAS EASEMENT

- - - -

DRAINAGE EASEMENT

- - - -

ACCESS & UTILITY EASEMENT

- - - -

SIGHT TRIANGLE

- - - -

LANDSCAPE
SIGHT TRIANGLE

—

WATER LINE

—

SEWER LINE

—

100-YR WATER LINE

MULCH

NATIVE SEED
LOW-GROW MIX

E-470 SEED MIX

RIPARIAN EMERGENT
SEED MIX

POURED-IN-PLACE
PLAY SURFACING

SOD

- - - -

STEEL EDGING

HANDRAIL

4 FT. FENCE

E470 WALL

RETAINING WALL

BENCH

TRASH RECEPTACLE

STREET LIGHT

DOG WASTE STATION

FIRE HYDRANT

STOP SIGN

NOT FOR CONSTRUCTION

REVISIONS

#

DATE

PROJECT: KINGS POINT SOUTH

DRAWING: PLAYGROUND BLOWUP

CLIENT: LENNAR

DESIGNED BY: TF

DRAWN BY: GB

CHECKED BY: CK

SCALE: 1" = 30'

HORZ: N/A

VERT: N/A

DATE: 02-05-2025

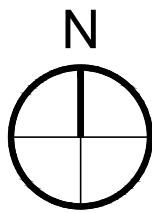
PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303-770-7201

SHEET NUMBER

L16

SHEET 47 OF 53
PROJECT NO. 8677-001

KINGS POINT SOUTH - PA 5-9
TRACT LANDSCAPING



0' 75' 150' 300'
SCALE: 1" = 150'-0"



PRIVATE COMMON OPEN SPACE/TRACT LANDSCAPING

AREA	DESCRIPTION	AREA	REQUIRED / PROVIDED	
			TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F.
A	TRACT A	859,934 S.F.	215 / 289	2,150 / 1,419*
B	TRACT B	111,944 S.F.	28 / 29	280 / 270*
C	TRACT C	472,027 S.F.	114 / 115	1,136 / 1,144
D	TRACT D	305,009 S.F.	76 / 80	763 / 763
E	TRACT E	9,748 S.F.	2 / 3	24 / 25
G	TRACT G	10,865 S.F.	3 / 3	27 / 28
H	TRACT H	6,240 S.F.	2 / 2	16 / 16
I	TRACT I	57,920 S.F.	14 / 15	145 / 145
J	TRACT J	24,856 S.F.	6 / 7	62 / 63
K	TRACT K	99,182 S.F.	25 / 25	248 / 248

NOTE: TRACTS L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, AND II ARE ALL ALLEYS WITH NO ABILITY TO LANDSCAPE. TRACT F IS FOR FUTURE DEVELOPMENT.
* SHRUB/TREE EQUIVALENT USED. 1 TREE = 10 SHRUBS

NOT FOR CONSTRUCTION

REVISIONS

#DATE

PROJECT: KINGS POINT SOUTH

DRAWING: TRACT LANDSCAPING


CLIENT: LENNAR

DESIGNED BY: TF

DRAWN BY: GB

CHECKED BY: CK

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303-770-7201













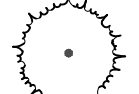
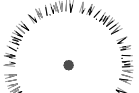

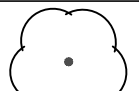

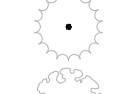

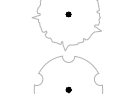
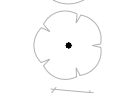
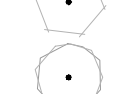

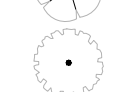
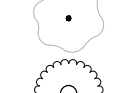
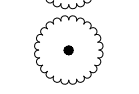

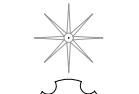
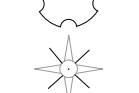
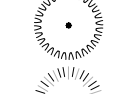

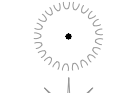
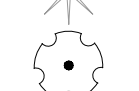
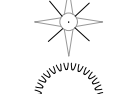
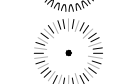


**thk**
associates inc.

SHEET NUMBER

LT

SHEET 48 OF 53
PROJECT NO. 8677-001

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
DECIDUOUS TREES					
	AG	Acer grandidentatum / Bigtooth Maple	2.5" Cal.	B&B	83
	AP	Acer platanoides 'Crimson King' / Crimson King Norway Maple	2.5" Cal.	B&B	58
	AS	Acer saccharum 'John Pair' / John Pair Sugar Maple	2.5" Cal.	B&B	97
	CC	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	2.5" Cal.	B&B	113
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5" Cal.	B&B	62
	PO	Platanus occidentalis / American Sycamore	2.5" Cal.	B&B	2
	QC	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	2.5" Cal.	B&B	32
	QM	Quercus macrocarpa / Burr Oak	2.5" Cal.	B&B	265
	QR	Quercus rubra / Northern Red Oak	2.5" Cal.	B&B	123
	QS	Quercus shumardii / Shumard Oak	2.5" Cal.	B&B	68
	SA	Salix amygdaloides / Peach Leaf Willow	2.5" Cal.	B&B	25
	TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B	37
EVERGREEN TREES					
	PMO	Pinus monophylla / Piñon Pine	6' Ht.	B&B	172
	PN	Pinus nigra / Austrian Pine	6' Ht.	B&B	82
	PP	Pinus ponderosa / Ponderosa Pine	6' Ht.	B&B	41
ORNAMENTAL TREES					
	ATG	Acer tataricum 'GarAnn' / Hot Wings® Tatarian Maple	2" Cal.	B&B	43
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	2" Cal.	B&B	48
SHRUBS					
	AC	Arctostaphylos x coloradensis 'Chieftain' / Chieftain Mock Bearberry Manzanita	5 gal.		1,821
	AL	Amorpha canescens / Leadplant	5 gal.		1,251
	AU	Arctostaphylos uva-ursi / Kinnikinnick	5 gal.		101
	BM	Berberis thunbergii 'Monlars' / Golden Nugget™ Japanese Barberry	5 gal.		536
	CA	Chrysothamnus nauseosus albicaulis / Rubber Rabbitbrush	5 gal.		771
	CCL	Caryopteris x clandonensis / Bluebeard	5 gal.		2,229
	CN	Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	5 gal.		1,764
	CR	Cornus sericea / Red Twig Dogwood	5 gal.		31
	DF	Dasiphora fruticosa / Bush Cinquefoil	5 gal.		308
	PB	Prunus pumila besseyi / Western Sand Cherry	5 gal.		190
	PM	Pinus mugo 'Compacta' / Dwarf Mugo Pine	5 gal.		22
	PT	Prunus tomentosa / Nanking Cherry	5 gal.		120
	RA	Rhus aromatica / Fragrant Sumac	5 gal.		1,063
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.		1,031
ORNAMENTAL GRASSES					
	AGE	Andropogon gerardii / Big Bluestem	5 gal.		23
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal.		37
	CP	Cenchrus alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	5 gal.		80
	MC	Muhlenbergia capillaris / Pink Muhly Grass	5 gal.		640
	NT	Nassella tenuissima / Mexican Feather Grass	5 gal.		807
	SL	Schizachyrium scoparium / Little Bluestem	5 gal.		400

KINGS POINT SOUTH - PA 5-9

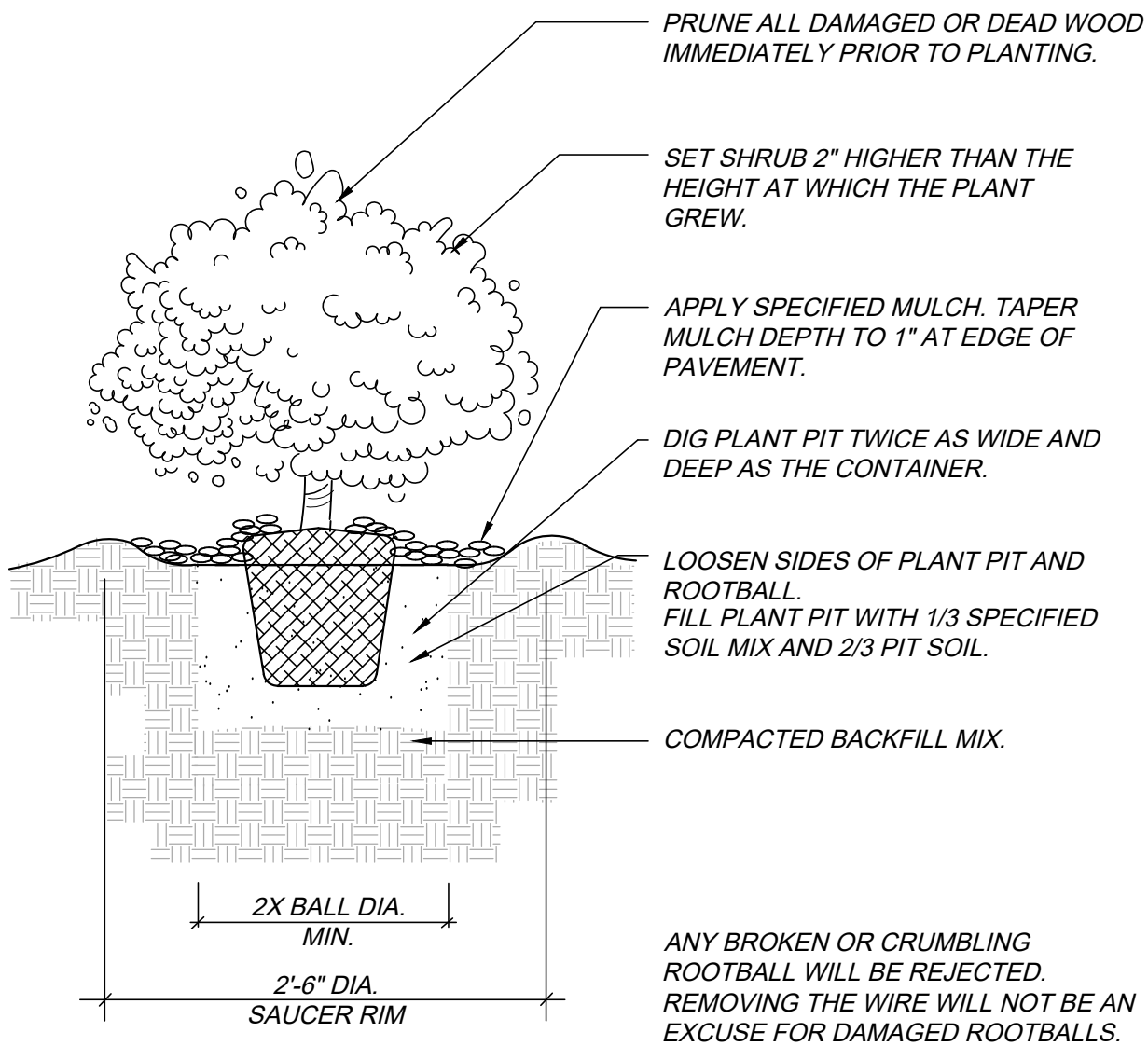
LANDSCAPE NOTES

GENERAL NOTES:

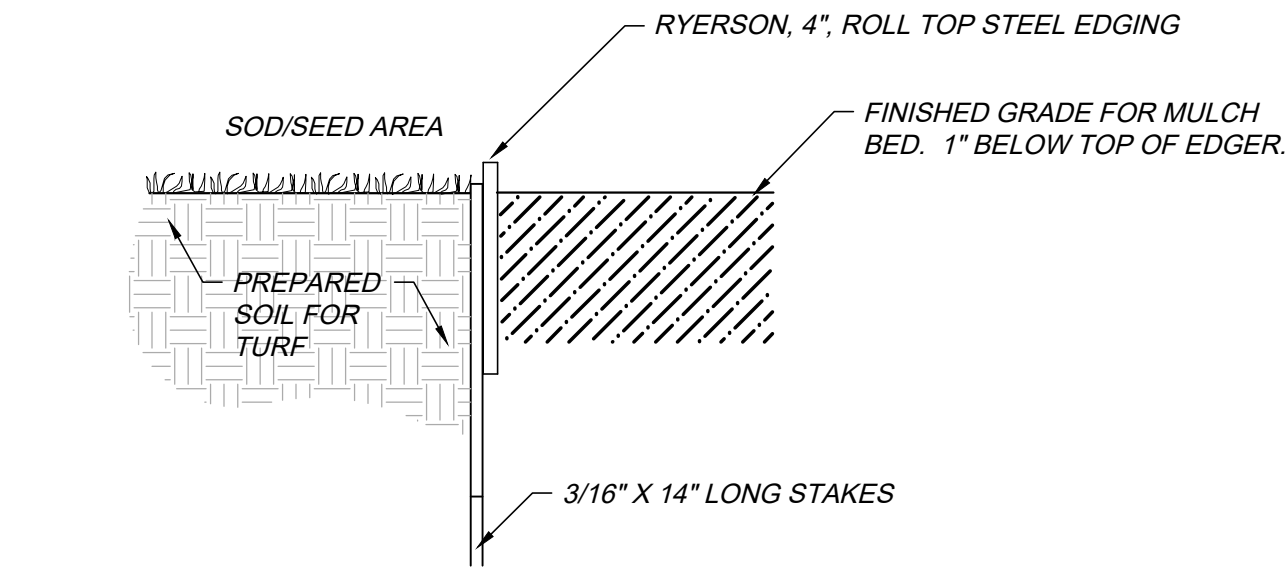
- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
- ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE.
- DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- NO SLOPES TO EXCEED 3:1
- ANY PROPOSED PLANTING MATERIAL PLANTED IN THE SIGHT TRIANGLES MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL HOUSING PRODUCTS ARE YET TO BE DETERMINED, THEREFORE DRIVEWAY LOCATIONS CANNOT BE PLACED UNTIL THEN. STREET TREES ARE TO BE ADDED TO TREE LAWNS AFTER DRIVEWAY PLACEMENT.
- FINAL STREET TREE AND SHRUB PLACEMENT WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
- STREET TREES SHALL BE LIMBED UP TO 8' ABOVE WALKS AS THEY MATURE.
- FINAL PRODUCT TYPES ARE TO BE DETERMINED, THEREFORE BUILDING ELEVATIONS CANNOT BE SHOWN.
- FINAL PRODUCTS WILL HAVE INDIVIDUAL MAILBOXES. NO CLUSTER MAILBOXES ARE PROPOSED ON SITE.
- TREES SHALL BE PLANTED A MINIMUM OF 5' AWAY FROM WATER METERS AND FIRE HYDRANTS AND A MINIMUM OF 2' AWAY FROM SANITARY LINES.

CITY OF AURORA STANDARD NOTES:

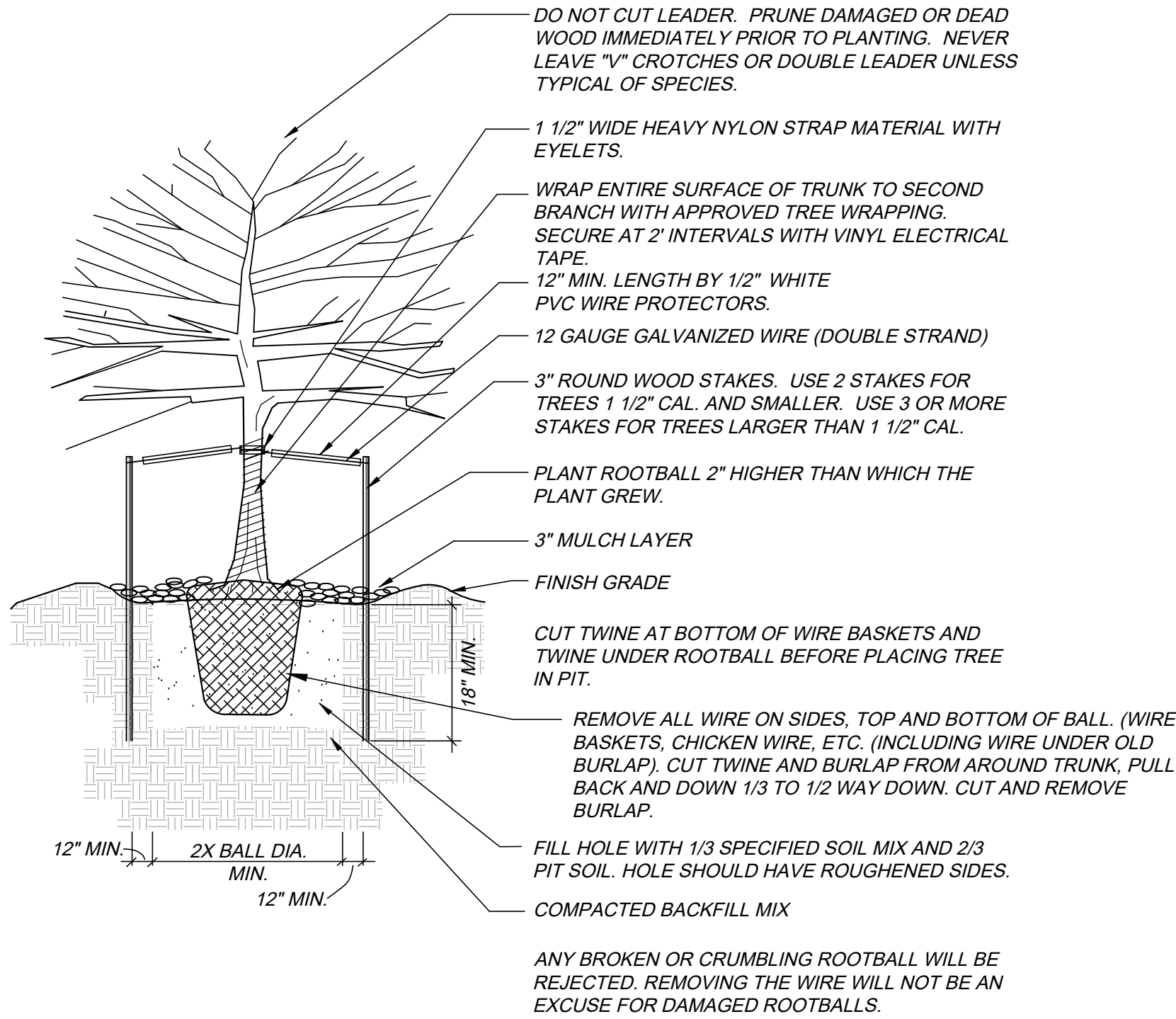
- SOIL PREPARATION SHALL BE (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 S.F. OF AREA MINIMUM.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES SHALL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 PRELIMINARY 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.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146.4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR PROPOSED FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR PROPOSED FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF PROPOSED FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- MULCHING FOR SHRUB BEDS AND TREES TO BE RED CEDAR MULCH OR EQUAL AT MIN. 3" DEEP.
- ANY PROPOSED PLANTS WITHIN THE SIGHT TRIANGLE MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.



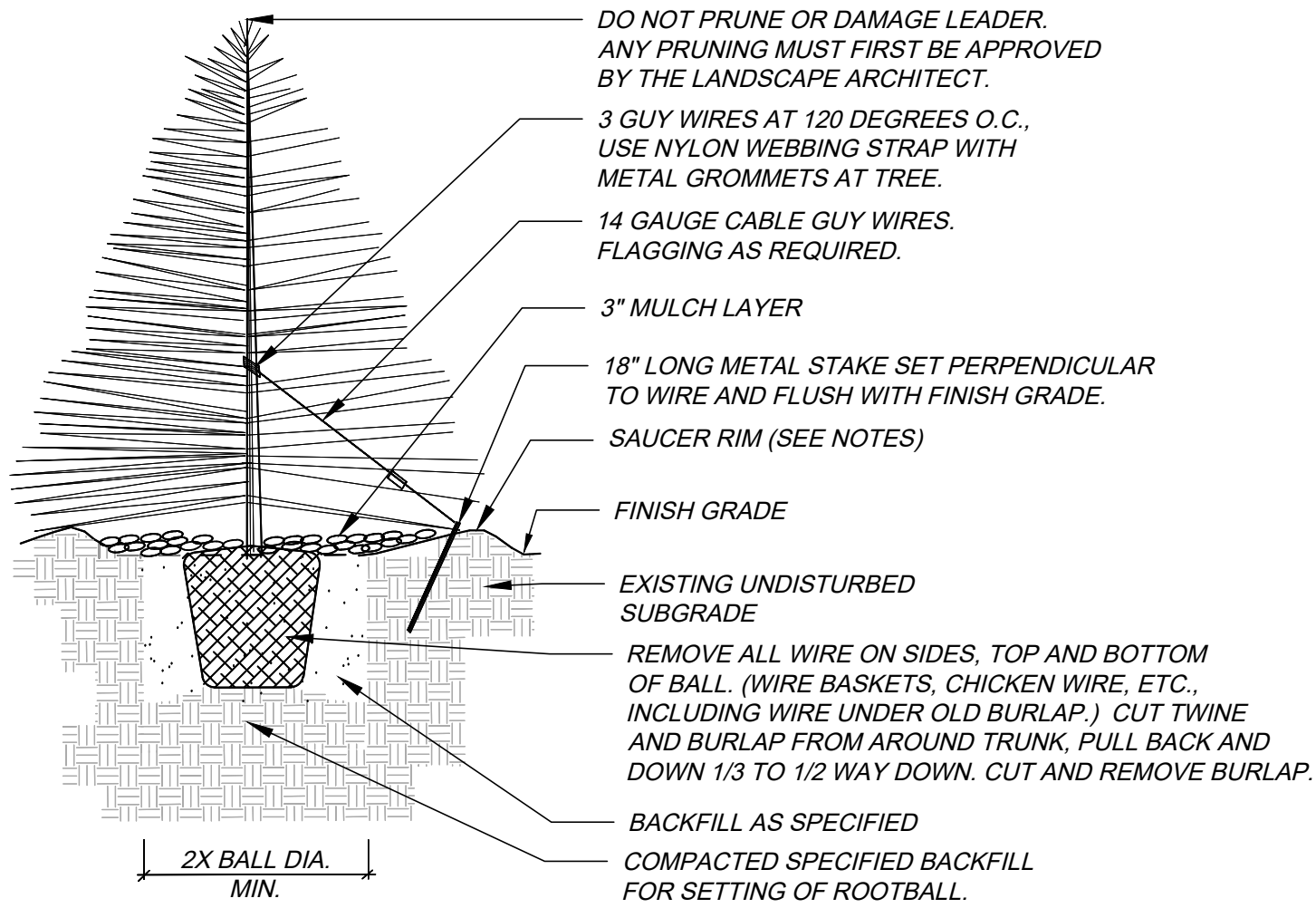
SHRUB PLANTING DETAIL
N.T.S.



EDGER DETAIL - SEED AREA AND PLANT BED
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



- NOTES:
- TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
 - WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
 - SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

EVERGREEN TREE PLANTING DETAIL
N.T.S.

NOT FOR
CONSTRUCTION

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE NOTES

CLIENT: LENNAR

DESIGNED BY: TF

DRAWN BY: GB

CHECKED BY: CK

HORZ: N/A

VERT: N/A

SCALE: N/A

DATE: 02-05-2025

PLANNER/LANDSCAPE ARCHITECT:
THE ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303-770-7201



SHEET NUMBER

LD1

SHEET 49 OF 53
PROJECT NO. 8677-001

KINGS POINT SOUTH - PA 5-9

LANDSCAPE DETAILS

SOD INFORMATION

RTF SOD, OR APPROVED EQUAL
AVAILABLE THROUGH: GREEN VALLEY TURF CO.
13159 N. US HIGHWAY 85
LITTLETON, CO 80125
P: 303.798.6764
WEB: WWW.GVT.NET

MULCH INFORMATION

SHRUB BED MULCH
RED CEDAR MULCH
APPLIED AT 3" DEPTH MINIMUM
AVAILABLE THROUGH: GREEN VALLEY TURF COMPANY
13159 N. US HIGHWAY 85
LITTLETON, CO 80125
P: 303.798.6764
WWW.GVT.NET

EDGER INFORMATION

RYERSON 4" AND 6" ROLL TOP EDGING
AVAILABLE THROUGH: RYERSON
P: 855.793.7766
P: WWW.RYERSON.COM

NATIVE SEED INFORMATION

LOW GROW MIX:
30% EPHRAIM CRESTED WHEATGRASS
25% SHEEP FESCUE
20% PERENNIAL RYE
15% CHEWINGS FESCUE
10% CANADA BLUE GRASS
SEEDING RATE:
DRYLAND — 20–25 LBS/AC
AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.
4300 MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WEB: WWW.AVSEEDS.COM

DETENTION SEED MIX INFORMATION

RIPARIAN EMERGENT MIX:
PBSI FOOTHILLS NATIVE MIX
AVAILABLE THROUGH:
PAWNEE BUTTE SEED INC.
605 25TH ST.
GREELEY, CO 80631
P: 970.356.7002
WEB: WWW.PAWNEEBUTTESSEED.COM

E-470 SEED MIX INFORMATION

E470 SEED MIX:
COMMON NAME GRASS
DRILLED LBS PLS/ACRE
10–FULTS ALKALI GRASS
1–ALKALI SACATION
5–ALKAR TALL WHEATGRASS
5–CRESTED WHEATGRASS
0.5–INLAND SALTGRASS
2–NEWHY CRESTED WHEATGRASS
3–THICKSPIKE WHEATGRASS
26.5–TOTAL LBS PLS/ACRE–26.5

COMMON NAME FORBS
DRILLED LBS PLS/ACRE
0.5–FOUR WING SALT BUSH
1–SHADSCALE
0.1–RUBBER RABBITBRUSH
1.6 TOTAL LBS PLS/ACRE

TEMPORARY COVER CROP
DRILLED LBS PLS/ACRE
3–WINTER WHEAT

AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.
4300 MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WEB: WWW.AVSEEDS.COM

STANDARD RIGHTS OF WAY AND CURB SIDE LANDSCAPE

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA	REQUIRED / PROVIDED		
						TREES (1 EVERY 40 FT.)	SHRUBS (1 EVERY 40 FT.)	GRASSES (PROVIDED /PERCENT)
A	STREET 1 NORTH	4,060’	N/A	8’	30,662 S.F.	102/99	1015/1060	154/15%
	STREET 1 SOUTH	4,015’	N/A	8’	31,480 S.F.	100/92	1004/1095	175/16%
B	STREET 2 WEST	761’	N/A	8’	5,790 S.F.	19/18*	190/202	40/20%
	STREET 2 EAST	895’	N/A	8’	7,013 S.F.	22/22	224/224	41/18%
C	STREET 3 WEST	1,280’	N/A	8’	1,280 S.F.	32/31*	320/332	47/14%
	STREET 3 EAST	1,196’	N/A	8’	1,196 S.F.	30/28*	299/319	48/15%
D	STREET 4 NORTH	1,320’	N/A	8’	10,061 S.F.	33/29*	330/374	74/20%
	STREET 4 SOUTH	1,364’	N/A	8’	9,941 S.F.	34/29*	341/398	81/20%
E	STREET 5 WEST	274	N/A	8’	2,083 S.F.	7/6*	69/81	9/11%
	STREET 5 EAST	269	N/A	8’	2,047 S.F.	7/5*	67/87	12/14%
F	STREET 6 NORTH	1,697’	N/A	8’	12,982 S.F.	42/38*	424/484	91/19%
	STREET 6 SOUTH	1,878’	N/A	8’	13,917 S.F.	47/41*	470/533	84/16%
G	STREET 7 WEST	1,692’	N/A	8’	16,153 S.F.	42/43	423/413**	67/16%
	STREET 7 EAST	1,825’	N/A	8’	14,412 S.F.	46/41*	456/511	95/19%
H	STREET 8 NORTH	731’	N/A	8’	5,941 S.F.	18/17*	183/193	38/20%
	STREET 8 SOUTH	624’	N/A	8’	4,685 S.F.	16/16	156/156	30/19%
I	STREET 9 WEST	1,274’	N/A	8’	10,109 S.F.	32/31*	319/333	64/19%
	STREET 9 EAST	1,279’	N/A	8’	10,105 S.F.	32/31*	320/334	60/18%
J	STREET 10 WEST	1,413’	N/A	8’	10,976 S.F.	35/35	353/366	69/19%
	STREET 10 EAST	1,325’	N/A	8’	10,182 S.F.	33/28*	331/387	71/18%
K	STREET 11 WEST	537’	N/A	8’	4,101 S.F.	13/12*	134/152	31/20%
	STREET 11 EAST	538’	N/A	8’	4,088 S.F.	13/12*	135/149	22/15%
L	STREET 12 NORTH	420’	N/A	8’	3,172 S.F.	11/11	105/108	21/19%
	STREET 12 SOUTH	488’	N/A	8’	3,788 S.F.	12/11*	122/133	26/20%
M	STREET 13 NORTH	395’	N/A	8’	3,054 S.F.	10/10	99/100	14/14%
	STREET 13 SOUTH	361’	N/A	8’	2,802 S.F.	9/9	90/90	12/13%
N	STREET 14 NORTH	322’	N/A	8’	2,195 S.F.	8/6*	81/102	20/20%
	STREET 14 SOUTH	316’	N/A	8’	2,136 S.F.	8/6*	79/102	14/14%
O	STREET 15 NORTH	249’	N/A	8’	1,606 S.F.	6/6	62/72	14/19%
	STREET 15 SOUTH	248’	N/A	8’	1,604 S.F.	6/5*	62/72	8/11%
P	STREET 16 NORTH	238’	N/A	8’	1,500 S.F.	6/4*	60/80	12/15%
	STREET 16 SOUTH	220’	N/A	8’	1,385 S.F.	6/4*	55/86	17/20%

E-470 LANDSCAPE BUFFER

AREA	DESCRIPTION	LENGTH	WIDTH	REQUIRED / PROVIDED	
				TREES 1 TREE PER 30 L.F.	SHRUBS 10 SHRUBS PER 30 L.F.
A	E–470 BUFFER	1,718 L.F.	25 / 36	57 / 90	573 / 577*

* TREE EQUIVALENT USED. 10 SHRUBS = 1 TREE

NOT FOR CONSTRUCTION

REVISIONS

DATE

#

KINGS POINT SOUTH

PROJECT:

LANDSCAPE DETAILS

DRAWING:

CLIENT:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

LENAR

TF

GB

CK

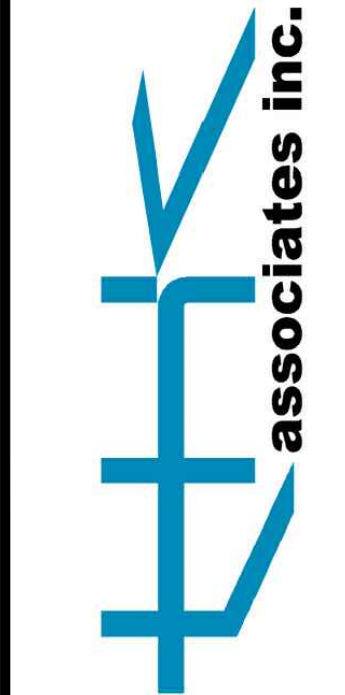
HORZ: N/A

VERT: N/A

SCALE:

DATE: 02–05–2025

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303.770.7201



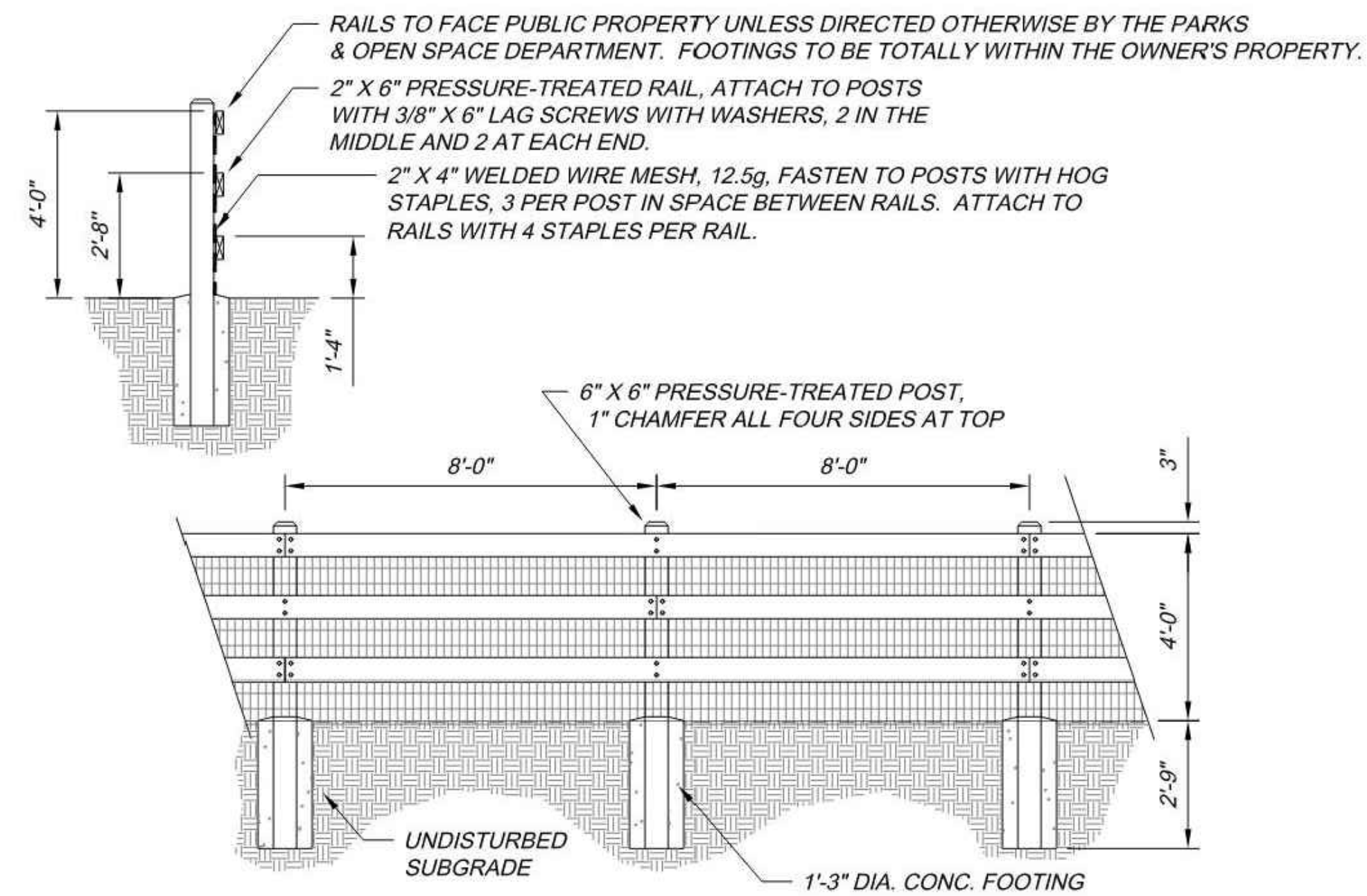
SHEET NUMBER

LD2

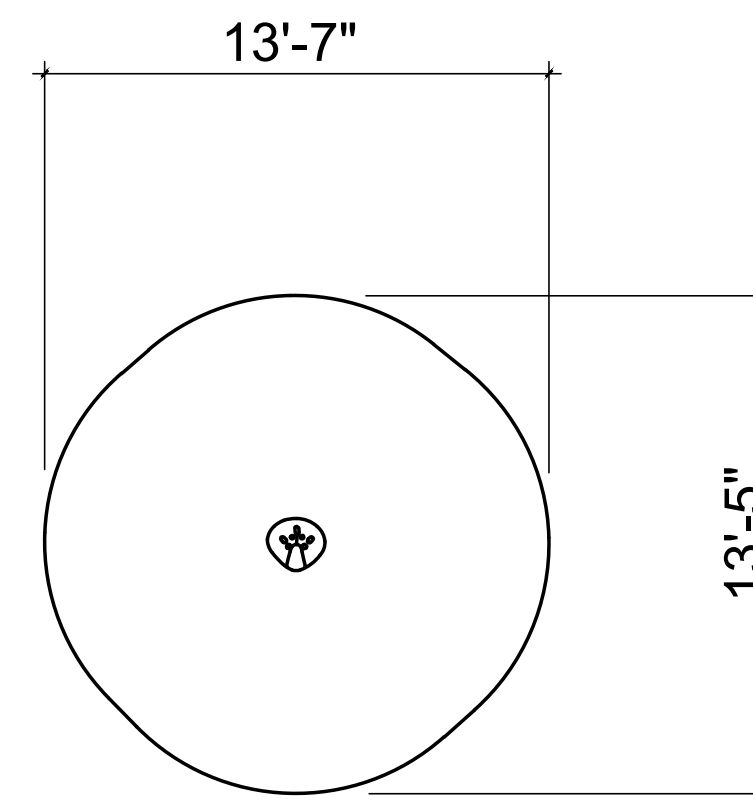
SHEET 50 OF 53
PROJECT NO. 8677–001

KINGS POINT SOUTH - PA 5-9

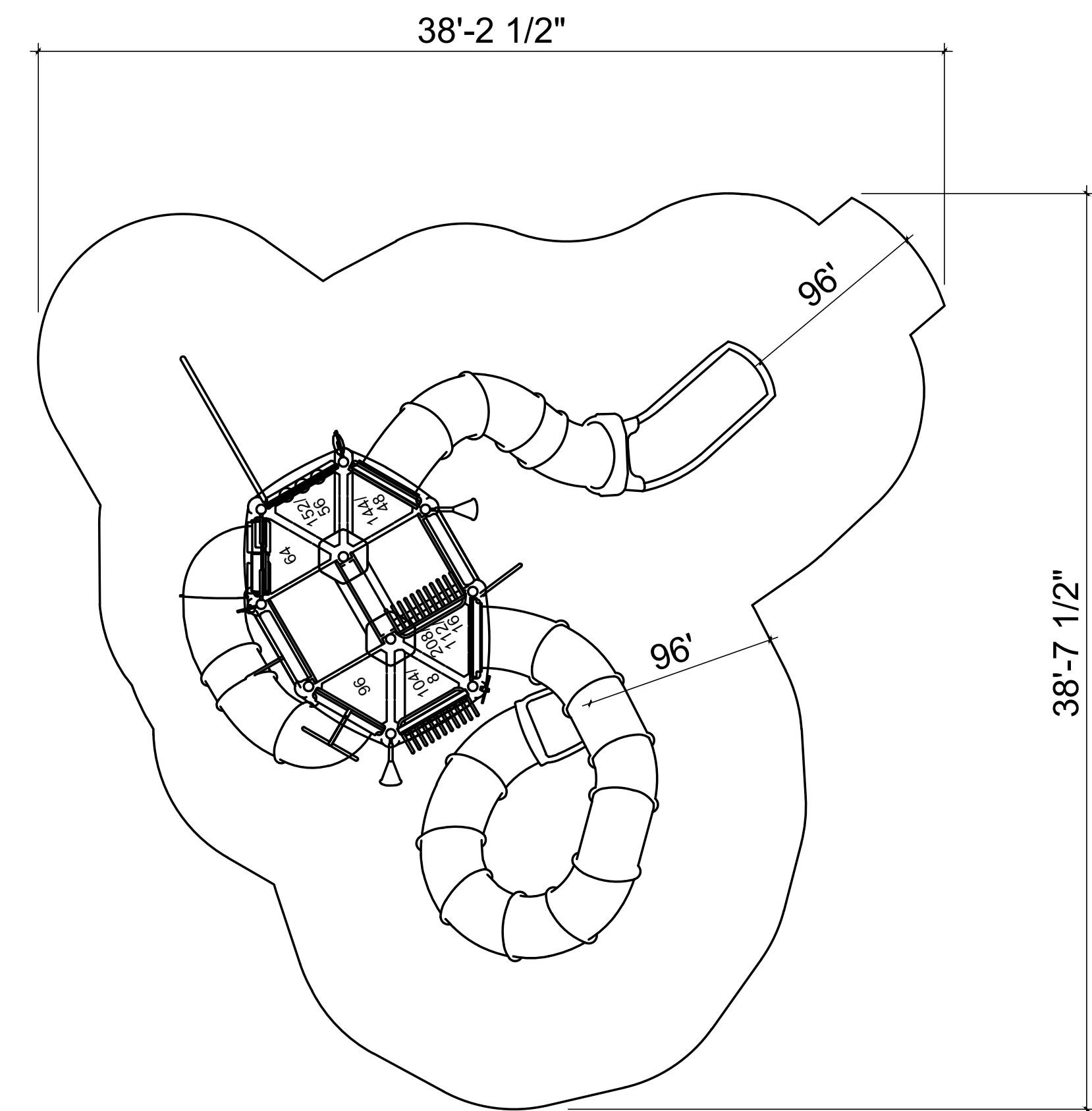
LANDSCAPE DETAILS



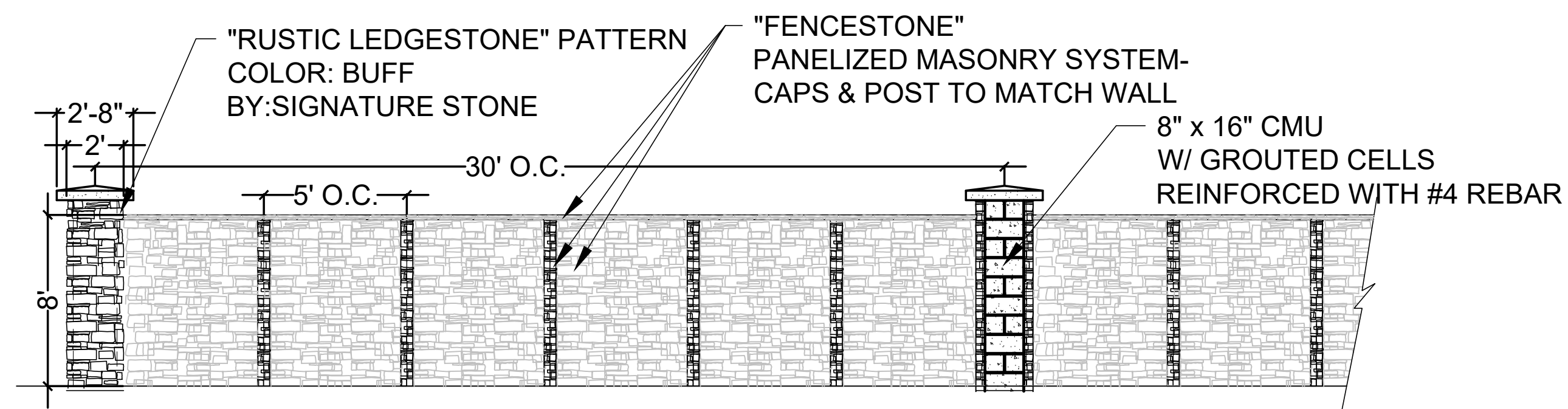
OPEN SPACE 3-RAIL FENCE
N.T.S.



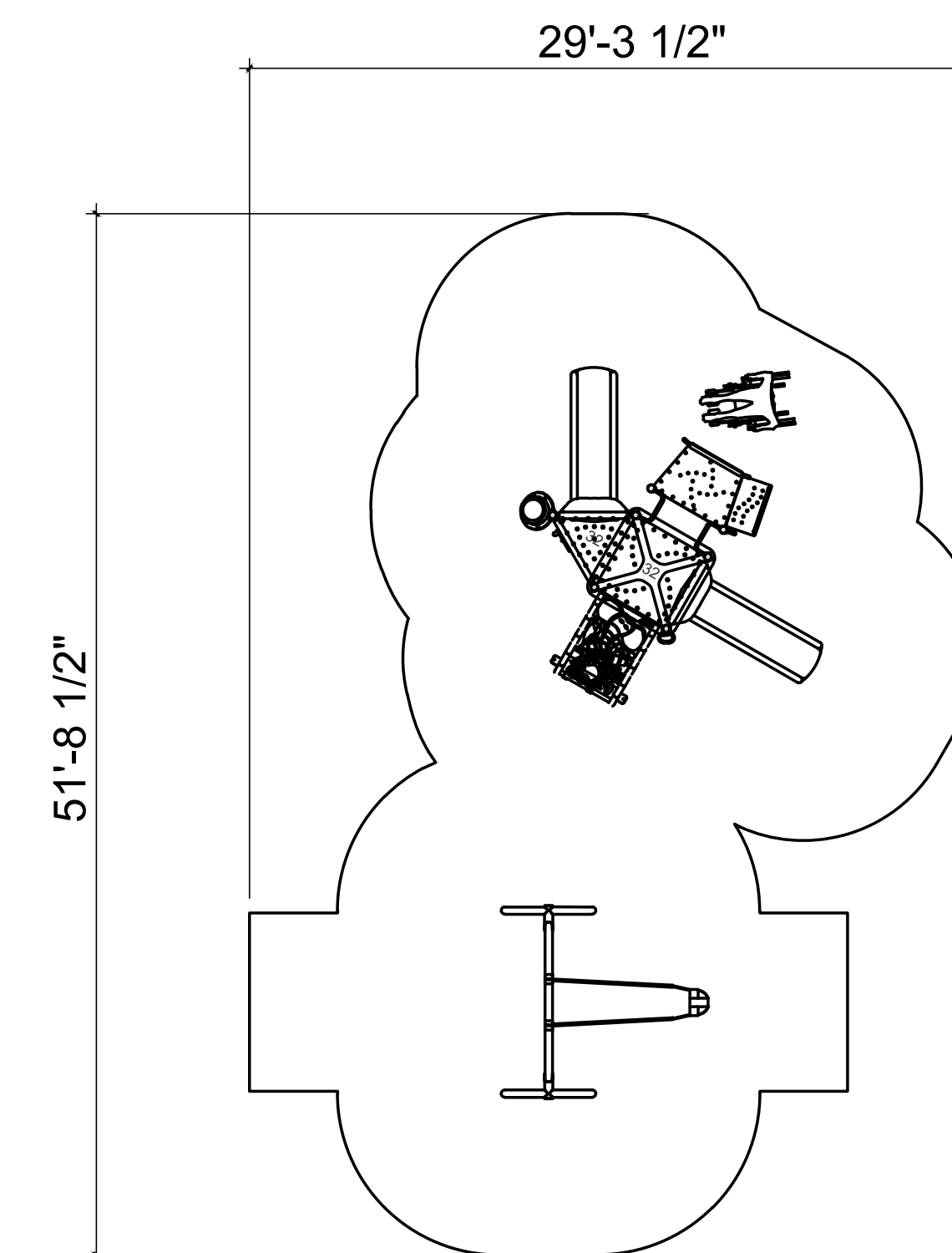
SOLO SPINNER
SCALE: NTS



COMPOSITE SKY BUILDER STRUCTURE (5-12 YRS)
SCALE: NTS



E-470 PERIMETER MASONRY WALL AND COLUMN DETAILS
SCALE: NTS



COMPOSITE STRUCTURE & ONE TOT SWING (2-5 YRS)
SCALE: NTS

NOT FOR
CONSTRUCTION

[illegible]

DRAWING: LANDSCAPE DETAILS	
CLIENT: LENNAR	
DESIGNED BY: TF	HORZ: N/A
DRAWN BY: GB	SCALE: VERT: N/A
CHECKED BY: OK	DATE: 02-05-2025

THK ASSOCIATES, INC.
5675 DTC BOULEVARD
GREENWOOD VILLAGE, CO 80111
P: 303-770-7201

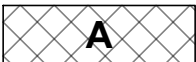


SHEET NUMBER

LD3


SHEET 51 OF 53
PROJECT NO. 8677-001

KINGS POINT SOUTH - PA 5-9
RESIDENTIAL FRONT YARD
LANDSCAPE EXHIBIT

	A
54' x 120' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (000 S.F.-000 S.F.)	
TREES (FRONT YARD)	1 TOTAL MINIMUM: <ul style="list-style-type: none">- ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER- ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR- ONE (1) EVERGREEN TREE (≥ 6' TALL)
SHRUBS	22 TOTAL MINIMUM: <ul style="list-style-type: none">- MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	7 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">- AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	XERIC OPTION: TURF NOT ALLOWED


77.5' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (000 S.F.-000 S.F.)	
TREES (FRONT YARD)	1 TOTAL MINIMUM: <ul style="list-style-type: none">- ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER- ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR- ONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	4 TOTAL MINIMUM: <ul style="list-style-type: none">- ONE (1) TREE PER 25 LINEAR FEET. *
SHRUBS	33 TOTAL MINIMUM: <ul style="list-style-type: none">- MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	10 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">- AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	XERIC OPTION: TURF NOT ALLOWED

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,738 S.F. FOOTPRINT AND A 16' x 26' DRIVEWAY.

	B
64' x 120' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (000 S.F.-000 S.F.)	
TREES (FRONT YARD)	1 TOTAL MINIMUM: <ul style="list-style-type: none">- ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER- ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR- ONE (1) EVERGREEN TREE (≥ 6' TALL)
SHRUBS	26 TOTAL MINIMUM: <ul style="list-style-type: none">- MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	8 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">- AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	XERIC OPTION: TURF NOT ALLOWED

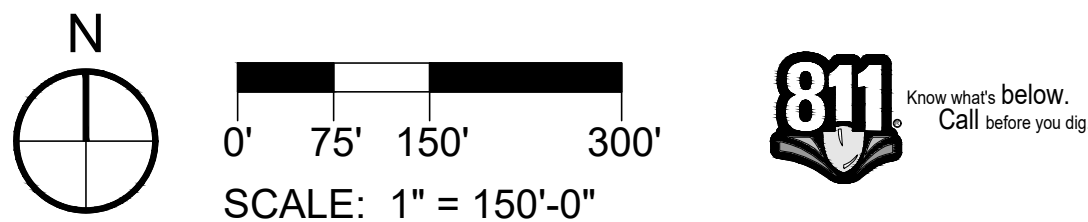
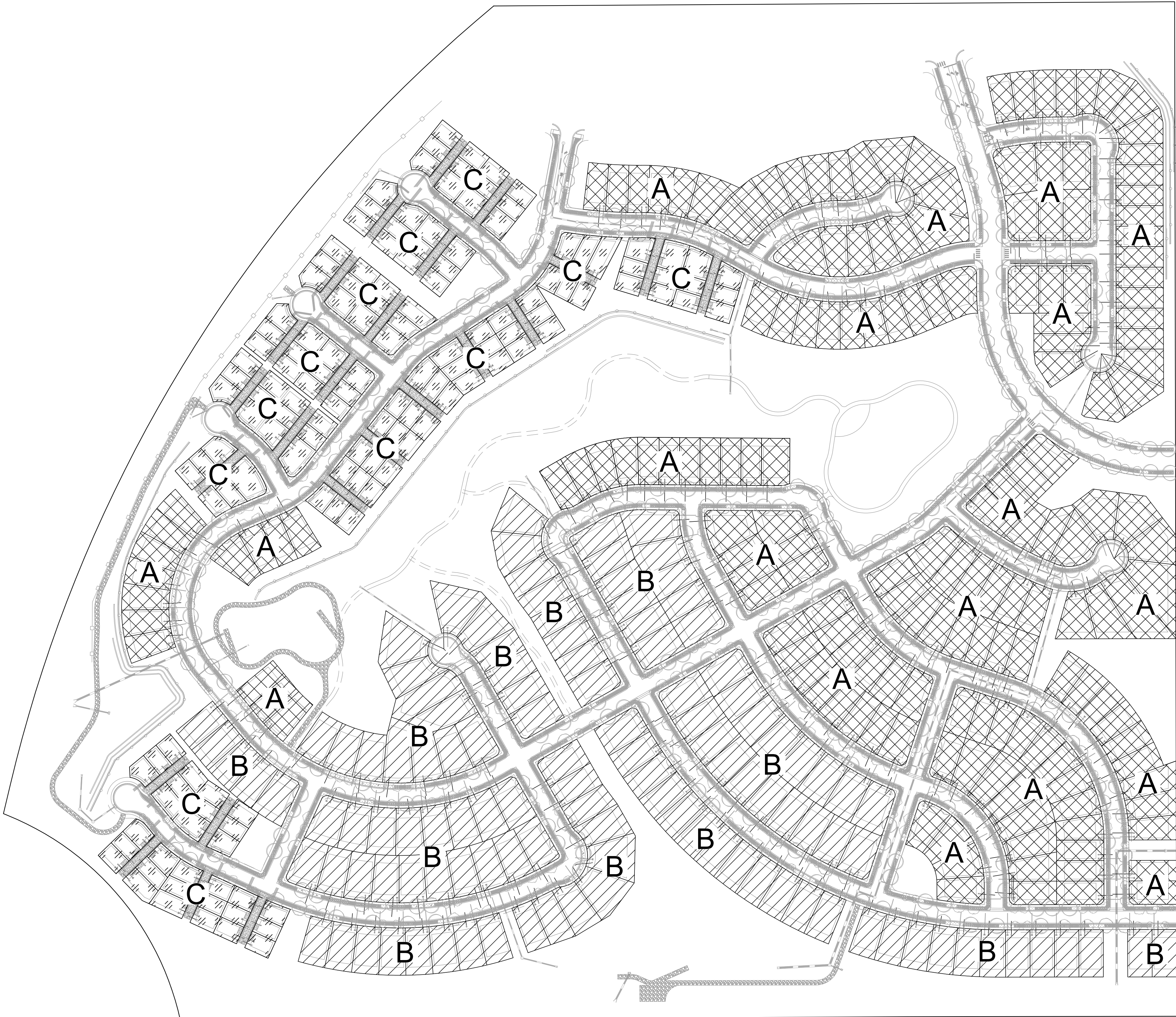
75' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (000 S.F.-000 S.F.)	
TREES (FRONT YARD)	1 TOTAL MINIMUM: <ul style="list-style-type: none">- ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER- ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR- ONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	4 TOTAL MINIMUM: <ul style="list-style-type: none">- ONE (1) TREE PER 25 LINEAR FEET. *
SHRUBS	27 TOTAL MINIMUM: <ul style="list-style-type: none">- MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	8 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">- AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	XERIC OPTION: TURF NOT ALLOWED

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 3,538 S.F. FOOTPRINT AND A 24' x 30' DRIVEWAY.

	C
46' X 65' SINGLE-FAMILY COTTAGE UNIT (INTERIOR LOT) (000 S.F.-000 S.F.)	
TREES (FRONT YARD)	1 TOTAL MINIMUM: <ul style="list-style-type: none">- ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER- ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR- ONE (1) EVERGREEN TREE (≥ 6' TALL)
SHRUBS	6 TOTAL MINIMUM: <ul style="list-style-type: none">- MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	2 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">- AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	XERIC OPTION: TURF NOT ALLOWED

62' X 65' SINGLE-FAMILY COTTAGE UNIT (CORNER LOT) (000 S.F.-000 S.F.)	
TREES (FRONT YARD)	1 TOTAL MINIMUM: <ul style="list-style-type: none">- ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER- ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR- ONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none">- ONE (1) TREE PER 25 LINEAR FEET. *
SHRUBS	22 TOTAL MINIMUM: <ul style="list-style-type: none">- MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	7 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">- AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	XERIC OPTION: TURF NOT ALLOWED

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,234 S.F. FOOTPRINT AND A 16' x 10' DRIVEWAY.



NOT FOR
CONSTRUCTION

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH

DRAWING: TYPICAL LOT EXHIBIT

CLIENT: LENNAR

DESIGNED BY: TF

DRAWN BY: GB

CHECKED BY: CK

SCALE: 1" = 150'

HORZ: N/A

VERT: N/A

DATE: 02-05-2025

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303-770-7201

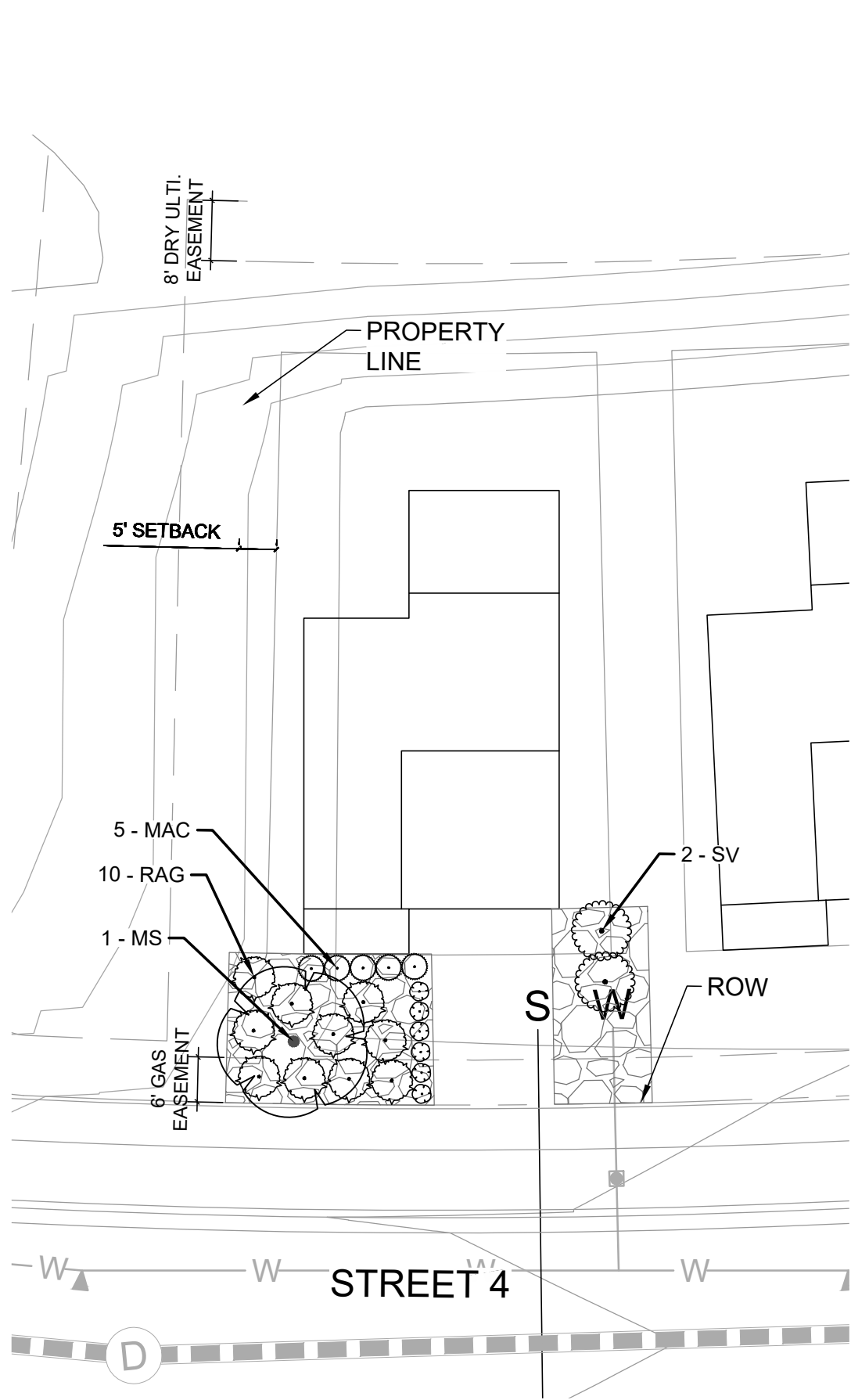


SHEET NUMBER

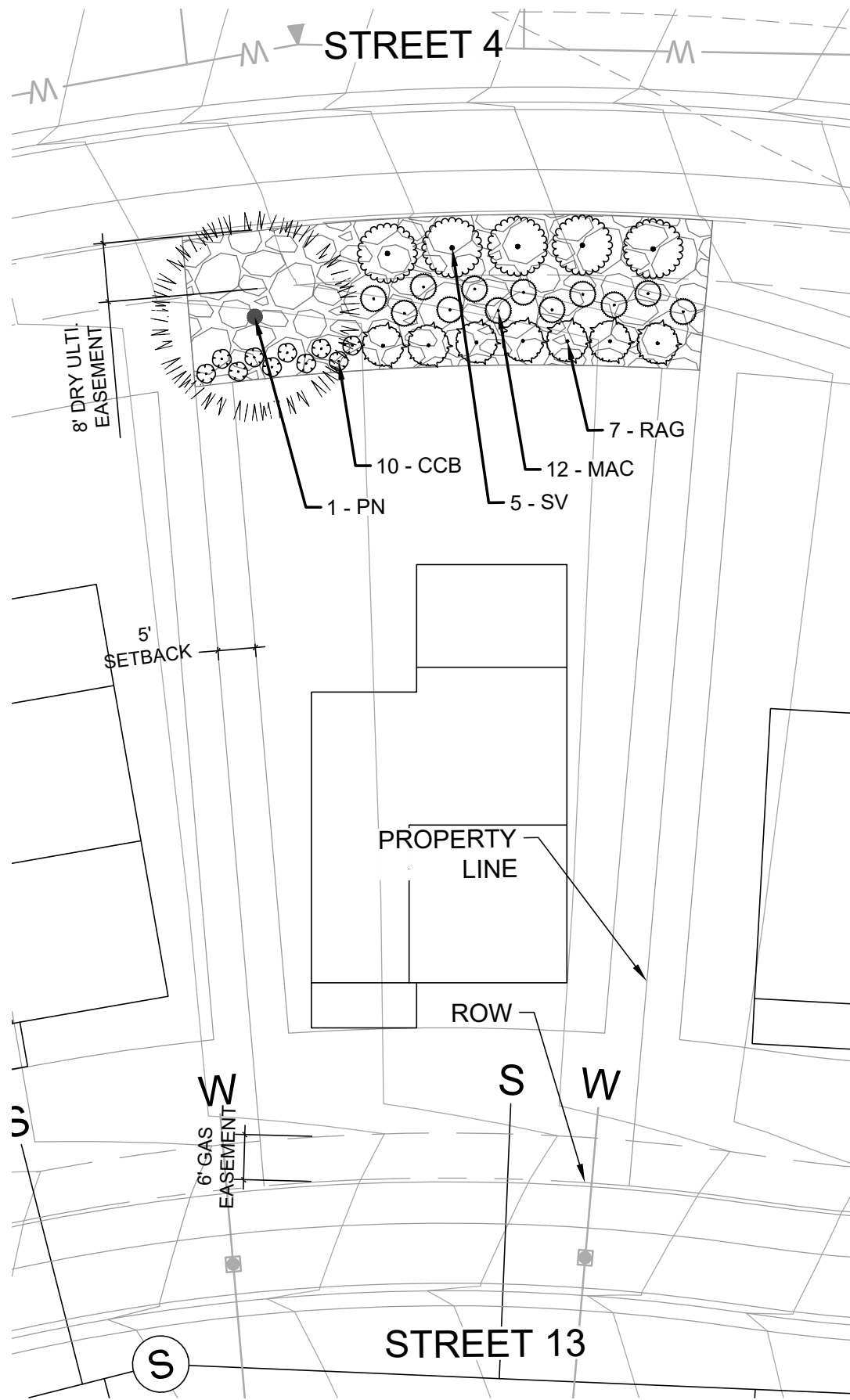
TL1

SHEET 52 OF 53
PROJECT NO. 8677-001

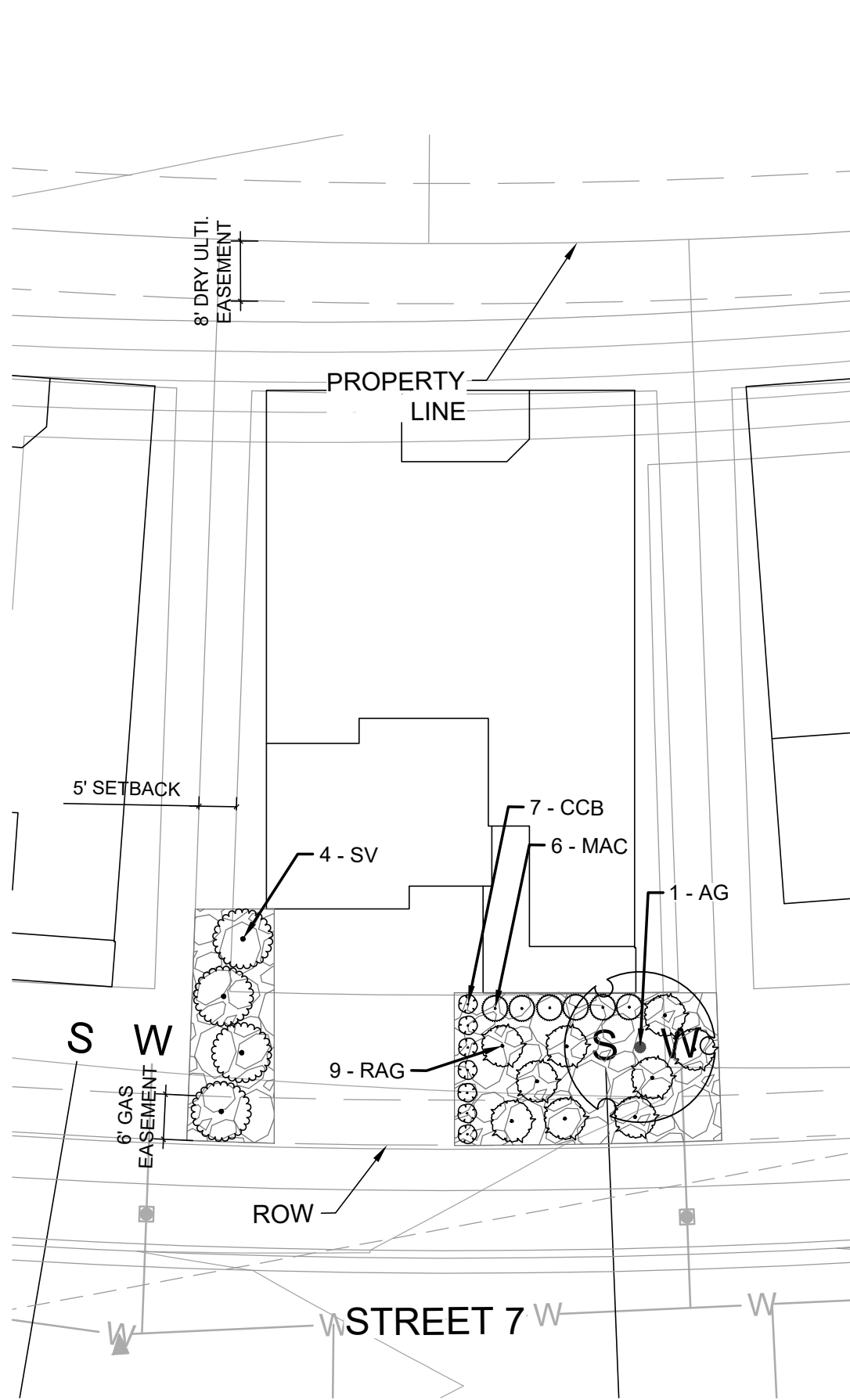
KINGS POINT SOUTH - PA 5-9
RESIDENTIAL FRONT YARD
LANDSCAPE EXHIBIT



TYPICAL LOT A - INTERIOR
1"=20'



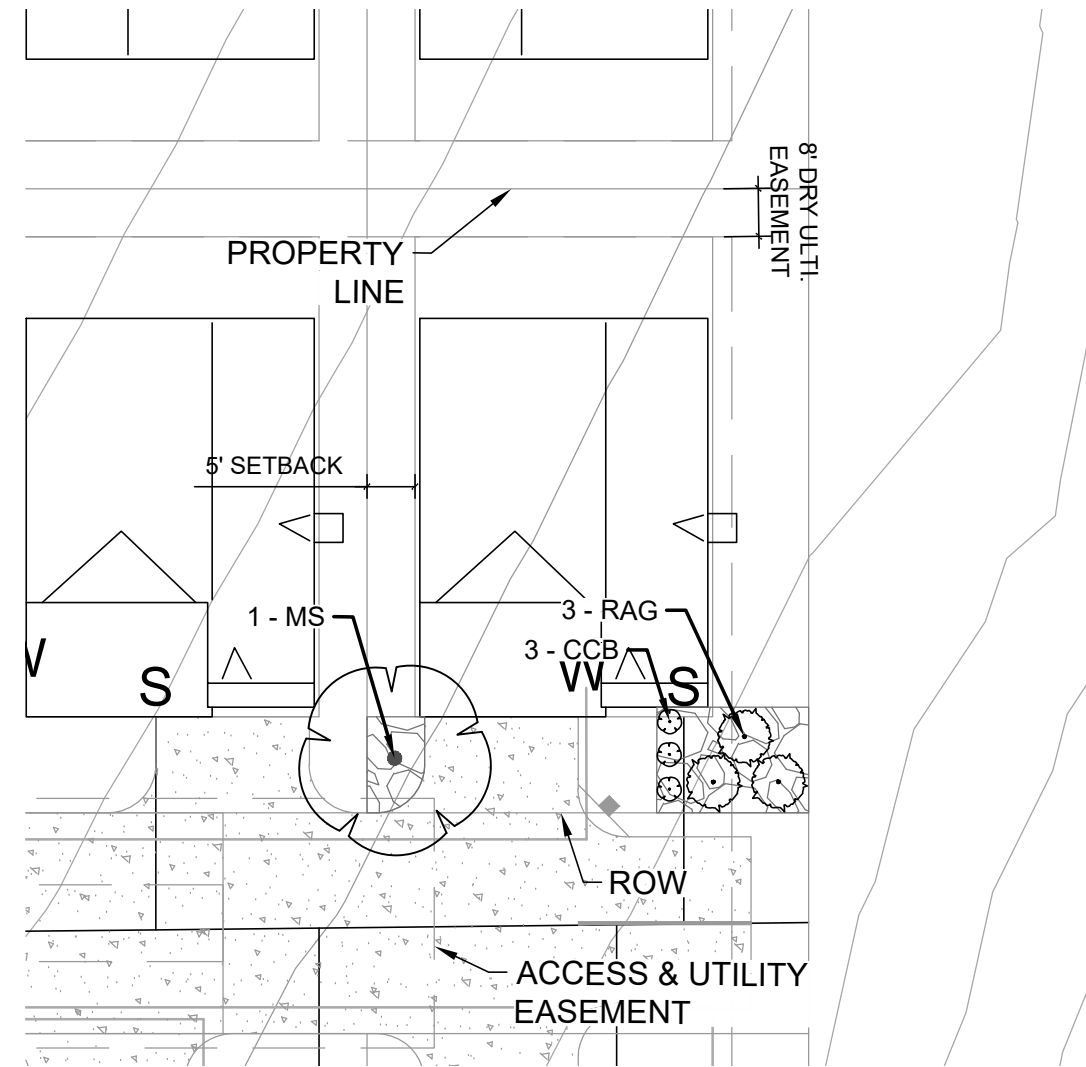
TYPICAL LOT A - REAR YARD LOT
1"=20'



TYPICAL LOT B - INTERIOR
1"=20'

LEGEND

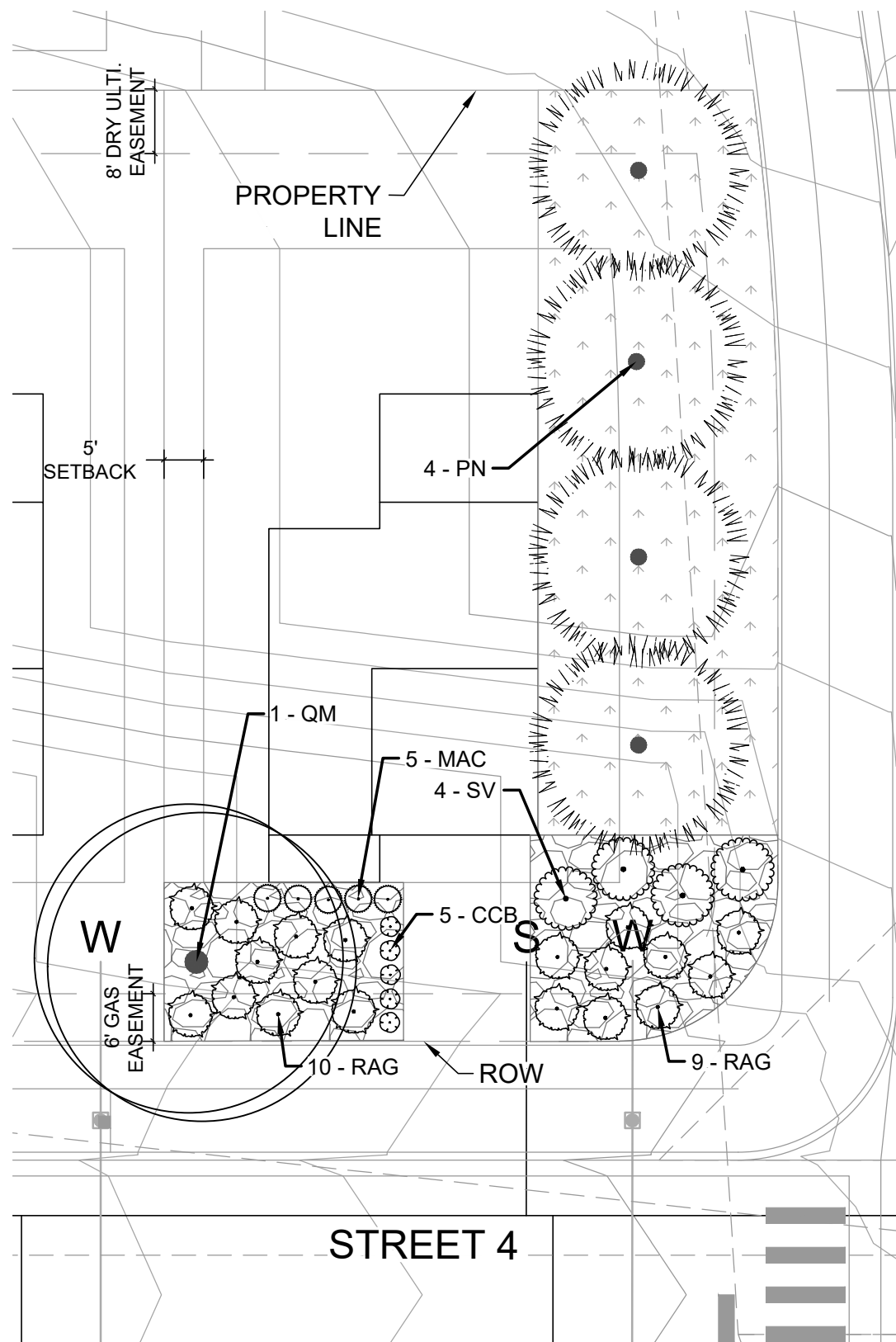
—	PROPERTY LINE
—	ROW LINE
—	LOT LINE
- - -	UTILITY EASEMENT
- - -	GAS EASEMENT
- - -	DRAINAGE EASEMENT
- - -	ACCESS & UTILITY EASEMENT
- - -	WATER LINE
- - -	SEWER LINE
[Pattern]	MULCH
[Pattern]	NATIVE SEED LOW-GROW MIX
- - -	STEEL EDGING



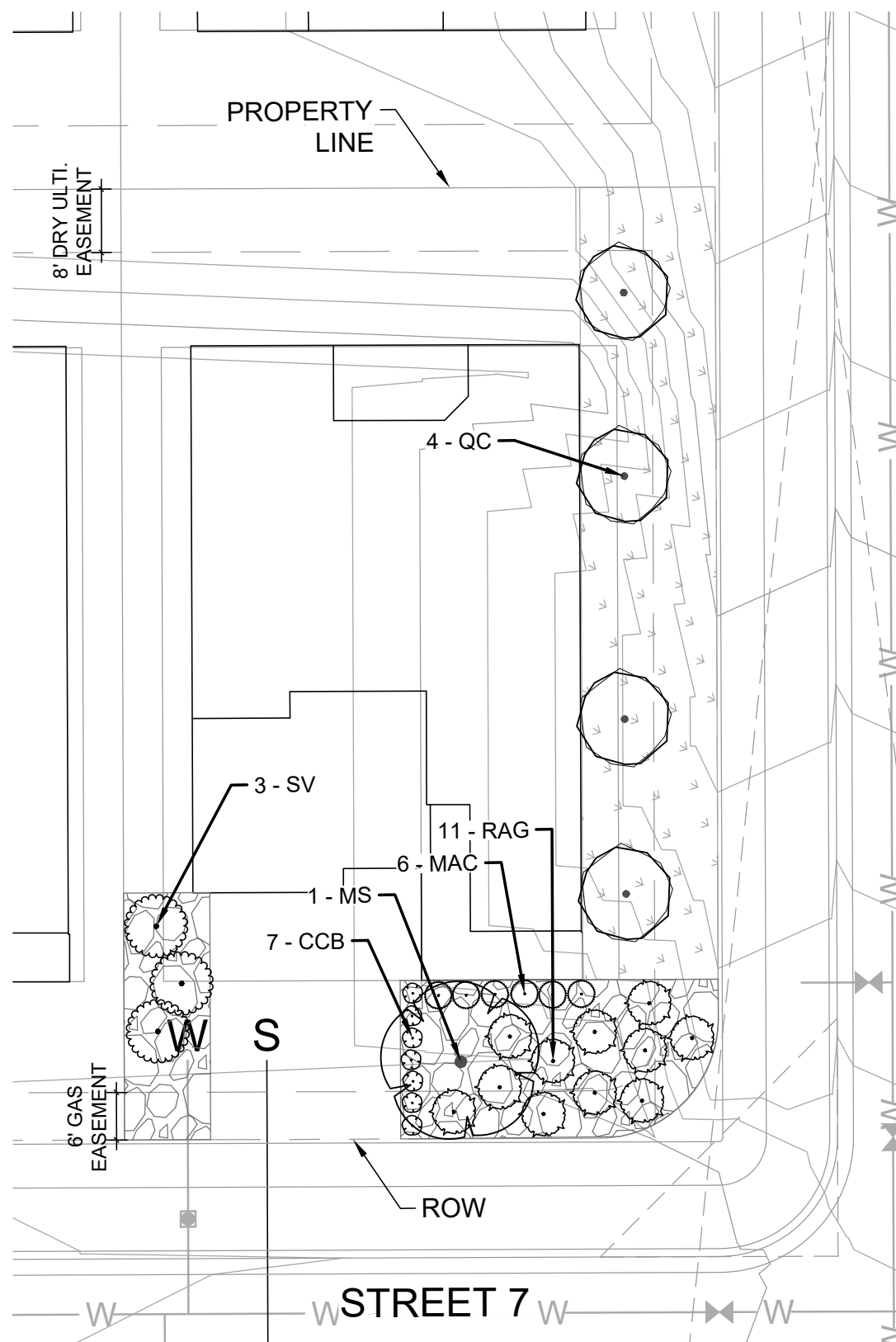
TYPICAL LOT C - INTERIOR
1"=20'

PLANT SCHEDULE

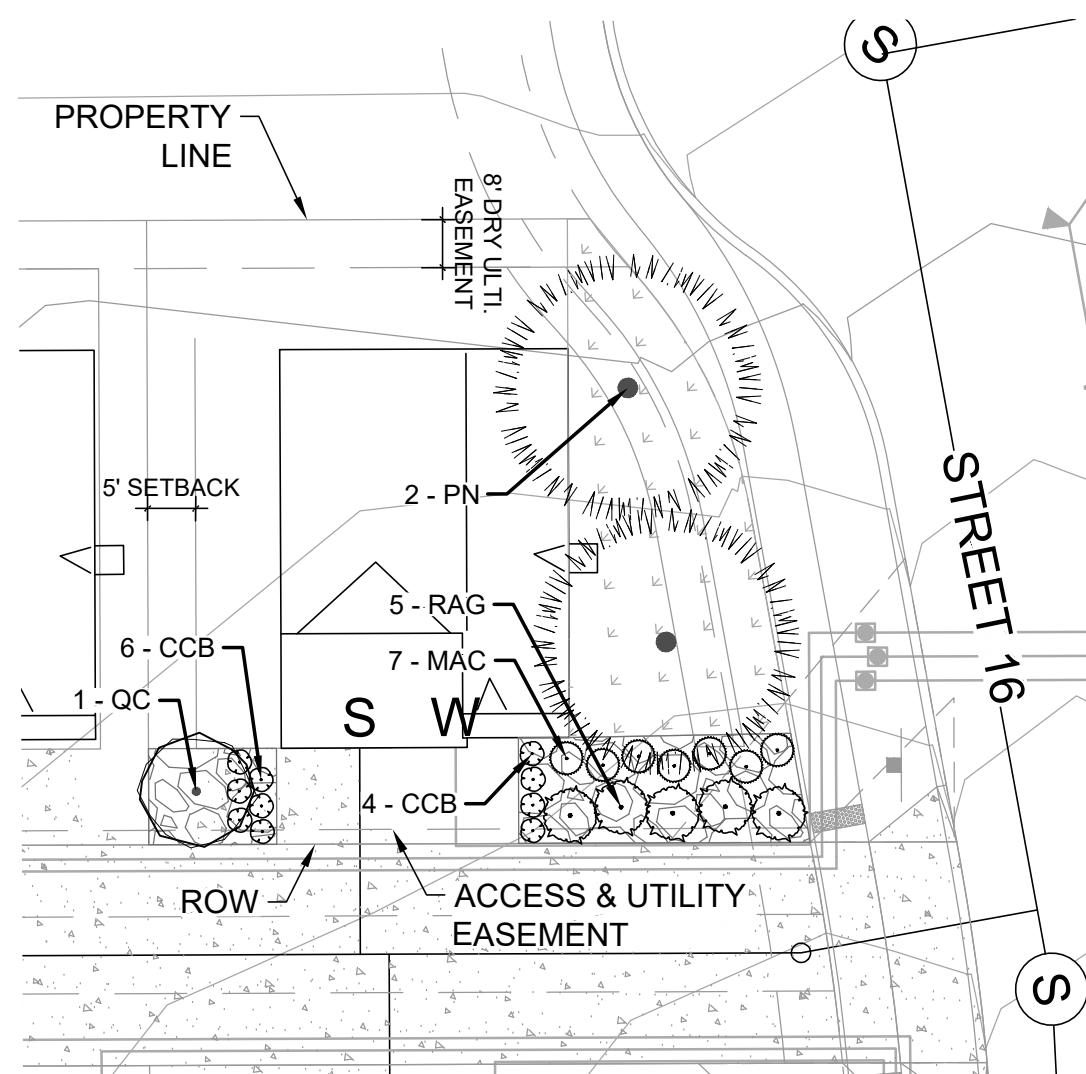
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES				
[Symbol]	AG	Acer grandidentatum / Bigtooth Maple	2.5" Cal.	B&B
[Symbol]	QC	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	2.5" Cal.	B&B
[Symbol]	QM	Quercus macrocarpa / Burr Oak	2.5" Cal.	B&B
EVERGREEN TREES				
[Symbol]	PN	Pinus nigra / Austrian Pine	6' HL	B&B
ORNAMENTAL TREES				
[Symbol]	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	2" Cal.	B&B
SHRUBS				
[Symbol]	CCB	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	5 gal.	
[Symbol]	MAC	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	5 gal.	
[Symbol]	RAG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.	
[Symbol]	SV	Syringa vulgaris / Common Lilac	5 gal.	



TYPICAL LOT A - CORNER
1"=20'



TYPICAL LOT B - CORNER
1"=20'



TYPICAL LOT C - CORNER
1"=20'

NOT FOR
CONSTRUCTION

REVISIONS

DATE

#

PROJECT: KINGS POINT SOUTH

DRAWING: TYPICAL LOT EXHIBIT

CLIENT: LENNAR

DESIGNED BY: TF SCALE: 1" = 20'

DRAWN BY: GB VERT: N/A

CHECKED BY: CK DATE: 02-05-2025

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
10000 GREENWOOD VILLAGE, CO 80111
P: 303-770-7201



SHEET NUMBER

TL2

SHEET 53 OF 53
PROJECT NO. 8677-001