

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PART OF SECTIONS 33 AND 34, T5S, R66W, 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE N89°34'42"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 2631.52 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34;

THENCE N89°35'50"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 2661.35 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE N89°36'13"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 2127.50 FEET;

THENCE N88°25'33"E, 25.03 FEET;

THENCE S04°19'21"E, 136.69 FEET;

THENCE S49°19'21"E, 51.19 FEET;

THENCE S80°34'31"E, 189.48 FEET;

THENCE S09°25'29"W, 42.20 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE LEFT WHOSE CHORD BEARS S03°24'38"E A DISTANCE OF 214.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°40'12", A RADIUS OF 482.00 FEET, AN ARC LENGTH OF 215.95 FEET;

THENCE S16°14'44"E, 47.11 FEET;

THENCE S21°49'40"W, 31.49 FEET TO A POINT ON A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT WHOSE CHORD BEARS S57°09'25"W A DISTANCE OF 31.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03°21'35", A RADIUS OF 537.00 FEET, AN ARC LENGTH OF 31.49 FEET TO A POINT OF TANGENT;

THENCE S55°28'37"W ALONG SAID TANGENT A DISTANCE OF 101.25 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS S60°54'32"W A DISTANCE OF 87.66 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°51'49", A RADIUS OF 463.00 FEET, AN ARC LENGTH OF 87.79 FEET;

THENCE S66°20'26"W, 42.09 FEET;

THENCE S23°46'59"E, 86.01 FEET;

THENCE S59°17'39"E, 24.00 FEET;

THENCE N74°28'49"E, 40.00 FEET;

THENCE S16°19'10"E, 61.00 FEET;

THENCE N72°31'43"E, 173.23 FEET;

THENCE S58°56'08"E, 41.89 FEET;

THENCE N80°40'12"E, 11.76 FEET;

THENCE S62°06'45"E, 170.48 FEET;

THENCE S00°04'38"W A DISTANCE OF 238.75 FEET TO A POINT ON A CURVE NON-TANGENT ON THE NORTH RIGHT-OF-WAY LINE OF E-470;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. THENCE ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS S64°27'00"W A DISTANCE OF 433.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°36'10", A RADIUS OF 2141.83 FEET, AN ARC LENGTH OF 433.74 FEET TO A POINT OF TANGENT;

2. THENCE S70°15'05"W ALONG SAID TANGENT A DISTANCE OF 95.13 FEET;

3. THENCE S74°00'05"W A DISTANCE OF 1352.59 FEET;

4. THENCE S71°45'05"W A DISTANCE OF 102.96 FEET TO A POINT OF CURVE;

5. THENCE ALONG SAID CURVE TO THE LEFT WHOSE CHORD BEARS S58°31'38"W A DISTANCE OF 1816.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°26'54", A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 1832.46 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE S89°38'25"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 1891.72 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE S89°35'36"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 2636.79 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE S89°35'33"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 465.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83;

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

1. THENCE N28°10'15"W A DISTANCE OF 1163.29 FEET;

2. THENCE N31°58'54"W A DISTANCE OF 150.16 FEET;

3. THENCE N28°04'39"W A DISTANCE OF 181.76 FEET TO THE SOUTHWEST CORNER OF KRAGELUND ACRES, A SUBDIVISION RECORDED IN PLAT BOOK 11 AT PAGE 41 OF THE ARAPAHOE COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID KRAGELUND ACRES THE FOLLOWING TWO (2) COURSES:

1. THENCE N89°31'11"E A DISTANCE OF 1188.66 FEET;

2. THENCE N00°23'11"E A DISTANCE OF 1318.92 FEET TO THE POINT OF BEGINNING,

CONTAINING 428.29 ACRES (18,655,795 SQUARE FEET) MORE OR LESS.

KINGS POINT CONTEXTUAL SITE PLAN NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS

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

WAIVERS

1. LOCATIONAL CRITERIA FOR A NEIGHBORHOOD ACTIVITY CENTER (NAC)

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

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

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

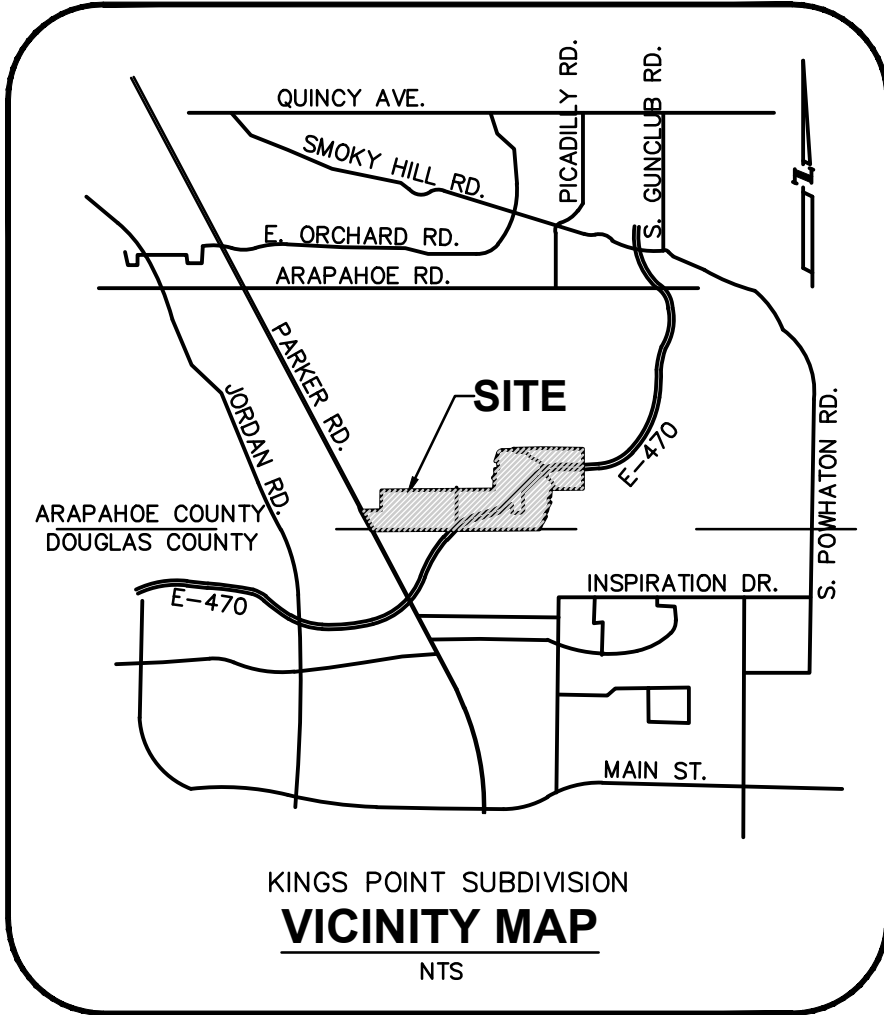
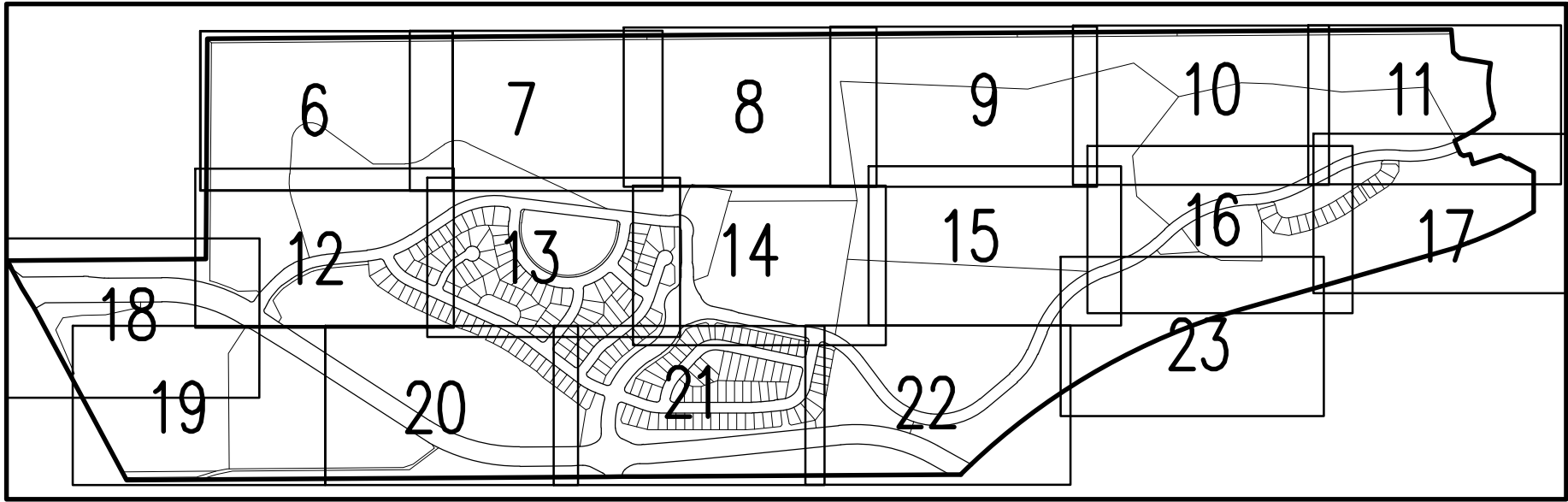
2. COLUMN SPACING

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

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

WAIVER JUSTIFICATION: THE COLUMN AND LANDSCAPE DESIGN HAS BEEN UPGRADED TO ALLOW FOR THIS DIVERSION FROM THE CODE. PROVIDING COLUMNS AT EVERY OTHER REAR LOT LINE (OR APPROXIMATELY EVERY 120') STILL ACHIEVES THE INTENT OF THE CODE IN VISUALLY BREAKING UP THE FACE OF THE FENCE. ALL PROPOSED COLUMNS ARE A MINIMUM OF 24"X24" WIDE EXCEEDING THE CITY MINIMUM WIDTH OF 18"X18", AND HAVE A FOOTER AND AN ENLARGED CAP. IN ADDITION, THE FIRST COLUMN OF EVERY RUN OF FENCING SHALL BE FURTHER AUGMENTED WITH A DECORATIVE BRICK INSET PROVIDING ADDITIONAL ENHANCEMENT OVER CITY CODE. IN AREAS WHERE THIS WAIVER IS IN EFFECT, THE LANDSCAPE PLAN HAS BEEN DESIGNED TO CREATE AN ENHANCED STREETScape. EVERGREEN TREES ARE STRATEGICALLY LOCATED IN THE LANDSCAPE BUFFER ADJACENT TO THE FENCE ROW, BETWEEN THE FENCE COLUMNS TO PROVIDE ADDITIONAL HEIGHT, SCREENING, AND VISUAL IMPACT TO THE STREETScape.

SHEET INDEX



LAND USE SUMMARY

DATA	
GROSS LAND AREA WITHIN PROPERTY LINES	428.28 ACRES
TRACT AREAS NOT PART OF CSP	328.51 ACRES
NET LAND AREA COVERED BY CSP	99.77 ACRES
NUMBER OF UNITS PROPOSED	216
NUMBER OF BUILDINGS	216
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	SEE SITE SPECIFIC NOTE 3
GROSS FLOOR AREA (PER 146-2 CITY CODE)	N/A
FLOOR AREA OF ACCESSORY USES (IF APPLICABLE)	N/A
TOTAL BUILDING COVERAGE	AS DICTATED BY SETBACKS / PER CODE
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	E-470 LGN AND MEDIUM RESIDENTIAL
PROPOSED USES	SFD RESIDENTIAL (SMALL, STANDARD, LARGE, ESTATE), OPEN SPACE, GOLF COURSE, NEIGHBORHOOD ACTIVITY CENTER
PERMITTED MAXIMUM SIGN AREA	96 SQUARE FEET PER SIGN
TYPE OF SIGN (FREESTANDING, WALL, ETC.)	WALL
PARKING SPACES REQUIRED	864
PARKING SPACES PROVIDED	864
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
LOT AREA	30.72 ACRES
TRACT AREA / OPEN SPACE	21.95 ACRES
ROAD RIGHT-OF-WAY AREA	43.17 ACRES
NEIGHBORHOOD ACTIVITY CENTER (NAC)	3.93 ACRES

CONTEXTUAL SITE PLAN PARCEL SUMMARY

FDP PARCEL	LOT COUNT FDP CSP		AREA (acres)	DWELLING UNITS	COMMENT
			GROSS	PER ACRE	
			FDP	GROSS	
SINGLE FAMILY DETACHED RESIDENTIAL					
M5	147	125	30.33	4.8	
M7	85	75	18.43	4.6	
M14	24	16	4.15	5.8	
TOTAL	256	216	52.91	4.8	

TRACT SUMMARY

OPEN SPACE TRACTS	AREA		FDP PARCEL	PURPOSE	OWNERSHIP / MAINTENANCE
	SQUARE FEET	ACRES			
A	170,456	3.91	M3	OPEN SPACE	METRO DISTRICT
B	20,213	0.46	M4	OPEN SPACE	METRO DISTRICT
C	21,278	0.49	M5	OPEN SPACE	METRO DISTRICT
D	71,629	1.64	M7	OPEN SPACE	METRO DISTRICT
F	160,018	3.67	M2	OPEN SPACE	METRO DISTRICT
G	62,875	1.44	M1	OPEN SPACE	METRO DISTRICT
H	6,143	0.14	M5	OPEN SPACE	METRO DISTRICT
I	3,674	0.08	M7	OPEN SPACE	METRO DISTRICT
J	3,045	0.07	M14	OPEN SPACE	METRO DISTRICT
K	26,235	0.60	M5	OPEN SPACE / LOOP ROAD	METRO DISTRICT
M	13,868	0.32	M5	OPEN SPACE	METRO DISTRICT
N	68,471	1.57	M5	OPEN SPACE	METRO DISTRICT
O	38,615	0.89	M7	OPEN SPACE	METRO DISTRICT
P	3,362	0.08	M7	OPEN SPACE	METRO DISTRICT
Q	2,170	0.05	M14	OPEN SPACE	METRO DISTRICT
R	85,095	1.95	M14	OPEN SPACE	METRO DISTRICT
S	1,598	0.04	M14	OPEN SPACE	METRO DISTRICT
T	65,476	1.50	L1	LANDSCAPE BUFFER	METRO DISTRICT
U	55,397	1.27	L1	LANDSCAPE BUFFER	METRO DISTRICT
V	23,941	0.55	L1	LANDSCAPE BUFFER	METRO DISTRICT
W	41,035	0.94	L1	LANDSCAPE BUFFER	METRO DISTRICT
PP	11,664	0.27	M7	OPEN SPACE	METRO DISTRICT
TOTAL	956,258	21.95			

NEIGHBORHOOD ACTIVITY CENTER (NAC)				
L	171,210	3.93	M6	NAC #1
TOTAL	171,210	3.93		METRO DISTRICT
CSP TOTAL	1,127,468	25.88		

OPEN SPACE / GOLF COURSE TRACTS (FUTURE DEVELOPMENT, NOT PART OF CSP)				
AA	4,644,366	106.62	L1	OPEN SPACE / GOLF
BB	1,475,262	33.87	M12	OPEN SPACE / GOLF
CC	964,396	22.14	M4	OPEN SPACE / GOLF
FF	570,462	13.10	M8	OPEN SPACE / GOLF
NN	129,768	2.98	M10	OPEN SPACE / GOLF
TOTAL	7,784,254	178.70		GOLF COURSE OWNER/OPERATOR

PLANNING AREAS (FUTURE DEVELOPMENT NOT PART OF CSP)				
E	245,844	5.64	M11	SINGLE FAMILY STANDARD
X	110,546	2.54	M13	WATER TANK
Y	638,076	14.65	M2	MULTI-FAMILY
Z	889,249	20.41	M1	COMMUNITY ACTIVITY CENTER
DD	688,377	15.80	L2	SINGLE FAMILY STANDARD
EE	96,842	2.22	L3	SINGLE FAMILY LARGE
GG	896,209	20.57	M9	SINGLE FAMILY ATTACHED
HH	1,973,576	45.31	L4, L5, L6	SINGLE FAMILY ATTACHED, NAC#2
MM	955,869	21.94	L8	SINGLE FAMILY LARGE
QQ	31,153	0.72	M12	PUMP STATION
TOTAL	6,525,741	149.81		FUTURE OWNER CITY OF AURORA
NON-CSP TOTAL	14,309,995	328.51		

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

IN WITNESS THEREOF, KINGSPPOINT, LLC, HAS CAUSE THESE PRESENTS TO BE EXECUTED THIS

_____ DAY OF _____ A.D., 2018.

BY: _____

STATE OF COLORADO)
COUNTY OF ARAPAHOE)SS

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

2018, BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____

(MAYOR)

ATTEST: _____

(CITY CLERK)

CITY FORESTER: _____ DATE: _____

RECORDER'S CERTIFICATE

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

COLORADO, AT ____ O'CLOCK ____ .M. THIS ____ DAY OF _____ AD, 2018.

CLERK AND RECORDER _____

DEPUTY: _____

AMENDMENT HISTORY

DATE DESCRIPTION

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- 2 NOTES
- 3 OVERALL SITE PLAN & STREET SECTIONS
- 4 FDP OVERLAY
- 5 LOT SUMMARY TABLES
- 6-23 SINGLE FAMILY LOT PLANS
- 24-25 PUBLIC IMPROVEMENT PLANS

DEVELOPER

KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

ENGINEER / SURVEYOR

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
CONTACT: BARRY O. MOORE, PE

LAND PLANNER / LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

KINGS POINT FILING NO. 1

CONTEXTUAL SITE PLAN

PREPARED: 09.16.18

REVISED: 09.07.18

COVER SHEET
SHEET 1 OF 25

KINGS POINT CONTEXTUAL SITE PLAN NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING FIRE LANE".
4. THE APPLICANTS HAVE THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED CONTEXTUAL SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII – NUMBERING OF BUILDINGS.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETCETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OR THIS NOTE.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS CONTEXTUAL SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL CONTEXTUAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, CONTEXTUAL SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
12. ERRORS IN APPROVED CONTEXTUAL 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.
13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
14. ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING LDN 65 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE – CASE NOISE CONDITIONS.
15. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146 1587 (C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASERS OF NY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
16. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING THE BUILDING. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. ARCHITECTURAL FEATURES (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, etc.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC STREETS AND ADJACENT TO THE ABOVE DEVELOPMENTS. STREETLIGHT COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE INSTALLATION WITH AURORA PUBLIC WORKS AT 303-739-7300.
19. THE DEVELOPER SHALL SIGN AND STRIPE EAST AURORA PARKWAY PER THE LATEST EDITION OF THE MUTCD.
20. A NUMBER OF STEEP SLOPE MITIGATION ITEMS WILL NEED TO BE ADDRESSED AT THE TIME OF SPECIFIC LOT DEVELOPMENT AS DEFINED IN THE FDP. SEE THE STEEP SLOPE MITIGATION REQUIREMENTS.

21. THE DEVELOPER IS REQUIRED TO PROVIDE CONDUITS AND PULL BOXES FOR FUTURE SIGNALS AT THE INTERSECTIONS OF CLIFTON DRIVE/AURORA PARKWAY AND PARKER ROAD/AURORA PARKWAY. CONDUITS SHALL BE PLACE PER STANDARD DETAIL TE-10.
22. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE VIA PARKER ROAD OR GARTRELL ROAD VIA DRY CREEK ROAD AND NOT THROUGH THE ADJACENT RESIDENTIAL AREAS.
23. THE DEVELOPERS SHALL BE RESPONSIBLE FOR THE FUNDING OF 100% OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTION OF E. CLIFTON DR./E. AURORA PARKWAY, AND 50% OF THE SIGNAL COSTS AT THE INTERSECTION OF PARKER ROAD/AURORA PARKWAY IF AND WHEN SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE NOS. 1 THROUGH 8 AS DESCRIBED IN THE 2000 "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". FOR WARRANT PURPOSES, MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THE THROUGH AND LEFT-TURN LANE MOVEMENTS AND 50% OF THE RIGHT TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY CITY) SHALL BE SIGNED BY THE OWNER/DEVELOPER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
24. A METROPOLITAN DISTRICT SHALL OWN AND MAINTAIN ALL OPEN SPACE AND PARK TRACTS. THE DEVELOPER SHALL FACILITATE THE CONSTRUCTION OF A PORTION OF THE E-470 REGIONAL TRAIL BY PARTICIPATING IN THE TRAIL'S ROUTE SELECTION, PLANNING, AND DESIGN. THE DEVELOPER SHALL ALSO RESERVE SPACE ALONG THE SELECTED ALIGNMENT THROUGH KINGS POINT.
25. TO ACCOMMODATE CONSTRUCTION IN ACCORDANCE WITH THE TRAIL STANDARDS, DETAILS, AND SPECIFICATIONS OF THE PARKS AND OPEN SPACE DEPARTMENT AND THE E-470 PUBLIC HIGHWAY AUTHORITY. THE INTENT OF THIS REGIONAL TRAIL SEGMENT IS TO CONNECT THE E-470 MULTI-USE EASEMENT TO THE CHERRY CREEK TRAIL WEST OF PARKER ROAD BY GENERALLY PARALLELING E. AURORA PARKWAY AND BY LINKING TO A POTENTIAL UNDERPASS OR BRIDGE CROSSING OF PARKER ROAD NEAR THE SOUTHWESTERN CORNER OF KINGS POINT TO BE DESIGNED, CONSTRUCTED AND FUNDED BY OTHERS THAN THE DEVELOPER.

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 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 FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
5. DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2009 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 OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2009 IFC D104.3)

STREETS.

CRITERIA FOR TEMPORARY FIRE STATIONS

IN THE EVENT THAT A PERMANENT FIRE STATION IS NOT OPERATIONAL, THE AURORA FIRE DEPARTMENT MAY REQUIRE THAT A TEMPORARY FIRE STATION BE PROVIDED BY THE DEVELOPER AND/OR ANNEXING PARTY.

PERMANENT OR TEMPORARY FIRE STATIONS

THE EXACT PLACEMENT OF PERMANENT OR TEMPORARY FIRE STATIONS WILL BE DETERMINED AND APPROVED BY THE CITY OF AURORA'S FIRE MARSHAL TO INSURE THAT COORDINATED COVERAGE IS PROVIDED WITHIN THE CITY. FOR SPECIFIC QUESTIONS, THE FIRE MARSHALL CAN BE REACHED THROUGH THE FIRE DEPARTMENT MAIN SWITCHBOARD, 303-326-8999, OR 303-326-8986 (FAX)

WHELEN WARNING SYSTEM REQUIREMENTS:

THE FEMA REQUIREMENT FOR OUTDOOR EMERGENCY WARNING SYSTEMS IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY OF AURORA USES THE WHELEN SIREN SYSTEM. THE LAND REQUIREMENT FOR THE TOWER IS A 10'X10" EASEMENT. EACH SIREN COVERS APPROXIMATELY 3,000 RADIAL FEET AT 70 DB AND IS TYPICALLY SPACED ONE SIREN PER SQUARE MILE.

ADDITIONAL SITE SPECIFIC NOTES

1. THE FUTURE E470 REGIONAL TRAIL AND THE AURORA REGIONAL TRAIL ARE BY OTHERS; THE ALIGNMENT SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE COURSE OF FINAL DESIGN.
2. REQUIRED MINIMUM LOT WIDTH IS TYPICALLY ACHIEVED AT THE SETBACK PER THE LAND USE CATEGORY PER THE FRAMEWORK DEVELOPMENT PLAN; IN SOME INSTANCES, THE SETBACK HAS BEEN INCREASED TO ACHIEVE THE REQUIRED LOT WIDTH; SEE THE CSP LOT SUMMARY ON SHEET 23.
3. HOMES IN FRAMEWORK DEVELOPMENT PARCELS L4 (CSP TRACT KK) AND M9 (CSP TRACT GG) CAN NOT EXCEED 35 FEET IN HEIGHT FROM THE FINAL GRADE. MAXIMUM HEIGHTS FOR ALL OTHER PARCELS DETERMINED BY CITY OF AURORA ZONING CODE.
4. THE 35' PIPELINE EASEMENT RECORDED AT BOOK 4360, PAGE 267, IS TO BE VACATED BY SEPARATE DOCUMENT AFTER RELOCATION OF THE GAS LINE WITHIN THE EASEMENT. NO HOUSES ARE ALLOWED TO BE CONSTRUCTED ON THE FOLLOWING LOTS UNTIL THE GAS LINE IS RELOCATED AND THE EASEMENT VACATED:

BLOCK 4, LOTS 1, 2, 6, 7, 8, 9, 10, 13, 14, AND 15
BLOCK 5, LOTS 2, 3, 4, AND 5
BLOCK 7, LOTS 3, AND 4
5. MEDIANS IN AURORA PARKWAY AND ISLANDS ASSOCIATED WITH THE ROUNDABOUTS WILL BE OWNED BY THE CITY OF AURORA. LANDSCAPE IN THE MEDIANS WILL BE MAINTAINED BY THE KINGS POINT METROPOLITAN DISTRICT.
6. REGIONAL TRAIL NOTES:
 - A. A 14' TRACT FOR A CITY OF AURORA 10' REGIONAL TRAIL WILL BE LOCATED ON THE SOUTH SIDE OF TRACTS Y AND Z. LOCATION SHALL BE MUTUALLY AGREED UPON BY THE DEVELOPER AND THE CITY OF AURORA.
 - B. A 14' TRACT FOR A CITY OF AURORA 10' REGIONAL TRAIL WILL BE LOCATED WITHIN TRACT E UPON THE COMPLETION OF THE DESIGN BY THE CITY OF AURORA. LOCATION SHALL BE MUTUALLY AGREED UPON BY THE DEVELOPER AND THE CITY OF AURORA.
 - C. COMMUNITY TRAIL CONNECTIONS TO THE E470 MULTI-USE EASEMENT TRAIL WILL BE DESIGNED ONCE E470 COMPLETES THEIR DESIGN.
7. THE FOLLOWING EASEMENTS ARE TO BE DEDICATED TO THE CITY OF AURORA:
 - A. UTILITY EASEMENTS, LABELED "UE", FOR DRY UTILITIES;
 - B. GAS EASEMENTS, LABELED "GE", FOR GAS LINES;
 - C. DRAINAGE EASEMENTS, LABELED "DE" OR DRAINAGE EASEMENT, FOR STORM DRAINAGE;
 - D. SIDEWALK EASEMENTS, LABELED "SE", FOR SIDEWALKS AND PUBLIC ACCESS;
 - E. PUBLIC ACCESS EASEMENTS LABELED "PAE" FOR PUBLIC ACCESS, ROADWAYS, SIDEWALKS, FIRE LANES, UTILITIES, AND DRAINAGE.
8. THE SIDEWALK CONTAINED WITHIN TRACTS C AND N WILL BE PRIVATELY OWNED AND MAINTAINED WITH ACCESS GRANTED TO THE PUBLIC.

CRITERIA FOR ESTABLISHING PERMANENT
FIRE STATION LOCATIONS IN PROPOSED DEVELOPMENTS

THE CITY OF AURORA REQUIRES THAT A PERMANENT STATION BE PLATTED AT THE TIME OF DEVELOPMENT APPROVAL. THE PROPERTY DEDICATED TO THE CITY SHOULD BE NO LESS THAN 1.75 ACRES WITH THE LOCATION AND DIMENSIONS SUCH THAT THE OPTIMAL EMERGENCY RESPONSE TIMES CAN BE ACHIEVED. SHARED USE SITES (POLICE FIRE, ETC.) MUST BE AT LEAST 8 ACRES IN SIZE AND SITUATED SUCH THAT OPTIMAL EMERGENCY RESPONSE TIMES CAN BE ACHIEVED. THESE SITES SHALL BE CONTIGUOUS TO COLLECTOR

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

DEVELOPER
KINGSPONT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

ENGINEER / SURVEYOR
EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
CONTACT: BARRY O. MOORE, PE

**LAND PLANNER /
LANDSCAPE ARCHITECT**
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

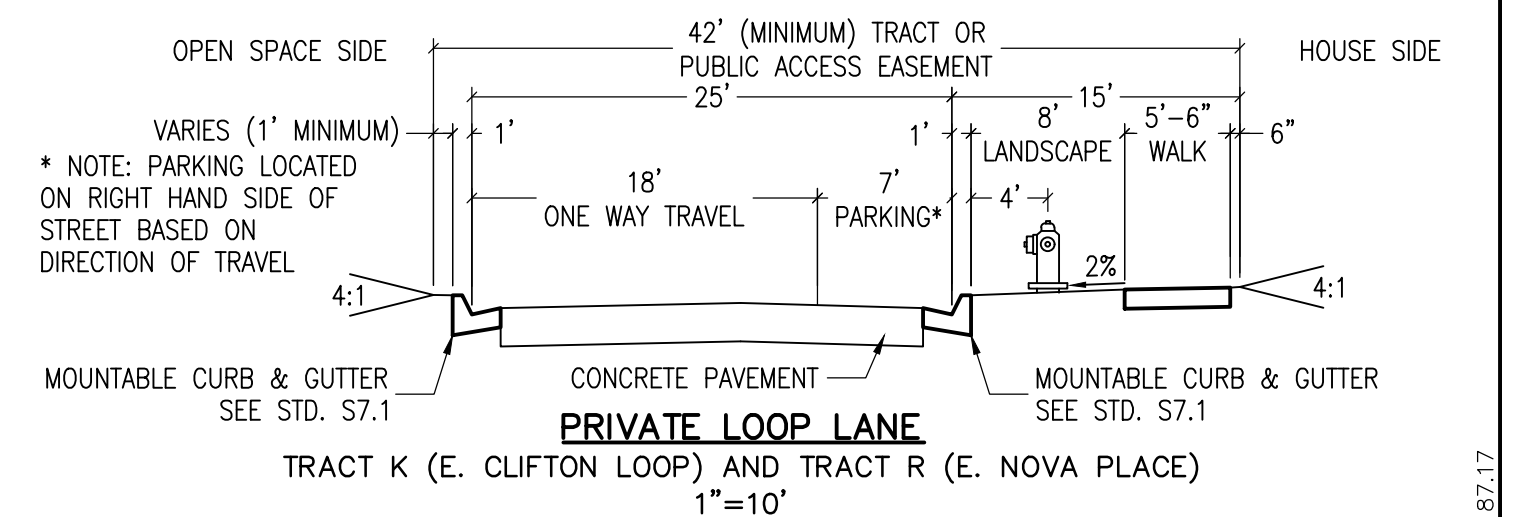
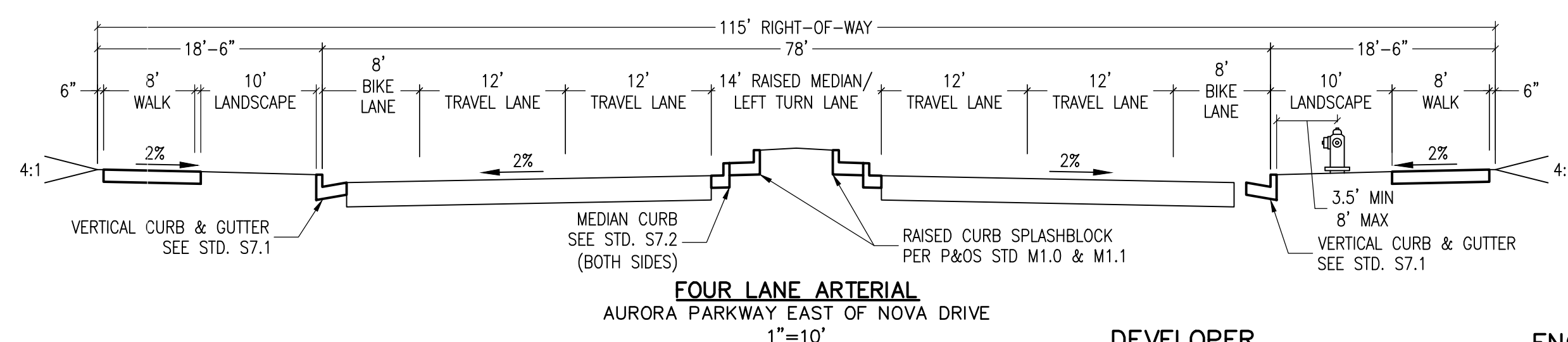
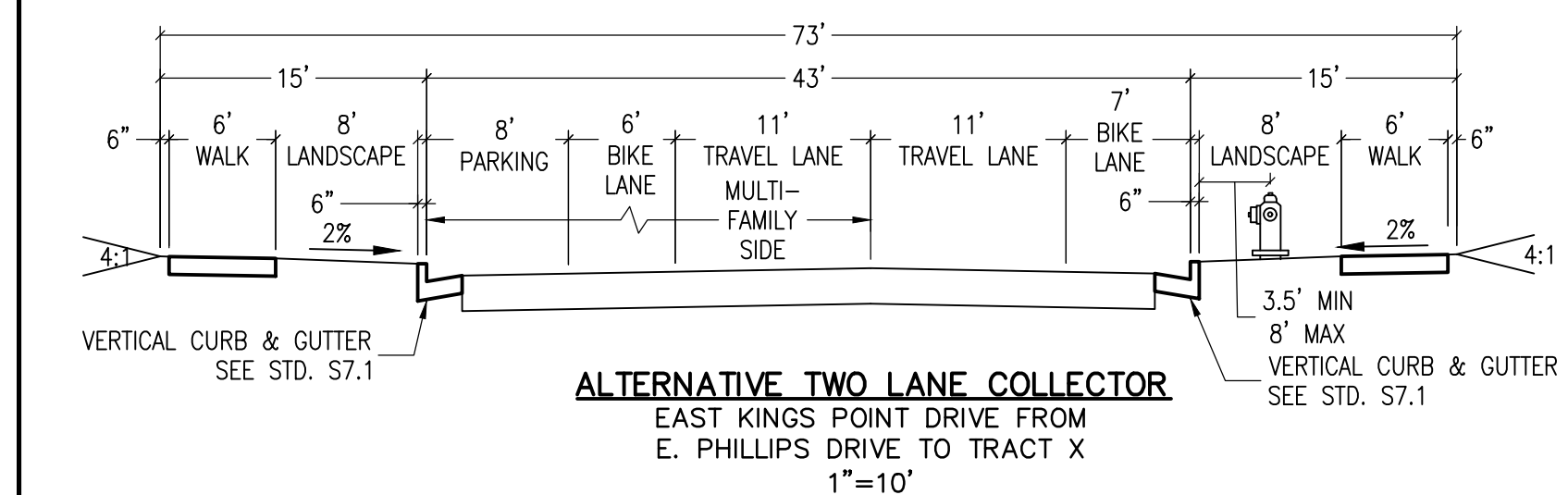
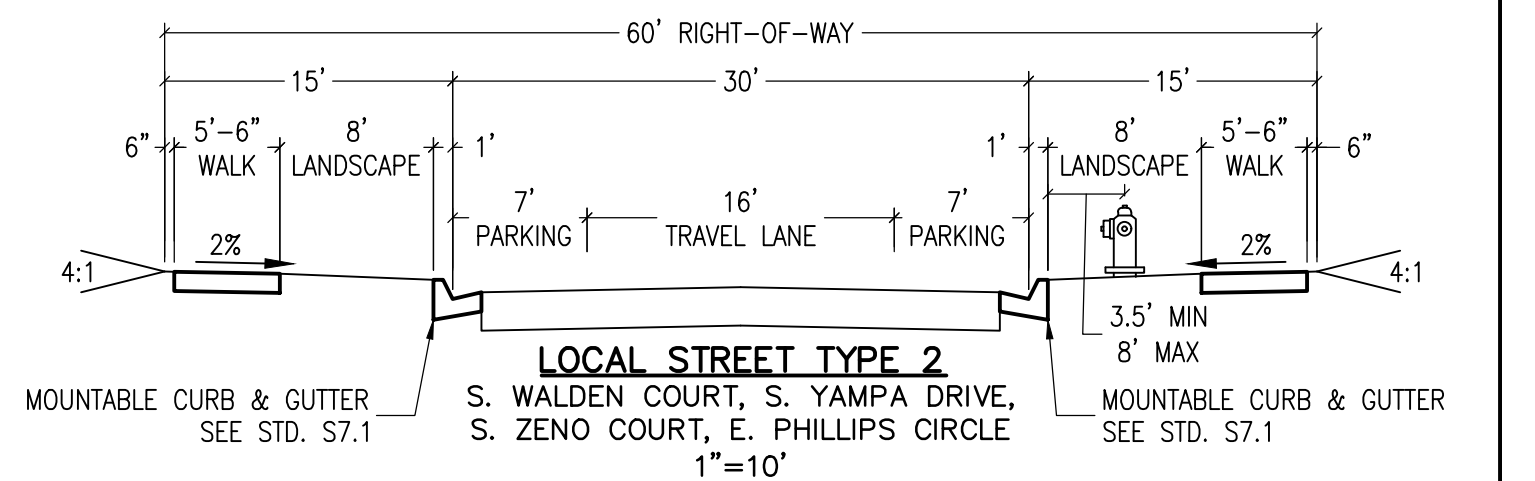
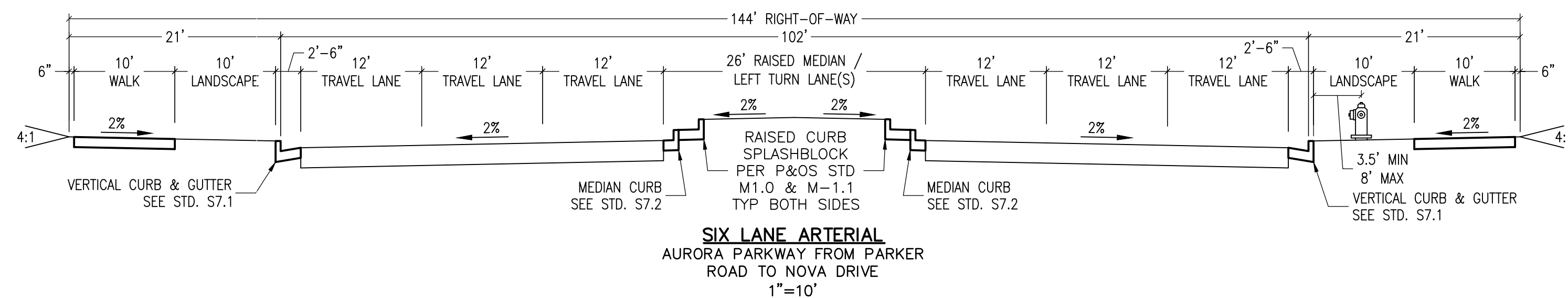
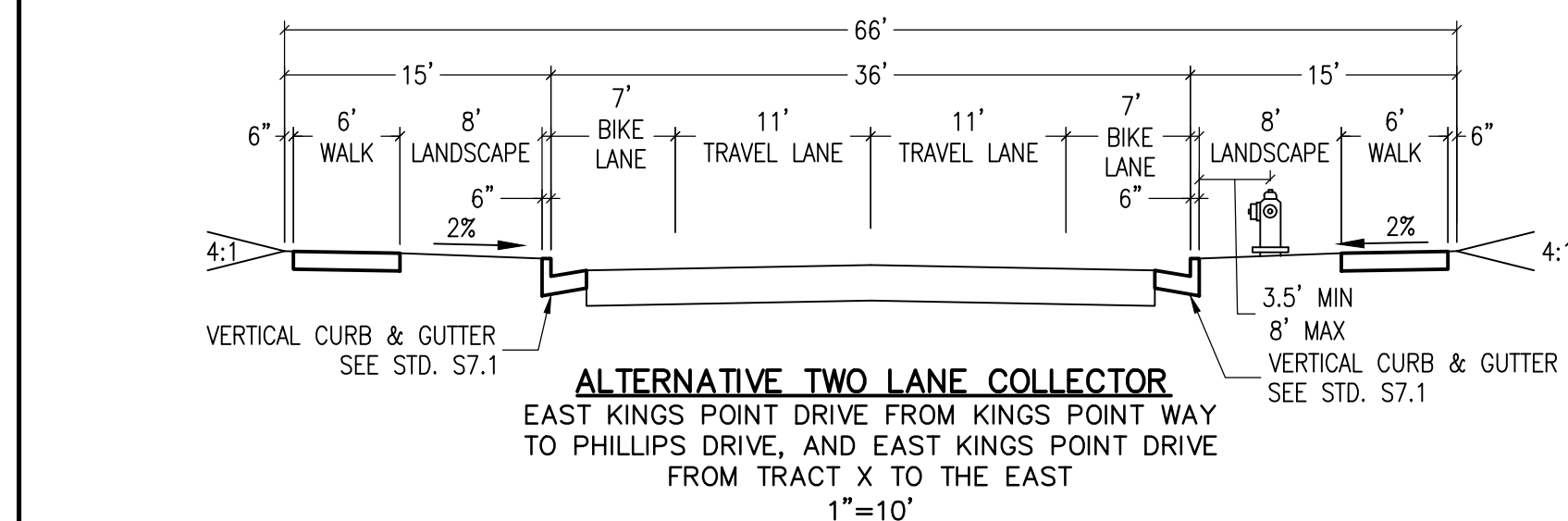
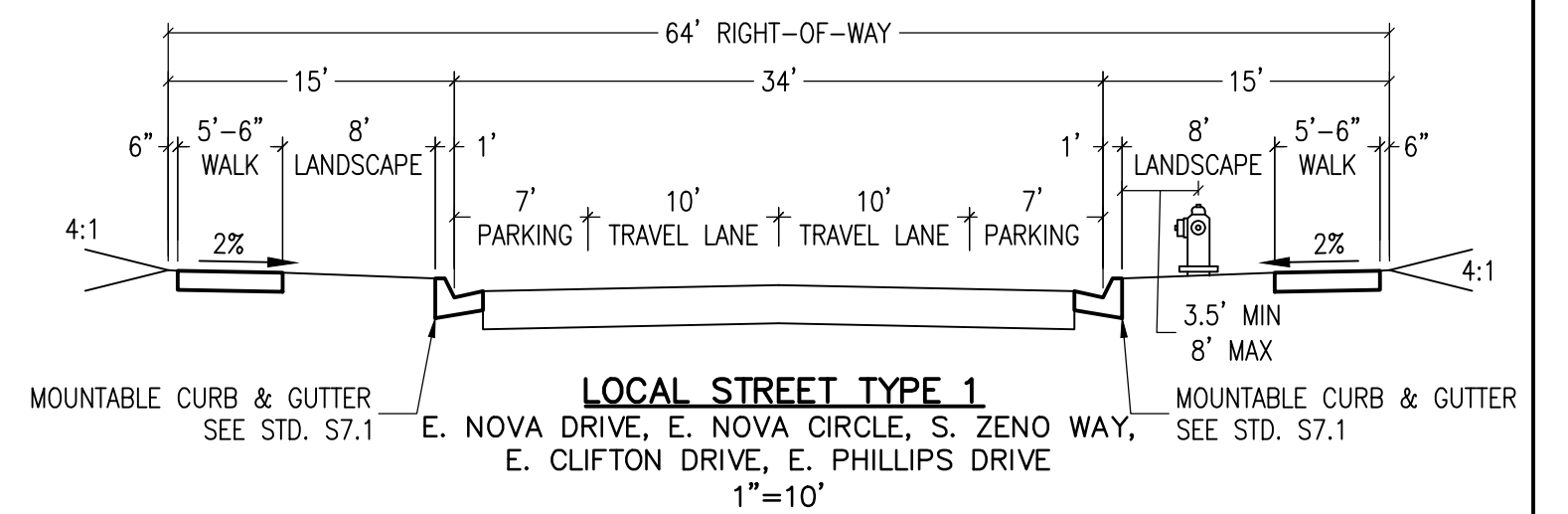
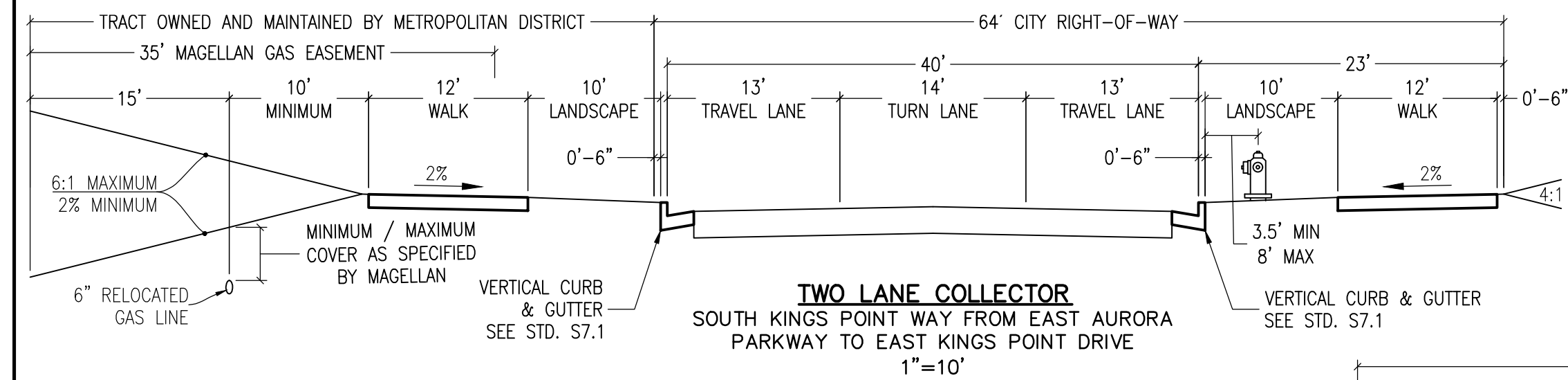
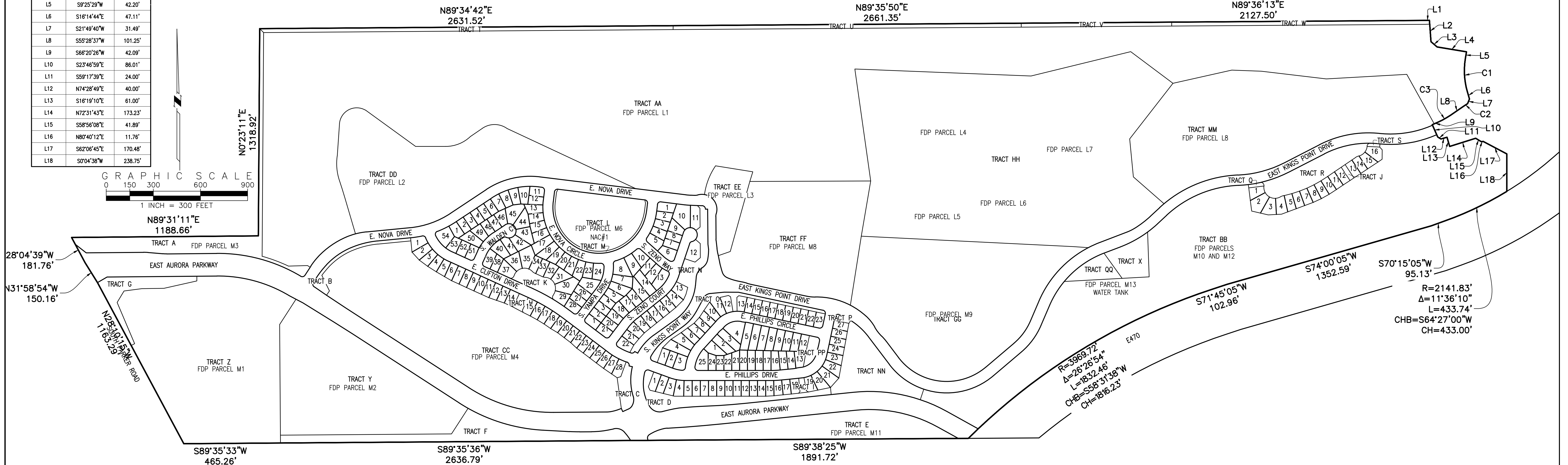
KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

NOTES
SHEET 2 OF 25

KINGS POINT CONTEXTUAL SITE PLAN NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°25'33"E	25.03'
L2	S4°19'21"E	136.69'
L3	S49°19'21"E	51.19'
L4	S80°34'31"E	189.48'
L5	S9°25'29"W	42.20'
L6	S16°14'44"E	47.11'
L7	S2°14'49"W	31.49'
L8	S55°28'37"W	101.25'
L9	S66°20'26"W	42.09'
L10	S23°46'59"E	86.01'
L11	S59°17'39"E	24.00'
L12	N74°28'49"E	40.00'
L13	S16°19'10"E	61.00'
L14	N72°31'43"E	173.23'
L15	S58°56'08"E	41.89'
L16	N80°40'12"E	11.76'
L17	S62°06'45"E	170.48'
L18	S0°04'38"W	238.75'

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	482.00'	25°40'12"	215.95'	S3°24'38"E	214.15'
C2	537.00'	3°21'35"	31.49'	S57°09'25"W	31.49'
C3	463.00'	10°51'49"	87.79'	S60°54'32"W	87.66'



DEVELOPER
KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

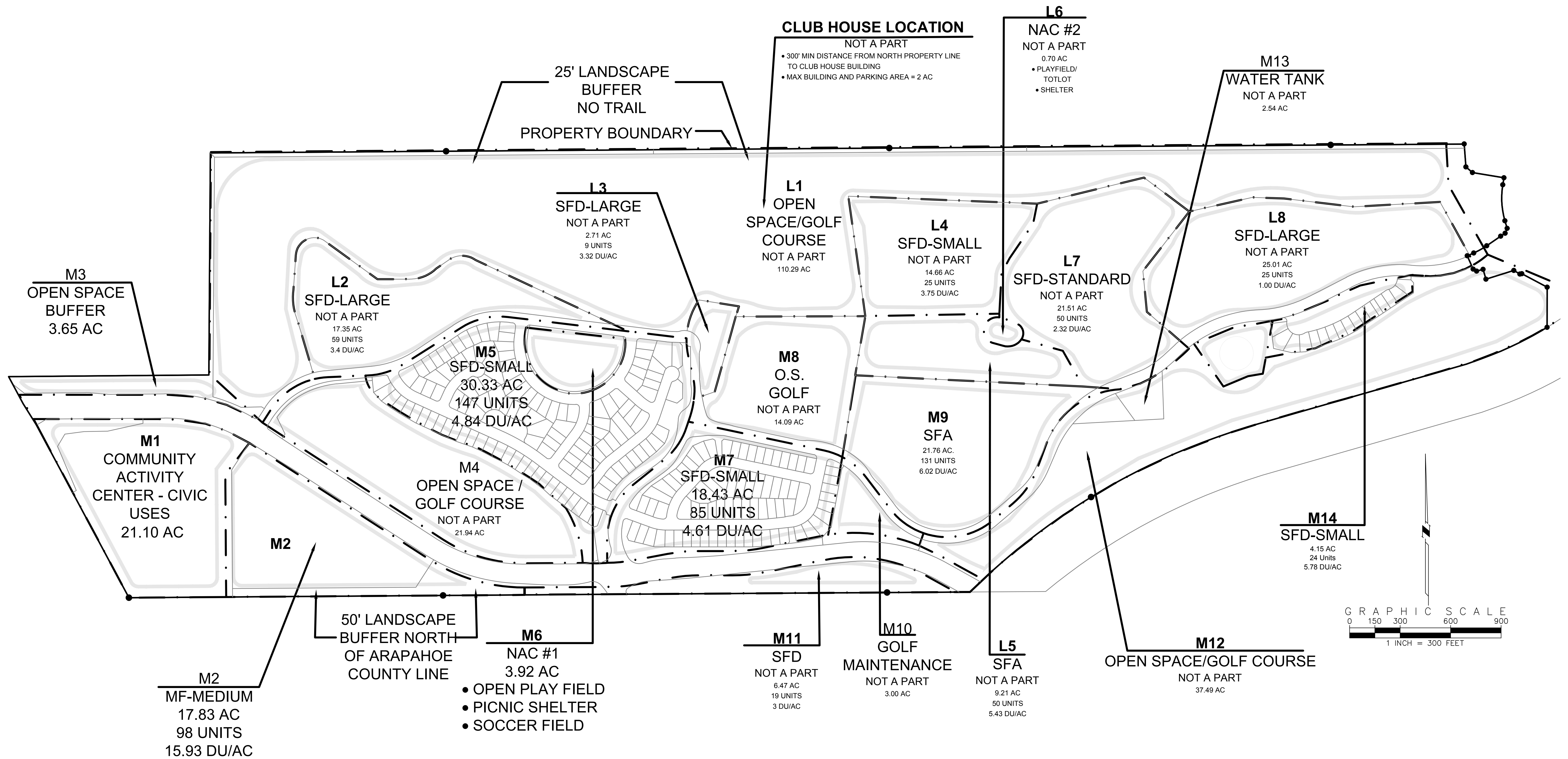
ENGINEER / SURVEYOR
EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
CONTACT: BARRY O. MOORE, PE

**LAND PLANNER /
LANDSCAPE ARCHITECT**
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

**KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
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REVISED: 09.07.18**

**OVERALL SITE PLAN
SHEET 3 OF 25**

KINGS POINT CONTEXTUAL SITE PLAN NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DEVELOPER
KINGSPONT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E. FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

ENGINEER / SURVEYOR
EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
CONTACT: BARRY O. MOORE, PE

LAND PLANNER / LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
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REVISED: 09.07.18

FDP OVERLAY
SHEET 4 OF 25

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

B L O C K		LAND USE PARCEL NUMBER AND CATEGORY	AREA	STREET	LOT				SPECIAL RESTRICTIONS	
			(SQ. FT.)	FRONTAGE REQ'D ACTUAL	WIDTH AT FRONT SETBACK	SETBACKS				
						FRONT	REAR	SIDE		
7	1	M7 SMALL	5,893	50	52.00	52.00	20	10	5	
	2	M7 SMALL	5,768	50	52.00	52.00	20	10	5	
	3	M7 SMALL	6,046	50	49.01	52.06	20	10	5	
	4	M7 SMALL	5,902	50	48.63	52.06	20	10	5	
	5	M7 SMALL	5,276	50	51.50	52.01	20	10	5	
	6	M7 SMALL	5,200	50	52.00	52.00	20	10	5	
	7	M7 SMALL	5,200	50	52.00	52.00	20	10	5	
	8	M7 SMALL	5,200	50	52.00	52.00	20	10	5	
	9	M7 SMALL	5,200	50	52.00	52.00	20	10	5	
	10	M7 SMALL	5,200	50	52.00	52.00	20	10	5	
	11	M7 SMALL	5,200	50	52.00	52.00	20	10	5	
	12	M7 SMALL	5,200	50	52.00	52.00	20	10	5	
	13	M7 SMALL	5,200	50	52.00	52.00	20	10	5	
	14	M7 SMALL	5,200	50	52.00	52.00	20	10	5	
	15	M7 SMALL	5,153	50	51.32	51.72	20	10	5	
	16	M7 SMALL	5,195	50	50.41	52.05	20	10	5	
	17	M7 SMALL	4,940	50	52.00	52.00	20	10	5	
	18	M7 SMALL	5,365	50	57.00	52.00	20	10	5	
	19	M7 SMALL	5,750	50	46.68	51.81	20	10	5	
	20	M7 SMALL	7,169	50	46.68	51.81	20	10	5	
	21	M7 SMALL	8,295	50	46.68	51.81	20	10	5	
	22	M7 SMALL	7,246	50	50.16	55.67	20	10	5	
	23	M7 SMALL	5,847	50	48.78	51.83	20	10	5	
	24	M7 SMALL	5,236	50	52.00	52.00	20	10	5	
	25	M7 SMALL	5,155	50	52.00	52.00	20	10	5	
	26	M7 SMALL	5,073	50	52.00	52.00	20	10	5	
	27	M7 SMALL	4,991	50	52.00	52.00	20	10	5	
		SUBTOTAL	151,100							
8	1	M7 SMALL	6,073	50	43.38	50.68	20	10	5	
	2	M7 SMALL	9,411	35	39.73	51.08	20	10	5	
	3	M7 SMALL	7,711	35	39.73	51.08	20	10	5	
	4	M7 SMALL	6,983	50	58.49	61.68	20	10	5	
	5	M7 SMALL	5,558	50	50.66	51.99	20	10	5	
	6	M7 SMALL	5,313	50	50.66	51.99	20	10	5	
	7	M7 SMALL	5,288	50	50.66	51.99	20	10	5	
	8	M7 SMALL	5,355	50	50.66	51.99	20	10	5	
	9	M7 SMALL	5,396	50	50.66	51.99	20	10	5	
	10	M7 SMALL	5,315	50	51.27	51.99	20	10	5	
	11	M7 SMALL	5,225	50	52.00	52.00	20	10	5	
	12	M7 SMALL	5,254	50	52.00	52.00	20	10	5	
	13	M7 SMALL	5,300	50	52.00	52.00	20	10	5	
	14	M7 SMALL	5,298	50	52.46	52.61	20	10	5	
	15	M7 SMALL	6,021	35	45.85	52.35	20	10	5	
	16	M7 SMALL	7,378	35	39.03	51.11	20	10	5	
		SUBTOTAL	96,879							
216		CSP TOTAL	1,337,984	30.72 ACRES						

A CORNER LOT
B CUL-DE-SAC OR KNUCKLE LOT
C SIDE LOAD GARAGE (SEE NOTE 3 ABOVE)
D SMALL LOT WITH LESS THAN 5000 SQUARE FEET; 300 SQUARE FOOT CREDIT FOR DETACHED WALKWAY AND 8' TREE LAWN AND STREET TREES
E LOTS ON LOOP ROADS HAVE BEEN DETERMINED BY THE CITY OF AURORA TO REQUIRE CUL-DE-SAC FRONTAGE LOT WIDTHS.
F THE LOTS WITH SETBACKS GREATER THAN 20' DO NOT REQUIRE A VARIANCE TO THE SETBACK; THE FRONT SETBACK REQUIRED TO ACHIEVE THE REQUIRED LOT WIDTH IS SHOWN.

KEY MAP



GRAPHIC SCALE

0 25 50 100 150

1 INCH = 50 FEET

 FIRE HYDRANT
 STREET LIGHT
 BIKE LANE

KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
CONTACT: BARRY O. MOORE, PE

LANDSCAPE ARCHITECTS
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
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CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
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SINGLE FAMILY LOT PLAN
SHEET 6 OF 25

SEE SHEET 5

SEE SHEET 8

Survey map of Tract DD, showing a drainage easement and a circular structure. The map includes the following data:

- Top Curve:**
 - Bearing: $N87^{\circ}45'03''E$
 - Distance: 195.81'
 - Radius: $R=137.38'$
 - Delta: $\Delta=70^{\circ}12'40''$
 - Length: $L=168.35'$
 - Chord Bearing: $CHB=S89^{\circ}16'29''E$
 - Chord Length: $CH=158.01'$
- Left Curve:**
 - Radius: $R=228.32'$
 - Delta: $\Delta=43^{\circ}47'25''$
 - Length: $L=174.50'$
 - Chord Bearing: $CHB=N68^{\circ}06'18''E$
 - Chord Length: $CH=170.28'$
- Right Curve:**
 - Bearing: $S64^{\circ}57'44''E$
 - Distance: 803.26'
- Internal Curve:**
 - Bearing: $N65^{\circ}57'11''E$
 - Length: 92.09'
- Tract DD:**
 - Area: 688,377 SF
 - Acres: 15.803 AC
- Other Features:**
 - A rectangular area with a cross-hatch pattern.
 - A circular structure with a cross-hatch pattern.
 - A line labeled "DRAINAGE EASEMENT".

GRAPHIC SCALE

0 25 50 100 150

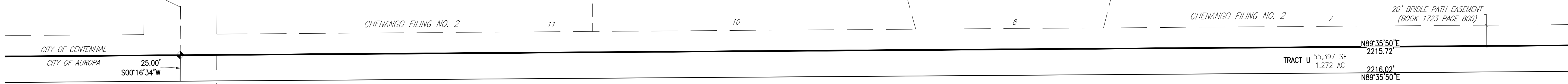
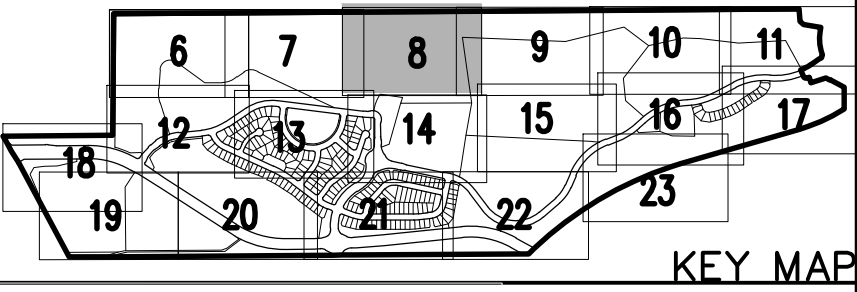
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KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
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DENVER, COLORADO 80206
PHONE: (303) 394-5525
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**LAND PLANNER /
LANDSCAPE ARCHITECT**
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
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SINGLE FAMILY LOT PLAN
SHEET 7 OF 25

KINGS POINT CONTEXTUAL SITE PLAN NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



TRACT AA
4,644,366 SF
106.620 AC

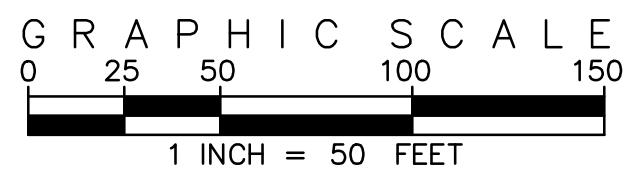
TRACT HH
1,973,576 SF
45.307 AC

719.94'
N89°35'50"W

35" PIPELINE EASEMENT
BOOK 4350, PAGE 287
TO BE VACATED BY SEPARATE DOCUMENT

TEMPORARY
DRAINAGE EASEMENT

SEE SHEET 14



LEGEND

● FIRE HYDRANT

□ STREET LIGHT

← BIKE LANE

DEVELOPER
KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
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DENVER, COLORADO 80206
PHONE: (303) 394-5525
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ENGINEER / SURVEYOR
EMK CONSULTANTS, INC.
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CENTENNIAL, COLORADO 80112
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KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
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SINGLE FAMILY LOT PLAN
SHEET 8 OF 25

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SEE SHEET 8

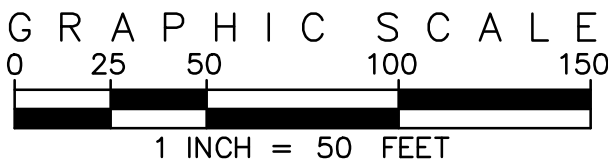
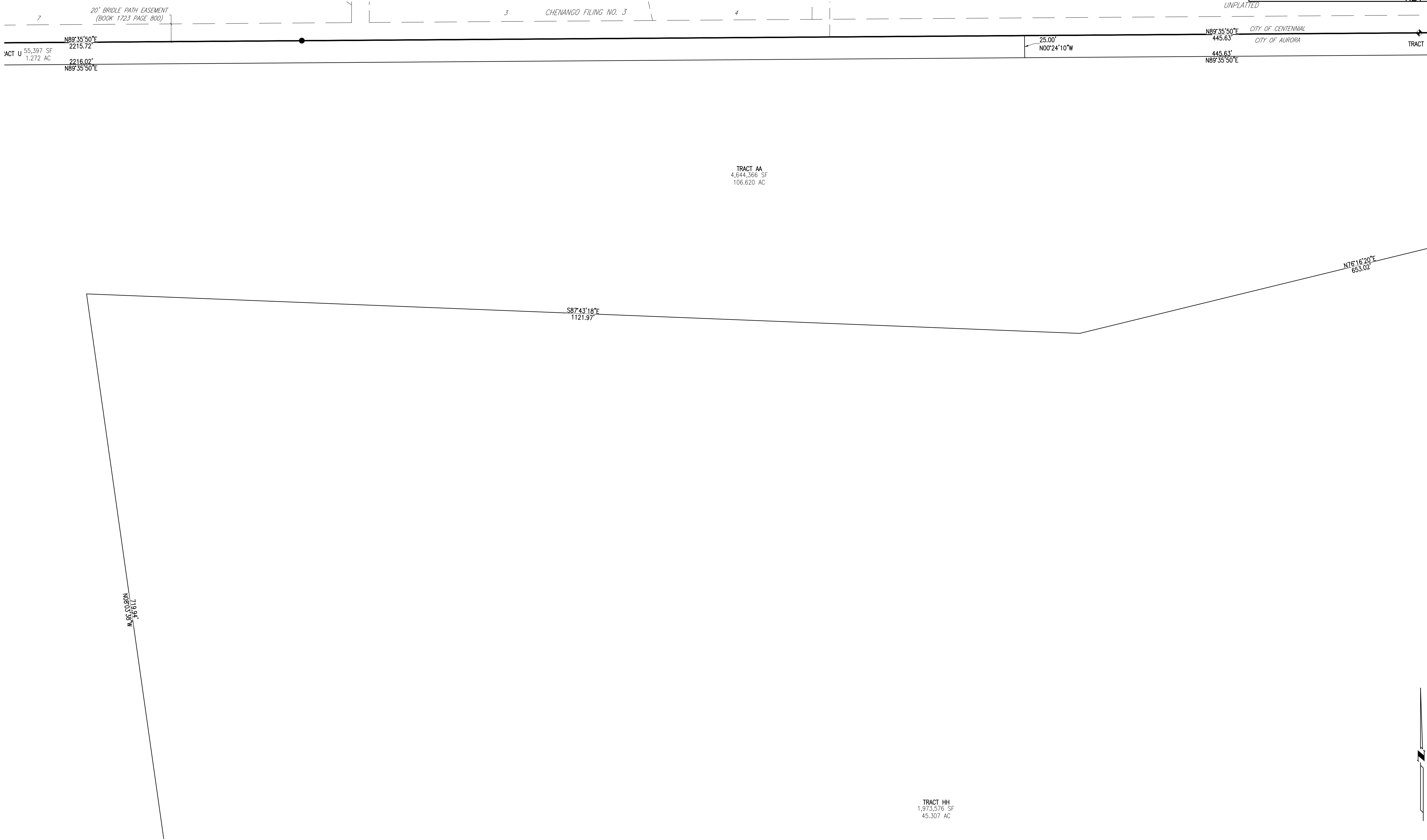
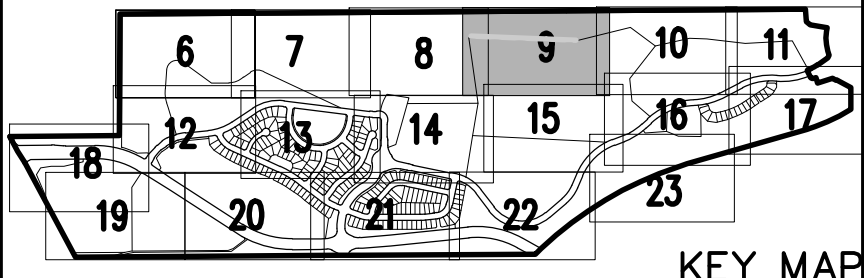
SEE SHEET 15

SEE SHEET 10

KINGS POINT CONTEXTUAL SITE PLAN NO. 1

CONTEXTUAL SITE PLAN WITH WAIVERS

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



LEGEND
● FIRE HYDRANT
□ STREET LIGHT
← BIKE LANE

DEVELOPER
KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

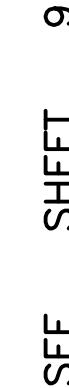
ENGINEER / SURVEYOR
EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
CONTACT: BARRY O. MOORE, PE

LAND PLANNER / LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

SINGLE FAMILY LOT PLAN
SHEET 9 OF 25

EMK Job No. 1218717



GRAPHIC SCALE

0 25 50 100 150

1 INCH = 50 FEET

DEVELOPER
KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

**LAND PLANNER /
LANDSCAPE ARCHITECT**
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18
SINGLE FAMILY LOT PLAN
SHEET 10 OF 25



GRAPHIC SCALE

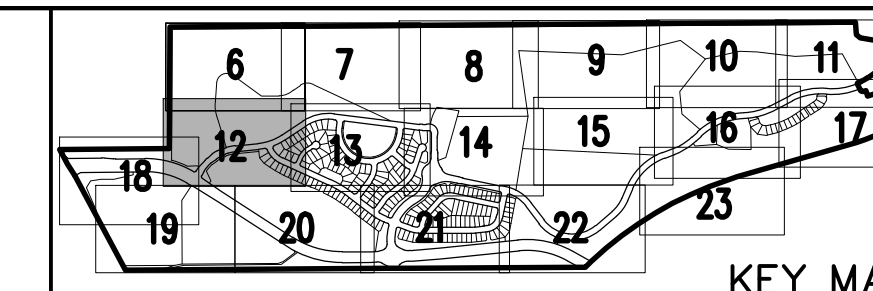
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1 INCH = 50 FEET

- KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18
- SINGLE FAMILY LOT PLAN
SHEET 11 OF 25

CONTEXTUAL SITE PLAN WITH WAIVERS
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 6



170,456 SF
3.913 AC

15

E. NICHOLS PLACE

KRAGELUND
ACRES

16

TRACT A
70,456 SF
7.517 AC

TRACT DD
688,377 SF
15.803 AC

R=338.29'
 $\Delta=27^{\circ}07'04''$
 L=160.11'
 CHB=N05°03'49"W
 CH=158.62'

R=2872.56'
Δ=2°16'30"
L=114.05'
CHB=N17°29'06"W
CH=114.04'

TRACT AA
4,644,366 SF
106,620 AC.

R=432.00'
Δ=9°25'51"
L=71.11'
CHB=N79°42'46"
CH=71.03'

R=537
Δ=23°22'
L=219
CHB=N54°59'
CH=217

R=1047.00'
 $\Delta=9^{\circ}46'25''$
 —L=178.60'
 CHB=S69°35'35"E
 CH=178.38'

R=415.00'
 $\Delta=10^{\circ}23'20''$
 L=75.25'-
 CHB=N38°06'40"E
 CH=75.14'

R=568.00'
 $\Delta=17^{\circ}45'10''$
 L=175.99'
 CHB=S75°33'06"W
 CH=175.29'

R=548.00'
 $\Delta=17^{\circ}45'10''$
 L=169.79'
 CHB=S75°33'06"W
 CH=169.12'

$R=463.00'$
 $\Delta=23^{\circ}22'11''$
 $L=188.85'$
 $CHB=S54^{\circ}59'26''W$
 $CH=187.54'$

R=443.00'
 $\Delta=23^{\circ}22'11''$
 L=180.69'
 CHB=S54°59'26"W
 CH=179.44'

R=565.00' CHB=S54°59'26"W
 $\Delta=7^{\circ}08'46''$ CH=187.54'
 L=70.47'
 CHB=S39°43'57"W
 CH=70.42'

R=585.00'
 $\Delta=10^{\circ}23'20''$
 L=106.07'
 CHB=S38°06'40"W
 CH=105.93'

R=7155.50' L=106.07'
 $\Delta=0^{\circ}45'39''$ CHB=S38°06'40"W
 L=95.03' CH=105.93'
 CHB=S55°31'25"E
 CH=95.03'

TRACT CC
964,396 SF
22.139 AC

EAST AURORA

SHEET 19

GRAPHIC SCALE

0 25 50 100 150

1 INCH = 50 FEET

LEGEND

-  FIRE HYDRANT
-  STREET LIGHT
-  BIKE LANE

DEVELOPER
KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

SEE SHEET 20

ENGINEER / SURVEYOR
EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
CONTACT: BARRY O. MOORE, PE

LAND PLANNER /
LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

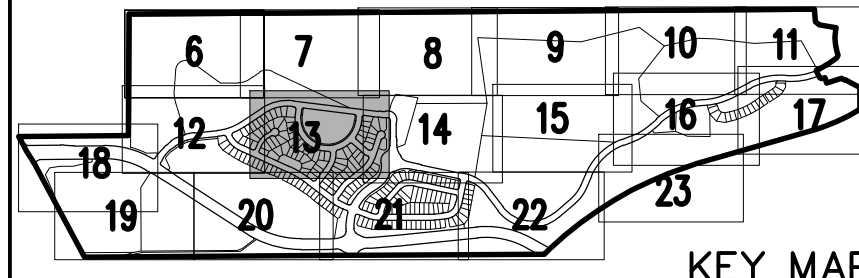
SINGLE FAMILY LOT PLAN
SHEET 12 OF 25

CS:\12187.20 Kings Point 2016\CS\KP-CSP-LOTS-07-2016.dwg, 9/7/2016 8:45:19 AM

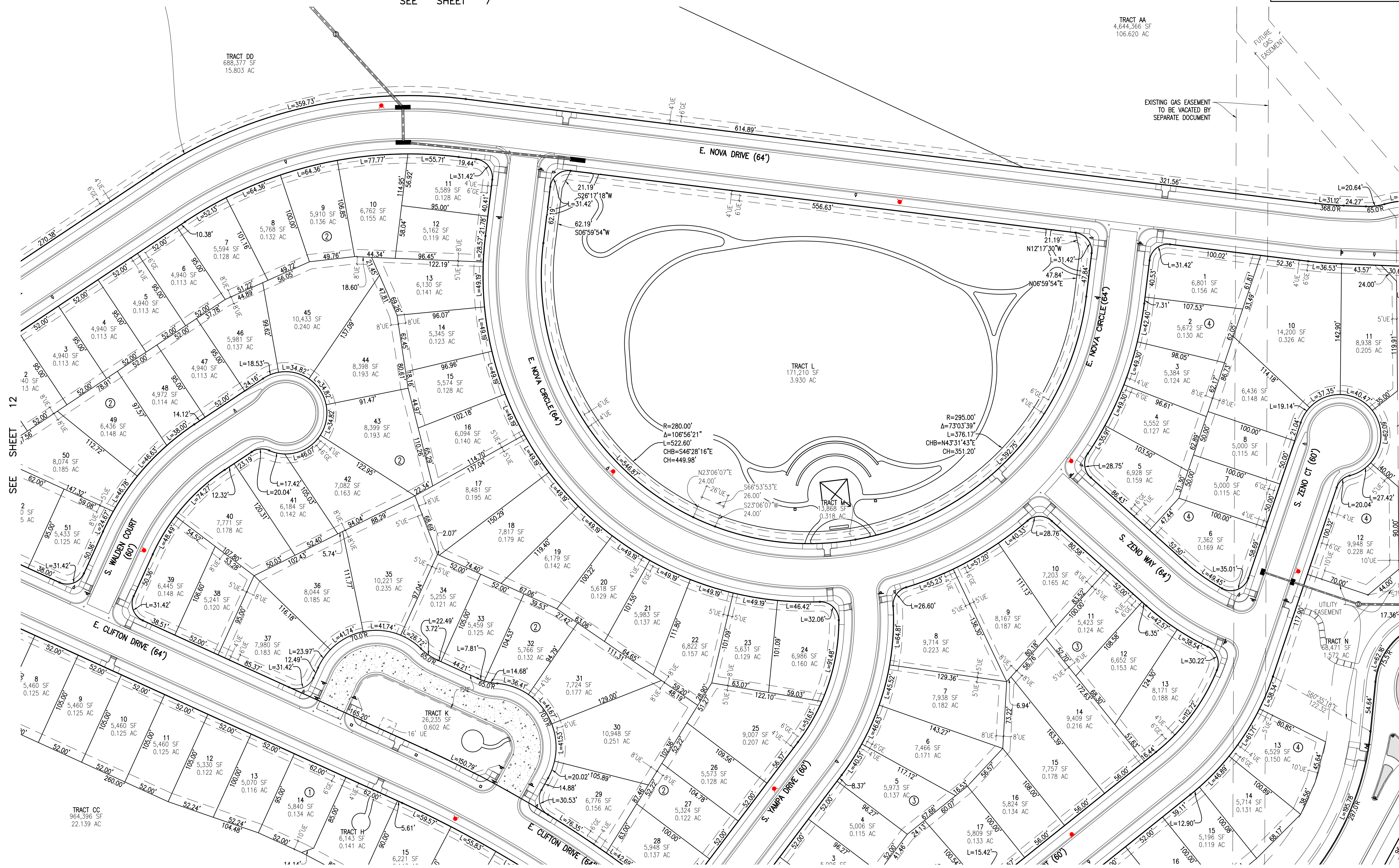
KINGS POINT CONTEXTUAL SITE PLAN NO. 1

CONTEXTUAL SITE PLAN WITH WAIVERS

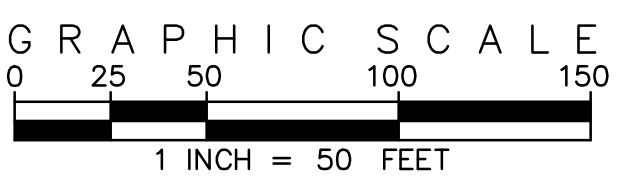
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SEE SHEET 7



SEE SHEET 20



LEGEND

- FIRE HYDRANT
- STREET LIGHT
- BIKE LANE

DEVELOPER

KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

SEE SHEET 21

ENGINEER / SURVEYOR

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
CONTACT: BARRY O. MOORE, PE

LAND PLANNER / LANDSCAPE ARCHITECT

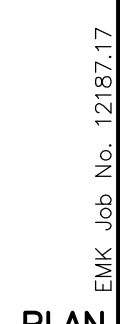
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

KINGS POINT FILING NO. 1

CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

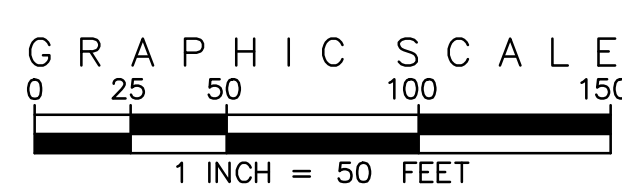
SINGLE FAMILY LOT PLAN
SHEET 13 OF 25

CONTEXTUAL SITE PLAN WITH WAIVERS
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



G:\12187 20 Kings Point 2016\CSP\KP-CSP-LOTS-09-2016.dwg, 9/7/2018 8:49:18 AM

SINGLE FAMILY LOT PLAN
SHEET 14 OF 25

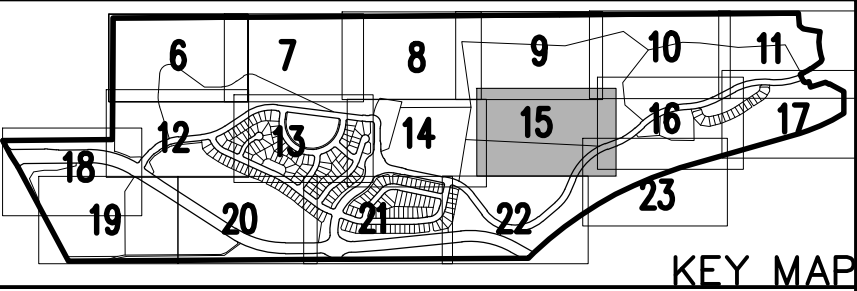


KINGS POINT CONTEXTUAL SITE PLAN NO. 1

CONTEXTUAL SITE PLAN WITH WAIVERS

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

SEE SHEET 9



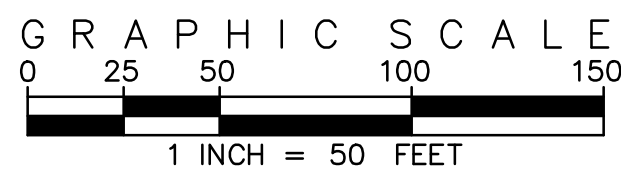
TRACT HH
1,973,576 SF
45.307 AC

N87°10'54"W
1353.59'

TRACT OG
896,209 SF
20.574 AC

TRACT QQ
34,718 SF
0.797 AC

SEE SHEET 22



LEGEND
● FIRE HYDRANT
□ STREET LIGHT
← BIKE LANE

DEVELOPER
KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

ENGINEER / SURVEYOR
EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
CONTACT: BARRY O. MOORE, PE

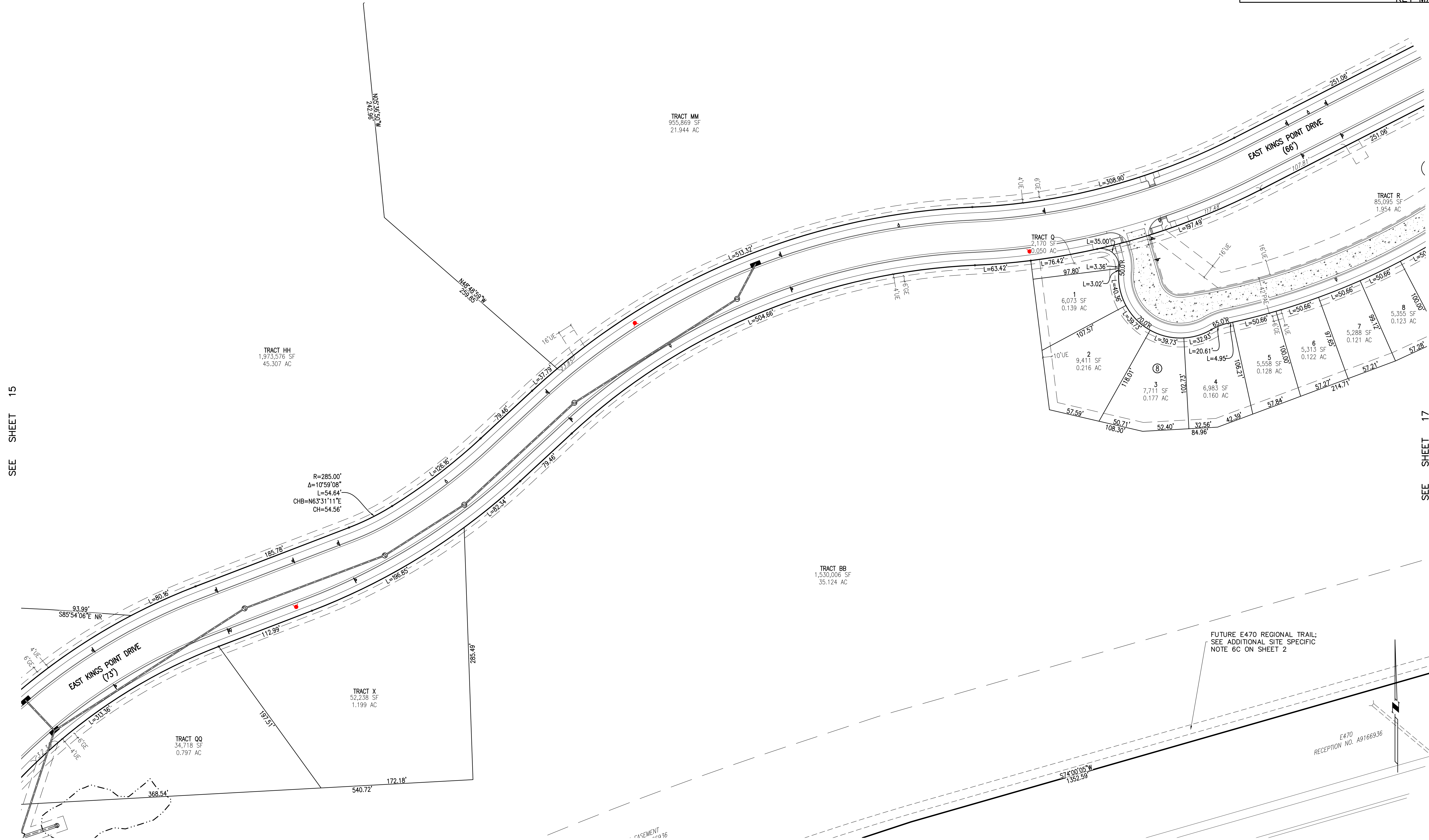
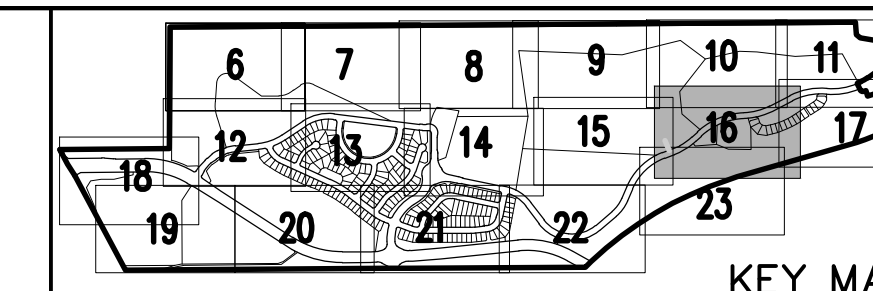
LAND PLANNER /
LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

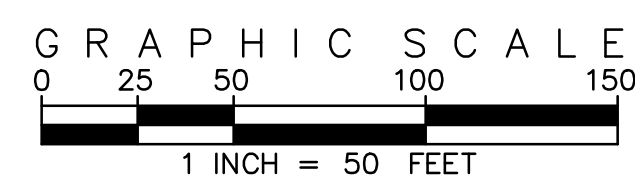
SINGLE FAMILY LOT PLAN
SHEET 15 OF 25

CONTEXTUAL SITE PLAN WITH WAIVERS
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 10



SEE SHEET 23



LEGEND

- FIRE HYDRANT
- STREET LIGHT
- BIKE LANE

DEVELOPER:
KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

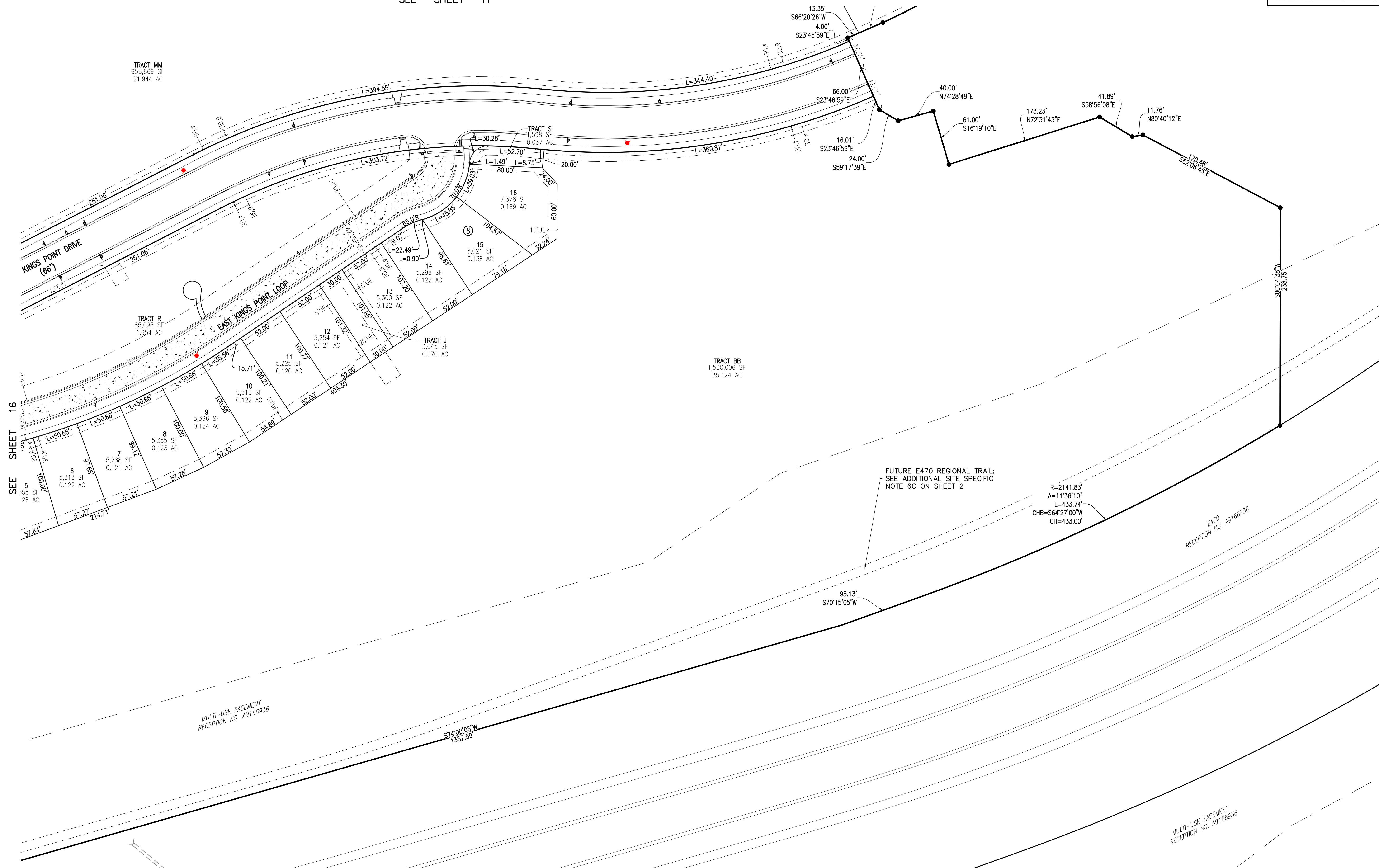
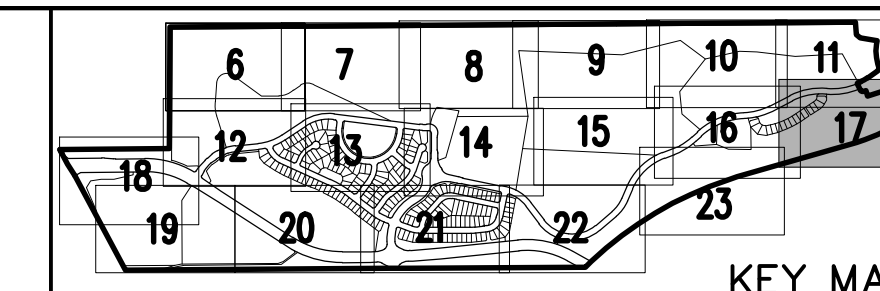
EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
CONTACT: BARRY O. MOORE, PE

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

SINGLE FAMILY LOT PLAN
SHEET 16 OF 25

CONTEXTUAL SITE PLAN WITH WAIVERS
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 11



GRAPHIC SCALE

0 25 50 100 150

1 INCH = 50 FEET

LEGEND

-  FIRE HYDRANT
-  STREET LIGHT
-  BIKE LANE

DEVELOPER
KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

ENGINEER / SURVEYOR
EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
CONTACT: BARRY O. MOORE, PE

LAND PLANNER /
LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

SINGLE FAMILY LOT PLAN
SHEET 17 OF 25

11/12/18 7:20 Kings Point 2016 CSP/KP-CSP-LOTS-12-2016.dwg, 9/7/2018 8:53:39 AM

1218717

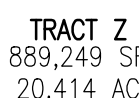


KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

SINGLE FAMILY LOT PLAN
SHEET 18 OF 25

CONTEXTUAL SITE PLAN WITH WAIVERS
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 18



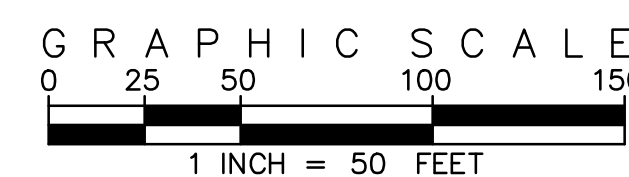
TRACT Y
638,076 SF
14.648 AC

SEE SHEET 20

FUTURE AURORA REGIONAL TRAIL;
SEE ADDITIONAL SITE SPECIFIC
NOTE 6B ON SHEET 2

TRACT F
160,018 SF
3,674 AC

ARAPAHOE COUNTY	TOWNSHIP 5 SOUTH
DOUGLAS COUNTY	TOWNSHIP 6 SOUTH



- LEGEND**
-  FIRE HYDRANT
 -  STREET LIGHT
 -  BIKE LANE

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KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
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DENVER, COLORADO 80204
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CONTACT: EVA MATHER

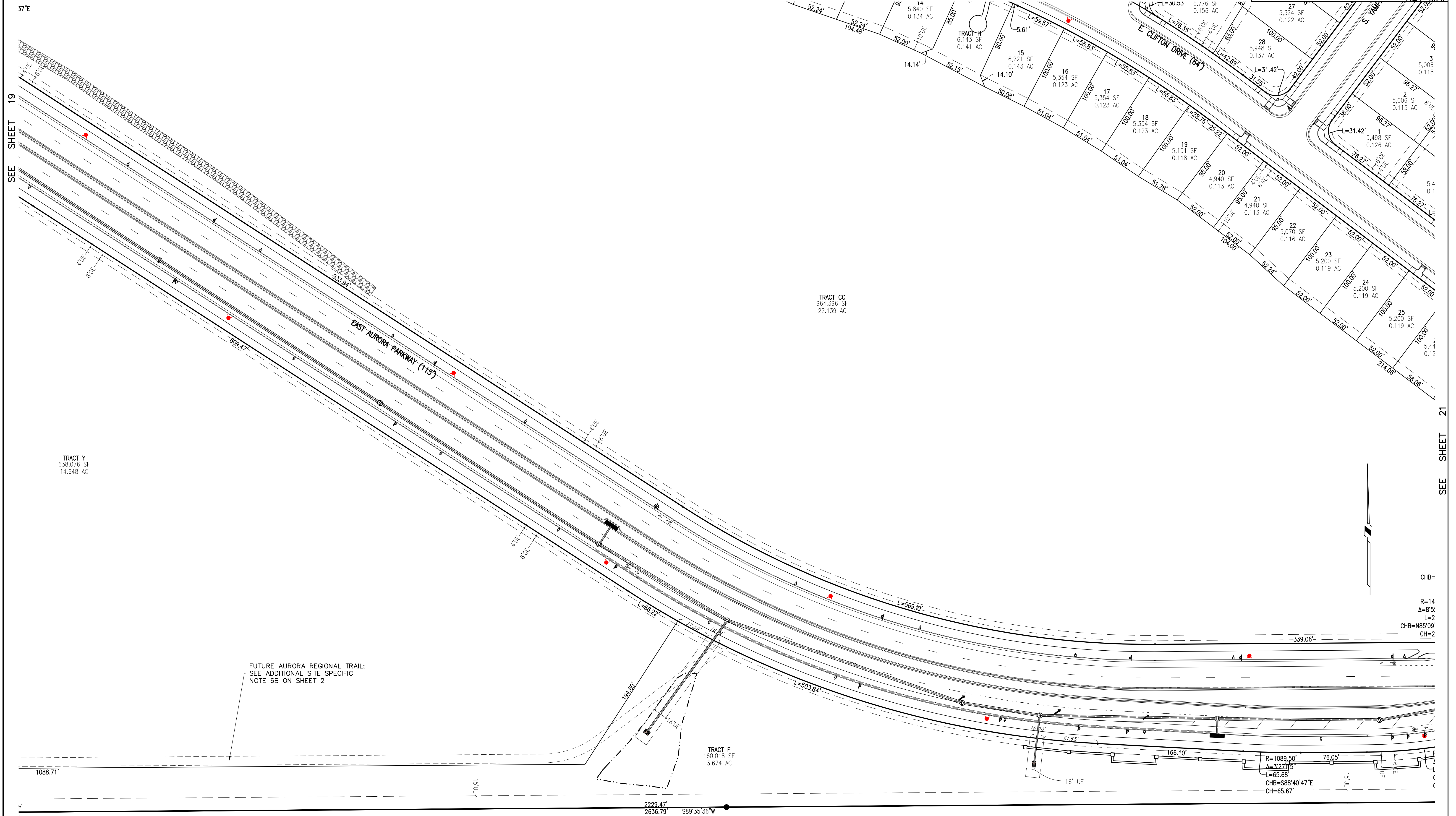
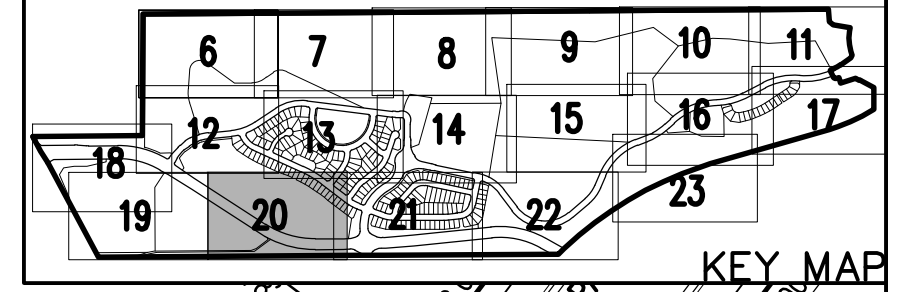
KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

SINGLE FAMILY LOT PLAN
SHEET 19 OF 25

KINGS POINT CONTEXTUAL SITE PLAN NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 12

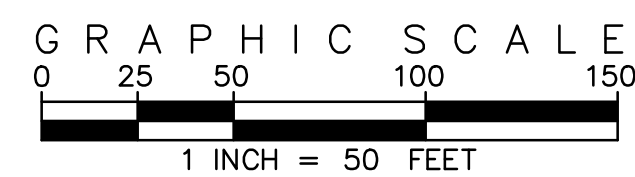
SEE SHEET 13



SEE SHEET 19

SEE SHEET 21

FUTURE AURORA REGIONAL TRAIL;
SEE ADDITIONAL SITE SPECIFIC
NOTE 6B ON SHEET 2



- LEGEND**
- FIRE HYDRANT
 - STREET LIGHT
 - BIKE LANE

DEVELOPER
KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
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DENVER, COLORADO 80206
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CONTACT: BRUCE STOKES

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CENTENNIAL, COLORADO 80112
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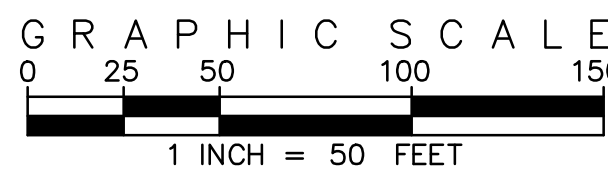
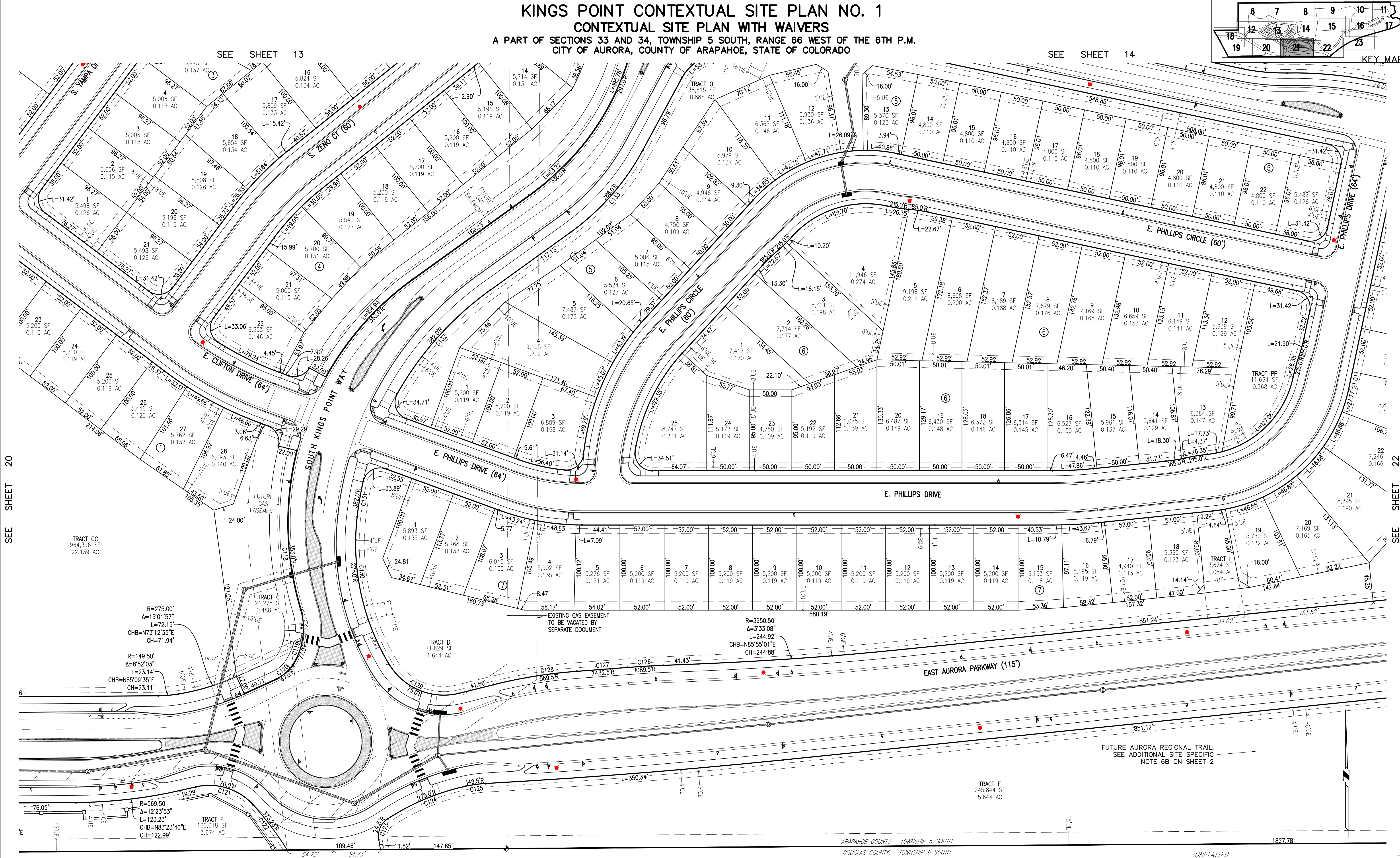
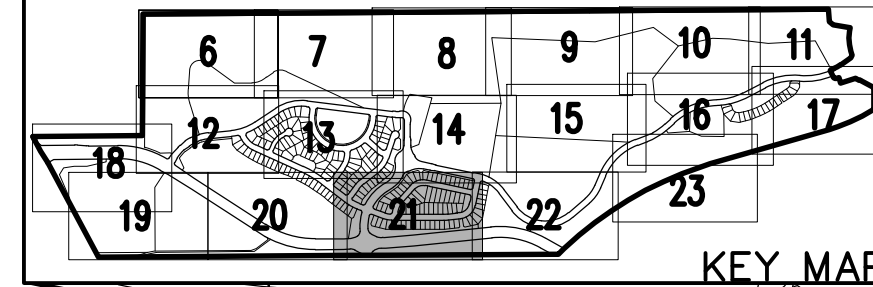
**LAND PLANNER /
LANDSCAPE ARCHITECT**
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: EVA MATHER

KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18
SINGLE FAMILY LOT PLAN
SHEET 20 OF 25

KINGS POINT CONTEXTUAL SITE PLAN NO. 1

CONTEXTUAL SITE PLAN WITH WAIVERS

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



LEGEND

- FIRE HYDRANT
- STREET LIGHT
- BIKE LANE

DEVELOPER

KINGSPONT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

ENGINEER / SURVEYOR

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520
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LAND PLANNER / LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
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KINGS POINT FILING NO. 1

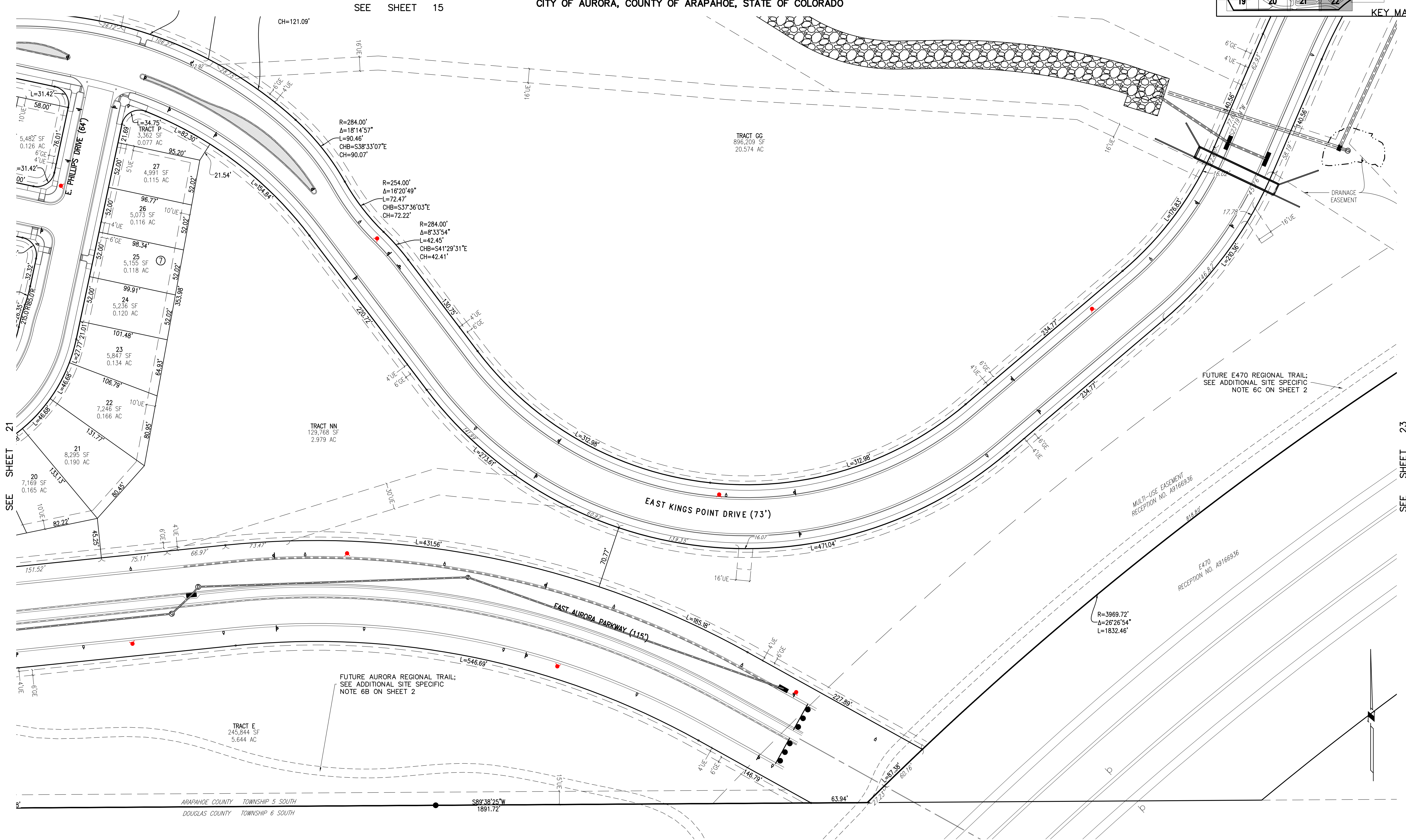
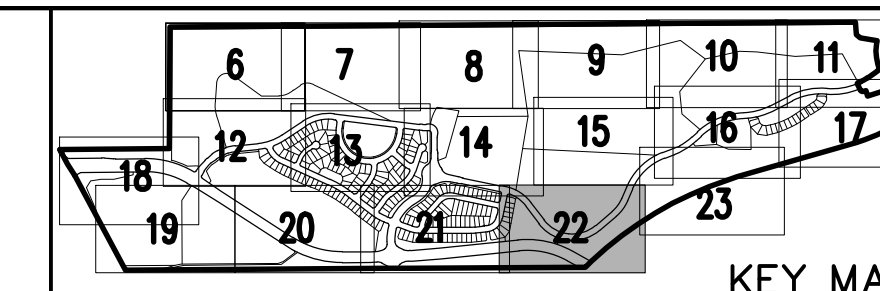
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

SINGLE FAMILY LOT PLAN
SHEET 21 OF 25

KINGS POINT CONTEXTUAL SITE PLAN NO. 1

CONTEXTUAL SITE PLAN WITH WAIVERS

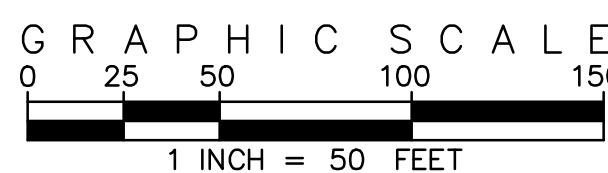
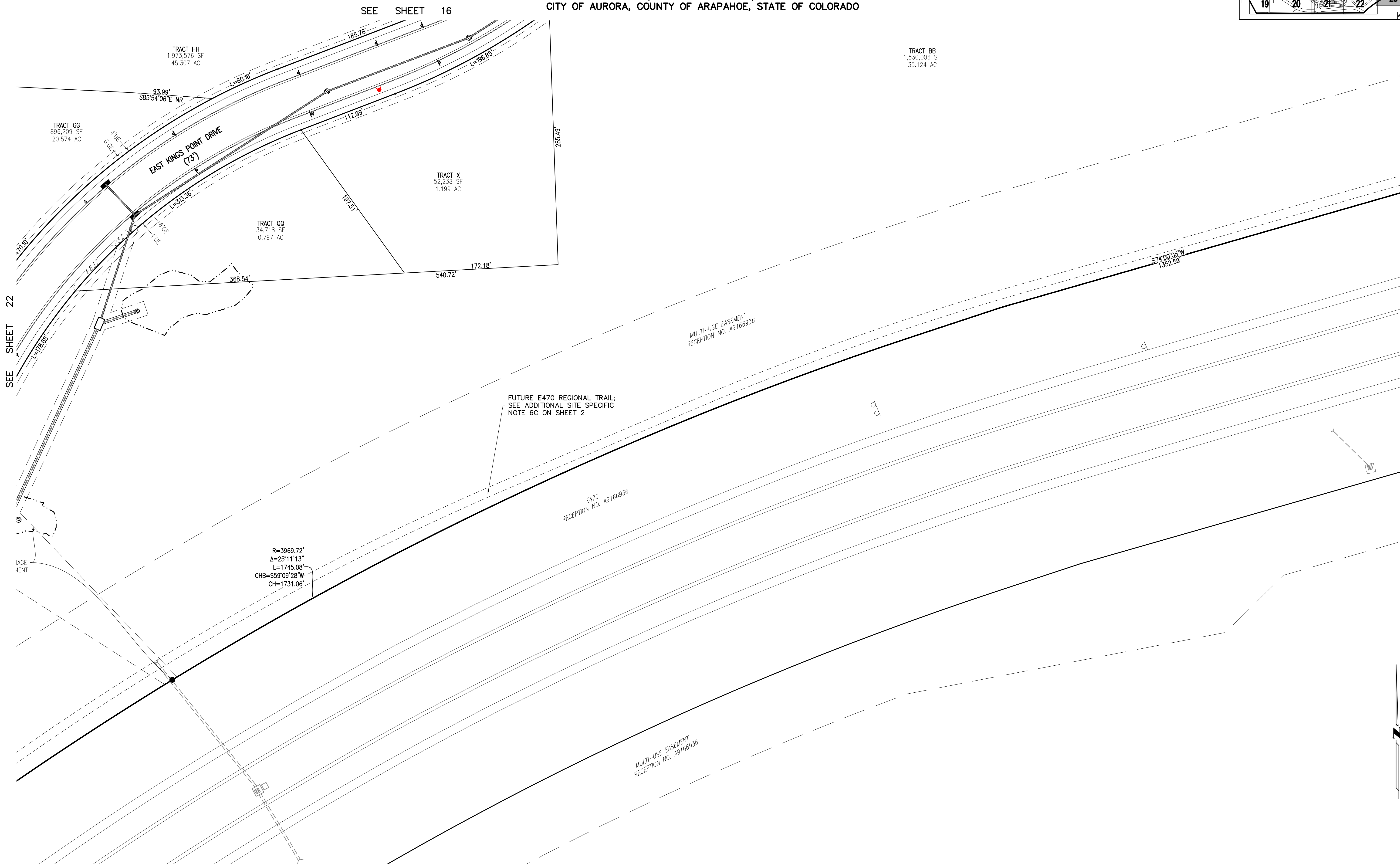
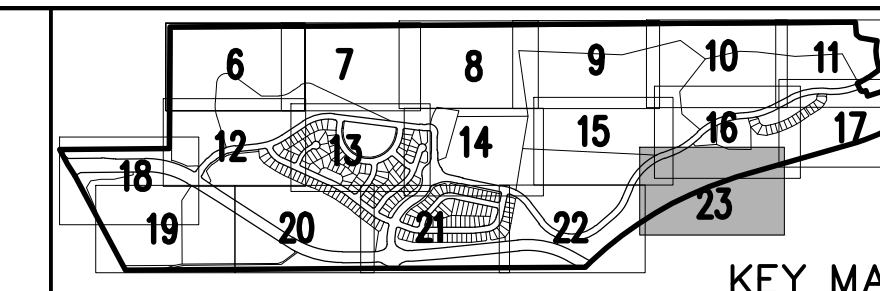
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



KINGS POINT CONTEXTUAL SITE PLAN NO. 1

CONTEXTUAL SITE PLAN WITH WAIVERS

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



LEGEND
● FIRE HYDRANT
□ STREET LIGHT
← BIKE LANE

DEVELOPER
KINGSPPOINT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
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**LAND PLANNER /
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NORRIS DESIGN
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CONTACT: EVA MATHER

KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

SINGLE FAMILY LOT PLAN
SHEET 23 OF 25

KINGS POINT FILING NO. 1 PHASING NOTES

PHASE 1 IMPROVEMENTS (REQUIRED PRIOR TO FIRST CERTIFICATE OF OCCUPANCY)

GRADING IMPROVEMENTS

- OVERLOT GRADING AND EROSION CONTROL FOR PHASE 1 REQUIRED INFRASTRUCTURE SUBJECT TO CITY REGULATIONS.

ROAD IMPROVEMENTS

- INTERSECTION IMPROVEMENTS OF PARKER ROAD AND AURORA PARKWAY.
- ROAD IMPROVEMENTS TO AURORA PARKWAY FROM PARKER ROAD TO KINGS POINT WAY PER THE FINAL DEVELOPMENT PLAN.
- ROAD IMPROVEMENTS TO KINGS POINT WAY.
- ROAD IMPROVEMENTS TO KINGS POINT DRIVE FROM KINGS POINT WAY TO EXISTING SCHOOL SITE EAST OF KINGS POINT FILING NO. 3.
- NOVA DRIVE FROM AURORA PARKWAY TO CLIFTON DRIVE.

WATER

- PUMP STATION SOUTH OF DRY CREEK ROAD LOCATED IN TRACT QQ (IMPROVEMENTS BY THE CITY OF AURORA). WATER TANK IN TRACT X TO BE BUILT IN THE FUTURE BY THE CITY OF AURORA WHEN STORAGE REQUIREMENTS ARE WARRANTED.
- WATER INFRASTRUCTURE IN OR CROSSING AURORA PARKWAY, KINGS POINT WAY, KINGS POINT DRIVE, AND IN NOVA DRIVE FROM AURORA PARKWAY TO CLIFTON DRIVE.

DRAINAGE

- TEMPORARY DETENTION PONDS C1 AND C3 AND POND D1.
- CHANNEL C2.
- STORM SEWER IN AURORA PARKWAY, KINGS POINT WAY, AND KINGS POINT DRIVE.

SANITARY SEWER

- SANITARY SEWER IN, ADJACENT TO, OR CROSSING AURORA PARKWAY, KINGS POINT WAY, AND KINGS POINT DRIVE.
- NOVA DRIVE FROM AURORA PARKWAY TO CLIFTON DRIVE.
- PORTION CROSSING TRACT GG.

DRY UTILITIES

- RELOCATE EXISTING PETROLEUM GAS LINE.

LANDSCAPING

- TRACTS A, B, C, F, AND J, SUBJECT TO SEASONAL CONDITIONS.
- LANDSCAPE BUFFER IN TRACTS G AND T, SUBJECT TO SEASONAL CONDITIONS.
- LANDSCAPING WITHIN TREE LAWNS IN AURORA PARKWAY, TO KINGS POINT WAY, AND KINGS POINT DRIVE SUBJECT TO SEASONAL CONDITIONS.
- LANDSCAPING BY THE CITY OF AURORA ASSOCIATED WITH THEIR SITE DEVELOPMENT OF TRACT QQ (PER REQUIREMENT OF SEPARATE CONTEXTUAL SITE PLAN) SUBJECT TO SEASONAL CONDITIONS.

PHASE 2 IMPROVEMENTS

ROAD IMPROVEMENTS

- THE NORTH HALF OF AURORA PARKWAY FROM KINGS POINT WAY TO THE NORTHWEST RIGHT-OF-WAY OF E470.

THE FOLLOWING PARCEL IMPROVEMENTS ARE NOT IN ANY ORDER, BUT ARE INTENDED TO IDENTIFY REQUIRED IMPROVEMENTS IN ORDER TO PREPARE INDIVIDUAL PARCELS FOR HOME CONSTRUCTION. IMPROVEMENTS MAY BE REQUIRED BEYOND THE PARCEL LIMITS TO INSURE ADEQUATE UTILITY SERVICE AND ACCESS. WHENEVER A WATERLINE IS REQUIRED IN A DIFFERENT PARCEL TO COMPLETE A WATER LOOP, ANY ADJACENT SANITARY SEWER SHALL BE COMPLETED ALSO. NO PHASE 2 IMPROVEMENTS ARE REQUIRED FOR THE FOLLOWING PARCELS:

PARCEL A IMPROVEMENTS

LOTS 1-28, BLOCK 1; LOTS 29-53, BLOCK 2

ROAD IMPROVEMENTS

- CLIFTON DRIVE FROM NOVA DRIVE TO KINGS POINT WAY, LOOP LANE IN TRACT K, WALDEN COURT.

WATER

- CLIFTON DRIVE FROM NOVA DRIVE TO KINGS POINT WAY, LOOP LANE IN TRACT K, WALDEN COURT.
- PHILLIPS DRIVE FROM KINGS POINT WAY TO KINGS POINT DRIVE.

SANITARY SEWER

- CLIFTON DRIVE FROM NOVA DRIVE TO KINGS POINT WAY, LOOP LANE IN TRACT K, WALDEN COURT.

DRAINAGE

- NO ADDITIONAL DRAINAGE IMPROVEMENTS REQUIRED.

LANDSCAPING

- LANDSCAPING WITHIN TREE LAWNS IN CLIFTON DRIVE FROM NOVA DRIVE TO KINGS POINT WAY, WALDEN COURT AND IN TRACT K SUBJECT TO SEASONAL CONDITIONS.

PARCEL B IMPROVEMENTS

LOTS 1-28 AND 54, BLOCK 2; LOTS 1-10 BLOCK 3; LOTS 1-5, BLOCK 4

ROAD IMPROVEMENTS

- NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE, YAMPA DRIVE, AND DRY CREEK ROAD FROM CLIFTON PLACE TO KINGS POINT WAY.

WATER

- OTERO DRIVE FROM CLIFTON DRIVE TO KINGS POINT WAY.
- PHILLIPS DRIVE FROM KINGS POINT WAY TO KINGS POINT DRIVE.
- NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE, YAMPA DRIVE, AND ZENO WAY FROM NOVA CIRCLE TO ZENO COURT.

SANITARY SEWER

- NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE, YAMPA DRIVE, AND ZENO WAY FROM NOVA CIRCLE TO KINGS POINT WAY.

DRAINAGE

- STORM SEWER FROM NOVA DRIVE TO TEMPORARY DETENTION POND C3.

LANDSCAPING

- LANDSCAPING WITHIN TREE LAWNS ADJACENT TO NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE, YAMPA DRIVE, AND ZENO WAY FROM NOVA CIRCLE TO ZENO COURT SUBJECT TO SEASONAL CONDITIONS.
- TRACT L OR 100TH CERTIFICATE OF OCCUPANCY IN KINGS POINT FILING 1, SUBJECT TO SEASONAL CONDITIONS.

PARCEL C IMPROVEMENTS

LOTS 11-21, BLOCK 3; LOTS 6-22, BLOCK 4

ROAD IMPROVEMENTS

- ZENO COURT, CLIFTON DRIVE FROM KINGS POINT WAY TO ZENO COURT.

WATER

- ZENO COURT.
- CLIFTON DRIVE FROM NOVA DRIVE TO KINGS POINT WAY.
- NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE FROM EAST END OF NOVA DRIVE TO ZENO WAY, AND ZENO WAY FROM NOVA CIRCLE TO ZENO COURT.
- PHILLIPS DRIVE FROM KINGS POINT WAY TO KINGS POINT DRIVE.

SANITARY SEWER

- ZENO COURT.
- NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE FROM EAST END OF NOVA DRIVE TO ZENO WAY, AND ZENO WAY FROM NOVA CIRCLE TO ZENO COURT.

DRAINAGE

- TEMPORARY DRAINAGE CONVEYANCE REQUIRED TO TEMPORARY DETENTION POND C3.

LANDSCAPING

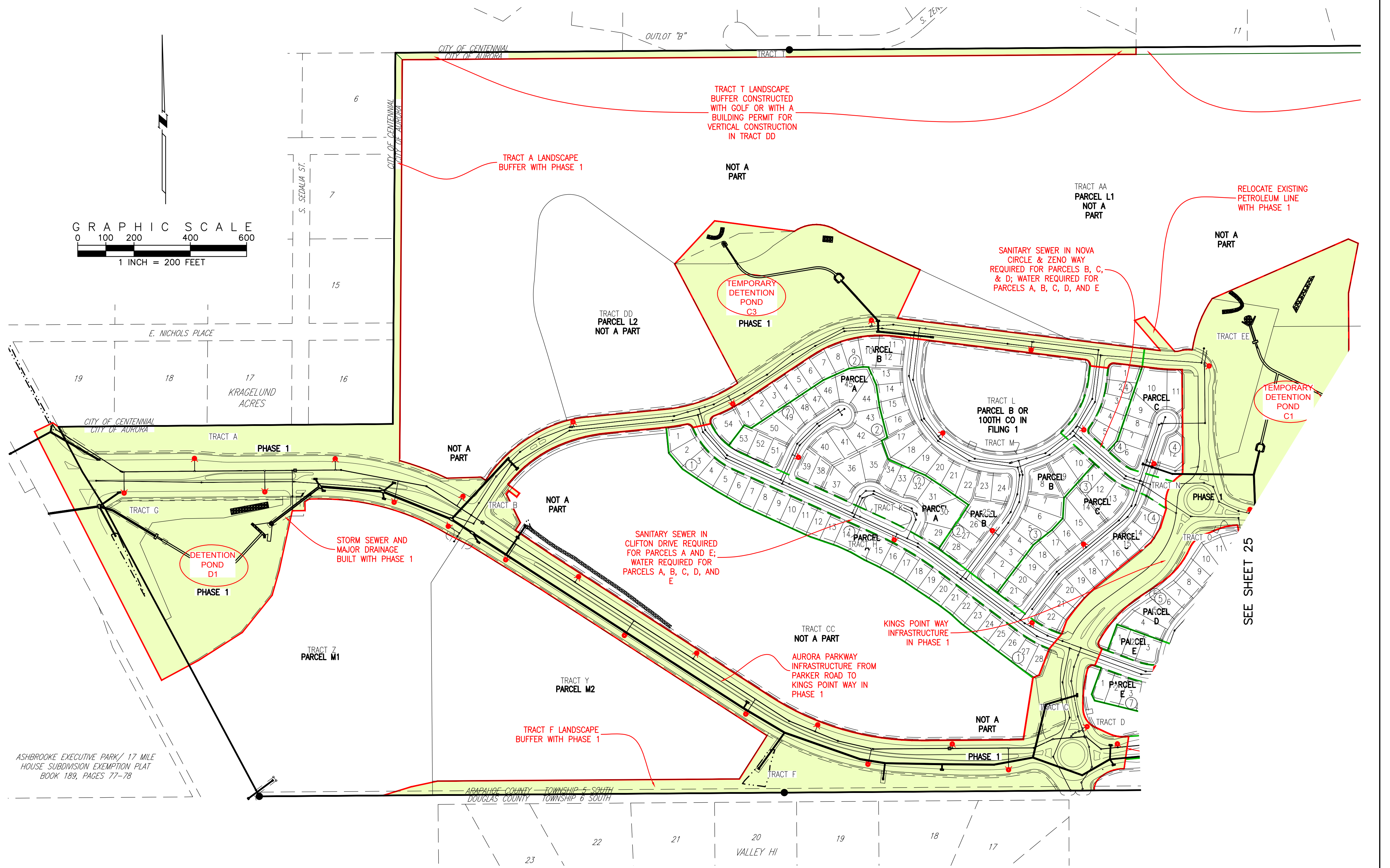
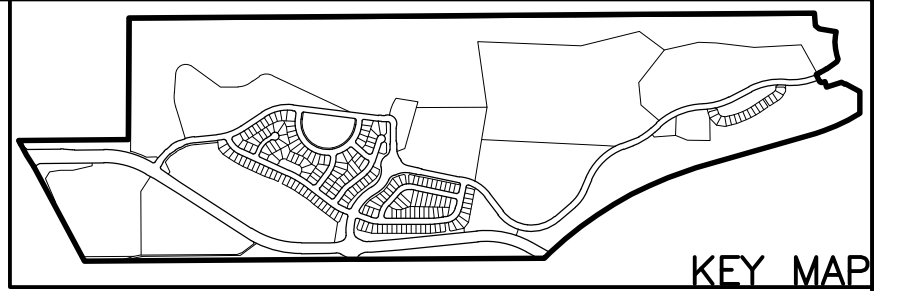
- LANDSCAPING WITHIN TREE LAWNS ADJACENT TO ZENO COURT SUBJECT TO SEASONAL CONDITIONS.
- TRACTS M AND N SUBJECT TO SEASONAL CONDITIONS.

- PHASE 1 CONSTRUCTION
- PARCEL LIMITS
- CONSTRUCTION LIMITS FOR EXTERNAL PARCELS (SEE NOTES)

KINGS POINT CONTEXTUAL SITE PLAN NO. 1

CONTEXTUAL SITE PLAN WITH WAIVERS

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



PARCEL M1 IMPROVEMENTS
TRACT Z (FUTURE COMMUNITY ACTIVITY CENTER)

ROAD IMPROVEMENTS

- LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT Z.

WATER

- LOCAL WATER IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT Z.

SANITARY SEWER

- LOCAL SANITARY SEWER IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT Z.

DRAINAGE

- LOCAL DRAINAGE IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT Z TO DISCHARGE TO DETENTION POND D1.

LANDSCAPING

- LOCAL LANDSCAPING IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT Z.

PARCEL M2 IMPROVEMENTS

TRACT Y (FUTURE MULTI-FAMILY MEDIUM DENSITY)

ROAD IMPROVEMENTS

- LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT Y.

WATER

- LOCAL WATER IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT Y.

SANITARY SEWER

- LOCAL SANITARY SEWER IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT Y.

DRAINAGE

- LOCAL DRAINAGE IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT Y THROUGH TRACT Z TO DISCHARGE TO DETENTION POND D1.

LANDSCAPING

- LOCAL LANDSCAPING IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT Y.
- TRACT H D SUBJECT TO SEASONAL CONDITIONS.



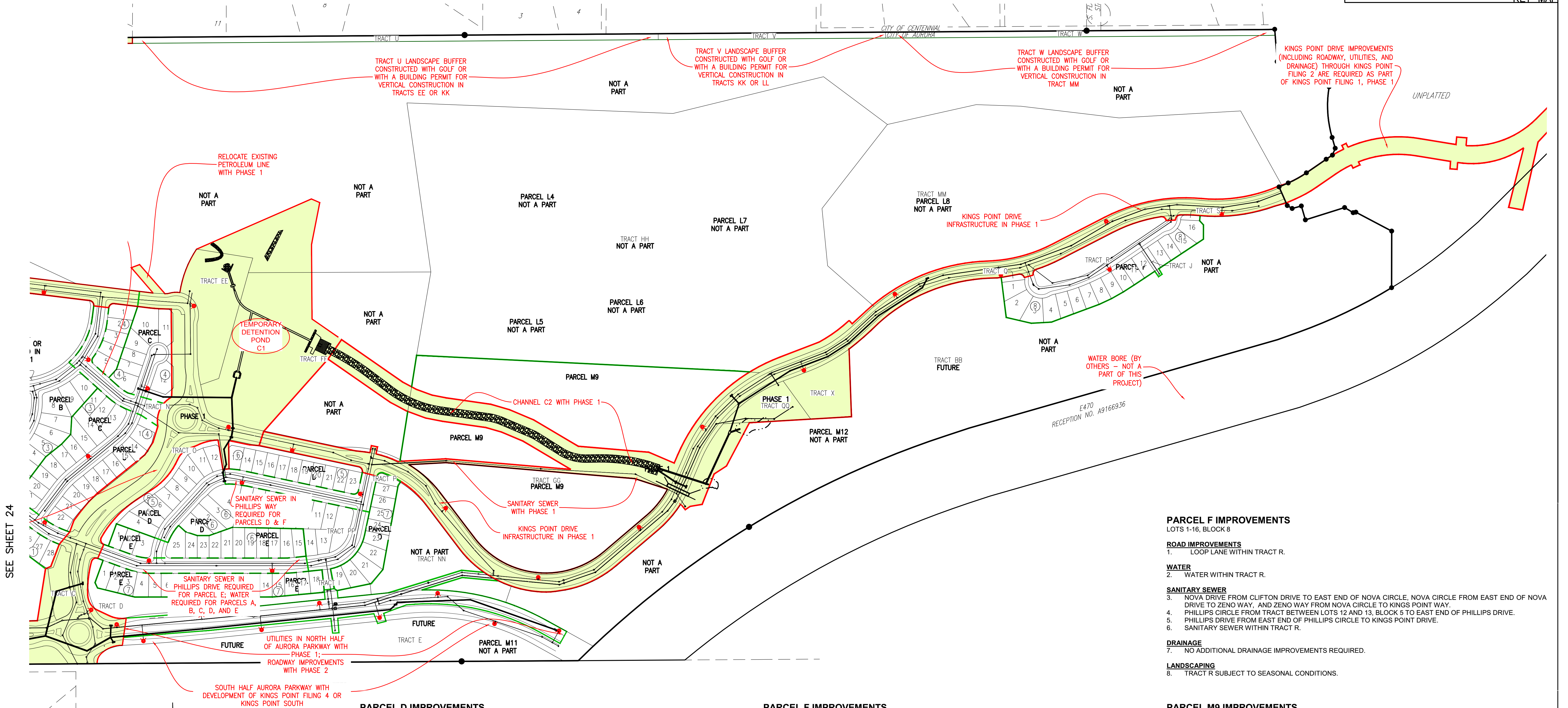
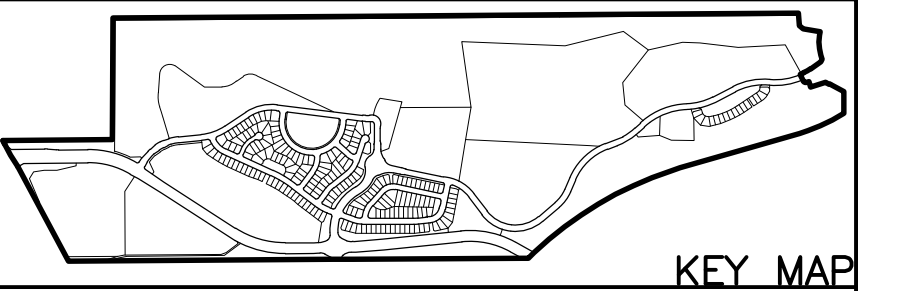
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 WWW.EMKCO.COM

DEVELOPER
KINGSPONT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

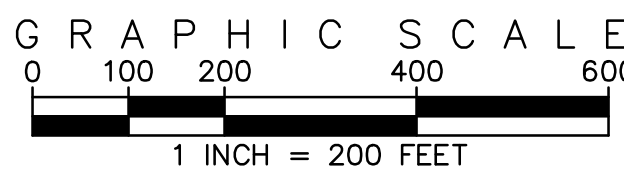
PUBLIC IMPROVEMENT PLAN WEST
KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

SHEET 24 OF 25

KINGS POINT CONTEXTUAL SITE PLAN NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SEE SHEET 24



- PHASE 1 CONSTRUCTION
- PARCEL LIMITS
- CONSTRUCTION LIMITS FOR EXTERNAL PARCELS (SEE NOTES)

- PARCEL D IMPROVEMENTS**
LOTS 4-23, BLOCK 5; LOTS 1-14, BLOCK 6; LOTS 19-27, BLOCK 7
- ROAD IMPROVEMENTS**
1. PHILLIPS CIRCLE
 2. PHILLIPS DRIVE FROM KINGS POINT WAY TO WEST END OF PHILLIPS CIRCLE AND PHILLIPS DRIVE FROM DRY CREEK ROAD TO EAST END OF PHILLIPS CIRCLE.
- WATER**
3. PHILLIPS CIRCLE.
 4. PHILLIPS DRIVE FROM KINGS POINT WAY TO WEST END OF PHILLIPS CIRCLE AND PHILLIPS DRIVE FROM KINGS POINT DRIVE TO MAIN CONNECTION BETWEEN LOTS 18 AND 19, BLOCK 7.
 5. CLIFTON DRIVE FROM NOVA DRIVE TO KINGS POINT WAY.
 6. NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE FROM EAST END OF NOVA DRIVE TO ZENO WAY, AND ZENO WAY FROM NOVA CIRCLE TO ZENO COURT.
- SANITARY SEWER**
7. NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE FROM EAST END OF NOVA DRIVE TO ZENO WAY, AND ZENO WAY FROM NOVA CIRCLE TO KINGS POINT WAY.
 8. PHILLIPS CIRCLE.
 9. PHILLIPS DRIVE FROM KINGS POINT WAY TO WEST END OF PHILLIPS CIRCLE AND PHILLIPS DRIVE FROM KINGS POINT DRIVE TO MANHOLE BETWEEN LOTS 18 AND 19, BLOCK 7.
- DRAINAGE**
10. INLETS AND STORM SEWER FROM PHILLIPS CIRCLE TO KINGS POINT DRIVE.
- LANDSCAPING**
11. LANDSCAPING WITHIN TREE LAWNS ADJACENT TO PHILLIPS CIRCLE, PHILLIPS DRIVE FROM KINGS POINT WAY TO WEST END OF PHILLIPS CIRCLE AND PHILLIPS DRIVE FROM KINGS POINT DRIVE THROUGH FRONTAGE OF LOT 14, BLOCK 7, SUBJECT TO SEASONAL CONDITIONS.
 12. TRACT O.

- PARCEL F IMPROVEMENTS**
LOTS 1-16, BLOCK 8
- ROAD IMPROVEMENTS**
1. LOOP LANE WITHIN TRACT R.
- WATER**
2. WATER WITHIN TRACT R.
- SANITARY SEWER**
3. NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE FROM EAST END OF NOVA DRIVE TO ZENO WAY, AND ZENO WAY FROM NOVA CIRCLE TO KINGS POINT WAY.
 4. PHILLIPS CIRCLE FROM TRACT BETWEEN LOTS 12 AND 13, BLOCK 5 TO EAST END OF PHILLIPS DRIVE.
 5. PHILLIPS DRIVE FROM EAST END OF PHILLIPS CIRCLE TO KINGS POINT DRIVE.
 6. SANITARY SEWER WITHIN TRACT R.
- DRAINAGE**
7. NO ADDITIONAL DRAINAGE IMPROVEMENTS REQUIRED.
- LANDSCAPING**
8. TRACT R SUBJECT TO SEASONAL CONDITIONS.

- PARCEL F IMPROVEMENTS**
LOTS 1-16, BLOCK 8
- ROAD IMPROVEMENTS**
1. LOOP LANE WITHIN TRACT R.
- WATER**
2. WATER WITHIN TRACT R.
- SANITARY SEWER**
3. NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE FROM EAST END OF NOVA DRIVE TO ZENO WAY, AND ZENO WAY FROM NOVA CIRCLE TO KINGS POINT WAY.
 4. PHILLIPS CIRCLE FROM TRACT BETWEEN LOTS 12 AND 13, BLOCK 5 TO EAST END OF PHILLIPS DRIVE.
 5. PHILLIPS DRIVE FROM EAST END OF PHILLIPS CIRCLE TO KINGS POINT DRIVE.
 6. SANITARY SEWER WITHIN TRACT R.
- DRAINAGE**
7. NO ADDITIONAL DRAINAGE IMPROVEMENTS REQUIRED.
- LANDSCAPING**
8. TRACT R SUBJECT TO SEASONAL CONDITIONS.

- PARCEL M9 IMPROVEMENTS**
TRACT GG (FUTURE SINGLE FAMILY ATTACHED)
- ROAD IMPROVEMENTS**
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT GG.
- WATER**
2. LOCAL WATER IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT GG
 3. NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE FROM EAST END OF NOVA DRIVE TO ZENO WAY, AND ZENO WAY FROM NOVA CIRCLE TO KINGS POINT WAY.
- SANITARY SEWER**
4. NOVA DRIVE FROM CLIFTON DRIVE TO EAST END OF NOVA CIRCLE, NOVA CIRCLE FROM EAST END OF NOVA DRIVE TO ZENO WAY, AND ZENO WAY FROM NOVA CIRCLE TO KINGS POINT WAY.
 5. PHILLIPS CIRCLE FROM TRACT BETWEEN LOTS 12 AND 13, BLOCK 5 TO EAST END OF PHILLIPS DRIVE.
 6. PHILLIPS DRIVE FROM EAST END OF PHILLIPS CIRCLE TO KINGS POINT DRIVE.
 7. LOCAL SANITARY SEWER IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT GG.
- DRAINAGE**
8. LOCAL DRAINAGE IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT GG TO DISCHARGE TO CHANNEL C2.
- LANDSCAPING**
9. LOCAL LANDSCAPING IMPROVEMENTS ASSOCIATED WITH FUTURE DEVELOPMENT OF TRACT GG

DEVELOPER
KINGSPONT LLC
c/o CASTLE ROCK DEVELOPMENT COMPANY
3033 E. FIRST AVENUE, SUITE 305
DENVER, COLORADO 80206
PHONE: (303) 394-5525
CONTACT: BRUCE STOKES

PUBLIC IMPROVEMENT PLAN EAST
KINGS POINT FILING NO. 1
CONTEXTUAL SITE PLAN
PREPARED: 09.16.16
REVISED: 09.07.18

SHEET 25 OF 25