

December 21, 2018

Ms. Heather Lamboy  
**City of Aurora, Planning Department**  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, Colorado 80012

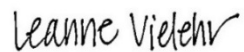
**Re: Kings Point CSP No. 1 / Final Plat No. 1 Response to 3<sup>rd</sup> Technical Review**  
Application Number: **DA-1609-17**  
Case Numbers: **2016-4013-00; 2016-3041-00**

Dear Heather:

Enclosed herein are the review comments provided to us on November 16, 2018 and in regards to the 3<sup>rd</sup> technical submittal of the Kings Point CSP No. 1. These have been addressed and are included with this letter.

Please let me know if you have any questions or require any additional information. We look forward to continued work with the City of Aurora throughout the review and approval process of this exciting new project.

Sincerely,  
**Norris Design**



Leanne Vielehr  
Senior Associate

## **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

Minor landscape issues remain which include adding details for retaining walls.

**Response: Civil has supplied a sheet in the Landscape plan, C1.01, including retaining wall plan and typical detail.**

## **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is green.

### **1. Community and External Agency Comments**

1. During this review cycle staff received no comments from the public.

**Response: Comment Noted.**

### **2. Completeness and Clarity of the Application**

Address the following items:

- A. Please make the corrections shown on the redlines throughout the Site Plan and Plat set.

**Response: All of the comments on the redlines have been addressed. Responses are indicated on the PDFs in yellow highlighted text boxes on both the CSP and Plat. All landscape redline responses have been included in the response letter.**

### **3. Phasing and Transportation Planning Issues**

- A. Application has been made to CDOT for the Aurora Parkway access onto Parker Road.

**Response: Kings Point Development Company and its consultant Atkins worked with the City of Aurora staff on the preparation of the the CDOT access permit. On November 8, 2018, the access permit application was made to CDOT. Based on comments received from CDOT we supplied the City with additional requested information on December 7, 2018. It is our understanding that the City Engineering staff will be providing this information to CDOT and coordinating the receipt of the permit.**

- B. The Town of Parker is completing the design and connection of King's Point Way to E Aurora Parkway. An IGA is currently being drafted between the City of Aurora and the Town of Parker for maintenance.

**Response: Kings Point Development Company is aware of the Town of Parker's involvement and has cooperated with them and the City of Aurora throughout the process.**

### **4. Landscape Design Issues**

Debbie Bickmire/ dbickmire@auroragov.org/ (303) 739-7261/ Comments in teal clouds.

Please address the following items:

- A. Please see redlines.

**Response: All redlines have been addressed.**

- B. Delete 'unless stated for such use in the title block.' from General notes, note #1

**Response: The note has been revised per the comment.**

- C. Add a note to describe how disturbed areas will be stabilized. Identify what material, if any, is proposed.  
**Response: The following note has been added to the General Notes on L1.01 as well as on all landscape plan sheets, L2.01-L2.17:**  
**“ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.”**
- D. Provide a path or sidewalk in locations where there is a 25' break between lots (Tracts I, J, O) per Section 146-1101, Table 11.2, Maximum Block Length.” Add a note if the connection will be provided when future development occurs.  
**Response: No additional paths or sidewalks have been added between lots in Tracts I, J and O and are not planned in the future. These areas contain steep grades and are not good areas for pathways or sidewalks.**
- E. Label all Tracts that are dedicated drainage easements.  
**Response: No tract within Filing 1 is being dedicated in it's entirety as a drainage easement. All drainage easements within tracts have been identified.**
- F. Please add details for the retaining walls in the CSP, especially of tiered wall configurations. The details are required even if they are provided in the Civils. Add top and bottom of wall elevations for each retaining wall.  
**Response: Civil has supplied a sheet in the Landscape plan, C1.01, including retaining wall plan and typical detail.**
- G. Enhance the clubhouse parking lot screening from public rights-of-way, public open space, and adjacent property. A low continuous landscaped hedge between 2½ and 3 feet high consisting of a double row of shrubs planted 3 feet on center in a triangular pattern (Section 146-1440), consisting of a combination with evergreen and deciduous trees and shrubs should be provided.  
**Response: The clubhouse is located in Kings Point Filing 2. This comment will be addressed in the Filing 2 resubmittal.**
- H. There are no labels on the contours. Please label 10' contours.  
**Response: The 10' contour labels have been added to all sheets.**
- I. Use more distinct line for the 100 yr. flood line and show water line in detention areas.  
**Response: The 100 yr/water line has been identified and included in the legends on all sheets.**
- J. Make sure all easements are labeled.  
**Response: All easements are labeled.**
- K. Make sure all tracts are labeled on all sheets.  
**Response: All tracts are labeled on all sheets.**

- L. Turn on lot number layer.

**Response: Lot numbers are now shown.**

#### **5. Addressing**

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org, 303-739-7357

- A. No additional comments.

**Response: Comment Noted.**

#### **7. Civil Engineering**

Craig Perl / cperl@auroragov.org / 303-739-7532

- A. No additional comments.

**Response: Comment Noted.**

#### **8. Parks, Recreation and Open Space (PROS)**

Chris Ricciardiello / cricciar@auroragov.org / 303-739-7154

- A. PROS has requested an appraisal for the property in question from the applicant. The applicant has agreed to provide the appraisal prior to the approval of the final plat. Following receipt of the appraisal and confirmation regarding the property value presented, PROS will prepare an invoice for all outstanding cash in lieu due to the city for park land dedication. *Has this been done?*

**Response: As previously indicated to planning staff, Kings Point Developement Company obtained an appraisal which was provided to PROS. PROS approved the appraisal and has prepared an invoice for Park Fees for Kings Point Filings 1 and 2 that will be paid prior to the recordation of the Plats.**

#### **9. Forestry**

Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7177

- A. The Tree Protection Plan has been reviewed and approved.

**Response: Acknowledged.**

#### **10. Real Property**

Darren Akrie/ dakrie@auroragov.org / 303-739-7331

- A. If not done so already, please complete all license agreements for encroachments.

**Response: The exhibits are currently being prepared for the license agreements.**

#### **11. Utilities**

Anthony Tran / atran@auroragov.org / (303) 739-7376

- A. No additional comments.

**Response: Comment Noted.**



## **12. Traffic**

Reviewed by: Brianna Medema / bmedema@auroragov.org / (303) 739-7336

- A. All Traffic Impact Study comments have been addressed.

***Response: Comment Noted.***

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.

match the plat acreage

REVISED

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.

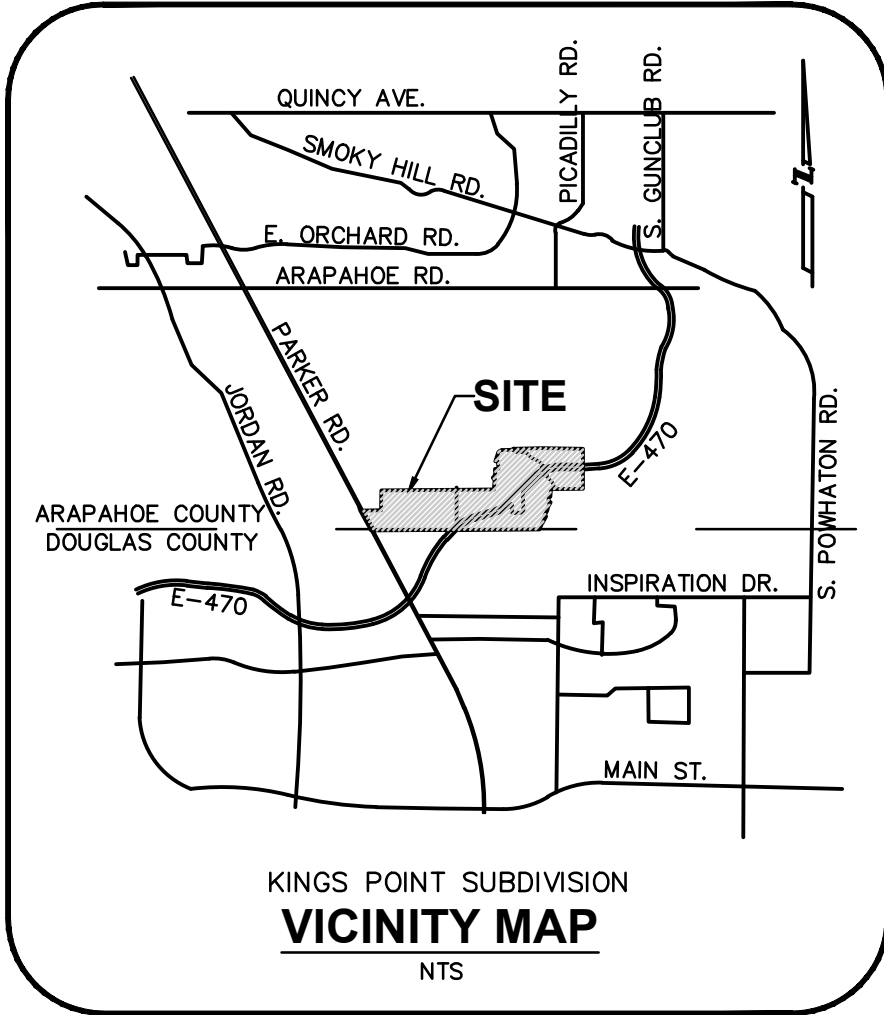
WAIVER JUSTIFICATION AND MITIGATION: KINGS POINT FILING NO. 1 IS A LOW-DENSITY COMMUNITY THAT IS BISECTED BY COLLECTOR AND ARTERIAL ROADWAYS. BY LOCATING THE NACS INTERNAL TO THE RESIDENTIAL COMMUNITY, RESIDENTS HAVE A MORE COMMUNITY-ORIENTED SPACE THAT IS NOT LOCATED ON A MAIN THOROUGHFARE. TO MITIGATE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

2. COLUMN SPACING

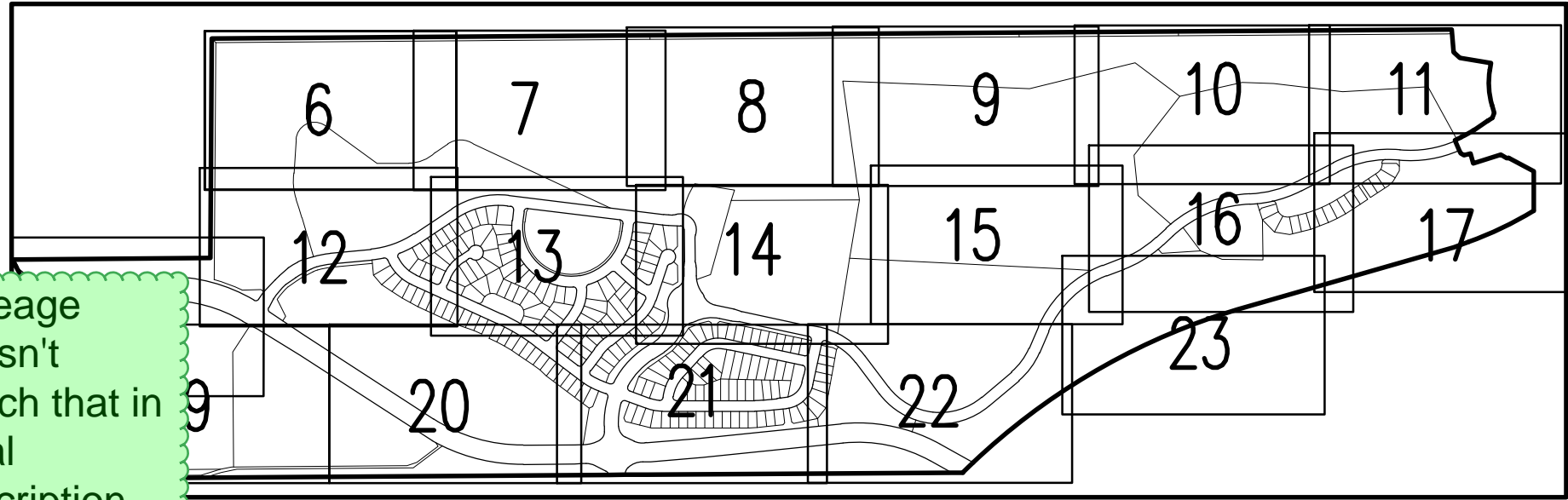
CODE SECTION 146-917 (A)2; ALL FENCES THAT FACE A PUBLIC OR PRIVATE STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAL FEET AND ONE COLUMN AT EVERY FENCE CORNER AND DEAD END.

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 LOT 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



REVISED

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

Should this be monument?

REVISED

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			4.8	
M7	85	75			4.6	
M14	24	16			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: \_\_\_\_\_ DATE: \_\_\_\_\_

(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

SHEET INDEX

- 1 COVER SHEET
- 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: 05.23.18

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 PREMIUM 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 ACCESSSES. (2009 IFC D104.3)

STREETS.

CRITERIA FOR TEMPORARY FIRE STATION LOCATIONS IN THE EVENT THAT A PERMANENT FIRE STATION DEPARTMENT MAY REQUIRE THAT A TEMPORARY DEVELOPER AND/OR ANNEXING PARTY.

I'm not sure this is the correct language, shouldn't be successors and assigns?

REVISED

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)

insert period

REVISED

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.

REVISED

not all UE qualify (revise)

No parking in the Fire Lanes (Tracts K & R) - see sheet 3 illustration

SHEET 3 ILLUSTRATION  
REVISED TO REFLECT PORTION  
OF FIRE LANE WITHIN PUBLIC  
ACCESS EASEMENT

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

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

end of  
sentence?

FORMAT FIXED

end of  
sentence?

FORMAT FIXED

We need to be sure that timing is consistent with the above notes. I will chat with Mike Dean about the fire station notes. This implies that the plat much be changed right away. Additionally, the fire station will be part of a different CSP.

NOTE HAS BEEN REVISED PER DISCUSSIONS WITH MIKE DEAN

DEVELOPER  
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CONTACT: BARRY O. MOORE, PE

LAND PLANNER /  
LANDSCAPE ARCHITECT  
NORRIS DESIGN  
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PHONE: (303) 892-1166  
CONTACT: EVA MATHER

KINGS POINT FILING NO. 1  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.16  
REVISED: 05.23.18

NOTES  
SHEET 2 OF 25

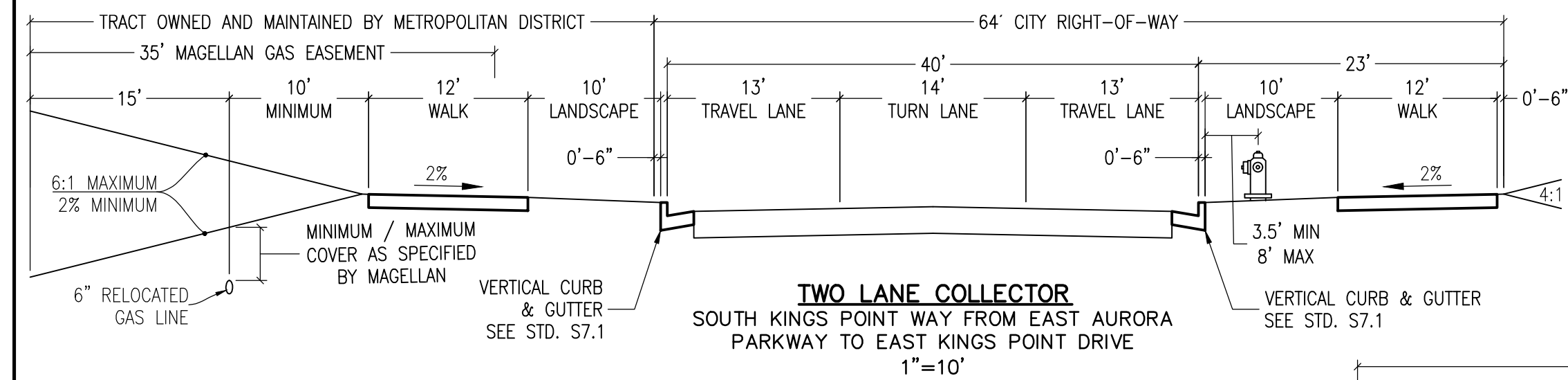
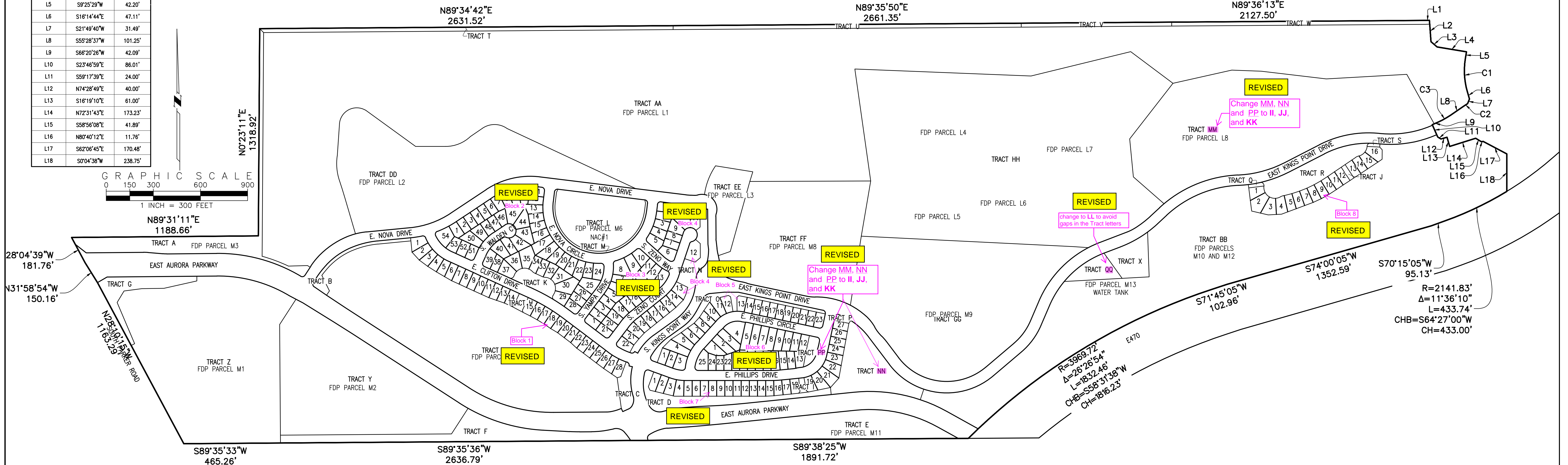
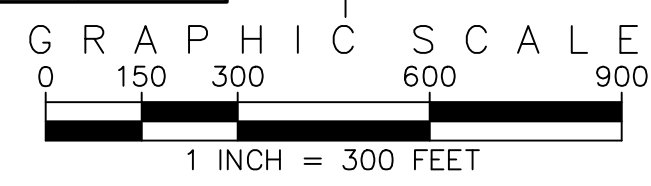
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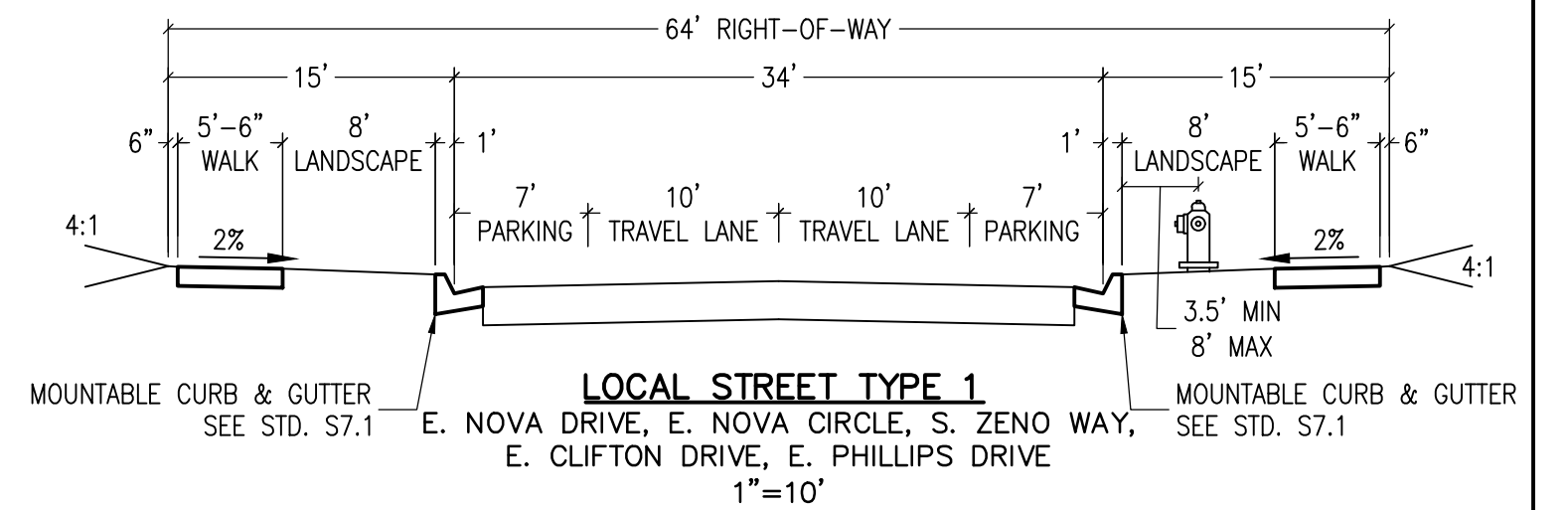
KINGS POINT CONTEXTUAL SITE PLAN NO. 1  
CONTEXTUAL SITE PLAN WITH WAIVERS  
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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'

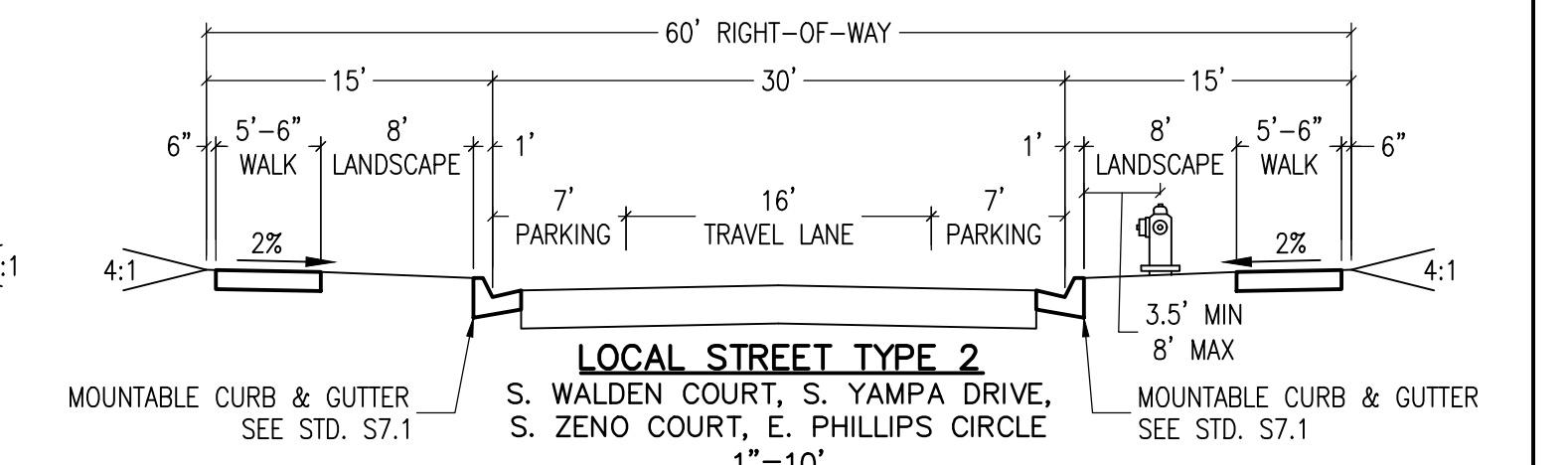
BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	482.00'	25°40'12"	215.95'	S3°24'38"E	214.15'
C2	537.00'	3°21'35"	31.49'	S57°09'25"W	31.49'
C3	463.00'	10°51'49"	87.79'	S60°54'32"W	87.66'



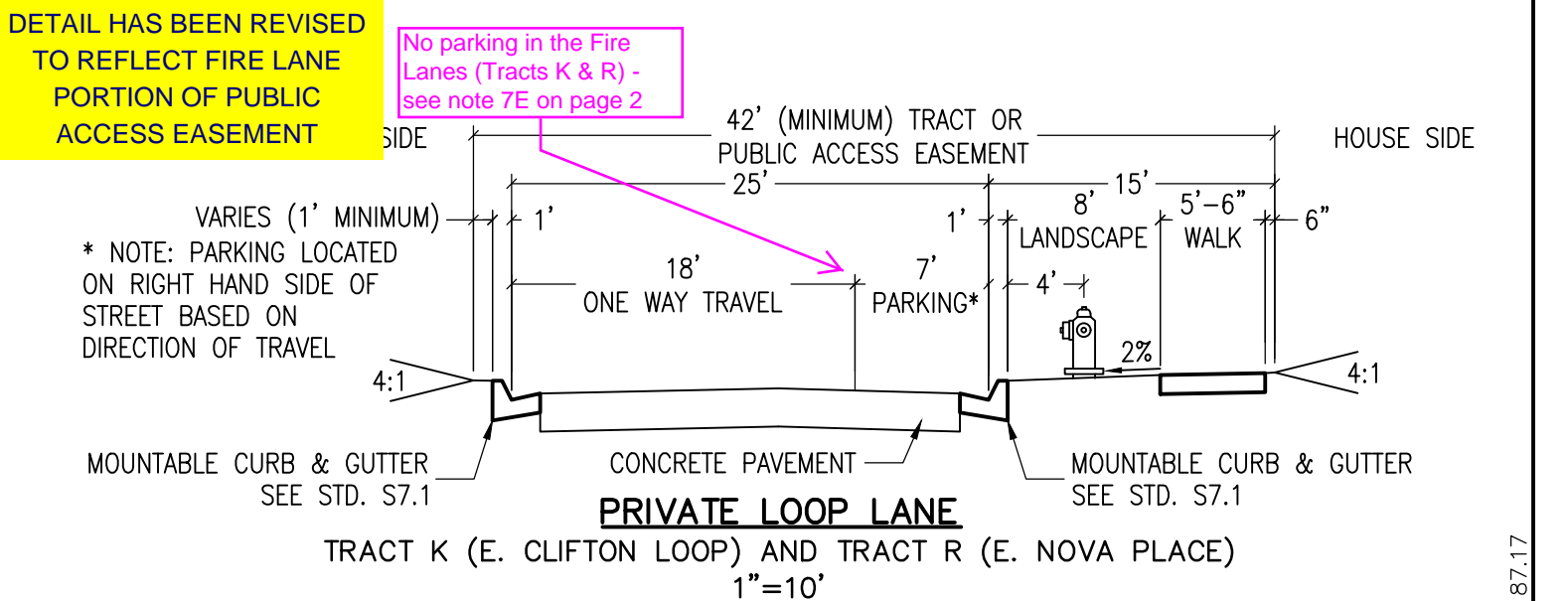
**TWO LANE COLLECTOR**  
SOUTH KINGS POINT WAY FROM EAST AURORA PARKWAY TO EAST KINGS POINT DRIVE  
1"=10'



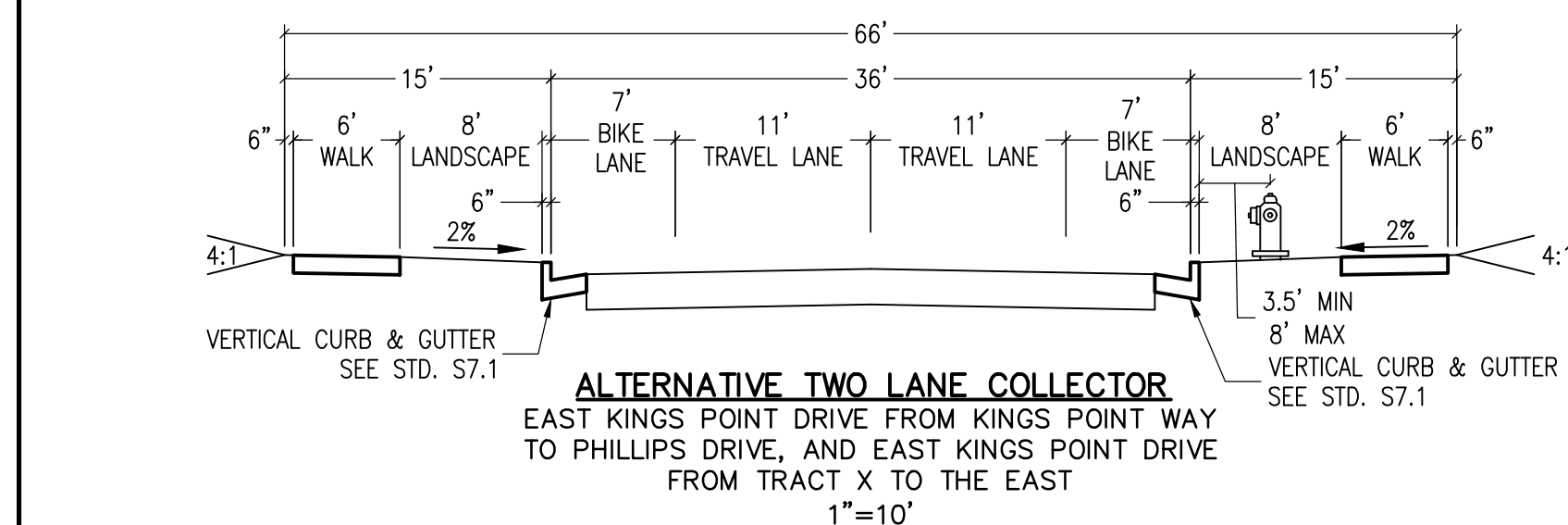
**LOCAL STREET TYPE 1**  
E. NOVA DRIVE, E. NOVA DRIVE, S. ZENO WAY, E. CLIFTON DRIVE, E. PHILLIPS DRIVE  
1"=10'



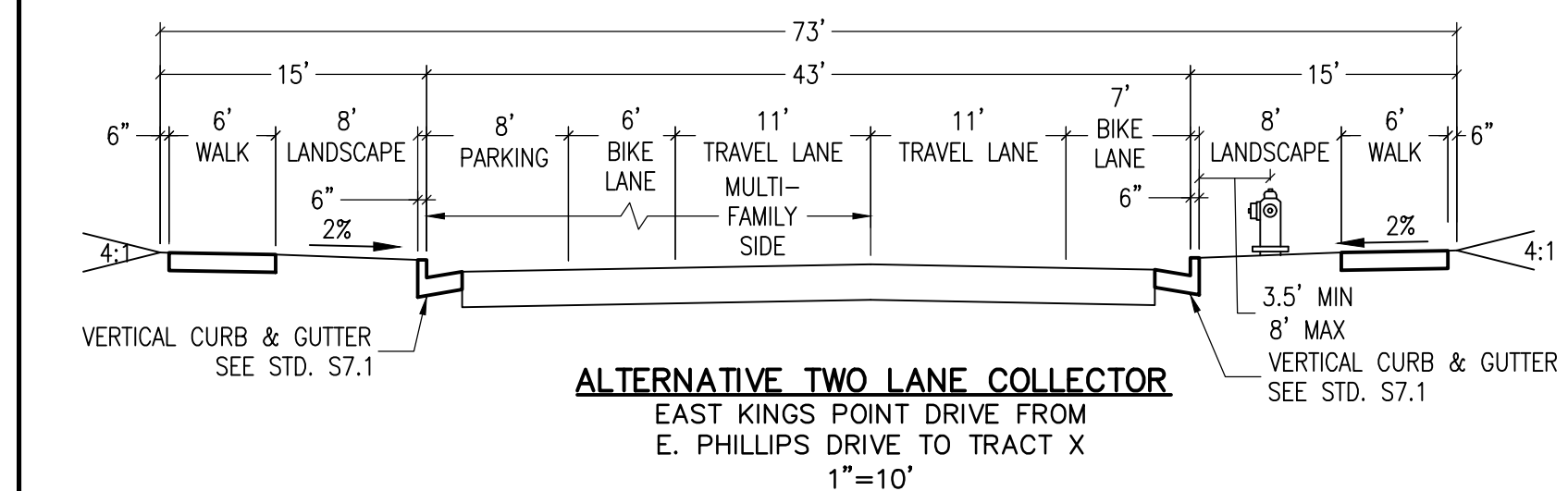
**LOCAL STREET TYPE 2**  
S. WALDEN COURT, S. YAMPA DRIVE, S. ZENO COURT, E. PHILLIPS DRIVE  
1"=10'



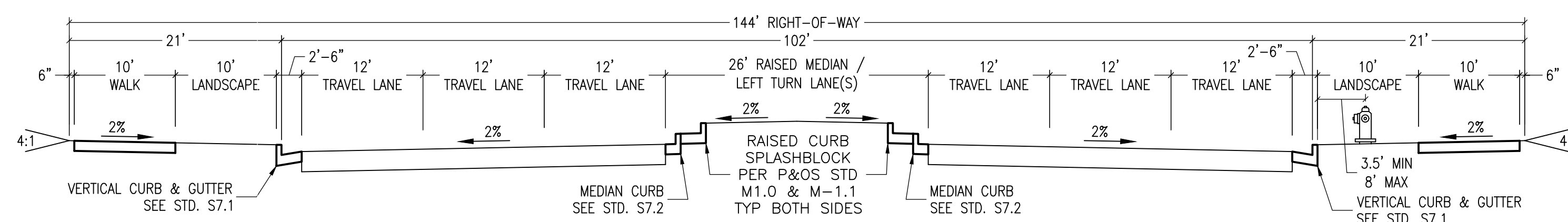
**PRIVATE LOOP LANE**  
TRACT K (E. CLIFTON LOOP) AND TRACT R (E. NOVA PLACE)  
1"=10'



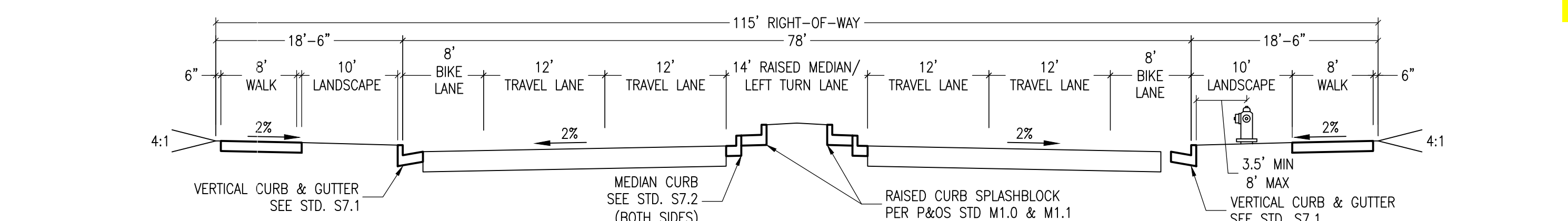
**ALTERNATIVE TWO LANE COLLECTOR**  
EAST KINGS POINT DRIVE FROM KINGS POINT WAY TO PHILLIPS DRIVE, AND EAST KINGS POINT DRIVE FROM TRACT X TO THE EAST  
1"=10'



**ALTERNATIVE TWO LANE COLLECTOR**  
EAST KINGS POINT DRIVE FROM E. PHILLIPS DRIVE TO TRACT X  
1"=10'



**SIX LANE ARTERIAL**  
AURORA PARKWAY FROM PARKER ROAD TO NOVA DRIVE  
1"=10'



**FOUR LANE ARTERIAL**  
AURORA PARKWAY EAST OF NOVA DRIVE  
1"=10'

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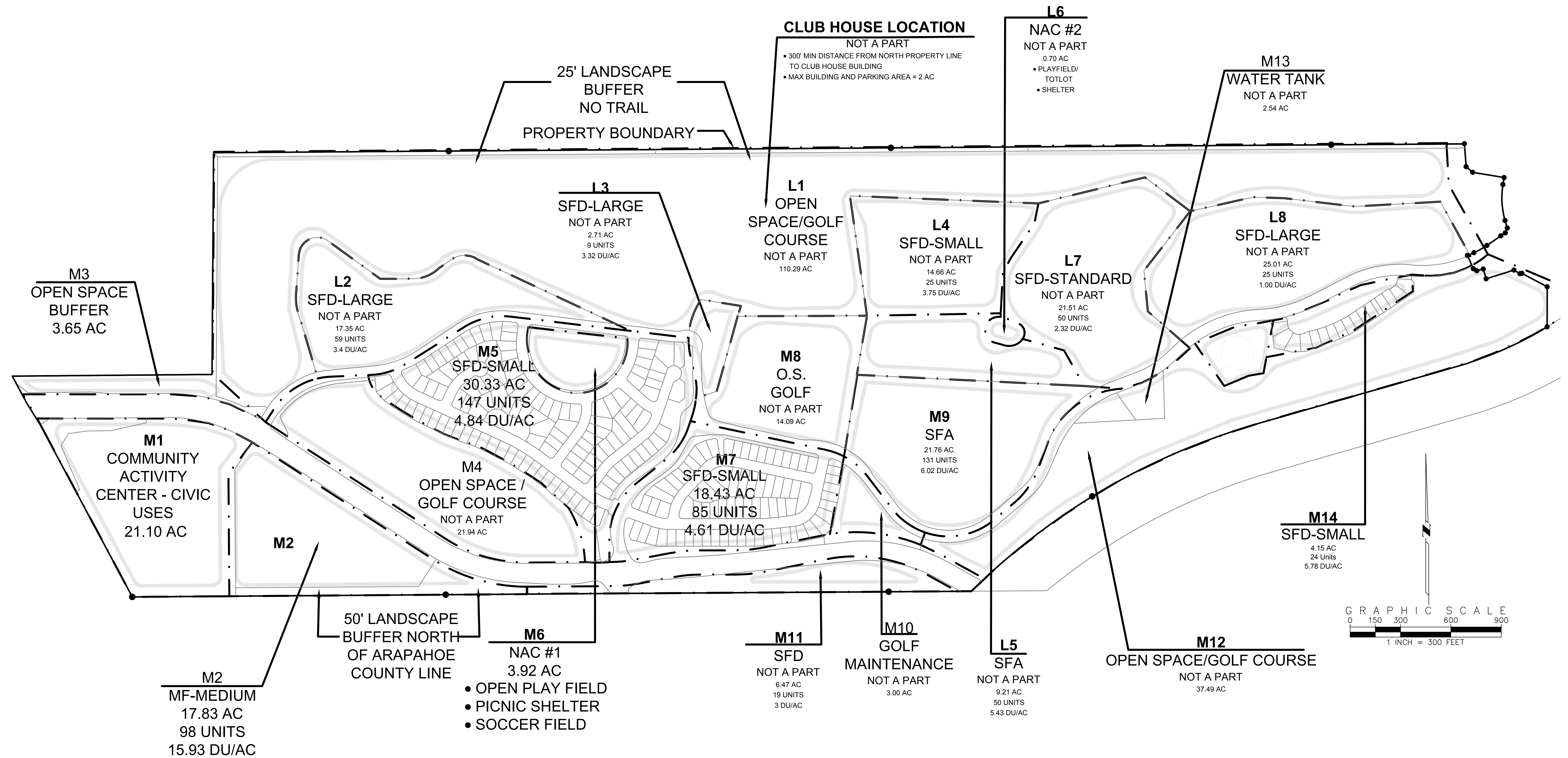
**KINGS POINT FILING NO. 1**  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.18  
REVISED: 05.23.18

**OVERALL SITE PLAN**  
SHEET 3 OF 25

EMK Job No. 1218717



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



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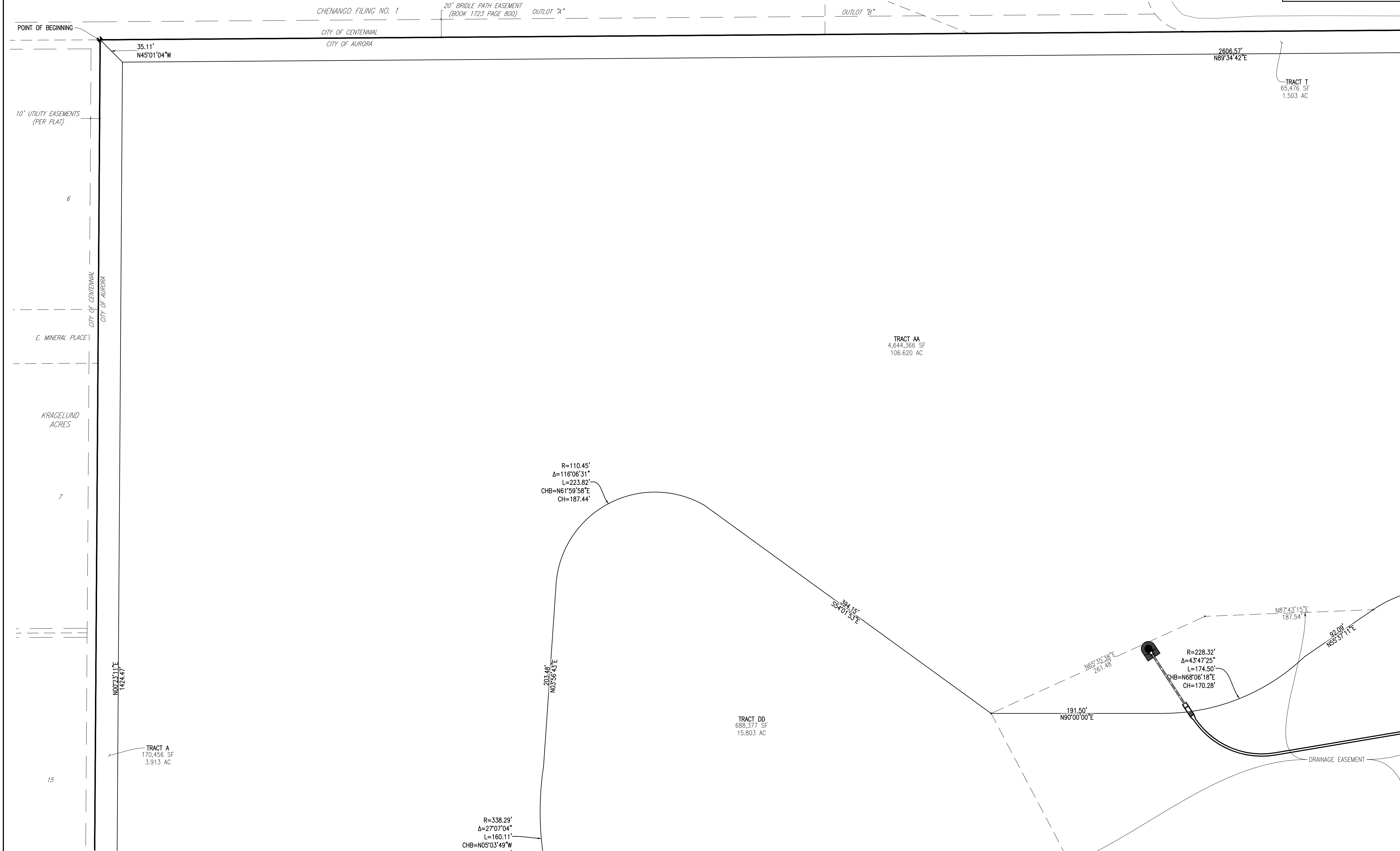
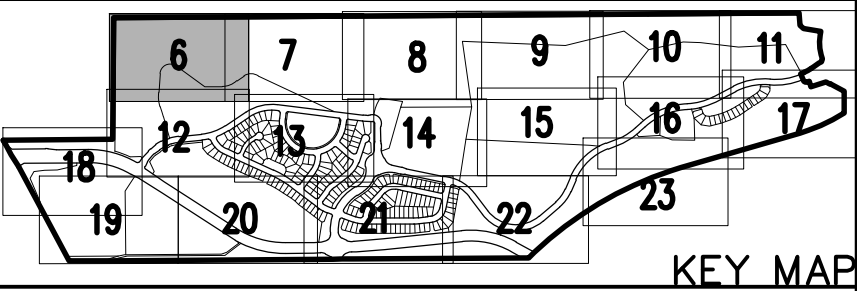
KINGS POINT FILING NO. 1  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.16  
REVISED: 05.23.18

FDP OVERLAY  
SHEET 4 OF 25

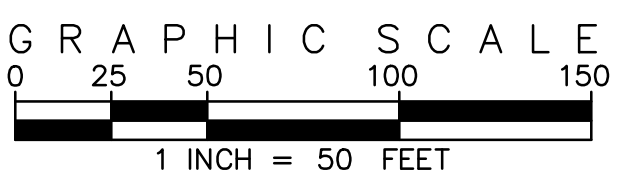
EMK Job No. 1218717

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



SEE SHEET 7



- 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

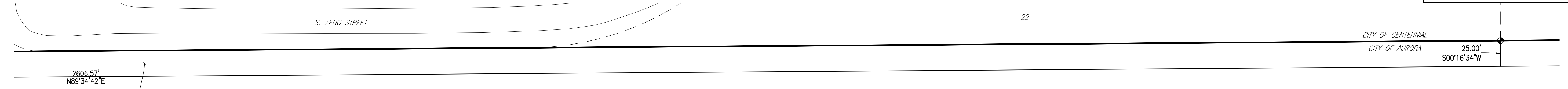
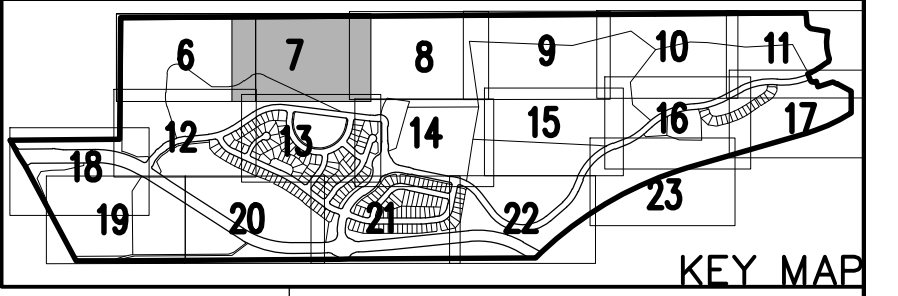
LAND PLANNER /  
LANDSCAPE ARCHITECT  
NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, COLORADO 80204  
PHONE: (303) 892-1166  
CONTACT: EVA MATHER

KINGS POINT FILING NO. 1  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.16  
REVISED: 05.23.18  
SINGLE FAMILY LOT PLAN  
SHEET 6 OF 25

EMK Job No. 1218717



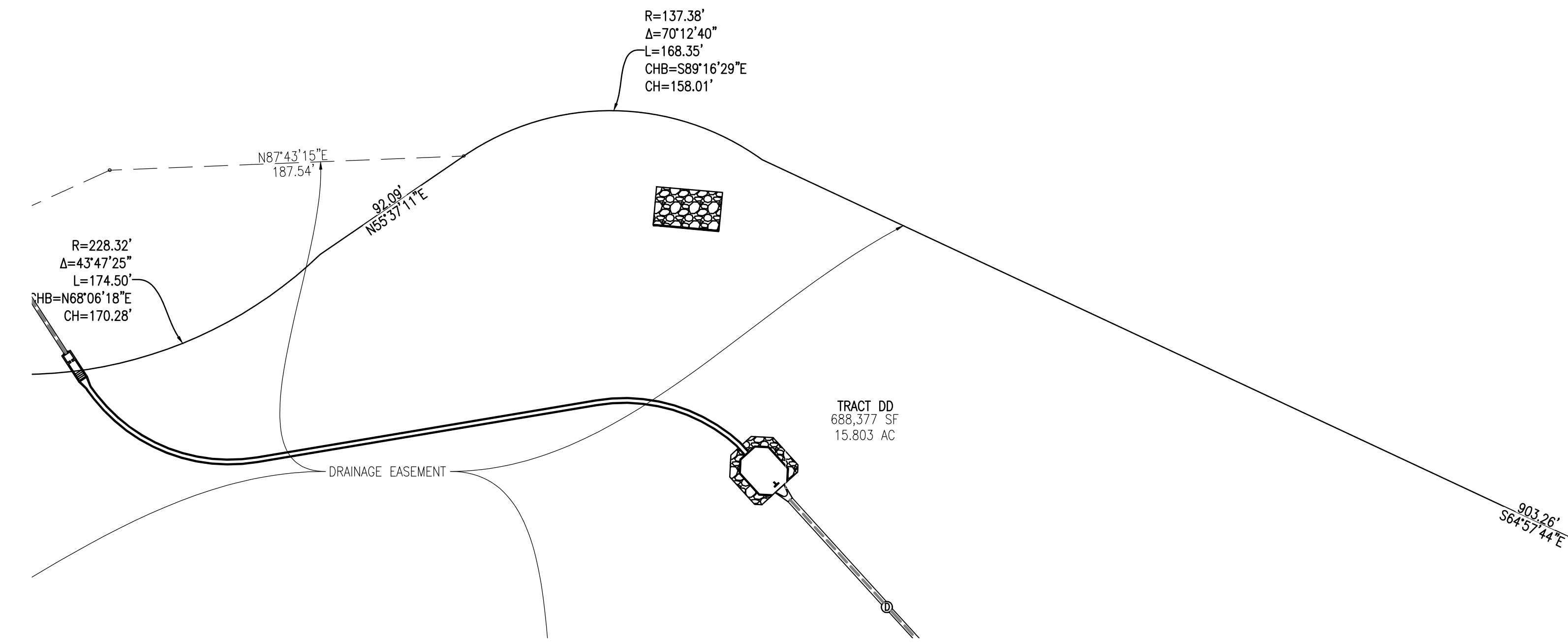
KINGS POINT CONTEXTUAL SITE PLAN NO. 1  
CONTEXTUAL SITE PLAN WITH WAIVERS  
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



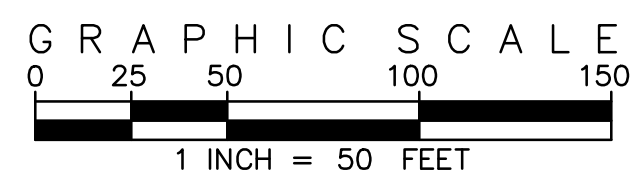
TRACT T  
65,476 SF  
1.503 AC

SEE SHEET 5

SEE SHEET 8



SEE SHEET 13



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

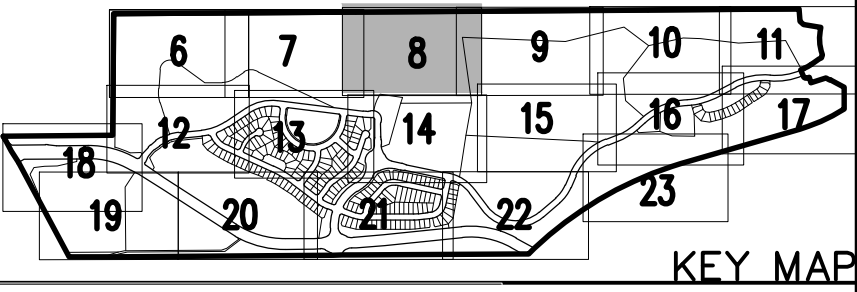
KINGS POINT FILING NO. 1  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.16  
REVISED: 05.23.18

SINGLE FAMILY LOT PLAN  
SHEET 7 OF 25

EMK Job No. 1218717



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



CHENANGO FILING NO. 2 11 10 8 CHENANGO FILING NO. 2 7 20' BRIDLE PATH EASEMENT (BOOK 1723 PAGE 800)

CITY OF CENTENNIAL  
CITY OF AURORA 25.00' S00°16'34"W

TRACT U  
55,397 SF 2215.72' N89°35'50"E  
1.272 AC 2216.02' N89°35'50"E

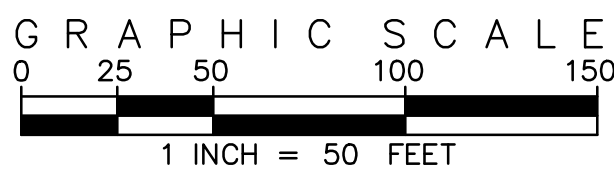
TRACT AA  
4,644,366 SF  
106.620 AC

TRACT HH  
1,973,576 SF  
45.307 AC

35" PIPELINE EASEMENT  
BOOK 4350, PAGE 267  
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  
3033 E FIRST AVENUE, SUITE 305  
DENVER, COLORADO 80206  
PHONE: (303) 394-5525  
CONTACT: BRUCE STOKES

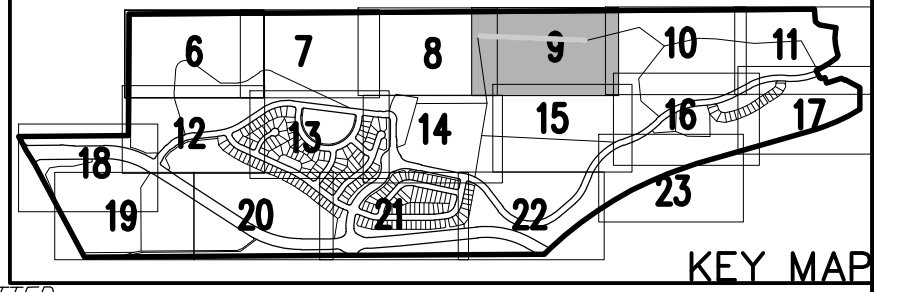
ENGINEER / SURVEYOR  
EMK CONSULTANTS, INC.  
7006 SOUTH ALTON WAY, BLDG F  
CENTENNIAL, COLORADO 80112  
PHONE: (303) 694-1520  
CONTACT: BARRY O. MOORE, PE

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: 05.23.18  
SINGLE FAMILY LOT PLAN  
SHEET 8 OF 25

EMK Job No. 1218717

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



7 20' BRIDLE PATH EASEMENT (BOOK 1723 PAGE 800) 3 CHENANGO FILING NO. 3 4 UNPLATTED  
TRACT U 55,397 SF 1.272 AC 2215.72' N89°35'50"E 2216.02' N89°35'50"E 25.00' N00°24'10"W 445.63' N89°35'50"E 445.63' N89°35'50"E TRACT 23,941 0.550 AC

TRACT AA  
4,644,366 SF  
106.620 AC

S87°43'18"E  
1121.97'

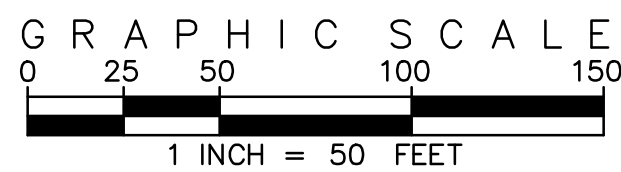
N76°16'20"E  
653.02'

N60°03'36"W  
719.94'

SEE SHEET 8

SEE SHEET 10

SEE SHEET 15



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

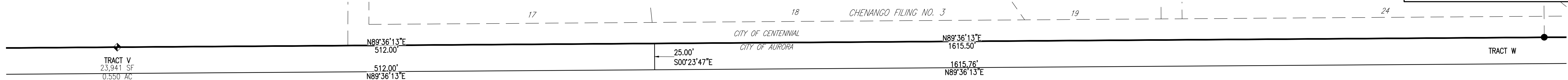
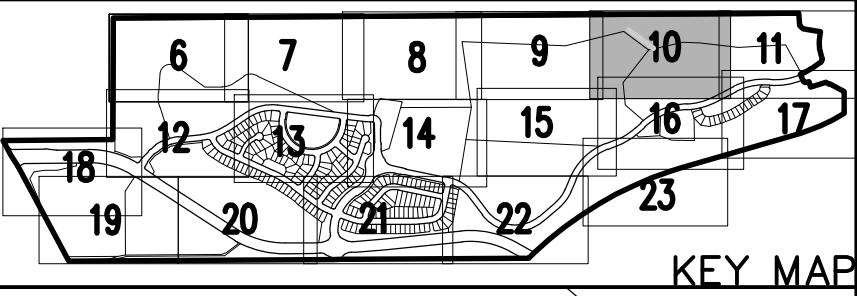
ENGINEER / SURVEYOR  
EMK CONSULTANTS, INC.  
7006 SOUTH ALTON WAY, BLDG F  
CENTENNIAL, COLORADO 80112  
PHONE: (303) 694-1520  
CONTACT: BARRY O. MOORE, PE

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: 05.23.18  
SINGLE FAMILY LOT PLAN  
SHEET 9 OF 25

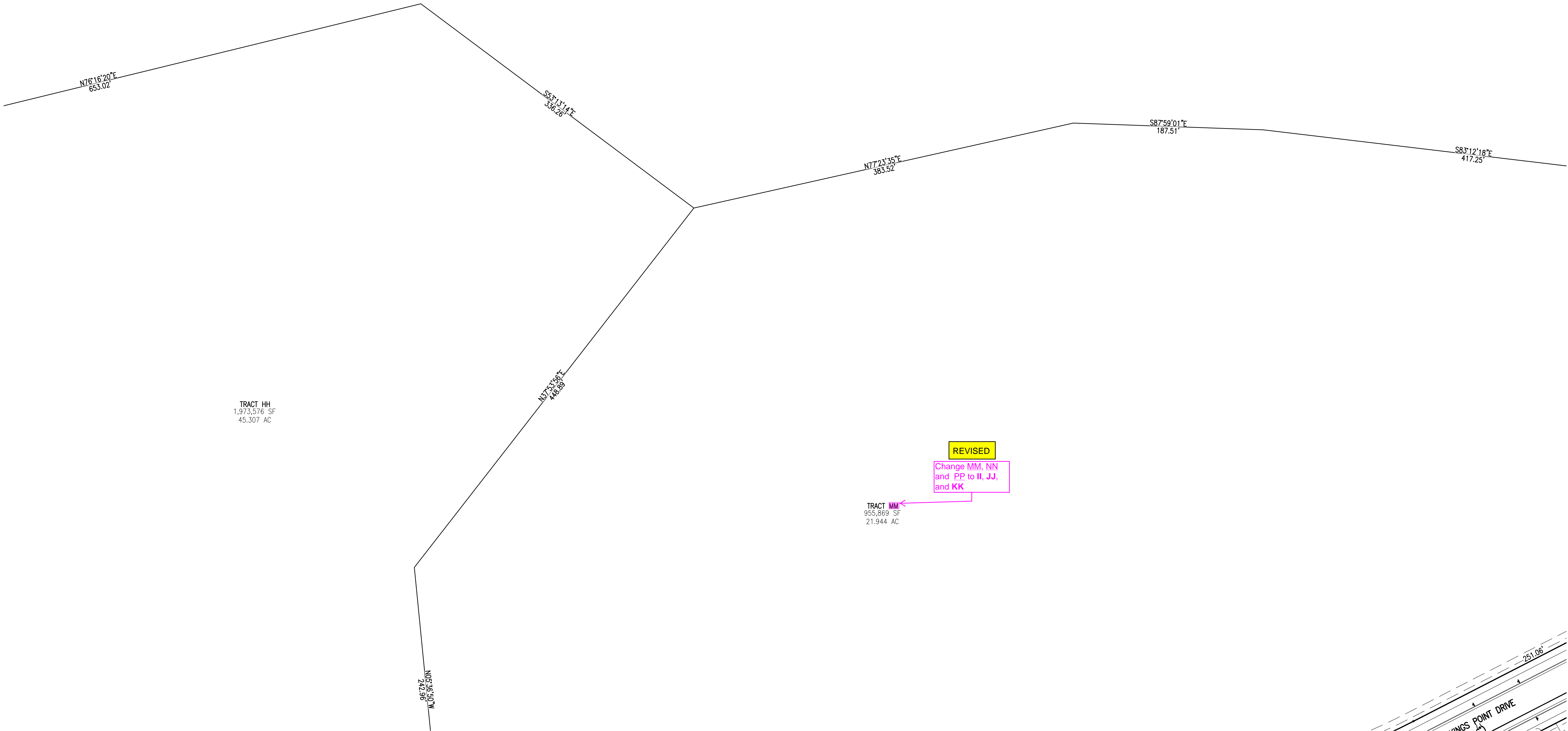
EMK Job No. 1218717

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



41,035 SF  
0.942 AC

TRACT AA  
4,644,366 SF  
106.620 AC

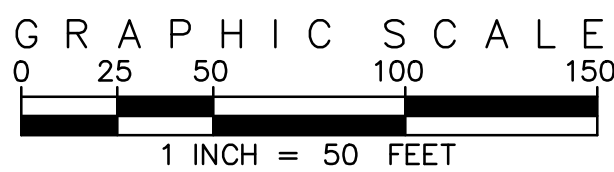


REVISED

Change MM, NN  
and PP to II, JJ,  
and KK

TRACT MM  
955,869 SF  
21.944 AC

SEE SHEET 16



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

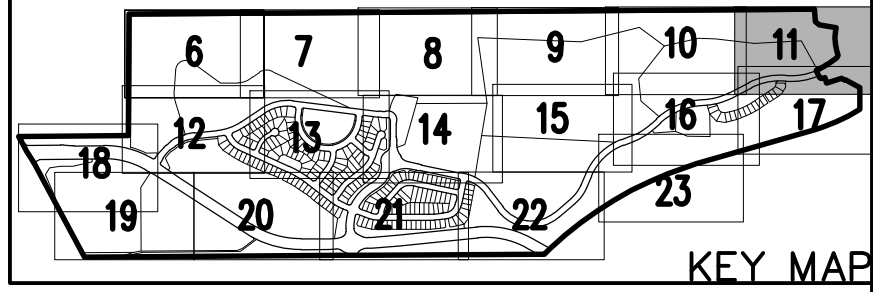
KINGS POINT FILING NO. 1  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.16  
REVISED: 05.23.18

SINGLE FAMILY LOT PLAN  
SHEET 10 OF 25

EMK Job No. 1218717

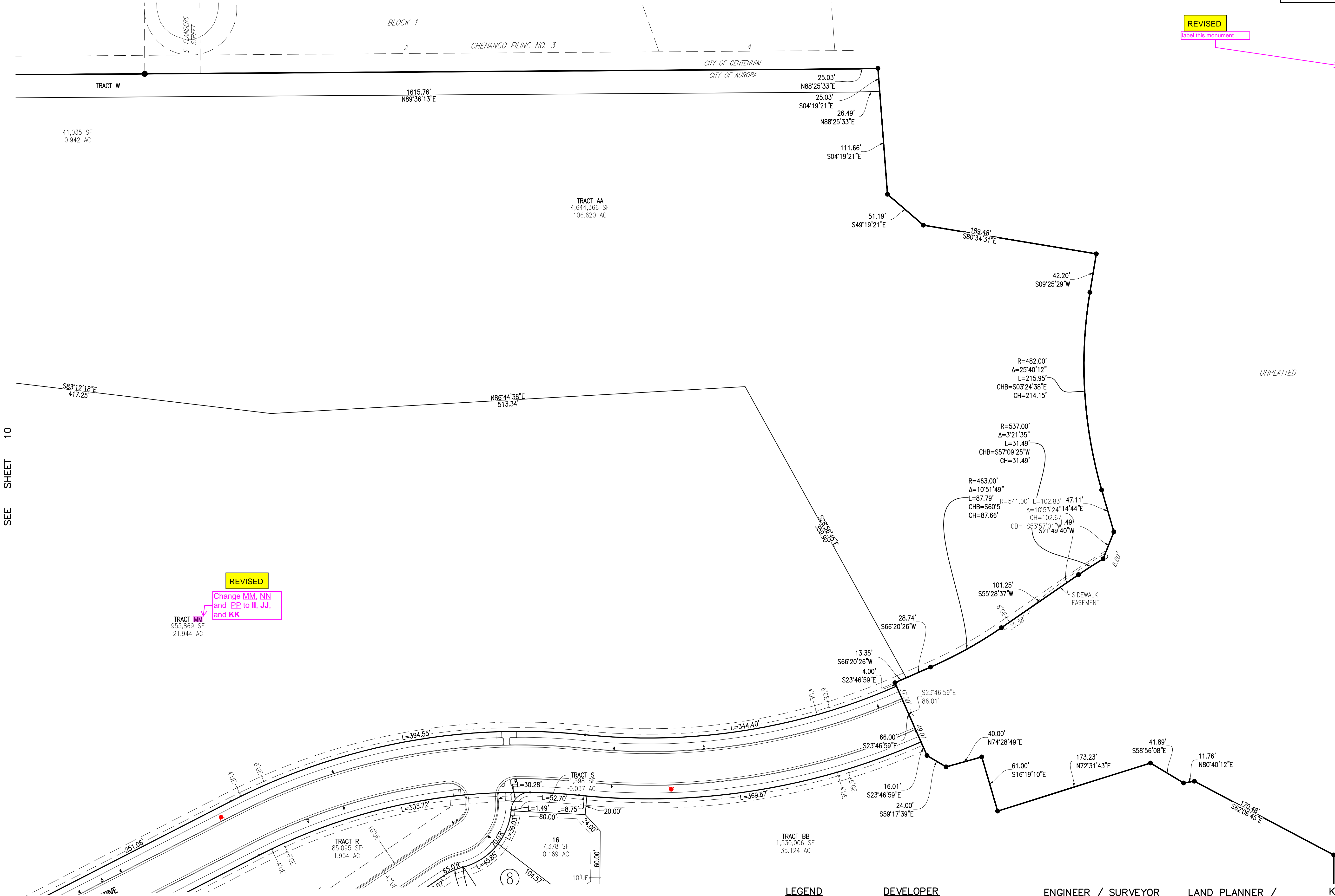


KINGS POINT CONTEXTUAL SITE PLAN NO. 1  
CONTEXTUAL SITE PLAN WITH WAIVERS  
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



REVISED

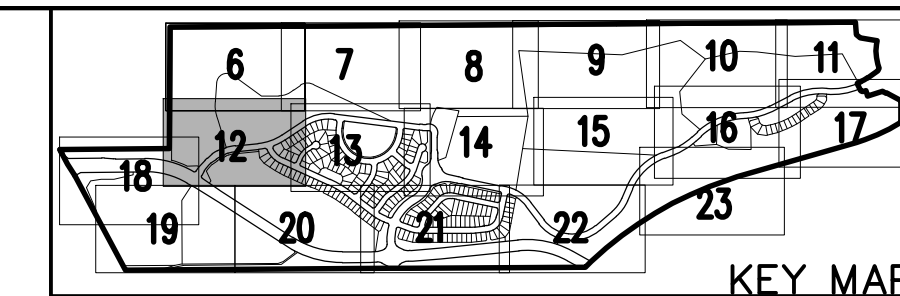
label this monument





**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



## KEY MAP

TRACT DD  
688,377 SF  
15.803 AC

TRACT AA  
4,644,366 SF  
106.620 AC

KRAGELUND  
ACRES

TRACT A  
70,456 SF  
3.017 AC

SEE SHEET 18

4  
4,97  
0.11

SEE SHEET 1

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: 05.23.18

SINGLE FAMILY LOT PLAN  
SHEET 12 OF 25

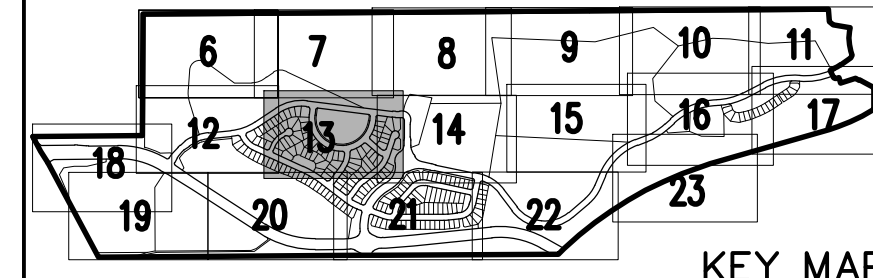
1318717



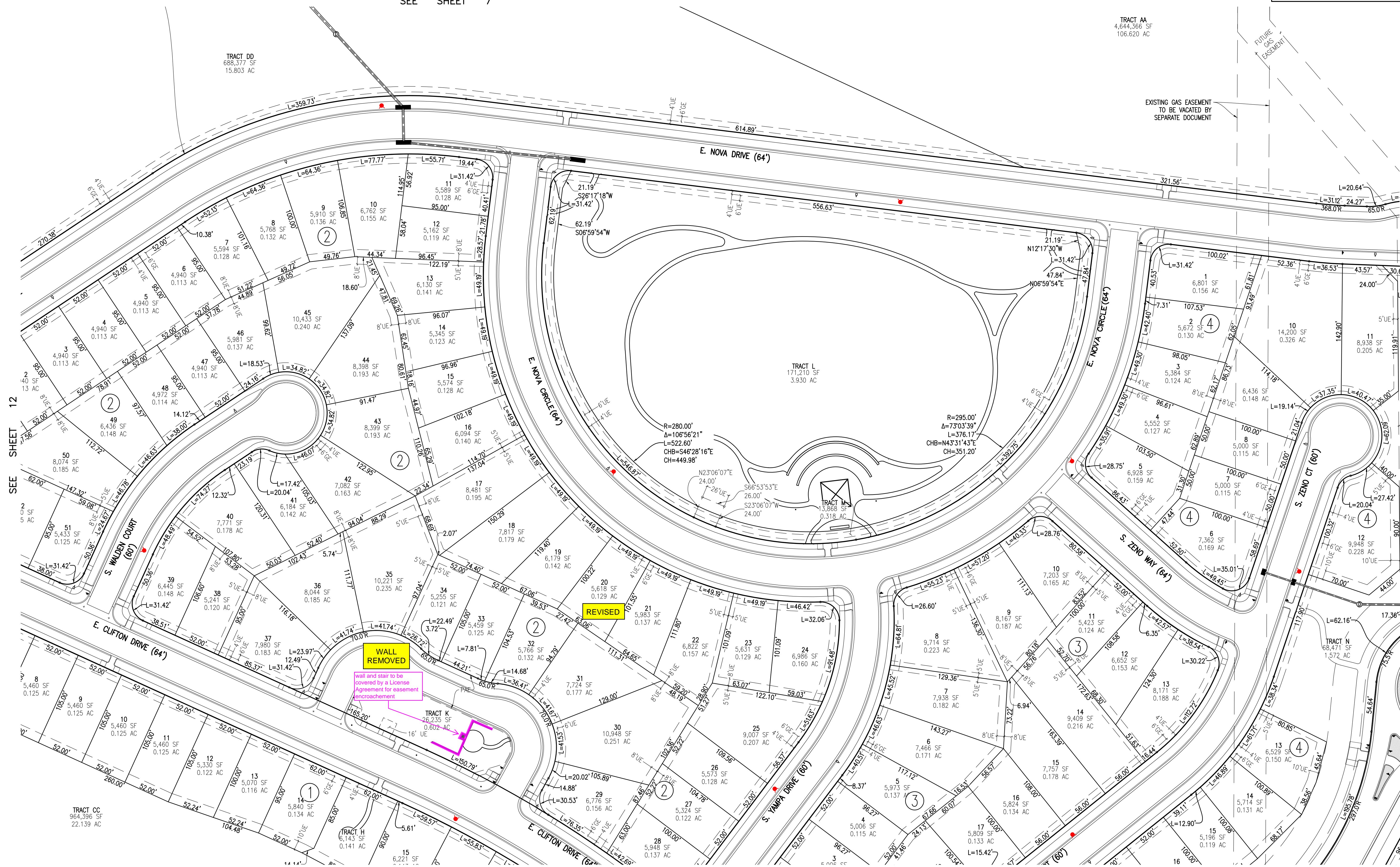
# KINGS POINT CONTEXTUAL SITE PLAN NO. 1

## CONTEXTUAL SITE PLAN WITH WAIVERS

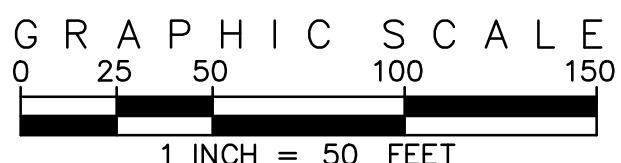
A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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: 05.23.18

SINGLE FAMILY LOT PLAN  
SHEET 13 OF 25

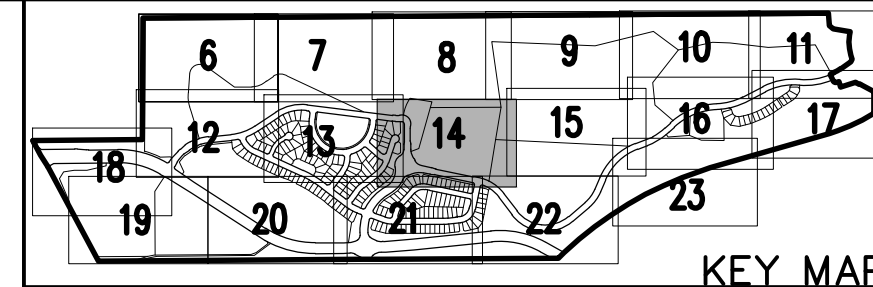
EMK Job No. 1218717



# KINGS POINT CONTEXTUAL SITE PLAN NO. 1

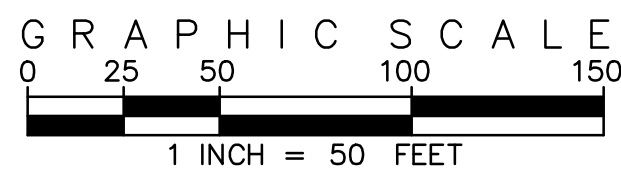
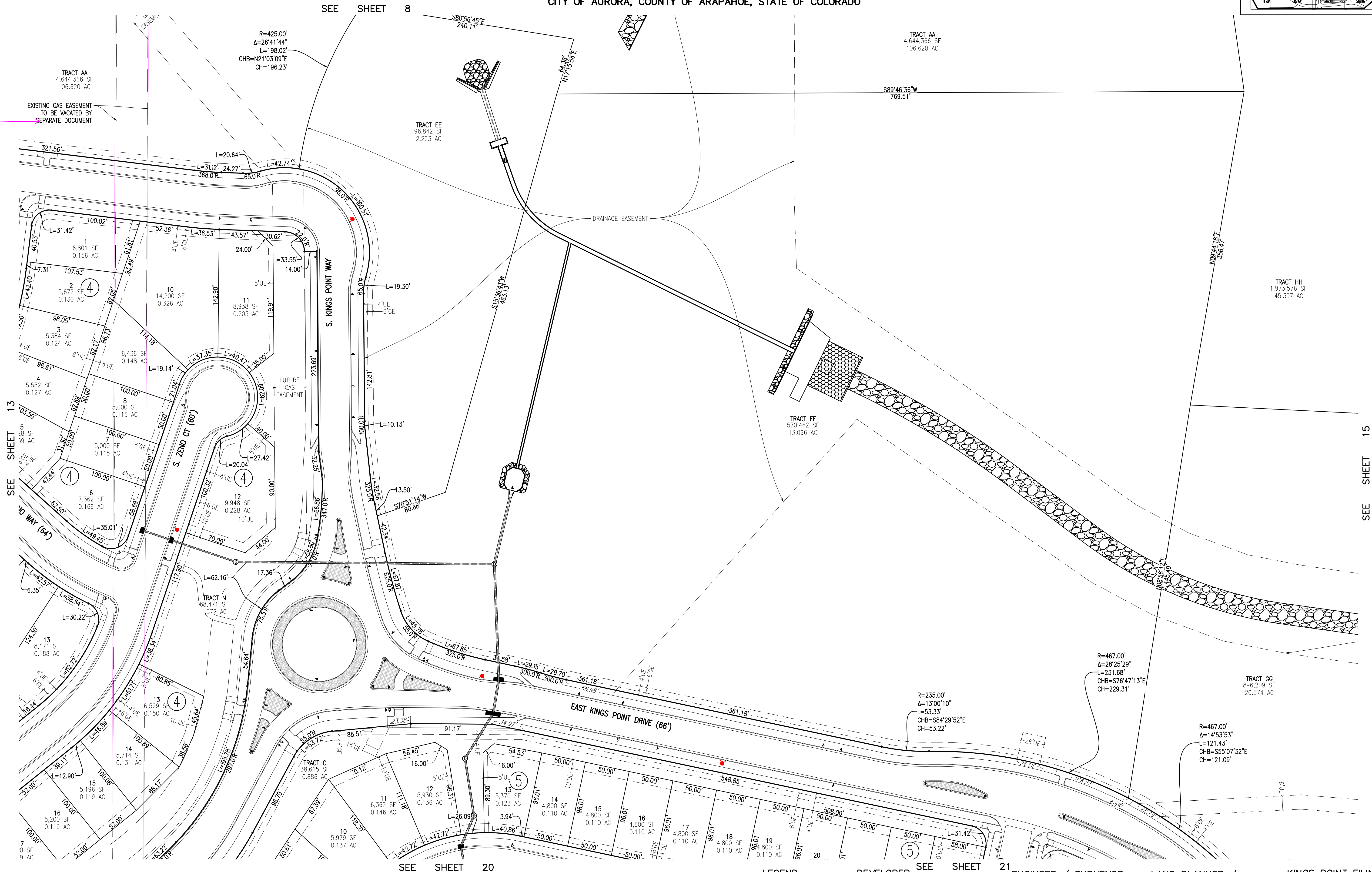
## CONTEXTUAL SITE PLAN WITH WAIVERS

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



PLAT RESTRICTION ADDED  
FOR BUILDING PERMITS ON  
LOTS ENCUMBERED BY  
EXISTING GAS EASEMENT

Send in a copy of the  
recorded document  
releasing this easement -  
no permits will be issued  
until this easement has  
been released.



### 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: 09.16.18  
REVISED: 05.23.18

SINGLE FAMILY LOT PLAN  
SHEET 14 OF 25

EMK Job No. 1218717

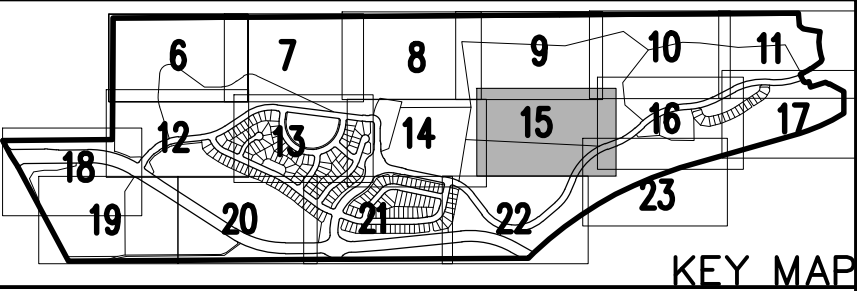


KINGS POINT CONTEXTUAL SITE PLAN NO. 1

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

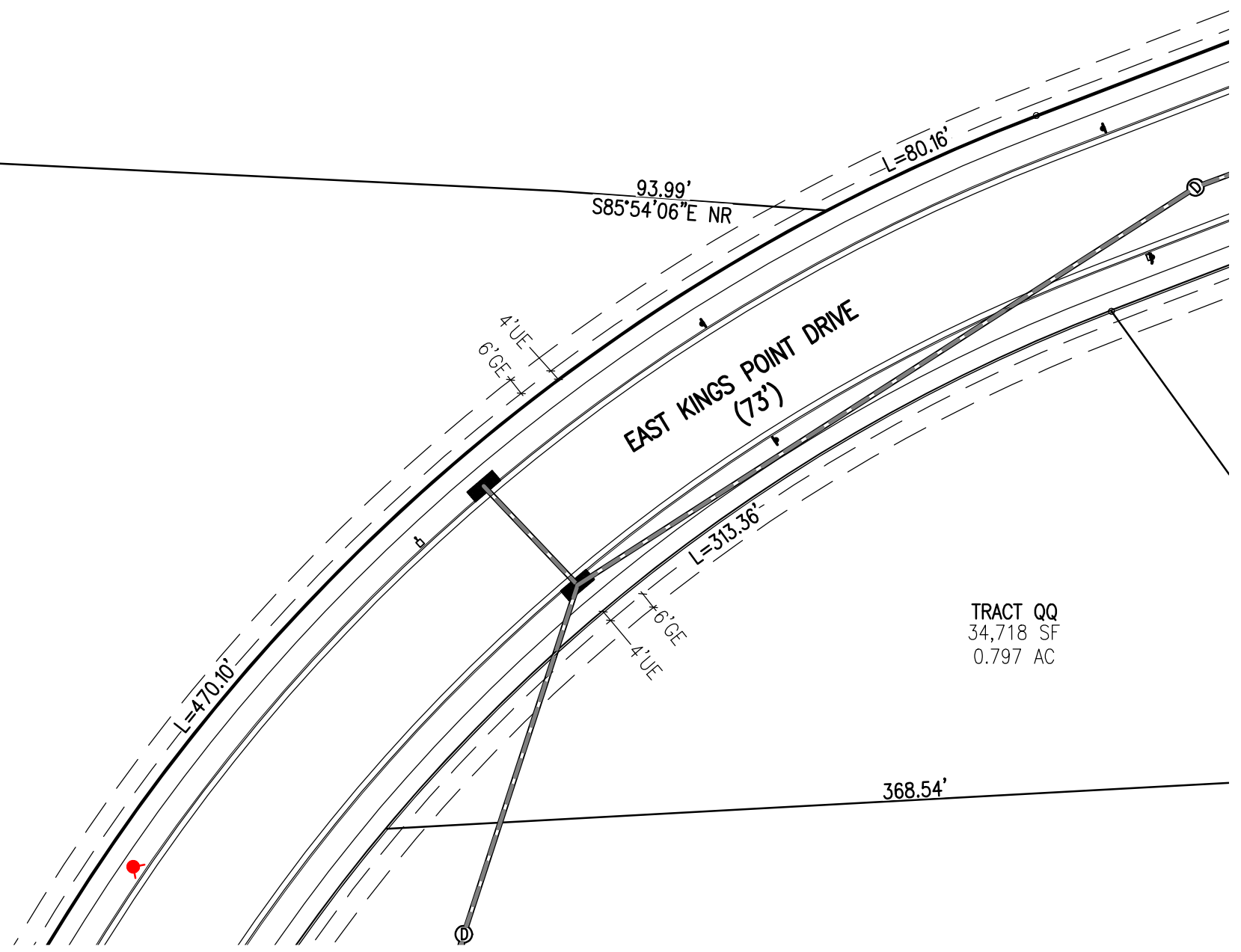
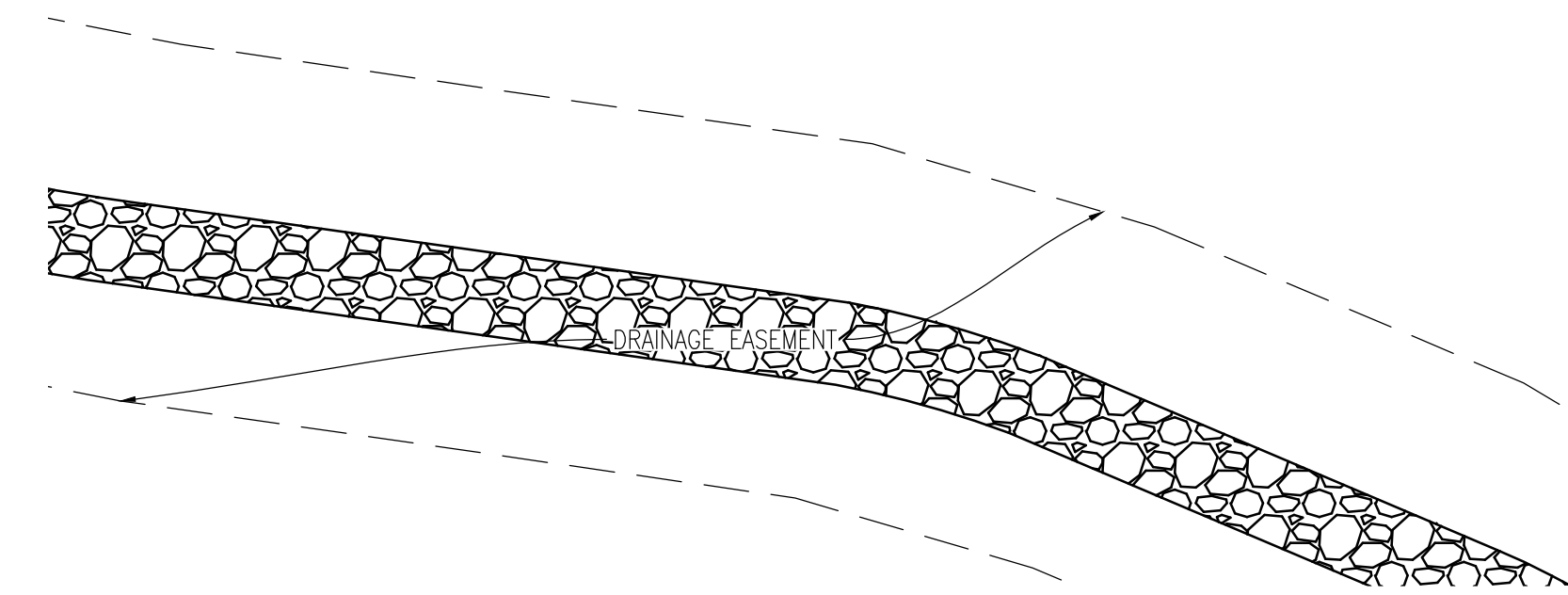


TRACT HH  
1,973,576 SF  
45.307 AC

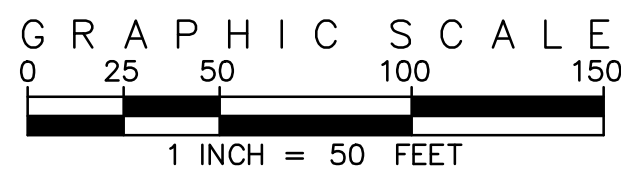
N87°10'54"W  
1353.59'

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: 05.23.18  
SINGLE FAMILY LOT PLAN  
SHEET 15 OF 25

EMK Job No. 1218717

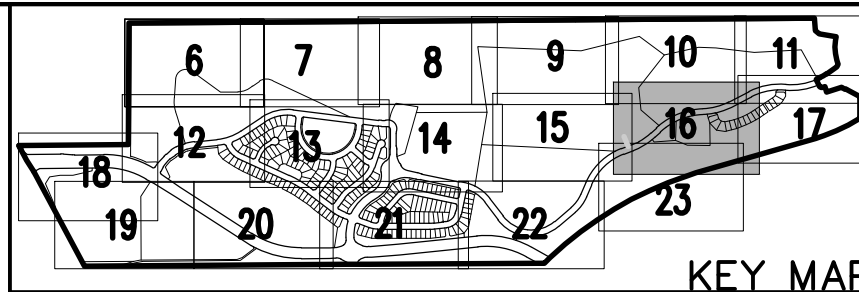


KINGS POINT CONTEXTUAL SITE PLAN NO. 1

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 10



KEY MAP

REVISED

Change MM, NN  
and PP to II, JJ,  
and KK

TRACT MM  
955,869 SF  
21.944 AC

NO OTHER  
EASEMENTS  
IN THIS AREA

the plat shows more  
easements in this area -  
match the plat

TRACT HH  
1,973,576 SF  
45.307 AC

R=285.00'  
Δ=10°59'08"  
L=54.64'  
CHB=N63°31'11"E  
CH=54.56'

TRACT BB  
1,530,006 SF  
35.124 AC

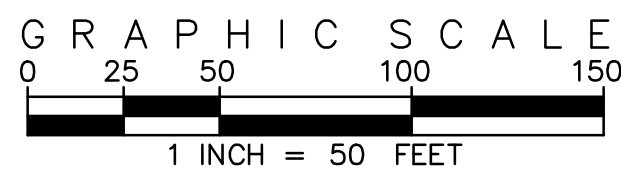
TRACT X  
52,238 SF  
1.199 AC

TRACT OO  
34,718 SF  
0.797 AC

change to LL to avoid  
gaps in the Tract letters

REVISED

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

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EMK CONSULTANTS, INC.  
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CENTENNIAL, COLORADO 80112  
PHONE: (303) 694-1520  
CONTACT: BARRY O. MOORE, PE

LAND PLANNER /  
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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: 05.23.18

SINGLE FAMILY LOT PLAN  
SHEET 16 OF 25

EMK Job No. 1218717

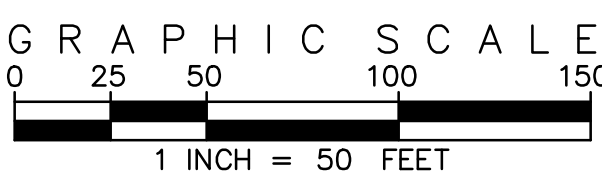
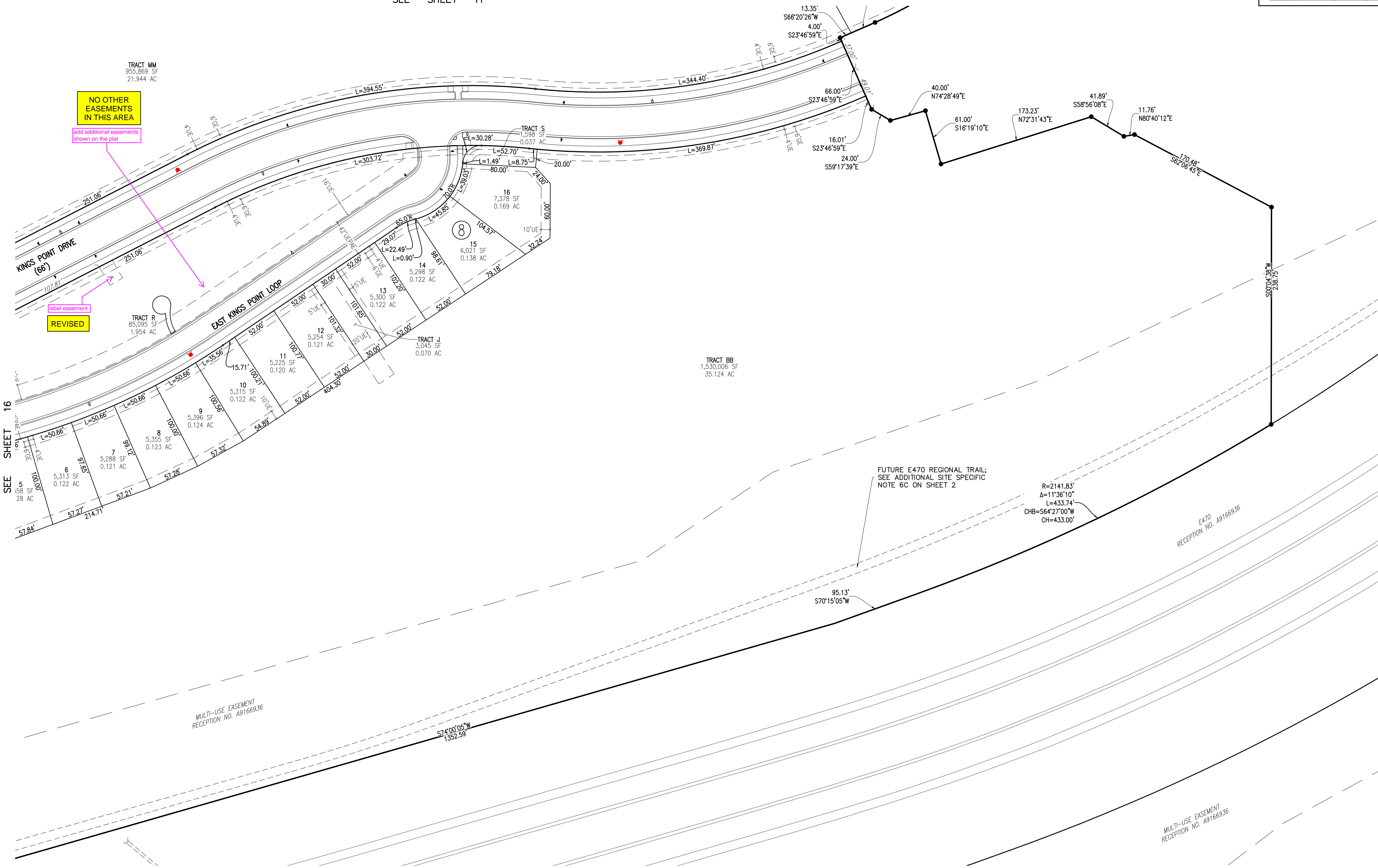
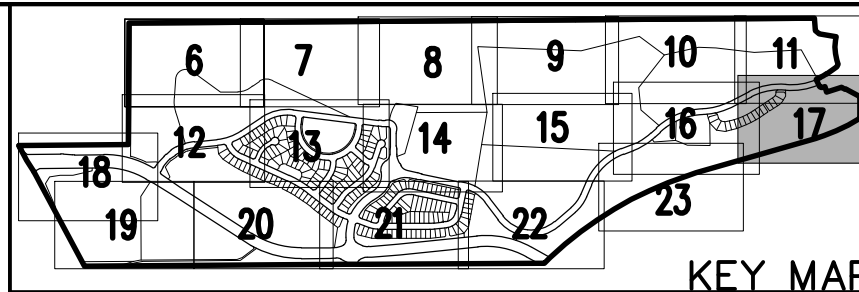


KINGS POINT CONTEXTUAL SITE PLAN NO. 1

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 11



- 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: 05.23.18

**SINGLE FAMILY LOT PLAN**  
SHEET 17 OF 25

EMK Job No. 1218717





**LEGEND**

-  FIRE HYDRANT
-  STREET LIGHT
-  BIKE LANE

**ENGINEER / SURVEYOR**  
EMK CONSULTANTS, INC.  
7006 SOUTH ALTON WAY, BLDG F  
CENTENNIAL, COLORADO 80112  
PHONE: (303) 694-1520  
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KINGS POINT FILING NO. 1  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.16  
REVISED: 05.23.18  
SINGLE FAMILY LOT PLAN  
SHEET 18 OF 25

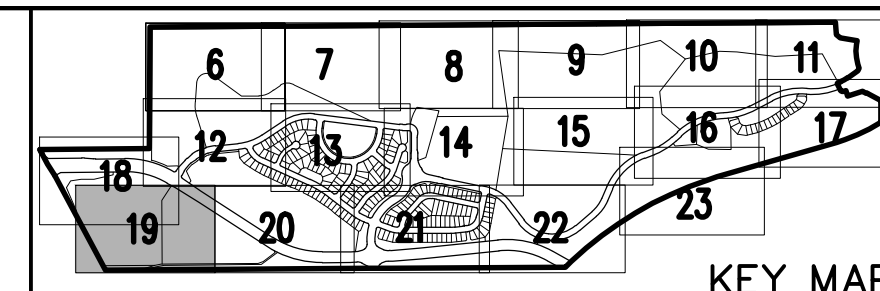
EMK Job No. 1218717



# KINGS POINT CONTEXTUAL SITE PLAN NO. 1

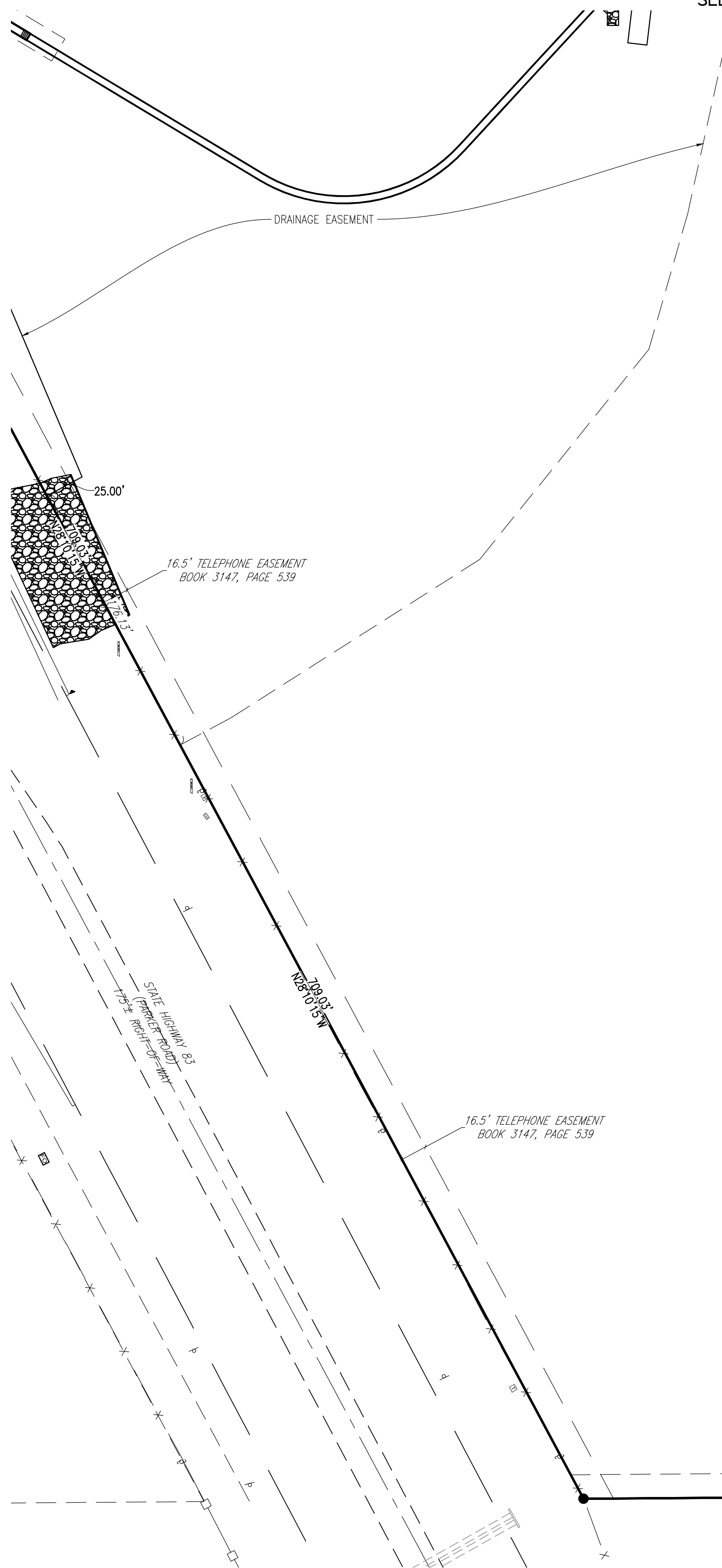
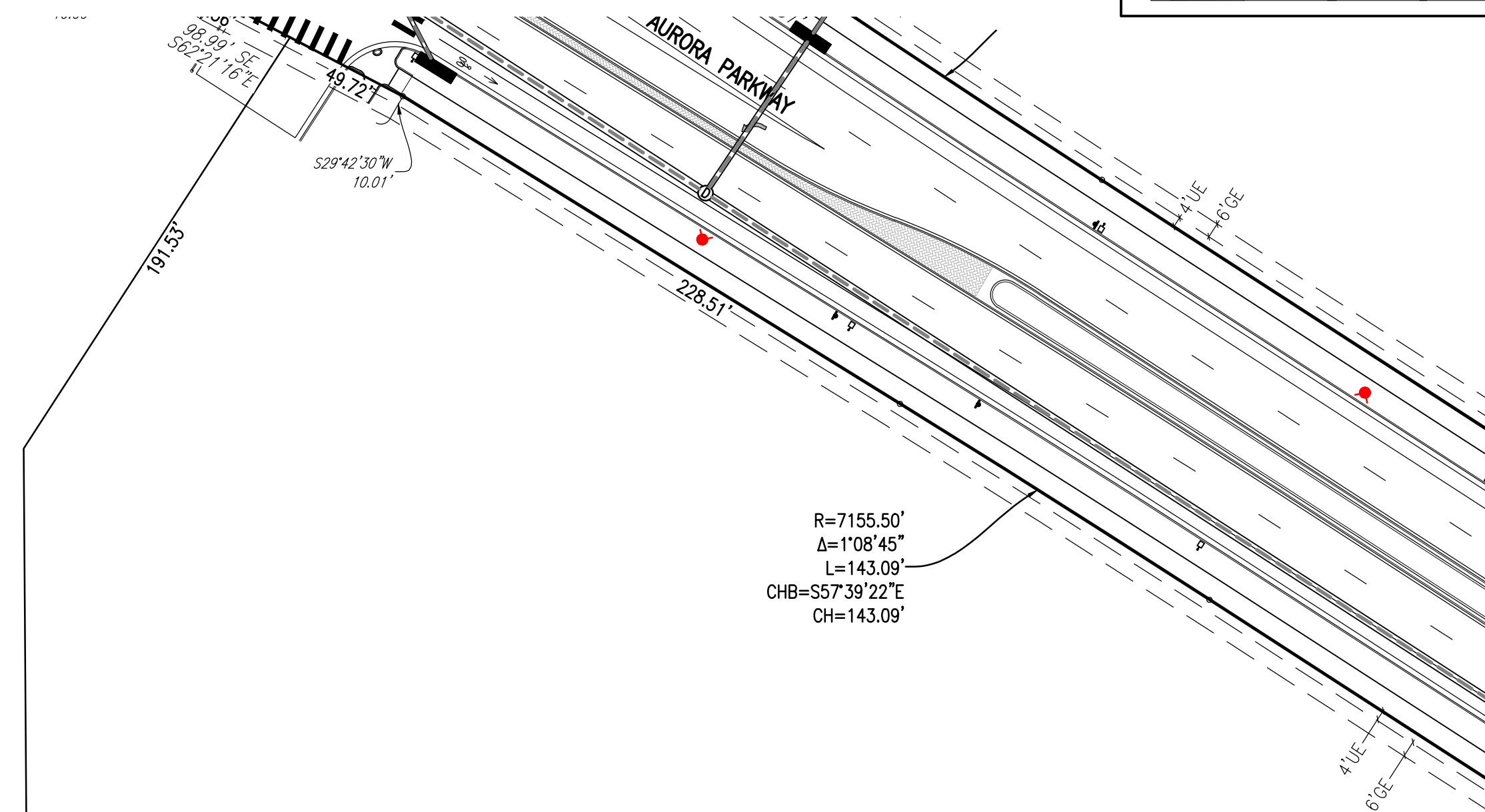
## CONTEXTUAL SITE PLAN WITH WAIVERS

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



KEY MAP

SEE SHEET 18



TRACT Z  
889,249 SF  
20.414 AC

TRACT Y  
638,076 SF  
14.648 AC

SEE SHEET 20

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

REMOVED

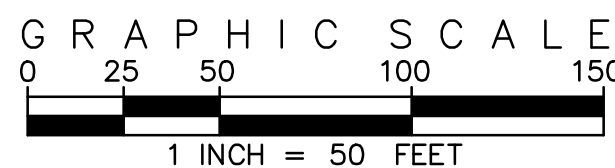
check with Aurora Water  
and Engineering to see if  
this width for the Utility  
easement is large enough

REMOVED

check with Aurora Water  
and Engineering to see if  
this width for the Utility  
easement is large enough

REVISED

label monument



### 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: 05.23.18

SINGLE FAMILY LOT PLAN  
SHEET 19 OF 25

EMK Job No. 1218717



**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 13



EMK Job No. 12187.17

KINGS POINT FILING NO. 1  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.16  
REVISED: 05.23.18  
SINGLE FAMILY LOT PLAN  
SHEET 20 OF 25

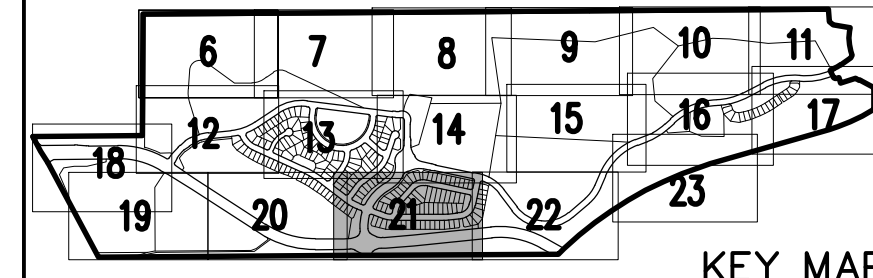




# KINGS POINT CONTEXTUAL SITE PLAN NO. 1

## 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

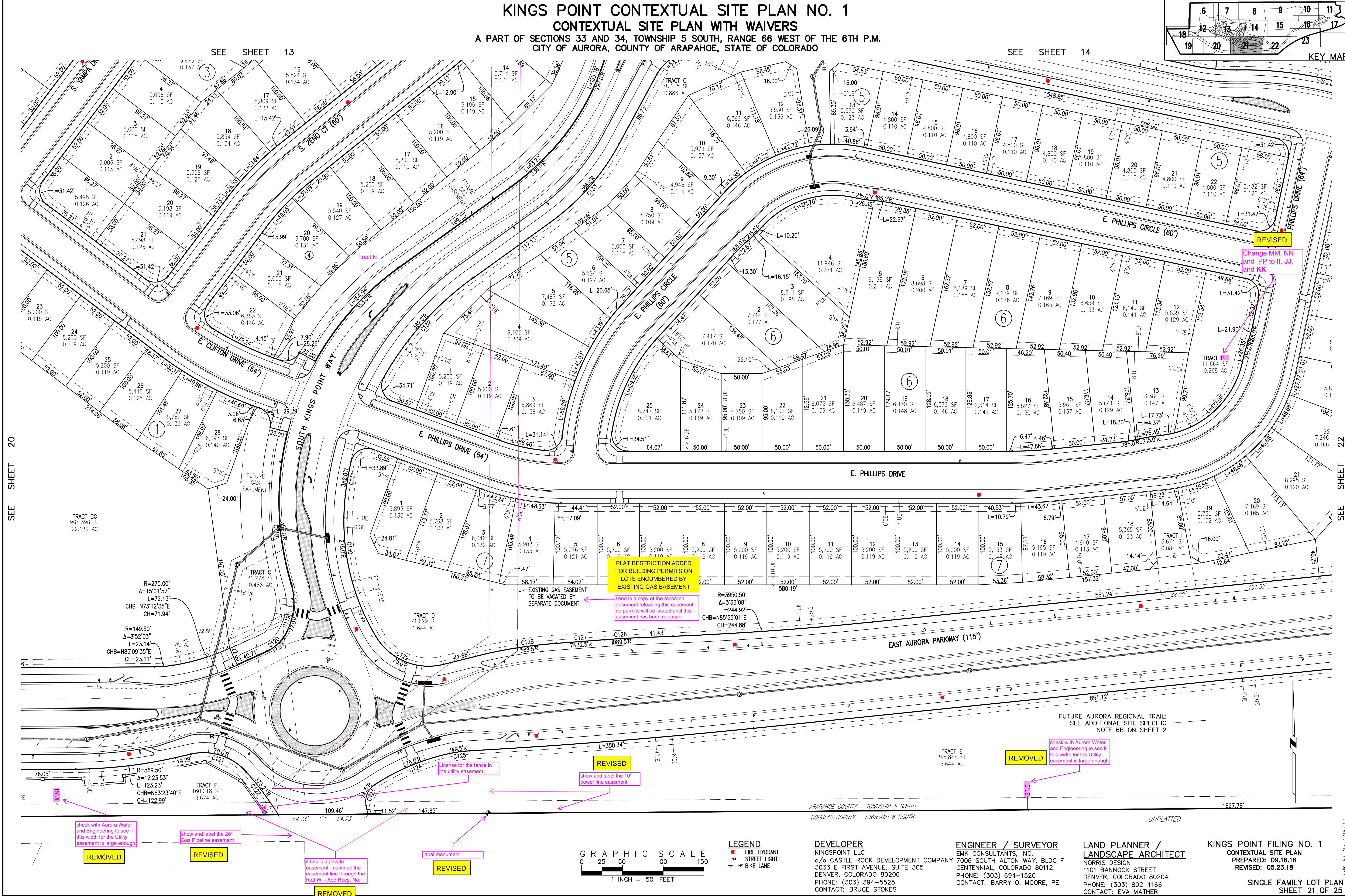


SEE SHEET 13

SEE SHEET 14

SEE SHEET 20

SEE SHEET 22



PLAT RESTRICTION ADDED FOR BUILDING PERMITS ON LOTS ENCUMBERED BY EXISTING GAS EASEMENT

send in a copy of the recorded document releasing this easement - no permits will be issued until this easement has been released

REVISED

show and label the 10' power line easement

REMOVED

check with Aurora Water and Engineering to see if this width for the Utility easement is large enough

REMOVED

check with Aurora Water and Engineering to see if this width for the Utility easement is large enough

REVISED

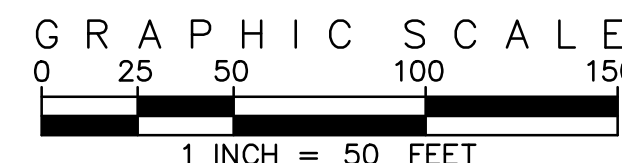
show and label the 20' Gas Pipeline easement

REMOVED

if this is a private easement - continue the easement line through the R.O.W. - Add Recp. No.

REVISED

label monument



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

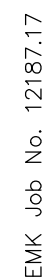
ENGINEER / SURVEYOR  
EMK CONSULTANTS, INC.  
7006 SOUTH ALTON WAY, BLDG F  
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CONTACT: EVA MATHER

KINGS POINT FILING NO. 1  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.18  
REVISED: 05.23.18

SINGLE FAMILY LOT PLAN  
SHEET 21 OF 25





KINGS POINT FILING NO. 1  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.16  
REVISED: 05.23.18

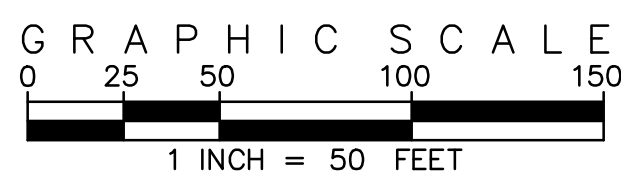
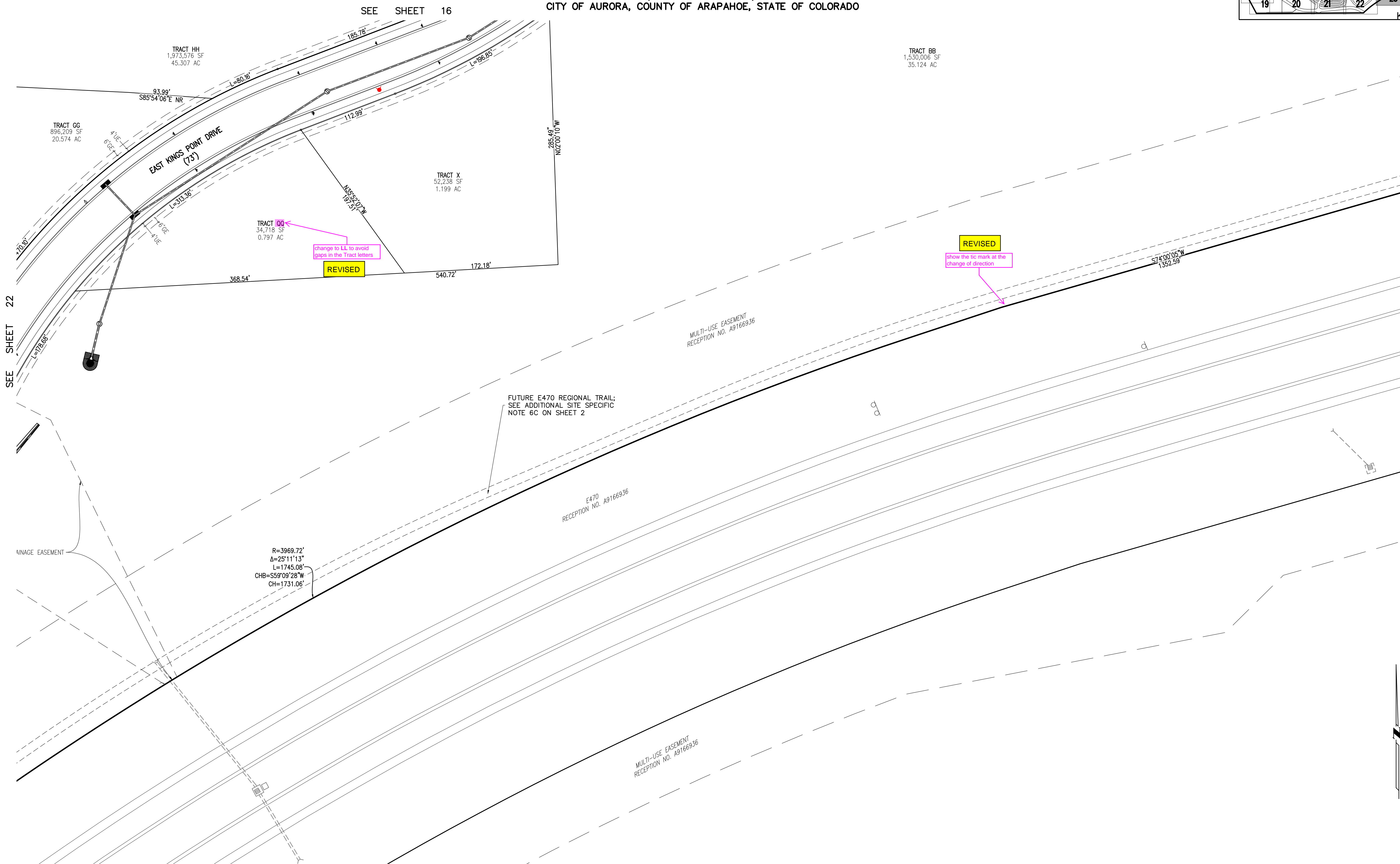
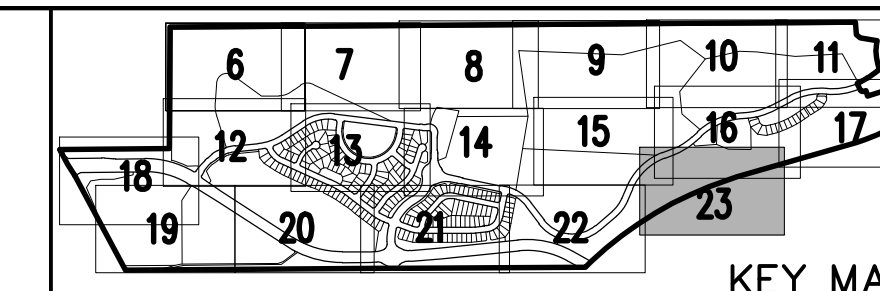
SINGLE FAMILY LOT PLAN  
SHEET 22 OF 25



# 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**  
KINGSPPOINT LLC  
c/o CASTLE ROCK DEVELOPMENT COMPANY  
3033 E FIRST AVENUE, SUITE 305  
DENVER, COLORADO 80206  
PHONE: (303) 394-5525  
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CENTENNIAL, COLORADO 80112  
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LANDSCAPE ARCHITECT**  
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1101 BANNOCK STREET  
DENVER, COLORADO 80204  
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**KINGS POINT FILING NO. 1**  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.16  
REVISED: 05.23.18

**SINGLE FAMILY LOT PLAN**  
SHEET 23 OF 25

EMK Job No. 1218717



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

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.

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 100<sup>TH</sup> 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

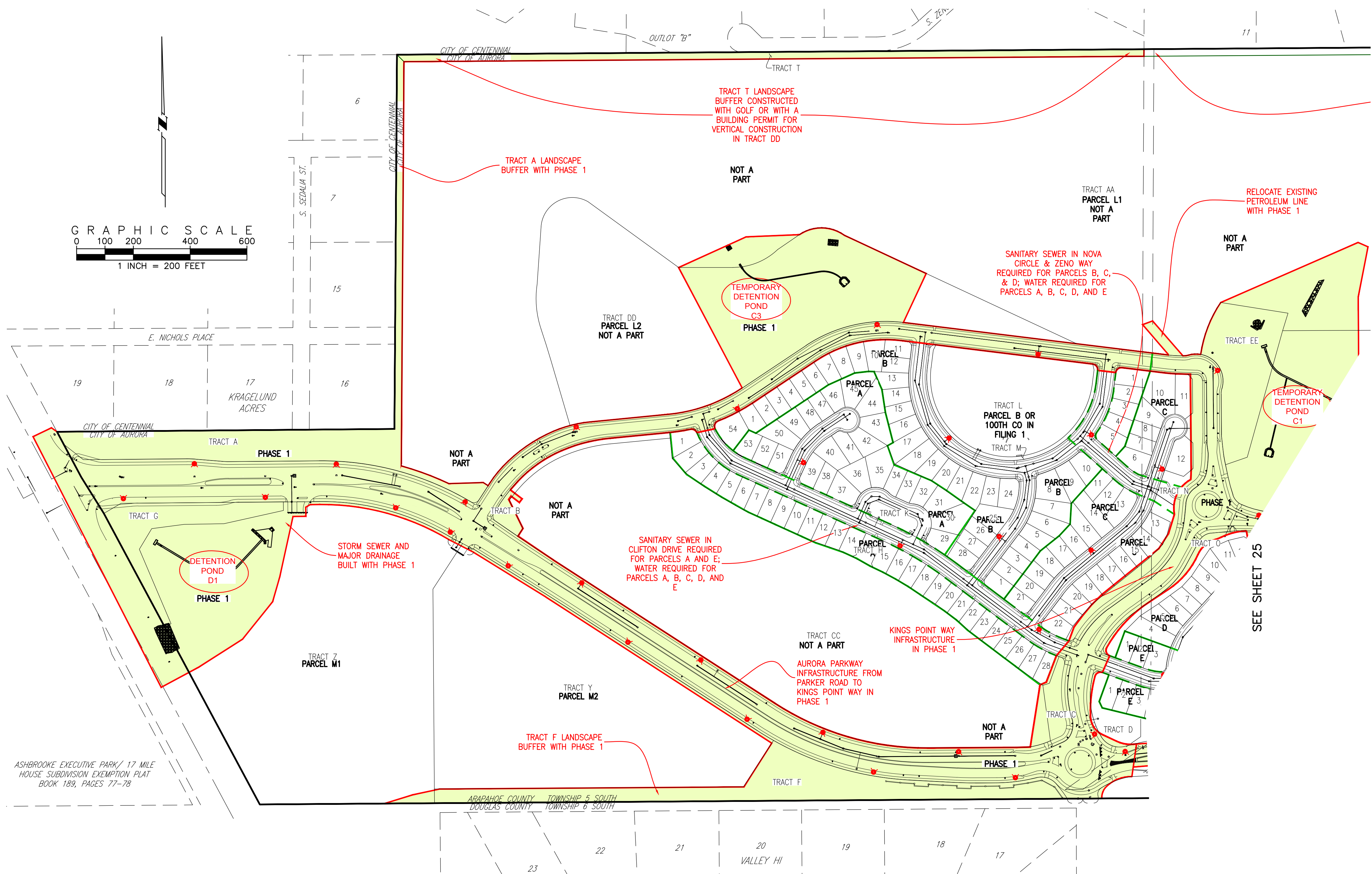
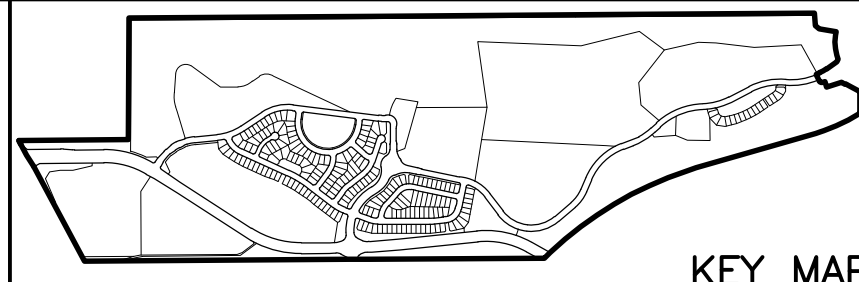
PARCEL LIMITS

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.



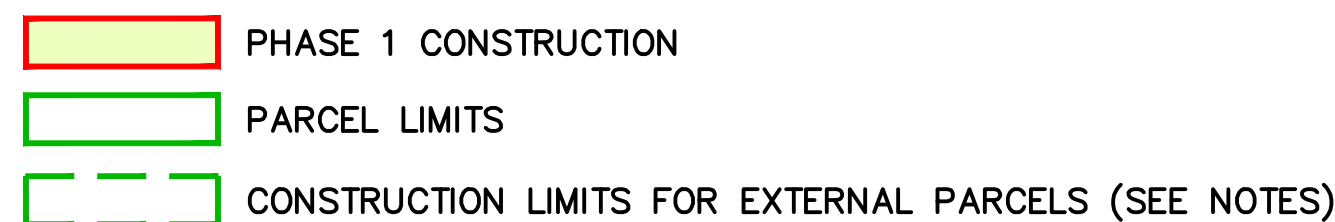
EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1520 WWW.EMKC.COM

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 WEST  
KINGS POINT FILING NO. 1  
CONTEXTUAL SITE PLAN  
PREPARED: 09.16.16  
REVISED: 05.23.18



KEY MAP



## SHEET 25 OF 25



Send in the updated title work

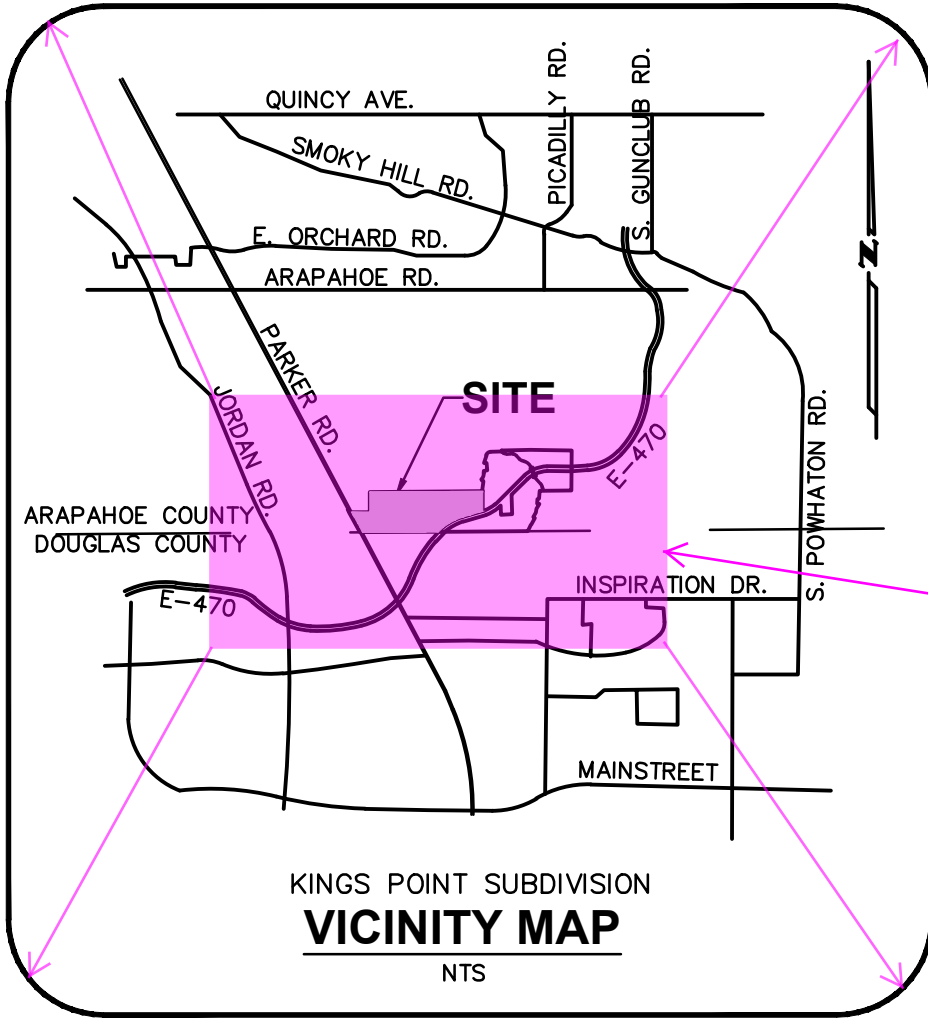
Send in the closure sheet for the description

Send in the Certificate of Taxes Due for the current owner

Send in the State Monument records for the aliquot corners

ALL ITEMS INCLUDED WITH SUBMITTAL

KINGS POINT SUBDIVISION FILING NO. 1  
SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



send in the updated Title Work showing this ownership info as the current owner

OWNER

KINGSPPOINT LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY

SIGNATURE \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ }

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,

BY \_\_\_\_\_ AS  
OF KINGSPPOINT LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND MY OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



STEPHEN H. HARDING  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR #29040

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS X, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND TRACTS X AND ~~OO~~ ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

add: and LL

REVISED

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 AD AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

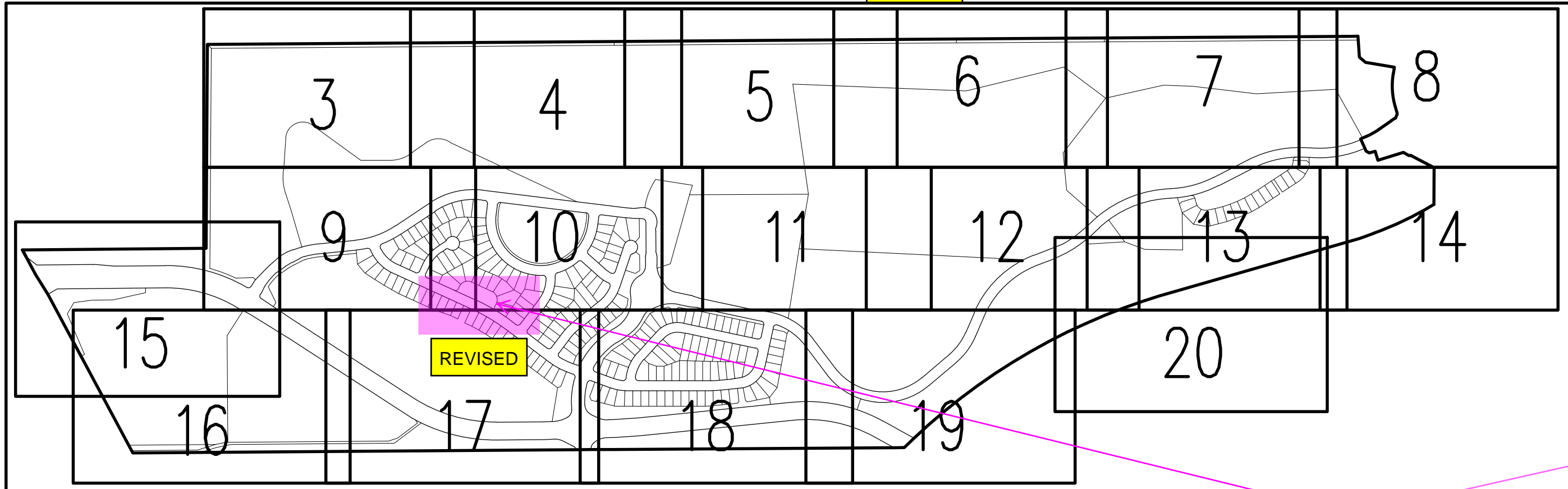
INDEX

1 DEDICATION, COVENANTS, NOTES, SIGNATURES  
2 OVERALL BOUNDARY AND EXISTING EASEMENTS  
3-20 FINAL PLAT LOTS, TRACTS, AND EASEMENTS  
21 TRACT K DETAIL

NOTES

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS IS BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33 BEARING N89°34'42"E (ASSUMED); BOTH ENDS OF SAID LINE MONUMENTED AS SHOWN.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, MM, NN, AND PP ARE TO BE PRIVATELY OWNED AND MAINTAINED. TRACTS X AND ~~OO~~ ARE GRANTED TO THE CITY OF AURORA FOR UTILITY PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS. ~~TRACTS II, JJ, KK, LL, AND OO ARE NOT SHOWN ON THIS PLAT.~~
- ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCES 96-74 AND 96-75.
- THE EASEMENTS HEREON SHOWN AND LABELED 6"GE ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- ALL OWNERS OF LOTS ADJACENT TO AURORA PARKWAY, KINGS POINT WAY, DRY CREEK ROAD, CLIFTON DRIVE, CLIFTON CIRCLE, OTERO DRIVE, AND PHILLIPS DRIVE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- ALL BLOCK CURVE RADII ARE 20' UNLESS OTHERWISE NOTED.
- NON-EXCLUSIVE TRAIL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, AND USING SUCH TRAILS TOGETHER WITH INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- NON-EXCLUSIVE SIDEWALK EASEMENTS LABELED "SE" ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THAT THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- PUBLIC ACCESS EASEMENTS LABELED "PAE" ARE HEREBY GRANTED TO THE CITY OF AURORA FOR PUBLIC ACCESS, ROADWAYS, SIDEWALKS, FIRE LANES, UTILITIES, AND DRAINAGE.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- EXISTING EASEMENTS OF RECORD AND RIGHT-OF-WAY DEDICATIONS TAKEN FROM DOCUMENTS PROVIDED BY TITLE COMPANY WITH THEIR TITLE COMMITMENT.
- THE SIDEWALK CONTAINED WITHIN TRACTS C AND N WILL BE PRIVATELY OWNED AND MAINTAINED WITH ACCESS GRANTED TO THE PUBLIC.
- ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

SHEET INDEX



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show the page outline here

REVISED

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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:

- 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;
- THENCE S70°15'05"W ALONG SAID TANGENT A DISTANCE OF 95.13 FEET;
- THENCE S74°00'05"W A DISTANCE OF 1352.59 FEET;
- THENCE S71°45'05"W A DISTANCE OF 102.96 FEET TO A POINT OF CURVE;
- 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:

- THENCE N28°10'15"W A DISTANCE OF 1163.29 FEET;
- THENCE N31°58'54"W A DISTANCE OF 150.16 FEET;
- 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:

- THENCE N89°31'11"E A DISTANCE OF 1188.66 FEET;
- THENCE N00°23'11"E A DISTANCE OF 1318.92 FEET TO THE POINT OF BEGINNING,

CONTAINING 428.278 ACRES (18,655,795 SQUARE FEET) MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF KINGS POINT SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS AND TRACTS X AND ~~OO~~ AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

change to LL to avoid gaps in the Tract letters

REVISED

REVISED

change to LL to avoid gaps in the Tract letters

REVISED

ALL ELECTRICAL AND COMMUNITY UTILITY LINES AND SERVICES; AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 138-105 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS; AND HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

REVISED

delete the "Tracts not shown" note

REVISED

no trail easements are shown. delete the note or show the Trail easement. Make sure P.R.O.S. is ok with a Trail and responsibility of maintenance.

NOTE ELIMINATED

REVISED

the legends on most of the pages show this as a "Private" Access easement. you cannot dedicate private easements on the plat - delete.

LEGENDS  
REVISED  
TO SHOW  
AS PUBLIC

send in the updated title work

INCLUDED WITH SUBMITTAL

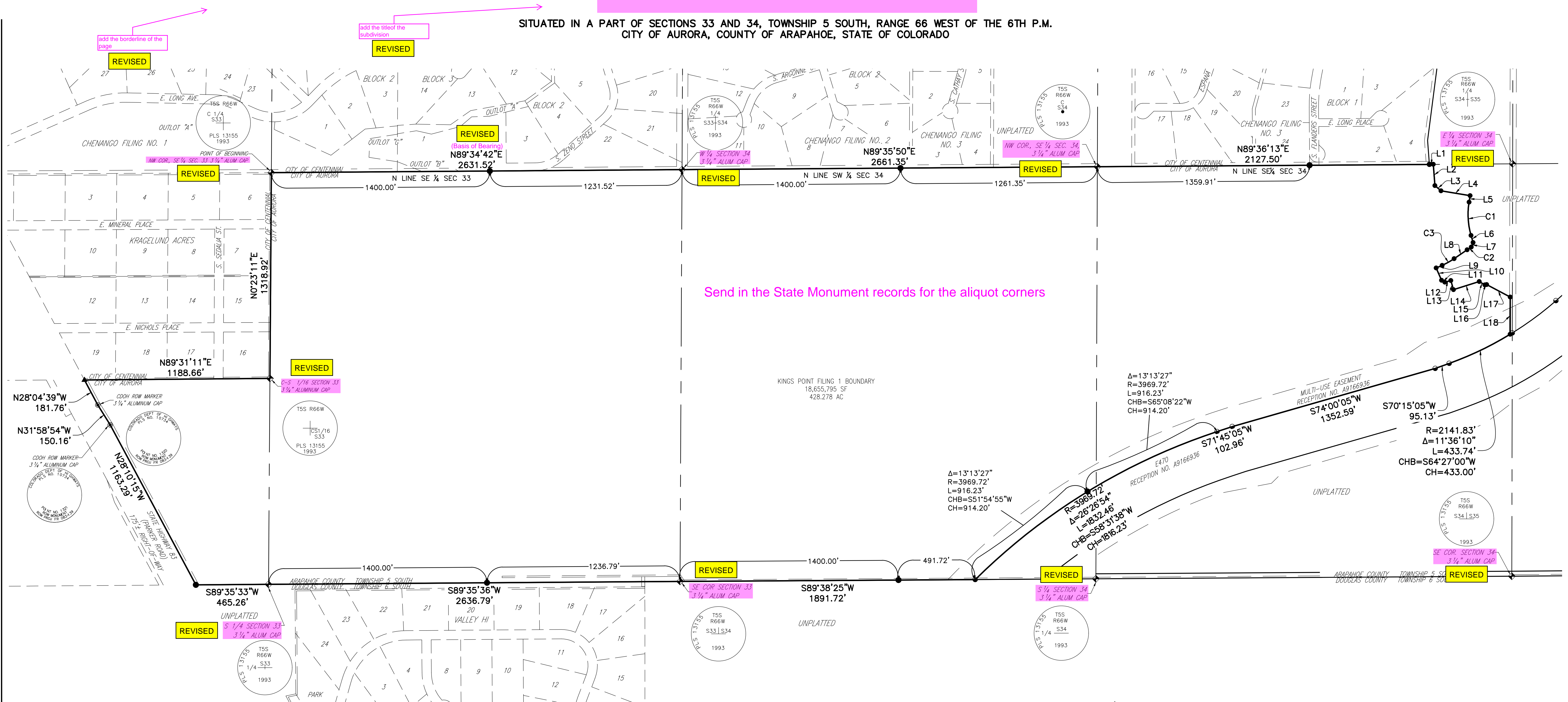
delete this note: no private physical features "sidewalks" may be granted on the plat - add note to the Site plan

REVISED

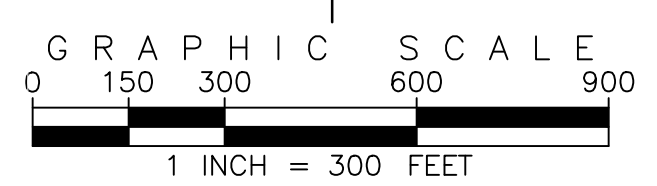
INITIAL SUBMITTAL: 09.16.16  
2ND SUBMITTAL: 03.16.17  
3RD SUBMITTAL: 06.16.17  
4TH SUBMITTAL: 05.23.18



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



- LEGEND**
- ◆ FOUND SECTION MONUMENT AS DESCRIBED
  - ▲ FOUND #6 REBAR WITH 2" ALUM CAP, LS 17666
  - FOUND #5 REBAR WITH 1 1/4" PLASTIC CAP, PLS 28649
  - ⊙ FOUND COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MARKER AS SHOWN
  - SET 30" LONG #6 REBAR WITH 2" ALUMINUM CAP, LS 29040
  - ◆ 30" LONG #6 REBAR IN RANGE BOX WITH 2" ALUMINUM CAP, LS 29040, TO BE SET AFTER COMPLETION OF CONSTRUCTION

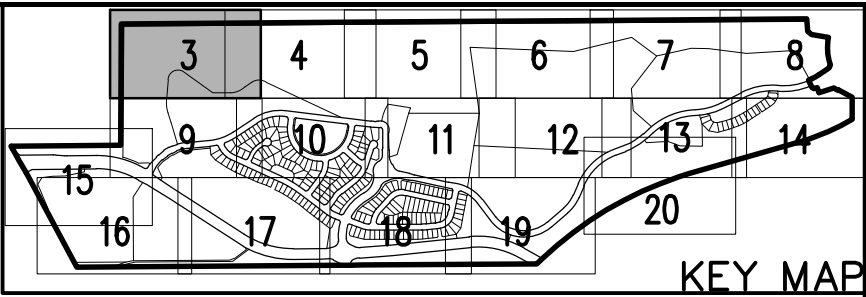


BOUNDARY LINE TABLE			BOUNDARY CURVE TABLE				
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION
L1	N88°25'33"E	25.03'	C1	482.00'	25°40'12"	215.95'	S3°24'38"E
L2	S4°19'21"E	136.69'	C2	537.00'	3°21'35"	31.49'	S57°09'25"W
L3	S49°19'21"E	51.19'	C3	463.00'	10°51'49"	87.79'	S60°54'32"W
L4	S80°34'31"E	189.48'					
L5	S9°25'29"W	42.20'					
L6	S16°14'44"E	47.11'					
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L8	S55°28'37"W	101.25'					
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L10	S23°46'59"E	86.01'					
L11	S59°17'39"E	24.00'					
L12	N7°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'					

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KINGS POINT SUBDIVISION FILING NO. 1

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

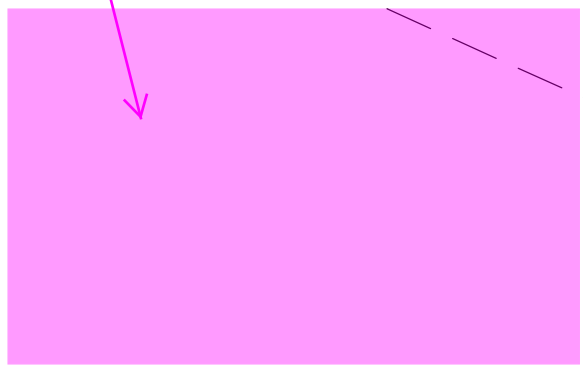


SURVEY MONUMENT LEGEND

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- FOUND REBAR WITH CAP, PLS 28649
- ⊙ FOUND COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MARKER AS SHOWN
- SET 30" LONG #6 REBAR WITH 2" ALUMINUM CAP, LS 29040
- ★ SET 30" LONG #6 REBAR IN RANGE BOX WITH 2" ALUMINUM CAP, LS 29040

REVISED

add the legend to all sheets of the graphic - see comments added



add the complete description of the monument found - match the monument record

REVISED

add pin shown on sheet 2 of 21

REVISED

(Basis of Bearing)

N89°34'42"E  
2631.52'

TRACT T

65,476 SF

1.503 AC

TRACT AA

4,644,366 SF

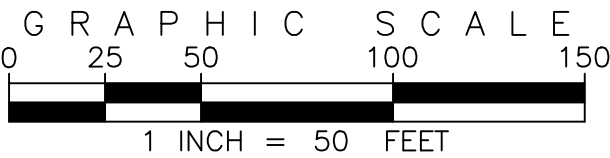
106.620 AC

TRACT DD

688,377 SF

15.803 AC

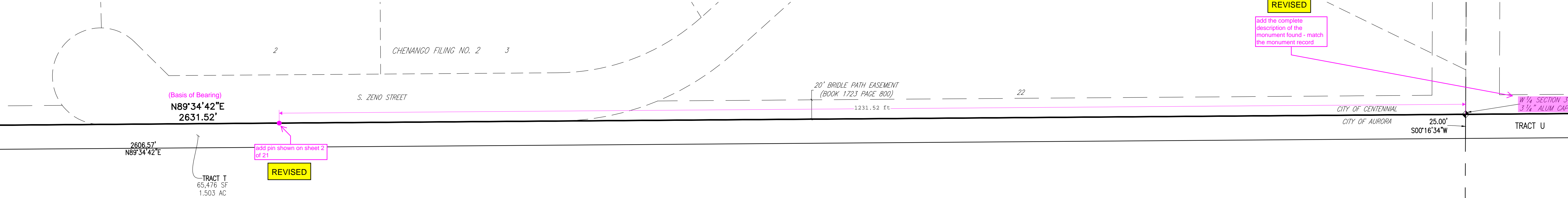
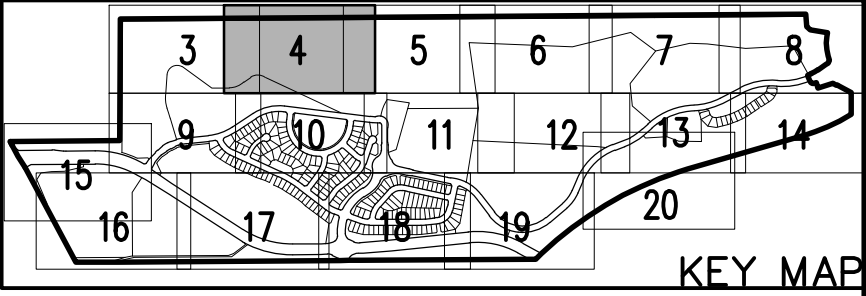
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SEE SHEET 4

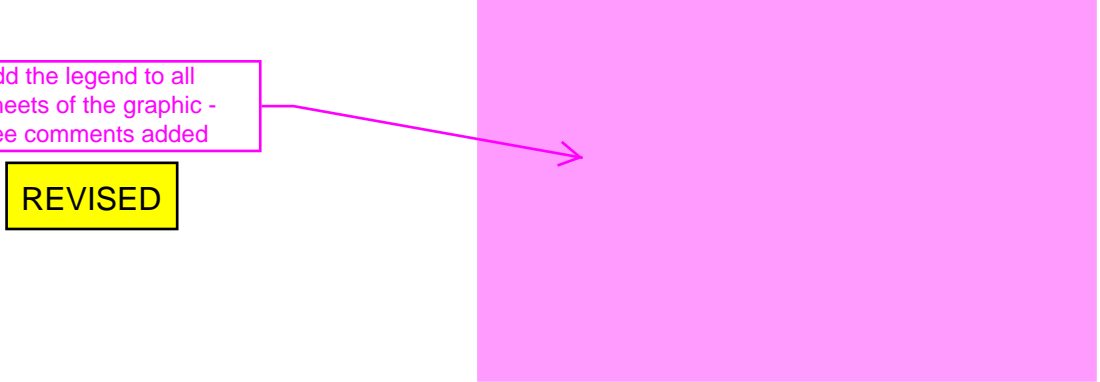
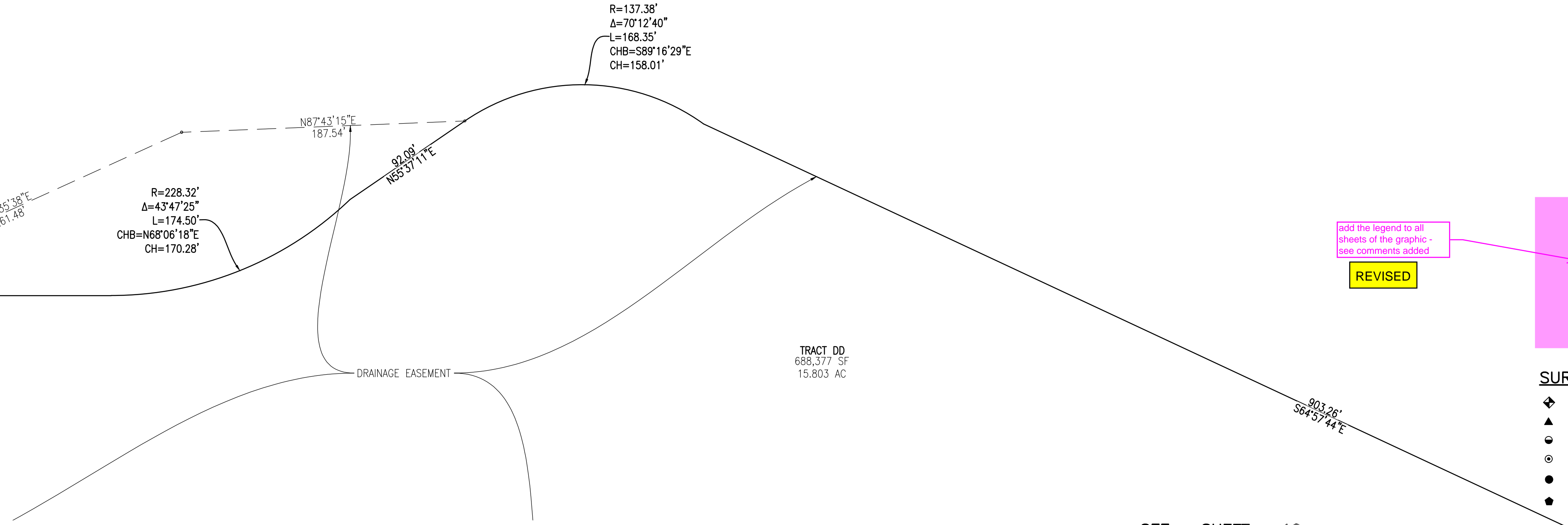
SHEET 3 OF 21

KINGS POINT SUBDIVISION FILING NO. 1  
SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



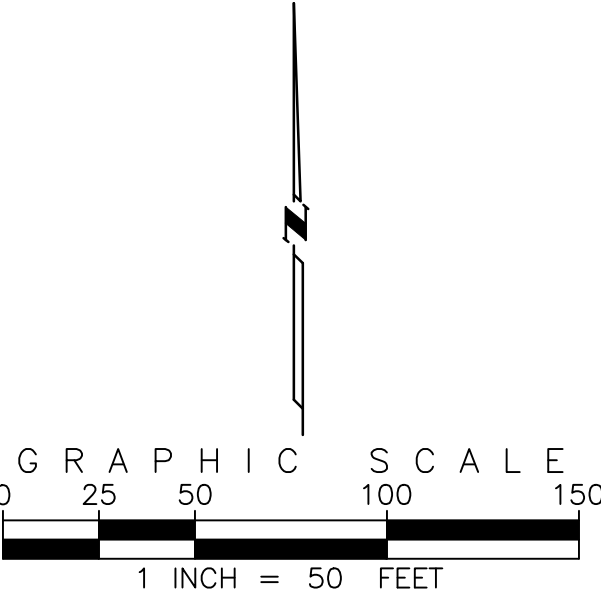
SEE SHEET 3

SEE SHEET 5



SURVEY MONUMENT LEGEND

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- ⊙ FOUND COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MARKER AS SHOWN
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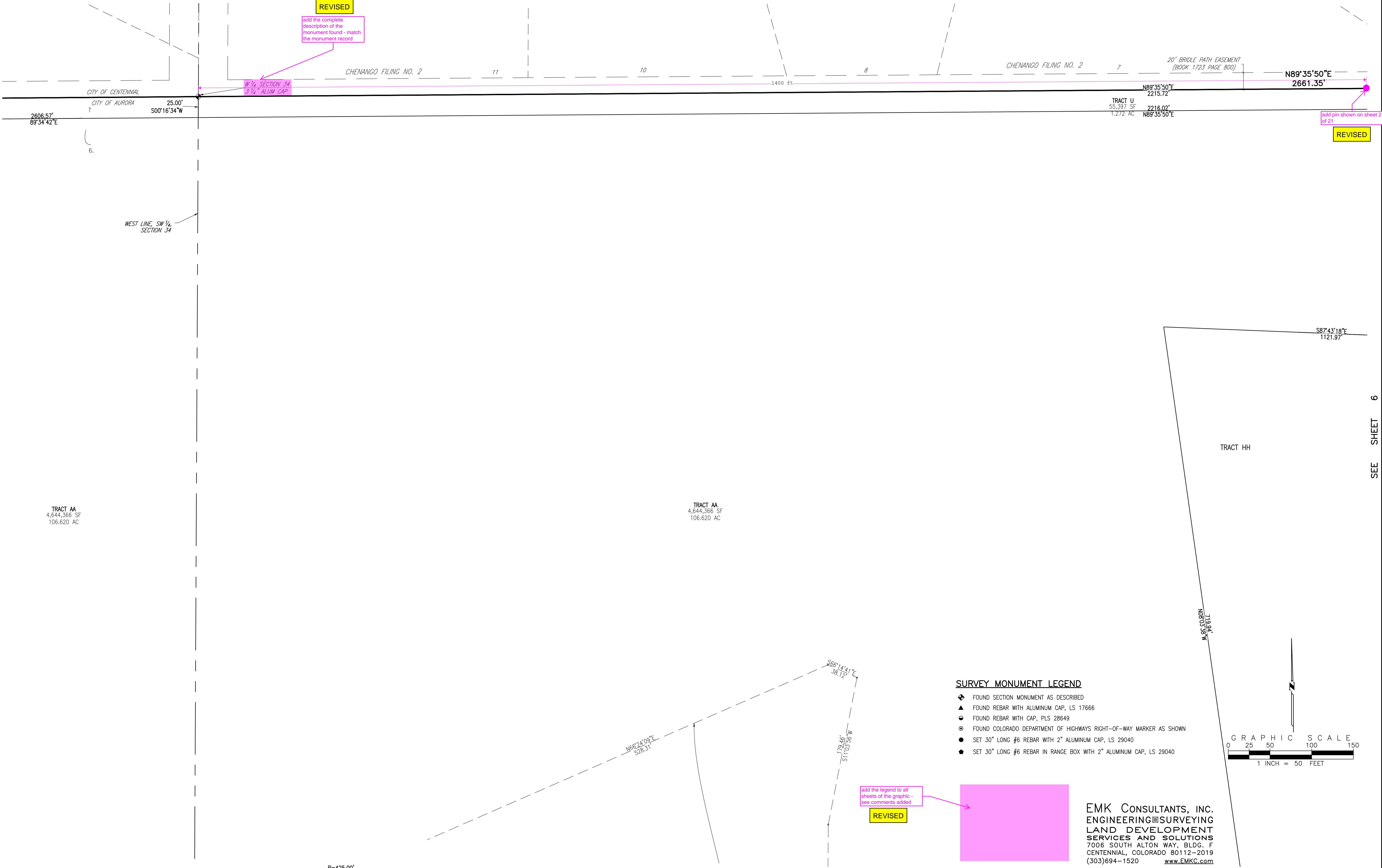
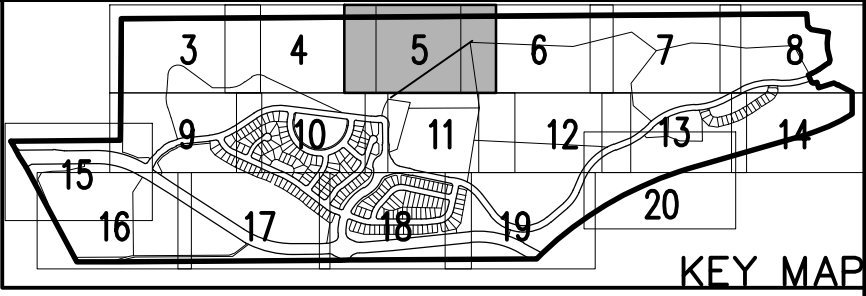


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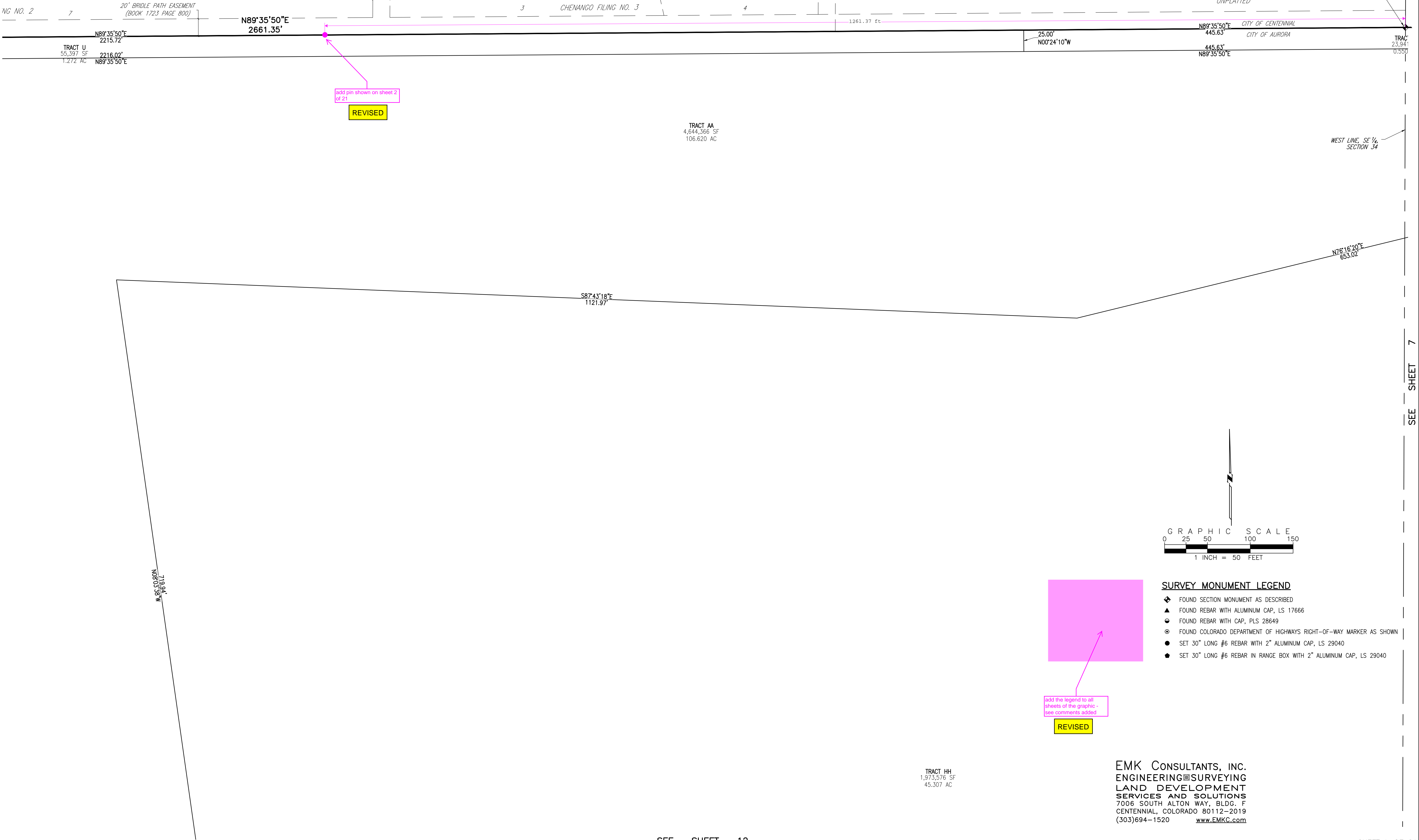
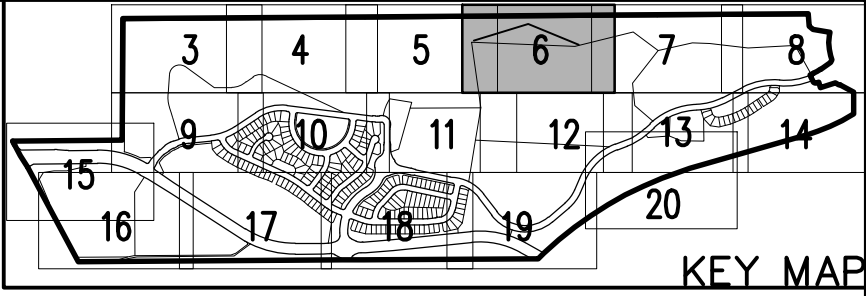
SEE SHEET 10



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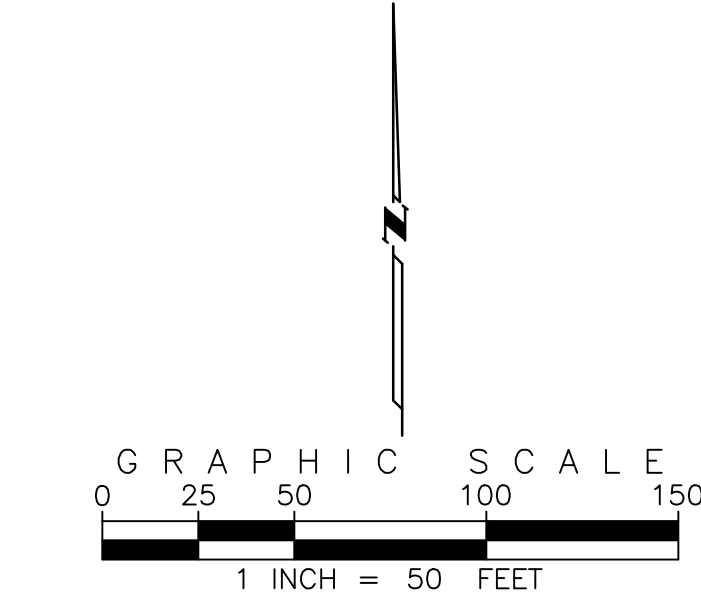
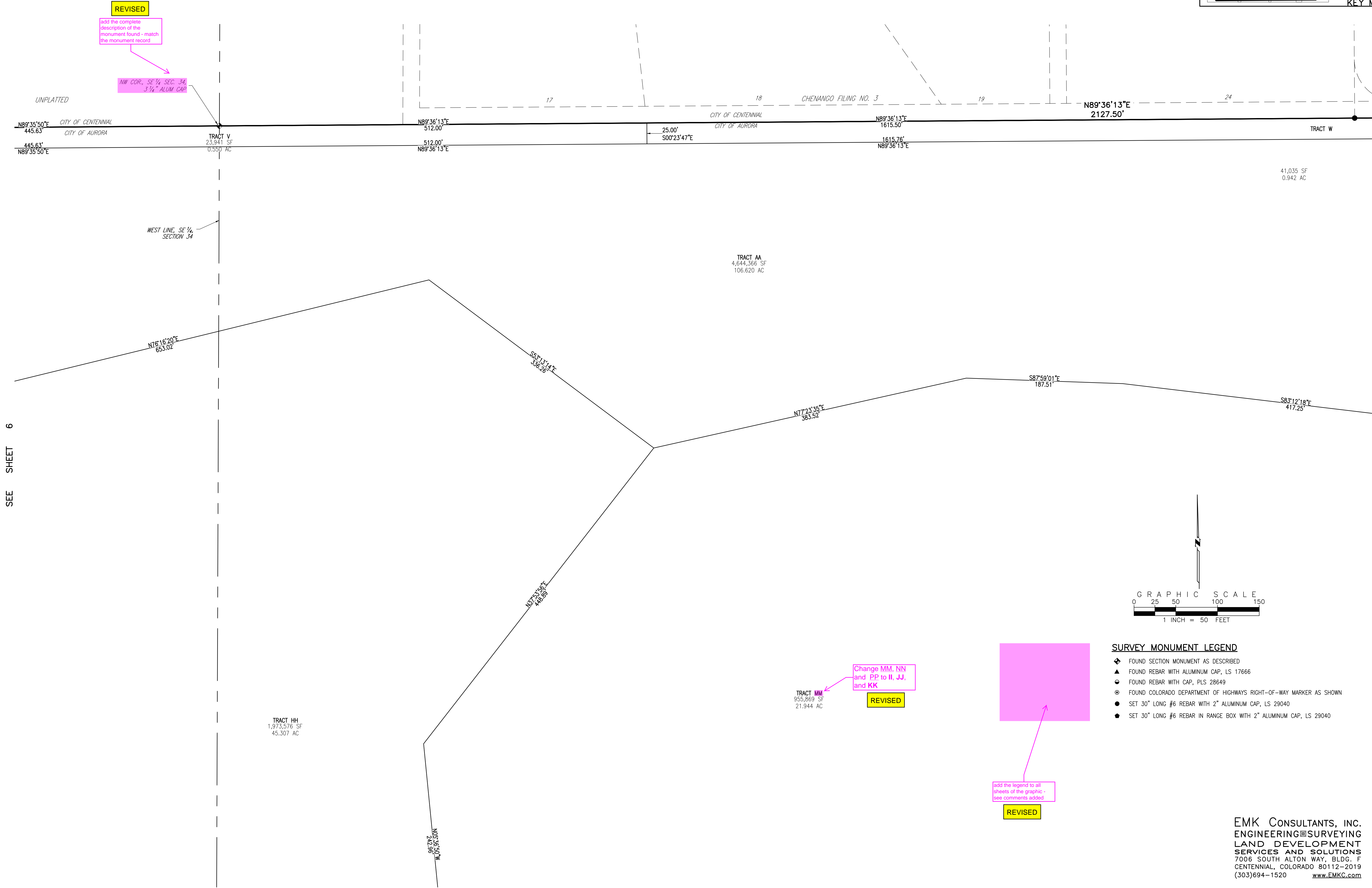
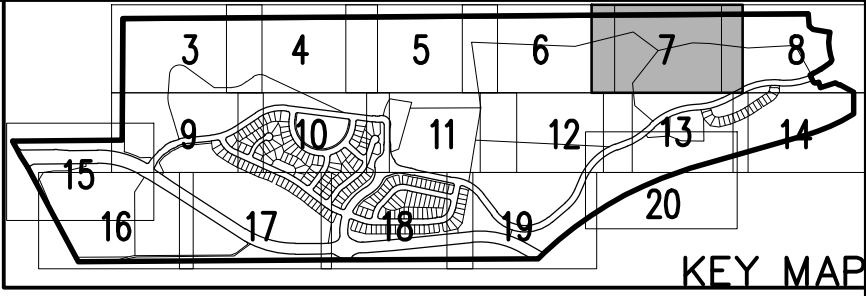


SEE SHEET 5

SEE SHEET 7



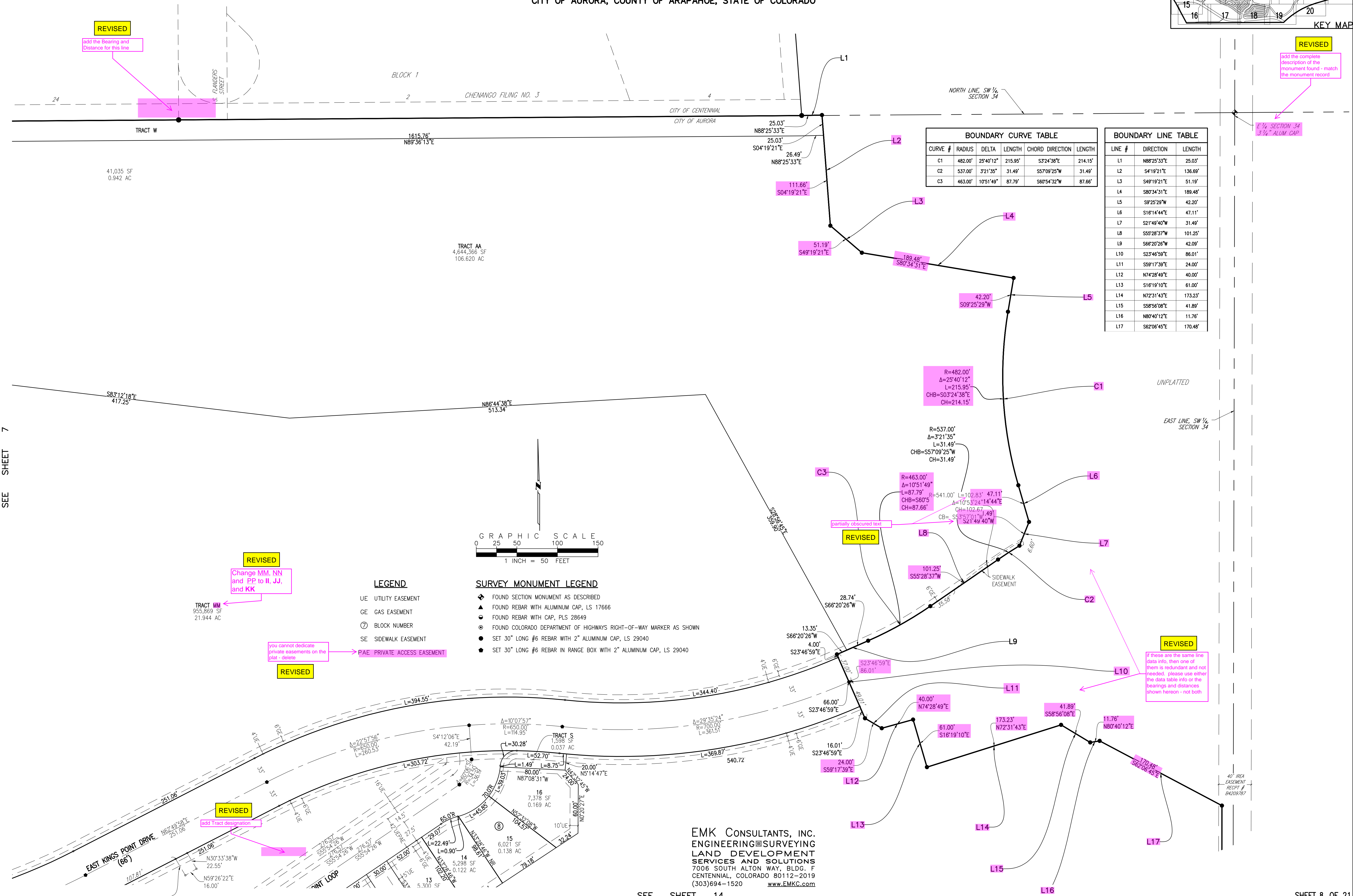
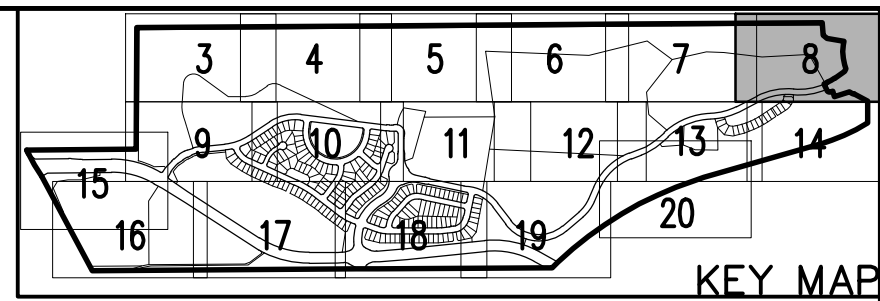
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BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	482.00'	25°40'12"	215.95'	S3°24'38"E	214.15'
C2	537.00'	3°21'35"	31.49'	S5°09'25"W	31.49'
C3	463.00'	10°51'49"	87.79'	S60°54'32"W	87.66'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
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LEGEND

- UE UTILITY EASEMENT
- GE GAS EASEMENT
- Ⓢ BLOCK NUMBER
- SE SIDEWALK EASEMENT
- PAE PRIVATE ACCESS EASEMENT

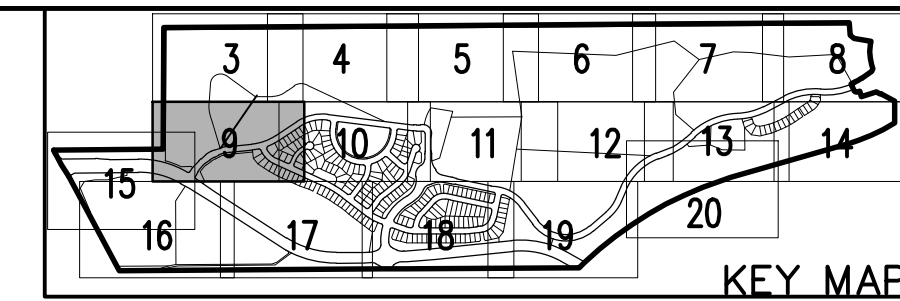
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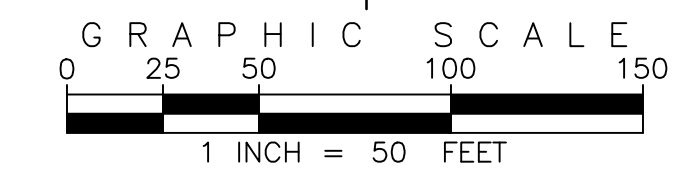
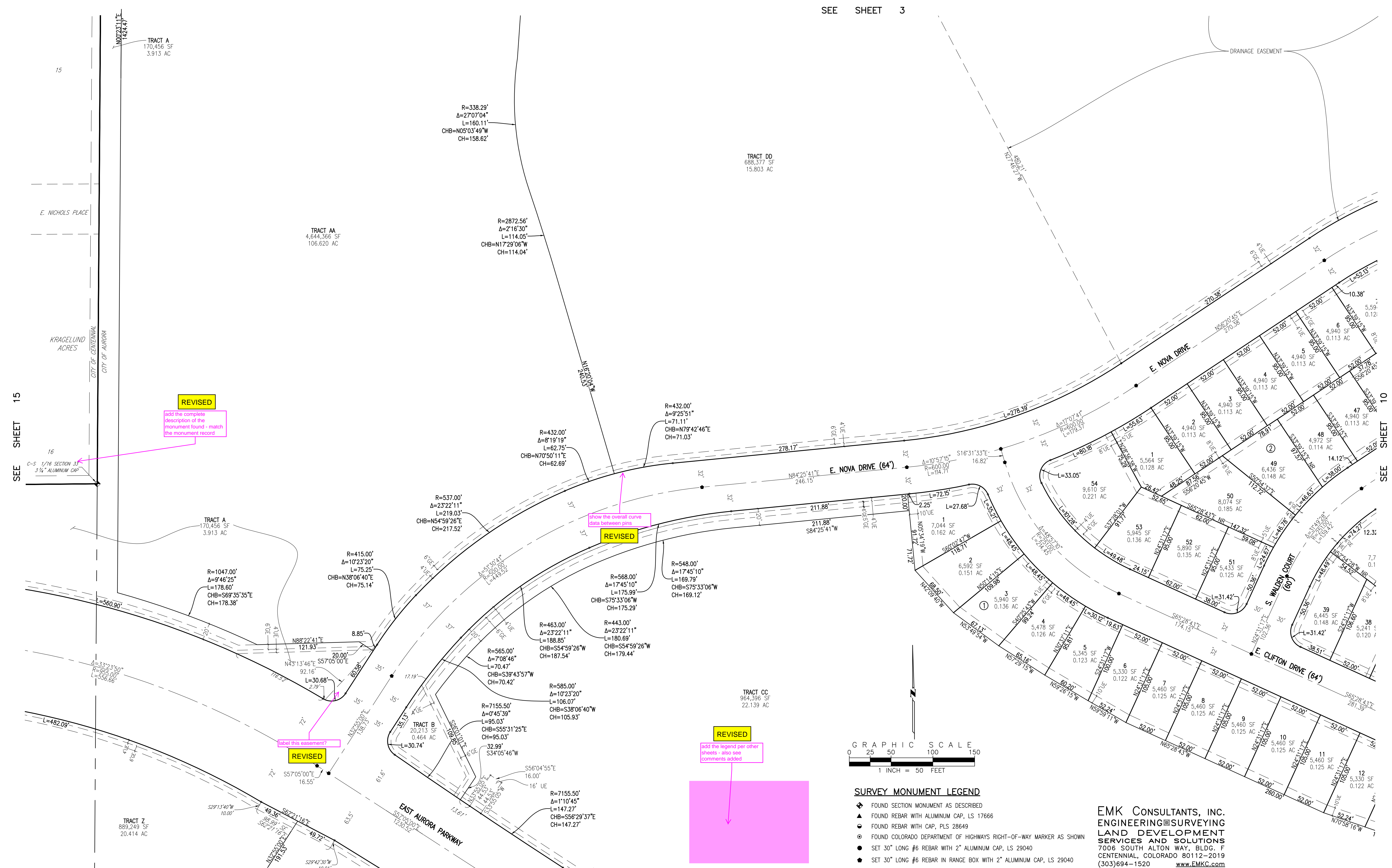
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KINGS POINT SUBDIVISION FILING NO. 1  
SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SEE SHEET 3



- SURVEY MONUMENT LEGEND**
- ◆ FOUND SECTION MONUMENT AS DESCRIBED
  - ▲ FOUND REBAR WITH ALUMINUM CAP, LS 17666
  - FOUND REBAR WITH CAP, PLS 28649
  - ⊙ FOUND COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MARKER AS SHOWN
  - SET 30" LONG #6 REBAR WITH 2" ALUMINUM CAP, LS 29040
  - SET 30" LONG #6 REBAR IN RANGE BOX WITH 2" ALUMINUM CAP, LS 29040

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SEE SHEET 15

SEE SHEET 10

SEE SHEET 16

SEE SHEET 17



# KINGS POINT SUBDIVISION FILING NO. 1

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

## SURVEY MONUMENT LEGEND

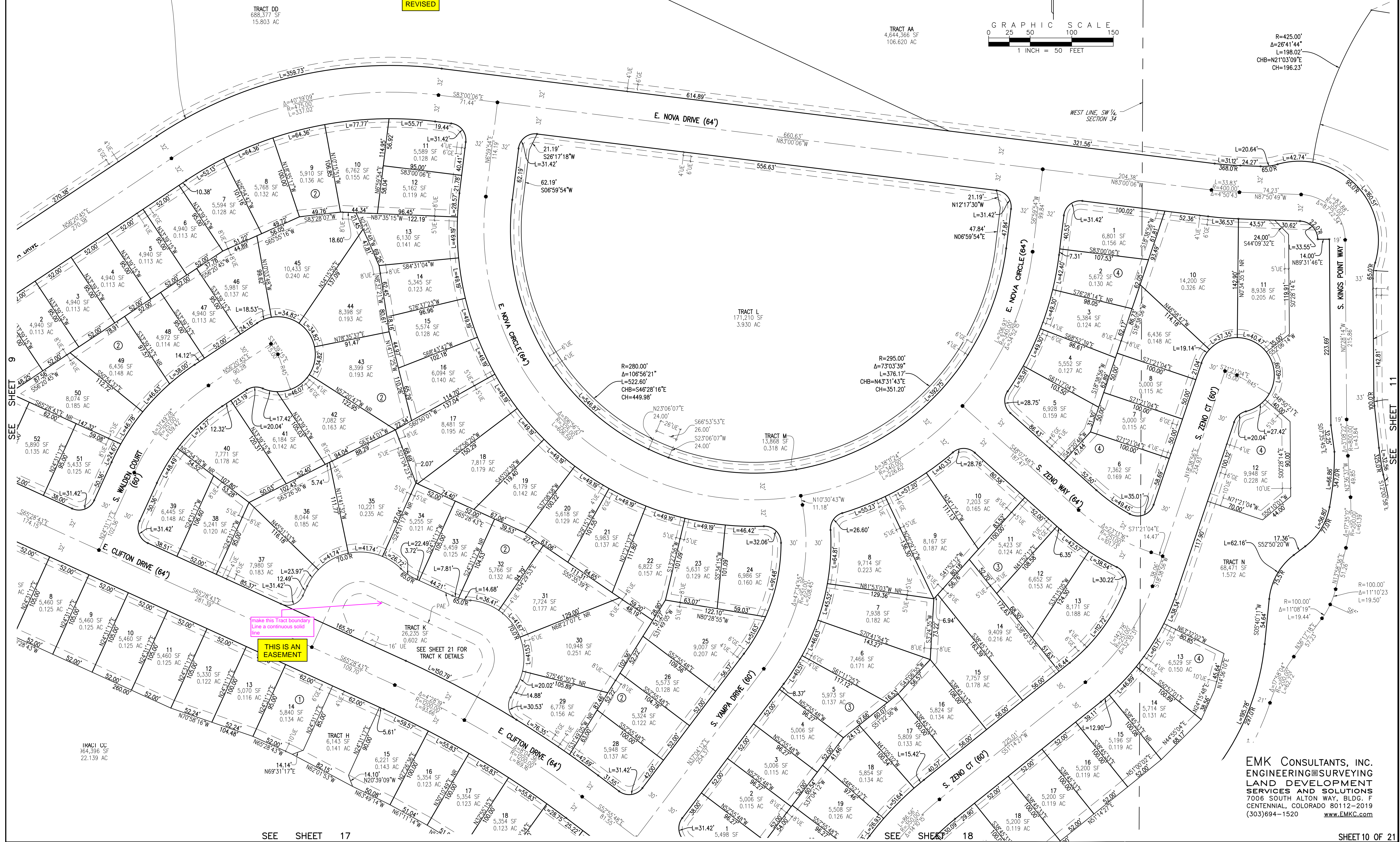
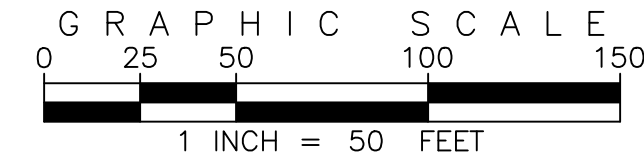
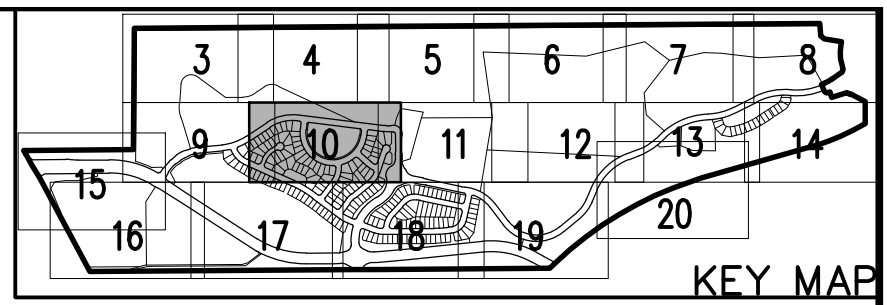
- ◆ FOUND SECTION MONUMENT AS DESCRIBED
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## LEGEND

- UE UTILITY EASEMENT
- GE GAS EASEMENT
- ⑦ BLOCK NUMBER
- SE SIDEWALK EASEMENT

PAE PRIVATE ACCESS EASEMENT  
you cannot dedicate private easements on the plat - delete  
REVISED

SEE SHEET 4



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SEE SHEET 17

SEE SHEET 18

SHEET 10 OF 21



**SURVEY MONUMENT LEGEND**

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**LEGEND**

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- GE GAS EASEMENT
- Ⓢ BLOCK NUMBER
- SE SIDEWALK EASEMENT

IPAE PRIVATE ACCESS EASEMENT

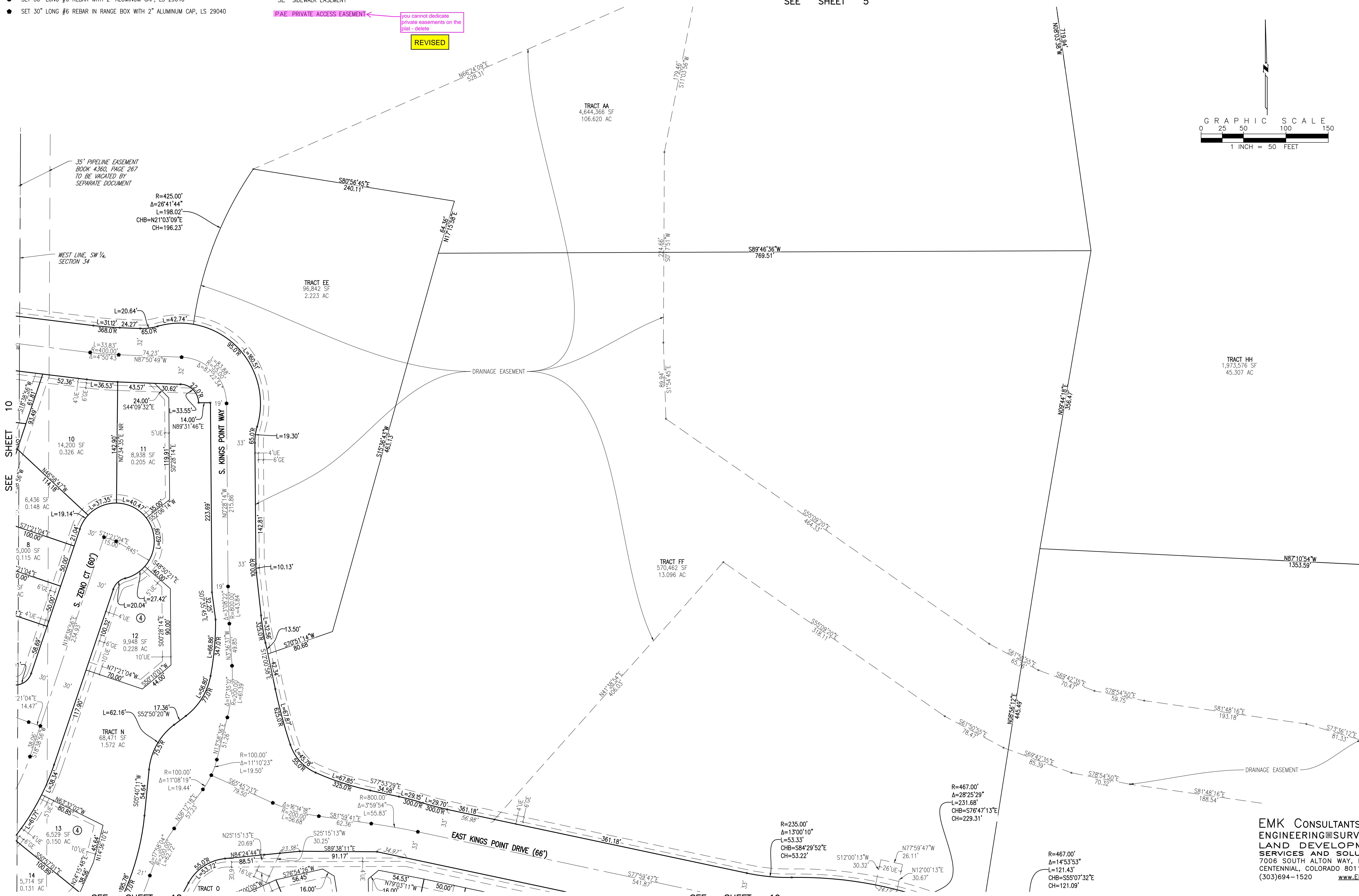
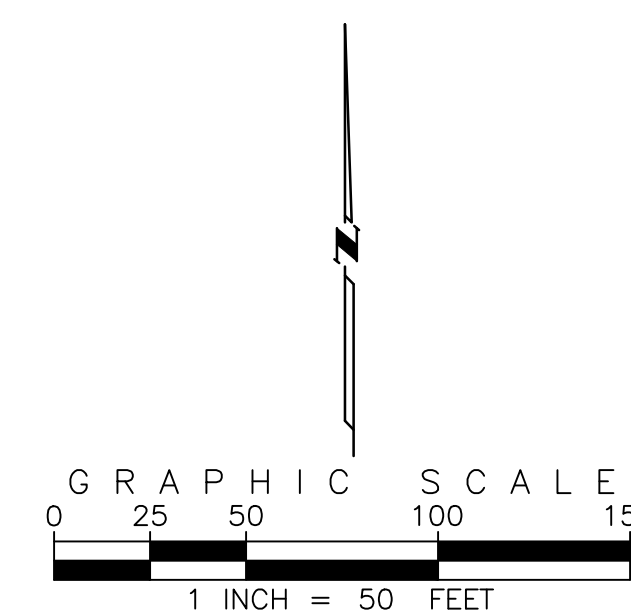
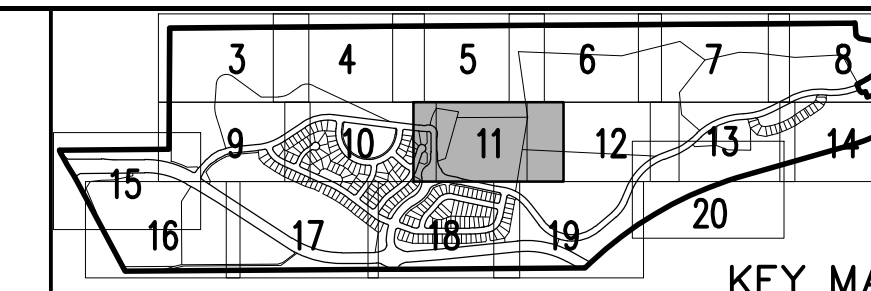
you cannot dedicate private easements on the plat - delete

REVISED

**KINGS POINT SUBDIVISION FILING NO. 1**

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

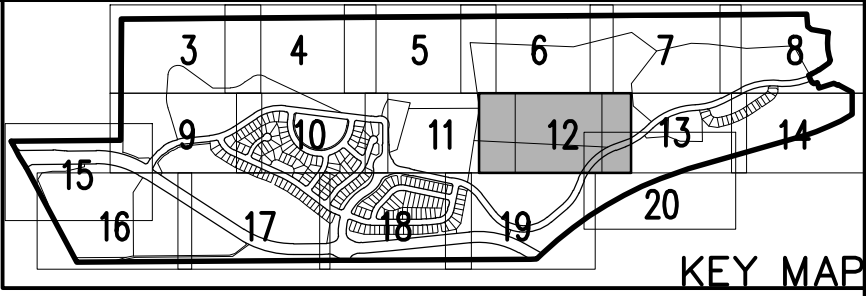
SEE SHEET 5



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SEE SHEET 6

TRACT HH  
1,973,576 SF  
45.307 AC

THERE ARE  
SIDEWALK  
EASEMENTS

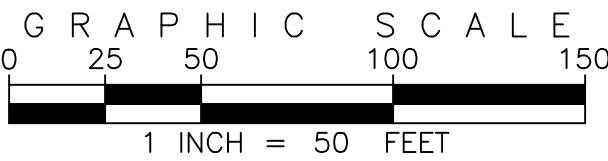
if no sidewalk easements  
are being dedicated then  
take this reference off

you cannot dedicate  
private easements on the  
plat - delete

REVISED

LEGEND

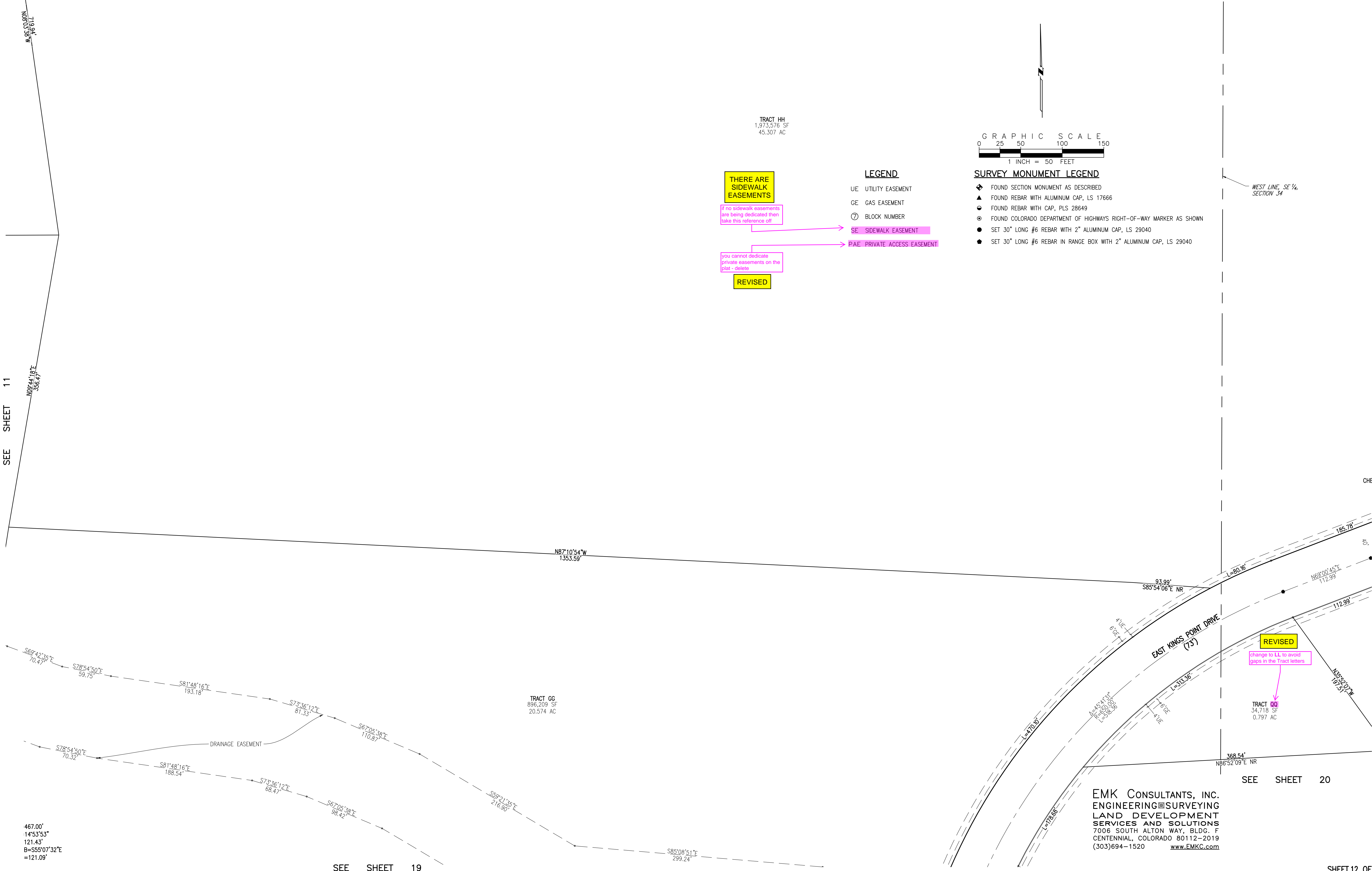
- UE UTILITY EASEMENT
- GE GAS EASEMENT
- ⑦ BLOCK NUMBER
- SE SIDEWALK EASEMENT
- PAE PRIVATE ACCESS EASEMENT



SURVEY MONUMENT LEGEND

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WEST LINE, SE 1/4,  
SECTION 34



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**LEGEND**

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- ⑦ BLOCK NUMBER
- SE SIDEWALK EASEMENT
- PAE PRIVATE ACCESS EASEMENT

THERE ARE  
SIDEWALK  
EASEMENTS

If no sidewalk easements  
are being dedicated then  
take this reference off

you cannot dedicate  
private easements on the  
plat - delete

REVISED

Change MM, NN  
and PP to II, JJ,  
and KK

REVISED

TRACT R COVERS THE  
PRIVATE LOOP LANE WHICH  
HAS A PUBLIC ACCESS  
EASEMENT WITHIN IT

make this Tract boundary  
Line continuous and solid

REVISED

label easement

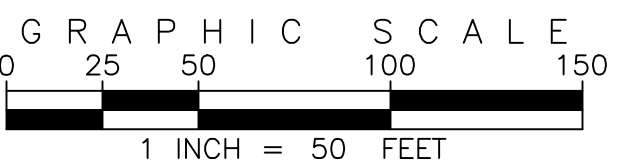
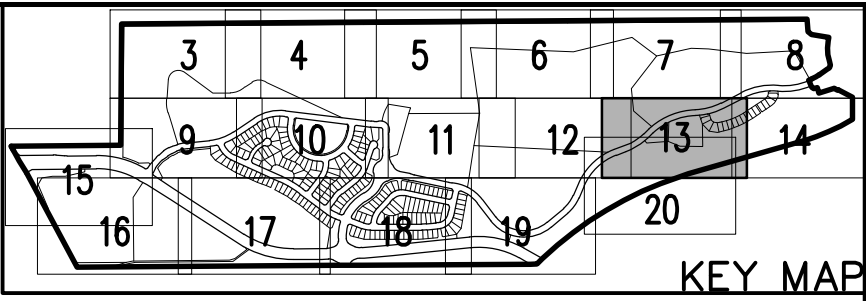
change to LL to avoid  
gaps in the Tract letters

REVISED

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 7



SEE SHEET 12

SEE SHEET 14

SEE SHEET 20

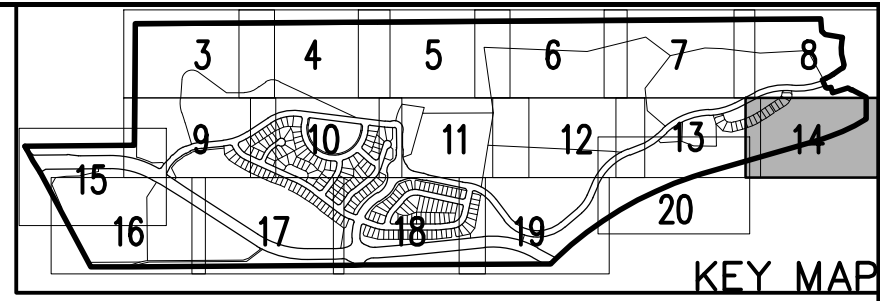
SHEET 13 OF 21

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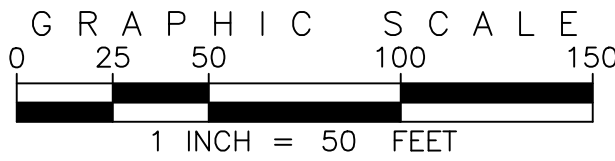


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BOUNDARY LINE TABLE		
L10	S23°46'59"E	86.01'
L11	S59°17'39"E	24.00'
L12	N7°42'49"E	40.00'
L13	S16°19'10"E	61.00'
L14	N72°31'43"E	173.23'
L15	S58°56'08"E	41.89'
L16	N80°40'12"E	11.76'
L17	S62°06'45"E	170.48'
L18	S0°04'38"W	238.75'



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SEE SHEET 8

REVISED

If these are the same line data info, then one of them is redundant and not needed. please use either the data table info or the bearings and distances shown hereon - not both

REVISED

add the rest of the curve data

REVISED

Change MM, NN and PP to II, JJ, and KK

REVISED

label the easements

why the redundancy?

REVISED

you cannot dedicate private easements on the plat - delete

REVISED

LEGEND

- UE UTILITY EASEMENT
- GE GAS EASEMENT
- ⑦ BLOCK NUMBER
- SE SIDEWALK EASEMENT
- PAE PRIVATE ACCESS EASEMENT

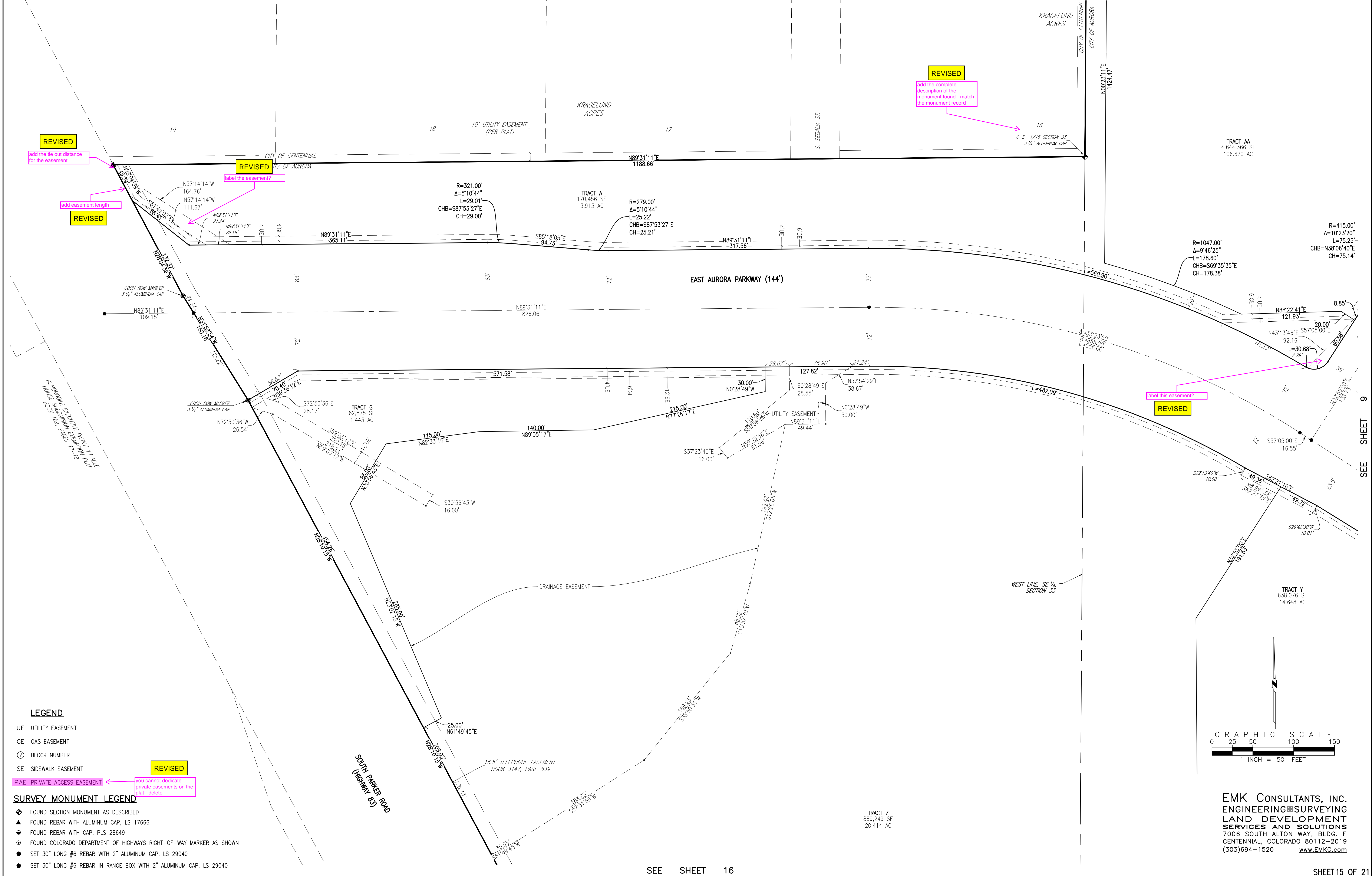
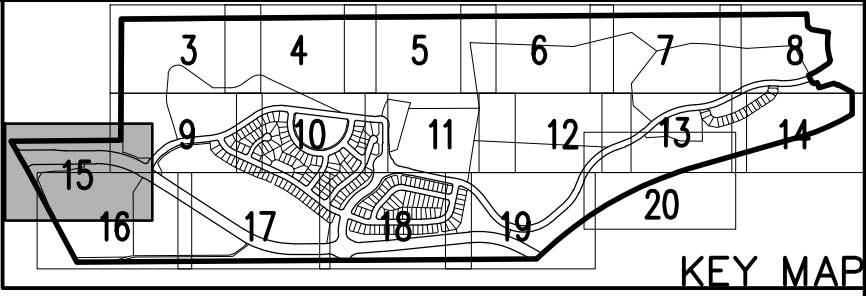
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unplatted



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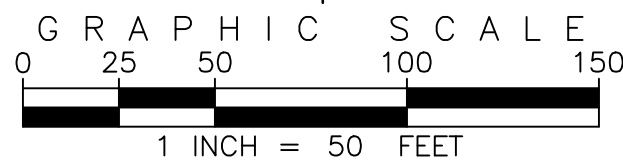
LEGEND

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- GE GAS EASEMENT
- ⑦ BLOCK NUMBER
- SE SIDEWALK EASEMENT

PAE PRIVATE ACCESS EASEMENT

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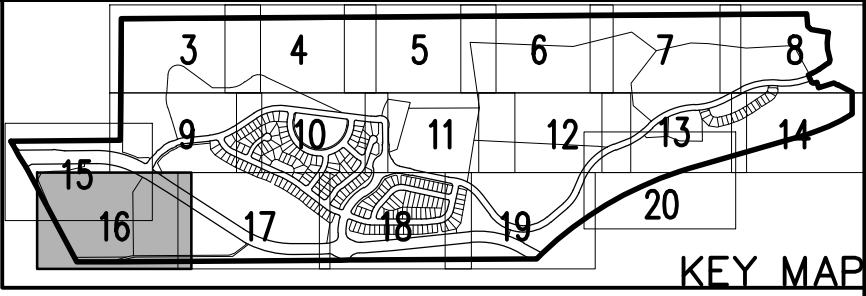
PAE PRIVATE ACCESS EASEMENT

you cannot dedicate private easements on the plat - delete

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SEE SHEET 15

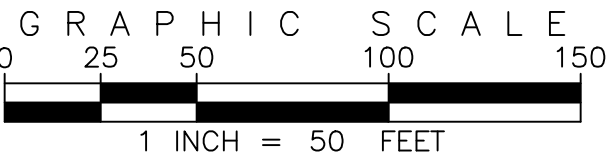
SEE SHEET 9

SEE SHEET 15

TRACT Z  
889,249 SF  
20.414 AC

TRACT Y  
638,076 SF  
14.648 AC

TRACT F  
160,018 SF  
3.674 AC



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SEE SHEET 9

SEE SHEET 10

SEE SHEET 18

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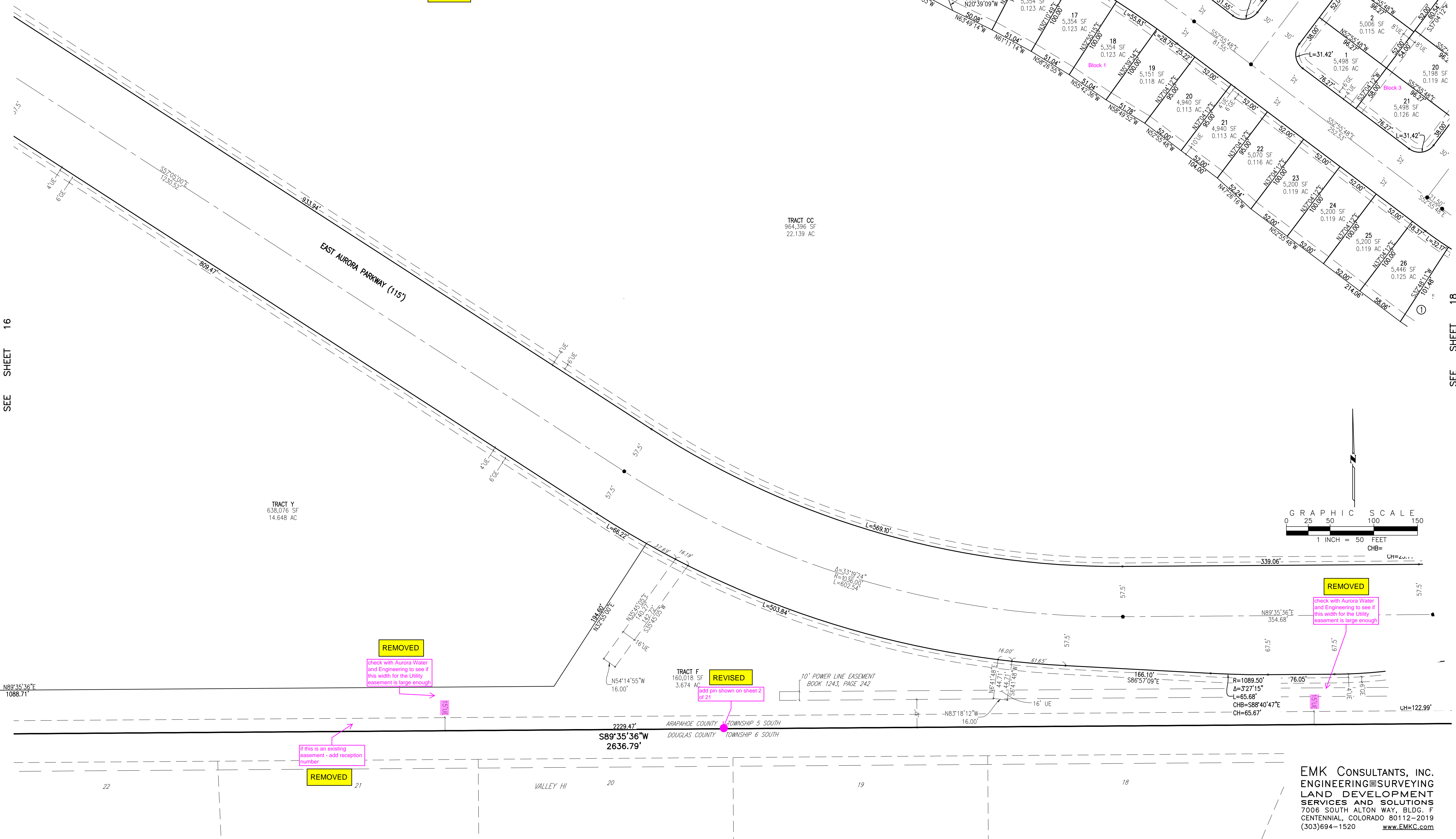
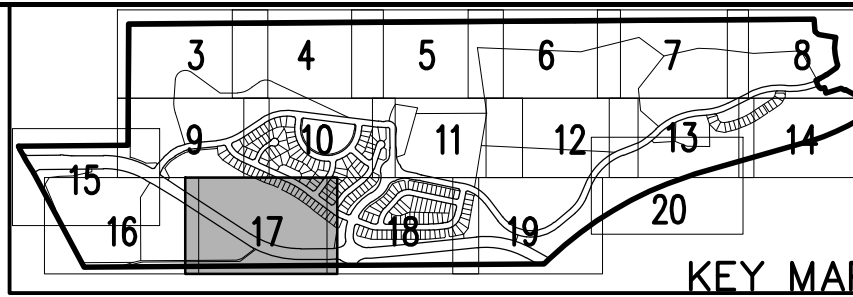
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PAE PRIVATE ACCESS EASEMENT

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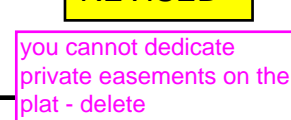
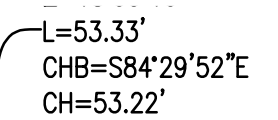
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SHEET 18 OF 21

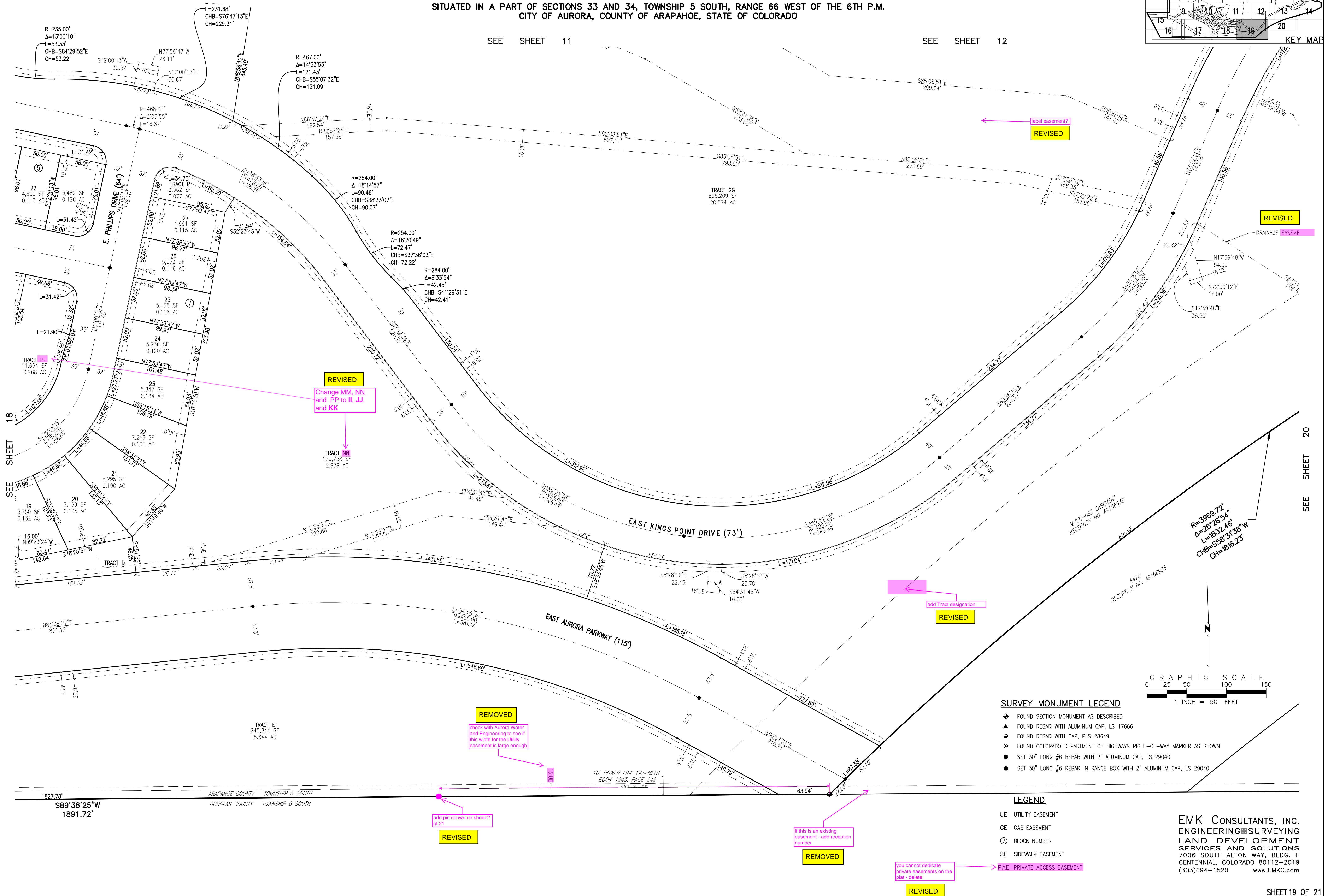
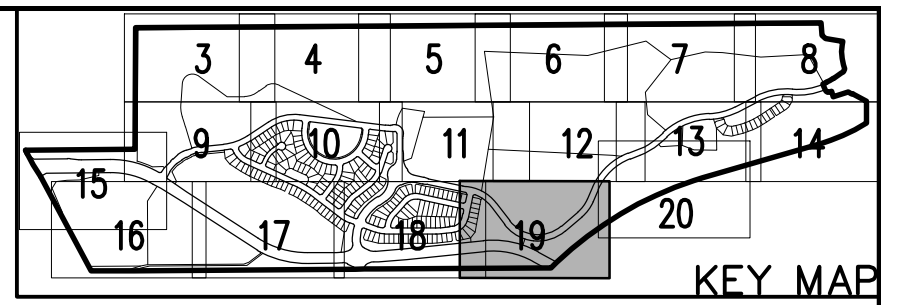


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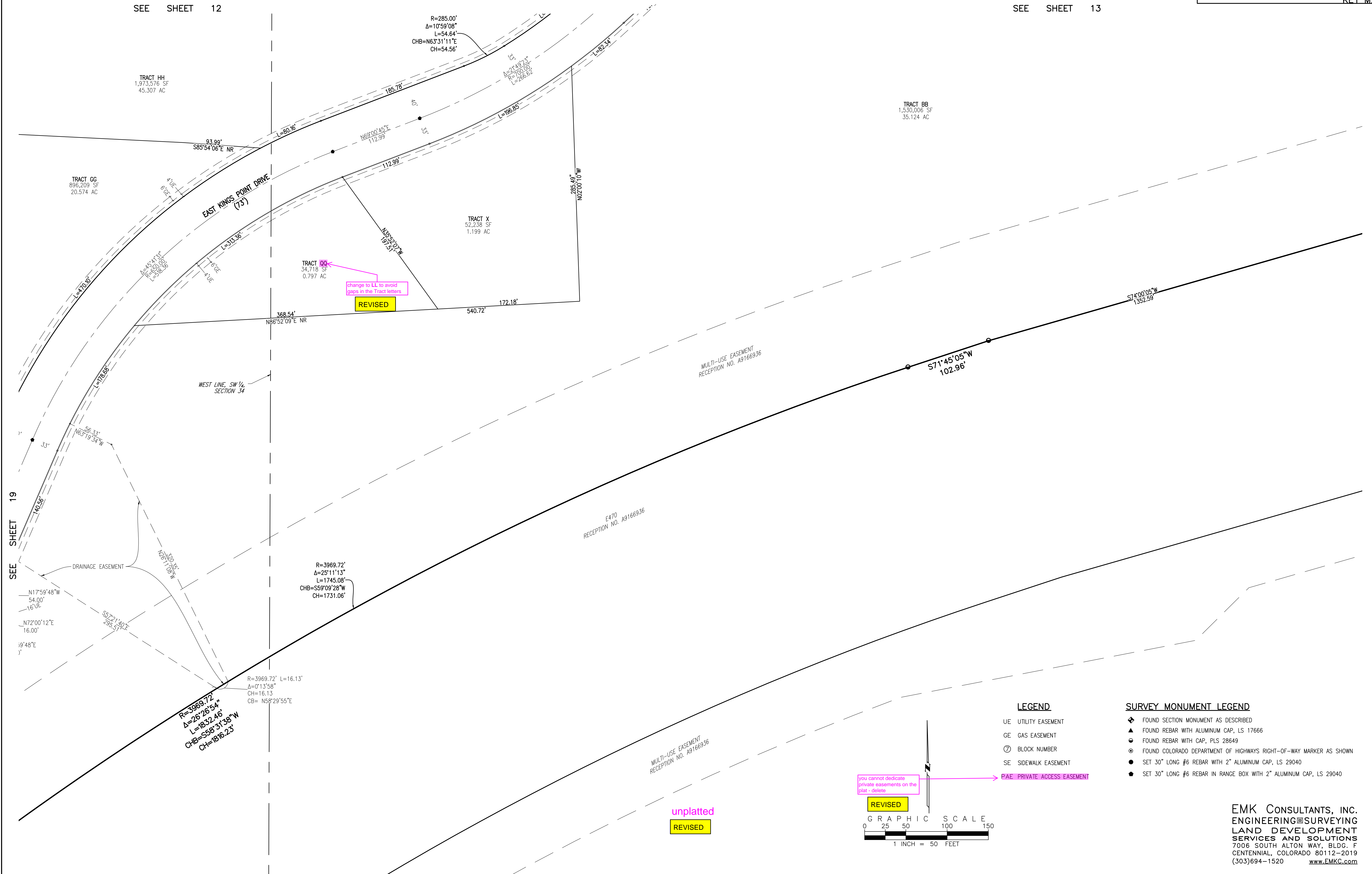
SEE SHEET 11

SEE SHEET 12





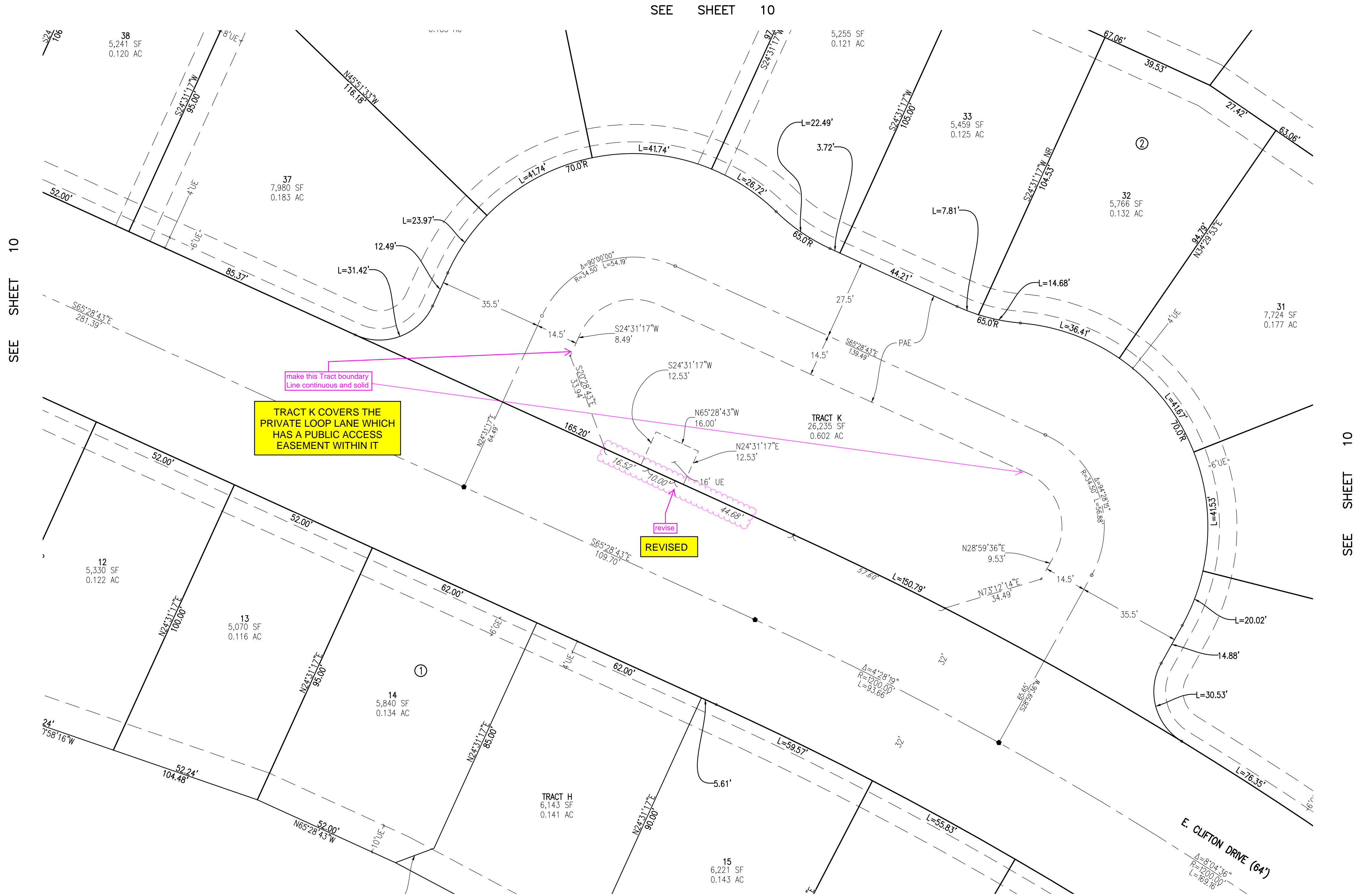
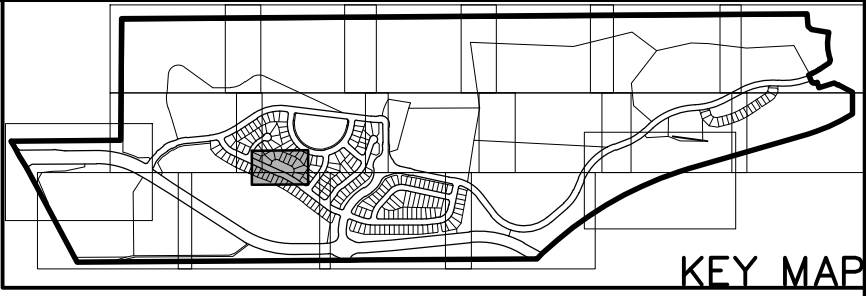
SEE SHEET 13



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SEE SHEET 10  
TRACT K DETAIL

**LEGEND**

- UE UTILITY EASEMENT
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- Ⓢ BLOCK NUMBER
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**GRAPHIC SCALE**

0 10 20 40 60  
1 INCH = 20 FEET

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