2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

February 3, 2023

Mr. Erik Gates
City of Aurora, Planning Department
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: **Third Submission Review –** Kings Point South PAS 1-4 – Site Plan and Plat Application Number: **DA-1628-06**
Case Numbers: **2022-4037-00, 2022-3063-00**

Dear Mr. Gates,
This letter is in response to the City of Aurora's comments dated December 9, 2022. Comment responses are shown in *red*.

Please don't hesitate to contact me with any questions or concerns.
Sincerely,

Julie Gamec
THK Associates, Inc. | Principal

Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjustment language needs to be added to the site plan. The adjustment request and justification need to be added to the Letter of Introduction. [Planning] *Adjustment language has been added.*
- The site plan will not be approved by public works until the master drainage report, master plan, and preliminary drainage letter/report are approved. [Civil Engineering] *Noted.*
- This Site Plan will not be approved until the MTIS has been reviewed and approved. Additional comments may be forthcoming as a result. A first review of the MTIS was made during the initial review of DA-1628-04. Whether a new MTIS is prepared and submitted with this application or the old one is amended is up to the applicant [Traffic Engineering] *Noted*
- Site plan cannot be approved until MUS approvals. [Aurora Water] *Noted.*
- For a neighborhood park, a minimum shelter size of 600 square feet to accommodate seating for 15 people is required. [PROS] *Shelter Updated.*
- There were numerous minor corrections from Real Property. See the full red-line comments on the plat and site plan. [Real Property] *Updated.*
- A 10' wide concrete regional trail will be constructed along E-470 in the future. Please coordinate with the Aurora, Arapahoe County, and E-470 for trail improvements that may connect to the regional trail system.

[E-470] *Coordination is on-going.*

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no community comments during this review cycle. *Noted.*

2. Completeness and Clarity of the Application

[Site Plan Page 1]

2A. A brief description of any requested adjustments, including for rear motorcourt setbacks, should be included on this cover sheet along with a reference to the code section that relief is being requested from. You will also need to resubmit the letter of introduction to include this adjustment and its justification. *Adjustment language added to the cover sheet and the letter of introduction.*

[Letter of Introduction]

2B. Update this letter to include the request and justification for the adjustment to Section 146-4.2.3.E.1.b to allow for a reduced rear setback on select motorcourts. *Letter updated.*

3. Zoning and Land Use Comments

[Site Plan Page 1]

3A. A rezone application for this area to adjust zone district boundaries is currently under review. Approval of the rezoning will be a condition of the site plan and plat approval and will need to be completed before building permits can be reviewed by Planning. *Noted.*

4. Streets and Pedestrian Issues

4A. There were no more streets or pedestrian issues on this review. *Noted.*

5. Parking Issues

5A. There were no parking comments on this review. *Noted.*

6. Architectural and Urban Design Issues

[Site Plan Page 22]

6A. Show the 8 ft sound wall extending for the full E-470 border. Identify the location of the reduced rear setback here or on the site plan sheets. *Sound wall extended and identified.*

7. Signage Issues

7A. There were no signage comments on this review. *Noted.*

8. Landscaping Issues

8A. There were no more landscaping comments on this review. *Noted.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering

[Site Plan Page 1]

9A. The site plan will not be approved by public works until the master drainage report and the master plan are approved. *Noted.*

9B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved. *Noted.*

9C. Ensure all of the required site plan notes are required. On the first submittal, they were included on the second page but I can't find them anywhere now. This should include the following notes:

"The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy."

"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."

"Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct." *Notes added*

[Site Plan Page 6]
9D. The Kings Point North PIP only includes the obligation of the north half of the street. This development would be responsible for the south half of the street. *Aurora Parkway from Kings Point Way to E470 bridge to be constructed by Prarie Point with the construction of the E470 bridge. E470 bridge to be constructed by SARIA. PIP has been updated accordingly.*

[Site Plan Page 8]
9E. Tract A encompasses an area that is not part of a drainage system. The plat and site plan should be revised to either dedicate drainage easements to the appropriate areas or separate tracts for the appropriate areas. *Tract A is not a drainage easement in its entirety - the drainage easement callout on this sheet is misleading. Leaders have been added to show the limits of the easement, similar to how its shown on the plat.*

[Site Plan Page 11]
9F. Tract A encompasses an area that is not part of a drainage system. The plat and site plan should be revised to either dedicate drainage easements to the appropriate areas or separate tracts for the appropriate areas. *Tract A is not a drainage easement in its entirety - the drainage easement callout on this sheet is misleading. Leaders have been added to show the limits of the easement, similar to how its shown on the plat.*

[Site Plan Page 15]
9G. Please show the truncated domes that are required at the alleys, typical. *COA roadway standards state that alleys shall be constructed per standard detail S7.4. Essentially these are considered driveways and truncated domes are not required.*

9H. Max 3:1 slopes, typical *Comment addressed. Grading revised to reduce all slopes to 3:1 max*

[Site Plan Page 18]
9I. Max 4:1 in the pond side slopes, typical. It is acknowledged that coordination with MHFD will revise the grading in this area. Please show the revised grading once it is available on this plan set. *Pond grading has been revised to show 4:1 slopes max.*

9J. It is acknowledged that you are working with MHFD regarding the channel improvements. Please show the improvements on the site plan set once available. *Grading for the channel has been revised based on ongoing discussions with MHFD.*

9K. Max 3:1 slopes. Max 30" walls adjacent to side lot lines (RM Section 4.02.7.01.2.02)I understand that this may change with the MHFD revisions. *Grading for the channel has been revised based on ongoing discussions with MHFD. As a result of new channel alignment and section, many of the walls in this area are no longer needed*

[Plat Page 1]

9L. Tract A on the site plan is defined as a drainage easement.
Portions of Tract A are within drainage easements as shown hereon

10. **Traffic Engineering**
[Site Plan Page Throughout]
10A. Label access as full movement, right in/right out, etc. [Site Plan Page 1] *Added*
10B. This Site Plan will not be approved until the Kings Point South Master Plan AMDT and MTIS have been reviewed and approved. Additional comments may be forthcoming as a result. *Noted*

[Site Plan Page 7]
10C. Provide sight triangles, per COA TE-13, at all alley and motor court driveway approaches with public ROW. [Site Plan Page 10] *These were included with the last submittal*

10D. Maximum intersection angle +/- 20 degrees. *Angle measured at 70.25 degrees. No change has been made.*

[Site Plan Page 25]
Sight distance easement required.

[Design Variance Summary]
10E. Maximum perpendicular angle variance +/- 20 degrees. *Angle measured at 70.25 degrees. No variance is required.*

11. **Fire / Life Safety**
11A. There were no more comments from Fire/Life Safety on this review. *Noted.*

12. **Aurora Water** (Nina Khanzadeh / 720-859-4365 / rkhanzad@auroragov.org / Comments in red) [Site Plan Page 1]
12A. Site plan cannot be approved prior to MUS approval. [Site Plan Page 15] *Noted*
12B. Seems the plat does not include a UE for these tracts- adjust plat as necessary - Typical all. *Easements (26' A.E. and U.E.) are shown on the Plat*
12C. Where is the sanitary sewer main through these tracts? Typical all pages. *The linetype for the sanitary sewer in the tract has been revised to match the legend. The sanitary service is in the center of the Tract.*

[Site Plan Page 18]
12D. If life safety allows, a hydrant on the lift station side is preferred and for water service to come off the hydrant lateral. *Water service has been revised per email correspondence with Nina dated 12/21/2022*

12E. Clearly depict lift station boundary area- hard to see extents. Identify which tract as listed on plat. *Per direction of Nina via email on 12/21/2022, Vern stated that the lift station should be within a tract dedicated to the City to own and maintain. The Site Plan and Plat sheets have been revised accordingly.*

12F. Label this as private.
Comment addressed

[Site Plan Page 20]
12G. Ensure the water meters/banked systems are 5 ft minimum away from any shrubs/trees etc. Water meters to be 2 ft min away from any concrete. *Plants moved 5' away from all water meters*

[Plat Page 1]
12H. Some of these tracts include utility mains that need a UE for these.

Easements provided as required

13. **PROS** (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve) [Site Plan Page 14]

13A. Contact PROS staff about how to supply the CAD grading files for purposes of High Plains Trail coordination. [Site Plan Page 15] *CAD files have been provided to PROs on 01/09/2023.*

13B. A 2' recovery zone (shoulder) with a cross slope similar to the trail and not exceeding 2% is required adjacent to the concrete trail. *Added*

13C. Remove the awkward crook in the trail. With the tight topography in this area, be sure 2' recovery zones (shoulders) on both sides of the trail are provided. *Comment addressed. 2' recovery zone provided throughout.*

13D. Because the trail intersection is at the base of a hill, the provision of additional flat ground, such as a much wider shoulder would be preferred in this area. A safety railing may also be warranted based on the grades and length of downhill slope. *Proposed grades are less than 5% without and are ADA compliant*

[Site Plan Page 17]

13E. A 2' recovery zone (shoulder) with a cross slope similar to the trail and not exceeding 2% is required adjacent to the concrete trail. *The grading includes 2' recovery zone on both sides of the trail.*

[Site Plan Page 18]

13F. A 2' recovery zone (shoulder) with a cross slope similar to the trail and not exceeding 2% is required adjacent to the concrete trail. *The grading includes 2' recovery zone on both sides of the trail.*

[Site Plan Page 19]

13G. A 2' recovery zone (shoulder) with a cross slope similar to the trail and not exceeding 2% is required adjacent to the concrete trail. *The grading includes 2' recovery zone on both sides of the trail.*

[Site Plan Page 21]

13H. Label the play equipment to correspond to the detail sheets. An enlargement of the playground would be beneficial. Labels added in an enlargement on the detail sheet

13I. For a neighborhood park, a minimum shelter size of 600 square feet to accommodate seating for 15 people is required. Shelter size now at 600 SF

13J. What supplemental shade for the playground equipment can be provided through the use of sails or other means? Shade trees added near playgrounds

13K. Longitudinal slope should be designed to be less than 5% to ensure there aren't busts in the grade that could prevent ADA compliance for built conditions. Suggest design for 4.8% maximum. Slope reduced to 4.8%

[Site Plan Page 22]

13L. Landscape treatment is to be defined following property owner discussions relative to regional trail right-of-way acquisition. *Note added to that area*

[Site Plan Page 24]

13M. Seating opportunities and other furnishings are needed around this play area. *Benches added and trash*

cans added

13N. Longitudinal slope should be designed to be less than 5% to ensure there aren't busts in the grade that could prevent ADA compliance for built conditions. Suggest design for 4.8% maximum. *Slope now 4.8%*

13O. The playground area/equipment should be shaded by trees, sails, or other means. *Shade trees added*

13P. Label the play equipment to correspond to the detail sheets. An enlargement of the playground would be beneficial. *Play equipment added to detail sheet with an enlargement*

13Q. The absence of labels for these site furnishings elsewhere in the park and open space areas makes it difficult to determine their locations. *Labels added to all furnishings*

[Site Plan Page 32]

13R. Which pieces of playground equipment are intended to satisfy PROS' inclusive access requirement? Information, such as cut sheets, from the manufacturer would be helpful for PROS staff to assess suitability. *Inclusive play equipment labeled as such*

13S. Each piece of play equipment should be identifiable and correspond to detail callouts to be added to the Landscape Plan sheets. *Labels added in the enlargement*

[Plat Page 4]

13T. Tract O and the acquisition of trail right-of-way shall soon be a topic of discussion between the City and property owner. Agreement of ultimate configuration of Tract O should be reflected in the next submittal. An access easement through the tract will not be required as long as the tract is dedicated to the city via this plat. *Noted*

14. Real Property

14A. See the full red line comments on the plat and site plan. *Noted*

14B. Send in the separate documents needed for further review as shown on the first page of the plat.

Offsite ROW documentation included with this submittal

14C. Add all the street names as indicated. *Street names added*

14D. Some of the Utility easements will need to be renamed to Water easement to satisfy the use therein (as shown in the site plan).

Comment addressed

14E. There are walls shown in Tract A that may need to be covered by a License Agreement. Please confirm this with Aurora Water Dept.

Easements revised. License agreements will be provided as needed after first CD submittal

14F. There is a street R.O.W. between Aurora Parkway and the Subdivision line; does this R.O.W. need to be dedicated prior to the plat recording? If so, begin the dedication process by submitting the documents to dedicationproperty@auroragov.org.

Offsite ROW documentation included with this submittal

[Site Plan Throughout]

14G. Add centerline monuments where indicated. *Comment addressed except on Kings Point Way which is an Parker owned roadway*

14H. Change the R.O.W. lines to be continuous. *Comment addressed*

[Site Plan Page 1]

14I. Add to notes:

"11. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane."

Note added

[Site Plan Page 3]
14J. These distances equal 31'. *Detail revised to show more accurate depiction of proposed driveways at motor court lots*

[Site Plan Page 7]
14K. Label the Section corner here. *Comment addressed*

[Plat Throughout]
14L. Numerous minor labeling comments are identified throughout the Plat.
Comment addressed
14M. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.
title commitment will be updated closer to recordation
14N. Send in the closure sheet for the description.
noted
14O. Send in the State Monument Records for the aliquot corners used in the plat.
Comment addressed

14P. Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.
Comment addressed

14Q. 1.6.H. Basis of Bearing Statements.
2. Composition. The basis of the bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between **fully described monuments** (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
Comment addressed

[Plat Page 4]
14R. No distance on the subdivision line is more than 1400'. set and label a monument to break up the distance.
Comment addressed

14S. This will need to be renamed to "Access easement" with the maintenance responsibility being other than the City of Aurora. Confirm this with P.R.O.S. Dept.
Comment addressed

15. Xcel Energy
15A. There were no comments received from Xcel Energy on this review cycle. *Noted.*

16. Mile High Flood District
16A. There were no comments received from the Mile High Flood District on this review cycle. *Noted.*

17. Town of Parker
17A. There were no comments received from the Town of Parker on this review cycle. *Noted.*

18. E-470 Public Highway Authority

18A. In addition to previous comments, E-470 has the following additional comments: *Noted.*

18B. A 10’ wide concrete regional trail will be constructed along E-470 in the future. Please coordinate with the City of Aurora, Arapahoe County, and E-470 for trail improvements which may connect to the regional trail system. The plans show a private 10' wide trail in an easement, this should be noted as the High Plains Trail.

Coordination with PROS is ongoing.

[Previous Comments]

18C. It's unclear by the plans who is building this segment of the High Plains Trail.

Coordination with PROS is ongoing.

18D. It appears there's a fence proposed in the MUE, this isn't allowed without E-470 approval. Additional detail will be required to determine if this is allowed

Fence is outside of MUE

18E. Occupying space for utility work, access, and any construction within the E-470 ROW, Multi-Use Easement (MUE), and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is $75,000 per acre for construction and $750 for permitting.

Noted.

18F. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.

Noted.

18G. Here is a link to our permit: https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx

Noted.

18H. Clearly identify the E-470 ROW, MUE, and E-470 property on all applicable drawings.

Addressed

18I. E-470 discourages residential uses adjacent to the roadway. *Noted.*

18J. E-470 is not responsible for noise mitigation. *Noted.*

18K. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.

Noted.

18L. A dig watch shall be required whenever there is construction activities near the TBMS line.

Noted.

18M. A minimum of 4’ of cover is required over the fiber

Noted.

18N. Connections to the High Point Trail will need to be approved by E-470.

Coordination with PROS is ongoing.

18O. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.

Noted.

18P. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
Noted.

18Q. Landscaping in the E-470 MUE shall be limited to E-470 native seed unless approved by E-470. *Noted.*
18R. Any fencing disturbed will need to be reset to meet E-470 specifications.
Noted.

18S. The highway will be widened to 4 lanes in each direction in the future.
Noted.

18T. Provide pavement and utility deflection monitoring plan for the proposed utility bore.
Noted. Will provide.
18U. All runoff into the E-470 ROW shall be at or below historic rates and treated.
Noted.

18V. Please coordinate with the City of Aurora on the design adjacent to the Aurora Parkway bridge.

18W. Who will be responsible for maintaining the improvements constructed within the E-470 ROW/MUE?
Coordination is ongoing

18X. Please provide a comment response letter to confirm comments are addressed.
Noted.

18Y. Additional comments will be issued as the design progresses.
Noted.

KINGS POINT SOUTH - PA 1-4
SITE PLAN
COVER SHEET

Site plan cannot be approved prior to MUS approval

Noted

The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Noted

The site plan will not be approved by public works until the master drainage report and the master plan are approved.

Noted

This Site Plan will not be approved until the Kings Point South Master Plan AMDT and MTIS has been reviewed and approved. Additional comments may be forthcoming as a result.

Noted

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DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	61.02 ACRES
NUMBER OF LOTS	182 LOTS (1 BUILDING PER LOT) P.A. 1: 42 DU P.A. 2: N/A P.A. 3: 58 DU P.A. 4: 42 DU (MOTOR COURTS)
BUILDING HEIGHT	38' MAXIMUM (PER SECTION 146-4.2.2)
HARD SURFACE AREA	812,853 S.F.
LANDSCAPE AREA	1,739,104 S.F.
SIDEWALKS	151,297 S.F.
PRESENT ZONING CLASSIFICATION	R-1, R-2
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 SQUARE FEET (PER ARTICLE 146-4.10)
PROPOSED TOTAL SIGN AREA	0
PROPOSED NUMBER OF SIGNS	0 (2 ALLOWED)
PARKING SPACES REQUIRED	2 PER UNIT
PARKING SPACES PROVIDED	2 PER UNIT PROVIDED IN GARAGE, 2 GUEST SPACES PROVIDED IN DRIVEWAY
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
PROPOSED USES	SFD RESIDENTIAL
OPEN SPACE	957,210 S.F.
CONSTRUCTION TYPE	V-N CONSTRUCTION, SINGLE FAMILY HOMES (ALL STRUCTURES WILL BE CONSTRUCTED UNDER THE 2015 IRC). STRUCTURES WILL BE NON-SPRINKLERED.

CITY OF AURORA SITE PLAN NOTES:

1. **FUTURE TRAFFIC SIGNALIZATION:** RICHMOND AMERICAN HOMES SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF KINGS POINT WAY AND AURORA PARKWAY, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSINDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW, FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS IN OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
2. **ADDRESSING:** ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
3. **AMERICANS WITH DISABILITIES ACT:** THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. **EMERGENCY ACCESS INGRESS AND EGRESS:** EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE".
5. **FIRE LANE SIGNS:** THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
6. **SIGNING AND STRIPING:** THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
7. **UTILITY EASEMENTS:** IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
8. **STREETLIGHTS:** THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. **PARKS, RECREATION, AND OPEN SPACE:** PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

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

ENGINEER - CIVIL, DRAINAGE, UTILITY:
HR GREEN
ATTN: ALEX ZARA, P.E.
5619 DTC PKWY #1150,
GREENWOOD VILLAGE CO 80111
(720) 602-4999

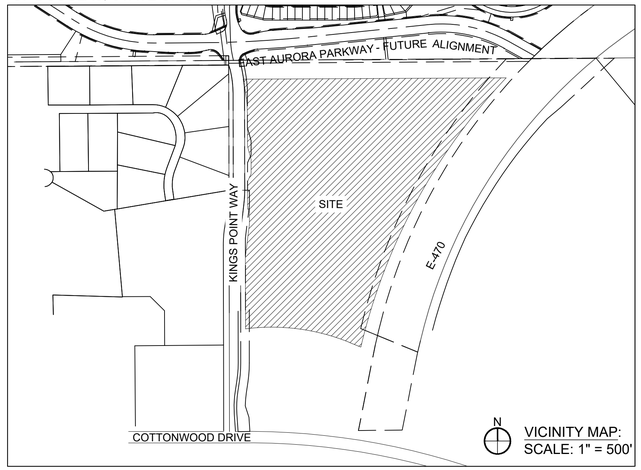
SURVEYOR:
AZTEC CONSULTANTS, INC.
ATTN: JIM LYNCH
330 E. MINERAL AVE., SUITE 101
LITTLETON, CO 80122
303-713-1898

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
303-770-7201

LEGAL DESCRIPTION:

KINGS POINT SOUTH FINAL PLAT:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP:
SCALE: 1" = 500'

10. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

11. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Note added

Notes added

Ensure all of the required site plan notes are required. On the first submittal, they were included on the second page but I can't find them anywhere now.
This should include the following notes:

"The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy."

"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."

"Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct."

Noted

A rezone application for this area to adjust zone district boundaries is currently under review. This will need to be completed before the site plan and plat can be fully approved and building permits can be reviewed.

Note added

A brief description of any requested adjustments, including for rear motorcourt setbacks, should be included on this cover sheet along with a reference to the code section that relief is being requested from. You will also need to resubmit the letter of introduction to include this adjustment and its justification.

SIGNATURE BLOCK

_____SITE PLAN *
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION:_____

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

IN WITNESS THEREOF,_____HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS _____DAY OF ___AD. __.

BY:_____ CORPORATE
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___DAY OF ____AD, __BY
_____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY
SEAL
_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS:_____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____DATE: _____

PLANNING DIRECTOR: _____DATE: _____

ATTEST: _____DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE __

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF_____
COLORADO AT_____O'CLOCK____M, THIS_____DAY OF_____AD,_____.
CLERK AND RECORDER:_____
DEPUTY:_____

AMENDMENTS

NOT FOR CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4		
5		
6		

PROJECT: KINGS POINT SOUTH
DRAWING: COVER SHEET
CLIENT: CITY OF AURORA
DESIGNED BY: TL
DRAWN BY: TL
CHECKED BY: JG
SCALE: HORZ: N/A VERT: N/A
DATE: 11-08-2022

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM

SHEET NUMBER
C-1
SHEET 1 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

LEGAL DESCRIPTION
KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS COUNTY, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 BEARS SOUTH 00°07'05" EAST, A DISTANCE OF 2594.48 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 89°35'38" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 79.92 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°35'38" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 145.54 FEET TO THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE NORTH 89°38'25" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1,891.46 FEET TO THE WESTERLY RIGHT-OF-WAY OF HIGHWAY E-470 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED IN BOOK 1698 AT PAGE 1250 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,969.72 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°42'15" EAST;

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

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°55'08", AN ARC LENGTH OF 2,211.49 FEET;
2. SOUTH 13°22'37" WEST, A DISTANCE OF 30.49 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 801 AT PAGE 471 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES;

1. NORTH 67°52'57" WEST, A DISTANCE OF 213.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,438.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°48'47", AN ARC LENGTH OF 773.34 FEET TO THE EASTERLY RIGHT-OF-WAY OF KINGS POINT WAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2018034590 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°07'05" WEST, A DISTANCE OF 503.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 730.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'19", AN ARC LENGTH OF 89.68 FEET;
3. NORTH 06°55'14" EAST, A DISTANCE OF 150.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 810.00 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'16", AN ARC LENGTH OF 99.50 FEET TO THE SOUTHEAST CORNER OF THAT PORTION OF KINGS POINT WAY AS DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NO. 2019034589 IN SAID RECORDS;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID KINGS POINT WAY THE FOLLOWING THREE (3) COURSES;

1. NORTH 00°07'05" WEST, A DISTANCE OF 676.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 810.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°03'45", AN ARC LENGTH OF 156.39 FEET;
3. NORTH 11°10'50" WEST, A DISTANCE OF 78.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 57.110 ACRES, (2,487,699 SQUARE FEET), MORE OR LESS.

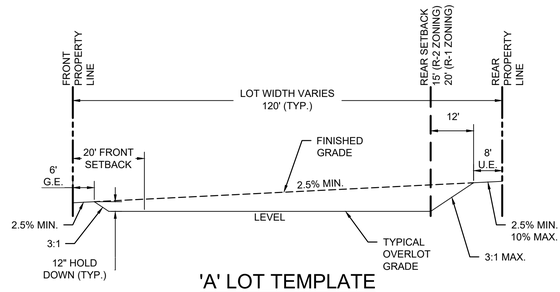
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°21'14"	61.50'	33.65'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	15.00'	23.56'
C4	21°47'12"	25.00'	9.51'
C5	21°47'12"	25.00'	9.51'
C6	86°31'06"	15.00'	22.65'
C7	90°00'00"	15.00'	23.56'
C8	80°53'41"	15.00'	21.18'
C9	90°00'00"	15.00'	23.56'
C10	86°46'23"	15.00'	22.72'
C11	10°30'19"	282.00'	51.70'
C12	7°07'17"	282.00'	35.05'
C13	80°53'41"	15.00'	21.18'
C14	90°00'00"	15.00'	23.56'
C15	106°19'27"	8.00'	14.85'
C16	25°19'20"	73.00'	32.26'
C17	16°50'51"	50.00'	14.70'
C18	76°49'28"	15.00'	20.11'
C19	90°00'00"	20.00'	31.42'
C20	90°00'00"	20.00'	31.42'
C21	90°00'00"	15.00'	23.56'
C22	6°42'24"	607.00'	71.05'
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	20.00'	31.42'
C25	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	90°00'00"	15.00'	23.56'
C27	6°42'24"	605.00'	70.82'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	15.00'	23.56'
C30	6°42'24"	543.00'	63.56'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	6°42'24"	545.00'	63.79'
C35	22°11'30"	25.00'	9.68'
C36	22°11'30"	25.00'	9.68'
C37	16°34'22"	49.00'	14.17'
C38	25°47'56"	74.00'	33.32'
C39	21°47'12"	19.00'	7.22'
C40	21°47'12"	19.00'	7.22'
C41	30°03'18"	15.50'	8.13'

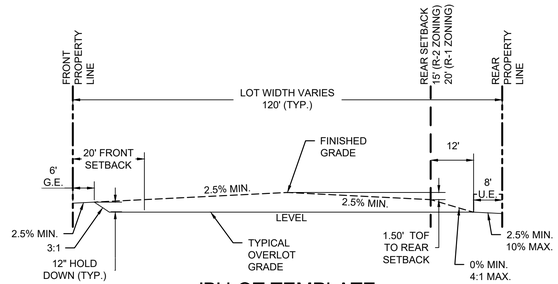
LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°27'02"W	21.49'
L2	N77°51'58"W	16.29'
L3	S51°45'57"W	22.30'
L4	N39°23'05"W	109.00'
L5	S50°36'55"W	26.00'
L6	S39°23'05"E	109.00'
L7	N39°23'05"W	123.46'
L8	N50°36'55"E	26.00'
L9	S39°23'05"E	121.35'
L10	N37°48'43"E	106.72'
L11	N52°11'17"W	26.00'
L12	S37°48'43"W	109.00'
L13	N52°11'17"W	73.00'
L14	N37°48'43"E	26.00'
L15	S52°11'17"E	73.00'
L16	N52°11'17"W	124.60'
L17	N37°48'43"E	26.00'
L18	S52°11'17"E	124.60'
L19	N52°11'17"W	109.00'
L20	N37°48'43"E	25.00'
L21	N52°11'17"W	109.00'
L22	S52°11'17"E	109.00'
L23	S37°48'43"W	25.00'
L24	N52°11'17"W	109.00'
L25	S52°11'17"E	109.00'
L26	S37°48'43"W	25.00'
L27	N52°11'17"W	109.00'
L28	S52°11'17"E	109.00'
L29	S37°48'43"W	25.00'
L30	N52°11'17"W	109.00'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S52°11'17"E	118.19'
L32	S37°48'43"W	26.00'
L33	N52°11'17"W	126.17'
L34	N52°11'17"W	143.00'
L35	N52°11'17"W	143.00'
L36	N52°11'17"W	133.00'
L37	N52°11'17"W	133.00'
L38	N52°11'17"W	133.00'
L39	N52°11'17"W	133.00'
L40	N52°11'17"W	133.00'
L41	N52°11'17"W	133.00'
L42	N52°11'17"W	133.00'
L43	N52°11'17"W	133.00'
L44	N52°11'17"W	142.58'
L45	N52°11'17"W	149.80'
L46	N37°48'43"E	133.10'
L47	N37°48'43"E	125.86'
L48	S39°23'05"E	293.32'
L49	S39°23'05"E	294.96'
L50	S85°19'50"E	20.00'
L51	N07°45'25"E	25.77'

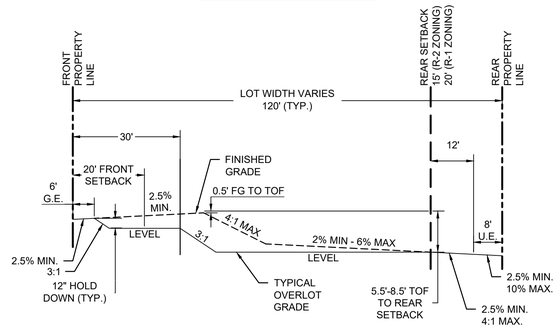
SITE PLAN LINE AND CURVE TABLE



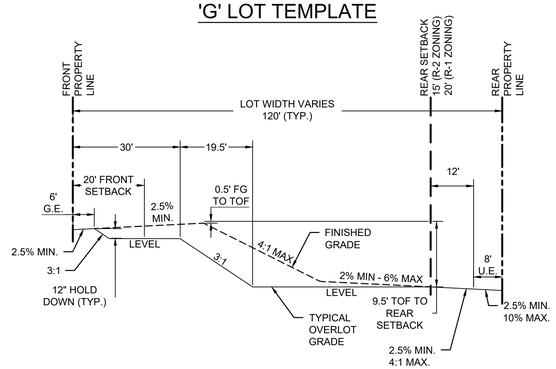
'A' LOT TEMPLATE



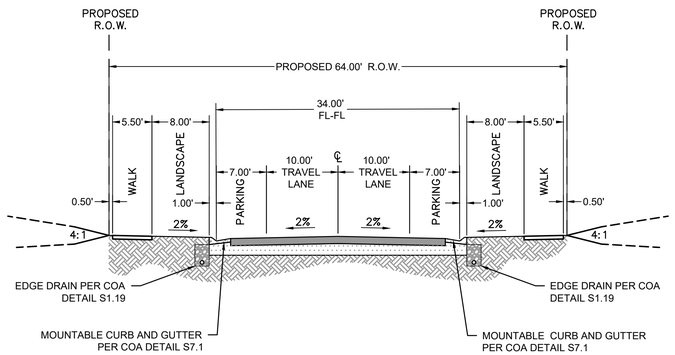
'B' LOT TEMPLATE



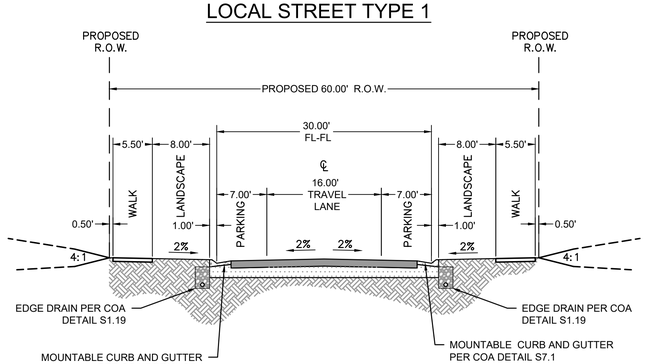
'G' LOT TEMPLATE



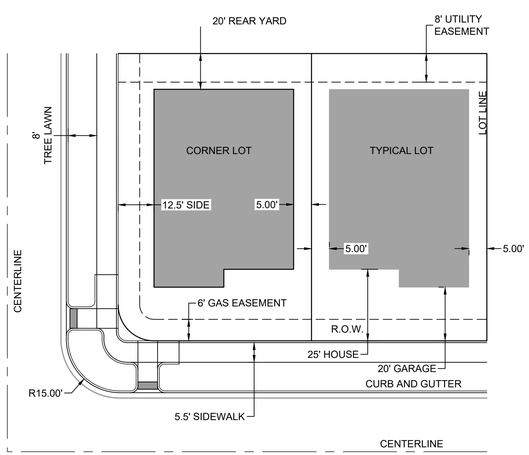
'W' LOT TEMPLATE



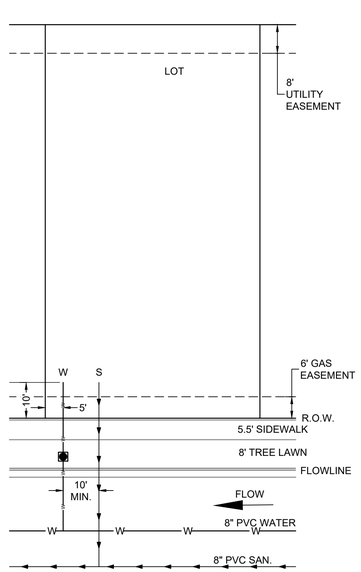
LOCAL STREET TYPE 1



LOCAL STREET TYPE 2



TYPICAL LOTTING SETBACKS AND EASEMENTS



TYPICAL LOT SERVICES
N.T.S.

REVISIONS		
#	DATE	
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH
DRAWING: GENERAL NOTES & TYPICAL SECTIONS
CLIENT: CITY OF AURORA
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: HORZ: VERT:
DATE: 11-04-2022

CIVIL ENGINEER: HR GREEN
CONTACT: ALEX AZAR, PE
9619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.754.4045
E: AZAR@HRGREEN.COM

HRGreen

SHEET NUMBER
GN1

SHEET 02 OF 35
PROJECT NO. 8677-000

2022-11-04 3:00pm By: smorton
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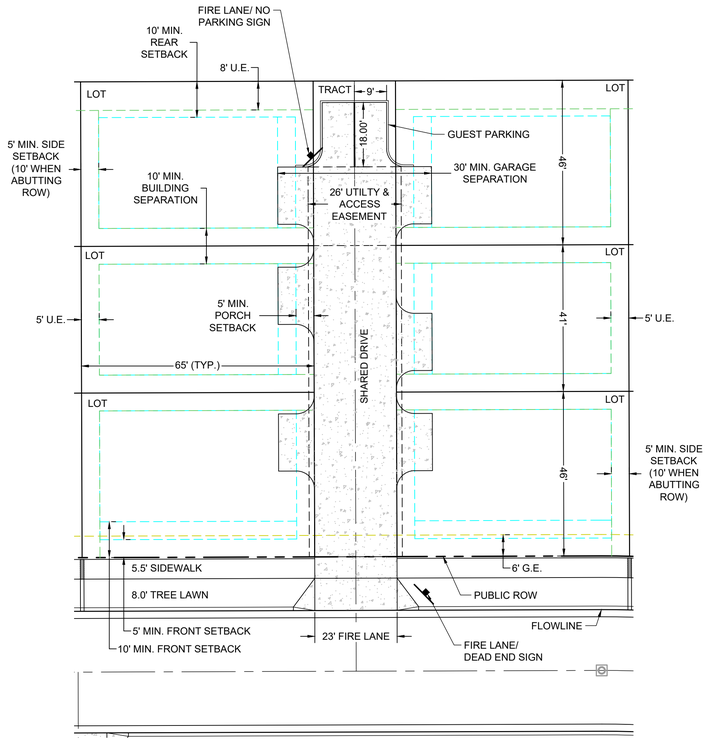
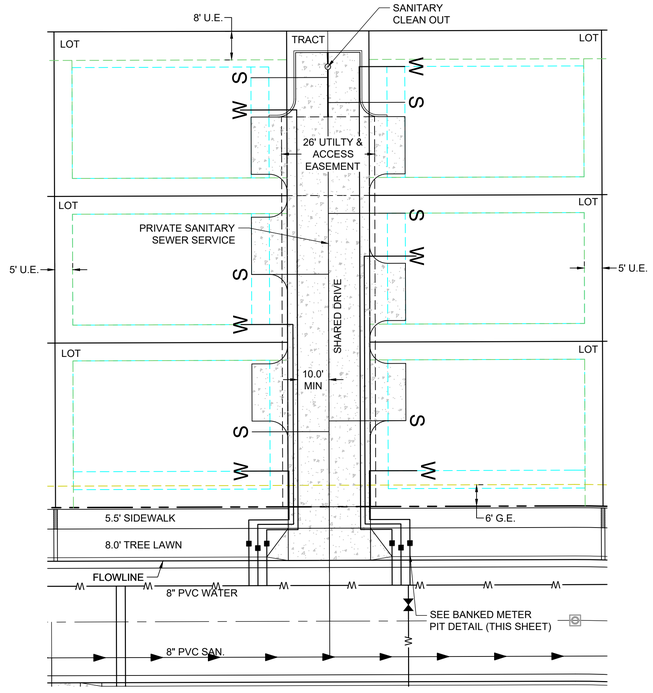
KINGS POINT SOUTH - PA 1-4



TYPICAL MOTOR COURT 6-PACK SETBACKS AND EASEMENTS

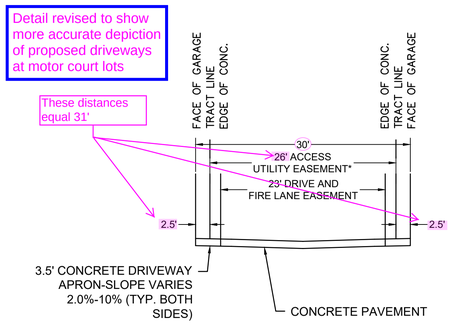
1" = 20'



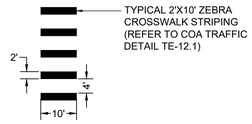
TYPICAL MOTOR COURT 6-PACK SERVICES

1" = 20'

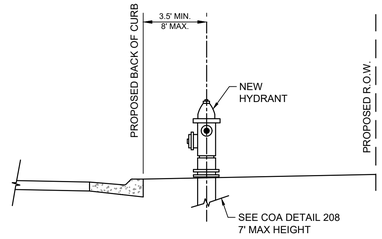
Detail revised to show more accurate depiction of proposed driveways at motor court lots



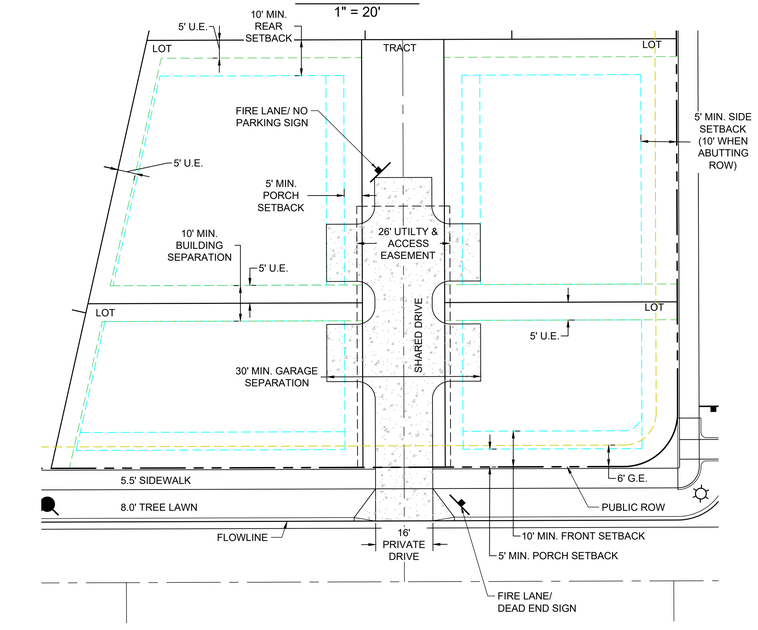
TYPICAL 23' PRIVATE DRIVEWAY



CROSSWALK DETAIL

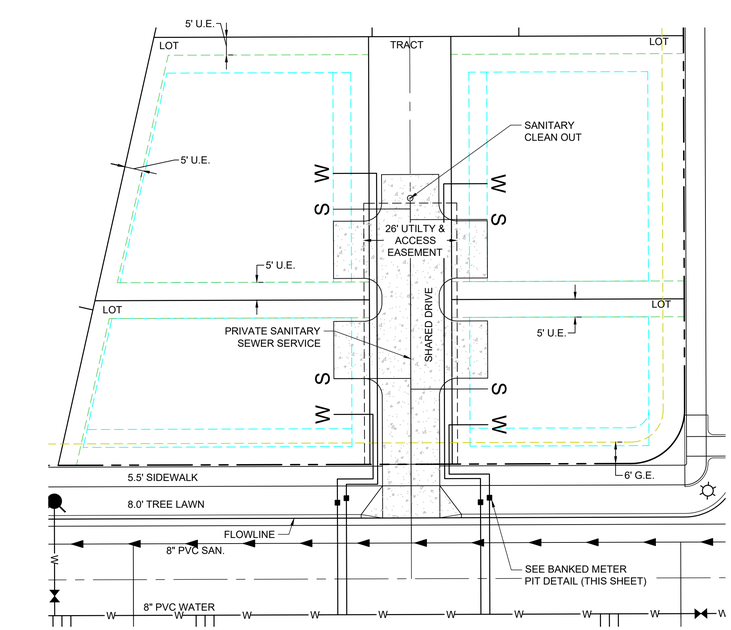


TYPICAL FIRE HYDRANT PLACEMENT



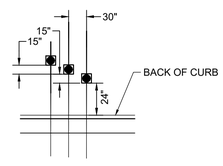
TYPICAL MOTOR COURT 4-PACK SETBACKS AND EASEMENTS

1" = 20'



TYPICAL MOTOR COURT 4-PACK SERVICES

1" = 20'



BANKED METER PIT FOR MOTOR COURT LOT WATER SERVICE CONNECTIONS

SCALE: 1"=10'

#	DATE
1	
2	
3	
4	
5	
6	

REVISIONS

PROJECT: KINGS POINT SOUTH

DRAWING: GENERAL NOTES & TYPICAL SECTIONS

CLIENT: CITY OF AURORA

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: HORZ:
VERT:
DATE: 11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: AJ AZAR, P.E., PTOE
9619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.602.4644
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER

GN2

SHEET 03 OF 35
PROJECT NO. 8677-000

2022-11-04 3:01pm By: smorton
J:\2021\121000.01\CAD\Dwgs\GS\SHP\sht\01-General_Notes.dwg

KINGS POINT SOUTH - PA 1-4

Lot #	Block #	Square Footage	Frontage	Setbacks				Classification	Zone
				Front		Side	Rear		
				House	Garage				
1	1	7946	53	20	25	5/12.5**	20	CORNER	R-1
2	1	7354	60	20	25	5	20	INTERIOR	R-1
3*	1	7287	59.13	20	25	5	20	INTERIOR	R-1
4*	1	10076	37.5	20	25	5	20	INTERIOR	R-1
5*	1	5653	56.18	20	25	5	20	INTERIOR	R-1
6*	1	5343	51.23	20	25	5	20	INTERIOR	R-1
7	1	5500	50	20	25	5	20	INTERIOR	R-1
8	1	5500	50	20	25	5	20	INTERIOR	R-1
9	1	5500	50	20	25	5	20	INTERIOR	R-1
10	1	5500	50	20	25	5	20	INTERIOR	R-1
11	1	5500	50	20	25	5	20	INTERIOR	R-1
12	1	5500	50	20	25	5	20	INTERIOR	R-1
13	1	5500	50	20	25	5	20	INTERIOR	R-1
14	1	5500	50	20	25	5	20	INTERIOR	R-1
15*	1	6156	47.03	20	25	5	20	INTERIOR	R-1
16*	1	6612	46.69	20	25	5	20	INTERIOR	R-1
17*	1	6867	46.69	20	25	5	20	INTERIOR	R-1
18*	1	6867	46.69	20	25	5	20	INTERIOR	R-1
19*	1	9985	50.63	20	25	5/12.5**	20	CORNER	R-1
35*	3	6734	46.69	20	25	5	20	INTERIOR	R-1
36*	3	6662	46.64	20	25	5	20	INTERIOR	R-1
37*	3	5870	36.58	20	25	5	20	INTERIOR	R-1
38*	3	5878	50.02	20	25	5	20	INTERIOR	R-1
39*	3	5878	50.01	20	25	5	20	INTERIOR	R-1
40*	3	5878	50	20	25	5	20	INTERIOR	R-1
41*	3	5991	51.5	20	25	5	20	INTERIOR	R-1
42*	3	6022	51.5	20	25	5	20	INTERIOR	R-1
43*	3	6022	51.5	20	25	5	20	INTERIOR	R-1
44*	3	5991	51.5	20	25	5	20	INTERIOR	R-1
45*	3	5983	51.5	20	25	5	20	INTERIOR	R-1
46*	3	5998	51.5	20	25	5	20	INTERIOR	R-1
47*	3	5983	51.5	20	25	5	20	INTERIOR	R-1
48*	3	6573	50.04	20	25	5	20	INTERIOR	R-1
49*	3	7269	50.27	20	25	5	20	INTERIOR	R-1
50	3	7200	60	20	25	5	20	INTERIOR	R-1
51	3	7200	60	20	25	5	20	INTERIOR	R-1
52	3	7200	60	20	25	5	20	INTERIOR	R-1
53	3	7200	60	20	25	5	20	INTERIOR	R-1
1	4	8286	53	20	25	5/12.5**	20	CORNER	R-1
2	4	7054	60	20	25	5	20	INTERIOR	R-1
3	4	7054	60	20	25	5	20	INTERIOR	R-1
4	4	7054	60	20	25	5	20	INTERIOR	R-1
5	4	7055	60	20	25	5	20	INTERIOR	R-1
6	4	7053	60	20	25	5	20	INTERIOR	R-1
7	4	7054	60	20	25	5	20	INTERIOR	R-1
8*	4	8331	73.03	20	25	5	20	INTERIOR	R-1
9*	4	7969	66.34	20	25	5	20	INTERIOR	R-1
10	4	7939	66.16	20	25	5	20	INTERIOR	R-1
11	4	7939	66.16	20	25	5	20	INTERIOR	R-1
12*	4	8555	55.5	20	25	5	20	INTERIOR	R-1
13*	4	7378	60	20	25	5	20	INTERIOR	R-1
14	4	7207	60	20	25	5	20	INTERIOR	R-1
15	4	8377	55	20	25	5/12.5**	20	CORNER	R-1
1	5	8352	55	20	25	5/12.5**	20	CORNER	R-1
2	5	7200	60	20	25	5	20	INTERIOR	R-1
3	5	7200	60	20	25	5	20	INTERIOR	R-1
4	5	7200	60	20	25	5	20	INTERIOR	R-1
5	5	7200	60	20	25	5	20	INTERIOR	R-1
6	5	7200	60	20	25	5	20	INTERIOR	R-1
7	5	7200	60	20	25	5	20	INTERIOR	R-1
8*	5	6414	48.88	20	25	5	20	INTERIOR	R-1
9*	5	6229	49.37	20	25	5	20	INTERIOR	R-1
10	5	6000	50	20	25	5	20	INTERIOR	R-1
11	5	6000	50	20	25	5	20	INTERIOR	R-1
12	5	6000	50	20	25	5	20	INTERIOR	R-1
13*	5	7023	60.48	20	25	5	20	INTERIOR	R-1
14*	5	6790	61.2	20	25	5	20	INTERIOR	R-1
15	5	6000	50	20	25	5	20	INTERIOR	R-1
16	5	6000	50	20	25	5	20	INTERIOR	R-1
17	5	6912	43	20	25	5/12.5**	20	CORNER	R-1
18	5	6912	43	20	25	5/12.5**	20	CORNER	R-1
19	5	6000	50	20	25	5	20	INTERIOR	R-1
20*	5	6316	52.28	20	25	5	20	INTERIOR	R-1
21*	5	6714	51.1	20	25	5	20	INTERIOR	R-1
22*	5	6423	51.97	20	25	5	20	INTERIOR	R-1
23	5	6020	50.17	20	25	5	20	INTERIOR	R-1
24	5	6020	50.17	20	25	5	20	INTERIOR	R-1
25	5	6020	50.17	20	25	5	20	INTERIOR	R-1
26*	5	6340	55.48	20	25	5	20	INTERIOR	R-1
27*	5	6531	58.57	20	25	5	20	INTERIOR	R-1
28	5	7200	60	20	25	5	20	INTERIOR	R-1
29	5	7200	60	20	25	5	20	INTERIOR	R-1
30	5	7200	60	20	25	5	20	INTERIOR	R-1
31	5	7200	60	20	25	5	20	INTERIOR	R-1
32	5	7200	60	20	25	5	20	INTERIOR	R-1
33	5	7200	60	20	25	5	20	INTERIOR	R-1
34	5	8352	55	20	25	5/12.5**	20	CORNER	R-1

*LOTS ARE LOCATED ON A CURVE. FRONTAGE FOR THESE LOTS ARE MEASURED AT THE FRONT LOT LINE. R-1 ZONING ALLOWS FOR A 35' MINIMUM LOT FRONTAGE ON CURVES
**ADJACENT TO THE RIGHT-OF-WAY ONLY. 5' SIDE SETBACK ADJACENT TO LOT OR TRACT.

Lot #	Block #	Square Footage	Frontage	Setbacks				Classification	Zone
				Front		Side	Rear		
				House	Garage				
1	6	8051	52.5	20	25	5/12.5**	20	CORNER	R-1
2	6	8111	52.98	20	25	5	20	INTERIOR	R-1
3	6	7201	60.02	20	25	5/12.5**	20	CORNER	R-1
4	6	7200	60	20	25	5	20	INTERIOR	R-1
5	6	7200	60	20	25	5	20	INTERIOR	R-1
6	6	7199	59.98	20	25	5	20	INTERIOR	R-1
7	6	7201	60.02	20	25	5	20	INTERIOR	R-1
8	6	7199	59.98	20	25	5	20	INTERIOR	R-1
9*	6	7356	60.03	20	25	5	20	INTERIOR	R-1
10*	6	7655	61.49	20	25	5	20	INTERIOR	R-1
11	6	6065	50	20	25	5	20	INTERIOR	R-1
12*	6	7733	75.47	20	25	5	20	INTERIOR	R-1
13*	6	8546	97.26	20	25	5	20	INTERIOR	R-1
14*	6	8576	97.26	20	25	5	20	INTERIOR	R-1
15*	6	6653	59.49	20	25	5	20	INTERIOR	R-1
16*	6	6139	50	20	25	5	20	INTERIOR	R-1
17*	6	6136	50	20	25	5	20	INTERIOR	R-1
18*	6	6163	50	20	25	5	20	INTERIOR	R-1
19*	6	6244	50.88	20	25	5	20	INTERIOR	R-1
20*	6	6242	50.88	20	25	5	20	INTERIOR	R-1
21*	6	6242	50.88	20	25	5	20	INTERIOR	R-1
22*	6	6242	50.88	20	25	5	20	INTERIOR	R-1
23*	6	6242	50.88	20	25	5	20	INTERIOR	R-1
24*	6	6243	50.89	20	25	5	20	INTERIOR	R-1
25*	6	7172	68.3	20	25	5	20	INTERIOR	R-1
26*	6	8891	101.14	20	25	5	20	INTERIOR	R-1
27	6	8352	55	20	25	5/12.5**	20	CORNER	R-1
28	6	7800	65	20	25	5	20	INTERIOR	R-1
29*	6	7939	71.36	20	25	5	20	INTERIOR	R-1
30*	6	7615	64.97	20	25	5	20	INTERIOR	R-1
31	6	7752	64.58	20	25	5	20	INTERIOR	R-1
32	6	7782	64.58	20	25	5	20	INTERIOR	R-1
33*	6	8078	63.92	20	25	5	20	INTERIOR	R-1
34*	6	8257	63.51	20	25	5	20	INTERIOR	R-1
35	6	7200	60	20	25	5	20	INTERIOR	R-1
36	6	7200	60	20	25	5	20	INTERIOR	R-1
37	6	7200	60	20	25	5	20	INTERIOR	R-1
38	6	7200	60	20	25	5	20	INTERIOR	R-1
39	6	7440	60	20	25	5	20	INTERIOR	R-1
40	6	7448	61.04	20	25	5	20	INTERIOR	R-1
41	6	7611	50.21	20	25	5	20	INTERIOR	R-1

LOT #	BLOCK #	SQUARE FOOTAGE	WIDTH (1)	DEPTH (2)	SETBACKS (3)		
					OPENSPACE OR STREET	SHARED PROPERTY LINE	REAR
1	2	2942	65	46	10	5	10
2	2	2665	65	41	10	5	10
3	2	3462	65	53.27	10	5	10
4	2	3462	65	53.27	10	5	10
5	2	2667	65	41	10	5	10
6	2	3909	65.37	60.43	10	5	10
7	2	3371	65	58.49	10	5	10
8	2	2665	65	41	10	5	10
9	2	3462	65	53.27	10	5	10
10	2	3462	65	53.27	10	5	10
11	2	2665	65	41	10	5	10
12	2	3272	65	46.3	10	5	10
13	2	3713	80.39	56.78	10	5	10
14	2	4826	80.39	69.08	10	5	10
15	2	2990	65	46	10	5	10
16	2	2665	65	41	10	5	10
17	2	3485	65	46.23	10	5	10
18	2	5028	76.71	73.55	10	5	10
19	2	3769	76.71	46	10	5	10
20	2	2942	65	46	10	5	10
21	2	4781	65	73.55	10	5	10
1	3	3592	65	61.6	10	5	10
2	3	2665	65	41	10	5	10
3	3	2990	65	46	10	5	10
4	3	2665	65	41	10	5	10
5	3	4331	65	61.6	10	5	10
6	3	2665	65	41	10	5	10
7	3	2990	65	46	10	5	10
8	3	2990	65	46	10	5	10
9	3	2665	65	41	10	5	10
10	3	3194	65	46	10	5	10
11	3	2990	65	46	10	5	10
12	3	2665	65	41	10	5	10
13	3	2990	65	46	10	5	10
14	3	2990	65	46	10	5	10
15	3	2665	65	41	10	5	10
16	3	2990	65	46	10	5	10
17	3	2990	65	46	10	5	10
18	3	2665	65	41	10	5	10
19	3	2990	65	46	10	5	10
20	3	2990	65	46	10	5	10
21	3	2665	65	41	10	5	10
22	3	2990	65	46	10	5	10
23	3	2990	65	46	10	5	10
24	3	2665	65	41	10	5	10
25	3	2990	65	46	10	5	10
26	3	2990	65	46	10	5	10
27	3	2665	65	41	10	5	10
28	3	2990	65	46.11	10	5	10
29	3	3221	65	46.11	10	5	10
30	3	2665	65	41	10	5	10
31	3	2990	65	46	10	5	10
32	3	2990	65	46	10	5	10
33	3	2665	65	41	10	5	10
34	3	3625	65	44.82	10	5	10

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

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH
DRAWING: LOT AREA TABLES
CLIENT: CITY OF AURORA
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: HORZ: VERT:
DATE: 11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: AZAR AZARIAN, PE
9619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-754-3464
E: AZAR@HRGREEN.COM

HRGreen

SHEET NUMBER
LAT1

SHEET 04 OF 35
PROJECT NO. 8677-000

2022-11-04 3:01pm By: smorton
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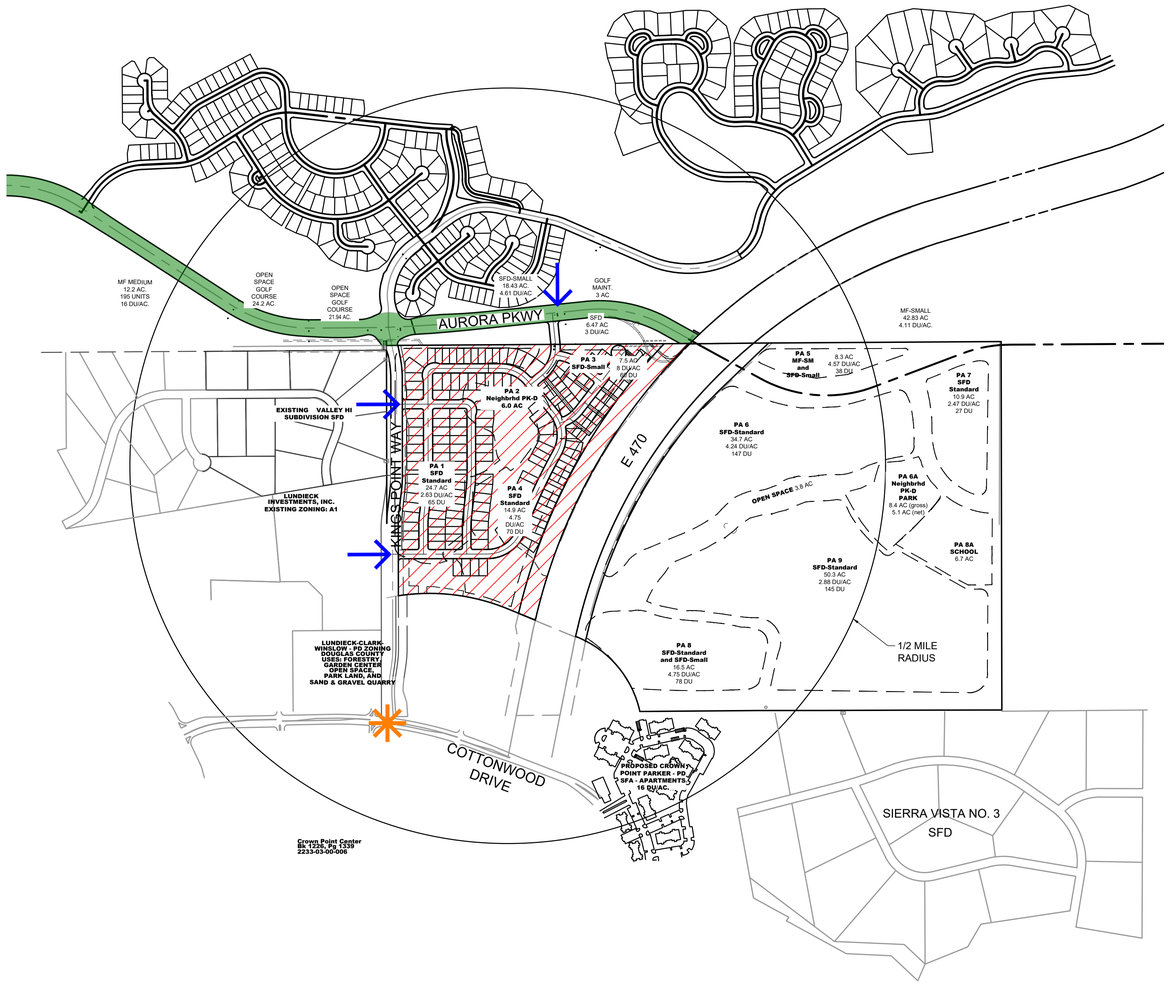
KINGS POINT SOUTH - PA 1-4

DEVELOPMENT ACCESS LOCATIONS

FILING 1 SITE ACCESS

FILING 1 SITE AREA

INFRASTRUCTURE PHASE 1 IMPROVEMENTS



SITE PHASING NOTES:

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

WATER:

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

SANITARY SEWER:

1. OFFSITE INFRASTRUCTURE SANITARY FEED FROM AURORA PARKWAY
2. ONSITE LIFT STATION
3. ONSITE FORCE MAIN AND SANITARY SEWER LINES

STORM DRAINAGE:

1. OFFSITE INFRASTRUCTURE:
   - REGIONAL DETENTION AND WATER QUALITY FACILITIES LOCATED DOWNSTREAM OF SITE.

ROADWAY:

1. OFFSITE INFRASTRUCTURE WITH A MINIMUM OF AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT INCLUDE:
   - AURORA PARKWAY UP TO E-470 (EASTERN LIMIT)
2. ONSITE AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT.
3. TWO POINTS OF ACCESS

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

WATER:

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

SANITARY SEWER:

1. OFFSITE INFRASTRUCTURE SANITARY FEED FROM AURORA PARKWAY
2. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY

STORM DRAINAGE:

1. OFFSITE INFRASTRUCTURE:
   - REGIONAL DETENTION AND WATER QUALITY FACILITIES LOCATED DOWNSTREAM OF SITE.

ROADWAY:

1. OFFSITE INFRASTRUCTURE WITH A MINIMUM OF AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT INCLUDE:
   AURORA PARKWAY UP TO E-470 (EASTERN LIMIT)
2. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
3. TWO POINTS OF ACCESS

ADDITIONAL NOTES:

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

NORTH

0 500 1000

SCALE: 1" - 500'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: CONTEXT MAP

CLIENT: CITY OF AURORA

		SCALE:	HORZ: 1"=500'
DESIGNED BY:	AJZ		VERT: NOT APPLICABLE
DRAWN BY:	STM	DATE:	11-04-2022
CHECKED BY:	AJZ		

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
6619 DTC PARKWAY - SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.200.4646
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER

CM1

SHEET 05 OF 35

PROJECT NO. 8677-000

2022-11-04 3:01 pm By: amorton
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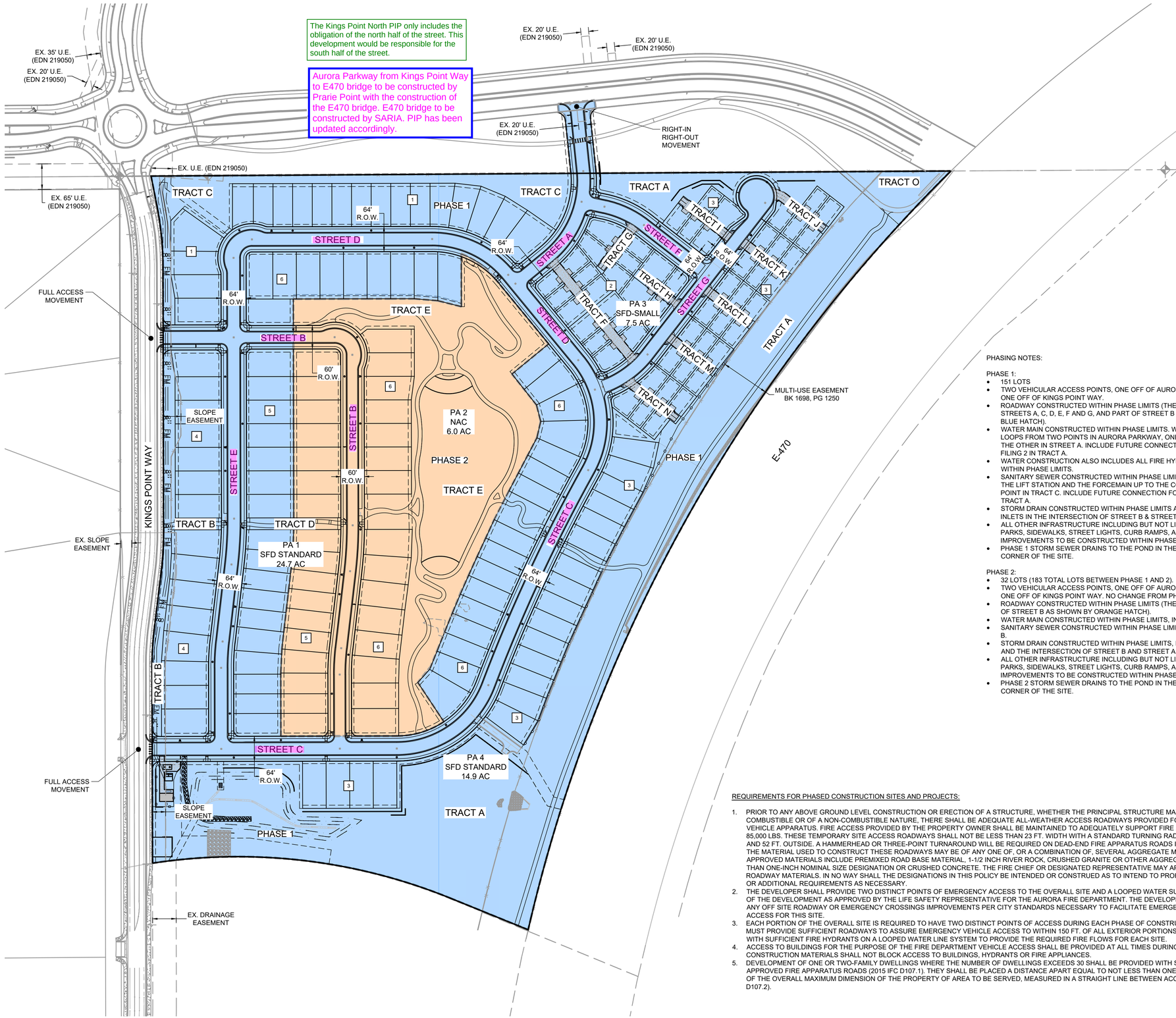
KINGS POINT SOUTH - PA 1-4



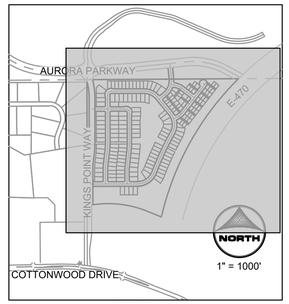
PHASING NOTES:

PHASE 1:
- 151 LOTS
- TWO VEHICULAR ACCESS POINTS, ONE OFF OF AURORA PARKWAY, ONE OFF OF KINGS POINT WAY.
- ROADWAY CONSTRUCTED WITHIN PHASE LIMITS (THE ENTIRETY OF STREETS A, C, D, E, F AND G, AND PART OF STREET B AS SHOWN BY BLUE HATCH).
- WATER MAIN CONSTRUCTED WITHIN PHASE LIMITS. WATER SUPPLY LOOPS FROM TWO POINTS IN AURORA PARKWAY, ONE IN TRACT C, THE OTHER IN STREET A. INCLUDE FUTURE CONNECTION FOR FILING 2 IN TRACT A.
- WATER CONSTRUCTION ALSO INCLUDES ALL FIRE HYDRANTS WITHIN PHASE LIMITS.
- SANITARY SEWER CONSTRUCTED WITHIN PHASE LIMITS, INCLUDING THE LIFT STATION AND THE FORCEMAIN UP TO THE CONNECTION POINT IN TRACT C. INCLUDE FUTURE CONNECTION FOR FILING 2 IN TRACT A.
- STORM DRAIN CONSTRUCTED WITHIN PHASE LIMITS AND THE INLETS IN THE INTERSECTION OF STREET B & STREET C.
- ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO PARKS, SIDEWALKS, STREET LIGHTS, CURB RAMPS, AND TRACT IMPROVEMENTS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
- PHASE 1 STORM SEWER DRAINS TO THE POND IN THE SOUTHWEST CORNER OF THE SITE.

PHASE 2:
- 32 LOTS (183 TOTAL LOTS BETWEEN PHASE 1 AND 2).
- TWO VEHICULAR ACCESS POINTS, ONE OFF OF AURORA PARKWAY, ONE OFF OF KINGS POINT WAY. NO CHANGE FROM PHASE 1.
- ROADWAY CONSTRUCTED WITHIN PHASE LIMITS (THE REMAINDER OF STREET B AS SHOWN BY ORANGE HATCH).
- WATER MAIN CONSTRUCTED WITHIN PHASE LIMITS, IN STREET B.
- SANITARY SEWER CONSTRUCTED WITHIN PHASE LIMITS, IN STREET B.
- STORM DRAIN CONSTRUCTED WITHIN PHASE LIMITS, IN TRACT E AND THE INTERSECTION OF STREET B AND STREET A.
- ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO PARKS, SIDEWALKS, STREET LIGHTS, CURB RAMPS, AND TRACT IMPROVEMENTS TO BE CONSTRUCTED WITHIN PHASE LIMITS
- PHASE 2 STORM SEWER DRAINS TO THE POND IN THE SOUTHWEST CORNER OF THE SITE.

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

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



KEYMAP:

LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- FIRE HYDRANT
- BLOCK NUMBER [1]
- STREET LIGHT
- EXISTING STREET LIGHT
- PHASE LINE
- PHASE 1
- PHASE 2

NOTE:
PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

NORTH

0 120 240

SCALE: 1" = 120'

REVISIONS

#	DATE
1	
2	
3	
4	
5	
6	

PROJECT: KINGS POINT SOUTH

DRAWING: OVERALL SITE PLAN

CLIENT: CITY OF AURORA

DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ
SCALE:	HORZ: 1"=120' VERT: NOT APPLICABLE
DATE:	11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZAJAC, PE
9619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
720-284-4646
E: AZAJAC@HRGREEN.COM

HRGreen

SHEET NUMBER

OSP1

SHEET 06 OF 35
PROJECT NO. 8677-000

2022-11-04 3:02pm By: smorton
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KINGS POINT SOUTH - PA 1-4

1. provide sight triangles, per COA TE-13, at all alley and motor court driveway approaches with public ROW

These were included with the last submittal

Revised (Typ.)

change this R.O.W. line to be continuous

Added

Label the Section corner here

This line is not shown on the plat and has been removed from the site plan

label this line

AURORA PARKWAY
6 OR 4-LANE MAJOR ARTERIAL
(ROW VARIES)

SOUTH LINE OF THE SW 1/4 OF SEC. 34

EX. U.E. (EDN 219050)

N89°35'38"E 145.54'

923.74'

923.74'

change to Water easement (typ.)

Revised

TRACT C
63,781 SF
1.464 AC

Removed

STREET D
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

STREET B
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

STREET B
LOCAL TYPE II
(60' WIDE PUBLIC ROW)

STREET D
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

KINGS POINT WAY
(80' WIDE PUBLIC ROW)
COLLECTOR

THE NORTHWEST 1/4 OF SECTION 3

Kings Point Way is a Town of Parker owned roadway and therefore no centerline monument has been added in this location

add centerline monument here

label access as full movement, right in/right out, etc

Added

change this R.O.W. line to be continuous (typ.)

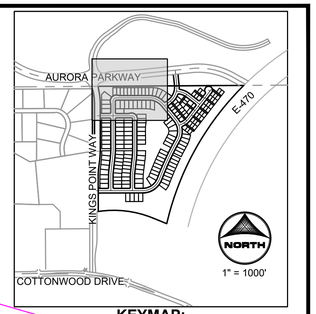
Comment addressed throughout the site plan. Legends revised accordingly. Typ.

SEE SHEET 08

SEE SHEET 09

SLOPE EASEMENT REC. NO. 2019034595

SLOPE EASEMENT REC. NO. 2019034593



KEYMAP:

LEGEND

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

SIGNAGE LEGEND:

1 — R-1 W/ STREET NAME SIGN 30"x30"
2A — W11-2 30"x30" W16-7p 24"x12"
2B — W11-2 30"x30" W16-9p 24"x12"
3 — W14-2 30"x30"
4 — R2-1 24"x30"
5 — R3-2 24"x24"
6A — R8-3 (CENTER) 12"X18" R7-201a 12"X6"
6B — R8-3-MOD 12"X18" R7-201a 12"X6"

KEYNOTES

PROPOSED CROSSWALK	1
MOUNTABLE CURB AND GUTTER	2
VERTICAL CURB AND GUTTER	2A
PROPOSED RAMPS	3
PROPOSED SIDEWALK	4
PROPOSED PRIVATE 10' TRAIL/SIDEWALK	5
PROPOSED CROSSPAN	6
PROPOSED PRIVATE RETAINING WALL	7
PROPOSED MAIL KIOSK. SEE SHEET 34	8
PROPOSED GRASSCRETE APRON	9
PROPOSED SIDEWALK CHASE	10
PROPOSED DRY CREEK LIFT STATION	11
PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3	12
SOUND ATTENUATION WALL	13

NOTE:
1. SEE SHEET 02 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE

NORTH
0 40 80
SCALE: 1" - 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH
DRAWING: SITE PLAN
CLIENT: CITY OF AURORA

DESIGNED BY:	AJZ	HOR2:	1"=40'
DRAWN BY:	STN	SCALE:	VERT:NOT APPLICABLE
CHECKED BY:	AJZ	DATE:	11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA
6619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 303.753.1866
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER
SP1

SHEET 07 OF 35
PROJECT NO. 8677-000

2022-11-04 3:03pm By: smorton
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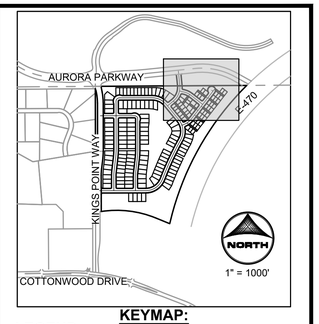
KINGS POINT SOUTH - PA 1-4

AURORA PARKWAY
6 OR 4-LANE MAJOR ARTERIAL
(ROW VARIES)

20' U.E.
20' U.E.
Added
label access as full movement, right in/right out, etc
R25'
R25'
R.O.W. R25'
R.O.W. R25'
ROW to be dedicated by separate document
Is this R.O.W. needed for this plat? If so, begin the dedication process by submitting the documents to dedicationproperty@auroragov.org.
Site Plan has been revised to clarify the limits of the drainage easement
Tract A encompasses area that is not part of a drainage system. The plat and site plan should be revised to either dedicate drainage easements to the appropriate areas or separate tracts for the appropriate areas.
Revised to access easement.
change to Access easement to match the plat
change this R.O.W. line to be continuous (typ.)
Comment addressed throughout the site plan. Legends revised accordingly. Typ.
Added
add centerline monument here
Revised
change this
1/4 OF SEC. 34
923.74'
618.15'
285.39'
STREET A
LOCAL TYPE I
(64' WIDE PUBLIC ROW)
TRACT C
63,781 SF
1.464 AC
TRACT A
560,556 SF
12.869 AC
STREET F
LOCAL TYPE I
(64' WIDE PUBLIC ROW)
TRACT I
3,289 SF
0.076 AC
TRACT G
2,983 SF
0.068 AC
STREET G
LOCAL TYPE I
(ROW VARIES)
TRACT H
2,720 SF
0.063 AC
STREET D
LOCAL TYPE I
(64' WIDE PUBLIC ROW)
TRACT J
3,576 SF
0.082 AC
TRACT K
3,059 SF
0.070 AC
TRACT L
3,059 SF
0.070 AC
TRACT O
19,286 SF
0.443 AC
SIDEWALK EASEMENT
10' UTILITY EASEMENT
8' DRAINAGE EASEMENT
6' DRAINAGE EASEMENT
FL RADIUS = 45'
FL RADIUS = 15'
PARCEL MJ-31-1 LT
BOOK 1698 PAGE 1250
PARCEL TK-37-1
BOOK 1698 PAGE 150
E-470 HIGHWAY
change this R.O.W. line to be continuous (typ.)
Comment addressed throughout the site plan. Legends revised accordingly. Typ.
SEE SHEET 07
SEE SHEET 10



KEYMAP:

LEGEND

ROW/PROPERTY LINE	
PROPERTY BOUNDARY	
EASEMENT	
SETBACK	
SIGHT TRIANGLE	
LANDSCAPE TRIANGLE	
FIRE HYDRANT	
BLOCK NUMBER	1
LOT NUMBER	1
STREET LIGHT	
EXISTING STREET LIGHT	
PHASE LINE	

SIGNAGE LEGEND:

1 STOP — R-1 W/ STREET NAME SIGN 30"x30"
2A — W11-2 30"x30" W16-7p 24"x12"
2B AHEAD — W11-2 30"x30" W16-9p 24"x12"
3 NO OUTLET — W14-2 30"x30"
4 SPEED LIMIT 25 — R2-1 24"x30"
5 — R3-2 24"x24"
6A FIRE LANE — R8-3 (CENTER) 12"X18" R7-201a 12"X6"
6B FIRE LANE NO PARKING ANYTIME TOW AWAY ZONE — R8-3-MOD 12"X18" R7-201a 12"X6"

KEYNOTES

PROPOSED CROSSWALK	1
MOUNTABLE CURB AND GUTTER	2
VERTICAL CURB AND GUTTER	2A
PROPOSED RAMPS	3
PROPOSED SIDEWALK	4
PROPOSED PRIVATE 10' TRAIL/SIDEWALK	5
PROPOSED CROSSPAN	6
PROPOSED PRIVATE RETAINING WALL	7
PROPOSED MAIL KIOSK. SEE SHEET 34	8
PROPOSED GRASSCRETE APRON	9
PROPOSED SIDEWALK CHASE	10
PROPOSED DRY CREEK LIFT STATION	11
PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3	12
SOUND ATTENUATION WALL	13

NOTE:
1. SEE SHEET 02 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE

NORTH
0 40 80
SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH
DRAWING: SITE PLAN
CLIENT: CITY OF AURORA
DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ
HORZ:1"=40'
VERT:NOT APPLICABLE
DATE: 11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
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HRGreen

SHEET NUMBER
SP2
SHEET 08 OF 35
PROJECT NO. 8677-000

2022-11-04 3:03pm By: smorton
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KINGS POINT SOUTH - PA 1-4

Added

label access as full movement, right in/right out, etc

Comment addressed throughout the site plan. Legends revised accordingly. Typ.

change this R.O.W. line to be continuous (typ.)

Comment addressed throughout the site plan. Legends revised accordingly. Typ.

change this R.O.W. line to be continuous (typ.)

SEE SHEET 07

SEE SHEET 10

SEE SHEET 11

STREET B
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

STREET B
LOCAL TYPE II
(60' WIDE PUBLIC ROW)

STREET E
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

STREET B
LOCAL-TYPE II
(64' WIDE PUBLIC ROW)

KINGS POINT WAY
2-LANE COLLECTOR
(80' WIDE PUBLIC ROW)

(BASIS OF BEARINGS)
WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3

TRACT B
29,080 SF
0.668 AC

TRACT D
7,203 SF
0.165 AC

TRACT E
277,485 SF
6.370 AC

SLOPE EASEMENT
REC. NO. 2019034593

SLOPE EASEMENT
REC. NO. 2019034595

SLOPE EASEMENT
REC. NO. 2019034596

REC. NO. 2019034589

FL RADIUS = 68'

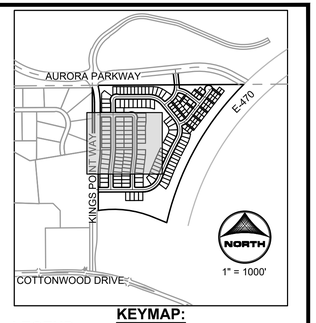
FL RADIUS = 30'

64' R.O.W.
34' FL-FL

60' R.O.W.
30' FL-FL

30' R.O.W.
15' FL-FL

KEYMAP:



LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- SIGHT TRIANGLE
- LANDSCAPE TRIANGLE
- FIRE HYDRANT
- BLOCK NUMBER [1]
- LOT NUMBER 1
- STREET LIGHT
- EXISTING STREET LIGHT
- PHASE LINE

SIGNAGE LEGEND:

1 STOP — R-1 W/ STREET NAME SIGN 30"x30"

2A — W11-2 30"x30" W16-7p 24"x12"

2B AHEAD — W11-2 30"x30" W16-9p 24"x12"

3 NO OUTLET — W14-2 30"x30"

4 SPEED LIMIT 25 — R2-1 24"x30"

5 — R3-2 24"x24"

6A FIRE LANE — R8-3 (CENTER) 12"X18" R7-201a 12"X6"

6B TRK LANE NO DRIVE OR PARKING — R8-3-MOD 12"X18" R7-201a 12"X6"

KEYNOTES

PROPOSED CROSSWALK	1
MOUNTABLE CURB AND GUTTER	2
VERTICAL CURB AND GUTTER	2A
PROPOSED RAMPS	3
PROPOSED SIDEWALK	4
PROPOSED PRIVATE 10' TRAIL/SIDEWALK	5
PROPOSED CROSSPAN	6
PROPOSED PRIVATE RETAINING WALL	7
PROPOSED MAIL KIOSK. SEE SHEET 34	8
PROPOSED GRASSCRETE APRON	9
PROPOSED SIDEWALK CHASE	10
PROPOSED DRY CREEK LIFT STATION	11
PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3	12
SOUND ATTENUATION WALL	13

NOTE:
1. SEE SHEET 02 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE

NORTH
0 40 80
SCALE: 1" = 40'

REVISIONS

#	DATE
1	
2	
3	
4	
5	
6	

PROJECT: KINGS POINT SOUTH

DRAWING: SITE PLAN

CLIENT: CITY OF AURORA

DESIGNED BY:	AJZ	SCALE:	HORZ:1"=40'
DRAWN BY:	STM		VERT:NOT APPLICABLE
CHECKED BY:	AJZ	DATE:	11-04-2022

CIVIL ENGINEER: HR GREEN
ADAM J. ZAZAR, P.E.
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.963.4646
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HR Green

SHEET NUMBER
SP3

SHEET 09 OF 35
PROJECT NO. 8677-000

2022-11-04, 3:03pm By: smorton
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KINGS POINT SOUTH - PA 1-4

SEE SHEET 08

SEE SHEET 09

SEE SHEET 12

Maximum intersection angle +/- 20 degrees

Angle measured at 70.25 degrees. No change has been made.

Comment addressed throughout the site plan. Legends revised accordingly. Typ.

change this R.O.W. line to be continuous (typ.)

Comment addressed throughout the site plan. Legends revised accordingly. Typ.

change this R.O.W. line to be continuous (typ.)

TRACT E
277,485 SF
6.370 AC

TRACT A
560,556 SF
12.869 AC

TRACT M
3,059 SF
0.070 AC

TRACT N
3,358 SF
0.077 AC

STREET C
LOCAL TYPE L
(64' WIDE PUBLIC ROW)

E-470
HIGHWAY

PARCEL MU-31-1 LT
BOOK 1698 PAGE 1250

PARCEL MU-31-1 RT
BOOK 1698 PAGE 1250

PARCEL TR-31-1
BOOK 1698 PAGE 150

AURORA PARKWAY

KINGS POINT WAY

COTTONWOOD DRIVE

E-470

1" = 1000'

KEYMAP:

LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- SIGHT TRIANGLE
- LANDSCAPE TRIANGLE
- FIRE HYDRANT
- BLOCK NUMBER [1]
- LOT NUMBER 1
- STREET LIGHT
- EXISTING STREET LIGHT
- PHASE LINE

SIGNAGE LEGEND:

1 STOP — R-1 W/ STREET NAME SIGN 30"x30"

2A — W11-2 30"x30" W16-7p 24"x12"

2B — AHEAD W11-2 30"x30" W16-9p 24"x12"

3 NO OUTLET — W14-2 30"x30"

4 SPEED LIMIT 25 — R2-1 24"x30"

5 — R3-2 24"x24"

6A FIRE LANE — R8-3 (CENTER) 12"X18" R7-201a 12"X6"

6B FIRE LANE NO PARKING TOW AWAY ZONE — R8-3-MOD 12"X18" R7-201a 12"X6"

KEYNOTES

PROPOSED CROSSWALK	1
MOUNTABLE CURB AND GUTTER	2
VERTICAL CURB AND GUTTER	2A
PROPOSED RAMPS	3
PROPOSED SIDEWALK	4
PROPOSED PRIVATE 10' TRAIL/SIDEWALK	5
PROPOSED CROSSPAN	6
PROPOSED PRIVATE RETAINING WALL	7
PROPOSED MAIL KIOSK. SEE SHEET 34	8
PROPOSED GRASSCRETE APRON	9
PROPOSED SIDEWALK CHASE	10
PROPOSED DRY CREEK LIFT STATION	11
PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3	12
SOUND ATTENUATION WALL	13

NOTE:
1. SEE SHEET 02 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE

NORTH

0 40 80

SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: SITE PLAN

CLIENT: CITY OF AURORA

DESIGNED BY: AJZ | SCALE: HORZ:1"=40' VERT:NOT APPLICABLE

DRAWN BY: STM | DATE: 11-04-2022

CHECKED BY: AJZ

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
9519 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.754.3444
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER

SP4

SHEET 10 OF 35

PROJECT NO. 8677-000

2022-11-04 3:04pm By: smorton
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KINGS POINT SOUTH - PA 1-4

SEE SHEET 09

SEE SHEET 10

SEE SHEET 12

Comment addressed throughout the site plan. Legends revised accordingly. Typ.

change this R.O.W. line to be continuous (typ.)

Added

add centerline monument here

Added

label access as full movement, right in/right out, etc

Per direction of Nina via email on 12/21/2022, Vern stated that the lift station should be within a tract dedicated to the City to own and maintain. The Site Plan and Plat sheets have been revised accordingly.

change this Water easement (typ.)

Revised

License agreement will be provided for this wall within the drainage easement after the first CD submittal

change this R.O.W. line to be continuous (typ.)

Comment addressed throughout the site plan. Legends revised accordingly. Typ.

add centerline monument here

Added

change this Water easement (typ.)

Revised

these walls in the Drainage easement may need to be covered by a License Agreement. Please confirm this with Aurora Water

Easement has been revised to include the pond and the drainageway. Most walls are no longer within the drainage easement due to drainageway grading revisions per coordination with MHFD. For the walls that do remain within the drainage easement, a license agreement will be provided after the first CD submittal.

DRAINAGE EASEMENT

Tract A encompasses area that is not part of a drainage system. The plat and site plan should be revised to either dedicate drainage easements to the appropriate areas or separate tracts for the appropriate areas.

Tract A is not a drainage easement in its entirety - the drainage easement callout on this sheet is misleading. Leaders have been added to show the limits of the easement, similar to how its shown on the plat.

change to Water easement

Revised

KINGSTON WAY (COLLECTOR (80' PUBLIC ROW))

STREET E LOCAL TYPE I (64' WIDE PUBLIC ROW)

STREET B LOCAL TYPE II (60' WIDE PUBLIC ROW)

STREET C LOCAL TYPE I (64' WIDE PUBLIC ROW)

STREET C LOCAL TYPE I (64' WIDE PUBLIC ROW)

TRACT A 560,556 SF 12.869 AC

TRACT B 29,080 SF 0.668 AC

SANITARY EASEMENT

SLOPE EASEMENT REC. NO. 2019034596

DRAINAGE EASEMENT

DRAINAGE EASEMENT REC. NO. 2019034592

PROPOSED RIGHT-OF-WAY REC. NO. 2016075382

100-YEAR WSEL

XCEL REG STATION PAD

UNPLATTED

PARCEL MU-31-1 LT BOOK 1698 PAGE 1250

SOUTHERLY LINE OF BOOK 801 PAGE 471

N67°52'57"W 213.59'

Δ=30°48'47" R=1438.00' L=773.34'

AURORA PARKWAY

E-470

KINGS POINT WAY

COTTONWOOD DRIVE

NORTH

1" = 1000'

KEYMAP:

LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- SIGHT TRIANGLE
- LANDSCAPE TRIANGLE
- FIRE HYDRANT
- BLOCK NUMBER
- LOT NUMBER
- STREET LIGHT
- EXISTING STREET LIGHT
- PHASE LINE

SIGNAGE LEGEND:

1. R-1 W/ STREET NAME SIGN 30"x30"
2A. W11-2 30"x30" W16-7p 24"x12"
2B. W11-2 30"x30" W16-9p 24"x12"
3. W14-2 30"x30"
4. R2-1 24"x30"
5. R3-2 24"x24"
6A. R8-3 (CENTER) 12"X18" R7-201a 12"X6"
6B. R8-3-MOD 12"X18" R7-201a 12"X6"

KEYNOTES

PROPOSED CROSSWALK	1
MOUNTABLE CURB AND GUTTER	2
VERTICAL CURB AND GUTTER	2A
PROPOSED RAMPS	3
PROPOSED SIDEWALK	4
PROPOSED PRIVATE 10' TRAIL/SIDEWALK	5
PROPOSED CROSSPAN	6
PROPOSED PRIVATE RETAINING WALL	7
PROPOSED MAIL KIOSK. SEE SHEET 34	8
PROPOSED GRASSCRETE APRON	9
PROPOSED SIDEWALK CHASE	10
PROPOSED DRY CREEK LIFT STATION	11
PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3	12
SOUND ATTENUATION WALL	13

NOTE:
1. SEE SHEET 02 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE

NORTH

0 40 80

SCALE: 1" - 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: SITE PLAN

CLIENT: CITY OF AURORA

DESIGNED BY: AJZ

DRAWN BY: STN

CHECKED BY: AJZ

SCALE: HORZ.:1"=40' VERT.:NOT APPLICABLE

DATE: 11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.772.2044
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER

SP5

SHEET 11 OF 35

PROJECT NO. 8677-000

2022-11-04 3:04pm By: smorton
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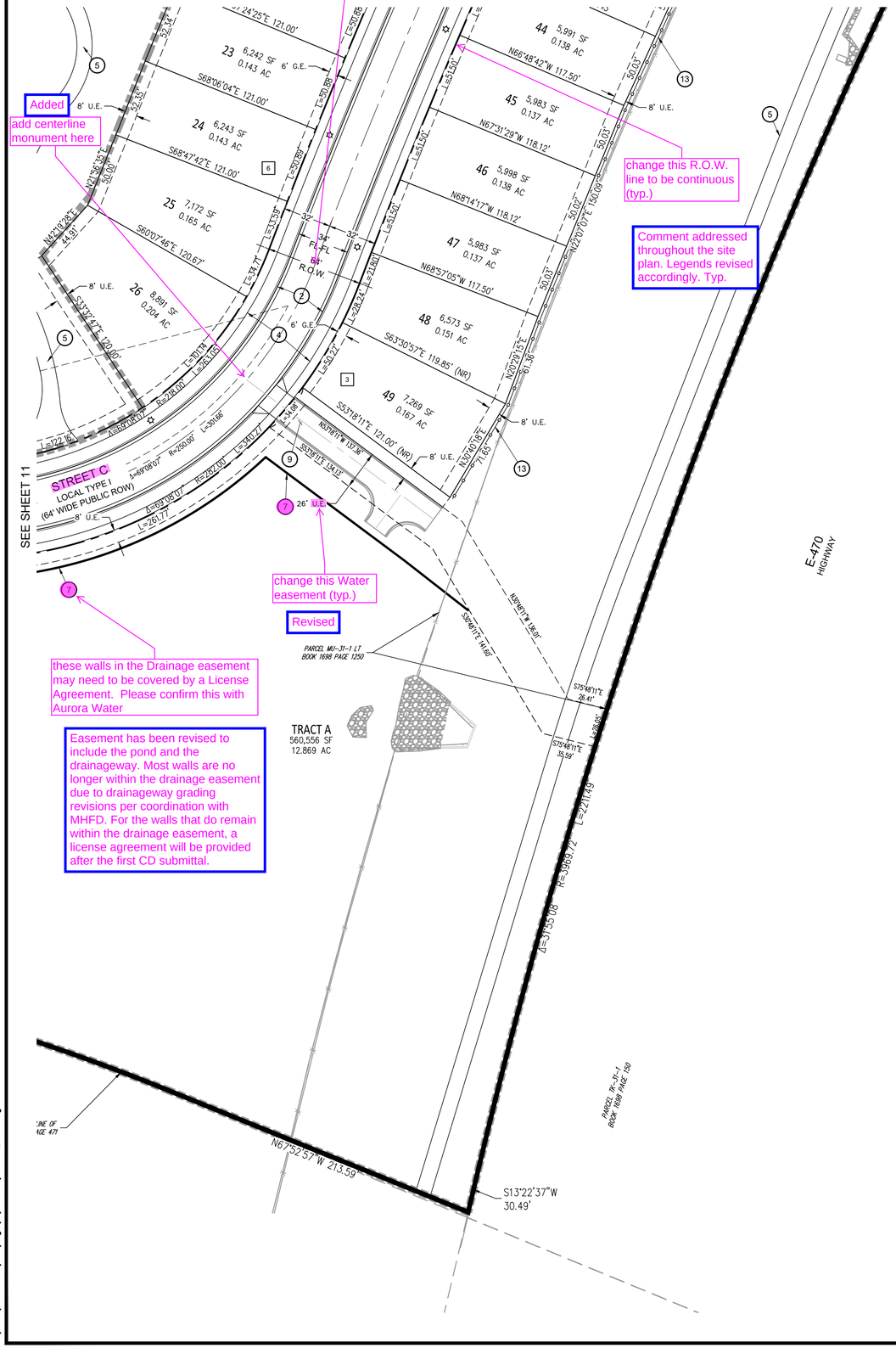
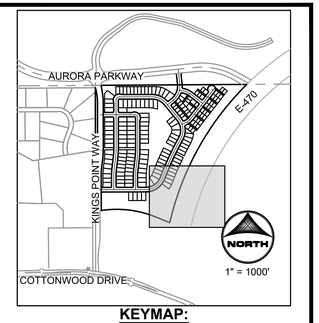
KINGS POINT SOUTH - PA 1-4



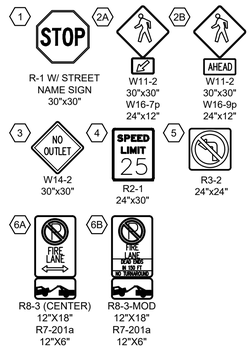


KEYMAP:

LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- SIGHT TRIANGLE
- LANDSCAPE TRIANGLE
- FIRE HYDRANT
- BLOCK NUMBER [1]
- LOT NUMBER 1
- STREET LIGHT
- EXISTING STREET LIGHT
- PHASE LINE

SIGNAGE LEGEND:



KEYNOTES

PROPOSED CROSSWALK	1
MOUNTABLE CURB AND GUTTER	2
VERTICAL CURB AND GUTTER	2A
PROPOSED RAMPS	3
PROPOSED SIDEWALK	4
PROPOSED PRIVATE 10' TRAIL/SIDEWALK	5
PROPOSED CROSSPAN	6
PROPOSED PRIVATE RETAINING WALL	7
PROPOSED MAIL KIOSK. SEE SHEET 34	8
PROPOSED GRASSCRETE APRON	9
PROPOSED SIDEWALK CHASE	10
PROPOSED DRY CREEK LIFT STATION	11
PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3	12
SOUND ATTENUATION WALL	13

NOTE:
1. SEE SHEET 02 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE

NORTH
0 40 80
SCALE: 1" - 40'

#	DATE	REVISIONS
1		
2		
3		
4		
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6		

PROJECT: KINGS POINT SOUTH
DRAWING: SITE PLAN
CLIENT: CITY OF AURORA
DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ
SCALE: HORZ:1"=40' VERT:NOT APPLICABLE
DATE: 11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: ELIZABETH ARMSTRONG
9619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P. 720.754.0044
E. AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER
SP6

SHEET 12 OF 35
PROJECT NO. 8677-000

2022-11-04 3:04pm By: smorton
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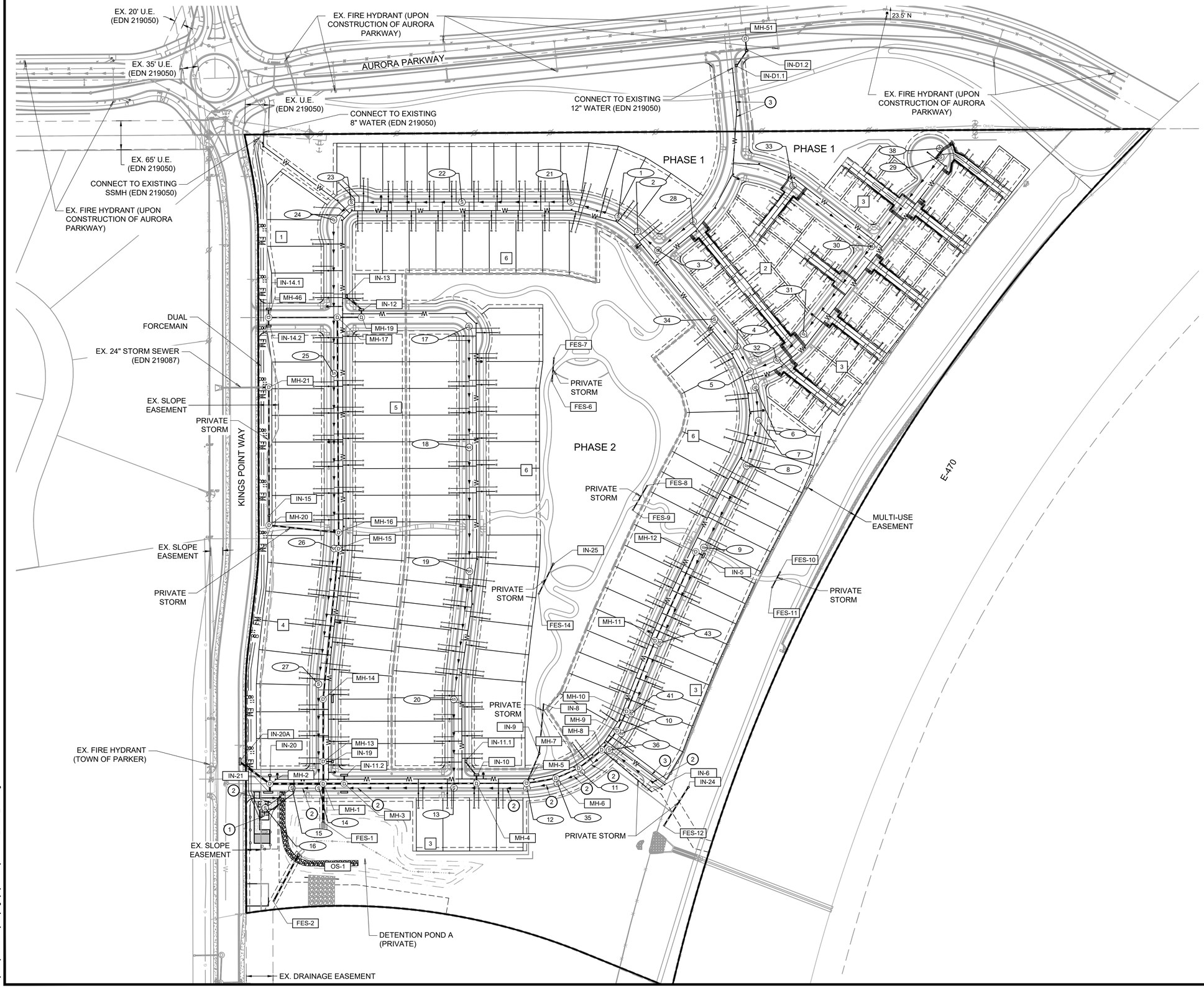
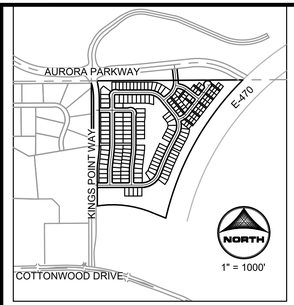
KINGS POINT SOUTH - PA 1-4





KEYMAP:

NOTES

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

LEGEND

- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. FORCE MAIN — 8" FM
- PR. FORCE MAIN
- PR. WATERMAIN — W
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER
- EX. WATERMAIN — W
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE — S
- PR. WATER SERVICE — W
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. THRUST BLOCK
- PR. WATER METER
- BLOCK NUMBER [X]
- FLOW ARROW
- STORM MANHOLE CALLOUT [SD-X]
- SANITARY MANHOLE CALLOUT (SS-X)
- PHASE LINE

KEYNOTES

DRY CREEK LIFT STATION	1
12" PVC SANITARY SEWER PIPE	2
12" PVC WATERMAIN PIPE	3

NORTH

0 100 200

SCALE: 1" = 100'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: OVERALL UTILITY PLAN

CLIENT: CITY OF AURORA

DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ

SCALE: HORZ:1"=120' VERT:NOT APPLICABLE

DATE: 11-04-2022

CIVIL ENGINEER: HR GREEN
JOHN A. ZAHA, PE #51446
9919 DTC PARKWAY, SUITE 1150
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720-754-3464
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HRGreen

SHEET NUMBER

OUP1

SHEET 13 OF 35

PROJECT NO. 8677-000

2022-11-04 3:05pm By: smorton
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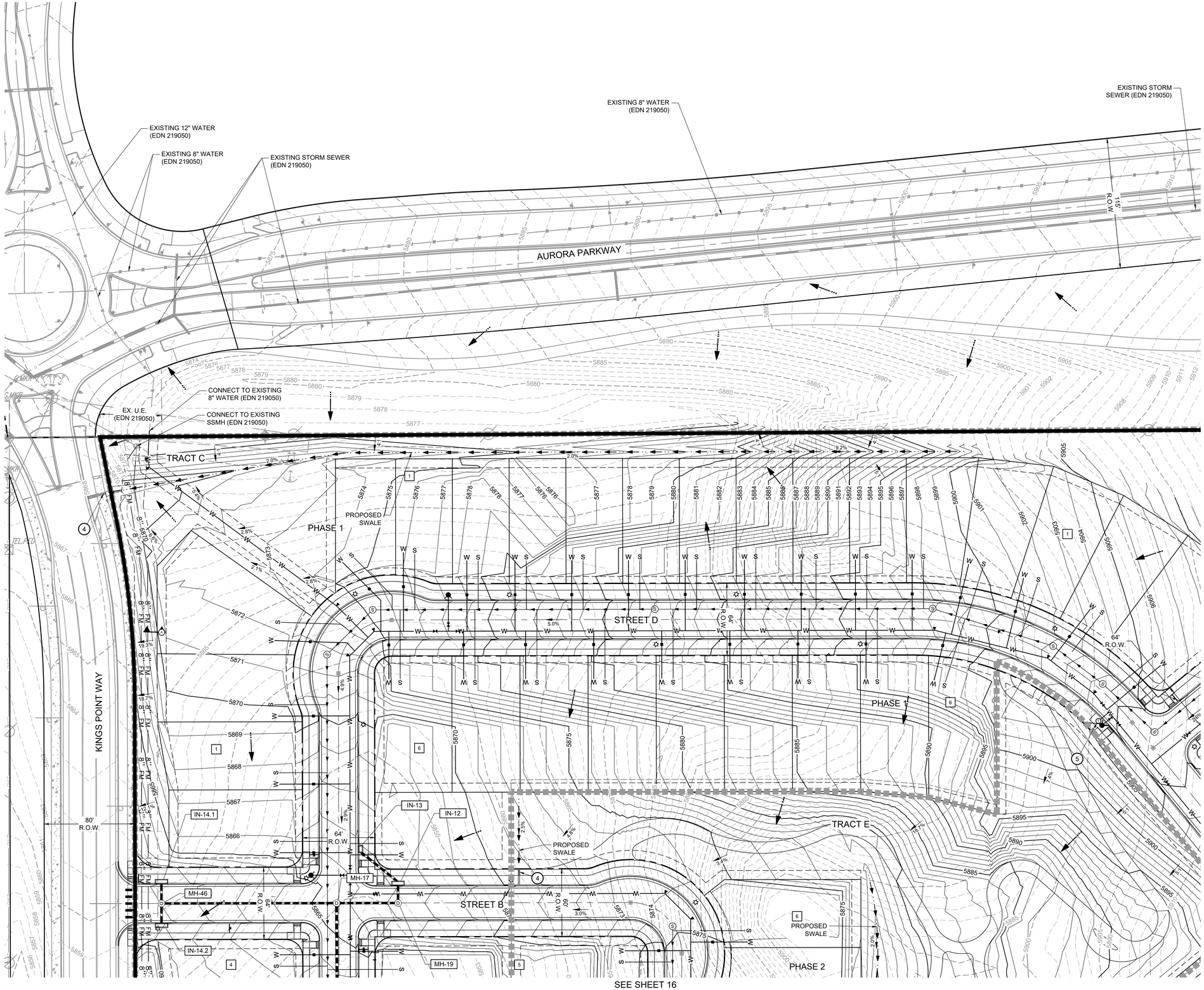
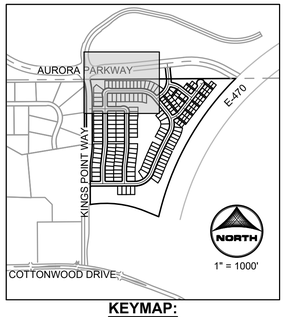
KINGS POINT SOUTH - PA 1-4





KEYMAP:

NOTES

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

LEGEND

- PR. STORM MANHOLE (D)
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE (S)
- PR. SANITARY SEWER
- PR. FORCE MAIN — 8" FM
- PR. WATERMAIN — W
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE (D)
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. SANITARY SEWER
- EX. WATERMAIN
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE
- PR. WATER SERVICE — W
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER SAMPLING STATION
- BLOCK NUMBER [X]
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT [SD-X]
- PHASE LINE
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT

KEYNOTES

1. DRY CREEK LIFT STATION
2. 12" PVC SANITARY SEWER PIPE
3. 12" PVC WATERMAIN PIPE
4. PR. SIDEWALK CHASE
5. PR. SAMPLING STATION

Contact PROS staff about how to supply the CAD grading files for purposes of High Plains Trail coordination.

CAD files have been provided to PROs on 01/09/2023.

NORTH

0 40 80

SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: GRADING & UTILITY PLAN

CLIENT: CITY OF AURORA

DESIGNED BY:	AJZ	SCALE:	HORZ:1" = 40'
DRAWN BY:	STM		VERT:NOT APPLICABLE
CHECKED BY:	AJZ	DATE:	11-04-2022

CIVIL ENGINEER: HR GREEN
CONTACT: ALEX ZARA
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E. AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER

GUP1

SHEET 14 OF 35
PROJECT NO. 8677-000

2022-11-04 3:06pm By: smorton
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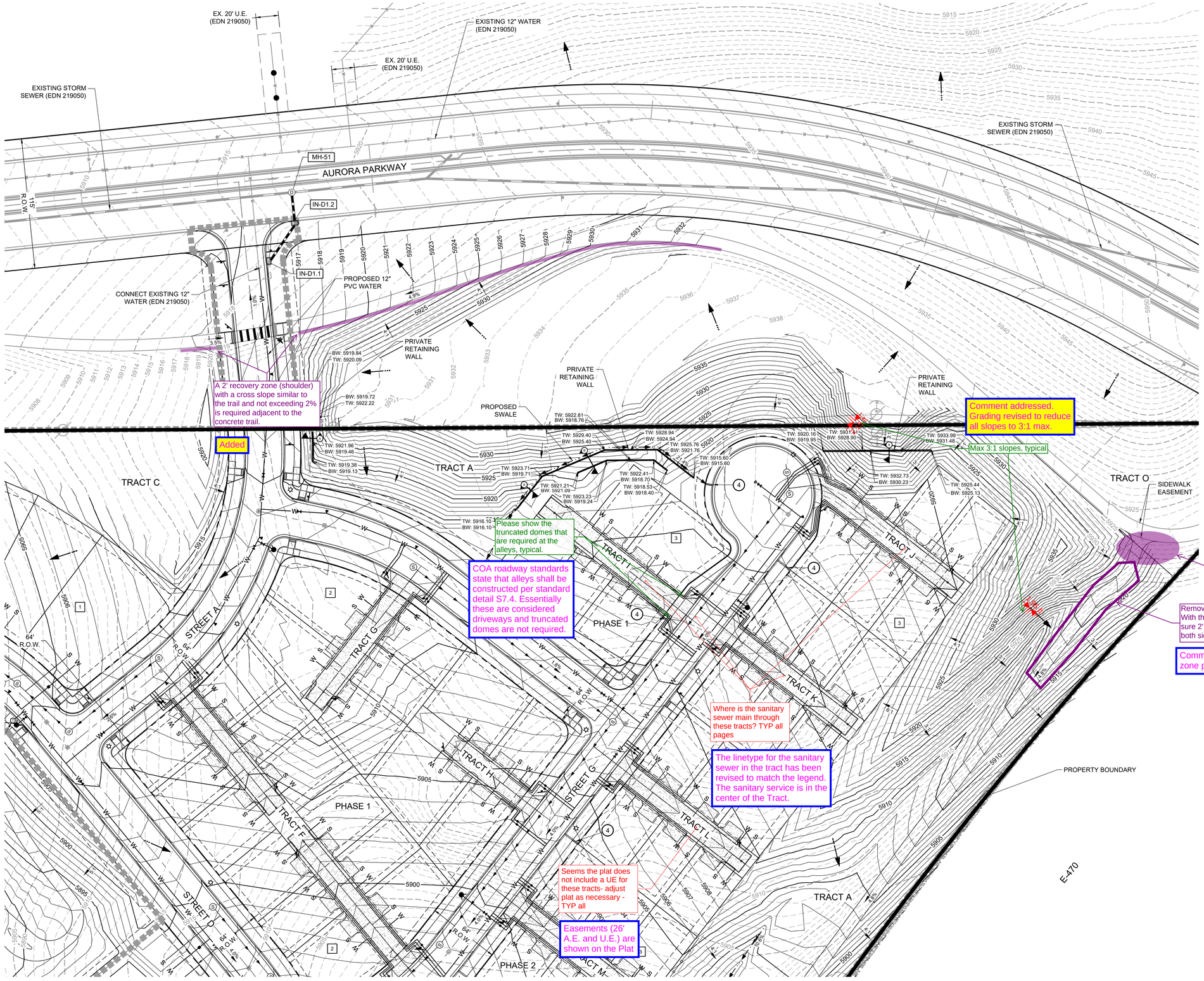
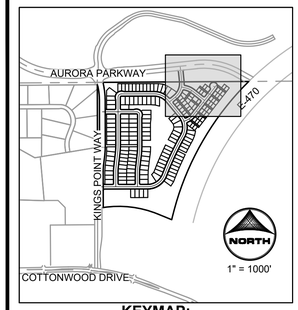
KINGS POINT SOUTH - PA 1-4





KEYMAP:

NOTES

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LEGEND

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- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE (S)
- PR. SANITARY SEWER
- PR. FORCE MAIN — 8" FM
- PR. WATERMAIN — W
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE (D)
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER
- PR. WATER SERVICE — W
- PR. WATER SAMPLING STATION
- SD-X
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT — SD-X
- PHASE LINE
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT

KEYNOTES

DRY CREEK LIFT STATION	1
12" PVC SANITARY SEWER PIPE	2
12" PVC WATERMAIN PIPE	3
PR. SIDEWALK CHASE	4
PR. SAMPLING STATION	5

NORTH

0 40 80

SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
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6		

PROJECT: KINGS POINT SOUTH

DRAWING: GRADING & UTILITY PLAN

CLIENT: CITY OF AURORA

DESIGNED BY:	AJZ	SCALE:	HORZ:1" = 40'
DRAWN BY:	STM		VERT:NOT APPLICABLE
CHECKED BY:	AJZ	DATE:	11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
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GREENWOOD VILLAGE, CO 80111
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HRGreen

SHEET NUMBER

GUP2

SHEET 15 OF 35

PROJECT NO. 8677-000

2022-11-04 3:06pm By: emorton
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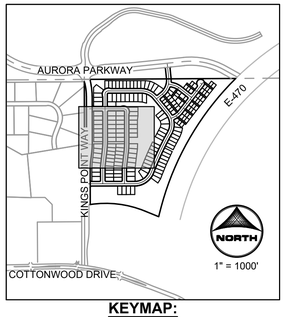
KINGS POINT SOUTH - PA 1-4



KEYMAP:

NOTES

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2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
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LEGEND

- PR. STORM MANHOLE (D)
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE (S)
- PR. SANITARY SEWER
- PR. FORCE MAIN — 8" FM
- PR. WATERMAIN — W
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE (D)
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE (S)
- EX. SANITARY SEWER
- EX. WATERMAIN — W
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE — S
- PR. WATER SERVICE — W
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER SAMPLING STATION (D)
- BLOCK NUMBER [X]
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT [SD-X]
- PHASE LINE
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT

KEYNOTES

- DRY CREEK LIFT STATION (1)
- 12" PVC SANITARY SEWER PIPE (2)
- 12" PVC WATERMAIN PIPE (3)
- PR. SIDEWALK CHASE (4)
- PR. SAMPLING STATION (5)

NORTH
0 40 80
SCALE: 1" = 40'

REVISIONS

#	DATE
1	
2	
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4	
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PROJECT: KINGS POINT SOUTH

DRAWING: GRADING & UTILITY PLAN

CLIENT: CITY OF AURORA

DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ
SCALE:	HORZ:1" = 40' VERT:NOT APPLICABLE
DATE:	11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: A. ZACHARIAS, PE
9619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
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HRGreen

SHEET NUMBER
GUP3

SHEET 16 OF 35
PROJECT NO. 8677-000

2022-11-04 3:07pm By: smorton
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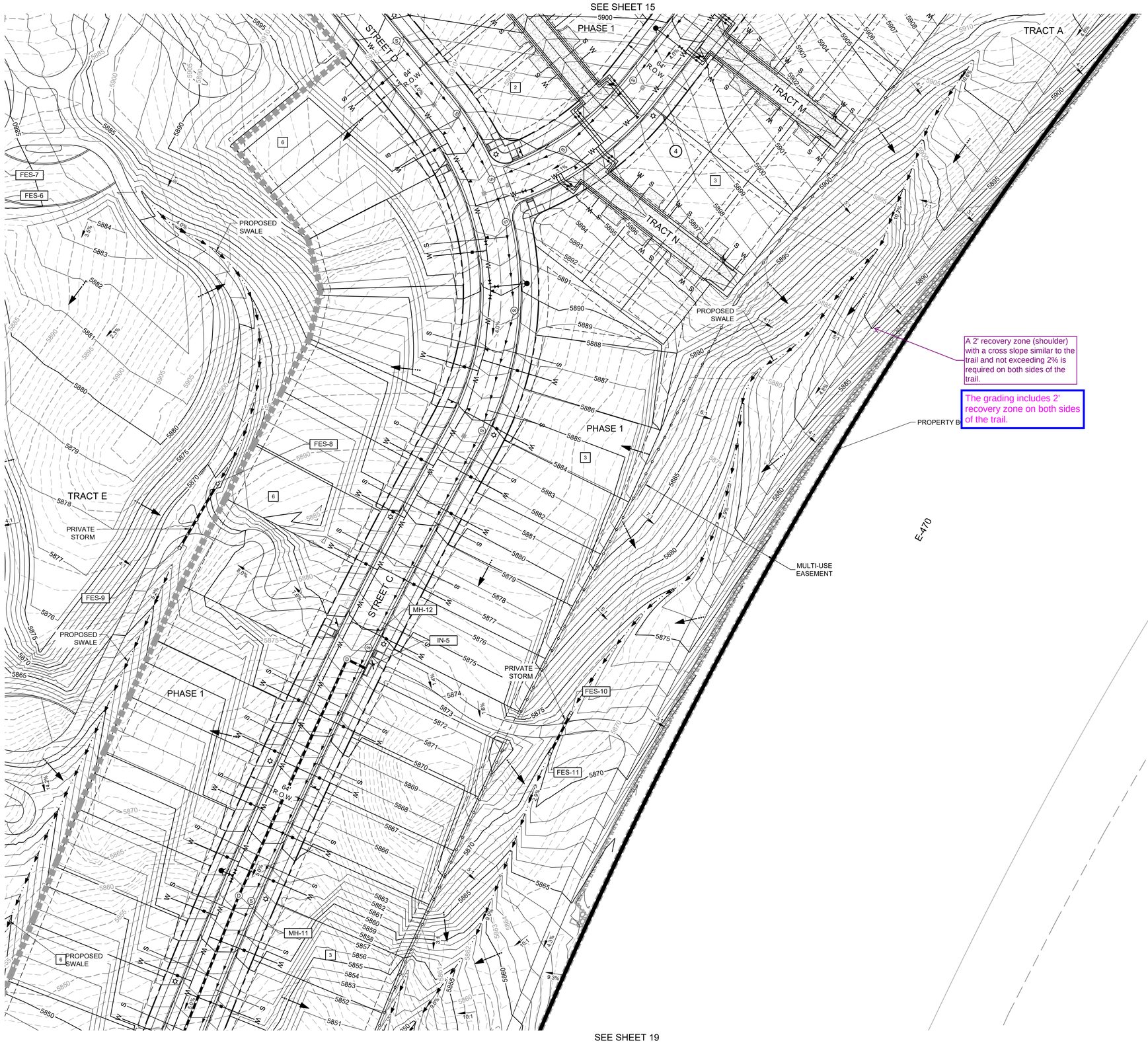
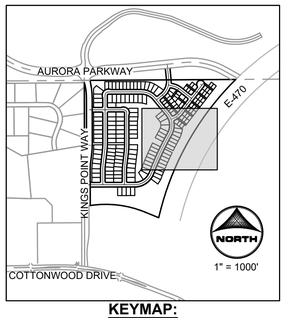
KINGS POINT SOUTH - PA 1-4





KEYMAP:

NOTES

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LEGEND

- PR. STORM MANHOLE (D)
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE (S)
- PR. SANITARY SEWER
- PR. FORCE MAIN — 8" FM
- PR. WATERMAIN — W
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE (D)
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE (S)
- EX. SANITARY SEWER
- EX. WATERMAIN — W
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE — S
- PR. WATER SERVICE — W
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER SAMPLING STATION (T)
- BLOCK NUMBER [X]
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT [SD-X]
- PHASE LINE
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT

KEYNOTES

- DRY CREEK LIFT STATION (1)
- 12" PVC SANITARY SEWER PIPE (2)
- 12" PVC WATERMAIN PIPE (3)
- PR. SIDEWALK CHASE (4)
- PR. SAMPLING STATION (5)

NORTH

0 40 80

SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
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4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: GRADING & UTILITY PLAN

CLIENT: CITY OF AURORA

DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ

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

DATE: 11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARAGOZA
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
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HRGreen

SHEET NUMBER

GUP4

SHEET 17 OF 35
PROJECT NO. 8677-000

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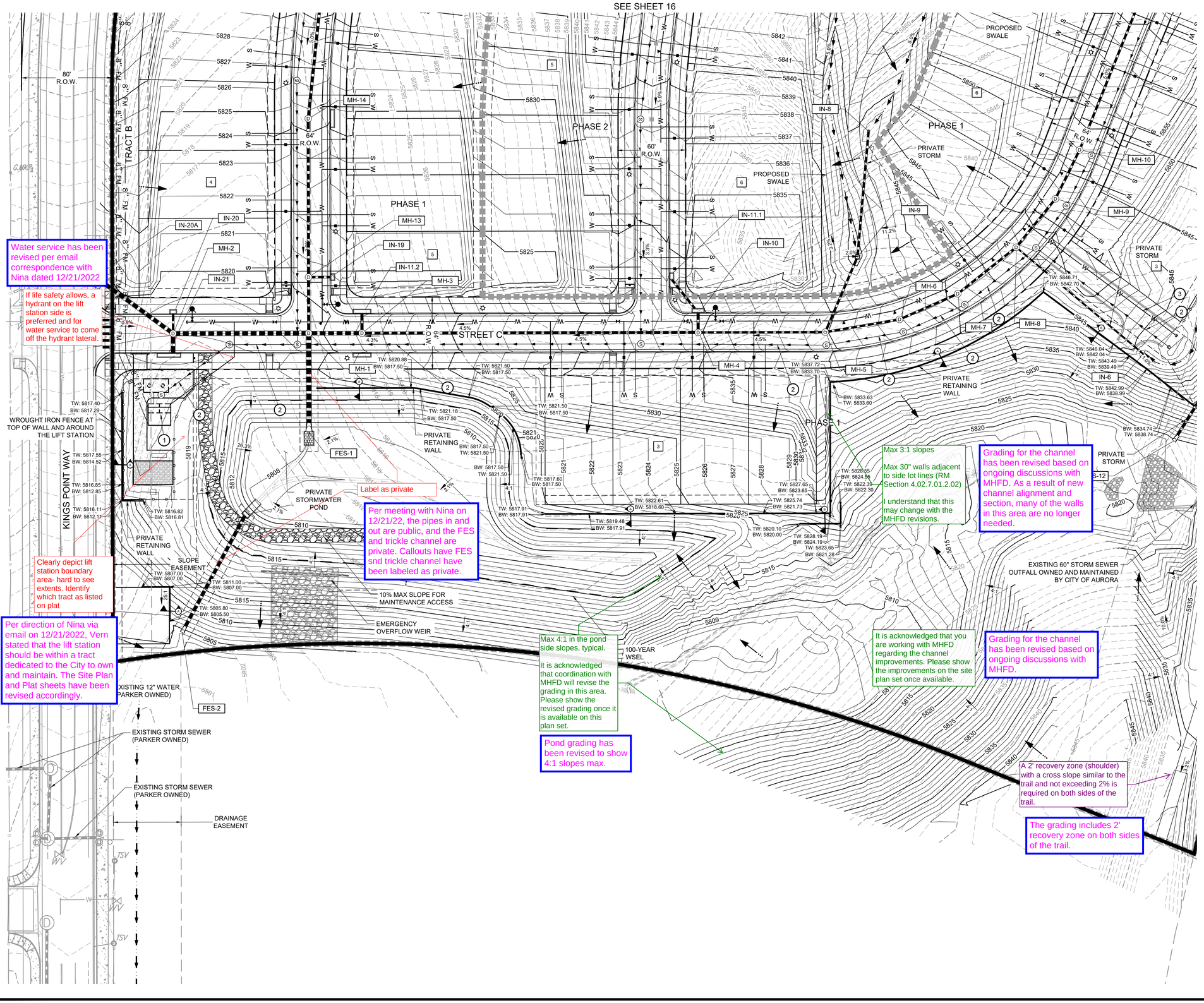
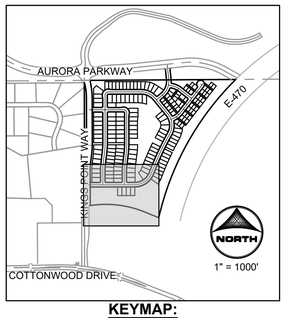
KINGS POINT SOUTH - PA 1-4





KEYMAP:

NOTES

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LEGEND

- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. FORCE MAIN — 8" FM
- PR. WATERMAIN — W
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER
- EX. WATERMAIN — W
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE — S
- PR. WATER SERVICE — W
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER SAMPLING STATION
- BLOCK NUMBER — X
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT — SD-X
- PHASE LINE

U.E. UTILITY EASEMENT
G.E. GAS EASEMENT

KEYNOTES

1. DRY CREEK LIFT STATION
2. 12" PVC SANITARY SEWER PIPE
3. 12" PVC WATERMAIN PIPE
4. PR. SIDEWALK CHASE
5. PR. SAMPLING STATION

NORTH
0 80
40
SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH
DRAWING: GRADING & UTILITY PLAN
CLIENT: CITY OF AURORA
DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ
SCALE: HORZ:1" = 40' VERT:NOT APPLICABLE
DATE: 11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.754.4045
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER
GUP5

SHEET 18 OF 35
PROJECT NO. 8677-000

2022-11-04 3:07pm By: smorton
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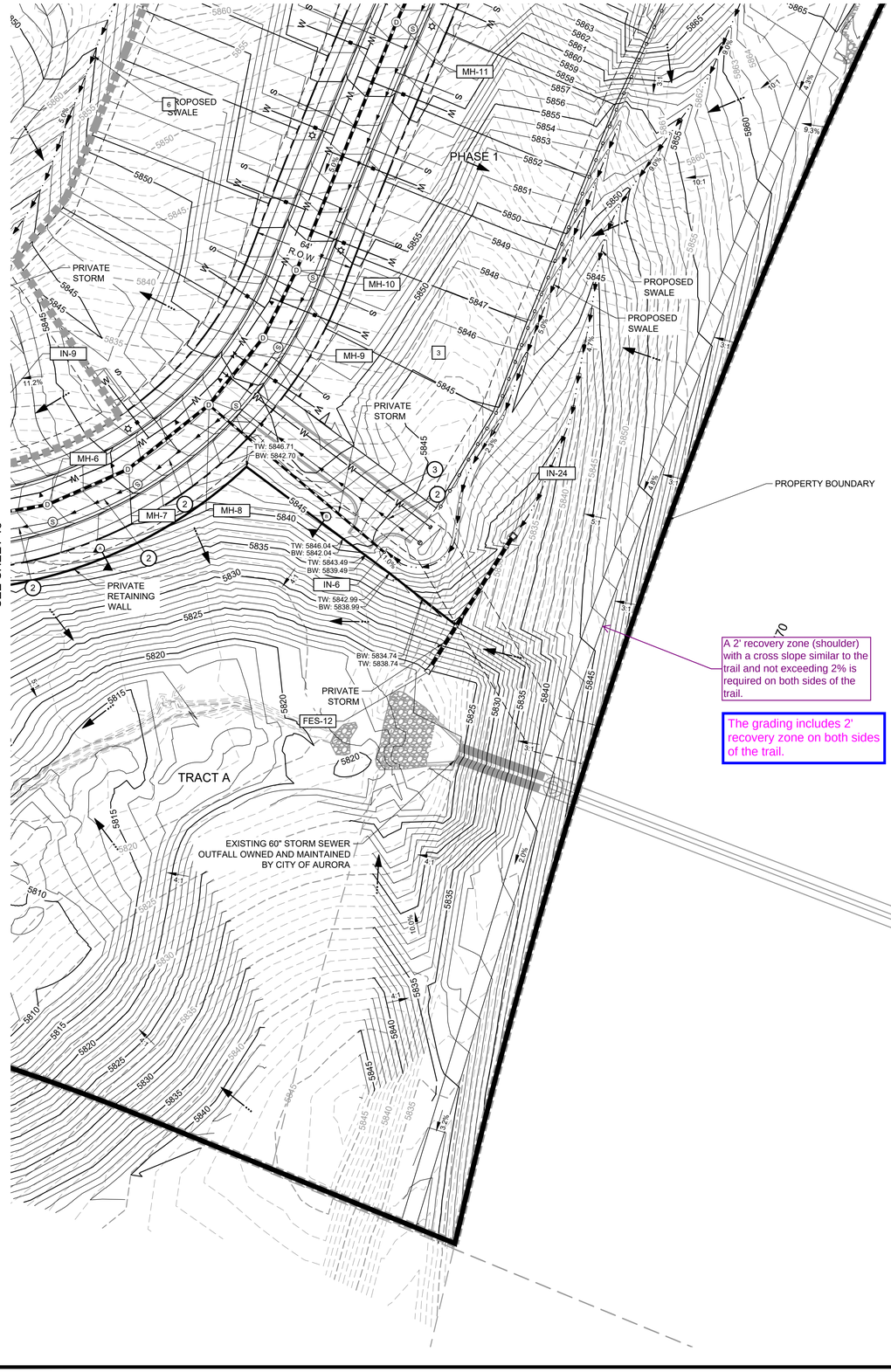
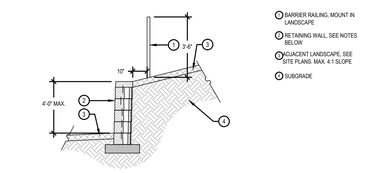
KINGS POINT SOUTH - PA 1-4

SEE SHEET 17

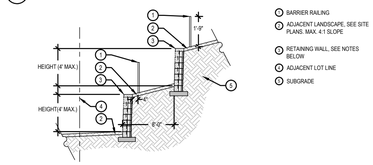
SEE SHEET 18





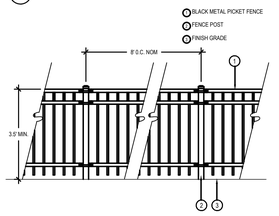
NOTES:
1. REFER TO AREA GRADING PLAN FOR LAYOUT OF WALL.
2. WALL PRODUCT TO BE KEYSTONE HALF CENTURY WALL, TAN COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. HR GREEN IS NOT RESPONSIBLE FOR THE STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS AND STRUCTURAL PERMITS.

A PRIVATE RETAINING WALL SECTION B



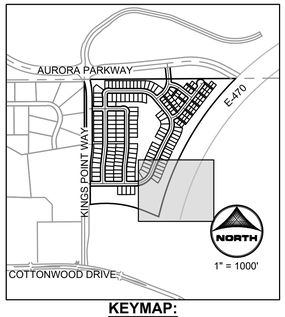
NOTES:
1. WALL PRODUCT TO BE KEYSTONE HALF CENTURY WALL, TAN COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. HR GREEN IS NOT RESPONSIBLE FOR THE STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS AND STRUCTURAL PERMITS.
3. INDIVIDUAL WALLS SHALL NOT EXCEED 4' HEIGHT.

B PRIVATE DOUBLE RETAINING WALL SECTION D



PRIVATE BARRIER RAILING

SCALE: N.T.S.



KEYMAP:

NOTES

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

LEGEND

- PR. STORM MANHOLE (D)
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE (S)
- PR. SANITARY SEWER
- PR. FORCE MAIN — 8" FM
- PR. WATERMAIN — W
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE (D)
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE (S)
- EX. SANITARY SEWER
- EX. WATERMAIN — W
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE — S
- PR. WATER SERVICE — W
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER SAMPLING STATION
- BLOCK NUMBER [X]
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT [SD-X]
- PHASE LINE
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT

KEYNOTES

DRY CREEK LIFT STATION	1
12" PVC SANITARY SEWER PIPE	2
12" PVC WATERMAIN PIPE	3
PR. SIDEWALK CHASE	4
PR. SAMPLING STATION	5

NORTH

0 40 80

SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: GRADING & UTILITY PLAN

CLIENT: CITY OF AURORA

DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ

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

DATE: 11-04-2022

CIVIL ENGINEER: HR GREEN
JTTNL ELZAFRAWY, PE
9810 D C PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.754.4044
E: AZAFRA@HRGREEN.COM

HRGreen

SHEET NUMBER
GUP6

SHEET 19 OF 35
PROJECT NO. 8677-000

2022-11-04 3:08pm By: smorton
J:\2021\21200.01\CAD\Dwgs\GUP\Plan\01-GRADING&UTILITY_PLAN.dwg

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

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

LIMIT OF WORK FOR KINGS POINT WAY LANDSCAPE

TRACT C

TRACT D

TRACT G

20' STREET FRONTAGE BUFFER

8' UTILITY EASEMENT

ENTRY SIGN

NATIVE SEED

STEEL EDGING (TYP.)

NATIVE SEED (TYP.)

SIGHT TRIANGLE (TYP)

8' BRICK/WOOD FENCE (TYP)

STOP SIGN

T-SHO 3 (50' FROM STOP SIGN)

T-GLL 2 (50' FROM STOP SIGN)

T-GLL 3 (50' FROM STOP SIGN)

All plants moved 5' away from water meters

Ensure the water meters/banked systems are 5 ft minimum away from any shrubs/trees etc. Water meters to be 2 ft min away from any concrete

6' HT. WOOD PRIVACY FENCE (TYP)

4' HT. 3 RAIL FENCING (TYP)

FIRE HYDRANT (TYP)

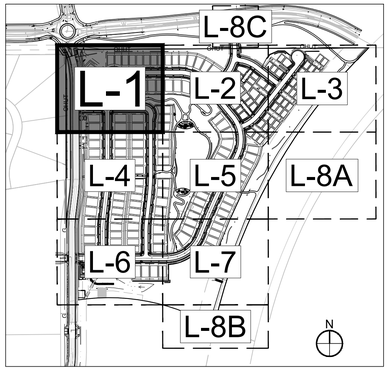
BENCH (TYP)

TRASH CAN (TYP)

MATCHLINE - SEE SHEET L-4

MATCHLINE - SEE SHEET L-2

KEY MAP



GENERAL NOTES:

1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
2. ALL PROPOSED LANDINGS WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.

LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- EASEMENT
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT SEED MIX
- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- PERENNIAL
- STEEL EDGING
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- 4' HT. 3-RAIL FENCING
- 8' HT. BRICK/WOOD FENCING
- 8' HT. E-470 WALL
- BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

NOT FOR CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

DESIGNED BY: WP
DRAWN BY: TL
CHECKED BY: JG

SCALE: HORZ: 1" = 20'-0"
VERT: 1" = 20'-0"
DATE: 11-08-2022

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, COLORADO 80014
P: 303.770.7201
E: JGAMEC@THKASSOC.COM

SHEET NUMBER

L-1

SHEET 20 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

N

Know what's below. Call before you dig.

0' 15' 30' 60'

SCALE: 1" = 30'-0"

MATCHLINE - SEE SHEET L-8C

MATCHLINE - SEE SHEET L-1

MATCHLINE - SEE SHEET L-3

MATCHLINE - SEE SHEET L-5

TRACT D

TRACT E

TRACT G

TRACT P

T-CBS 1
T-AUS 1
T-CBS 1
T-AUS 1
T-CBS 1
T-AUS 1
T-CBS 1
T-AUS 1
T-ABM 4
T-HAC 2
G-BFE 21
P-PXP 7
S-BMS 6
S-HLL 9
S-HLL 9
S-BMS 12
T-JPM 3
T-GLL 3
S-BMS 12
SIGHT TRIANGLE
S-HLL 9
P-HCR 6
P-BSC 12
P-HCO 7
G-GNL 16
STOP SIGN
S-HLL 9
S-BMS 12
T-AUT 4
T-HAC 3 (50' FROM STOP SIGN)
T-AUS 1
T-ABM 1
T-AUS 1
S-HLL 13
S-BMS 18
P-HCR 6
P-BSC 12
S-BMS 12
G-BFE 19
P-PXP 6
P-HCO 11
G-GNL 2
S-HLL 9
S-BMS 12
T-GLL 3
S-HLL 9
S-BMS 11
T-CKM 2
NATIVE SEED (TYP.)
T-JPM 3 (50' FROM STOP SIGN)
S-HLL 9
S-BMS 12
S-BMS 12
T-GLL 3
S-HLL 9
T-SHO 2
S-BMS 12
T-JPM 3 (50' FROM STOP SIGN)
P-BSC 12
STOP SIGN
P-HCR 6
S-HLL 9
S-BMS 12
T-CKM 2
S-HLL 9
S-BMS 12
T-JPM 2
G-GNL 16
G-BFE 24
P-PXP 7
P-HCO 12
S-BMS 12
S-HLL 9
P-HCR 6
P-BSC 12
G-BFE 19
P-PXP 6
P-HCO 8
G-GNL 16
S-BMS 12
S-HLL 9
6' HT. WOOD PRIVACY FENCE (TYP)
T-CKM 3
S-BMS 12
S-HLL 8
T-SHO 2
NATIVE SEED (TYP.)
T-AUS 1
T-SCN 1
T-HAC 2
T-CKM 2
P-HCO 9
P-PXP 7
P-BSC 12
S-BMS 12
S-HLL 9
8' UTILITY EASEMENT
T-AUS 1
T-SCN 1
S-BMS 12
T-JPM 2
P-HCR 6
P-BSC 12
SIGHT TRIANGLE
P-BSC 12
P-HCR 6
S-BMS 12
T-JPM 2
G-BFE 19
P-PXP 6
G-GNL 16
S-HLL 9
P-HCR 6
P-BSC 12
P-HCO 10
T-GLL 1
S-BMS 7
S-HLL 6
SIGHT TRIANGLE
T-HAC 2
T-GLL 1
S-HLL 9
S-BMS 12
S-BMS 7
S-HLL 6
T-SHO 3
T-GLL 1 (50' FROM STOP SIGN)
S-ACJ 16
T-SMH 4
NATIVE SEED (TYP.)
T-GLL 3
S-SBMS 12
S-HLL 9
T-GLL 3
S-BMS 12
S-HLL 9
T-SHO 2
S-BMS 12
S-HLL 9
T-JPM 3 (50' FROM STOP SIGN)
P-BSC 12
STOP SIGN
P-HCR 6
P-HCO 14
P-PGM 8
G-GRM 9
P-HCR 10
T-GLL 1
S-BMS 12
S-HLL 9
P-PXP 8
T-GLL 3
S-HLL 9
S-BMS 12
SIGHT TRIANGLE
8' UTILITY EASEMENT
S-RTD 2
T-ABM 1
S-FRA 4
4' HT. 3-RAIL FENCE (TYP)
S-BMS 5
S-RTD 2
S-RTD 2
S-FRA 1
S-FRA 1
T-SCN 1
T-CBS 1
T-AUS 2
S-FRA 2
S-RTD 3
STEEL EDGING (TYP.)
T-GLL 3
T-CBS 1
S-RTD 2
S-FRA 1
S-RTD 2
T-ABM 2
T-BOA 2
S-RTD 8
T-SCN 1
T-AUS 2
S-FRA 5
T-RBU 3
T-AUS 1
S-FRA 1
S-RTD 2
T-CBS 1
S-SPA 3
S-NSW 2
S-RSA 5
G-BLO 9
Shelter now at 600 SF
For a neighborhood park, a minimum shelter size of 600 square feet to accommodate seating for 15 people is required.
S-FRA 1
S-RTD 2
T-BOA 1
Label the play equipment to correspond to the detail sheets. An enlargement of the playground would be beneficial.
ENLARGEMENT INCLUDED ON DETAILS SHEET. LABELS ADDED ON ENLARGEMENT
T-RBU 2
S-RSA 6
What supplemental shade for the playground equipment can be provided through the use of sails or other means?
BENCH (TYP.)
5-12 Y.O. PLAYGROUND
T-ABM 1
Large canopy trees placed along playground to provide shade
T-ABM 1
T-RBU 3
G-BLO 9
S-BMS 8
G-BFE 22
P-BSC 12
G-BLO 9
S-RSA 5
T-BOA 1
DOG WASTE STATION (TYP.)
PICNIC SHELTER
T-RBU 3
S-RTD 2
T-SCN 1
S-RTD 2
T-BOA 1
T-ABM 1
S-FRA 1
T-AUS 1
S-FRA 2
S-FRA 1
T-AUS 1
S-FRA 1
S-RTD 2
T-SCN 1
T-ABM 2
T-AUS 1
T-SCN 1
T-ABM 1
G-GRM 9
T-ABM 1
S-TAM 6
G-GRM 10
S-CTB 10
T-GLL 3
T-JPM 3
S-TAM 6
G-GRM 10
S-CTB 15
S-BMS 12
S-HLL 9
T-ABM 1
S-HLL 9
S-BMS 12
T-AUS 1
T-CBS 1
S-BMS 12
S-HLL 9
T-AUS 1
T-CBS 1
S-BMS 12
SIGHT TRIANGLE
S-HLL 9
P-HCR 6
P-BSC 12
P-HCO 7
G-GNL 16
STOP SIGN
P-HCR 6
P-BSC 12
T-HAC 3 (50' FROM STOP SIGN)
T-AUS 1
T-ABM 1
T-AUS 1
S-HLL 13
S-BMS 18
T-GLL 3
S-HLL 9
S-BMS 11
NATIVE SEED (TYP.)
T-JPM 3 (50' FROM STOP SIGN)
S-HLL 9
S-BMS 12
T-GLL 1 (50' FROM STOP SIGN)
S-HLL 9
S-BMS 12
T-HAC 2
T-GLL 1
S-HLL 9
S-BMS 12
T-SHO 3
S-BMS 7
S-HLL 6
SIGHT TRIANGLE
T-SMH 4
S-ACJ 16
S-BMS 12
S-HLL 9
6' HT. WOOD PRIVACY FENCE (TYP)
T-CKM 3
S-BMS 12
S-HLL 8
T-SHO 2
NATIVE SEED (TYP.)
T-AUS 1
T-SCN 1
T-HAC 2
T-CKM 2
P-HCO 9
P-PXP 7
P-BSC 12
S-BMS 12
S-HLL 9
8' UTILITY EASEMENT
T-AUS 1
T-SCN 1
S-BMS 12
T-JPM 2
P-HCR 6
P-BSC 12
SIGHT TRIANGLE
P-BSC 12
P-HCR 6
S-BMS 12
T-JPM 2
G-BFE 19
P-PXP 6
G-GNL 16
S-HLL 9
P-HCR 6
P-BSC 12
P-HCO 10
T-GLL 1
S-BMS 7
S-HLL 6
SIGHT TRIANGLE
T-HAC 2
T-GLL 1
S-HLL 9
S-BMS 12
S-BMS 7
S-HLL 6
T-SHO 3
T-GLL 1 (50' FROM STOP SIGN)
S-ACJ 16
T-SMH 4
NATIVE SEED (TYP.)
T-GLL 3
S-SBMS 12
S-HLL 9
T-GLL 3
S-BMS 12
S-HLL 9
T-SHO 2
S-BMS 12
S-HLL 9
T-JPM 3 (50' FROM STOP SIGN)
P-BSC 12
STOP SIGN
P-HCR 6
P-HCO 14
P-PGM 8
G-GRM 9
P-HCR 10
T-GLL 1
S-BMS 12
S-HLL 9
P-PXP 8
T-GLL 3
S-HLL 9
S-BMS 12
SIGHT TRIANGLE
8' UTILITY EASEMENT
S-RTD 2
T-ABM 1
S-FRA 4
4' HT. 3-RAIL FENCE (TYP)
S-BMS 5
S-RTD 2
S-RTD 2
S-FRA 1
S-FRA 1
T-SCN 1
T-CBS 1
T-AUS 2
S-FRA 2
S-RTD 3
STEEL EDGING (TYP.)
T-GLL 3
T-CBS 1
S-RTD 2
S-FRA 1
S-RTD 2
T-ABM 2
T-BOA 2
S-RTD 8
T-SCN 1
T-AUS 2
S-FRA 5
T-RBU 3
T-AUS 1
S-FRA 1
S-RTD 2
T-CBS 1
S-SPA 3
S-NSW 2
S-RSA 5
G-BLO 9
Shelter now at 600 SF
For a neighborhood park, a minimum shelter size of 600 square feet to accommodate seating for 15 people is required.
S-FRA 1
S-RTD 2
T-BOA 1
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S-RSA 6
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T-RBU 3
G-BLO 9
S-BMS 8
G-BFE 22
P-BSC 12
G-BLO 9
S-RSA 5
T-BOA 1
DOG WASTE STATION (TYP.)
PICNIC SHELTER
T-RBU 3
S-RTD 2
T-SCN 1
S-RTD 2
T-BOA 1
T-ABM 1
S-FRA 1
T-AUS 1
S-FRA 2
S-FRA 1
T-AUS 1
S-FRA 1
S-RTD 2
T-SCN 1
T-ABM 2
T-AUS 1
T-SCN 1
T-ABM 1
G-GRM 9
T-ABM 1
S-TAM 6
G-GRM 10
S-CTB 10
T-GLL 3
T-JPM 3
S-TAM 6
G-GRM 10
S-CTB 15
S-BMS 12
S-HLL 9
T-ABM 1
S-HLL 9
S-BMS 12
T-AUS 1
T-CBS 1
S-BMS 12
S-HLL 9
T-AUS 1
T-CBS 1
S-BMS 12
SIGHT TRIANGLE
S-HLL 9
P-HCR 6
P-BSC 12
P-HCO 7
G-GNL 16
STOP SIGN
P-HCR 6
P-BSC 12
T-HAC 3 (50' FROM STOP SIGN)
T-AUS 1
T-ABM 1
T-AUS 1
S-HLL 13
S-BMS 18
T-GLL 3
S-HLL 9
S-BMS 11
NATIVE SEED (TYP.)
T-JPM 3 (50' FROM STOP SIGN)
S-HLL 9
S-BMS 12
T-GLL 1 (50' FROM STOP SIGN)
S-HLL 9
S-BMS 12
T-HAC 2
T-GLL 1
S-HLL 9
S-BMS 12
S-BMS 7
S-HLL 6
T-SHO 3

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

N

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

0' 15' 30' 60'

SCALE: 1" = 30'-0"

Noted

Landscape treatment to be defined following property owner discussions relative to regional trail right-of-way

PRIVATE RETAINING WALL

TRACT E

PRIVATE RETAINING WALL

T-ABM 8

T-AUS 3

T-ABM 10

T-BOA 2

HIGH PLAINS TRAIL CONNECTION

T-AUS 4

T-AUS 1

S-HLL 7

S-BMS 9

S-ACJ 6

T-HAC 3

T-BOP 2

T-AUS 1

T-CBS 1

P-HCR 6

P-BSC 13

T-SHO 3

G-GNL 16

P-PXP 7

P-HCO 12

G-BFE 24

S-ACJ 15

S-BMS 7

S-HLL 5

T-GLL 3

T-CSO 1

T-CSM 1

T-BOP 2

T-CSM 1

T-CSO 1

T-CBS 1

P-HCR 6

P-BSC 14

S-HLL 5

S-BMS 6

STOP SIGN

P-HCR 6

P-BSC 14

G-BFE 24

3' HT. 2 RAIL FENCE (TYP)

T-AUS 2

T-CBS 1

T-CSO 1

T-CSM 1

T-BOP 2

T-CSM 1

T-CSO 1

T-BOP 1

T-AUS 2

T-CBS 1

T-CSO 1

T-CSM 1

T-BOP 2

T-CSM 1

T-CSO 1

T-CSM 1

T-BOP 2

T-CSM 1

T-CSO 1

T-CBS 1

T-AUS 2

T-CBS 1

T-CSO 1

130' E470 BUFFER

TRACT A

S-ACJ 19

P-HCO 7

S-BMS 6

S-HLL 6

P-PXP 7

T-JPM 3

T-GLL 2

G-GNL 16

P-BSC 13

P-HCR 6

S-HLL 6

S-BMS 7

SIGHT TRIANGLE

S-HLL 6

S-BMS 7

UTILITY EASEMENT

T-SHO 3

8' HT. E-470 WALL

Sound wall extended to edge of all lots

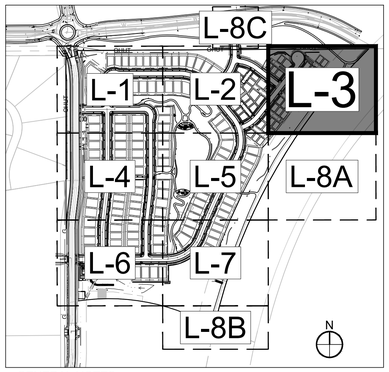
Show the 8 ft sound wall extending for the full E-470 border. Identify the location of the reduced rear setback here or on the site plan sheets.

E-470 SEED MIX

MATCHLINE - SEE SHEET L-2

MATCHLINE - SEE SHEET L-8A

KEY MAP



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LEGEND

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NOT FOR CONSTRUCTION

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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

DESIGNED BY: WP
DRAWN BY: TL
CHECKED BY: JG

SCALE: HORZ: 1" = 20'-0"
VERT: 1" = 20'-0"
DATE: 11-08-2022

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM

SHEET NUMBER

L-3

SHEET 22 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

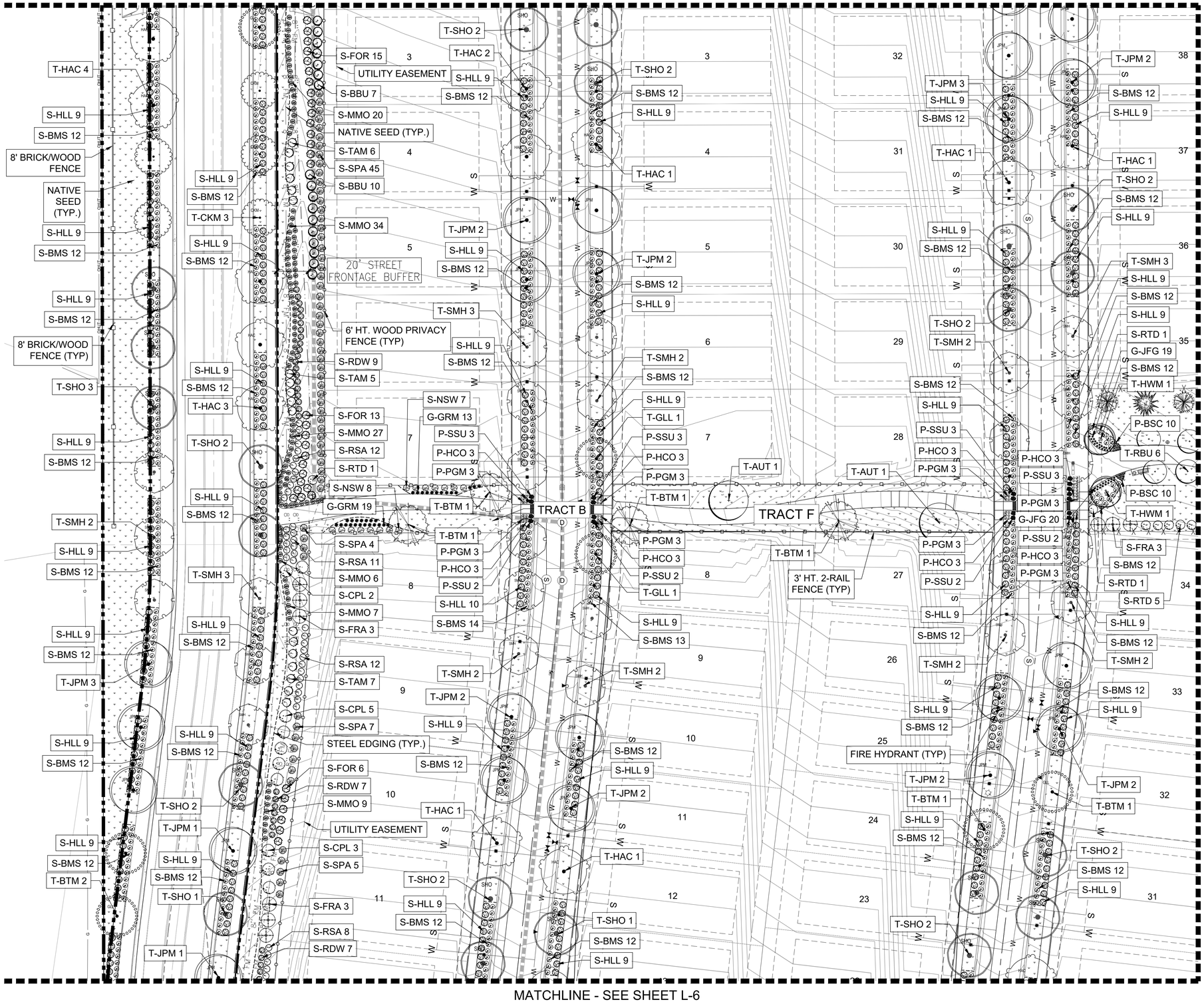
N

0' 15' 30' 60'

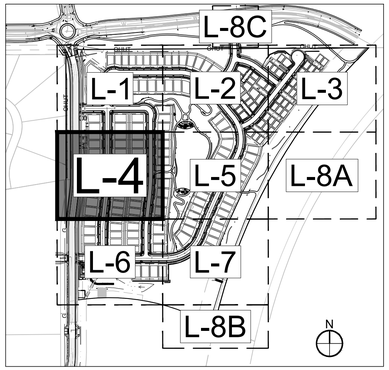
SCALE: 1" = 30'-0"

Know what's below. Call before you dig.

MATCHLINE - SEE SHEET L-1



KEY MAP



GENERAL NOTES:

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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

DESIGNED BY:	WP	SCALE: HORZ:	1" = 20'-0"
DRAWN BY:	TL	VERT:	1" = 20'-0"
CHECKED BY:	JG	DATE:	11-08-2022

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303.770.7220
E: JGAMEC@THKASSOC.COM

SHEET NUMBER

L-4

SHEET 23 OF 35

PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

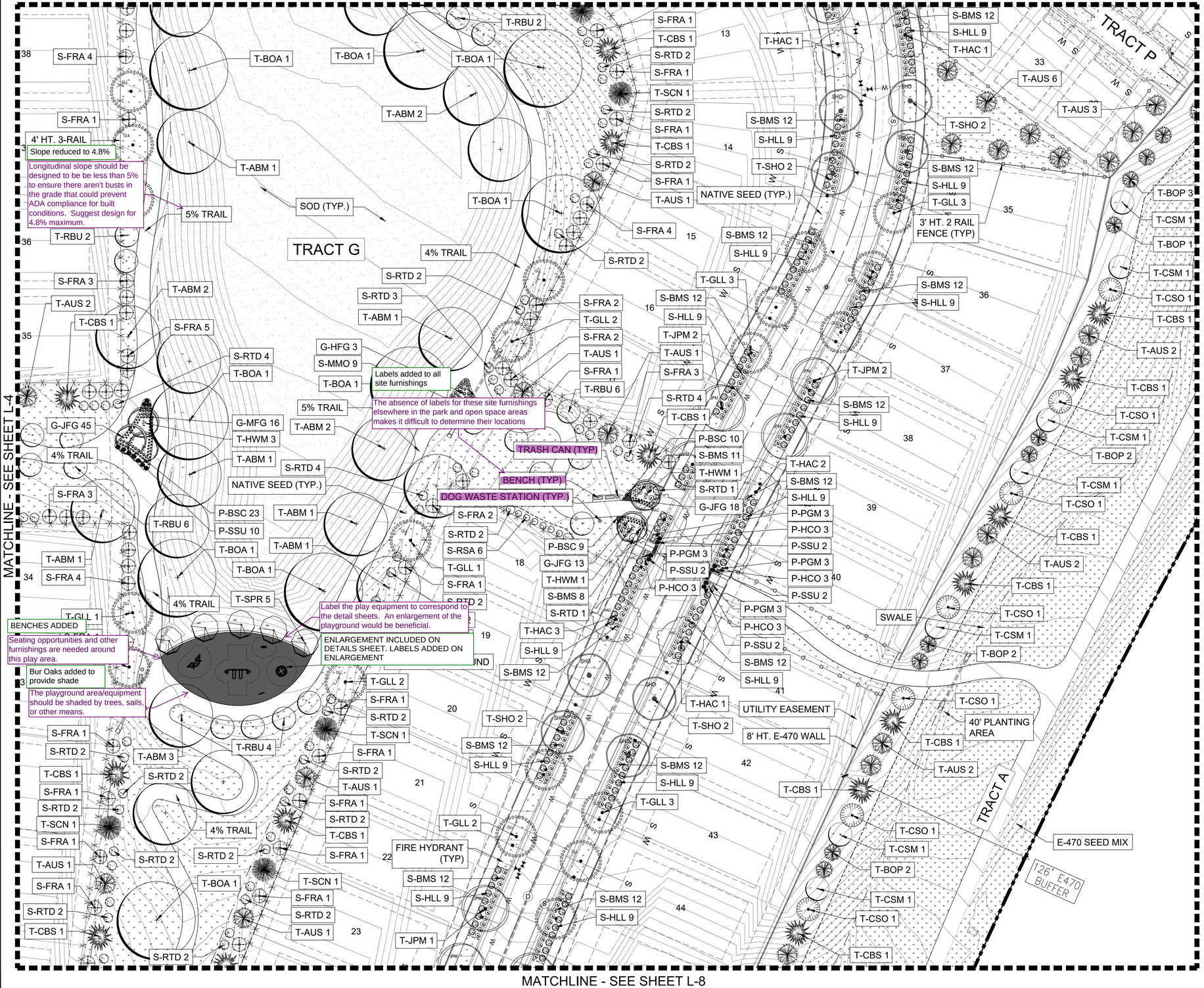
N

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

0' 15' 30' 60'

SCALE: 1" = 30'-0"

MATCHLINE - SEE SHEET L-2

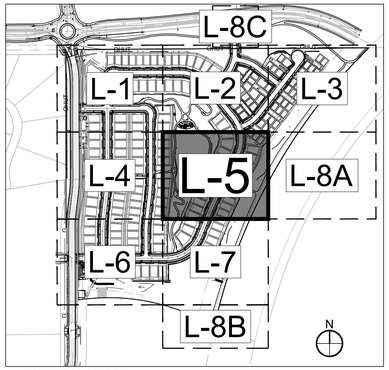


MATCHLINE - SEE SHEET L-4

MATCHLINE - SEE SHEET L-8A

MATCHLINE - SEE SHEET L-8

KEY MAP



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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

DESIGNED BY: WP
DRAWN BY: TL
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THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, COLORADO 80014
P: 303-771-7201
E: JGAMEC@THKASSOC.COM

SHEET NUMBER
L-5
SHEET 24 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

N

Know what's below. Call before you dig. 811

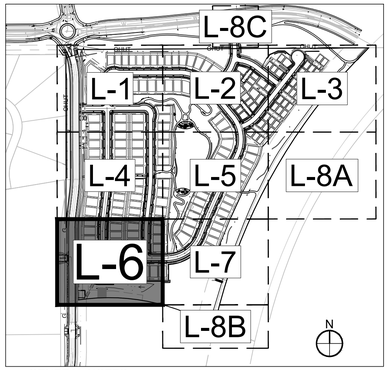
0' 15' 30' 60'

SCALE: 1" = 30'-0"

MATCHLINE - SEE SHEET L-4

MATCHLINE - SEE SHEET L-7

KEY MAP



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TH KAS ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2353 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-771-7207
E: JGAMEC@THKASSOC.COM

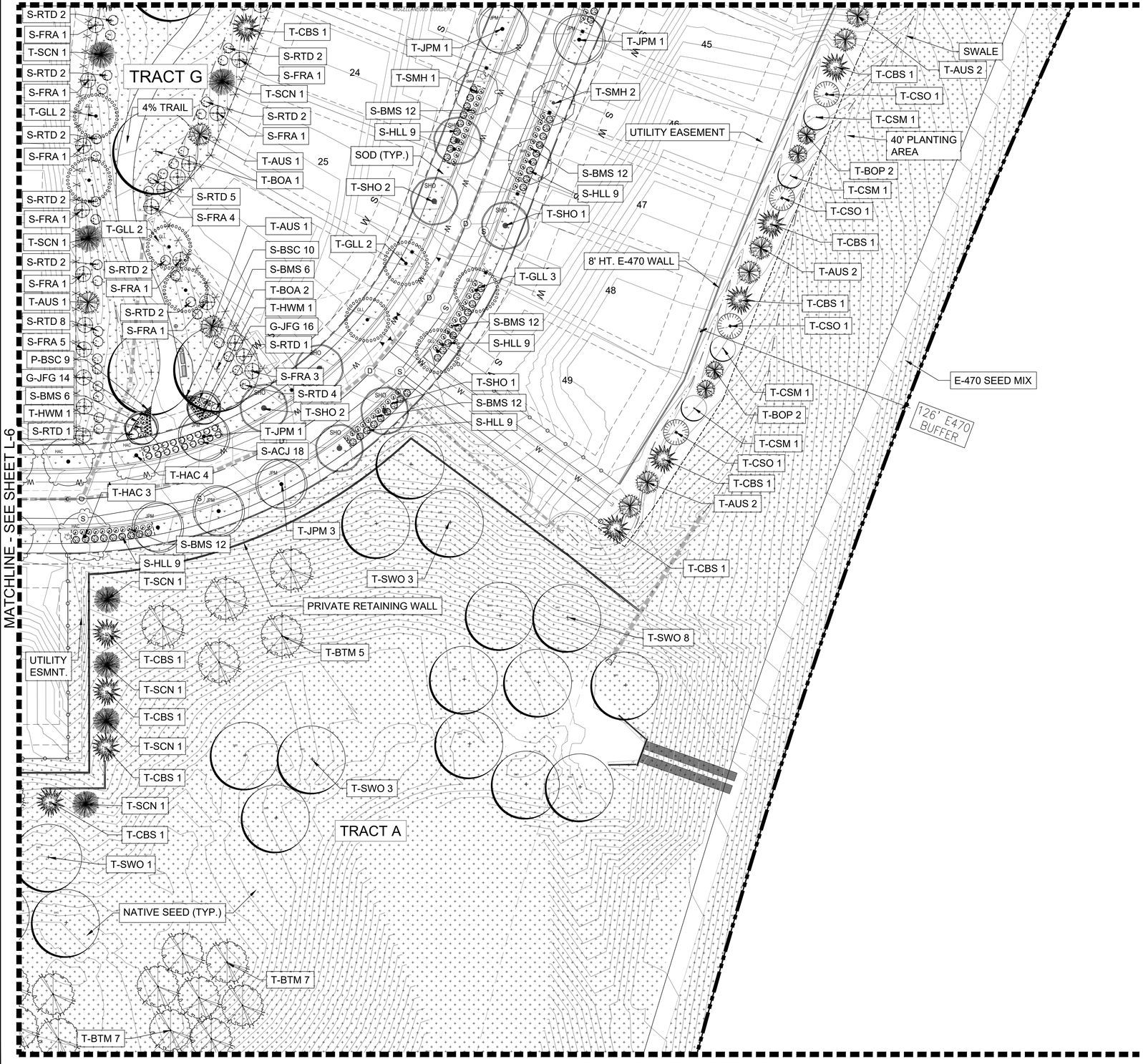
SHEET NUMBER

L-6

SHEET 25 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

MATCHLINE - SEE SHEET L-5



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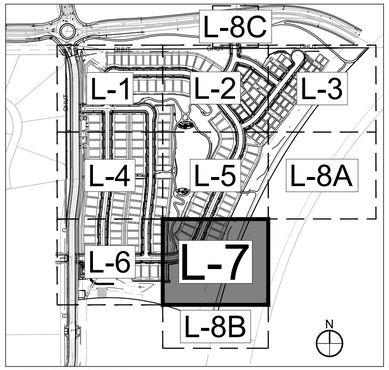

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THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM

SHEET NUMBER

L-7

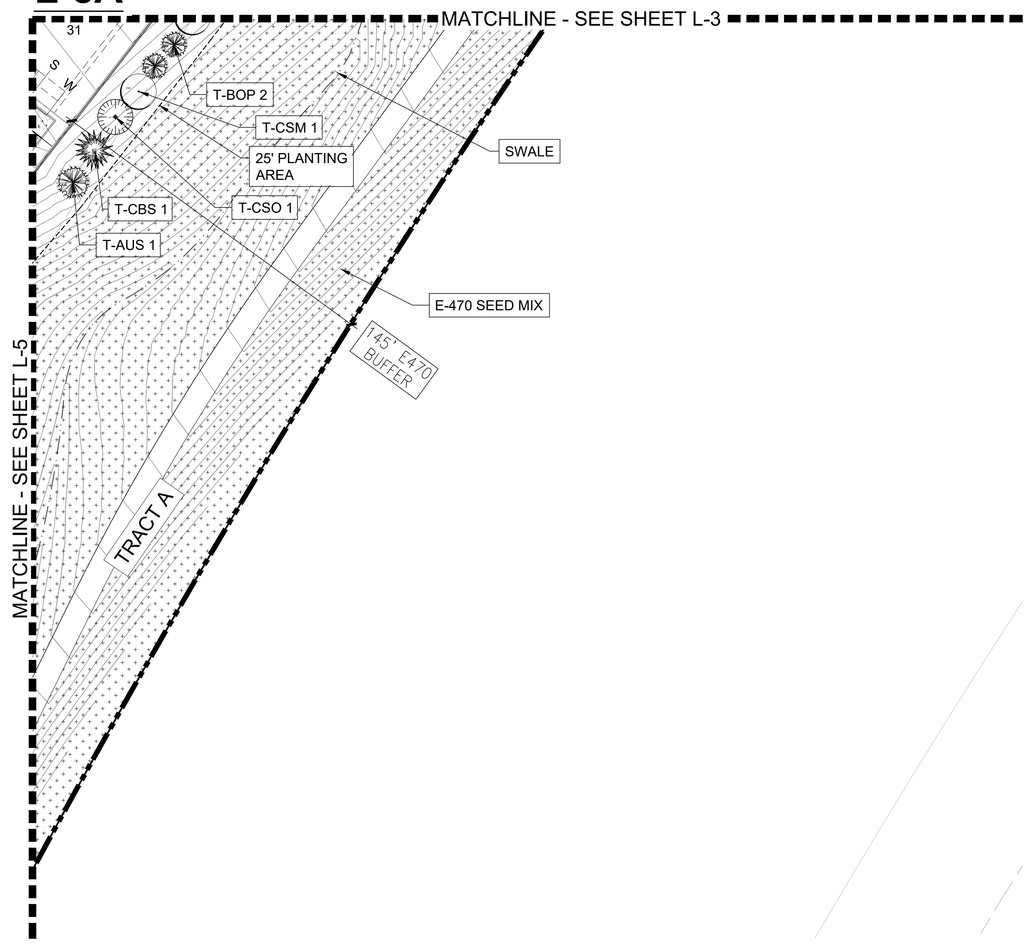
SHEET 26 OF 35

PROJECT NO. 8677-000

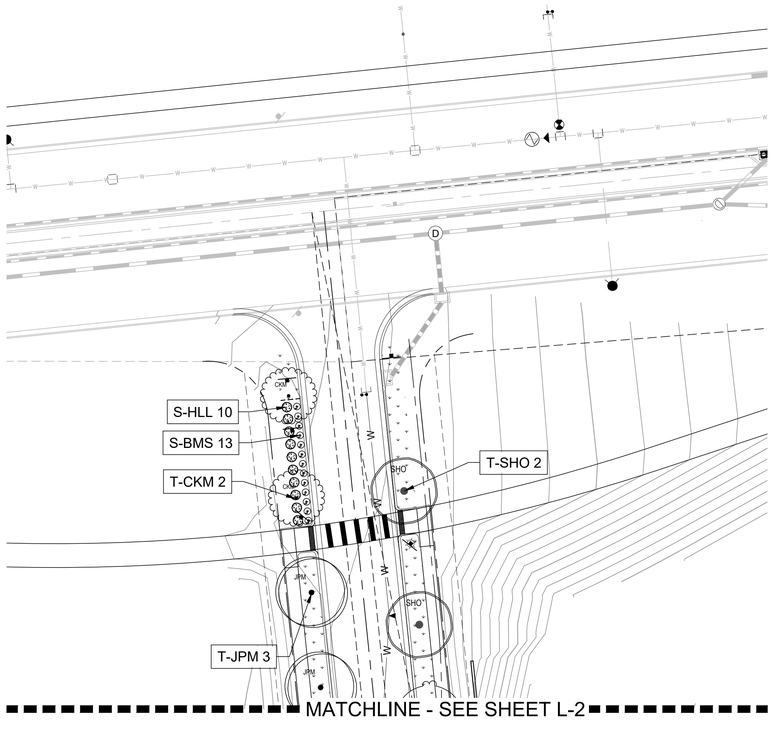
KINGS POINT SOUTH - PA 1-4

LANDSCAPE PLAN

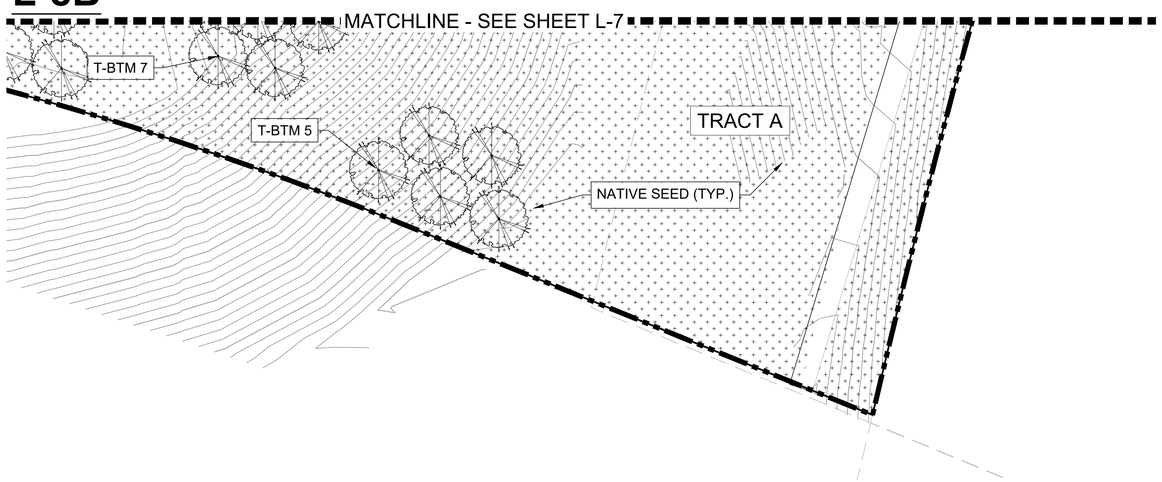
L-8A



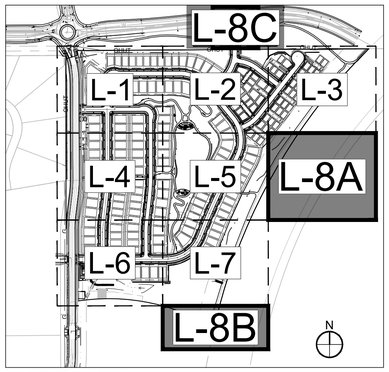
L-8C



L-8B



KEY MAP



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PROJECT: KINGS POINT SOUTH

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DATE: 11-08-2022

PLANNER/LANDSCAPE ARCHITECT:
TH KASSOC, INC.
ATTN: JULIE GAMEC, PLA
2993 S. PEORIA STREET, SUITE 101
AURORA, COLORADO 80014
P: 303.770.7201
E: JGAMEC@THKASSOC.COM

th associates, inc.

SHEET NUMBER

L-8

SHEET 27 OF 35

PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS

DECIDUOUS TREES

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	60	ABM	Acer x freemanii	AUTMN BLAZE MAPLE	2.5" CAL	B&B
	8	AUT	Pyrus calleryana 'Autumn Blaze'	AUTMN BLAZE PEAR	2.5" CAL	B&B
	19	BOA	Quercus macrocarpa	BUR OAK	2.5" CAL	B&B
	29	BTM	Acer grandidentatum	BIGTOOTH MAPLE	2.5" CAL	B&B
	19	CKM	Acer platanoides 'Crimson King'	CRIMSON KING NORWAY MAPLE	2.5" CAL	B&B
	20	CSO	Quercus 'Crimschidt'	CRIMSON SPIRE OAK	2.5" CAL	B&B
	21	CSM	Acer platanoides 'Crimson Sentry'	CRIMSON SENTRY MAPLE	2.5" CAL	B&B
	106	GLL	Tilia cordata 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL	B&B
	56	HAC	Celtis occidentalis 'Chicagoland'	COMMON HACKBERRY	2.5" CAL	B&B
	88	JPM	Acer x saccharum 'John Pair'	JOHN PAIR CADDO MAPLE	2.5" CAL	B&B
	79	SHO	Quercus shumardii	SHUMARD OAK	2.5" CAL	B&B
	49	SMH	Gleditsia triacanthos 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5" CAL	B&B
	17	SWO	Quercus bicolor	SWAMP WHITE OAK	2.5" CAL	B&B

EVERGREEN TREES

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	76	AUS	Picea nigra	AUSTRIAN PINE	6' HT	B&B
	27	BOP	Pinus heldreichii	BOSNIAN PINE	6' HT	B&B
	51	CBS	Picea pungens	COLORADO SPRUCE	6' HT	B&B
	65	SCN	Pinus abies	NORWAY SPRUCE	6' HT	B&B

ORNAMENTAL TREES

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	11	HWM	Acer tataricum 'Garann'	HOTWINGS MAPLE	2" CAL	B&B
	37	RBU	Cercis canadesis	EASTERN REDBUD	2.5" CAL	B&B
SPR	14	SPR	Malus x 'Spring Snow'	SPRING SNOW CRAB APPLE	2" CAL	B&B

DECIDUOUS SHRUBS

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	23	BBU	Euonymus elatus	BURNING BUSH	5 GAL	CONT.
	44	BGN	Berberis thunbergii 'Golden Nugget'	GOLDEN NUGGET BARBERRY	5 GAL	CONT.
	1838	BMS	Caryopteris x clandonensis	BLUE MIST SPIREA	5 GAL	CONT.
	97	CPB	Berberis thunbergii	JAPANESE BARBERRY	5 GAL	CONT.
	14	CPL	Syringa vulagaris	COMMON PURPLE LILAC	5 GAL	CONT.
	73	FOR	Forsythia 'Spring Glory'	SPRING GLORY FORSYTHIA	5 GAL	CONT.
	148	FRA	Rhus aromatica	FRAGRANT SUMAC	5 GAL	CONT.
	1312	HLL	Hydrangea paniculata 'Limelight"	LIMELIGHT HYDRANGEA	5 GAL	CONT.
	26	NAC	Prunus tomentosa	NANKING CHERRY	5 GAL	CONT.
	44	NSW	Physocarpus opulifolious 'Summer Wine'	SUMMER WINE NINEBARK	5 GAL	CONT.
	60	RDW	Chrysothamnus var.	DWARF RABBITBRUSH	5 GAL	CONT.
	111	RSA	Perovskia atriplicifolia	RUSSIAN SAGE	5 GAL	CONT.
	180	RTD	Cornus sericea	RED TWIG DOGWOOD	5 GAL	CONT.
	16	TTD	Cornus alba	TATARIAN DOGWOOD	5 GAL	CONT.

EVERGREEN SHRUBS

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	325	ACJ	Juniperus communis 'Alpine Carpet'	ALPINE CARPET JUNIPER	5 GAL	CONT.
	165	MMO	Pinus mugo 'slowmound'	SLOWMOUND MUGO PINE	5 GAL	TYPE
	132	SPA	Juniperus chinensis 'Spartan'	SPARTAN JUNIPER	5 GAL	CONT.
	67	TAM	Juniperus sabina 'Tamariscifolia'	TAMMY JUNIPER	5 GAL	CONT.

GRASSES

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	439	BFE	Festuca gluaca 'Elijah Blue'	ELIJAH BLUE FESCUE	5 GAL	CONT.
	18	BLO	Bouteloua gracillis 'Blonde Ambition'	BLUE GRAMA GRASS	5 GAL	CONT.
	251	GNL	Deschampsia cespitosa 'Northern Lights'	NORTHERN LIGHTS TUFTED HAIR GRASS	5 GAL	CONT.
	64	GRM	Muhlenbergia capilaris	PINK MUHLY GRASS	5 GAL	CONT.
	24	HFG	Pennisetum alopecuroides 'Hamein'	DWARF FOUNTAIN GRASS	5 GAL	CONT.
	238	JFG	Hakonechloa macra 'Aureola'	GOLDEN JAPANESE FOREST GRASS	5 GAL	CONT.
	105	MFG	Nassella tenuissima	MEXICAN FEATHER GRASS	5 GAL	CONT.

PERENNIALS

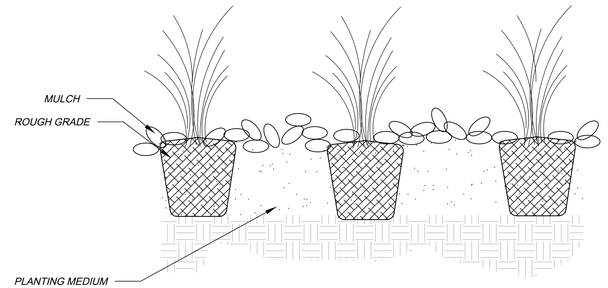
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	523	BSC	Amsonia jonesii	COLORADO DESERT BLUE STAR	1 GAL	CONT.
	74	BGO	Aurinia saxtilis	BASKET OF GOLD	1 GAL	CONT.
	70	DFW	Dianthus gratianapolitanus 'Firewitch'	FIREWITCH DIANTHIS	1 GAL	CONT.
	282	HCR	Agastache aurantiaca Pstessene	CORONADO RED HYSSOP	1 GAL	CONT.
	208	HCO	Agastache aurantiaca 'Coronado'	CORONADO HYSSOP	1 GAL	CONT.
	102	PGM	Penstemon mensarum	GRAND MESA PENSTEMON	1 GAL	CONT.
	117	PXP	Penstemon x mexicali 'P007S'	PIKES PEAK PURPLE PENSTEMON	1 GAL	CONT.
	37	SSU	Cerastium tomentosum	SNOW IN SUMMER	1 GAL	CONT.

GENERAL NOTES:

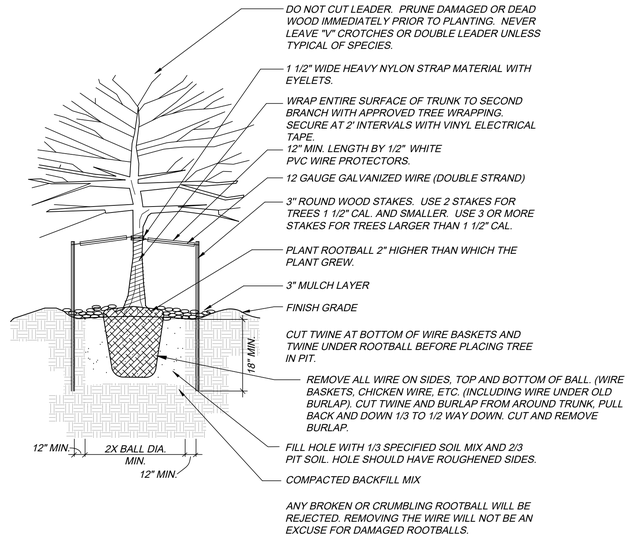
1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE.
3. DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED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

CITY OF AURORA STANDARD NOTES:

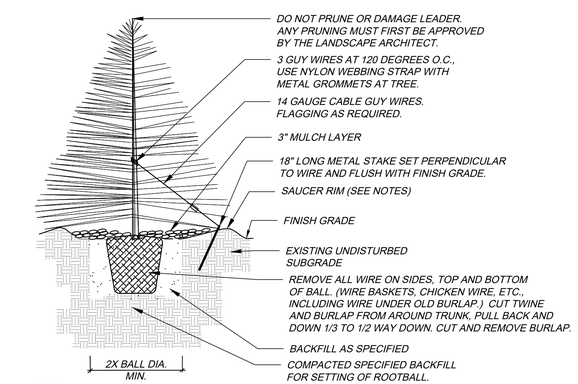
1. SOIL PREPARATION SHALL BE (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 S.F. OF AREA MINIMUM.
2. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES SHALL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE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



PERENNIAL PLANTING
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



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

EVERGREEN TREE PLANTING DETAIL
N.T.S.

NOT FOR CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4		
5		
6		

PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE DETAILS SHEET
CLIENT: CITY OF AURORA
DESIGNED BY: WP
DRAWN BY: WP
CHECKED BY: JG
SCALE: HORZ: N/A VERT: N/A
DATE: 11-08-2022

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303.771.7220
E: JGAMEC@THKASSOC.COM

SHEET NUMBER
L-9
SHEET 28 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS

PRIVATE COMMON OPEN SPACE/TRACT

					REQUIRED / PROVIDED	
AREA	DESCRIPTION	AREA	WIDTH REQUIRED	WIDTH PROVIDED	TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F
A	TRACT A	417,026 S.F.	N/A	N/A	104 / 189	1043 /244*
B	TRACT B	3,839 S.F.	N/A	N/A	1 / 2	10 / 14
C	TRACT C	23,619 S.F.	N/A	N/A	6 / 10	59 / 60
D	TRACT D	33,809 S.F.	N/A	N/A	8 / 22	85 / 0*
E	TRACT E	39,174 S.F.	N/A	N/A	10 / 23	75 / 0*
F	TRACT F	7,234 S.F.	N/A	N/A	2 / 4	18 / 0*
G	TRACT G	282,601 S.F.	N/A	N/A	71 / 158	706 / 510*
H–P	TRACT H–Q (DRIVEWAYS)	N/A	N/A	N/A	N/A	N/A

NOTE: TRACTS H–Q ARE ALL ENTRY DRIVES WITH NO ROOM TO PLANT TREES/SHRUBS
* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

STANDARD RIGHTS OF WAY AND CURB SIDE LANDSCAPE

						REQUIRED / PROVIDED	
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA (S.F.)	TREES (1 EVERY 40 FT.)	SHRUBS (1 EVERY 40 S.F.)
A	STREET 'A' EAST	425'	N/A	8'–0"	3,020	11 / 10[1.]	76 /86
	STREET 'A' WEST	518'	N/A	8'–0"	3,430	13 / 11[1.]	86 /106
B	STREET 'B' EAST	1,388'	N/A	8'–0"	11,417	35 / 35[1.]	285 / 286
	STREET 'B' WEST	1,353'	N/A	8'–0"	10,818	31 / 34[1.]	270 / 265*
C	STREET 'C' NORTH	1,603'	N/A	8'–0"	12,752	38 / 39[1.]	319 / 310*
	STREET 'C' SOUTH	1,690'	N/A	8'–0"	13,713	43 / 42	343 / 360*
D	STREET 'D' NORTH	1,178'	N/A	8'–0"	9,928	29 / 31[1.]	248 / 250
	STREET 'D' SOUTH	1,285'	N/A	8'–0"	9,580	32 / 30	240 / 250
E	STREET 'E' EAST	971'	N/A	8'–0"	7,695	24 / 24[1.]	192 / 192
	STREET 'E' WEST	971'	N/A	8'–0"	7,650	24 / 24[1.]	191 / 192
F	STREET 'F' NORTH	302'	N/A	8'–6"	2,510	8 / 7[1.]	63 / 73
	STREET 'F' SOUTH	271'	N/A	8'–6"	2,058	7 / 7[1.]	51 / 63
G	STREET 'G' NORTH	490'	N/A	8'–6"	4,376	12 / 14[1.]	109 / 126
	STREET 'G' SOUTH	533'	N/A	8'–6"	4,175	13 / 13	104 / 117
H	KINGS POINT WAY EAST	1,569'	N/A	8'–0"	13,138	39 / 39	328 / 352
	KINGS POINT WAY WEST	1,204'	N/A	8'–0"	14,205	30 / 30	355 / 355

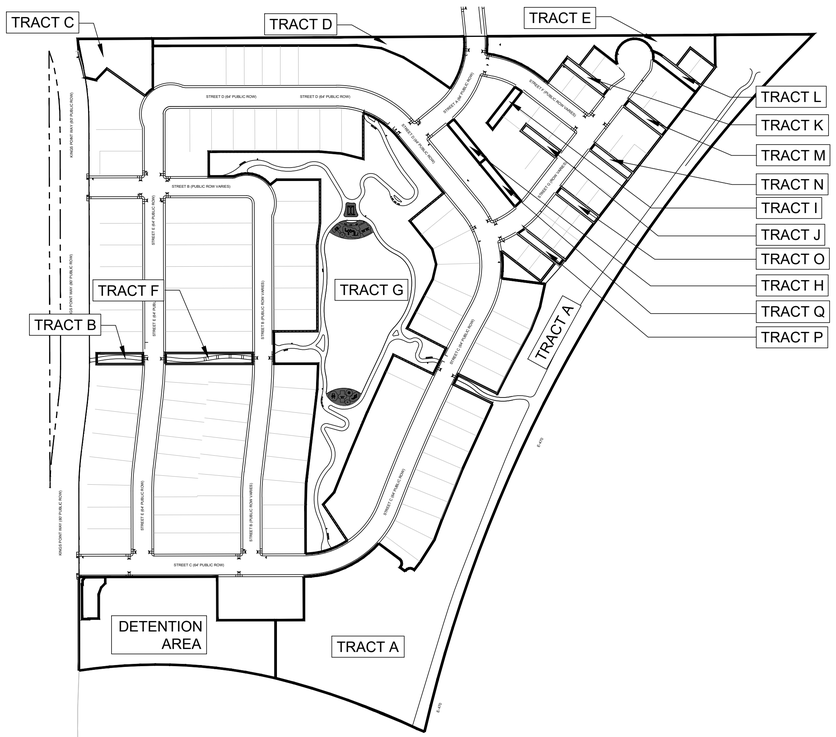
[1.] 50' SETBACK FROM STOP SIGN.

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

WATER CONSERVATION TABLE

NON–WATER CONSERVING (SOD)	78,153 S.F. 8%
WATER CONSERVING (NATIVE AND SHRUBS)	882,771 S.F. 88%
NON–IRRIGATED (DETENTION POND)	44,343 S.F. 4%
TOTAL LANDSCAPE AREA	1,005,267 S.F. 100%

PRIVATE COMMON OPEN SPACE/TRACT MAP



STREET FRONTAGE LANDSCAPE BUFFER

				REQUIRED / PROVIDED	
AREA	DESCRIPTION	LENGTH	WIDTH	TREES 1 TREE PER 40 L.F.	SHRUBS 10 SHRUBS PER 40 L.F.
A	KINGS POINT WAY	1,304 L.F.	0'/20'	32 / 4	326 /618*

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE
–UNABLE TO PLANT TREES IN BUFFER DUE TO FORCE MAIN LINES

E-470 LANDSCAPE BUFFER

				REQUIRED / PROVIDED	
AREA	DESCRIPTION	LENGTH	WIDTH	TREES 1 TREE PER 30 L.F.	SHRUBS 10 SHRUBS PER 30 L.F.
A	E–470 BUFFER	1,635 L.F.	25'/126'	55/ 110	545 / 0*

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

DETENTION POND LANDSCAPING

			REQUIRED / PROVIDED	
AREA	DESCRIPTION	AREA	TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F
A	DETENTION POND	64,065 S.F.	16 / 27	160 / 101*

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

SOD INFORMATION

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

MULCH INFORMATION

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

EDGER INFORMATION

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

NATIVE SEED INFORMATION

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

DETENTION SEED MIX INFORMATION

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

E-470 SEED MIX INFORMATION

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

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

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

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

NOT FOR CONSTRUCTION

#	DATE	REVISIONS
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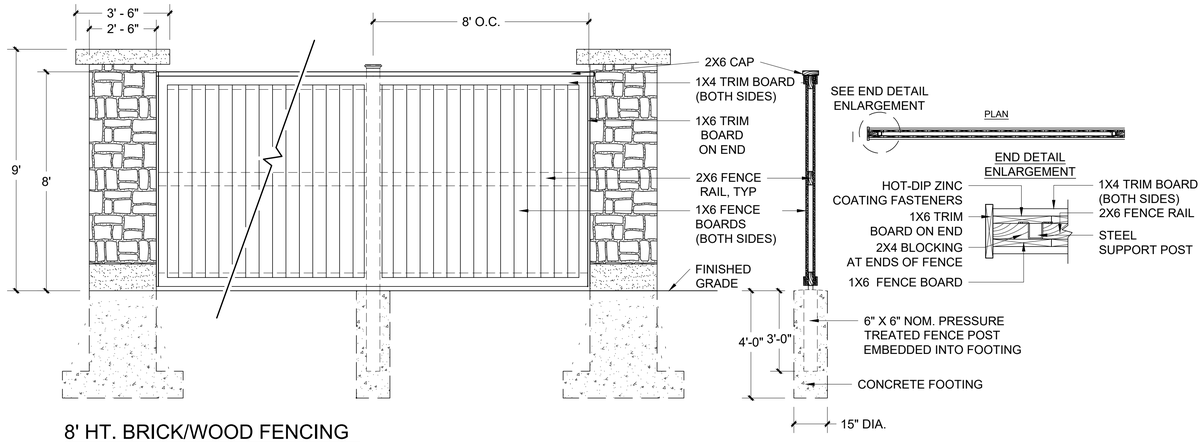
PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE DETAILS SHEET
CLIENT: CITY OF AURORA
DESIGNED BY: WP
DRAWN BY: WP
CHECKED BY: JG
SCALE: HORZ: N/A VERT: N/A
DATE: 11–08–2022

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2993 S. PEORIA STREET, SUITE 101
AURORA, COLORADO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM
THK associates, inc.

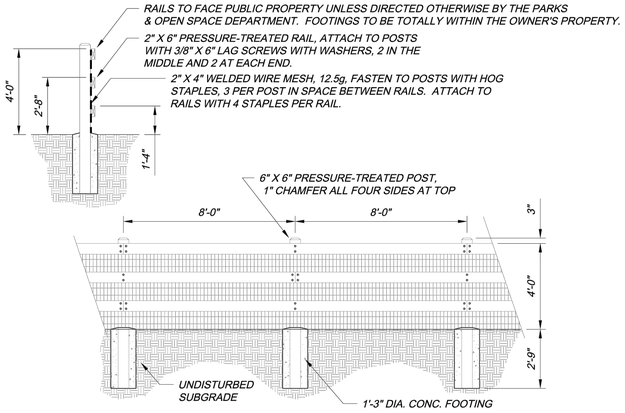
SHEET NUMBER
L-10
SHEET 29 OF 35
PROJECT NO. 8677–000

KINGS POINT SOUTH - PA 1-4

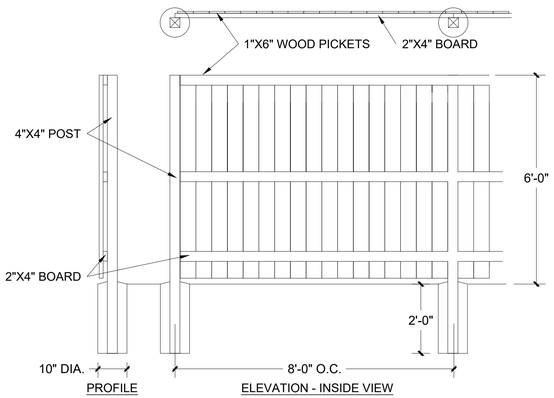
LANDSCAPE DETAILS



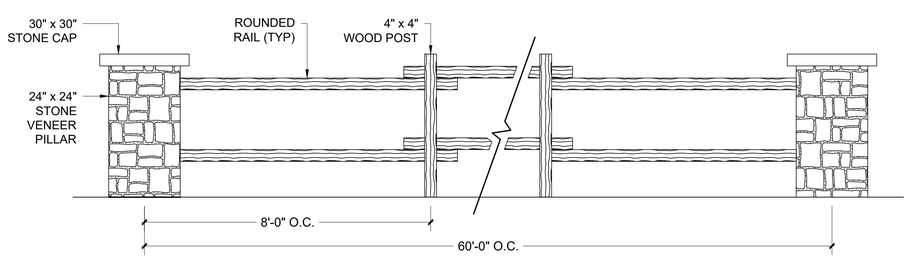
8' HT. BRICK/WOOD FENCING
N.T.S.



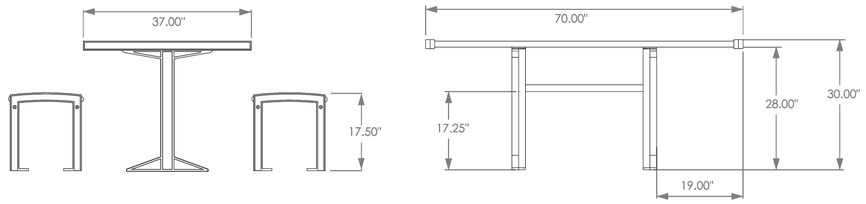
4' HT. THREE-RAIL FENCE
N.T.S.



6' HT. WOOD PRIVACY FENCING
1" = 2'



3' HT. TWO-RAIL FENCE
N.T.S.



PICNIC TABLE DETAIL - MAGLIN MTB-0720-00002
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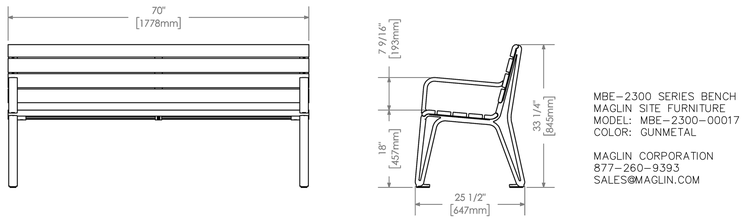
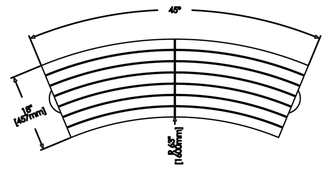


BENCH DETAIL 1 - MAGLIN MLB300-M
N.T.S.

BENCH DETAIL 2 - MAGLIN
N.T.S.



NOT FOR CONSTRUCTION

REVISIONS

#	DATE	
1	7-20-2022	1ST SUBMITTAL
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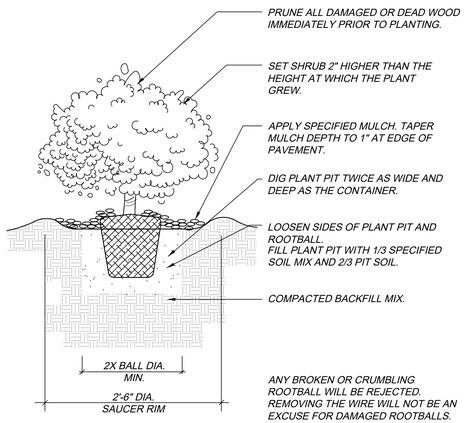
PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE DETAILS SHEET
CLIENT: CITY OF AURORA
DESIGNED BY: WP
DRAWN BY: WP
CHECKED BY: JG
SCALE: HORZ: N/A VERT: N/A
DATE: 11-08-2022

PLANNER/LANDSCAPE ARCHITECT:
TWINING ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2993 S. PEORIA STREET, SUITE 101
AURORA, COLORADO 80014
P. 303-770-7201
E. JGAMEC@THKASSOC.COM

SHEET NUMBER
L-11
SHEET 30 OF 35
PROJECT NO. 8677-000

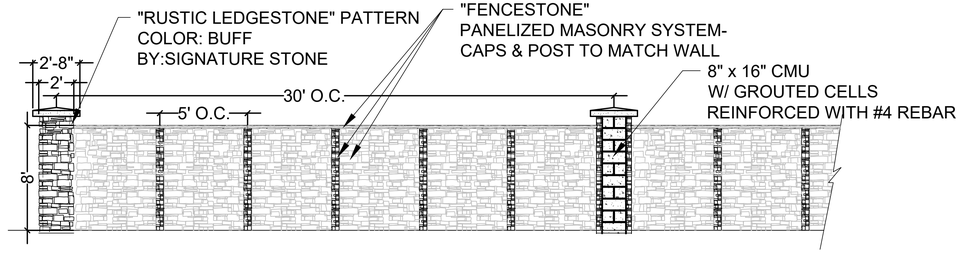
KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS



SHRUB PLANTING DETAIL
N.T.S.

EDGER DETAIL - SOD AND PLANT BED
N.T.S.

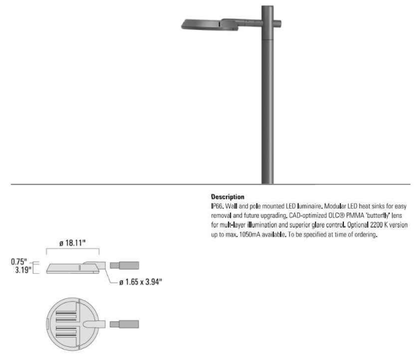


E-470 PERIMETER MASONRY WALL AND COLUMN DETAILS
SCALE: NTS

Schedule																
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	B		69	WE-EF USA	661-1126	RFL530-SE LED, Street and Area Lighting RFL530-LD-24/48W/3K (S6S);RFL530-SE LED, Street and Area Lighting	24 LED, Warm White - 120° angle of beam LEDLUMENS=246.0 lm, LEDs No=24, TOTALLUMENS= 5903.0 lm, TJ=85° LEDLUMENS=221.4 lm, LEDs No=24, TOTALLUMENS= 5312.8 lm, Ta=25°C	24	661-1126.ies	221	1	1	55	100%		Max: 2605cd	

RFL530-SE LED
Street and Area Lighting
1/15

we-ef



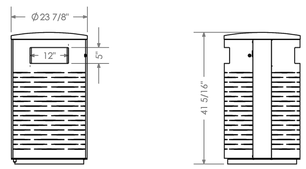
Description
IP66, Wall and pole mounted LED luminaire, Modular LED heat sinks for easy removal and future upgrading, CAO-optimized ELCOS PMMA "butterfly" lens for multi-layer illumination and superior glare control, Optional 2200 K version up to max. 1050mA available, To be specified at time of ordering.

WE-EF LIGHTING USA LLC
47640 Kelly Anne Drive | Shelmerdale PA 15086 | U.S.A. | Tel +1 724 743 6030 | Fax +1 724 743 6033 | info.usa@we-ef.com | www.we-ef.com | 14-06-2021 15:11

PHOTOMETRIC REQUIREMENTS

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED IN THE STREET LIGHTING PLANS WITH THE CIVIL SUBMITTAL.
2. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 – MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT–CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
3. ALL FIXTURES, POLES AND BASES SHALL BE BLACK IN COLOR.
4. POLE HEIGHTS SHALL BE 20'.
5. ALL ON–SITE STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA.

UPBEAT DOG WASTE STATION
N.T.S



600 SERIES TRASH RECEPTACLE
MAGLIN SITE FURNITURE
MODEL: MTR–0650–00005
COLOR: GUNMETAL

MAGLIN CORPORATION
877–260–9393
SALES@MAGLIN.COM

TRASH RECEPTACLE DETAIL - MAGLIN MTR-0650
N.T.S

NOT FOR CONSTRUCTION

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ATTN: JULIE GIARED, PLA
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SHEET NUMBER
L-12
SHEET 31 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

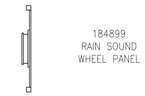
LANDSCAPE DETAILS

Which pieces of playground equipment are intended to satisfy PROS' inclusive access requirement? Information, such as cut sheets, from the manufacturer would be helpful for PROS staff to assess suitability.

Each piece of play equipment should be identifiable and correspond to detail callouts to be added to the Landscape Plan sheets.

Inclusive play structures labeled "Inclusive"

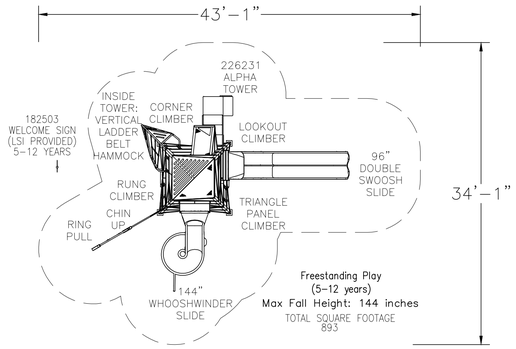
ENLARGEMENT INCLUDED ON DETAILS SHEET. LABELS ADDED ON ENLARGEMENT



Freestanding Play
(2-5 years)

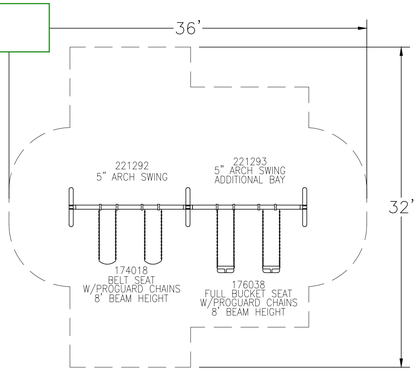
Max Fall Height: 0 inches

RAIN SOUND WHEEL PANEL Inclusive
SCALE: NTS

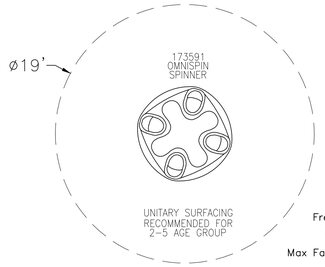


Freestanding Play
(5-12 years)
Max Fall Height: 144 inches
TOTAL SQUARE FOOTAGE
893

ALPHA TOWER
SCALE: NTS

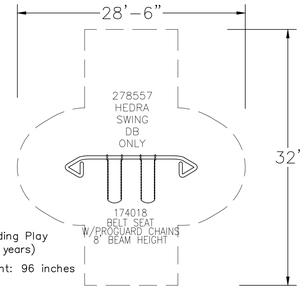


5" ARCH SWING ADDITIONAL BAY
SCALE: NTS



Freestanding Play
(2-12 years)
Max Fall Height: 18 inches
TOTAL SQUARE FOOTAGE
282

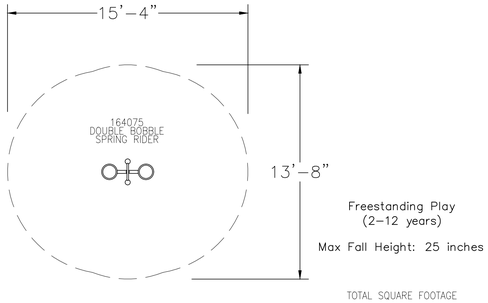
OMNISPIN SPINNER Inclusive
SCALE: NTS



Freestanding Play
(2-12 years)
Max Fall Height: 96 inches

TOTAL SQUARE FOOTAGE
560

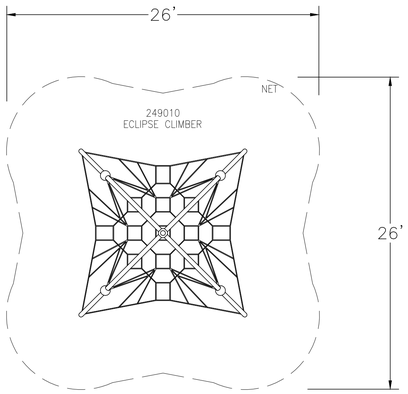
HEDERA SWING FRAME
SCALE: NTS



Freestanding Play
(2-12 years)
Max Fall Height: 25 inches

TOTAL SQUARE FOOTAGE
165

DOUBLE BOBBLE SPRING RIDER
SCALE: NTS

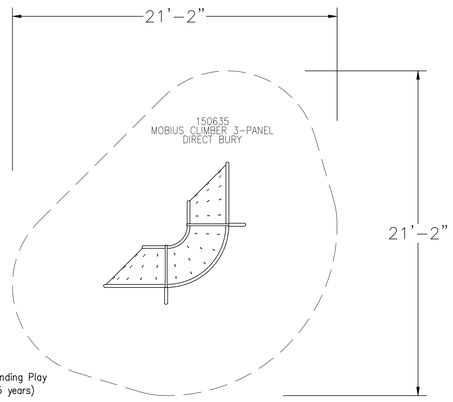


Freestanding Play
(5-12 years)

Max Fall Height: 96 inches

TOTAL SQUARE FOOTAGE
607

ALPHA TOWER
SCALE: NTS



Freestanding Play
(2-5 years)

Max Fall Height: 48 inches

TOTAL SQUARE FOOTAGE
320

HEDERA SWING FRAME
SCALE: NTS

NOT FOR CONSTRUCTION

REVISIONS

#	DATE	
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4		
5		
6		

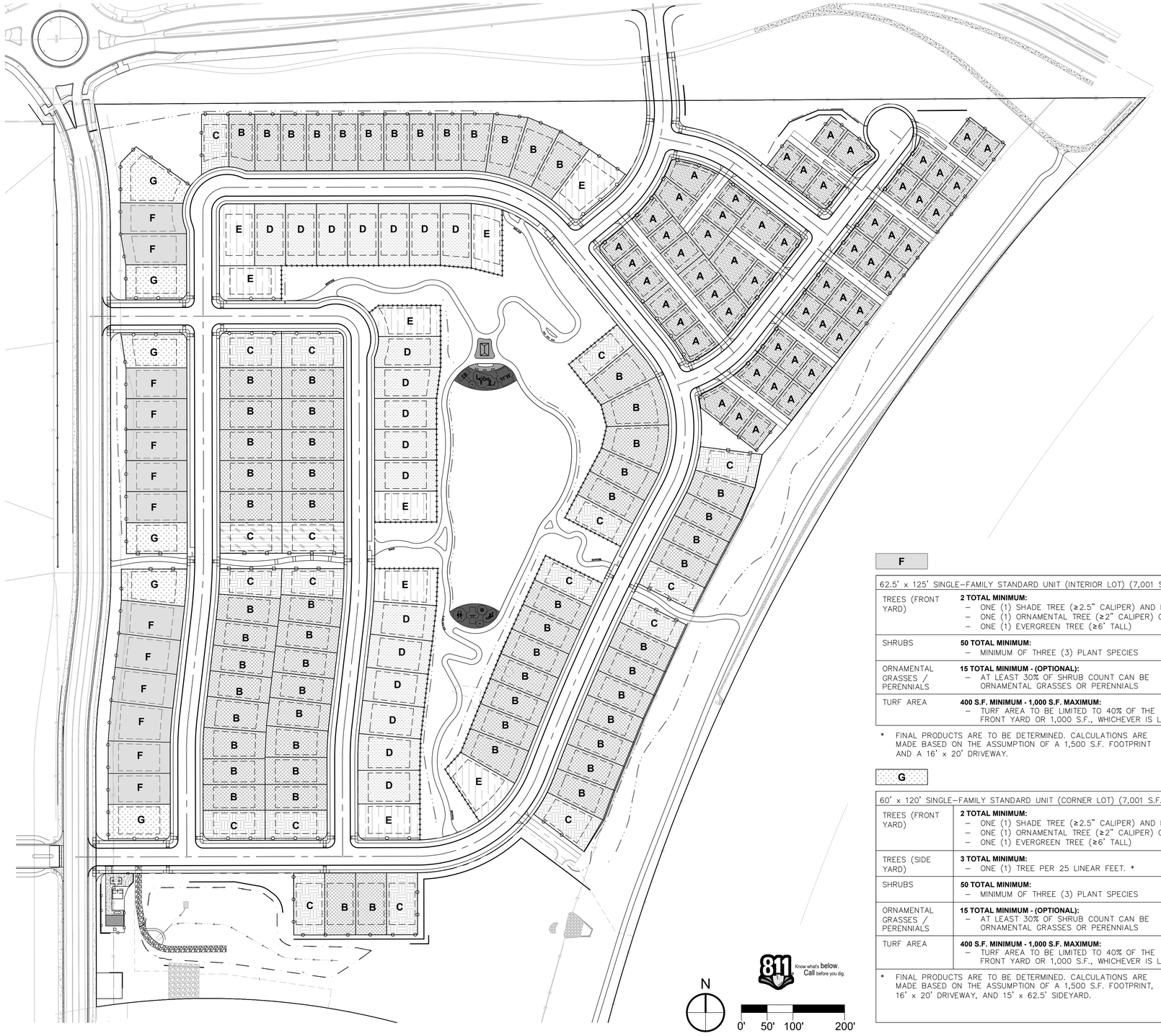
PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE DETAILS SHEET
CLIENT: CITY OF AURORA
DESIGNED BY: WP
DRAWN BY: WP
CHECKED BY: JG
SCALE: HORZ: N/A VERT: N/A
DATE: 11-08-2022

PLANNER/LANDSCAPE ARCHITECT:
TH KASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303.771.7201
E: JGAMEC@THKASSOC.COM

SHEET NUMBER
L-13
SHEET 32 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT



A

32' x 65' SINGLE-FAMILY SMALL UNIT (≤ 3,000 S.F.)	
TREES	**2 TOTAL MINIMUM:** – ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER – ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR – ONE (1) EVERGREEN TREE (≥6' TALL)
SHRUBS	**7 TOTAL MINIMUM**
ORNAMENTAL GRASSES / PERENNIALS	**1 TOTAL MINIMUM - (OPTIONAL):** – AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	**400 S.F. MINIMUM - 1,000 S.F. MAXIMUM:** – TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,500 S.F. FOOTPRINT AND A 16' x 20' DRIVEWAY.

B

50' x 120' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (4,700 S.F.–7,000 S.F.)	
TREES	**2 TOTAL MINIMUM:** – ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER – ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR – ONE (1) EVERGREEN TREE (≥6' TALL)
SHRUBS	**32 TOTAL MINIMUM:** – MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	**10 TOTAL MINIMUM - (OPTIONAL):** – AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	**400 S.F. MINIMUM - 1,000 S.F. MAXIMUM:** – TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,500 S.F. FOOTPRINT AND A 16' x 20' DRIVEWAY.

C

50' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (4,700 S.F.–7,000 S.F.)	
TREES (FRONT YARD)	**2 TOTAL MINIMUM:** – ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER – ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR – ONE (1) EVERGREEN TREE (≥6' TALL)
TREES (SIDE YARD)	**3 TOTAL MINIMUM:** – ONE (1) TREE PER 25 LINEAR FEET. *
SHRUBS	**32 TOTAL MINIMUM:** – MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	**10 TOTAL MINIMUM - (OPTIONAL):** – AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	**400 S.F. MINIMUM - 1,000 S.F. MAXIMUM:** – TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,500 S.F. FOOTPRINT, 16' x 20' DRIVEWAY, AND 15' x 60' SIDEYARD.

F

62.5' x 125' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (7,001 S.F.–11,000 S.F.)	
TREES (FRONT YARD)	**2 TOTAL MINIMUM:** – ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER – ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR – ONE (1) EVERGREEN TREE (≥6' TALL)
SHRUBS	**50 TOTAL MINIMUM:** – MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	**15 TOTAL MINIMUM - (OPTIONAL):** – AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	**400 S.F. MINIMUM - 1,000 S.F. MAXIMUM:** – TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,500 S.F. FOOTPRINT AND A 16' x 20' DRIVEWAY.

G

60' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (7,001 S.F.–11,000 S.F.)	
TREES (FRONT YARD)	**2 TOTAL MINIMUM:** – ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER – ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR – ONE (1) EVERGREEN TREE (≥6' TALL)
TREES (SIDE YARD)	**3 TOTAL MINIMUM:** – ONE (1) TREE PER 25 LINEAR FEET. *
SHRUBS	**50 TOTAL MINIMUM:** – MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	**15 TOTAL MINIMUM - (OPTIONAL):** – AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	**400 S.F. MINIMUM - 1,000 S.F. MAXIMUM:** – TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,500 S.F. FOOTPRINT, 16' x 20' DRIVEWAY, AND 15' x 62.5' SIDEYARD.

D

60' x 120' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (7,001 S.F.–11,000 S.F.)	
TREES (FRONT YARD)	**2 TOTAL MINIMUM:** – ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER – ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR – ONE (1) EVERGREEN TREE (≥6' TALL)
SHRUBS	**43 TOTAL MINIMUM:** – MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	**13 TOTAL MINIMUM - (OPTIONAL):** – AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	**400 S.F. MINIMUM - 1,000 S.F. MAXIMUM:** – TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,500 S.F. FOOTPRINT AND A 16' x 20' DRIVEWAY.

E

60' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (7,001 S.F.–11,000 S.F.)	
TREES (FRONT YARD)	**2 TOTAL MINIMUM:** – ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER – ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR – ONE (1) EVERGREEN TREE (≥6' TALL)
TREES (SIDE YARD)	**3 TOTAL MINIMUM:** – ONE (1) TREE PER 25 LINEAR FEET. *
SHRUBS	**43 TOTAL MINIMUM:** – MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	**4 TOTAL13 MINIMUM - (OPTIONAL):** – AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	**400 S.F. MINIMUM - 1,000 S.F. MAXIMUM:** – TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,500 S.F. FOOTPRINT, 16' x 20' DRIVEWAY, AND 15' x 60' SIDEYARD.

NOT FOR CONSTRUCTION

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3	11-08-2022	3RD SUBMITTAL
4		
5		
6		

PROJECT: KINGS POINT SOUTH
DRAWING: FRONT YARD EXHIBIT
CLIENT: CITY OF AURORA
DESIGNED BY: TL
DRAWN BY: TL
CHECKED BY: JC
SCALE: HORZ: 1" = 100'-0" VERT: 1" = 100'-0"
DATE: 11-08-2022

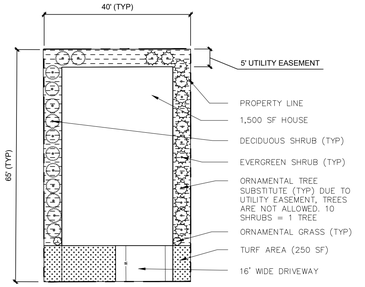
PLANNER/LANDSCAPE ARCHITECT:
TIKA ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2855 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P.: 303.770.2201
E.: JGAMEC@TIKAASSOC.COM

tika associates, inc.

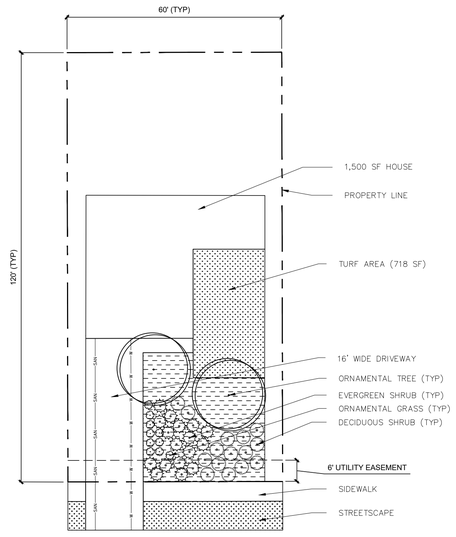
SHEET NUMBER
L-14
SHEET 33 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

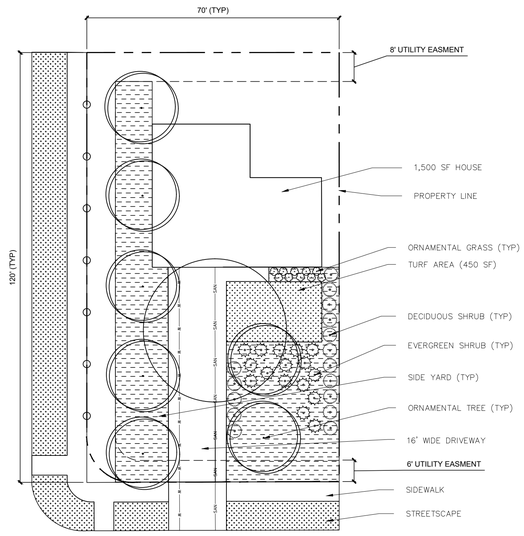
RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT



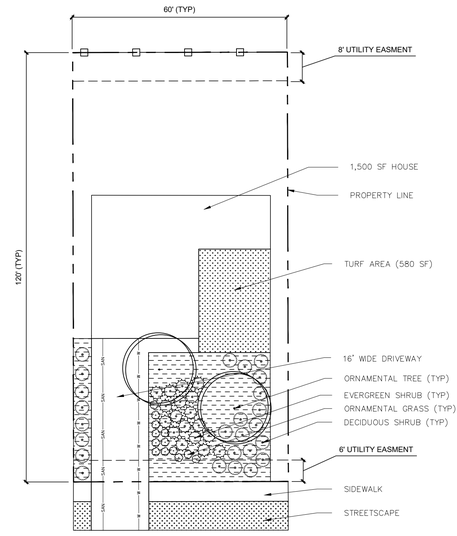
TYPICAL LOT A
1" = 20'



TYPICAL LOT B
1" = 20'



TYPICAL LOT C
1" = 20'



TYPICAL LOT D
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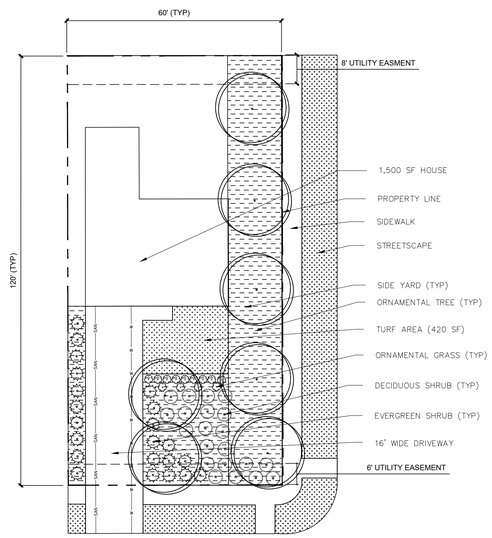
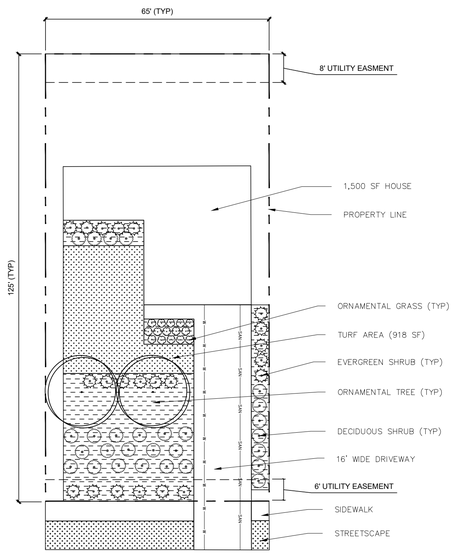
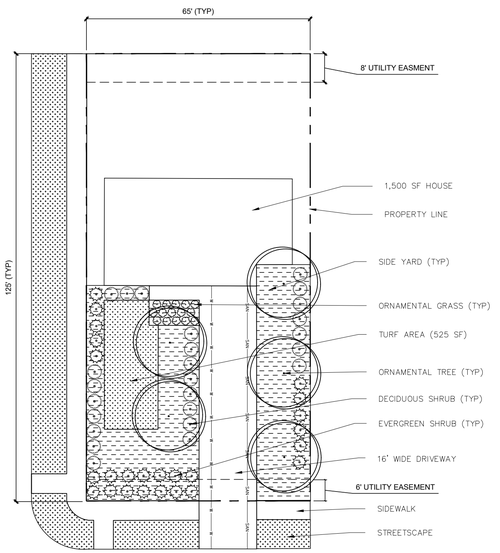


TYPICAL LOT E
1" = 20'



TYPICAL LOT F
1" = 20'



TYPICAL LOT G
1" = 20'

LEGEND

- PROPERTY LINE
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- UTILITY EASEMENT
- SEWER LINE
- WATER LINE
- SOD
- MULCH
- ISANTI DOGWOOD (DECIDUOUS SHRUB)
- TAMMY JUNIPER (EVERGREEN SHRUB)
- MEXICAN FEATHER GRASS (ORNAMENTAL GRASS)
- SPRING SNOW CRAB APPLE (ORNAMENTAL TREE)

N

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

0' 10' 20' 40'

SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: FRONT YARD EXHIBIT

CLIENT: CITY OF AURORA

DESIGNED BY: TL
DRAWN BY: TL
CHECKED BY: JG

SCALE: HORZ: 1" = 100' - 0"
VERT: 1" = 100' - 0"

DATE: 11-08-2022

PLANNER/LANDSCAPE ARCHITECT:
TK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2363 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P. 303-771-7201
E. JGAMEC@TKASSOC.COM

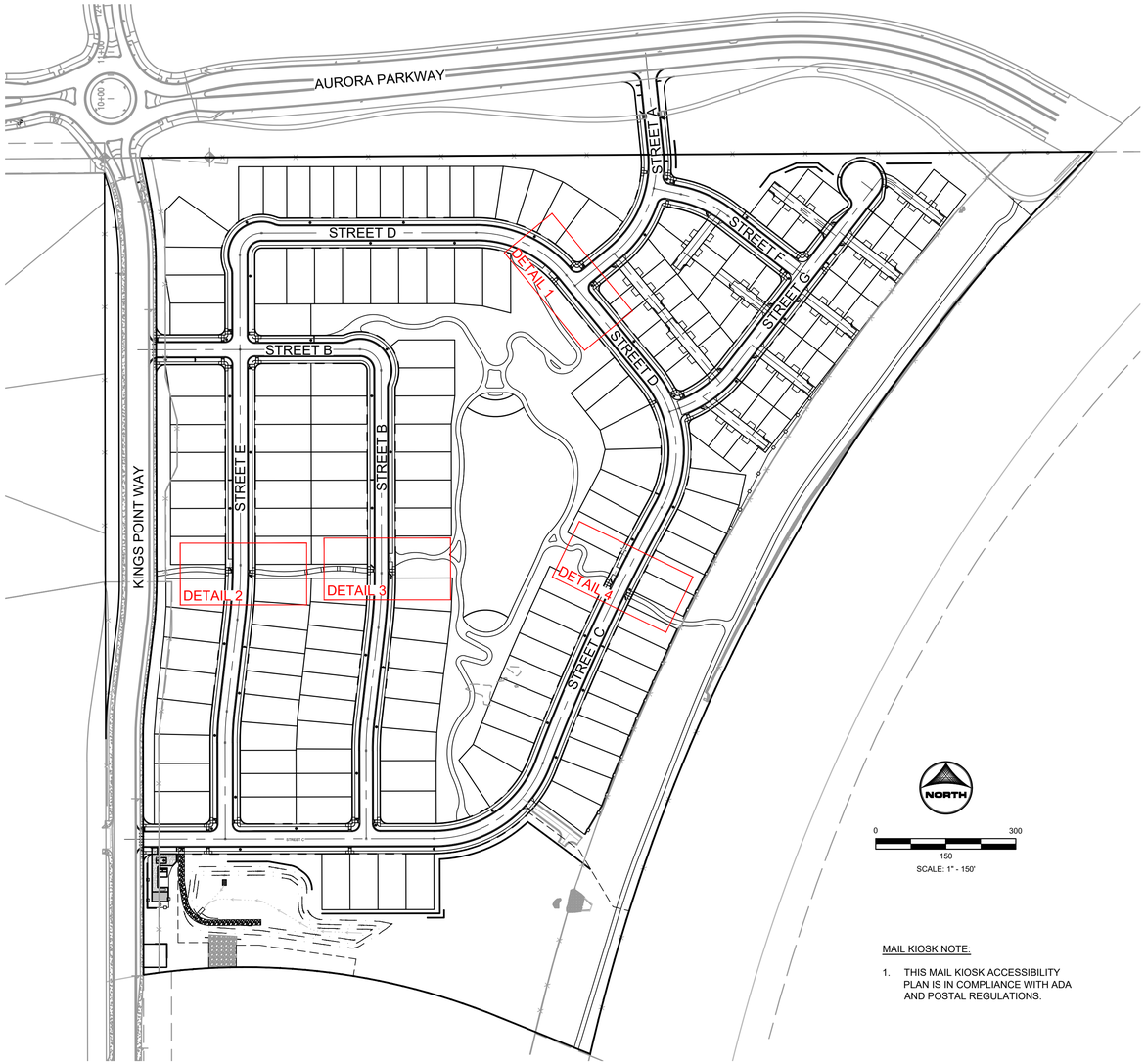
tk associates, inc.

SHEET NUMBER

L-15

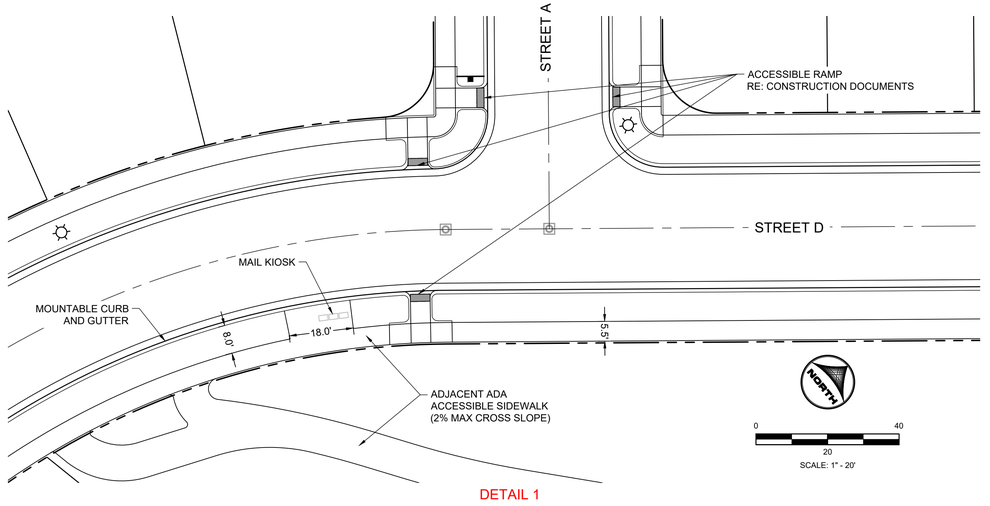
SHEET 34 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

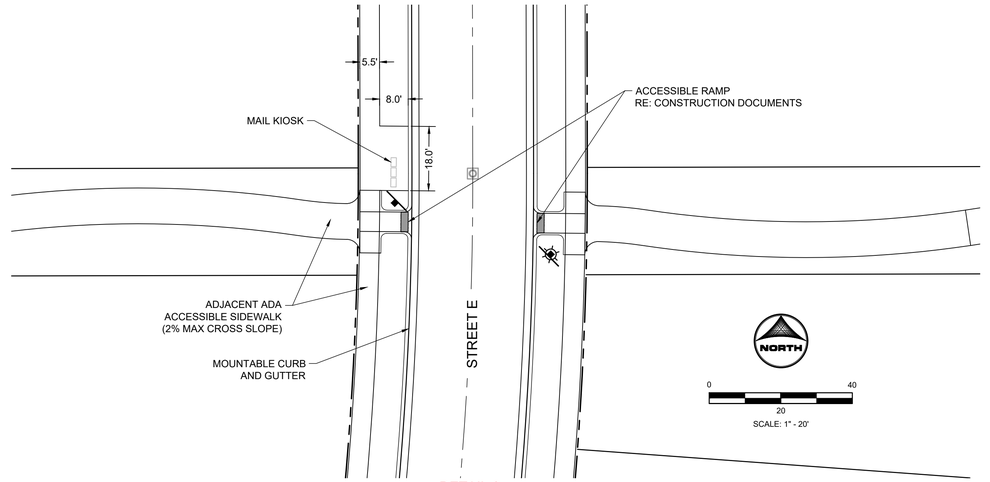


MAIL KIOSK NOTE:

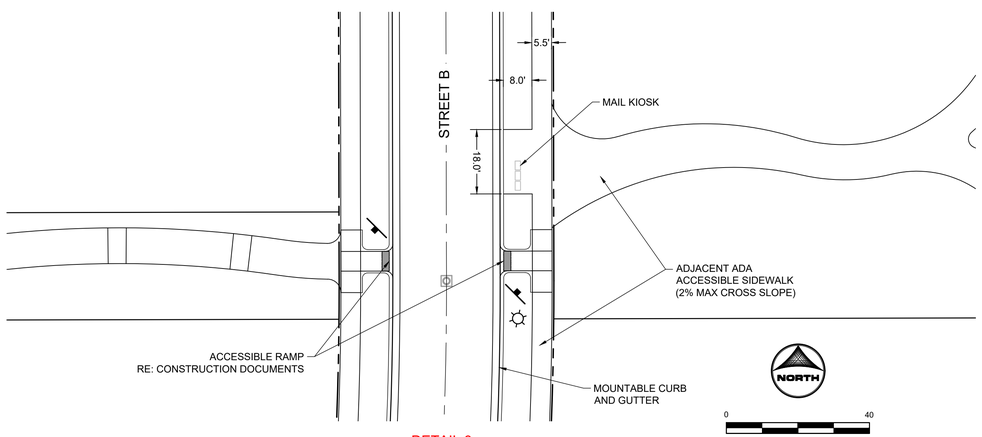
1. THIS MAIL KIOSK ACCESSIBILITY PLAN IS IN COMPLIANCE WITH ADA AND POSTAL REGULATIONS.



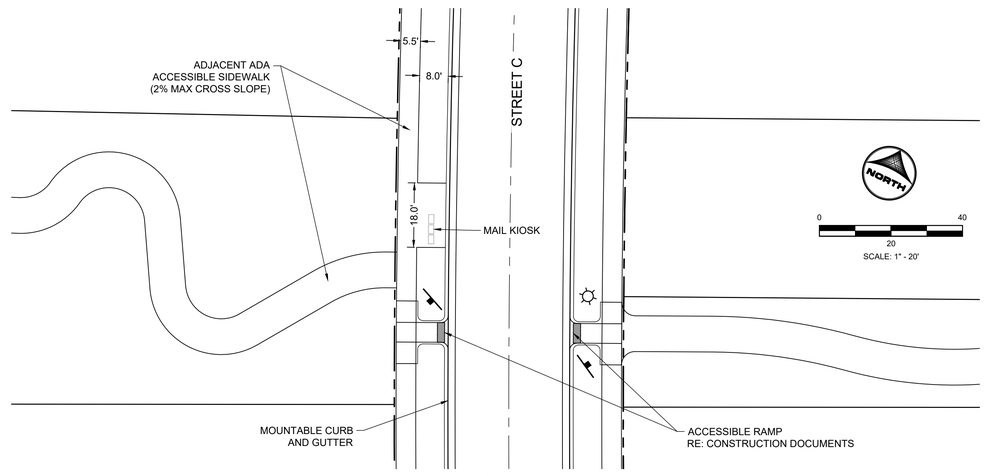
DETAIL 1



DETAIL 2



DETAIL 3



DETAIL 4

2022-11-04 3:09pm By: smorton
u:\2021\21200.01\CAD\Dwgs\CivilPlan\01-Mail_Kiosk_Accessibility.dwg

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: MAIL KIOSK ACCESSIBILITY PLAN

CLIENT: CITY OF AURORA

DESIGNED BY:	AJZ	SCALE:	HORZ:1"=40'
DRAWN BY:	STM		VERT:NOT APPLICABLE
CHECKED BY:	AJZ	DATE:	11-04-2022

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 303.488.1446
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER

MKP1

SHEET 35 OF 35
PROJECT NO. 8677-000

Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

Send in the closure sheet for the description.

Send in the State Monument Records for the aliquot corners used in the plat.

Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS COUNTY, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 BEARS SOUTH 00°07'05" EAST, A DISTANCE OF 2594.48 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 89°35'38" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 79.92 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°35'38" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 145.54 FEET TO THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE NORTH 89°38'25" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1,891.46 FEET TO THE WESTERLY RIGHT-OF-WAY OF HIGHWAY E-470 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED IN BOOK 1698 AT PAGE 1250 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,969.72 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°42'15" EAST;

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

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°55'08", AN ARC LENGTH OF 2,211.49 FEET;
2. SOUTH 13°22'37" WEST, A DISTANCE OF 30.49 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 801 AT PAGE 471 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES;

1. NORTH 67°52'57" WEST, A DISTANCE OF 213.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,438.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°48'47", AN ARC LENGTH OF 773.34 FEET TO THE EASTERLY RIGHT-OF-WAY OF KINGS POINT WAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2018034590 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°07'05" WEST, A DISTANCE OF 503.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 730.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'19", AN ARC LENGTH OF 89.68 FEET;
3. NORTH 06°55'14" EAST, A DISTANCE OF 150.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 810.00 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'16", AN ARC LENGTH OF 99.50 FEET TO THE SOUTHEAST CORNER OF THAT PORTION OF KINGS POINT WAY AS DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NO. 2019034589 IN SAID RECORDS;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID KINGS POINT WAY THE FOLLOWING THREE (3) COURSES;

1. NORTH 00°07'05" WEST, A DISTANCE OF 676.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 810.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°03'45", AN ARC LENGTH OF 156.39 FEET;
3. NORTH 11°10'50" WEST, A DISTANCE OF 78.31 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 57.110 ACRES, (2,487,699 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 SOUTH 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, ~~(AND)~~ EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

and Tract O revised

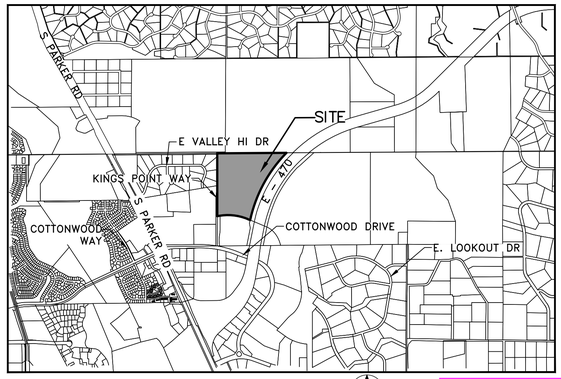
COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR 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 RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.



VICINITY MAP
SCALE 1" = 2,000'

Send in the closure sheet for this description

noted

Send in the Title Commitment to confirm this ownership

noted

OWNER

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____20___ AD. BY _____, AS _____

OF LENNAR COLORADO LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Some of these tracts include utility mains need a UE for these

update this to be within 120 calendar days of the plat approval

title commitment will be updated closer to recordation

Tract A on the site plan is defined as a drainage easement.

portions of Tract A are within drainage easements as shown hereon

Aztec responses in blue
Jim Lynch 2023-01-27

fully described monuments shown on plat

1.6.H. Basis of Bearing Statements.
2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between **fully described monuments** (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

GENERAL NOTES

1. 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".
2. BASIS OF BEARINGS – BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°07'05" EAST, A DISTANCE OF 2594.48 FEET.
3. THE EASEMENT AREA WITHIN EACH LOT~~S~~ or Tract added TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. NON-EXCLUSIVE TRAIL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, AND USING SUCH TRAILS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
5. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
6. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
7. TRACTS A, B, C, D, E, F, G, H, I, J, ~~K, L,~~ M AND N ARE TO BE PRIVATELY OWNED AND MAINTAINED.
8. TRACT O IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO THE CITY OF AURORA SPECIFICATIONS.
9. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. ABC70735537 WITH AN EFFECTIVE DATE OF DECEMBER 08, 2021 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.
11. 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.
12. DOCUMENTING NEW AND EXISTING MONUMENTS. IF A MONUMENT IS SET, AS A RESULT OF A LAND SURVEY, THAT REPRESENTS THE SAME CORNER OR CONTROL CORNER OF AN EXISTING MONUMENT, THE PROFESSIONAL LAND SURVEYOR SETTING THE NEW MONUMENT SHALL, ON THE RESULTING LAND SURVEY PLAT, MAKE NOTE OF THE REASON THE PROFESSIONAL LAND SURVEYOR DID NOT ACCEPT THE EXISTING MONUMENT. (SEE AES RULE 1.6.E.4.A.)

CITY OF AURORA APPROVALS

O revised

and Tract O revised

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS A-P AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20 ____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

_____ _____
CITY ENGINEER DATE

_____ _____
PLANNING DIRECTOR DATE

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 _____, 20____.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (SEE AES BOARD RULE1.6.B.2.)

JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO ON THIS _____ DAY OF _____,

20_____ A.D. AT _____ O'CLOCK ____M.

_____ _____
COUNTY CLERK AND RECORDER DEPUTY

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

LAST REVISED: 11/4/2022

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	2022-09-20
SCALE:	N/A
SHEET 1 OF 7	

AzTec Proj. No.: 135922-01 Drawn By: RBA

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

1.6.H. Basis of Bearing Statements.
2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between **fully described monuments** (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

revised

POINT OF COMMENCEMENT
NORTHWEST CORNER SECTION 3, T6S, R66W, 6TH P.M., FOUND 3" BRASS CAP SET IN STONE 0.3" ABOVE SURFACE STAMPED "PLS 13155"

POINT OF BEGINNING
SOUTHWEST CORNER OF SECTION 34, T5S, R66W, 6TH P.M., FOUND 3-1/4" ALUMINUM CAP 0.4' BELOW SURFACE STAMPED "PLS 13155"

N89°35'38"E 145.54'

N89°38'25"E 1891.46'

SW 1/4 SEC. 34, T.5S., R.66W., SIXTH P.M.

SOUTH LINE OF THE SW 1/4 OF SEC. 34 S89°38'25"W 2664.53'

UNPLATTED

added

T5S T6S

Arapahoe County

Douglas County

N89°35'38"E 79.92' (TIE)

added N11°10'50"W 78.31'

Δ=11°03'45" R=810.00' L=156.39'

TRACT C

STREET A

STREET D

STREET F

STREET G

TRACT A

TRACT B

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

STREET B

STREET C

STREET E

the street names need to be added (Typ.)

street names added

NE 1/4 SEC. 4, T.6S., R.66W., SIXTH P.M.

NW 1/4 SEC. 3, T.6S., R.66W., SIXTH P.M.

SLOPE EASEMENT REC. NO. 2019034595

SLOPE EASEMENT REC. NO. 2019034593

SLOPE EASEMENT REC. NO. 2019034594

SLOPE EASEMENT REC. NO. 2019034596

VALLEY HI DRIVE
REC. NO. 144478

VALLEY HI SUBDIVISION
REC. NO. 144478

KINGS POINT WAY
(80' WIDE PUBLIC ROW)
REC. NO. 2019034589

KINGS POINT WAY
(80' WIDE PUBLIC ROW)
REC. NO. 2018034590

N00°07'05"W 676.14'

Δ=7°02'16" R=810.00' L=99.50'

N06°55'14"E 150.14'

Δ=7°02'19" R=730.00' L=89.68'

N00°07'05"W 503.98'

(BASIS OF BEARINGS) S00°07'05"E 2594.48'

WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3

VANTAGE POINT SUBDIVISION FILING NO. 1 2ND AMENDMENT
REC. NO. 2019000181

Δ=30°48'47" R=1438.00' L=773.34'

N67°52'57"W 213.59'

S13°22'37"W 30.49'

SOUTHERLY LINE OF BOOK 801 PAGE 471

PROPOSED RIGHT-OF-WAY REC. NO. 2016075382

DRAINAGE EASEMENT REC. NO. 2019034592

WEST QUARTER CORNER SECTION 3, T6S, R66W, 6TH P.M., FOUND 2" ALUMINUM CAP STAMPED "PLS 36580" IN CONCRETE

Δ=31°55'08" R=3969.72' L=2211.49'

AC-31-1 LT BOOK 1698 PAGE 1250

PARCEL MU-31-1 LT BOOK 1698 PAGE 1250

PARCEL MU-31-1 RT BOOK 1698 PAGE 1250

E-470
(PUBLIC ROW WIDTH VARIES)
PARCEL TK-31-1 BOOK 1698 PAGE 1250

S44°41'15"E (RADIAL)

545.95' (TIE)

NORTH QUARTER CORNER SECTION 3, T6S, R66W, 6TH P.M., FOUND BROKEN PIPE WITH NO CAP

N89°38'22"E 226.36'

SOUTH QUARTER CORNER SECTION 34, T5S, R66W, 6TH P.M., FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155 1993"

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°21'14"	61.50'	33.65'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	15.00'	23.56'
C4	21°47'12"	25.00'	9.51'
C5	21°47'12"	25.00'	9.51'
C6	86°31'06"	15.00'	22.65'
C7	90°00'00"	15.00'	23.56'
C8	80°53'41"	15.00'	21.18'
C9	90°00'00"	15.00'	23.56'
C10	86°46'23"	15.00'	22.72'
C11	10°30'19"	282.00'	51.70'
C12	7°07'17"	282.00'	35.05'
C13	80°53'41"	15.00'	21.18'
C14	90°00'00"	15.00'	23.56'
C15	106°19'27"	8.00'	14.85'
C16	25°19'20"	73.00'	32.26'
C17	16°50'51"	50.00'	14.70'
C18	76°49'28"	15.00'	20.11'
C19	90°00'00"	20.00'	31.42'
C20	90°00'00"	20.00'	31.42'
C21	90°00'00"	15.00'	23.56'
C22	6°42'24"	607.00'	71.05'
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	20.00'	31.42'
C25	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	90°00'00"	15.00'	23.56'
C27	6°42'24"	605.00'	70.82'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	15.00'	23.56'
C30	6°42'24"	543.00'	63.56'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	6°42'24"	545.00'	63.79'
C35	22°11'30"	25.00'	9.68'
C36	22°11'30"	25.00'	9.68'
C37	16°26'15"	48.50'	13.91'
C38	25°59'25"	74.50'	33.79'
C39	21°47'12"	19.00'	7.22'
C40	21°47'12"	19.00'	7.22'
C41	30°03'18"	15.50'	8.13'
C42	18°30'31"	52.00'	16.80'
C43	24°54'44"	62.00'	26.96'
C44	9°18'17"	73.00'	11.85'
C45	9°22'11"	52.00'	8.50'
C46	9°29'08"	52.07'	8.62'
C47	7°19'44"	53.04'	6.78'
C48	19°02'40"	57.50'	19.11'
C49	22°01'01"	65.50'	25.17'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°27'02"W	21.49'
L2	N77°51'58"W	16.29'
L3	S51°45'57"W	22.30'
L4	N39°23'05"W	109.00'
L5	S50°36'55"W	26.00'
L6	S39°23'05"E	109.00'
L7	N39°23'05"W	123.46'
L8	N50°36'55"E	26.00'
L9	S39°23'05"E	121.35'
L10	N37°48'43"E	106.72'
L11	N52°11'17"W	26.00'
L12	S37°48'43"W	109.00'
L13	N52°11'17"W	73.00'
L14	N37°48'43"E	26.00'
L15	S52°11'17"E	73.00'
L16	N52°11'17"W	124.60'
L17	N37°48'43"E	26.00'
L18	S52°11'17"E	124.60'
L19	N52°11'17"W	109.00'
L20	N37°48'43"E	26.00'
L21	N52°11'17"W	109.00'
L22	S52°11'17"E	109.00'
L23	S37°48'43"W	26.00'
L24	N52°11'17"W	109.00'
L25	S52°11'17"E	109.00'
L26	S37°48'43"W	26.00'
L27	N52°11'17"W	109.00'
L28	S52°11'17"E	109.00'
L29	S37°48'43"W	26.00'
L30	N52°11'17"W	109.00'
L31	S52°11'17"E	118.19'

LINE TABLE		
LINE	BEARING	LENGTH
L32	S37°48'43"W	26.00'
L33	N52°11'17"W	126.17'
L34	N52°11'17"W	143.00'
L35	N52°11'17"W	143.00'
L36	N52°11'17"W	133.00'
L37	N52°11'17"W	133.00'
L38	N52°11'17"W	133.00'
L39	N52°11'17"W	133.00'
L40	N52°11'17"W	133.00'
L41	N52°11'17"W	133.00'
L42	N52°11'17"W	133.00'
L43	N52°11'17"W	133.00'
L44	N52°11'17"W	142.58'
L45	N52°11'17"W	149.80'
L46	N37°48'43"E	133.10'
L47	N37°48'43"E	125.86'
L48	S39°23'05"E	293.32'
L49	S39°23'05"E	294.96'
L50	S85°19'50"E	20.00'
L51	N07°45'25"E	25.77'
L52	N52°54'20"E	10.00'
L53	S52°11'17"E	46.00'
L54	N52°11'17"W	46.00'
L55	S37°48'43"W	8.00'
L56	N37°48'43"E	7.50'
L57	N37°48'43"E	8.00'
L58	N37°48'43"E	7.50'
L59	S52°11'17"E	61.60'
L60	N52°11'17"W	61.60'
L61	N37°48'43"E	8.00'

LEGEND

1. FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "EMK PLS 12405 2FT WC"
2. FOUND STEEL ROD WITH 2-1/2" ALUMINUM CAP STAMPED "E470 PHA PLS 37948"
3. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"

SECTION CORNER AS SHOWN HEREON

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2018.

2020

0' 60' 120' 240'
SCALE: 1" = 120'

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 135922-01 Drawn By: RBA

DATE OF PREPARATION:	2022-09-20
SCALE:	1" = 120'

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
G.E. = GAS EASEMENT
(NR) = NON-RADIAL

KEY MAP N.T.S.

POINT OF COMMENCEMENT
NORTHWEST CORNER SECTION 3, T6S, R66W, 6TH P.M., FOUND 3" BRASS CAP SET IN STONE 0.3' ABOVE SURFACE STAMPED "PLS 13155"

POINT OF BEGINNING
SOUTHWEST CORNER OF SECTION 34, T5S, R66W, 6TH P.M., FOUND 3-1/4" ALUMINUM CAP 0.4' BELOW SURFACE STAMPED "PLS 13155"

T5S / T6S
Arapahoe County / Douglas County

SW 1/4 SEC. 34, T.5S., R.66W., SIXTH P.M.

SOUTH LINE OF THE SW 1/4 OF SEC. 34
S89°38'25"W 2664.53'

Line is only common to Lots 7-15, bearings change in Lot 5 and 6

check this distance

Distance: 923.67 ft

N89°35'38"E 145.54'
N89°35'38"E 79.92" (TIE)
923.74'

UNPLATTED

changed

change to Water easement

TRACT C
63,781 SF
1.464 AC

8' U.E.
16' U.E.
20' U.E.
6' G.E.

SLOPE EASEMENT REC. NO. 2019034595

KINGS POINT WAY
(80' WIDE PUBLIC ROW)
REC. NO. 2019034589

VALLEY HI SUBDIVISION
REC. NO. 144478

(BASIS OF BEARINGS)
NE 1/4 SEC. 4, T.6S., R.66W., SIXTH P.M.
WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3
S00°07'05"E 2594.48'

N00°07'05"W 676.14'

80'

30' U.E.

SLOPE EASEMENT REC. NO. 2019034595

N11°10'50"W 78.31'
Δ=11°03'45" R=810.00' L=156.36'

N89°52'55"W 458.94'

STREET D
(64' WIDE PUBLIC ROW)
add street name
street names added

STREET A
(64' WIDE PUBLIC ROW)
add street name

STREET E
(64' WIDE PUBLIC ROW)

STREET B
(PUBLIC ROW WIDTH VARIES)
add street name

STREET B
(60' WIDE PUBLIC ROW)
add street name

STREET D
(64' WIDE PUBLIC ROW)
add street name

add 8' U.E. line and dimension

added

Lots 1–13 (Block 1): 5,653 SF / 0.130 AC; 5,343 SF / 0.123 AC; 5,500 SF / 0.126 AC; 6,156 SF / 0.141 AC; 6,612 SF / 0.152 AC; 6,887 SF / 0.158 AC; 6,887 SF / 0.158 AC; 9,985 SF / 0.229 AC

Lots 1–4 (Block 2): 8,111 SF / 0.186 AC; 7,201 SF / 0.165 AC; 7,200 SF / 0.165 AC; 7,199 SF / 0.165 AC; 7,356 SF / 0.169 AC

Lots 1–10 (Block 3): 7,278 SF / 0.167 AC; 7,354 SF / 0.169 AC; 7,946 SF / 0.182 AC; 8,051 SF / 0.185 AC; 8,286 SF / 0.190 AC; 7,054 SF / 0.162 AC; 7,054 SF / 0.162 AC; 7,200 SF / 0.165 AC; 7,200 SF / 0.165 AC; 7,200 SF / 0.165 AC

Lots 1–8 (Block 4): 10,076 SF / 0.231 AC; 7,354 SF / 0.169 AC; 7,946 SF / 0.182 AC; 8,286 SF / 0.190 AC; 7,054 SF / 0.162 AC; 7,054 SF / 0.162 AC; 7,200 SF / 0.165 AC; 7,200 SF / 0.165 AC

Lots 1–2 (Block 5): 8,352 SF / 0.192 AC; 7,200 SF / 0.165 AC

Lots 1–34 (Block 5): 8,352 SF / 0.192 AC; 7,200 SF / 0.165 AC; 7,200 SF / 0.165 AC; 8,352 SF / 0.192 AC

Lots 1–10 (Block 6): 8,051 SF / 0.185 AC; 7,655 SF / 0.176 AC; 7,199 SF / 0.165 AC; 7,199 SF / 0.165 AC; 7,201 SF / 0.165 AC; 7,200 SF / 0.165 AC; 7,200 SF / 0.165 AC; 7,201 SF / 0.165 AC; 7,200 SF / 0.165 AC; 7,356 SF / 0.169 AC

Lots 38–41 (Block 6): 7,200 SF / 0.165 AC; 7,440 SF / 0.171 AC; 7,448 SF / 0.171 AC; 7,611 SF / 0.175 AC

Lots 11–13 (Block 6): 6,085 SF / 0.139 AC; 7,733 SF / 0.178 AC; 8,546 SF / 0.196 AC

TRACT F
6,768 SF
0.155 AC

TRACT E
277,485 SF
6.370 AC

SEE SHEET 4

SEE SHEET 5

SEE SHEET 5

SEE SHEET 2 FOR MONUMENT LEGEND

SEE SHEET 2 FOR LINE AND CURVE TABLES

0' 20' 40' 80'
SCALE: 1" = 40'

FOR REVIEW

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DATE OF PREPARATION:	2022-09-20
SCALE:	1" = 40'
SHEET 3 OF 7	

AzTec Proj. No.: 135922-01 Drawn By: RBA

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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LEGEND
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
G.E. = GAS EASEMENT
(NR) = NON-RADIAL

what is this monument?

range pt moved to centerline/boundary intersection

UNPLATTED

SW 1/4 SEC. 34, T.5S., R.66W., SIXTH P.M.

SOUTH LINE OF THE SW 1/4 OF SEC. 34
S89°38'25"W 2664.53'

revised

change to Water easement

shown on Sheet 2

no distance on the subdivision line more than 1400'. set and label a monument to break up the distance

N89°38'25"E 1891.46'

T5S
T6S

changed to "Access Easement"

this will need to be renamed to "Access easement" with the maintenance responsibility being other than the City of Aurora. Confirm this with P.R.O.S. Dept.

Arapahoe County

added

Douglas County

923.74'

618.15'

285.59'

TRACT C
63,781 SF
1.464 AC

TRACT I
3,289 SF
0.076 AC

TRACT O
19,286 SF
0.443 AC

SIDEWALK EASEMENT

UTILITY EASEMENT
SEE DETAIL A

DRAINAGE EASEMENT
SEE DETAIL A

DRAINAGE EASEMENT
SEE DETAIL B

add street name

STREET A
(64' WIDE PUBLIC ROW)

STREET G
(64' WIDE PUBLIC ROW)

STREET D
(64' WIDE PUBLIC ROW)

street names added

TRACT F 6,768 SF 0.155 AC

TRACT K 3,059 SF 0.070 AC

TRACT L 3,059 SF 0.070 AC

TRACT M 3,059 SF 0.070 AC

TRACT N 3,358 SF 0.077 AC

TRACT A
560,556 SF
12.869 AC

Tract O and the acquisition of trail right-of-way shall soon be a topic of discussion between the City and property owner. Agreement of ultimate configuration of Tract O should be reflected in the next submittal. An access easement through the tract will not be required as long as the tract is dedicated to the city via this plat.

noted

E-470
(PUBLIC ROW WIDTH VARIES)
PARCEL 7K-37-1
BOOK 1868 PAGE 159

NW 1/4 SEC. 3, T.6S., R.66W., SIXTH P.M.

SEE SHEET 3

SEE SHEET 6

SEE SHEET 6

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 2
FOR LINE AND
CURVE TABLES

KEY MAP
N.T.S.
THIS SHEET

change to Water easement

revised

DETAIL A
SCALE: 1" = 20'

DETAIL B
SCALE: 1" = 20'

SCALE: 1" = 40'

FOR REVIEW

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DATE OF PREPARATION:	2022-09-20
SCALE:	1" = 40'
SHEET 4 OF 7	

AzTec Proj. No.: 135922-01 Drawn By: RBA

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

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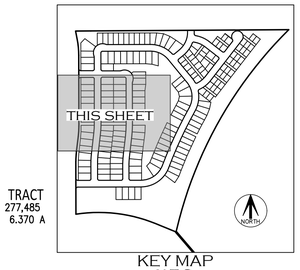
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
G.E. = GAS EASEMENT
(NR) = NON-RADIAL

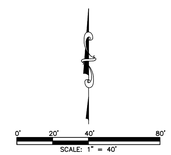
1	8,286 SF 0.190 AC	1	8,352 SF 0.192 AC
2	7,054 SF 0.162 AC	2	7,200 SF 0.165 AC
3	7,054 SF 0.162 AC	3	7,200 SF 0.165 AC
4	7,054 SF 0.162 AC	4	7,200 SF 0.165 AC
5	7,055 SF 0.162 AC	5	7,200 SF 0.165 AC
6	7,053 SF 0.162 AC	6	7,200 SF 0.165 AC
7	7,054 SF 0.162 AC	7	7,200 SF 0.165 AC
8	8,331 SF 0.191 AC	8	6,414 SF 0.147 AC
9	7,969 SF 0.183 AC	9	6,229 SF 0.143 AC
10	7,939 SF 0.182 AC	10	6,000 SF 0.138 AC
11	7,939 SF 0.182 AC	11	6,000 SF 0.138 AC
12	6,000 SF 0.138 AC		

34	8,352 SF 0.192 AC	40	7,448 SF 0.171 AC
33	7,200 SF 0.165 AC	39	7,440 SF 0.171 AC
32	7,200 SF 0.165 AC	38	7,200 SF 0.165 AC
31	7,200 SF 0.165 AC	37	7,200 SF 0.165 AC
30	7,200 SF 0.165 AC	36	7,200 SF 0.165 AC
29	7,200 SF 0.165 AC	35	7,200 SF 0.165 AC
28	7,200 SF 0.165 AC	34	8,257 SF 0.190 AC
27	6,531 SF 0.150 AC	33	8,078 SF 0.185 AC
26	6,340 SF 0.146 AC	32	7,782 SF 0.179 AC
25	6,020 SF 0.138 AC	31	7,752 SF 0.178 AC
24	6,020 SF 0.138 AC		
23	6,020 SF 0.138 AC		

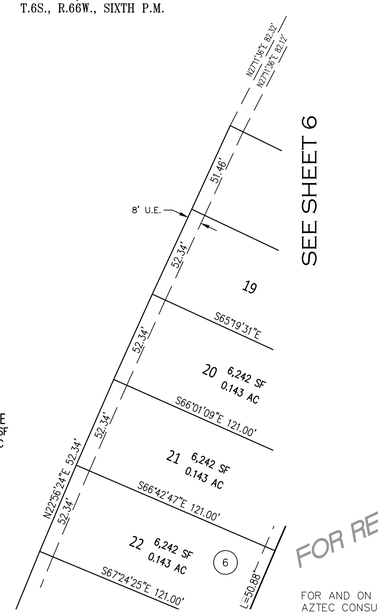


TRACT
277,485
6.370 A

KEY MAP
N.T.S.



NW 1/4 SEC. 3,
T.6S., R.66W., SIXTH P.M.



TRACT E
277,485 SF
6.370 AC

SEE SHEET 2 FOR MONUMENT LEGEND

SEE SHEET 2 FOR LINE AND CURVE TABLES

FOR REVIEW

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SCALE:	1" = 40'
SHEET 5 OF 7	

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KEY MAP
N.T.S.

SEE SHEET 4
SEE SHEET 4
SEE SHEET 5
SEE SHEET 5
SEE SHEET 7

TRACT E
277,485 SF
6.370 AC

NW 1/4 SEC. 3,
T.6S., R.66W., SIXTH P.M.

TRACT M 3,059 SF 0.070 AC

TRACT N 3,358 SF 0.077 AC

TRACT A
560,556 SF
12.869 AC

STREET C
(64' WIDE PUBLIC ROW)

E-470
(PUBLIC ROW WIDTH VARIES)

PARCEL MU-31-1 RT
BOOK 1698 PAGE 1250

PARCEL MU-31-1 LT
BOOK 1698 PAGE 1250

AC-31-1 LT
BOOK 1698 PAGE 1250

PARCEL MU-31-1 RT
BOOK 1698 PAGE 1250

PARCEL AC-31-1
BOOK 1698 PAGE 150

NW 1/4 SEC. 3,
T.6S., R.66W., SIXTH P.M.

0' 20' 40' 80'
SCALE: 1" = 40'

street names added

add street name

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 2
FOR LINE AND
CURVE TABLES

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SHEET 6 OF 7	

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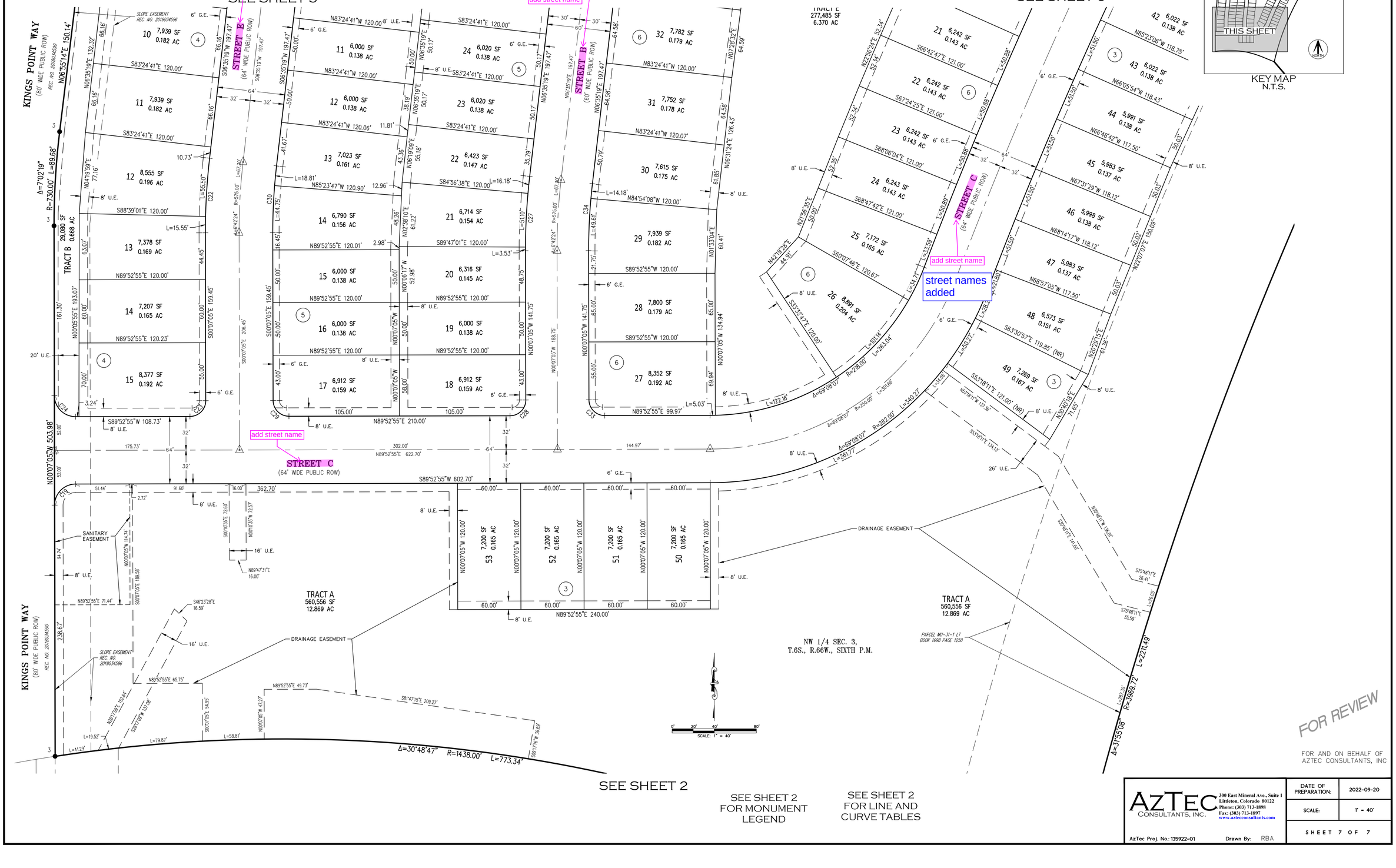

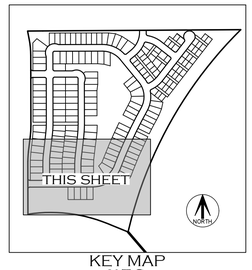

KEY MAP
N.T.S.

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SHEET 7 OF 7	

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