

# KINGSTON PLACE - NO. 1

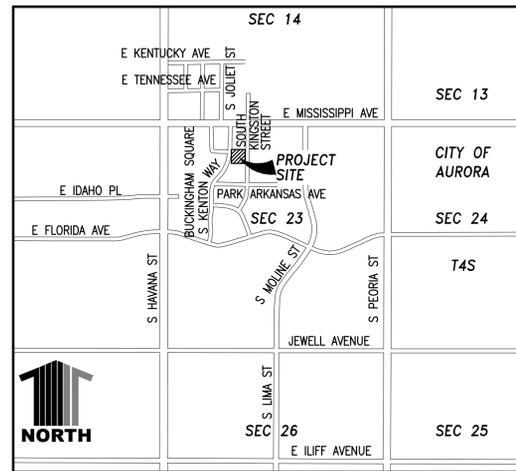
## SITE PLAN

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

NOTED: REVISED PDR HAS BEEN RESUBMITTED CONCURRENTLY.

### LEGEND

- EX. WATER MAIN W
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. SAN. SEWER CLEANOUT
- EX. SANITARY SEWERS
- EX. STORM DRAIN
- EX. SAN. SEWER MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. STORM DRAIN INLET
- LIGHT STANDARD EXIST.
- MAIL BOX M.B.
- SIGNS (SINGLE POST)
- BENCH MARK B.M.
- SANITARY SEWER SERVICE
- WATER SERVICE
- PROP. WATER MAIN W
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. WATER METER
- PROP. SAN. SEWER CLEANOUT
- PROP. SANITARY SEWERS
- PROP. STORM DRAIN
- PROP. SAN. SEWER MANHOLE
- PROP. STORM DRAIN MANHOLE
- PROP. STORM DRAIN INLET
- RIGHT OF WAY
- CENTERLINE
- BUILDING SETBACK
- EXISTING CONTOUR
- PROPOSED CONTOUR 5495
- PROPERTY LINE
- PROP. EASEMENTS
- PROP. OPTIONAL A/C CONDENSER UNIT
- PROP. IRRIGATION METER
- WATER METER RIM ELEVATION 5000.00
- 100-YR WATER SURFACE EL.



### VICINITY MAP

SCALE: 1"=2000'

### BASIS OF BEARINGS

BASIS OF BEARING ARE BASED ON THE WESTERLY LINE OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING SOUTH 00°02'57" EAST A DISTANCE OF 5297.58 FEET AS SHOWN ON THE CITY OF AURORA SECTION BREAKDOWN DATED JULY 1989 AND MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 23 BY A 3" DIAMETER BRASS CAP STAMPED LS 16848 AND AT THE SOUTHWEST CORNER OF SAID SECTION 23 BY A 3" DIAMETER BRASS CAP STAMPED LS 16848.

### BENCHMARK:

C.O.A. ID 04 060 ELEVATION 5500.023 FT. 3" DIAMETER BRASS CAP ATOP A 30" LONG PIPE IN CONCRETE BEING ON THE NORTH SIDE OF EAST MISSISSIPPI AVENUE AND EAST OF THE PROJECTION NORTH OF THE EAST SIDE OF LIMA STREET MON. BEING 8.2 FT. NORTH OF NORTH FLOWLINE MISSISSIPPI AVENUE NEAR 1/4 CORNER TO SECTIONS 14/23, T4S, R67W. AKA M-105.

### LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 23, T4S, R67W, 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS SOUTH 00°02'57" EAST A DISTANCE OF 5297.58 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 59°06'42" EAST A DISTANCE OF 1926.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°49'13" EAST A DISTANCE OF 300.65 FEET; THENCE NORTH 00°08'54" EAST A DISTANCE OF 331.27 FEET; THENCE SOUTH 89°49'19" WEST A DISTANCE OF 300.77 FEET; THENCE SOUTH 00°07'37" WEST A DISTANCE OF 331.28 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 99,616 SQUARE FEET OR 2.2869 ACRES MORE OR LESS.

### KEY CONTACTS

**CITY OF AURORA**  
 PLANNING DEPARTMENT (303)-739-7250

**OWNER**  
 KINGSTON PLACE DEVCO LLC (303)-948-7540  
 10164 SUMAC RUN  
 LITTLETON, CO. 80125

**APPLICANT**  
 KINGSTON PLACE DEVCO LLC (303)-948-7540  
 10164 SUMAC RUN  
 LITTLETON, CO. 80125

**APPLICANT'S REPRESENTATIVE**  
 SCOTT HAMILTON (303)-948-7450  
 THE RAMFIELD COS.  
 10164 SUMAC RUN  
 LITTLETON, CO. 80125

**LANDSCAPE ARCHITECT**  
 T. HUSTON AND ASSOCIATES INC. (303)-781-5662  
 3160 SOUTH ZUNI STREET SUITE# 111  
 ENGLEWOOD, CO. 80110

**CIVIL ENGINEER**  
 GREGORY V. MURPHY (303)-730-0434  
 CALIBRE ENGINEERING  
 8000 SOUTH LINCOLN STREET, SUITE 5  
 LITTLETON, CO. 80122

### SHEET INDEX

- T1 - SHEET INDEX, DATA, VICINITY MAP
- GN1 - GENERAL NOTES
- SP1 - SITE PLAN
- L-1 - LANDSCAPE PLAN
- L-2 - LANDSCAPE PLAN
- L-3 - LANDSCAPE DETAILS
- E1 - ELEVATION A-B
- E2 - ELEVATION C-D
- AR1 - UNITS E, F BUILDING ELEVATIONS
- AR2 - UNITS G, H BUILDING ELEVATIONS
- AR3 - UNITS E, F OPTIONAL BUILDING ELEVATIONS
- AR4 - UNITS G, H OPTIONAL BUILDING ELEVATIONS
- PM1 - PHOTOMETRIC LIGHTING PLAN

### SURVEYORS CERTIFICATE:

I, Dan Kalmes, a registered land surveyor in the State of Colorado, do hereby certify that the survey of KINGSTON PLACE-SUBDIVISION FILING NO.1 was made under my supervision and that the monuments shown hereon actually exist and this SITE PLAN accurately and properly shows said subdivision.

Daniel J. Kalmes L.S. No. 16409

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 upon approval of the City of Aurora.

In witness thereof, \_\_\_\_\_ has caused these  
 (Corporation, Company, or Individual)

presents to be executed this \_\_\_\_ day of \_\_\_\_\_ AD.

By: \_\_\_\_\_ Corporate Seal  
 (Principals or Owners)

State of Colorado \_\_\_\_\_ )ss  
 County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ AD,  
 by \_\_\_\_\_  
 (Principals or Owners)

Witness my hand and seal

\_\_\_\_\_  
 (Notary Public)

My commission expires \_\_\_\_\_ Notary Business Address: \_\_\_\_\_

### CITY OF AURORA APPROVALS

City Attorney: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Director: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Chairperson)

City Council: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Mayor)

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
 (City Clerk)

### 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: \_\_\_\_\_

01/26/2021 AMENDMENT 1 REVISIONS TO DETENTION POND AND FIRE LANE, LANDSCAPE PLAN AND BUILDING ELEVATIONS.



# KINGSTON PLACE - NO. 1

## SITE PLAN

### GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE. SIGNS SHALL BE FURNISHED AND INSTALLED PER MUTCD.

3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."

4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPE. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2003 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117-1998. AS ADOPTED ON MAY 29, 2003 THE CITY OF AURORA WILL ALSO UTILIZE HOUSE BILL 03-1221 REQUIREMENTS FOR ACCESSIBILITY IN CONJUNCTION WITH THE 2003 INTERNATIONAL BUILDING CODE, CHAPTER 11 NOTE: UTILIZE THE IBC AS THE PRIMARY REQUIREMENTS AND THEN MAKE UP ANY DIFFERENCE USING HB-1221. THE STATE STATUTE IS NOT INTENDED TO SUPPLEMENT OTHER LAWS ALREADY IN PLACE. THE ALTERNATIVE HOUSING TYPES AND POINT SYSTEM CANNOT BE USED TO SATISFY IBC REQUIREMENTS.

5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6. 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.

7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AN 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.

8. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

15. ARCHITECTURAL FEATURES (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.

16. ONE STREET LIGHT IS REQUIRED FOR THE PROJECT, AT NORTH END OF THE PROPERTY ON THE SOUTH KINGSTON STREET. STREET LIGHT COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE INSTALLATION WITH THE AURORA PUBLIC WORKS DEPARTMENT, 303-739-7300.

17. WAIVER FROM DEVELOPMENT STANDARDS:  
- SECTION 146-1404, TABLE 14.1 - LANDSCAPE BUFFER WIDTH ALONG NORTH PROPERTY BOUNDARY (ADJACENT TO WESTERLY CREEK).

18. 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.

19. 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 PHOTOMETRIC 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 SUBMITTING 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.

### SITE PLAN GENERAL NOTES

1. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE VIA MISSISSIPPI AVENUE AND NOT THROUGH THE RESIDENTIAL AREA TO THE SOUTH. NO CONSTRUCTION TRAFFIC ACCESS FROM THE WESTERLY CREEK CORRIDOR.

2. SIGNS MUST BE FURNISHED AND INSTALLED PER THE MUTCD.

3. A HOMEOWNER'S ASSOCIATION WILL BE FORMED AND WILL OWN AND MAINTAIN ALL OF THE COMMON AREAS, INCLUDING ALL ROADWAYS, DRIVES AND ALL LANDSCAPED AREAS.

4. A HOMEOWNERS ASSOCIATION WILL BE FORMED AND WILL WRITE INTO THEIR BYLAWS A RULING THAT NO TRAILERS, MOTORHOMES OR BOATS SHALL BE PARKED OUTSIDE GARAGES.

5. A HOMEOWNERS ASSOCIATION WILL REPAIR ANY DAMAGE TO FENCES, SPRINKLER SYSTEMS OF OTHER ELEMENTS ON ADJACENT PROPERTIES DAMAGED DURING CONSTRUCTION.

6. CURB RAMPS SHALL MEET CURRENT CITY OF AURORA STANDARDS AND THE ADA ACCESSIBILITY GUIDELINES.

7. ATTACHED AND DETACHED SIDEWALKS SHALL BE PER CITY OF AURORA STANDARDS.

8. NO COMMON DUMPSTERS, EACH OWNER WILL CONTRACT SEPARATELY.

9. PARALLEL PARKING SPACES SHOWN ARE FOR GUESTS AND OVERFLOW PARKING. EACH UNIT CONTAINS A 2 CAR GARAGE.

10. PARALLEL PARKING SPACES ARE 9'-0" X 23'-0" PER CITY OF AURORA STANDARDS

11. CONSTRUCTION FENCE TO BE INSTALLED BY BUILDER DURING CONSTRUCTION ON NORTH PROPERTY LINE.

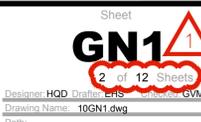
### AMENDMENTS

1 REVISIONS TO DETENTION POND AND FIRE LANE, LANDSCAPE PLAN AND BUILDING ELEVATIONS.

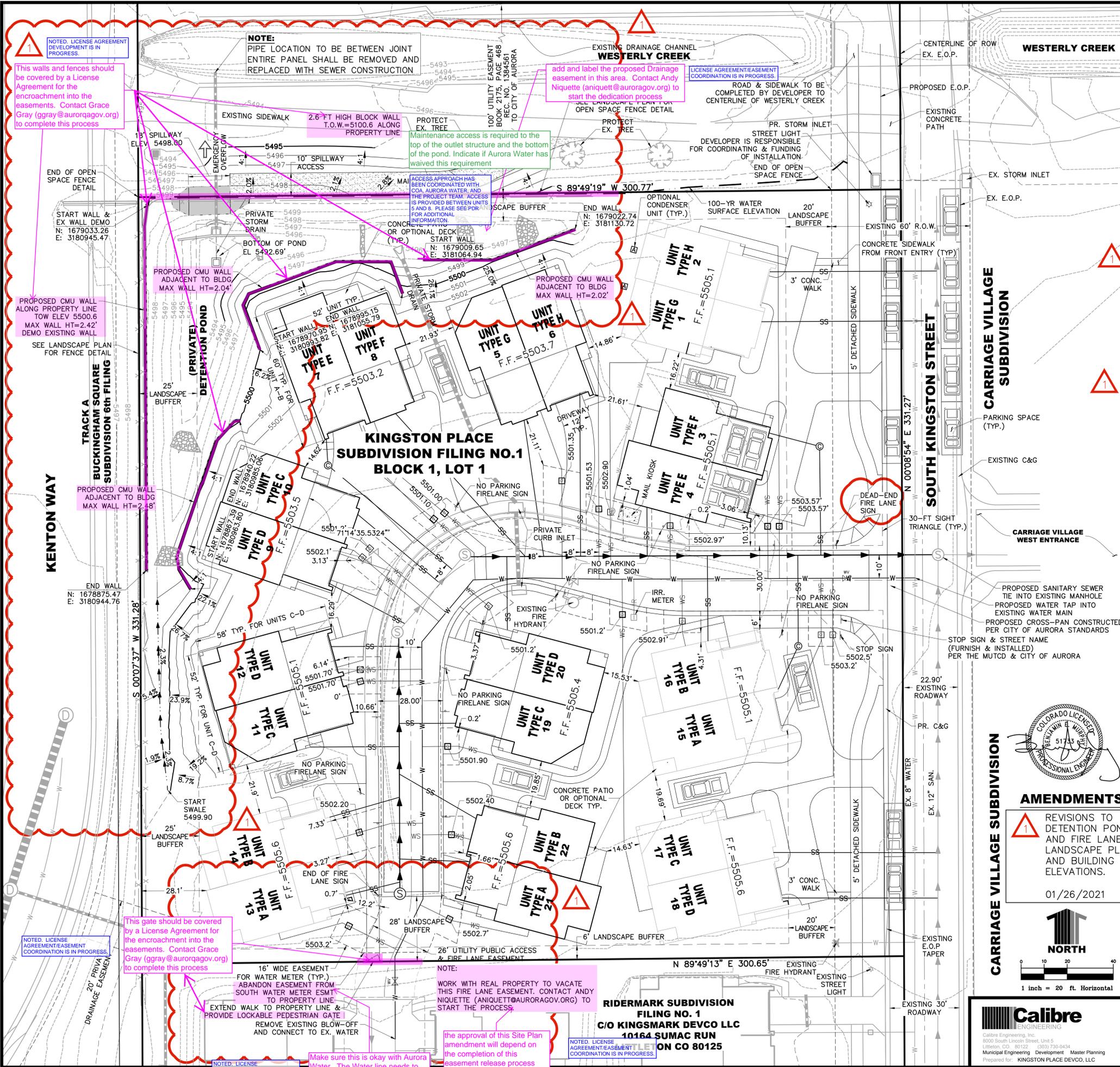
01/26/2021



KINGSTON PLACE  
GENERAL NOTES  
SITE PLAN



PATH: P:\MCCANN\KINGSTON\CADD\CIVIL\10. SITE PLAN AMENDMENT\10SP1.DWG  
 PLOTTED BY: ALEXANDER C. MOREHEAD D:\11\12\2021 9:15 AM  
 XREFS:



**NOTE:**

- PROPERTY LINE BEARING AND DISTANCES ARE BASED ON THE PLAT APPROVED BY THE CITY OF AURORA ON 8/31/2005, APPROVAL NUMBER C2-3412 1/2.
- BASIS OF BEARING, BENCHMARK & LEGAL DESCRIPTION DERIVED FROM THE APPROVED CONSTRUCTION PLANS DATED 11/04/2004 (COA #204252).
- AMENDED SITE PLAN HAS BEEN TRANSLATED TO THE CITY OF AURORA STANDARD NAVD 88.
- POND CERTIFICATE MUST BE APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- PRIVATE STORM LINES WILL BE MAINTAINED BY THE HOA. PUBLIC STORM LINES WILL BE MAINTAINED BY THE COA.

**DATA: PHASE I**

LAND AREA WITHIN PROPERTY LINES: 2.2869 ACRES  
 NUMBER OF UNITS PROPOSED: 22  
 NUMBER OF BUILDINGS: 11  
 NUMBER OF STORIES: 2  
 MAXIMUM HEIGHT OF BUILDINGS: 35 FT.  
 GROSS FLOOR AREA: 33,747 SQ. FT.  
 TOTAL BUILDING COVERAGE: 33.9 % AND 33,747 SQ. FT.  
 HARD SURFACE AREA: 19.0 % AND 18,817 SQ. FT.  
 LANDSCAPE AREA: 47.1 % AND 47,052 SQ. FT.  
 PRESENT ZONING CLASSIFICATION: R-2-A  
 PROPOSED USES: ATTACHED SINGLE FAMILY  
 PERMITTED MAXIMUM SIGN AREA: 113 SQ. FT.  
 PROPOSED SIGN, TYPE AND SQ. FT. NONE  
 PARKING SPACES REQUIRED: 55  
 PARKING SPACES PROVIDED: 60

**BASIS OF BEARINGS**

BASIS OF BEARING ARE BASED ON THE WESTERLY LINE OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING SOUTH 00°02'57" EAST A DISTANCE OF 5297.58 FEET AS SHOWN ON THE CITY OF AURORA SECTION BREAKDOWN DATED JULY 1989 AND MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 23 BY A 3" DIAMETER BRASS CAP STAMPED LS 16848 AND AT THE SOUTHWEST CORNER OF SAID SECTION 23 BY A 3" DIAMETER BRASS CAP STAMPED LS 16848.

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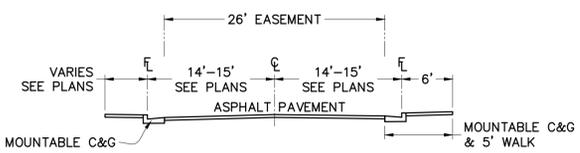
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**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 23, T4S, R67W, 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS SOUTH 00°02'57" EAST A DISTANCE OF 5297.58 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 59°06'42" EAST A DISTANCE OF 1926.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°49'13" EAST A DISTANCE OF 300.65 FEET; THENCE NORTH 00°08'54" EAST A DISTANCE OF 331.27 FEET; THENCE SOUTH 89°49'19" WEST A DISTANCE OF 300.77 FEET; THENCE SOUTH 00°07'37" WEST A DISTANCE OF 331.28 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 99,616 SQUARE FEET OR 2.2869 ACRES MORE OR LESS.

**BUILDING SUMMARY**

UNIT TYPE	S.F./UNIT	QUANTITY	S.F./UNIT TYPE
TYPE A&E	1,350	5	6,750
TYPE B&F	1,400	5	7,005
TYPE C&G	1,666	6	9,996
TYPE D&H	1,666	6	9,996
TOTAL S.F. OF ALL BUILDINGS			33,747



**MOTOR COURT CROSS SECTION**  
 SCALE: 1"=10'



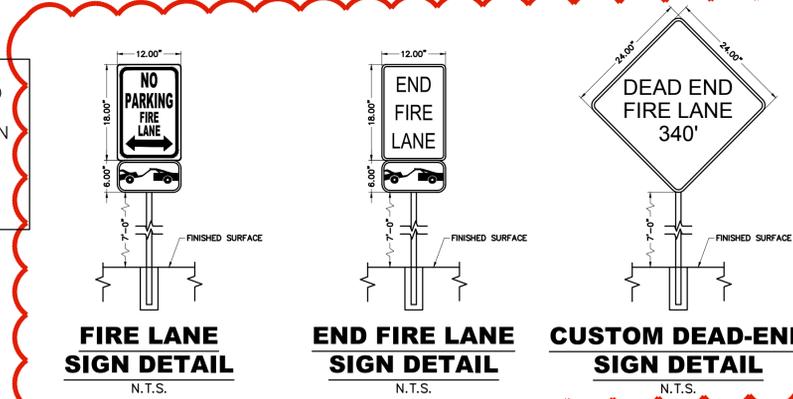
**AMENDMENTS**

REVISIONS TO DETENTION POND AND FIRE LANE, LANDSCAPE PLAN AND BUILDING ELEVATIONS.

01/26/2021

**NORTH**

1 inch = 20 ft. Horizontal



**KINGSTON PLACE MOTOR COURT SITE PLAN**  
 11.29.2004

Calibre ENGINEERING  
 Calibre Engineering, Inc.  
 8000 South Lincoln Street, Unit 5  
 Littleton, CO 80120-1030 303.799.3434  
 Municipal Engineering Development Master Planning  
 Prepared for: KINGSTON PLACE DEVCO, LLC

Sheet **SP1**  
 3 of 12 Sheets  
 Designer: HOD  
 Drawing Name: 10SP1.dwg  
 Path:



# KINGSTON PLACE NO. 1

## LANDSCAPE PLAN

### DECIDUOUS TREES

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	9	ACGR	<i>Acer grandidentatum</i>	BIGTOOTH MAPLE	2.5" CAL	B&B
	6	ACGR*	<i>Acer grandidentatum</i>	BIGTOOTH MAPLE	4" CAL	B&B
	2	AEGL	<i>Aesculus glabra</i>	OHIO BUCKEYE	2" CAL	B&B
	4	CEOC	<i>Celtis occidentalis</i>	COMMON HACKBERRY	2.5" CAL	B&B
	5	GLTR	<i>Gleditsia triacanthos 'Imperial'</i>	IMPERIAL HONEYLOCUST	2.5" CAL	B&B
	3	PYCH	<i>Pyrus calleryana 'Chanticleer'</i>	CHANTICLEER PEAR	3" CAL	B&B
	7	QUBI	<i>Quercus bicolor</i>	SWAMP WHITE OAK	2.5" CAL	B&B
	3	QUBI*	<i>Quercus bicolor</i>	SWAMP WHITE OAK	4" CAL	B&B
	1	QURO	<i>Quercus robur</i>	ENGLISH OAK	2.5" CAL	B&B

### EVERGREEN TREES

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	4	PIAR	<i>Pinus aristata</i>	FOXTAIL PINE	6/8' HT	B&B
	10	PINI	<i>Pinus nigra</i>	AUSTRIAN PINE	6/8' HT	B&B
	8	PINI*	<i>Pinus nigra</i>	AUSTRIAN PINE	10/12' HT	B&B
	7	PIPO	<i>Pinus ponderosa</i>	PONDEROSA PINE	6/8' HT	B&B

### ORNAMENTAL TREES

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	7	CRCR	<i>Crataegus Curs-galli 'Inermis'</i>	COCKSPUR HAWTHORN	2" CAL	B&B
	4	MASS	<i>Malus x 'Spring Snow'</i>	SPRING SNOW CRABAPPLE	2" CAL	B&B

### DECIDUOUS SHRUBS

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	25	ACGI	<i>Acer ginnala 'Bailey Compact'</i>	GINALLA MAPLE, DWARF	5 GAL	CONT.
	37	BETH	<i>Berberis thunbergii 'Atropurpurea Nana'</i>	PYGMY BARBERRY	5 GAL	CONT.
	27	CAAR	<i>Caragana arborescens</i>	SIBERIAN PEASHRUB	5 GAL	CONT.
	41	CACL	<i>Caryopteris x clandonensis</i>	BLUE MIST SPIREA	5 GAL	CONT.
	24	CADK	<i>Caryopteris x clandonensis 'Dark Knight'</i>	SPIREA DARK KNIGHT	5 GAL	CONT.
	23	CHRY	<i>Chrysothamnus var.</i>	RABBIT BRUSH	5 GAL	CONT.
	39	COSK	<i>Cornus sericea 'Kelsey'</i>	KELSEY'S DOGWOOD	5 GAL	CONT.
	10	CYSC	<i>Cytisus scoparius</i>	MOONLIGHT BROOM	5 GAL	CONT.
	34	EUAL	<i>Euonymus alatus 'Compacta'</i>	DWARF BURNING BUSH	5 GAL	CONT.
	45	FOGT	<i>Forsythia Arnold Dwarf</i>	ARNOLD DWARF FORSYTHIA	5 GAL	CONT.
	39	PEAT	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	5 GAL	CONT.
	39	PHOP	<i>Physocarpus opulifolius 'Luteus'</i>	DWARF GOLDEN NINEBARK	5 GAL	CONT.
	51	POFR	<i>Potentilla fruticosa 'Gold Drop'</i>	POTENTILLA GOLD DROP	5 GAL	CONT.
	33	SPFR	<i>Spirea japonica 'Froebelii'</i>	SPIREA FROEBEL	5 GAL	CONT.
	37	SPGO	<i>Spirea japonica 'Goldflame'</i>	SPIREA GOLDFLAME	5 GAL	CONT.
	25	SYVU	<i>Syringa vulgaris</i>	COMMON PURPLE LILAC	5 GAL	CONT.
	15	VICO	<i>Viburnum opulus</i>	VIBURNUM CRANBERRY	5 GAL	CONT.

### EVERGREEN SHRUBS

	15	EUFO	<i>Euonymus fortunei 'Saracoxie'</i>	EUONYMUS SARACOXIE	5 GAL	CONT.
	13	EUKI	<i>Euonymus kiautschovica 'Manhattan'</i>	EUONYMUS PATENS MANHATTAN	5 GAL	CONT.
	22	JUHO	<i>Juniperus horizontalis 'Blue Chip'</i>	BLUE CHIP JUNIPER	5 GAL	CONT.
	16	JUHG	<i>Juniperus x media 'Hetzi Glauca'</i>	BLUE HETZI JUNIPER	5 GAL	CONT.
	18	JUME	<i>Juniperus x media 'Sea Green'</i>	SEA GREEN JUNIPER	5 GAL	CONT.
	22	JUBU	<i>Juniperus sabina 'Buffalo'</i>	BUFFALO JUNIPER	5 GAL	CONT.
	23	JUSC	<i>Juniperus sabina 'Scandia'</i>	SCANDIA JUNIPER	5 GAL	CONT.
	20	JUTA	<i>Juniperus sabina 'Tamariscifolia'</i>	TAMMY JUNIPER	5 GAL	CONT.
	22	MACO	<i>Mahonia aquifolium 'Compacta'</i>	OREGON GRAPE HOLLY COMPACT	5 GAL	CONT.
	11	PIMU	<i>Pinus mugo mughus</i>	MUGO PINE	5 GAL	CONT.

### GENERAL NOTES:

- UPGRADE PLANTS ARE NOTED ON PLAN WITH AN \*.
- SOIL PREPARATION (TURF & NATIVE AREAS)  
- 4 CU. YDS. COMPOST PER 1,000 SQ. FT.  
- ROTO-TILLED TO A DEPTH OF 6" MINIMUM & RE-GRADED TO PROPOSED TOPO PLAN
- AUTOMATIC IRRIGATION SYSTEM  
- SHALL HAVE A MINIMUM OF (1) ONE AUTOMATIC RAIN SENSOR PER CONTROLLER.  
- CONTROLLERS SHALL BE RAINBIRD COMMERCIAL ESP OR EQUAL, TO CONTROL TURF GRASS, NATIVE GRASS & DRIP SECTION INDEPENDENTLY  
- TURF & NATIVE GRASS AREAS TO BE LAID OUT & CONTROLLED INDEPENDENTLY (USE ROTOR AND/OR POPUP HEADS)  
- SHRUB AND PERENNIAL AREAS TO BE WATERED WITH DRIP IRRIGATION.
- GRADING CONTOURS - SEE ENGINEERING LAYOUT
- FIRE HYDRANTS, STAND PIPES, TRANSFORMERS, UTILITY EASEMENTS - SEE ENGINEERING LAYOUT.
- FREE STANDING LIGHTS (CITY OF AURORA STANDARD - NO OTHER ADDITIONAL STREET LIGHTS)
- SURFACE MATERIALS - CURBS & WALKS (CONCRETE), VEHICULAR DRIVES (ASPHALT)
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE "DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OR CERTIFICATE OF OCCUPANCY."

REVISIONS

DATE

#

PROJECT: KINGSTON PLACE NO. 1

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: BLVDWAY COMMUNITIES

DESIGNED BY: WP SCALE: N/A

DRAWN BY: WP VERT: N/A

CHECKED BY: JG DATE: 1-15-2021

PLANNER/LANDSCAPE ARCHITECT:  
THK ASSOCIATES, INC. ARCH.  
ATTN: JULIE GANEC, PLA  
1700 W. WASHINGTON STREET, SUITE 101  
AURORA, CO 80014  
P: 303-770-7201  
E: JGANEC@THKASSOC.COM



SHEET NUMBER

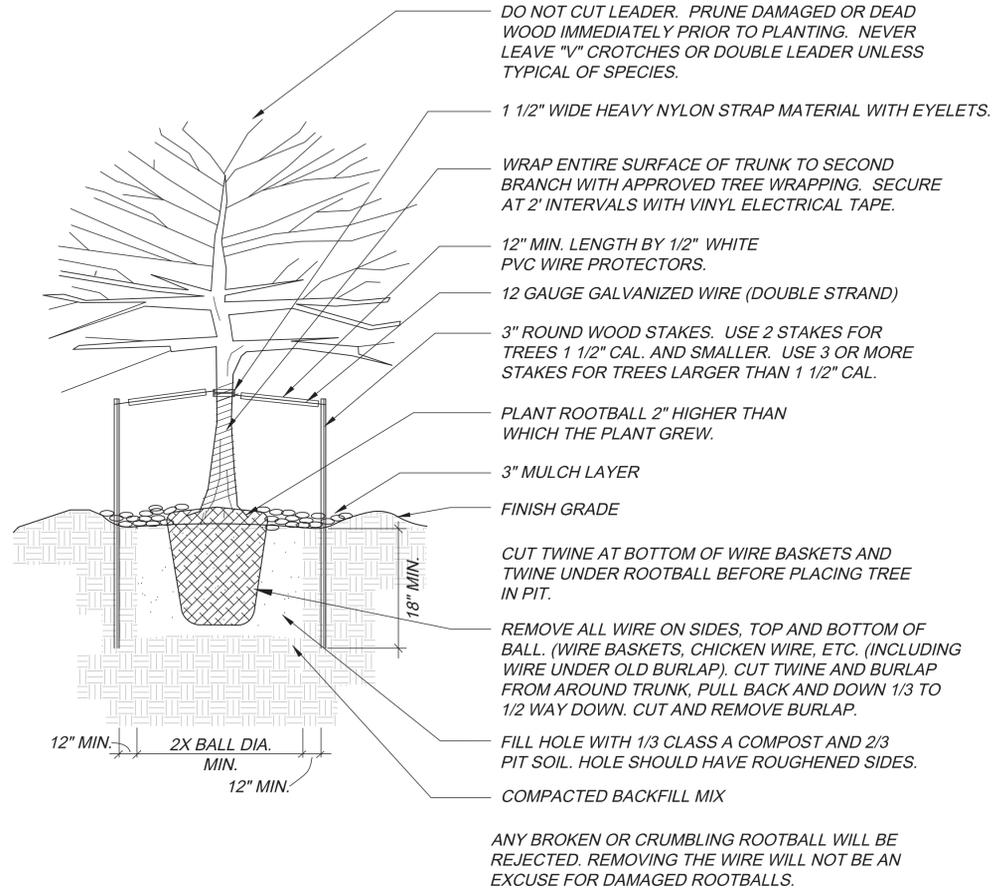
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PROJECT NO. 8488-000

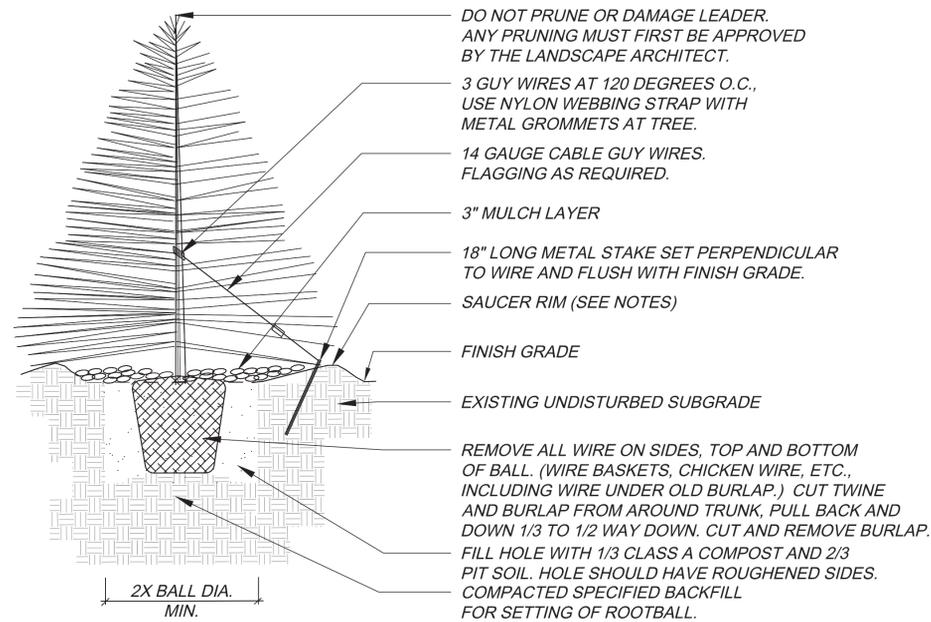
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# KINGSTON PLACE NO. 1

## LANDSCAPE DETAILS

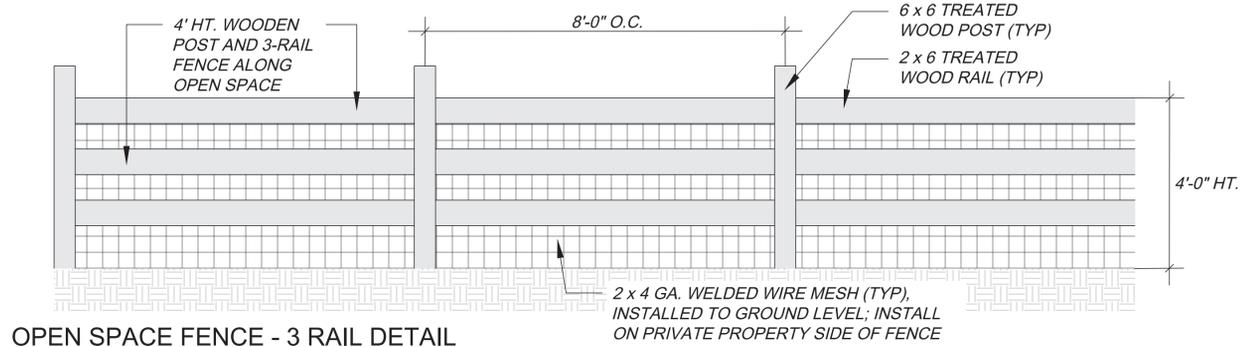


**DECIDUOUS TREE PLANTING DETAIL**  
N.T.S.

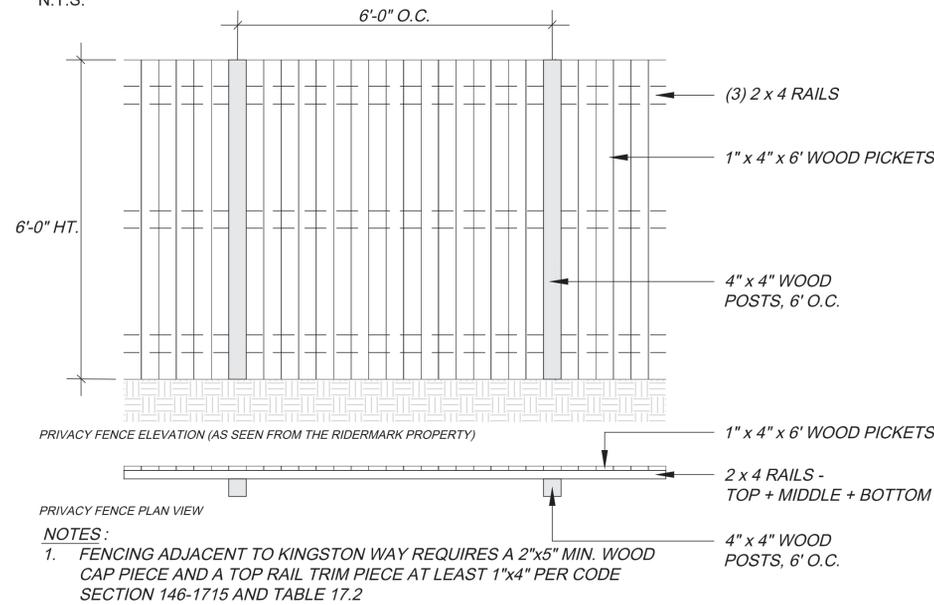


- NOTES:**
- TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
  - WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
  - SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY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

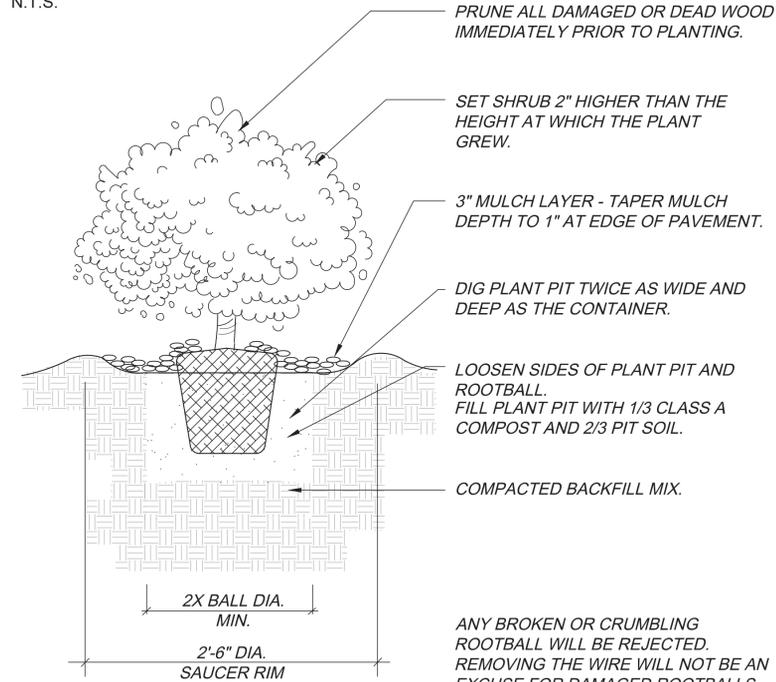
**EVERGREEN TREE PLANTING DETAIL**  
N.T.S.



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



**6' HT. PRIVACY FENCE DETAIL**  
N.T.S.



**SHRUB PLANTING DETAIL**  
N.T.S.

**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**

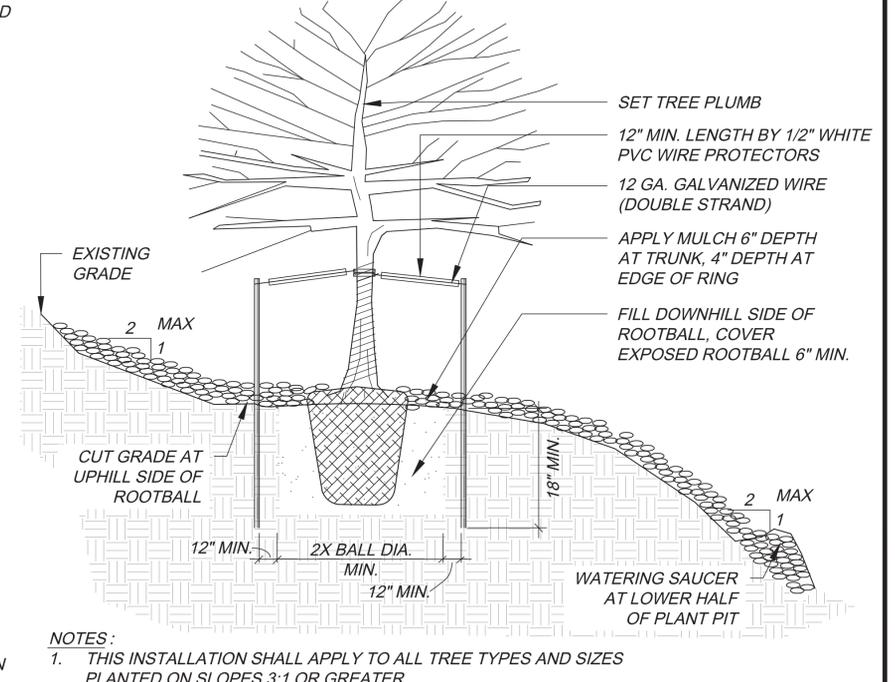
SHRUB BED MULCH  
RED CEDAR MULCH  
APPLIED AT 3" DEPTH MINIMUM AVAILABLE THROUGH: GREEN VALLEY TURF COMPANY  
13159 N. US HIGHWAY 85  
LITTLETON, CO 80125  
P: 303.798.6764  
WWW.GVT.NET

**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

**EDGER INFORMATION**

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



**DECIDUOUS TREE PLANTING ON SLOPE DETAIL**  
N.T.S.

REVISIONS

# DATE

PROJECT: KINGSTON PLACE NO. 1

DRAWING: LANDSCAPE DETAILS SHEET

CLIENT: BLVDWAY COMMUNITIES

DESIGNED BY: WP SCALE: N/A

DRAWN BY: WP VERT: N/A

CHECKED BY: JC DATE: 1-15-2021

PLANNER/LANDSCAPE ARCHITECT:  
TKH ASSOCIATES, INC.  
ATTN: JULIE GANEC, PLA  
13159 N. US HWY 85, SUITE 101  
LITTLETON, CO 80125  
P: 303.770.7201  
E: JGANEC@TKHASSOC.COM

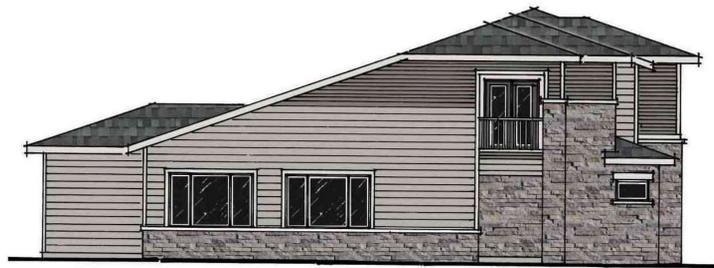


SHEET NUMBER

L-3

PROJECT NO. 8488-000

NOT FOR CONSTRUCTION



UNIT A  
LEFT ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT B UNIT A  
REAR ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT B  
RIGHT ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT A UNIT B

FRONT ELEVATION

- COMPOSITE ROOF SHINGLES
- 4" LAP SIDING
- 8" LAP SIDING
- MASONRY VENEER

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**BLVDWAY**  
COMMUNITIES  
600 Grant Street, Suite 404  
Denver, CO 80203

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8000 South Lincoln Street, Unit 5  
Littleton, CO 80122 (303) 739-0434  
Municipal Engineering Development Master Planning  
Prepared for: KINGSTON PLACE DEVCO, LLC

KINGSTON PLACE  
ELEVATION A-B  
SITE PLAN  
11/23/2020

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of  
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Drawing Name:  
Path:



UNIT C  
LEFT ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT D UNIT C  
REAR ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT D  
RIGHT ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT C UNIT D

FRONT ELEVATION

- COMPOSITE ROOF SHINGLES
- 4" LAP SIDING
- 8" LAP SIDING
- MASONRY VENEER

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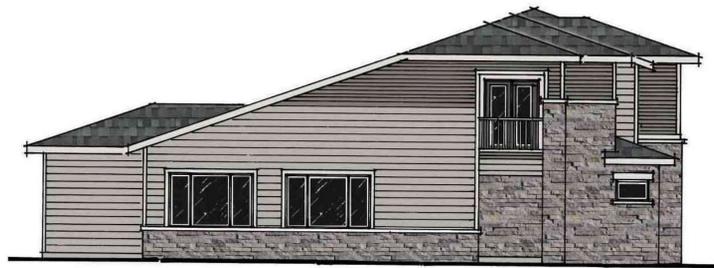
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Prepared for: KINGSTON PLACE DEVCO, LLC

KINGSTON PLACE  
ELEVATION C-D  
SITE PLAN  
11/23/2020

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UNIT A  
LEFT ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT B UNIT A  
REAR ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT B  
RIGHT ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT A UNIT B

FRONT ELEVATION

- COMPOSITE ROOF SHINGLES
- 4" LAP SIDING
- 8" LAP SIDING
- MASONRY VENEER

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Prepared for: KINGSTON PLACE DEVCO, LLC

KINGSTON PLACE  
ELEVATION A-B  
SITE PLAN  
11/23/2020

Sheet  
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of  
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Drawing Name:  
Path:



UNIT C  
LEFT ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT D UNIT C  
REAR ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT D  
RIGHT ELEVATION  
ELEVATION A 1/8" = 1'-0"



UNIT C UNIT D

FRONT ELEVATION

- COMPOSITE ROOF SHINGLES
- 4" LAP SIDING
- 8" LAP SIDING
- MASONRY VENEER

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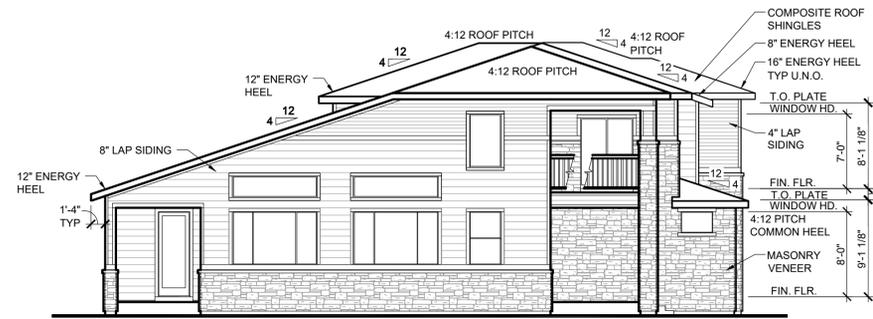
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Denver, CO 80203

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Littleton, CO 80122 (303) 720-0434  
Municipal Engineering Development Master Planning  
Prepared for: KINGSTON PLACE DEVCO, LLC

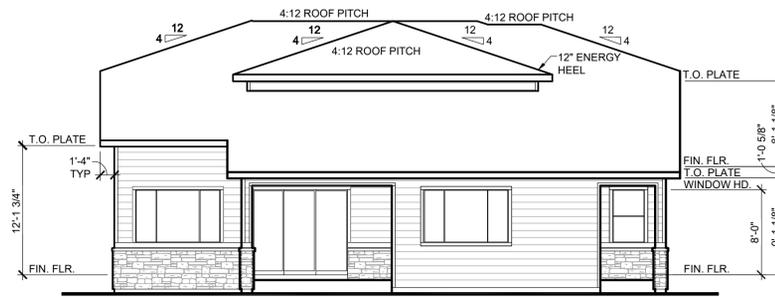
KINGSTON PLACE  
ELEVATION C-D  
SITE PLAN  
11/23/2020

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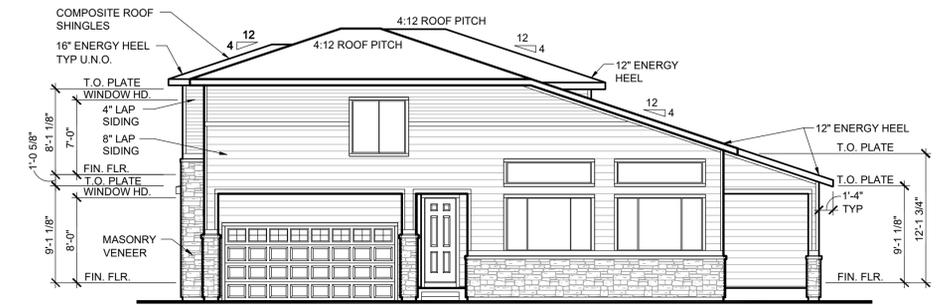
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UNIT A  
LEFT ELEVATION  
1/8" = 1'-0"



UNIT B  
REAR ELEVATION  
1/8" = 1'-0"



UNIT B  
RIGHT ELEVATION  
1/8" = 1'-0"



UNIT A  
FRONT ELEVATION  
UNIT B

AURORA DESIGN WORK SHEET						
Model:	BLVD WAY COMMUNITIES AURORA MASTER PLAN					
Plan A-B	TABLE 13.1 - ARCHITECTURAL FEATURES (MINIMUM 17 POINTS REQUIRED)					
ARCHITECTURAL FEATURE	POINT VALUE	POINTS TAKEN			TOTAL POINTS	COMMENTS
		3	2	1		
<b>WINDOWS</b>						
1. Window mullion patterns on 75% of windows	1	-	-	-	-	
2. One full height, two-story bay window (for a one-story residential design plan, one full height bay window)	3	-	-	-	-	
3. One bay window	2	-	-	-	-	
4. One or more roof dormers	2	-	-	-	-	
5. Two or more clerestory windows or windows with transoms above the main window	2	-	X	-	2	
6. Front door with one or more sidelights, transom window, or double door	1	-	-	-	-	
7. Ribbon windows with two or more horizontal rows of windows containing at least three windows	1	-	-	X	1	
8. Decorative shutters on at least two street facing windows	1	-	-	-	-	
9. At least two special, decorative window heads or window sills on street facing elevations	1	-	-	X	1	
10. Four or more square feet of windows in the garage that are not on the door	1	-	-	X	1	
11. Garage door(s) with windows	1	-	-	X	1	
<b>ROOFS</b>						
12. Dimensional roof shingles with a 30-year warranty (previously no specified warranty length)	1	-	-	X	1	Asphalt composition shingles
13. Clay, or concrete tile, cement, or standing seam metal roof	3	-	-	-	-	
14. Decorative roofing elements (e.g. Copper above a bay window)	2	-	-	-	-	
15. 16-inch roof overhang on all sides	3	X	-	-	3	
<b>ARCHITECTURAL DETAILS/ STYLES</b>						
16. Plan/ Elevation with 20-29% masonry	2	-	-	-	-	
17. Plan/ Elevation with 30% or greater masonry	3	X	-	-	3	
18. Porte-cochere over driveway	3	X	-	-	3	
19. Functioning or simulated chimney	2	-	-	-	-	
20. Change in siding style between home and roof gable ends	2	-	-	-	-	
21. Decorative material on at least one gable end facing a street (e.g. Decorative vents, lintels, etc.)	1	-	-	-	-	
22. Garage not visible on front elevation	3	-	-	-	-	
23. Provide wide fascia at least four inches (nominal) - materials around doors, windows and porches	1	-	-	X	1	
24. Ranch plan offered	2	-	-	-	-	
<b>PORCHES, STOOPS, AND ENHANCEMENTS</b>						
25. Covered porch of at least 50 square feet on the front elevation	3	X	-	-	3	
26. Porch of at least 50 square feet on the front elevation	2	-	-	-	-	
27. Wrap around porch, at least 6 feet deep	3	-	-	-	-	
28. Second story porch (at least 25 square feet)	3	X	-	-	3	
29. Walkout back covered patio of at least 50 square feet	2	-	-	-	-	
30. Eight-inch wide columns, as measured at the base of the column, on front or side porch	1	-	-	X	1	
31. Porch or balcony railings	2	-	X	-	2	
<b>TOTAL POINTS FOR ARCHITECTURE FEATURES - ELEV. C-D</b>					<b>26</b>	

Plan A-B: MASONRY CALCULATIONS			
STANDARD ELEVATION	MASONRY	MASONRY %	OVERALL %
A-B	FRONT	528	65%
	RIGHT	262	32%
	REAR	199	52%
	LEFT	487	55%
			<b>51%</b>

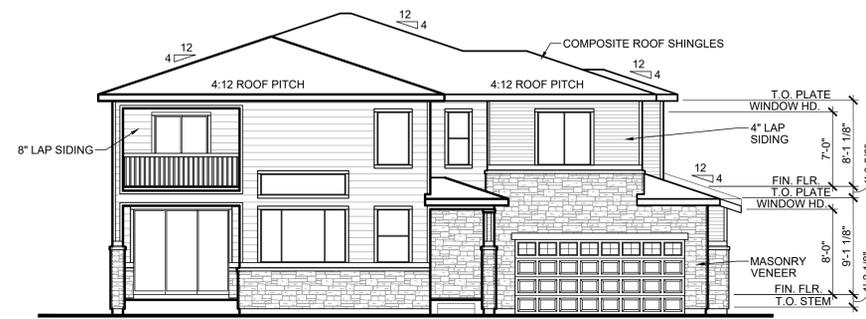
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COMMUNITIES  
600 Grant Street, Suite 404  
Denver, CO 80203

**Calibre**  
ENGINEERING  
Calibre Engineering, Inc.  
8000 South Lincoln Street, Unit 5  
Littleton, CO 80122 (303) 730-0434  
Municipal Engineering Development Master Planning  
Prepared for: KINGSTON PLACE DEVCO, LLC

**KINGSTON PLACE**  
**ELEVATION A-B**  
**SITE PLAN**  
01/26/2021

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | FORENSICS  
PHONE: 720.638.6355 WWW.FELTENGROUP.COM

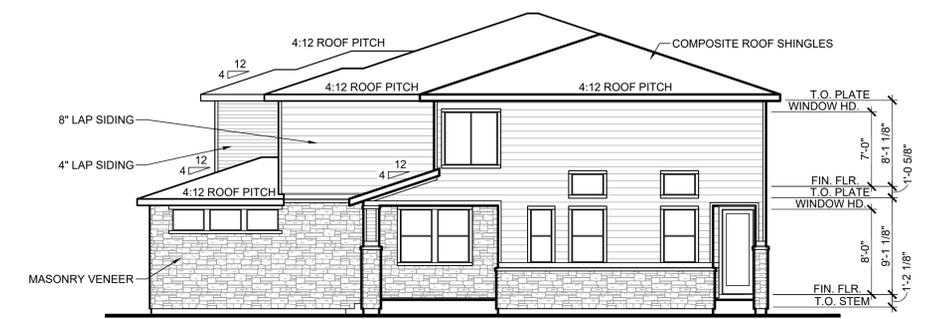
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Sheets  
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Drawing Name:  
Path:



UNIT C  
LEFT ELEVATION  
1/8" = 1'-0"

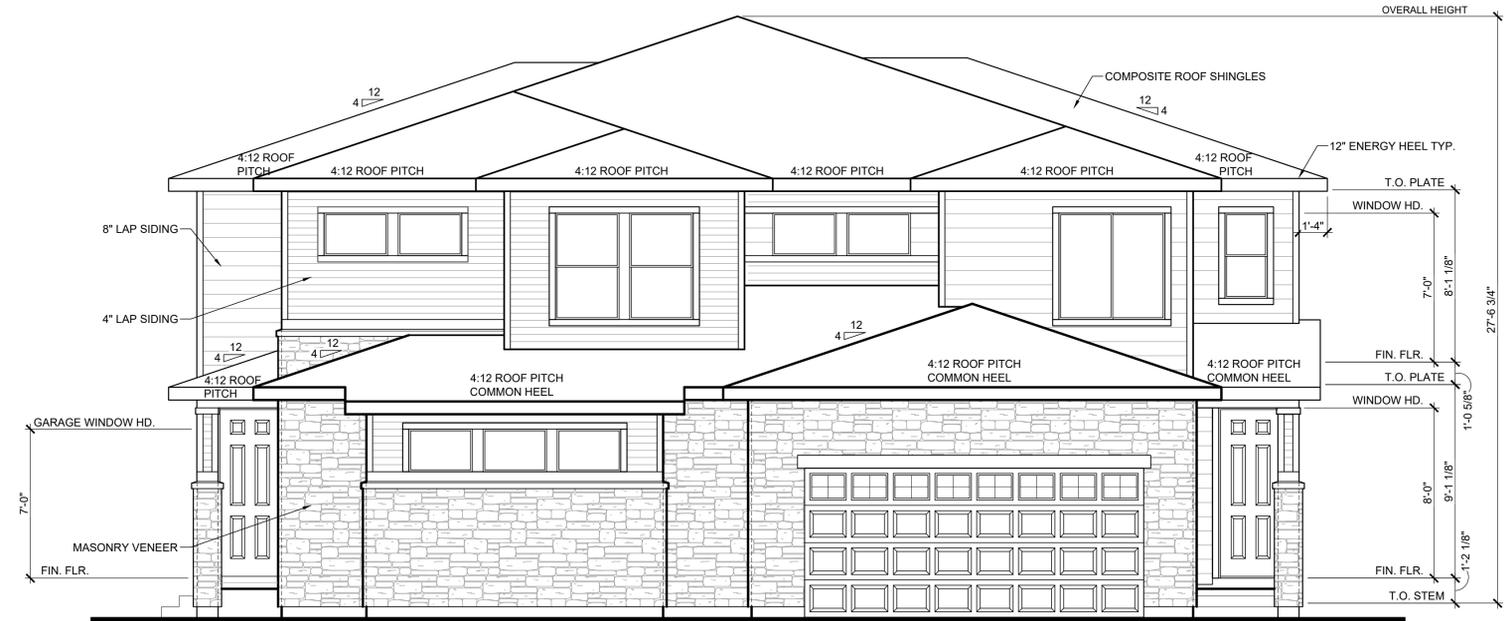


UNIT D  
UNIT C  
REAR ELEVATION  
1/8" = 1'-0"



UNIT D  
RIGHT ELEVATION  
1/8" = 1'-0"

AURORA DESIGN WORK SHEET						
Model:	BLVD WAY COMMUNITIES AURORA MASTER PLAN					
TABLE 13.1 - ARCHITECTURAL FEATURES (MINIMUM 17 POINTS REQUIRED)						
ARCHITECTURAL FEATURE	POINT VALUE	POINTS TAKEN			TOTAL POINTS	COMMENTS
		3	2	1		
<b>WINDOWS</b>						
1. Window mullion patterns on 75% of windows	1	-	-	-	-	
2. One full height, two-story bay window (for a one-story residential design plan, one full height bay window)	3	-	-	-	-	
3. One bay window	2	-	-	-	-	
4. One or more roof dormers	2	-	-	-	-	
5. Two or more clerestory windows or windows with transoms above the main window	2	-	X	-	2	
6. Front door with one or more sidelights, transom window, or double door	1	-	-	-	-	
7. Ribbon windows with two or more horizontal rows of windows containing at least three windows	1	-	-	-	-	
8. Decorative shutters on at least two street facing windows	1	-	-	-	-	
9. At least two special, decorative window heads or window sills on street facing elevations	1	-	-	X	1	
10. Four or more square feet of windows in the garage that are not on the door	1	-	-	X	1	
11. Garage door(s) with windows	1	-	-	X	1	
<b>ROOFS</b>						
12. Dimensional roof shingles with a 30-year warranty (previously no specified warranty length)	1	-	-	X	1	Asphalt composition shingles
13. Clay, or concrete tile, cement, or standing seam metal roof	3	-	-	-	-	
14. Decorative roofing elements (e.g. Copper above a bay window)	2	-	-	-	-	
15. 16-inch roof overhang on all sides	3	X	-	-	3	
<b>ARCHITECTURAL DETAILS/ STYLES</b>						
16. Plan/ Elevation with 20-29% masonry	2	-	-	-	-	
17. Plan/ Elevation with 30% or greater masonry	3	X	-	-	3	
18. Porte-cochere over driveway	3	-	-	-	-	
19. Functioning or simulated chimney	2	-	-	-	-	
20. Change in siding style between home and roof gable ends	2	-	-	-	-	
21. Decorative material on at least one gable end facing a street (e.g. Decorative vents, lintels, etc.)	1	-	-	-	-	
22. Garage not visible on front elevation	3	X	-	-	3	
23. Provide wide fascia at least four inches (nominal) - materials around doors, windows and porches	1	-	-	X	1	
24. Ranch plan offered	2	-	-	-	-	
<b>PORCHES, STOOPS, AND ENHANCEMENTS</b>						
25. Covered porch of at least 50 square feet on the front elevation	3	X	-	-	3	
26. Porch of at least 50 square feet on the front elevation	2	-	-	-	-	
27. Wrap around porch, at least 6 feet deep	3	-	-	-	-	
28. Second story porch (at least 25 square feet)	3	-	-	-	-	
29. Walkout back covered patio of at least 50 square feet	2	-	-	-	-	
30. Eight-inch wide columns, as measured at the base of the column, on front or side porch	1	-	-	X	1	
31. Porch or balcony railings	2	-	-	-	-	
<b>TOTAL POINTS FOR ARCHITECTURE FEATURES - ELEV. C-D</b>					<b>20</b>	



UNIT C  
UNIT D  
FRONT ELEVATION

Plan C-D: MASONRY CALCULATIONS				
STANDARD ELEVATION	MASONRY	MASONRY %	OVERALL %	
C-D	FRONT	336	57%	52%
	RIGHT	469	53%	
	REAR	281	39%	
	LEFT	414	58%	

**BLVDWAY**  
COMMUNITIES  
600 Grant Street, Suite 404  
Denver, CO 80203

**Calibre**  
ENGINEERING  
Calibre Engineering, Inc.  
8000 South Lincoln Street, Unit 5  
Littleton, CO 80122 (303) 730-0434  
Municipal Engineering Development Master Planning  
Prepared for: KINGSTON PLACE DEVCO, LLC

**KINGSTON PLACE**  
**ELEVATION C-D**  
**SITE PLAN**  
01/26/2021

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | FORENSICS  
PHONE: 720.638.6355 WWW.FELTENGROUP.COM

Sheet  
**E1**  
of  
Sheets  
Designer: JCSM Drafter: JCSM Checked: -  
Drawing Name:  
Path:

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	III		5	WE-EF USA	661-1128	RFL530-SE LED, Street and Area Lighting RFL530-LD-24/24W/3K (S65);RFL530-SE LED, Street and Area Lighting	24 LED, Warm White - 120° angle of beam LEDLUMENS=134.5 lm, LEDs No=24, TOTALLUMENS= 3228.0 lm, Tj=85°C LEDLUMENS=124.8 lm, LEDs No=24, TOTALLUMENS= 2995.5 lm, Ta=25°C	24	661-1128.ies	125	1	1	27	100%			

Luminaire Locations										
Location							Aim			
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
2	III	3181219.00	1678893.00	12.00	12.00	180.00	0.00	3181219.00	1678892.00	0.00
3	III	3181143.00	1678900.00	12.00	12.00	194.42	0.00	3181143.00	1678899.00	0.00
4	III	3181038.00	1678773.00	12.00	12.00	90.00	0.00	3181040.00	1678773.00	0.00
5	III	3181040.00	1678852.00	12.00	12.00	104.93	0.00	3181041.00	1678852.00	0.00
6	III	3181075.00	1678899.00	12.00	12.00	154.54	0.00	3181076.00	1678898.00	0.00

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Calc Zone #2	+	0.6 fc	6.0 fc	0.0 fc	N/A	N/A	

**Note**  
1.file=visual-files-jan2021-BLVD.vsl

**Note**  
Lighting calculation software is for estimating purposes only, not generating exact values.  
These calculations are for the use and adoption by our clients and theirs' solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity.

We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted.

Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained.

Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

The Lighting Agency provides these calculations as a courtesy for evaluation only.

