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

October 19, 2023

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

Re: **Technical Submission Review #2 –** 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 September 7, 2023. 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

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure planning area labels are consistent. [Planning] *Updated.*
- There are a number of minor comments related to the location of utility lines and water meters. *Updated.*
- Please see the attached letter from Douglas County School District. *Noted. Cash-in-lieu will be paid.*

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Planning Issues

[Site Plan Page 1]

2A. PA 3 and PA 4 appear to be swapped on the context map and the phasing plan. Please make sure all sheets are consistent. *Updated.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

[Site Plan Page 6]

3A. Please revise the first sentence to the following: "Prior to the issuance of the 31st building permit and before the first certificate of occupancy is issued for land use, a temporary secondary emergency access shall be constructed that interconnects existing Kings Point Way to Parker Road and meets remoteness requirements for the proposed site." *First sentence revised.*

4. Traffic Engineering

4A. There were no more Traffic Engineering comments on this review. *Noted.*

5. Aurora Water

[Site Plan Page 3]

5A. These sanitary mains must be privately-owned mains. No City water easement required. However, keep the Access Easements (Typical). *This comment has been coordinated with the city reviewers. On this sheet, and all other applicable sheets, this easement will be labeled as an "Access Easement".*

[Site Plan Page 13]

5B. Widen maintenance path to 12 ft for vac-tor truck access. *Access has been re-designed.*

[Site Plan Page 14]

5C. Dedicate drainage easement for all swales (Typical). *"Utility easements must be provided for storm water systems that are owned and maintained by the Aurora Water Department." (Section 5.04, COA 2023 Water, Sanitary and Storm Infrastructure Standards and Specifications) All swales on site are private and are labeled as private, and are therefore NOT owned, operated, and maintained by the Aurora Water Department. Therefore, they do not require easements as prescribed in Section 5.04".*

5D. Show water, sanitary and storm main diameters (Typical). *This clutters the sheets. Refer to notes 2&3 as well as keynotes 2&3 on these sheets for pipe diameter information for sanitary sewer and water. Diameter labels have been added to storm pipes.*

[Site Plan Page 15]

5E. Horizontal bends on sanitary mains shall occur at a manhole. *Bends removed from mains.*

5F. Is this stub for the purpose of continuing this sanitary line in the future? Otherwise, please remove. *Stub has been removed.*

[Site Plan Page 17]

5G. Relocate these service taps away from the taps for the meters across the street to protect the integrity of the main pipe. *Services and meters have been relocated.*

.

[Site Plan Page 18]

5H. Extend maintenance access to the bottom of the pond. *The north branch of the maintenance access has been revised to go into the forebay, and provides access to the bottom of the pond.*

5I. Show trickle channel slope. *Trickle channel slope labels have been added.*

[Site Plan Page 20]

5J. Relocate tree 2 ft away from the sanitary service line. *Updated. Note added to general notes.*

[Site Plan Page 21]

5K. Move meter taps away from the hydrant lateral tap. *Updated.*

[Site Plan Page 23]

5L. All trees and light posts must be at least 5 ft away from all water meters (Typical). *Updated. Note added to general notes.*

[Site Plan Page 25]

5M. Plantings shall not be on top of storm inlets. *Updated.*

6. Real Property

6A. Comments from Real Property are forthcoming. Please reach out to the reviewer directly for updates.

7. Douglas County School District (Shavon Caldwell / 303-387-0417 / scaldwell2@dcsdk12.org)

7A. A total of 163 students are expected from this development requiring a total land dedication requirement of 3.866-acres. Since the initially estimated land dedication does not meet DCSD's minimum school site size requirement for elementary schools (12 acres), DCSD would request cash-in-lieu of land dedication.

7B. Alternatively, DCSD would accept dedication of a school site meeting DCSD's minimum elementary school site size requirement. DCSD would ask that dedication be by agreement as outlined in Section 4.3.18.S.2 of the Aurora UDO and that the site meet all location standards outlined in Section 4.3.18.A.1 of the Aurora UDO and those DCSD school design criteria and development standards listed on the DCSD Development Standards webpage. *Cash-in-lieu will be paid.*

7C. If dedication of a school site by agreement is proposed, DCSD would ask that a minimum of 60 days be provided to the district to fully review and accept the site prior to final plat approval. *Cash-in-lieu will be paid.*

7D. It is unclear to DCSD if it is the intent of the Kings Point South and Vistas at Kings Point South applicants to dedicate adjacent/adjoining properties to achieve a single, cohesive school site. If this is the case, DCSD would ask that in addition to the previously mentioned site dedication requests, that the timing of site dedication aligns with the build out and anticipated student generation of the two developments. *Noted. Both Master Plans/FDPs for Vistas and Kings Point South require an adjacent/adjoining lands for a school.*

7E. Pending confirmation of applicable use restrictions in the CITY of Aurora zoning ordinance, DCSD would consider dedication of land to be used for a future alternative educations or support facility. *Cash-in-lieu will be paid.*

KINGS POINT SOUTH - PA 1-4

SITE PLAN WITH ADJUSTMENTS
COVER SHEET

NOT FOR CONSTRUCTION

SHEET INDEX:

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	61.02 ACRES
NUMBER OF LOTS	183 LOTS (1 BUILDING PER LOT)
	P.A. 1: 58 UNITS / 2.6 DU/AC
	P.A. 2: N/A - PARK
	P.A. 3: 70 UNITS / 4.69 DU/AC
	P.A. 4: 55 UNITS / 7.3 DU/AC (MOTOR COURTS)
BUILDING HEIGHT	38' MAXIMUM (PER SECTION 146-4.2.2)
HARD SURFACE	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.

PA 3 and PA 4 appear to be swapped on the context map and the phasing plan. Please make sure all sheets are consistent.

Updated.

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

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

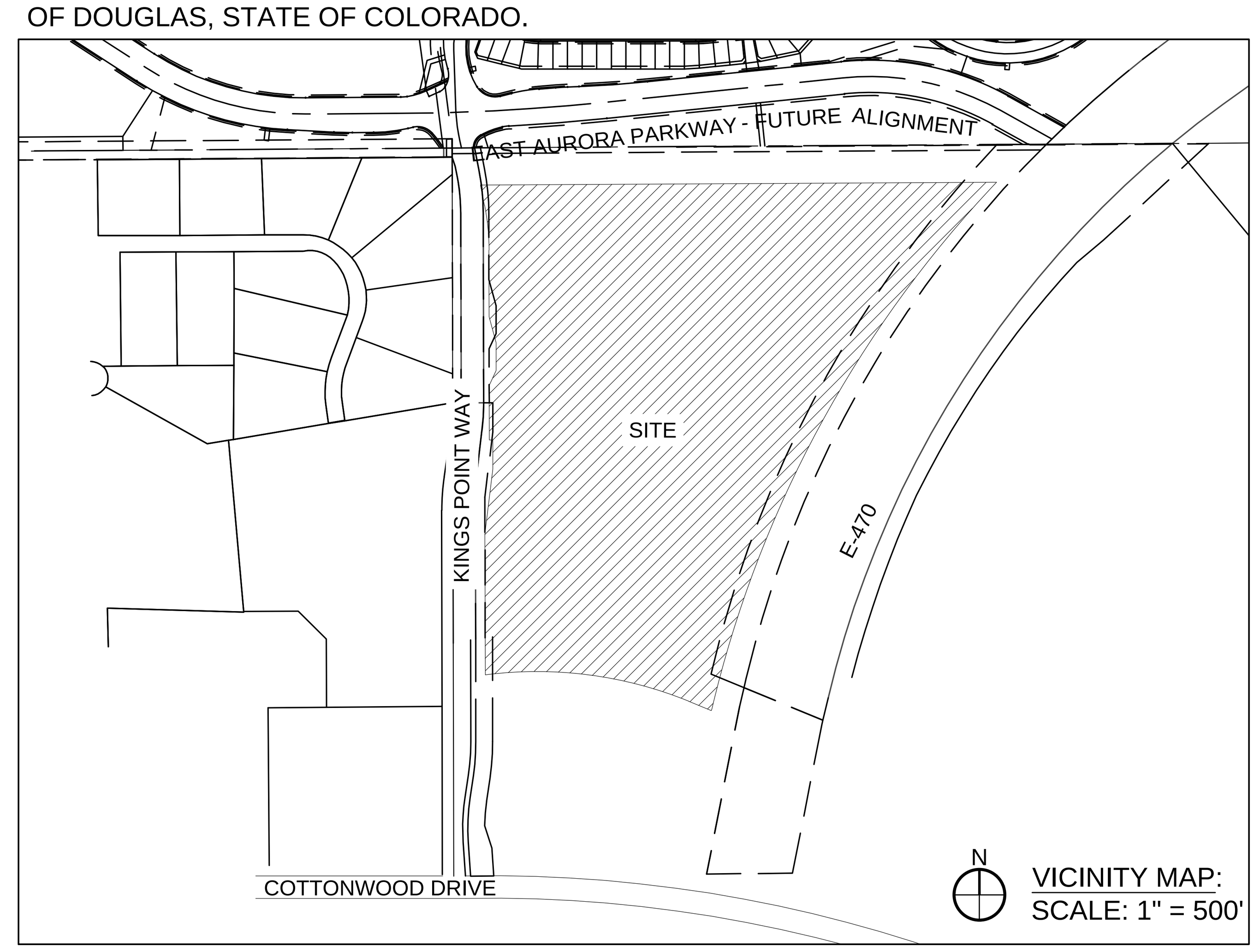
ENGINEER - CIVIL, DRAINAGE, UTILITY:
HR GREEN
ATTN: ALEX ZARA, P.E.
5619 DTC PKWY #1150,
GREENWOOD VILLAGE CO 80111
(720) 602-4999

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'

CITY OF AURORA SITE PLAN NOTES:

1. **ADDRESSING:** ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
2. **AMERICANS WITH DISABILITIES ACT:** THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
3. **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".
4. **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.
5. **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.
6. **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.
7. **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.
8. **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.
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.

GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
3. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

ADJUSTMENTS:

1. ONE ADJUSTMENT TO THE CITY CODE IS PROPOSED WITH THIS APPLICATION. THE PROJECT IS REQUESTING AN ADJUSTMENT TO SECTION 146-4.2.3.E.1.B TO ALLOW FOR A REDUCED REAR SETBACK ON FIVE MOTORCOURT UNITS. CODE REQUIRES A REAR SET BACK OF 10' AND THIS ADJUSTMENT WOULD ALLOW FOR A REAR SETBACK OF 8' AT THESE LOTS ONLY TO ACCOMMODATE THE REQUIRED SOUND WALL BETWEEN THE RESIDENTIAL UNITS AND E-470. THE SOUND WALL IS NOT ALLOWED IN THE E-470 MULTI-USE EASEMENT. THE REDUCED REAR SETBACK WILL NOT IMPACT REQUIRED UTILITY EASEMENTS. FRONT AND SIDE SETBACKS WILL MEET UDO.

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 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 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

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6	08-18-2023	6TH SUBMITTAL

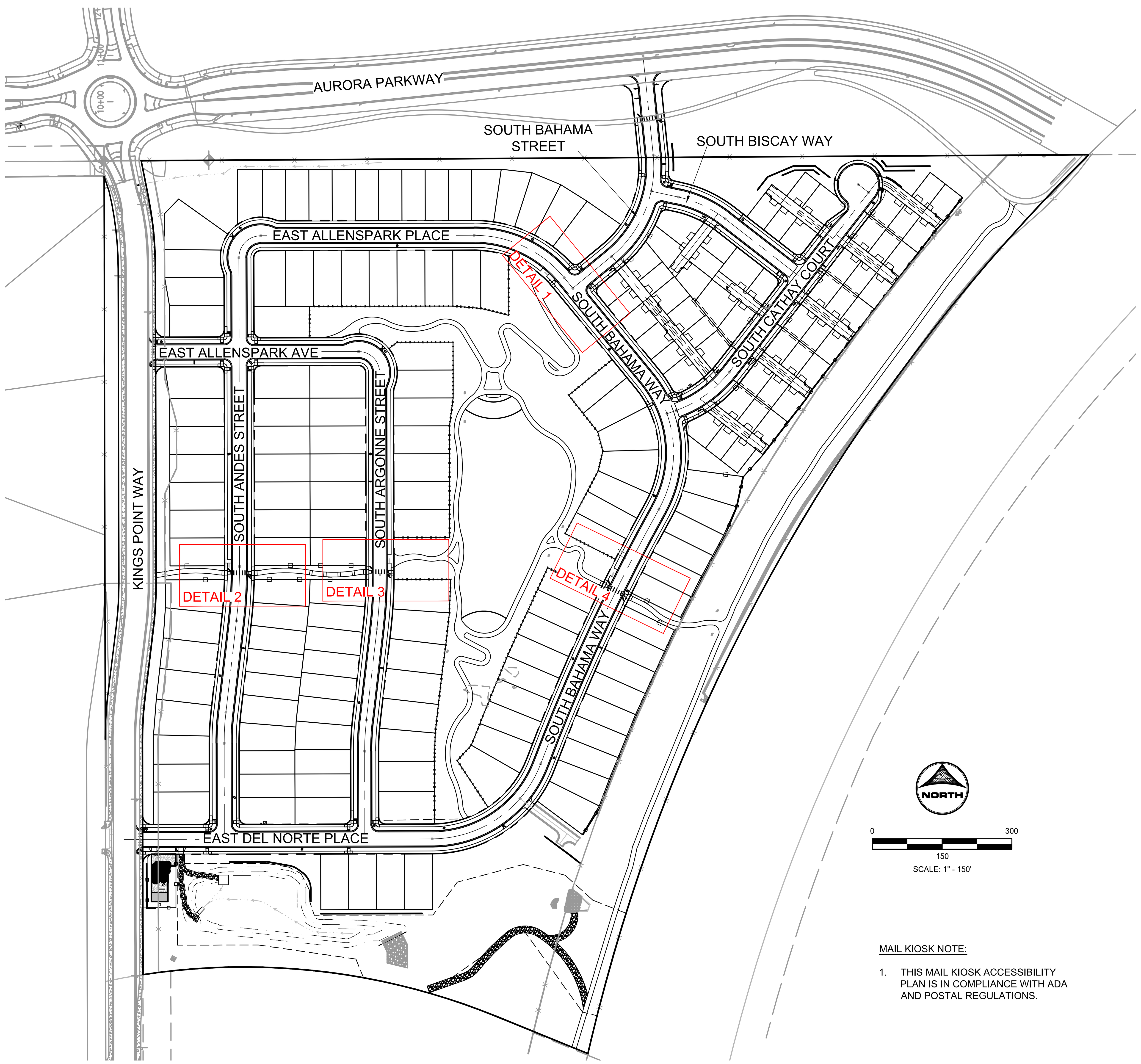
PROJECT: KINGS POINT SOUTH
DRAWING: COVER SHEET
CLIENT: CITY OF AURORA
DESIGNED BY: TL
DRAWN BY: TL
CHECKED BY: JG
SCALE: HORZ: N/A VERT: N/A
DATE: 11-08-2022

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

thk associates, inc.

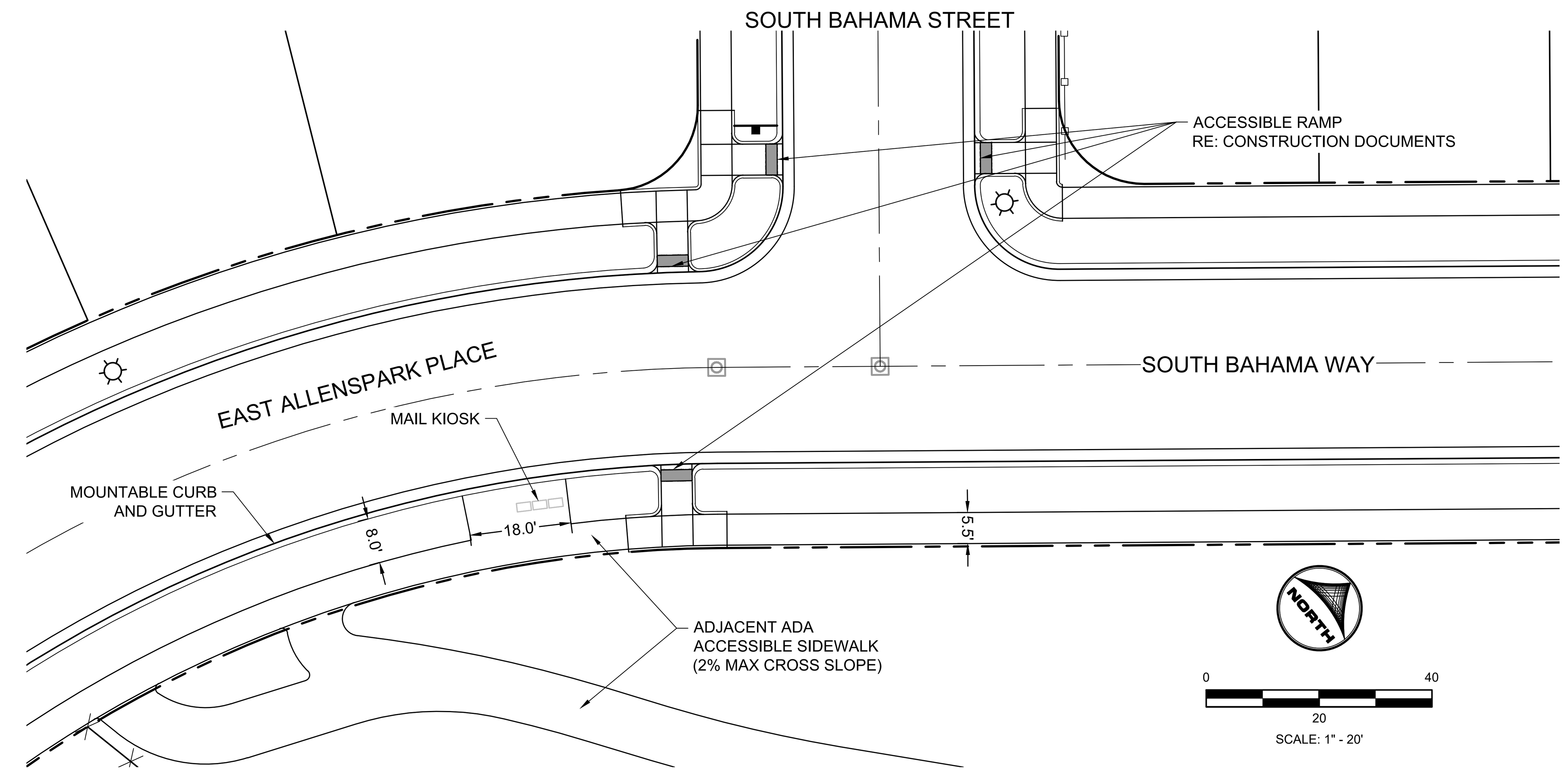
SHEET NUMBER
C-1
SHEET 1 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

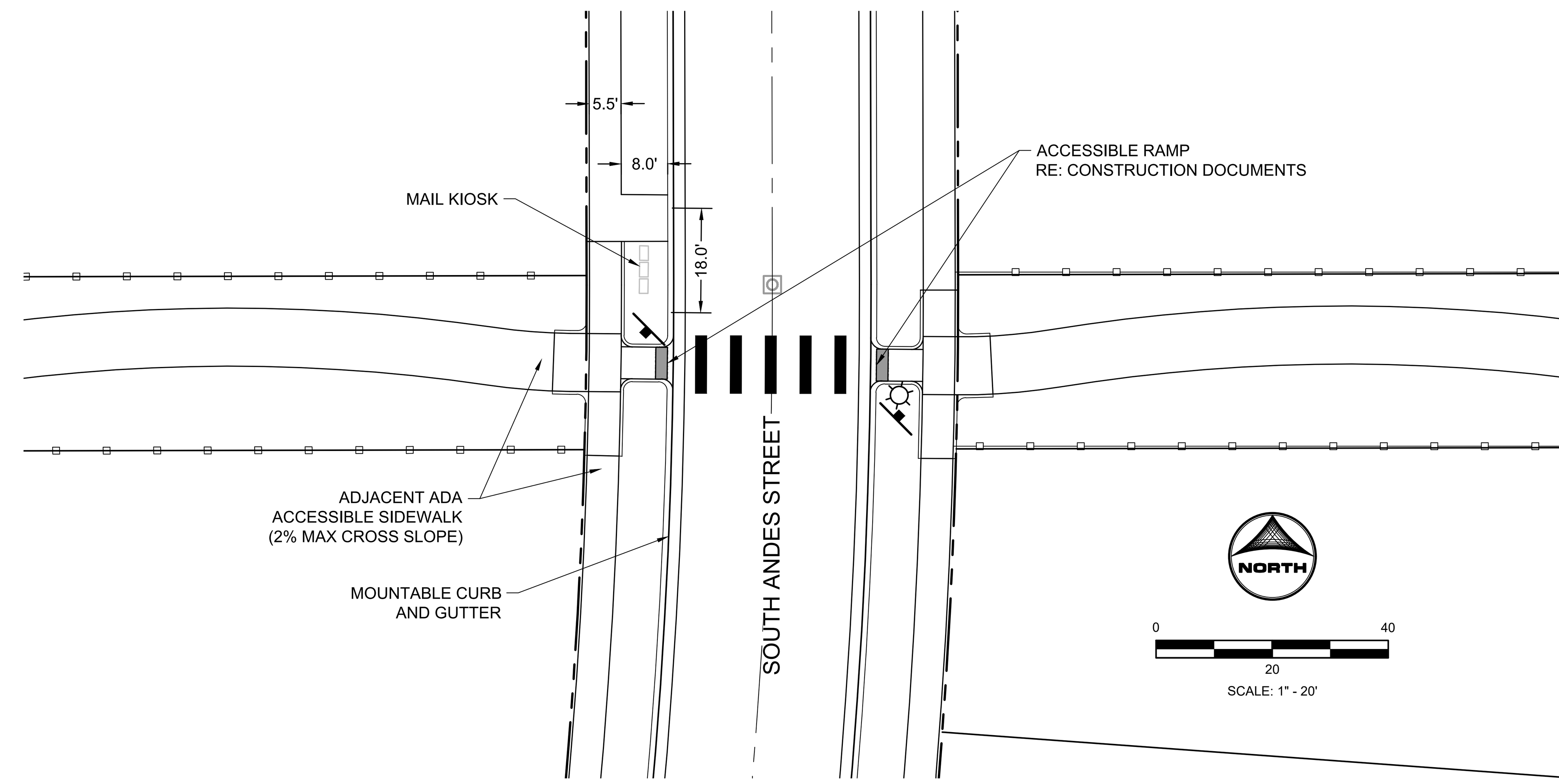


MAIL KIOSK NOTE:

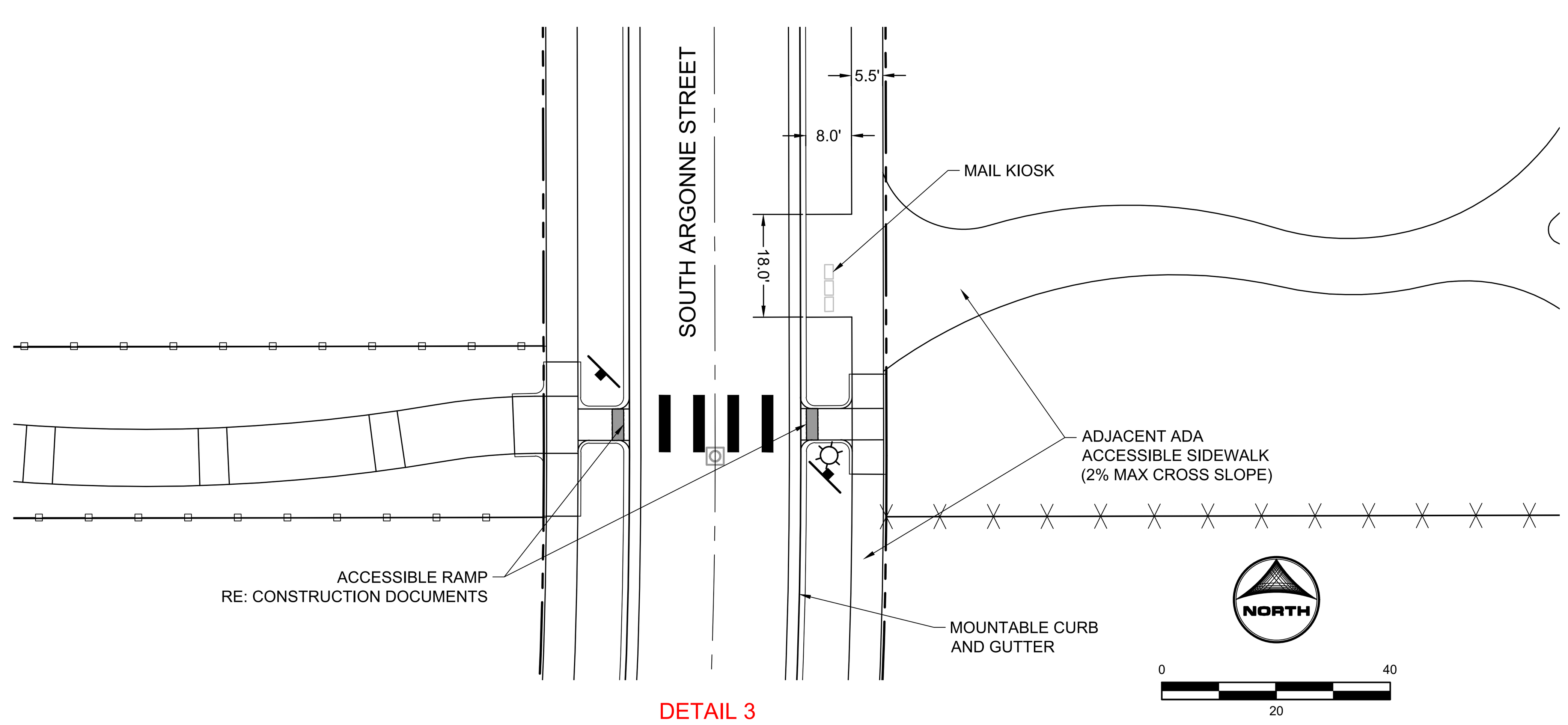
1. THIS MAIL KIOSK ACCESSIBILITY PLAN IS IN COMPLIANCE WITH ADA AND POSTAL REGULATIONS.



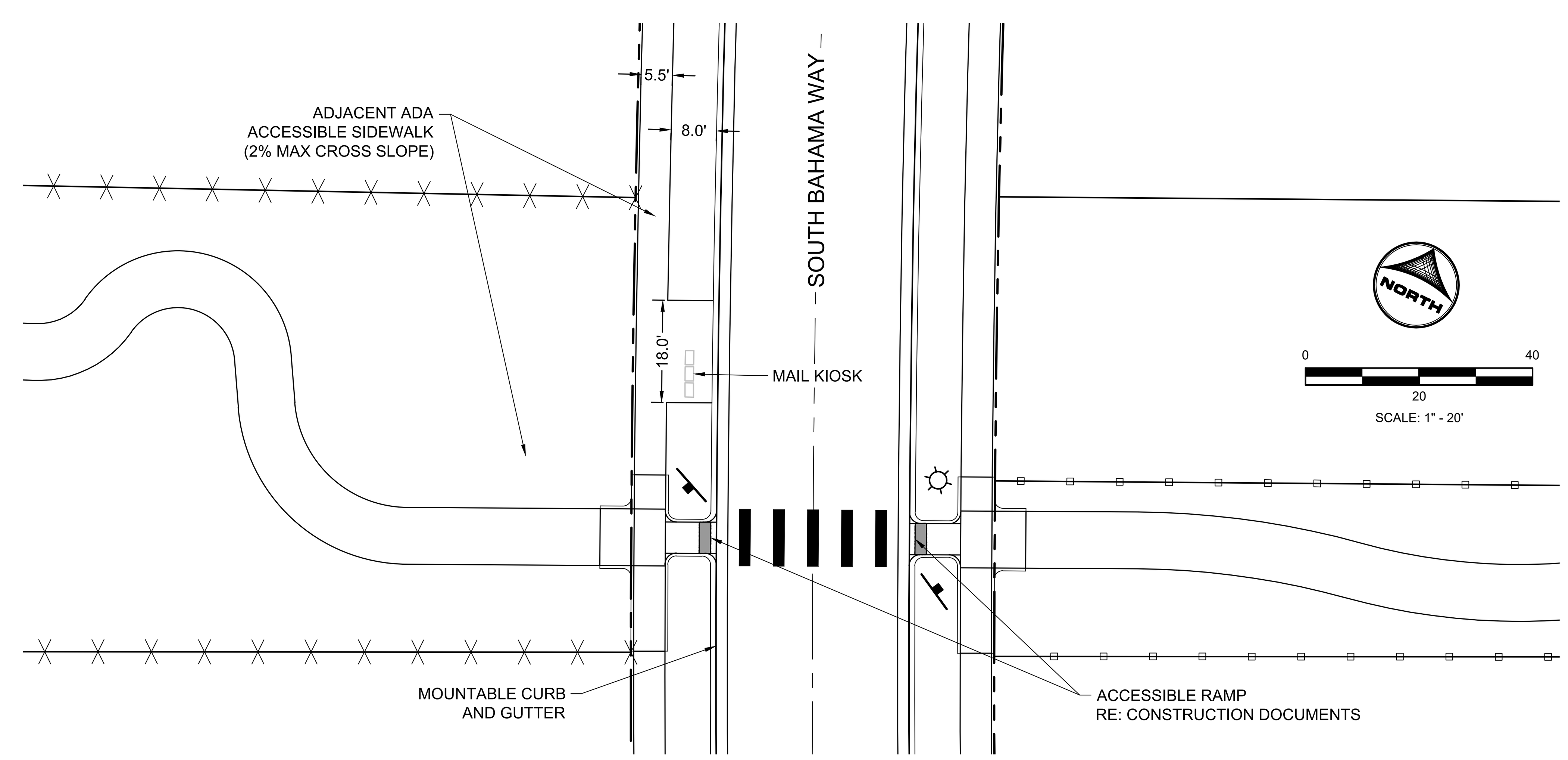
DETAIL 1



DETAIL 2



DETAIL 3



DETAIL 4

REVISIONS

#	DATE
1	
2	
3	
4	
5	
6	

PROJECT: KINGS POINT SOUTH

DRAWING: MAIL KIOSK ACCESSIBILITY PLAN

CLIENT: CITY OF AURORA

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

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

DATE: 03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER

MKP1

SHEET 35 OF 35
PROJECT NO. 8677-000

2023-08-17 7:33am By: abbey.culig
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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;

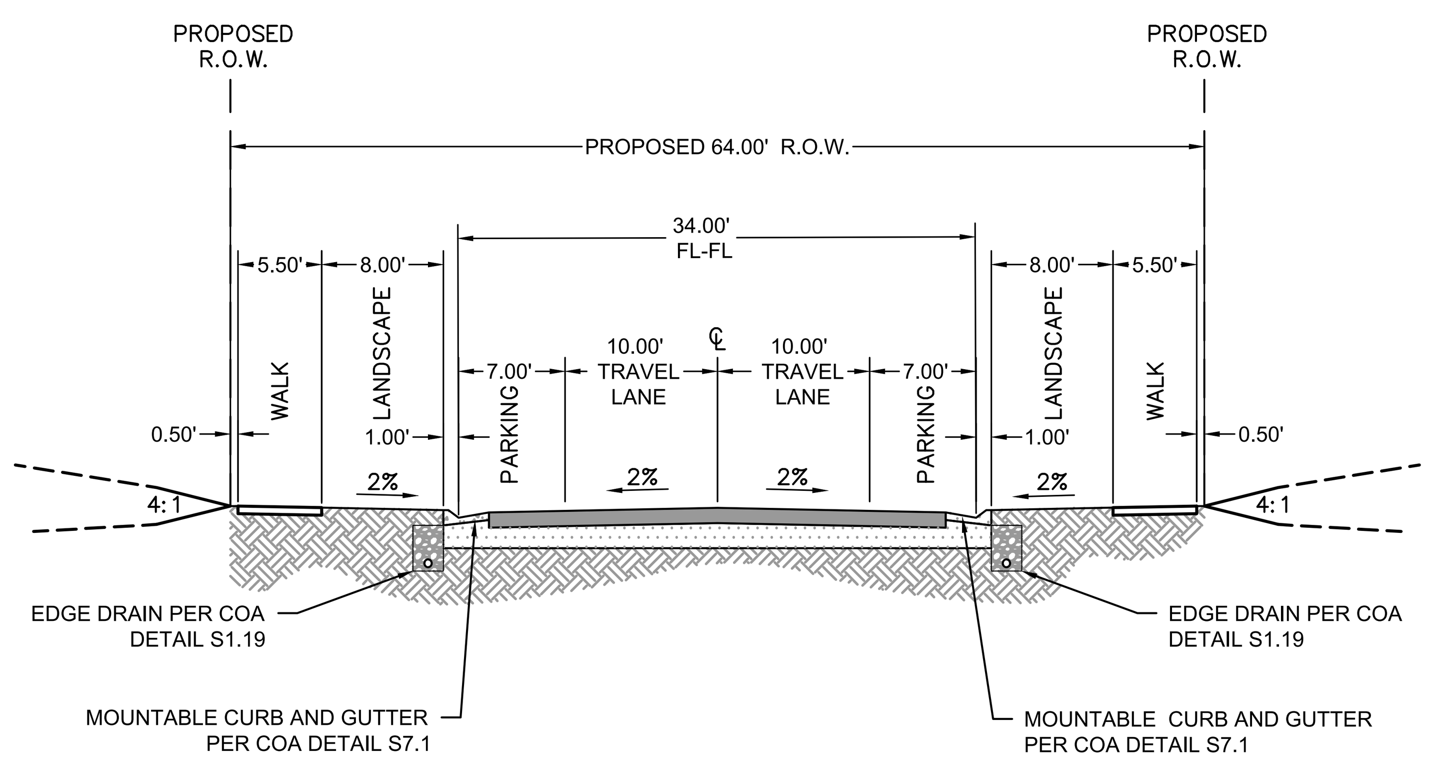
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

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;

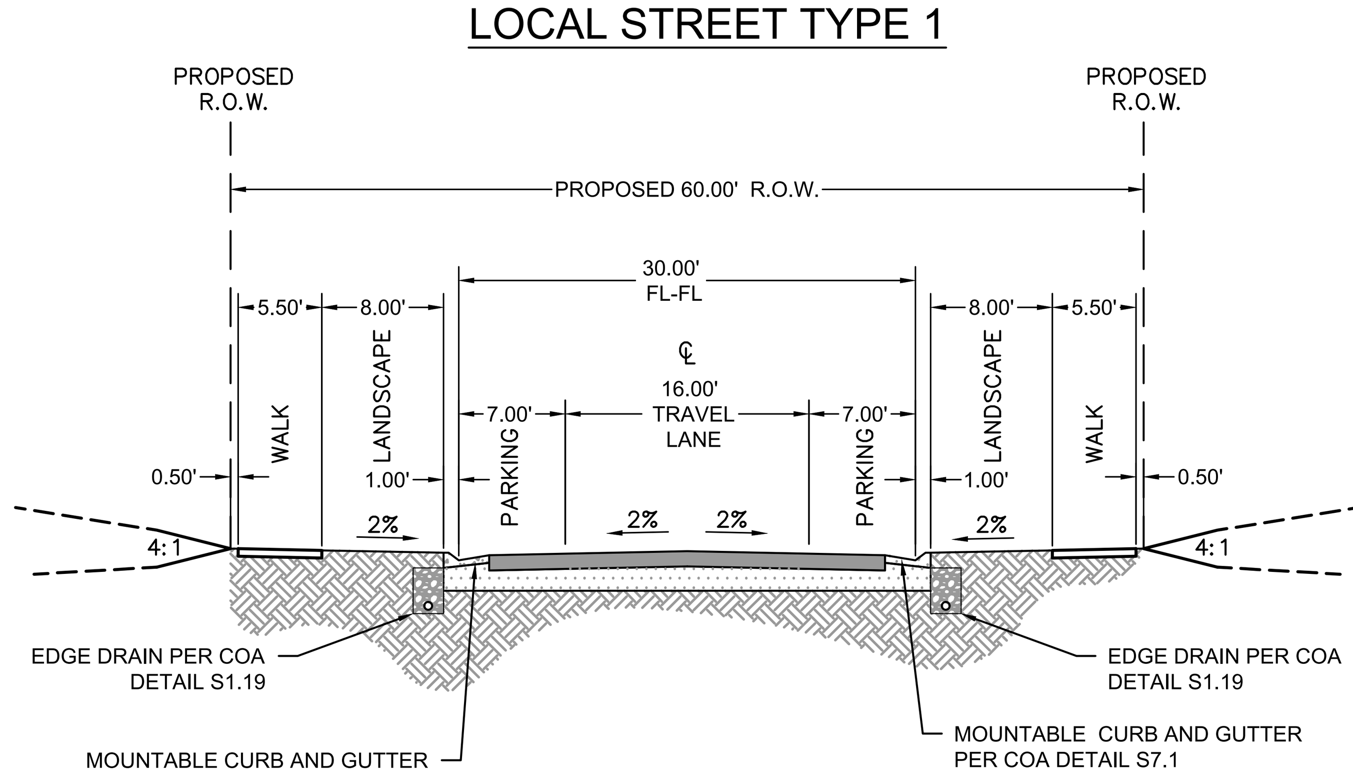
THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID KINGS POINT WAY THE FOLLOWING THREE (3) COURSES;

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.



LOCAL STREET TYPE 1



LOCAL STREET TYPE 2

SITE PLAN LINE AND CURVE TABLE

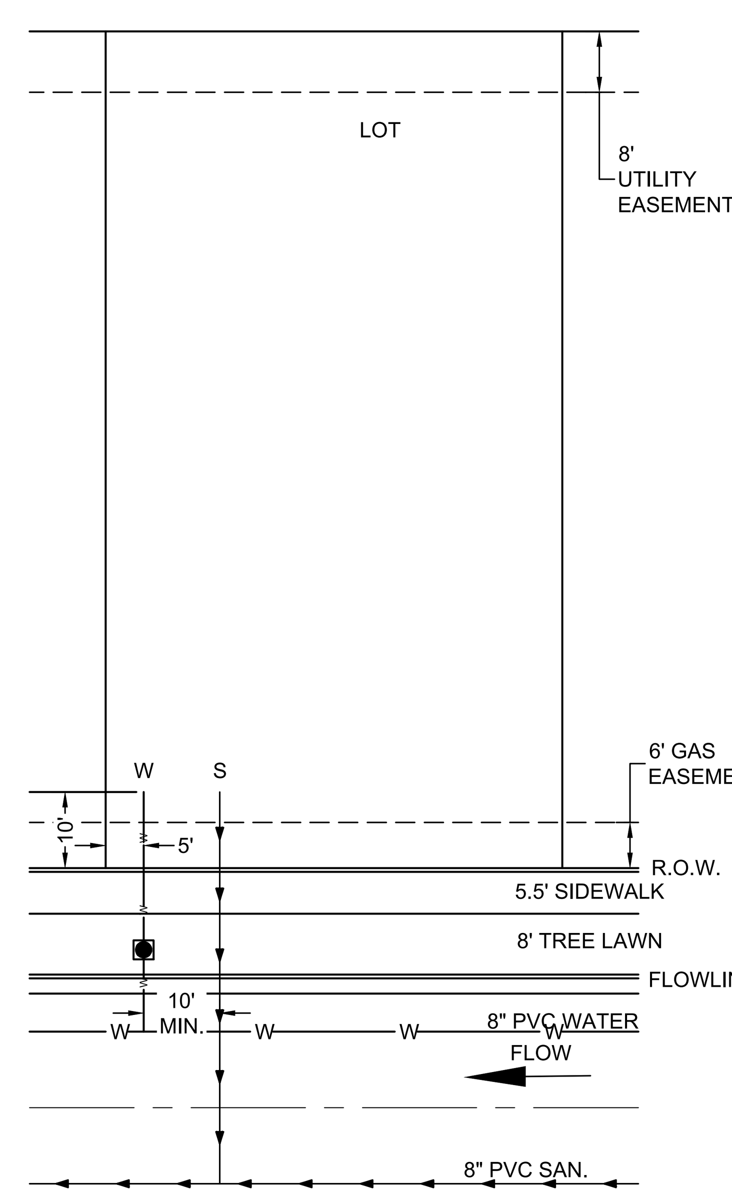
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	16°26'15"	48.50'	13.91'
C2	25°59'25"	74.50'	33.79'
C3	21°47'12"	19.00'	7.22'
C4	21°47'12"	19.00'	7.22'
C5	18°30'31"	52.00'	16.80'
C6	24°54'44"	62.00'	26.96'
C7	9°18'17"	73.00'	11.85'
C8	22°01'01"	65.50'	25.17'
C9	19°02'40"	57.50'	19.11'
C10	7°19'44"	53.04'	6.78'
C11	9°29'08"	52.07'	8.62'
C12	9°22'11"	52.00'	8.50'
C13	0°48'48"	282.00'	4.00'
C14	0°59'01"	233.07'	4.00'
C15	1°36'45"	282.00'	7.94'
C16	1°42'13"	282.00'	8.38'
C17	1°35'01"	282.00'	7.79'
C18	1°58'25"	218.00'	7.51'
C19	2°06'37"	218.00'	8.03'
C20	1°59'08"	218.00'	7.55'
C21	86°46'23"	15.00'	22.72'
C22	76°49'28"	15.00'	20.11'
C23	80°53'41"	15.00'	21.18'
C24	90°00'00"	15.00'	23.56'
C25	90°00'00"	15.00'	23.56'
C26	106°19'27"	8.00'	14.85'
C27	80°53'41"	15.00'	21.18'
C28	7°07'17"	282.00'	35.05'
C29	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C30	90°00'00"	15.00'	23.56'
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	21°47'12"	25.00'	9.51'
C35	90°00'00"	20.00'	31.42'
C36	90°00'00"	15.00'	23.56'
C37	90°00'00"	20.00'	31.42'
C38	90°00'00"	15.00'	23.56'
C39	21°47'12"	25.00'	9.51'
C40	86°31'06"	15.00'	22.65'
C41	90°00'00"	20.00'	31.42'
C42	90°00'00"	15.00'	23.56'
C43	90°00'00"	15.00'	23.56'
C44	90°00'00"	15.00'	23.56'
C45	22°11'30"	25.00'	9.68'
C46	22°11'30"	25.00'	9.68'
C47	90°00'00"	15.00'	23.56'
C48	90°00'00"	20.00'	31.42'
C49	10°30'19"	282.00'	51.70'
C50	25°19'20"	73.00'	32.26'
C51	6°42'24"	607.00'	71.05'
C52	6°42'24"	605.00'	70.82'
C53	6°42'24"	543.00'	63.56'
C54	6°42'24"	545.00'	63.79'
C55	30°03'18"	15.50'	8.13'
C56	16°50'51"	50.00'	14.70'
C57	31°21'14"	61.50'	33.65'

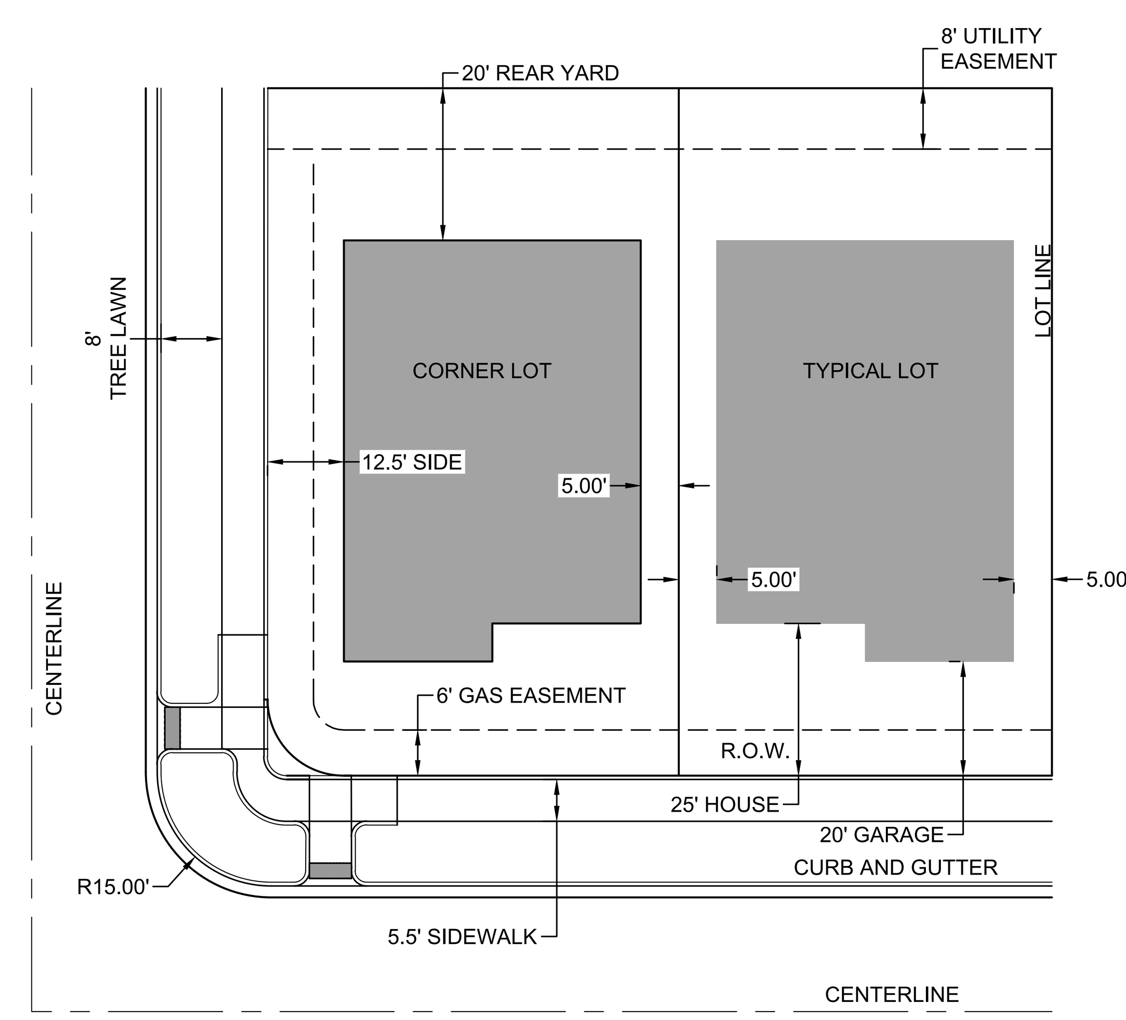
LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°23'05"W	109.00'
L2	S50°36'55"W	26.00'
L3	S39°23'05"E	109.00'
L4	N39°23'05"W	123.46'
L5	N50°36'55"E	26.00'
L6	S39°23'05"E	121.35'
L7	N37°48'43"E	106.72'
L8	N52°11'17"W	26.00'
L9	S37°48'43"W	109.00'
L10	N52°11'17"W	73.00'
L11	N37°48'43"E	26.00'
L12	S52°11'17"E	73.00'
L13	N52°11'17"W	124.60'
L14	S52°11'17"E	124.60'
L15	N37°48'43"E	26.00'
L16	N52°11'17"W	109.00'
L17	N37°48'43"E	26.00'
L18	N52°11'17"W	109.00'
L19	S52°11'17"E	109.00'
L20	N52°11'17"W	109.00'
L21	S37°48'43"W	26.00'
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	118.19'
L29	S37°48'43"W	26.00'
L30	N52°11'17"W	126.17'
L31	S58°00'44"E	11.26'
L32	N52°54'20"E	10.00'
L33	S52°11'17"E	87.00'
L34	S37°48'43"W	8.00'
L35	N52°11'17"W	87.00'
L36	N37°48'43"E	4.00'
L37	N37°48'43"E	4.00'
L38	S52°11'17"E	87.00'

LINE TABLE		
LINE	BEARING	LENGTH
L39	S37°48'38"W	4.00'
L40	S37°48'47"W	4.00'
L41	N52°11'17"W	87.00'
L42	N37°48'43"E	7.50'
L43	N37°48'43"E	8.00'
L44	N37°48'43"E	7.50'
L45	S52°11'17"E	87.00'
L46	S37°48'43"W	8.00'
L47	N52°11'17"W	87.00'
L48	N37°48'43"E	4.00'
L49	N37°48'43"E	4.00'
L50	S52°11'17"E	87.00'
L51	S37°48'43"W	4.00'
L52	S37°48'43"W	4.00'
L53	N52°11'17"W	87.00'
L54	N37°48'43"E	7.50'
L55	N37°48'43"E	8.00'
L56	N37°48'43"E	7.50'
L57	S52°11'17"E	87.00'
L58	S37°48'43"W	8.00'
L59	N52°11'17"W	87.00'
L60	N37°48'43"E	4.00'
L61	N37°48'43"E	4.00'
L62	S52°11'17"E	87.00'
L63	S37°48'38"W	4.00'
L64	S37°48'47"W	4.00'
L65	N52°11'17"W	87.00'
L66	N37°48'43"E	7.50'
L67	N37°48'43"E	8.00'
L68	N37°48'43"E	7.50'
L69	S52°11'17"E	87.00'
L70	S37°48'43"W	8.00'
L71	N52°11'17"W	87.00'
L72	S52°11'17"E	87.00'
L73	S37°48'43"W	4.00'
L74	S37°48'43"W	4.00'
L75	N52°11'17"W	87.25'
L76	S52°11'17"E	98.70'

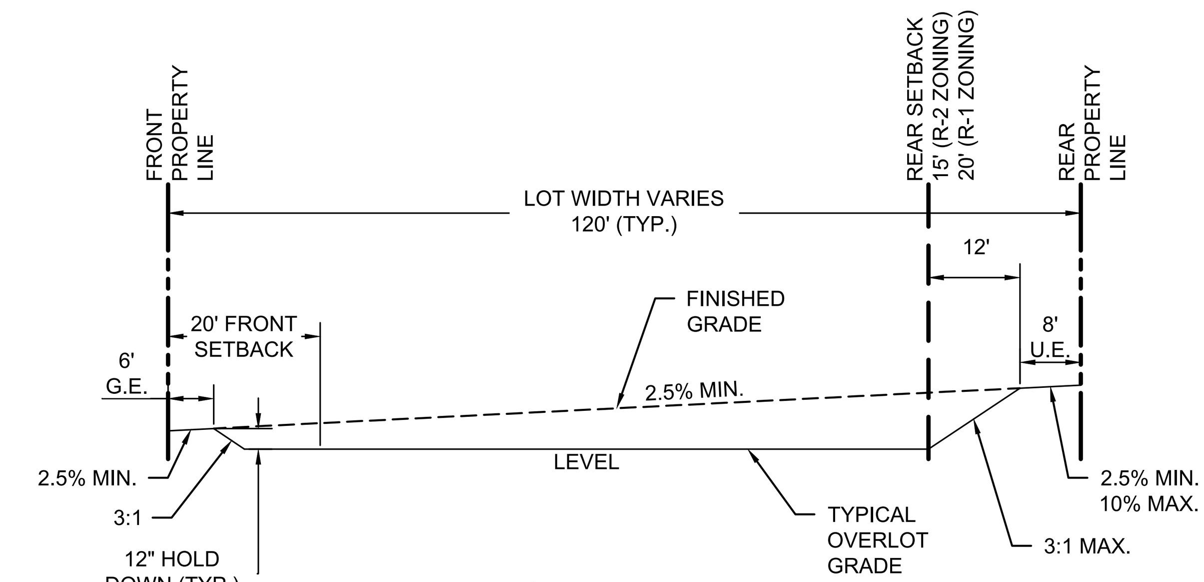
LINE TABLE		
LINE	BEARING	LENGTH
L77	S37°48'43"W	8.00'
L78	N52°11'17"W	101.21'
L79	S39°23'05"E	207.60'
L80	S50°36'55"W	8.00'
L81	N39°23'05"W	206.92'
L82	N37°48'43"E	4.10'
L83	N37°48'43"E	4.10'
L84	S39°23'05"E	129.73'
L85	S50°36'55"W	8.00'
L86	N39°23'05"W	127.91'
L87	N52°11'17"W	61.60'
L88	S52°11'17"E	61.60'
L89	N37°48'43"E	8.00'
L90	N37°48'43"E	7.50'
L91	N37°48'43"E	8.00'
L92	N37°48'43"E	7.50'
L93	N77°51'58"W	16.29'
L94	S51°45'57"W	22.30'
L95	S39°23'05"E	294.96'
L96	S39°23'05"E	293.32'
L97	N37°48'43"E	125.86'
L98	N37°48'43"E	133.10'
L99	N52°11'17"W	143.00'
L100	N52°11'17"W	143.00'
L101	N52°11'17"W	133.00'
L102	N52°11'17"W	131.00'
L103	N52°11'17"W	131.00'
L104	N52°11'17"W	131.00'
L105	N52°11'17"W	131.00'
L106	N52°11'17"W	131.00'
L107	N52°11'17"W	131.00'
L108	N52°11'17"W	133.00'
L109	N52°11'17"W	142.58'
L110	N52°11'17"W	149.80'
L111	N07°45'25"E	25.77'
L112	S70°27'02"W	21.49'



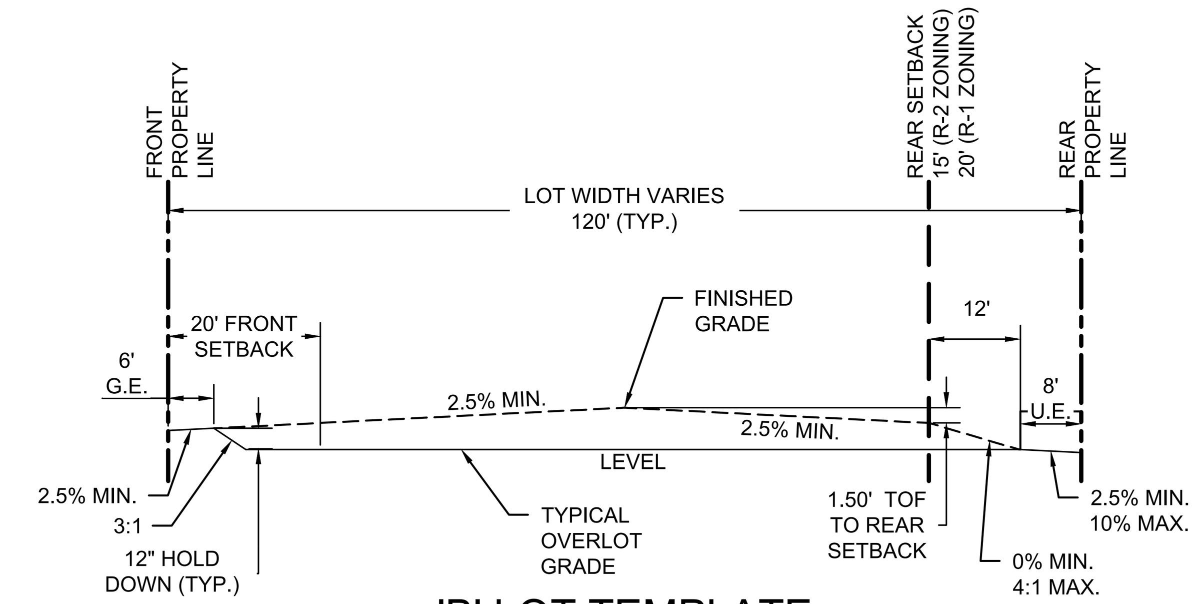
TYPICAL LOT SERVICES
N.T.S.



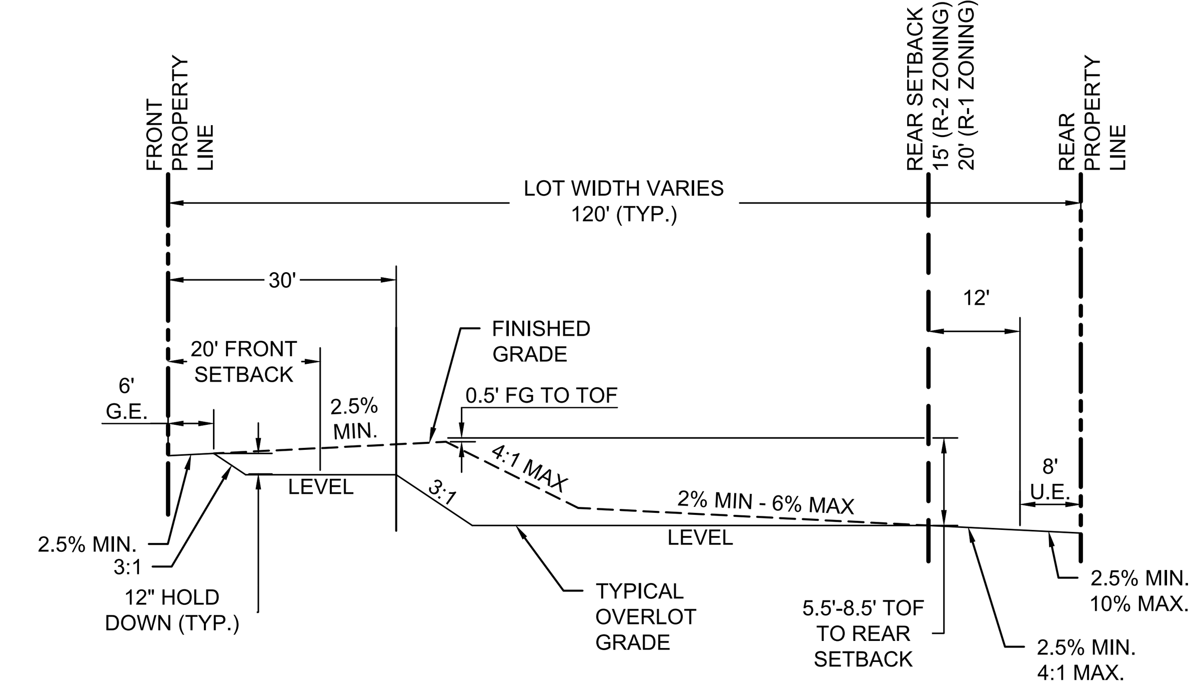
TYPICAL LOTTING SETBACKS AND EASEMENTS
N.T.S.



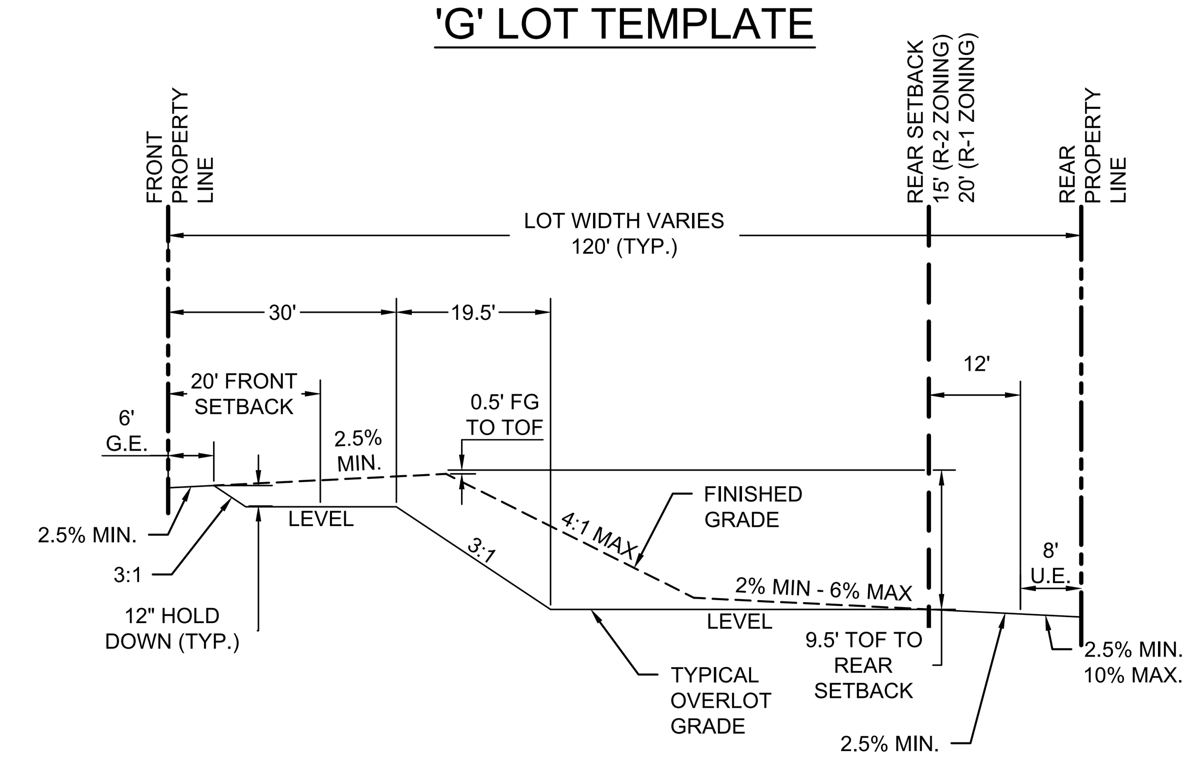
'A' LOT TEMPLATE



'B' LOT TEMPLATE



'G' LOT TEMPLATE



'W' LOT TEMPLATE

REVISIONS	
#	DATE
1	
2	
3	
4	
5	
6	

PROJECT: KINGS POINT SOUTH

DRAWING: GENERAL NOTES & TYPICAL SECTIONS

CLIENT: CITY OF AURORA

DESIGNED BY: SCALE: HORZ: VERT:

DRAWN BY:

CHECKED BY: DATE: 03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRGREEN.COM

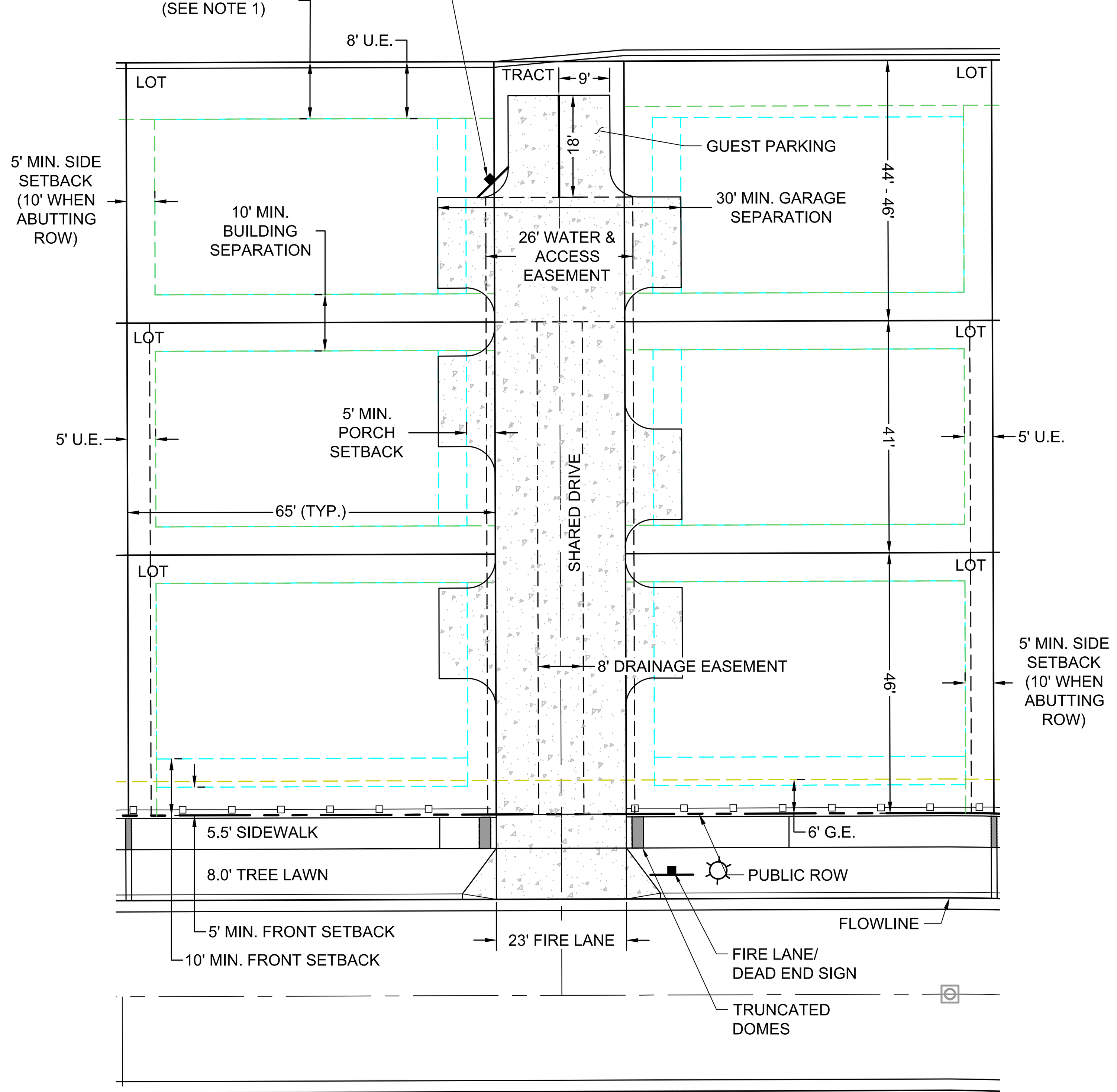
HRGreen

SHEET NUMBER
GN1

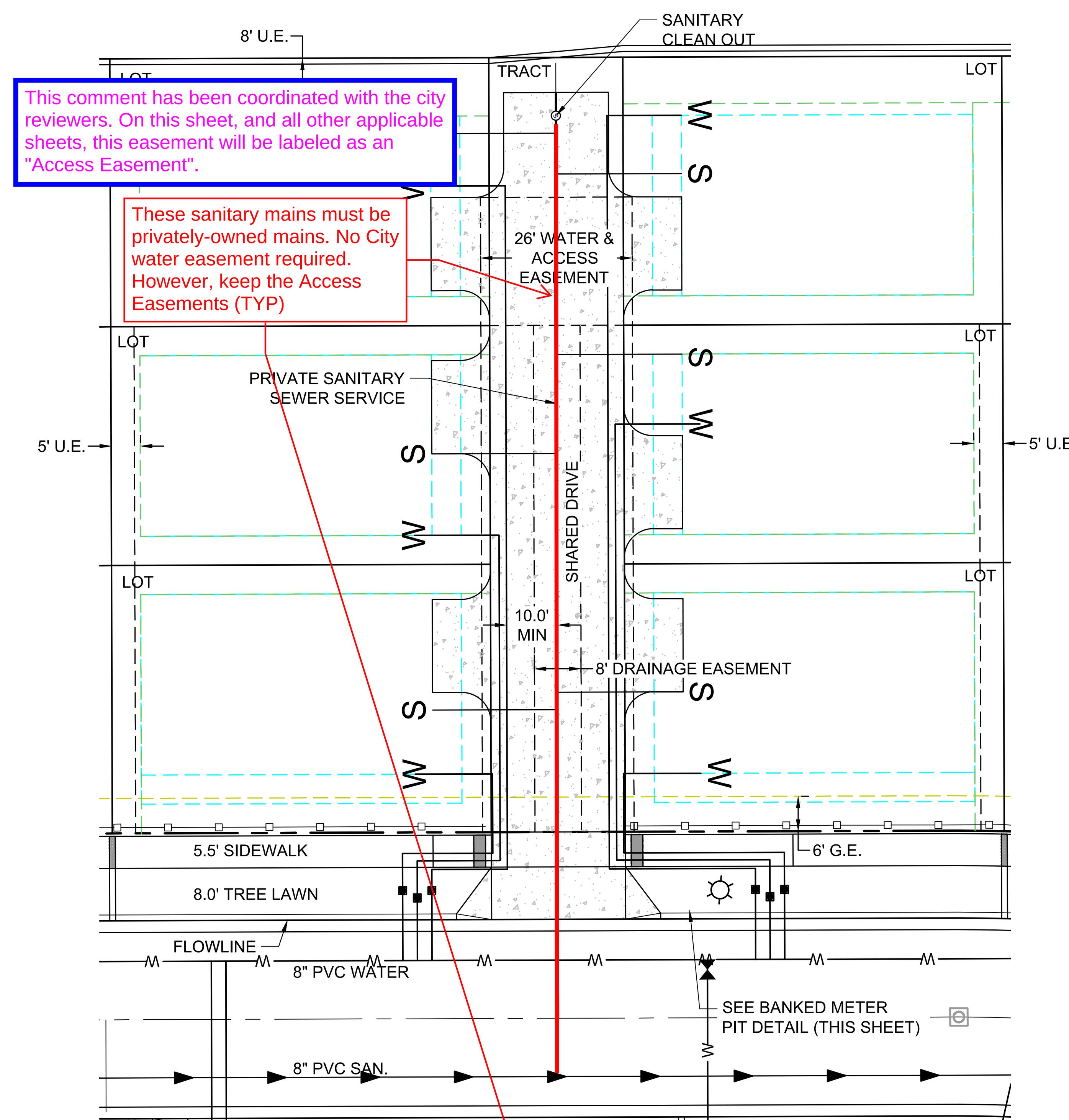
2023-08-17 7:25am By: abbey.cullig
J:\2021\212000.01\CAD\Dwgs\C\SitePlan\01-General_Notes.dwg

KINGS POINT SOUTH - PA 1-4

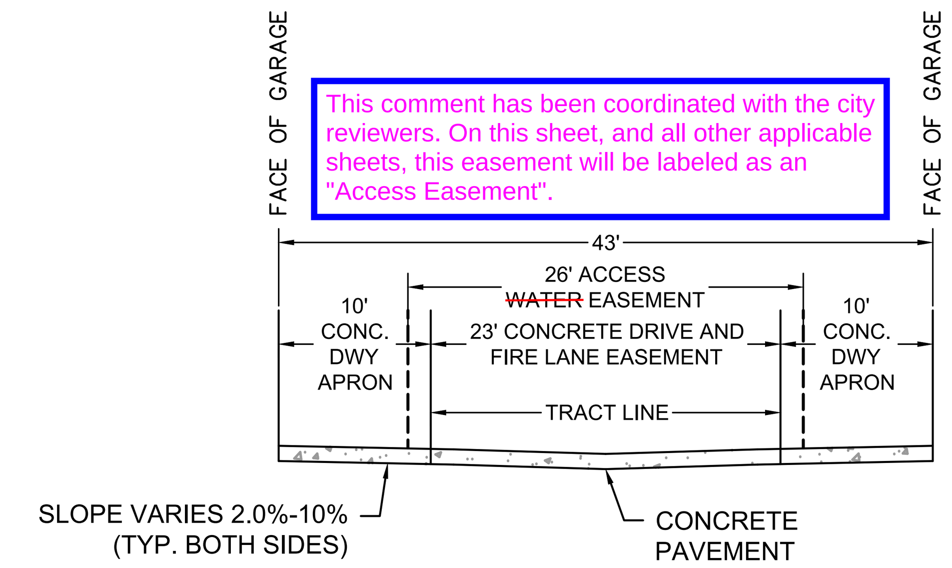
MOTOR COURT DETAIL NOTES:
1. IN ORDER TO ACCOMMODATE SOUND ATTENUATION WALL REQUESTED BY COA, THE REAR SETBACK FOR BLOCK 3 LOTS 8, 13, 14, 19, 20 & 25 SHALL BE 8'. SEE LOT AREA TABLES & SITE PLAN SHEETS.



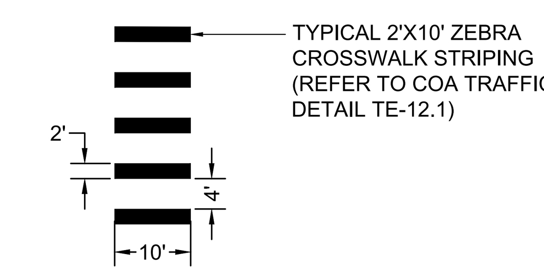
TYPICAL MOTOR COURT
6-PACK SETBACKS AND EASEMENTS
1" = 20'



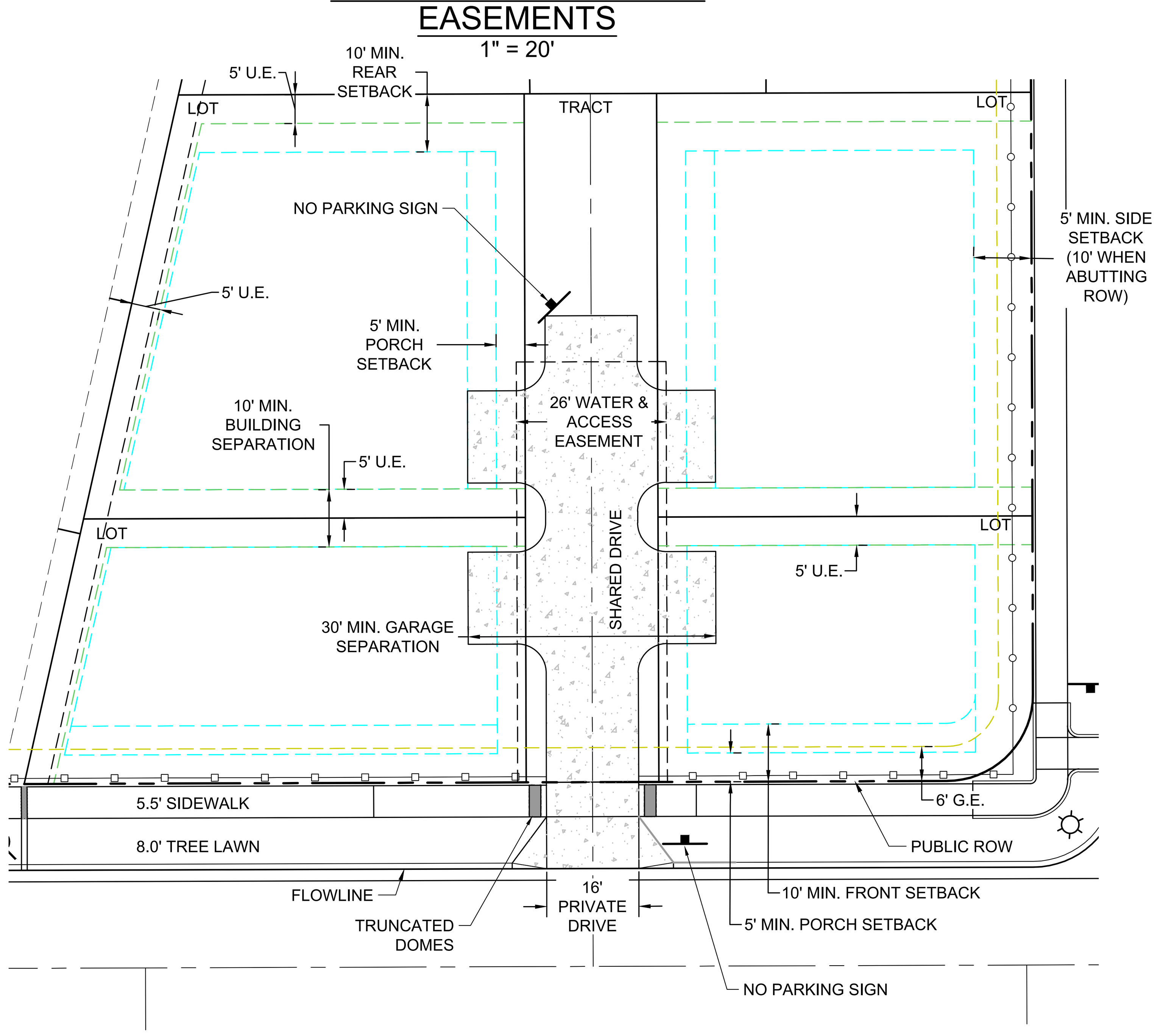
TYPICAL MOTOR COURT
6-PACK SERVICES
1" = 20'



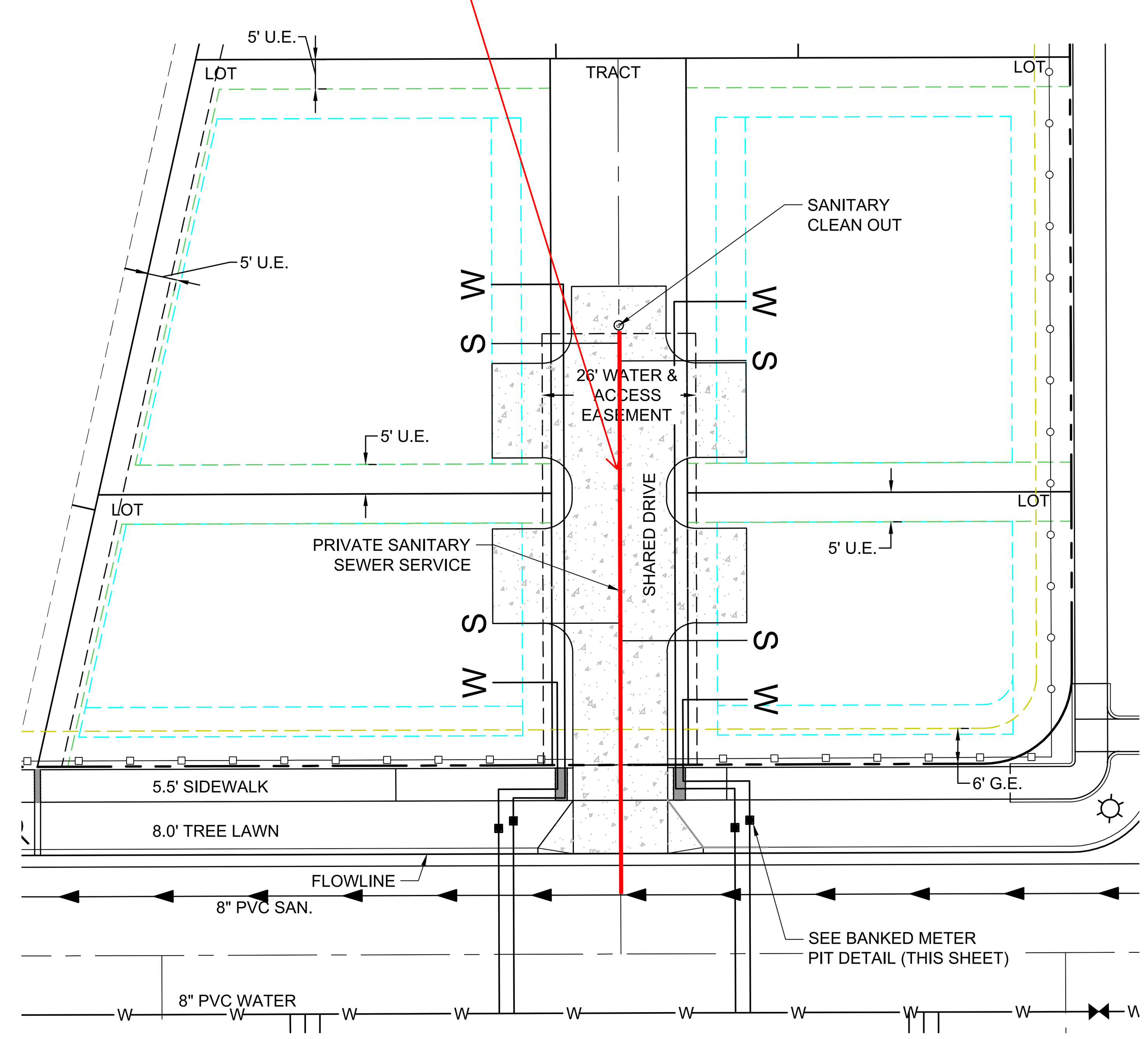
TYPICAL 23' PRIVATE DRIVEWAY
FOR MOTOR COURTS



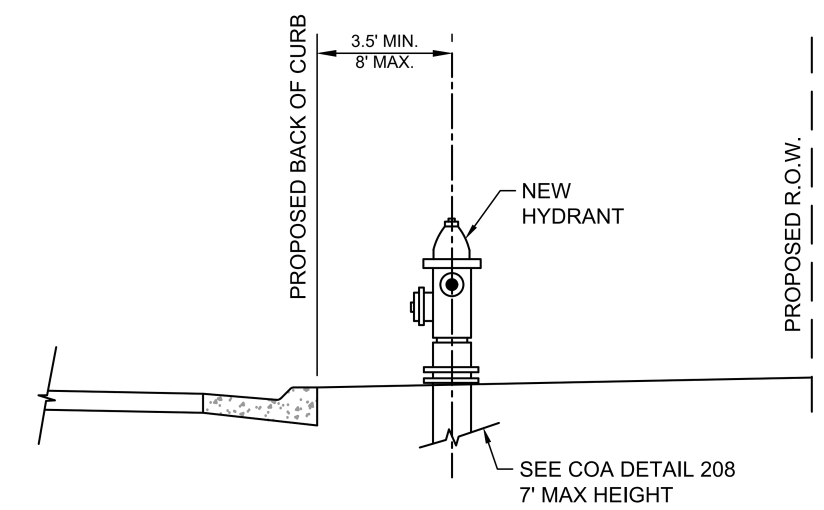
CROSSWALK DETAIL



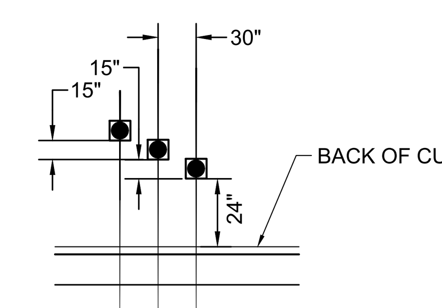
TYPICAL MOTOR COURT
4-PACK SETBACKS AND EASEMENTS
1" = 20'



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



TYPICAL FIRE HYDRANT PLACEMENT



BANKED METER PIT FOR MOTOR COURT
LOT WATER SERVICE CONNECTIONS
SCALE: 1"=10'

REVISIONS

#	DATE
1	
2	
3	
4	
5	
6	

PROJECT: KINGS POINT SOUTH
DRAWING: GENERAL NOTES & TYPICAL SECTIONS
CLIENT: CITY OF AURORA
SCALE: HORZ: VERT:
DATE: 03-15-2023
DESIGNED BY:
DRAWN BY:
CHECKED BY:

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4846
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER
GN2

SHEET 03 OF 35
PROJECT NO. 8677-000

2023-08-17 7:25am By: abbey.cullig

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	2860	65	44	10	5	8
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	2860	65	44	10	5	8
14	3	2860	65	44	10	5	8
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	2860	65	44	10	5	8
20	3	2860	65	44	10	5	8
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	2860	65	44	10	5	8
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: SCALE: HORZ: VERT:
DRAWN BY:
CHECKED BY: DATE: 03-15-2023

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

HRGreen

SHEET NUMBER
LAT1

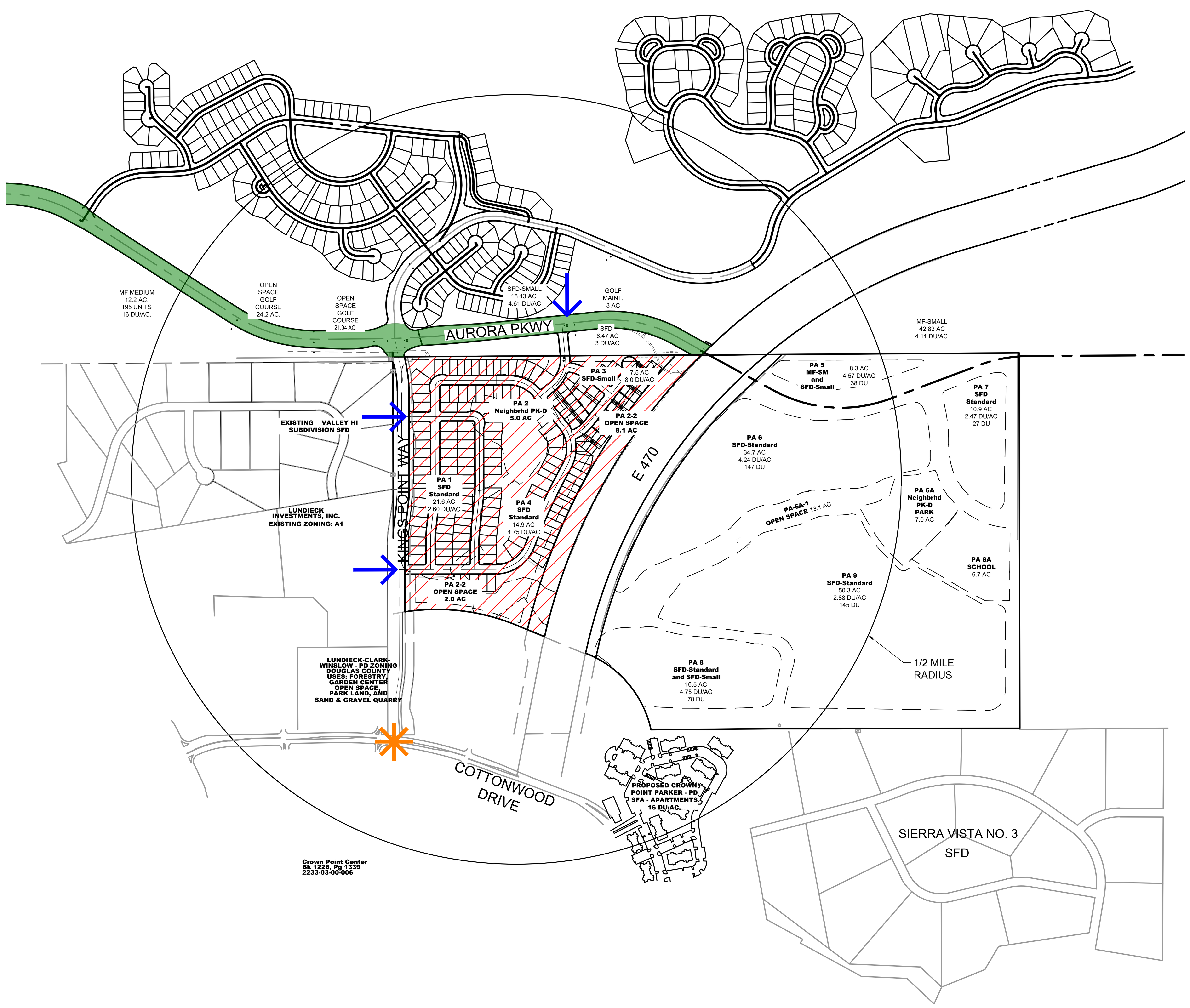
KINGS POINT SOUTH - PA 1-4

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:

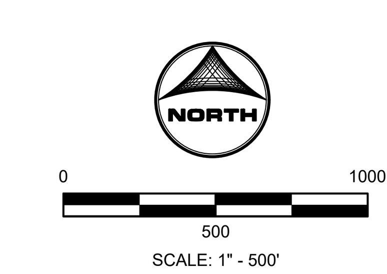
WATER:
1. OFFSITE INFRASTRUCTURE WATER FEED FROM AURORA PARKWAY
2. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
3. AN APPROVED LOOPED WATER SUPPLY

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 31ST BUILDING PERMIT AND THE FIRST CERTIFICATE OF OCCUPANCY EACH PHASE OF CONSTRUCTION MUST HAVE THE REQUIRED NUMBER OF EMERGENCY ACCESS POINTS AND APPROVED WATER SUPPLY. DEVELOPMENTS OF ONE- OR TWO-FAMILY DWELLING WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. THE APPROVED ROADS MUST MEET THE 2015 IFC APPENDIX D "REMOTENESS" REQUIREMENT.



REVISIONS

#	DATE
1	
2	
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PROJECT: KINGS POINT SOUTH

DRAWING: CONTEXT MAP

CLIENT: CITY OF AURORA

SCALE: HORZ: 1"=500' VERT: NOT APPLICABLE

DATE: 03-15-2023

DESIGNED BY: AJZ

DRAWN BY: STM

CHECKED BY: AJZ

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

HRGreen

SHEET NUMBER

CM1

SHEET 05 OF 35

PROJECT NO. 8677-000

2023-08-17 7:26am By: abbey.cullg
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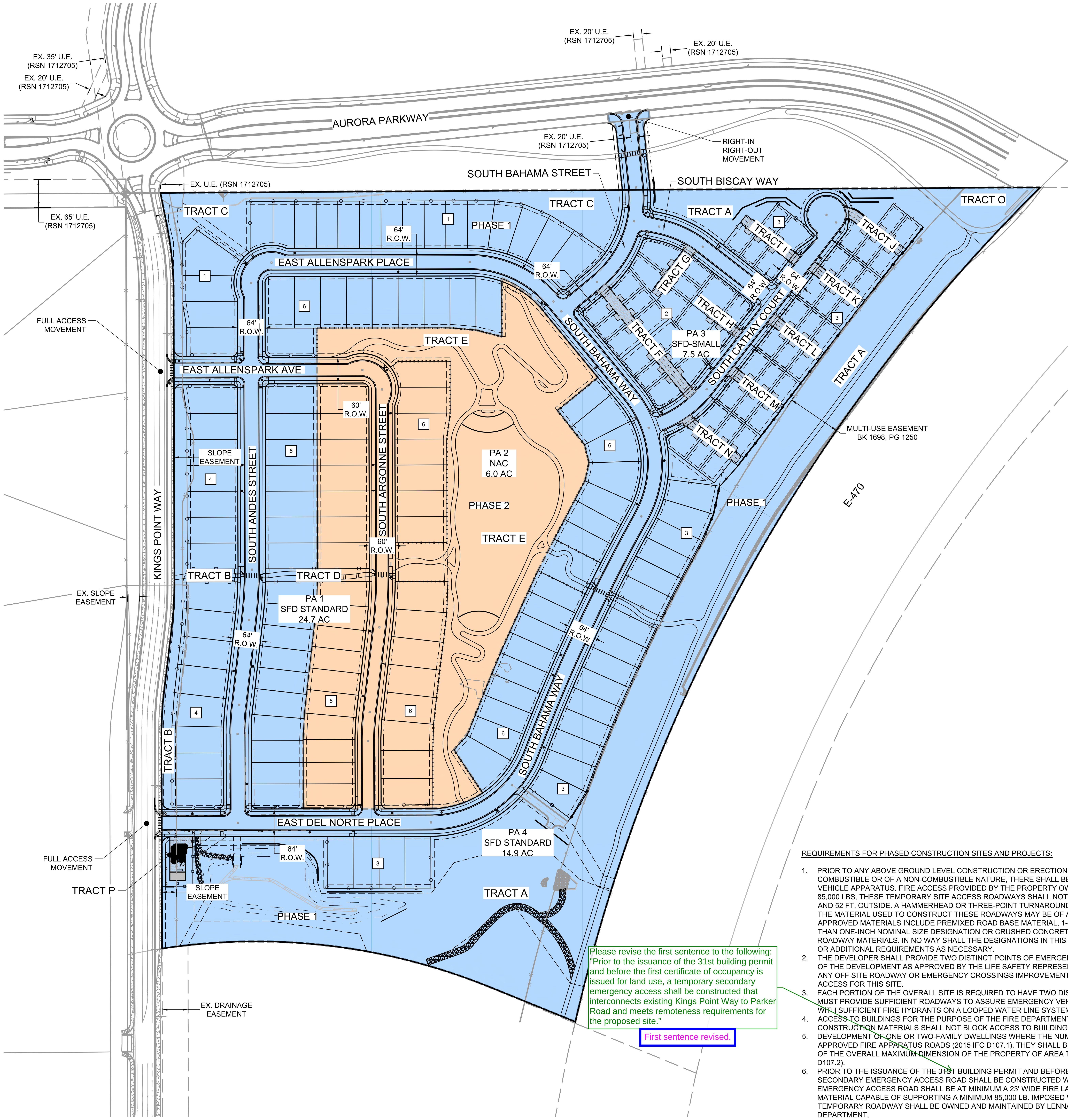
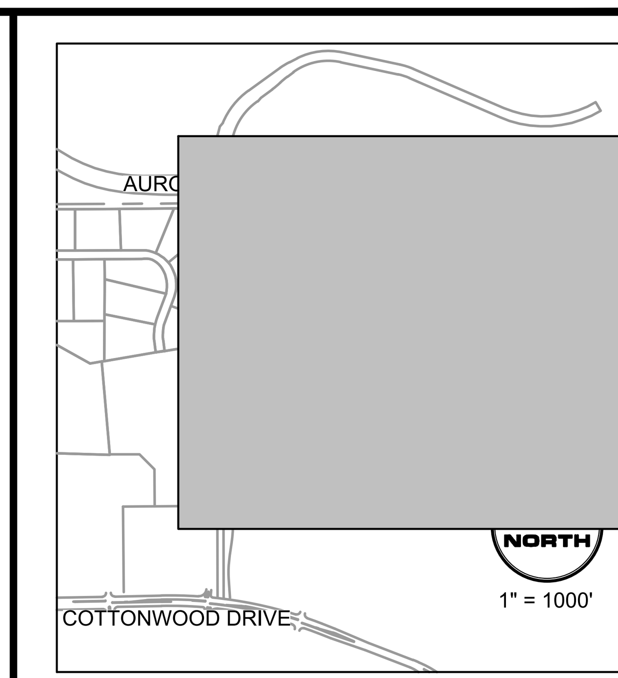
KINGS POINT SOUTH - PA 1-4





KEYMAP:

LEGEND

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

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 (ALL STREETS EXCEPT FOR SOUTH ARGONNE STREET, 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 SOUTH ANDES STREET. 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 SOUTH ANDES STREET & EAST ALLENSPARK AVE.
- 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 SOUTH ARGONNE STREET AS SHOWN BY ORANGE HATCH).
- WATER MAIN CONSTRUCTED WITHIN PHASE LIMITS, IN SOUTH ARGONNE STREET.
- SANITARY SEWER CONSTRUCTED WITHIN PHASE LIMITS, IN SOUTH ARGONNE STREET.
- STORM DRAIN CONSTRUCTED WITHIN PHASE LIMITS, IN TRACT E AND THE INTERSECTION OF EAST ALLENSPARK AVE AND SOUTH BAHAMA STREET.
- 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).
6. PRIOR TO THE ISSUANCE OF THE 31ST BUILDING PERMIT AND BEFORE THE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED FOR LAND USE, A TEMPORARY SECONDARY EMERGENCY ACCESS ROAD SHALL BE CONSTRUCTED WITHIN THAT INTERCONNECTS EXISTING KINGS POINT WAY TO PARKER ROAD. THE EMERGENCY ACCESS ROAD SHALL BE AT MINIMUM A 23' WIDE FIRE LANE EASEMENT UTILIZING AN ALTERNATIVE ALL-WEATHER ROAD SURFACING MATERIAL CAPABLE OF SUPPORTING A MINIMUM 85,000 LB. IMPOSED WEIGHT LIMIT FOR FIRE APPARATUS. THE MAINTENANCE RESPONSIBILITY OF THE TEMPORARY ROADWAY SHALL BE OWNED AND MAINTAINED BY LENNAR UNTIL A PERMANENT ROADWAY IS ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.

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	
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6	

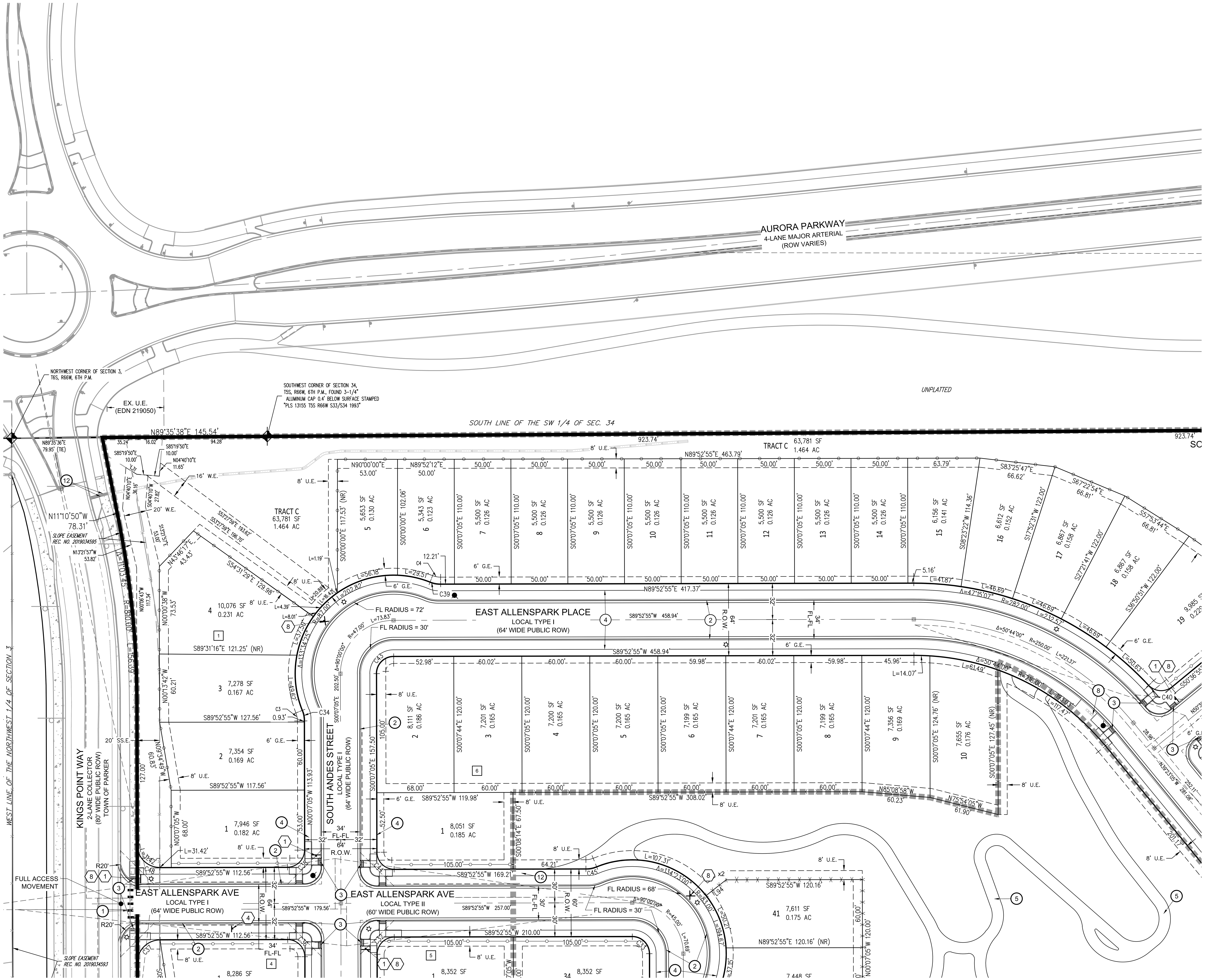
PROJECT:	KINGS POINT SOUTH
DRAWING:	OVERALL SITE PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY: AJZ	SCALE: HORZ: 1"=120' VERT: NOT APPLICABLE
DRAWN BY: STM	
CHECKED BY: AJZ	DATE: 03-15-2023

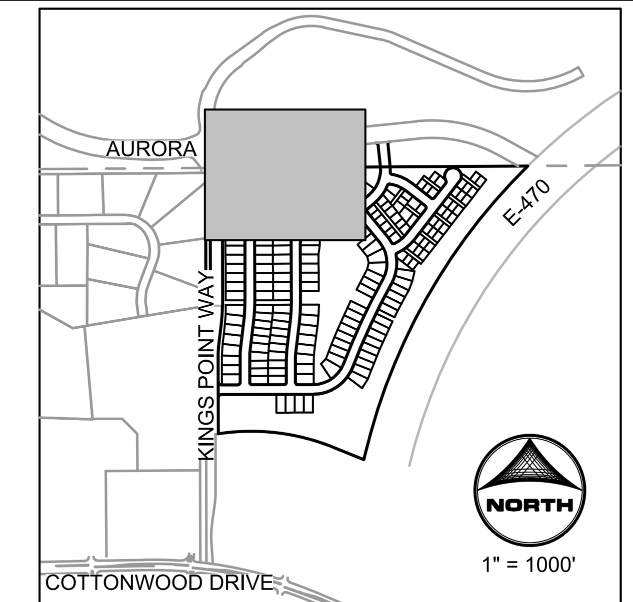
CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER
OSP1

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:

1. STOP — R1-1 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 — R8-3-MOD 12"X18" R7-201a 12"X6"
7. NO PARKING ANY TIME — R7-1 (CENTER) 12"X18" R7-201a 12"X6"
8. Main Street — D3-1 PLACED ABOVE R1-1

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
DRAWN BY: STM
CHECKED BY: AJZ
SCALE: HORZ: 1"=40' VERT: NOT APPLICABLE
DATE: 03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
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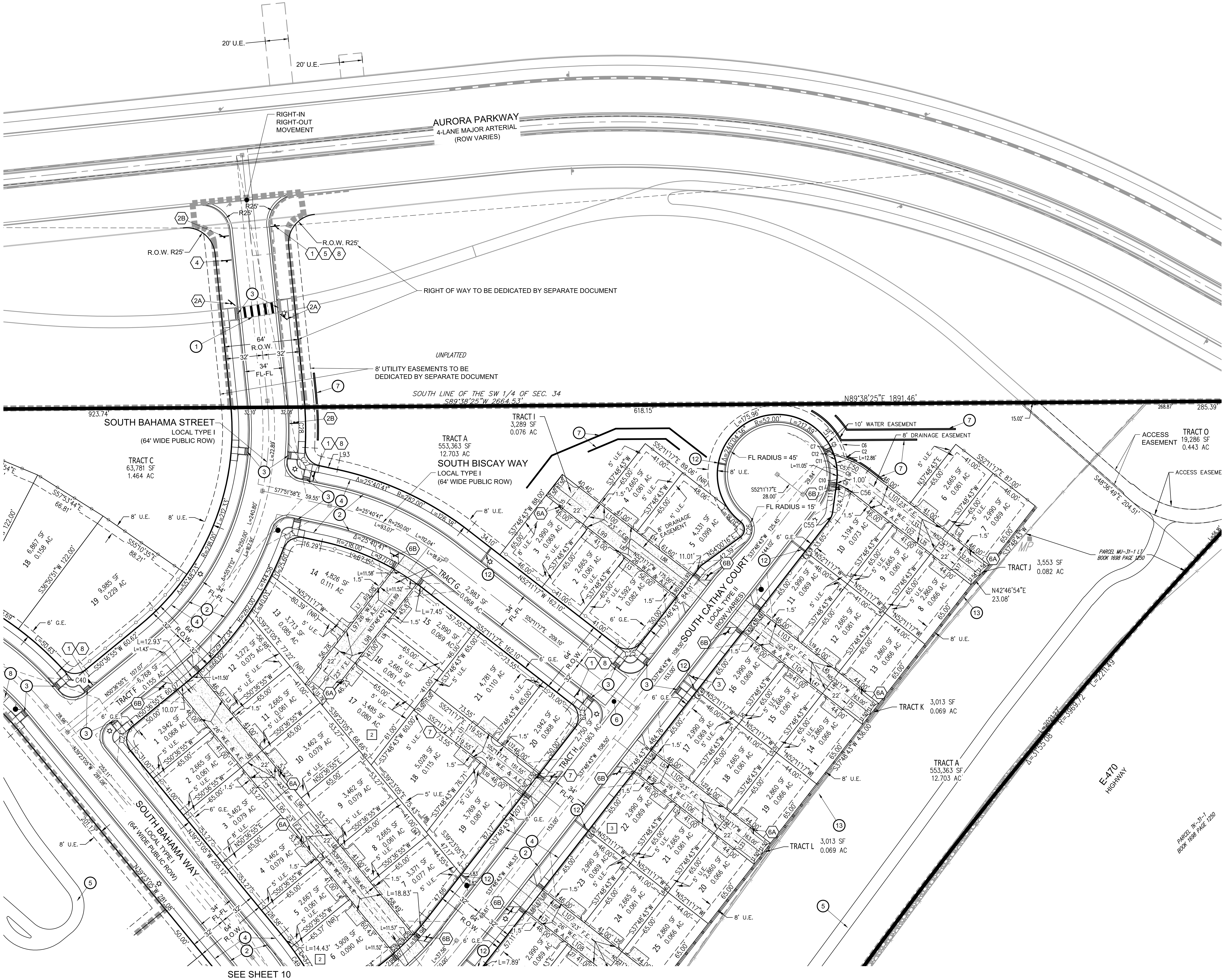
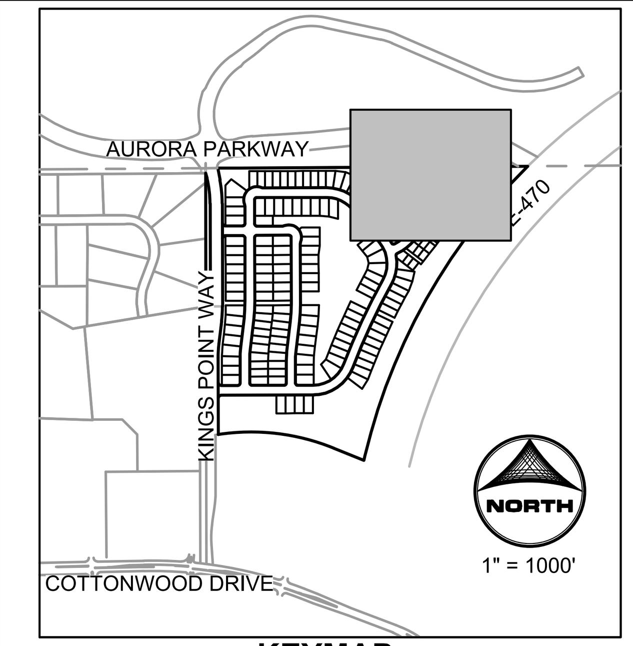
P: 720-602-4946
E: AZARA@HRGREEN.COM
HRGreen

SHEET NUMBER
SP1

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:

1. STOP — R1-1 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 — R8-3-MOD 12"X18" R7-201a 12"X6"
7. NO PARKING ANY TIME — R7-1 (CENTER) 12"X18" R7-201a 12"X6"
8. Main Street — D3-1 PLACED ABOVE R1-1

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	
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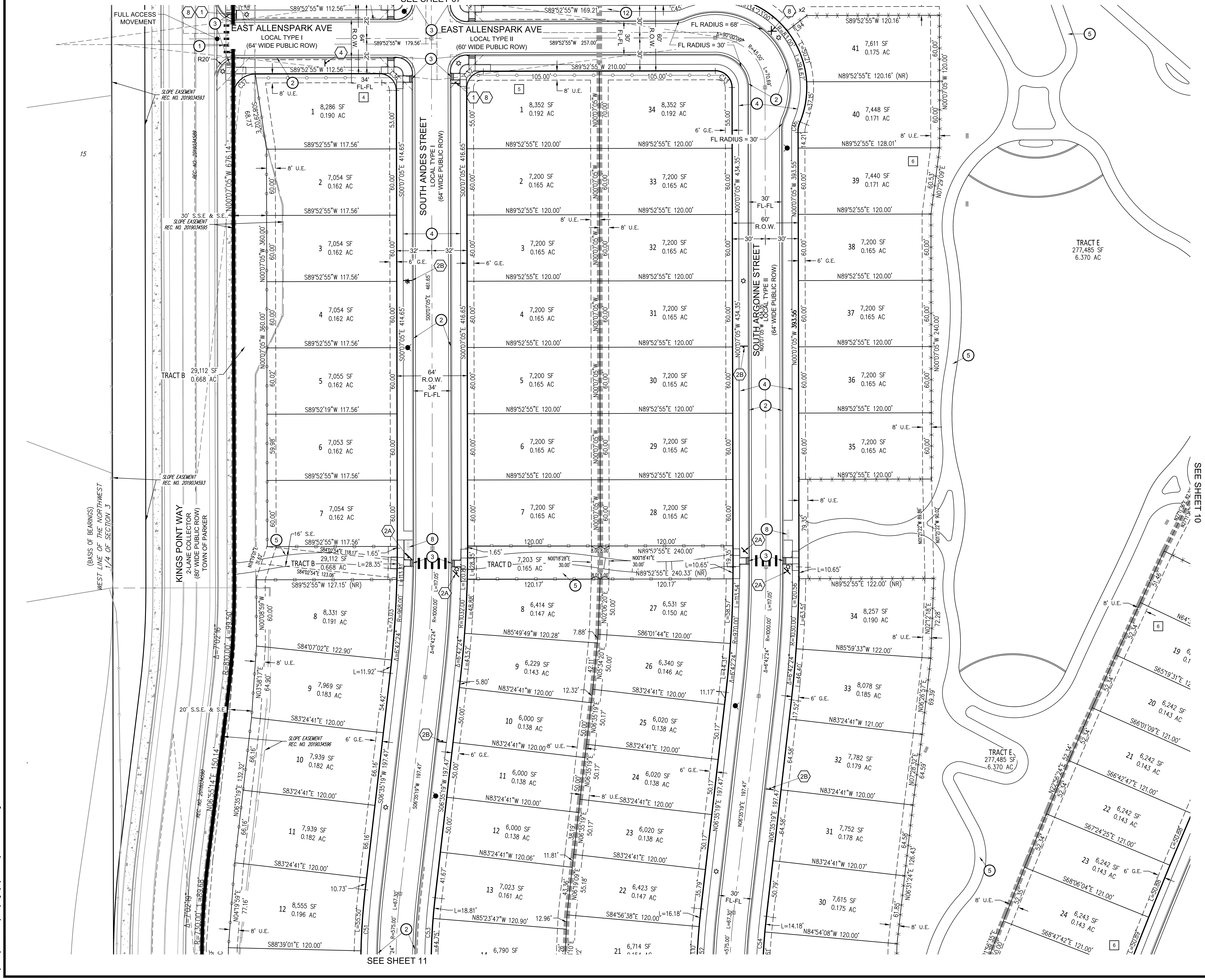
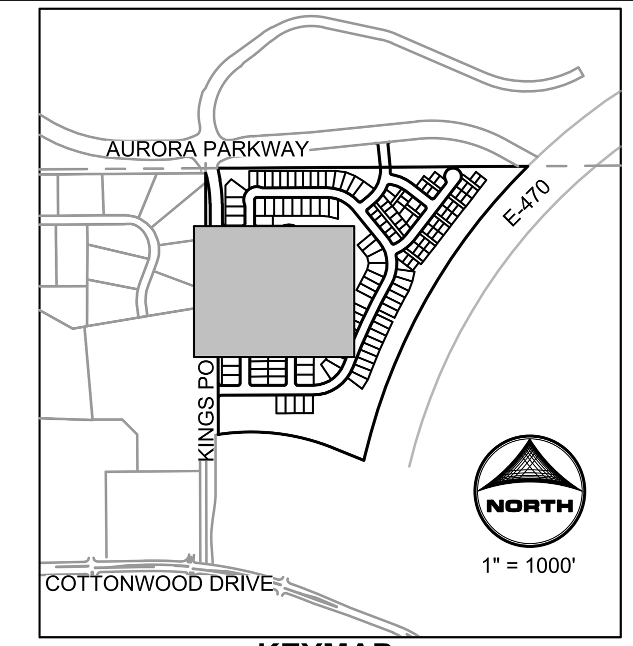
PROJECT:	KINGS POINT SOUTH
DRAWING:	SITE PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY: AJZ	SCALE: HORZ: 1"=40' VERT: NOT APPLICABLE
DRAWN BY: STM	
CHECKED BY: AJZ	DATE: 03-15-2023

HRGreen
CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRGREEN.COM

SHEET NUMBER
SP2

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:

1 STOP — R1-1 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 — R8-3-MOD 12"X18" R7-201a 12"X6"

7 NO PARKING ANY TIME — R7-1 (CENTER) 12"X18" R7-201a 12"X6"

8 Main Street — D3-1 PLACED ABOVE R1-1

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	
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4	
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PROJECT:	KINGS POINT SOUTH
DRAWING:	SITE PLAN
CLIENT:	CITY OF AURORA
SCALE:	HORZ: 1"=40' VERT: NOT APPLICABLE
DATE:	03-15-2023
DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4948
E: AZARA@HRGREEN.COM
HRGreen

SHEET NUMBER

SP3

2023-08-17 7:28am By: abbey.cullig
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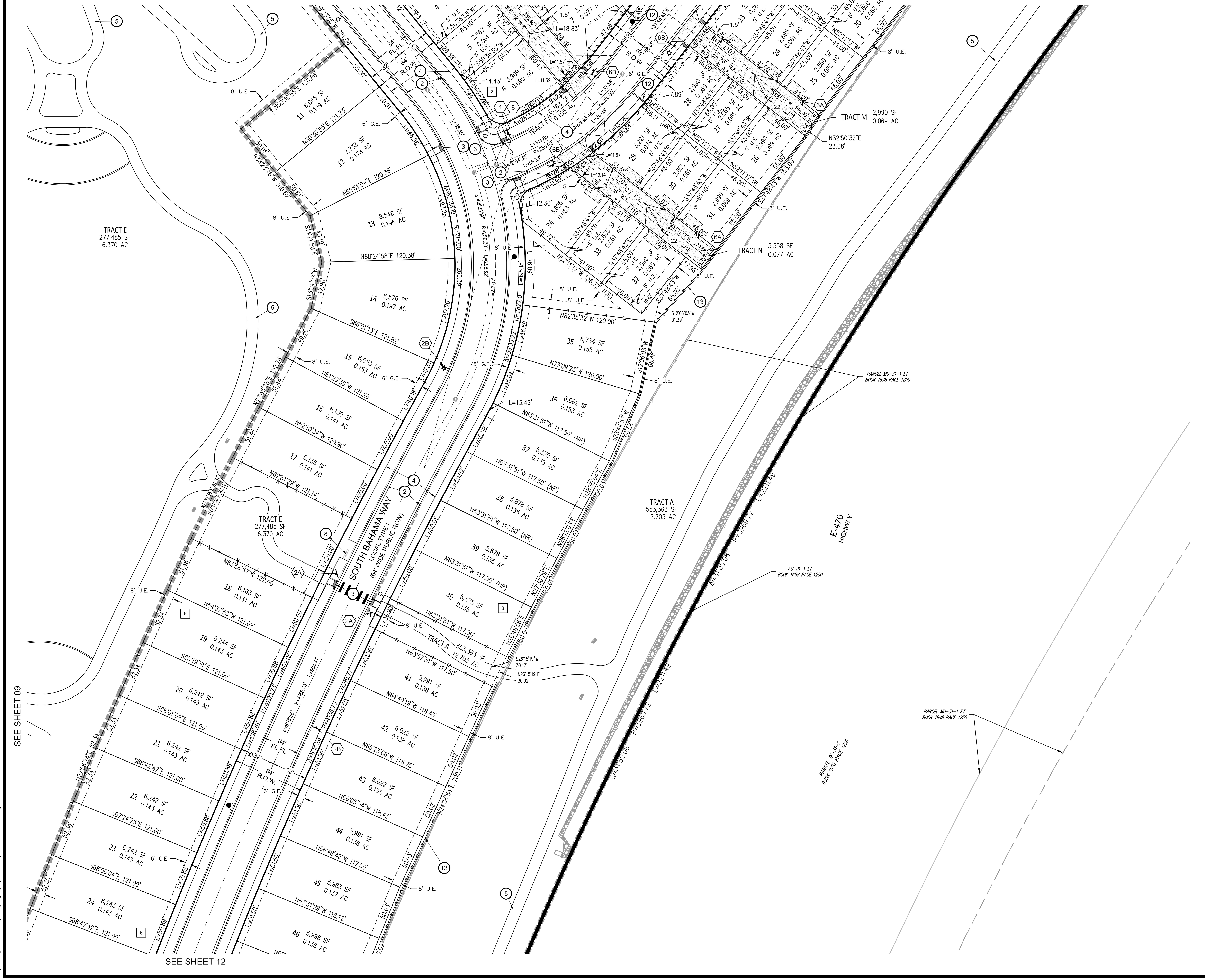
KINGS POINT SOUTH - PA 1-4

SEE SHEET 08



SEE SHEET 09

SEE SHEET 12

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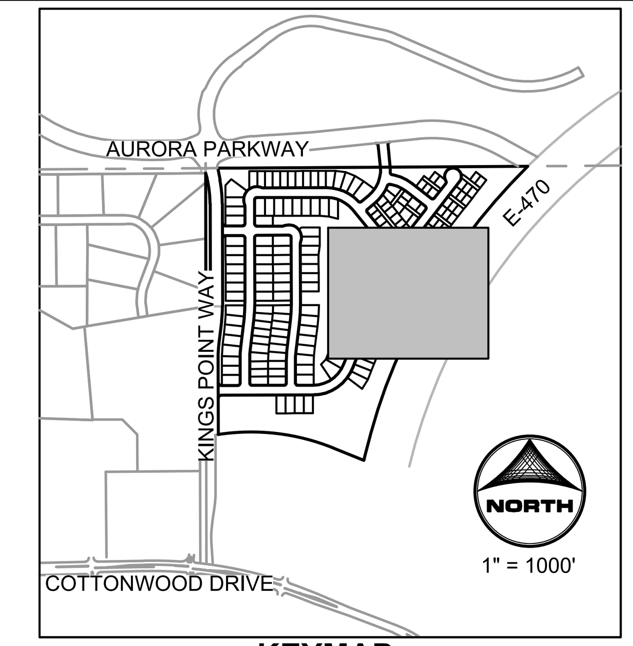

KEYMAP:

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 — STOP — R1-1 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 — R8-3-MOD 12"X18" R7-201a 12"X6"
- 7 — NO PARKING ANY TIME — R7-1 (CENTER) 12"X18" R7-201a 12"X6"
- 8 — Main Street — D3-1 PLACED ABOVE R1-1

KEYNOTES

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

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
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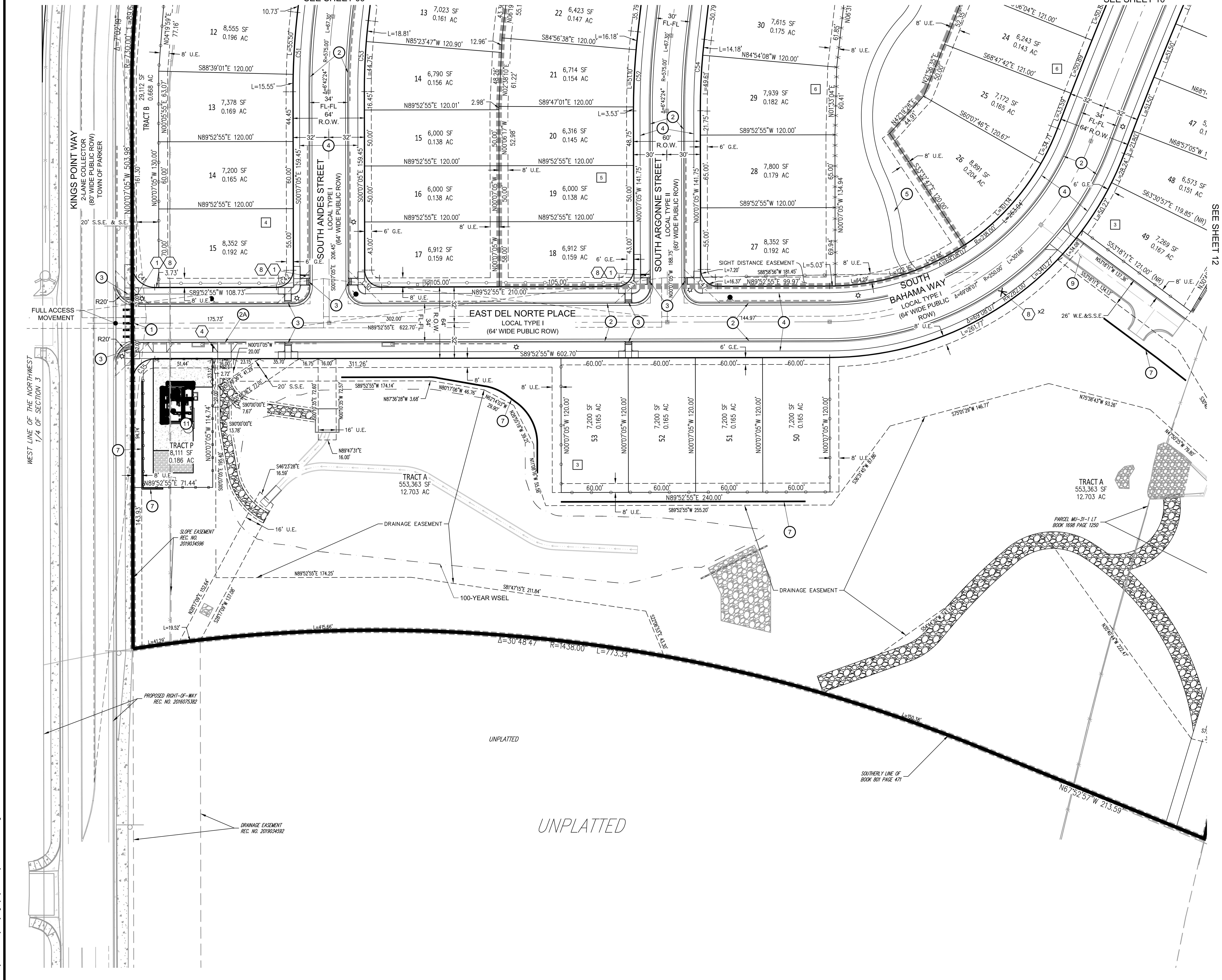
PROJECT:	KINGS POINT SOUTH
DRAWING:	SITE PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY: AJZ	SCALE: HORZ: 1"=40' VERT: NOT APPLICABLE
DRAWN BY: STM	
CHECKED BY: AJZ	DATE: 03-15-2023

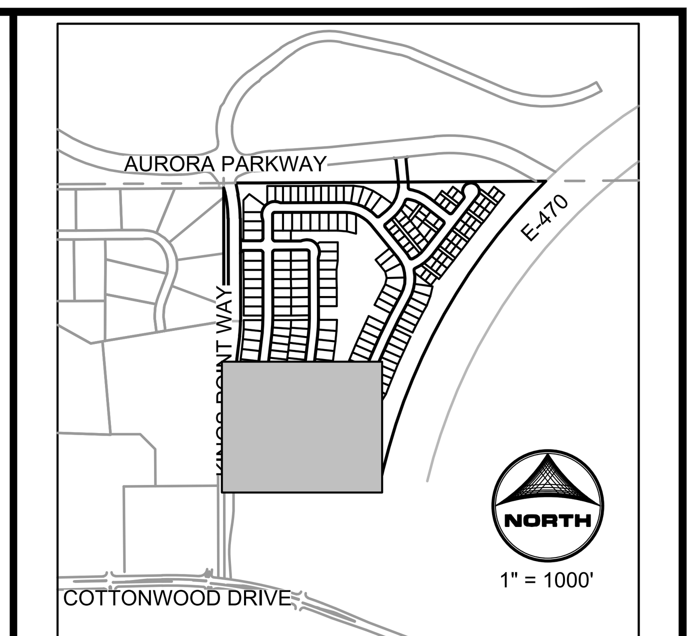
CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4948
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER
SP4

KINGS POINT SOUTH - PA 1-4



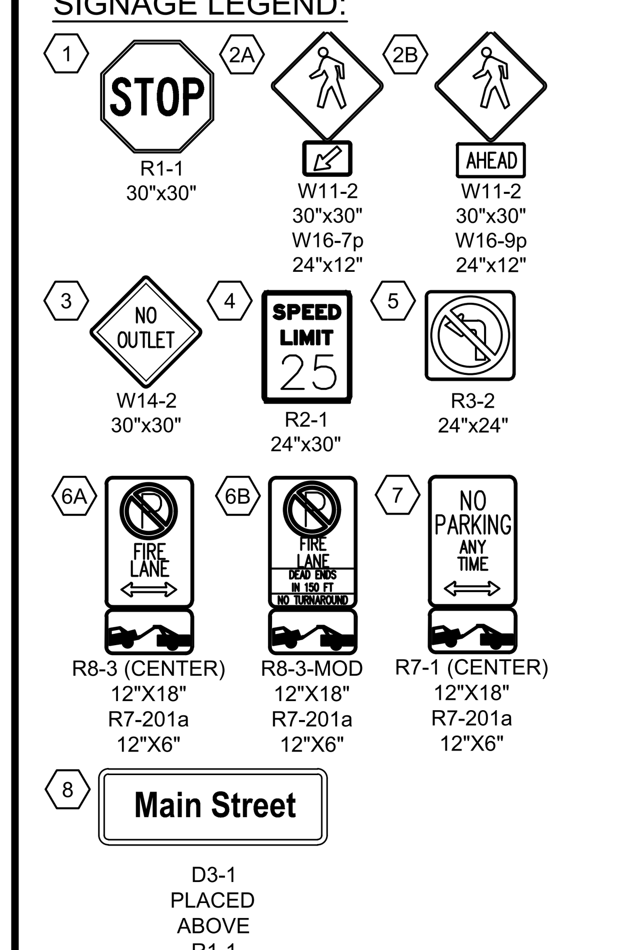


KEYMAP:

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'

REVISIONS

#	DATE
1	
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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:	03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4948
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER

SP5

SHEET 11 OF 35

PROJECT NO. 8677-000

2023-08-17 7:26am By: abbey.culig

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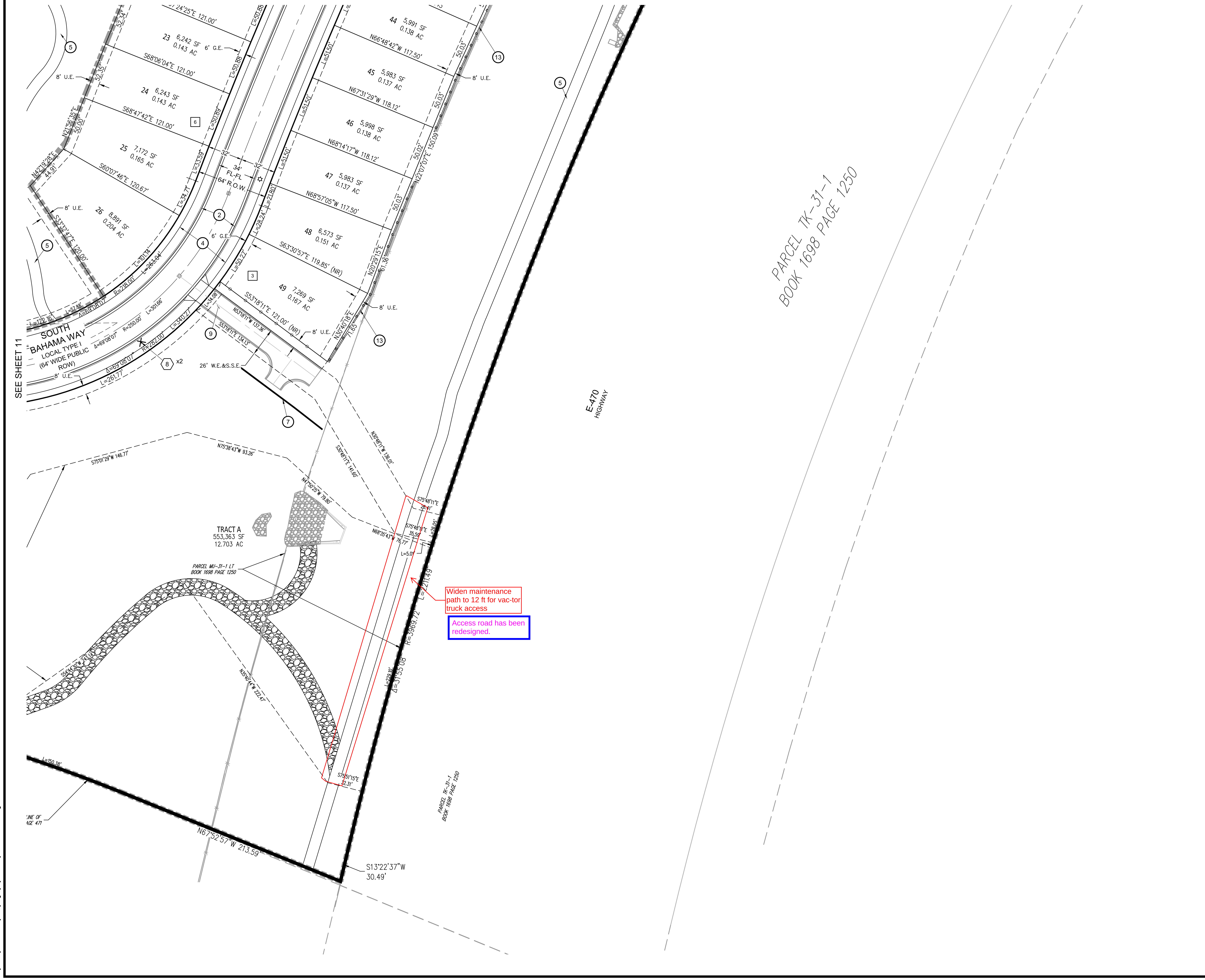
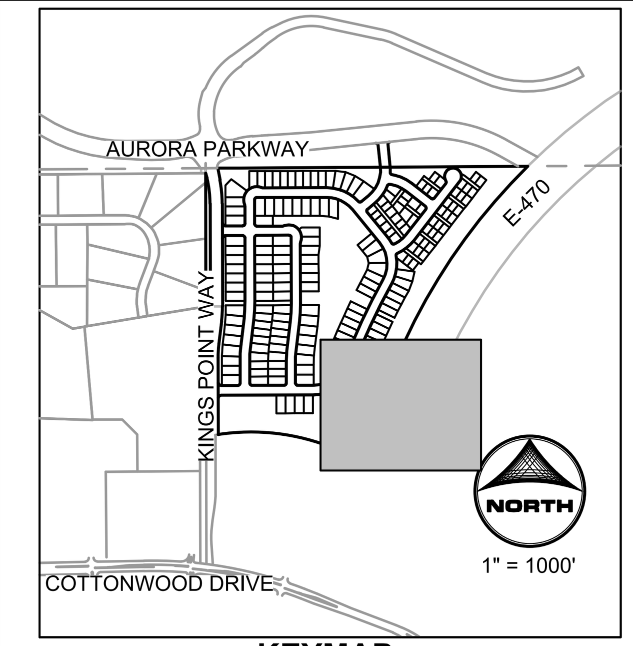
KINGS POINT SOUTH - PA 1-4



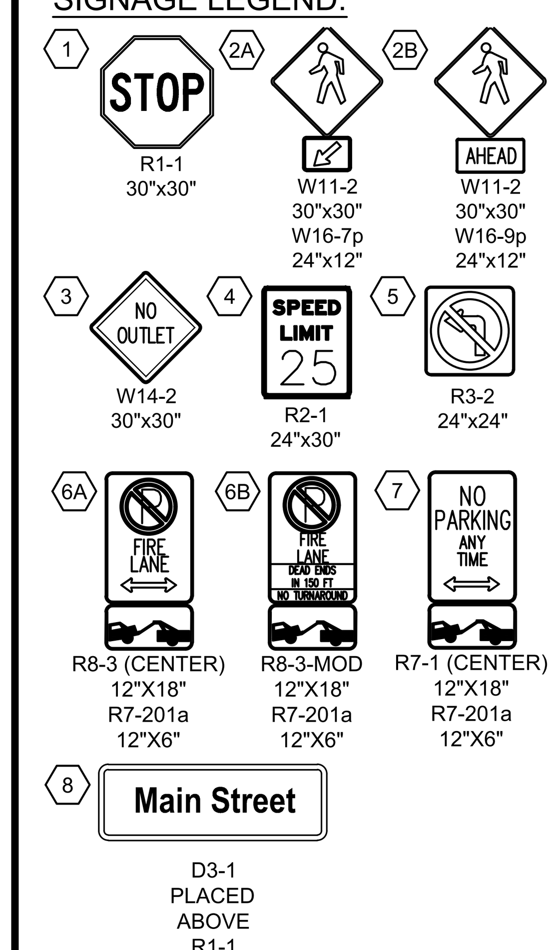


KEYMAP:

LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- SIGHT TRIANGLE
- LANDSCAPE TRIANGLE
- FIRE HYDRANT
- BLOCK NUMBER
- LOT NUMBER
- 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'

REVISIONS

#	DATE
1	
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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: 03-15-2023

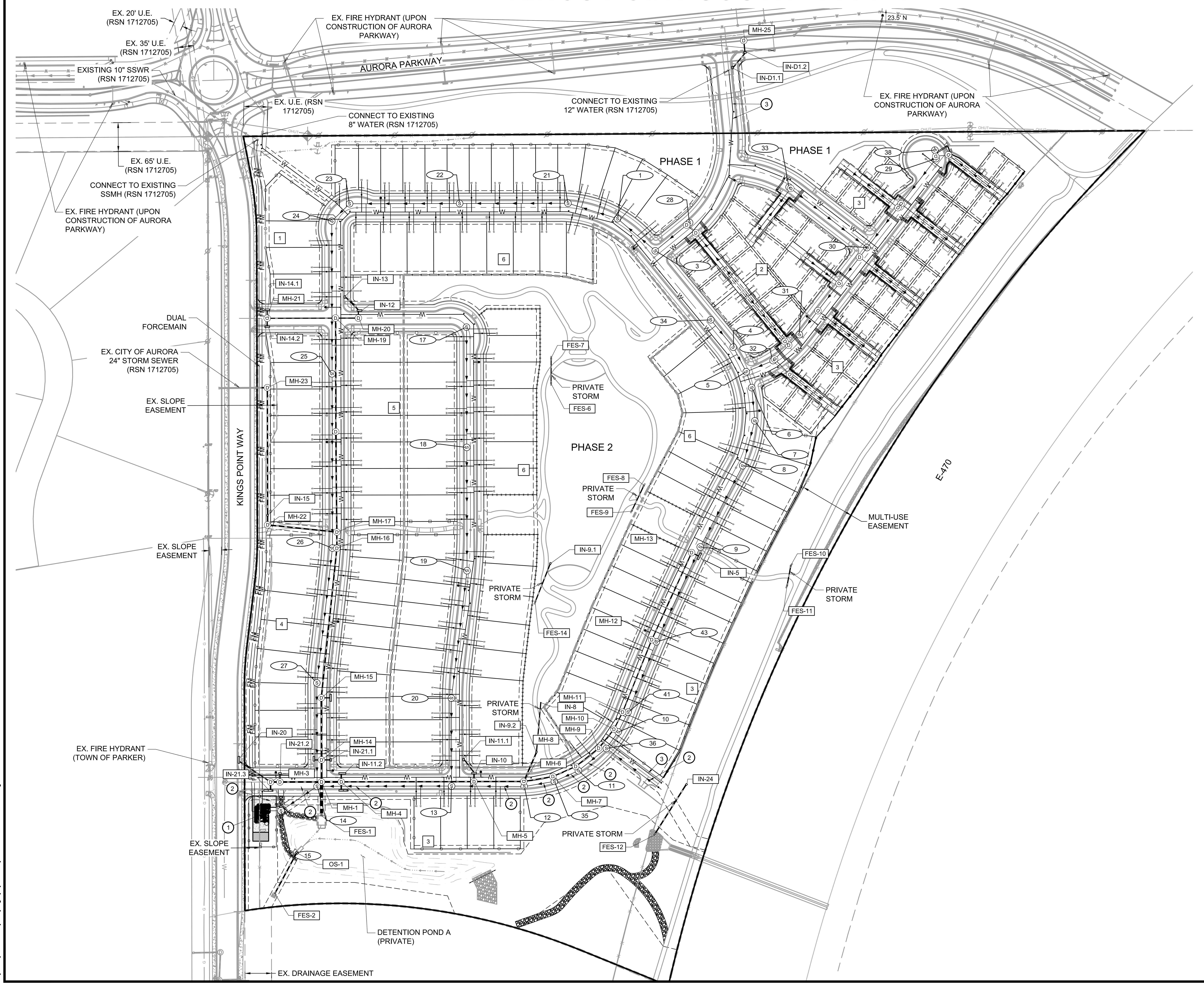
CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRGREEN.COM

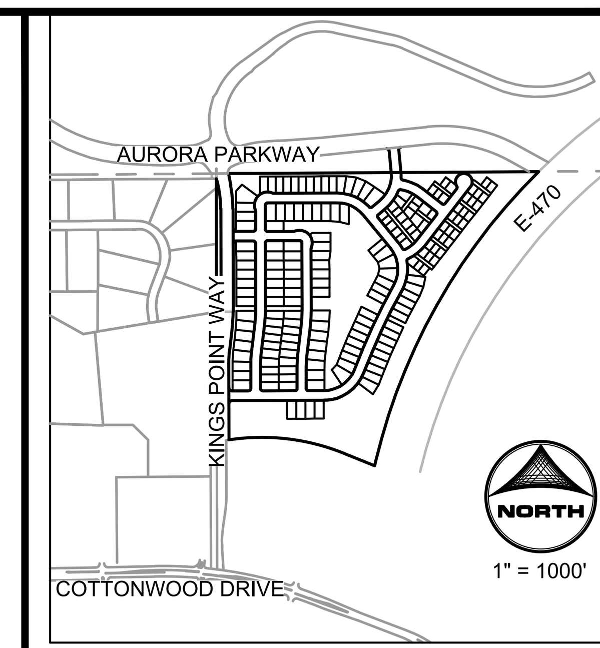
HRGreen

SHEET NUMBER
SP6

PROJECT NO. 8677-000

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

ROW/PROPERTY LINE
PROPERTY BOUNDARY
EASEMENT
PR. STORM MANHOLE
PR. STORM INLET
PR. STORM SEWER
PR. SANITARY SEWER MANHOLE
PR. SANITARY SEWER
PR. FORCE MAIN — 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

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

REVISIONS		
#	DATE	
1		
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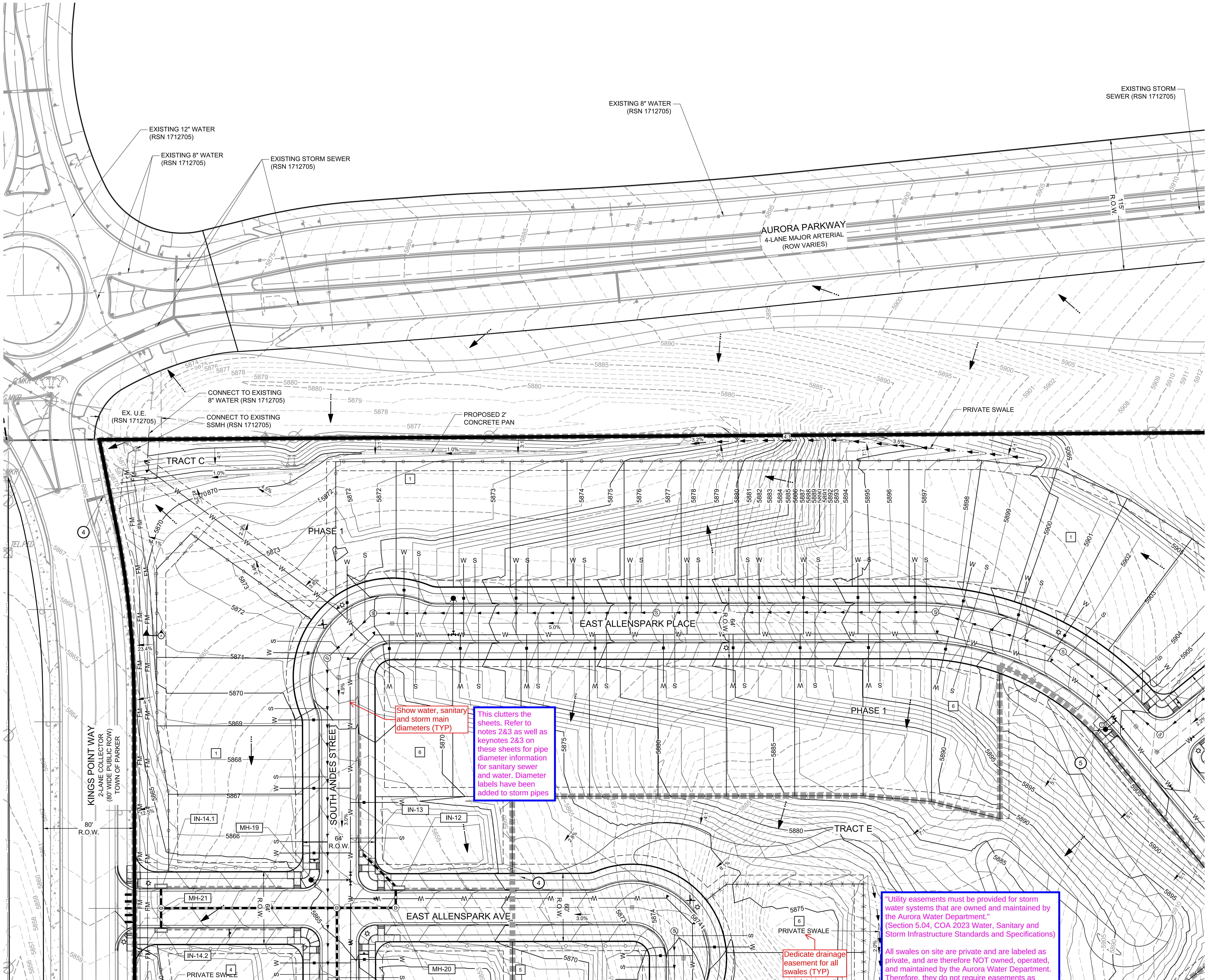
PROJECT: KINGS POINT SOUTH
DRAWING: OVERALL UTILITY PLAN
CLIENT: CITY OF AURORA
SCALE: HORZ: 1"= 120' VERT: NOT APPLICABLE
DATE: 03-15-2023
DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ

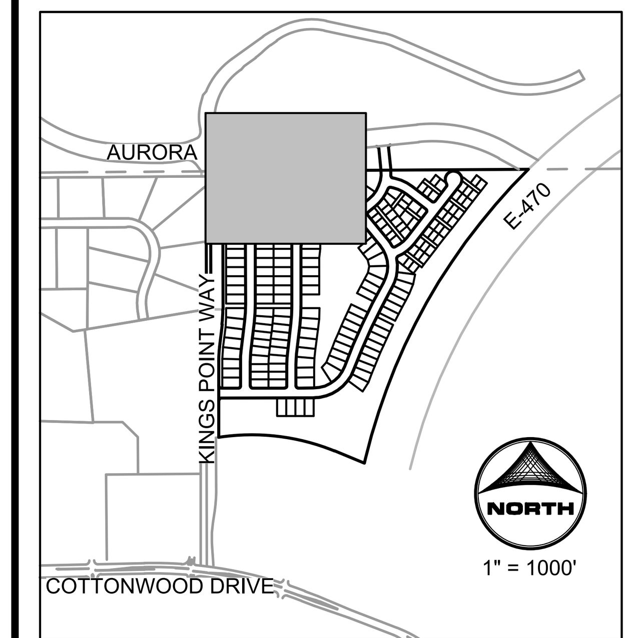
CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER
OUP1
SHEET 13 OF 35
PROJECT NO. 8677-000

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

ROW/PROPERTY LINE
PROPERTY BOUNDARY
EASEMENT
PR. STORM MANHOLE
PR. STORM INLET
PR. STORM SEWER
PR. SANITARY SEWER MANHOLE
PR. SANITARY SEWER
PR. FORCE MAIN — 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

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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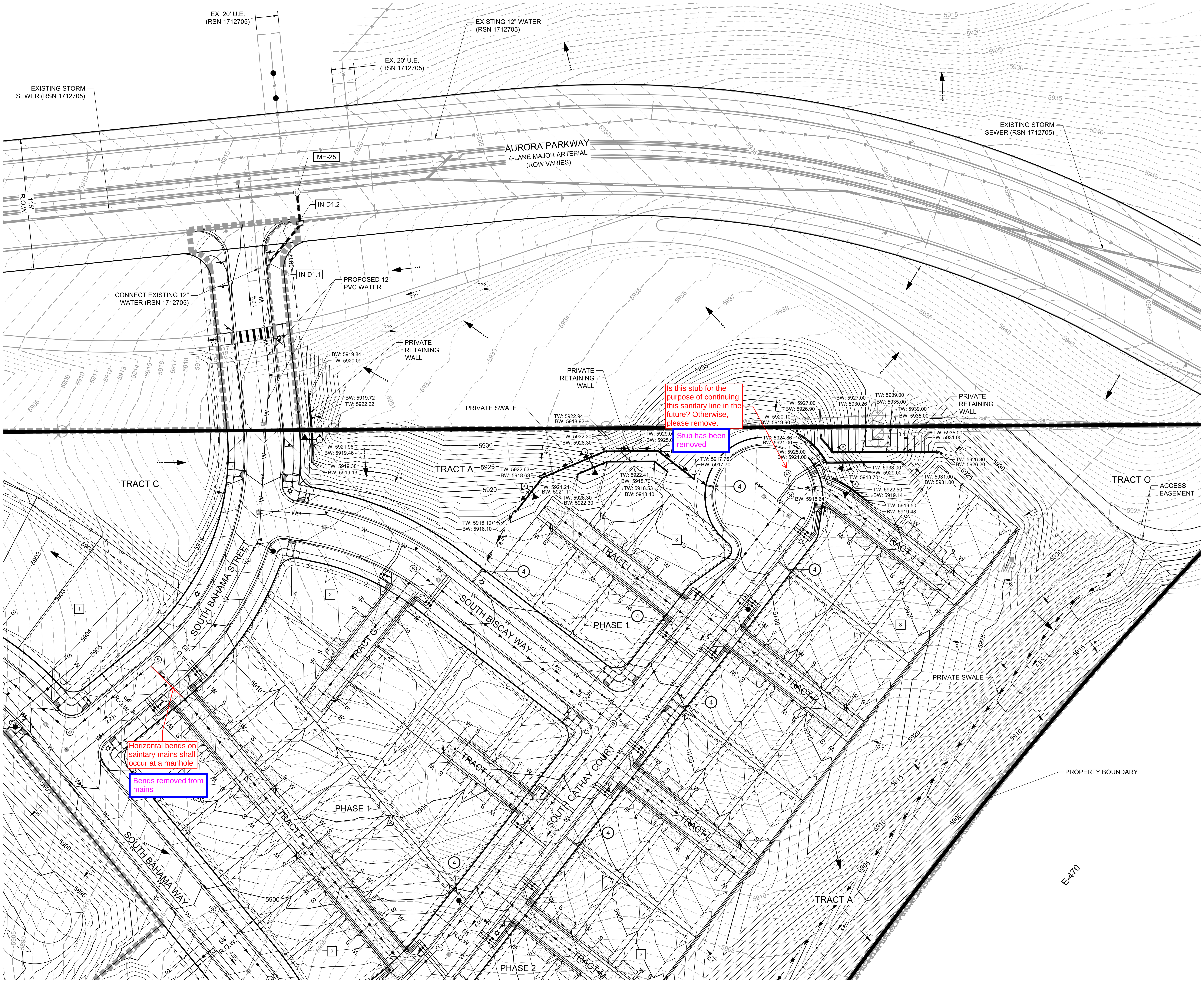
PROJECT: KINGS POINT SOUTH
DRAWING: GRADING & UTILITY PLAN
CLIENT: CITY OF AURORA
SCALE: HORZ: 1" = 40' VERT: NOT APPLICABLE
DATE: 03-15-2023
DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ

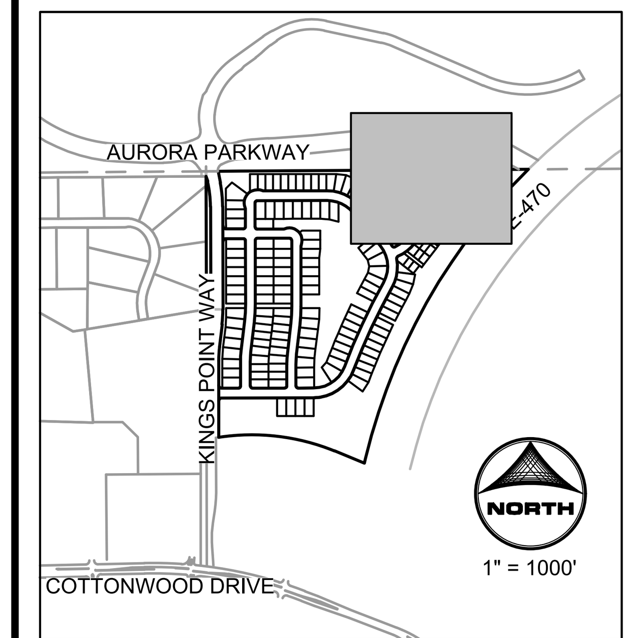
CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4948
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER
GUP1

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

ROW/PROPERTY LINE
PROPERTY BOUNDARY
EASEMENT
PR. STORM MANHOLE
PR. STORM INLET
PR. STORM SEWER
PR. SANITARY SEWER MANHOLE
PR. SANITARY SEWER
PR. FORCE MAIN — 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 40 80
SCALE: 1" - 40'

REVISIONS

#	DATE
1	
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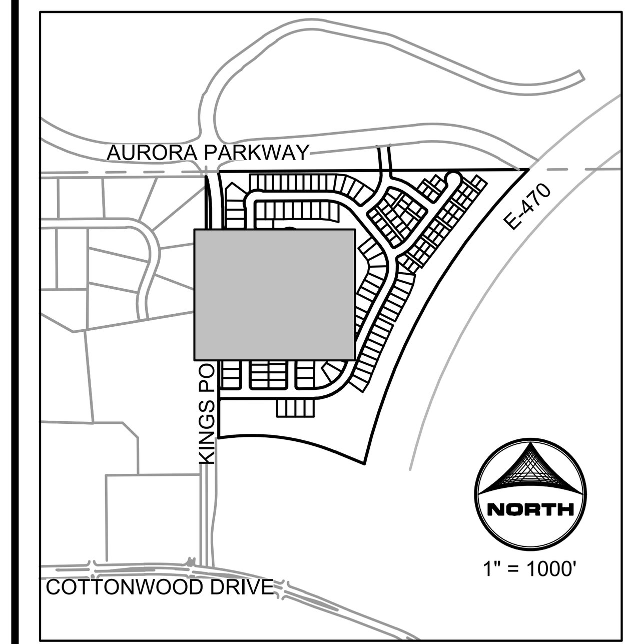
PROJECT: KINGS POINT SOUTH
DRAWING: GRADING & UTILITY PLAN
CLIENT: CITY OF AURORA
SCALE: HORZ: 1" = 40' VERT: NOT APPLICABLE
DATE: 03-15-2023
DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRGREEN.COM
HRGreen

SHEET NUMBER
GUP2

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

ROW/PROPERTY LINE
PROPERTY BOUNDARY
EASEMENT
PR. STORM MANHOLE
PR. STORM INLET
PR. STORM SEWER
PR. SANITARY SEWER MANHOLE
PR. SANITARY SEWER
PR. FORCE MAIN — 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

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	BY
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: 03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRGREEN.COM

HRGreen

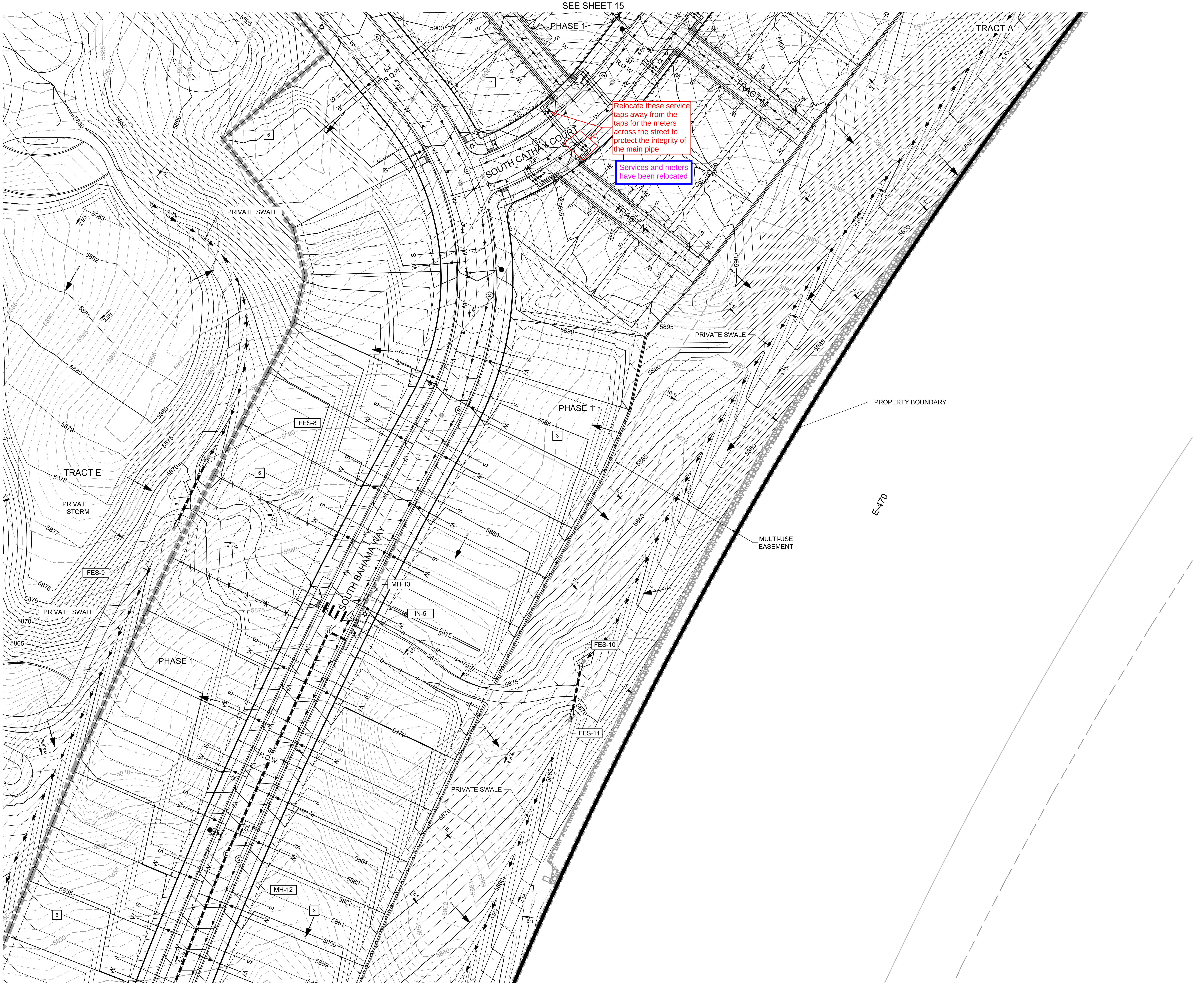
SHEET NUMBER
GUP3

SHEET 16 OF 35
PROJECT NO. 8677-000

2023-08-17 7:31am By: abbey.cullig

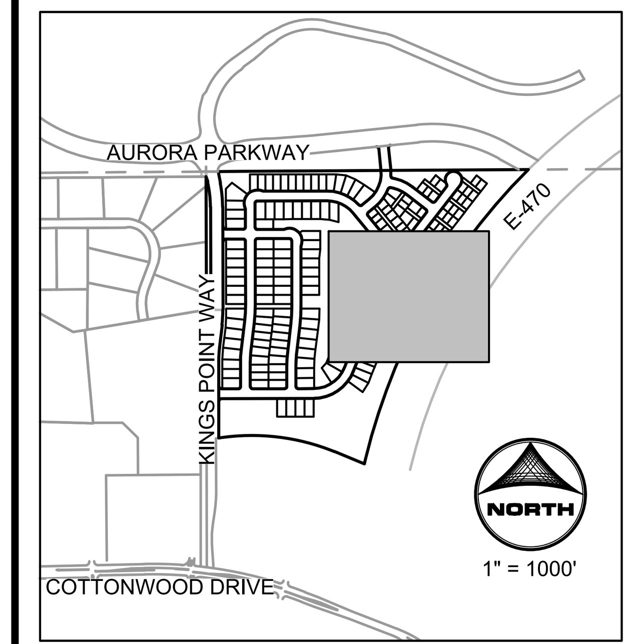
KINGS POINT SOUTH - PA 1-4

SEE SHEET 15



SEE SHEET 16

SEE SHEET 19



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

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. FORCE MAIN — 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 40 80
SCALE: 1" - 40'

REVISIONS		
#	DATE	
1		
2		
3		
4		
5		
6		

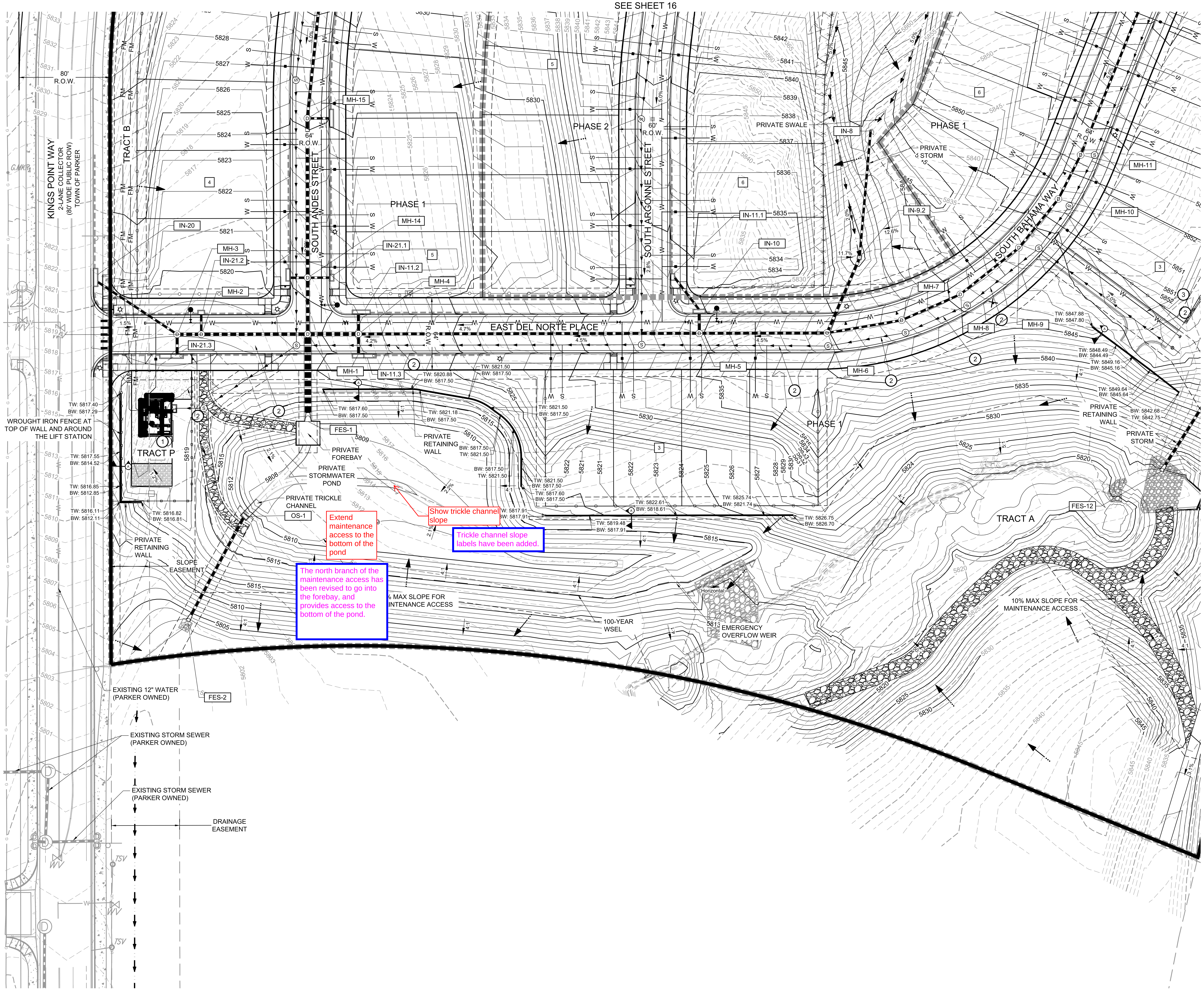
PROJECT: KINGS POINT SOUTH
DRAWING: GRADING & UTILITY PLAN
CLIENT: CITY OF AURORA
DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ
SCALE: HORZ: 1" = 40' VERT: NOT APPLICABLE
DATE: 03-15-2023

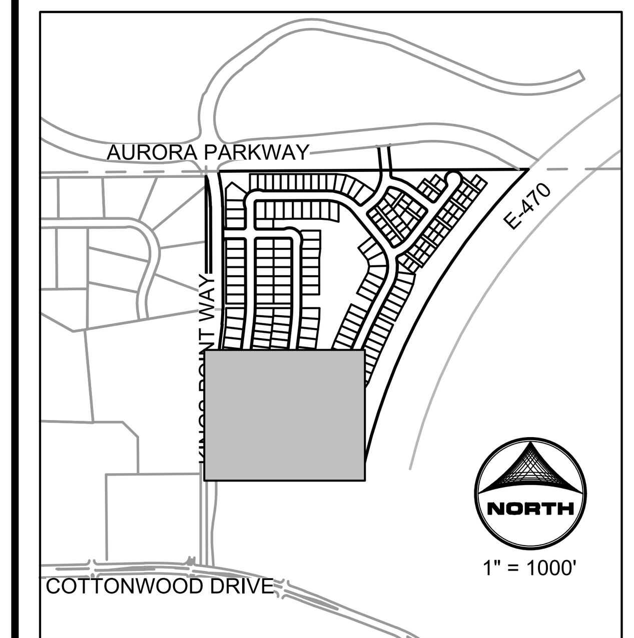
CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRGREEN.COM
HRGreen

SHEET NUMBER
GUP4

KINGS POINT SOUTH - PA 1-4

SEE SHEET 16





KEYMAP:

NOTES

1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
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9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

LEGEND

ROW/PROPERTY LINE
PROPERTY BOUNDARY
EASEMENT
PR. STORM MANHOLE
PR. STORM INLET
PR. STORM SEWER
PR. SANITARY SEWER MANHOLE
PR. SANITARY SEWER
PR. FORCE MAIN — 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

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
1 2 3 4 5 6
DATE

PROJECT: KINGS POINT SOUTH
DRAWING: GRADING & UTILITY PLAN
CLIENT: CITY OF AURORA
SCALE: HORZ: 1" = 40' VERT: NOT APPLICABLE
DATE: 03-15-2023
DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4948
E: AZARA@HRGREEN.COM

HRGreen

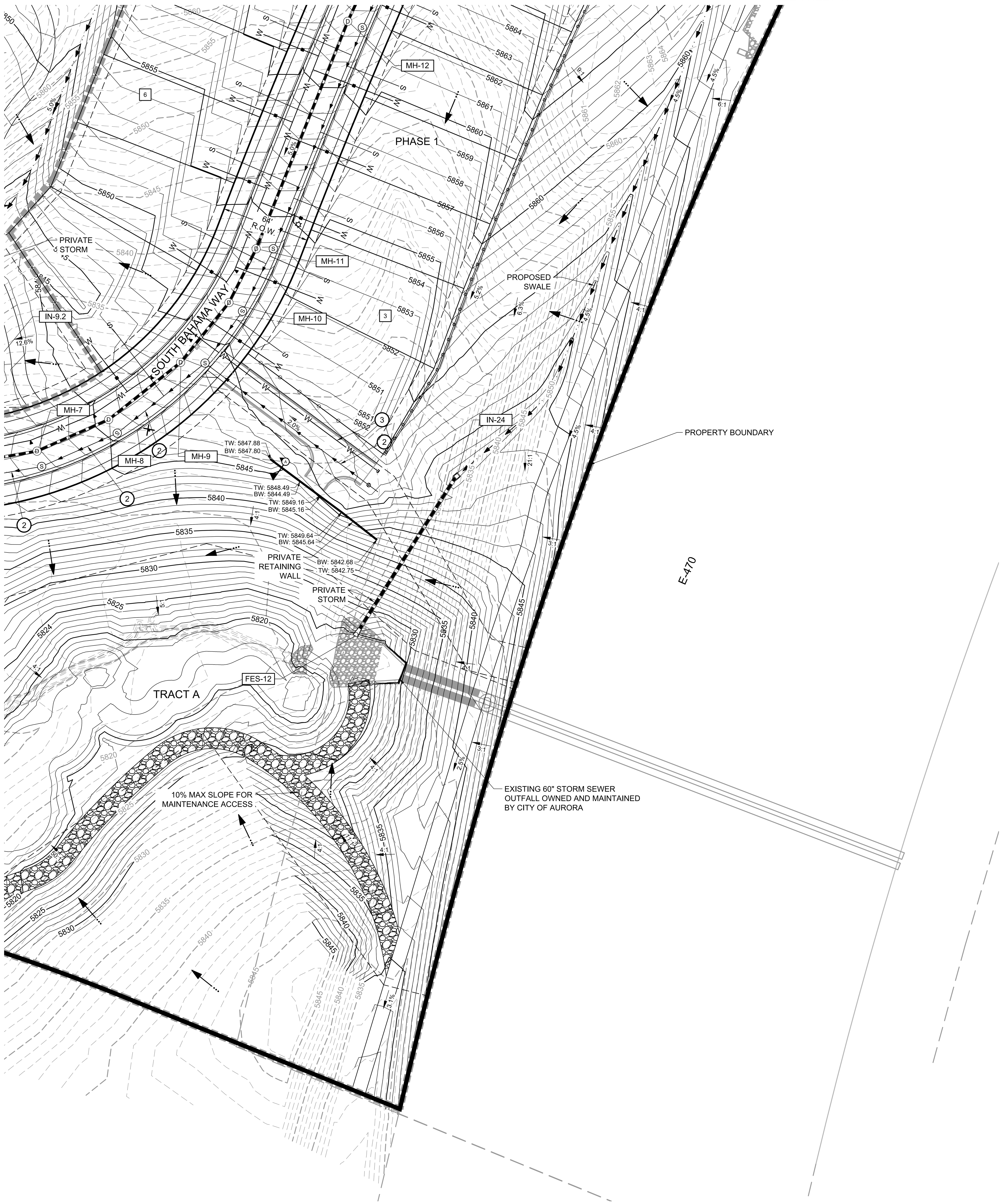
SHEET NUMBER
GUP5

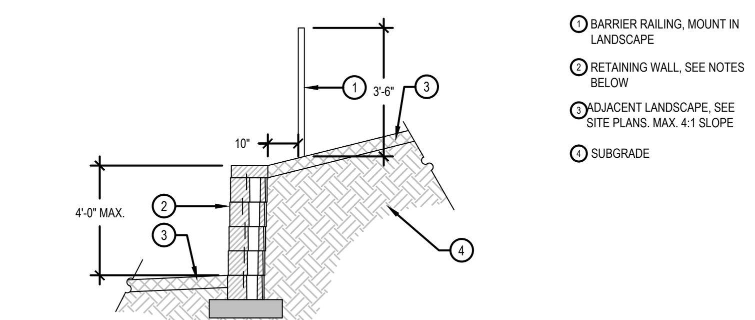
2023-08-17 7:32am By: abbey.cullig

KINGS POINT SOUTH - PA 1-4

SEE SHEET 17

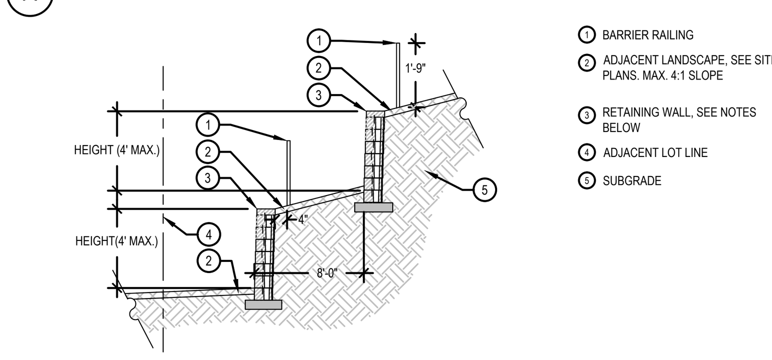
SEE SHEET 18





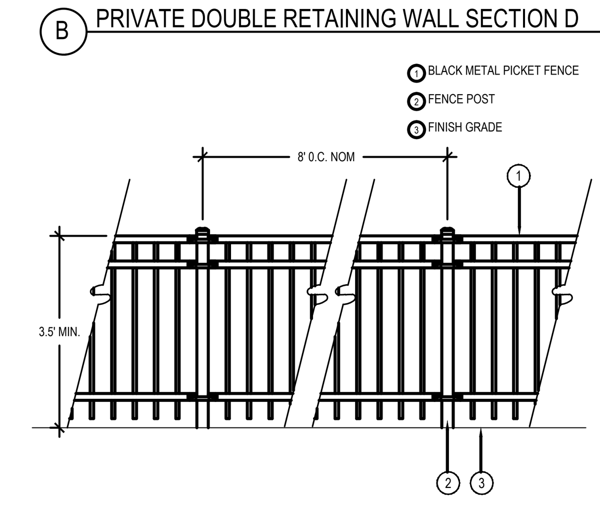
NOTES:
1. REFER TO AREA GRADING PLAN FOR LAYOUT OF WALL.
2. WALL PRODUCT TO BE KEYSTONE HALF CENTURY WALL, TAN COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. HR GREEN IS NOT RESPONSIBLE FOR THE STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED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

A PRIVATE RETAINING WALL SECTION B



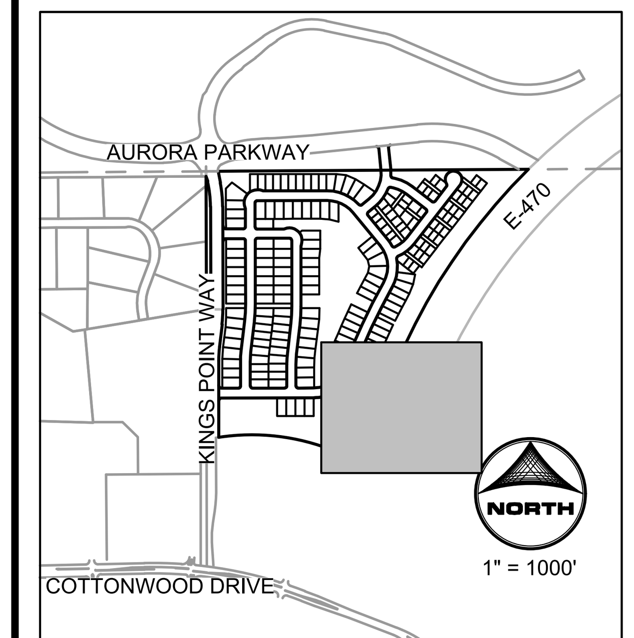
NOTES:
1. WALL PRODUCT TO BE KEYSTONE HALF CENTURY WALL, TAN COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. HR GREEN IS NOT RESPONSIBLE FOR THE STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS AND STRUCTURAL PERMITS.
3.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

B PRIVATE DOUBLE RETAINING WALL SECTION D



PRIVATE BARRIER RAILING

SCALE: N.T.S.



KEYMAP:

NOTES

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

ROW/PROPERTY LINE
PROPERTY BOUNDARY
EASEMENT
PR. STORM MANHOLE
PR. STORM INLET
PR. STORM SEWER
PR. SANITARY SEWER MANHOLE
PR. SANITARY SEWER
PR. FORCE MAIN — 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

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	SCALE: HORZ: 1" = 40' VERT: NOT APPLICABLE
DRAWN BY: STM	
CHECKED BY: AJZ	DATE: 03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRGREEN.COM

HRGreen

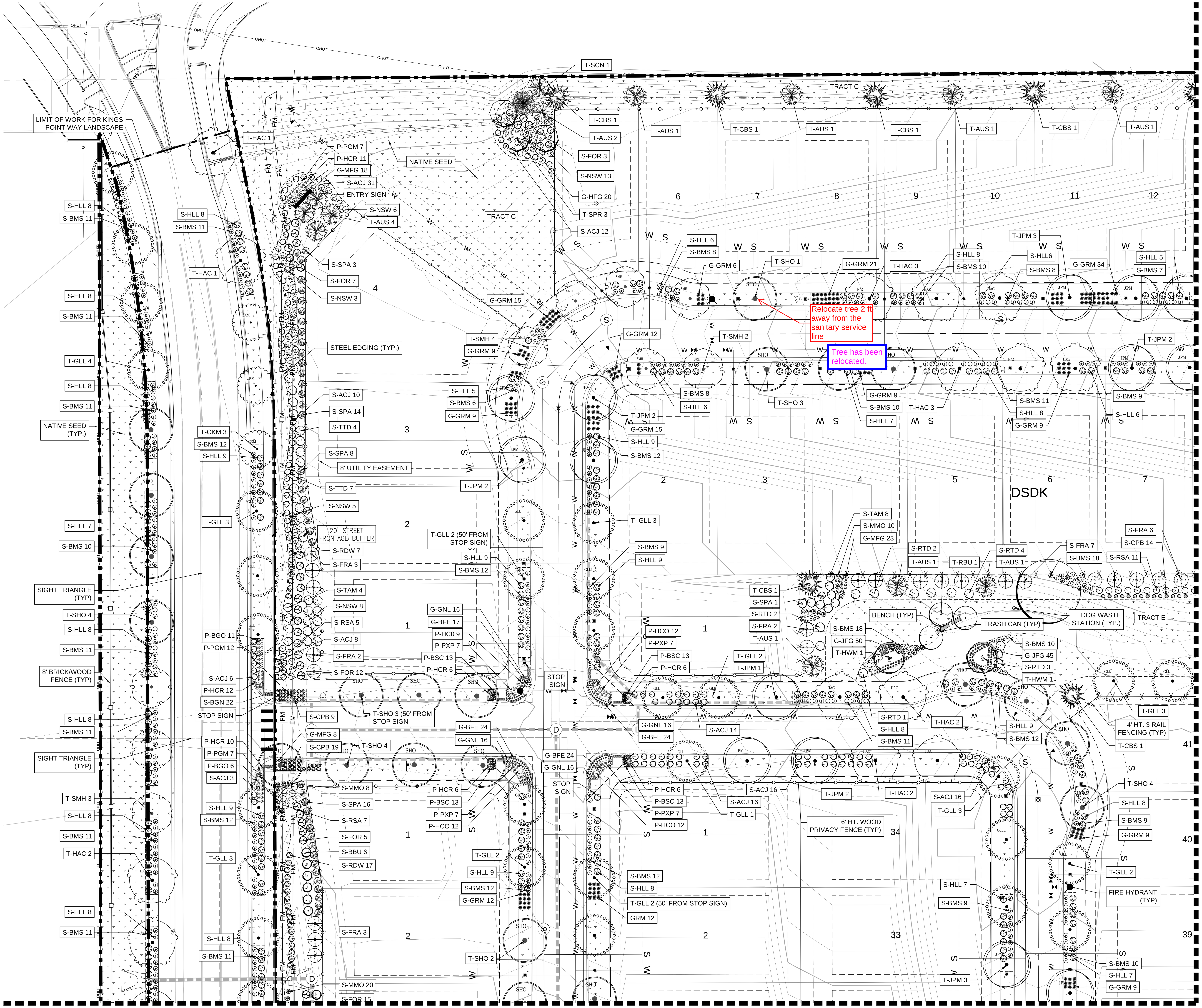
SHEET NUMBER
GUP6

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

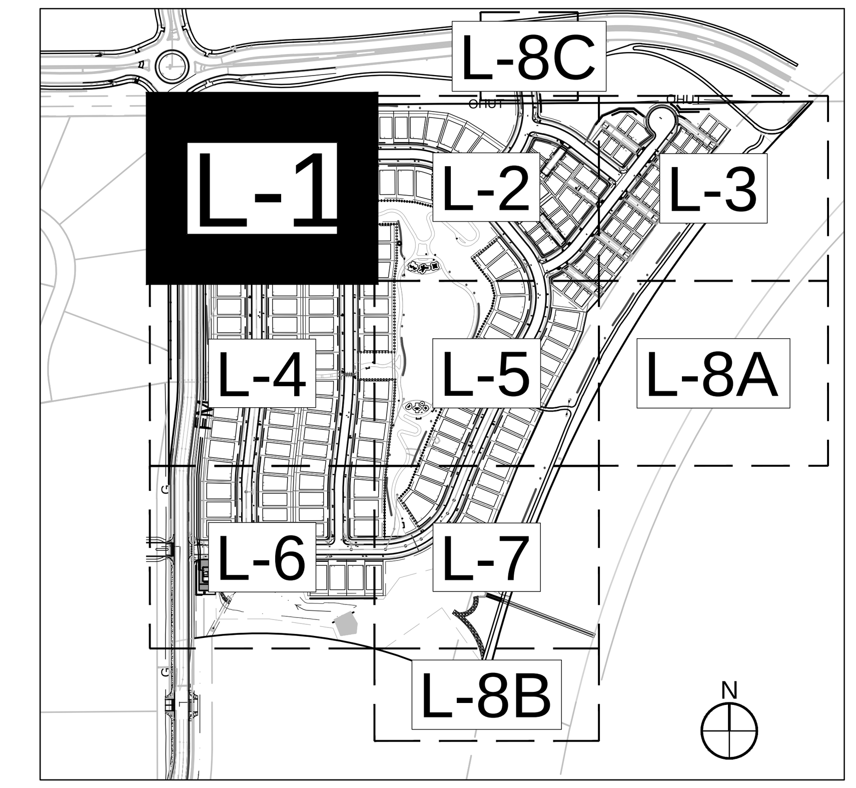
N

0' 15' 30' 60'
SCALE: 1" = 30'-0"

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



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

REVISIONS

#	DATE	
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6	08-18-2023	6TH SUBMITTAL

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

SCALE: HORIZ: 1" = 20'-0" VERT: 1" = 20'-0"

DATE: 11-08-2022

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

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

thk associates, inc.

SHEET NUMBER

L-1

SHEET 20 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

LANDSCAPE PLAN

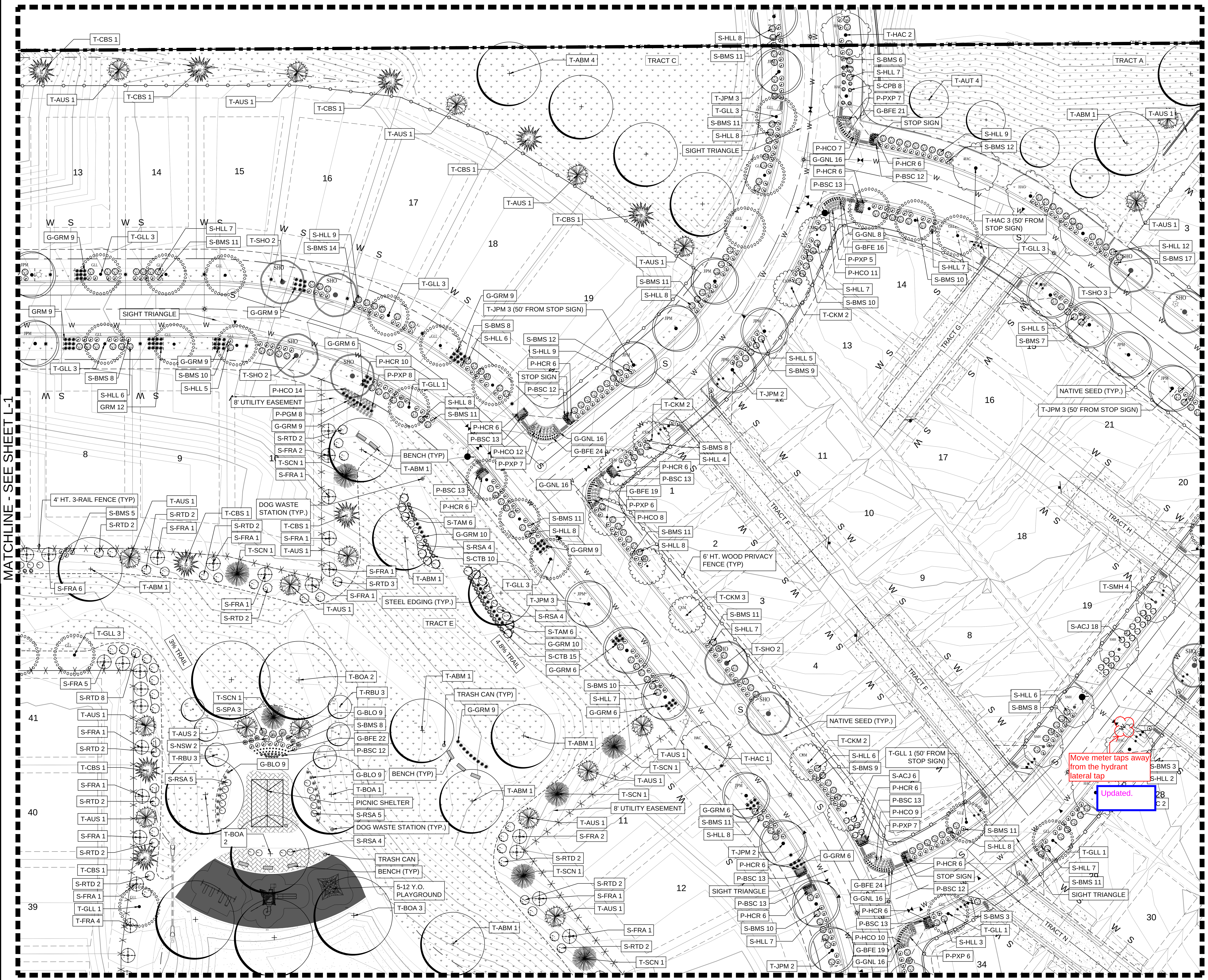
N

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

0' 15' 30' 60'

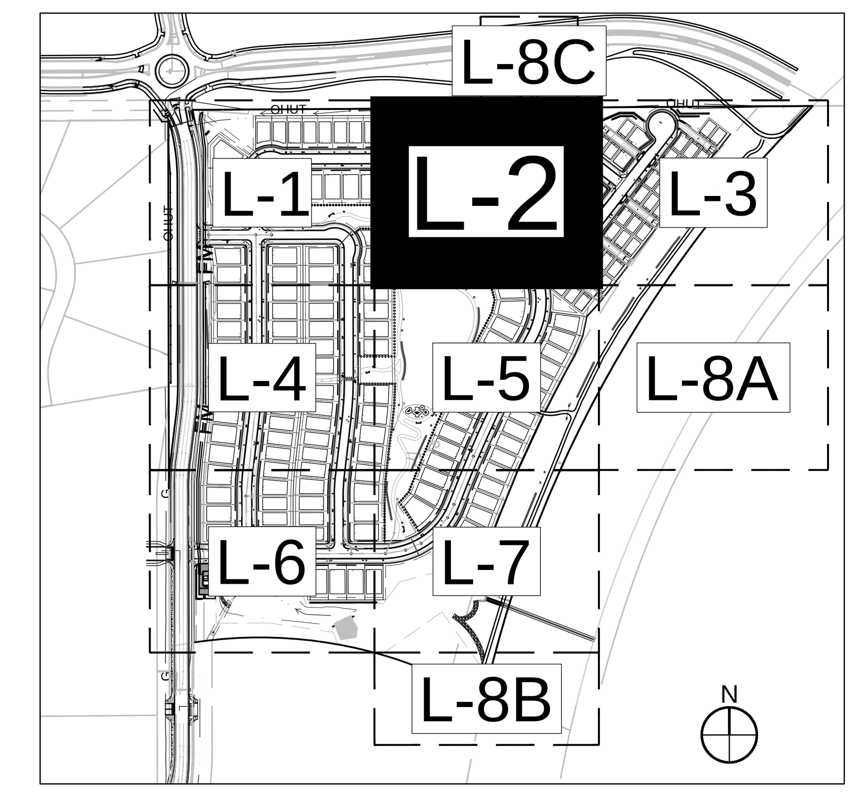
SCALE: 1" = 30'-0"

MATCHLINE - SEE SHEET L-8C



MATCHLINE - SEE SHEET L-5

KEY MAP



GENERAL NOTES:

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2. ALL PROPOSED LANDINGS WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
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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

REVISIONS

#	DATE	
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6	08-18-2023	6TH SUBMITTAL

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

SCALE: HORIZ: 1" = 20'-0" VERT: 1" = 20'-0"

DATE: 11-08-2022

DESIGNED BY: WP

DRAWN BY: TL

CHECKED BY: JG

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

thk associates, inc.

SHEET NUMBER

L-2

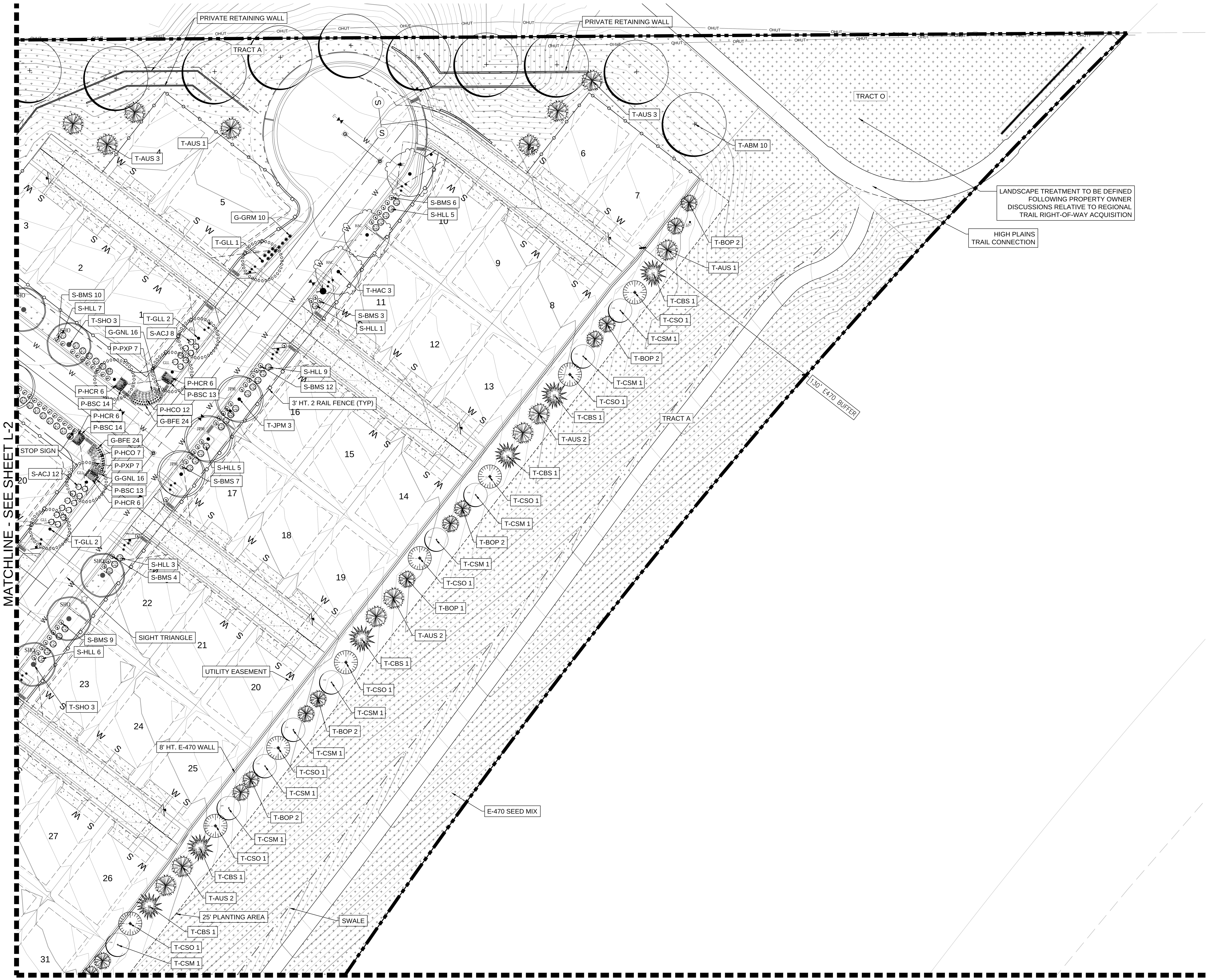
SHEET 21 OF 35

PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

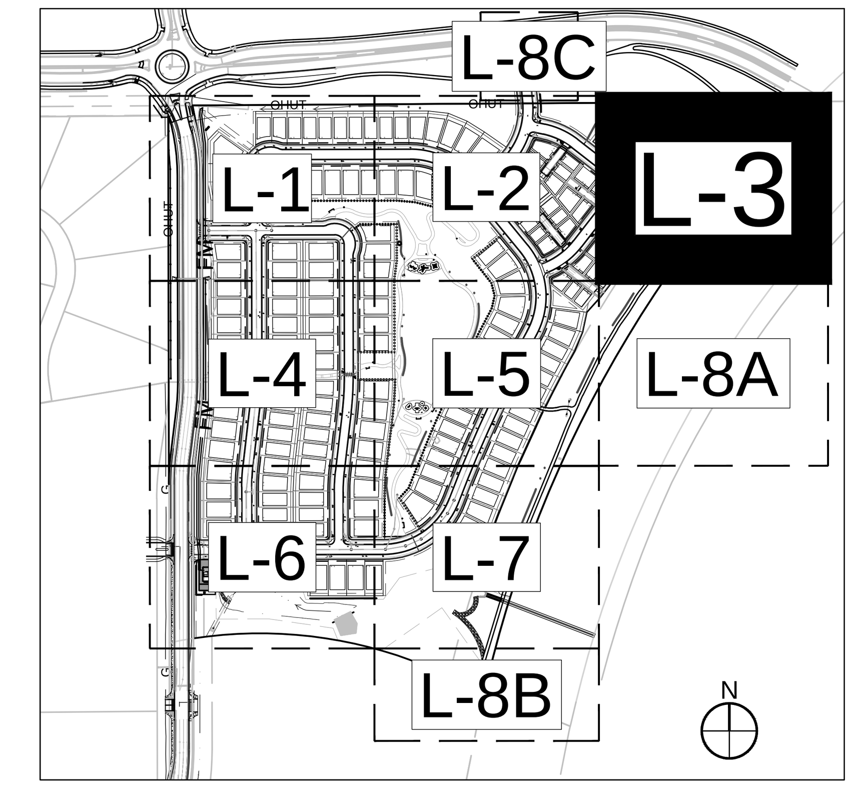
N

0' 15' 30' 60'
SCALE: 1" = 30'-0"



MATCHLINE - SEE SHEET L-8A

KEY MAP



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LEGEND

- ROW / PROPERTY LINE
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- LOT LINE
- EASEMENT
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW MIX
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- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- PERENNIAL
- STEEL EDGING
- 3' HT. 2-RAIL FENCING
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- 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
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3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6	08-18-2023	6TH SUBMITTAL

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:
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AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM

thk associates, inc.

SHEET NUMBER
L-3
SHEET 22 OF 35
PROJECT NO. 8677-000

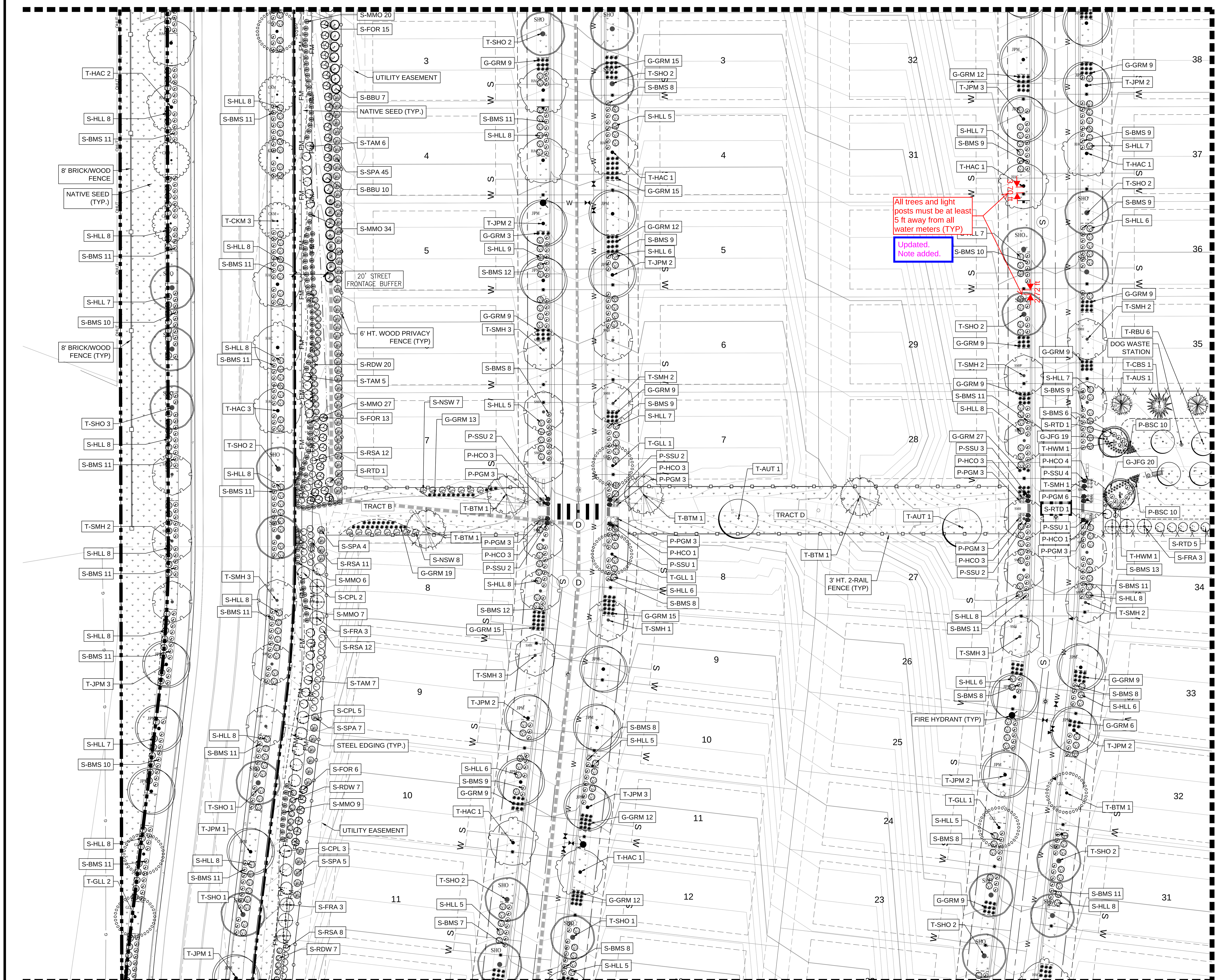
KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

N

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

0' 15' 30' 60'
SCALE: 1" = 30'-0"

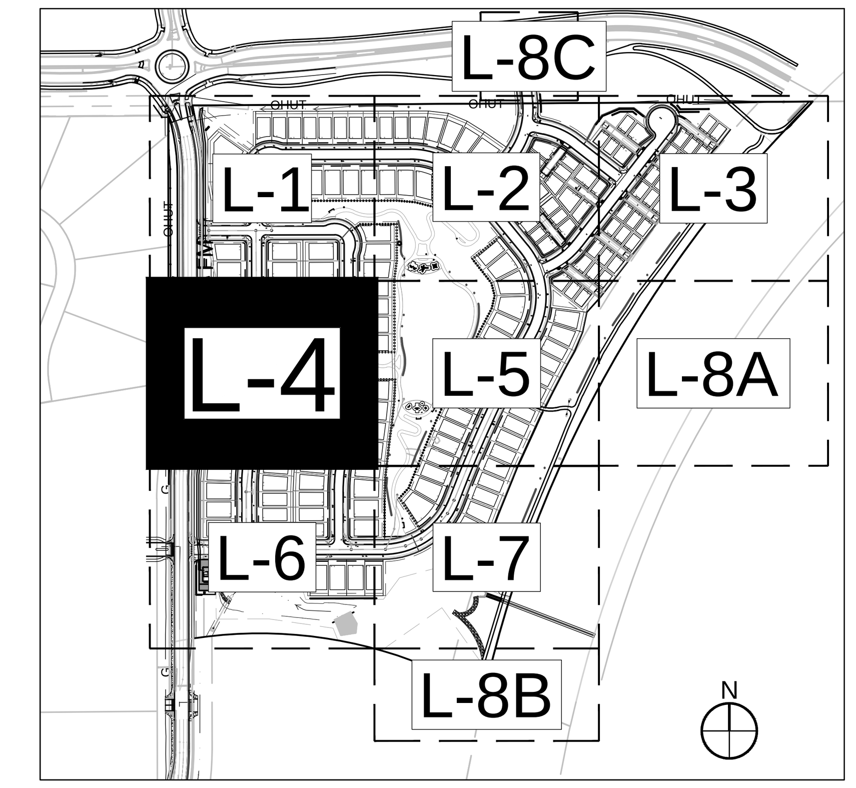
MATCHLINE - SEE SHEET L-1



MATCHLINE - SEE SHEET L-5

MATCHLINE - SEE SHEET L-6

KEY MAP



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- ROW LINE
- LOT LINE
- EASEMENT
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- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
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- FIRE HYDRANT
- STOP SIGN

NOT FOR CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
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4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6	08-18-2023	6TH SUBMITTAL

PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE PLAN SHEET
CLIENT: CITY OF AURORA
SCALE: HORZ: 1" = 20'-0" VERT: 1" = 20'-0"
DATE: 11-08-2022
DESIGNED BY: WP
DRAWN BY: TL
CHECKED BY: JG

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

thk associates, inc.

SHEET NUMBER
L-4
SHEET 23 OF 35
PROJECT NO. 8677-000

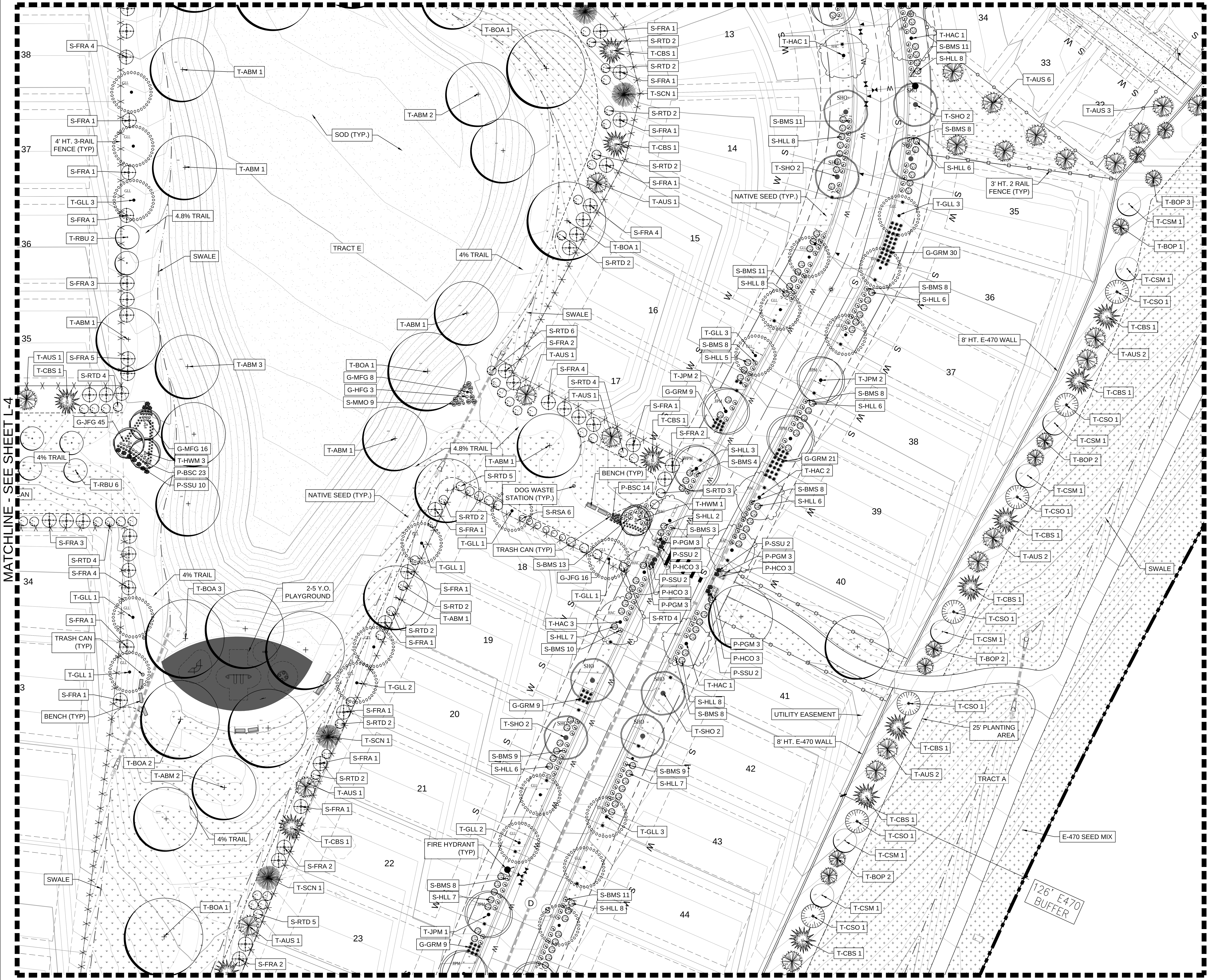
KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

N

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

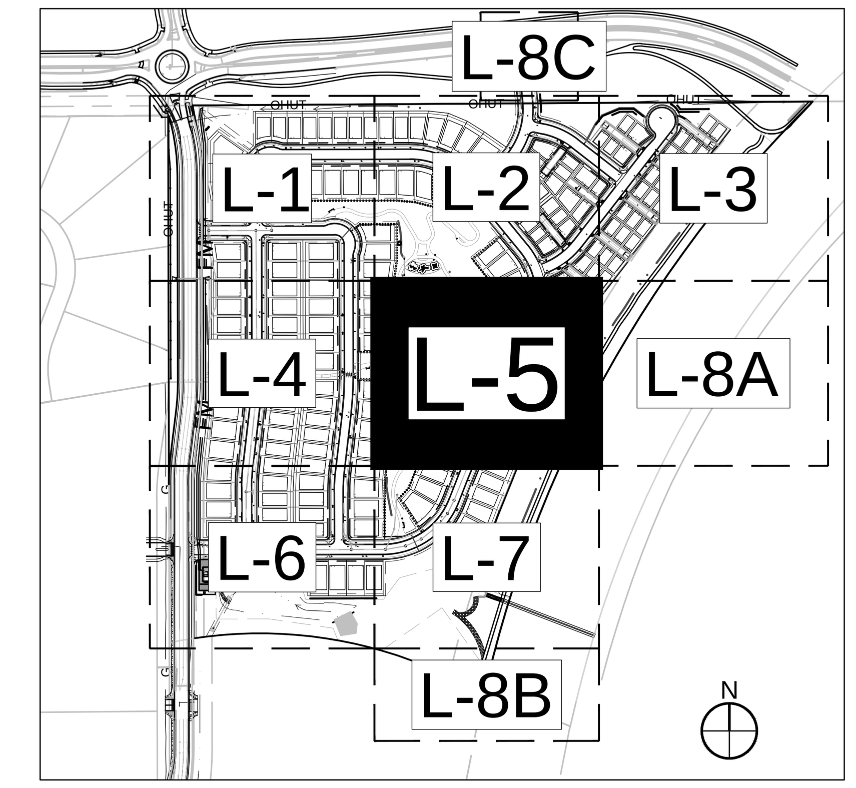
0' 15' 30' 60'
SCALE: 1" = 30'-0"

MATCHLINE - SEE SHEET L-2



MATCHLINE - SEE SHEET L-8

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
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- LOT LINE
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- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
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- RIPARIAN EMERGENT SEED MIX
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- BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

NOT FOR CONSTRUCTION

REVISIONS

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PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE PLAN SHEET
CLIENT: CITY OF AURORA
SCALE: HORIZ: 1" = 20'-0" VERT: 1" = 20'-0"
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thk associates, inc.

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

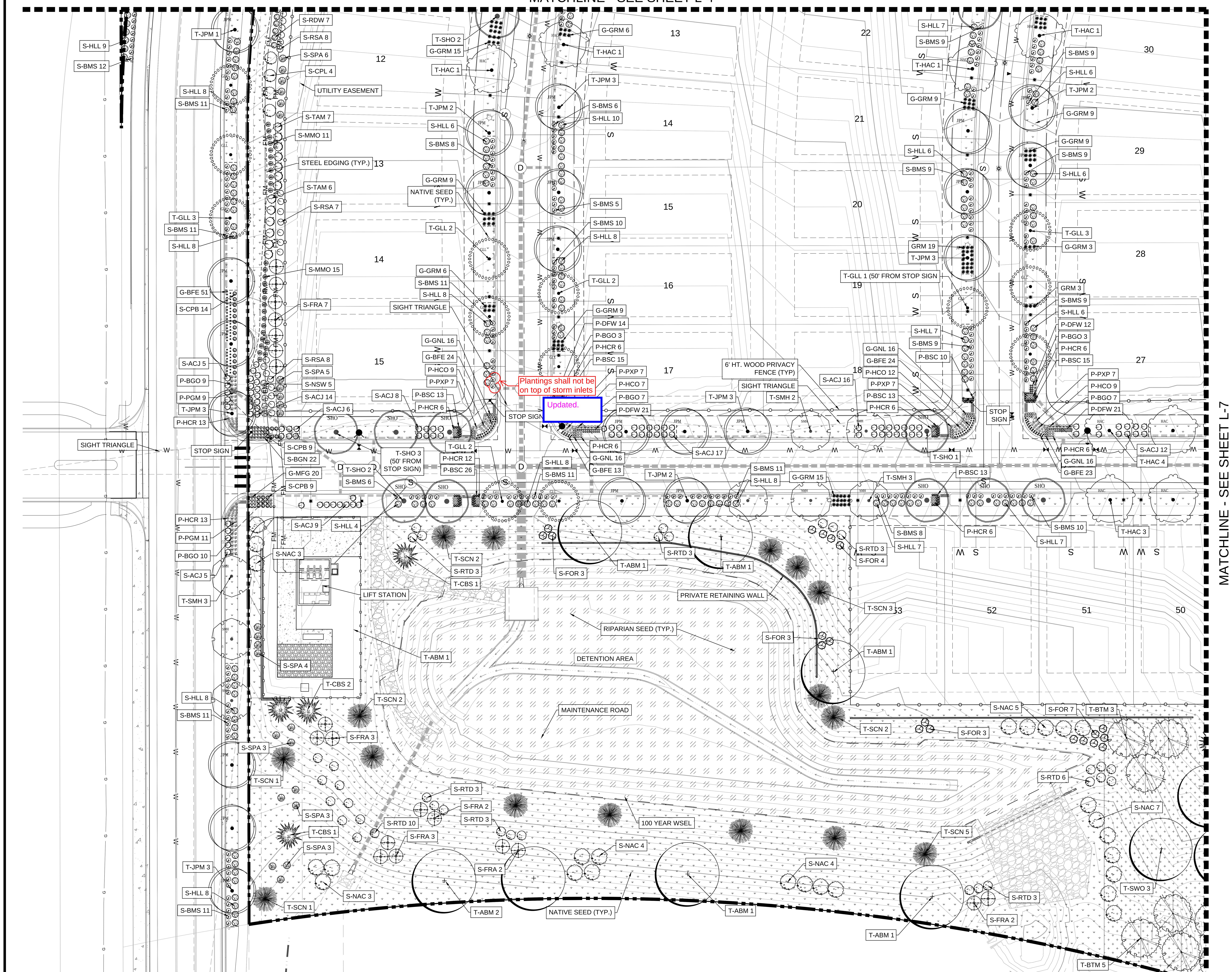
KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

N

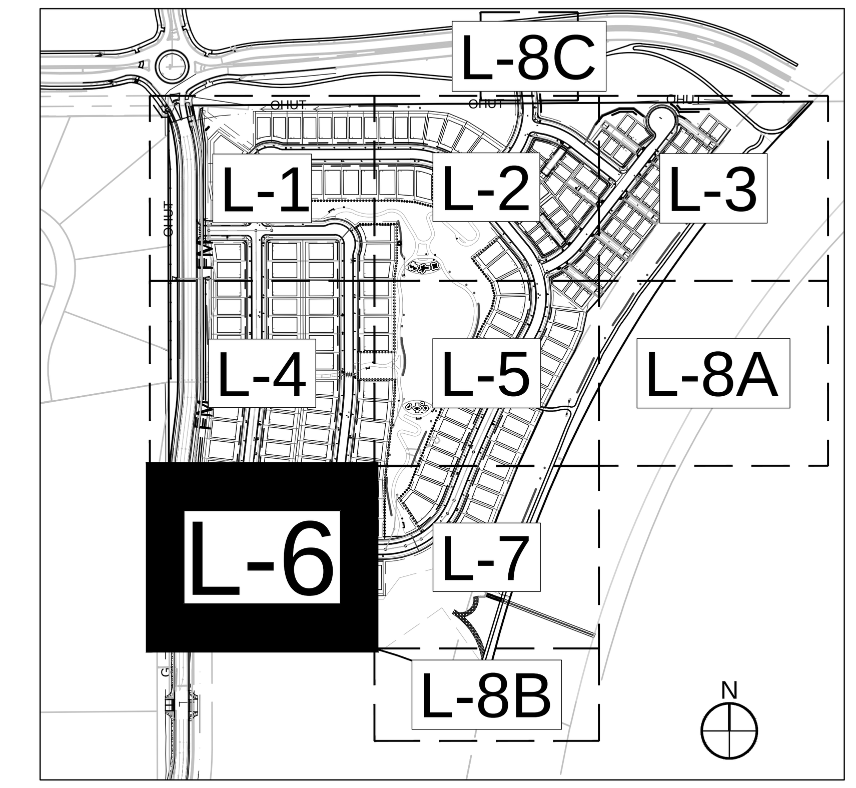
0' 15' 30' 60'
SCALE: 1" = 30'-0"

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

MATCHLINE - SEE SHEET L-4



KEY MAP



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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

MATCHLINE - SEE SHEET L-6

MATCHLINE - SEE SHEET L-8B

N

0' 15' 30' 60'

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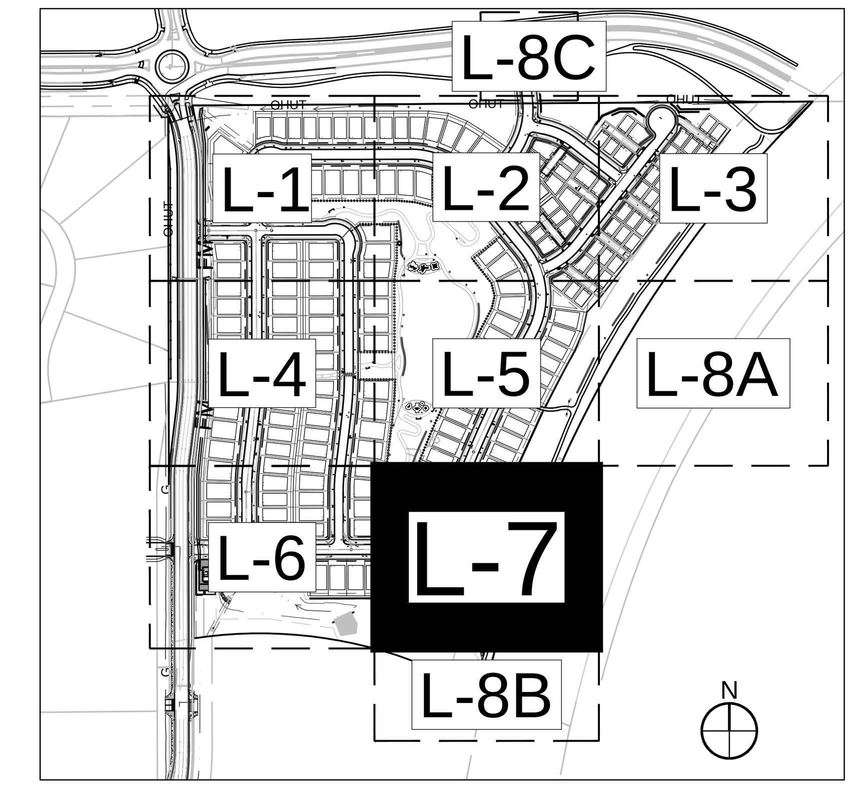
KEY MAP



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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

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DRAWN BY: TL

CHECKED BY: JG

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thk associates, inc.

SHEET NUMBER

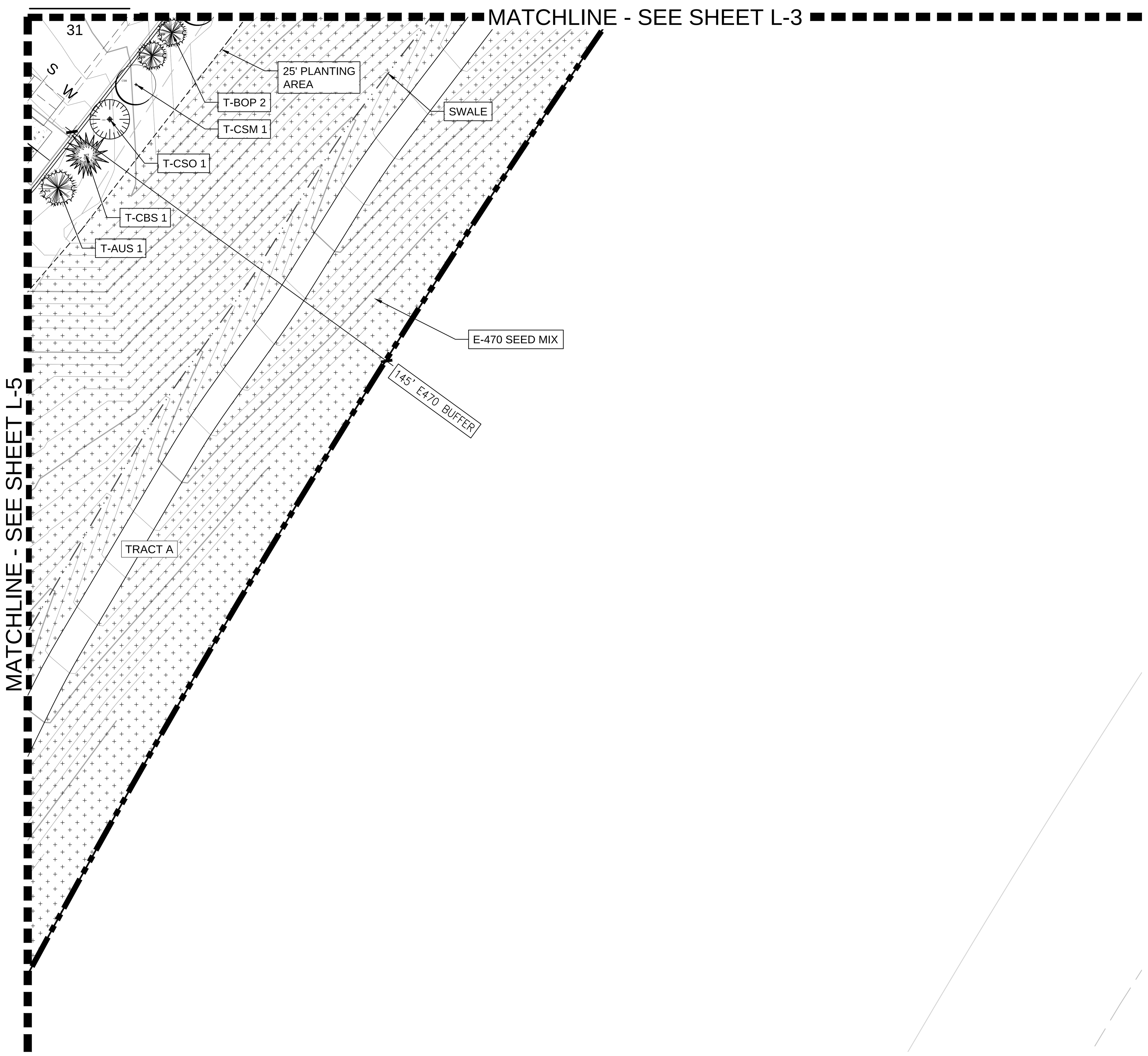
L-7

SHEET 26 OF 35

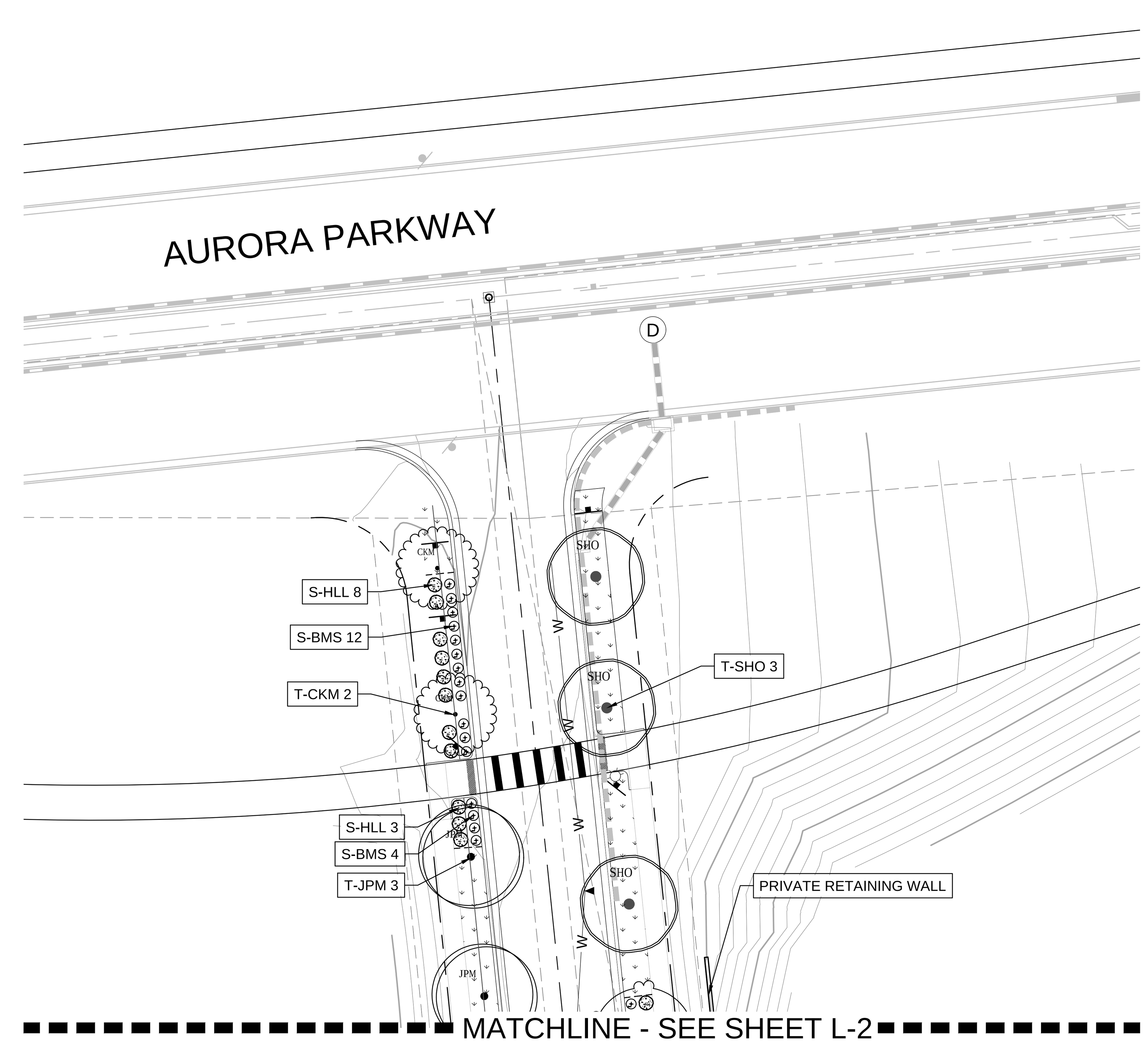
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

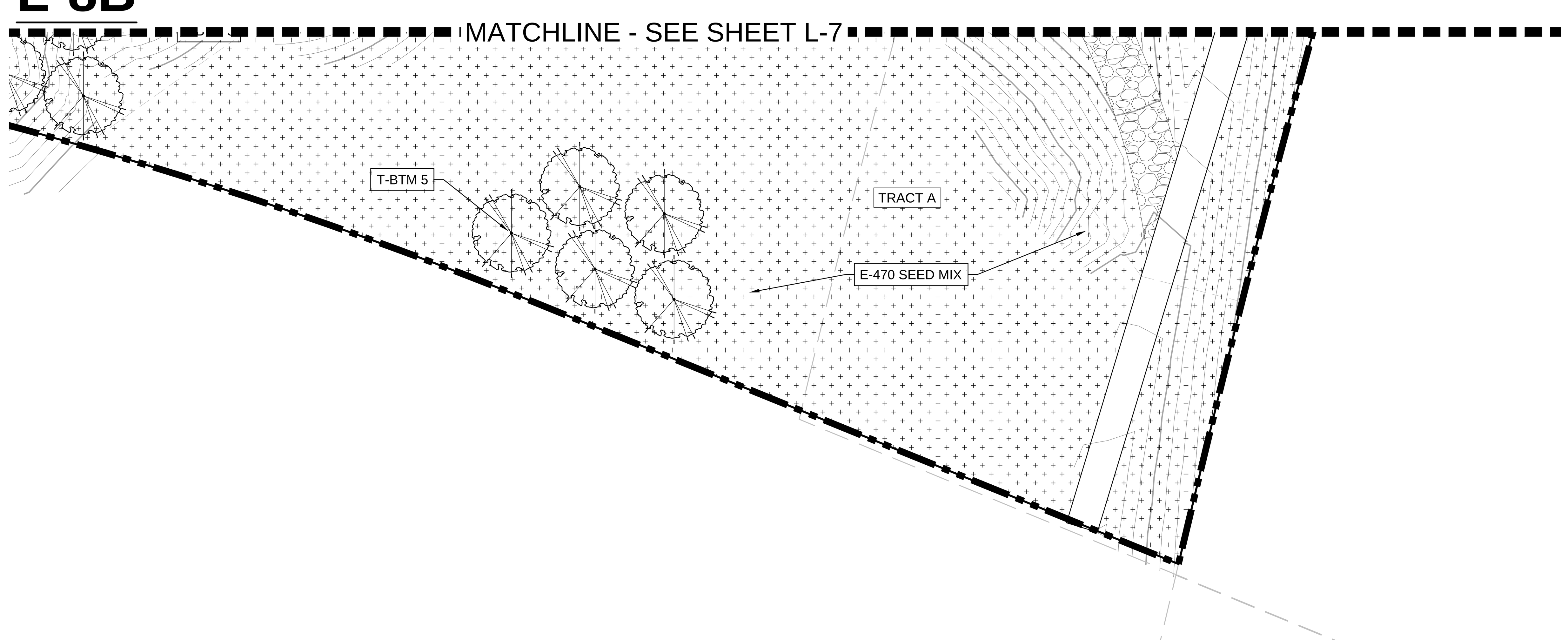
L-8A



L-8C



L-8B



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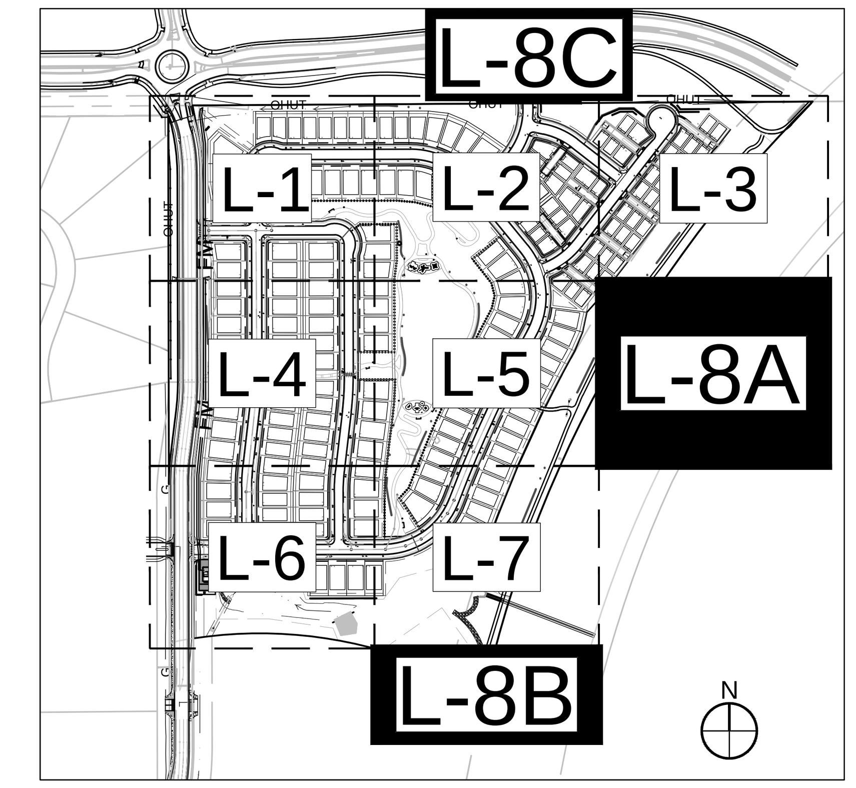

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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

SCALE: HORZ: 1" = 20'-0" VERT: 1" = 20'-0"

DATE: 11-08-2022

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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
	48	ABM	Acer x freemanii	AUTMN BLAZE MAPLE	2.5" CAL	B&B
	6	AUT	Pyrus calleryana 'Autumn Blaze'	AUTMN BLAZE PEAR	2.5" CAL	B&B
	18	BOA	Quercus macrocarpa	BUR OAK	2.5" CAL	B&B
	21	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
	6	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
	49	CBS	Picea pungens	COLORADO SPRUCE	6' HT	B&B
	32	SCN	Pinus abies	NORWAY SPRUCE	6' HT	B&B
ORNAMENTAL TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	10	HWM	Acer tataricum 'Garann'	HOTWINGS MAPLE	2" CAL	B&B
	20	RBU	Cercis canadesis	EASTERN REDBUD	2.5" CAL	B&B
	3	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.
	1564	BMS	Caryopteris x clandonensis	BLUE MIST SPIREA	5 GAL	CONT.
	107	CPB	Berberis thunbergii	JAPANESE BARBERRY	5 GAL	CONT.
	14	CPL	Syringa vulagaris	COMMON PURPLE LILAC	5 GAL	CONT.
	81	FOR	Forsythia 'Spring Glory'	SPRING GLORY FORSYTHIA	5 GAL	CONT.
	138	FRA	Rhus aromatica	FRAGRANT SUMAC	5 GAL	CONT.
	1050	HLL	Hydrangea paniculata 'Limelight"	LIMELIGHT HYDRANGEA	5 GAL	CONT.
	26	NAC	Prunus tomentosa	NANKING CHERRY	5 GAL	CONT.
	71	NSW	Physocarpus opulifolious 'Summer Wine'	SUMMER WINE NINEBARK	5 GAL	CONT.
	58	RDW	Chrysothamnus var.	DWARF RABBITBRUSH	5 GAL	CONT.
	109	RSA	Perovskia atriplicifolia	RUSSIAN SAGE	5 GAL	CONT.
	174	RTD	Cornus sericea	RED TWIG DOGWOOD	5 GAL	CONT.
	26	TTD	Cornus alba	TATARIAN DOGWOOD	5 GAL	CONT.
EVERGREEN SHRUBS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	296	ACJ	Juniperus communis 'Alpine Carpet'	ALPINE CARPET JUNIPER	5 GAL	CONT.
	165	MMO	Pinus mugo 'slowmound'	SLOWMOUND MUGO PINE	5 GAL	TYPE
	130	SPA	Juniperus chinensis 'Spartan'	SPARTAN JUNIPER	5 GAL	CONT.
	55	TAM	Juniperus sabina 'Tamariscifolia'	TAMMY JUNIPER	5 GAL	CONT.
GRASSES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	415	BFE	Festuca gluaca 'Elijah Blue'	ELIJAH BLUE FESCUE	5 GAL	CONT.
	18	BLO	Bouteloua gracillis 'Blonde Ambition'	BLUE GRAMA GRASS	5 GAL	CONT.
	248	GNL	Deschampsia cespitosa 'Northern Lights'	NORTHERN LIGHTS TUFTED HAIR GRASS	5 GAL	CONT.
	819	GRM	Muhlenbergia capilaris	PINK MUHLY GRASS	5 GAL	CONT.
	23	HFG	Pennisetum alopecuroides 'Hamein'	DWARF FOUNTAIN GRASS	5 GAL	CONT.
	225	JFG	Hakonechloa macra 'Aureola'	GOLDEN JAPANESE FOREST GRASS	5 GAL	CONT.
	97	MFG	Nassella tenuissima	MEXICAN FEATHER GRASS	5 GAL	CONT.

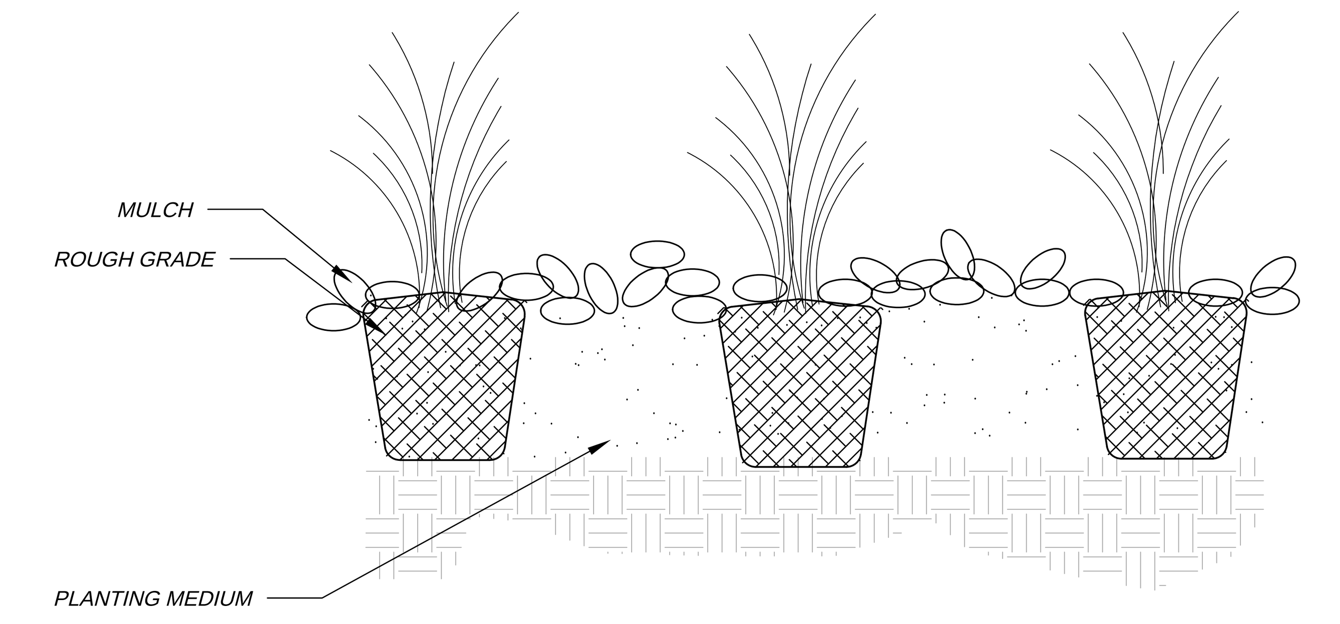
PERENNIALS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	439	BSC	Amsonia jonesii	COLORADO DESERT BLUE STAR	1 GAL	CONT.
	56	BGO	Aurinia saxtilis	BASKET OF GOLD	1 GAL	CONT.
	68	DFW	Dianthus gratianapolitanus 'Firewitch'	FIREWITCH DIANTHIS	1 GAL	CONT.
	240	HCR	Agastache aurantiaca Pstessene	CORONADO RED HYSSOP	1 GAL	CONT.
	207	HCO	Agastache aurantiaca 'Coronado'	CORONADO HYSSOP	1 GAL	CONT.
	93	PGM	Penstemon mensarum	GRAND MESA PENSTEMON	1 GAL	CONT.
	116	PXP	Penstemon x mexicali 'P007S'	PIKES PEAK PURPLE PENSTEMON	1 GAL	CONT.
	36	SSU	Cerastium tomentosum	SNOW IN SUMMER	1 GAL	CONT.

GENERAL NOTES:

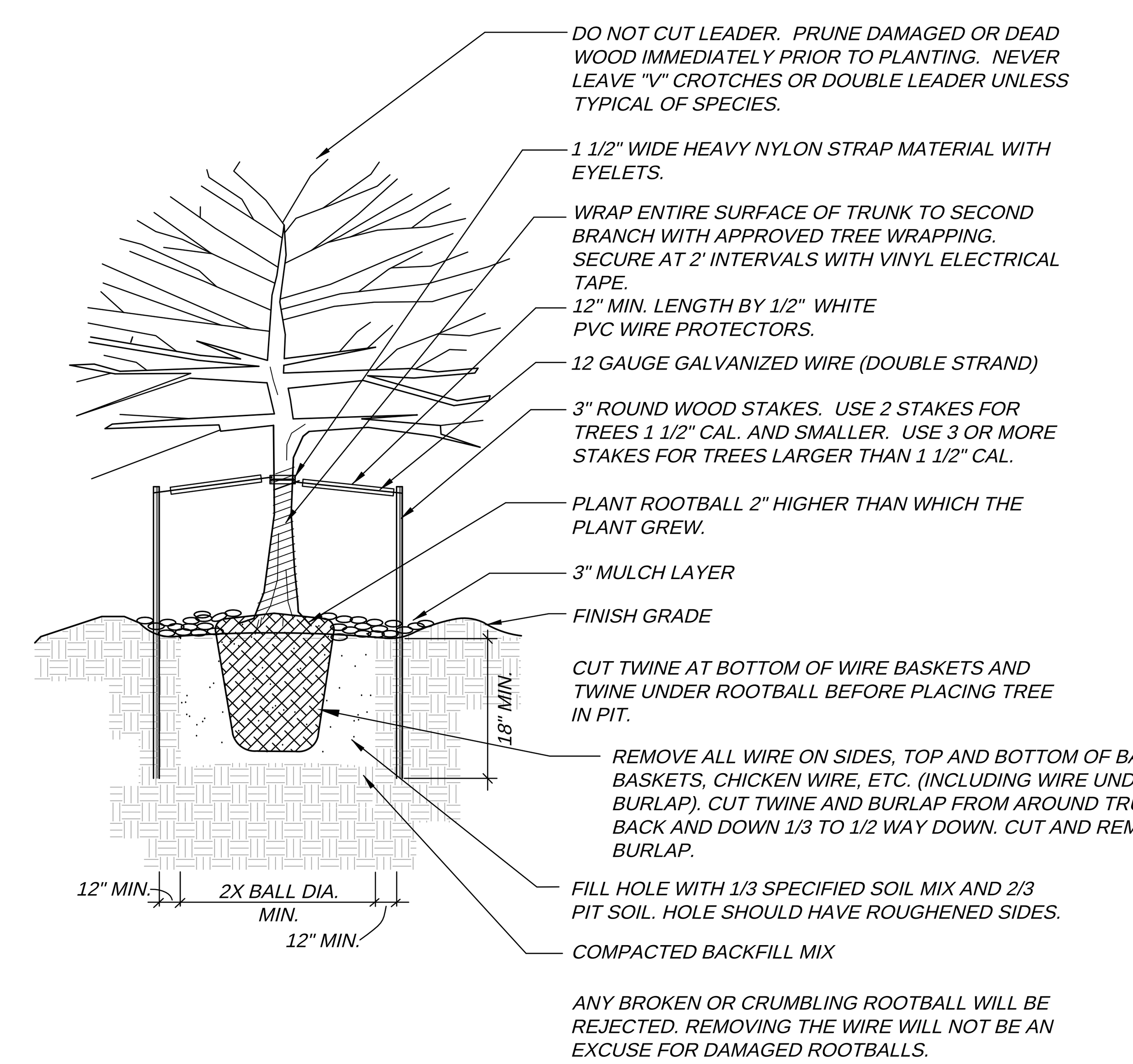
1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE.
3. DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED 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:

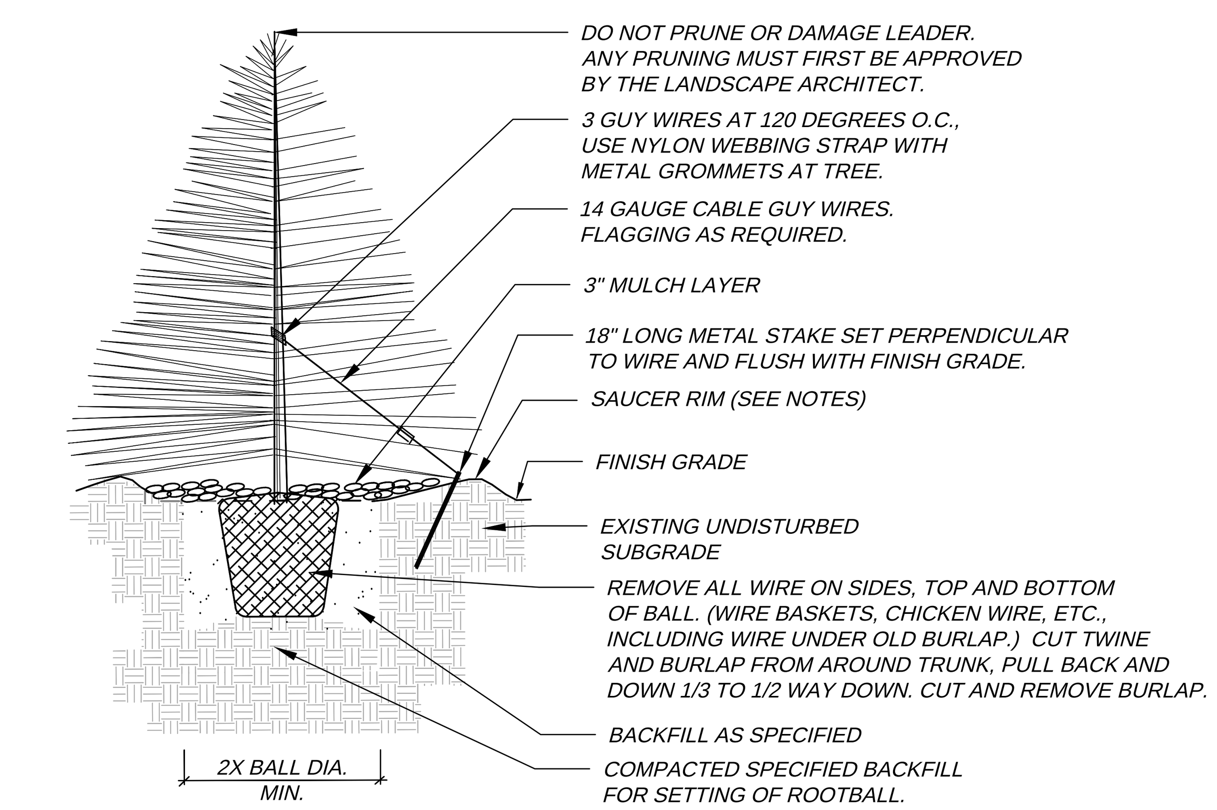
1. SOIL PREPARATION SHALL BE (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 S.F. OF AREA MINIMUM.
2. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES SHALL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE 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

REVISIONS		
#	DATE	
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6	08-18-2023	6TH SUBMITTAL

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

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

thk associates, inc.

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

AREA	DESCRIPTION	AREA	WIDTH REQUIRED	WIDTH PROVIDED	TREES 1 TREE PER 4,000 S.F. (REQUIRED / PROVIDED)	SHRUBS 10 SHRUBS PER 4,000 S.F (REQUIRED / PROVIDED)
A	TRACT A	178,970 PLANTABLE S.F.** 402,463 TOTAL S.F.	N/A	N/A	45 / 164	447 /0*
B	TRACT B	3,839 S.F.	N/A	N/A	1 / 2	10 / 14
C	TRACT C	57,428 S.F.	N/A	N/A	14 / 32	144 / 60*
D	TRACT D	7,234 S.F.	N/A	N/A	2 / 4	18 / 0*
E	TRACT E	282,601 S.F.	N/A	N/A	71 / 136	706 / 653*
F-N	TRACT F-N (DRIVEWAYS)	N/A	N/A	N/A	N/A	N/A
O	TRACT O (VIEW NOTE BELOW)	14,563 S.F.	N/A	N/A	4 / 0	36 / 0

NOTES:
-TRACTS F-N ARE ALL ENTRY DRIVES WITH NO ROOM TO PLANT TREES/SHRUBS
-TRACT O LANDSCAPE TREATMENT TO BE DEFINED FOLLOWING PROPERTY OWNER DISCUSSIONS RELATIVE TO REGIONAL TRAIL RIGHT-OF-WAY ACQUISITION.
* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE
** PLANTABLE AREA USED IN CALCULATION. THE E-470 EASMENT ONLY ALLOWS A 25' PLANT BED WITHIN THE EASEMENT.

STANDARD RIGHTS OF WAY AND CURB SIDE LANDSCAPE

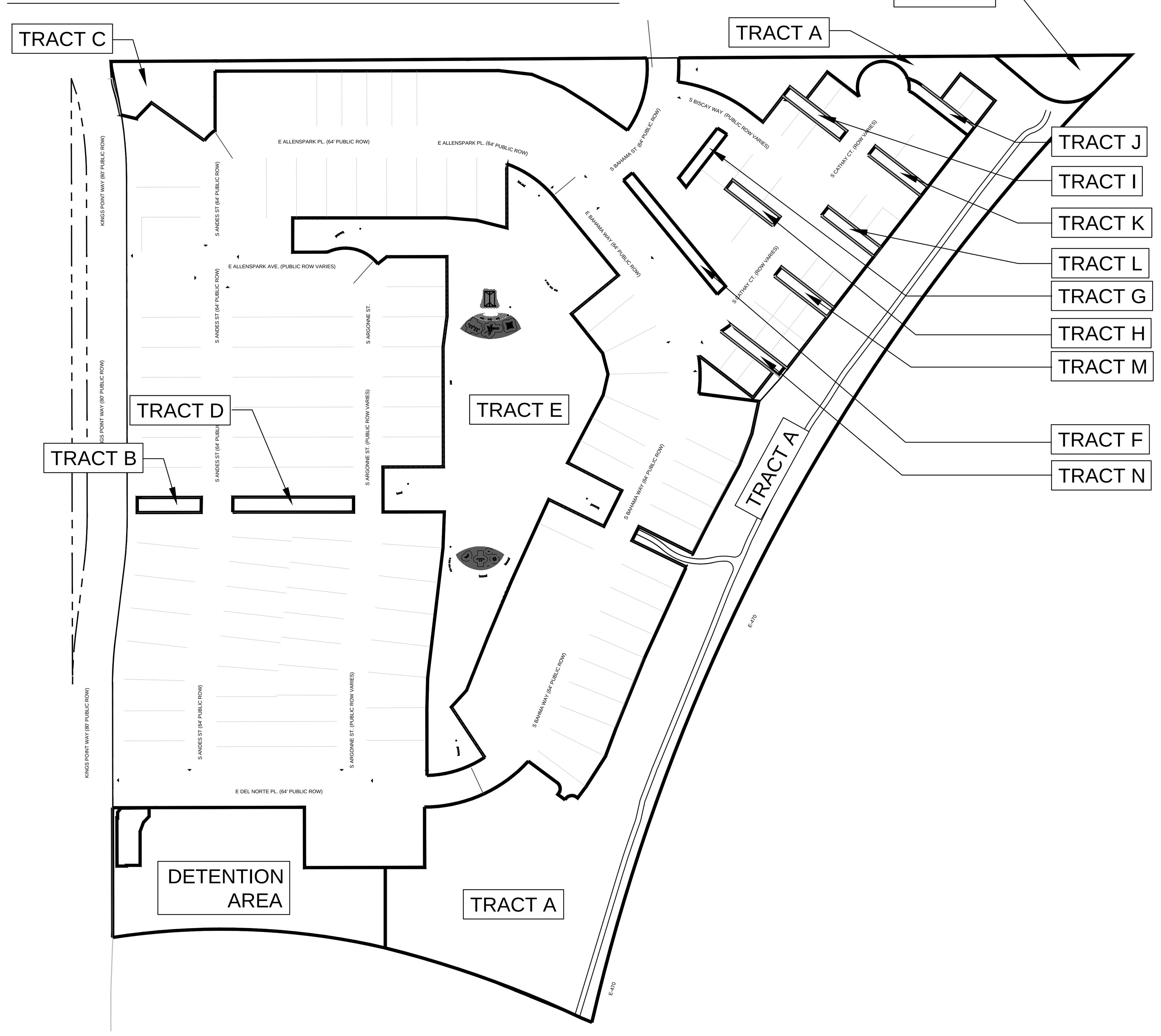
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA (S.F.)	TREES (1 EVERY 40 FT.) (REQUIRED / PROVIDED)	SHRUBS (1 EVERY 40 S.F.) (REQUIRED / PROVIDED)
A	E ALLENSPARK AVE. NORTH	416'	N/A	8'-0"	3,328	10 / 10[1.]	83 /96
	E ALLENSPARK AVE. SOUTH	379'	N/A	8'-0"	3,032	9 / 9	76 /79
B	S ANDES ST. EAST	1,149'	N/A	8'-0"	9,192	29 / 28[1.]	230 / 240
	S ANDES ST. WEST	1,174'	N/A	8'-0"	9,392	29/ 29[1.]	234 / 234
C	S ARGONNE ST. EAST	999'	N/A	8'-0"	7,992	25 / 25	200 / 224
	S ARGONNE ST WEST	975'	N/A	8'-0"	7,800	24 / 24	195 / 202
D	E ALLENSPARK PL. NORTH	739'	N/A	8'-0"	5,912	18 / 18	148 / 148
	E ALLENSPARK PL. SOUTH	656'	N/A	8'-0"	5,248	16 / 16	131 / 132
E	E DEL NORTE PL. NORTH	580'	N/A	8'-0"	4,640	15 / 14[1.]*	116 / 144
	E DEL NORTE PL. SOUTH	703'	N/A	8'-0"	5,624	18 / 17*	141 / 151
F	S BAHAMA WAY EAST	1,256'	N/A	8'-0"	10,048	31 / 32	251 / 267
	S BAHAMA WAY WEST	1,311'	N/A	8'-0"	10,488	32 / 35	262 / 237*
G	S BAHAMA ST. EAST	382'	N/A	8'-0"	3,056	10 / 11	76 / 70*
	S BAHAMA ST. WEST	437'	N/A	8'-0"	4,396	11 / 11[1]	110 / 111
H	S CATHAY CT. NORTH	432'	N/A	8'-0"	3,456	11 / 10[1.]*	86 / 96
	S CATHAY CT. SOUTH	514'	N/A	8'-0"	4,112	13 / 13	103 / 105
I	S BISCAY WAY NORTH	312'	N/A	8'-0"	2,496	8 / 7[1]*	62 / 79
	S BISCAY WAY SOUTH	264'	N/A	8'-0"	2,112	7 / 7[1]	53 / 63
J	KINGS POINT WAY EAST	1,569'	N/A	8'-0"	12,552	39 / 39	312 / 387
	KINGS POINT WAY WEST	1,204'	N/A	8'-0"	9,664	30 / 30	240 / 317

[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)	886,566 S.F.	88%
NON-IRRIGATED (DETENTION POND)	40,548 S.F.	4%
TOTAL LANDSCAPE AREA	1,005,267 S.F.	100%

PRIVATE COMMON OPEN SPACE/TRACT MAP



STREET FRONTAGE LANDSCAPE BUFFER

AREA	DESCRIPTION	LENGTH	WIDTH	TREES 1 TREE PER 40 L.F. (REQUIRED / PROVIDED)	SHRUBS 10 SHRUBS PER 40 L.F. (REQUIRED / PROVIDED)
A	KINGS POINT WAY	1,304 L.F.	20'	33 / 4*	326 /736

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

E-470 LANDSCAPE BUFFER

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

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

DETENTION POND LANDSCAPING

AREA	DESCRIPTION	AREA	TREES 1 TREE PER 4,000 S.F. (REQUIRED / PROVIDED)	SHRUBS 10 SHRUBS PER 4,000 S.F (REQUIRED / PROVIDED)
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

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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

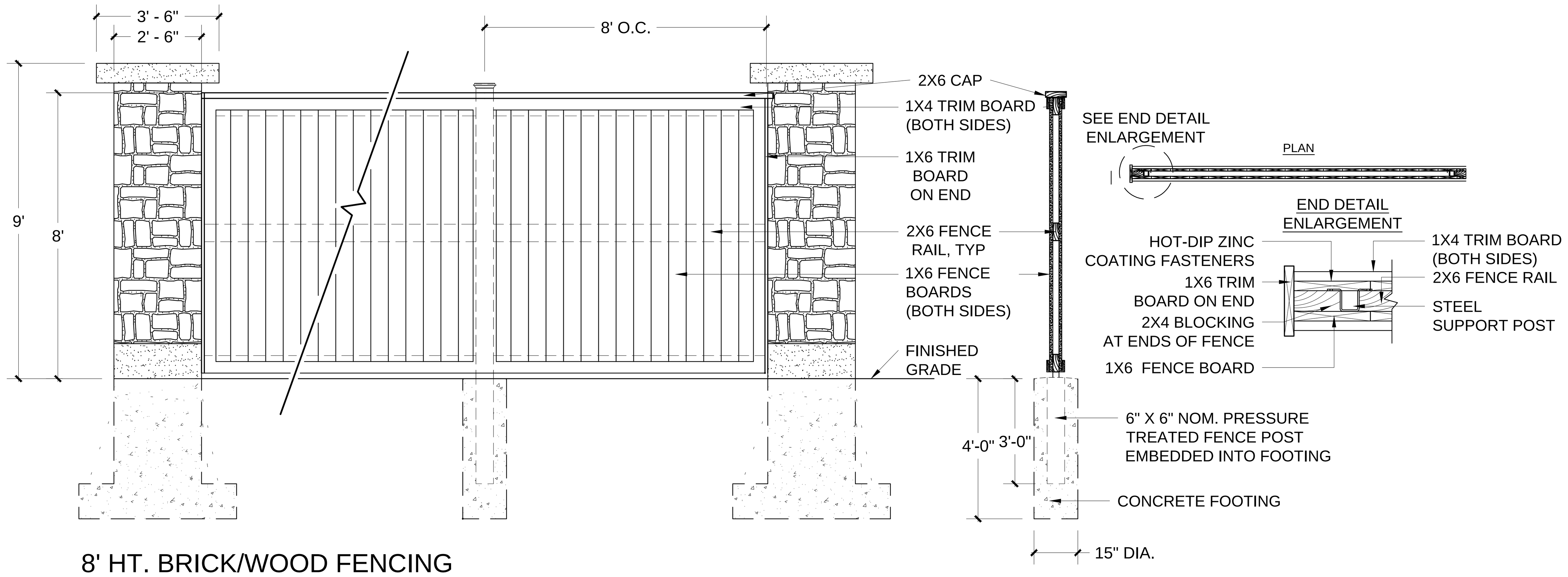
PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM

associates, inc.

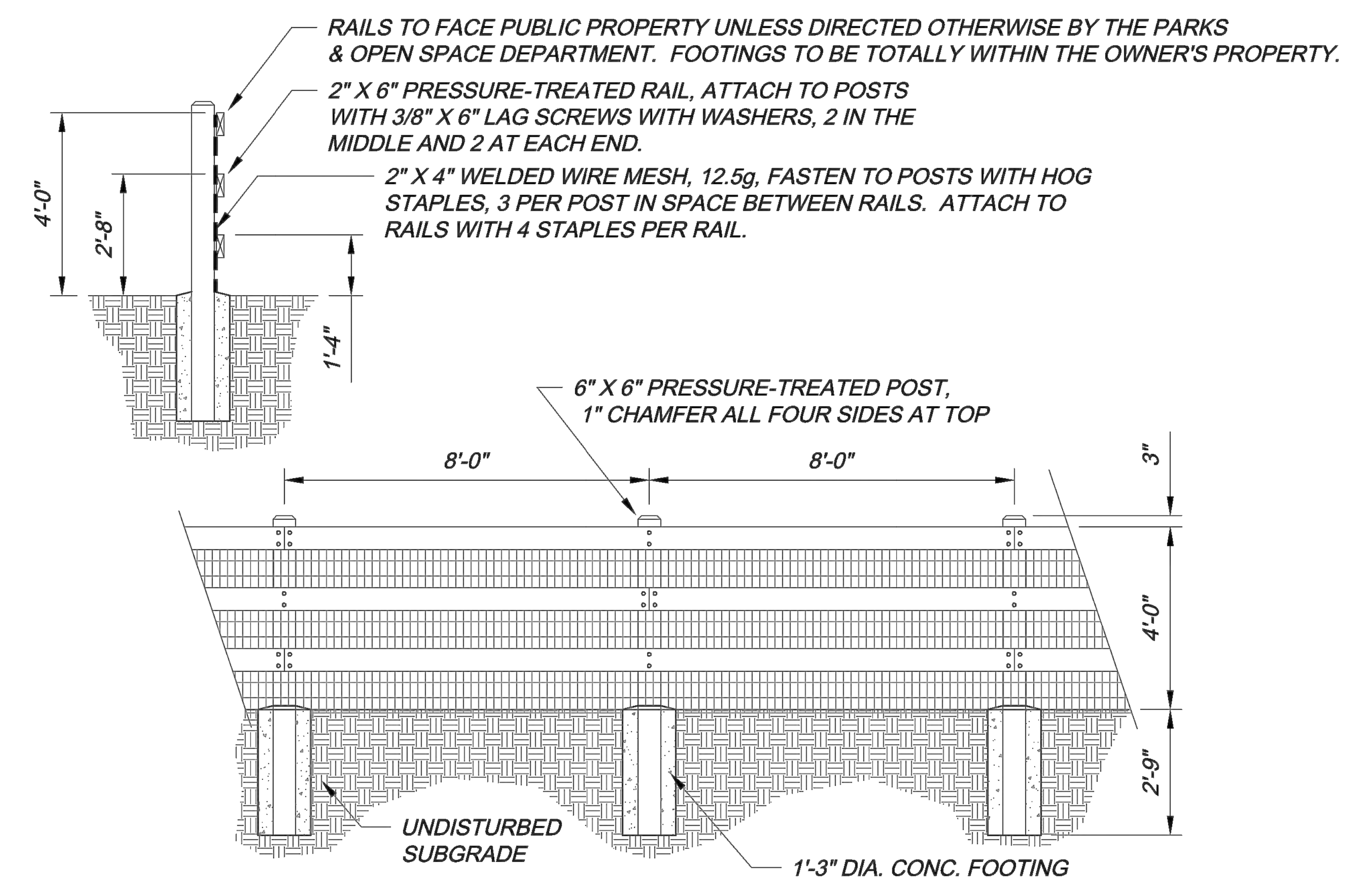
SHEET NUMBER
L-10
SHEET 29 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

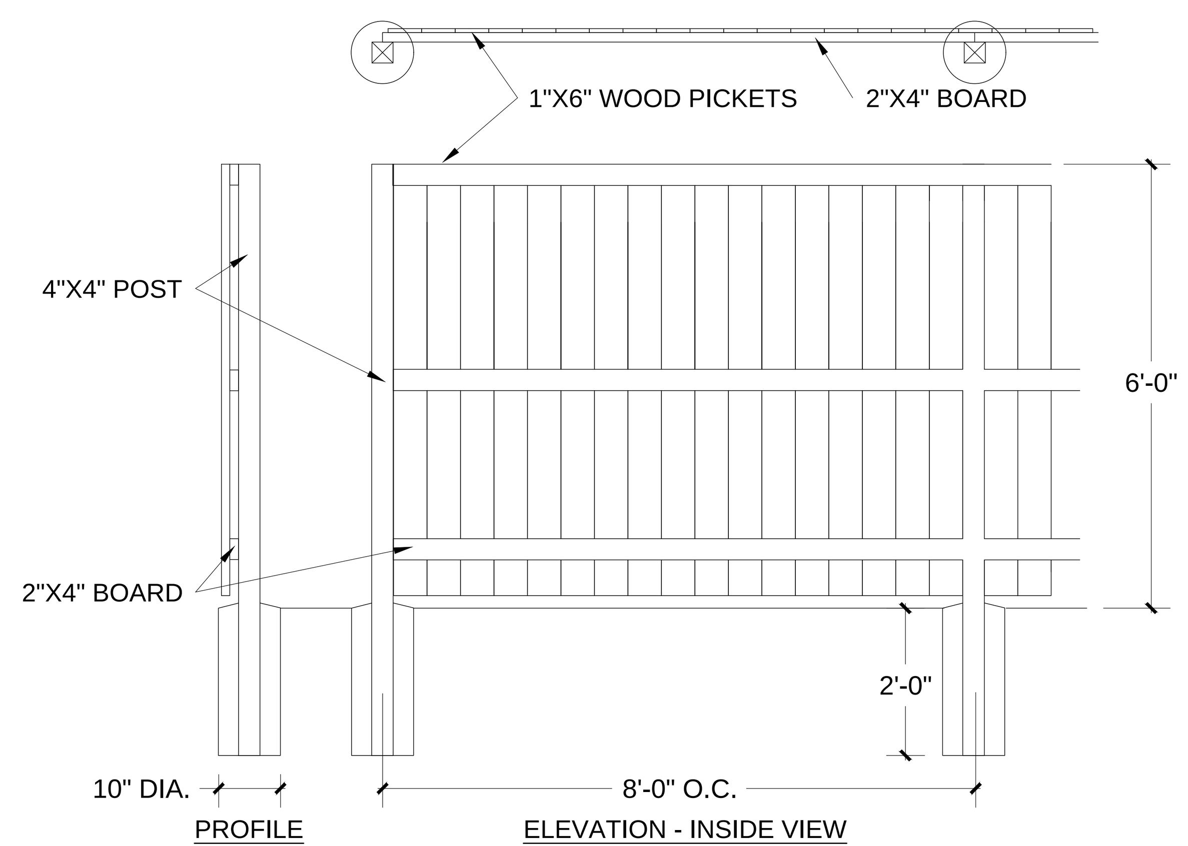
LANDSCAPE DETAILS



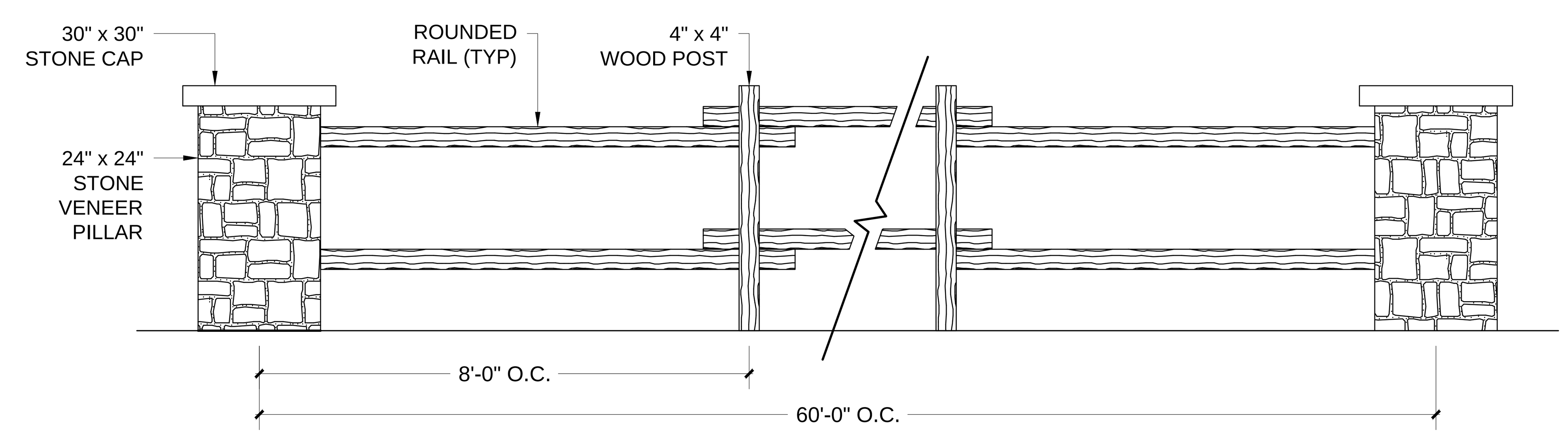
8' HT. BRICK/WOOD FENCING
N.T.S.



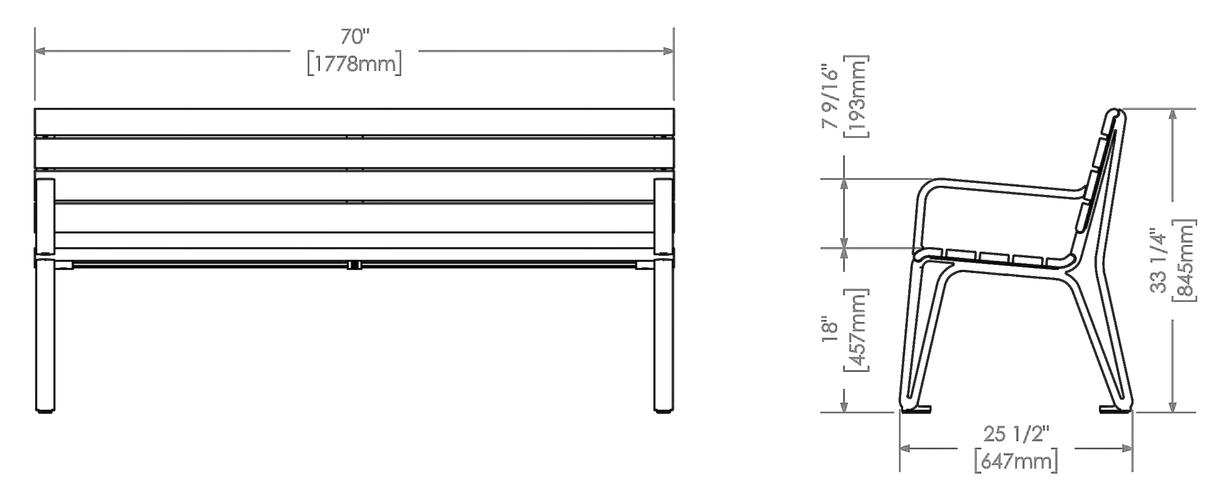
4' HT. THREE-RAIL FENCE
N.T.S.



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



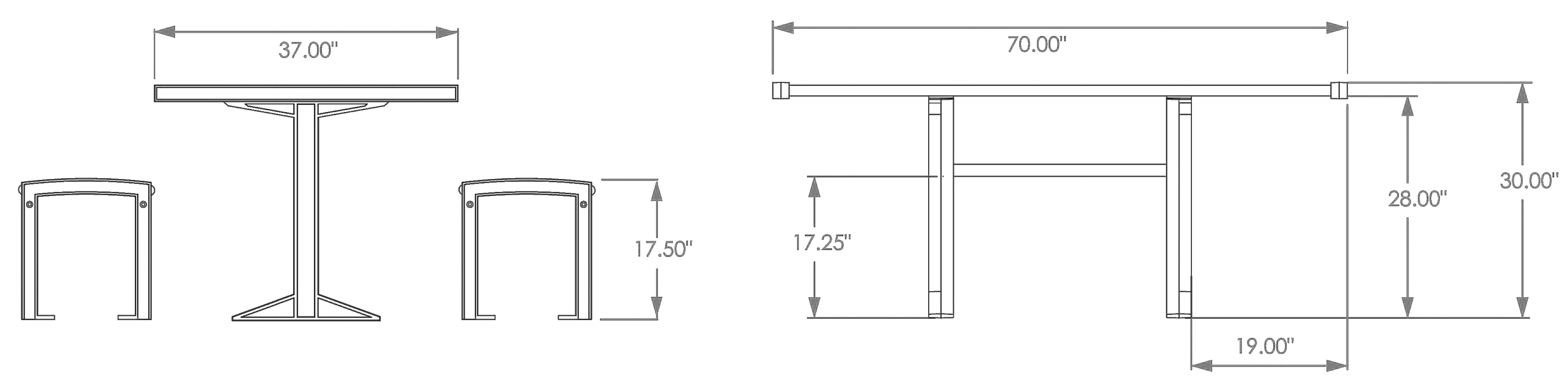
3' HT. TWO-RAIL FENCE
N.T.S.



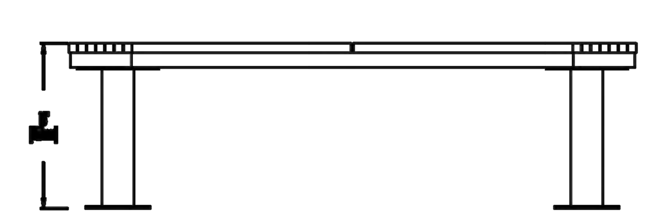
MBE–2300 SERIES BENCH
MAGLIN SITE FURNITURE
MODEL: MBE–2300–00017
COLOR: GUNMETAL

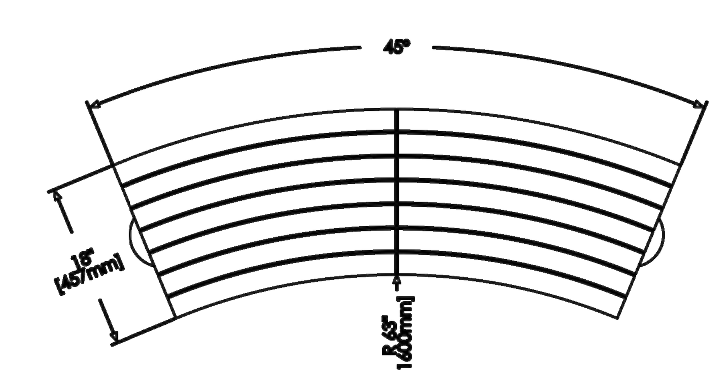
MAGLIN CORPORATION
877–260–9393
SALES@MAGLIN.COM

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



PICNIC TABLE DETAIL - MAGLIN MTB-0720-00002
N.T.S





BENCH DETAIL 2 - MAGLIN
N.T.S.

NOT FOR CONSTRUCTION

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1	7–20–2022	1ST SUBMITTAL
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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE DETAILS SHEET

CLIENT: CITY OF AURORA

SCALE: HORZ: N/A VERT: N/A

DATE: 11–08–2022

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

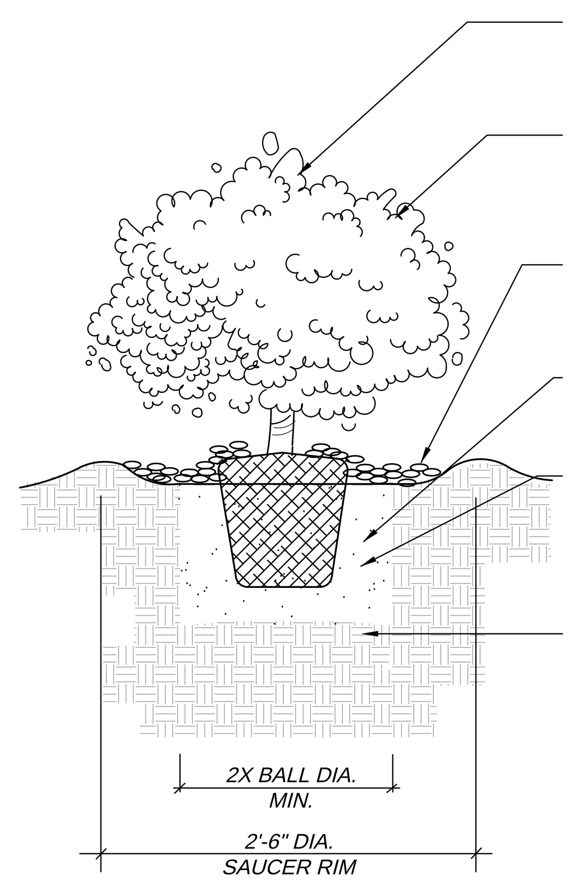
PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM

associates, inc.

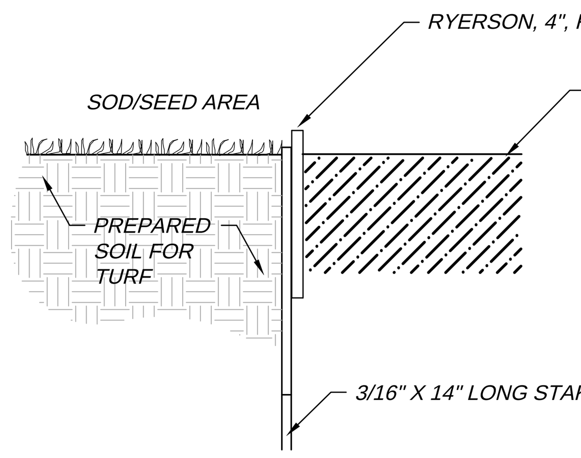
SHEET NUMBER
L-11
SHEET 30 OF 35
PROJECT NO. 8677–000

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS



SHRUB PLANTING DETAIL
N.T.S.



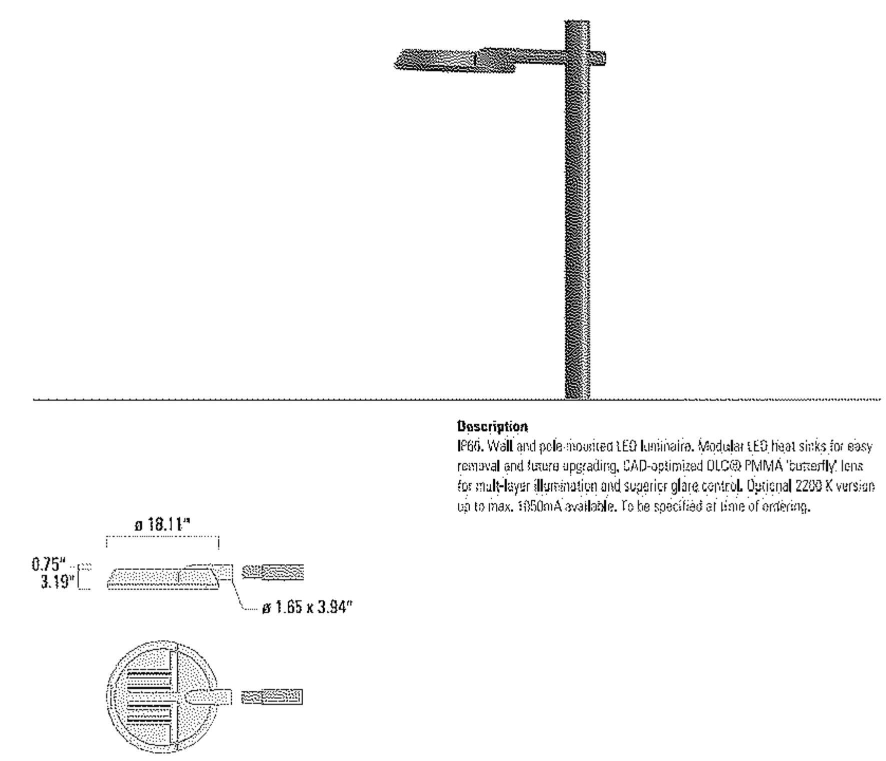
EDGER DETAIL - SOD AND PLANT BED
N.T.S.

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 [S65];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%			

RFL530-SE LED
Street and Area Lighting
1/15

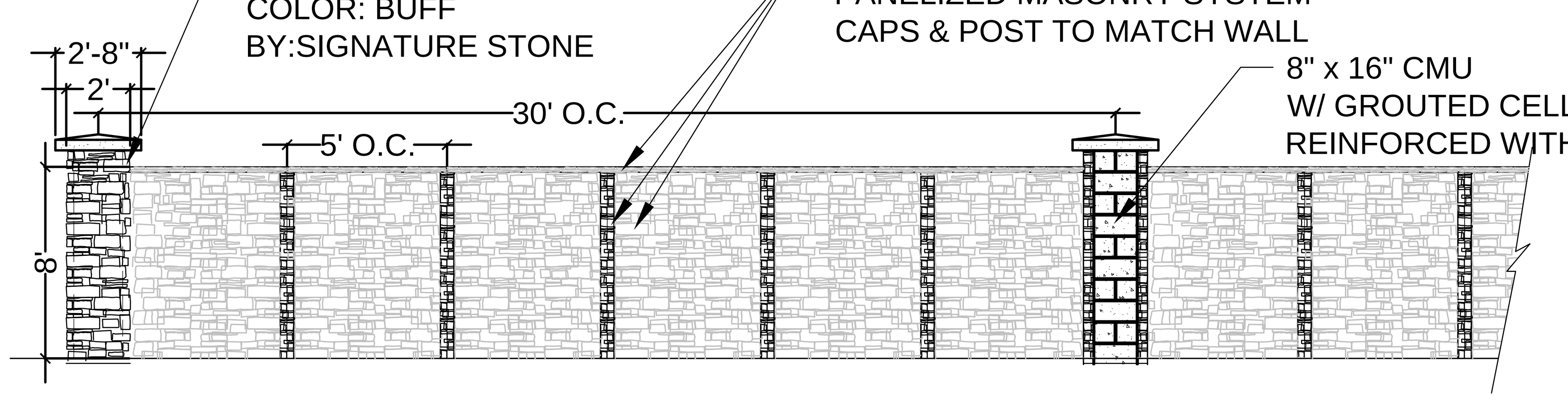
we-ef



Description

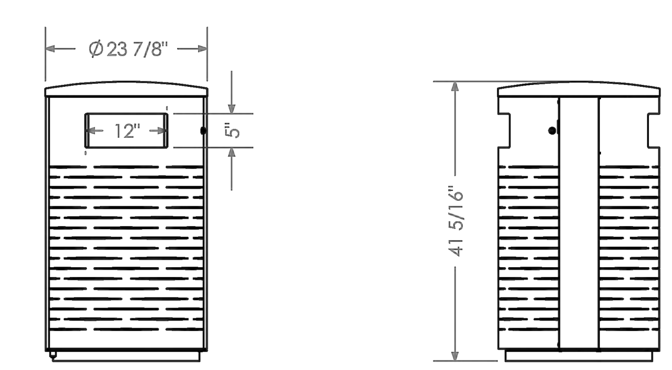
PHOTOMETRIC REQUIREMENTS

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.



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

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

REVISIONS

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PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE DETAILS SHEET
CLIENT: CITY OF AURORA
DESIGNED BY: WP
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THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
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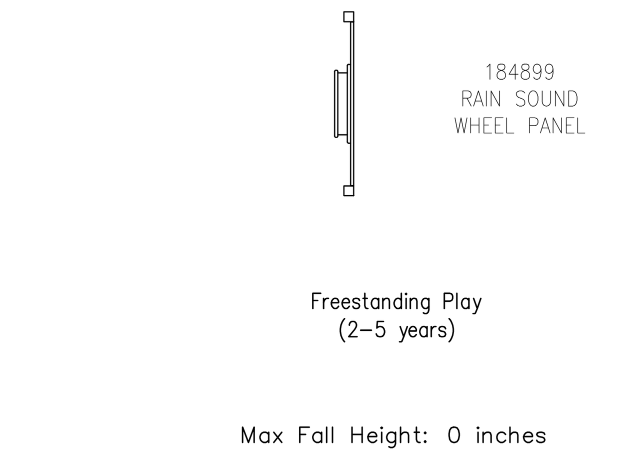
thk associates, inc.

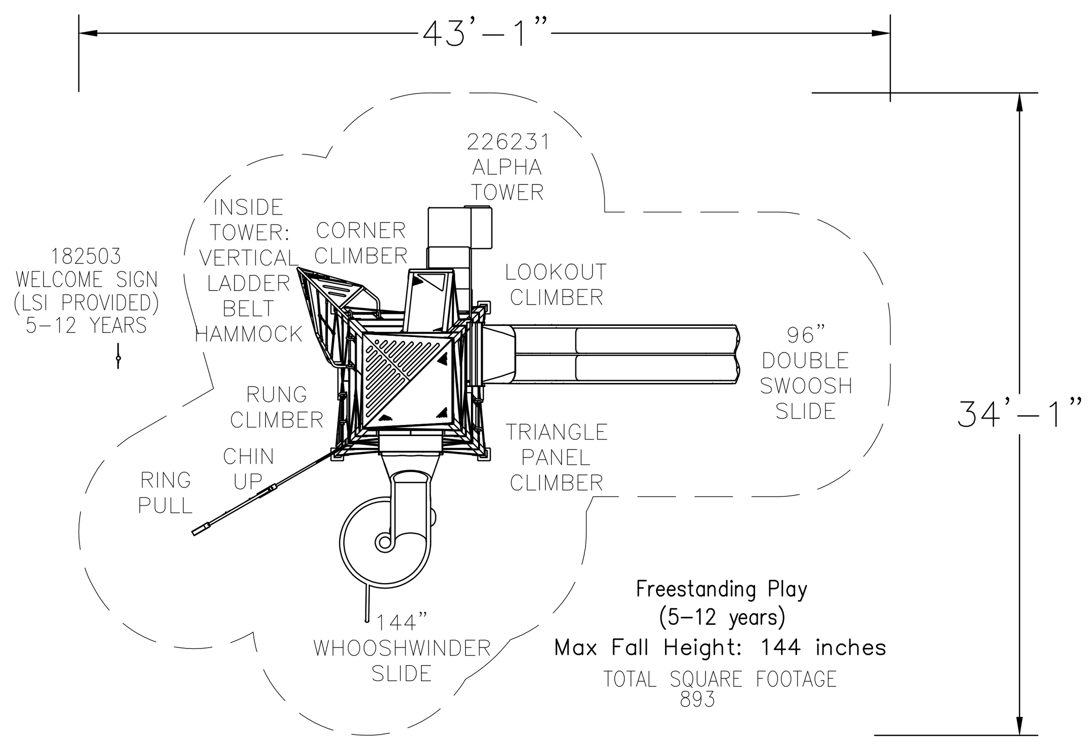
SHEET NUMBER
L-12
SHEET 31 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

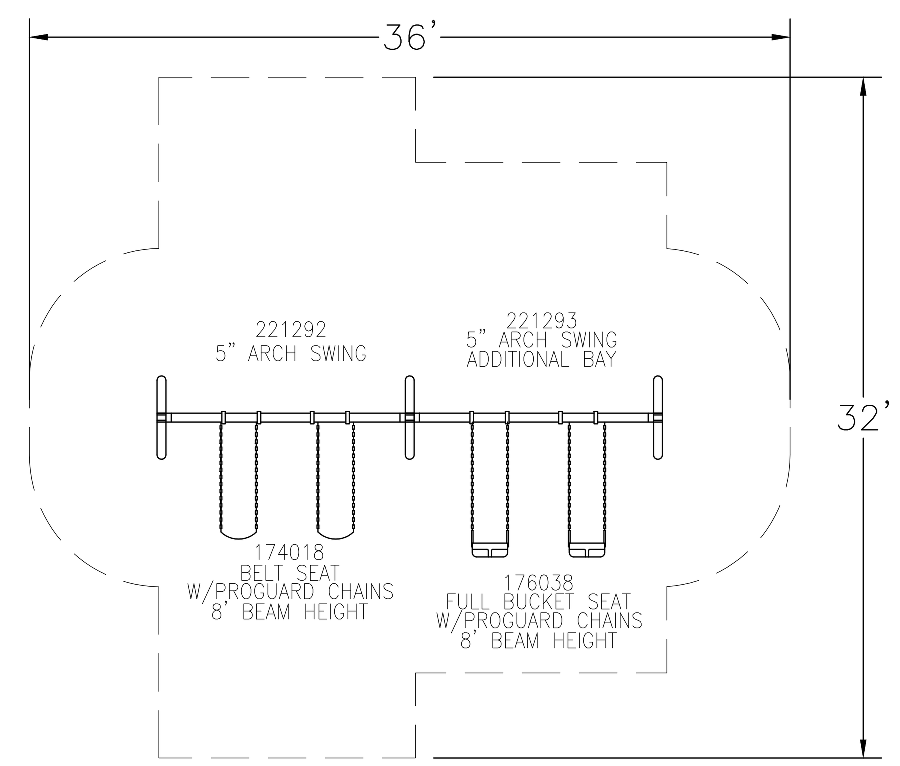
LANDSCAPE DETAILS



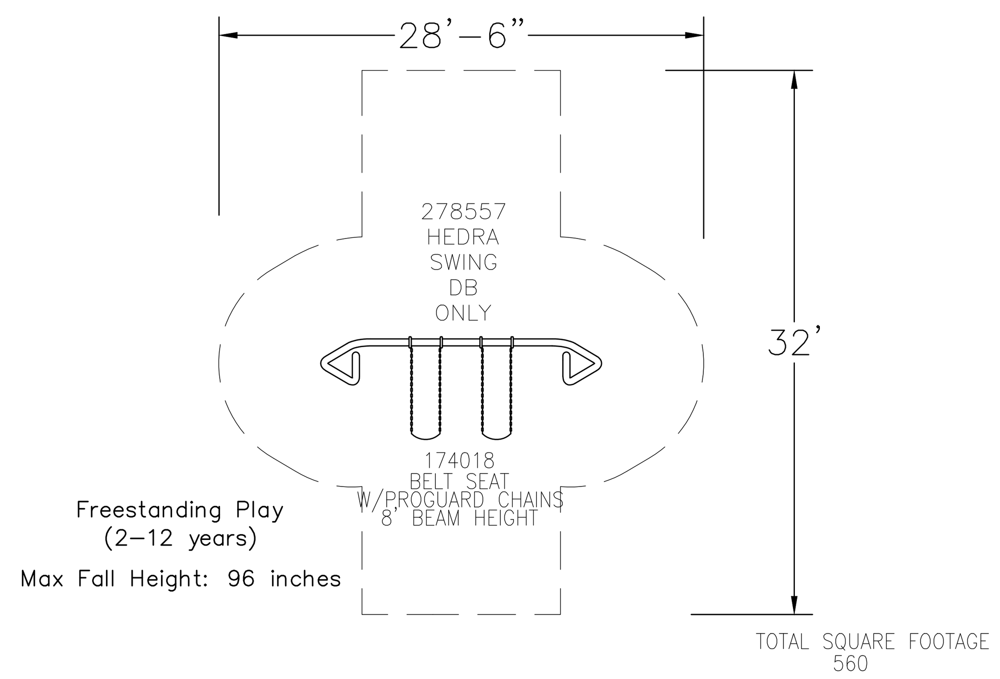
RAIN SOUND WHEEL PANEL (INCLUSIVE)
SCALE: NTS



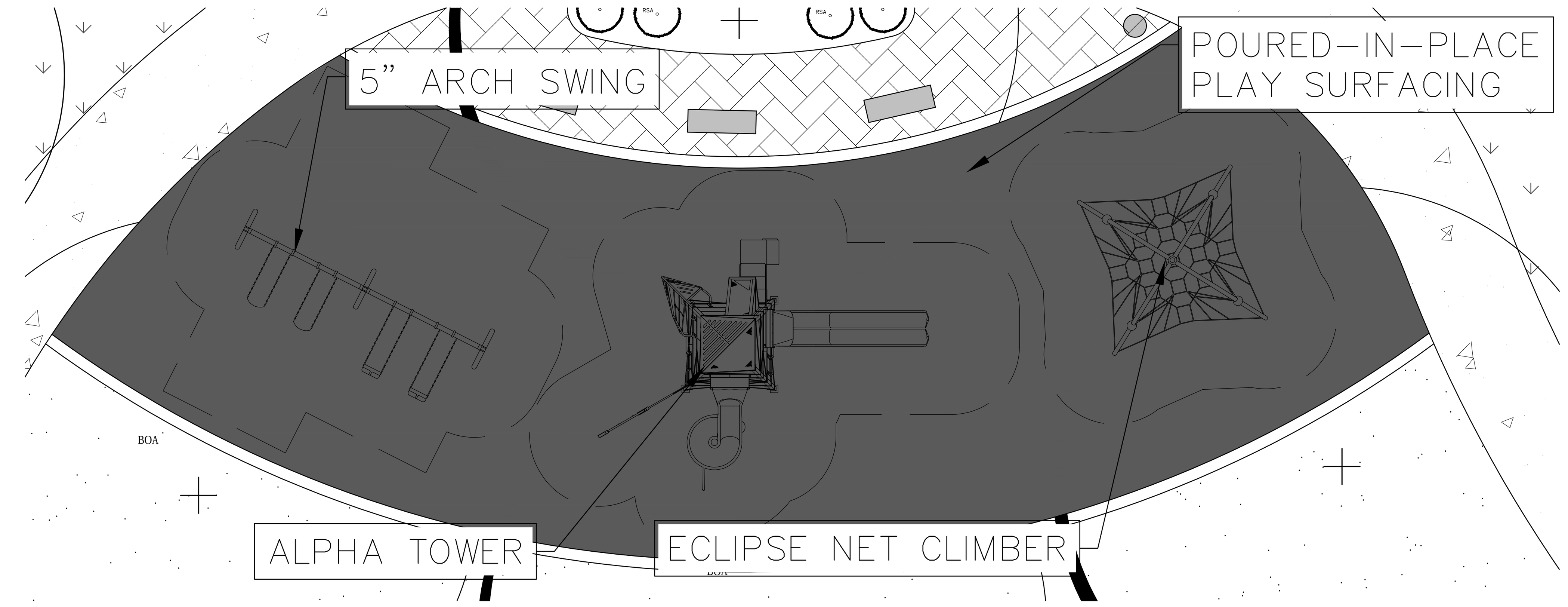
ALPHA TOWER
SCALE: NTS



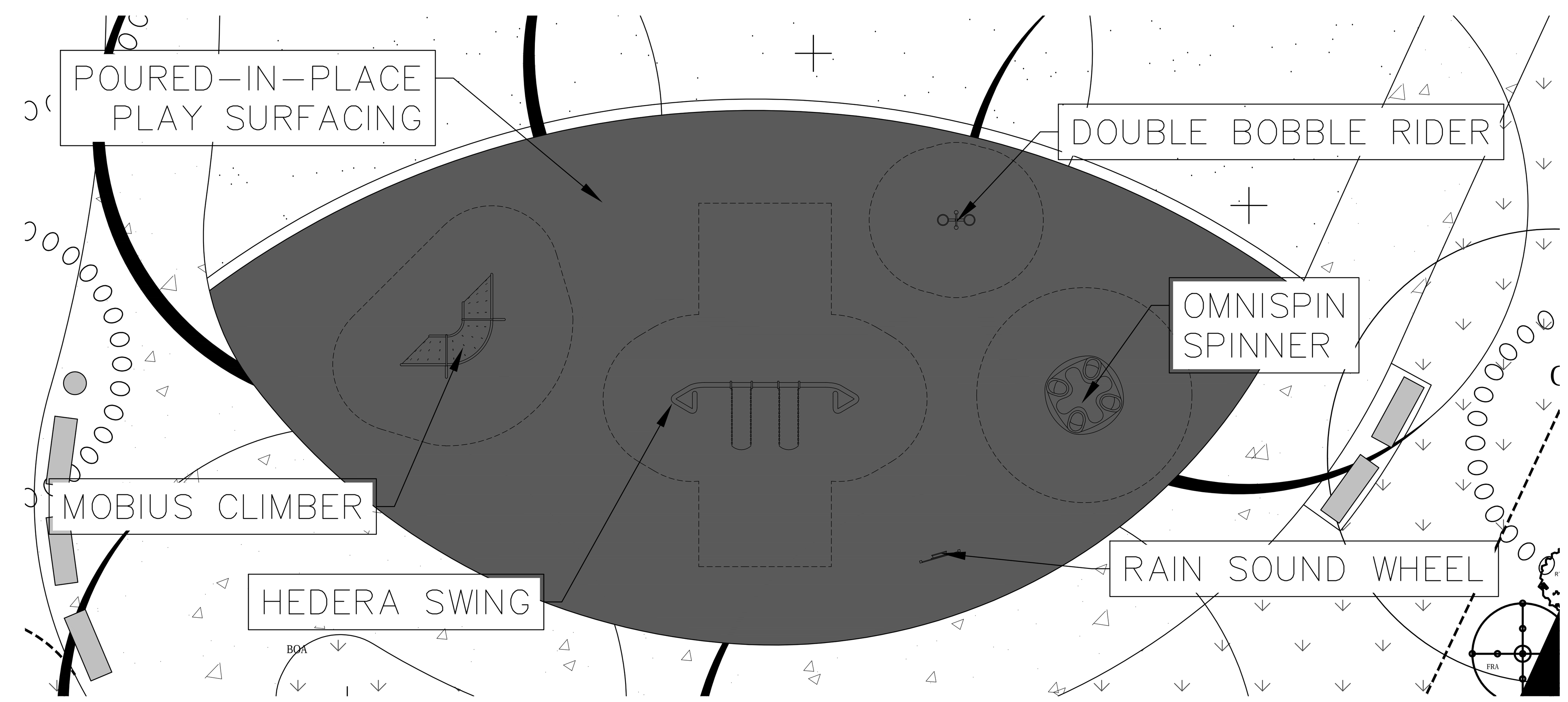
5" ARCH SWING ADDITIONAL BAY
SCALE: NTS



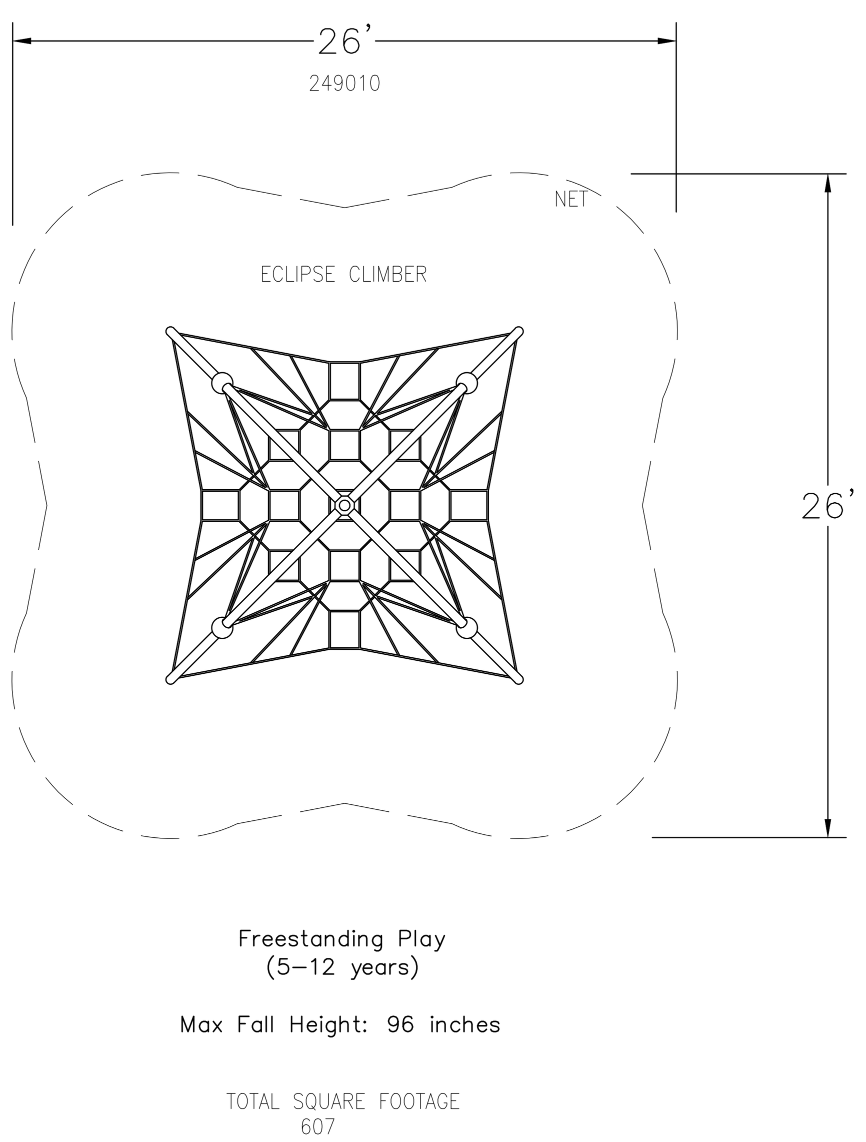
HEDERA SWING FRAME
SCALE: NTS



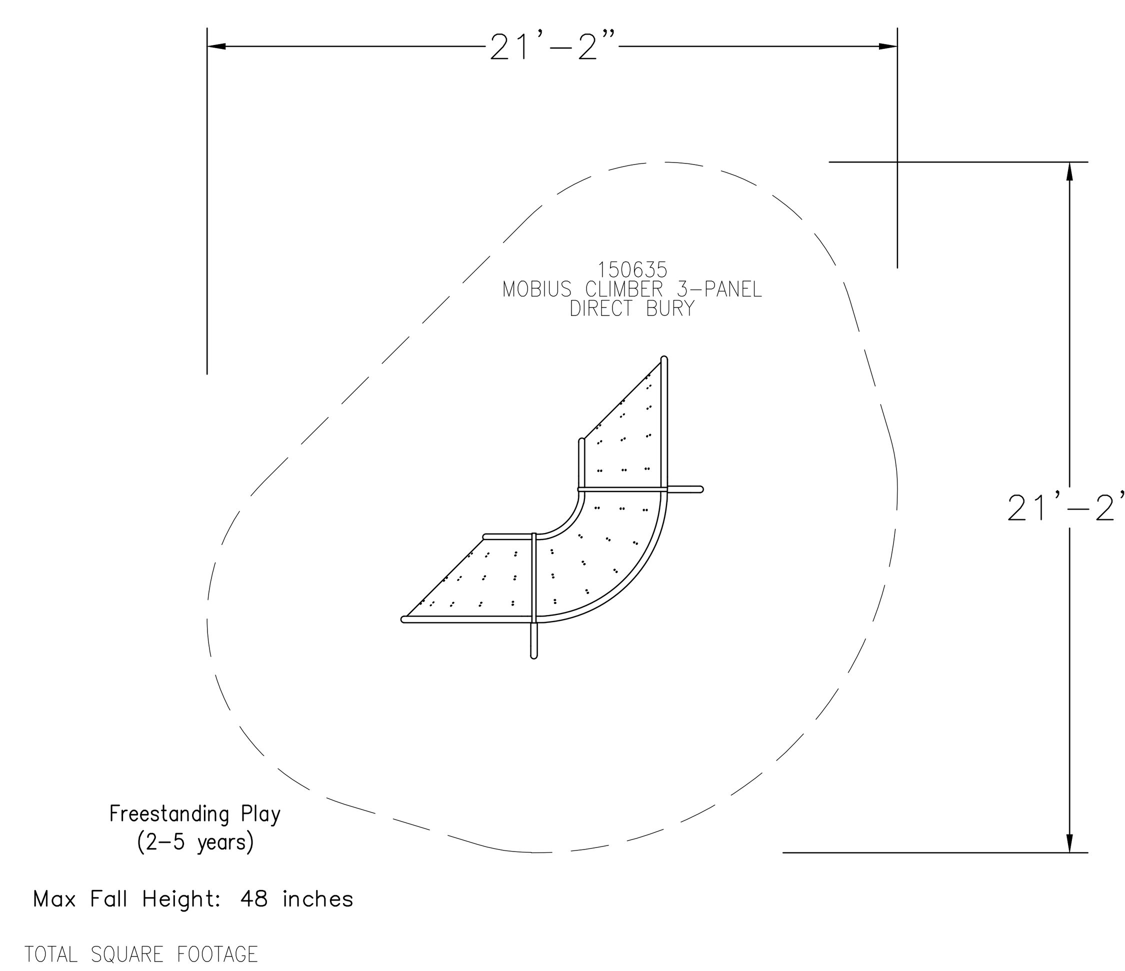
5-12 YEAR OLD PLAYGROUND
SCALE: 1"=10'



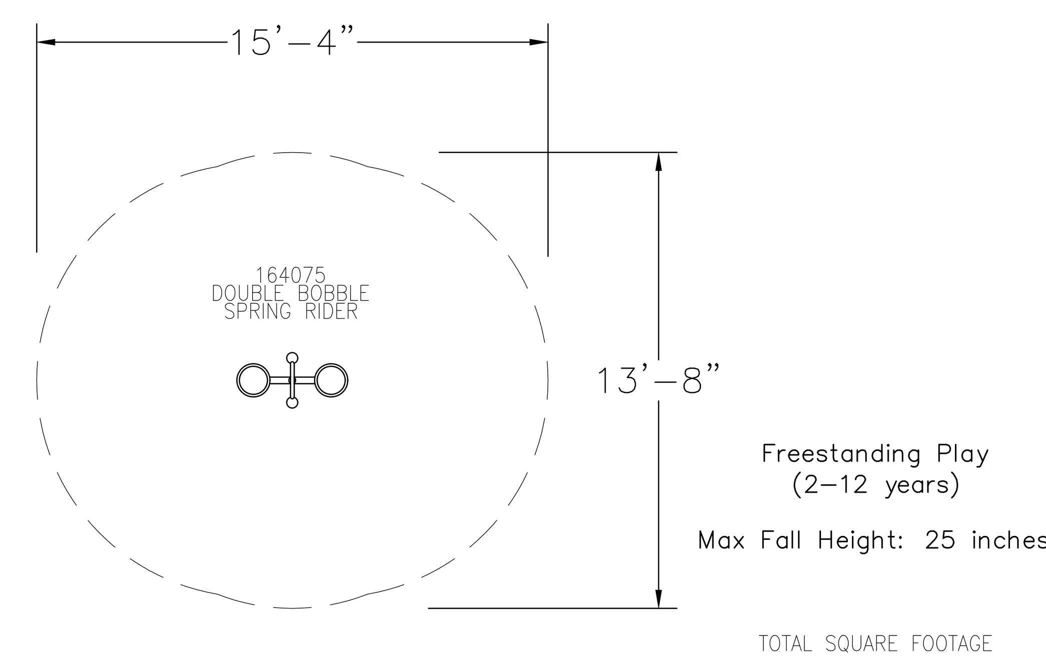
2-5 YEAR OLD PLAYGROUND
SCALE: 1"=10'



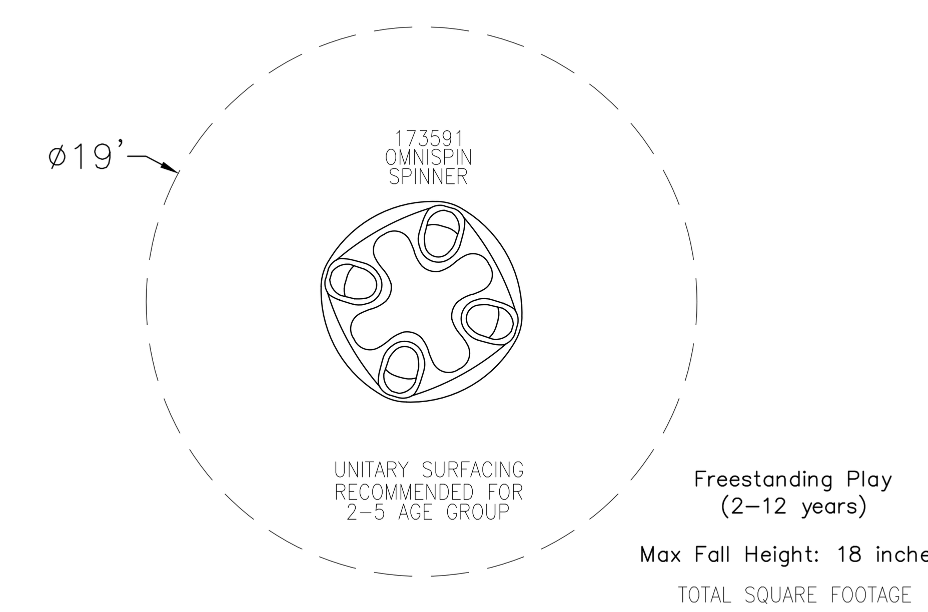
ECLIPSE NET CLIMBER
SCALE: NTS



MOBIUS CLIMBER
SCALE: NTS



DOUBLE BOBBLE SPRING RIDER
SCALE: NTS



OMNISPIN SPINNER (INCLUSIVE)
SCALE: NTS

NOT FOR CONSTRUCTION

REVISIONS

#	DATE	
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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE DETAILS SHEET

CLIENT: CITY OF AURORA

SCALE: HORZ: N/A VERT: N/A

DATE: 11–08–2022

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

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
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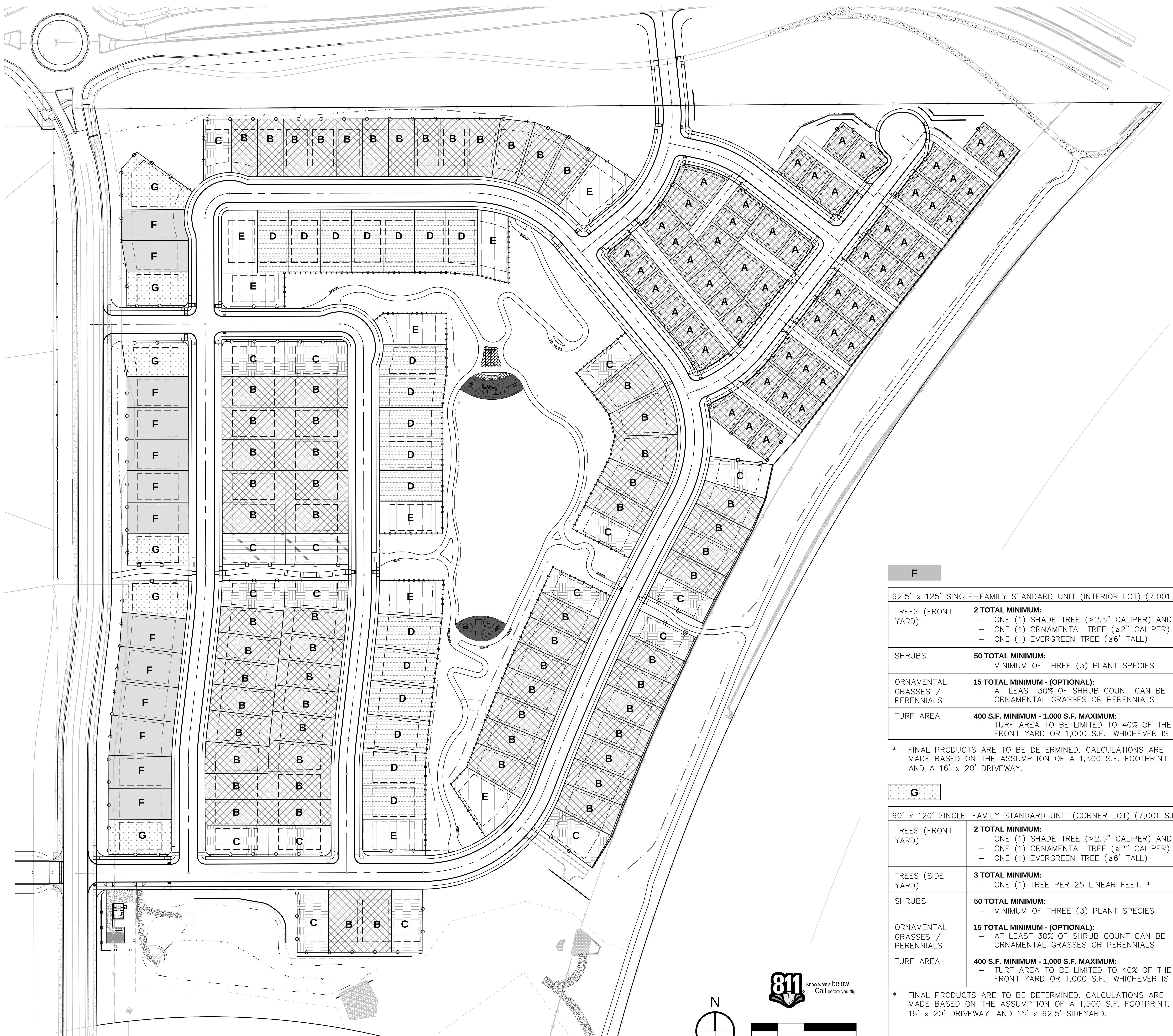
associates, inc.

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

KINGS POINT SOUTH - PA 1-4

RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT



N

0' 50' 100' 200'

SCALE: 1" = 100'-0"

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.

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.

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.

NOT FOR CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6	08-18-2023	6TH SUBMITTAL

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:
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associates, inc.

SHEET NUMBER

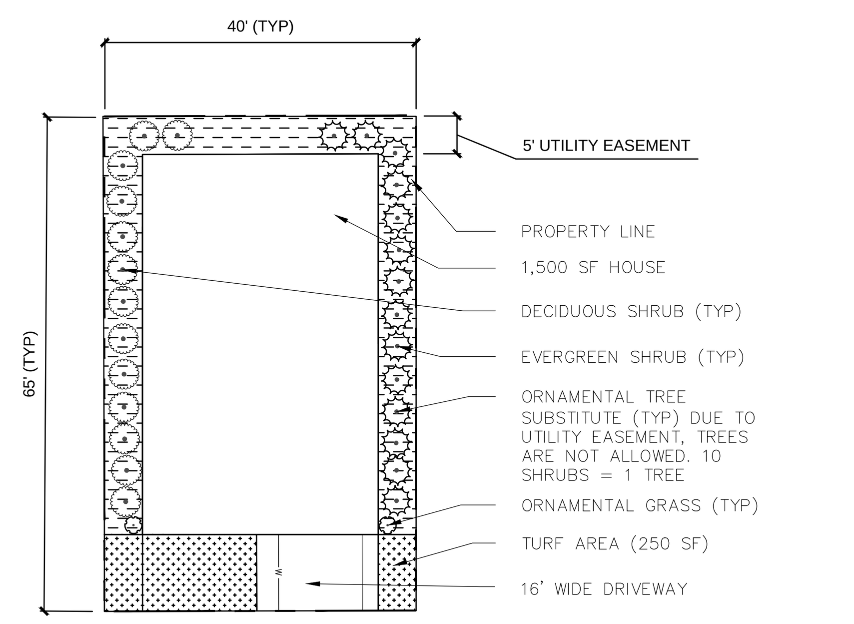
L-14

SHEET 33 OF 35
PROJECT NO. 8677-000

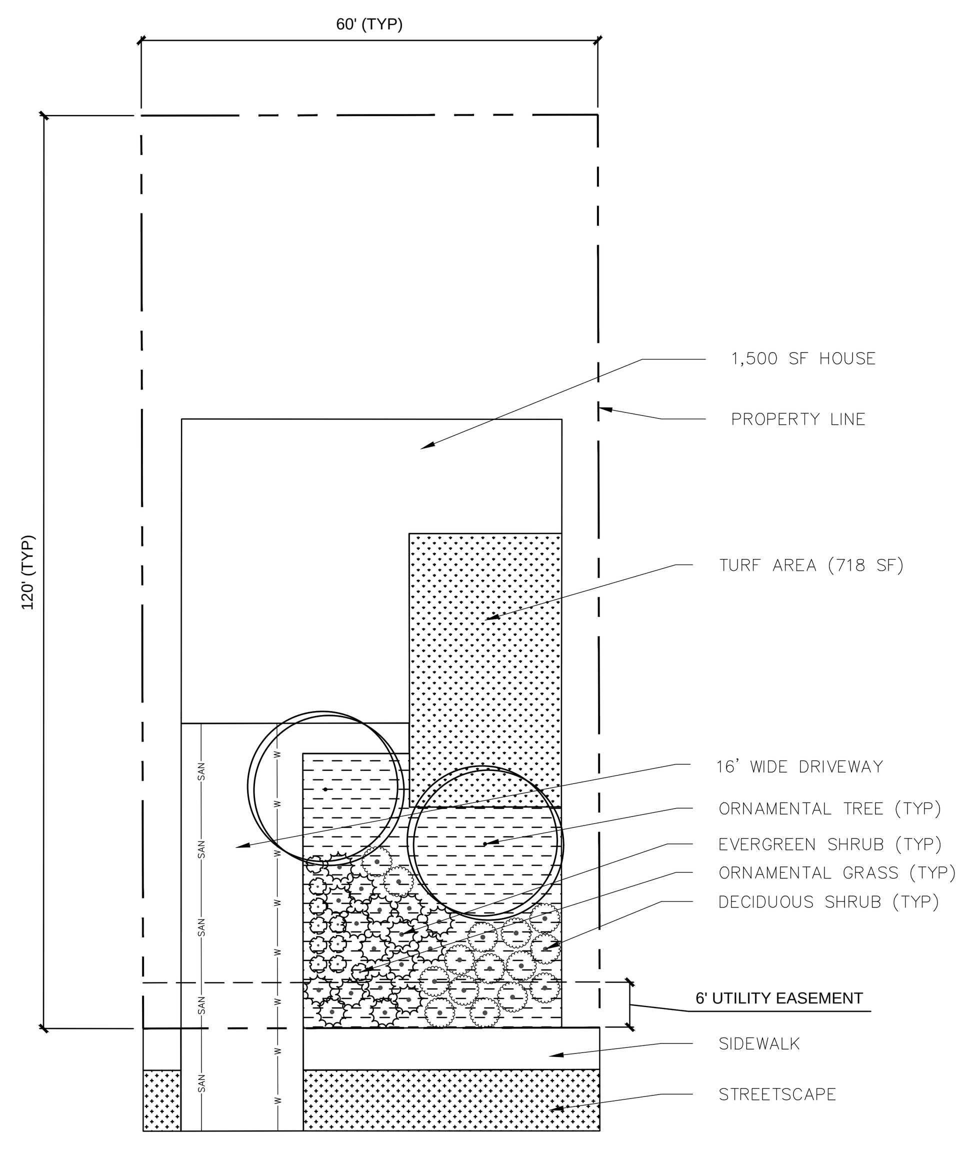
KINGS POINT SOUTH - PA 1-4

RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT

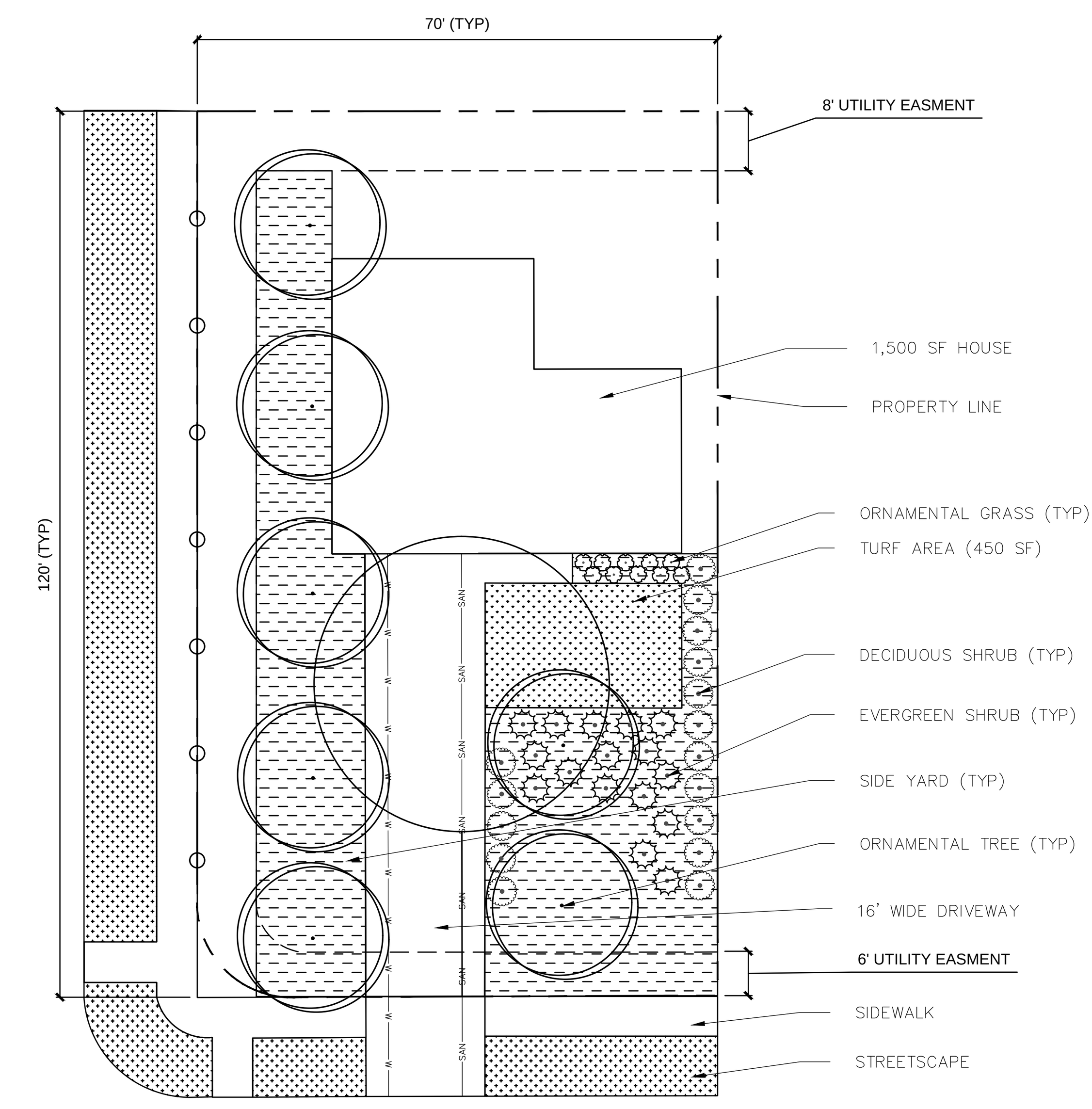
NOTES:
1. NO TREES ARE ALLOWED IN PUBLIC UTILITY EASEMENTS OR WITHIN 8 FEET OF A UTILITY
2. NO SHRUBS OR TREES ARE ALLOWED WITHIN A POCKET UTILITY EASEMENT OR WITHIN 5 FEET OF A METER PIT.



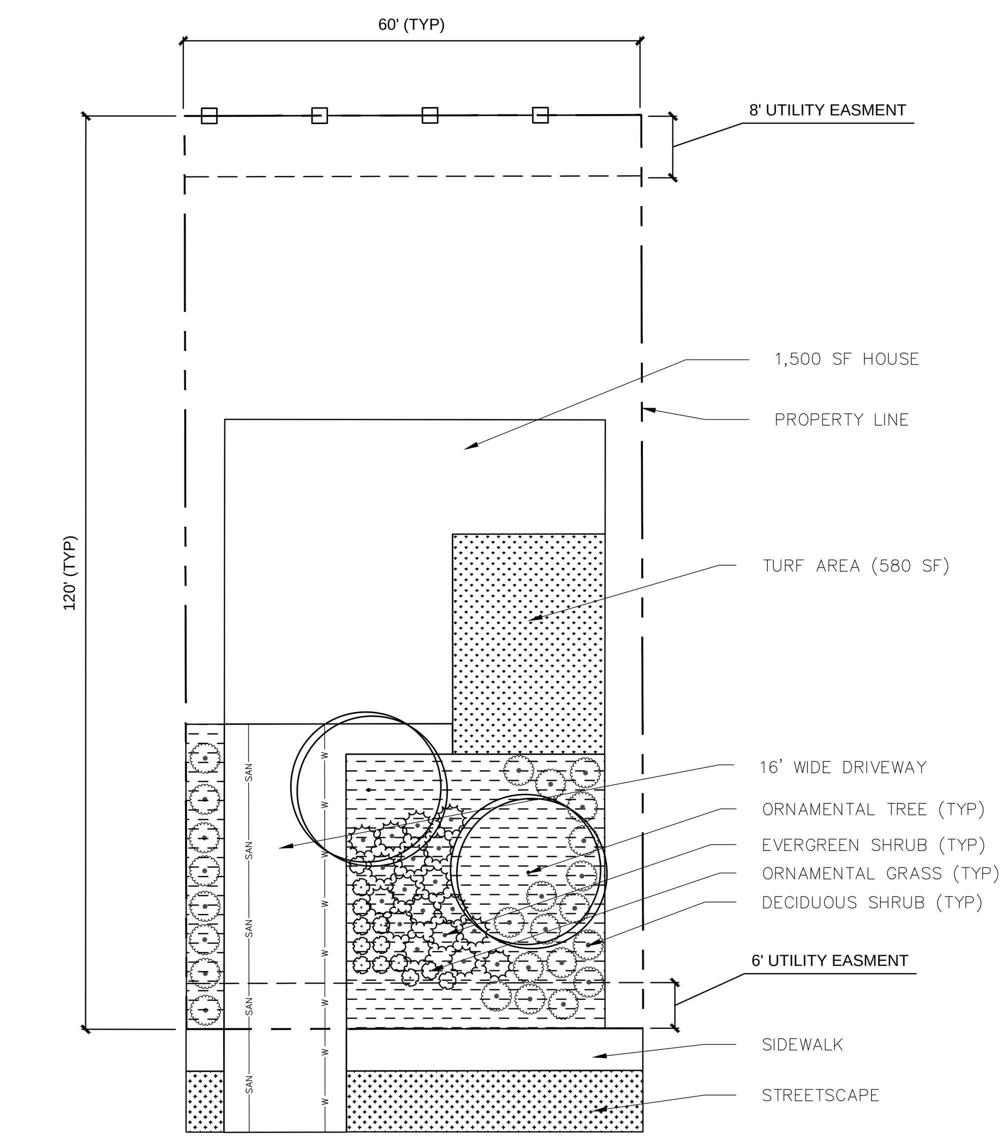
TYPICAL LOT A
1" = 20'



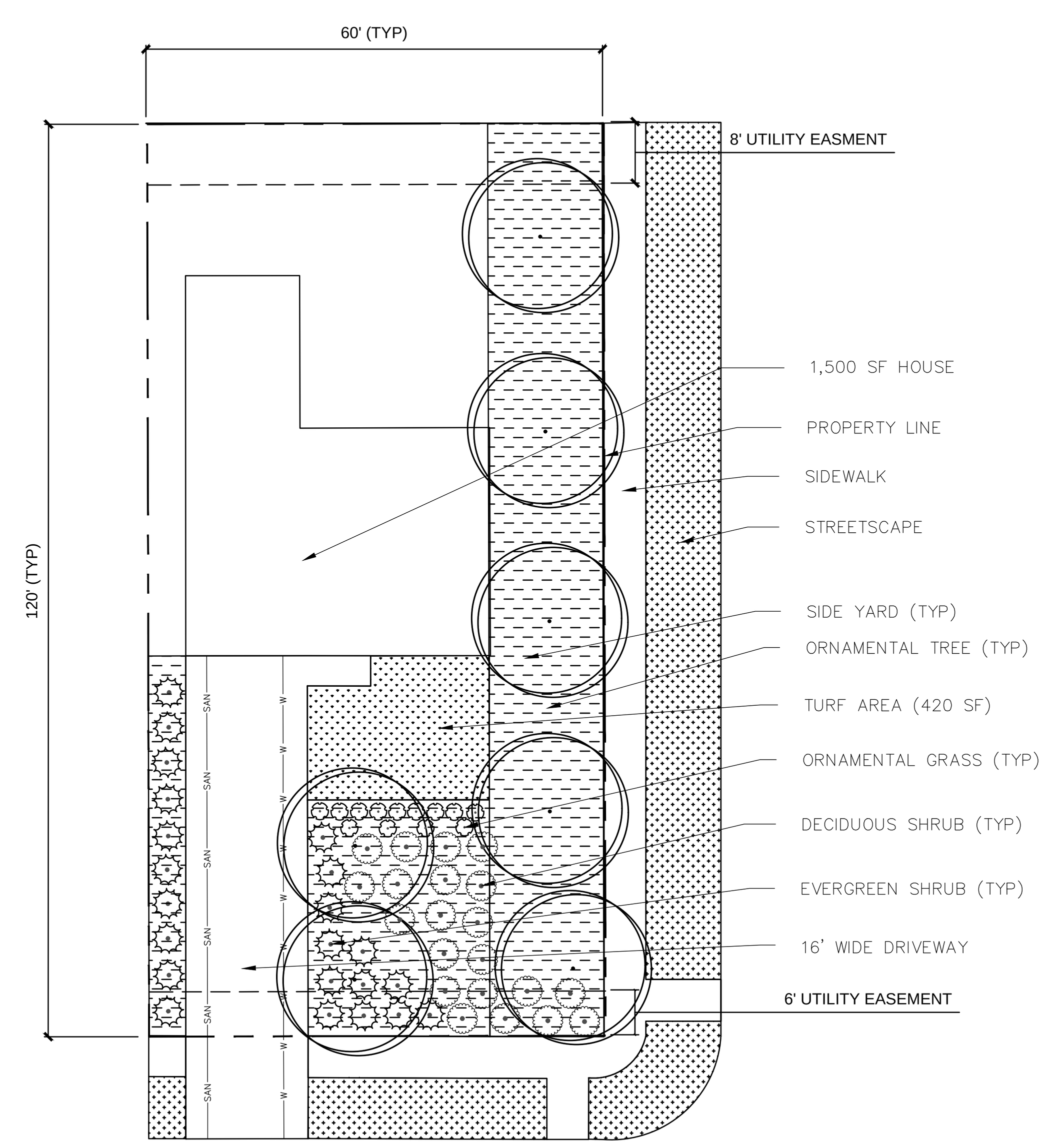
TYPICAL LOT B
1" = 20'



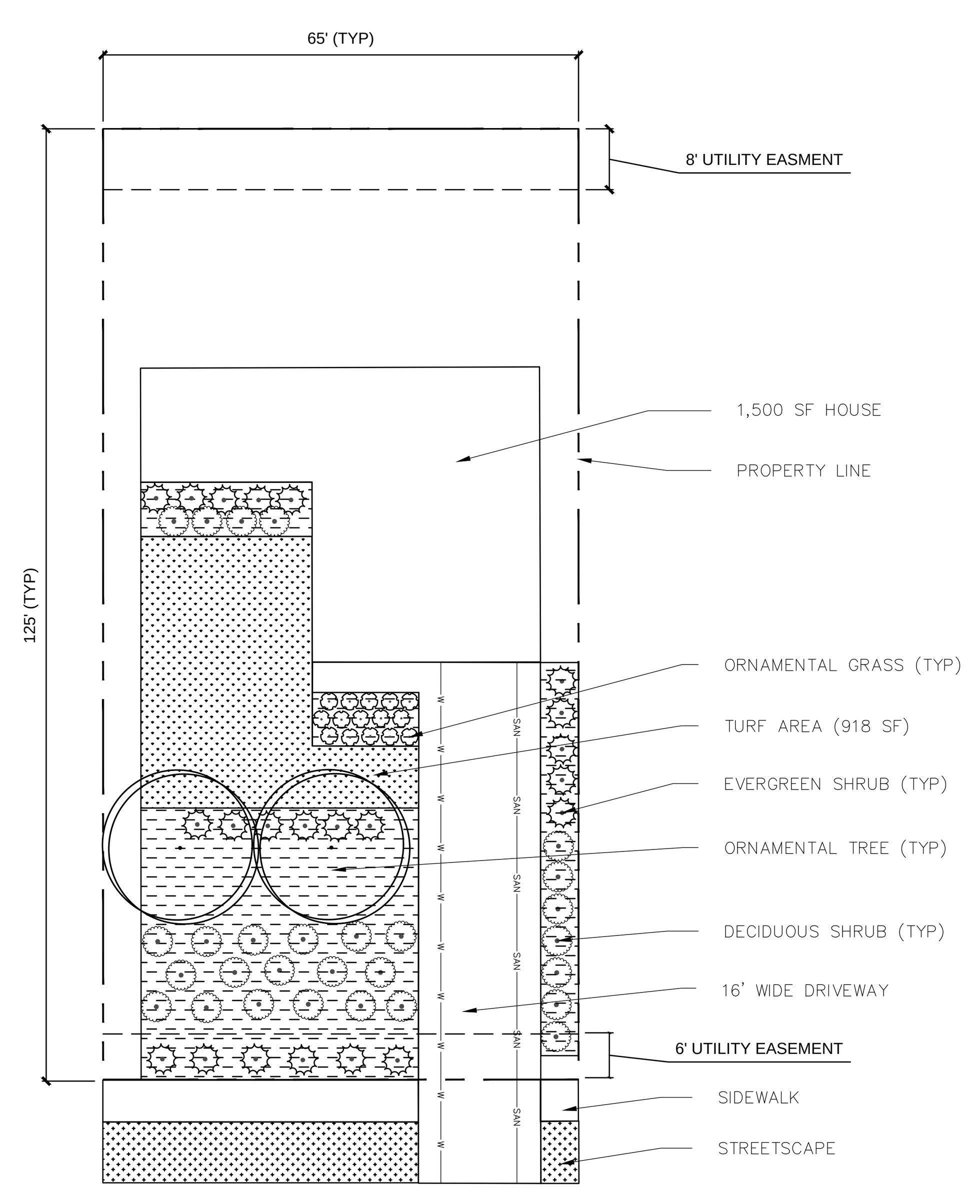
TYPICAL LOT C
1" = 20'



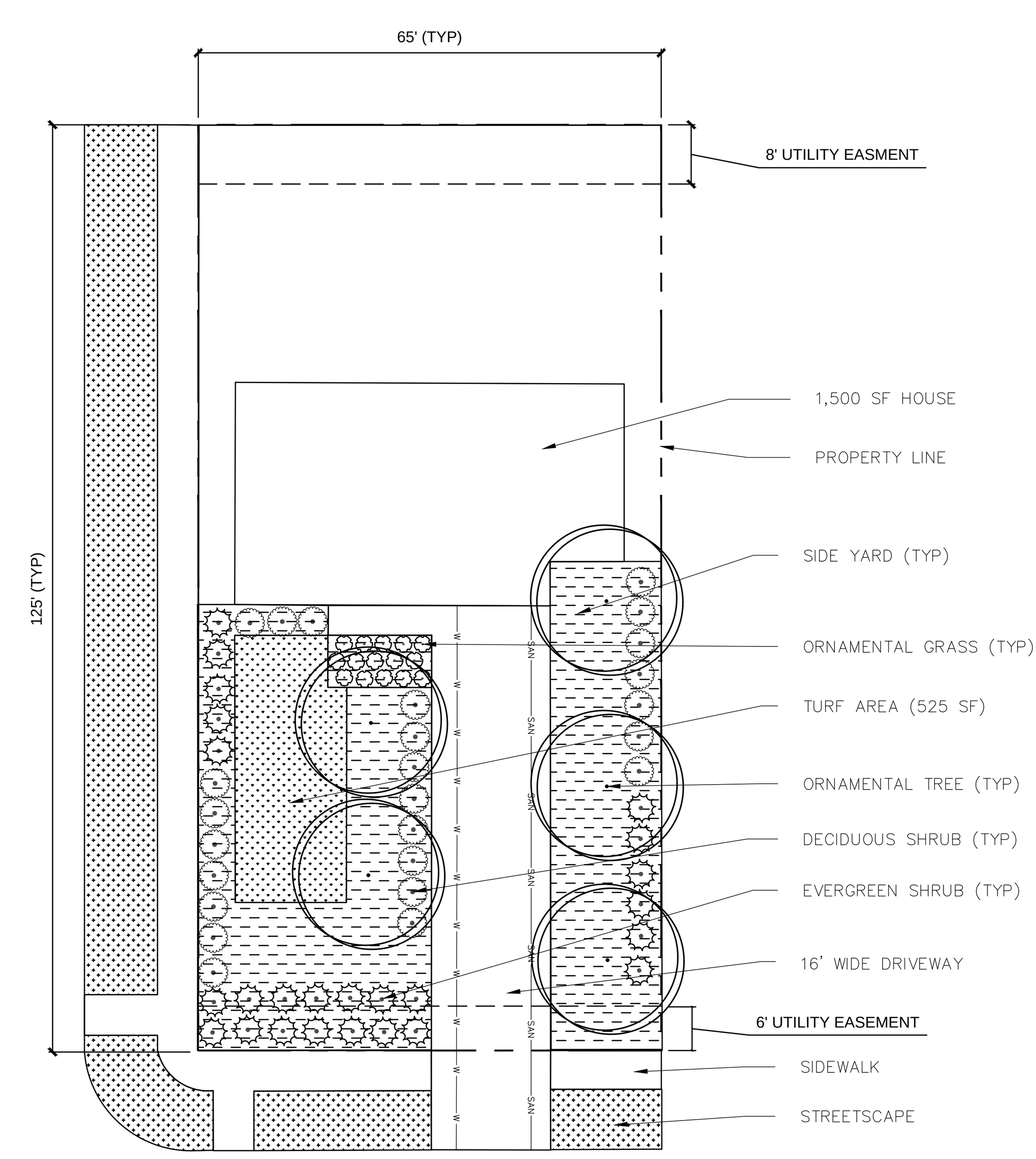
TYPICAL LOT D
1" = 20'



TYPICAL LOT E
1" = 20'



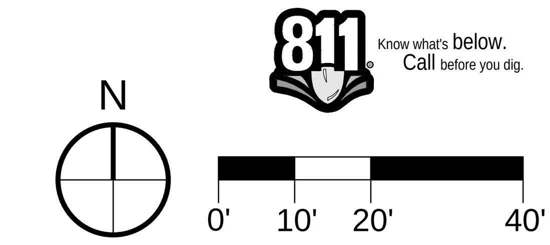
TYPICAL LOT F
1" = 20'



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)



SCALE: 1" = 20'-0"

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SHEET NUMBER
L-15
SHEET 34 OF 35
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