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September 21, 2022

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

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

Dear Mr. Gates,

This letter is in response to the City of Aurora's comments dated August 26, 2022. Comment responses are shown in *red*.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Julie Gamec".

Julie Gamec

THK Associates, Inc. | Principal

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Motor court homes adjacent to the street need to have the front porch and door orienting onto the street. [Planning] *Noted.*
- A rezoning application will be required to ensure no individual lots are split by zone districts unless the site layout can be made to accommodate existing zone district boundaries. [Planning] *Noted. Site zoning is being discussed and will be addressed in either the next submission or with a rezoning application.*
- Sod cannot be used for curbside landscaping 6'-10' ft in width. [Landscaping] *Noted.*
- Trees must be 50 ft away from any stop sign. [Landscaping] *Noted.*
- The site plan will not be approved by public works until the preliminary drainage letter/report and the master drainage report is approved. [Civil Engineering] *Noted.*
- Intersection legs must be aligned or offset 75 ft. [Traffic Engineering] *Noted.*
- Any proposed use of alternative surfacing materials (e.g. concrete paver, etc.) for fire lanes must be submitted for approval in writing to the City Engineer of Public Works. [Fire/Life Safety] *Noted. No alternate surface is proposed.*
- Land dedications for a temporary and a permanent fire station should be identified within the Kings Point South planning areas. Have the locations of the land dedications been identified yet? [Fire/Life Safety] *Design team is working directly with Will Polk to resolve this comment. No fire station land dedications are provided in this submittal.*

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- Site plan will not be approved until MUS is approved. [Aurora Water] *Noted.*
 - A number of measurements need adjustment on the plat. [Real Property] *Noted.*
 - Please see the reviews from outside agencies including Xcel Energy, MHFD, E-470, and the Town of Parker. *Noted.*

PLANNING DEPARTMENT COMMENTS

Community Questions, Comments and Concerns

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

Completeness and Clarity of the Application

[Site Plan Page 1]

- Include all site plan notes on the same page. Delete duplicate notes. *Updated.*

[Site Plan Page 2]

- Include all site plan notes on the same page. Delete duplicate notes. *Updated.*

Zoning and Land Use Comments

[Site Plan Page 1]

- These areas do not appear to add up to the 61.02 acres of land area, what is the remaining space? *Calculations do not account for private space such as front, side or rear yards.*
- Separate regular single family lot counts from small residential lot (motor court) counts. *Motor-court lots are noted.*

[Site Plan Page 7]

- Show the R-1 and R-2 zone district boundary on this map that also shows individual parcels. If it is not possible to adjust the site layout to show no individual parcel is split by zone district boundaries, a rezone application will be required to make this happen. *Noted. Site zoning is being discussed and will be addressed in either the next submission or with a rezoning application.*

Streets and Pedestrian Issues

[Site Plan Page 21]

- Side yard fencing must be set back 4 ft from the back of the sidewalk. *Updated.*

[Site Plan Page 22]

- Side yard fencing must be set back 4 ft from the back of the sidewalk. *Updated.*
- As the street side motor court homes must have their entrance oriented toward the street, the fence will need to comply with front yard fencing requirements. This includes a max height of 42 in and being set back 18 in from the back of the sidewalk. *Noted.*
- Rear yard fencing should be set back 4ft from the back of the sidewalk. *Updated.*

[Site Plan Page 23]

- As the street side motor court homes must have their entrance oriented toward the street, the fence will need to comply with front yard fencing requirements. This includes a max height of 42 in and being set back 18 in from the back of the sidewalk. *Noted.*
- Rear yard fencing should be set back 4ft from the back of the sidewalk. *Updated.*

[Site Plan Page 25]

- Rear yard fencing should be set back 4ft from the back of the sidewalk. *Updated.*

[Site Plan Page 26]

- Side yard fencing must be set back 4 ft from the back of the sidewalk. *Updated.*

Parking Issues

[Site Plan Page 3]

- Show guest parking dimensions. *Comment addressed*

Architectural and Urban Design Issues

[Site Plan Page 3]

- Front door and porch for motor court homes adjacent to the street need to face the street. *Understood*
- This appears to be showing the porch width, not the setback. Adjust. *Comment addressed*

[Site Plan Page 5]

- Lot frontage as required by the UDO is measured from the front lot line, not the setback line. In the R-1 district only, standard lots may have a 35 ft min. lot frontage when located on a curve or cul-de-sac. Adjust the tables on this page as needed. *Table has been updated as needed.*

[Site Plan Page 7]

- Consider adjusting the site layout to provide more direct park street frontage across from the motor courts. *Thank you for the suggestion. These lots are relatively close to the park as is and therefore the layout has not been modified.*

[Site Plan Page 8]

- The tract width must be 30 ft to break up the block length. *Tract widened to 30 feet. Site Plan annotation and Lot Area Table have been revised accordingly.*

[Site Plan Page 9]

- What is the maximum height of the retaining wall? Provide a general cross-section detail with the proposed material as well. *Maximum height of retaining walls are 4'. TW/BW elevations and details have been added to the Grading and Utility Plans.*
- In residential developments adjacent to E-470, a minimum eight-foot-high solid sound attenuation wall must be constructed along the development's E-470 frontage. This wall should match what is proposed in the KPS Master Plan. *Sound attenuation wall has been added to the Site Plan. A detail for the wall can be found in the Landscape Detail sheets.*

[Site Plan Page 10]

- Show tract width measurements at 30 ft to break up the block length. *There is 30'. $28.35' + 1.65' = 30'$.*

[Site Plan Page 11]

- The tract width must be 30 ft to break up the block length. *Although technically on the same block (block 3), Lots 32 and 35 are on different streets, so we believe this criteria should not be applicable.*
- The minimum lot frontage in the R-2 district is 50 ft. *Since no tracts may be split into different zone districts, we are anticipating completing a rezone process to revise all lots within the KPS development to R-1 zoning standards. Therefore, this minimum lot frontage may be 35'.*
- In residential developments adjacent to E-470, a minimum eight-foot-high solid sound attenuation wall must be constructed along the development's E-470 frontage. This wall should match what is proposed in the KPS Master Plan. *Sound attenuation wall has been added to the Site Plan. A detail for the wall can be found in the Landscape Detail sheets.*

[Site Plan Page 12]

- What is the maximum height of the retaining wall? *Maximum height of retaining walls are 4'. Wall elevations and details have been added to the Grading and Utility Plans.*

[Site Plan Page 13]

- In residential developments adjacent to E-470, a minimum eight-foot-high solid sound attenuation wall must be constructed along the development's E-470 frontage. This wall should match what is proposed in the KPS Master Plan. *Sound attenuation wall has been added to the Site Plan. A detail for the wall can be found in the Landscape Detail Sheets.*

[Site Plan Page 31]

- The maximum fence height for residential districts is 6 ft. *Detail updated. Sound wall along E-470 is 8' in accordance with the FDP.*
- Wood fencing must have a top rail *Detail updated.*

Signage Issues

There were no signage comments on this review. *Comment noted.*

Landscaping Issues

- There is a force main here. It seems that the trees are being planted on top of the main? *Trees revised.*
- Sod cannot be placed in curbside landscape areas less than 10'. *Landscape updated.*
- Note the 50' tree setback from the stop signs. *Noted.*
- Dimension and label the street frontage buffer. *Updated.*
- Please identify the limit of work line for the right of way. *Updated.*
- Please darken the utilities. *Updated.*
- This line is really just the hatch outline. Is this bed kind of floating in the open space area? Perhaps adjust the location adjacent to the fence? *Updated.*
- Please label stop signs as they do not read well. *Updated.*
- Shift tree beyond the 50' distance from stop sign. *From stop sign to trunk is a minimum of 50' (typ)*
- For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used. *Updated.*
- Note stop sign & 50' to tree. [2 instances] *Updated.*
- This area is all one tract/open space. Why two different hatches/ground plane treatments? *Updated.*
- Remove tree within 50' of stop sign & update street tree table. *Updated.*
- While the hatch scales area different, use a different hatch to better differentiate between the sod and native seed. *Updated.*

[Site Plan Page 22]

- For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used. *Updated.*
- Sod cannot be placed in curbside landscape areas less than 10'. [2 instances] *Updated.*
- Note stop sign & 50' to tree. *Updated.*
- Adjust street trees as they are not centered in the curbside landscape area. *Updated.*
- Note stop sign & 50' to tree. *Updated*

[Site Plan Page 23]

- Note stop sign & 50' to tree. *Updated.*
- Sod cannot be placed in curbside landscape areas less than 10'. *Updated.*
- This plant material should be contained in edger otherwise maintenance will be problematic given the native seed. *Updated.*
- For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used. *Updated.*
- Dimension and label the buffer. *Updated.*

[Site Plan Page 24]

- Include all the utilities. There is a storm line here that is not shown. *Updated.*
- For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used. *Updated.*
- Shift tree, too close to utility line. *Updated.*
- Sod cannot be placed in curbside landscape areas less than 10'. [2 instances] *Updated.*

[Site Plan Page 25]

- For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used. *Updated.*
- Sod cannot be placed in curbside landscape areas less than 10'. [2 instances] *Updated.*

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- Dimension and label the buffer. *Updated.*

[Site Plan Page 26]

- For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native see may be provided or all shrubs and grasses. No sod can be used. *Updated.*
- Note stop sign & 50' to the tree. [2 instances] *Updated.*
- Sod cannot be placed in curbside landscape areas less than 10'. [3 instances] *Updated.*

[Site Plan Page 27]

- For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native see may be provided or all shrubs and grasses. No sod can be used. *Updated.*
- Dimension and label the buffer. *Updated.*

[Site Plan Page 28]

- Please explain why no curbside landscaping is shown in this area since there are street trees shown. *Street is off of our property. Street trees and native seed have been added. No curbside landscape because there is no sidewalk in this area. Assume that Kings Point North (Painted Prairie) is landscaping this tract with their submissions.*

[Site Plan Page 29]

- Move the Redbud to the Ornamental tree section. *Updated.*

[Site Plan Page 30]

- Remove the heading landscape buffer and just list Tract A, Tract B, etc. *Updated.*
- If there are trees and shrubs being provided on two sides of the same street, then the streets themselves need to be broken down by north and south sides and/or east and west sides, but it is not cumulative. *Updated.*
- Provide a separate tract landscape graphic that clearly delineates the tract boundaries. No landscaping should be included *Updated.*
- Provide the requirements for H-Q. If an easement precludes the installation of trees, then shrub equivalents can be provided OR provide the trees and shrubs in another location and document where they have been provided. *Updated.*
- Shrub requirements are 1 shrub per 40 SF of the curbside landscape. *Updated.*
- For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native see may be provided, or all shrubs and grasses. No sod can be used. *Updated.*
- Update to include the buffer width required/provided *Updated.*
- Add the width- required/provided *Updated.*
- Add a table documenting the square footages and percentages of high, medium, and low landscape areas as a total of the entire landscape area. *Updated.*

[Site Plan Page 31]

- Please provide height of light pole and fixture and enlarge the text as it is too small to read. *Updated.*

[Site Plan Page 32]

- The lot typicals should be to a scale. See examples from another project provided. The examples provided are what is being expected for these lot typicals. *Updated.*
- Provide a specific plant list. City staff needs to verify that the plant material being selected will work given the size of the lots. *Updated.*
- Include a legend for the planting. *Updated.*
- Include the approximate location of the utilities and driveways going to each lot and any easements. If fencing is proposed for any of the lots, include that on the typicals. *Updated.*
- Include the streets, sidewalks etc. with these lot typicals. *Updated.*
- Please provide typical planting for each unit type. *Updated.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

Civil Engineering

[Site Plan Page 1]

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. *Comment noted – thank you*
- The site plan will not be approved by public works until the master drainage report and the master plan are approved *Comment noted – thank you.*

[Site Plan Page 2]

- Please add the following note: 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. *Note added.*
- Some of these notes are included on the cover sheet as well? *All notes have been combined on the cover sheet.*

[Site Plan Page 4]

- Include the fixture type and pole height for the required public streetlights. *Fixture types and pole heights will be included in the CDs.*

[Site Plan Page 6]

- Add 'and Kings Point Way' [2 instances] *Kings Point Way is an existing road.*
- Please revise these notes based on the required note from sheet 2. *Comment addressed. The language from the required note on sheet 2 has been added to the Additional Notes #3 at the bottom of this page.*

[Site Plan Page 8]

- Per the PIP, Kings Point Way needs to be constructed prior to the development of planning areas 1-4. This site plan will not be approved until the plan set containing the design for the required portions of Kings Point Way is approved. *Kings Point Way is already constructed. It is an existing street.*
- Label proposed curb return radii, typical on all site plan sheets. *Note 3 added to Site Plan sheets "Proposed curb return radii are 15' unless noted otherwise." Any atypical radii have been labeled accordingly.*
- A 25' lot corner radius is required. *This is the property boundary.*
- Typical all site plan sheets: dimension proposed streets from FL-FL. *FL-FL dimensions added to the shite plan sheets.*
- Per the PIP, Aurora Parkway needs to be constructed prior to the development of planning areas 1-4. This site plan will not be approved until the plan set containing the design for the required portions of Aurora Parkway is approved. Please include the RSN for the associated plan sets providing the required public improvements. *The verbiage in the PIP has been revised. Aurora Parkway needs to be constructed prior to issuance of Certificate of Occupancy for Planning Areas 1-4.*

[Site Plan Page 9]

- Show curb ramps for the proposed crossing. *Comment addressed.*
- Label the ROW here. *Comment addressed.*
- Label the lot corner radius since it is not proposed as part of the plat. *Comment addressed.*
- Typical all alleys: For alley loaded product areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following

treatments shall be utilized unless otherwise approved by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk.

Drainage easements will be provided as necessary.

- The minimum flow line radius is 45' for a cul-de-sac. *The FL radius has been revised to 45'. Street G north of Street F has been revised to a Local Type II in accordance with Section 4.04.2.01.2 of the Roadway Design Standards.*
- Are cross pans proposed anywhere? *Yes.*

[Site Plan Page 10]

- Why is a local type 2 proposed here? This not a destination street per section 4.04.2.01.2 in the Roadway Manual. *Per email from Julie Bingham on 9/7/22, "the street can remain a local type 2 but the labels need to be resolved for the street to be consistent. The street should be 1 consistent section from intersection to intersection." This street will remain a local type II and callouts have been revised accordingly.*

[Site Plan Page 11]

- Label what the hatch represents and if it is to remain or to be removed. *Comment addressed. A callout has been added to the SP sheet "Existing riprap to be relocated east of the proposed trail"*

[Site Plan Page 12]

- Show/label the required drainage easement/tract for the pond. *Comment addressed.*

[Site Plan Page 15]

- Max 3:1 slopes. *Comment addressed.*
- Provide a typical section for the retaining walls with the material. Any walls over 30" require railing, any CIP walls and any walls over 4' require structural calcs. *Retaining wall details and typical sections are provided on sheet GUP-6.*
- Call out the proposed swale. *Proposed swales are called out with slope labels added.*
- Provide flow arrows across the site to show the general direction of flows. *Flow arrows have been added across the site.*
- Is there a swale proposed here? Label the slope if so. *Yes, there is a proposed swale with a 2.4% slope. Labels added accordingly.*

[Site Plan Page 16]

- Max 3% slope for 95' from the flowline for a local street intersecting a local through street. *Intersection grading will be incorporated during final design.*
- Include the ROW width of public streets. *ROW width labels have been added for all public streets on the Grading and Utility Plans.*
- Max 3:1 slopes. *Comment addressed.*
- At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill PCR and on the intersecting street's uphill PCR. *Crosspan will be utilized at this intersection to carry flows towards nearest inlet.*
- Include the ROW width of public streets. *ROW width labels have been added for all public streets on the Grading and Utility Plans.*
- Label as private. [2 instances] *Per MDR comments, this storm shall be public. A 30' easement has been added for the storm pipe adjacent to the dual force mains per coordination with Nina. A 16' drainage easement will be utilized for the storm drain between MH-20 and MH-16, up to the ROW.*

[Site Plan Page 18]

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- Label as private. [2 instances] *Label added.*
- [Site Plan Page 19]
- What is this? *This is the concrete emergency overflow weir.*
 - Label the pond as private. *Comment addressed.*
 - Add slope label to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%). *Slope labels added. Pond complies with slope constraints.*
 - A drainage easement or tract is required to be dedicated for the proposed pond. Please show/label. *Comment addressed. A drainage easement has been added.*
 - Label the slope, max 10%. *Pond access ramp slope label added. Slope is less than 10%.*
 - Show/label the 100-year WSEL in the pond. *Comment addressed*
 - Include the max height or height range for the retaining wall, typical all walls. *Labels have been added for TW/BW retaining walls. Typical Sections and details for retaining walls can be found on GUP6.*
 - *Check these contours. Comment addressed.*
 - Show connecting to existing. *We are working with MHFD to revise the channel corridor. We need to raise the channel to minimize the impact to existing contours and vegetation. When this is implemented, we will show the connection to existing contours.*
 - Please verify if channel improvements are required for this section of Cottonwood North. Please show the full extent of proposed improvements for the channel. *Per the MDR, these channel improvements are required. We are working with MHFD to revise the channel corridor. We need to raise the channel to minimize the impact to existing contours and vegetation. When this is implemented, we will show the connection to existing contours.*

[Site Plan Page 21]

- Typical all landscape sheets, show the underground storm sewer. Ensure that all trees are a minimum of 10' from storm sewer. *Updated.*

[Site Plan Page 22]

- Pavers are not permitted in the public ROW, typical all alley entrances. *Noted. No special paving proposed.*

[Site Plan Page 26]

- Show/label the 100-year WSEL in the pond. Plantings are not permitted below the 100-year WSEL. *Updated.*

[Plat Page 3]

- A 25' lot corner radius is required. *R.O.W. will be dedicated at a later date.*

Traffic Engineering

[Site Plan Page 1]

- Relabel 'OF'. *Updated.*
- This Site Plan will not be approved until the Kings Point South Master Plan AMDT and MTIS has been reviewed and approved. Additional comments may be forthcoming as a result. *Comment noted – thank you.*

[Site Plan Page 8]

- Provide STOP signs and sight triangles at all alley approaches with public ROW. *These are driveways for motor courts so stop signs and sight triangles are not required.*
- Should be 30"x30". *Sign size adjusted.*
- Should be 24"x30". *Sign size adjusted to 24"x30".*
- Should be 24"x24". *Sign size adjusted.*

[Site Plan Page 9]

- Align legs or offset a minimum 75". *Is this a requirement or a preference? An email was sent to the reviewer on 9/6/22 but we have not heard back.*
- Align legs. *Is this a requirement or a preference? An email was sent to the reviewer on 9/6/22 but we have not heard back.*

[Site Plan Page 10]

- Add 2A sign. [2 instances] *Pedestrian crossing signs added.*
- Move kiosk. *Mail kiosk location have been coordinated with USPS.*
- Add 2B sign. [4 instances] *Pedestrian crossing signs added.*

[Site Plan Page 11]

- Add 2B sign. [2 instances] *Pedestrian crossing signs added.*
- Add 2A sign. *Pedestrian crossing signs added.*
- Move off STOP sign callout. *Comment addressed.*
- Align legs or offset a minimum 75'. Intersection should be perpendicular +- 5 degrees. *Is this a requirement or a preference? An email was sent to the reviewer on 9/6/22 but we have not heard back. This is a driveway and not a roadway or Alley.*
- Provide sight triangles at all alley approaches with public ROW. *Alleys are being treated as driveways, not streets. No sight triangles provided.*

Fire / Life Safety

[Site Plan Page 1]

- Please remove note 2. *Updated.*
- Please remove note 3. *Updated.*
- Please remove note 7. *Updated.*
- Please remove note 8. *Updated.*
- Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates. *Site will not be gated.*
- Advisory comment: The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site. Prior to the issuance of the first certificate of occupancy, the project site must have the required number of emergency access points and approved water supply. This requirement includes, but not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances. *Noted. Developer is working with Painted Prairie to the north who is responsible for building Aurora Parkway to ensure two points of access. Phasing is included on sheet OSP-1. A narrative has been added to OSP-1 that clearly demonstrates and defines the construction of all on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases*
- Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan. *Phasing is included on sheet OSP-1. A narrative has been added to OSP-1 that clearly demonstrates and defines the construction of all on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases.*

[Site Plan Page 3]

- Design Consideration: The decorative concrete surface that is providing aesthetic appeal for the drive

aisle can be problematic to those who access it by the means of a mobility devices. It has been noted that pavers can cause unnecessary jolts and discomfort for those who travel over with the use of mobility aids. Also, the multiple joint lines located within the aisle can be challenging to navigate for individuals with visual impairments, agility issues, and small children. It is recommended this sidewalk is revised to consist of a smooth flat surface making it a friendlier accessible path. *Surface has been revised to concrete instead of pavers.*

- Call out fire lane signs. Typical. *Comment addressed. Signs have also been added to the Site Plan sheets.*
- Please coordinate with the Plat document to ensure that all fire lane easements are reflected. *Fire lane easements added to plat.*
- Only one fire lane sign is required to be posted at the entrance of the fire lane. The remaining portion of the fire lane will require one additional sign at the end of the fire lane. These signs shall be posted on the opposite side of the entrance sign. See Example. Typical. *Comment addressed.*
- Any proposed use of alternative surfacing materials (e.g. concrete paver, etc.) for fire lanes must be submitted for approval in writing to the City Engineer of Public Works. A license agreement must be obtained through Real Property (Public Works Department) for the installation of any alternative surfacing material used within dedicated fire lane easements. Submitted plans must be wet stamped by a Colorado licensed Professional Engineer and accompanied by an Alternative Surface Fire Apparatus report. Please work with City Engineer to address all other Alternative Fire Lane Surfaces requirements identified in the COA Roadway Design and Specifications Manual. *Surface has been revised to concrete instead of pavers.*
- Please verify with Aurora Water that banking of these meters are acceptable. *Aurora water has the opportunity to comment on these plans. These banked meter pits for motor court homes are consistent with previous projects (The Aurora Highlands Filing 8) approved by COA.*
- "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. See example below. *Signage and striping is included on sheets SP1-SP6. Fire lane signs have been added as noted on this sheet.*
- Please verify with COA Engineering that Kings Point Way meets the city's minimum roadway standard. *Kings Point Way is an existing, Town of Parker owned roadway.*
- Are these existing or proposed areas? Please label and identify how these areas relate to the project. *These are proposed Areas (by others). The areas north of Aurora Parkway have minimal impact on the KPS site.*
- Public or private streets in excess of 150 ft. resulting from a phased project are provided an approved temporary turnaround, 2015 IFC, Section 503.2.5 *This work is outside of the KPS boundary line and is being completed by others.*
- This access point is required to be established as an approved second point of access. *This is an access point as indicated by the blue arrow.*
- The COA requires approved turnaround elements for dead-end roads. Work with Engineering to determine what type of turnaround will be required. *This work is outside of the KPS boundary line and is being completed by others.*
- Does this improvement dead-end at E470, not allowing access to E470? It appears that a crossing will be required to connect east of E470. *This work is outside of the KPS boundary line and is being completed by others. In the interim condition, Aurora Parkway will be constructed up to E470. In the future, a bridge will extend over E470 to ultimately connect Aurora Pkwy to its eastern terminus.*
- Prior to the issuance of the first certificate of occupancy each phase of construction must have the required number of emergency access points and approved water supply. Developments of one- or two-

family dwelling where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. The approved roads must meet the 2015 IFC Appendix D "Remoteness" requirement. *Comment addressed. This note has been added to the Addition Notes #4 at the bottom of this page.*

- Please clarify the location of the planning areas. *Planning area delineations for KPS Filing 1 and Filing 2 have been added to this sheet.*
- Please revise to include approved water supply. *Comment addressed.*
- What type of crossing is shown here? What is the status of this crossing? What is the timeline of this crossing? Are there any preliminary plans for this crossing? Has 470 been contacted about this project? *This future improvement is not a requirement prior to the construction of KPS Filing 1.*
- Two points separate and approved points of access will be needed to support this site. It has been intended that East Aurora Parkway would be constructed to meet these requirements. *Aurora Parkway only needs to be constructed up to E470 to support KPS Filing 1 having 2 points of access. Kings Point Way is the other point of access and is an existing road. Developer is working with Painted Prairie to the north who is responsible for building Aurora Parkway to ensure two points of access.*
- As discussed in previous meetings, land dedications for a temporary and a permanent fire station should be identified within the Kings Point South planning areas. Have the locations of the land dedications been identified yet? Typically, the temporary fire station is a modified resident unit that is large enough to accommodate fire apparatus and staffing. Whereas the permanent fire station requires a land dedication of 2.5 acres. If needed, a separate document can be submitted showing potential locations, which will be reviewed with appropriate city staff. *Per coordination with Fire, Life, and Safety, there will be a fire station in Kings Point North. This is consistent with the Pre-App notes. Coordination with Will Polk is on-going.*
- A looped water supply will be needed to support this site. *Comment addressed. See Building Permit-Water-#3 and CO-Water-#3.*

[Site Plan Page 7]

- The phasing plan is inadequate. The phasing plan shall provide a narrative that clearly demonstrates and defines the construction of all on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases. The phasing plan must address how it will overcome uncertainties that may occur and delay the required infrastructure. *Narrative has been added to this sheet.*
- Not sure how this ingress/egress easement will function. Please identify how requested this easement and its intended purpose. *Easement has been removed.*
- In order to ensure the timely implementation and a better understanding of the required 2 points of access and looped water supply during each phase, provide a brief narrative that identifies access and water line extensions that are needed for each phase to include adjacent filings. *Narrative has been added to this sheet.*

[Site Plan Page 8]

- Show the locations of the mail kiosks. Typical of Site Sheets. *Mail kiosks are shown and called out with keynote 8. There is also a mail kiosk accessibility sheet included at the end of the plan set (sheet 33)*
- Show all proposed and existing fire hydrants. Typical. *Proposed and existing fire hydrants are now shown on the site plan sheets.*
- Show the locations of the fire lane signs. Typical of Site Sheets. *Comment addressed.*

[Site Plan Page 14]

- Relocate this fire hydrant to this location. *Comment addressed.*
- Fire hydrant spacing is based on the travel path of a fire apparatus. *Fire hydrants have been revised as requested, unless noted otherwise.*

- What is the purpose of this dead-end water main? *This is a future connection for Kings Point South Filing 2, a future development on the east side of E-470.*
- How does this water main create a looped water supply? Where does it connect into? *The construction of Aurora Parkway and its associated utilities are part of a separate project to be completed before the construction of Kings Point South Filing 1. Comments regarding the design of Aurora Parkway should be directed at that project. It is our understanding that Aurora Parkway will eventually bridge over E-470 and the water will continue east, connecting to the future Kings Point South Filing 2 development as well as other COA developments.*

[Site Plan Page 33]

- Has the U.S.P.S. has approved the appropriate mode of delivery and kiosk locations? Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations. *Coordination with USPS is ongoing and we will continue to work with them until final approval has been obtained. The mail kiosk locations are clearly identified on the overall map on this sheet. Note has been added.*

Aurora Water

[Site Plan Page 1]

- Site plan will not be approved until MUS is approved. *Comment noted – thank you.*

[Site Plan Page 3]

- Note if dual utilities are needed in shared drives- a min 26' ft easement is required per Aurora Water requirements- Typical all sheets. *Comment addressed. This detail, the site plan sheets, and the plat have been modified to show 26' Utility & Access Easement.*
- Ensure there is a minimum of 30 -inches between meters per banked meter detail. Will these meters be located in a vault? Show and label easements. Typical. *These meters are spaced 30" apart. The banked meter pit will be constructed per detail on sheet GN3 and in accordance with COA detail 203-1. The callout for 'Typical Motor Court Services' detail has been updated accordingly. Meter pits will be constructed per details 201-1, 202-1 and 202-2. Easements are only required in the drive aisle (as shown) as the banked meter pit is within public ROW.*
- Sanitary cleanouts are private assets. It would be preferred if they are located on private property. If not, a license agreement will be required. Each sanitary service lateral to have cleanouts for the benefit of the user. Typical all sheets. *Sanitary cleanouts are located in Tracts which are private property.*

[Site Plan Page 4]

- 26' if parallel utilities per Section 5 of Aurora Water standards. *Comment addressed. This detail, the site plan sheets, and the plat have been modified to show 26' Utility & Access Easement*

[Site Plan Page 6]

- MUS has not been approved as of 8/4. The site Plan will not be accepted until MUS and approved. *Comment noted.*
- Please do not include these notes, as they will duplicate approved documents (MUS and PIP). *Per email from William Polk on 9/8/22, these notes should be kept and comments below addressed. Additionally, the naming convention of the Required Infrastructure Notes has been revised to 'Site Phasing Notes'*

[Site Plan Page 14]

- Needs to be dual forcemains. *Comment addressed.*
- Call out the lift station. *Sanitary sewer lift station called out.*
- Dual forcemains. Need to provide adequate space between forcemains, and between stormsewer. *HRG Dual forcemains shall have 5' horizontal separation edge-to-edge. Force main and storm sewer shall have 10' horizontal separation edge to edge. The dual force mains shall be located within a 30' easement as coordinated with Nina via email.*
- Show and label ROW extents- typ. There are details for 4 pack and 6 packs. Please show and label

dimensions for these homes that do not have details for water meter easement configurations, or provide one. *See 'Typical Lot Services' detail on GN1. ROW linetypes are shown on this sheet and extents are called out on site plan sheets.*

- Pond? *Callout is for a private storm pipe. Labels have been adjusted to not overlap. Swales and pipes route flows to the southwest corner of the site where the sole pond is.*
- If pocket utility easements are needed, document in plat-typical. *These water services and meters are located within public ROW.*
- Label as Private. *Note added.*
- Attain necessary approvals from E-470. *Coordination with E-470 has been established and will continue throughout the life cycle of this project to obtain necessary approvals.*
- Provide the reference details- Typical. *Comment addressed*
- This still won't necessarily be true. Public storm will only convey ROW flows. Any commingled flows will cause storm system to become private. *We have added callouts for any storm sewer that is private.*
- Subject to change until MUS is approved. *Sanitary and water lines that are not 8" per notes 2 and 3 are labeled using keynotes. All pipe sizes have been revised to match the MUS.*
- Subject to MUS approvals. *Make sure we're matching the MUS. I believe the sanitary line from the maintenance access drive up to the lift station has been revised to a 10" line.*
- Include the following notes on utility pages:
 - Piping downstream of water meter is private
 - Sanitary sewer services are private, including cleanouts*Notes have been added to all utility sheets.*

[Site Plan Page 17]

- Provide EDN. *Comment addressed. EDN 219087.*
- Label as Private. [2 instances] *Per MDR comments, this storm shall be public. A 30' easement has been added for the storm pipe adjacent to the dual force mains per coordination with Nina. A 16' drainage easement will be utilized for the storm drain between MH-20 and MH-16, up to the ROW.*

[Site Plan Page 19]

- Label as Private. [3 instances] *Label added.*

[Site Plan Page 20]

- Label as Private. [2 instances] *Label added.*

[Plat Page 3]

- Is a private pond going in this area? If so, need to show and depict drainage easement. *Noted.*

PROS (Comments received via email on 9-4-2022)

[Site Plan]

- It is difficult to review the site plan from a PROS perspective without having an updated master plan as a frame of reference. Knowing what areas are intended to be dedicated to satisfy land dedication requirements and whether the park and open space areas will be proposed for city ownership and maintenance is necessary to conduct a proper review. *Master Plan submittal is forthcoming. Two submittals have already been made.*
- As the Kings Point South Master Plan Amendment evolves and unknowns are defined, those decisions will inform and resolve the site planning ambiguities that exist at this time. *Noted.*

[Plat]

- A subdivision plat showing the park and open space tracts with notes indicating their disposition (i.e., dedicated to the city or to be privately owned and maintained) should be provided with the second submittal. *Dedications and tracts will be updated once PROS has reviewed Master Plan and agreed to updated Form J.*

-
- The revisions to the plat should be coordinated with the decisions made regarding Form J in the master plan amendment. *Dedications and tracts will be updated once PROS has reviewed Master Plan and agreed to updated Form J.*

[High Plains Trail Extension]

- It appears that the profile of the regional trail to be built by the intergovernmental partners group has been generally incorporated into the site plan grading, except for perhaps where the trail interfaces with the proposed Aurora Parkway access. Further coordination is needed to confirm. *Trail location and alignment reflects the most current alignment from both the governmental partners and Painted Prairie.*
- Between now and the next submittal, it would be appreciated if the digital (dwg) files for the proposed site plan grading were shared with PROS so that comparisons can be made to the regional trail construction drawings. Compatibility of the grading for both projects is critical to ensure constructability and compliance with trail standards. *CAD files will be provided no later than 9/23/22*
- It is highly recommended that a coordination meeting with PROS staff be held to go over these comments before the next submittal. Timing of the meeting in order to cover related master plan issues would be ideal, if possible. *Design team has requested a meeting but has not received a response from PROS at the time of this resubmittal.*

Real Property

[Site Plan Page 8]

- Measurements around lots do not match plat on all sheets. Here are some examples. *Site Plan has been revised to match the Plat.*

[Plat Page 1]

- Need date. *Date will be added after boundary monumentation has been verified, closer to recordation.*
- Add 'Lennar Colorado LLC, a Colorado limited liability company'. *Added*
- Title work is more than 120 days old. *Title work will be updated closer to recordation.*
- Need to complete this. *Completed*
- Title Policy does not show a deed of trust on the property? Add mortgage holders name. *Signature block removed*
- Title Policy does not show a contract purchaser. Add contract purchaser name. *Signature block removed*
- Need statement defining the lineal units used. *See note 6*

[Plat Page 3]

- Total comes to 202.83. *Revised*
- Total comes to 245.97. *Revised*

[Plat Page 4]

- Total comes to 140.87. *Revised*
- Total comes to 205.12. *Revised*
- Total comes to 139.84. *Revised*

[Plat Page 5]

- Total comes to 393.56. *Revised*

[Plat Page 6]

- Total comes to 100.62. *Revised*
- Total comes to 260.39. *Revised*
- Total comes to 152.74. *Revised*

[Plat Page 7]

- Total comes to 263.04. *Revised*

Xcel Energy

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and plat for Kings Point South PAs 1-4 and requests that the 8-foot rear lot utility easements within Lots 4 and 5 within Block 1 are made to connect through Tract C. *Comment addressed*

The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallandConnect It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. *Application process will begin as we get closer to final design.*

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted. *Understood.*

Mile High Flood District

We look forward to reviewing the proposed channel improvements for the Cottonwood North Tributary. At this time the proposed grading through the Cottonwood North Tributary corridor seems extensive. In order to minimize earthwork through the channel, is it possible to work with the existing vegetation and topography and take a more surgical approach to providing vertical relief and erosion protection? Please feel free to set up a meeting with MHFD and the City if you would like to discuss potential design options. *We agree that we need to revise this channel. We essentially set the parameters for the channel in our first iteration and will revise the channel corridor in relation to existing vegetation and topography to improve its impact on our site. We received comments from Jim Watt on 9/19/22 and will provide a revised channel corridor with the next submittal.*

Town of Parker

[Site Plan Page 7]

- Who will own tract a and be responsible for the High Plains Trail maintenance in this section of trail? *Maintenance discussions on the trail are on-going with City of Aurora PROS department and will be resolved with the Master Plan Amendment.*

[Site Plan Page 11]

- Is this a private trail? The Town of Parker has plans to extend the trail from the south end to Cottonwood Drive. *This is a section of the High Plains Trail. It is not assumed to be private.*

[Site Plan Page 12]

- The Town of Parker plans to extend this trail to Cottonwood Drive. *Noted.*

[Site Plan Page 16]

- This grading for the High Plains Trail is too steep. *We are still setting the alignment of the trail in relation to the required sound attenuation wall and will revise the grading as needed when the trail location is set.*
- This grading for the High Plains Trail connection may be too steep. *We are still setting the alignment of the trail in relation to the required sound attenuation wall and will revise the grading as needed when the trail location is set.*
- There is an existing bench that the trail could follow. *We are still setting the alignment of the trail in relation to the required sound attenuation wall and will revise the grading as needed when the trail location is set.*

E-470 Public Highway Authority

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

-
- acre for construction, and \$750 for permitting. *Noted.*
- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. *Noted.*
 - Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx> *Noted.*
 - Clearly identify the E-470 ROW, MUE, and E-470 property on all applicable drawings.
 - E-470 discourages residential uses adjacent to the roadway. *Noted.*
 - E-470 is not responsible for noise mitigation. *Noted.*
 - The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place. *Noted.*
 - A dig watch shall be required whenever there is construction activities near the TBMS line. *Noted.*
 - A minimum 4' of cover is required over the fiber *Noted.*
 - Connections to the High Point Trail will need to be approved by E-470. *Noted.*
 - Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system. *Noted.*
 - Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications. *Noted.*
 - Landscaping in the E-470 MUE shall be limited to E-470 native seed unless approved by E-470. *Coordination on landscape is on-going.*
 - Any fencing disturbed will need to be reset meeting E-470 specifications. *Noted.*
 - The highway will be widened to 4 lanes in each direction the future. *Noted.*
 - Provide pavement and utility deflection monitoring plan for the proposed utility bore. *Noted. Will be provided in the future.*
 - All runoff into the E-470 ROW shall be at or below historic rates and treated. *Noted.*
 - Please coordinate with the City of Aurora on the design adjacent to the Aurora Parkway bridge. *Noted. Coordination is ongoing*
 - Who will be responsible for maintaining the improvements constructed within the E-470 ROW/MUE? *Maintenance discussions are ongoing with City of Aurora PROS department with the Master Plan Amendment for this site.*
 - Please provide a comment response letter to confirm comments are addressed. *Noted.*
 - Additional comments will be issued as design progresses. *Noted.*

SHEET INDEX:

SHEET	SHEET #
COVER SHEET	C-1 1
GENERAL NOTES AND TYPICAL SECTIONS	GN-1 TO GN-3
LOT AREA TABLES	LAT-1
CONTEXT MAP	CM-1 6
OVERALL SITE PLAN	OSP-1
SITE PLAN & DETAILS	S-1 TO S-6
OVERALL UTILITY PLAN	OUP-1 14
GRADING & UTILITY PLAN	GU-1 TO GU-6 15-20
LANDSCAPE PLANS	L-1 TO L-8 21-28
LANDSCAPE SCHEDULE AND DETAILS	L9 TO L11
RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT	L-12
MAIL KIOSK ACCESSIBILITY PLAN	MKP-1 33

KINGS POINT SOUTH - PA 1-4

COVER SHEET

Site plan will not be approved until MUS is approved. Comment noted - thank you

NOT FOR CONSTRUCTION

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

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

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

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

SIGNATURE BLOCK

(OFFICIAL PROJECT NAME) SITE PLAN *

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 WHEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, _____

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)

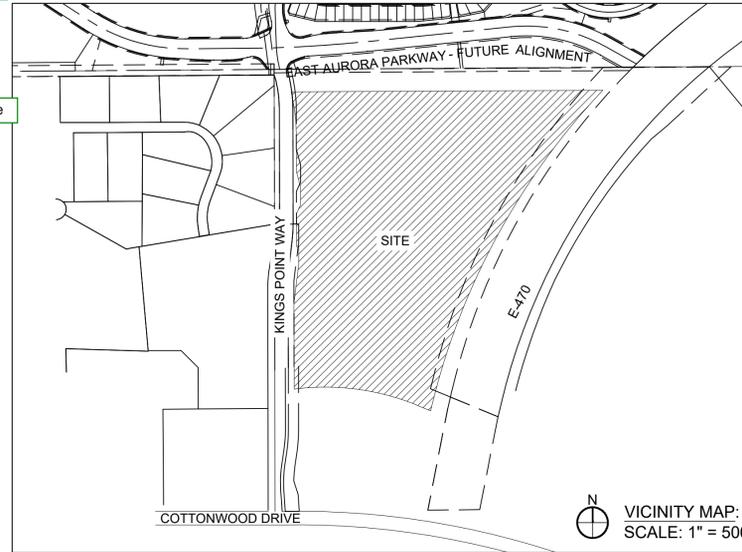
MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	61.02 ACRES
NUMBER OF LOTS	182 LOTS (1 BUILDING PER LOT)
BUILDING HEIGHT	38' MAXIMUM (PER SECTION 146-4.2.2)
HARD SURFACE AREA	498,352 S.F.
LANDSCAPE AREA	92,842 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.

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.



CITY OF AURORA SITE PLAN NOTES:

- FUTURE TRAFFIC SIGNALIZATION:** RICHMOND AMERICAN HOMES SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF KINGS POINT WAY AND AURORA PARKWAY, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER, PURSUANT TO 147-37.5 OF CITY CODE. THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW, FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC:** ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ABOVE 1:20. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MAXIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- ADDRESSING:** ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALTERNATIVE FIRE LANE SURFACING MATERIALS:** PRE-APPROVAL OF ALTERNATIVE FIRE LANE SURFACES MUST BE OBTAINED THROUGH THE PUBLIC WORKS DEPARTMENT. GRASS-PAVE, GRASS-CRETE, INVISIBLE STRUCTURES, ETC. USED IN PLACE OF CITY APPROVED CONSTRUCTION SPECIFICATIONS OF FIRE LANES MUST PROVIDE THE FOLLOWING SITE PLAN NOTE: THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE-LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO, GRASS-PAVE, GRASS-CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- AMERICANS WITH DISABILITIES ACT:** THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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".
- THE 2015 INTERNATIONAL FIRE CODE (IFC),** REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE

- FIRE LANE EASEMENTS:** WHERE FIRE LANE EASEMENTS ARE DEDICATED WITHIN THE SITE PROVIDE THE FOLLOWING NOTE: 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE-LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- FIRE LANE SIGNS:** THE DEVELOPER, HIS SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- 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.
- 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.
- 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.
- 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.

Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

Phasing is included on sheet OSP-1. A narrative has been added to OSP-1 that clearly demonstrates and defines the construction of all on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases.

Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.

ADJUSTMENT TO SECTION 146-4.3.9 - BLOCK DIMENSIONS IS REQUESTED AS PART OF THIS PROJECT. PER THE CITY OF AURORA UDO, THE MAXIMUM BLOCK LENGTH MAY NOT EXCEED LINEAR FEET.

Advisory comment: The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site. Prior to the issuance of the first certificate of occupancy, the project site must have the required number of emergency access points and approved water supply. This requirement includes, but not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.

Phasing is included on sheet OSP-1. A narrative has been added to OSP-1 that clearly demonstrates and defines the construction of all on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases.

REVISIONS

#	DATE	DESCRIPTION
1	7-20-2022	1ST SUBMITTAL
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: COVER SHEET

CITY OF AURORA

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

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

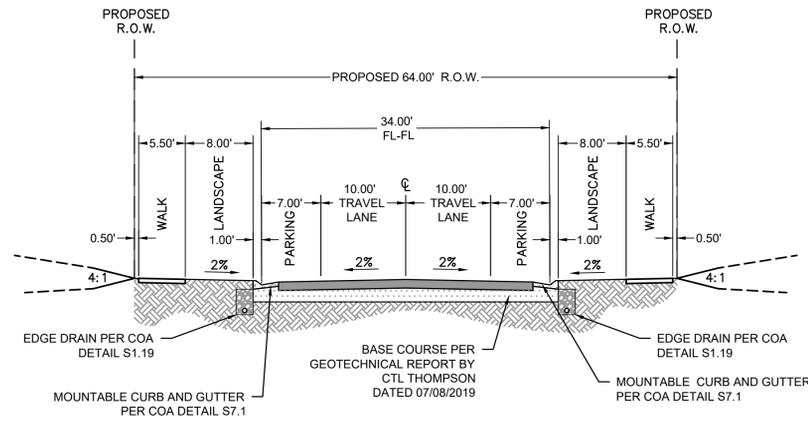
PLANNING AND RECORDING:

STMENTS:

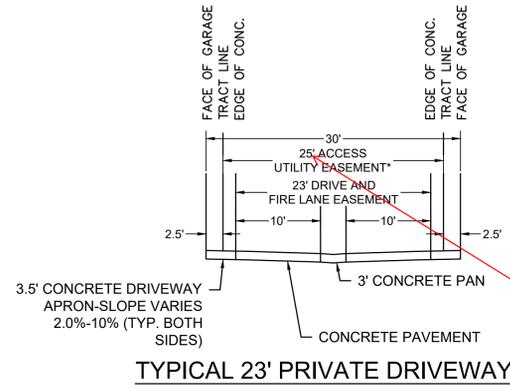
JUSTIFICATION:

SHEET NUMBER
C-1
SHEET 1 OF 33
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4



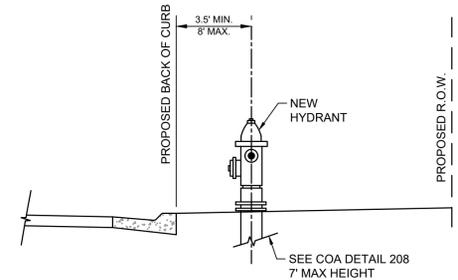
LOCAL STREET TYPE 1



TYPICAL 23' PRIVATE DRIVEWAY

26' if parallel utilities per section 5 of Aurora Water standards

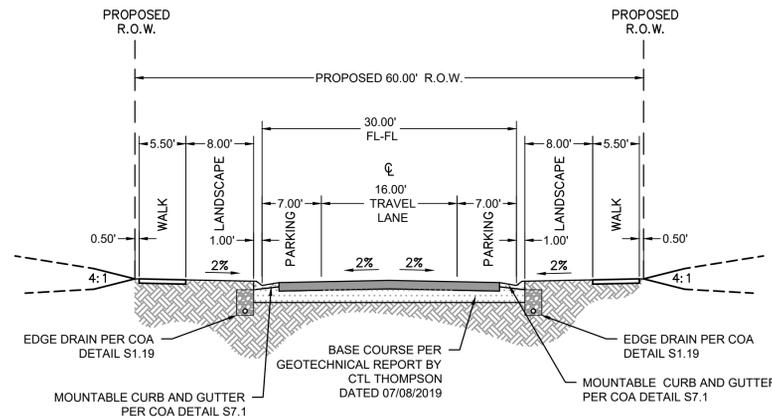
Comment addressed. This detail the site plan sheets and that plat have been modified to show 26' Utility & Access Easement



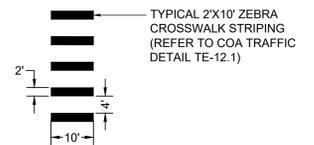
TYPICAL FIRE HYDRANT PLACEMENT

Include the fixture type and pole height for the required public streetlights.

Fixture types and pole heights will be included in the CDs



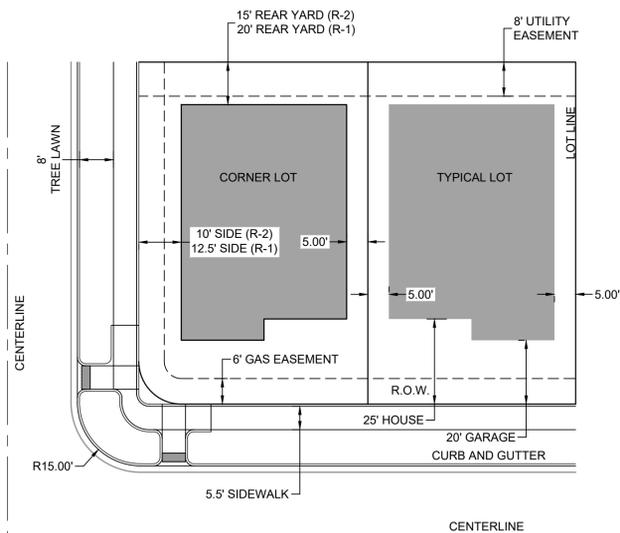
LOCAL STREET TYPE 2



CROSSWALK DETAIL

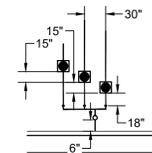
CURVE TABLE				CURVE TABLE				LINE TABLE			LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
C1	21'47'12"	19.00'	7.22'	C21	6'42'24"	543.00'	63.56'	L1	N52°11'17"W	109.00'	L26	S37°48'43"W	25.00'
C2	21'47'12"	19.00'	7.22'	C22	90°00'00"	15.00'	23.56'	L2	N52°11'17"W	109.00'	L27	N52°11'17"W	126.17'
C3	7'38'48"	49.00'	6.54'	C23	90°00'00"	15.00'	23.56'	L3	N37°48'43"E	25.00'	L28	N52°11'17"W	73.00'
C4	20'32'12"	74.00'	26.52'	C24	6'42'24"	605.00'	70.82'	L4	S37°48'43"W	109.00'	L29	N37°48'43"E	25.00'
C5	31'21'14"	61.50'	33.65'	C25	19°56'40"	73.00'	25.41'	L5	N52°11'17"W	25.00'	L30	S52°11'17"E	73.00'
C6	6'42'24"	545.00'	63.79'	C26	8°05'17"	50.00'	7.06'	L6	N37°48'43"E	106.72'	L31	S85°19'50"E	20.00'
C7	21'47'12"	25.00'	9.51'	C27	22°11'30"	25.00'	9.68'	L7	S39°23'05"E	109.00'	L32	S70°27'02"W	21.49'
C8	21'47'12"	25.00'	9.51'	C28	22°11'30"	25.00'	9.68'	L8	S50°36'55"W	25.00'	L33	N52°11'17"W	142.58'
C9	90°00'00"	15.00'	23.56'	C29	90°00'00"	20.00'	31.42'	L9	N39°23'05"W	109.00'	L34	N52°11'17"W	149.80'
C10	86°31'06"	15.00'	22.65'	C30	90°00'00"	20.00'	31.42'	L10	N39°23'05"W	123.46'	L35	N52°11'17"W	143.00'
C11	90°00'00"	20.00'	31.42'	C31	90°00'00"	15.00'	23.56'	L11	N50°36'55"E	25.00'	L36	N52°11'17"W	143.00'
C12	90°00'00"	15.00'	23.56'	C32	6'42'24"	607.00'	71.05'	L12	S39°23'05"E	121.35'	L37	N52°11'17"W	133.00'
C13	90°00'00"	15.00'	23.56'	C33	90°00'00"	20.00'	31.42'	L13	N52°11'17"W	124.60'	L38	N52°11'17"W	133.00'
C14	90°00'00"	15.00'	23.56'	C34	80°53'41"	15.00'	21.18'	L14	N37°48'43"E	25.00'	L39	N52°11'17"W	133.00'
C15	90°00'00"	15.00'	23.56'	C35	7°07'17"	282.00'	35.05'	L15	S52°11'17"E	124.60'	L40	N52°11'17"W	133.00'
C16	76°49'28"	15.00'	20.11'	C36	80°53'41"	15.00'	21.18'	L16	S52°11'17"E	109.00'	L41	N52°11'17"W	133.00'
C17	69°56'56"	15.00'	18.31'	C37	90°00'00"	15.00'	23.56'	L17	S37°48'43"W	25.00'	L42	N52°11'17"W	133.00'
C18	90°00'00"	15.00'	23.56'	C38	10°30'19"	282.00'	51.70'	L18	N52°11'17"W	109.00'	L43	N52°11'17"W	133.00'
C19	90°00'00"	15.00'	23.56'	C39	86°46'23"	15.00'	22.72'	L19	S52°11'17"E	109.00'	L44	N52°11'17"W	133.00'
C20	90°00'00"	15.00'	23.56'	C40	90°00'00"	15.00'	23.56'	L20	S37°48'43"W	25.00'	L45	N37°48'43"E	133.10'
								L21	N52°11'17"W	109.00'	L46	N37°48'43"E	125.86'
								L22	S52°11'17"E	109.00'	L47	N77°51'58"W	16.29'
								L23	S37°48'43"W	25.00'	L48	S51°45'57"W	22.30'
								L24	N52°11'17"W	109.00'	L49	S39°23'05"E	294.96'
								L25	S52°11'17"E	118.32'	L50	S39°23'05"E	293.32'

SITE PLAN LINE AND CURVE TABLE



TYPICAL LOTTING SETBACKS AND EASEMENTS

BANKED METER PIT FOR MOTOR COURT LOT WATER SERVICE CONNECTIONS



SCALE: 1"=10'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT:	KINGS POINT SOUTH
DRAWING:	GENERAL NOTES & TYPICAL SECTIONS
CLIENT:	CITY OF AURORA
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	HORIZ: SCALE: VERT: 6-7-2021

CIVIL ENGINEER:
 HR GREEN
 ATRN: ALEX ZARA, PE
 1450 GREENWOOD VILLAGE, CO 80111
 P: 720-402-4999
 E: AZARA@HRGREEN.COM



2022-07-19 3:41 pm By: smorton
 C:\Users\smorton\OneDrive\Documents\Kings Point South - General Notes.dwg

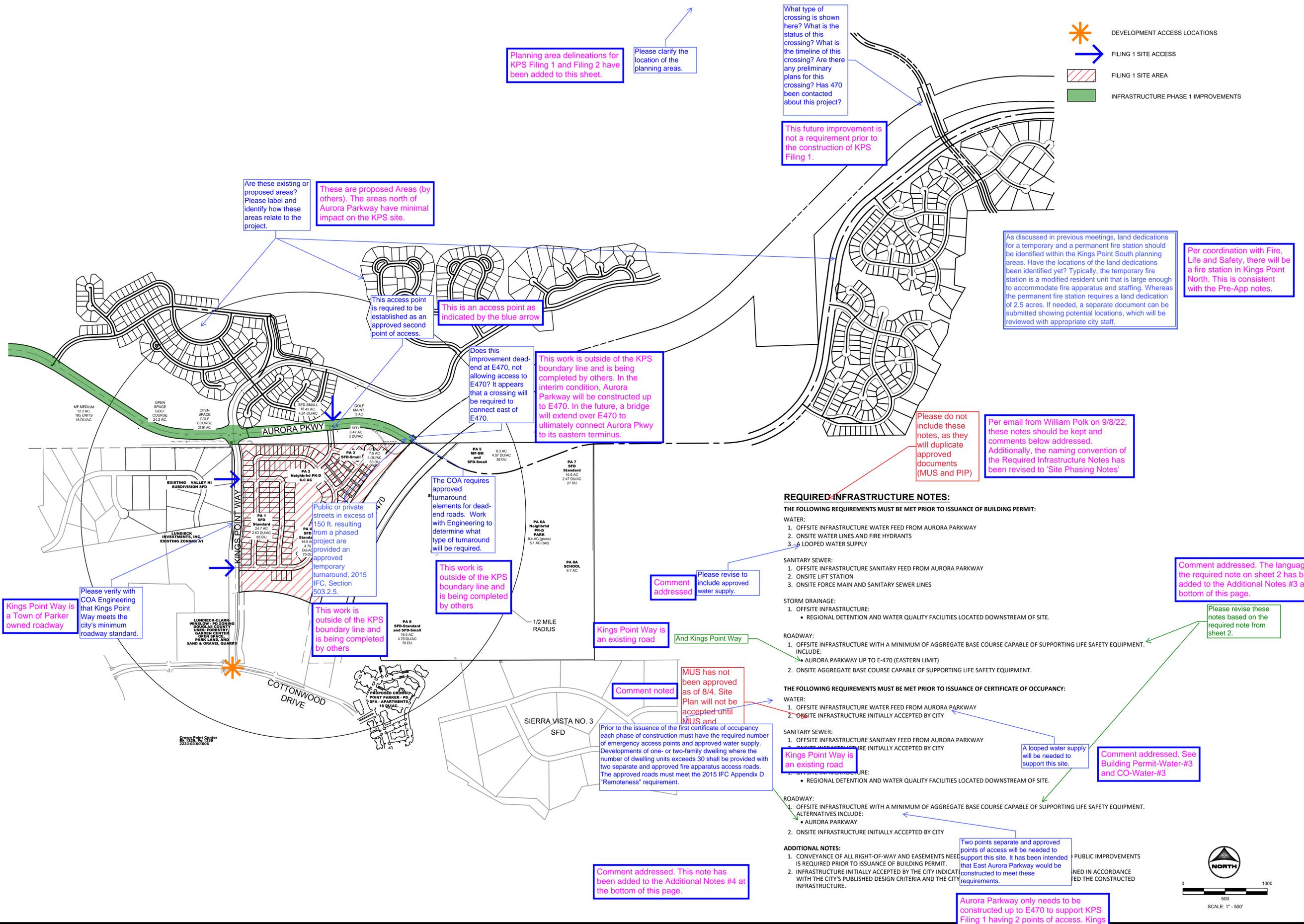
KINGS POINT SOUTH - PA 1-4

Lot #	Block #	Square Footage	Frontage	Setbacks				Classification	Zone
				Front		Side	Rear		
				House	Garage				
1	1	8626	68	20	25	5/12.5**	20	CORNER	R-1
2	1	7653	60	20	25	5	20	INTERIOR	R-1
3*	1	7287	60.27	20	25	5	20	INTERIOR	R-1
4*	1	11571	60.5	20	25	5	20	INTERIOR	R-1
5*	1	5653	54.98	20	25	5	20	INTERIOR	R-1
6*	1	5343	51.21	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	50	20	25	5	20	INTERIOR	R-1
16*	1	6612	50	20	25	5	20	INTERIOR	R-1
17*	1	6867	50	20	25	5	20	INTERIOR	R-1
18*	1	6867	50	20	25	5	20	INTERIOR	R-1
19*	1	9985	69.53	20	25	5/12.5**	20	CORNER	R-1
35*	3	6734	50	20	25	5	15	INTERIOR	R-2
36*	3	6745	50	20	25	5	15	INTERIOR	R-2
37*	3	5995	50.03	20	25	5	15	INTERIOR	R-2
38*	3	6003	50.02	20	25	5	15	INTERIOR	R-2
39*	3	6003	50.01	20	25	5	15	INTERIOR	R-2
40*	3	6003	50	20	25	5	15	INTERIOR	R-2
41*	3	6116	51.25	20	25	5	15	INTERIOR	R-2
42*	3	6147	51.25	20	25	5	15	INTERIOR	R-2
43*	3	6147	51.25	20	25	5	15	INTERIOR	R-2
44*	3	6116	51.25	20	25	5	15	INTERIOR	R-2
45*	3	6108	51.25	20	25	5	15	INTERIOR	R-2
46*	3	6123	51.25	20	25	5	15	INTERIOR	R-2
47*	3	6108	51.25	20	25	5	15	INTERIOR	R-2
48*	3	6726	51.94	20	25	5	15	INTERIOR	R-2
49*	3	7359	53.83	20	25	5	15	INTERIOR	R-2
50	3	7200	60	20	25	5	15	INTERIOR	R-2
51	3	7200	60	20	25	5	15	INTERIOR	R-2
52	3	7200	60	20	25	5	15	INTERIOR	R-2
53	3	7200	60	20	25	5	15	INTERIOR	R-2
1	4	8626	68	20	25	5/12.5**	20	CORNER	R-1
2	4	7654	60	20	25	5	20	INTERIOR	R-1
3	4	7654	60	20	25	5	20	INTERIOR	R-1
4	4	7654	60	20	25	5	20	INTERIOR	R-1
5	4	7654	60	20	25	5	20	INTERIOR	R-1
6	4	7654	60	20	25	5	20	INTERIOR	R-1
7	4	7654	60	20	25	5	20	INTERIOR	R-1
8*	4	8331	70.93	20	25	5	15	INTERIOR	R-2
9*	4	7969	66.1	20	25	5	15	INTERIOR	R-2
10	4	7939	66.16	20	25	5	15	INTERIOR	R-2
11	4	7939	66.16	20	25	5	15	INTERIOR	R-2
12*	4	8555	68.05	20	25	5	15	INTERIOR	R-2
13*	4	7378	60.51	20	25	5	15	INTERIOR	R-2
14	4	7207	60	20	25	5	15	INTERIOR	R-2
15	4	8377	70	20	25	5/10**	15	CORNER	R-2
1	5	8352	70	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	50.37	20	25	5	15	INTERIOR	R-2
9*	5	6229	50.21	20	25	5	15	INTERIOR	R-2
10	5	6000	50	20	25	5	15	INTERIOR	R-2
11	5	6000	50	20	25	5	15	INTERIOR	R-2
12	5	6000	50	20	25	5	15	INTERIOR	R-2
13*	5	7023	59.47	20	25	5	15	INTERIOR	R-2
14*	5	6790	59.86	20	25	5	15	INTERIOR	R-2
15	5	6000	50	20	25	5	15	INTERIOR	R-2
16	5	6000	50	20	25	5	15	INTERIOR	R-2
17	5	6912	58	20	25	5/10**	15	CORNER	R-2
18	5	6912	58	20	25	5/10**	15	CORNER	R-2
19	5	6000	50	20	25	5	15	INTERIOR	R-2
20*	5	6316	52.4	20	25	5	15	INTERIOR	R-2
21*	5	6714	52.79	20	25	5	15	INTERIOR	R-2
22*	5	6423	52.5	20	25	5	15	INTERIOR	R-2
23	5	6020	50.17	20	25	5	15	INTERIOR	R-2
24	5	6020	50.17	20	25	5	15	INTERIOR	R-2
25	5	6020	50.17	20	25	5	15	INTERIOR	R-2
26*	5	6340	54.57	20	25	5	15	INTERIOR	R-2
27*	5	6531	57.15	20	25	5	15	INTERIOR	R-2
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	70	20	25	5/12.5**	20	CORNER	R-1

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	60.01	20	25	5	20	INTERIOR	R-1
10*	6	7655	61.83	20	25	5	20	INTERIOR	R-1
11	6	6065	50	20	25	5	15	INTERIOR	R-2
12*	6	7733	72.2	20	25	5	15	INTERIOR	R-2
13*	6	8546	88.34	20	25	5	15	INTERIOR	R-2
14*	6	8576	88.34	20	25	5	15	INTERIOR	R-2
15*	6	6653	57.91	20	25	5	15	INTERIOR	R-2
16*	6	6139	50.24	20	25	5	15	INTERIOR	R-2
17*	6	6136	50.24	20	25	5	15	INTERIOR	R-2
18*	6	6163	50.24	20	25	5	15	INTERIOR	R-2
19*	6	6244	51.12	20	25	5	15	INTERIOR	R-2
20*	6	6242	51.12	20	25	5	15	INTERIOR	R-2
21*	6	6242	51.12	20	25	5	15	INTERIOR	R-2
22*	6	6242	51.12	20	25	5	15	INTERIOR	R-2
23*	6	6242	51.12	20	25	5	15	INTERIOR	R-2
24*	6	6243	51.13	20	25	5	15	INTERIOR	R-2
25*	6	7172	65.28	20	25	5	15	INTERIOR	R-2
26*	6	8891	91.86	20	25	5	15	INTERIOR	R-2
27	6	8352	70	20	25	5/10**	15	CORNER	R-2
28	6	7800	65	20	25	5	15	INTERIOR	R-2
29*	6	7939	69.54	20	25	5	15	INTERIOR	R-2
30*	6	7615	64.45	20	25	5	15	INTERIOR	R-2
31	6	7752	64.58	20	25	5	15	INTERIOR	R-2
32	6	7782	64.58	20	25	5	15	INTERIOR	R-2
33*	6	8078	64.82	20	25	5	15	INTERIOR	R-2
34*	6	8257	64.95	20	25	5	15	INTERIOR	R-2
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	63.52	20	25	5	20	INTERIOR	R-1

LOT #	BLOCK #	SQUARE FOOTAGE	WIDTH (1)	DEPTH (2)	SETBACKS (3)		
					OPENSOURCE OR STREET	SHARED PROPERTY LINE	REAR
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	3929	65	61.6	10	5	10
6	3	2665	65	41	10	5	10
7	3	2990	65	46	10	5	10
8	3	2990	65	46	10	5	10
9	3	2665	65	41	10	5	10
10	3	3054	65	46	10	5	10
11	3	299					

KINGS POINT SOUTH - PA 1-4



KINGS POINT SOUTH - PA 1-4

1. provide STOP signs and sight triangles at all alley approaches with public ROW

These are driveways for motor courts so stop signs and sight triangles are not required

The verbage in the PIP has been revised. Aurora Parkway needs to be constructed prior to issuance of Certificate of Occupancy for Planning Areas 1-4.

Per the PIP, Aurora Parkway needs to be constructed prior to the development of planning areas 1-4. This site plan will not be approved until the plan set containing the design for the required portions of Aurora Parkway is approved.

Please include the RSN for the associated plan sets providing the required public improvements.

Proposed and existing fire hydrants are now shown on the site plan sheets.

Show all proposed and existing fire hydrants. TYP

Show the locations of the mail kiosks. TYP of Site Sheets.

Sign size adjusted

Comment addressed

Show the locations of the fire lane signs. TYP of Site Sheets.

Sign size adjusted to 24"x30"

Sign size adjusted

A 25' lot corner radius is required. This is the property boundary

Site Plan has been revised to match the Plat

Measurements around lots do not match plat on all sheets. Here are some examples.

Typical all site plan sheets: dimension proposed streets from FL-FL

FL-FL dimensions added to the site plan sheets

Tract width must be 30 ft to break up the block length

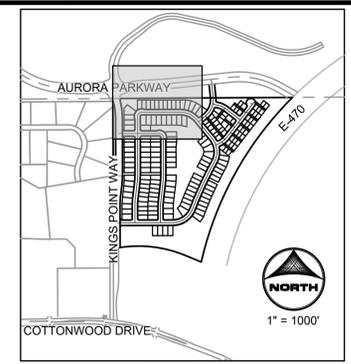
Tract widened to 30 feet. Site Plan annotation and Lot Area Table have been revised accordingly.

Kings Point way is already constructed. It is an existing street.

Per the PIP, Kings Point Way needs to be constructed prior to the development of planning areas 1-4. This site plan will not be approved until the plan set containing the design for the required portions of Kings Point Way is approved.

Label proposed curb return radii, typical on all site plan sheets.

Note 3 added to Site Plan sheets "Proposed curb return radii are 15' unless noted otherwise." Any atypical radii have been labeled accordingly.



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:

STOP

AHEAD

SPEED LIMIT 25

NO OUTLET

FIRE LANE

KEYNOTES

- PROPOSED CROSSWALK
- MOUNTABLE CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- PROPOSED RAMP
- PROPOSED SIDEWALK
- PROPOSED PRIVATE 10' TRAIL/SIDEWALK
- PROPOSED CROSSSPAN
- PROPOSED PRIVATE RETAINING WALL
- PROPOSED MAIL KIOSK. SEE SHEET 33
- PROPOSED GRASSCRETE APRON
- PROPOSED SIDEWALK CHASE
- PROPOSED LIFT STATION
- PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3

NOTE:

- SEE SHEET 04 FOR LINE AND CURVE TABLES
- 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.

PROJECT: KINGS POINT SOUTH
 DRAWING: SITE PLAN
 CLIENT: CITY OF AURORA
 DESIGNED BY: AJZ
 DRAWN BY: STM
 CHECKED BY: AJZ



REVISIONS

#	DATE	DESCRIPTION
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

CIVIL ENGINEER:
 HR GREEN
 ATTN: ALEX ZARA, PE
 1415 GREENWOOD VILLAGE, CO 80111
 P: 720-602-4999
 E: AZARA@HRGREEN.COM

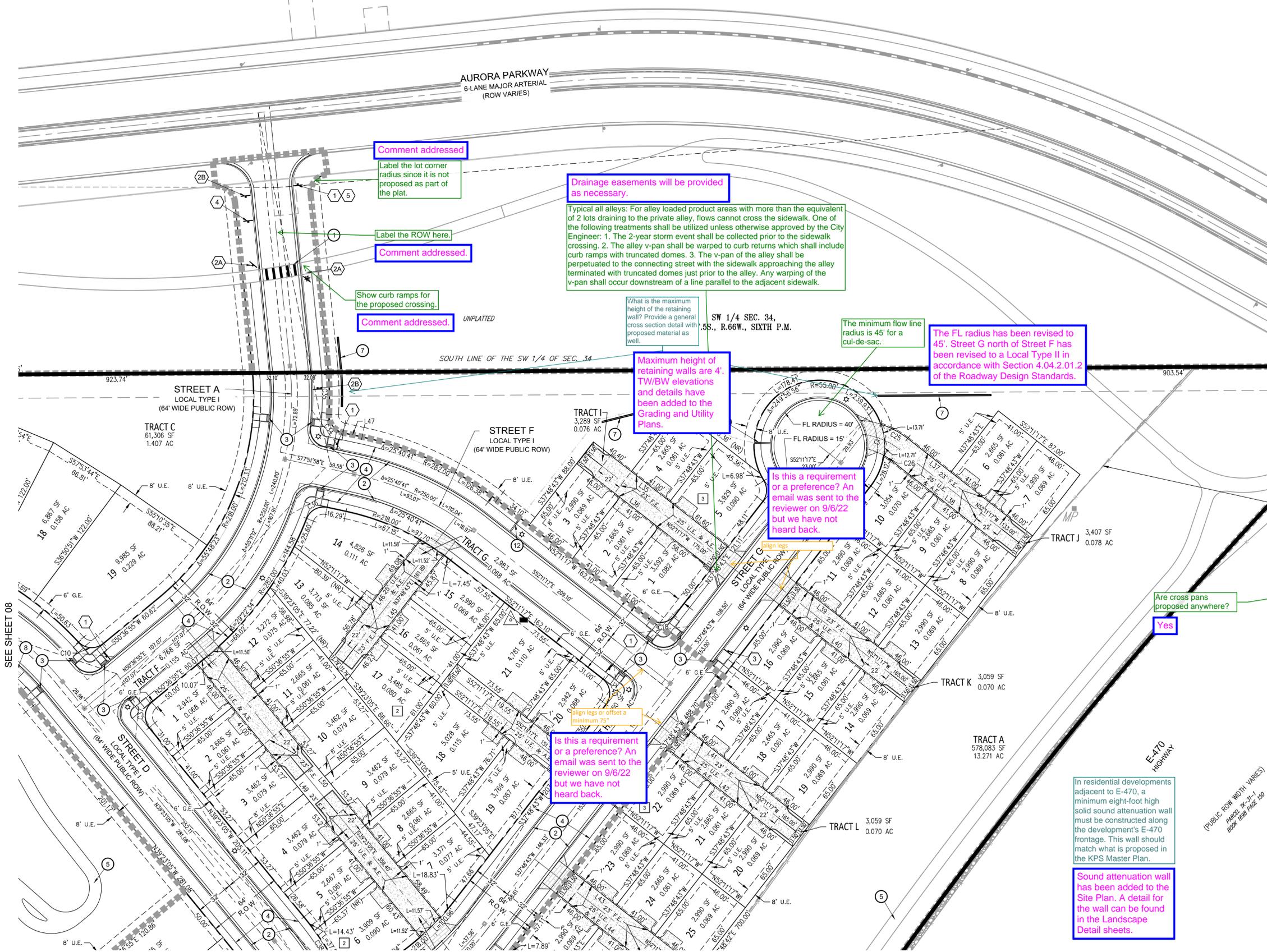


SHEET NUMBER
 SP1

SHEET 08 OF 33
PROJECT NO. xxx

2022-07-19 3:42pm By: smorton
 4-AZARA\zazara\100\100\100\100-SP1_P1.dwg

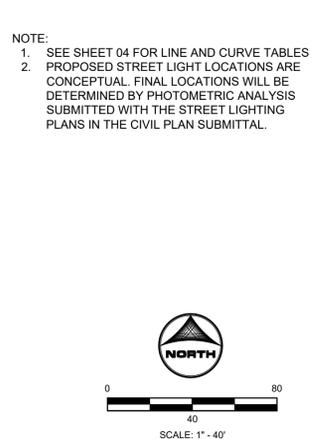
KINGS POINT SOUTH - PA 1-4



- 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
- PHASE LINE**
- SIGNAGE LEGEND:**
- 1 STOP
 - 2A R-1 W STREET NAME SIGN
 - 2B W11-2 30"x30" W16-9p 24"x12"
 - 3 NO OUTLET
 - 4 SPEED LIMIT 25
 - 5 R3-2 30"x30"

- KEYNOTES**
- 1 PROPOSED CROSSWALK
 - 2 MOUNTABLE CURB AND GUTTER
 - 2A VERTICAL CURB AND GUTTER
 - 3 PROPOSED RAMP
 - 4 PROPOSED SIDEWALK
 - 5 PROPOSED PRIVATE 10' TRAIL/SIDEWALK
 - 6 PROPOSED CROSSSPAN
 - 7 PROPOSED PRIVATE RETAINING WALL
 - 8 PROPOSED MAIL KIOSK. SEE SHEET 33
 - 9 PROPOSED GRASSCRETE APRON
 - 10 PROPOSED SIDEWALK CHASE
 - 11 PROPOSED LIFT STATION
 - 12 PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3

- NOTE:**
1. SEE SHEET 04 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.



REVISIONS

#	DATE
1	
2	
3	
4	
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6	

PROJECT: KINGS POINT SOUTH
 DRAWING: SITE PLAN
 CLIENT: CITY OF AURORA
 DESIGNED BY: AJZ
 DRAWN BY: STM
 CHECKED BY: AJZ
 SCALE: HORIZ: 1"=40'
 VERT: NOT APPLICABLE
 DATE: 6-7-2021

CIVIL ENGINEER:
 HR GREEN
 ATTN: ALEX ZARA, PE
 1415 GREENWOOD VILLAGE, CO 80111
 P: 720-602-4999
 E: AZARA@HRGREEN.COM

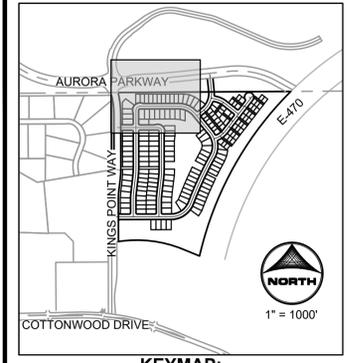
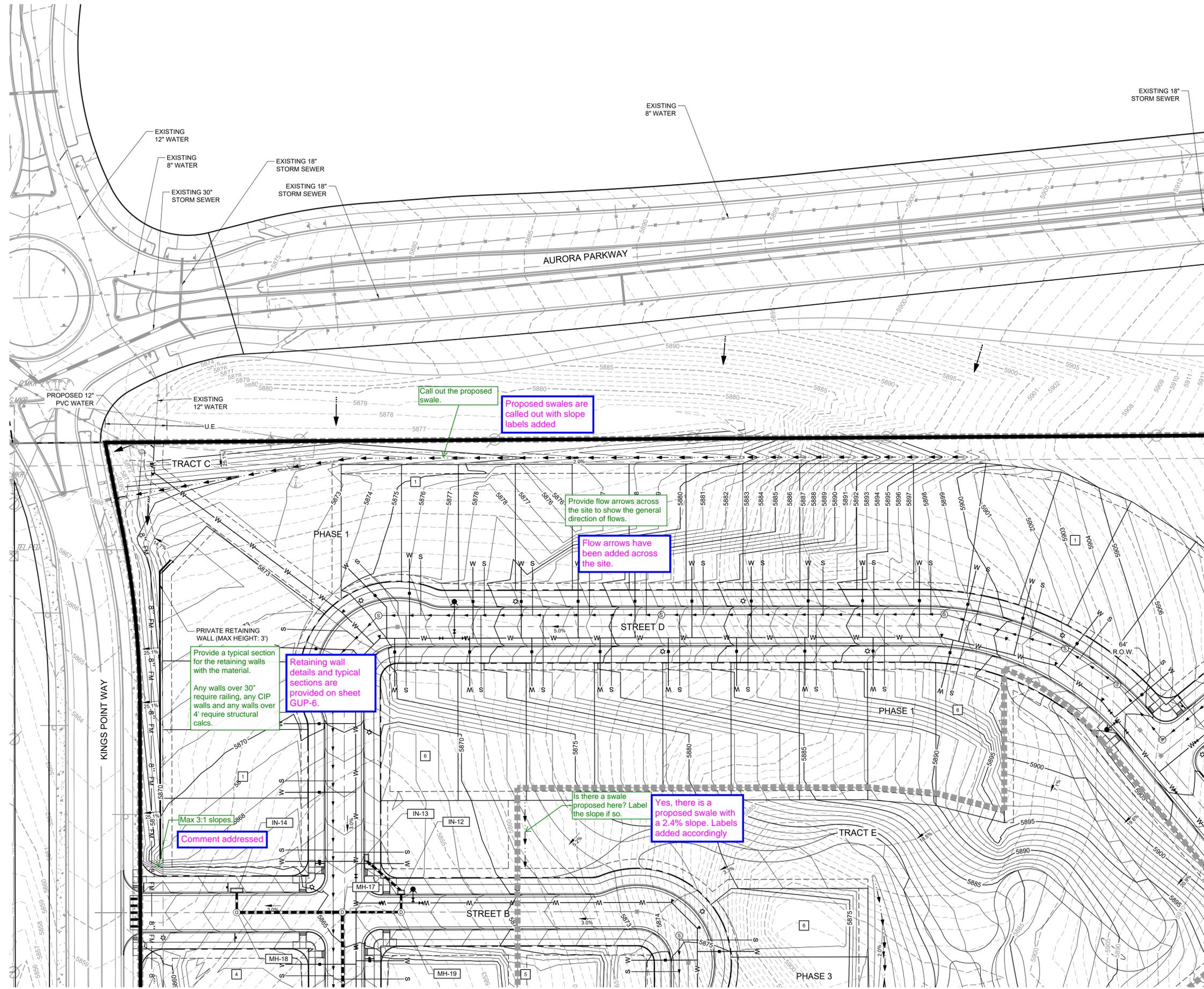
SHEET NUMBER
SP2
 SHEET 09 OF 33
 PROJECT NO. xxx

2022-07-19 3:42pm By: smorton
 4:22am 1/22/2022 1:00:00pm 1/22/2022 1:00:00pm 1/22/2022 1:00:00pm

SEE SHEET 08

SEE SHEET 11

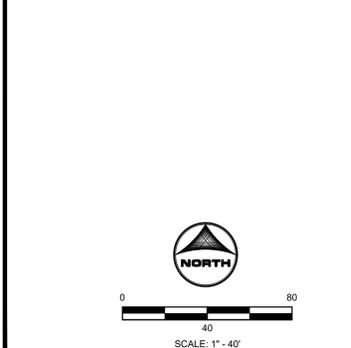
KINGS POINT SOUTH - PA 1-4



- 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 04 FOR TYPICAL SECTIONS.
 5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.

- LEGEND**
- PR. STORM MANHOLE
 - PR. STORM INLET
 - PR. STORM SEWER
 - PR. SANITARY SEWER MANHOLE
 - PR. SANITARY SEWER
 - PR. FORCE MAIN
 - PR. WATERMAIN
 - EX. STORM MANHOLE
 - EX. STORM INLET
 - EX. STORM SEWER
 - EX. SANITARY SEWER MANHOLE
 - EX. SANITARY SEWER
 - EX. WATERMAIN
 - EX. FIRE HYDRANT
 - PR. SANITARY SERVICE
 - PR. WATER SERVICE
 - PR. FIRE HYDRANT
 - PR. WATER VALVE
 - BLOCK NUMBER
 - PROPOSED ACCESS ROAD
 - FLOW ARROW
 - STORM MANHOLE CALLOUT
 - PHASE LINE
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT

- KEYNOTES**
- 10" PVC SANITARY SEWER PIPE
 - 12" PVC SANITARY SEWER PIPE
 - 10" PVC WATERMAIN PIPE
 - 12" PVC WATERMAIN PIPE
 - LIFT STATION



#	DATE
1	
2	
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4	
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PROJECT: KINGS POINT SOUTH
 DRAWING: GRADING & UTILITY PLAN
 CLIENT: CITY OF AURORA
 DESIGNED BY: AJZ
 DRAWN BY: STM
 CHECKED BY: AJZ

CIVIL ENGINEER:
 HR GREEN
 ATTN: ALEX ZARA, PE
 1155 GREENWOOD VILLAGE, CT 80111
 P: 724-602-4899
 E: AZARA@HGREEN.COM

SHEET NUMBER
GUP1
 SHEET 15 OF 33
 PROJECT NO. xxx

2022-07-19 3:44pm By: smorton
 4:52am 1/20/2022 10:00 AM 1/20/2022 10:00 AM

Call out the proposed swale.

Proposed swales are called out with slope labels added

Provide flow arrows across the site to show the general direction of flows.

Flow arrows have been added across the site.

Retaining wall details and typical sections are provided on sheet GUP-6.

Any walls over 30" require railing, any CIP walls and any walls over 4' require structural calcs.

Max 3:1 slopes.

Comment addressed

Is there a swale proposed here? Label the slope if so.

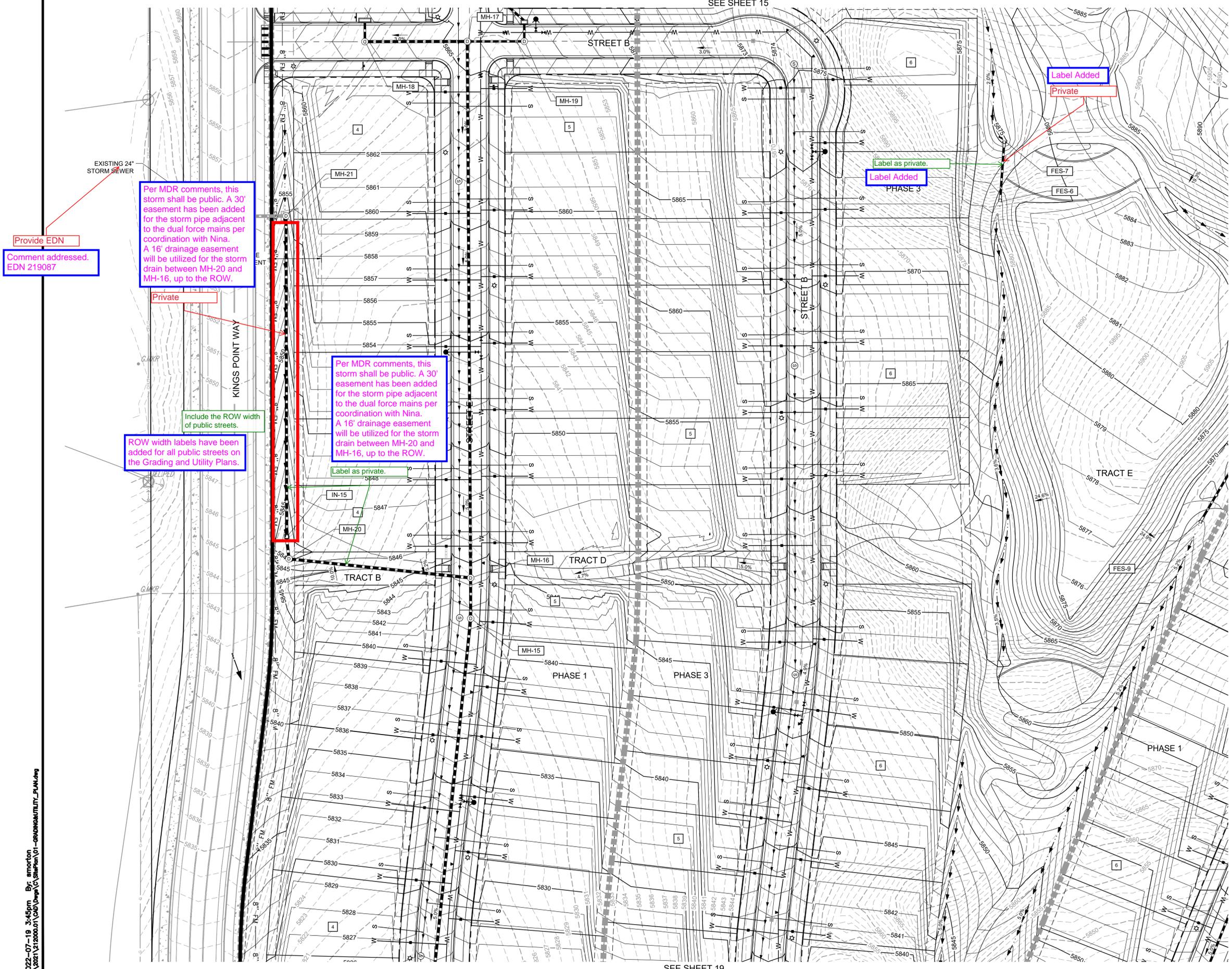
Yes, there is a proposed swale with a 2.4% slope. Labels added accordingly

SEE SHEET 16

SEE SHEET 17

KINGS POINT SOUTH - PA 1-4

SEE SHEET 15



Provide EDN
Comment addressed.
EDN 219087

Per MDR comments, this storm shall be public. A 30' easement has been added for the storm pipe adjacent to the dual force mains per coordination with Nina. A 16' drainage easement will be utilized for the storm drain between MH-20 and MH-16, up to the ROW.

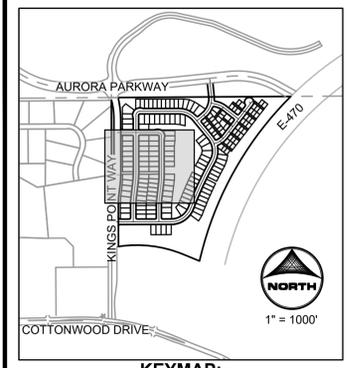
Per MDR comments, this storm shall be public. A 30' easement has been added for the storm pipe adjacent to the dual force mains per coordination with Nina. A 16' drainage easement will be utilized for the storm drain between MH-20 and MH-16, up to the ROW.

ROW width labels have been added for all public streets on the Grading and Utility Plans.

Include the ROW width of public streets.

Label Added
Private

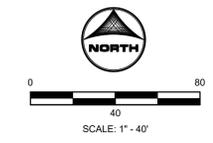
Label as private.
Label Added
PHASE 3



- 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 04 FOR TYPICAL SECTIONS.
 5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.

- LEGEND**
- PR. STORM MANHOLE
 - PR. STORM INLET
 - PR. STORM SEWER
 - PR. SANITARY SEWER MANHOLE
 - PR. SANITARY SEWER
 - PR. FORCE MAIN
 - PR. WATERMAIN
 - EX. STORM MANHOLE
 - EX. STORM INLET
 - EX. STORM SEWER
 - EX. SANITARY SEWER MANHOLE
 - EX. SANITARY SEWER
 - EX. WATERMAIN
 - EX. FIRE HYDRANT
 - PR. SANITARY SERVICE
 - PR. WATER SERVICE
 - PR. FIRE HYDRANT
 - PR. WATER VALVE
 - BLOCK NUMBER
 - PROPOSED ACCESS ROAD
 - FLOW ARROW
 - STORM MANHOLE CALLOUT
 - PHASE LINE
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT

- KEYNOTES**
- 1 10" PVC SANITARY SEWER PIPE
 - 2 12" PVC SANITARY SEWER PIPE
 - 3 10" PVC WATERMAIN PIPE
 - 4 12" PVC WATERMAIN PIPE
 - 5 LIFT STATION



REVISIONS	DATE
1	
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PROJECT: KINGS POINT SOUTH
DRAWING: GRADING & UTILITY PLAN
CLIENT: CITY OF AURORA
DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ
SCALE: HORIZ: 1" = 40'
VERT: NOT APPLICABLE
DATE: 6-7-2021

CIVIL ENGINEER:
HR GREEN
ATTN: ALEX ZARA, PE
SUITE 115
GREENWOOD VILLAGE, CO 80111
P: 720-602-4999
E: AZARA@HGREEN.COM

SHEET NUMBER
GUP3
SHEET 17 OF 33
PROJECT NO. xxx

2022-07-19 3:45pm By: smorton
4:52am 1/20/2022 10:00am 1/20/2022 10:00am 1/20/2022 10:00am 1/20/2022 10:00am

SEE SHEET 19

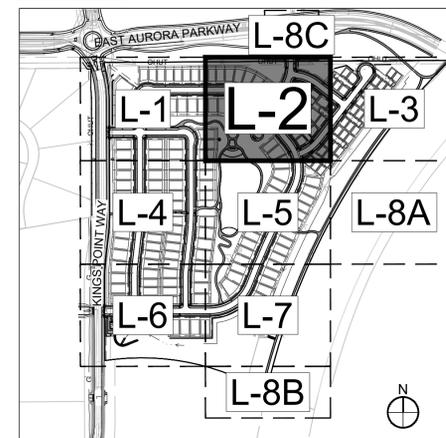
SEE SHEET 18

KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

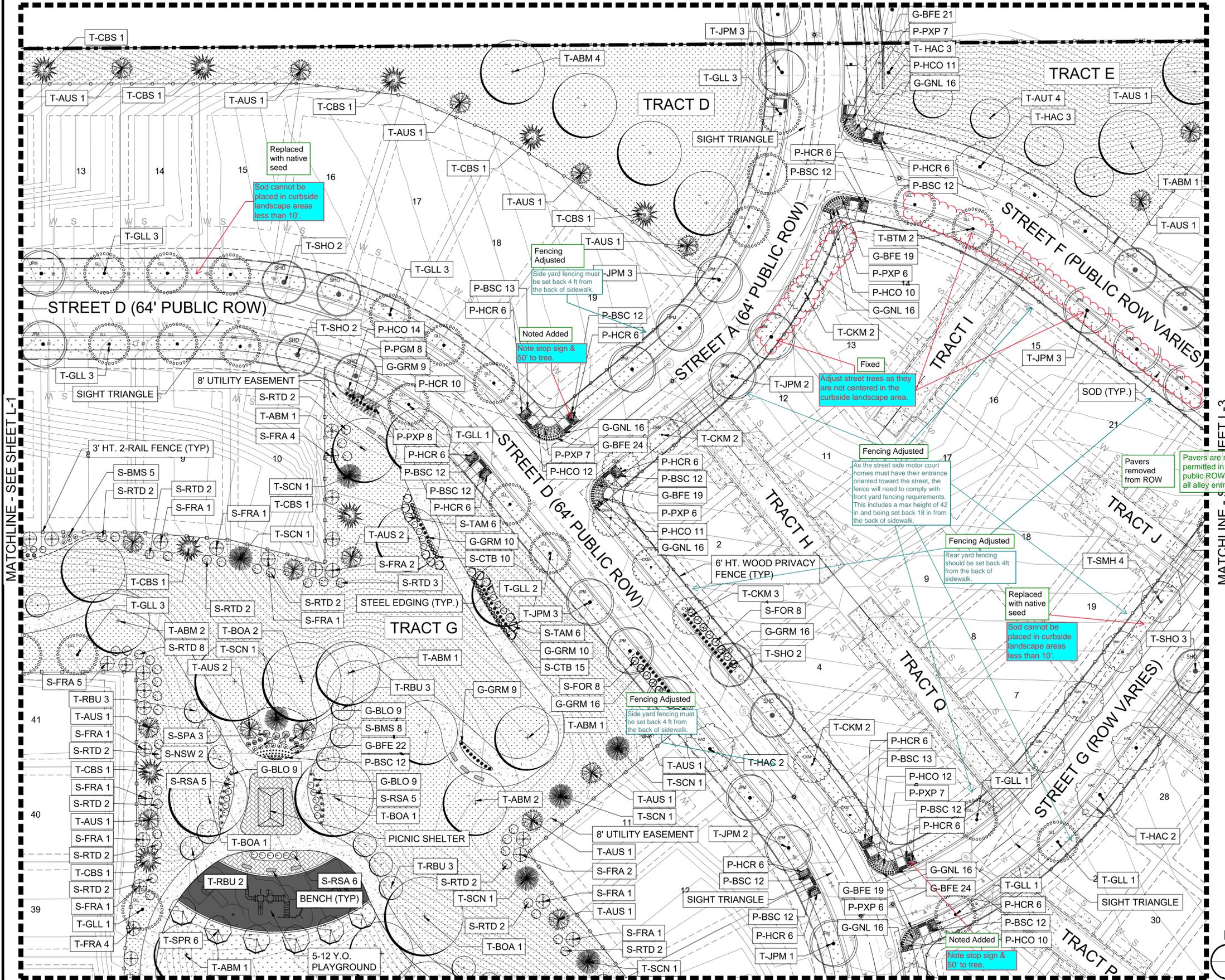
MATCHLINE - SEE SHEET L-8C

Replaced with native seed
For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used.

KEY MAP



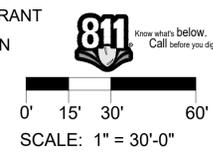
NOT FOR CONSTRUCTION



- 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
- CONCRETE WALK
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW 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
- 8' HT. BRICK/WOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN



PROJECT:	KINGS POINT SOUTH
DRAWING:	LANDSCAPE PLAN SHEET
CITY:	CITY OF AURORA
DESIGNED BY:	WP
DRAWN BY:	TL
CHECKED BY:	JG
DATE:	7-20-2022

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2		
3		
4		
5		
6		

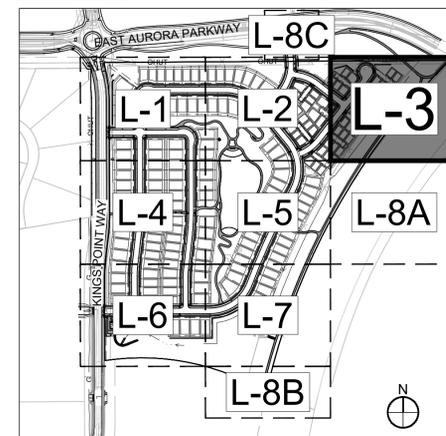
PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC. ATTN: JULIE GANEC, PLA
AURORA, CO 80014
P: 303-770-7201
E: JGANEC@THKASSOC.COM

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

SHEET NUMBER
L-2
SHEET 22 OF 33
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

KEY MAP



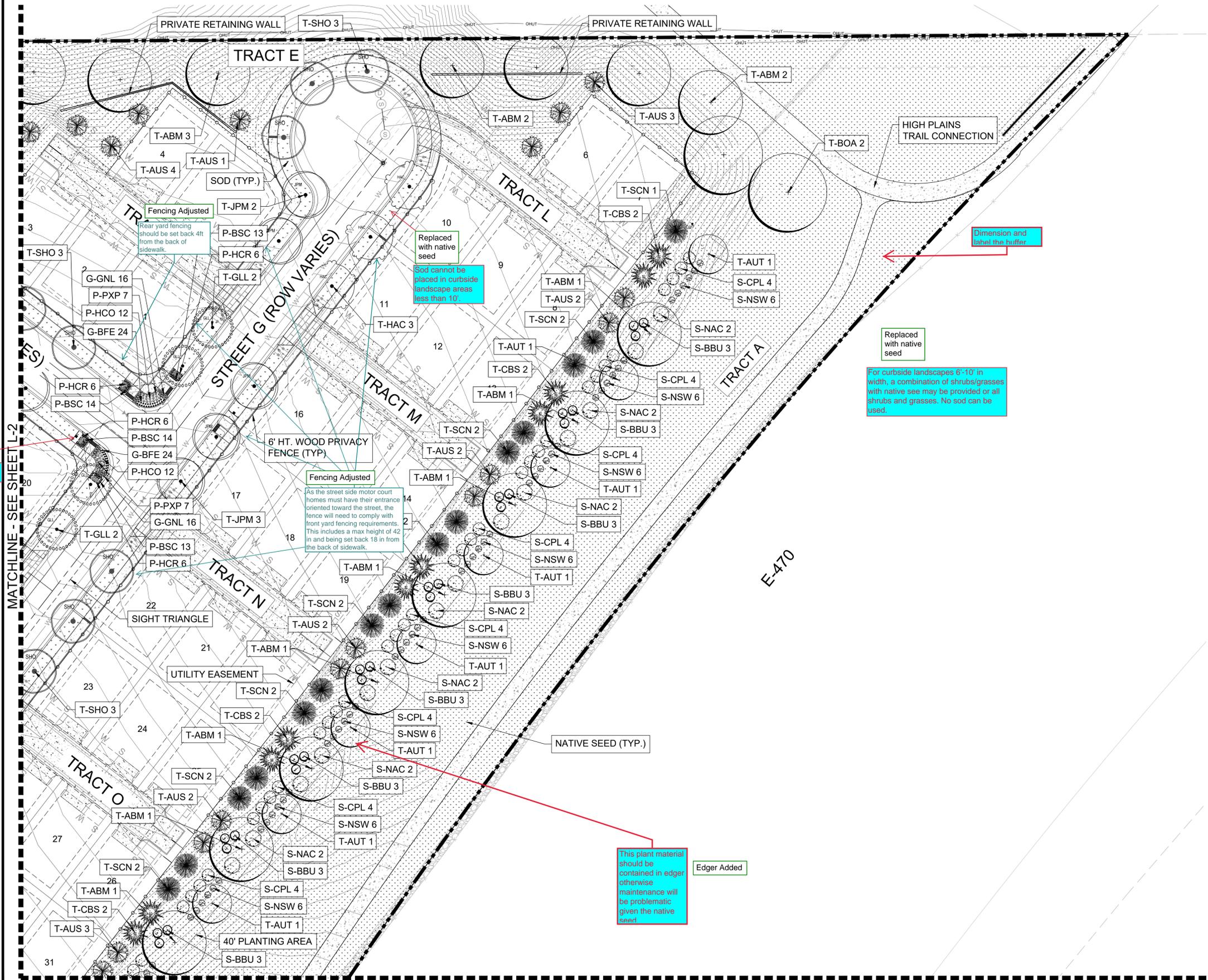
NOT FOR
CONSTRUCTION

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
- CONCRETE WALK
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW 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
- 8' HT. BRICK/WOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN



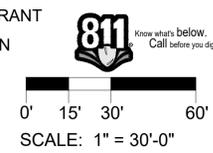
#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH
 DRAWING: LANDSCAPE PLAN SHEET
 CLIENT: CITY OF AURORA
 DESIGNED BY: WP
 DRAWN BY: TL
 CHECKED BY: JG
 SCALE: 1" = 20'-0"
 DATE: 7-20-2022

PLANNER/LANDSCAPE ARCHITECT:
 THK ASSOCIATES, INC. ARCHITECT
 ATTN: JULIE GANEC, PLA
 1000 EAST AURORA PARKWAY, SUITE 101
 AURORA, CO 80014
 P: 303-770-7201
 E: JGANEC@THKASSOC.COM



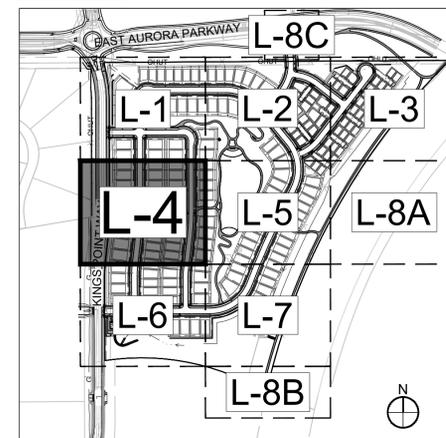
SHEET NUMBER
L-3
 SHEET 23 OF 33
 PROJECT NO. 8677-000



KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

MATCHLINE - SEE SHEET L-1

KEY MAP



NOT FOR
CONSTRUCTION

Utilities now shown
Include all the utilities.
There is a storm line here
that is not shown.

Replaced with native seed
For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used.

Sod cannot be placed in curbside landscape areas less than 10'.

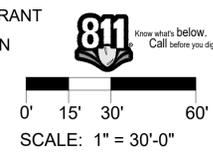
Replaced with native seed
Sod cannot be placed in curbside landscape areas less than 10'.

Fixed
Shift tree too close to utility line

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

LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- EASEMENT
- CONCRETE WALK
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW 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
- 8' HT. BRICKWOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN



MATCHLINE - SEE SHEET L-5

MATCHLINE - SEE SHEET L-6

PROJECT: **KINGS POINT SOUTH**

DRAWING: **LANDSCAPE PLAN SHEET**

CITY OF AURORA

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

DATE: 7-20-2022

REVISIONS

#	DATE	DESCRIPTION
1	7-20-2022	1ST SUBMITTAL
2		
3		
4		
5		
6		

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC. ARCHITECTS, INC.
ATTN: JULIE GANEC, P.L.A.
AURORA, CO 80014
P: 303-770-7201
E: JGANEC@THKASSOC.COM

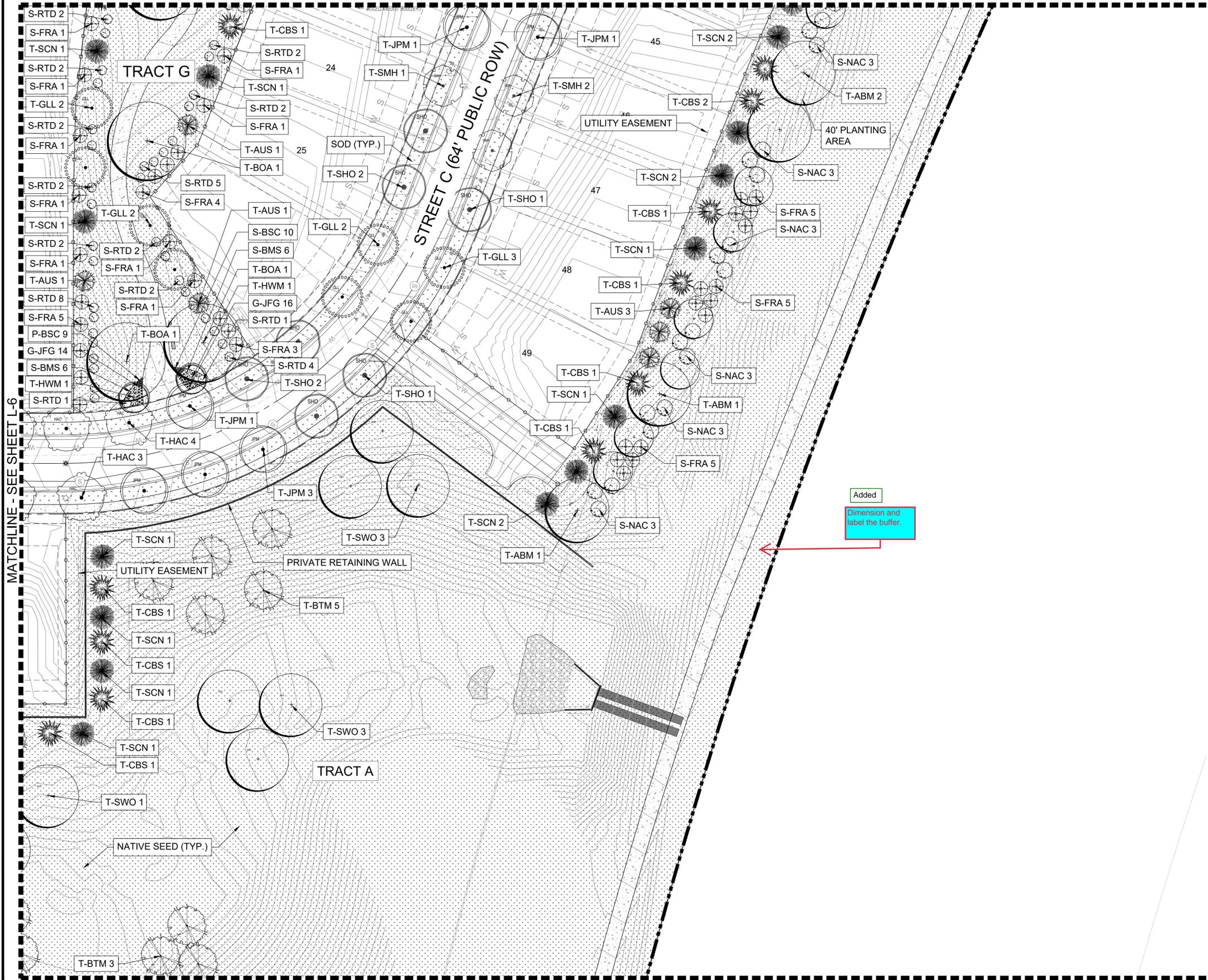
thk associates, inc.

SHEET NUMBER
L-4
SHEET 24 OF 33
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

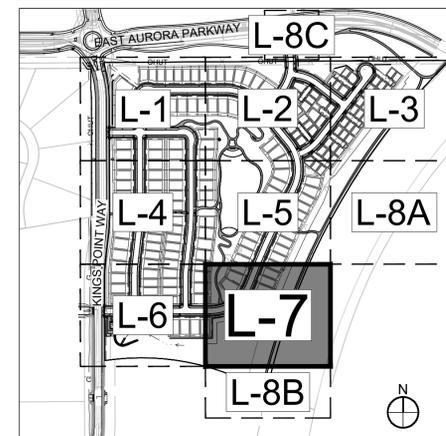
Replaced with native seed
For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used.

MATCHLINE - SEE SHEET L-5



MATCHLINE - SEE SHEET L-8B

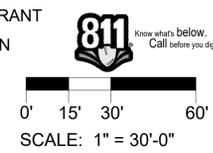
KEY MAP



- 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
- CONCRETE WALK
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW 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
- 8' HT. BRICK/WOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN



NOT FOR CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2		
3		
4		
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6		

PROJECT: KINGS POINT SOUTH
 DRAWING: LANDSCAPE PLAN SHEET
 CLIENT: CITY OF AURORA
 DESIGNED BY: WP
 DRAWN BY: TL
 CHECKED BY: JG
 SCALE: 1" = 20'-0"
 DATE: 7-20-2022

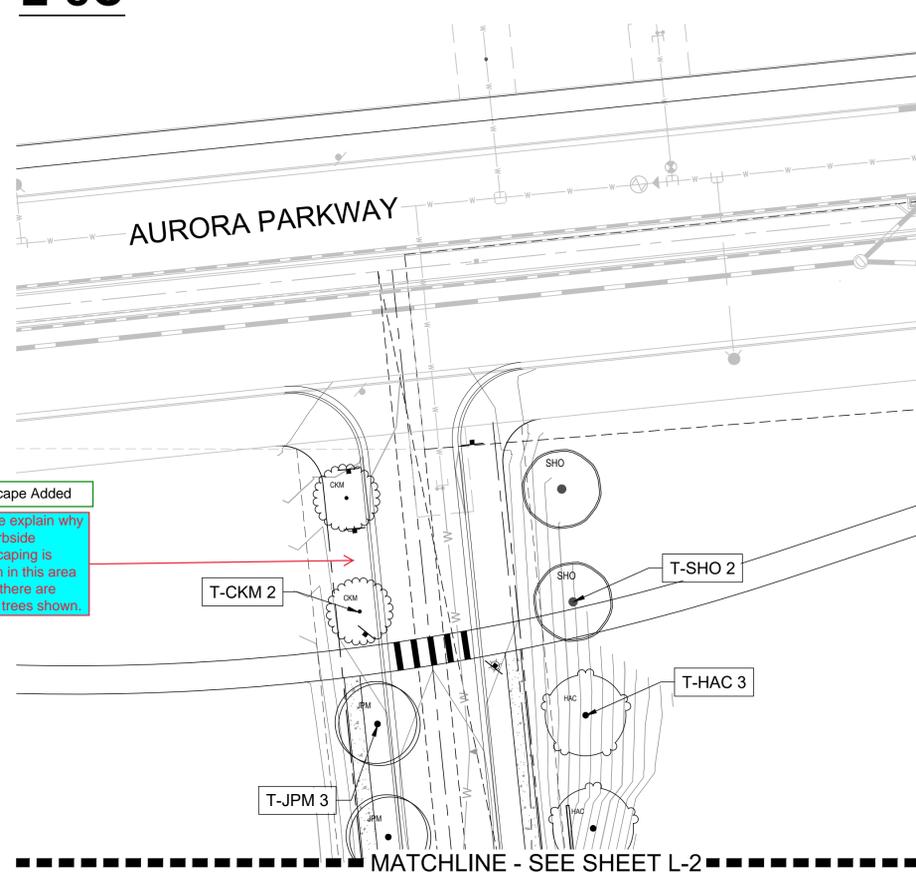
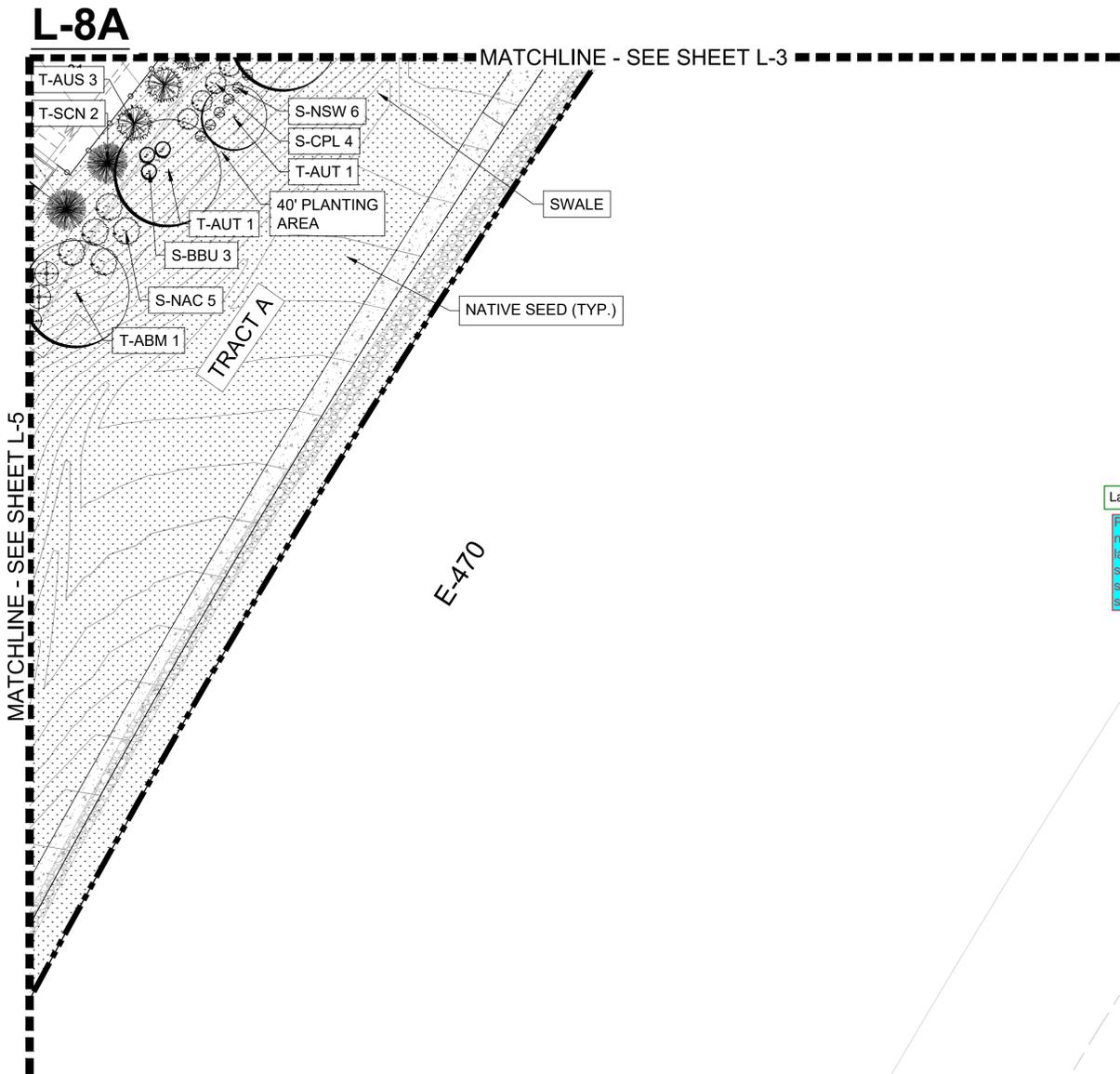
PLANNER/LANDSCAPE ARCHITECT:
 THK ASSOCIATES, INC.
 ATTN: JULIE GANEC, PLA
 AURORA, CO 80014
 P: 303-770-7201
 E: JGANEC@THKASSOC.COM



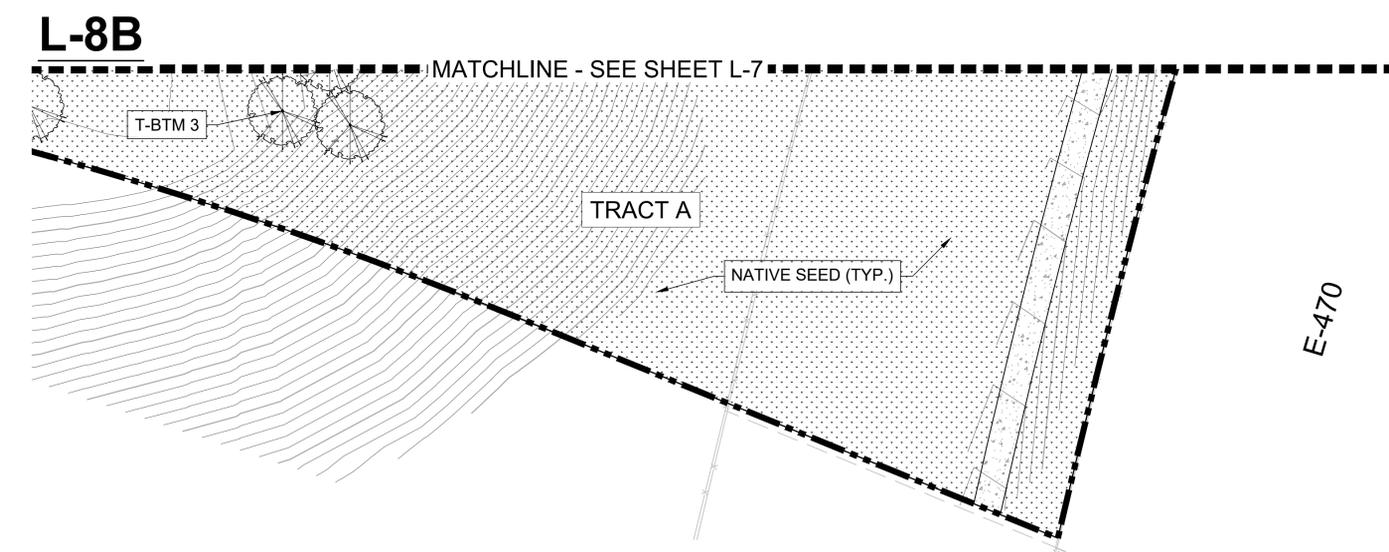
SHEET NUMBER
L-7
 SHEET 27 OF 33
 PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

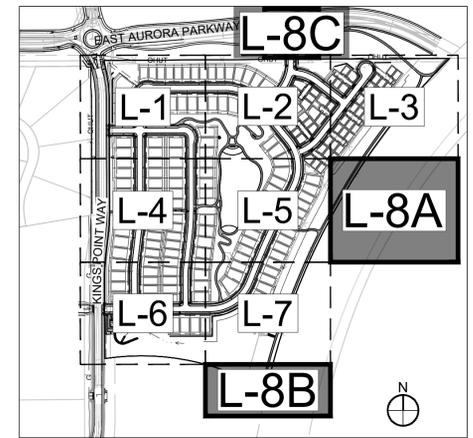
L-8C



Landscape Added
Please explain why no curbside landscaping is shown in this area since there are street trees shown.



KEY MAP

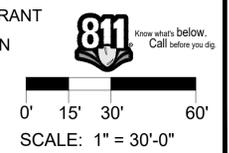
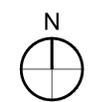


GENERAL NOTES:

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
- [Pattern] CONCRETE WALK
- [Pattern] BRICK PAVERS
- [Pattern] POURED-IN-PLACE PLAY SURFACING
- [Pattern] SOD - RTF SOD
- [Pattern] NATIVE SEED LOW-GROW MIX
- [Pattern] RIPARIAN EMERGENT SEED MIX
- [Symbol] DECIDUOUS TREES
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] SHRUBS
- [Symbol] ORNAMENTAL GRASSES
- [Symbol] PERENNIAL
- [Symbol] STEEL EDGING
- [Symbol] 3' HT. 2-RAIL FENCING
- [Symbol] 6' HT. WOOD PRIVACY FENCING
- [Symbol] 8' HT. BRICK/WOOD FENCING
- [Symbol] BENCH
- [Symbol] TRASH RECEPTACLE
- [Symbol] STREET LIGHT
- [Symbol] FIRE HYDRANT
- [Symbol] STOP SIGN



NOT FOR CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2		
3		
4		
5		
6		

PROJECT: **KINGS POINT SOUTH**
 DRAWING: **LANDSCAPE PLAN SHEET**
 CLIENT: **CITY OF AURORA**
 DESIGNED BY: **WP**
 DRAWN BY: **TL**
 CHECKED BY: **JG**
 SCALE: **HORIZ: 1" = 20'-0"**
VERT: 1" = 20'-0"
 DATE: **7-20-2022**

PLANNER/LANDSCAPE ARCHITECT:
 THK ASSOCIATES, INC.
 ATTN: JULIE GANEC, PLA
 1000 EAST AURORA PARKWAY, SUITE 101
 AURORA, CO 80014
 P: 303-770-7201
 E: JGANEC@THKASSOC.COM



SHEET NUMBER
L-8
 SHEET 28 OF 33
 PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS

DECIDUOUS TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	56	ABM	<i>Acer x freemanii</i>	AUTM N BLAZE MAPLE	2.5" CAL	B&B
	43	AUT	<i>Pyrus calleryana</i> 'Autumn Blaze'	AUTM N BLAZE PEAR	2.5" CAL	B&B
	20	BOA	<i>Quercus macrocarpa</i>	BUR OAK	2.5" CAL	B&B
	18	BTM	<i>Acer grandidentatum</i>	BIGTOOTH MAPLE	2.5" CAL	B&B
	19	CKM	<i>Acer platanoides</i> 'Crimson King'	CRIMSON KING NORWAY MAPLE	2.5" CAL	B&B
	76	CKO	<i>Quercus muehlenbergii</i>	CHINKAPIN OAK	2.5" CAL	B&B
	105	GLL	<i>Tilia cordata</i> 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL	B&B
	61	HAC	<i>Celtis occidentalis</i> 'Chicagoland'	COMMON HACKBERRY	2.5" CAL	B&B
	93	JPM	<i>Acer x saccharum</i> 'John Pair'	JOHN PAIR CADD O MAPLE	2.5" CAL	B&B
	37	RBU	<i>Cercis canadensis</i>	EASTERN REDBUD	2.5" CAL	B&B
	83	SHO	<i>Quercus shumardii</i>	SHUMARD OAK	2.5" CAL	B&B
	51	SMH	<i>Gleditsia triacanthos</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5" CAL	B&B
	18	SWO	<i>Quercus bicolor</i>	SWAMP WHITE OAK	2.5" CAL	B&B

EVERGREEN TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	54	AUS	<i>Picea nigra</i>	AUSTRIAN PINE	6' HT	B&B
	59	CBS	<i>Picea pungens</i>	COLORADO SPRUCE	6' HT	B&B
	68	PAN	<i>Pinus abies</i>	NORWAY SPRUCE	6' HT	B&B

ORNAMENTAL TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	3	ABT	<i>Acer tataricum</i> 'Garann'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL	B&B
	11	HWM	<i>Acer tataricum</i> 'Garann'	HOTWINGS MAPLE	2" CAL	B&B
	48	SPR	<i>Malus x Spring Snow</i>	SPRING SNOW CRAB APPLE	2" CAL	B&B

DECIDUOUS SHRUBS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	54	BBU	<i>Euonymus elatus</i>	BURNING BUSH	5 GAL	CONT.
	49	BGN	<i>Berberis thunbergii</i> 'Golden Nugget'	GOLDEN NUGGET BARBERRY	5 GAL	CONT.
	226	BMS	<i>Caryopteris x clandonensis</i>	BLUE MIST SPIREA	5 GAL	CONT.
	90	CPB	<i>Berberis thunbergii</i>	JAPANESE BARBERRY	5 GAL	CONT.
	32	CPL	<i>Syringa vulgaris</i>	COMMON PURPLE LILAC	5 GAL	CONT.
	126	FOR	<i>Forsythia Spring Glory</i>	SPRING GLORY FORSYTHIA	5 GAL	CONT.
	187	FRA	<i>Rhus aromatica</i>	FRAGRANT SUMAC	5 GAL	CONT.
	94	NAC	<i>Prunus tomentosa</i>	NANKING CHERRY	5 GAL	CONT.
	112	NSW	<i>Physocarpus opulifolius</i> 'Summer Wine'	SUMMER WINE NINEBARK	5 GAL	CONT.
	28	RDW	<i>Chrysothamnus var.</i>	DWARF RABBITBRUSH	5 GAL	CONT.
	261	RSA	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	5 GAL	CONT.
	298	RTD	<i>Cornus sericea</i>	RED TWIG DOGWOOD	5 GAL	CONT.

EVERGREEN SHRUBS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	80	ACJ	<i>Juniperus communis</i> 'Alpine Carpet'	ALPINE CARPET JUNIPER	5 GAL	CONT.
	244	MMO	<i>Pinus mugo</i> 'slowmound'	SLOWMOUND MUGO PINE	5 GAL	TYPE
	86	SPA	<i>Juniperus chinensis</i> 'Spartan'	SPARTAN JUNIPER	5 GAL	CONT.
	59	TAM	<i>Juniperus sabina</i> 'Tamariscifolia'	TAMMY JUNIPER	5 GAL	CONT.

GRASSES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	3	BBS	<i>Andropogon gerardii</i>	BIG BLUESTEM GRASS	5 GAL	CONT.
	415	BFE	<i>Festuca gluca</i> 'Elijah Blue'	ELIJAH BLUE FESCUE	5 GAL	CONT.
	88	BLO	<i>Bouteloua gracilis</i> 'Blonde Ambition'	BLUE GRAMA GRASS	5 GAL	CONT.
	256	GNL	<i>Deschampsia cespitosa</i> 'Northern Lights'	NORTHERN LIGHTS TUFTED HAIR GRASS	5 GAL	CONT.
	378	GRM	<i>Muhlenbergia capilaris</i>	PINK MUHLY GRASS	5 GAL	CONT.
	184	HFG	<i>Pennisetum alopecuroides</i> 'Hamein'	DWARF FOUNTAIN GRASS	5 GAL	CONT.
	218	JFG	<i>Hakonechloa macra</i> 'Aureola'	GOLDEN JAPANESE FOREST GRASS	5 GAL	CONT.
	129	MFG	<i>Nassella tenuissima</i>	MEXICAN FEATHER GRASS	5 GAL	CONT.

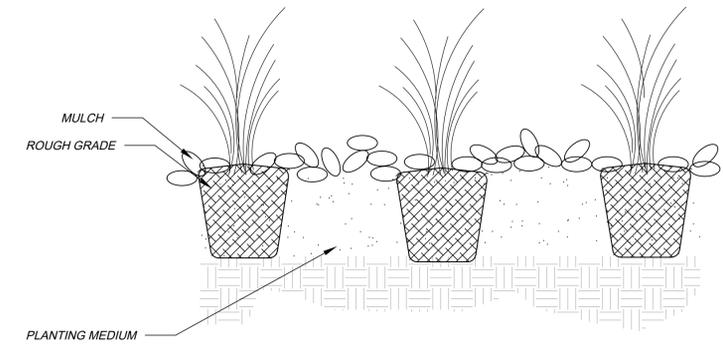
PERENNIALS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	541	BSC	<i>Amsonia jonesii</i>	COLORADO DESERT BLUE STAR	1 GAL	CONT.
	89	BGO	<i>Aurinia saxatilis</i>	BASKET OF GOLD	1 GAL	CONT.
	70	DFW	<i>Dianthus gratianopolitanus</i> 'Firewitch'	FIREWITCH DIANTHIS	1 GAL	CONT.
	310	HCR	<i>Agastache aurantiaca</i> 'Pstessene'	CORONADO RED HYSSOP	1 GAL	CONT.
	236	HCO	<i>Agastache aurantiaca</i> 'Coronado'	CORONADO HYSSOP	1 GAL	CONT.
	113	PGM	<i>Penstemon mensarum</i>	GRAND MESA PENSTEMON	1 GAL	CONT.
	117	PXP	<i>Penstemon x mexicali</i> 'P007S'	PIKES PEAK PURPLE PENSTEMON	1 GAL	CONT.
	44	SSU	<i>Cerastium tomentosum</i>	SNOW IN SUMMER	1 GAL	CONT.

GENERAL NOTES:

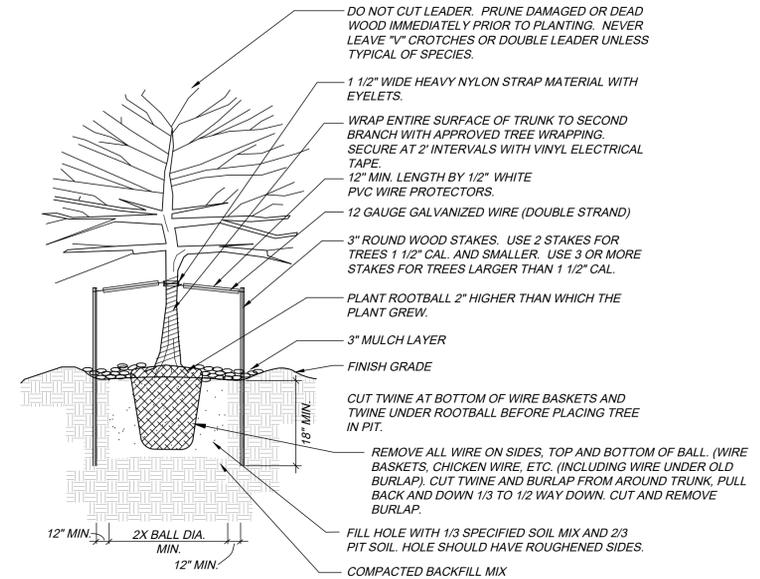
1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE.
3. DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED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

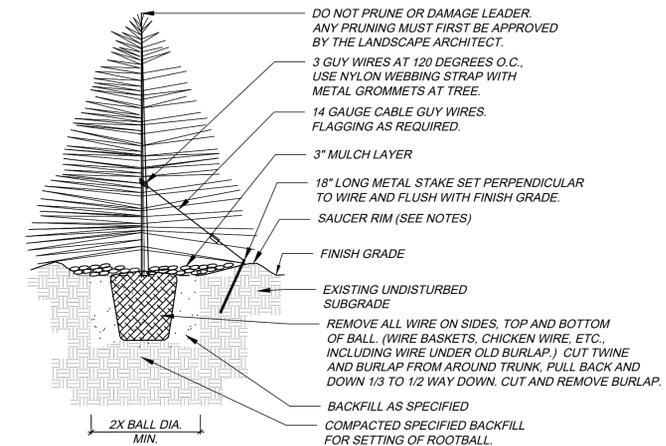
1. SOIL PREPARATION SHALL BE (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 S.F. OF AREA MINIMUM.
2. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES SHALL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE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

Moved
Move the Redbud to the Ornamental tree section.

REVISIONS	DATE	DESCRIPTION
1	7-20-2022	1ST SUBMITTAL
2		
3		
4		
5		
6		

PROJECT	DATE
KINGS POINT SOUTH	7-20-2022

PLANNER/ARCHITECT	CLIENT
THK ASSOCIATES, INC. ATTN: JULIE GANEC, PLA 1000 SOUTH WYOMING ST. AURORA, CO 80014 P: 303-770-7201 E: JGANEC@THKASSOC.COM	CITY OF AURORA SCALE: N/A DRAWN BY: WJP CHECKED BY: JJC DATE: 7-20-2022

DRAWING	SHEET
LANDSCAPE DETAILS SHEET	9



Removed
Remove the heading landscape buffer and just list Tract A, Tract B etc.

Graphic Added
Provide a separate tract landscape graphic that clearly delineates the tract boundaries. No landscaping should be included

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS

Update to include the buffer width required/provided
Added

NOT FOR CONSTRUCTION

PRIVATE COMMON OPEN SPACE/TRACT LANDSCAPING

AREA	DESCRIPTION	AREA	WIDTH REQUIRED	WIDTH PROVIDED	REQUIRED / PROVIDED	
					TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F.
A	LANDSCAPE BUFFER (TRACT A)	395,268 S.F.	N/A	N/A	99 / 169	988 / 514*
B	LANDSCAPE BUFFER (TRACT B)	25,571 S.F.	N/A	N/A	6 / 20	64 / 301
C	LANDSCAPE BUFFER (TRACT C)	19,391 S.F.	N/A	N/A	5 / 25	48 / 108
D	LANDSCAPE BUFFER (TRACT D)	42,608 S.F.	N/A	N/A	11 / 22	107 / 0*
E	LANDSCAPE BUFFER (TRACT E)	30,088 S.F.	N/A	N/A	8 / 19	75 / 0*
F	LANDSCAPE BUFFER (TRACT F)	7,234 S.F.	N/A	N/A	2 / 4	18 / 0*
G	LANDSCAPE BUFFER (TRACT G)	283,009 S.F.	N/A	N/A	131 / 158	708 / 510*
H-Q	LANDSCAPE BUFFER (TRACT H-Q)	N/A	N/A	N/A	N/A	N/A

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

If there are trees and shrubs being provided on two sides of the same street, then the streets themselves need to be broken down by north and south sides and/or east and west sides, but it is not cumulative.

Table Adjusted

Provide the requirements for H-Q. If an easement precludes the installation of trees, then shrub equivalents can be provided OR provide the trees and shrubs in another location and document where they have been provided.

These tracts are the driveways. Note Added

STREET FRONTAGE LANDSCAPE BUFFER

AREA	DESCRIPTION	LENGTH	REQUIRED / PROVIDED	
			TREES 1 TREE PER 40 L.F.	SHRUBS 10 SHRUBS PER 40 L.F.
A	KINGS POINT WAY	1,304 L.F.	32 / 39	326 / 364

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

Add the width required/provided
Added

E-470 LANDSCAPE BUFFER

AREA	DESCRIPTION	LENGTH	REQUIRED / PROVIDED	
			TREES 1 TREE PER 30 L.F.	SHRUBS 10 SHRUBS PER 30 L.F.
A	E-470 BUFFER	1,635 L.F.	55 / 123	545 / 226*

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

DETENTION POND LANDSCAPING

AREA	DESCRIPTION	AREA	REQUIRED / PROVIDED	
			TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F.
A	DETENTION POND	71,062 S.F.	18 / 26	178 / 100*

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

Table Added

Add a table documenting the square footages and percentages of high, medium and low landscape areas as a total of the entire landscape area.

STANDARD RIGHTS OF WAY AND CURB SIDE LANDSCAPE

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA (S.F.)	REQUIRED / PROVIDED	
						TREES (1 EVERY 40 FT.)	SHRUBS (10 = 1 TREE)
A	STREET 'A'	284'	N/A	8'-0"	4,198	12 / 12 22 Fixed	0 / 20
B	STREET 'B'	1,388'	N/A	8'-0"	23,006	69 / 63 ¹	0 / 69*
C	STREET 'C'	1,712'	N/A	8'-0"	26,775	82 / 81 ¹	0 / 30*
D	STREET 'D'	1,265'	N/A	8'-0"	20,097	61 / 59 60 Fixed	0 / 68*
E	STREET 'E'	971'	N/A	8'-0"	15,391	49 / 48 ¹	0 / 50*
F	STREET 'F'	289'	N/A	8'-6"	4,356	14 / 11 ¹	0 / 36*
G	STREET 'G'	650'	N/A	8'-6"	9,073	26 / 27 ¹	0 / 52*
H	KINGS POINT WAY	1,716'	N/A	8'-0"	32,201	80 / 77 ¹	0 / 266*

¹ 50' SETBACK FROM STOP SIGN.

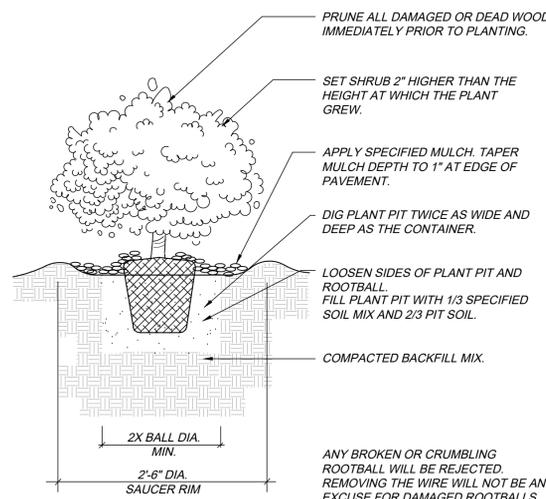
* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

Shrub requirements are 1 shrub per 40 SF of curbside landscape.

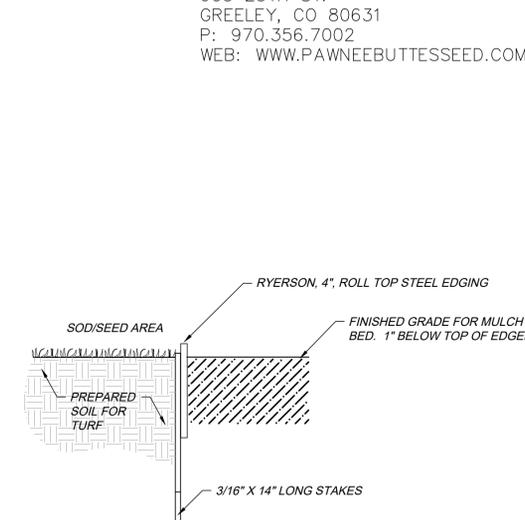
Curbside Shrubs Added

Replaced with native seed

For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used.



SHRUB PLANTING DETAIL
N.T.S.



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

SOD INFORMATION

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

MULCH INFORMATION

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

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

REVISIONS	DATE
1	7-20-2022
2	
3	
4	
5	
6	

PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE DETAILS SHEET
CLIENT: CITY OF AURORA
DESIGNED BY: WP
DRAWN BY: WP
CHECKED BY: JC
SCALE: HORIZ: N/A
VERT: N/A
DATE: 7-20-2022

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GANEC, PLA
10101 E. WILLOW AVE., SUITE 101
AURORA, CO 80014
P: 303.770.7201
E: JGANEC@THKASSOC.COM

PLANNED AND DESIGNED BY:
THK ASSOCIATES, INC.
10101 E. WILLOW AVE., SUITE 101
AURORA, CO 80014
P: 303.770.7201
E: JGANEC@THKASSOC.COM

SHEET NUMBER
L-10
SHEET 30 OF 33
PROJECT NO. 8677-000

- Added
- The lot typicals should be to a scale. See examples from another project provided. The examples provided are what is being expected for these lot typicals.
 - Provide a specific plant list. City staff needs to verify that the plant material being selected will work given the size of the lots.
 - Include a legend for the planting.
 - Include the approximate location of the utilities and driveways going to each lot and any easements. If fencing is proposed for any of the lots, include that on the typicals.
 - Include the streets, sidewalks etc. with these lot typicals.

KINGS POINT SOUTH - PA 1-4

RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT



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

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

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

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

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

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

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

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

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

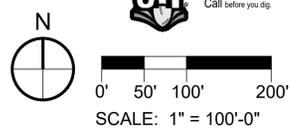
* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,500 S.F. FOOTPRINT AND A 16' x 20' DRIVEWAY.

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.

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 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.



NOT FOR CONSTRUCTION

REVISIONS	DATE
1	7-20-2022
2	
3	
4	
5	
6	

KINGS POINT SOUTH	
FRONT YARD EXHIBIT	
CITY OF AURORA	SCALE: 1" = 100'-0"
DESIGNED BY: WP	VERT: 1" = 100'-0"
DRAWN BY: JIC	DATE: 7-20-2022
CHECKED BY: JIC	

PLANNER/LANDSCAPE ARCHITECT:
TKR ASSOCIATES, INC.
ATTN: JULIE GANEC, PLA
AURORA, CO 80014
P: 303-770-7201
E: JGANEC@TKRASSOC.COM



KINGS POINT SOUTH SUBDIVISION FILING NO. 1

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



LEGEND

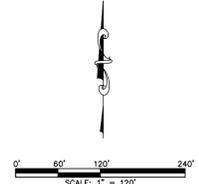
- 1 FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "EMK PLS 12405 2FT WC"
- 2 FOUND STEEL ROD WITH 2-1/2" ALUMINUM CAP STAMPED "E470 PHA PLS 37948"
- 3 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- ◆ SECTION CORNER AS SHOWN HEREON
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2018.

CURVE	DELTA	RADIUS	LENGTH
C1	31°21'14"	61.50'	33.65'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	15.00'	23.56'
C4	21°47'12"	25.00'	9.51'
C5	21°47'12"	25.00'	9.51'
C6	89°14'38"	15.00'	23.36'
C7	90°00'00"	15.00'	23.56'
C8	81°47'12"	15.00'	21.41'
C9	90°00'00"	15.00'	23.56'
C10	86°46'23"	15.00'	22.72'
C11	10°30'19"	282.00'	51.70'
C12	5°29'40"	314.00'	30.11'
C13	81°47'12"	15.00'	21.41'
C14	90°00'00"	15.00'	23.56'
C15	69°56'56"	15.00'	18.31'
C16	19°56'40"	73.00'	25.41'
C17	8°05'17"	50.00'	7.06'
C18	76°49'28"	15.00'	20.11'
C19	90°00'00"	20.00'	31.42'
C20	90°00'00"	20.00'	31.42'

CURVE	DELTA	RADIUS	LENGTH
C21	90°00'00"	15.00'	23.56'
C22	6°42'24"	607.00'	71.05'
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	20.00'	31.42'
C25	90°00'00"	15.00'	23.56'
C26	90°00'00"	15.00'	23.56'
C27	6°42'24"	605.00'	70.82'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	15.00'	23.56'
C30	6°42'24"	543.00'	63.56'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	6°42'24"	545.00'	63.79'
C35	22°11'30"	25.00'	9.68'
C36	22°11'30"	25.00'	9.68'
C37	7°38'48"	49.00'	6.54'
C38	20°32'12"	74.00'	26.52'
C39	19°00'41"	19.00'	6.30'
C40	19°00'41"	19.00'	6.30'

LINE	BEARING	LENGTH
L1	S70°27'02"W	21.49'
L2	N73°18'14"W	10.16'
L3	S51°45'57"W	22.30'
L4	N39°23'05"W	109.00'
L5	S50°36'55"W	25.00'
L6	S39°23'05"E	109.00'
L7	N39°23'05"W	123.46'
L8	N50°36'55"E	25.00'
L9	S39°23'05"E	121.35'
L10	N37°48'43"E	108.04'
L11	N52°11'17"W	25.00'
L12	S37°48'43"W	109.00'
L13	N52°11'17"W	73.00'
L14	N37°48'43"E	25.00'
L15	S52°11'17"E	73.00'
L16	N52°11'17"W	124.60'
L17	N37°48'43"E	25.00'
L18	S52°11'17"E	124.60'
L19	N52°11'17"W	109.00'
L20	N37°48'43"E	25.00'

LINE	BEARING	LENGTH
L21	N52°11'17"W	109.00'
L22	S52°11'17"E	109.00'
L23	S37°48'43"W	25.00'
L24	N52°11'17"W	109.00'
L25	S52°11'17"E	109.00'
L26	S37°48'43"W	25.00'
L27	N52°11'17"W	109.00'
L28	S52°11'17"E	109.00'
L29	S37°48'43"W	25.00'
L30	N52°11'17"W	109.00'
L31	S52°11'17"E	118.32'
L32	S37°48'43"W	25.00'
L33	N52°11'17"W	126.17'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

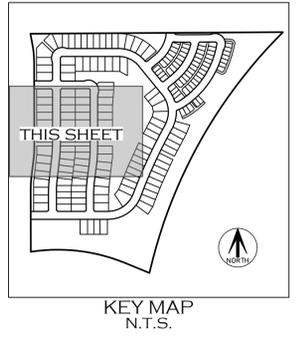
AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	2022-05-16
	SCALE:	1" = 120'
SHEET 2 OF 7		

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

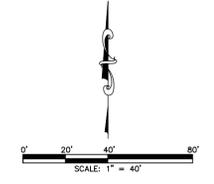
KINGS POINT SOUTH SUBDIVISION FILING NO. 1

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

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



TRACT G
282,565 SF
6.487 AC



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

SEE SHEET 6

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 3

SEE SHEET 3

SEE SHEET 7

SEE SHEET 7

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 2
FOR LINE AND
CURVE TABLES

Total comes to
393.56
revised



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

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

AZTEC
CONSULTANTS, INC.

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

DATE OF PREPARATION: 2022-05-16

SCALE: 1" = 40'

SHEET 5 OF 7

AzTec Proj. No.: 135922-01

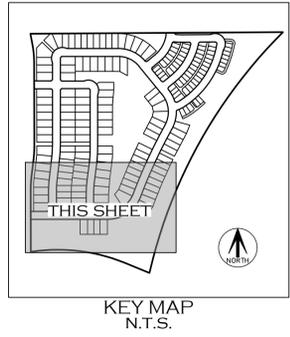
Drawn By: RBA

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

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

LEGEND

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



Total comes to
263.04
revised

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	2022-05-16
	SCALE:	1" = 40'
SHEET 7 OF 7		

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