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

December 8, 2023

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

Re: **Technical Submission Review #3 –** 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 November 8, 2023. Comment responses are shown in *red*. Please don't hesitate to contact me with any questions or concerns.

Sincerely,

Julie Gamec
THK Associates, Inc. | Principal

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS
There are a number of minor comments and labeling comments from Real Property. See the Site Plan and Plat for the full comments. *Noted.*

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Planning Issues

2A. There were no more Planning comments on this review. *Noted.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Real Property

3A. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) *Noted.*

3B. Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.) *Noted.*

3C. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording. *Noted.*

3D. See the **full** red line comments on the plat and site plan. *Redline comments have been reviewed and coordinated with the City.*

[Site Plan Page 2]

3E. See comments on subdivision plat and match those comments. *Site Plan legal description matches the plat.*

[Site Plan Page 3]

3F. Why is this outside of the access easement? *The comment was coordinated with the city – no adjustments were necessary.*

[Plat Page 1]

3G. Label public streets on the vicinity map. *The map was updated per the reviewer's comments.*

3H. Only ½ mile required on the vicinity map. *The map was updated per the reviewer's comments.*

3I. Note 11 only required if there are conflicting monuments. *The note was removed.*

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

4A. There were no more comments received from Douglas County School District. *Noted, thank you.*

KINGS POINT SOUTH - PA 1-4

SITE PLAN WITH ADJUSTMENTS

COVER SHEET

SHEET INDEX:

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DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	61.02 ACRES
NUMBER OF LOTS	183 LOTS (1 BUILDING PER LOT) P.A. 1: 58 UNITS / 2.6 DU/AC P.A. 2: N/A - PARK P.A. 3: 55 UNITS / 7.3 DU/AC (MOTOR COURTS) P.A. 4: 70 UNITS / 4.69 DU/AC
BUILDING HEIGHT	38' MAXIMUM (PER SECTION 146-4.2.2)
HARD SURFACE AREA	812,853 S.F.
LANDSCAPE AREA	1,739,104 S.F.
SIDEWALKS	151,297 S.F.
PRESENT ZONING CLASSIFICATION	R-1, R-2
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 SQUARE FEET (PER ARTICLE 146-4.10)
PROPOSED TOTAL SIGN AREA	0
PROPOSED NUMBER OF SIGNS	0 (2 ALLOWED)
PARKING SPACES REQUIRED	2 PER UNIT
PARKING SPACES PROVIDED	2 PER UNIT PROVIDED IN GARAGE, 2 GUEST SPACES PROVIDED IN DRIVEWAY
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
PROPOSED USES	SFD RESIDENTIAL
OPEN SPACE	957,210 S.F.
CONSTRUCTION TYPE	V-N CONSTRUCTION, SINGLE FAMILY HOMES (ALL STRUCTURES WILL BE CONSTRUCTED UNDER THE 2015 IRC). STRUCTURES WILL BE NON-SPRINKLERED.

CITY OF AURORA SITE PLAN NOTES:

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

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

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

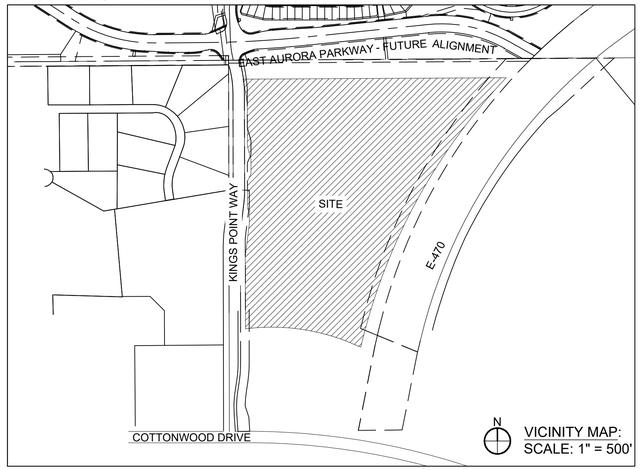
SURVEYOR:
AZTEC CONSULTANTS, INC.
ATTN: JIM LYNCH
330 E. MINERAL AVE., SUITE 101
LITTLETON, CO 80122
303-713-1898

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

LEGAL DESCRIPTION:

KINGS POINT SOUTH FINAL PLAT:

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



VICINITY MAP:
SCALE: 1" = 500'

10. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
11. **ARCHITECTURAL FEATURES** (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

GENERAL NOTES:

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

ADJUSTMENTS:

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

SIGNATURE BLOCK

_____SITE PLAN *
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION:_____

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

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

BY:_____ CORPORATE
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)SS
COUNTY OF _____)

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

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

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS:_____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____DATE: _____

PLANNING DIRECTOR: _____DATE: _____

ATTEST: _____DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE __

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

AMENDMENTS

NOT FOR CONSTRUCTION

#	DATE	REVISIONS
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6	08-18-2023	6TH SUBMITTAL
7	10-19-2023	7TH SUBMITTAL

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

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

thk associates, inc.

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

KINGS POINT SOUTH - PA 1-4

LEGAL DESCRIPTION

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

See comments on subdivision plat and match those comments.

Legal description revised to match revised plat.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SITE PLAN LINE AND CURVE TABLE

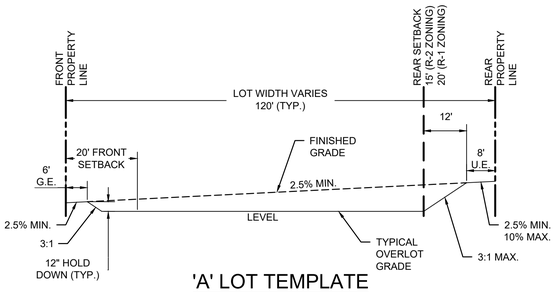
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	16°26'15"	48.50'	13.91'
C2	25°59'25"	74.50'	33.79'
C3	21°47'12"	19.00'	7.22'
C4	21°47'12"	19.00'	7.22'
C5	18°30'31"	52.00'	16.80'
C6	24°54'44"	62.00'	26.96'
C7	9°18'17"	73.00'	11.85'
C8	22°01'01"	65.50'	25.17'
C9	19°02'40"	57.50'	19.11'
C10	7°19'44"	53.04'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

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C30	90°00'00"	15.00'	23.56'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	21°47'12"	25.00'	9.51'
C35	90°00'00"	20.00'	31.42'
C36	90°00'00"	15.00'	23.56'
C37	90°00'00"	20.00'	31.42'
C38	90°00'00"	15.00'	23.56'
C39	21°47'12"	25.00'	9.51'
C40	86°31'06"	15.00'	22.65'
C41	90°00'00"	20.00'	31.42'
C42	90°00'00"	15.00'	23.56'
C43	90°00'00"	15.00'	23.56'
C44	90°00'00"	15.00'	23.56'
C45	22°11'30"	25.00'	9.68'
C46	22°11'30"	25.00'	9.68'
C47	90°00'00"	15.00'	23.56'
C48	90°00'00"	20.00'	31.42'
C49	10°30'19"	282.00'	51.70'
C50	25°19'20"	73.00'	32.26'
C51	6°42'24"	607.00'	71.05'
C52	6°42'24"	605.00'	70.82'
C53	6°42'24"	543.00'	63.56'
C54	6°42'24"	545.00'	63.79'
C55	30°03'18"	15.50'	8.13'
C56	16°50'51"	50.00'	14.70'
C57	31°21'14"	61.50'	33.65'

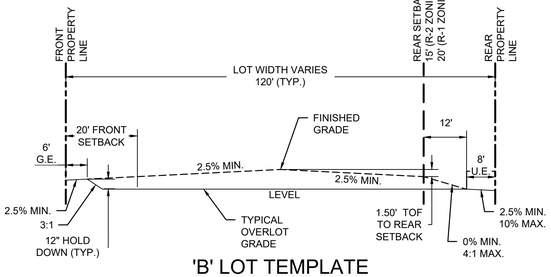
LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°23'05"W	109.00'
L2	S50°36'55"W	26.00'
L3	S39°23'05"E	109.00'
L4	N39°23'05"W	123.46'
L5	N50°36'55"E	26.00'
L6	S39°23'05"E	121.35'
L7	N37°48'43"E	106.72'
L8	N52°11'17"W	26.00'
L9	S37°48'43"W	109.00'
L10	N52°11'17"W	73.00'
L11	N37°48'43"E	26.00'
L12	S52°11'17"E	73.00'
L13	N52°11'17"W	124.60'
L14	S52°11'17"E	124.60'
L15	N37°48'43"E	26.00'
L16	N52°11'17"W	109.00'
L17	N37°48'43"E	26.00'
L18	N52°11'17"W	109.00'
L19	S52°11'17"E	109.00'
L20	N52°11'17"W	109.00'
L21	S37°48'43"W	26.00'
L22	S52°11'17"E	109.00'
L23	S37°48'43"W	26.00'
L24	N52°11'17"W	109.00'
L25	S52°11'17"E	109.00'
L26	S37°48'43"W	26.00'
L27	N52°11'17"W	109.00'
L28	S52°11'17"E	118.19'
L29	S37°48'43"W	26.00'
L30	N52°11'17"W	126.17'
L31	S58°00'44"E	11.26'
L32	N52°54'20"E	10.00'
L33	S52°11'17"E	87.00'
L34	S37°48'43"W	8.00'
L35	N52°11'17"W	87.00'
L36	N37°48'43"E	4.00'
L37	N37°48'43"E	4.00'
L38	S52°11'17"E	87.00'

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

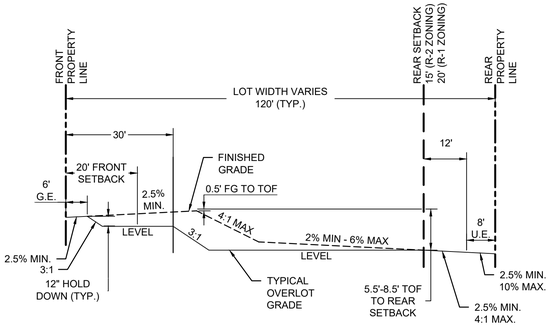
LINE TABLE		
LINE	BEARING	LENGTH
L77	S37°48'43"W	8.00'
L78	N52°11'17"W	101.21'
L79	S39°23'05"E	207.60'
L80	S50°36'55"W	8.00'
L81	N39°23'05"W	206.92'
L82	N37°48'43"E	4.10'
L83	N37°48'43"E	4.10'
L84	S39°23'05"E	129.73'
L85	S50°36'55"W	8.00'
L86	N39°23'05"W	127.91'
L87	N52°11'17"W	61.60'
L88	S52°11'17"E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



'A' LOT TEMPLATE



'B' LOT TEMPLATE



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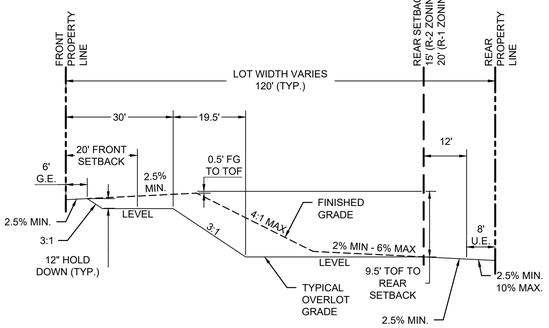
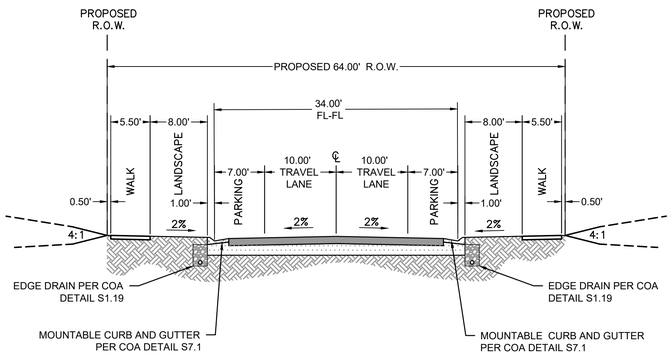
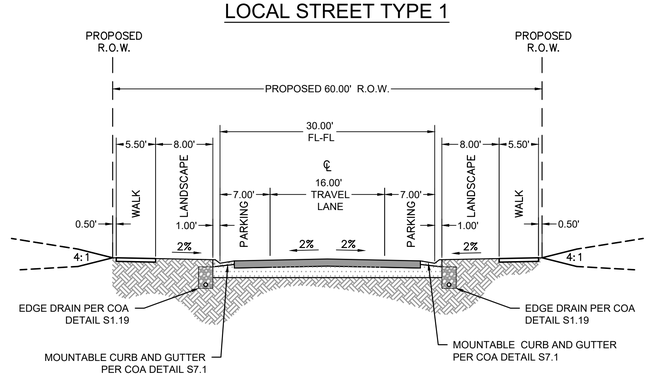


'W' LOT TEMPLATE



LOCAL STREET TYPE 1



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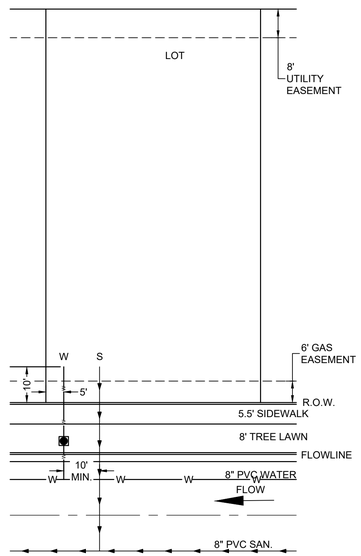
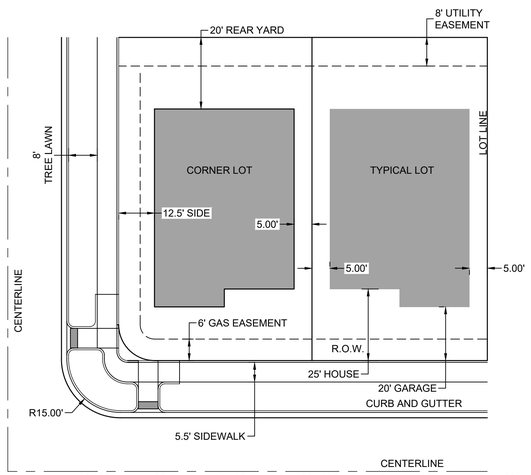


TYPICAL LOT SERVICES
N.T.S.



TYPICAL LOTTING SETBACKS AND EASEMENTS
N.T.S.

REVISIONS

#	DATE
1	
2	
3	
4	
5	
6	

PROJECT: KINGS POINT SOUTH

DRAWING: GENERAL NOTES & TYPICAL SECTIONS

CLIENT: CITY OF AURORA

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: HORZ:
VERT:
DATE: 03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: AZARA MOHAMMADI
9619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: (303) 953-1616
E: AZARA@HRGREEN.COM

HRGreen

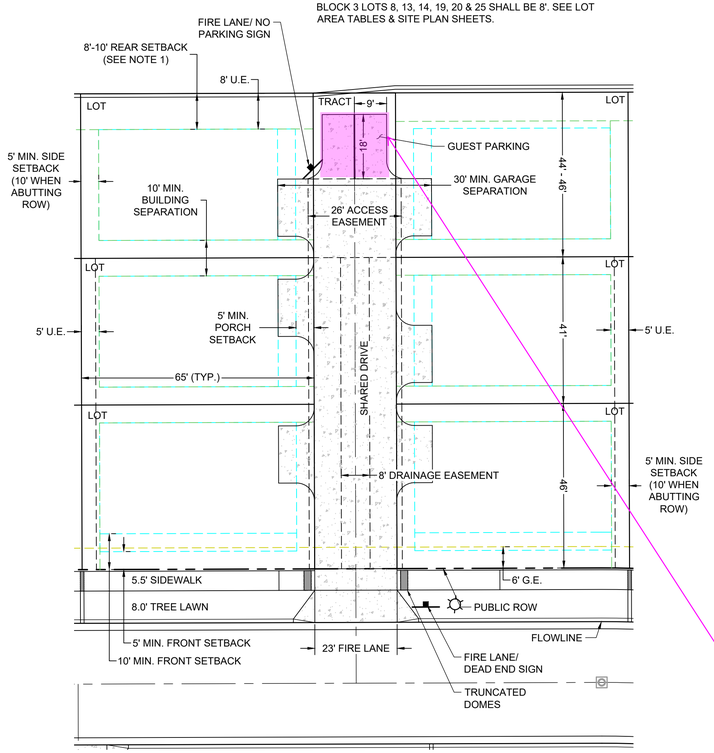
SHEET NUMBER
GN1

SHEET 02 OF 34
PROJECT NO. 8677-000

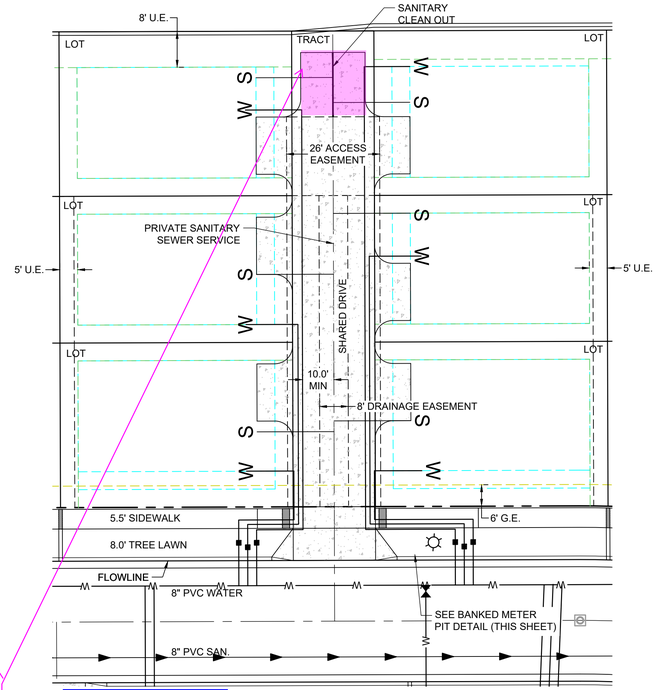
2023-10-19 11:05pm By: smorton
I:\2021\212000.01\CAD\Dwgs\CS SitePlan\01-General_Notes.dwg

KINGS POINT SOUTH - PA 1-4

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



TYPICAL MOTOR COURT

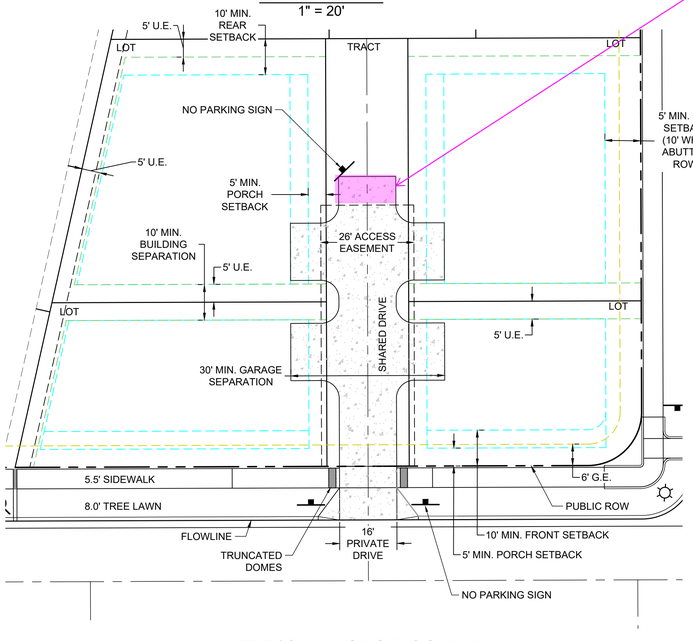


TYPICAL MOTOR COURT
6-PACK SETBACKS AND EASEMENTS
1" = 20'

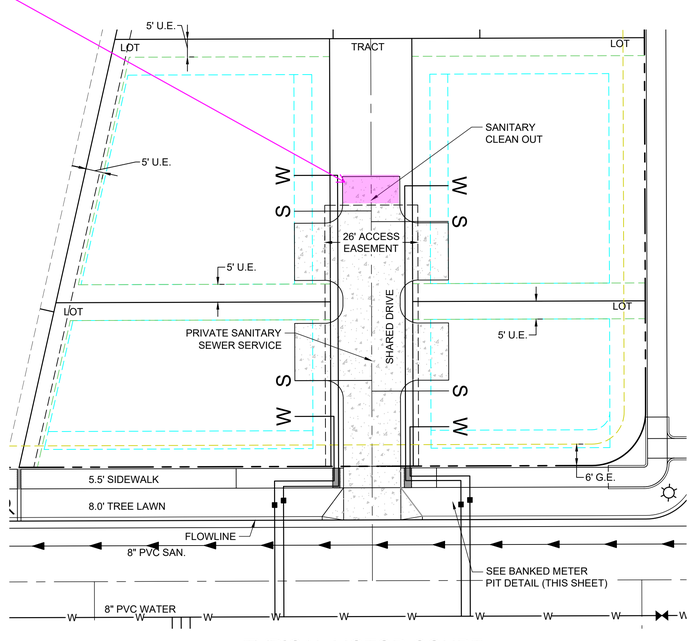
TYPICAL MOTOR COURT
6-PACK SERVICES
1" = 20'

Outside of access easement?

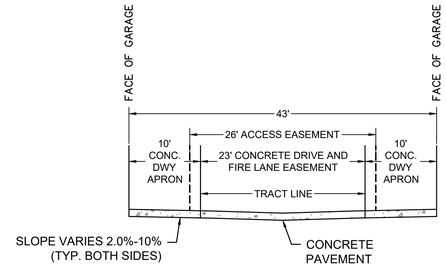
Per correspondence with the, the easements were not changed and remained as shown.



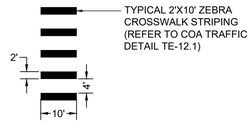
TYPICAL MOTOR COURT
4-PACK SETBACKS AND EASEMENTS
1" = 20'



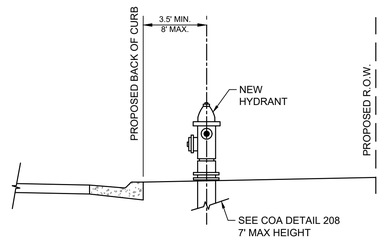
TYPICAL MOTOR COURT
4-PACK SERVICES
1" = 20'



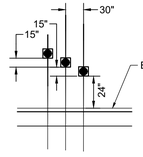
TYPICAL 23' PRIVATE DRIVEWAY
FOR MOTOR COURTS



CROSSWALK DETAIL



TYPICAL FIRE HYDRANT PLACEMENT



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: HORZ: VERT:
DATE: 03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: AZHAR KHAN, P.E.
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HRGreen

SHEET NUMBER
GN2

SHEET 03 OF 34
PROJECT NO. 8677-000

2023-10-19 11:05pm By: smorton
K:\2021\21212000.01\CAD\Dwgs\CivilPlan\01-General_Notes.dwg

KINGS POINT SOUTH - PA 1-4

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

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

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

LOT #	BLOCK #	SQUARE FOOTAGE	WIDTH (1)	DEPTH (2)	SETBACKS (3)		
					OPENSPACE OR STREET	SHARED PROPERTY LINE	REAR
1	2	2942	65	46	10	5	10
2	2	2665	65	41	10	5	10
3	2	3462	65	53.27	10	5	10
4	2	3462	65	53.27	10	5	10
5	2	2667	65	41	10	5	10
6	2	3909	65.37	60.43	10	5	10
7	2	3371	65	58.49	10	5	10
8	2	2665	65	41	10	5	10
9	2	3462	65	53.27	10	5	10
10	2	3462	65	53.27	10	5	10
11	2	2665	65	41	10	5	10
12	2	3272	65	46.3	10	5	10
13	2	3713	80.39	56.78	10	5	10
14	2	4826	80.39	69.08	10	5	10
15	2	2990	65	46	10	5	10
16	2	2665	65	41	10	5	10
17	2	3485	65	46.23	10	5	10
18	2	5028	76.71	73.55	10	5	10
19	2	3769	76.71	46	10	5	10
20	2	2942	65	46	10	5	10
21	2	4781	65	73.55	10	5	10
1	3	3592	65	61.6	10	5	10
2	3	2665	65	41	10	5	10
3	3	2990	65	46	10	5	10
4	3	2665	65	41	10	5	10
5	3	4331	65	61.6	10	5	10
6	3	2665	65	41	10	5	10
7	3	2990	65	46	10	5	10
8	3	2860	65	44	10	5	8
9	3	2665	65	41	10	5	10
10	3	3194	65	46	10	5	10
11	3	2990	65	46	10	5	10
12	3	2665	65	41	10	5	10
13	3	2860	65	44	10	5	8
14	3	2860	65	44	10	5	8
15	3	2665	65	41	10	5	10
16	3	2990	65	46	10	5	10
17	3	2990	65	46	10	5	10
18	3	2665	65	41	10	5	10
19	3	2860	65	44	10	5	8
20	3	2860	65	44	10	5	8
21	3	2665	65	41	10	5	10
22	3	2990	65	46	10	5	10
23	3	2990	65	46	10	5	10
24	3	2665	65	41	10	5	10
25	3	2860	65	44	10	5	8
26	3	2990	65	46	10	5	10
27	3	2665	65	41	10	5	10
28	3	2990	65	46.11	10	5	10
29	3	3221	65	46.11	10	5	10
30	3	2665	65	41	10	5	10
31	3	2990	65	46	10	5	10
32	3	2990	65	46	10	5	10
33	3	2665	65	41	10	5	10
34	3	3625	65	44.82	10	5	10

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

2023-10-19 11:05cm By: amorton
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REVISIONS

#	DATE
1	
2	
3	
4	
5	
6	

PROJECT: KINGS POINT SOUTH
DRAWING: LOT AREA TABLES
CLIENT: CITY OF AURORA
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: HORZ:
VERT:
DATE: 03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: AZAR ZAKA, PE
9619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-754-0444
E: AZAR@HRGREEN.COM

HRGreen

SHEET NUMBER
LAT1

SHEET 04 OF 34
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

DEVELOPMENT ACCESS LOCATIONS

FILING 1 SITE ACCESS

FILING 1 SITE AREA

INFRASTRUCTURE PHASE 1 IMPROVEMENTS

SITE PHASING NOTES:

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

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

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

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

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

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

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

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

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

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

ADDITIONAL NOTES:
1. CONVEYANCE OF ALL RIGHT-OF-WAY AND EASEMENTS NEEDED TO ACCOMMODATE THE REFERENCED PUBLIC IMPROVEMENTS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. INFRASTRUCTURE INITIALLY ACCEPTED BY THE CITY INDICATES THE INFRASTRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY'S PUBLISHED DESIGN CRITERIA AND THE CITY HAS APPROVED THE DESIGN AND ACCEPTED THE CONSTRUCTED INFRASTRUCTURE.
3. THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
4. PRIOR TO THE ISSUANCE OF THE 31ST BUILDING PERMIT AND THE FIRST CERTIFICATE OF OCCUPANCY EACH PHASE OF CONSTRUCTION MUST HAVE THE REQUIRED NUMBER OF EMERGENCY ACCESS POINTS AND APPROVED WATER SUPPLY. DEVELOPMENTS OF ONE- OR TWO-FAMILY DWELLING WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. THE APPROVED ROADS MUST MEET THE 2015 IFC APPENDIX D "REMOTENESS" REQUIREMENT.

NORTH

0 500 1000

SCALE: 1" - 500'

2023-10-19 11:49pm By: smorton
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REVISIONS		
#	DATE	
1		
2		
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PROJECT: KINGS POINT SOUTH

DRAWING: CONTEXT MAP

CLIENT: CITY OF AURORA

DESIGNED BY:	AJZ	
DRAWN BY:	STM	SCALE: HORZ: 1"=500' VERT: NOT APPLICABLE
CHECKED BY:	AJZ	DATE: 03-15-2023

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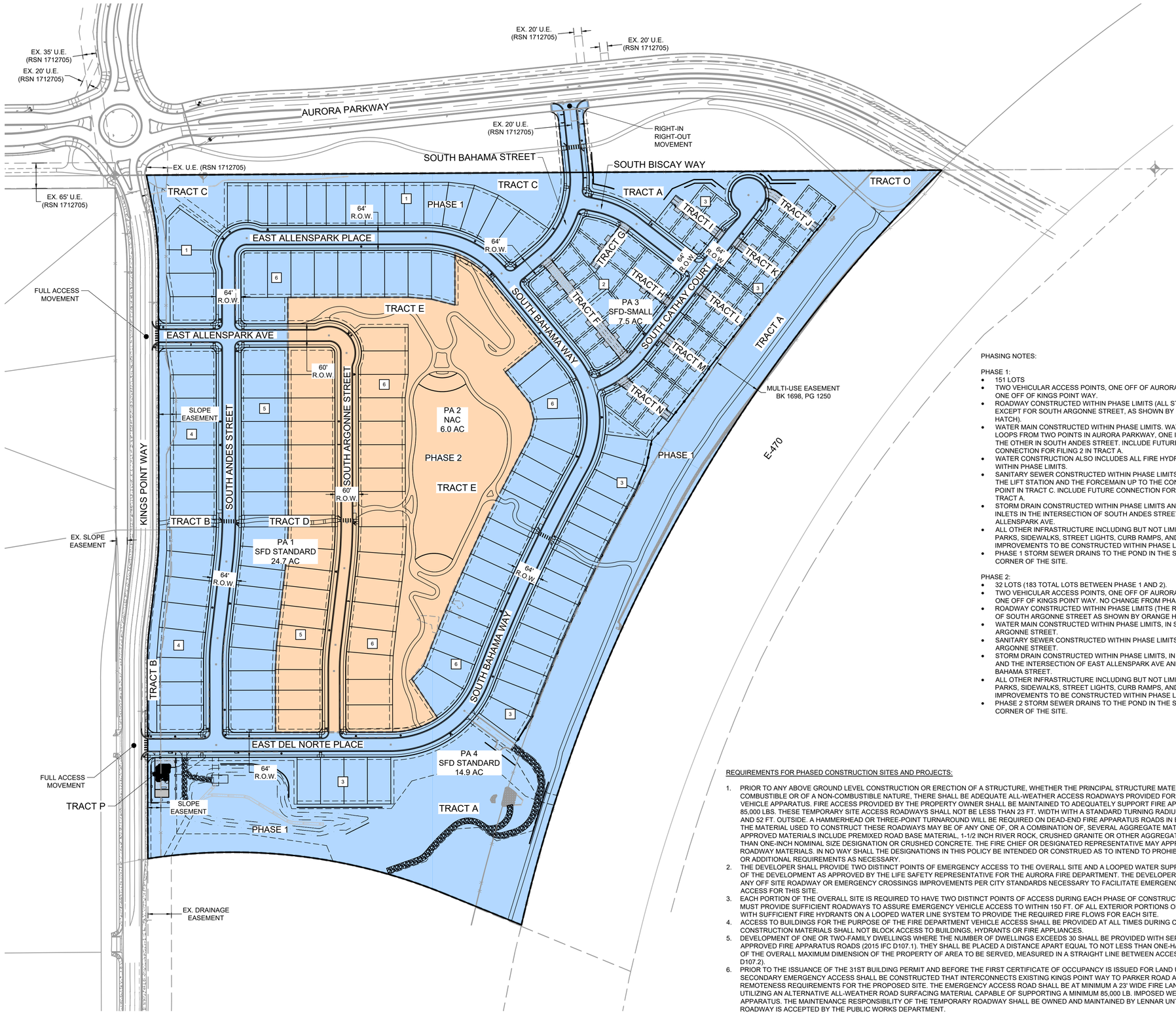
HRGreen

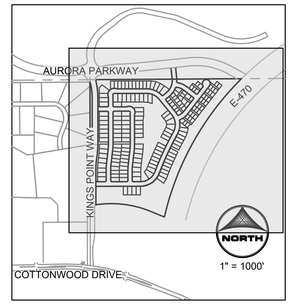
SHEET NUMBER

CM1

SHEET 05 OF 34
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4





KEYMAP:

LEGEND

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

PHASING NOTES:

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

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

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

1. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1-1/2 INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
2. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS FOR THIS SITE.
3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF THE FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
5. DEVELOPMENT OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (2015 IFC D107.2).
6. PRIOR TO THE ISSUANCE OF THE 31ST BUILDING PERMIT AND BEFORE THE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED FOR LAND USE, A TEMPORARY SECONDARY EMERGENCY ACCESS SHALL BE CONSTRUCTED THAT INTERCONNECTS EXISTING KINGS POINT WAY TO PARKER ROAD AND MEETS REMOTENESS REQUIREMENTS FOR THE PROPOSED SITE. THE EMERGENCY ACCESS ROAD SHALL BE AT MINIMUM A 23' WIDE FIRE LANE EASEMENT UTILIZING AN ALTERNATIVE ALL-WEATHER ROAD SURFACING MATERIAL CAPABLE OF SUPPORTING A MINIMUM 85,000 LB. IMPOSED WEIGHT LIMIT FOR FIRE APPARATUS. THE MAINTENANCE RESPONSIBILITY OF THE TEMPORARY ROADWAY SHALL BE OWNED AND MAINTAINED BY LENNAR UNTIL A PERMANENT ROADWAY IS ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.

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

#	DATE	REVISIONS
1		
2		
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PROJECT: KINGS POINT SOUTH
DRAWING: OVERALL SITE PLAN
CLIENT: CITY OF AURORA
DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ
SCALE: HORZ:1"=120' VERT:NOT APPLICABLE
DATE: 03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZAJAC, PE
9619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
T: 720.754.0044
E: AZAJAC@HRGREEN.COM

HRGreen

SHEET NUMBER
OSP1

SHEET 06 OF 34
PROJECT NO. 8677-000

2023-10-19 11:06am By: amorton
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KINGS POINT SOUTH - PA 1-4

AURORA PARKWAY
4-LANE MAJOR ARTERIAL
(ROW VARIES)

UNPLATTED

NORTHWEST CORNER OF SECTION 3, T6S, R66W, 6TH P.M.

SOUTHWEST CORNER OF SECTION 34, T5S, R66W, 6TH P.M., FOUND 3-1/4" ALUMINUM CAP 0.4' BELOW SURFACE STAMPED "PLS 13155 T5S R66W S33/S34 1993"

EX. U.E. (EDN 219050)

N89°35'38"E 145.54'

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

Added.

B&D?

Arapahoe County

Added.

923.74'

923.74'

SC

N89°35'36"E 79.95' (TIE)

Match written description?

Revised

N11°10'50"W 78.31'

SLOPE EASEMENT REC. NO. 2019034585

N13°21'57"W 53.82'

S53°37'59"E 136.67'

S53°37'59"E 136.70'

N43°46'17"E 43.43

TRACT C
63,781 SF
1.464 AC

Douglas County

N89°52'55"E 463.79'

TRACT C
63,781 SF
1.464 AC

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

SOUTH ANDES STREET
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

EAST ALLENSPARK PLACE
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

EAST ALLENSPARK AVE
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

EAST ALLENSPARK AVE
LOCAL TYPE II
(60' WIDE PUBLIC ROW)

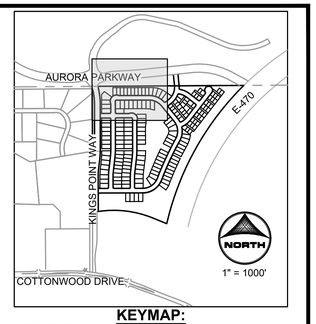
FULL ACCESS MOVEMENT

SLOPE EASEMENT REC. NO. 2019034593

WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3

SEE SHEET 09

SEE SHEET 08



KEYMAP:

LEGEND

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

SIGNAGE LEGEND:

1. R1-1 30"x30"
2. R3-2 24"x24"
3. W14-2 30"x30"
4. R2-1 24"x30"
5A. W11-2 30"x30" W16-7p 24"x12"
5B. W11-2 30"x30" W16-9p 24"x12"
6A. R8-3 (CENTER) 12"X18" R7-201a 12"X6"
6B. R8-3-MOD 12"X18" R7-201a 12"X6"
7A. R7-1 (CENTER) 12"X18" R7-201a 12"X6"
7B. R7-1 (LEFT) 12"X18" R7-201a 12"X6"
7C. R7-1 (RIGHT) 12"X18" R7-201a 12"X6"
8. Main Street D3-1 PLACED ABOVE R1-1

KEYNOTES

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

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

NORTH
0 40 80
SCALE: 1" - 40'

#	DATE	REVISIONS
1		
2		
3		
4		
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6		

PROJECT: KINGS POINT SOUTH

DRAWING: SITE PLAN

CLIENT: CITY OF AURORA

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

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

HRGreen

SHEET NUMBER
SP1

SHEET 07 OF 34
PROJECT NO. 8677-000

2023-10-19 11:07am By: smorton
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KINGS POINT SOUTH - PA 1-4

AURORA PARKWAY
4-LANE MAJOR ARTERIAL
(ROW VARIES)

RIGHT-IN
RIGHT-OUT
MOVEMENT

20' U.E.

R.O.W. R25'

64'
R.O.W.

RIGHT OF WAY TO BE DEDICATED BY SEPARATE DOCUMENT

Contact decationproperty@auroragov.org for the easement concerns

Unplatted?

UNPLATTED

8' UTILITY EASEMENTS TO BE
DEDICATED BY SEPARATE DOCUMENT

Added an extra window to view this corner.

Show remaining subdivision boundary?

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

N89°38'25"E 1891.46'

Arapahoe County

Douglas County

Added.

Outside of A.E.? (Typical)

Per correspondence with the, the easements were not changed and remained as shown.

SOUTH BAHAMA STREET
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

SOUTH BAHAMA WAY
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

SOUTH CATHAY COURT
LOCAL TYPE II
(ROW VARIES)

SCAY WAY
(PUBLIC ROW)

TRACT C
63,781 SF
1.464 AC

TRACT I
3,289 SF
0.076 AC

TRACT A
553,363 SF

TRACT G
2,983 SF
0.068 AC

TRACT H
2,250 SF
0.052 AC

TRACT J
3,553 SF
0.082 AC

TRACT K
3,013 SF
0.069 AC

TRACT L
3,013 SF
0.069 AC

TRACT O
19,286 SF
0.443 AC

ACCESS EASEMENT

10' WATER EASEMENT

8' DRAINAGE EASEMENT

FL RADIUS = 45'

FL RADIUS = 15'

Label Block?

Added.

ROW Varies?

Added.

E-470
HIGHWAY

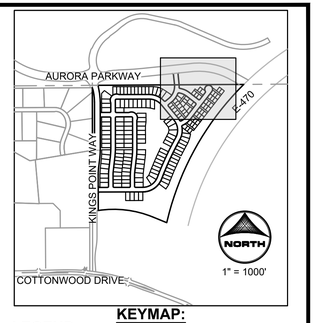
PARCEL MJ-31-1 LT
BOOK 1698 PAGE 1250

PARCEL PK-37-1
BOOK 1698 PAGE 1250

SEE SHEET 07

SEE SHEET 10

KEYMAP:



LEGEND

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

SIGNAGE LEGEND:

1. R1-1 30"x30" — STOP
2. R3-2 24"x24"
3. W14-2 30"x30" — NO OUTLET
4. R2-1 24"x30" — SPEED LIMIT 25
5A. W11-2 30"x30" W16-7p 24"x12"
5B. W11-2 30"x30" W16-9p 24"x12" — AHEAD
6A. R8-3 (CENTER) 12"X18" R7-201a 12"X6" — FIRE LANE
6B. R8-3-MOD 12"X18" R7-201a 12"X6" — FIRE LANE NO PARKING IN THIS AREA
7A. R7-1 (CENTER) 12"X18" R7-201a 12"X6" — ANY TIME
7B. R7-1 (LEFT) 12"X18" R7-201a 12"X6" — ANY TIME
7C. R7-1 (RIGHT) 12"X18" R7-201a 12"X6" — ANY TIME
8. Main Street — D3-1 PLACED ABOVE R1-1

KEYNOTES

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

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

NORTH
0 40 80
SCALE: 1" = 40'

REVISIONS

#	DATE
1	
2	
3	
4	
5	
6	

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

CIVIL ENGINEER: HR GREEN
ALEX ZAZAR, P.E.
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E. AZAZAR@HRGREEN.COM

HRGreen

SHEET NUMBER
SP2

SHEET 08 OF 34
PROJECT NO. 8677-000

2023-10-19 11:07am By: smorton
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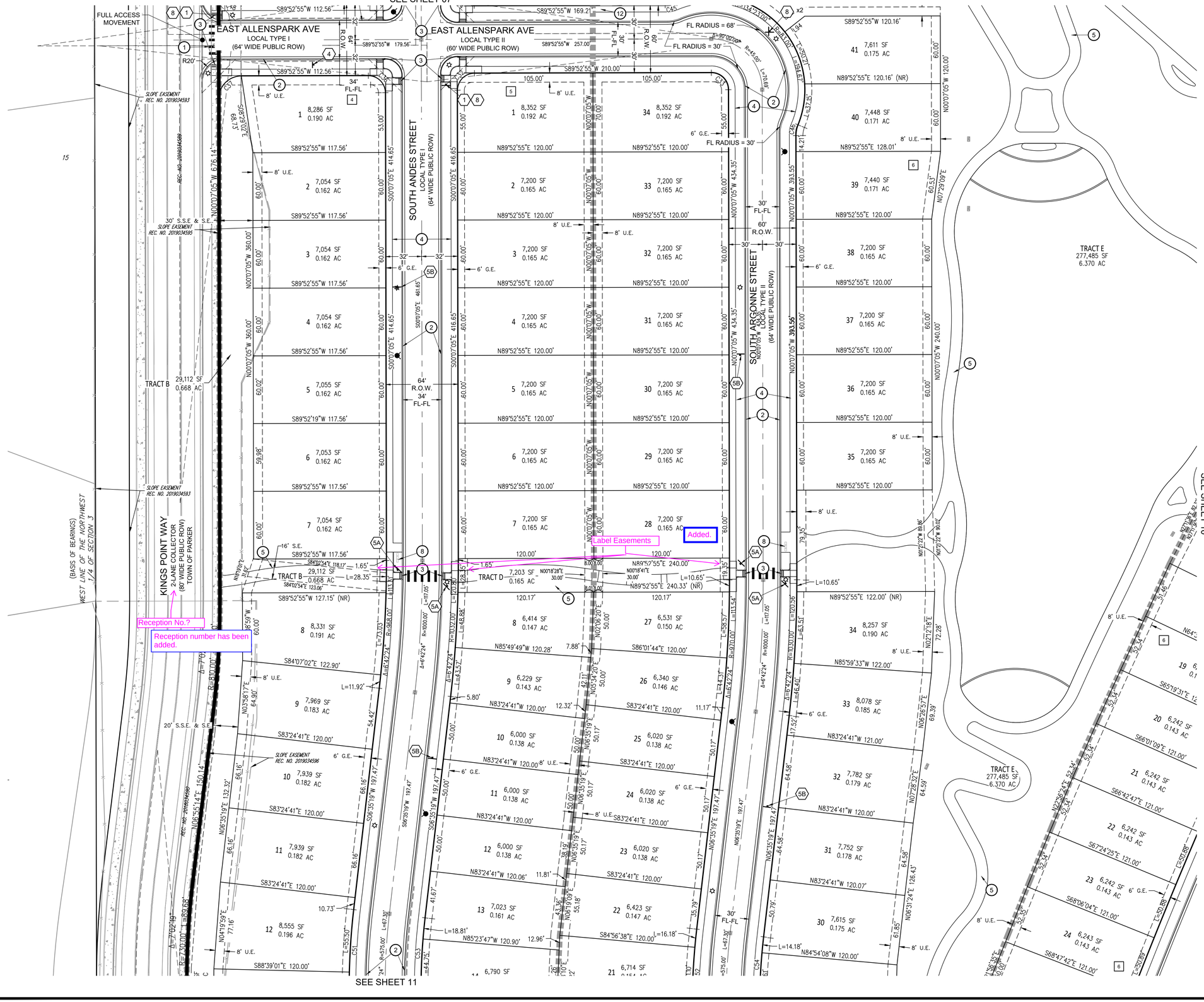
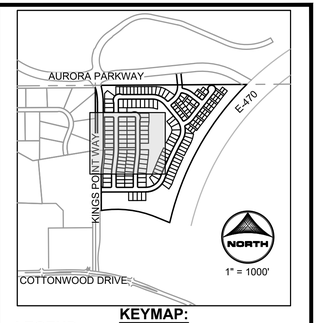
KINGS POINT SOUTH - PA 1-4





KEYMAP:

LEGEND

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

SIGNAGE LEGEND:

1. R1-1 30"x30" — STOP
2. R3-2 24"x24"
3. W14-2 30"x30" — NO OUTLET
4. R2-1 24"x30" — SPEED LIMIT 25
5A. W11-2 30"x30" W16-7p 24"x12"
5B. W11-2 30"x30" W16-9p 24"x12" — AHEAD
6A. R8-3 (CENTER) 12"X18" R7-201a 12"X6" — FIRE LANE
6B. R8-3-MOD 12"X18" R7-201a 12"X6" — FIRE LANE NO PARKING ANYTIME TOW AWAY ZONE
7A. R7-1 (CENTER) 12"X18" R7-201a 12"X6" — ANY TIME
7B. R7-1 (LEFT) 12"X18" R7-201a 12"X6" — ANY TIME
7C. R7-1 (RIGHT) 12"X18" R7-201a 12"X6" — ANY TIME
8. Main Street — D3-1 PLACED ABOVE R1-1

KEYNOTES

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

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

NORTH

0 40 80

SCALE: 1" - 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: SITE PLAN

CLIENT: CITY OF AURORA

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

CIVIL ENGINEER: HR GREEN
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SHEET NUMBER

SP3

SHEET 09 OF 34

PROJECT NO. 8677-000

2023-10-19 11:07am By: smorton
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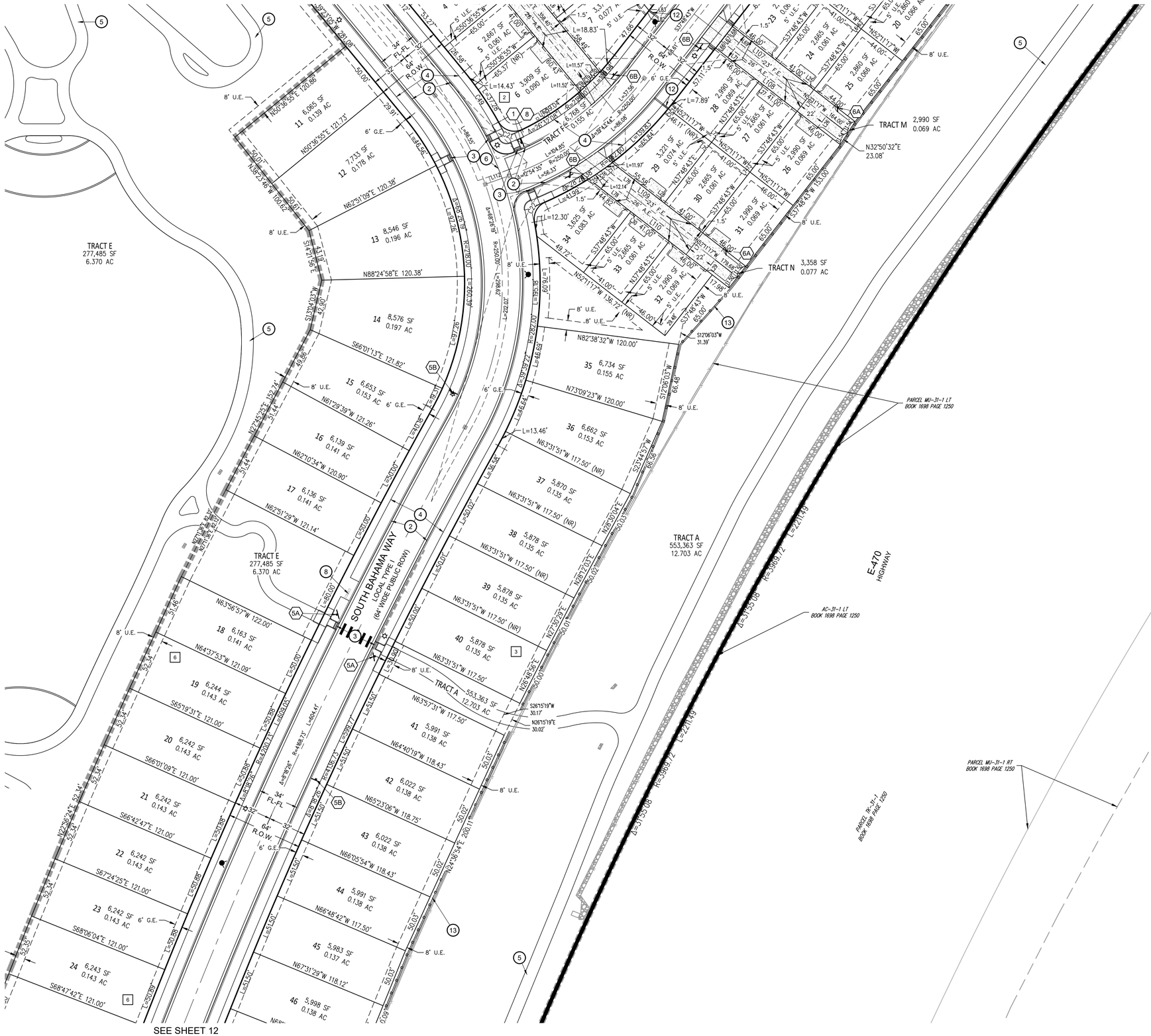
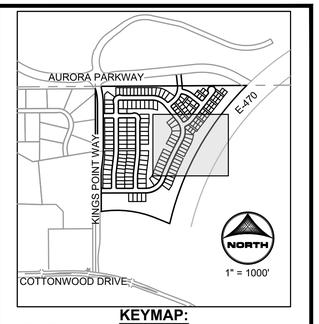
KINGS POINT SOUTH - PA 1-4





KEYMAP:

LEGEND

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

SIGNAGE LEGEND:

1 R1-1 30"x30" STOP
2 R3-2 24"x24"
3 W14-2 30"x30" NO OUTLET
4 R2-1 24"x30" SPEED LIMIT 25
5A W11-2 30"x30" W16-7p 24"x12"
5B W11-2 30"x30" W16-9p 24"x12" AHEAD
6A R8-3 (CENTER) 12"X18" R7-201a 12"X6" FIRE LANE
6B R8-3-MOD 12"X18" R7-201a 12"X6" FIRE LANE NO PARKING
7A R7-1 (CENTER) 12"X18" R7-201a 12"X6" ANY TIME
7B R7-1 (LEFT) 12"X18" R7-201a 12"X6" ANY TIME
7C R7-1 (RIGHT) 12"X18" R7-201a 12"X6" ANY TIME
8 D3-1 PLACED ABOVE R1-1 Main Street

KEYNOTES

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

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

NORTH

0 40 80

SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

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

CIVIL ENGINEER: HR GREEN
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HRGreen

SHEET NUMBER
SP4

SHEET 10 OF 34
PROJECT NO. 8677-000

2023-10-19 11:07am By: smorton
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KINGS POINT SOUTH - PA 1-4

SEE SHEET 09

SEE SHEET 10

SEE SHEET 12

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

SOUTH ANDES STREET
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

SOUTH ARGONNE STREET
LOCAL TYPE II
(60' WIDE PUBLIC ROW)

EAST DEL NORTE PLACE
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

SOUTH BAHAMA WAY
LOCAL TYPE I
(64' WIDE PUBLIC ROW)

TRACT A
553,363 SF
12.703 AC

TRACT B
29,112 SF
0.668 AC

TRACT P
8,111 SF
0.186 AC

FULL ACCESS MOVEMENT

WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3

DRAINAGE EASEMENT

SLOPE EASEMENT
REC. NO. 2019034596

100-YEAR WSEL

PROPOSED RIGHT-OF-WAY
REC. NO. 2016075382

DRAINAGE EASEMENT
REC. NO. 2019034592

PARCEL MU-31-1 LT
BOOK 1698 PAGE 1250

SOUTHERLY LINE OF
BOOK 801 PAGE 471

UNPLATTED

Reception Number?

Reception number has been added.

If within easement may require a license agreement.

The reviewer is correct and this is included in the MLA

AURORA PARKWAY

E-470

KINGS POINT WAY

COTTONWOOD DRIVE

NORTH

1" = 1000'

KEYMAP:

LEGEND

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

SIGNAGE LEGEND:

1 R1-1 STOP 30"x30"
2 R3-2 24"x24"
3 W14-2 NO OUTLET 30"x30"
4 R2-1 SPEED LIMIT 25 24"x30"
5A W11-2 30"x30" W16-7p 24"x12"
5B W11-2 AHEAD 30"x30" W16-9p 24"x12"
6A R8-3 (CENTER) FIRE LANE 12"X18" R7-201a 12"X6"
6B R8-3-MOD FIRE LANE NO TOW ZONE 24"X18" R7-201a 12"X6"
7A R7-1 (CENTER) ANY TIME 12"X18" R7-201a 12"X6"
7B R7-1 (LEFT) ANY TIME 12"X18" R7-201a 12"X6"
7C R7-1 (RIGHT) ANY TIME 12"X18" R7-201a 12"X6"
8 Main Street D3-1 PLACED ABOVE R1-1

KEYNOTES

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

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

NORTH

0 40 80

SCALE: 1" - 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: SITE PLAN

CLIENT: CITY OF AURORA

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

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

HRGreen

SHEET NUMBER
SP5

SHEET 11 OF 34
PROJECT NO. 8677-000

2023-10-19 11:07am By: smorton
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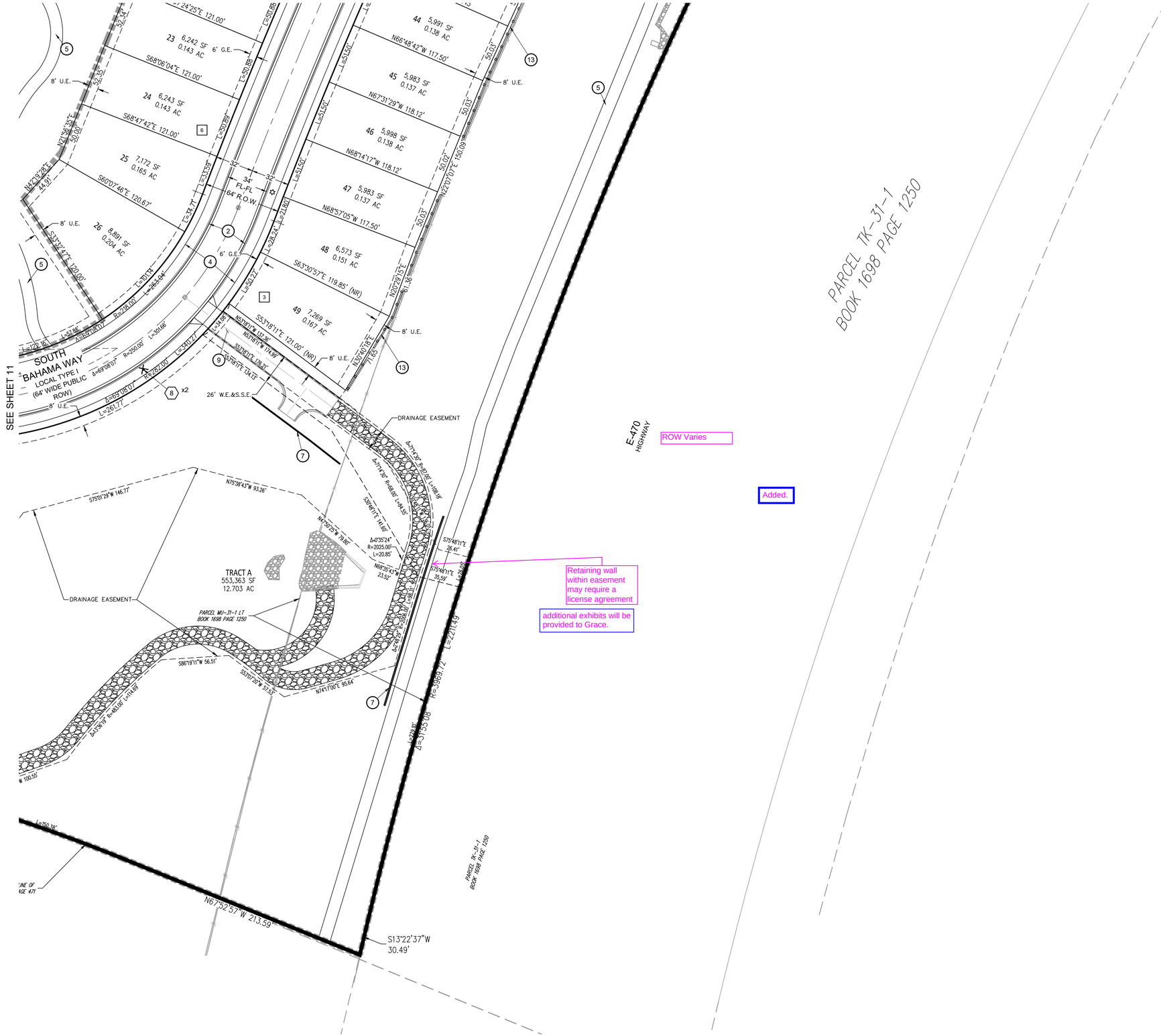
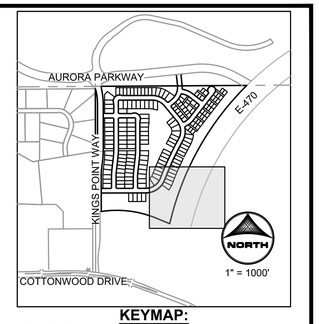
KINGS POINT SOUTH - PA 1-4





KEYMAP:

LEGEND

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

SIGNAGE LEGEND:

1 STOP R1-1 30"x30"	2 R3-2 24"x24"	3 NO OUTLET W14-2 30"x30"	4 SPEED LIMIT 25 R2-1 24"x30"	
5A W11-2 30"x30" W16-7p 24"x12"	5B AHEAD W11-2 30"x30" W16-9p 24"x12"	6A FIRE LANE R8-3 (CENTER) 12"X18" R7-201a 12"X6"	6B FIRE LANE NO PARKING R8-3-MOD 12"X18" R7-201a 12"X6"	
7A ANY TIME R7-1 (CENTER) 12"X18" R7-201a 12"X6"	7B ANY TIME R7-1 (LEFT) 12"X18" R7-201a 12"X6"	7C ANY TIME R7-1 (RIGHT) 12"X18" R7-201a 12"X6"		

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

KEYNOTES

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

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

NORTH
0 40 80
SCALE: 1" - 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

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

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

HRGreen

SHEET NUMBER
SP6

SHEET 12 OF 34
PROJECT NO. 8677-000

2023-10-19 11:07am By: smorton
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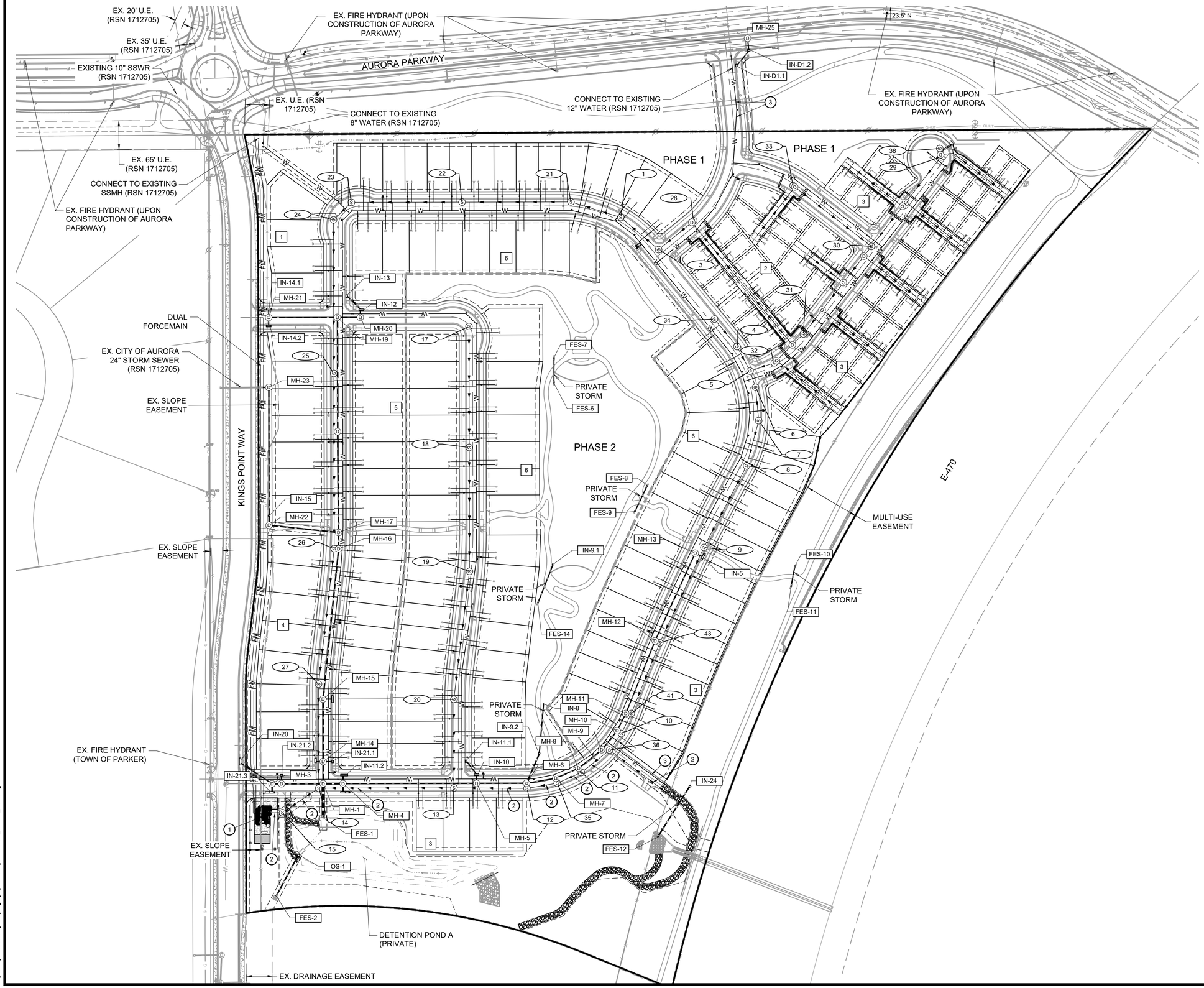
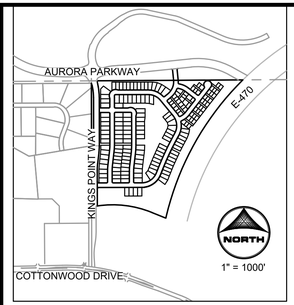
KINGS POINT SOUTH - PA 1-4





KEYMAP:

NOTES

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

LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. FORCE MAIN
- 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
- PR. THRUST BLOCK
- PR. WATER METER
- BLOCK NUMBER
- FLOW ARROW
- STORM MANHOLE CALLOUT
- SANITARY MANHOLE CALLOUT
- PHASE LINE

KEYNOTES

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

NORTH

0 100 200

SCALE: 1" = 100'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: OVERALL UTILITY PLAN

CLIENT: CITY OF AURORA

DESIGNED BY: AJZ
DRAWN BY: STN
CHECKED BY: AJZ

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

DATE: 03-15-2023

CIVIL ENGINEER: HR GREEN
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HRGreen

SHEET NUMBER

OUP1

SHEET 13 OF 34
PROJECT NO. 8677-000

2023-10-19 11:08am By: smorton
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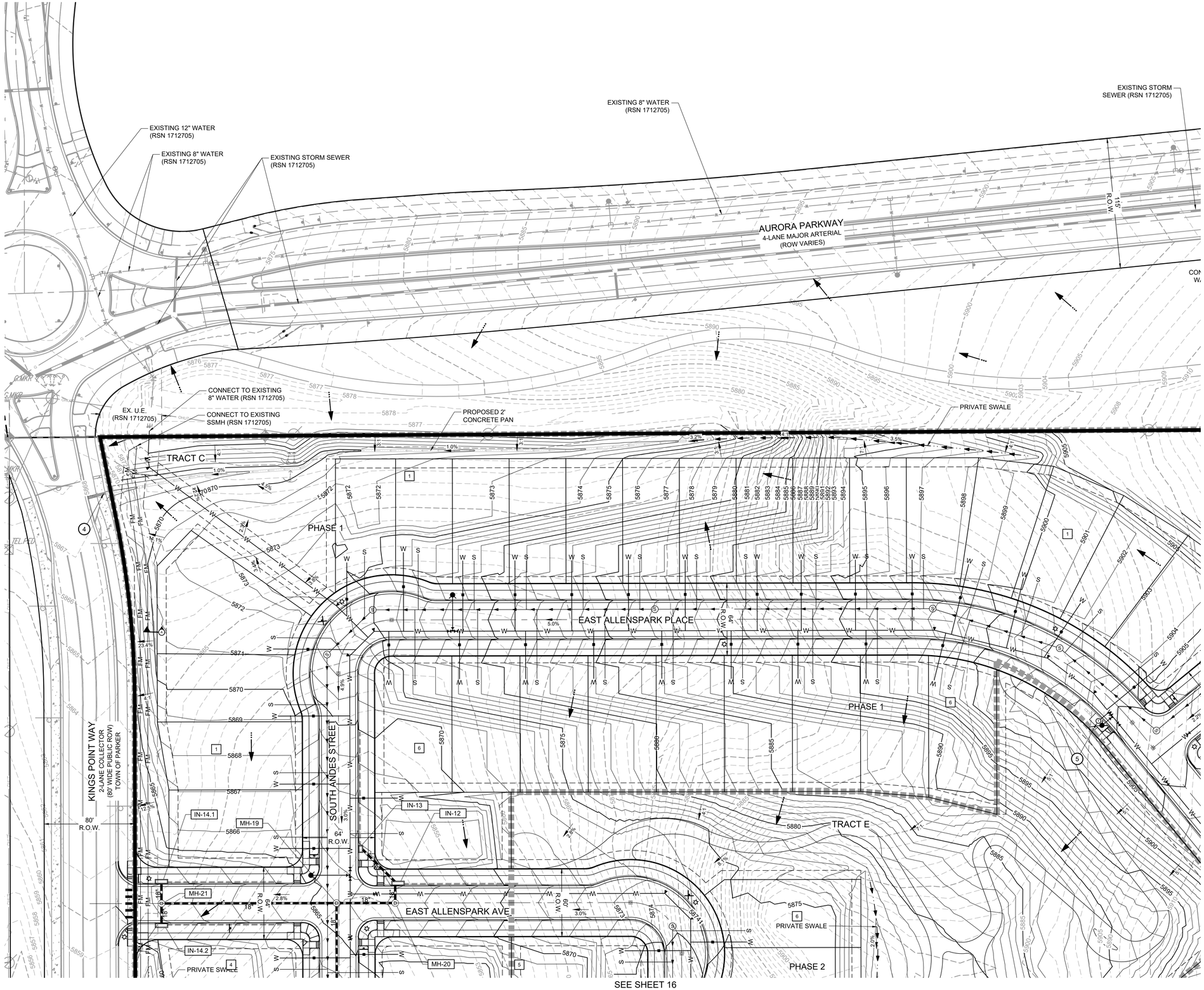
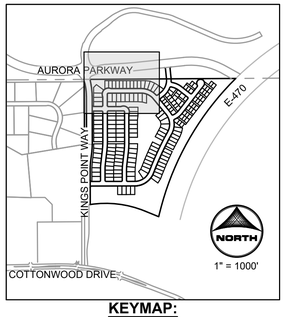
KINGS POINT SOUTH - PA 1-4





KEYMAP:

NOTES

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

LEGEND

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

KEYNOTES

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

NORTH

0 40 80

SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: GRADING & UTILITY PLAN

CLIENT: CITY OF AURORA

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

CIVIL ENGINEER: HR GREEN
ATTN: ANDREW ZOELLER
6619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 303.953.1146
E: AZOELLER@HRGREEN.COM

HRGreen

SHEET NUMBER

GUP1

SHEET 14 OF 34
PROJECT NO. 8677-000

2023-10-19 11:09am By: smorton
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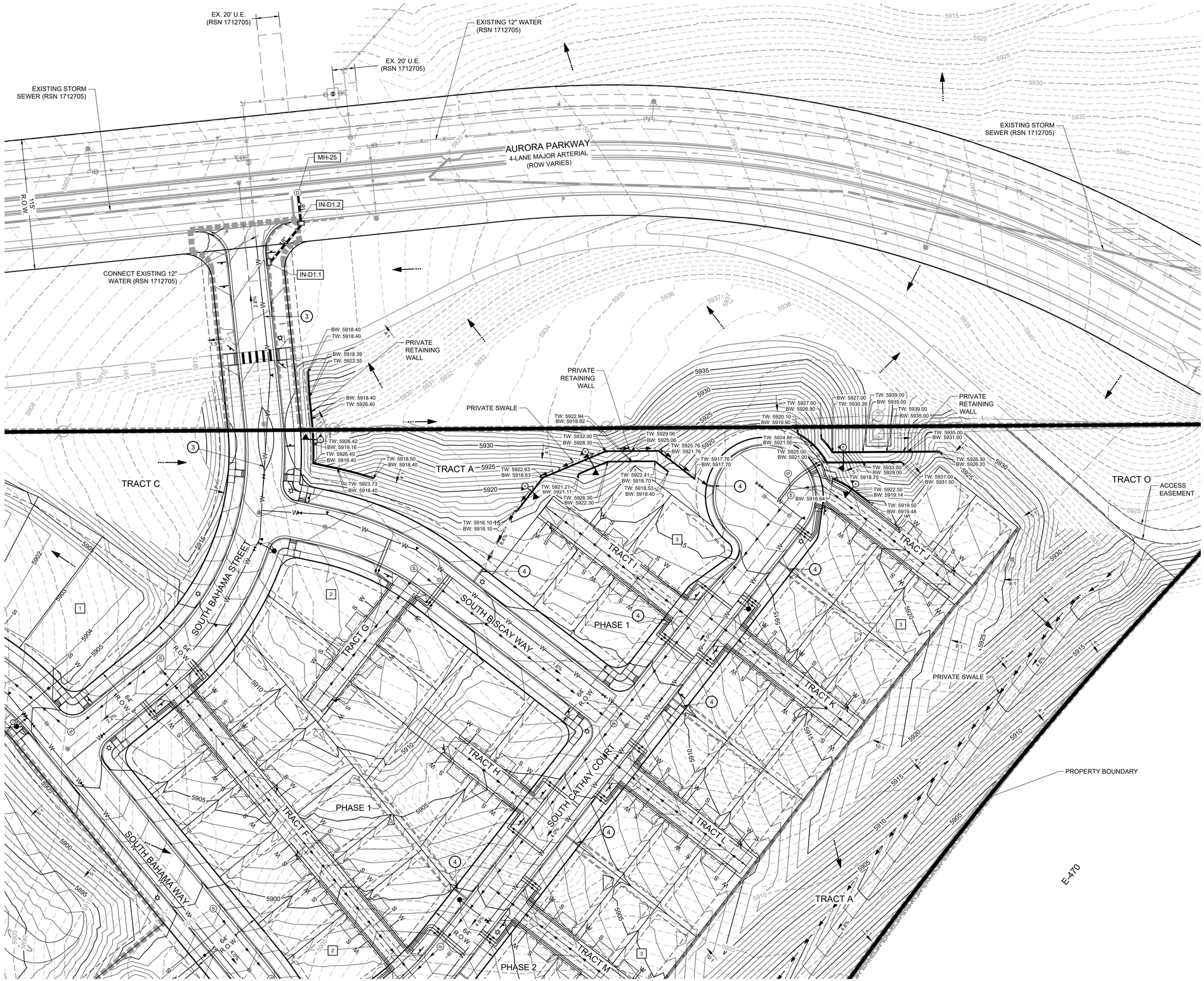
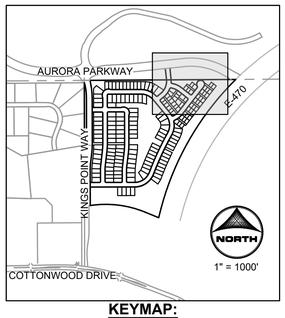
KINGS POINT SOUTH - PA 1-4





KEYMAP:

NOTES

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

LEGEND

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

KEYNOTES

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

NORTH

0 40 80

SCALE: 1" = 40'

REVISIONS		
#	DATE	
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: GRADING & UTILITY PLAN

CLIENT: CITY OF AURORA

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

CIVIL ENGINEER: HR GREEN
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HRGreen

SHEET NUMBER

GUP2

SHEET 15 OF 34
PROJECT NO. 8677-000

2023-10-19 11:09am By: amorton
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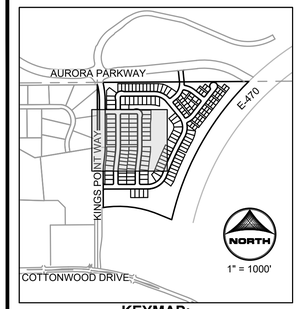
KINGS POINT SOUTH - PA 1-4



KEYMAP:

NOTES

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LEGEND

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

KEYNOTES

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

NORTH

0 40 80

SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: GRADING & UTILITY PLAN

CLIENT: CITY OF AURORA

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

DRAWN BY: STM | DATE: 03-15-2023

CHECKED BY: AJZ

CIVIL ENGINEER: HR GREEN
ATTN: AJ ZARA, P.E., PTOE
9919 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.602.4644
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER

GUP3

SHEET 16 OF 34
PROJECT NO. 8677-000

2023-10-19 11:09am By: amorton
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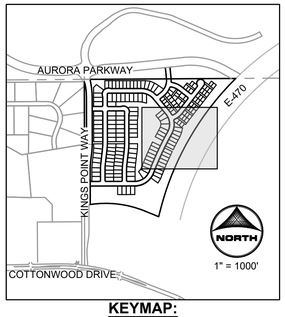
KINGS POINT SOUTH - PA 1-4



KEYMAP:

NOTES

1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
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LEGEND

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

KEYNOTES

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

NORTH

0 40 80

SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH
DRAWING: GRADING & UTILITY PLAN
CLIENT: CITY OF AURORA

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

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

HRGreen

SHEET NUMBER
GUP4

SHEET 17 OF 34
PROJECT NO. 8677-000

2023-10-19 11:09am By: smorton
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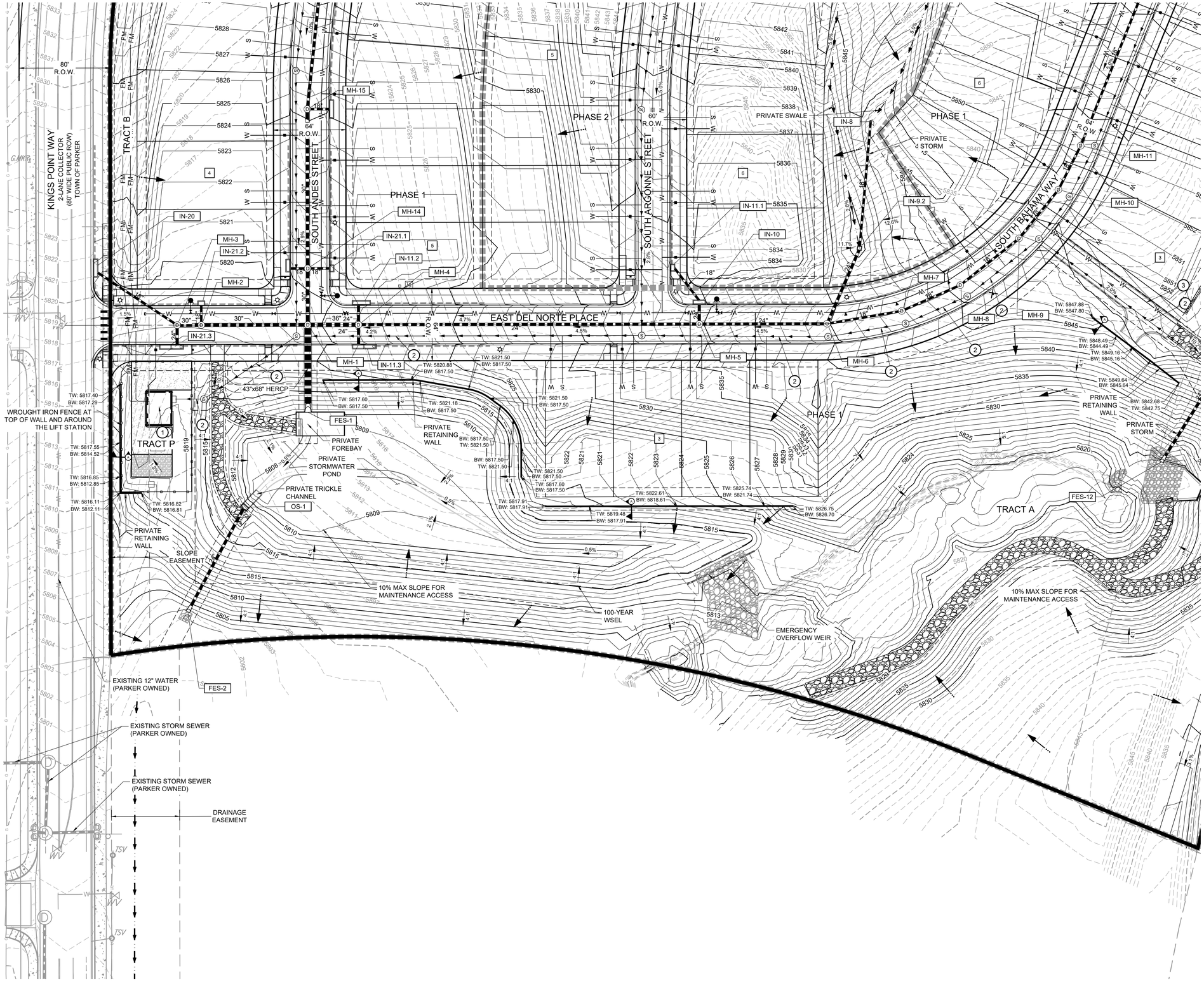
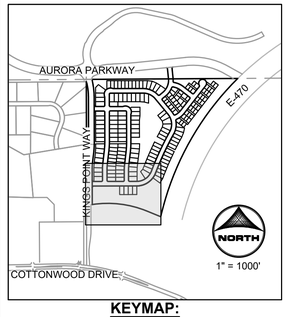
KINGS POINT SOUTH - PA 1-4

SEE SHEET 16





KEYMAP:

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LEGEND

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

KEYNOTES

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

NORTH

0 40 80

SCALE: 1" = 40'

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: GRADING & UTILITY PLAN

CLIENT: CITY OF AURORA

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

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZAVALA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.844.4644
E: AZAVALA@HRGREEN.COM

HRGreen

SHEET NUMBER

GUP5

SHEET 18 OF 34
PROJECT NO. 8677-000

2023-10-19 11:10am By: smorton
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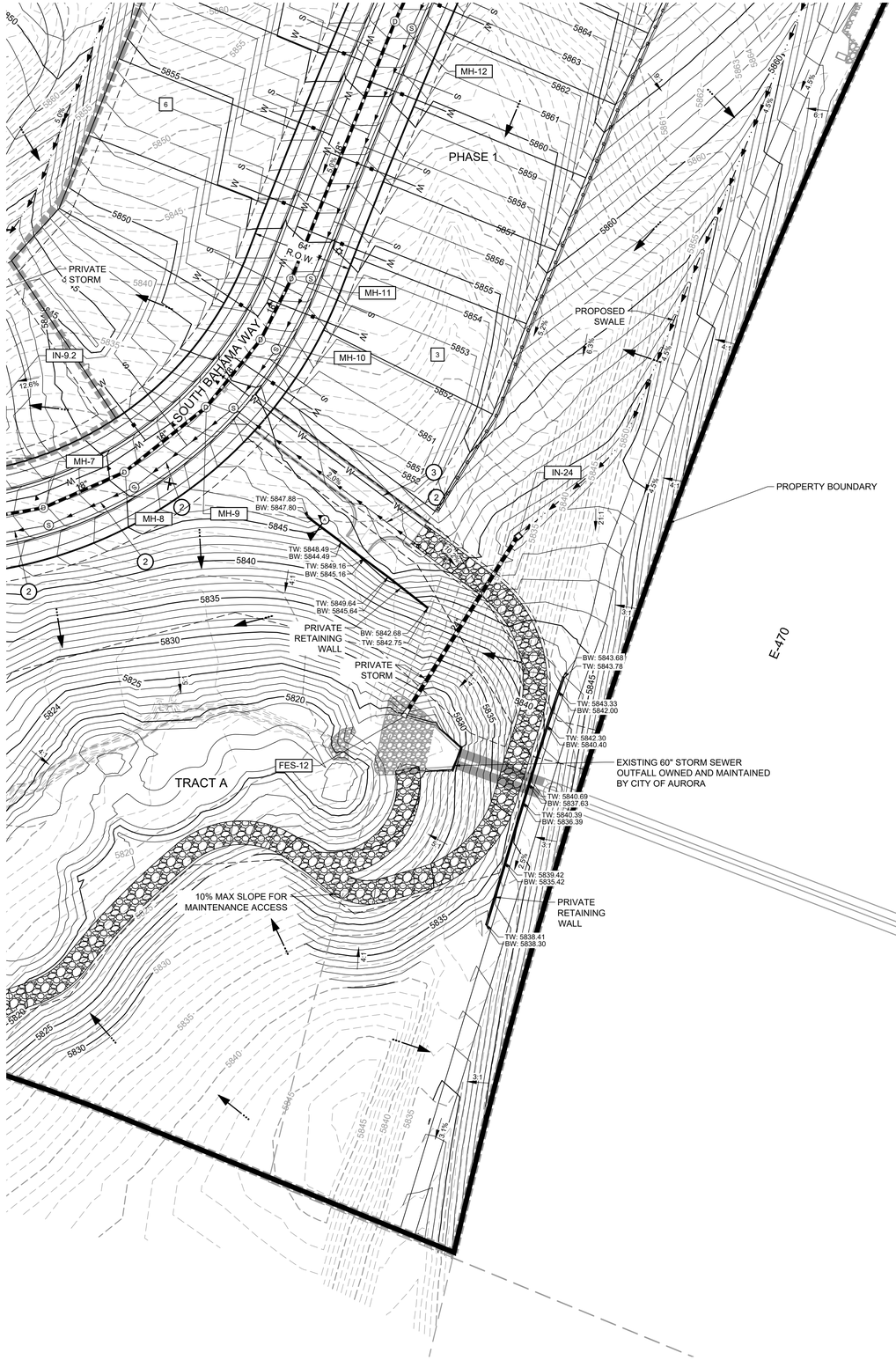
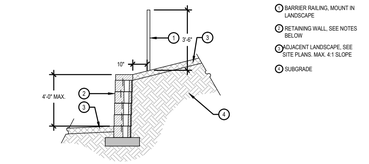
KINGS POINT SOUTH - PA 1-4

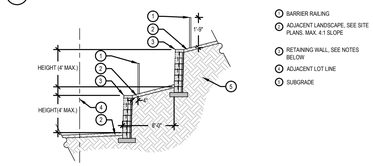
SEE SHEET 17





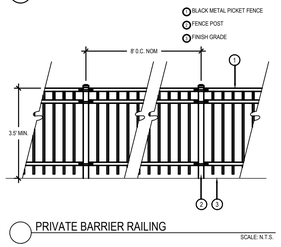
NOTES:
1. REFER TO AREA GRADING PLAN FOR LAYOUT OF WALL.
2. WALL PRODUCT TO BE KEYSTONE HALF CENTURY WALL, TAN COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. HR GREEN IS NOT RESPONSIBLE FOR THE STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED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

A PRIVATE RETAINING WALL SECTION B



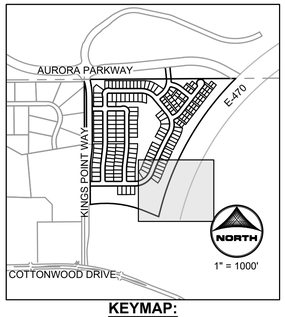
NOTES:
1. WALL PRODUCT TO BE KEYSTONE HALF CENTURY WALL, TAN COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. HR GREEN IS NOT RESPONSIBLE FOR THE STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS AND STRUCTURAL PERMITS.
3.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

B PRIVATE DOUBLE RETAINING WALL SECTION D



PRIVATE BARRIER RAILING

SCALE: N.T.S.



KEYMAP:

NOTES

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

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

KEYNOTES

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

NORTH

0 40 80

SCALE: 1" = 40'

#	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: GRADING & UTILITY PLAN

CLIENT: CITY OF AURORA

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

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARAGOZA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.754.0044
E: AZARAGOZA@HRGREEN.COM

HRGreen

SHEET NUMBER

GUP6

SHEET 19 OF 34
PROJECT NO. 8677-000

2023-10-19 11:10am By: smorton
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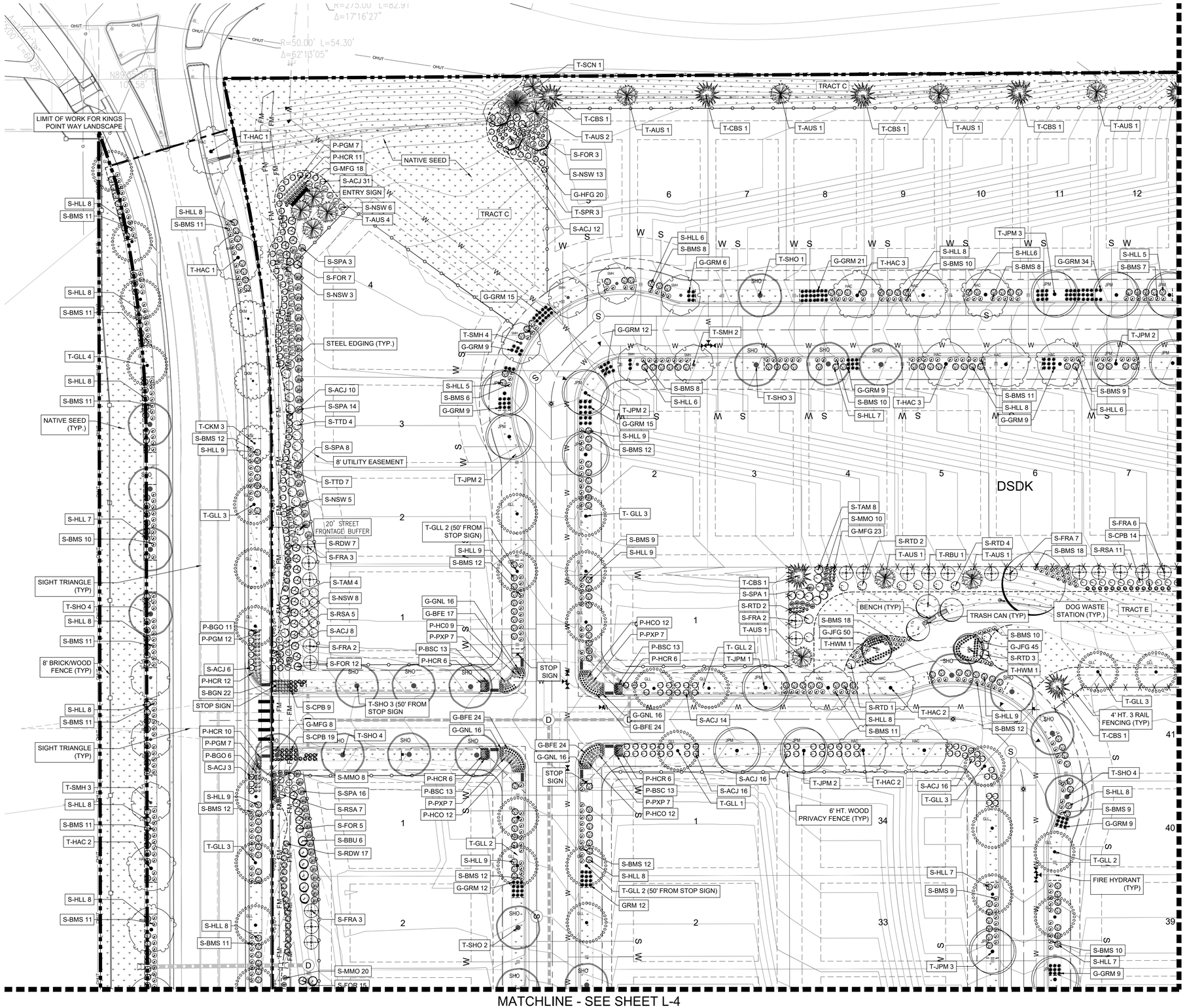
KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

N

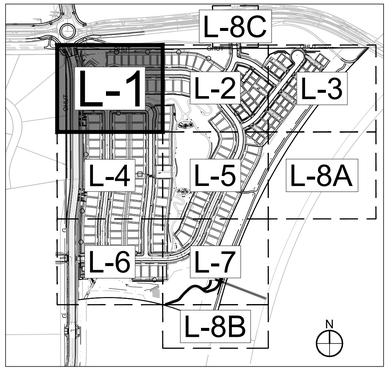
0' 15' 30' 60'

SCALE: 1" = 30'-0"

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



KEY MAP



GENERAL NOTES:

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

LEGEND

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

NOT FOR CONSTRUCTION

#	DATE	REVISIONS
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6	08-18-2023	6TH SUBMITTAL
7	10-19-2023	7TH SUBMITTAL

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

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

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-779-7201
E: JGAMEC@THKASSOC.COM

SHEET NUMBER

L-1

SHEET 20 OF 35

PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

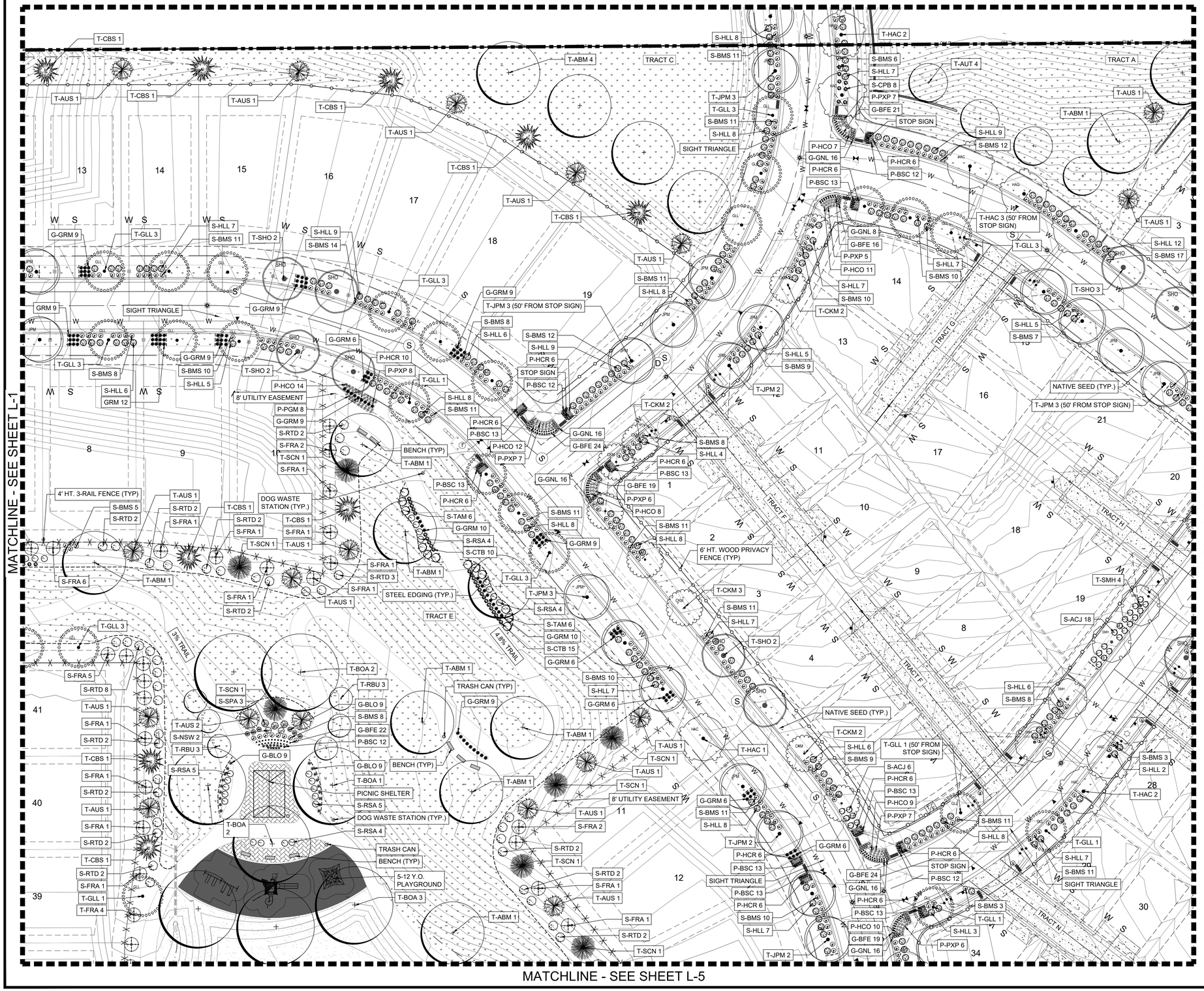
N

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

0' 15' 30' 60'

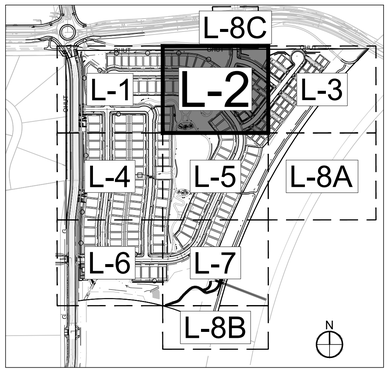
SCALE: 1" = 30'-0"

MATCHLINE - SEE SHEET L-8C



MATCHLINE - SEE SHEET L-5

KEY MAP



GENERAL NOTES:

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3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.

LEGEND

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- ROW LINE
- LOT LINE
- EASEMENT
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT SEED MIX
- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- PERENNIAL
- STEEL EDGING
- 3' HT. 2-RAIL FENCING
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- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

NOT FOR CONSTRUCTION

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7	10-19-2023	7TH SUBMITTAL

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

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

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

DATE: 11-08-2022

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, COLORADO 80014
P: 303.770.7200
E: JGAMEC@THKASSOC.COM

THK Associates, Inc.

SHEET NUMBER

L-2

SHEET 21 OF 35

PROJECT NO. 8677-000

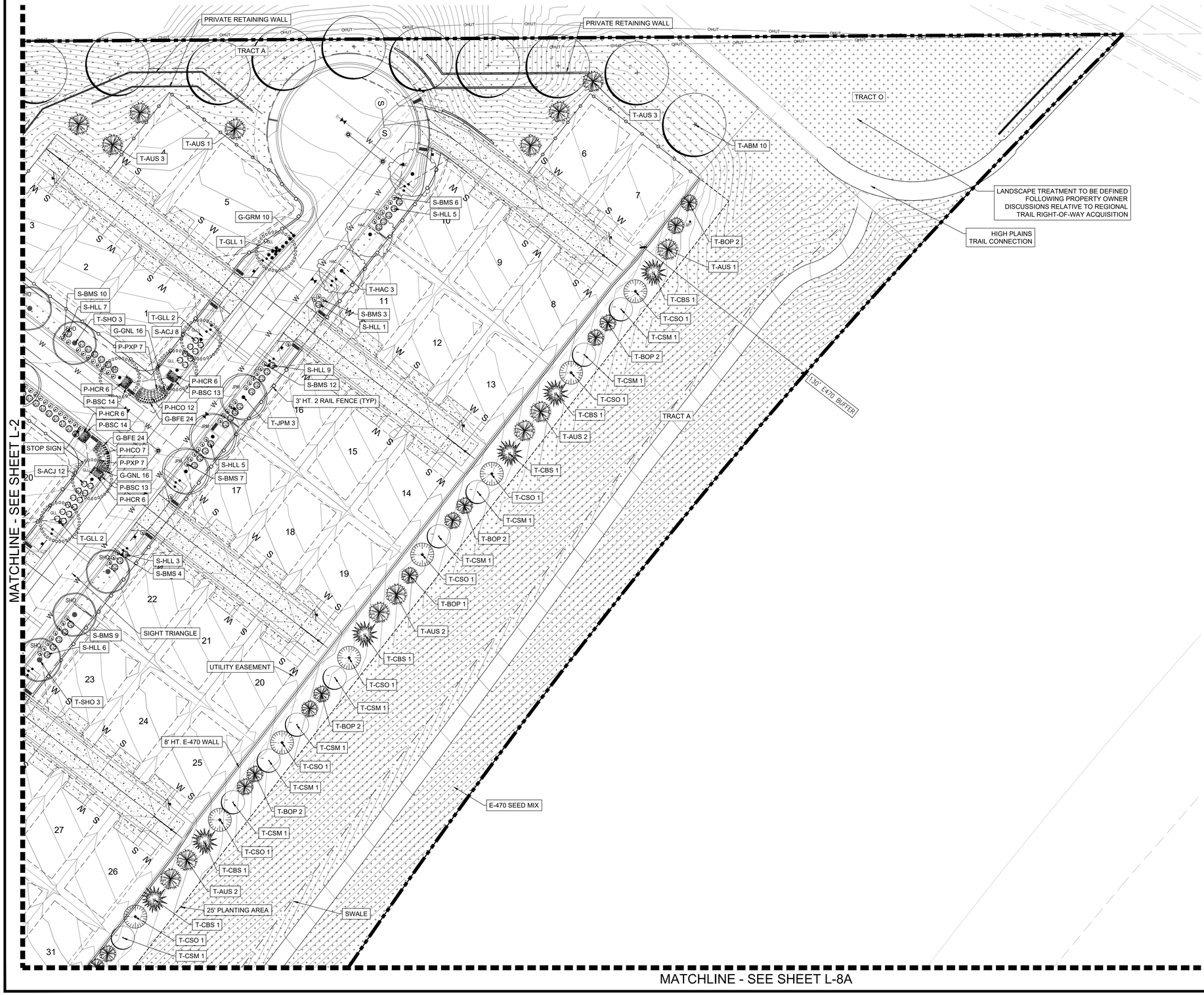
KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

N

Know what's below. Call before you dig.

0' 15' 30' 60'

SCALE: 1" = 30'-0"



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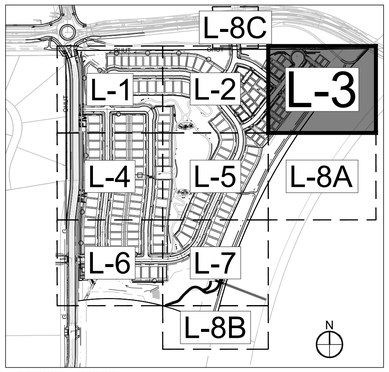

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ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM

SHEET NUMBER

L-3

SHEET 22 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

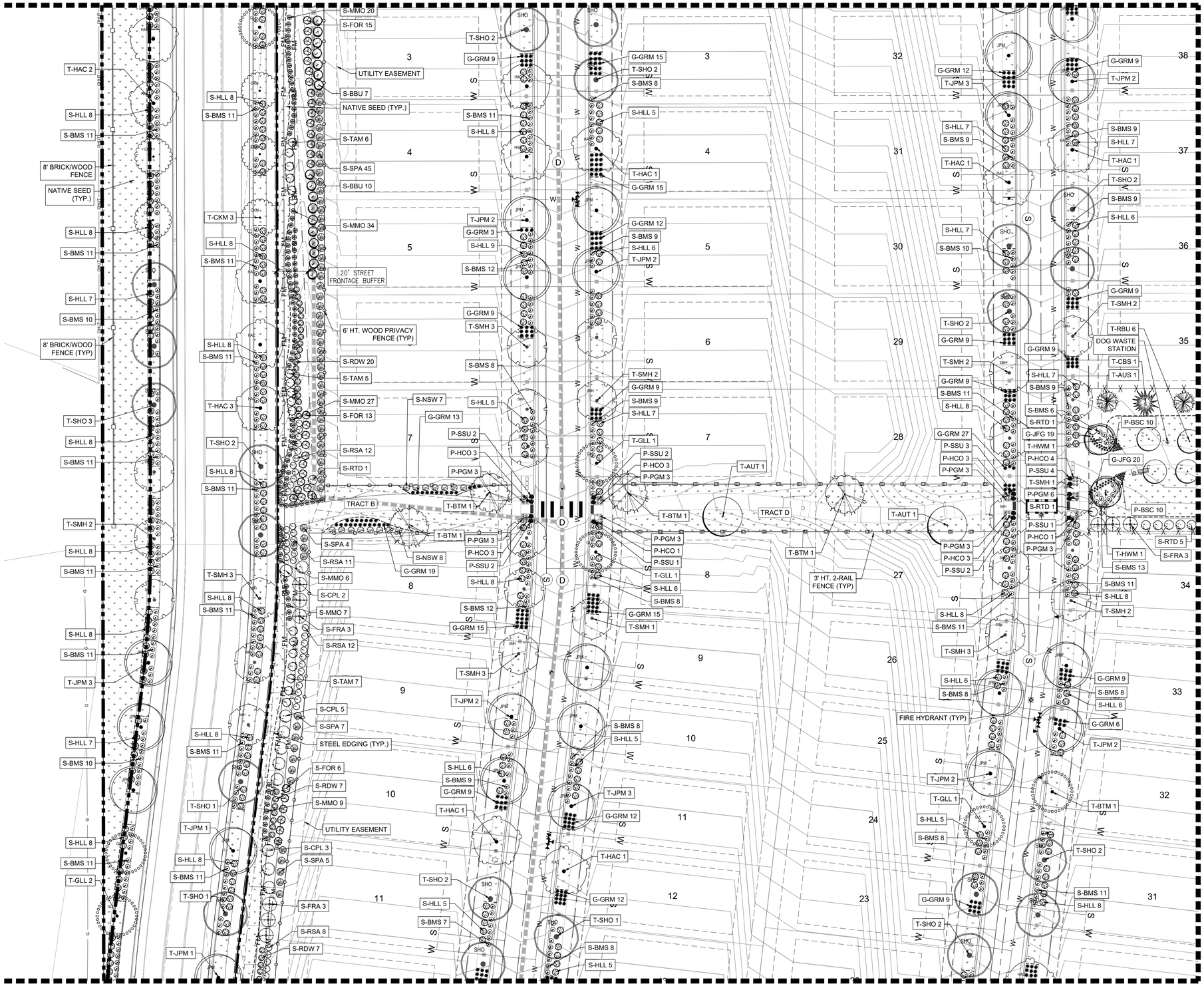
N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

Know what's below. Call before you dig.

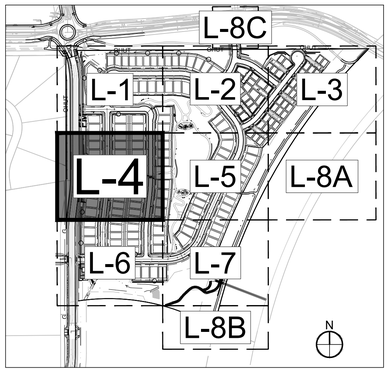
MATCHLINE - SEE SHEET L-1



MATCHLINE - SEE SHEET L-5

MATCHLINE - SEE SHEET L-6

KEY MAP



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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

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

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TYNAN ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2993 S. PEORIA STREET, SUITE 101
AURORA, COLORADO 80014
P: 303.770.7201
E: JGAMEC@TYNANSSOC.COM

tynan associates, inc.

SHEET NUMBER

L-4

SHEET 23 OF 35

PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

LANDSCAPE PLAN

N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

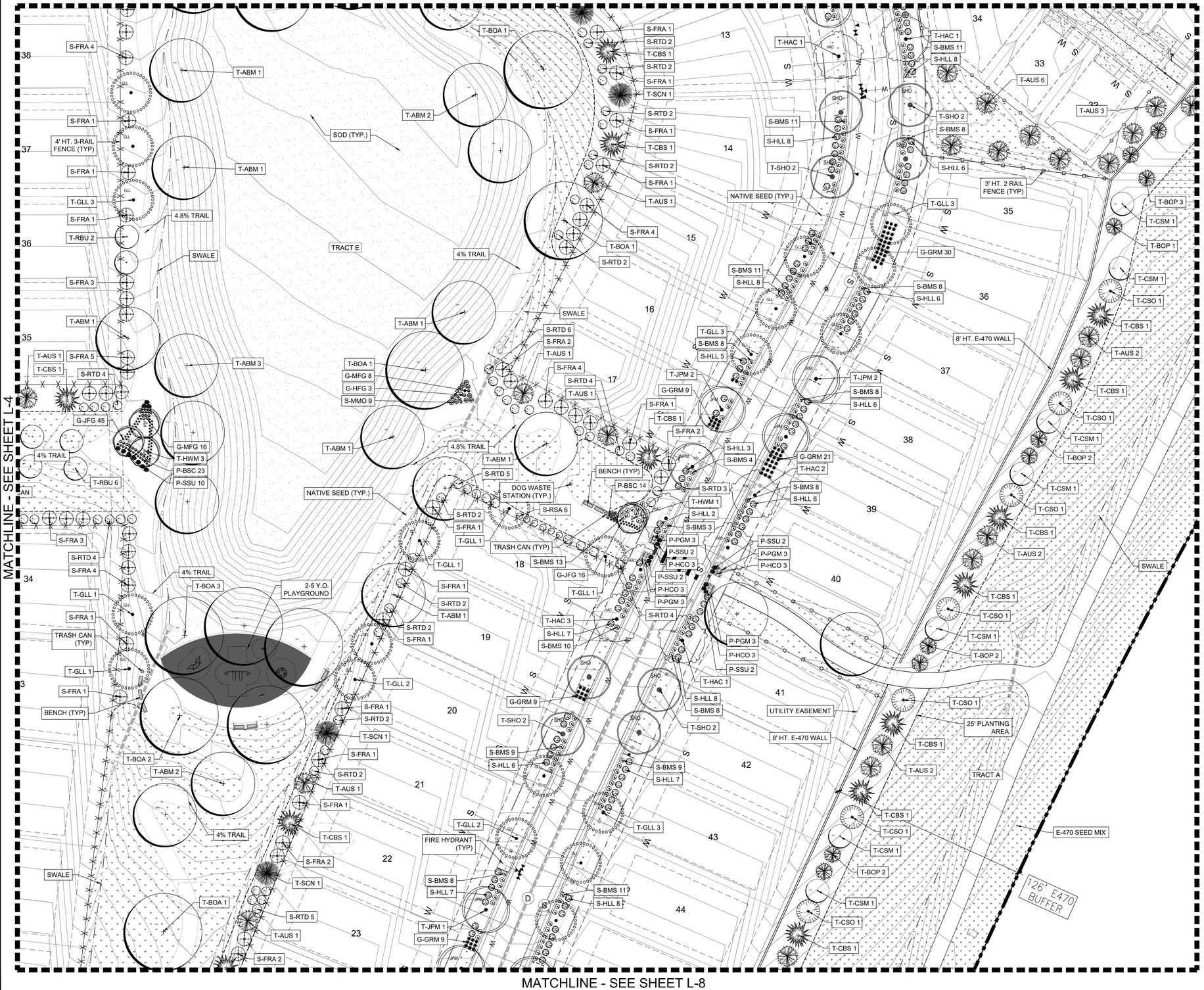
811 Know what's below. Call before you dig.

MATCHLINE - SEE SHEET L-2

MATCHLINE - SEE SHEET L-4

MATCHLINE - SEE SHEET L-8A

MATCHLINE - SEE SHEET L-8



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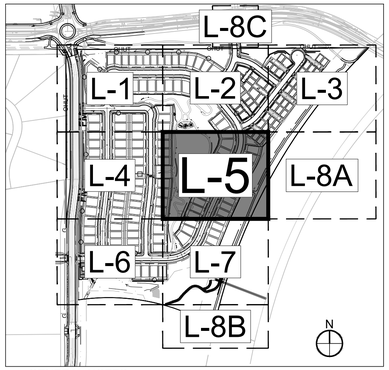

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ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, COLORADO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM

SHEET NUMBER

L-5

SHEET 24 OF 35

PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

N

0' 15' 30' 60'

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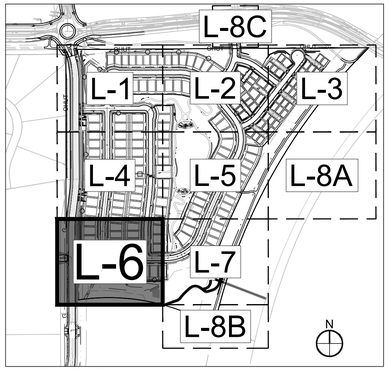
Know what's below. Call before you dig.

MATCHLINE - SEE SHEET L-4

MATCHLINE - SEE SHEET L-7

KEY MAP



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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CLIENT: CITY OF AURORA

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

PLANNER/LANDSCAPE ARCHITECT:
TIPHANIE KOSTER, ASLA
ATTN: JULIE GAMEC, PLA
2353 S. PEORIA STREET, SUITE 101
AURORA, COLORADO 80014
P. 303.770.7220
E. JGAMEC@THKASSOC.COM

TKA associates, inc.

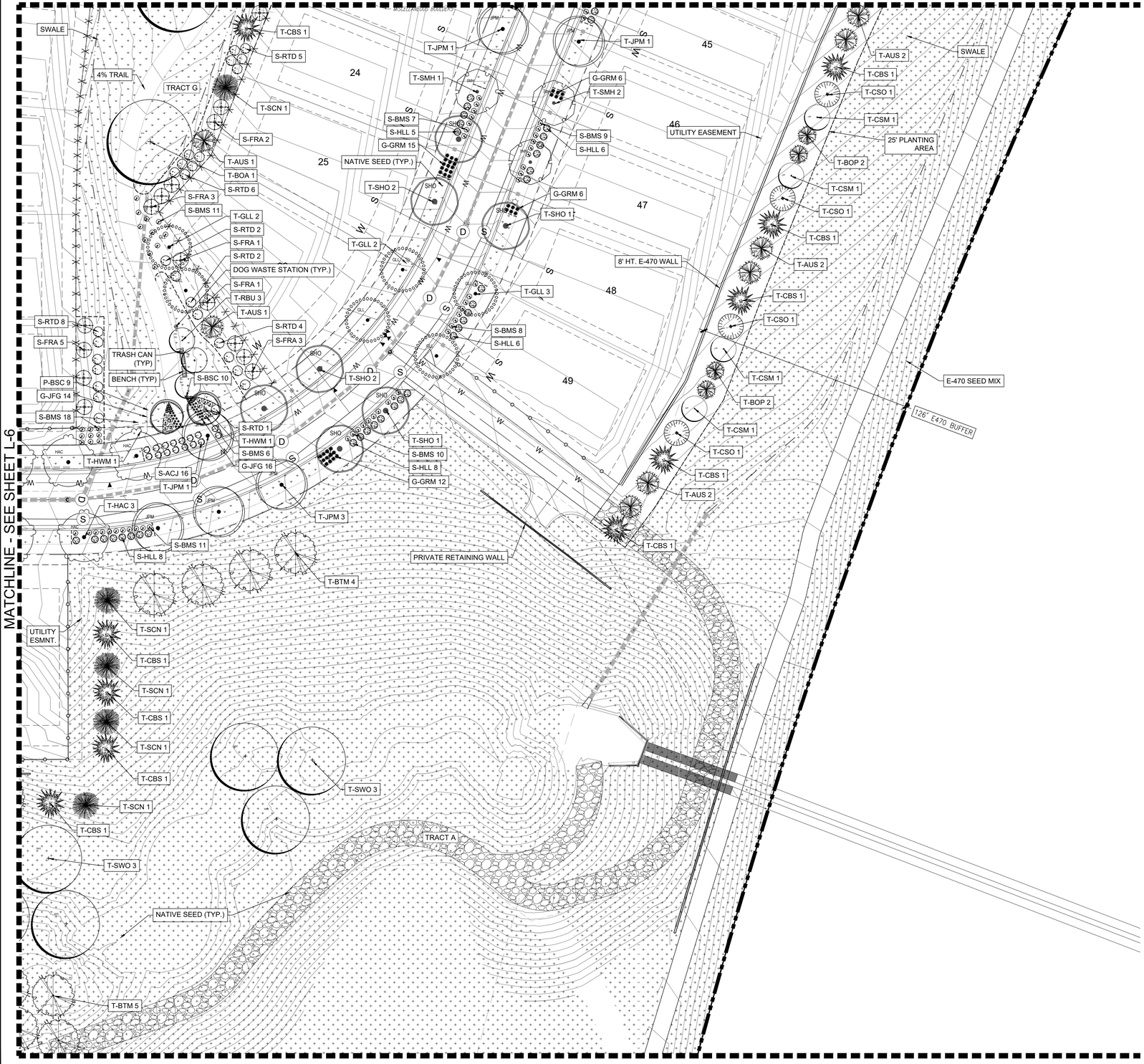
SHEET NUMBER

L-6

SHEET 25 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

MATCHLINE - SEE SHEET L-5



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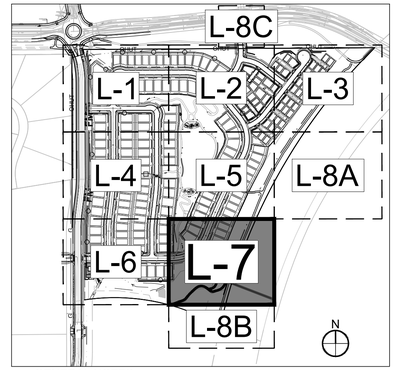

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2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM

thk associates, inc.

SHEET NUMBER

L-7

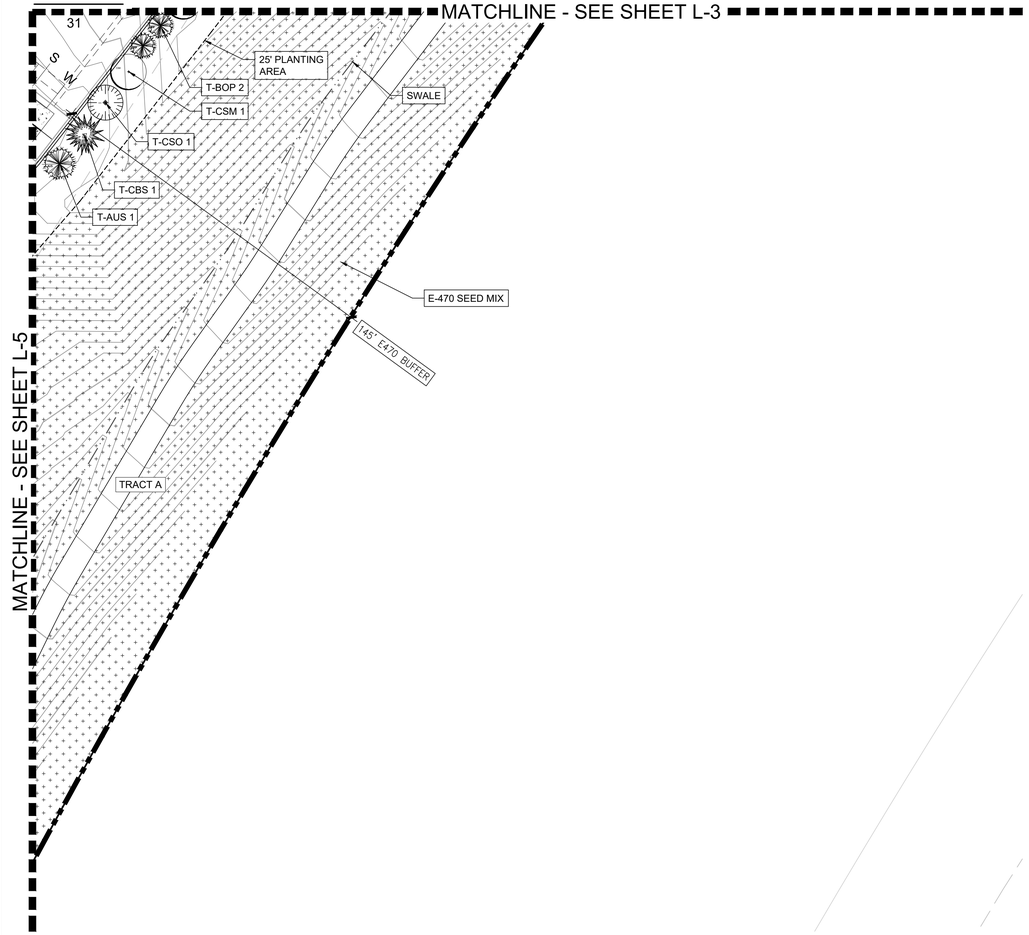
SHEET 26 OF 35

PROJECT NO. 8677-000

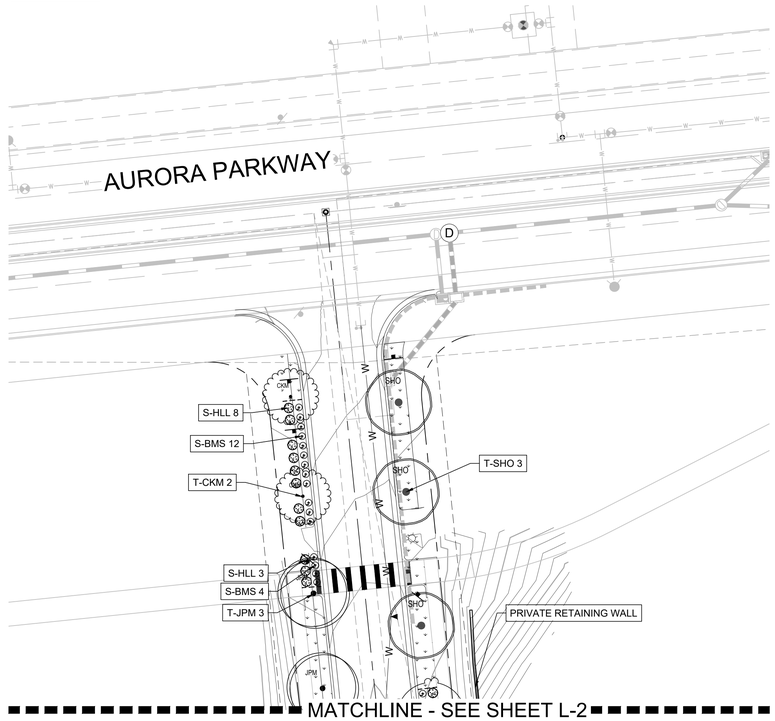
KINGS POINT SOUTH - PA 1-4

LANDSCAPE PLAN

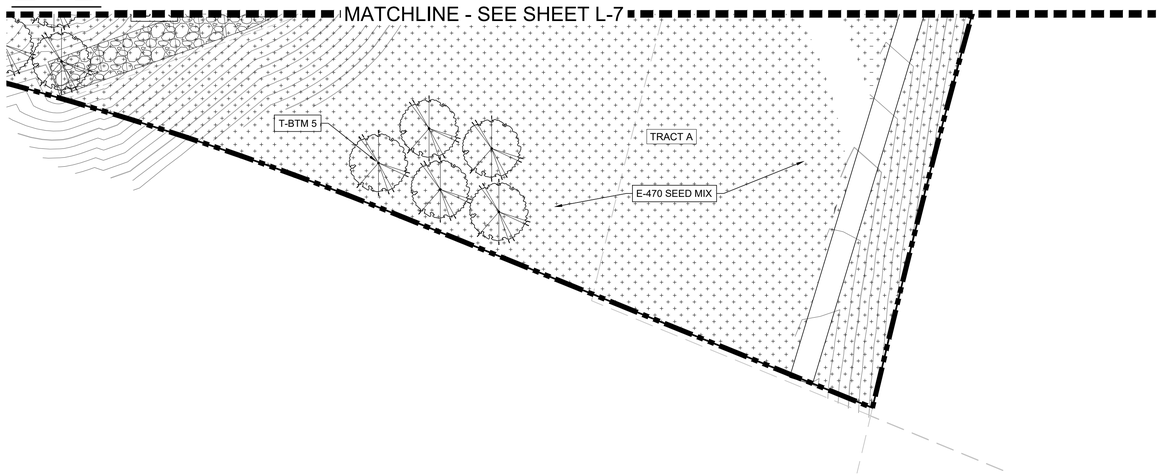
L-8A



L-8C



L-8B



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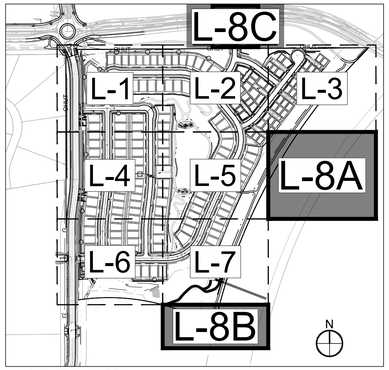

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ATTN: JULIE GAMEC, PLA
2363 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P. 303-770-7201
E. JGAMEC@TYAKASSOC.COM

tyak associates, inc.

SHEET NUMBER

L-8

SHEET 27 OF 35

PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS

DECIDUOUS TREES

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

EVERGREEN TREES

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

ORNAMENTAL TREES

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	10	HWM	Acer tataricum 'Garann'	HOTWINGS MAPLE	2" CAL	B&B
	20	RBU	Cercis canadesis	EASTERN REDBUD	2.5" CAL	B&B
SPR	3	SPR	Malus x 'Spring Snow'	SPRING SNOW CRAB APPLE	2" CAL	B&B

DECIDUOUS SHRUBS

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	23	BBU	Euonymus elatus	BURNING BUSH	5 GAL	CONT.
	44	BGN	Berberis thunbergii 'Golden Nugget'	GOLDEN NUGGET BARBERRY	5 GAL	CONT.
	1564	BMS	Caryopteris x clandonensis	BLUE MIST SPIREA	5 GAL	CONT.
	107	CPB	Berberis thunbergii	JAPANESE BARBERRY	5 GAL	CONT.
	14	CPL	Syringa vulagaris	COMMON PURPLE LILAC	5 GAL	CONT.
	81	FOR	Forsythia 'Spring Glory'	SPRING GLORY FORSYTHIA	5 GAL	CONT.
	138	FRA	Rhus aromatica	FRAGRANT SUMAC	5 GAL	CONT.
	1050	HLL	Hydrangea paniculata 'Limelight"	LIMELIGHT HYDRANGEA	5 GAL	CONT.
	26	NAC	Prunus tomentosa	NANKING CHERRY	5 GAL	CONT.
	71	NSW	Physocarpus opulifolious 'Summer Wine'	SUMMER WINE NINEBARK	5 GAL	CONT.
	58	RDW	Chrysothamnus var.	DWARF RABBITBRUSH	5 GAL	CONT.
	109	RSA	Perovskia atriplicifolia	RUSSIAN SAGE	5 GAL	CONT.
	174	RTD	Cornus sericea	RED TWIG DOGWOOD	5 GAL	CONT.
	26	TTD	Cornus alba	TATARIAN DOGWOOD	5 GAL	CONT.

EVERGREEN SHRUBS

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

GRASSES

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

PERENNIALS

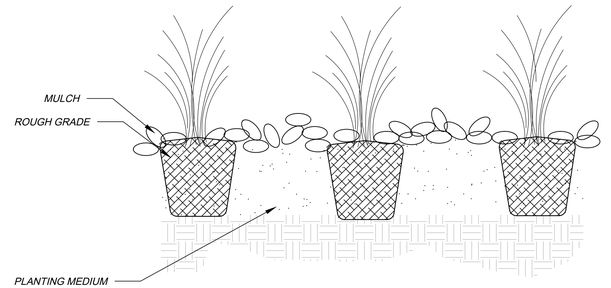
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	439	BSC	Amsonia jonesii	COLORADO DESERT BLUE STAR	1 GAL	CONT.
	56	BGO	Aurinia saxtilis	BASKET OF GOLD	1 GAL	CONT.
	68	DFW	Dianthus gratianapolitanus 'Firewitch'	FIREWITCH DIANTHIS	1 GAL	CONT.
	240	HCR	Agastache aurantiaca Pstessene	CORONADO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

GENERAL NOTES:

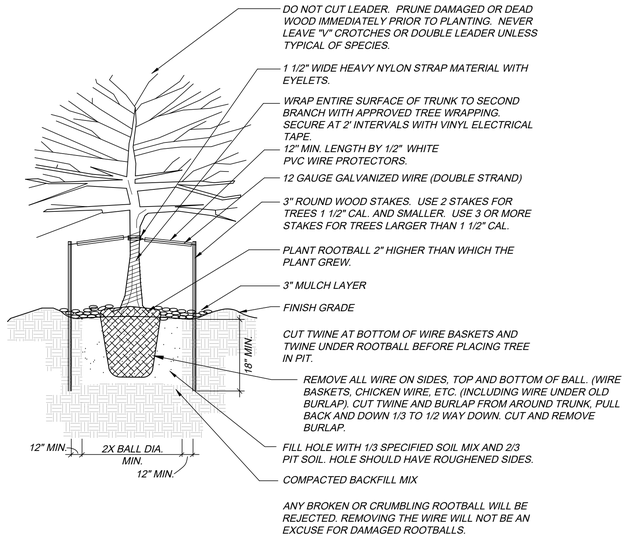
1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE.
3. DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED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

CITY OF AURORA STANDARD NOTES:

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



PERENNIAL PLANTING
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
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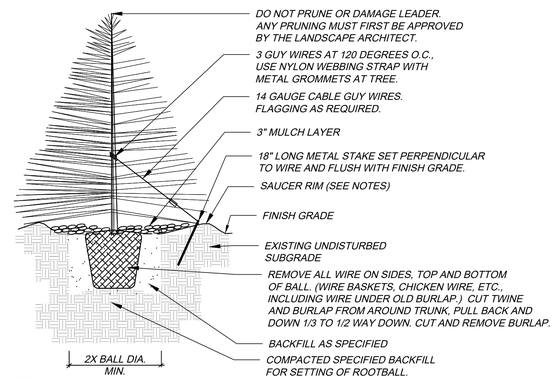


NOTES:
1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY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

EVERGREEN TREE PLANTING DETAIL
N.T.S.

NOT FOR CONSTRUCTION

REVISIONS

#	DATE	
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6	08-18-2023	6TH SUBMITTAL
7	10-19-2023	7TH SUBMITTAL

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

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
ANGELUS, OK 73014
P: 303.771.7220
E: JGAMEC@THKASSOC.COM

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

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS

PRIVATE COMMON OPEN SPACE/TRACT

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

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

STANDARD RIGHTS OF WAY AND CURB SIDE LANDSCAPE

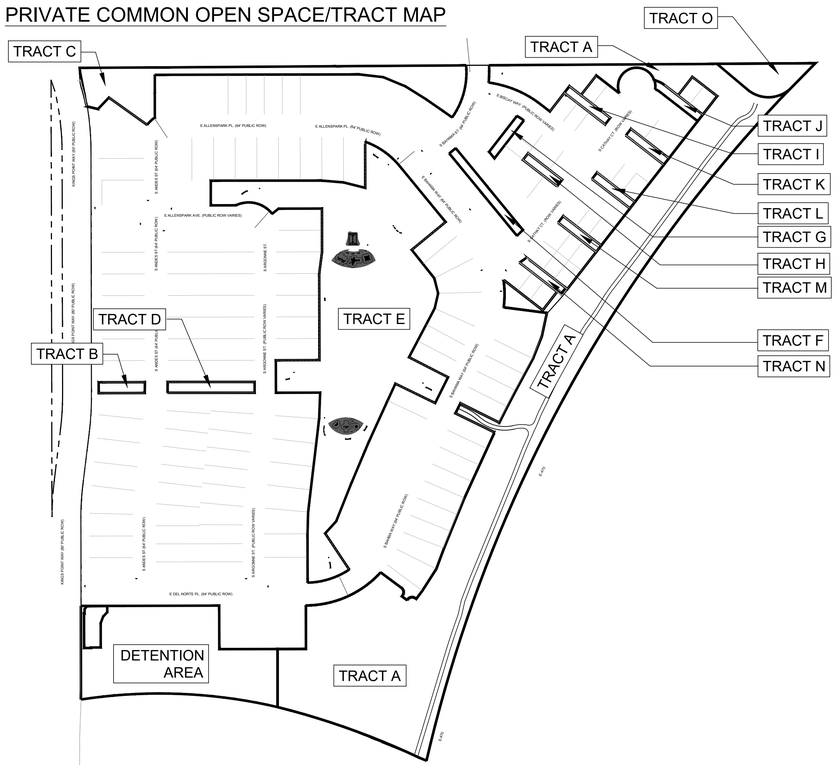
						REQUIRED / PROVIDED	
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA (S.F.)	TREES (1 EVERY 40 FT.)	SHRUBS (1 EVERY 40 S.F.)
A	E ALLENSPARK AVE. NORTH	416'	N/A	8'–0"	3,328	10 / 10[1.]	83 /96
	E ALLENSPARK AVE. SOUTH	379'	N/A	8'–0"	3,032	9 / 9	76 /79
B	S ANDES ST. EAST	1,149'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

[1.] 50' SETBACK FROM STOP SIGN. * SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

WATER CONSERVATION TABLE

NON–WATER CONSERVING (SOD)	78,153 S.F. 8%
WATER CONSERVING (NATIVE AND SHRUBS)	886,566 S.F. 88%
NON–IRRIGATED (DETENTION POND)	40,548 S.F. 4%
TOTAL LANDSCAPE AREA	1,005,267 S.F. 100%

PRIVATE COMMON OPEN SPACE/TRACT MAP



STREET FRONTAGE LANDSCAPE BUFFER

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

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

E-470 LANDSCAPE BUFFER

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

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

DETENTION POND LANDSCAPING

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

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

SOD INFORMATION

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

MULCH INFORMATION

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

EDGER INFORMATION

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

NATIVE SEED INFORMATION

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

DETENTION SEED MIX INFORMATION

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

E-470 SEED MIX INFORMATION

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

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

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

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

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

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
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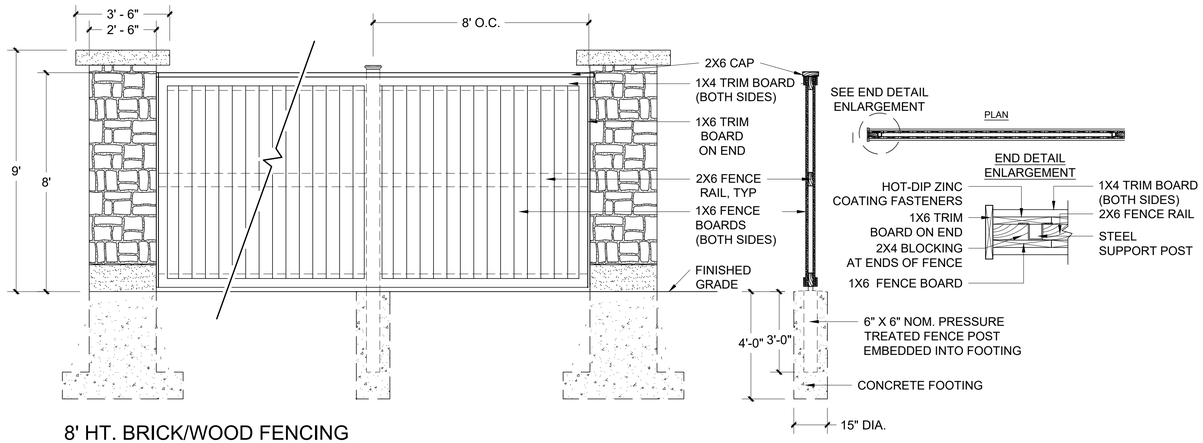
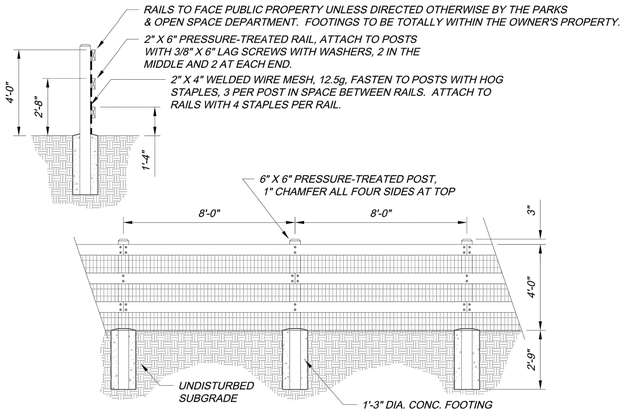
SHEET NUMBER
L-10
SHEET 29 OF 35
PROJECT NO. 8677–000

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS



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



4' HT. THREE-RAIL FENCE
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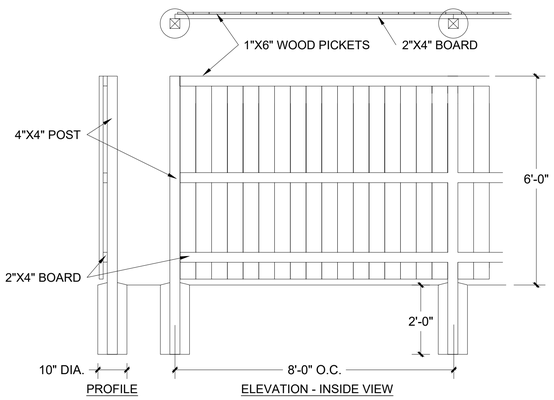
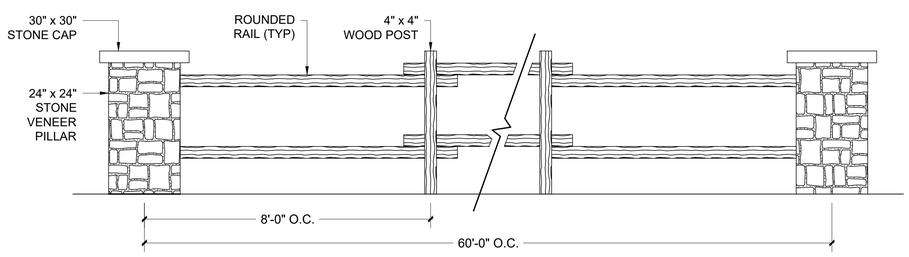


6' HT. WOOD PRIVACY FENCING
1" = 2'



3' HT. TWO-RAIL FENCE
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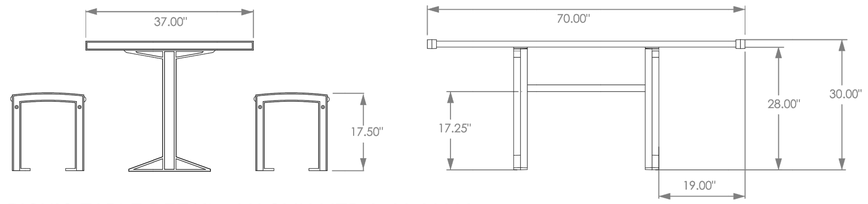

PICNIC TABLE DETAIL - MAGLIN MTB-0720-00002
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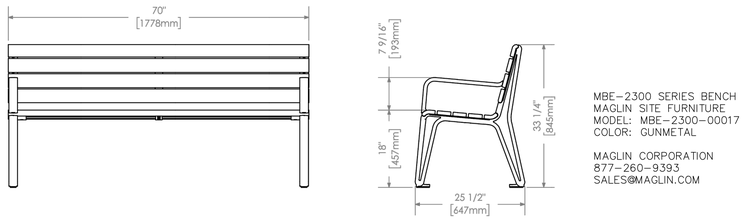
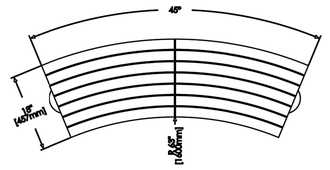


MBE-2300 SERIES BENCH
MAGLIN SITE FURNITURE
MODEL: MBE-2300-00017
COLOR: GUNMETAL

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

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

BENCH DETAIL 2 - MAGLIN
N.T.S.



NOT FOR CONSTRUCTION

#	DATE	REVISIONS
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
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6	08-18-2023	6TH SUBMITTAL
7	10-19-2023	7TH SUBMITTAL

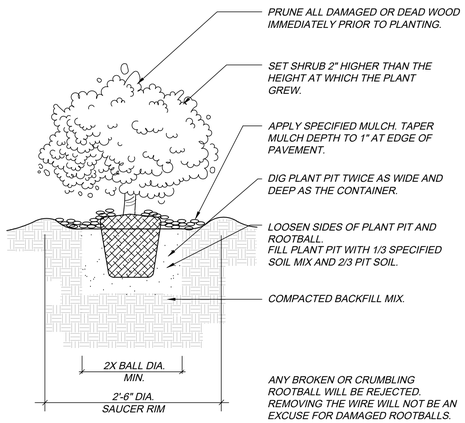
PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE DETAILS SHEET
CLIENT: CITY OF AURORA
DESIGNED BY: WP
DRAWN BY: WP
CHECKED BY: JG
SCALE: HORZ: N/A VERT: N/A
DATE: 11-08-2022

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

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

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS



SHRUB PLANTING DETAIL
N.T.S.

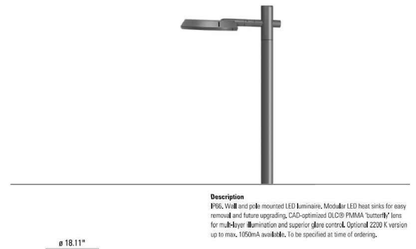
EDGER DETAIL - SOD AND PLANT BED
N.T.S.

Schedule

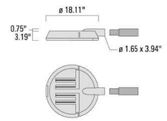
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
0	B		69	WE-EF USA	661-1126	RFL530-SE LED, Street and Area Lighting RFL530-LD-24/48W/3K (S6S);RFL530-SE LED, Street and Area Lighting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

RFL530-SE LED
Street and Area Lighting
1/15

we-ef



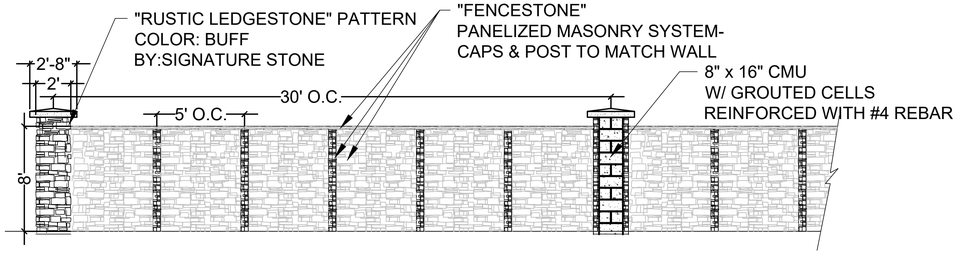
Description
IP66, Wall and pole mounted LED luminaire, Modular LED heat sinks for easy removal and future upgrading, CAD-optimized OLC® PMMA "butterfly" lens for multi-layer illumination and superior glare control. Optional 2200 K version up to max. 1050mA available. To be specified at time of ordering.



WE-EF LIGHTING USA LLC
4540 Keystone Drive | Bethlehem PA 18020 | U.S.A. | Tel +1 724 742 0330 | Fax +1 724 742 0335 | info.usa@we-ef.com | www.we-ef.com | 14/06/2021 15:11

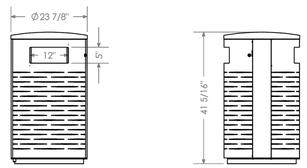
PHOTOMETRIC REQUIREMENTS

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



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

UPBEAT DOG WASTE STATION
N.T.S



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

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

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

NOT FOR CONSTRUCTION

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PROJECT: KINGS POINT SOUTH
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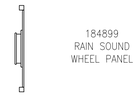
PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GOARDO, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303.771.7201
E: JGAMEC@THKASSOC.COM

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

KINGS POINT SOUTH - PA 1-4

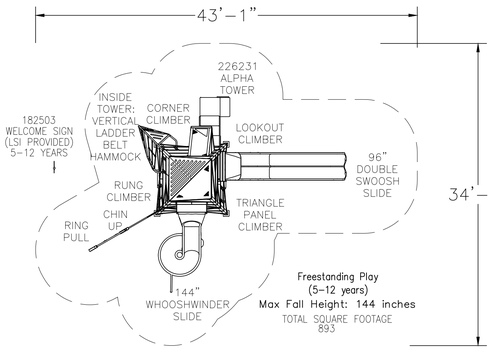
LANDSCAPE DETAILS



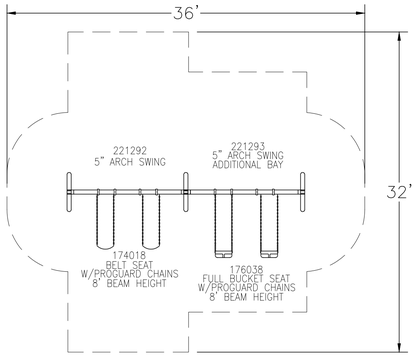
Freestanding Play
(2-5 years)

Max Fall Height: 0 inches

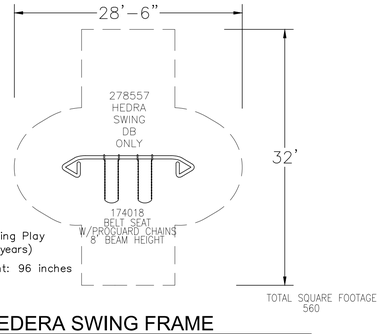
RAIN SOUND WHEEL PANEL (INCLUSIVE)
SCALE: NTS



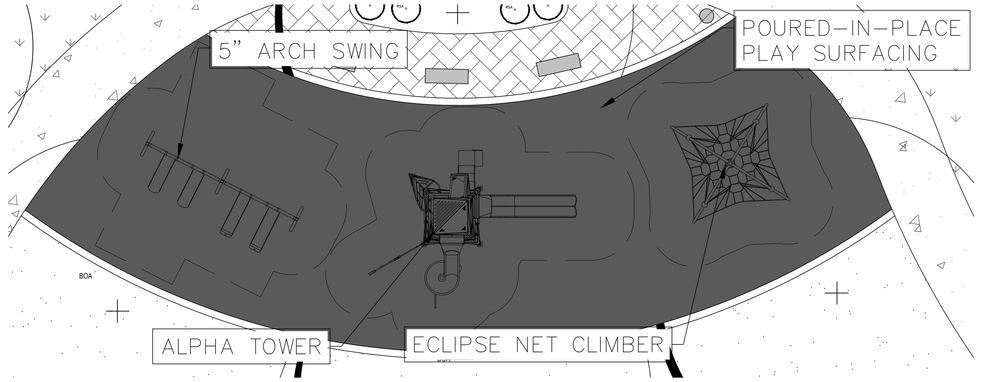
ALPHA TOWER
SCALE: NTS



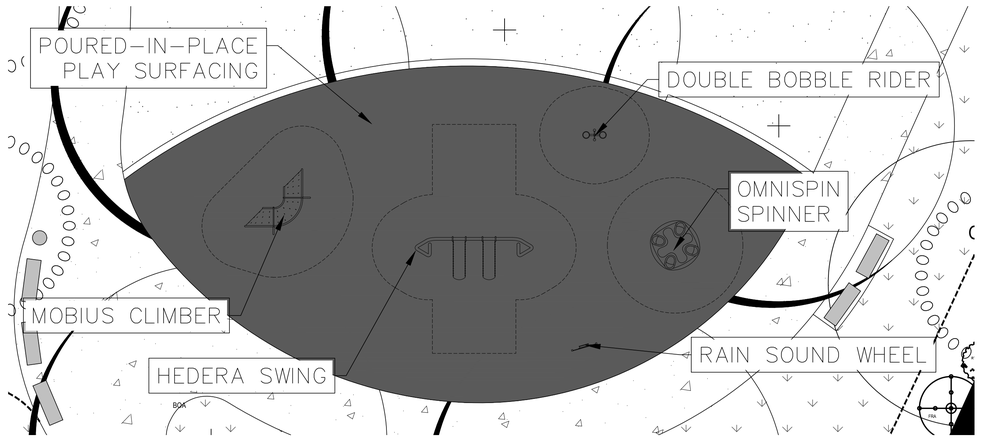
5" ARCH SWING ADDITIONAL BAY
SCALE: NTS



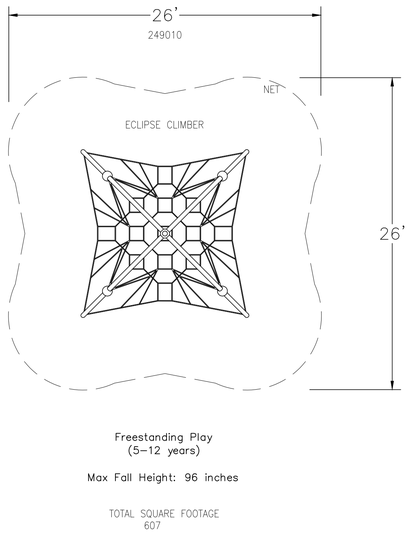
HEDERA SWING FRAME
SCALE: NTS



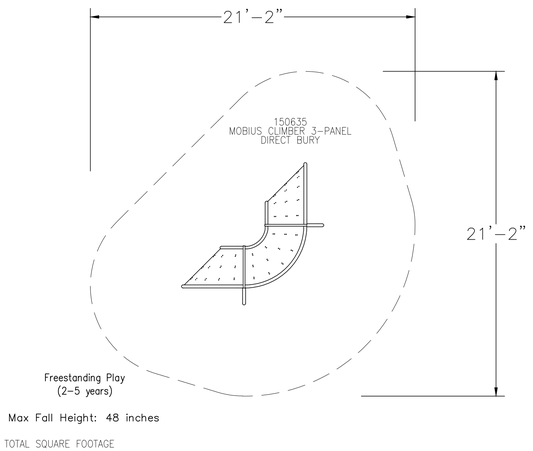
5-12 YEAR OLD PLAYGROUND
SCALE: 1"=10'



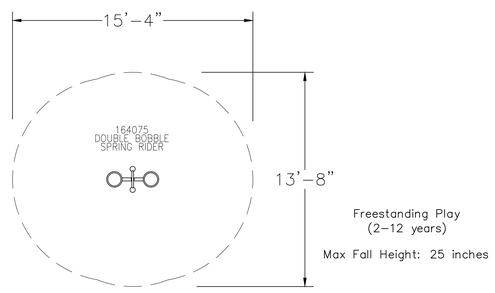
2-5 YEAR OLD PLAYGROUND
SCALE: 1"=10'



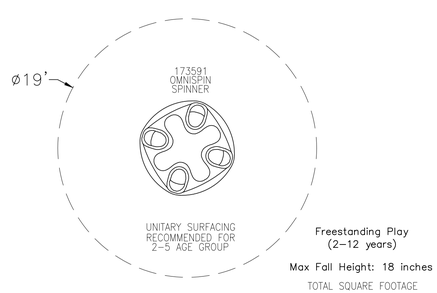
ECLIPSE NET CLIMBER
SCALE: NTS



MOBIUS CLIMBER
SCALE: NTS



DOUBLE BOBBLE SPRING RIDER
SCALE: NTS



OMNISPIN SPINNER (INCLUSIVE)
SCALE: NTS

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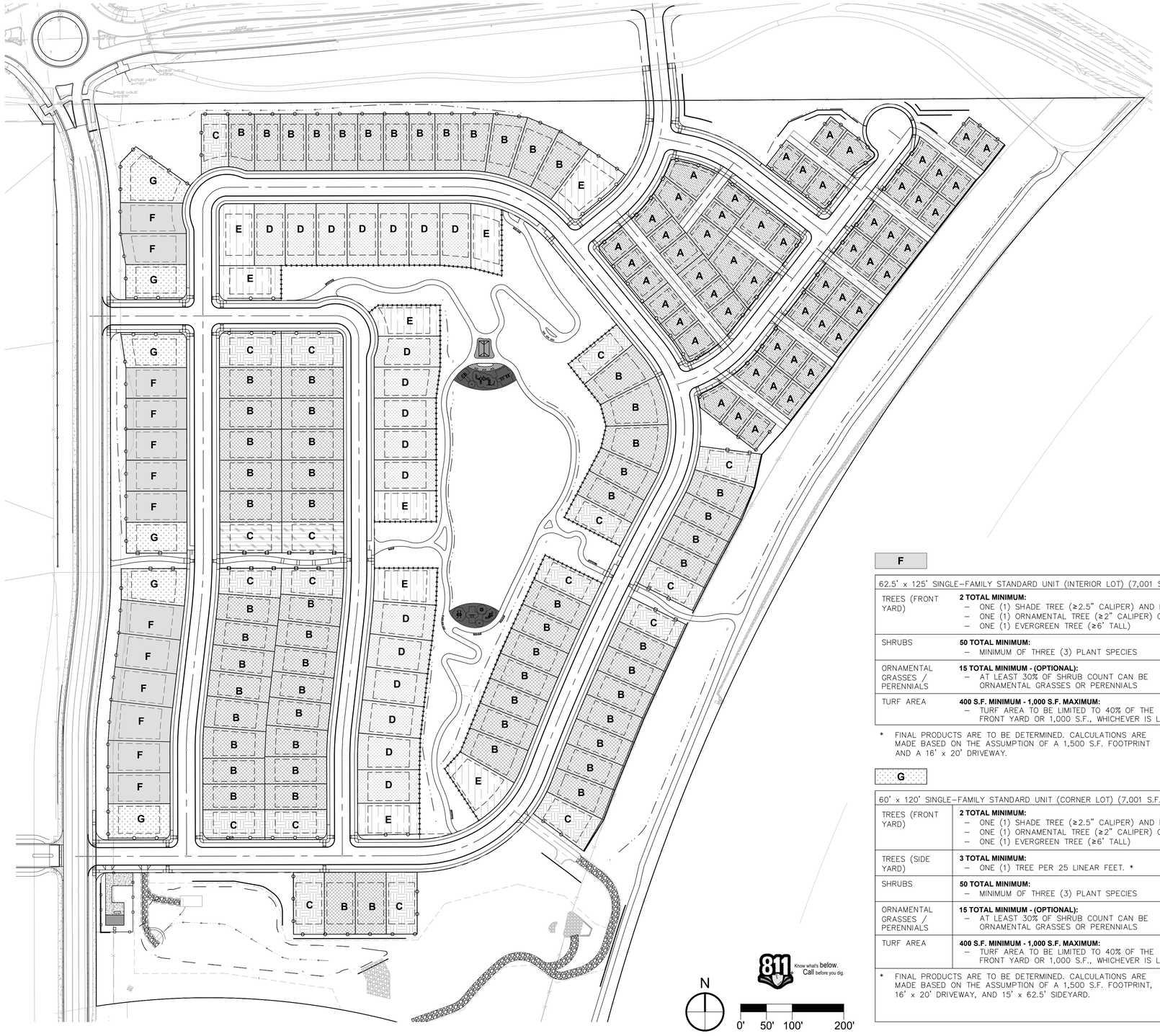
SCALE: HORZ: N/A VERT: N/A
DATE: 11-08-2022

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

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

KINGS POINT SOUTH - PA 1-4

RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT



A

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

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

B

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

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

C

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

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

F

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

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

G

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

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

D

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

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

E

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

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

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

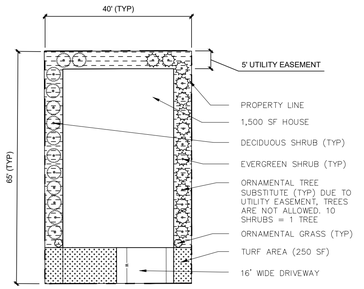
PLANNER/LANDSCAPE ARCHITECT:
TWK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2853 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P.: 303.779.7201
E.: JGAMEC@TWKASSOC.COM

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

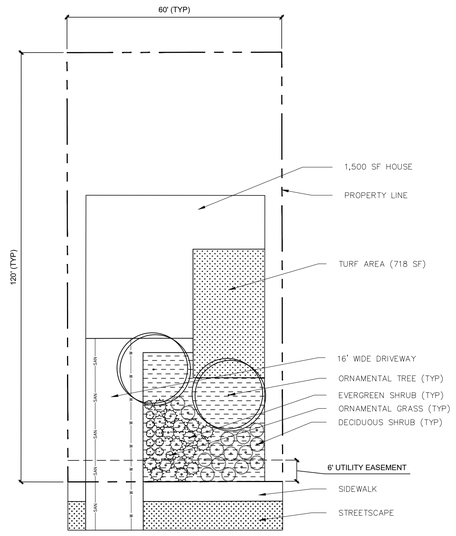
KINGS POINT SOUTH - PA 1-4

RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT

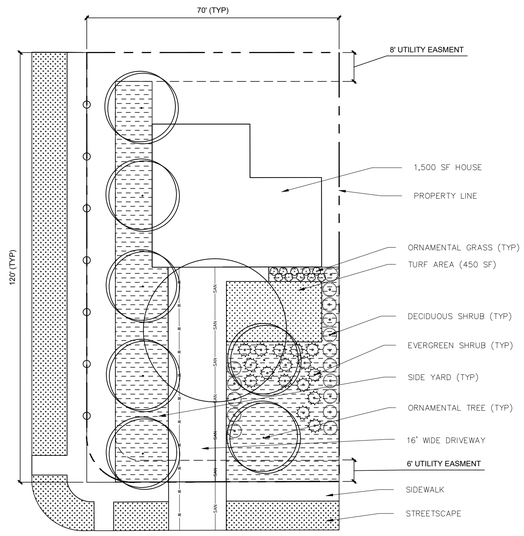
NOTES:
1. NO TREES ARE ALLOWED IN PUBLIC UTILITY EASEMENTS OR WITHIN 8 FEET OF A UTILITY
2. NO SHRUBS OR TREES ARE ALLOWED WITHIN A POCKET UTILITY EASEMENT OR WITHIN 5 FEET OF A METER PIT.



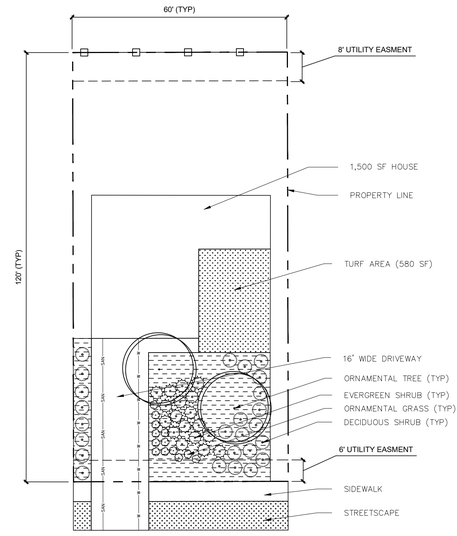
TYPICAL LOT A
1" = 20'



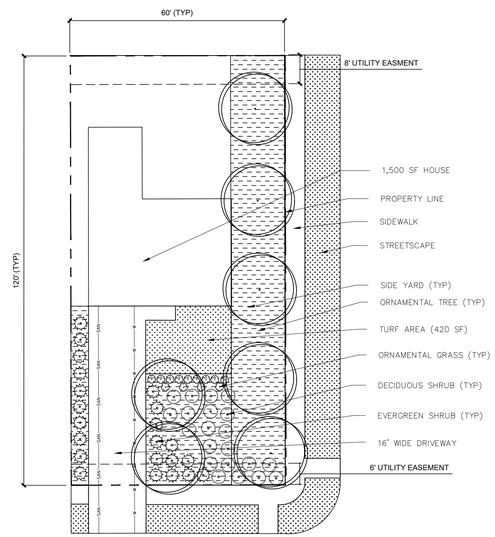
TYPICAL LOT B
1" = 20'



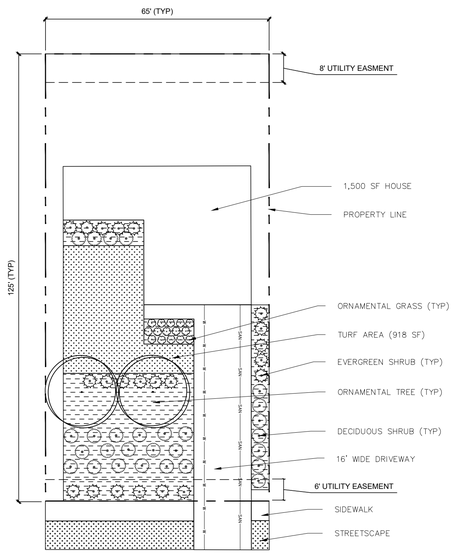
TYPICAL LOT C
1" = 20'



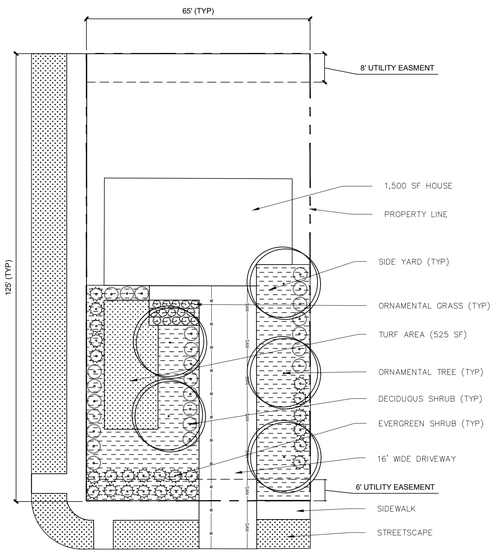
TYPICAL LOT D
1" = 20'



TYPICAL LOT E
1" = 20'



TYPICAL LOT F
1" = 20'



TYPICAL LOT G
1" = 20'

LEGEND

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

N

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

0' 10' 20' 40'

SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

#	DATE	REVISIONS
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6	08-18-2023	6TH SUBMITTAL
7	10-19-2023	7TH SUBMITTAL

PROJECT: KINGS POINT SOUTH

DRAWING: FRONT YARD EXHIBIT

CLIENT: CITY OF AURORA

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

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

DATE: 11-08-2022

PLANNER/LANDSCAPE ARCHITECT:
TWIN KASSOUNIS ASSOC., P.C.
ATTN: JULIE GAMEC, PLA
2363 S. PEORIA STREET, SUITE 101
AURORA, COLORADO 80014
P. 303-770-7201
E. JGAMEC@TWINKASSOC.COM

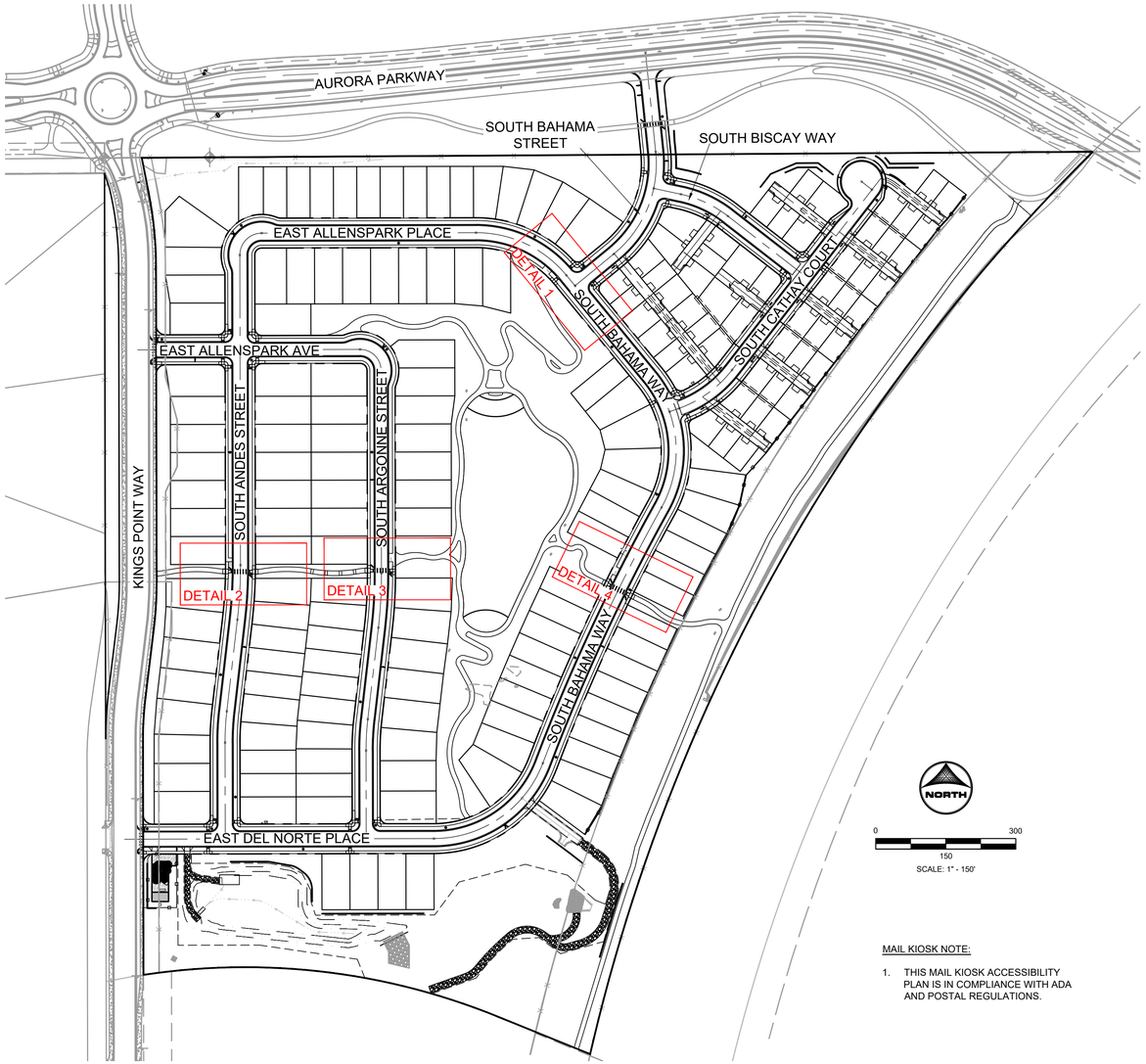
tka associates, inc.

SHEET NUMBER

L-15

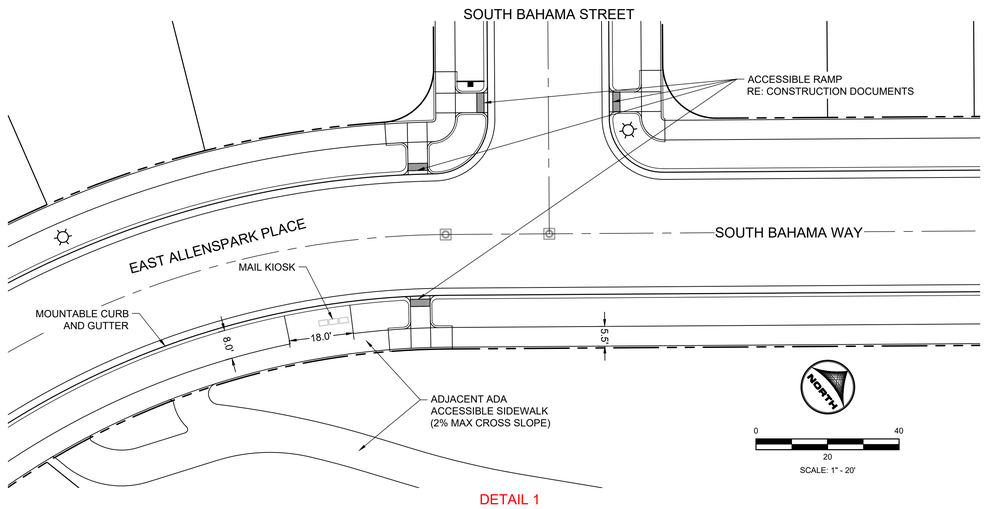
SHEET 34 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

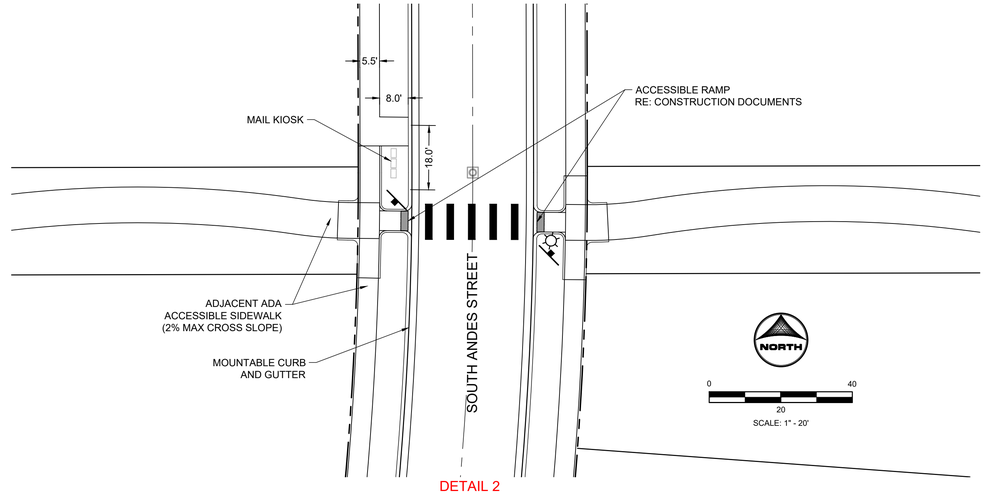


MAIL KIOSK NOTE:

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



DETAIL 1



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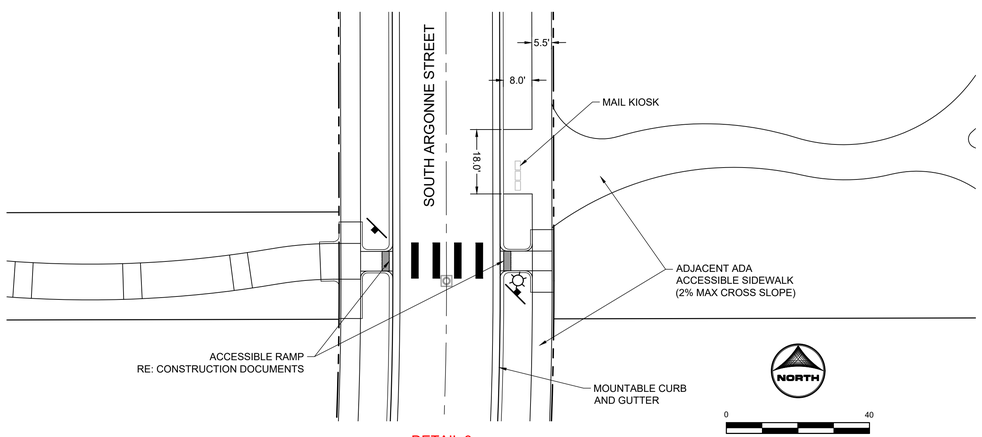
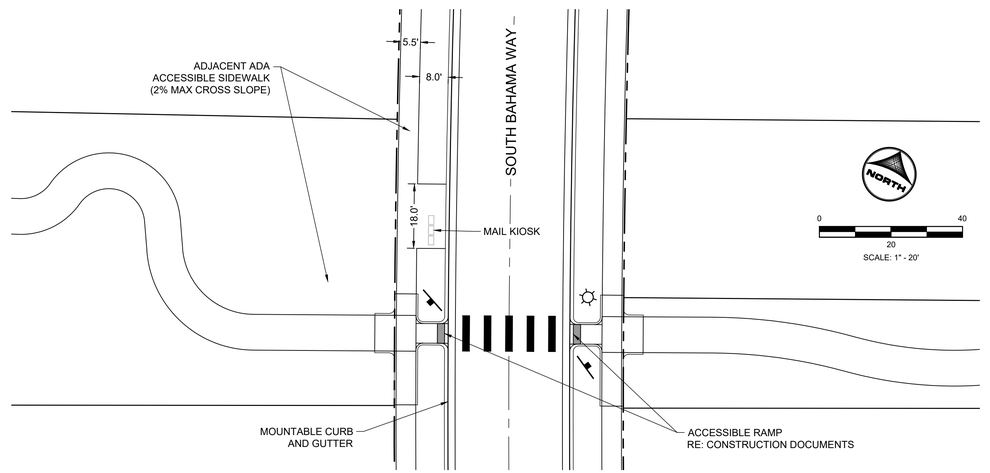


DETAIL 3



DETAIL 4

2023-10-19 11:10am By: smorton
J:\2021\21-2000.01\CAD\Dwgs\01-SitePlan\01-Mail_Kiosk_Accessibility.dwg

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: MAIL KIOSK ACCESSIBILITY PLAN

CLIENT: CITY OF AURORA

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

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZAJAC, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720.284.4644
E: AZAJAC@HRGREEN.COM

HRGreen

SHEET NUMBER

MKP1

SHEET 35 of 35

PROJECT NO. 8677-000