

KINGSTON PLACE - NO. 1

SITE PLAN

LEGEND

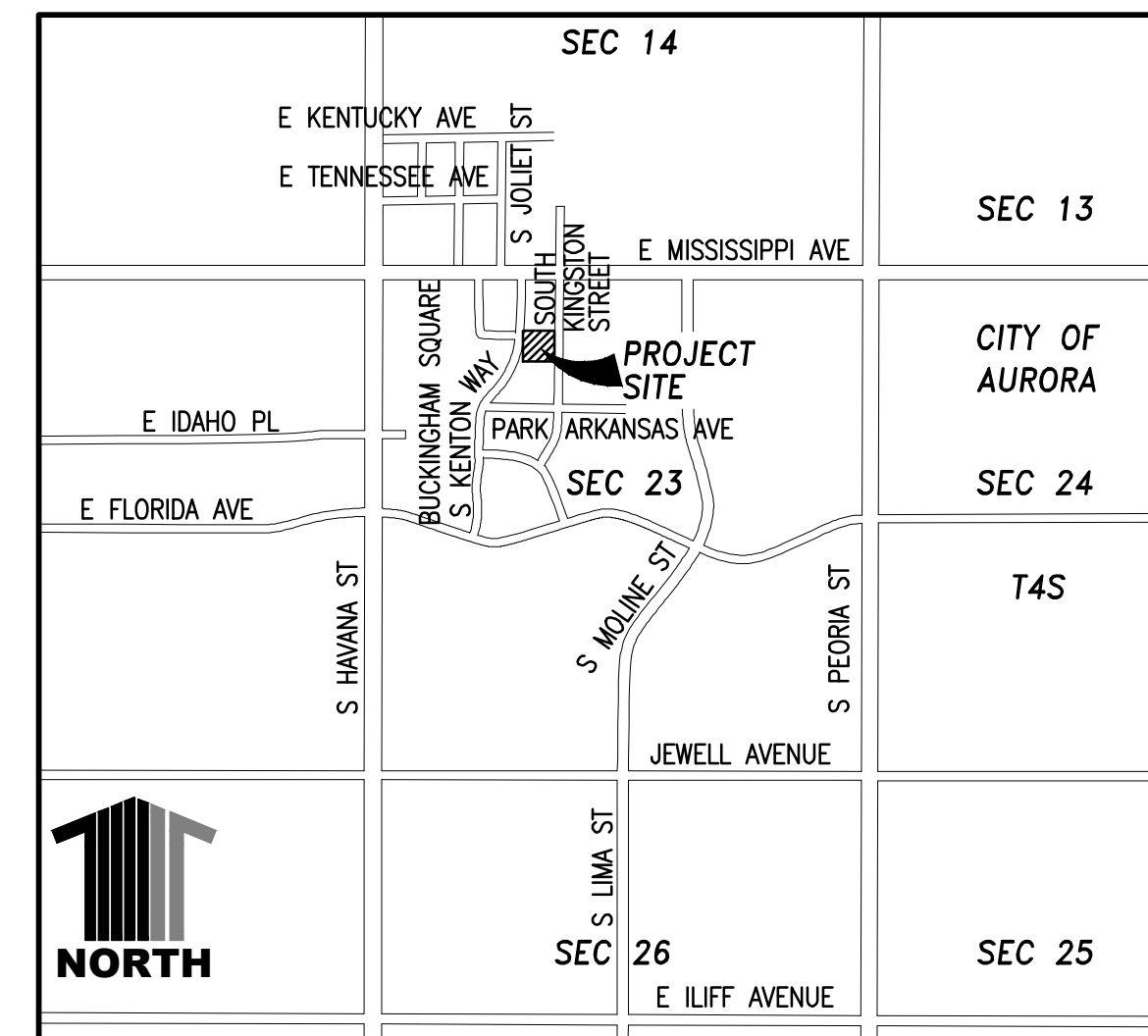
EX. WATER MAIN	W
EX. WATER VALVE	WV
EX. FIRE HYDRANT	⊗
EX. WATER METER	□
EX. SAN. SEWER CLEANOUT	⊙
EX. SANITARY SEWERS	→
EX. STORM DRAIN	→
EX. SAN. SEWER MANHOLE	⊙
EX. STORM DRAIN MANHOLE	⊙
EX. STORM DRAIN INLET	▭
LIGHT STANDARD	⊙
EXIST. LIGHT STANDARD	⊙
MAIL BOX	□ M.B.
SIGNS	⊗ (SINGLE POST)
BENCH MARK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

MYLAR CHANGE #1 3/1/2023

- ALL FRAXINUS PEN. 'MARSHALLS' UPDATED TO QUERCUS BICOLOR
- ALL FRAXINUS PEN. 'SUMMIT' UPDATED TO ACER GRANDIDENTATUM
- LIMITS OF DETENTION BASIN SEED MIX/SOD UPDATED TO REFLECT REVISED H.W.L.
- 6-EUAL RELOCATED TO NW CORNER OF PROPERTY
- 5-PHOP RELOCATED TO NW CORNER OF PROPERTY
- 3-PINI RELOCATED TO NW CORNER OF PROPERTY
- 4-ACGI RELOCATED TO NE CORNER OF PROPERTY
- 3-EUKI RELOCATED TO NE CORNER OF PROPERTY
- 9-BETH RELOCATED TO SIGHT TRIANGLES
- 3-EUKI RELOCATED TO WEST OF UNIT 17
- 3-PHOP RELOCATED TO SOUTH OF UNIT 19
- 3-CYSC RELOCATED TO EAST OF UNIT 19
- 8-EUAL RELOCATED TO EAST OF UNIT 21
- 6-JUSC RELOCATED TO SOUTH OF UNIT 21

MYLAR CHANGE #2 03/01/2023

- TOTAL SOD AREA REDUCED TO COMPLY WITH 33% MAXIMUM OF THE TOTAL LANDSCAPE AREA. AS A RESULT, SHRUB BEDS AND QUANTITIES HAVE BEEN SLIGHTLY MODIFIED. TOTAL QUANTITY OF PLANT MATERIAL HAS REMAINED. TABLES ADDED. EXISTING DEVELOPED AREA HATCH ADDED.



VICINITY MAP

SCALE: 1"=2000'

BASIS OF BEARINGS

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

BENCHMARK:

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

LEGAL DESCRIPTION:

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

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

KEY CONTACTS

CITY OF AURORA	
PLANNING DEPARTMENT	(303)-739-7250
OWNER	
THOMAS J. MARUCCO	(303)-739-7250
1225 SOUTH KINGSTON STREET	
AURORA CO. 80012-4107	
APPLICANT	
KINGSTON PLACE DEVCO LLC	(303)-948-7450
10164 SUMAC RUN	
LITTLETON, CO. 80125	
APPLICANT'S REPRESENTATIVE	
SCOTT HAMILTON	(303)-948-7450
THE RAMFIELD COS.	
10164 SUMAC RUN	
LITTLETON, CO. 80125	
LANDSCAPE ARCHITECT	
T. HUSTON AND ASSOCIATES INC.	(303)-781-5662
3160 SOUTH ZUNI STREET SUITE# 111	
ENGLEWOOD, CO. 80110	
CIVIL ENGINEER	
GREGORY V. MURPHY	(303)-730-0434
CALIBRE ENGINEERING	
8000 SOUTH LINCOLN STREET, SUITE 5	
LITTLETON, CO. 80122	

SHEET INDEX

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

SURVEYORS CERTIFICATE:

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

Daniel J. Kalmes L.S. No. 16409

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted upon approval of the City of Aurora.

In witness thereof, KINGSTON PLACE DEVCO LLC has caused these
(Corporation, Company, or Individual)

presents to be executed this 26th day of August AD. 2005

By: Scott Hamilton Manager Corporate Seal
(Principals or Owners)

State of Colorado
County of Douglas)ss

The foregoing instrument was acknowledged before me this 26 day of August AD, 2005 by Scott Hamilton, Manager
(Principals or Owners)

Witness my hand and seal

Sarah Anderson Hall
(Notary Public)

My commission expires 10/20/08 Notary Business Address: 856 Happy Canyon Rd. #100
Castle Rock, Co 80108

CITY OF AURORA APPROVALS

City Attorney: Robert W. Winkler Date: 8/31/05
Planning Director: Alfred W. Winkler Date: 8/30/05
Planning Commission: NA Date: 8/11/04
(Chairperson)
City Council: NA Date: NA
(Mayor)
Attest: NA Date: NA
(City Clerk)

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of
Colorado at _____ o'clock _____ M, this _____ day of
AD, _____.

Clerk and Recorder: _____ Deputy: _____



01/26/2021

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

Calibre
ENGINEERING
Calibre Engineering, Inc.
8000 South Lincoln Street, Unit 5
Littleton, CO 80122 (303) 720-0434
Municipal Engineering Development Master Planning
Prepared for:

KINGSTON PLACE
SHEET INDEX
SITE PLAN

Sheet
T1
1 of 12 Sheets
Designer: HQD
Drawing Name: 1011.dwg
Path:

KINGSTON PLACE - NO. 1

SITE PLAN

GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE. SIGNS SHALL BE FURNISHED AND INSTALLED PER MUTCD.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPE. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2003 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117-1998. AS ADOPTED ON MAY 29, 2003 THE CITY OF AURORA WILL ALSO UTILIZE HOUSE BILL 03-1221 REQUIREMENTS FOR ACCESSIBILITY IN CONJUNCTION WITH THE 2003 INTERNATIONAL BUILDING CODE, CHAPTER 11 NOTE: UTILIZE THE IBC AS THE PRIMARY REQUIREMENTS AND THEN MAKE UP ANY DIFFERENCE USING HB-1221. THE STATE STATUTE IS NOT INTENDED TO SUPPLEMENT OTHER LAWS ALREADY IN PLACE. THE ALTERNATIVE HOUSING TYPES AND POINT SYSTEM CANNOT BE USED TO SATISFY IBC REQUIREMENTS.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AN RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

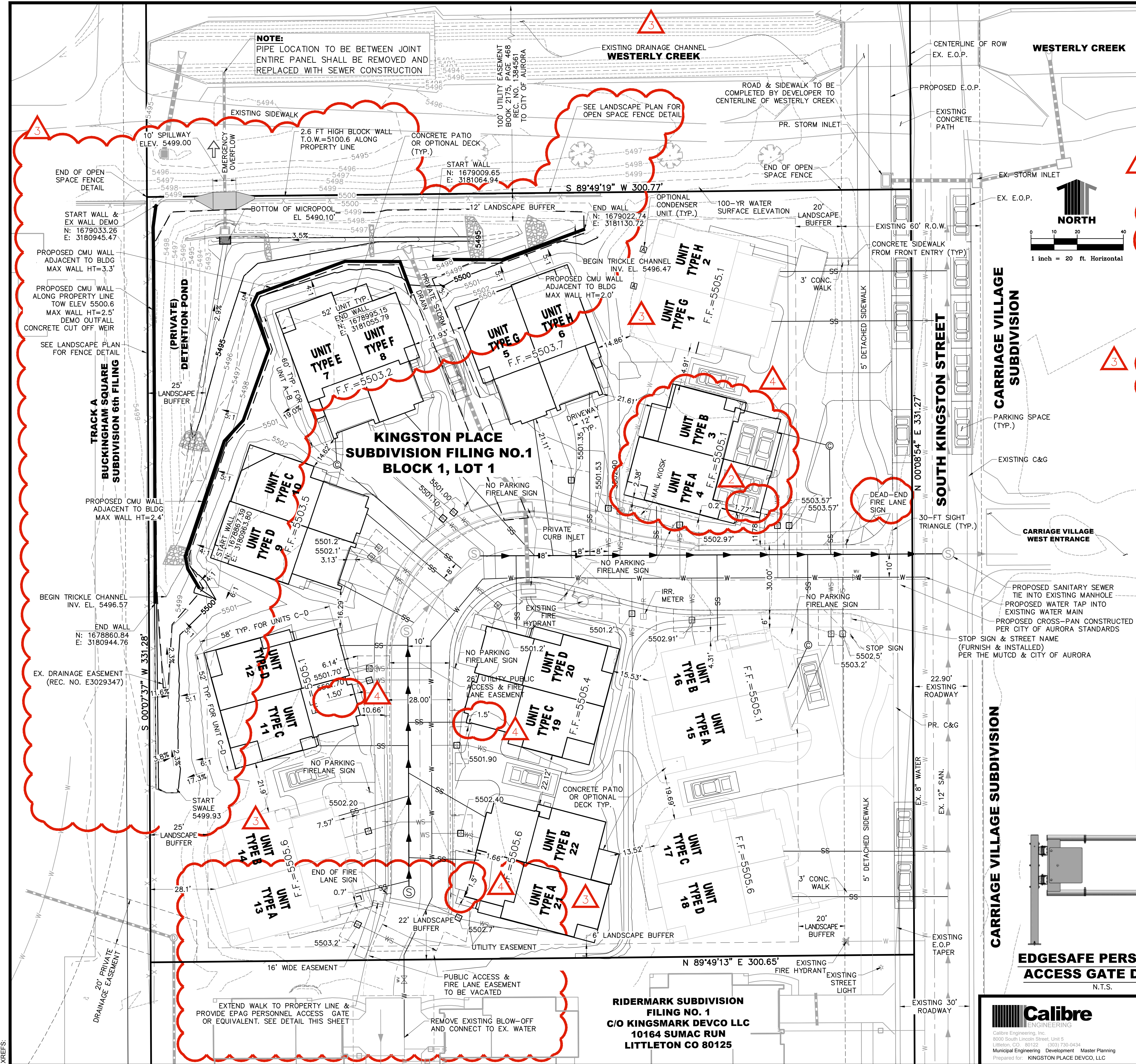
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. ONE STREET LIGHT IS REQUIRED FOR THE PROJECT, AT NORTH END OF THE PROPERTY ON THE SOUTH KINGSTON STREET. STREET LIGHT COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE INSTALLATION WITH THE AURORA PUBLIC WORKS DEPARTMENT, 303-739-7300.
17. WAIVER FROM DEVELOPMENT STANDARDS:
– SECTION 146-1404, TABLE 14.1 – LANDSCAPE BUFFER WIDTH ALONG NORTH PROPERTY BOUNDARY (ADJACENT TO WESTERLY CREEK).
18. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

19. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

SITE PLAN GENERAL NOTES

1. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE VIA MISSISSIPPI AVENUE AND NOT THROUGH THE RESIDENTIAL AREA TO THE SOUTH. NO CONSTRUCTION TRAFFIC ACCESS FROM THE WESTERLY CREEK CORRIDOR.
2. SIGNS MUST BE FURNISHED AND INSTALLED PER THE MUTCD.
3. A HOMEOWNER'S ASSOCIATION WILL BE FORMED AND WILL OWN AND MAINTAIN ALL OF THE COMMON AREAS, INCLUDING ALL ROADWAYS, DRIVES AND ALL LANDSCAPED AREAS.
4. A HOMEOWNERS ASSOCIATION WILL BE FORMED AND WILL WRITE INTO THEIR BYLAWS A RULING THAT NO TRAILERS, MOTORHOMES OR BOATS SHALL BE PARKED OUTSIDE GARAGES.
5. A HOMEOWNERS ASSOCIATION WILL REPAIR ANY DAMAGE TO FENCES, SPRINKLER SYSTEMS OF OTHER ELEMENTS ON ADJACENT PROPERTIES DAMAGED DURING CONSTRUCTION.
6. CURB RAMPS SHALL MEET CURRENT CITY OF AURORA STANDARDS AND THE ADA ACCESSIBILITY GUIDELINES.
7. ATTACHED AND DETACHED SIDEWALKS SHALL BE PER CITY OF AURORA STANDARDS.
8. NO COMMON DUMPSTERS, EACH OWNER WILL CONTRACT SEPARATELY.
9. PARALLEL PARKING SPACES SHOWN ARE FOR GUESTS AND OVERFLOW PARKING. EACH UNIT CONTAINS A 2 CAR GARAGE.
10. PARALLEL PARKING SPACES ARE 9'-0" X 23'-0" PER CITY OF AURORA STANDARDS
11. CONSTRUCTION FENCE TO BE INSTALLED BY BUILDER DURING CONSTRUCTION ON NORTH PROPERTY LINE.

	01/22/2021	AMENDMENT 1 REVISIONS TO DETENTION POND AND FIRE LANE, LANDSCAPE PLAN AND BUILDING ELEVATIONS.
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NOTE:

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

BASIS OF BEARINGS

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

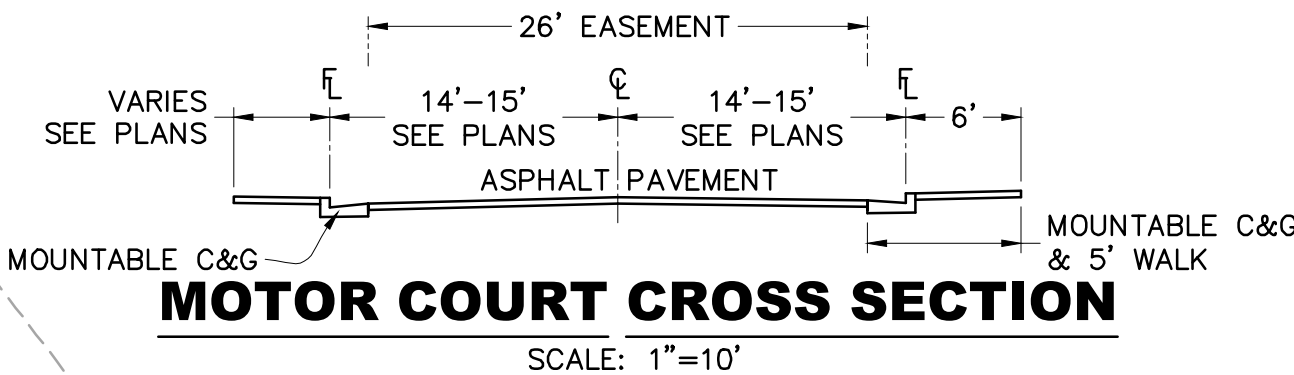
BENCHMARK:

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

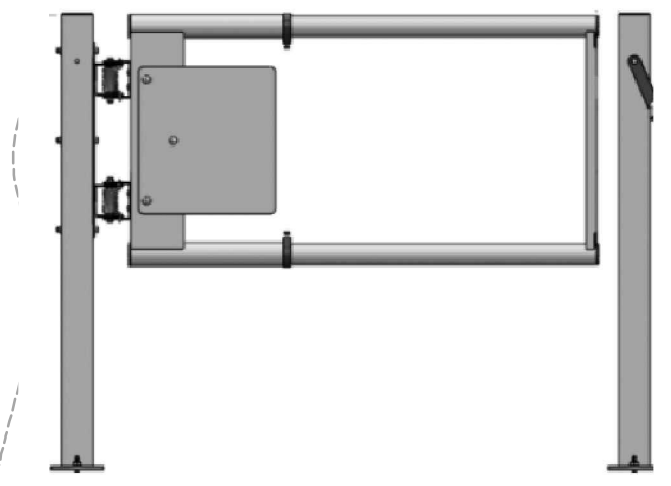
LEGAL DESCRIPTION:

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

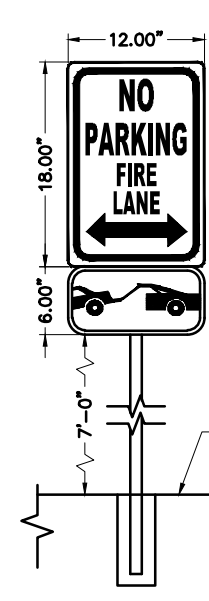
BUILDING SUMMARY			
UNIT TYPE	S.F./UNIT	QUANTITY	S.F./UNIT TYPE
TYPE A&E	1,350	5	6,750
TYPE B&F	1,401	5	7,005
TYPE C&G	1,666	6	9,996
TYPE D&H	1,666	6	9,996
TOTAL S.F. OF ALL BUILDINGS			33,747



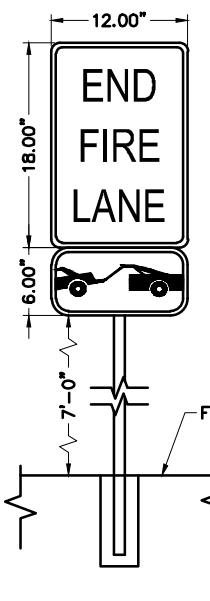
3	01/22/2021	AMENDMENT 1 REVISIONS TO DETENTION POND AND FIRE LANE, LANDSCAPE PLAN AND BUILDING ELEVATIONS.
4	04/21/2023	AMENDMENT 2 CHANGE UNITS 3F & 4E TO 3B & 4A TYPE. SHIFT BUILDINGS TO MEET MIN. 1.5' DISTANCE FROM WATER EASEMENTS.



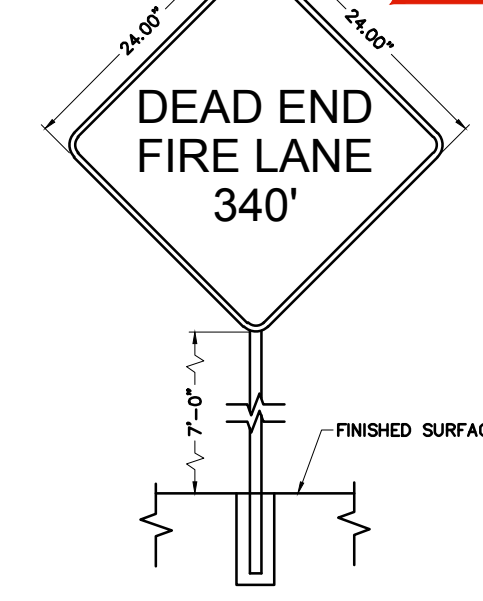
EDGESAFE PERSONNEL ACCESS GATE DETAIL
N.T.S.



FIRE LANE SIGN DETAIL
N.T.S.



END FIRE LANE SIGN DETAIL
N.T.S.



CUSTOM DEAD-END SIGN DETAIL
N.T.S.

KINGSTON PLACE NO. 1

LANDSCAPE PLAN

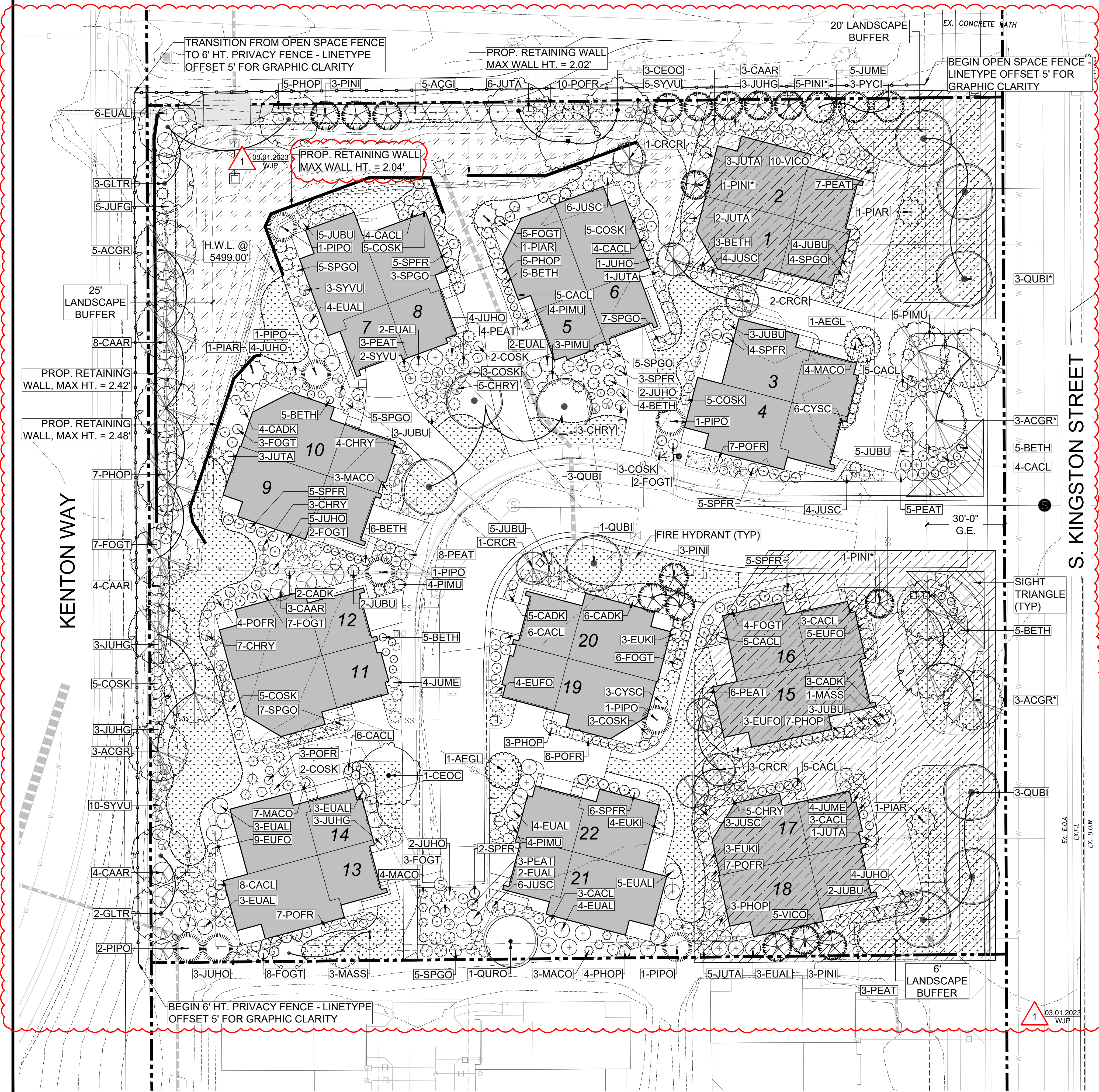


TABLE OF STREET FRONTAGE & LANDSCAPE BUFFER REQ.

BUFFER DESCRIPTION / ADJACENT LAND USE & LENGTH:	STANDARD BUFFER WIDTH: BUFFER WIDTH PROVIDED	LANDSCAPING REQUIREMENT:	# TREES REQUIRED/PROVIDED:	# SHRUBS REQUIRED/PROVIDED:
EAST BUFFER @ SOUTH KINGSTON ST. - 331 FT.	20' - 0" REQUIRED 45' - 0" PROVIDED	TREES/LAWN STREET TREES @ 40'-0" MAX.	8 REQUIRED 9 PROVIDED	N/A N/A
SOUTH BUFFER @ RIDERMARK SUB. FILING #1 - 330 FT.	12' - 0" REQUIRED 8' - 0" PROVIDED	1 TREE / 10 SHRUBS PER 30 FT. FILING #1 - BLEND SHRUBS & TREES, MIN. DRAINAGE AREA	11 REQUIRED 11 PROVIDED	110 REQUIRED 89 PROVIDED
WEST BUFFER @ KENTON WAY - 331 FT. ADJ. BUCKINGHAM PROP.	20' - 0" REQUIRED 25' - 0" PROVIDED	1 TREE / 10 SHRUBS PER 30 FT. DRAINAGE AREA - NATIVE GRASS	11 REQUIRED 12 PROVIDED	110 REQUIRED 94 PROVIDED
NORTH BUFFER @ CITY R.O.W. DRAINAGE CHANNEL 330 FT. OPEN SPACE	20' - 0" REQUIRED 8' TO 38' PROVIDED	TREE/LAWN STREET TREES @ 40' MAX. INCREASED TREE/SHRUB TO HELP SCREEN @ OPEN SPACE	11 REQUIRED 15 PROVIDED	N/A 80 PROVIDED

DETENTION BASIN LANDSCAPE

AREA	DESCRIPTION	AREA (SQUARE FT.)	# TREES: REQUIRED/PROVIDED (1 TREE PER 4,000 S.F.)	# SHRUBS: REQUIRED/PROVIDED (10 SHRUBS PER 4,000 S.F.)
A	DETENTION POND	7,575 S.F.	2 REQUIRED 12 PROVIDED	19 REQUIRED 83 PROVIDED

BUILDING PERIMETER LANDSCAPE

UNIT TYPE	PERIMETER PLANTS = 2(LxW)/5 x 1.25	5% TREES MIN.	15% TALL SHRUBS	80% SHRUBS
LOT 1-20	54 REQUIRED 54 PROVIDED	4 REQUIRED 4 PROVIDED	3 REQUIRED 5 PROVIDED	47 REQUIRED 54 PROVIDED

* NOTE: FIGURES ARE FOR ONE BUILDING UNIT.

STREETSCAPE LANDSCAPE

DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA (S.F.)	REQUIRED / PROVIDED	
S KINGSTON STREET	200'	N/A	9'-6"	1,822	TREES (1 EVERY 40 FT.)	SHRUBS (1 EVERY 40 S.F.)
					5 / 6	46 / 46

*EXCLUDING DRIVES AND SIGHT TRIANGLES

LEGEND

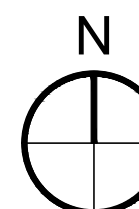
- ROW / PROPERTY LINE
- EDGER
- SOD - RTF SOD
- DETENTION BASIN SEED MIX
- EXISTING DEVELOPMENT
- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- OPEN SPACE FENCE 3-RAIL
- 6' HT. PRIVACY FENCE

GENERAL NOTES:

- MULCHING FOR SHRUB BEDS AND TREES TO BE RED CEDAR MULCH OR APPROVED EQUAL AT 3" MIN. DEPTH. CURBSIDE LANDSCAPING TO RECEIVE MIN. 3" DEPTH ROCK MULCH.

MYLAR CHANGE #1:

- ALL FRAXINUS PEN. 'MARSHALLS' UPDATED TO QUERCUS BICOLOR
- ALL FRAXINUS PEN. 'SUMMIT' UPDATED TO ACER GRANDIDENTATUM
- LIMITS OF DETENTION BASIN SEED MIX/SOD UPDATED TO REFLECT REVISED H.W.L.
- TOTAL SOD AREA REDUCED TO COMPLY WITH 33% MAXIMUM OF THE TOTAL LANDSCAPE AREA. AS A RESULT, SHRUB BEDS AND QUANTITIES HAVE BEEN SLIGHTLY MODIFIED. TOTAL QUANTITY OF PLANT MATERIAL HAS REMAINED. TABLES UPDATED AS REQUIRED AN NEW TABLE FOR SOD % ADDED. EXISTING DEVELOPED AREA HATCH ADDED.



0' 10' 20' 40'
SCALE: 1" = 20'-0"

PROJECT: KINGSTON PLACE NO. 1

DATE: 1/22/21

REVISIONS: SUBMITTAL 1 REVISIONS

MYLAR CHANGE #1

LANDSCAPE PLAN SHEET

BLVDWAY COMMUNITIES

DESIGNED BY: WP

DRAWN BY: JC

CHECKED BY: JC

DATE: 2-16-2023

PLANNER/LANDSCAPE ARCHITECT:

THK ASSOCIATES, INC.

ATTN: JULIE GAMES, P.L.A.

AURORA, CO 80014

P: 303-770-7201

E: JGAMES@THKASSOC.COM

associates, inc.

811

Know what's below. Call before you dig.

SHEET NUMBER

L-1



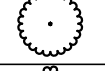

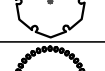
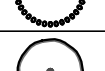
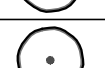
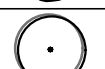
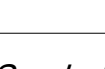
PROJECT NO. 8488-000

NOT FOR CONSTRUCTION




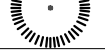
KINGSTON PLACE NO. 1

LANDSCAPE PLAN


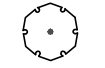
DECIDUOUS TREES

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

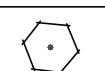



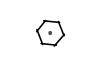

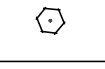

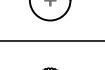

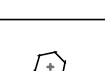

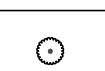


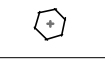

EVERGREEN TREES

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




ORNAMENTAL TREES

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

DECIDUOUS SHRUBS

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

EVERGREEN SHRUBS

Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	21	EUFO	Euonymus fortunei 'Sarcoxie'	EUONYMUS SARACOXIE	5 GAL	CONT.
	10	EUKI	Euonymus kiautschovica 'Manhattan'	EUONYMUS PATENS MANHATTAN	5 GAL	CONT.
	25	JUHO	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	5 GAL	CONT.
	17	JUHG	Juniperus x media 'Hetzi Glauca'	BLUE HETZI JUNIPER	5 GAL	CONT.
	13	JUME	Juniperus x media 'Sea Green'	SEA GREEN JUNIPER	5 GAL	CONT.
	32	JUBU	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	5 GAL	CONT.
	23	JUSC	Juniperus sabina 'Scandia'	SCANDIA JUNIPER	5 GAL	CONT.
	21	JUTA	Juniperus sabina 'Tamariscifolia'	TAMMY JUNIPER	5 GAL	CONT.
	21	MACO	Mahonia aquifolium 'Compacta'	OREGON GRAPE HOLLY COMPACT	5 GAL	CONT.
	17	PIMU	Pinus mugo mughus	MUGO PINE	5 GAL	CONT.

GENERAL NOTES:

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

LANDSCAPE AREA

	SQUARE FOOTAGE	% OF SITE
TOTAL SITE AREA	109,545.14 SF	100%
SOD	14,127.10 SF	12.8%
NATIVE SEED	8,491.04 SF	7.75%
SHRUB BEDS	26,680.75 SF	24.3%

1 03.01.2023
WJP

PROJECT: KINGSTON PLACE NO. 1

LANDSCAPE PLAN SHEET

CLIENT: BLVDWAY COMMUNITIES

DESIGNED BY: WJP

DRAWN BY: WJP

CHECKED BY: JCG

HORZ: N/A

SCALE: N/A

DATE: 2-16-2023

PLANNERLANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEZ, PLA
10101 S. W. 10TH AVE., SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEZ@THKASSOC.COM



SHEET NUMBER

L-2

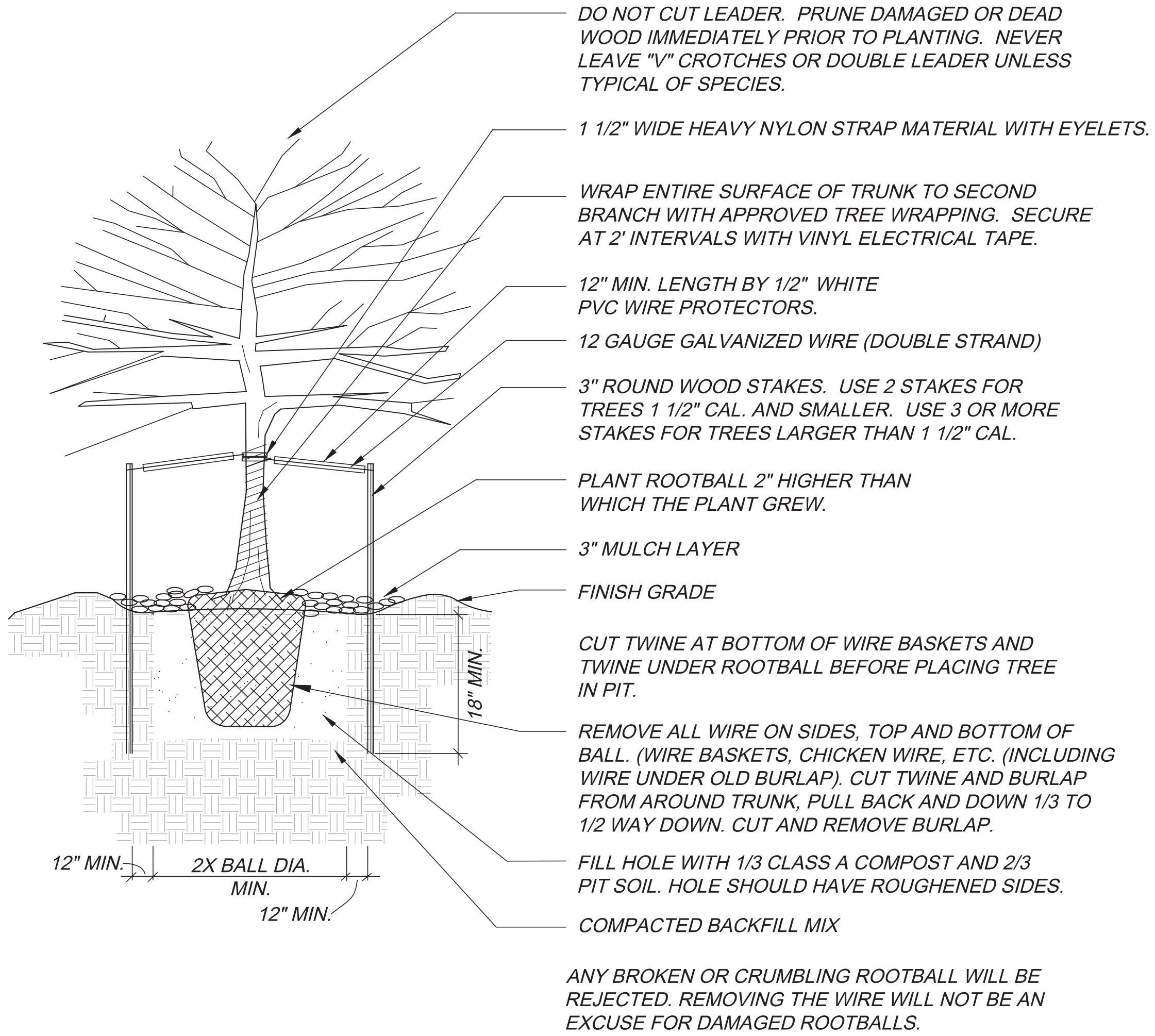
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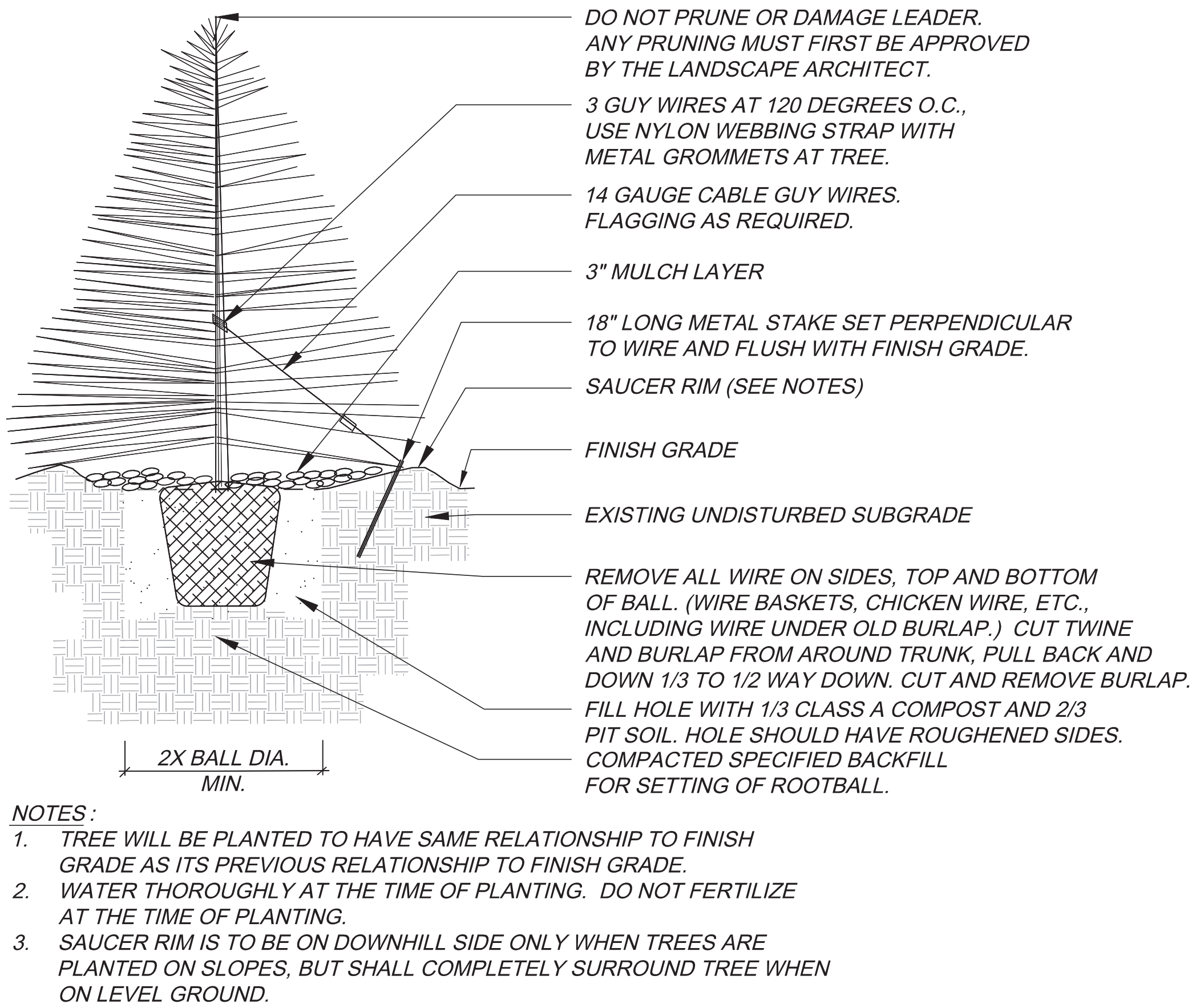
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KINGSTON PLACE NO. 1

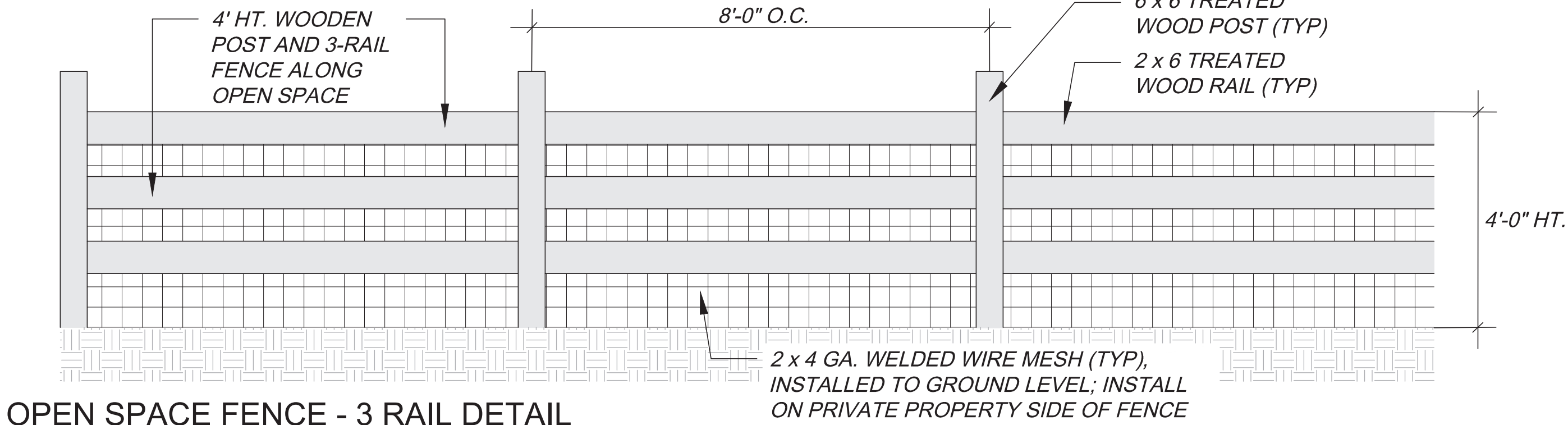
LANDSCAPE DETAILS



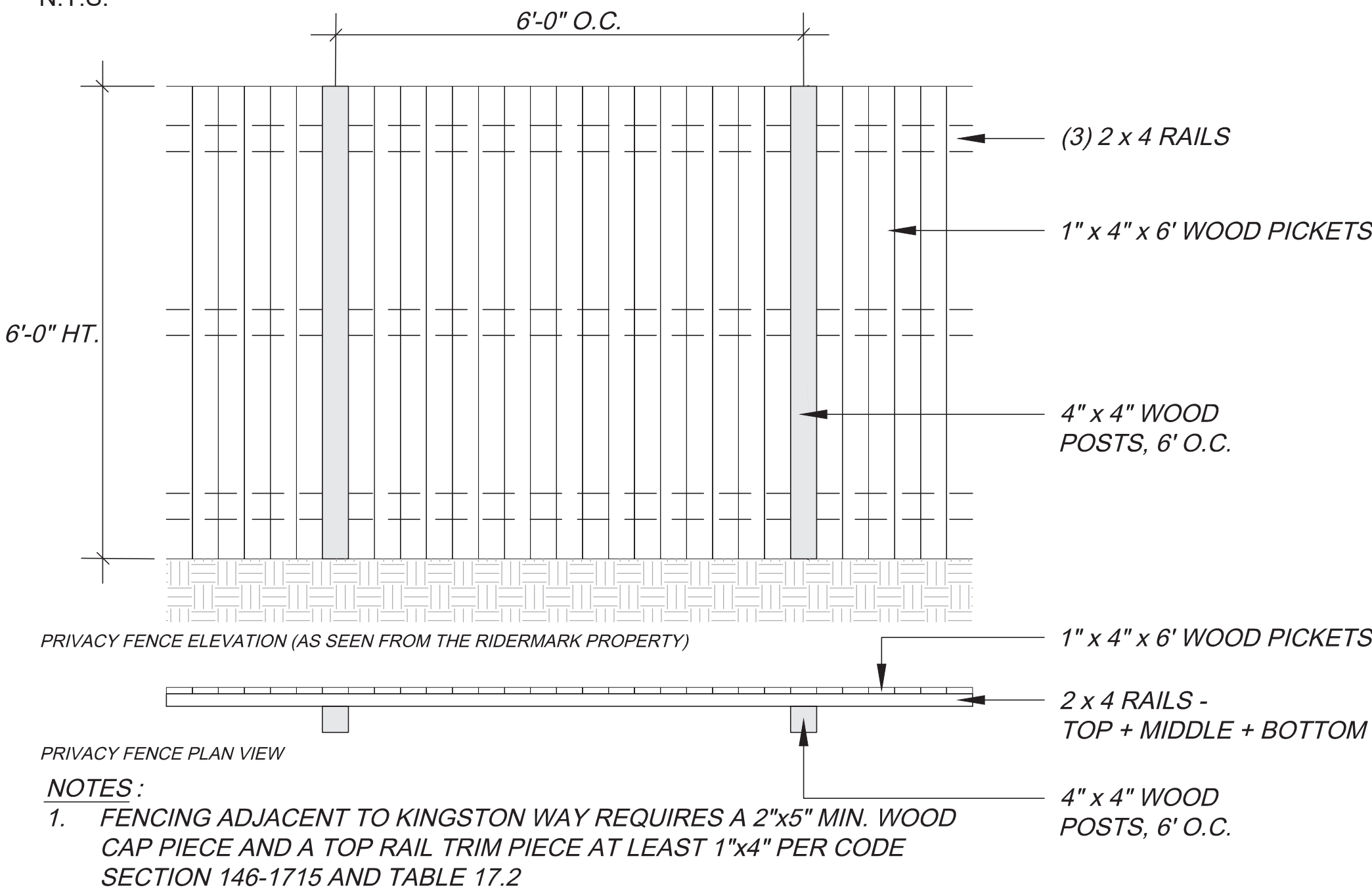
DECIDUOUS TREE PLANTING DETAIL
N.T.S.



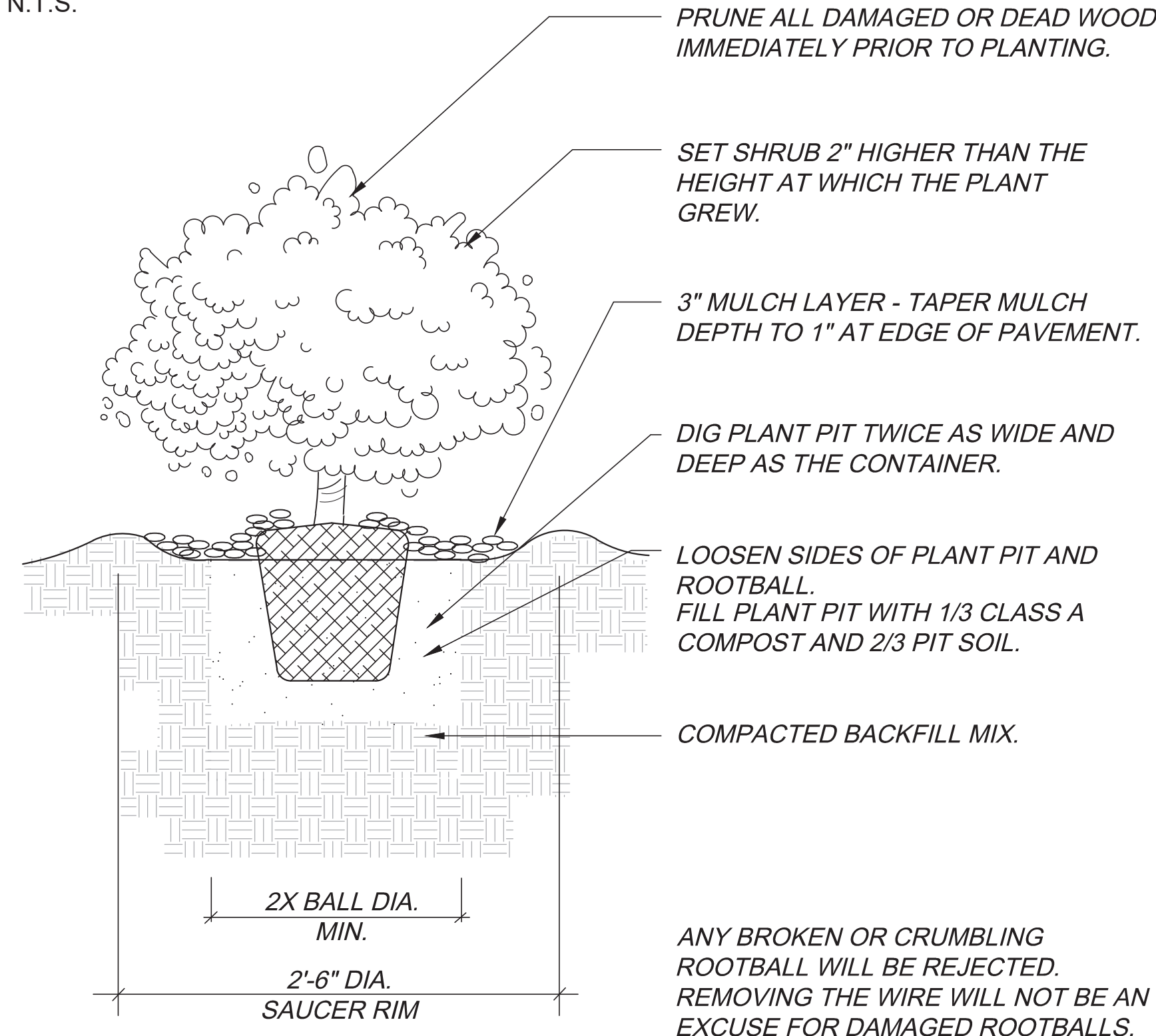
EVERGREEN TREE PLANTING DETAIL
N.T.S.



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



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



SHRUB PLANTING DETAIL
N.T.S.

SOD INFORMATION

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

MULCH INFORMATION

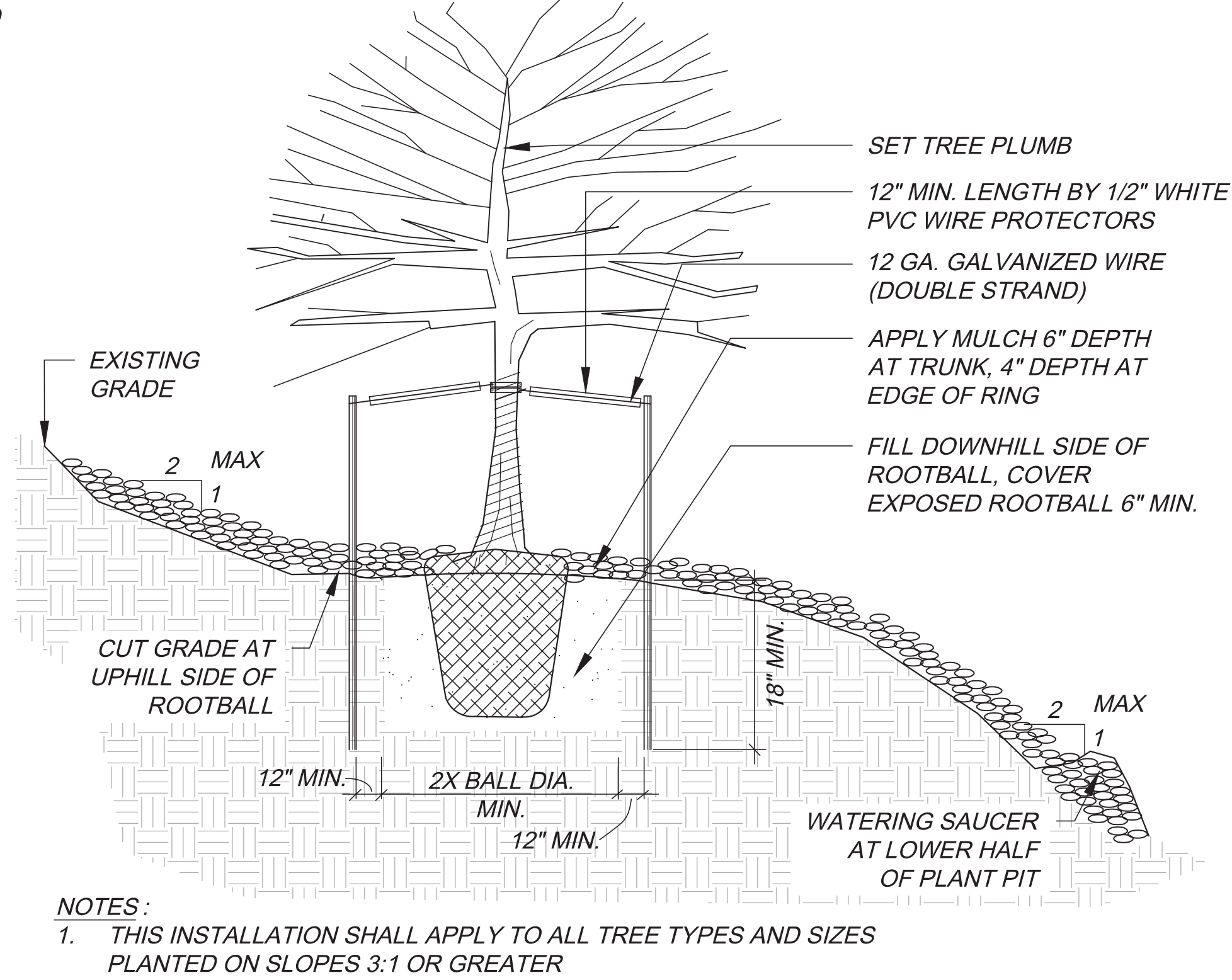
SHRUB BED MULCH
RED CEDAR MULCH
APPLIED AT 3" DEPTH MINIMUM
AVAILABLE THROUGH: GREEN VALLEY TURF COMPANY
13159 N. US HIGHWAY 85
LITTLETON, CO 80125
P: 303.798.6764
WWW.GVT.NET

DETENTION SEED MIX INFORMATION

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

EDGER INFORMATION

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



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

REVISIONS

DATE

#

1

2

3

4

5

6

PROJECT: KINGSTON PLACE NO. 1

DRAWING: LANDSCAPE DETAILS SHEET

CLIENT: BLVDWAY COMMUNITIES

DESIGNED BY: WP

DRAWN BY: WP

CHECKED BY: JG

HORZ: N/A

SCALE: VERT: N/A

DATE: 1-15-2021

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEZ, P.L.A.
1000 10TH AVENUE, SUITE 101
AURORA, CO 80014
P: 303.770.7201
E: JGAMEZ@THKASSOC.COM

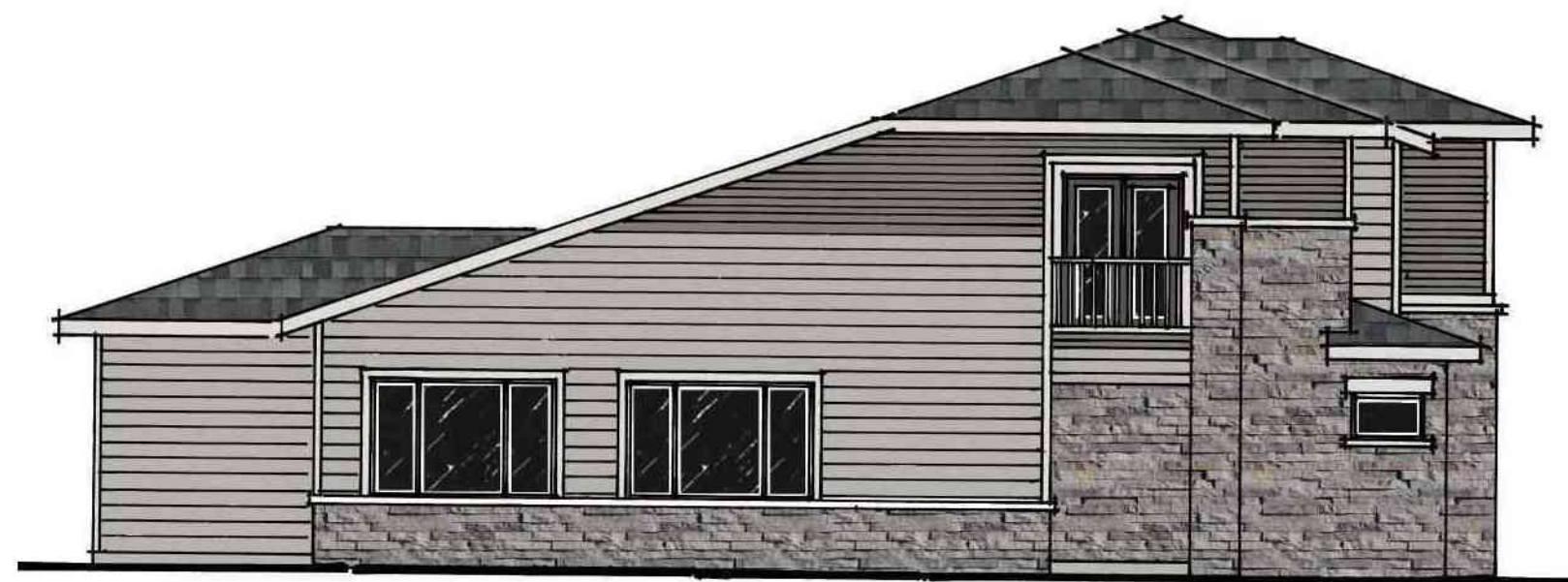
thk associates, inc.

SHEET NUMBER

L-3

PROJECT NO. 8488-000

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



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



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



UNIT A UNIT B
FRONT ELEVATION

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

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COMMUNITIES
600 Grant Street, Suite 404
Denver, CO 80203

Calibre
ENGINEERING
Calibre Engineering, Inc.
8000 South Lincoln Street, Unit 5
Littleton, CO 80122 (303) 720-0434
Municipal Engineering Development Master Planning
Prepared for: KINGSTON PLACE DEVCO, LLC

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

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



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



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



UNIT C UNIT D
FRONT ELEVATION

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

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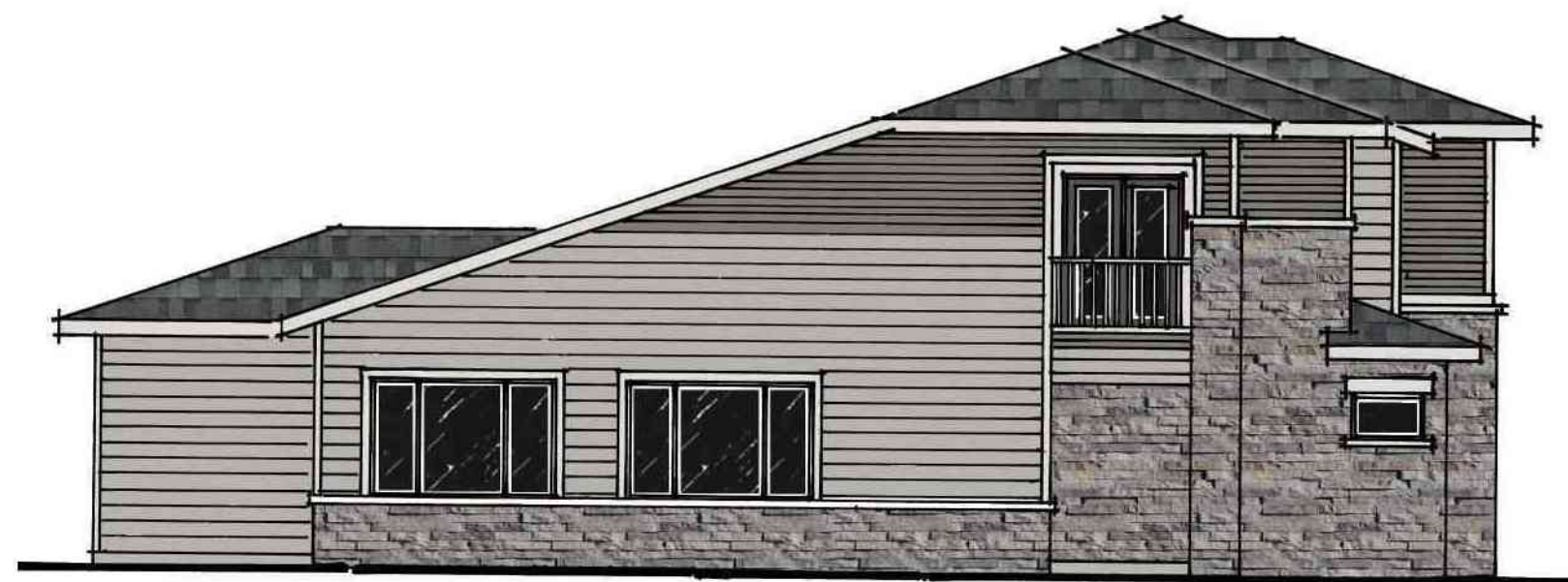
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Denver, CO 80203

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Prepared for: KINGSTON PLACE DEVCO, LLC

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

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



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



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



UNIT A UNIT B
FRONT ELEVATION

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

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Calibre Engineering, Inc.
8000 South Lincoln Street, Unit 5
Littleton, CO 80122 (303) 720-0434
Municipal Engineering Development Master Planning
Prepared for: KINGSTON PLACE DEVCO, LLC

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

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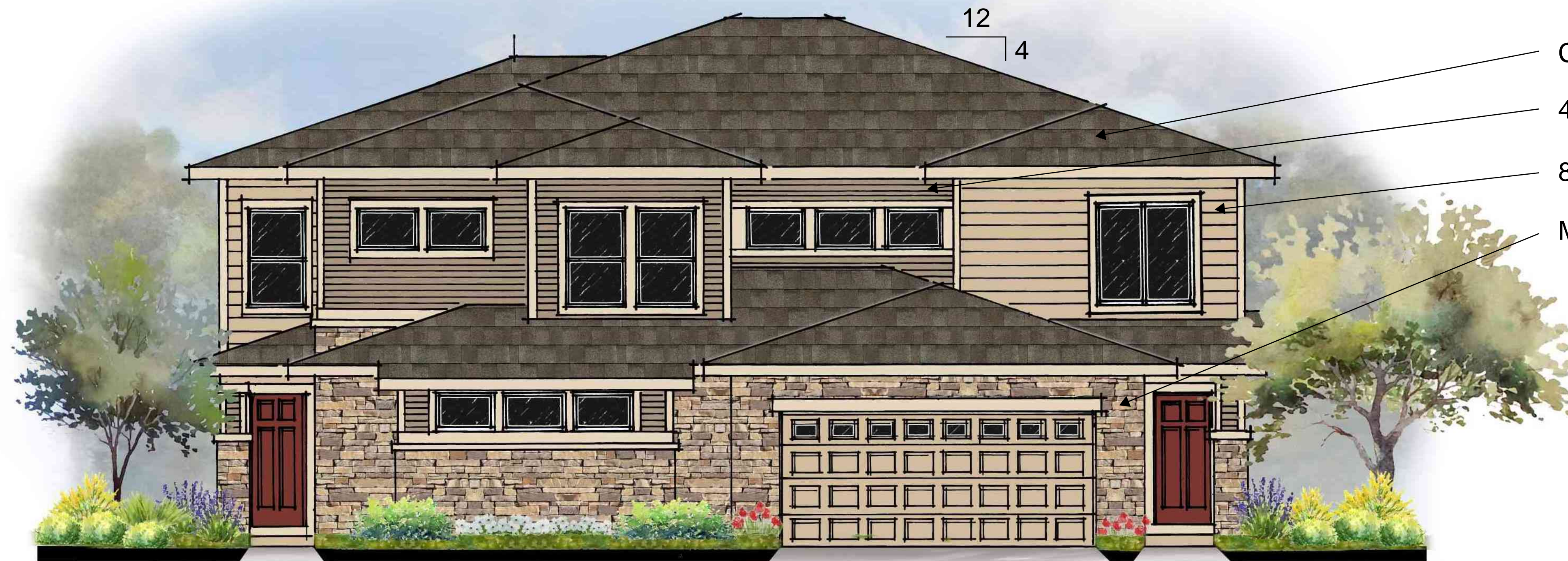
UNIT C
LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



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



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



UNIT C UNIT D
FRONT ELEVATION

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

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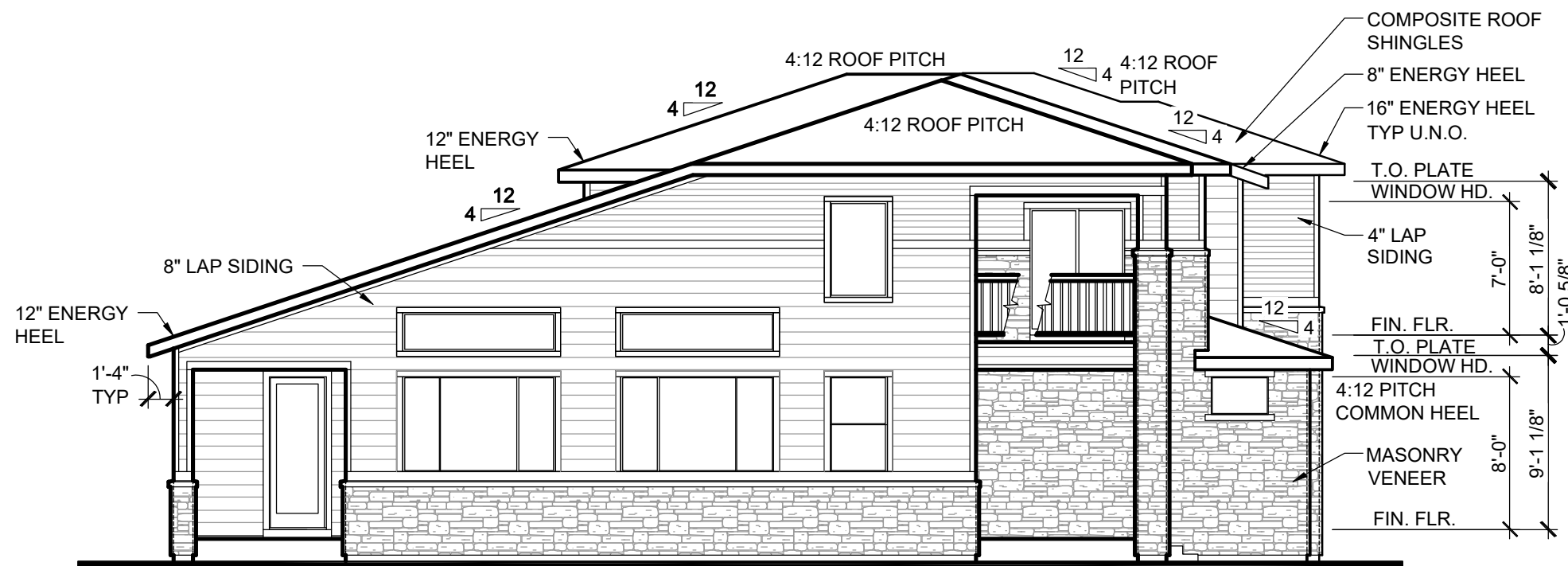
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8000 South Lincoln Street, Unit 5
Littleton, CO 80122 (303) 720-0434
Municipal Engineering Development Master Planning
Prepared for: KINGSTON PLACE DEVCO, LLC

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

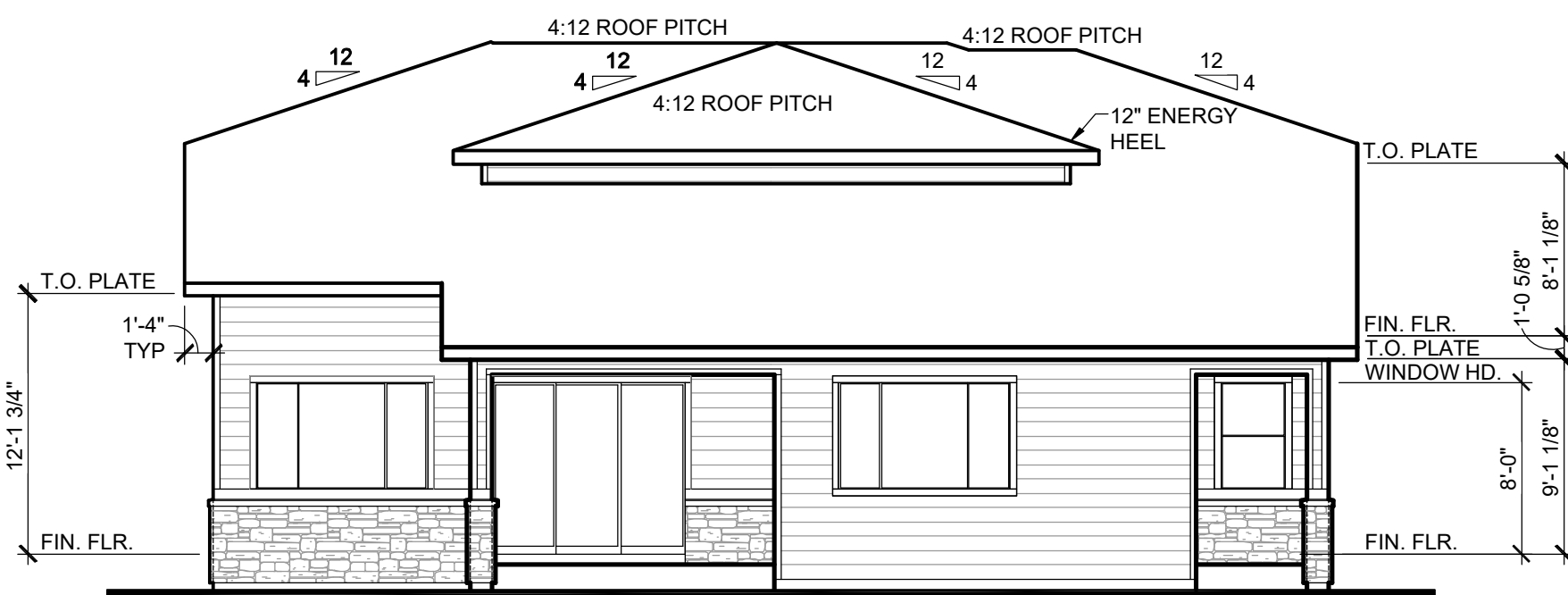
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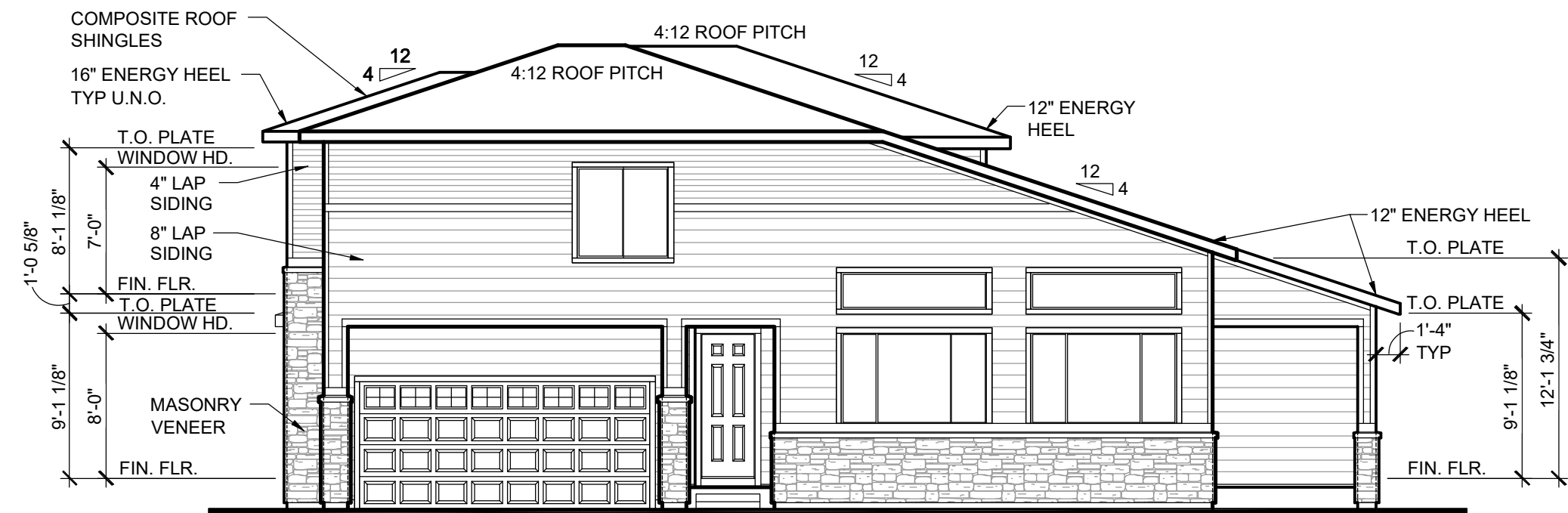
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PLOT DATE: 1/20/2021 10:20 AM
PLOT BY: DEAN WHITTINGER



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



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



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

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



UNIT A
FRONT ELEVATION
UNIT B

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

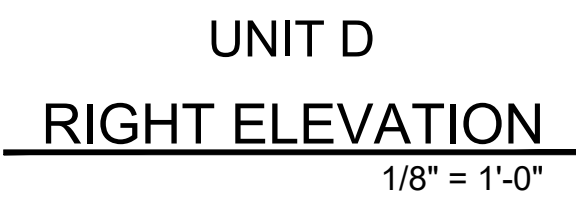
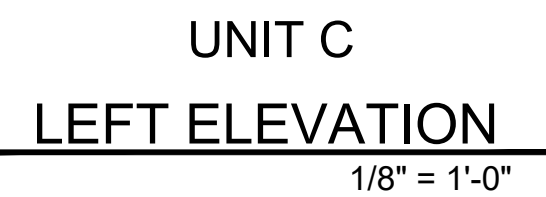
BLVDWAY
COMMUNITIES
600 Grant Street, Suite 404
Denver, CO 80203

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

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

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

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



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

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

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of Sheets

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