

PATH: J:\MCCANN\KINGSTON\CADD\CIVIL\10 - SITE PLAN AMENDMENT\011.DWG
PLOTTED BY: JTHANH.ANH
DATE: 2/21/2023 9:08 PM
KREFS:





This Cover sheet
has been updated
using original
mylar.



All revision #1
has been
renumbered to #3
because revisions
#1 and 2 had
been used on the
original mylar.

KINGSTON PLACE - NO. 1

SITE PLAN


LEGEND

EX. WATER MAIN ——— W ———
EX. WATER VALVE 
EX. FIRE HYDRANT 
EX. WATER METER 
EX. SAN. SEWER CLEANOUT (C)
EX. SANITARY SEWERS ———>———
EX. STORM DRAIN ———>———
EX. SAN. SEWER MANHOLE (S)
EX. STORM DRAIN MANHOLE (D)
EX. STORM DRAIN INLET 

LIGHT STANDARD  EXIST. 

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 

PROP. FIRE HYDRANT 

PROP. WATER METER 

PROP. SAN. SEWER CLEANOUT (C)

PROP. SANITARY SEWERS ———>———

PROP. STORM DRAIN ———>———

PROP. SAN. SEWER MANHOLE (S)

PROP. STORM DRAIN MANHOLE (D)

PROP. STORM DRAIN INLET 

RIGHT OF WAY ——— - - - ———

CENTERLINE ——— - ———

BUILDING SETBACK ——— ——— ———

EXISTING CONTOUR ——— ——— ———

PROPOSED CONTOUR ——— 5495 ———

PROPERTY LINE ——— ——— ———

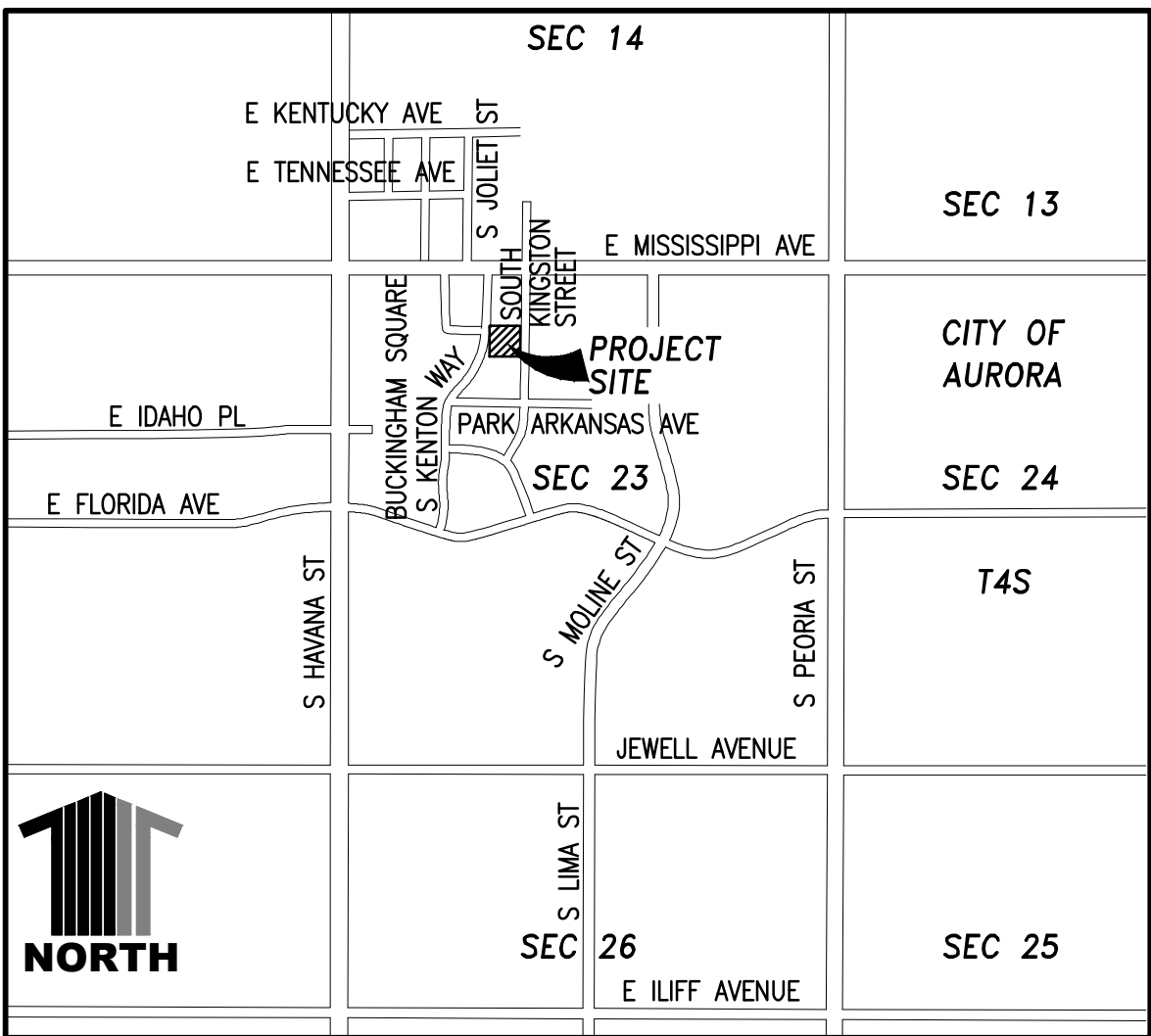
PROP. EASEMENTS - - - - -

PROP. OPTIONAL A/C CONDENSER UNIT (A)

PROP. IRRIGATION METER (I)

WATER METER RIM ELEVATION 5000.00

100-YR WATER SURFACE EL. ——— - - - ———



VICINITY MAP

SCALE: 1"=2000'

BASIS OF BEARINGS

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

BENCHMARK:

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

LEGAL DESCRIPTION:

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

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

KEY CONTACTS

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

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

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

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

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

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

SHEET INDEX

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

SURVEYORS CERTIFICATE:

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

Daniel J. Kalmes L.S. No. 16409

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

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

presents to be executed this _____ day of _____ AD.

By: _____ Corporate Seal
(Principals or Owners)

State of Colorado)ss
County of _____)

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

Witness my hand and seal

(Notary Public)

My commission expires _____ Notary Business Address: _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

RECORDER'S CERTIFICATE:

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



01/26/2021

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

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
SHEET INDEX
SITE PLAN

11.29.2004

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.

All revision #1 has been renumbered to #3 because revisions #1 and 2 had been used on the original mylar.

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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Drainage easement has been updated on site plan amendment

These walls are shown into the Drainage easement (Rect. No. E3029347). Show the existing Drainage easement on this Site Plan Amendment

NOTE:
PIPE LOCATION TO BE BETWEEN JOINT ENTIRE PANEL SHALL BE REMOVED AND REPLACED WITH SEWER CONSTRUCTION

SEE LANDSCAPE PLAN FOR OPEN SPACE FENCE DETAIL

CONCRETE PATIO OR OPTIONAL DECK (TYP.)

START WALL
N: 1679009.65
E: 3181064.94

END WALL
N: 1679022.74
E: 3181130.72

OPTIONAL CONDENSER UNIT (TYP.)

100-YR WATER SURFACE ELEVATION

20' LANDSCAPE BUFFER

EXISTING 60' R.O.W.

CONCRETE SIDEWALK FROM FRONT ENTRY (TYP.)

EXISTING C&G

PARKING SPACE (TYP.)

EXISTING C&G

30-FT SIGHT TRIANGLE (TYP.)

DEAD-END FIRE LANE SIGN

STOP SIGN & STREET NAME (FURNISH & INSTALLED) PER THE MUTCD & CITY OF AURORA

PROPOSED CROSS-PAN CONSTRUCTED PER CITY OF AURORA STANDARDS

PROPOSED WATER TAP INTO EXISTING WATER MAIN

PROPOSED SANITARY SEWER TIE INTO EXISTING MANHOLE

IRR. METER

EXISTING FIRE HYDRANT

NO PARKING FIRELANE SIGN

PRIVATE CURB INLET

NO PARKING FIRELANE SIGN

NO PARKING FIRELANE SIGN

NO PARKING FIRELANE SIGN

NO PARKING FIRELANE SIGN

NO PARKING FIRELANE SIGN

NO PARKING FIRELANE SIGN

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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.

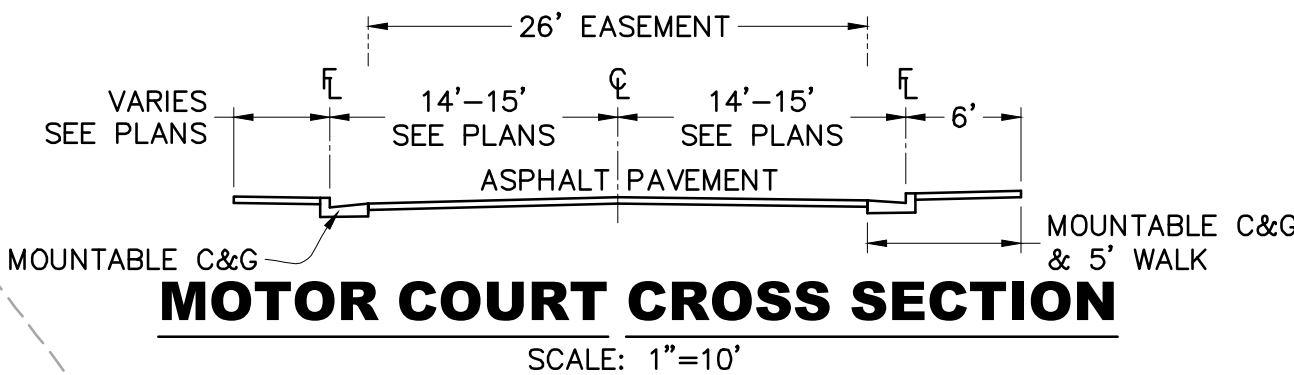
BENCHMARK:

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.

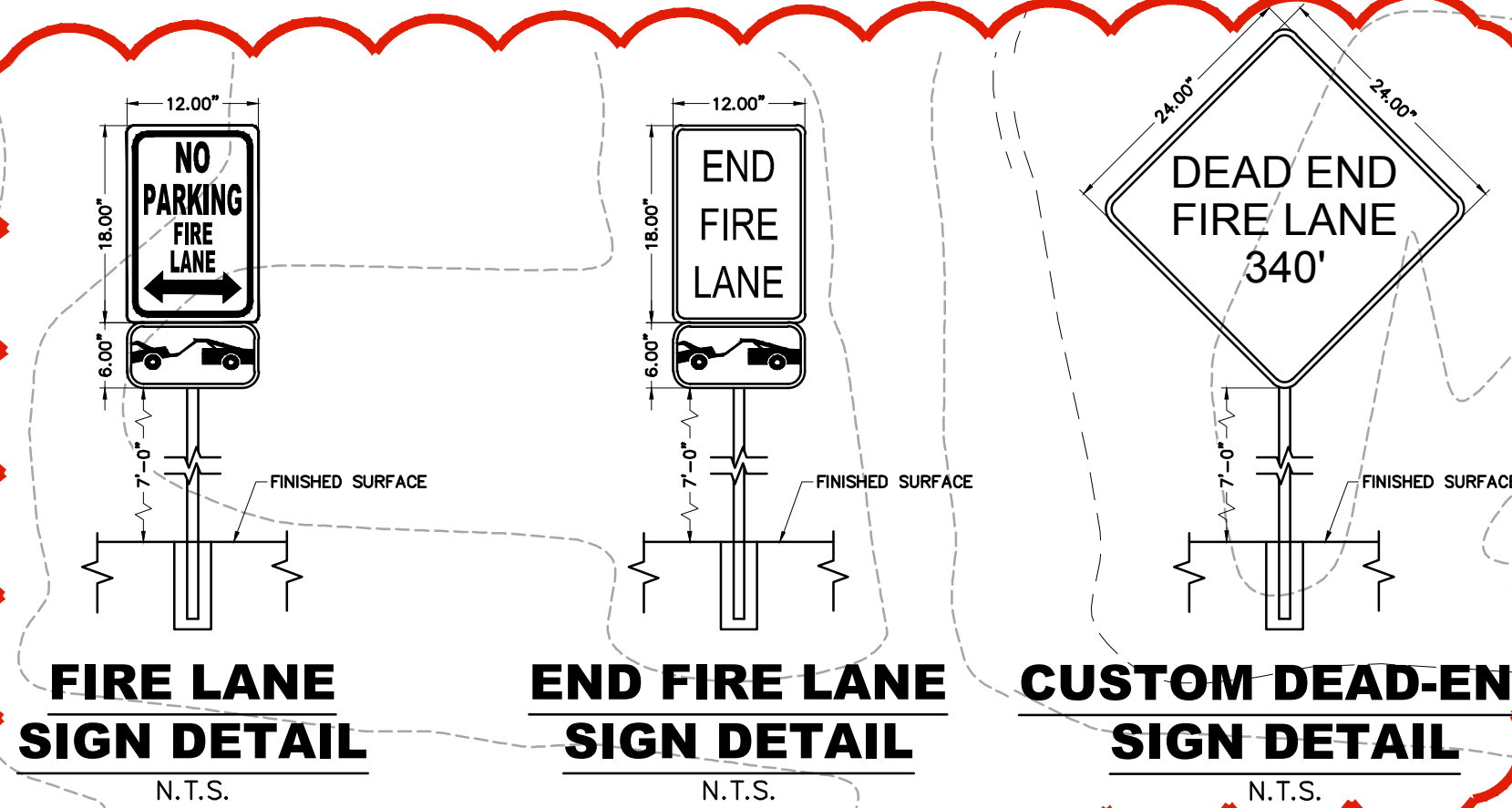
LEGAL DESCRIPTION:

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



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



CARRIAGE VILLAGE SUBDIVISION

Calibre
ENGINEERING
Calibre Engineering, Inc.
8000 South Lincoln Street, Unit 5
Littleton, CO 80122 (303) 729-0434
Municipal Engineering Development Master Planning
Prepared for: KINGSTON PLACE DEVCO, LLC

KINGSTON PLACE
MOTOR COURT
SITE PLAN
11.29.2004

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

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
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 89
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 94
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

DETENTION BASIN LANDSCAPE

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

* NOTE: FIGURES ARE FOR ONE BUILDING UNIT.

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

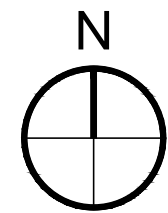
* NOTE: FIGURES ARE FOR ONE BUILDING UNIT.

LEGEND

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

LIST OF REVISIONS TO LANDSCAPE PLAN:

- 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
- 4-POFR RELOCATED ALONG SOUTH PROPERTY LINE
- 5-PHOP RELOCATED ALONG SOUTH PROPERTY LINE
- 5-SYVU RELOCATED ALONG SOUTH PROPERTY LINE



811
Know what's below.
Call before you dig.
SCALE: 1" = 20'-0"

REVISIONS

DATE

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1/22/21
SUBMITTAL 1 REVISIONS

1/22/21
5/27/21

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PROJECT: KINGSTON PLACE NO. 1
DRAWING: LANDSCAPE PLAN SHEET
CLIENT: BLVDWAY COMMUNITIES
DESIGNED BY: JG
DRAWN BY: JG
CHECKED BY: JG
DATE: 1-15-2021

PLANNERLANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GARET, PLA
1000 10TH STREET, SUITE 101
AURORA, CO 80014
P: 303.770.7201
E: JGARET@THKASSOC.COM



SHEET NUMBER







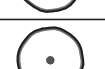
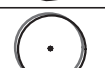
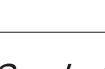






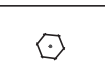

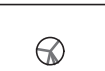

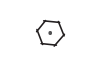

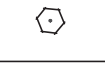



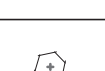

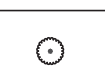


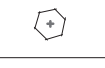

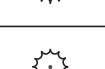









L-1

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
	9	ACGR	<i>Acer grandidentatum</i>	BIGTOOTH MAPLE	2.5" CAL	B&B
	6	ACGR*	<i>Acer grandidentatum</i>	BIGTOOTH MAPLE	4" CAL	B&B
	2	AEGL	<i>Aesculus glabra</i>	OHIO BUCKEYE	2" CAL	B&B
	4	CEOC	<i>Celtis occidentalis</i>	COMMON HACKBERRY	2.5" CAL	B&B
	5	GLTR	<i>Gleditsia triacanthos 'Imperial'</i>	IMPERIAL HONEYLOCUST	2.5" CAL	B&B
	3	PYCH	<i>Pyrus calleryana 'Chanticleer'</i>	CHANTICLEER PEAR	3" CAL	B&B
	7	QUBI	<i>Quercus bicolor</i>	SWAMP WHITE OAK	2.5" CAL	B&B
	3	QUBI*	<i>Quercus bicolor</i>	SWAMP WHITE OAK	4" CAL	B&B
	1	QURO	<i>Quercus robur</i>	ENGLISH OAK	2.5" CAL	B&B
EVERGREEN TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	4	PIAR	<i>Pinus aristata</i>	FOXTAIL PINE	6/8' HT	B&B
	10	PINI	<i>Pinus nigra</i>	AUSTRIAN PINE	6/8' HT	B&B
	8	PINI*	<i>Pinus nigra</i>	AUSTRIAN PINE	10/12' HT.	B&B
	7	PIPO	<i>Pinus ponderosa</i>	PONDEROSA PINE	6/8' HT	B&B
ORNAMENTAL TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	7	CRCR	<i>Crataegus Curs-galli 'Inermis'</i>	COCKSPUR HAWTHORN	2" CAL	B&B
	4	MASS	<i>Malus x 'Spring Snow'</i>	SPRING SNOW CRABAPPLE	2" CAL	B&B
DECIDUOUS SHRUBS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	25	ACGI	<i>Acer ginnalla 'Bailey Compact'</i>	GINALLA MAPLE, DWARF	5 GAL	CONT.
	37	BETH	<i>Berberis thunbergii 'Atropurpurea Nana'</i>	PYGMY BARBERRY	5 GAL	CONT.
	27	CAAR	<i>Caragana arborescens</i>	SIBERIAN PEASHRUB	5 GAL	CONT.
	41	CACL	<i>Caryopteris x clandonensis</i>	BLUE MIST SPIREA	5 GAL	CONT.
	24	CADK	<i>Caryopteris x clandonensis 'Dark Knight'</i>	SPIREA DARK KNIGHT	5 GAL	CONT.
	23	CHRY	<i>Chrysothamnus var.</i>	RABBIT BRUSH	5 GAL	CONT.
	39	COSK	<i>Cornus sericea 'Kelsey'</i>	KELSEY'S DOGWOOD	5 GAL	CONT.
	10	CYSC	<i>Cytisus scoparius</i>	MOONLIGHT BROOM	5 GAL	CONT.
	34	EUAL	<i>Euonymus alatus 'Compacta'</i>	DWARF BURNING BUSH	5 GAL	CONT.
	45	FOGT	<i>Forsythia Arnold Dwarf</i>	ARNOLD DWARF FORSYTHIA	5 GAL	CONT.
	39	PEAT	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	5 GAL	CONT.
	39	PHOP	<i>Physocarpus opulifolius 'Luteus'</i>	DWARF GOLDEN NINEBARK	5 GAL	CONT.
	51	POFR	<i>Potentilla fruticosa 'Gold Drop'</i>	POTENTILLA GOLD DROP	5 GAL	CONT.
	33	SPFR	<i>Spirea japonica 'Froeebelii'</i>	SPIREA FROEBEL	5 GAL	CONT.
	37	SPGO	<i>Spirea japonica 'Goldflame'</i>	SPIREA GOLDFLAME	5 GAL	CONT.
	25	SYVU	<i>Syringa vulgaris</i>	COMMON PURPLE LILAC	5 GAL	CONT.
	15	VICO	<i>Viburnum opulus</i>	VIBURNUM CRANBERRY	5 GAL	CONT.
EVERGREEN SHRUBS						
	15	EUFO	<i>Euonymus fortunei 'Saracoxie'</i>	EUONYMUS SARACOXIE	5 GAL	CONT.
	13	EUKI	<i>Euonymus kiautschovica 'Manhattan'</i>	EUONYMUS PATENS MANHATTAN	5 GAL	CONT.
	22	JUHO	<i>Juniperus horizontalis 'Blue Chip'</i>	BLUE CHIP JUNIPER	5 GAL	CONT.
	16	JUHG	<i>Juniperus x media 'Hetzii Glauca'</i>	BLUE HETZI JUNIPER	5 GAL	CONT.
	18	JUME	<i>Juniperus x media 'Sea Green'</i>	SEA GREEN JUNIPER	5 GAL	CONT.
	22	JUBU	<i>Juniperus sabina 'Buffalo'</i>	BUFFALO JUNIPER	5 GAL	CONT.
	23	JUSC	<i>Juniperus sabina 'Scandia'</i>	SCANDIA JUNIPER	5 GAL	CONT.
	20	JUTA	<i>Juniperus sabina 'Tamariscifolia'</i>	TAMMY JUNIPER	5 GAL	CONT.
	22	MACO	<i>Mahonia aquifolium 'Compacta'</i>	OREGON GRAPE HOLLY COMPACT	5 GAL	CONT.
	11	PIMU	<i>Pinus mugo mughus</i>	MUGO PINE	5 GAL	CONT.

GENERAL NOTES:

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

REVISIONS						
#	DATE					
1						
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PROJECT: KINGSTON PLACE NO. 1		DRAWING: LANDSCAPE PLAN SHEET		CLIENT: BLVDWAY COMMUNITIES	
DESIGNED BY: WP		SCALE: N/A		DATE: 1-15-2021	
DRAWN BY: WP		CHECKED BY: JG			

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEZ, PLA
10110 E. CHERRY STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEZ@THKASSOC.COM



associates, inc.

SHEET NUMBER

L-2

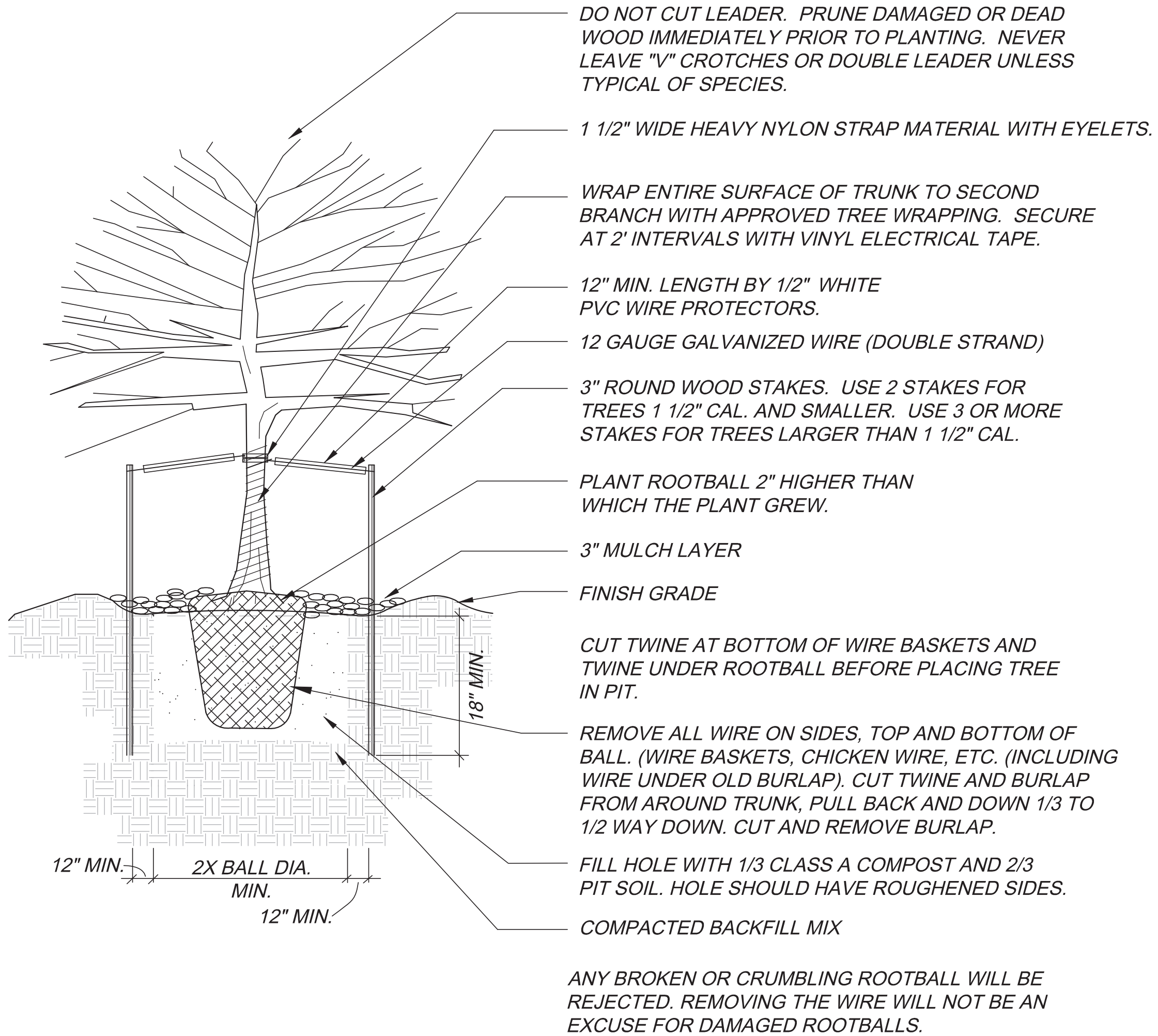
PROJECT NO. 8488-000

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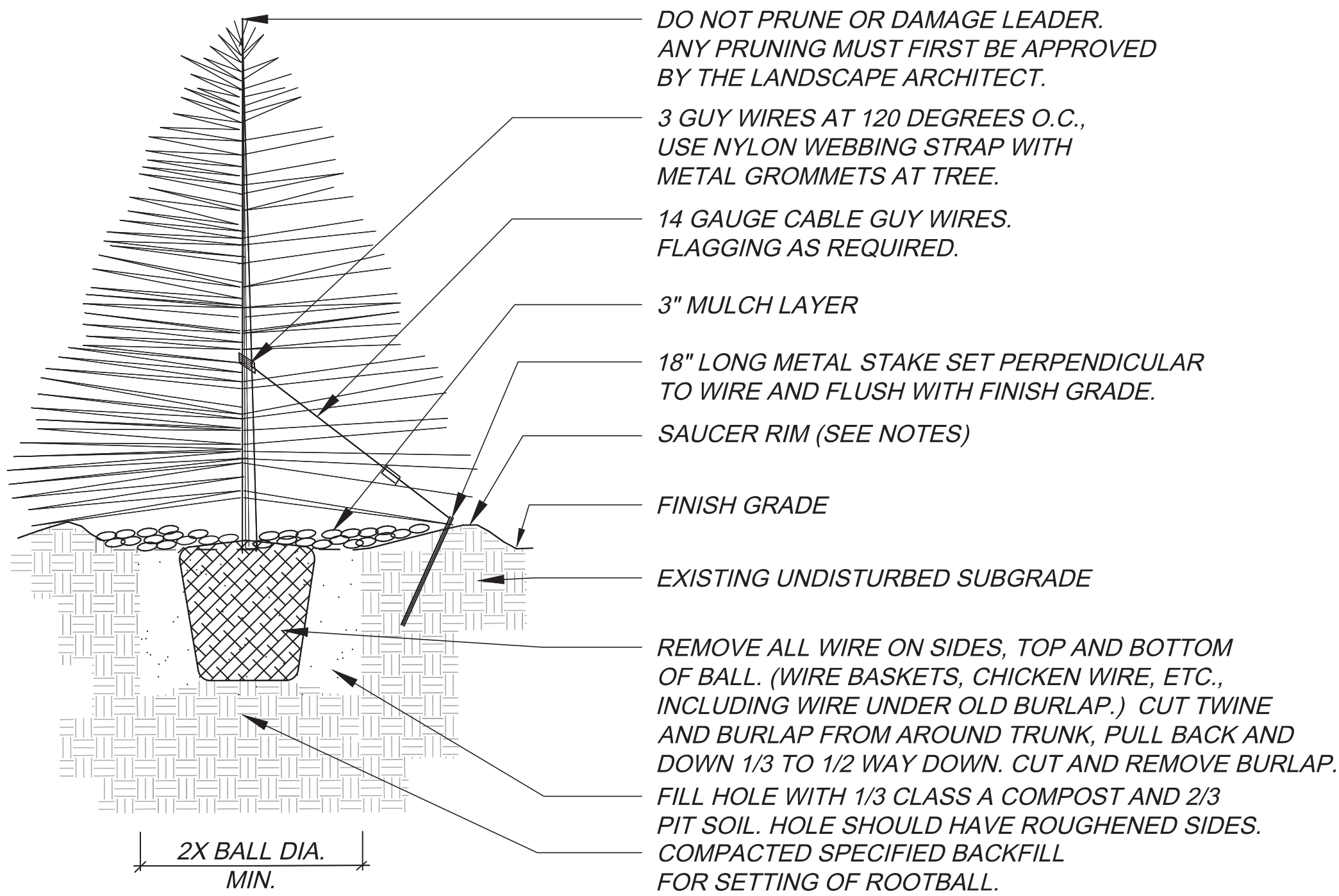
KINGSTON PLACE NO. 1

LANDSCAPE DETAILS



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

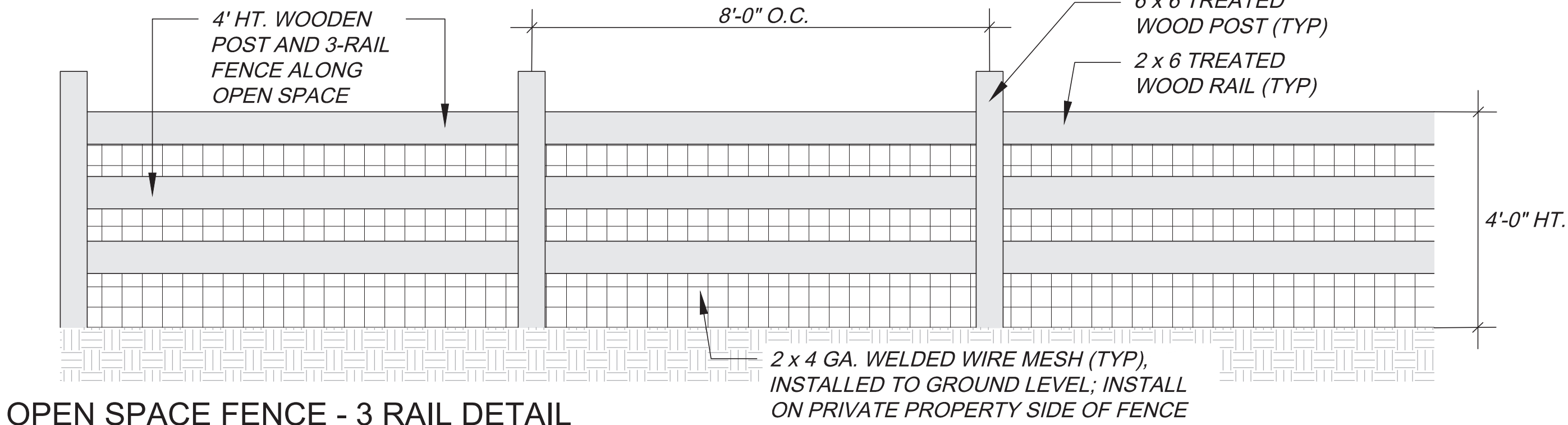


NOTES:

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

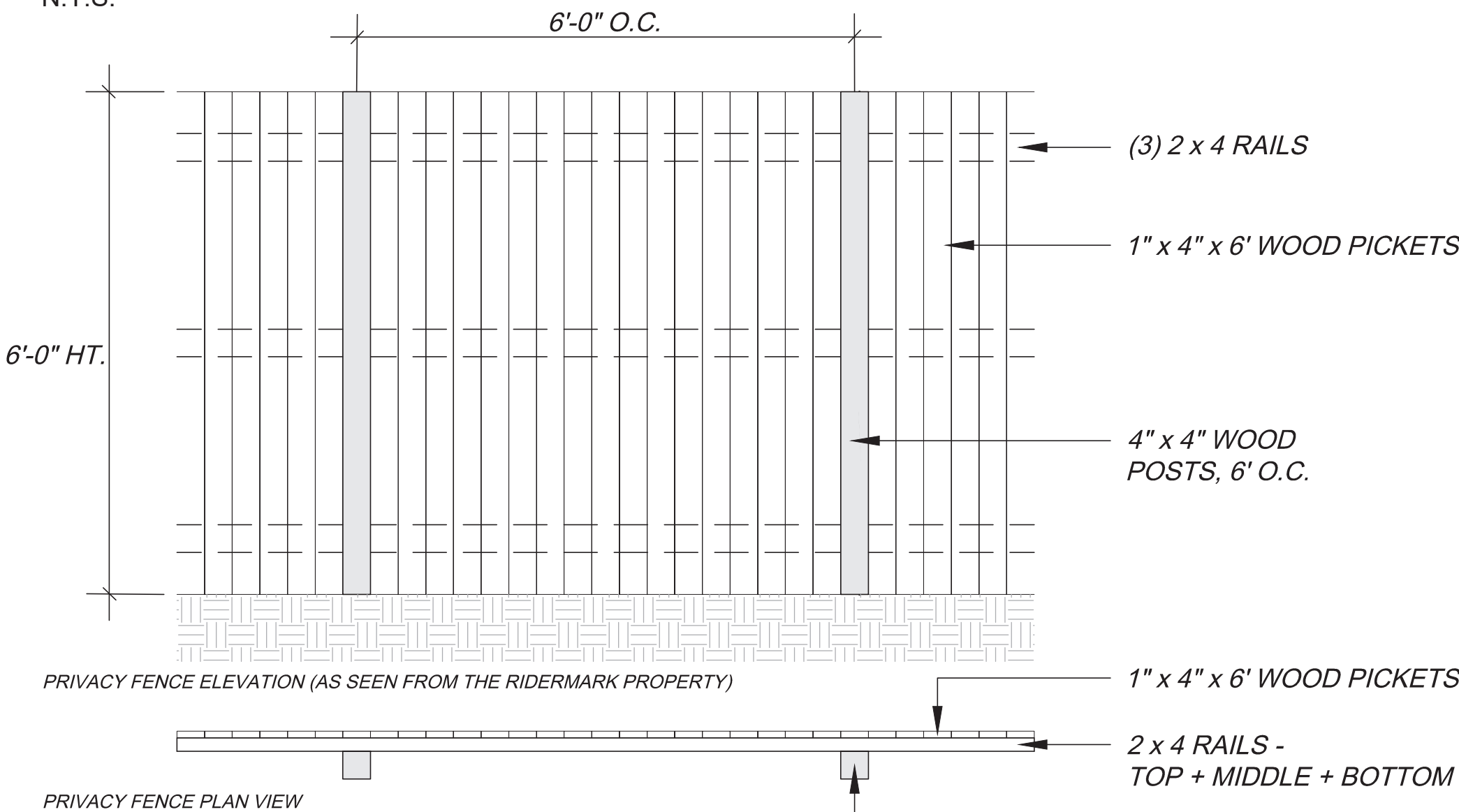
EVERGREEN TREE PLANTING DETAIL

N.T.S.



OPEN SPACE FENCE - 3 RAIL DETAIL

N.T.S.

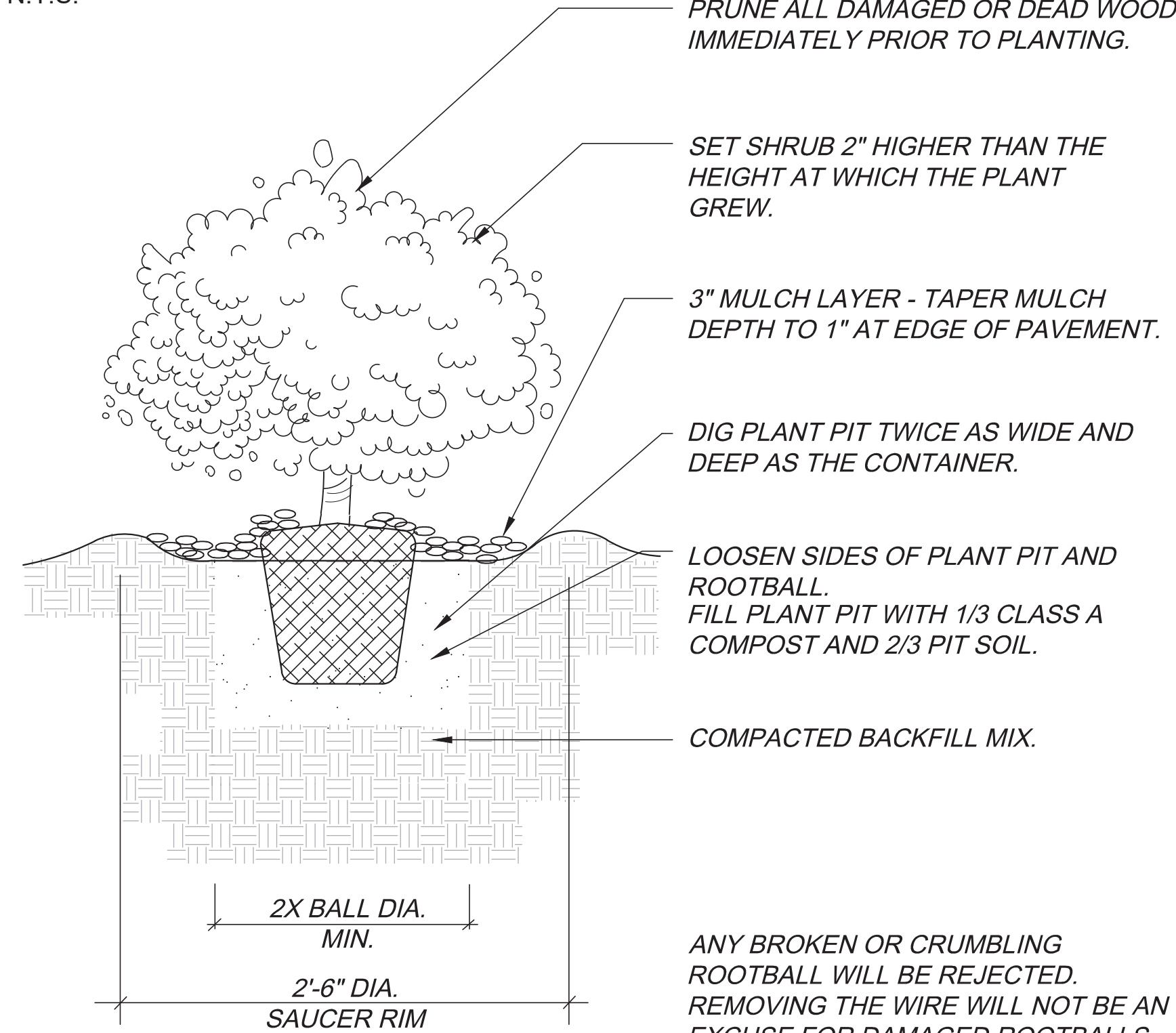


NOTES:

- FENCING ADJACENT TO KINGSTON WAY REQUIRES A 2"x5" MIN. WOOD CAP PIECE AND A TOP RAIL TRIM PIECE AT LEAST 1"x4" PER CODE SECTION 146-1715 AND TABLE 17.2

6' HT. PRIVACY FENCE DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

SOD INFORMATION

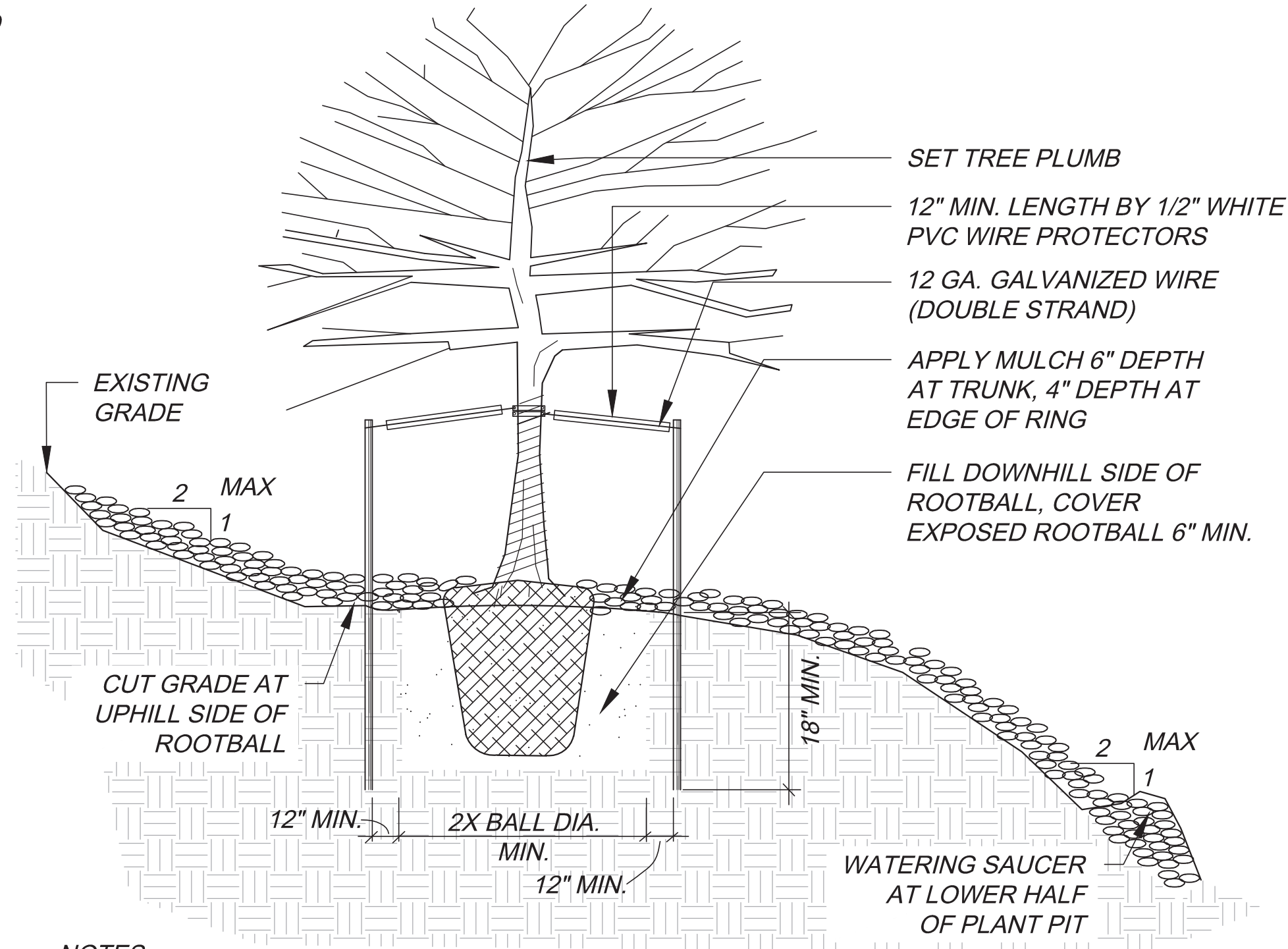
RTF SOD, OR APPROVED EQUAL AVAILABLE THROUGH: GREEN VALLEY TURF CO.
13159 N. US HIGHWAY 85
LITTLETON, CO 80125
P: 303.798.6764
WEB: WWW.GVT.NET

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



NOTES:

- THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES 3:1 OR GREATER

DECIDUOUS TREE PLANTING ON SLOPE DETAIL

N.T.S.

REVISIONS

DATE

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PROJECT: KINGSTON PLACE NO. 1

DRAWING: LANDSCAPE DETAILS SHEET

CLIENT: BLVDWAY COMMUNITIES

DESIGNED BY: WP

DRAWN BY: WP

CHECKED BY: JG

HORIZ: N/A

SCALE: N/A

DATE: 1-15-2021

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

thk associates, inc.

SHEET NUMBER

L-3

PROJECT NO. 8488-000

NOT FOR CONSTRUCTION



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



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



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



UNIT A UNIT B
FRONT ELEVATION

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

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

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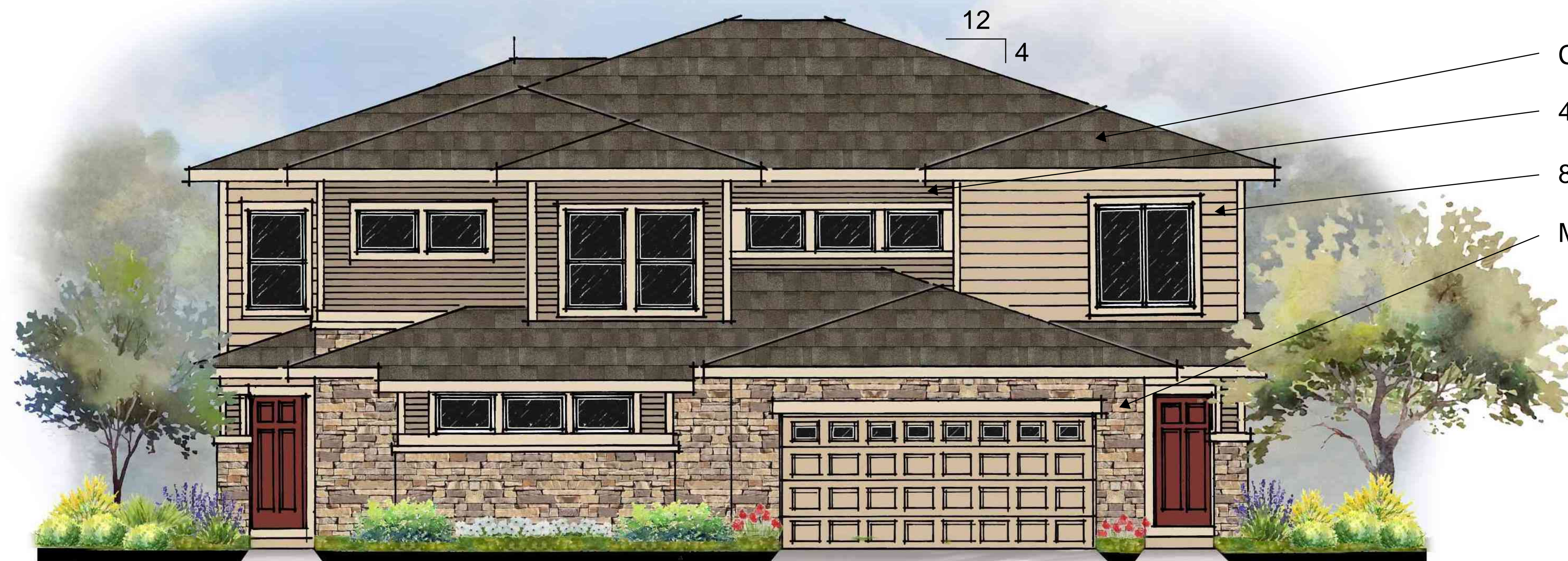
UNIT C
LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



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

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

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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 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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XREFS:

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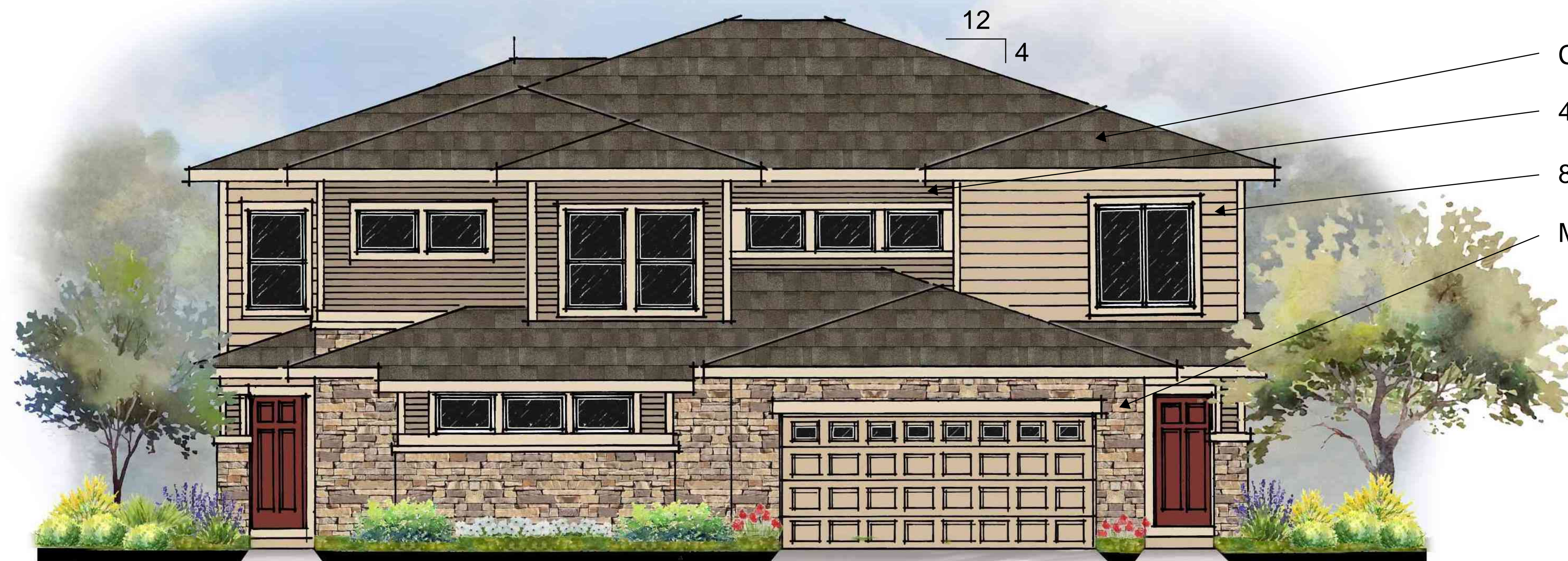
UNIT C
LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



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

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COMMUNITIES
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Denver, CO 80203

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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 C-D
SITE PLAN
11/23/2020

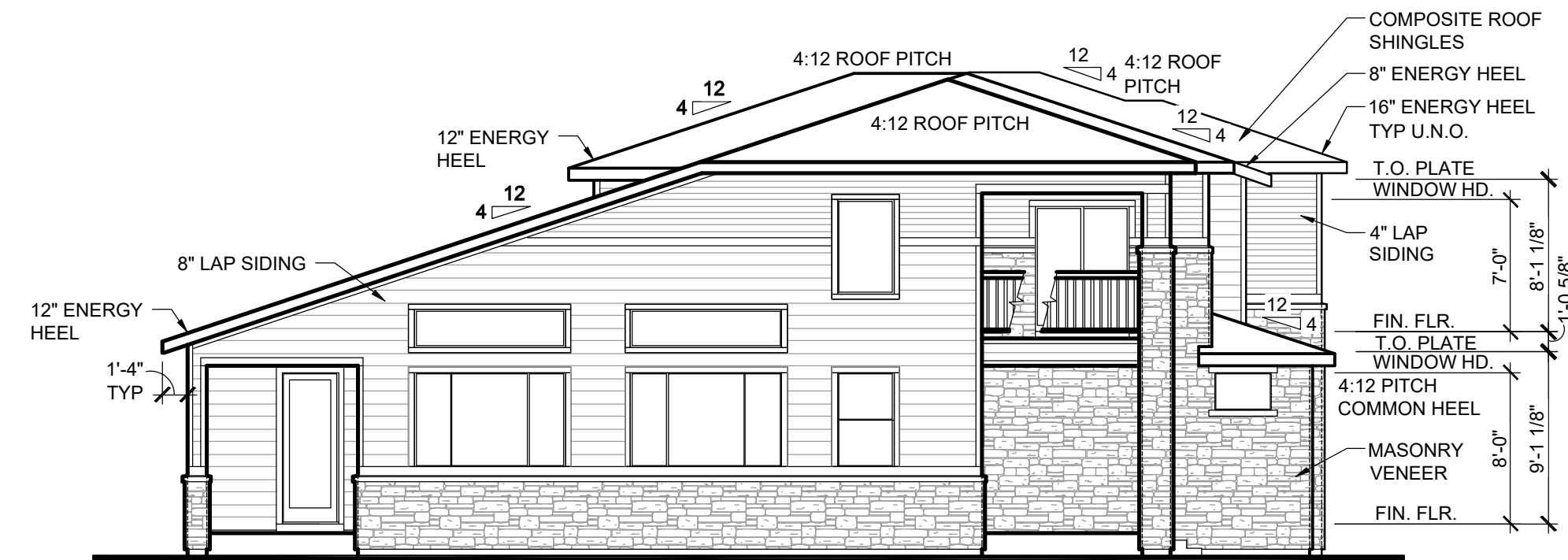
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PLOT BY: DEAN WHITTINGER

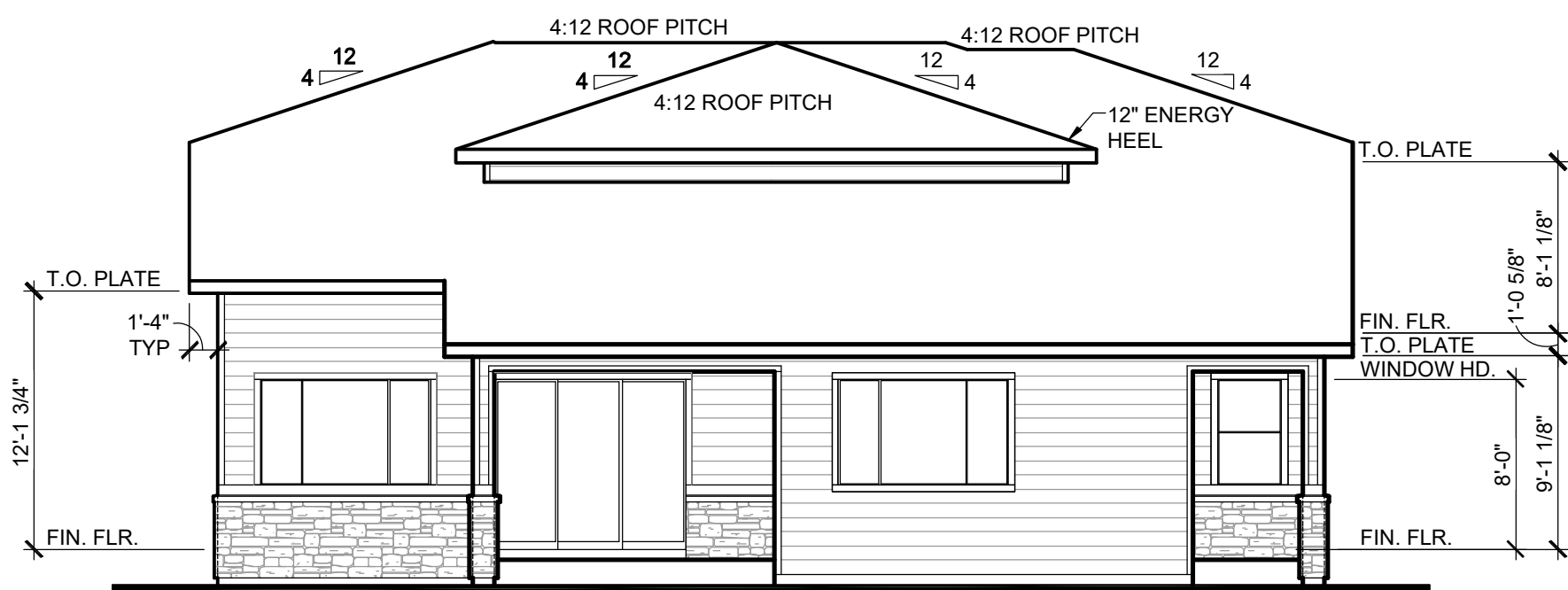
AKERS

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	

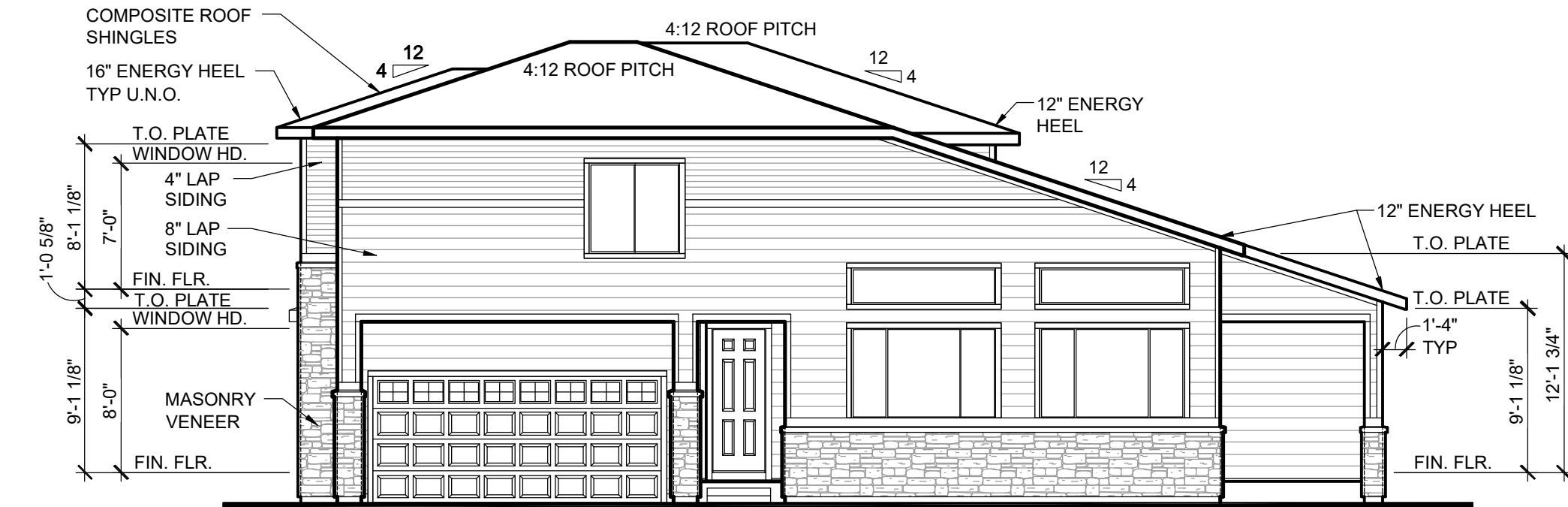
Plan A-B: MASONRY CALCULATIONS				
STANDARD ELEVATION	MASONRY	MASONRY %	OVERALL %	
A-B	FRONT	528	65%	51%
	RIGHT	262	32%	
	REAR	199	52%	
	LEFT	487	55%	



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



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



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



UNIT A
FRONT ELEVATION
UNIT B

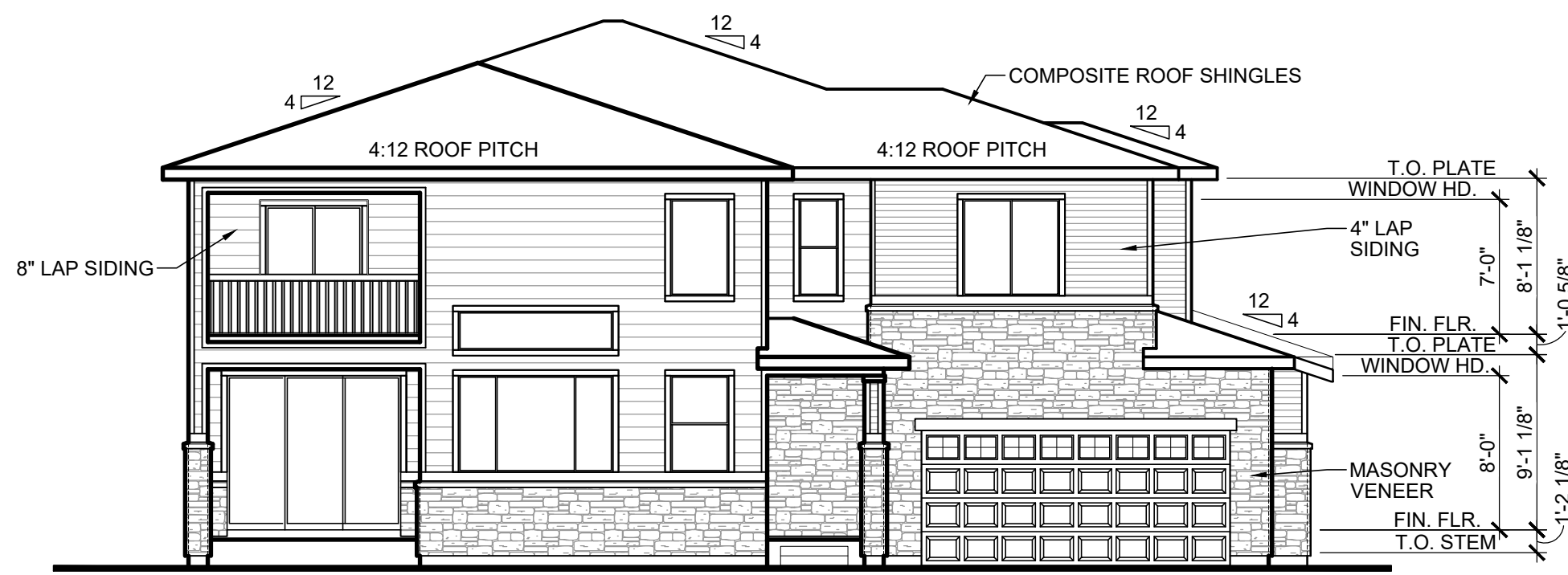
BLVDWAY
COMMUNITIES
600 Grant Street, Suite 404
Denver, CO 80203

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

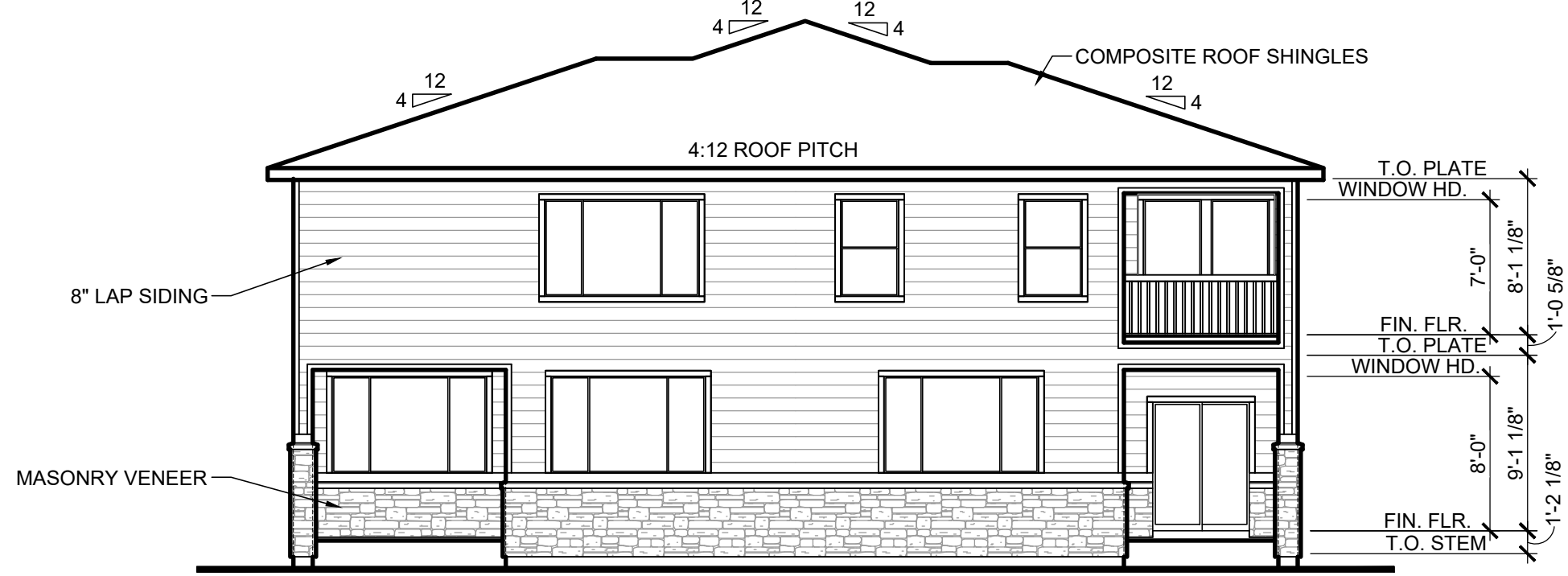
KINGSTON PLACE
ELEVATION A-B
SITE PLAN
01/26/2021

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

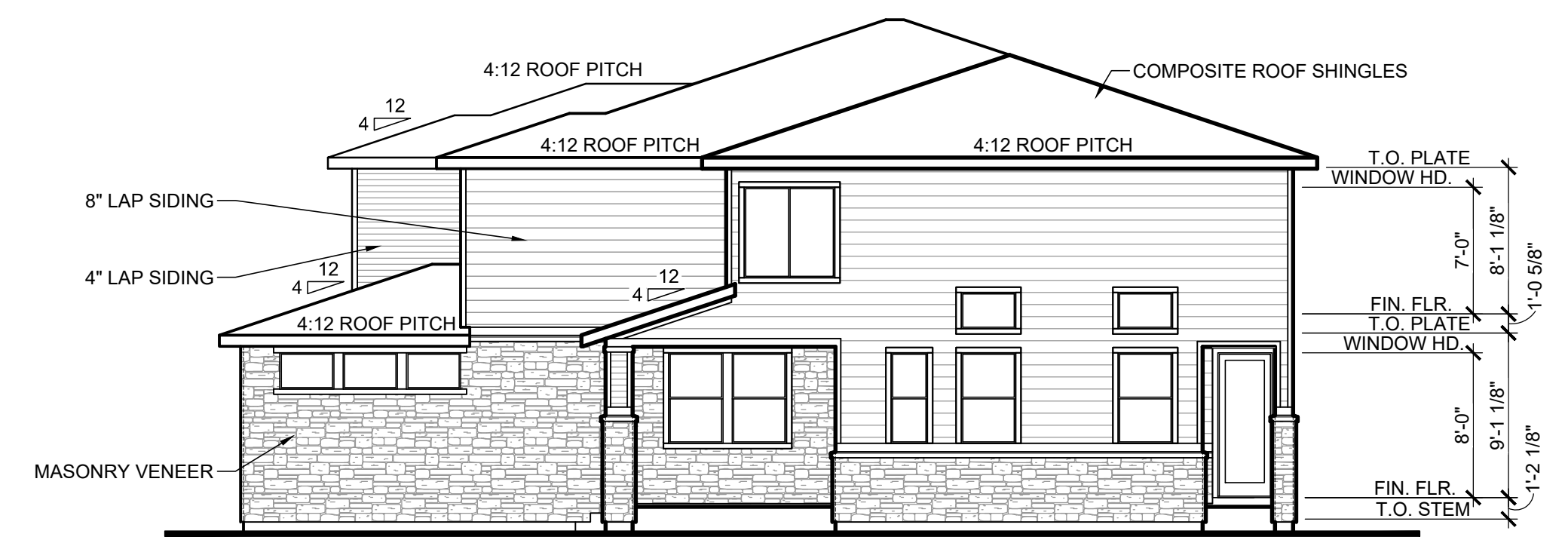
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Sheets
Designer: JCSM Drafter: JCSM Checked: -
Drawing Name:
Path:



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

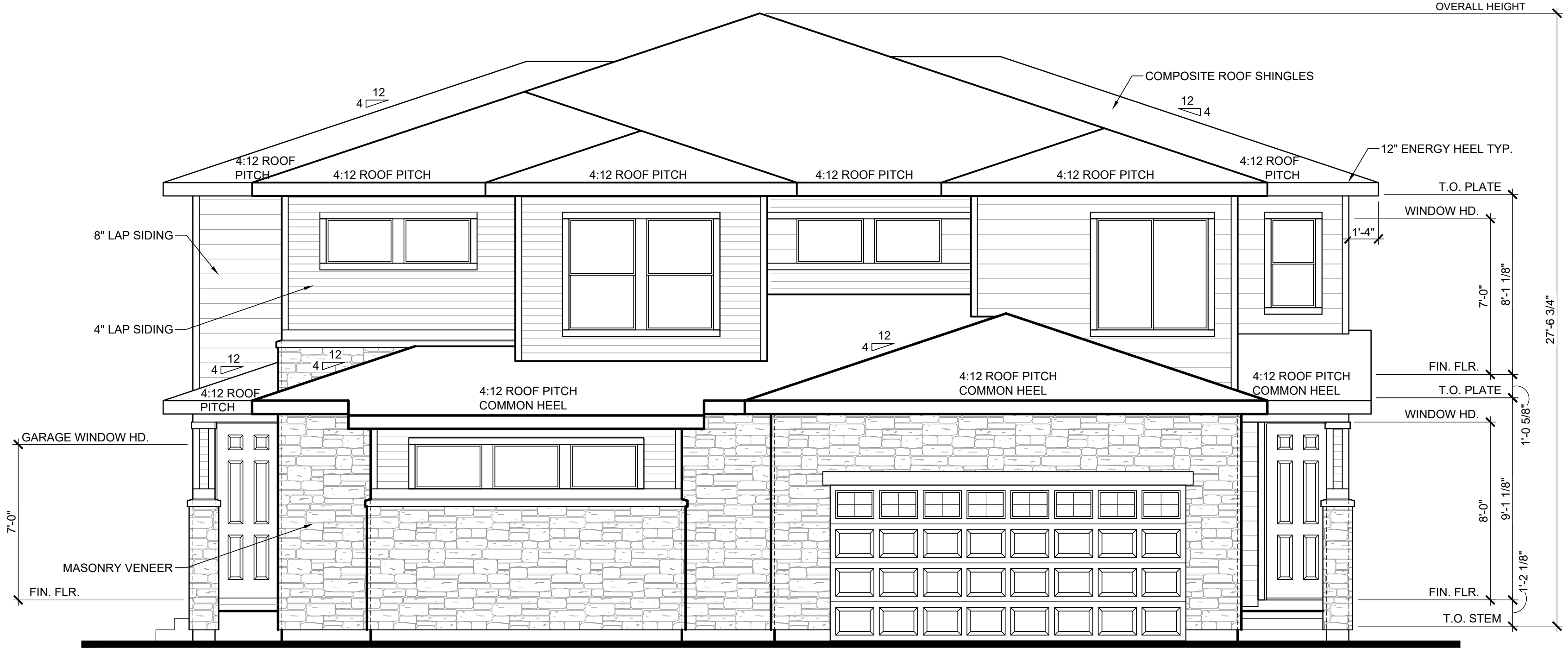


UNIT D
REAR ELEVATION
1/8" = 1'-0"



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

AURORA DESIGN WORK SHEET							
Model:		BLVD WAY COMMUNITIES AURORA MASTER PLAN					
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	



UNIT C
FRONT ELEVATION
UNIT D

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%	


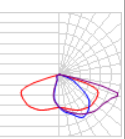
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ARCHITECTURE | ENGINEERING | FORENSICS
PHONE: 720.638.6355 WWW.FELTENGROUP.COM

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

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

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

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

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

Note
Lighting calculation software is for estimating purposes only, not generating exact values.

These calculations are for the use and adoption by our clients and theirs' solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity.

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

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

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

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

