

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS A, B AND THOSE BRIDAL PATHS LOCATED NORTH OF E-470 RIGHT-OF-WAY, CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, WAS ASSUMED TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1988 JR ENGINEERING".

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 00°17'32" WEST 150.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST DRY CREEK ROAD AS DESCRIBED UNDER RECEPTION NO. B2073829 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- NORTH 89°00'03" WEST 567.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 574.00 FEET;
- WESTERLY ALONG SAID CURVE 72.70 FEET THROUGH A CENTRAL ANGLE OF 07°15'25";
- TANGENT TO SAID CURVE SOUTH 83°44'32" WEST 226.62 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. B2073830 OF SAID ARAPAHOE COUNTY RECORDS;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARIES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- NORTH 06°15'28" WEST 100.00 FEET TO THE NORTHEAST CORNER THEREOF;
- SOUTH 83°44'32" WEST 100.00 FEET TO THE NORTHWEST CORNER THEREOF;
- SOUTH 06°15'28" EAST 100.00 FEET TO THE SOUTHWEST CORNER THEREOF BEING ALSO ON THE NORTHERLY RIGHT-OF-WAY OF SAID DRY CREEK ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- SOUTH 83°44'32" WEST 1.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET;
- WESTERLY ALONG SAID CURVE 63.33 FEET THROUGH A CENTRAL ANGLE OF 07°15'25";
- TANGENT TO SAID CURVE NORTH 89°00'03" WEST 126.58 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°17'32" WEST 74.01 FEET TO THE NORTHWEST CORNER OF KINGS POINT SUBDIVISION FILING NO. 3 AS RECORDED UNDER RECEPTION NO. B2187150 OF SAID ARAPAHOE COUNTY RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID KINGS POINT SUBDIVISION FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

- CONTINUING SOUTH 00°17'32" WEST 103.72 FEET;
- SOUTH 12°07'45" WEST 305.87 FEET;
- SOUTH 03°18'26" WEST 77.78 FEET;
- SOUTH 14°20'10" EAST 77.01 FEET;
- SOUTH 23°09'28" EAST 260.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE E-470 PUBLIC HIGHWAY AUTHORITY AS DESCRIBED UNDER RECEPTION NO. A9166936 IN SAID ARAPAHOE COUNTY RECORDS;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING ELEVEN (11) COURSES:

- NORTH 89°08'11" WEST 409.91 FEET;
- SOUTH 87°06'49" WEST 104.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2441.83 FEET;
- SOUTHWESTERLY ALONG SAID CURVE 929.45 FEET THROUGH A CENTRAL ANGLE OF 21°48'32";
- NON-TANGENT TO SAID CURVE NORTH 19°55'22" WEST 150.00 FEET;
- SOUTH 70°04'38" WEST 160.00 FEET;
- SOUTH 19°55'22" EAST 168.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2441.83 FEET AND A RADIAL BEARING OF SOUTH 28°28'33" EAST;
- SOUTHWESTERLY ALONG SAID CURVE 538.10 FEET THROUGH A CENTRAL ANGLE OF 12°37'34";
- TANGENT TO SAID CURVE SOUTH 48°53'53" WEST 104.94 FEET;
- SOUTH 45°08'54" WEST 2520.85 FEET;
- SOUTH 48°53'54" WEST 95.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2141.83 FEET AND A RADIAL BEARING OF NORTH 41°06'06" WEST;
- SOUTHWESTERLY ALONG SAID CURVE 364.67 FEET THROUGH A CENTRAL ANGLE OF 09°45'19" TO THE EASTERLY BOUNDARY OF KINGS POINT SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. B2073829 IN SAID RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID KINGS POINT SUBDIVISION FILING NO. 1 THE FOLLOWING TWENTY-ONE (21) COURSES:

- DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, NORTH 00°04'38" EAST 238.65 FEET;
- NORTH 62°06'45" WEST 170.48 FEET;
- SOUTH 80°40'12" WEST 11.76 FEET;
- NORTH 58°56'08" WEST 41.89 FEET;
- SOUTH 72°31'43" WEST 173.23 FEET;
- NORTH 16°19'10" WEST 61.00 FEET;
- SOUTH 74°28'49" WEST 40.00 FEET;
- NORTH 59°17'39" WEST 24.00 FEET;
- NORTH 23°46'59" WEST 86.01 FEET;
- NORTH 66°20'26" EAST 42.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 463.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE 87.79 FEET THROUGH A CENTRAL ANGLE OF 10°51'49";
- TANGENT TO SAID CURVE, NORTH 55°28'37" EAST 101.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 537.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE 31.49 FEET THROUGH A CENTRAL ANGLE OF 03°21'35";
- NON-TANGENT TO SAID CURVE, NORTH 21°49'40" EAST 31.49 FEET;
- NORTH 16°14'44" WEST 47.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 482.00 FEET;
- NORTHERLY ALONG SAID CURVE 215.95 FEET THROUGH A CENTRAL ANGLE OF 25°40'12";
- TANGENT TO SAID CURVE NORTH 09°25'29" EAST 42.20 FEET;
- NORTH 80°34'31" WEST 189.48 FEET;
- NORTH 49°19'21" WEST 51.19 FEET;
- NORTH 04°19'21" WEST 136.69 FEET;
- SOUTH 88°25'33" WEST 25.03 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 1 OF CHENANGO FILING NO. 3 AS RECORDED IN PLAT BOOK 38 AT PAGES 66-69, IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY EXTENDED OF SAID LOT 4 THE FOLLOWING TWO (2) COURSES:

- DEPARTING SAID NORTHERLY BOUNDARY OF KINGS POINT SUBDIVISION FILING NO. 1, NORTH 04°19'21" WEST 154.23 FEET;
- NORTH 07°20'38" EAST 514.14 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST GIBRALTER COURT AS SHOWN ON SAID PLAT OF CHENANGO FILING NO. 3 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET AND A RADIAL BEARING OF NORTH 15°26'47" EAST;

NO.	REVISIONS	DATE	BY



CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
LAND SURVEYING  
NATURAL RESOURCES  
303.705.4444  
1950 W. Littleton Blvd., Ste. 109  
Littleton, CO 80120

OWNER  
KINGSPPOINT LLC  
3033 E. FIRST AVE. #305  
DENVER, CO 80206  
TEL-303-394-5500  
CONTACT: BRUCE STOKES

ENGINEER  
CORE CONSULTANTS  
1950 W. LITTLETON BLVD, STE 109  
LITTLETON, CO 80120  
TEL-303-703-4444  
CONTACT: BLAKE CALVERT

PLANNER/  
LANDSCAPE ARCHITECT  
NORRIS DESIGN  
1101 BANNOCK ST.  
DENVER, CO 80204  
TEL-303-892-1166  
CONTACT: EVA MATHER

SURVEYOR  
AZTEC CONSULTANTS  
300 E. MINERAL AVE. STE. 1  
LITTLETON, CO 80122  
TEL-303-713-1898  
CONTACT: DEREK BROWN

# KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LEGAL DESCRIPTION-CONTINUED:

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- NORTHWESTERLY ALONG SAID CURVE 93.55 FEET THROUGH A CENTRAL ANGLE OF 35°43'58";
- TANGENT TO SAID CURVE NORTH 38°49'14" WEST 74.46 FEET TO THE EASTERLY RIGHT-OF-WAY OF EAST LONG AVENUE AS DEDICATED ON SAID PLAT OF CHENANGO FILING NO. 3, BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 480.00 FEET AND A RADIAL BEARING OF NORTH 41°48'24" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- NORTHERLY ALONG SAID CURVE 481.83 FEET THROUGH A CENTRAL ANGLE OF 57°30'50";
- TANGENT TO SAID CURVE, NORTH 09°19'14" WEST 136.72 FEET TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 4 OF SAID CHENANGO FILING NO. 3;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES OF SAID LOT 20 THE FOLLOWING FOUR (4) COURSES:

- NORTH 80°40'46" EAST 233.45 FEET;
- NORTH 09°19'14" WEST 25.00 FEET;
- NORTH 05°19'23" WEST 458.10 FEET;
- SOUTH 88°40'37" WEST 159.99 FEET TO SAID EASTERLY RIGHT-OF-WAY OF EAST LONG AVENUE;

THENCE DEPARTING SAID BOUNDARIES OF LOT 20 AND ALONG SAID EASTERLY AND SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- NORTH 17°25'22" EAST 529.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 319.80 FEET;
- NORTHEASTERLY ALONG SAID CURVE 394.48 FEET THROUGH A CENTRAL ANGLE OF 70°40'32";
- TANGENT TO SAID CURVE NORTH 88°10'07" EAST 729.91 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH LONG AVENUE AS DEDICATED ON SAID PLAT OF CHENANGO FILING NO. 3 BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 288.23 FEET AND A RADIAL BEARING OF NORTH 73°12'04" EAST;

THENCE DEPARTING SAID EASTERLY AND SOUTHERLY RIGHT-OF-WAY AND NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH IRELAND WAY THE FOLLOWING TWO (2) COURSES:

- NORTHERLY ALONG SAID CURVE 59.00 FEET THROUGH A CENTRAL ANGLE OF 11°43'39";
- TANGENT TO SAID CURVE NORTH 05°02'21" WEST 1.85 FEET TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY LINE NORTH 88°10'07" EAST 1876.25 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35;

THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER THE FOLLOWING TWO (2) COURSES:

- SOUTH 88°58'46" EAST 1359.65 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35;
- ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 89°00'03" EAST 1359.23 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 227.256 ACRES (9,899,285 GROSS SQ. FT.), MORE OR LESS.

NUMBER

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BY OTHERS

L.01 TO L6.04

LANDSCAPE PLANS

WAIVERS:

1. COLUMN SPACING

CODE REFERENCE: AURORA MUNICIPAL CODE SECTION 146-817 (A)(2): ALL FENCES THAT FACE A PUBLIC OR PRIVATE STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAL FEET AND ONE COLUMN AT EVERY FENCE CORNER AND DEAD END.

WAIVER REQUEST: WHERE COLUMNS ARE REQUIRED, COLUMN SHALL BE PROVIDED APPROXIMATELY EVERY 120 FEET, OR APPROXIMATELY AT EVERY OTHER REAR LOT LINE. THIS WAIVER IS REQUESTED FOR HOMES THAT HAVE REAR LOT LINES ADJACENT TO E. DRY CREEK ROAD, S. IRELAND WAY (BETWEEN THE ROUNDABOUT AND E-470), AND E-470.

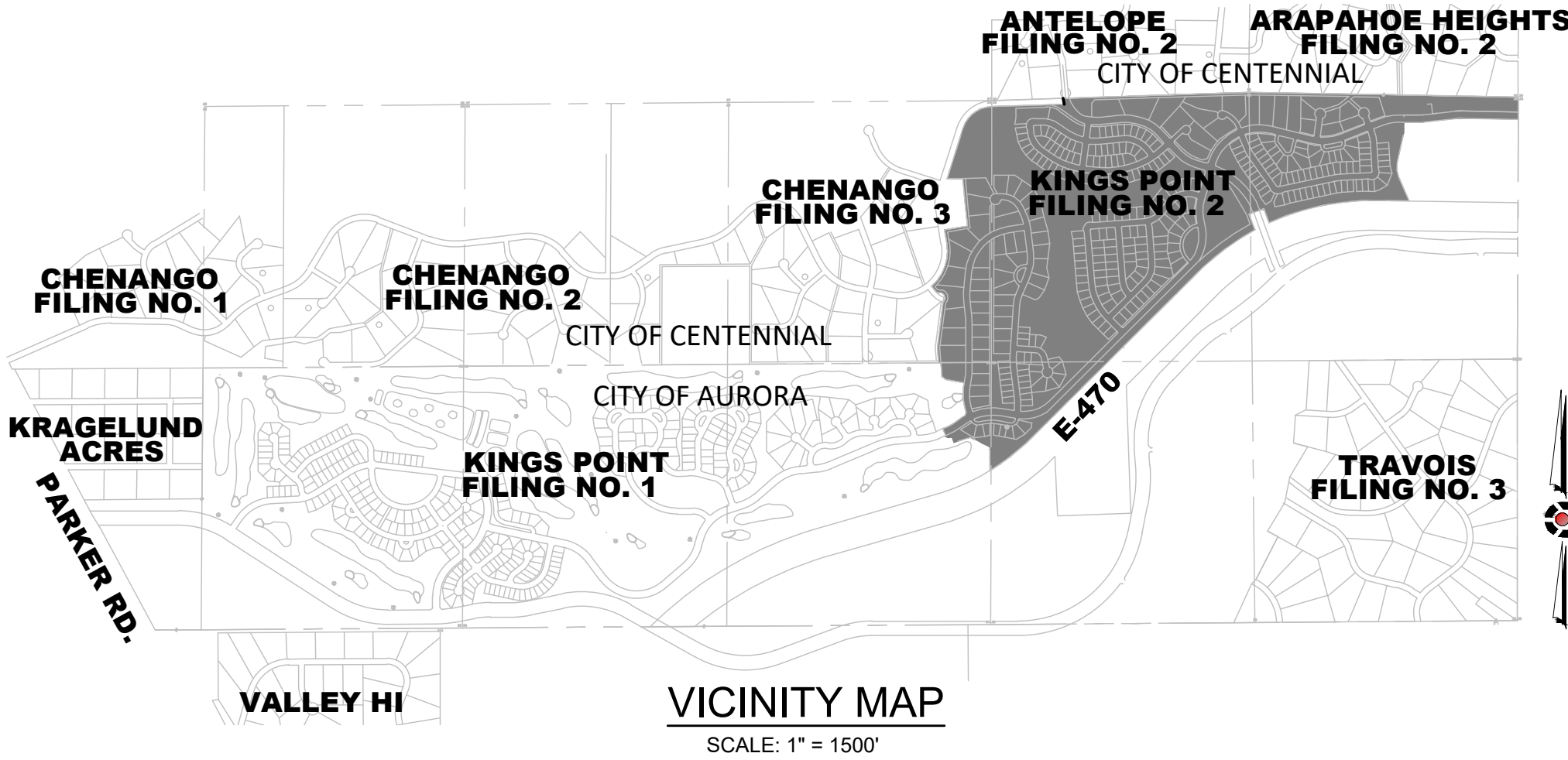
WAIVER JUSTIFICATION: THE COLUMN AND LANDSCAPE DESIGN HAS BEEN UPGRADED TO ALLOW FOR THIS DIVERSION FROM THE CODE. PROVIDING COLUMNS AT EVERY OTHER REAR LOT LINE (OR APPROXIMATELY EVERY 120') STILL ACHIEVES THE INTENT OF THE CODE IN VISUALLY BREAKING UP THE FACE OF THE FENCE. ALL PROPOSED COLUMNS ARE A MINIMUM OF 24"x24" WIDE EXCEEDING THE CITY MINIMUM WIDTH OF 18"x18". AND HAVE A FOOTER AND AN ENLARGED CAP. IN ADDITION, THE FIRST COLUMN OF EVERY RUN OF FENCING SHALL BE FURTHER AUGMENTED WITH A DECORATIVE BRICK INSET PROVIDING ADDITIONAL ENHANCEMENT OVER CITY CODE. IN AREAS WHERE THIS WAIVER IS IN EFFECT, THE LANDSCAPE PLAN HAS BEEN DESIGNED TO CREATE AN ENHANCED STREETScape. EVERGREEN TREES ARE STRATEGICALLY LOCATED IN THE LANDSCAPE BUFFER ADJACENT TO THE FENCE ROW, BETWEEN THE FENCE COLUMNS TO PROVIDE ADDITIONAL HEIGHT, SCREENING, AND VISUAL IMPACT TO THE STREETScape.

2. MAXIMUM NUMBER OF LOTS ON A LOOP LANE

CODE REFERENCE: AURORA MUNICIPAL CODE SECTION 146-1108(B): LOOP LANE. WITHIN RESIDENTIAL ZONING DISTRICTS, UP TO TEN SINGLE-FAMILY DWELLINGS MAY SHARE ACCESS TO A PUBLIC STREET THROUGH THE USE OF A LOOP LANE LAYOUT.

WAIVER REQUEST: ELEVEN (11) SINGLE-FAMILY DWELLINGS SHALL BE ALLOWED TO SHARE ACCESS TO A PUBLIC STREET THROUGH THE USE OF A LOOP LANE ON E. IRISH CIRCLE IN FILING NO. 2.

WAIVER JUSTIFICATION: THE LOOP LANE LANDSCAPE AREAS PROVIDE A PRIVATE PARK-LIKE SETTING FOR THE RESIDENTS OF THAT LOOP LANE TO ENJOY. THE LANDSCAPE AREA ASSOCIATED WITH E. IRISH CIRCLE IS MORE THAN A HALF-ACRE IN SIZE PROVIDING AMPLE AREA FOR RECREATIONAL ACTIVITIES AND RESIDENT GATHERING. THE LOOP LANES IN FILING 2 ARE FURTHER ENHANCED AS THESE ARE ALSO THE LOCATIONS WHERE WE'VE UTILIZED THE HOMESTEAD ORCHARD MOTIF. THE DESIGN FOR THESE SPACES EXCEEDS CITY REQUIREMENTS AND SHOULD ALLOW FOR THE ADDITION OF MORE HOME SITES.



SHEET INDEX

NUMBER	TITLE
1	COVER SHEET
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3	LOT INFORMATION TABLE
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5	TYPICAL SECTIONS
6	PUBLIC IMPROVEMENT PLANS
7	KEY MAP PLAN
8	SITE PLAN
9	SITE PLAN
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15	SITE PLAN
16	SITE PLAN
17	SITE PLAN
18	SITE PLAN
19	SITE PLAN
20	SITE PLAN

DATA:	TOTAL
LAND AREA WITHIN PROPERTY LINES	227.256 ACRES
NUMBER OF UNITS PROPOSED	352
NUMBER OF BUILDINGS	352
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	SEE TABLE 9.7 BELOW.
GROSS FLOOR AREA (PER 146-2 CITY CODE)	N/A
FLOOR AREA OF ACCESSORY USES (IF APPLICABLE)	N/A
TOTAL BUILDING COVERAGE	AS DICTATED BY SETBACKS/PER CODE
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	E-470 LOW AND MEDIUM RESIDENTIAL
PROPOSED USES	SFD RESIDENTIAL
PERMITTED MAXIMUM SIGN AREA	96 SQ. FT. PER SIGN
LOT AREA	108,299 ACRES
TRACT AREA / OPEN SPACE	82,230 ACRES
ROAD ROW AREA	36,727 ACRES
2009 INTERNATIONAL BUILDING CODE OCCUPANCY	I-3
CONSTRUCTION TYPE	V-B, NON-SPRINKLERED

TABLE 9.7 DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED RESIDENTIAL							
LOT TYPE	A LOT SIZE	B MINIMUM STREET FRONTAGE	C MINIMUM FRONT SETBACK	D MINIMUM SIDE SETBACKS		F MINIMUM REAR YARD	G MAXIMUM HEIGHT
				AT INTERIOR	AT CORNER		
STANDARD LOT	6,000 SQ.FT.- 8,999 SQ. FT.	55 FEET	20 FEET	6 FEET	12 FEET AT A LOCAL STREET; 20 AT A COLLECTOR OR ARTERIAL	20 FEET	35 FEET
LARGE LOT	9,000 SQ.FT.- 14,000 SQ.FT.	60 FEET	25 FEET	7 FEET	15 FEET AT A LOCAL STREET; 25 AT A COLLECTOR OR ARTERIAL	25 FEET	40 FEET
ESTATE LOT	15,000 SQ.FT. OR GREATER	75 FEET	25 FEET	10 FEET	15 FEET AT A LOCAL STREET; 25 AT A COLLECTOR OR ARTERIAL	*30 FEET	**35 OR 40 FEET

NOTE:  
REFER TO CITY OF AURORA ARTICLE 9, SECTION 913,  
TABLE 9.7 FOR EXCEPTIONS TO THESE SETBACKS.  
\*SEE SITE SPECIFIC NOTES NUMBER 5 ON SHEET 2.  
\*\*35 FEET MAXIMUM HEIGHT IN LOTS ADJACENT TO CHENANGO FILING NO. 3.

CONTEXTUAL SITE PLAN No. 2 PARCEL SUMMARY					
FDP	LOT SIZE	LOT COUNT		ACRES	DU/AC
PARCEL	CATEGORY (CSP)	FDP	CSP	GROSS (FDP)	GROSS (CSP)
SINGLE FAMILY DETACHED RESIDENTIAL					
L9	EST	49	49	50.03	1.0
L10	EST	8	6	7.68	0.8
L11	EST	35	25	35.72	0.7
M15	STD	11	8	5.47	1.5
M16	STD	29	27	15.01	1.8
M17	LRG	92	91	46.37	2.0
M19	STD	72	56	22.44	2.5
M21	STD	119	90	27.43	3.3
SUBTOTAL		415	352	210.15	1.7

GROSS DENSITY CALCULATION					
	AREA (ACRES)	DUs		DU/ACRE	FDP MAX (DU/ACRE)
LOW DENSITY	93.43	80	5F	0.86	1.53
MED DENSITY	116.72	272	5F	2.33	2.53
	TOTAL:	352			

CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_DATE: \_\_\_\_\_  
(CHAIR PERSON)

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. 2016.

CLERK AND RECORDER: \_\_\_\_\_DEPUTY: \_\_\_\_\_

THE CONTEXTUAL 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, WITH DRAW OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA. IN WITNESS THEREOF, KINGSPPOINT LLC HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS\_\_\_\_DAY OF \_\_\_\_\_AD. 2017.

BY: \_\_\_\_\_  
(OWNERS)

STATE OF COLORADO \_\_\_\_\_)SS

COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS\_\_\_\_DAY OF \_\_\_\_\_AD, 2017

BY: \_\_\_\_\_  
(OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_(NOTARY PUBLIC) \_\_\_\_\_(SEAL)

MY COMMISSION EXPIRES\_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

## KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN COVER SHEET

JOB NUMBER: 14-030 12/17/19

SHEET\_1\_OF\_20

DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH



# KINGS POINT FILING NO. 2

## CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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.
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. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
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. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VI--NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
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, ETC., 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, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. TRAFFIC CONTROL SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MUTCD.
17. C.O.A BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434 PROVIDES THREE METHODS FOR RESIDENTIAL AND COMMERCIAL BUILDING DESIGN/CONSTRUCTION TO COMPLY WITH THE AIRCRAFT NOISE REDUCTION CRITERIA OF THIS CODE. THE METHODS IN THIS ARTICLE ARE FOR NEW OR REMODELED STRUCTURES THAT ARE WITHIN THE BUCKLEY AFB NOISE IMPACT DISTRICT (NID), SPECIAL NOISE IMPACT DISTRICT (SNID), DENVER INTERNATIONAL AIRPORT'S (DIA) COMMERCIAL AIRPORT NOISE AREAS (CANA), AND NOISE IMPACT BOUNDARY AREAS (NIBA), RESIDENTIAL AND COMMERCIAL AREAS WITH THE LDN 65 AND RESIDENTIAL AREAS WITHIN THE LDN 55 CONTOURS AROUND CENTENNIAL AIRPORT AND FRONT RANGE AIRPORT.
18. THE SITE PLAN MUST REFLECT THE NOISE LEVEL CONTOUR LINES THROUGHOUT THE SITE. EACH STRUCTURE LOCATED WITHIN THE NOISE IMPACT DISTRICT MUST BE NUMERICALLY IDENTIFIED WITH THE AIRCRAFT NOISE REDUCTION VALUE.

SITE SPECIFIC NOTES:

1. THE TWENTY-FIVE (25) FOOT BUFFER AREA (CONTAINED WITHIN TRACT B AND TRACT U) SHALL NOT CONTAIN TRAILS OR PATHWAYS WHICH ALLOW FOR PEDESTRIAN, EQUESTRIAN, MOTORIZED, OR NON-MOTORIZED VEHICLE USE.
2. A DUST ABATEMENT PROGRAM WILL BE IMPLEMENTED PRIOR TO INITIAL CONSTRUCTION AT KINGS POINT.
3. DRAINAGE FLOWS SHALL NOT EXCEED HISTORICAL PEAK FLOW RATES. KINGS POINT SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY EROSION AS A RESULT OF EXCESSIVE DRAINAGE.
4. KINGS POINT SHALL REDIRECT TRAFFIC TO ALTERNATE ROUTES FOR ACCESS TO THE KINGS POINT PROJECT AND SHALL PREVENT, TO THE BEST EXTENT POSSIBLE, THE USE OF ROADS WITHIN THE ANTELOPE SUBDIVISION IN ORDER TO ACCESS KINGS POINT. KINGS POINT SHALL INSTALL SIGNAGE IN ORDER TO REDIRECT TRAFFIC TO THE ALTERNATE ROUTES DURING THE CONSTRUCTION PERIOD. SIGNS WILL BE IDENTIFIED AT TIME OF CONSTRUCTION DRAWINGS.
5. PRIMARY STRUCTURES LOCATED ON LOTS IN L10 AND L11 THAT ARE ADJACENT TO 25-FOOT BUFFER FROM THE ANTELOPE SUBDIVISION SHALL BE SUBJECT TO A MINIMUM SETBACK OF FIFTY (50) FEET FROM THE SOUTH BOUNDARY OF THE BUFFER. NO ADDITIONAL STRUCTURES OR IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THIS SETBACK AREA.
6. NO LIGHTED SIGNAGE SHALL BE PLACED WITHIN TWO HUNDRED (200) FEET OF THE COMMON BORDER BETWEEN THE KINGS POINT AND ANTELOPE SUBDIVISION COMMON BORDER.
7. NO HORSES SHALL BE BOARDED OR PERMITTED TO GRAZE ON A CONTINUING BASIS WITHIN 100 FEET OF THE COMMON BORDER BETWEEN KINGS POINT AND ANTELOPE SUBDIVISION, NOR WITHIN ANY PORTION OF THE BUFFER AREA.
8. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE VIA PARKER ROAD OR GARTRELL ROAD VIA DRY CREEK ROAD AND NOT THROUGH THE ADJACENT RESIDENTIAL AREAS.
9. EAST DRY CREEK ROAD, KINGS POINT WAY, AND EAST AURORA PARKWAY FROM KINGS POINT WAY TO PARKER ROAD WILL BE CONSTRUCTED WITHIN THE FIRST PHASE OF KINGS POINT PROPERTY. UPON ITS COMPLETION, THE TEMPORARY ACCESS ROAD TO CHERRY CREEK MIDDLE SCHOOL NO. 8 SHALL BE ABANDONED.
10. ALL TRAILS SHALL HAVE A 5% MAXIMUM SLOPE EXCEPT FOR TRAIL WITHIN TRACT N.
11. METER PITS SHALL BE LOCATED IN LANDSCAPED AREAS, WITHIN THE PUBLIC RIGHT-OF-WAY OR IN A UTILITY EASEMENT. IN ADDITION, METER PITS SHALL BE LOCATED SUCH THAT A MINIMUM OF 2 FEET OF DISTANCE FROM THE EDGE OF THE LID TO THE BACK OF THE NEAREST CURB, SIDEWALK OR VALLEY PAN ACCORDING TO THE APPLICABLE STANDARD DETAIL. METER PITS SHALL NOT BE INSTALLED IN OR UNDER DRIVEWAYS, SIDEWALKS, STREETS OR PARKING AREAS. METER PITS SHALL BE LOCATED AWAY FROM HAZARDS, I.E., STEAM VENTS, ELECTRICAL EQUIPMENT.
12. ANY IMPROVEMENTS WITHIN ANTELOPE CREEK WILL BE COORDINATED WITH THE CITY OF AURORA AND URBAN DRAINAGE FLOOD CONTROL DISTRICT.

TRACT DESIGNATION TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	PURPOSE	OWNERSHIP / MAINT.
TRACT-A	103,701	2.381	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT-B	54,280	1.246	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-C	11,048	0.254	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-D	16,887	0.388	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-E	128,449	2.949	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-F	39,314	0.903	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-G	60,243	1.383	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-H	22,166	0.509	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-I	140,270	3.220	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-J	311,551	7.152	E470 MULTI-USE EASEMENT, PUBLIC ACCESS	METRO DISTRICT
TRACT-K	803,530	18.447	DRAINAGE, PUBLIC ACCESS	CITY OF AURORA
TRACT-L	105,215	2.415	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT-M	33,872	0.778	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-N	192,586	4.421	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT-O	104,158	2.391	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-P	219,447	5.038	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-Q	5,154	0.118	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-R	54,126	1.243	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-S	18,399	0.422	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-T	14,576	0.335	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-U	300,271	6.893	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-V	37,839	0.869	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-W	39,789	0.913	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-X	52,342	1.202	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-Y	20,704	0.475	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-Z	43,061	0.989	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-AA	78,817	1.809	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT-BB	145,373	3.337	E470 MULTI-USE EASEMENT, PUBLIC ACCESS	METRO DISTRICT
TRACT-CC	21,522	0.494	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-DD	19,347	0.444	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-EE	87,948	2.019	NEIGHBORHOOD ACTIVITY CENTER	HOA
TRACT-FF	55,805	1.281	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-GG	9,569	0.220	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-HH	2,317	0.053	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-II	8,410	0.193	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-JJ	42,794	0.982	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-KK	133,111	3.056	NEIGHBORHOOD ACTIVITY CENTER	HOA
TRACT-LL	1,839	0.042	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-MM	30,492	0.700	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TOTAL	3,570,322	81.964		

NO.	REVISIONS	DATE	BY



# KINGS POINT FILING NO. 2

## CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BLOCK	LOT	DESIGNATION	LOT AREA (SF)	AREA (AC)	FRONTAGE REQUIRED (FT)	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)
				(SF)	(FT)	(FT)	(FT)	(FT)
1	1	STANDARD - M15 *	11,600	0.266	35	20	6	20
1	2	STANDARD - M15	9,993	0.229	55	20	6	20
1	3	STANDARD - M15 *	8,585	0.197	55	20	6	20
1	4	STANDARD - M15 *	7,554	0.173	55	20	6	20
1	5	STANDARD - M15 *	7,560	0.174	55	20	6	20
1	6	STANDARD - M15 *	8,054	0.185	55	20	6	20
1	7	STANDARD - M15 *	9,999	0.230	35	20	6	20
1	8	STANDARD - M15 *	9,999	0.230	35	20	6	20
2	1	ESTATE - L9 / M16	23,191	0.532	75	25	10	30
2	2	ESTATE - L9	21,934	0.504	75	25	10	30
2	3	ESTATE - L9	21,782	0.500	75	25	10	30
2	4	ESTATE - L9	21,805	0.501	75	25	10	30
2	5	ESTATE - L9	21,805	0.501	75	25	10	30
2	6	ESTATE - L9	21,805	0.501	75	25	10	30
2	7	ESTATE - L9	21,798	0.500	75	25	10	30
2	8	ESTATE - L9	21,878	0.502	75	25	10	30
2	9	ESTATE - L9	22,163	0.509	75	25	10	30
2	10	ESTATE - L9	21,973	0.504	75	25	10	30
2	11	ESTATE - L9	21,845	0.501	75	25	10	30
2	12	ESTATE - L9	31,111	0.714	75	25	10	30
2	13	ESTATE - L9	21,799	0.500	75	25	10	30
2	14	ESTATE - L9	21,783	0.500	75	25	10	30
2	15	ESTATE - L9	22,275	0.511	75	25	10/15	30
2	16	ESTATE - L9*	22,244	0.511	75	25	10/15	30
2	17	ESTATE - L9*	31,481	0.723	75	25	10	30
2	18	ESTATE - L9*	24,733	0.568	75	25	10	30
2	19	ESTATE - L9*	28,438	0.653	75	25	10	30
2	20	ESTATE - L9	22,245	0.511	75	25	10	30
2	21	ESTATE - L9	22,119	0.508	75	25	10	30
2	22	ESTATE - L9	21,791	0.500	75	25	10	30
2	23	ESTATE - L9 / M16	21,883	0.502	75	25	10	30
2	24	ESTATE - L9 / M16	22,126	0.508	75	25	10	30
2	25	ESTATE - L9 / M16	24,043	0.552	75	25	10	30
2	26	STANDARD - M16	8,090	0.186	55	20	6	20
2	27	STANDARD - M16	7,440	0.171	55	20	6	20
2	28	STANDARD - M16	7,440	0.171	55	20	6	20
2	29	STANDARD - M16	7,440	0.171	55	20	6	20
2	30	STANDARD - M16	8,257	0.190	55	20	6	20
2	31	STANDARD - M16	7,972	0.183	55	20	6	20
3	1	ESTATE - L9	44,403	1.019	75	25	10	50
3	2	ESTATE - L9	43,652	1.002	75	25	10	50
3	3	ESTATE - L9	43,604	1.001	75	25	10	50
3	4	ESTATE - L9	43,662	1.002	75	25	10	50
3	5	ESTATE - L9	46,984	1.079	75	25	10	50
3	6	ESTATE - L9	43,566	1.000	75	25	10	50
3	7	ESTATE - L9	43,682	1.003	75	25	10	50
3	8	ESTATE - L9	43,561	1.000	75	25	10	50
3	9	ESTATE - L9	44,646	1.025	75	25	10	50
3	10	ESTATE - L9 *	36,219	0.831	75	25	10/15	50
3	11	ESTATE - L9 *	28,764	0.660	75	25	10	50
3	12	ESTATE - L9 *	43,602	1.001	35	25	10	50
3	13	ESTATE - L9 *	43,611	1.001	35	25	10	50
3	14	ESTATE - L9 *	24,541	0.563	75	25	10	30
3	15	ESTATE - L9 *	21,963	0.504	75	25	10	30
3	16	ESTATE - L9 *	21,978	0.505	75	25	10	30
3	17	ESTATE - L9 *	21,869	0.502	75	25	10	30
3	18	ESTATE - L9 *	22,045	0.506	75	25	10	30
3	19	ESTATE - L9	22,414	0.508	75	25	10	30
3	20	ESTATE - L9	22,114	0.508	75	25	10	30
3	21	ESTATE - L9	21,786	0.500	75	25	10	30
3	22	ESTATE - L9	24,444	0.561	75	25	10	30
3	23	ESTATE - L9	21,835	0.501	75	25	10	30
3	24	ESTATE - L9	21,923	0.503	75	25	10	30
3	25	STANDARD - M16	7,440	0.171	55	20	6	20
3	26	STANDARD - M16	7,440	0.171	55	20	6	20
3	27	STANDARD - M16	8,592	0.197	55	20	6/12	20
3	28	STANDARD - M16	7,806	0.179	55	20	6	20
3	29	STANDARD - M16	9,718	0.223	55	20	6	20
3	30	STANDARD - M16 *	10,640	0.244	35	20	6	20
3	31	STANDARD - M16 *	11,191	0.257	35	20	6	20
3	32	STANDARD - M16 *	11,191	0.257	35	20	6	20
3	33	STANDARD - M16 *	11,191	0.257	35	20	6	20
3	34	STANDARD - M16 *	17,672	0.406	35	20	6	20
3	35	STANDARD - M16 *	12,879	0.296	35	20	6	20
3	36	STANDARD - M16 *	10,046	0.231	35	20	6	20
3	37	STANDARD - M16	10,970	0.252	55	20	20/6	20
3	38	STANDARD - M16	8,253	0.189	55	20	6	20
3	39	STANDARD - M16	9,773	0.224	55	20	6	20
3	40	STANDARD - M16	9,823	0.226	55	20	6	20
3	41	STANDARD - M16	7,440	0.171	55	20	6	20
3	42	STANDARD - M16	7,440	0.171	55	20	6	20
3	43	STANDARD - M16	7,440	0.171	55	20	6	20
3	44	STANDARD - M16	7,607	0.175	55	20	6	20
3	45	STANDARD - M16	7,742	0.178	55	20	6	20
3	46	LARGE - M17	9,000	0.207	60	25	7	25
3	47	LARGE - M17	9,000	0.207	60	25	7	25
3	48	LARGE - M17	9,410	0.216	60	25	7	25
3	49	LARGE - M17	9,388	0.220	60	25	7	25
3	50	LARGE - M17	9,388	0.220	60	25	7	25
3	51	LARGE - M17	9,388	0.220	60	25	7	25
3	52	LARGE - M17	9,388	0.220	60	25	7	25
3	53	LARGE - M17	9,388	0.220	60	25	7	25

BLOCK	LOT	DESIGNATION	LOT AREA (SF)	AREA (AC)	FRONTAGE REQUIRED (FT)	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)
3	54	LARGE - M17	9,036	0.207	60	25	7	25
3	55	LARGE - M17	9,000	0.207	60	25	7	25
3	56	LARGE - M17	9,000	0.207	60	25	7	25
3	57	LARGE - M17	9,000	0.207	60	25	7	25
3	58	LARGE - M17	9,000	0.207	60	25	7	25
3	59	LARGE - M17	9,000	0.207	60	25	7	25
3	60	LARGE - M17	9,166	0.210	60	25	7	25
3	61	LARGE - M17	9,760	0.224	60	25	7	25
3	62	LARGE - M17	9,999	0.230	60	25	7	25
3	63	LARGE - M17	9,000	0.207	60	25	7	25
3	64	LARGE - M17	9,000	0.207	60	25	7	25
3	65	LARGE - M17	9,000	0.207	60	25	7	25
3	66	LARGE - M17	9,000	0.207	60	25	7	25
3	67	LARGE - M17	9,000	0.207	60	25	7	25
3	68	LARGE - M17	9,000	0.207	60	25	7	25
3	69	LARGE - M17	10,110	0.232	60	25	7	25
3	70	LARGE - M17	11,746	0.270	60	25	7	25
3	71	LARGE - M17	9,000	0.207	60	25	7	25
3	72	LARGE - M17	9,501	0.218	60	25	7	25
3	73	LARGE - M17	10,247	0.235	60	25	7	25
3	74	LARGE - M17	10,247	0.235	60	25	7	25
3	75	LARGE - M17	10,247	0.235	60	25	7	25
3	76	LARGE - M17	10,247	0.235	60	25	7	25
3	77	STANDARD - M19	7,058	0.162	55	20	6	20
3	78	STANDARD - M19	7,059	0.162	55	20	6	20
3	79	STANDARD - M19	7,059	0.162	55	20	6	20
3	80	STANDARD - M19	7,059	0.162	55	20	6	20
3	81	STANDARD - M19	7,059	0.162	55	20	6	20
3	82	STANDARD - M19	7,059	0.162	55	20	6	20
3	83	STANDARD - M19	7,059	0.162	55	20	6	20
3	84	STANDARD - M19	7,059	0.162	55	20	6	20
3	85	STANDARD - M19	7,059	0.162	55	20	6	20
3	86	STANDARD - M19	7,059	0.162	55	20	6	20
3	87	STANDARD - M19	7,059	0.162	55	20	6	20
3	88	STANDARD - M19	6,955	0.159	55	20	6	20
3	89	STANDARD - M19	6,820	0.157	55	20	6	20
3	90	STANDARD - M19	6,997	0.161	55	20	6	20
3	91	STANDARD - M19	7,076	0.162	55	20	6	20
3	92	STANDARD - M19	7,076	0.162	55	20	6	20
3	93	STANDARD - M19	7,076	0.162	55	20	6	20
3	94	STANDARD - M19	7,076	0.162	55	20	6	20
3	95	STANDARD - M19*	7,076	0.162	35	20	6	20
3	96	STANDARD - M19*	10,793	0.248	35	20	6	20
3	97	STANDARD - M19*	7,550	0.173	35	20	6	20
3	98	STANDARD - M19	12,065	0.277	55	20	6	20
3	99	STANDARD - M19	8,767	0.201	55	20	6/12	20
3	100	STANDARD - M19	8,933	0.205	55	20	6	20
3	101	STANDARD - M19	7,147	0.164	75	25	10	30
3	102	ESTATE - L10	14,288	0.327	75	25	10	30
3	103	ESTATE - L10*	21,794	0.500	75	25	10	30
3	104	ESTATE - L10*	24,434	0.561	75	25	10	30
3	105	ESTATE - L10	21,790	0.500	75	25	10	30
3	106	ESTATE - L10	43,711	1.003	75	25	10	30
3	107	ESTATE - L10	23,454	0.538	75	25	10	30
3	108	STANDARD - M19	7,495	0.172	55	20	6	20
3	109	STANDARD - M19	7,495	0.172	55	20	6	20
3	110	STANDARD - M19	7,495	0.172	55	20	6	20
3	111	STANDARD - M19	7,003	0.161	55	20	6	20
3	112	STANDARD - M19	6,820	0.157	55	20	6	20
3	113	STANDARD - M19	6,773	0.155	55	20	6/12	20
4	1	LARGE - M17	14,082	0.323	60	25	7/15	25
4	2	LARGE - M17	9,726	0.223	60	25	7	25
4	3	LARGE - M17	9,726	0.223	60	25	7	25
4	4	LARGE - M17	9,578	0.220	60	25	7	25
4	5	LARGE - M17	9,375	0.215	60	25	7	25
4	6	LARGE - M17	9,375	0.215	60	25	7	25
4	7	LARGE - M17	9,375	0.215	60	25	7	25
4	8	LARGE - M17	9,375	0.215	60	25	7	25
4	9	LARGE - M17	9,375	0.215	60	25	7	25
4	10	LARGE - M17	10,179	0.234	60	25	7/15	25
4	11	LARGE - M17	9,600	0.220	60	25	7	25
4	12	LARGE - M17	10,152	0.233	60	25	7/15	25
4	13	LARGE - M17	9,375	0.215	60	25	7	25
4	14	LARGE - M17	9,375	0.215	60	25	7	25
4	15	LARGE - M17	9,375	0.215	60	25	7	25
4	16	LARGE - M17	9,375	0.215	60	25	7	25
4	17	LARGE - M17	9,375	0.215	60	25	7	25
4	18	LARGE - M17	10,132	0.233	60	25	7	25
4	19	LARGE - M17	11,200	0.257	60	25	7	25
4	20	LARGE - M17	12,655	0.291	60	25	7/15	25
5	1	LARGE - M17	12,294	0.282	60	25	7/25	25
5	2	LARGE - M17	9,000	0.207	60	25	7	25
5	3	LARGE - M17	9,000	0.207	60	25	7	25
5	4	LARGE - M17	9,000	0.207	60	25	7	25
5	5	LARGE - M17	10,152	0.233	60	25	7/15	25
5	6	LARGE - M17	9,120	0.209	60	25	7	25
5	7	LARGE - M17	10,119	0.232	60	25	7/15	25
5	8	LARGE - M17	9,450	0.217	60	25	7	25
5	9	LARGE - M17	9,450	0.217	60	25	7	25
5	10	LARGE - M17	9,450	0.217	60	25	7	25
5	11	LARGE - M17	11,595	0.274	60	25	7	25
5	12	LARGE - M17	12,290	0.282	60	25	7	25
5	13	LARGE - M17	20,620	0.473	60	25	7/15	25



# KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**ANTELOPE FILING NO. 2**  
CITY OF CENTENNIAL

**ARAPAHOE HEIGHTS FILING NO. 2**  
CITY OF CENTENNIAL

**CHENANGO FILING NO. 3**

**CREEK SIDE ELEMENTARY**

CITY OF CENTENNIAL

**CHENANGO FILING NO. 3**

CITY OF AURORA

KINGS POINT FILING NO. 1

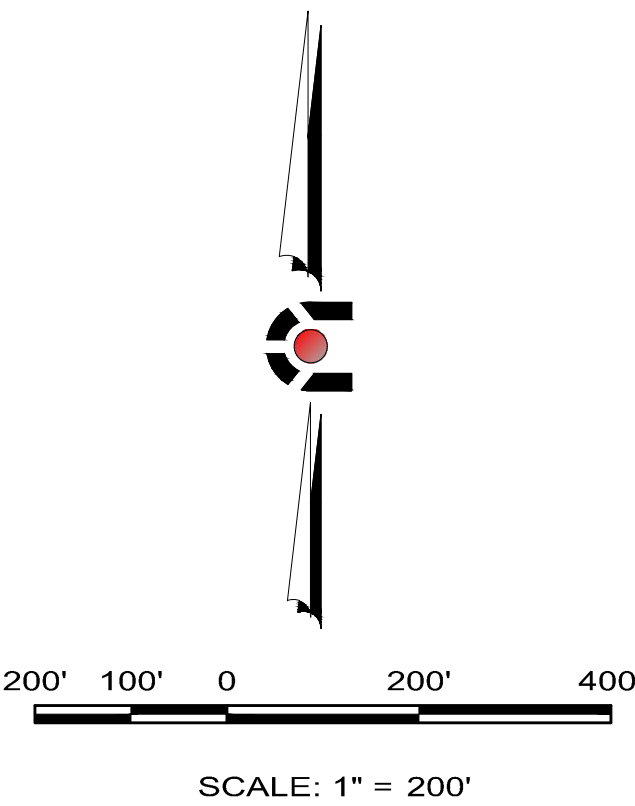
M22  
MIDDLE SCHOOL  
**KINGS POINT FILING NO. 3**  
**LIBERTY MIDDLE SCHOOL NO. 8**

**E-470**

**KINGS POINT FILING NO. 4**

**TRAVOIS FILING NO. 3**

**KINGS POINT FILING NO. 4**



NO.	REVISIONS	DATE	BY

KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
FDP OVERLAY PLAN

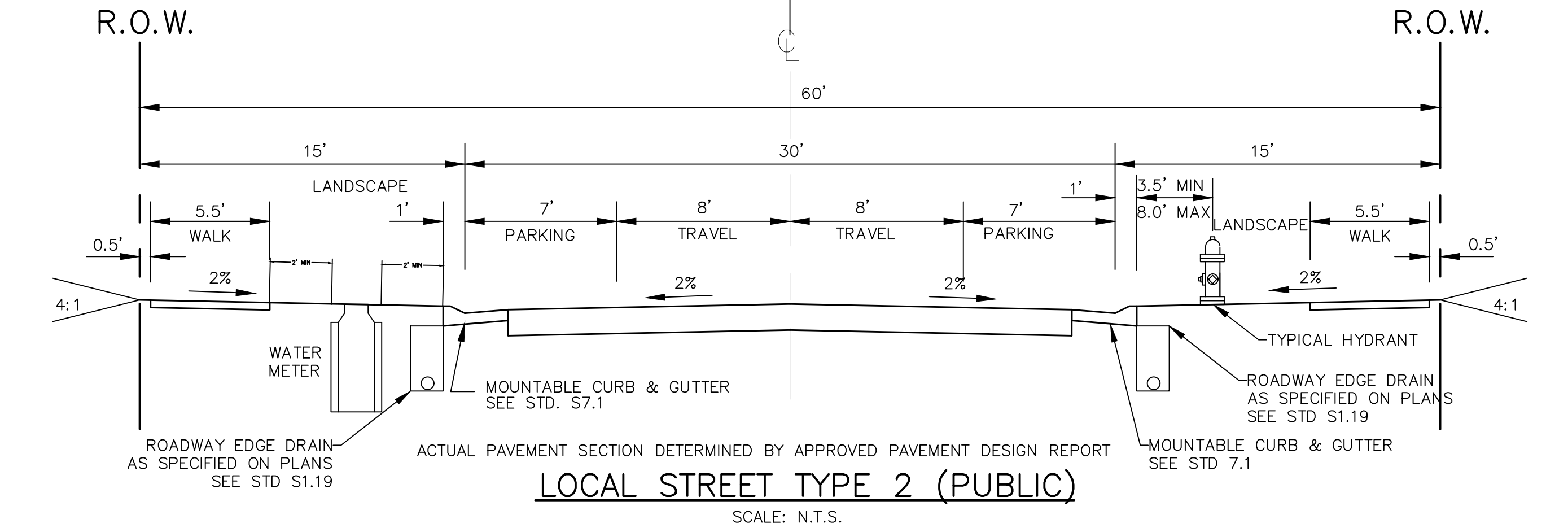
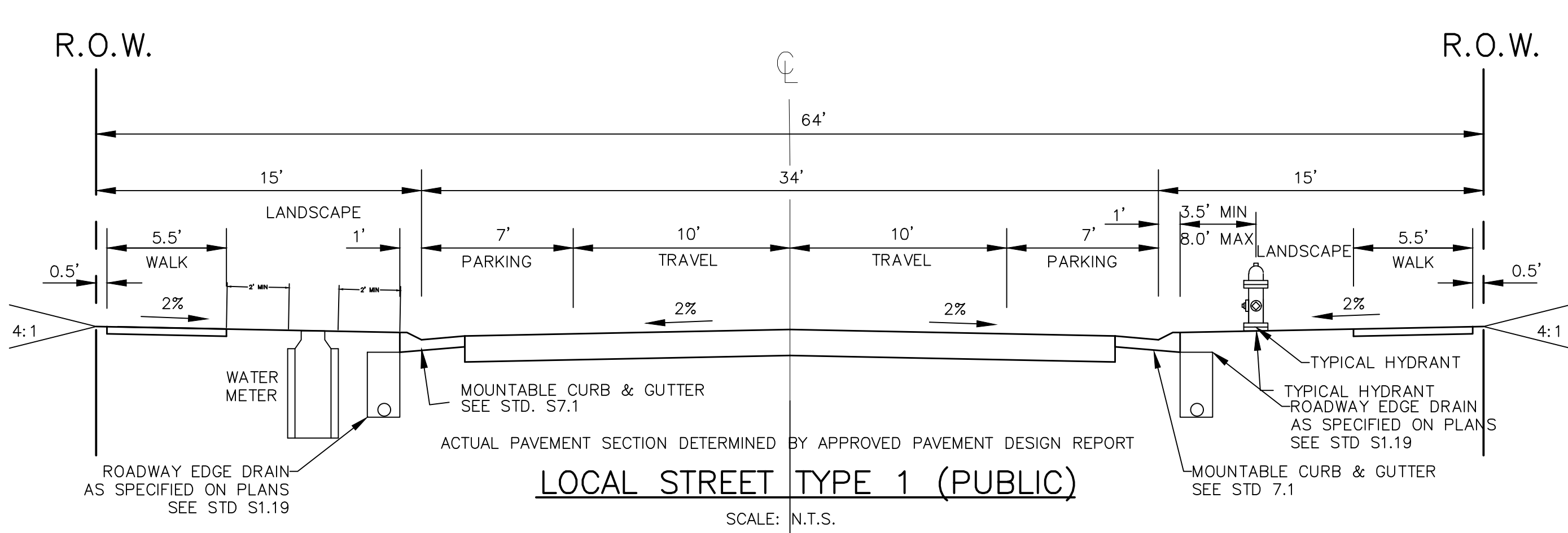
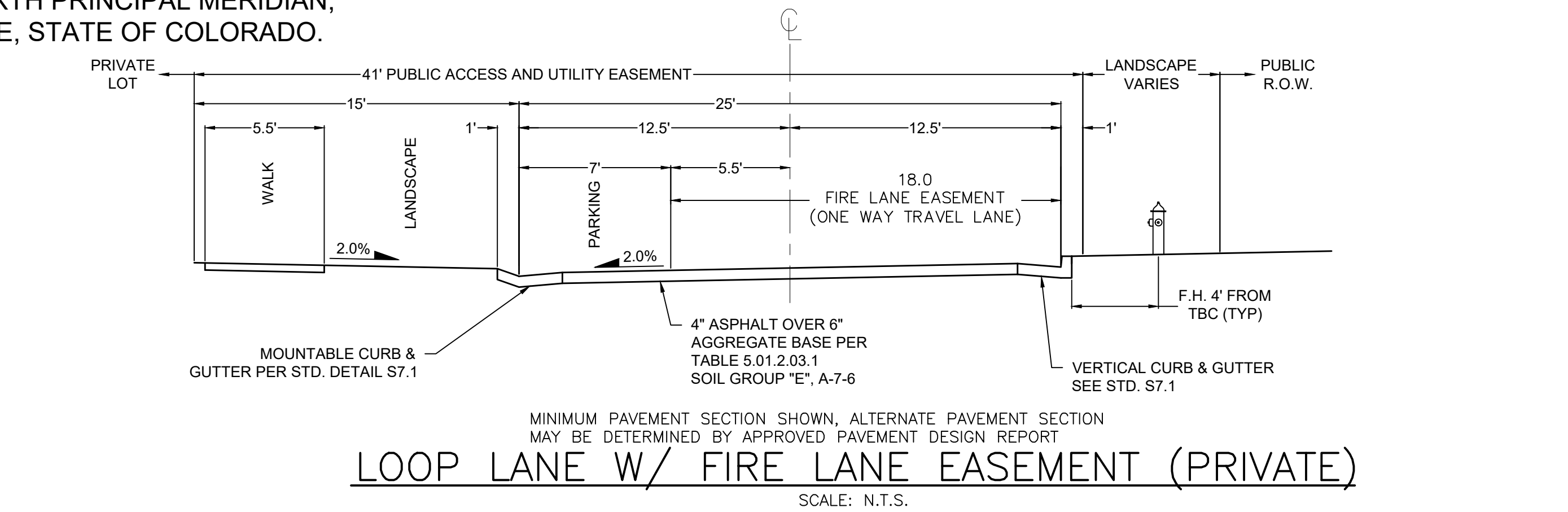
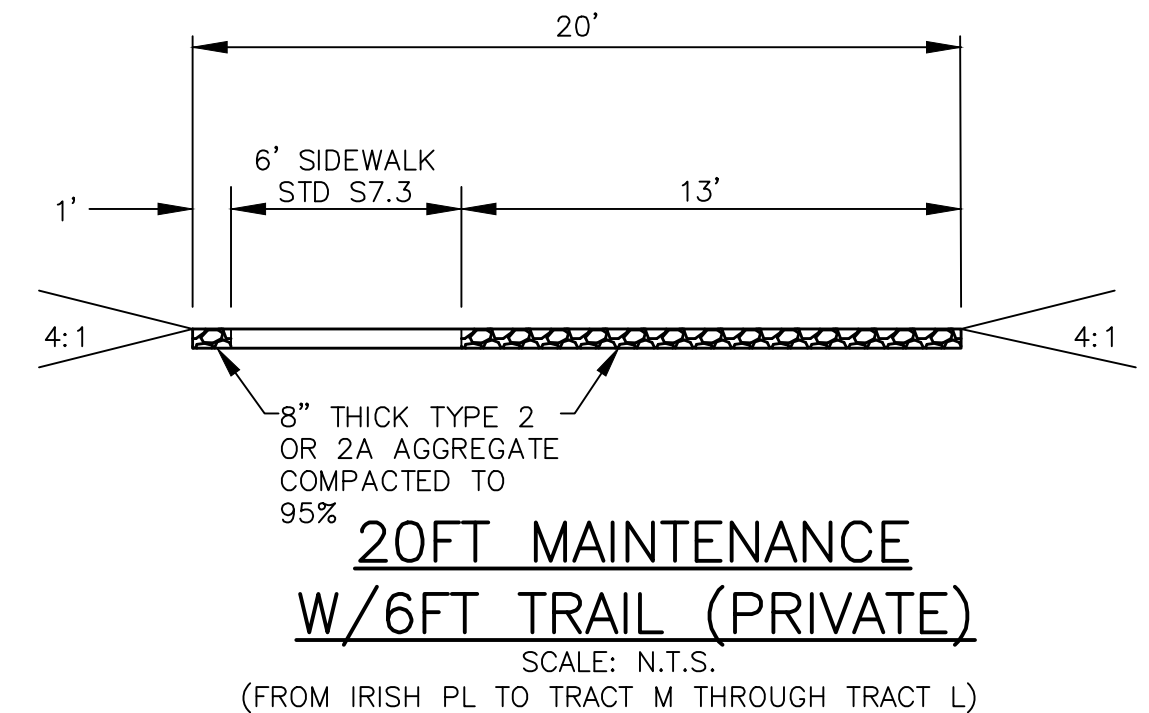
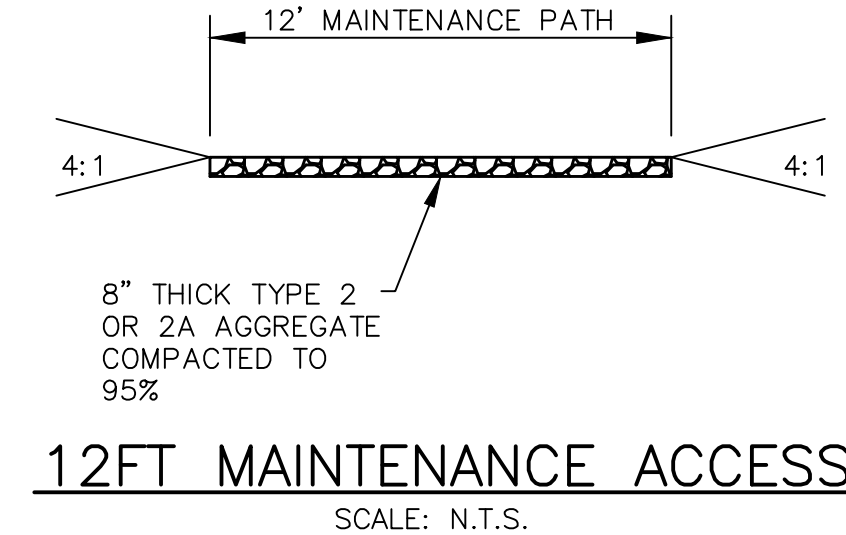
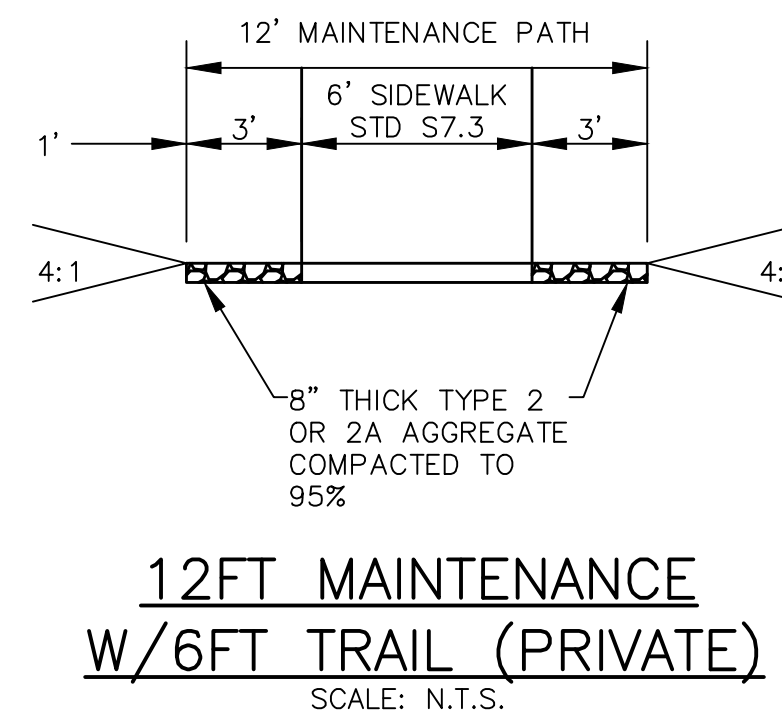
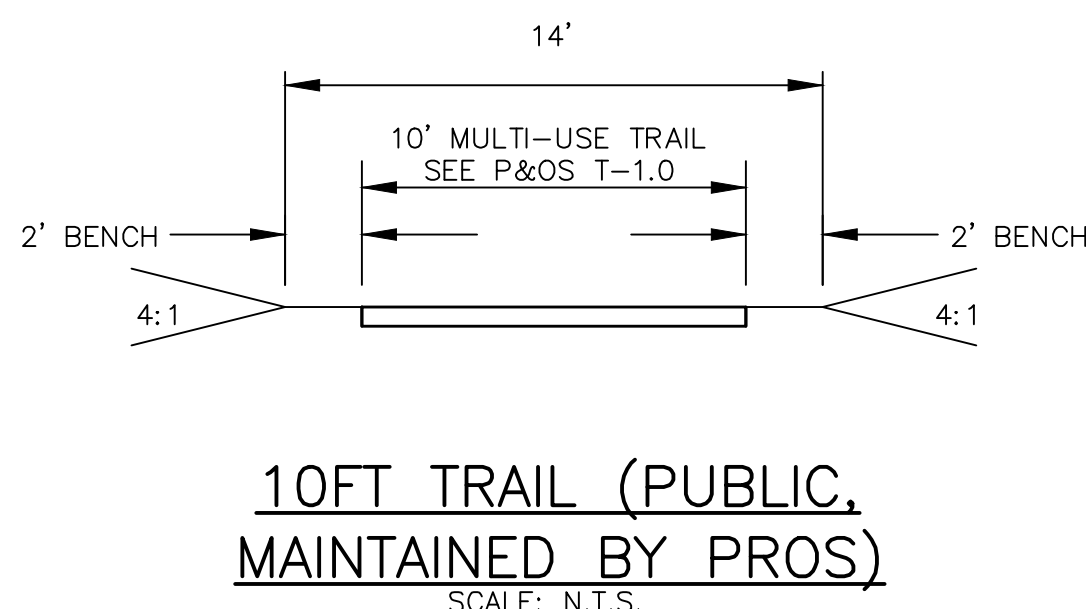
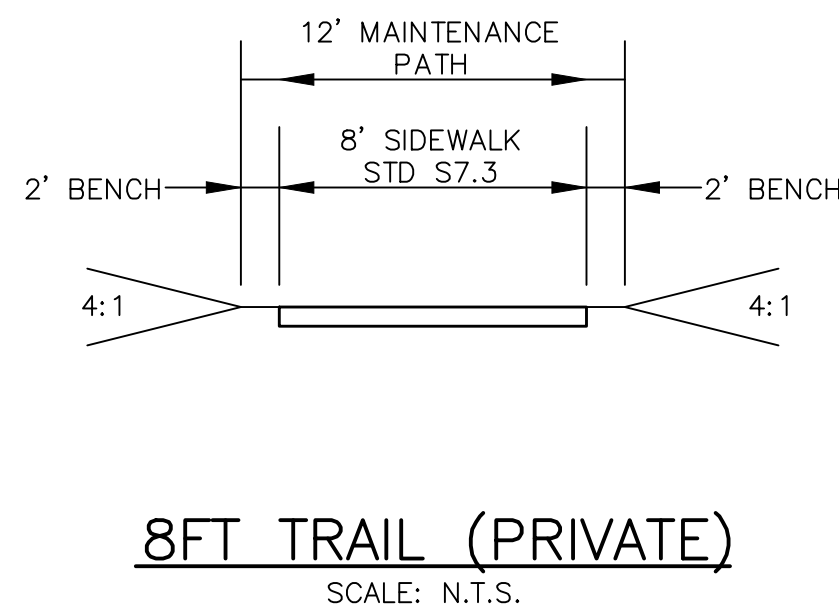
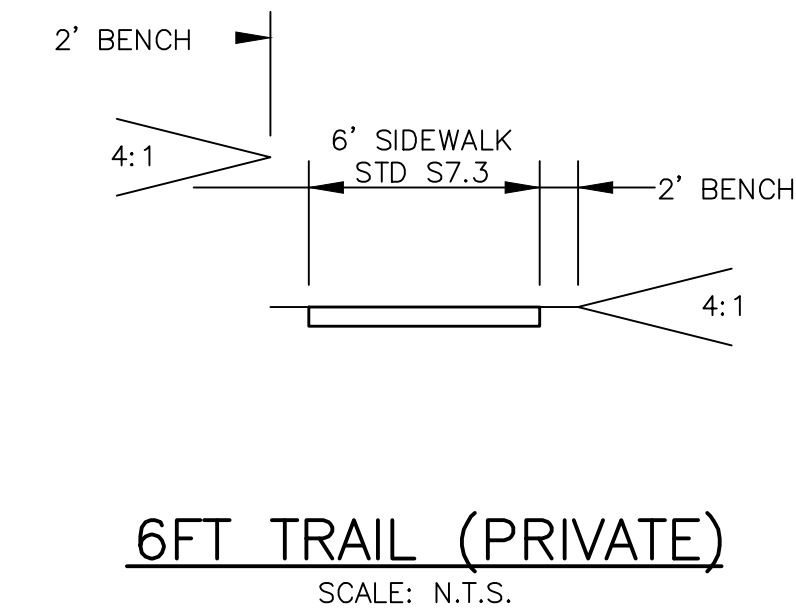
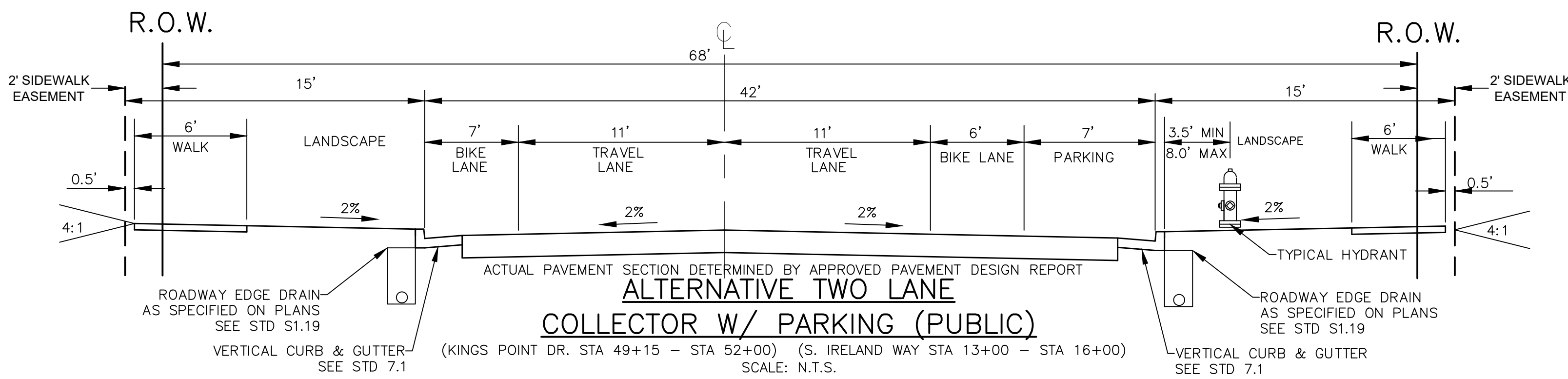
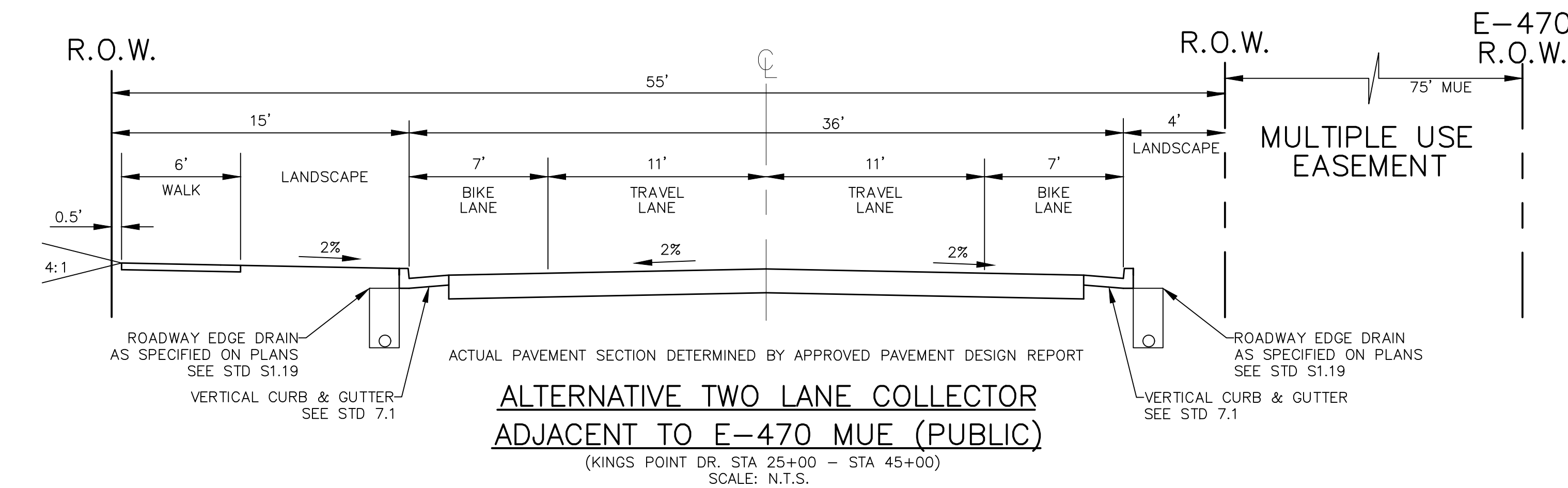
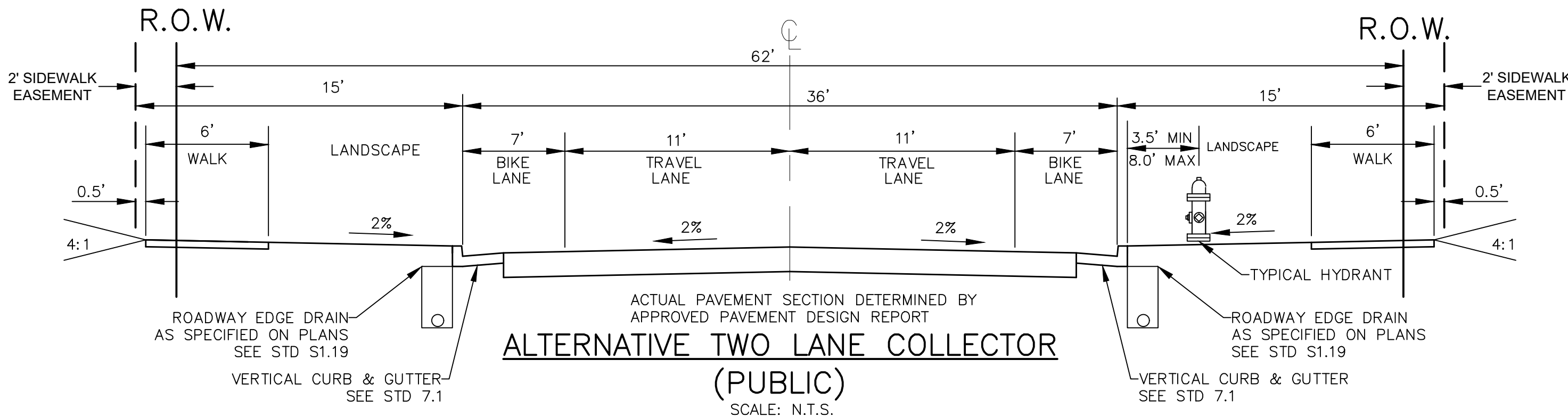
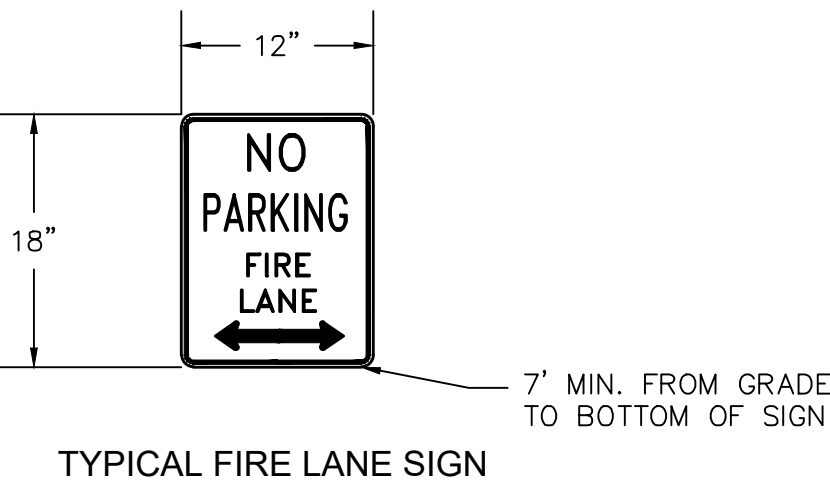
JOB NUMBER: 14-030 12/17/19  
SHEET 4 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH



# KINGS POINT FILING NO. 2

## CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

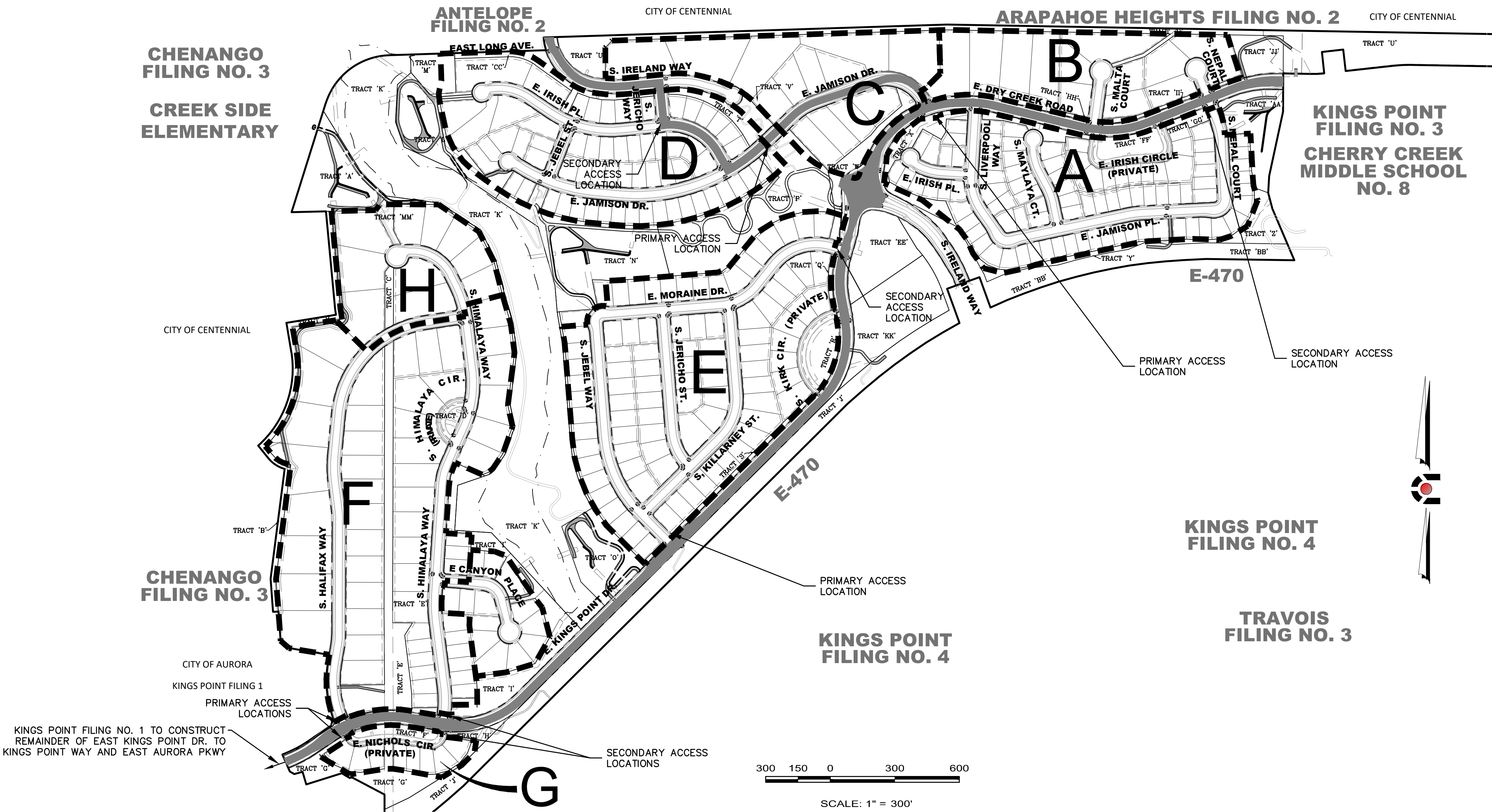


NO.	REVISIONS	DATE	BY



KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



INITIAL REQUIRED IMPROVEMENTS PRIOR TO OR
CONCURRENT WITH THE FIRST PHASE OF CONSTRUCTION
FOR FILING NO. 1 AND/OR FILING NO. 2

- ROAD IMPROVEMENTS
1. EAST AURORA PARKWAY, KINGS POINT WAY AND EAST DRY CREEK ROAD FROM PARKER ROAD TO CHERRY CREEK MIDDLE SCHOOL NO. 8.
2. JAMISON DRIVE FROM EAST DRY CREEK TO IRISH PLACE
3. S. JERICHO WAY FROM IRELAND WAY TO IRISH PLACE.
4. IRELAND WAY FROM S. JERICHO WAY TO EAST LONG AVE. (SEE HATCHED ROAD ABOVE [REDACTED]).
- UTILITY IMPROVEMENTS
1. UTILITY IMPROVEMENTS UNDER THE HATCHED ROAD AREA [REDACTED].
- WATER
1. 24" WATER MAIN IN EAST KINGS POINT DR. & EAST DRY CREEK RD., FROM PARKER ROAD.
- SANITARY SEWER
1. ALL GRAVITY SANITARY SEWER MAINS IN EAST DRY CREEK AND E. KINGS POINT DRIVE.
- DRAINAGE
1. EXTENSION OF STORM LINES UNDER EAST DRY CREEK, LOCATED IN TRACT K.
2. DETENTION BASIN D2, LOCATED IN TRACT K

PHASE A - REQUIRED IMPROVEMENTS

- ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE A.
2. SOUTH IRELAND WAY SHALL BE IMPROVED TO COA STANDARDS FROM THE NORTH EDGE OF THE EXISTING BRIDGE AT E470 TO THE INTERSECTION WITH E. DRY CREEK ROAD.
3. CONSTRUCT E. IRISH PLACE, S. MALAYA CIRCLE, E. JAMISON PL. CONSTRUCT S. LIVERPOOL WAY, E. IRISH CIRCLE, AND S. NEPAL CT TO SOUTHERN PCR OF E. DRY CREEK.
- UTILITY IMPROVEMENTS
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE A.
- SANITARY SEWER
1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE A.
- DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE A.
2. MODIFY DETENTION POND IN TRACT AA.
- PHASE B - REQUIRED IMPROVEMENTS
ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE B.
2. CONSTRUCT PRIVATE CIRCLE, S. MALTA COURT, AND S. NEPAL CT TO NORTHERN PCR OF E. DRY CREEK.
- UTILITY IMPROVEMENTS
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE B.

SANITARY SEWER

- 1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE B.
- DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE B.
2. MODIFY DETENTION POND IN TRACT AA.

PHASE C - REQUIRED IMPROVEMENTS

- ROAD IMPROVEMENTS
CONSTRUCT S. IRELAND WAY CUL-DE-SAC.
- UTILITY IMPROVEMENTS
1. COMPLETION OF WATER LOOP THROUGH PHASE D ALONG E. JAMISON DR THROUGH TRACT N TO PHASE E THROUGH PHASE E ALONG S. JEBEL WAY & E. MORaine RD. CONNECT AT EAST KINGS POINT DR.
- WATER
1. COMPLETION OF WATER LOOP THROUGH PHASE C ALONG E. JAMISON DR. CONNECT AT EAST DRY CREEK.
- SANITARY SEWER
1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE C.
2. 8" SANITARY THROUGH PHASE D ALONG E. JAMISON DR. THROUGH TRACT L TO LIFT STATION IN TRACT M.
- DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE C.
2. DETENTION POND IN TRACT N.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE D - REQUIRED IMPROVEMENTS

- ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE D.
2. CONSTRUCT E. IRISH PL., S. JEBEL ST., AND THE REMAINDER OF E. JAMISON DR.
- UTILITY IMPROVEMENTS
1. COMPLETION OF WATER LOOP THROUGH PHASE E ALONG S. JEBEL WAY & E. MORaine RD. CONNECT AT EAST DRY CREEK.
- WATER
1. COMPLETION OF WATER LOOP THROUGH PHASE C ALONG E. JAMISON DR. CONNECT AT EAST DRY CREEK.
- SANITARY SEWER
1. 12" SANITARY SEWER THROUGH TRACT L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE D.
- DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE D.
2. DETENTION POND IN TRACT L.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE E - REQUIRED IMPROVEMENTS

- ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE E.
2. CONSTRUCT S. KILLARNEY ST. AND S. JERICHO ST. CONSTRUCT S. JEBEL WAY, E. MORaine DR, AND S. KIRK CIR. TO NORTHERN PCR OF KINGS POINT DR.
- UTILITY IMPROVEMENTS
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.
- WATER
1. 8" SANITARY SEWER THROUGH TRACT N TO PHASE D ALONG E. JAMISON DR. TO 12" SANITARY SEWER THROUGH TRACT L TO LIFT STATION IN TRACT M.
- SANITARY SEWER
1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.
- DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.
2. DETENTION POND IN TRACT N.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE F - REQUIRED IMPROVEMENTS

- ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE F.
2. CONSTRUCT S. KILLARNEY ST. AND S. JERICHO ST. CONSTRUCT S. JEBEL WAY, E. MORaine DR, AND S. KIRK CIR. TO NORTHERN PCR OF KINGS POINT DR.
- UTILITY IMPROVEMENTS
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.
- WATER
1. 8" SANITARY SEWER THROUGH PHASE H ALONG S. HIMALAYA WAY TO TRACT I THROUGH TRACTS I, K & L TO LIFT STATION IN TRACT M.
- SANITARY SEWER
1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.
- DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.
2. DETENTION POND IN TRACT A.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE G - REQUIRED IMPROVEMENTS

- ROAD IMPROVEMENTS
1. CONSTRUCT E. NICHOLS CIRCLE TO SOUTHERN PCR's OF KINGS POINT DR.
- UTILITY IMPROVEMENTS
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.
- WATER
1. 8" SANITARY SEWER THROUGH PHASES F & H ALONGS. HIMALAYA WAY TO TRACT I THROUGH TRACTS I, K & L TO LIFT STATION IN TRACT M.
- SANITARY SEWER
1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.
- DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.

PHASE H - REQUIRED IMPROVEMENTS

- ROAD IMPROVEMENTS
1. COMPLETE CONSTRUCTION OF S. HIMALAYA WAY FROM S. HALAFAX WAY NORTH
- UTILITY IMPROVEMENTS
1. COMPLETE WATER LOOP THROUGH PHASE F ALONG S. HALIFAX WAY & S. HIMALAYA WAY TO KINGS POINT DR.
- WATER
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.
- SANITARY SEWER
1. 8" SANITARY SEWER THROUGH TRACTS I, K & L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.
- DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.
2. DETENTION POND IN TRACT A.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE I - REQUIRED IMPROVEMENTS

- ROAD IMPROVEMENTS
1. CONSTRUCT EAST CANYON PLACE.
- UTILITY IMPROVEMENTS
1. COMPLETE WATER LOOP THROUGH PHASE F ALONG S. HALIFAX WAY & S. HIMALAYA WAY TO EAST DRY CREEK.
- WATER
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE I.
- SANITARY SEWER
1. 8" SANITARY SEWER THROUGH PHASES F & H ALONG S. HIMALAYA WAY TO TRACT I THROUGH TRACTS I, K & L TO LIFT STATION IN TRACT M.
- DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE I.
2. WATER QUALITY POND IN TRACT I.
3. ANTELOPE CREEK FROM WATER QUALITY POND OUTLET TO NORTH END OF PROPERTY.

LANDSCAPING IMPROVEMENTS PHASING

REFER TO "LANDSCAPE, PARKS, AND OPEN SPACE INVENTORY AND PHASING MATRIX"

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
PUBLIC IMPROVEMENT PLANS

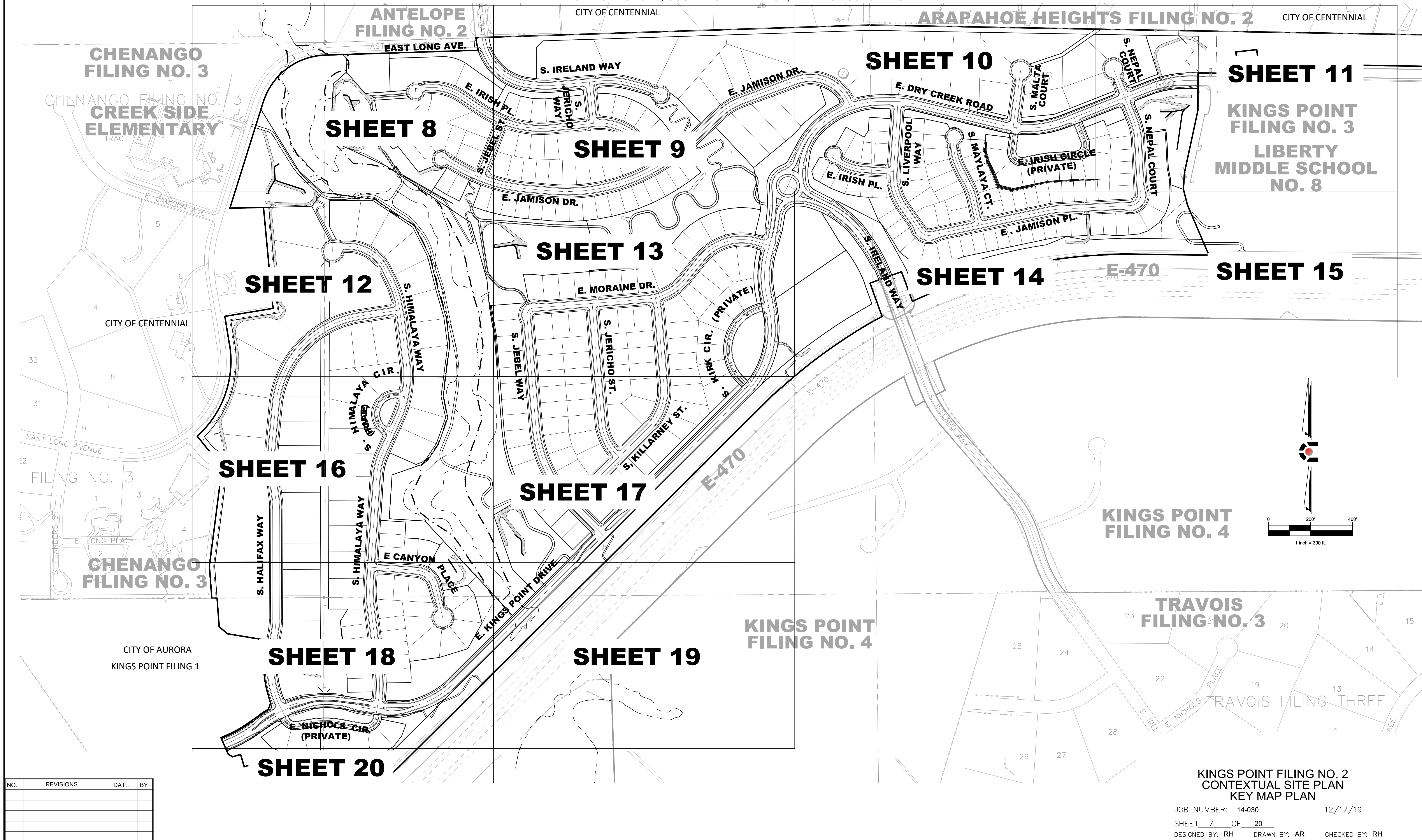
JOB NUMBER: 14-030 12/17/19

SHEET 6 OF 20
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH

NO.	REVISIONS	DATE	BY



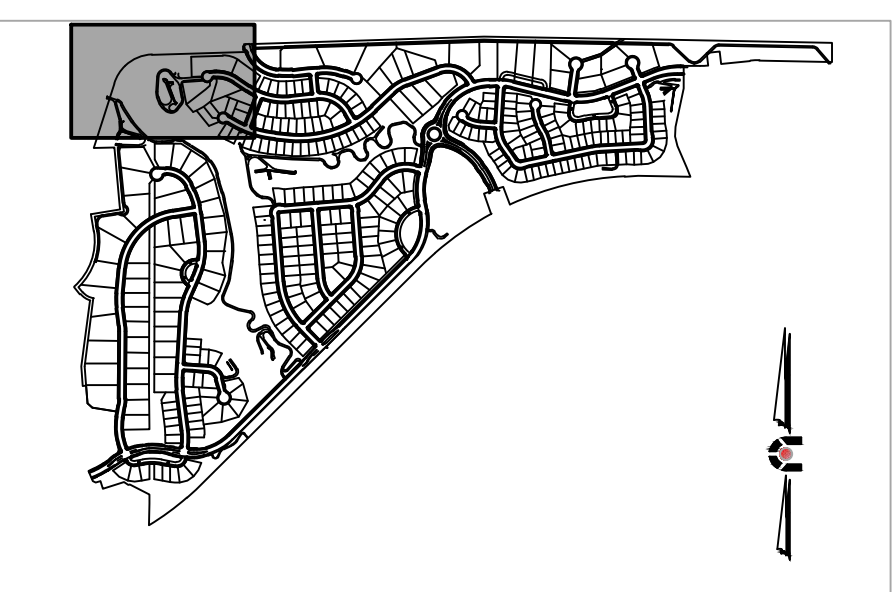
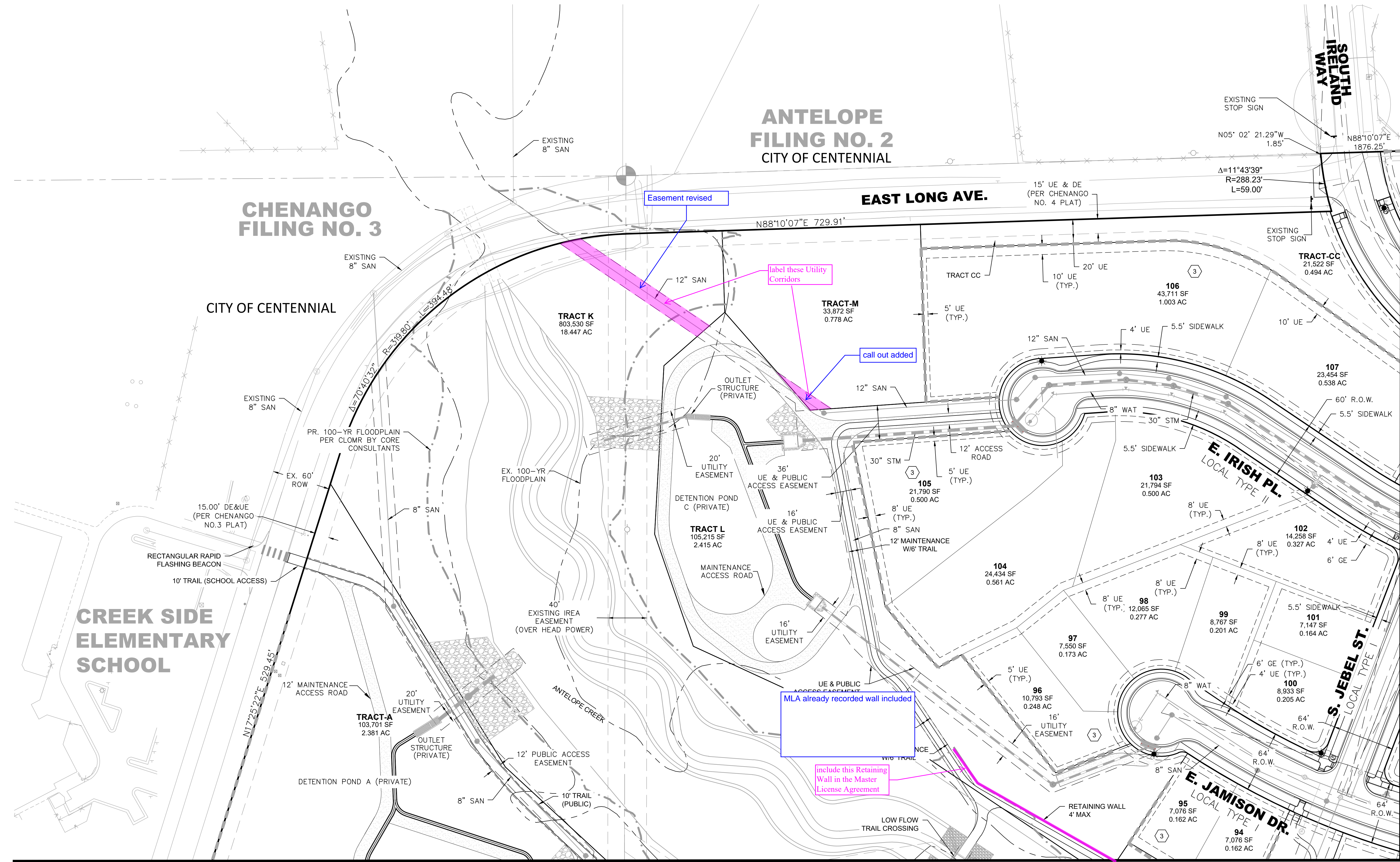
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.





# KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

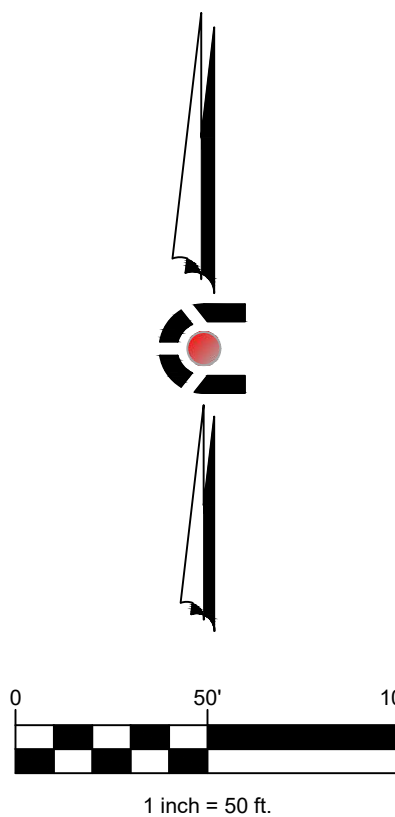


KEY MAP  
SCALE: 1" = 1500'

## LEGEND

PROPERTY LINE	
RIGHT OF WAY	
TRACT BOUNDARY	
LOT LINE	
ROAD CENTER LINE	
UTILITY EASEMENT (U.E.)	
GAS LINE EASEMENT (G.E.)	
EX. UTILITY EASEMENTS	
100 YEAR FLOOD PLAIN	
PROPOSED 100 YR FLOOD PLAIN	
HANDICAP RAMP	
EXISTING FENCE	
PROPOSED LIGHT POLE	
PROPOSED STOP SIGN	
CRUSHER FINE TRAILS	
CONCRETE TRAILS	
RIPRAP	
SANITARY/MANHOLE	
WATER LINE/HYDRANT	
STORM PIPE WINLET	
PRIVATE IRRIGATION METER	
LOT BLOCK NUMBER	
CROSS WALK	
SPLIT RAIL FENCE	
6' PRIVACY FENCE WITH COLUMNS	
RETAINING WALL	
8' SOUND WALL	

SEE SHEET 9



NO.	REVISIONS	DATE	BY

SEE SHEET 12

KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
SITE PLAN

JOB NUMBER: 14-030 12/17/19  
SHEET 8 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH



# KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

ANTELOPE  
FILING NO. 2

CITY OF CENTENNIAL

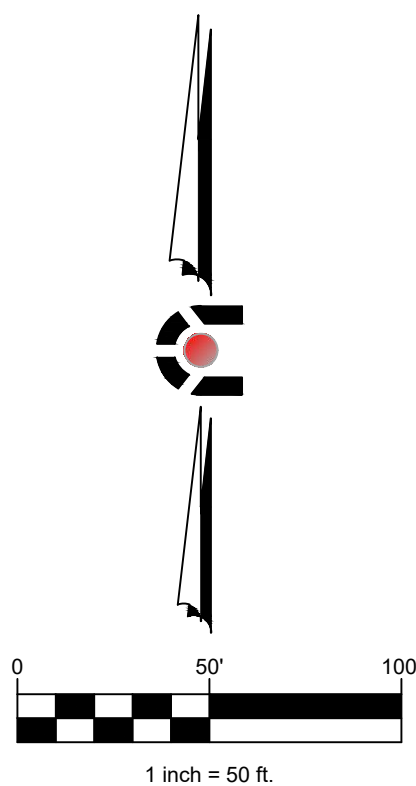


KEY MAP  
SCALE: 1" = 1500'

## LEGEND

PROPERTY LINE	---
RIGHT OF WAY	---
TRACT BOUNDARY	---
LOT LINE	---
ROAD CENTER LINE	---
UTILITY EASEMENT (U.E.)	---
GAS LINE EASEMENT (G.E.)	---
EX. UTILITY EASEMENTS	---
100 YEAR FLOOD PLAIN	---
PROPOSED 100 YR FLOOD PLAIN	---
HANDICAP RAMP	---
EXISTING FENCE	---
PROPOSED LIGHT POLE	---
PROPOSED STOP SIGN	---
CRUSHER FINE TRAILS	---
CONCRETE TRAILS	---
RIPRAP	---
SANITARY/MANHOLE	---
WATER LINE/HYDRANT	---
STORM PIPE WINLET	---
PRIVATE IRRIGATION METER	---
LOT BLOCK NUMBER	---
CROSS WALK	---
SPLIT RAIL FENCE	---
6' PRIVACY FENCE WITH COLUMNS	---
RETAINING WALL	---
8' SOUND WALL	---

SEE SHEET 10



SEE SHEET 13

NOTE:  
WATER LINE STUBS MAY BE EXTENDED TO  
ANTELOPE FILING NO. 2 PROVIDED THE CITY OF  
CENTENNIAL AND THE CITY OF AURORA REACH  
AN AGREEMENT.

KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
SITE PLAN

JOB NUMBER: 14-030 12/17/19  
SHEET 9 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH

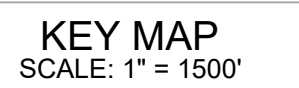
SEE SHEET 8

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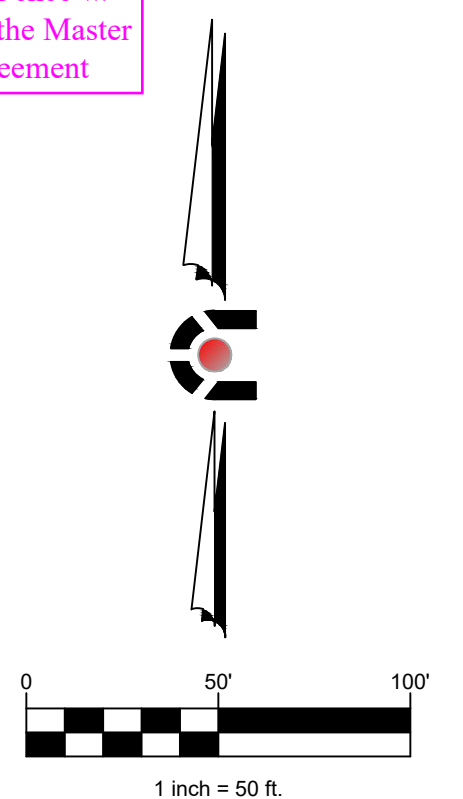


A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

# ARAPAHOE HEIGHTS FILING NO. 2



PROPERTY LINE	
RIGHT OF WAY	
TRACT BOUNDARY	
LOT LINE	
ROAD CENTER LINE	
UTILITY EASEMENT (U.E.)	
GAS LINE EASEMENT (G.E.)	
EX. UTILITY EASEMENTS	
100 YEAR FLOOD PLAIN	
PROPOSED 100 YR FLOOD PLAIN	
HANDICAP RAMP	
EXISTING FENCE	
PROPOSED LIGHT POLE	
PROPOSED STOP SIGN	
CRUSHER FINE TRAILS	
CONCRETE TRAILS	
RIPRAP	
SANITARY/MANHOLE	
WATER LINE/HYDRANT	
STORM PIPE W/INLET	
PRIVATE IRRIGATION METER	
LOT BLOCK NUMBER	
CROSS WALK	
SPLIT RAIL FENCE	
6' PRIVACY FENCE WITH COLUMNS	
RETAINING WALL	
8' SOUND WALL	



JOB NUMBER: 14-030 12/17/19  
SHEET 10 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH

NO.	REVISIONS	DATE	BY

include this Fence w/  
Columns in the Master  
License Agreement

SEE SHEET 14






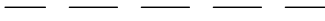




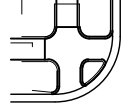


















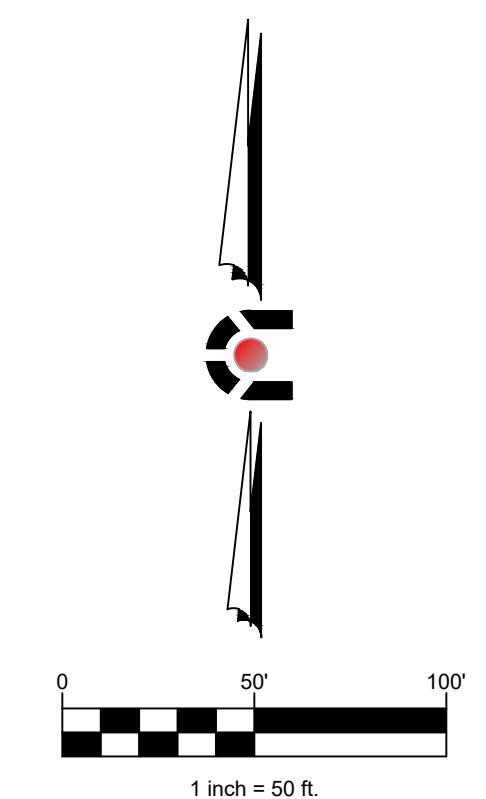
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IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 1500'

### LEGEND

- |                               |   |
|-------------------------------|---|
| PROPERTY LINE                 |    |
| RIGHT OF WAY                  |    |
| TRACT BOUNDARY                |    |
| LOT LINE                      |    |
| ROAD CENTER LINE              |    |
| UTILITY EASEMENT (U.E.)       |    |
| GAS LINE EASEMENT (G.E.)      |    |
| EX. UTILITY EASEMENTS         |    |
| 100 YEAR FLOOD PLAIN          |    |
| PROPOSED 100 YR FLOOD PLAIN   |    |
| HANDICAP RAMP                 |    |
| EXISTING FENCE                |    |
| PROPOSED LIGHT POLE           |    |
| PROPOSED STOP SIGN            |  |
| CRUSHER FINE TRAILS           |  |
| CONCRETE TRAILS               |  |
| RIPRAP                        |  |
| SANITARY/MANHOLE              |  |
| WATER LINE/HYDRANT            |  |
| STORM PIPE/WINLET             |  |
| PRIVATE IRRIGATION METER      |  |
| LOT BLOCK NUMBER              |  |
| CROSS WALK                    |  |
| SPLIT RAIL FENCE              |  |
| 6' PRIVACY FENCE WITH COLUMNS |  |
| RETAINING WALL                |  |
| 8' SOUND WALL                 |  |



KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
SITE PLAN

JOB NUMBER: 14-030 12/17/19  
SHEET 11 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH

NO.	REVISIONS	DATE	BY



A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

### LEGEND

SEE SHEET 13

NO.	REVISIONS	DATE	BY

KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
SITE PLAN

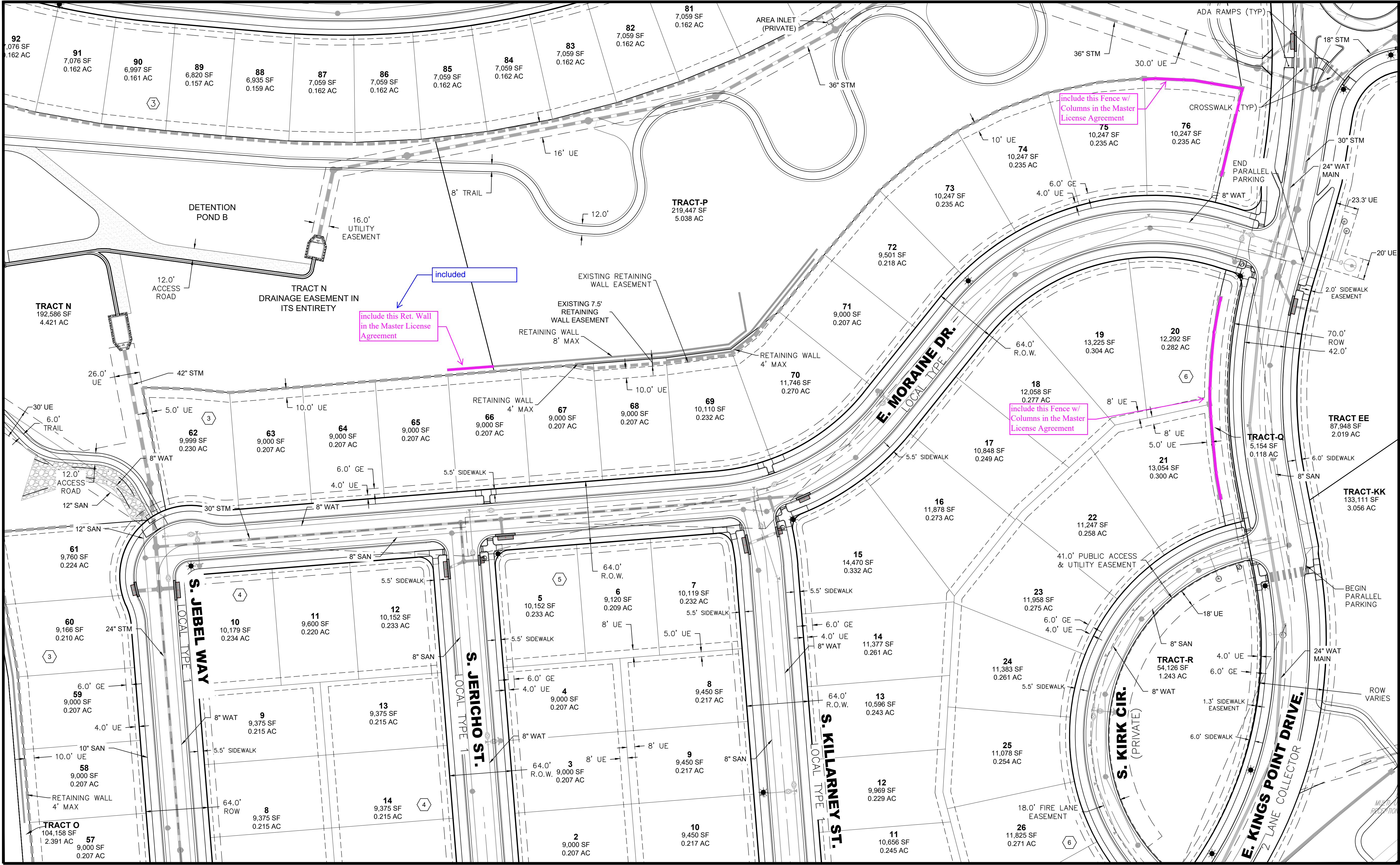
JOB NUMBER: 14-030 12/17/19  
SHEET 12 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH



# KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 9

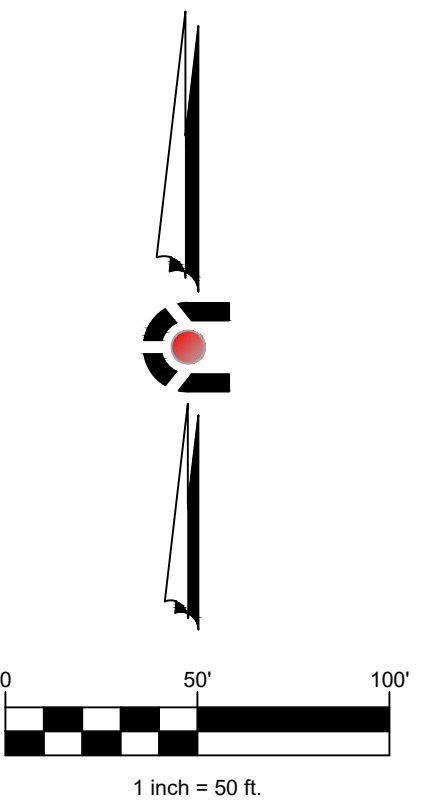


KEY MAP  
SCALE: 1" = 1500'

## LEGEND

PROPERTY LINE	---
RIGHT OF WAY	---
TRACT BOUNDARY	---
LOT LINE	---
ROAD CENTER LINE	---
UTILITY EASEMENT (U.E.)	---
GAS LINE EASEMENT (G.E.)	---
EX. UTILITY EASEMENTS	---
100 YEAR FLOOD PLAIN	---
PROPOSED 100 YR FLOOD PLAIN	---
HANDICAP RAMP	---
EXISTING FENCE	---
PROPOSED LIGHT POLE	---
PROPOSED STOP SIGN	---
CRUSHER FINE TRAILS	---
CONCRETE TRAILS	NONE
RIPRAP	---
SANITARY/MANHOLE	---
WATER LINE/HYDRANT	---
STORM PIPE WINLET	---
PRIVATE IRRIGATION METER	---
LOT BLOCK NUMBER	---
CROSS WALK	---
SPLIT RAIL FENCE	---
6' PRIVACY FENCE WITH COLUMNS	---
RETAINING WALL	---
8" SOUND WALL	---

SEE SHEET 14



SEE SHEET 17

KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
SITE PLAN

JOB NUMBER: 14-030 12/17/19  
SHEET 13 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH

NO.	REVISIONS	DATE	BY

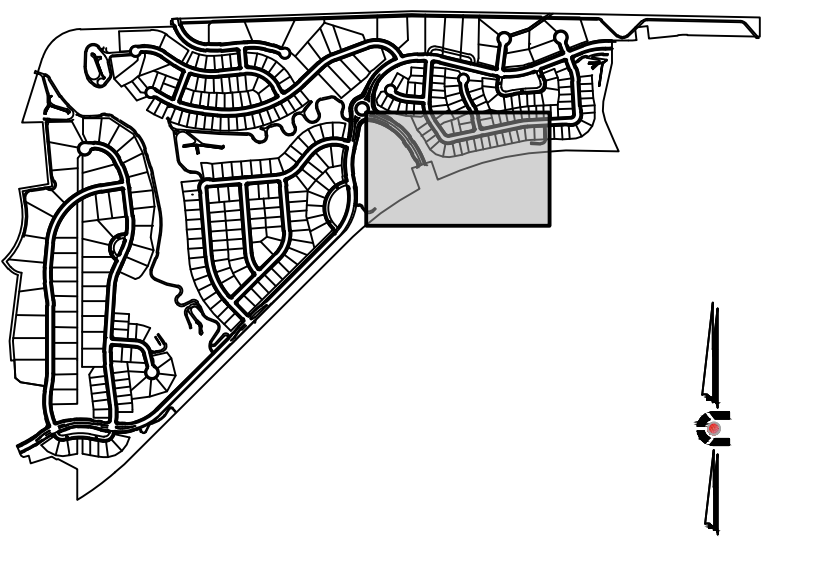
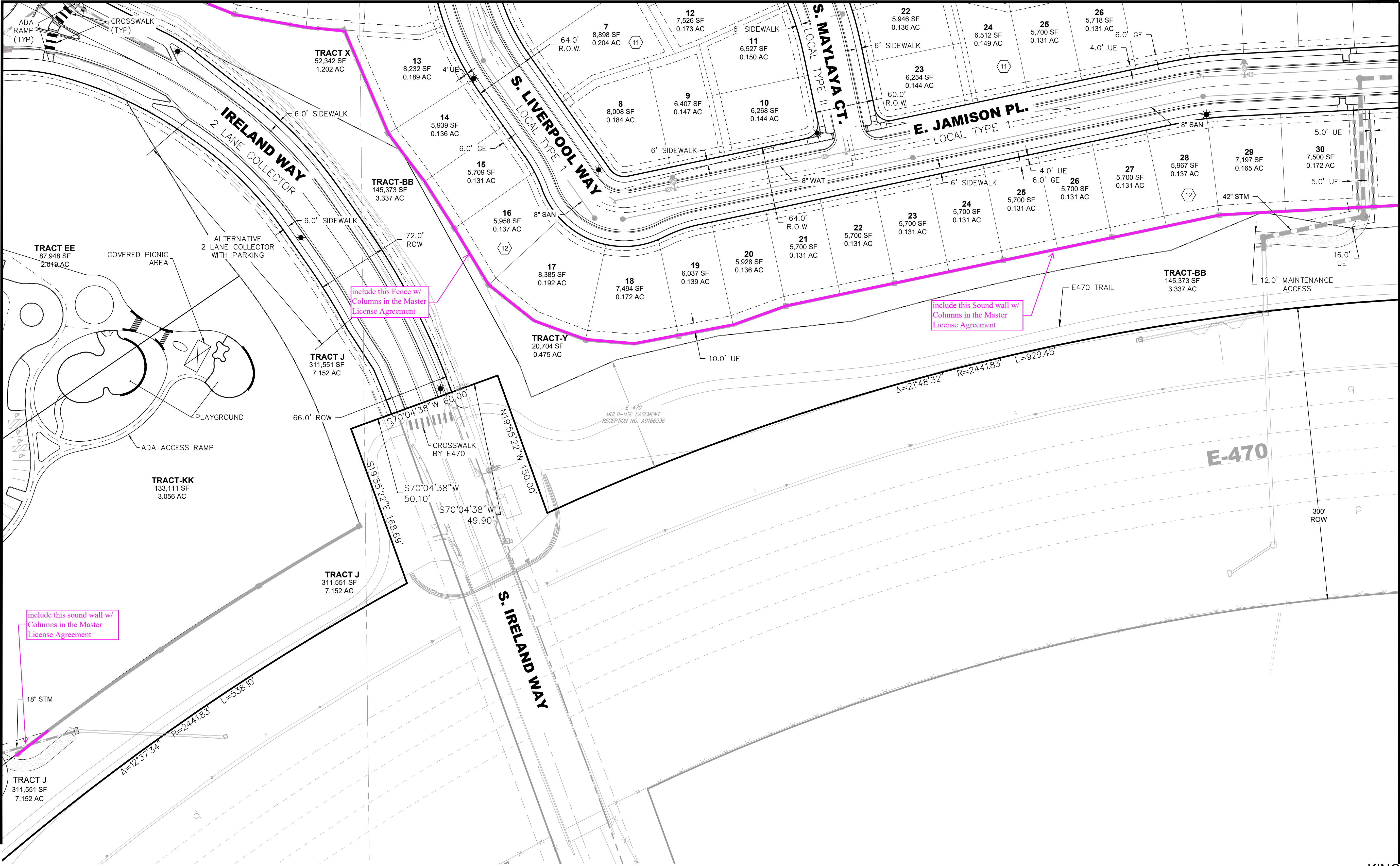


# KINGS POINT FILING NO. 2

## CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 10

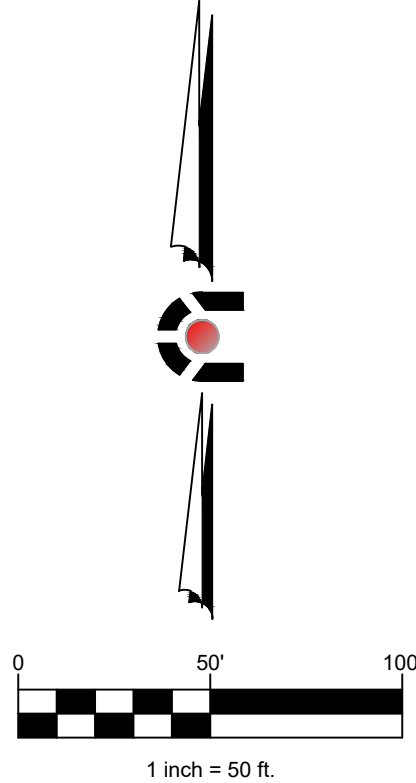


KEY MAP  
SCALE: 1" = 1500'

### LEGEND

PROPERTY LINE	
RIGHT OF WAY	
TRACT BOUNDARY	
LOT LINE	
ROAD CENTER LINE	
UTILITY EASEMENT (U.E.)	
GAS LINE EASEMENT (G.E.)	
EX. UTILITY EASEMENTS	
100 YEAR FLOOD PLAIN	
PROPOSED 100 YR FLOOD PLAIN	
HANDICAP RAMP	
EXISTING FENCE	
PROPOSED LIGHT POLE	
PROPOSED STOP SIGN	
CRUSHER FINE TRAILS	
CONCRETE TRAILS	
RIPRAP	
SANITARY/MANHOLE	
WATER LINE/HYDRANT	
STORM PIPE WINLET	
PRIVATE IRRIGATION METER	
LOT BLOCK NUMBER	
CROSS WALK	
SPLIT RAIL FENCE	
6' PRIVACY FENCE WITH COLUMNS	
RETAINING WALL	
8' SOUND WALL	

SEE SHEET 15



KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
SITE PLAN

JOB NUMBER: 14-030 12/17/19  
SHEET 14 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH

SEE SHEET 13

NO.	REVISIONS	DATE	BY

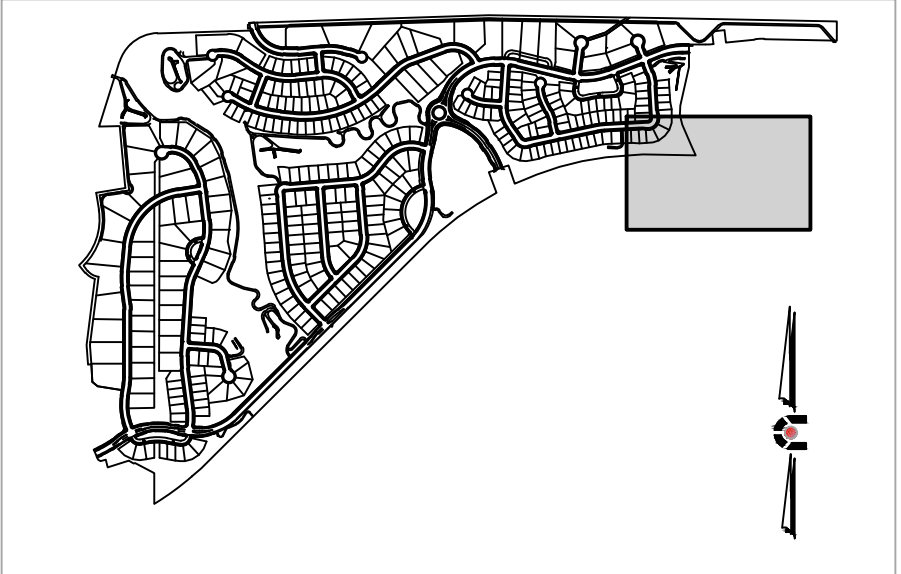
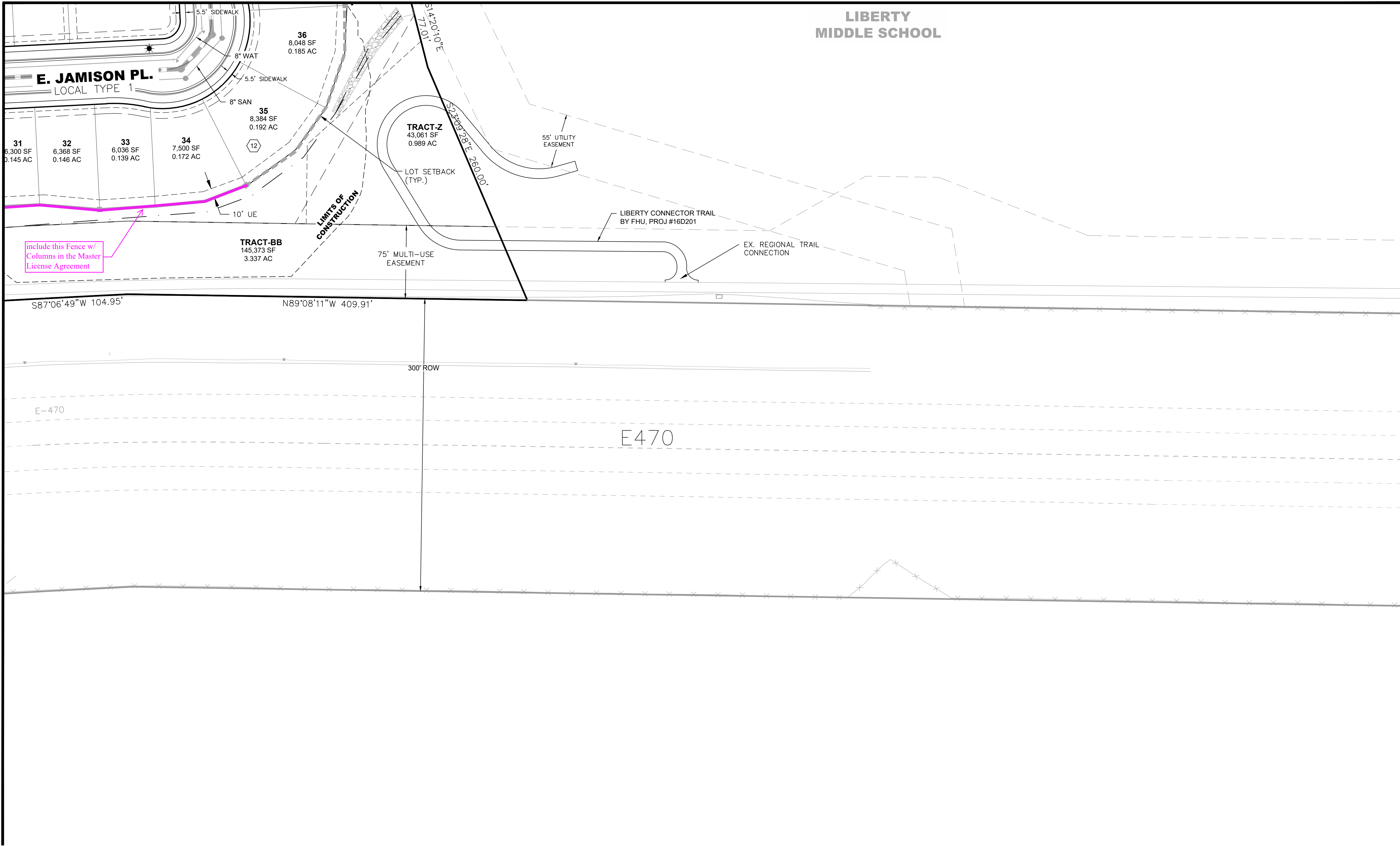


# KINGS POINT FILING NO. 2

## CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

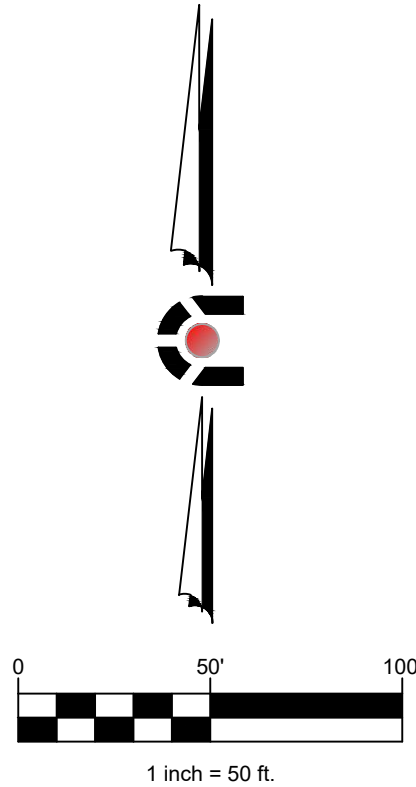
SEE SHEET 11



KEY MAP  
SCALE: 1" = 1500'

### LEGEND

PROPERTY LINE	—————
RIGHT OF WAY	—————
TRACT BOUNDARY	—————
LOT LINE	—————
ROAD CENTER LINE	—————
UTILITY EASEMENT (U.E.)	—————
GAS LINE EASEMENT (G.E.)	—————
EX. UTILITY EASEMENTS	—————
100 YEAR FLOOD PLAIN	—————
PROPOSED 100 YR FLOOD PLAIN	—————
HANDICAP RAMP	
EXISTING FENCE	—————
PROPOSED LIGHT POLE	
PROPOSED STOP SIGN	
CRUSHER FINE TRAILS	
CONCRETE TRAILS	
RIPRAP	
SANITARY/MANHOLE	
WATER LINE/HYDRANT	
STORM PIPE WINLET	
PRIVATE IRRIGATION METER	
LOT BLOCK NUMBER	
CROSS WALK	
SPLIT RAIL FENCE	
6' PRIVACY FENCE WITH COLUMNS	
RETAINING WALL	
8' SOUND WALL	



SEE SHEET 14

NO.	REVISIONS	DATE	BY

KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
SITE PLAN

JOB NUMBER: 14-030 12/17/19  
SHEET 15 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH

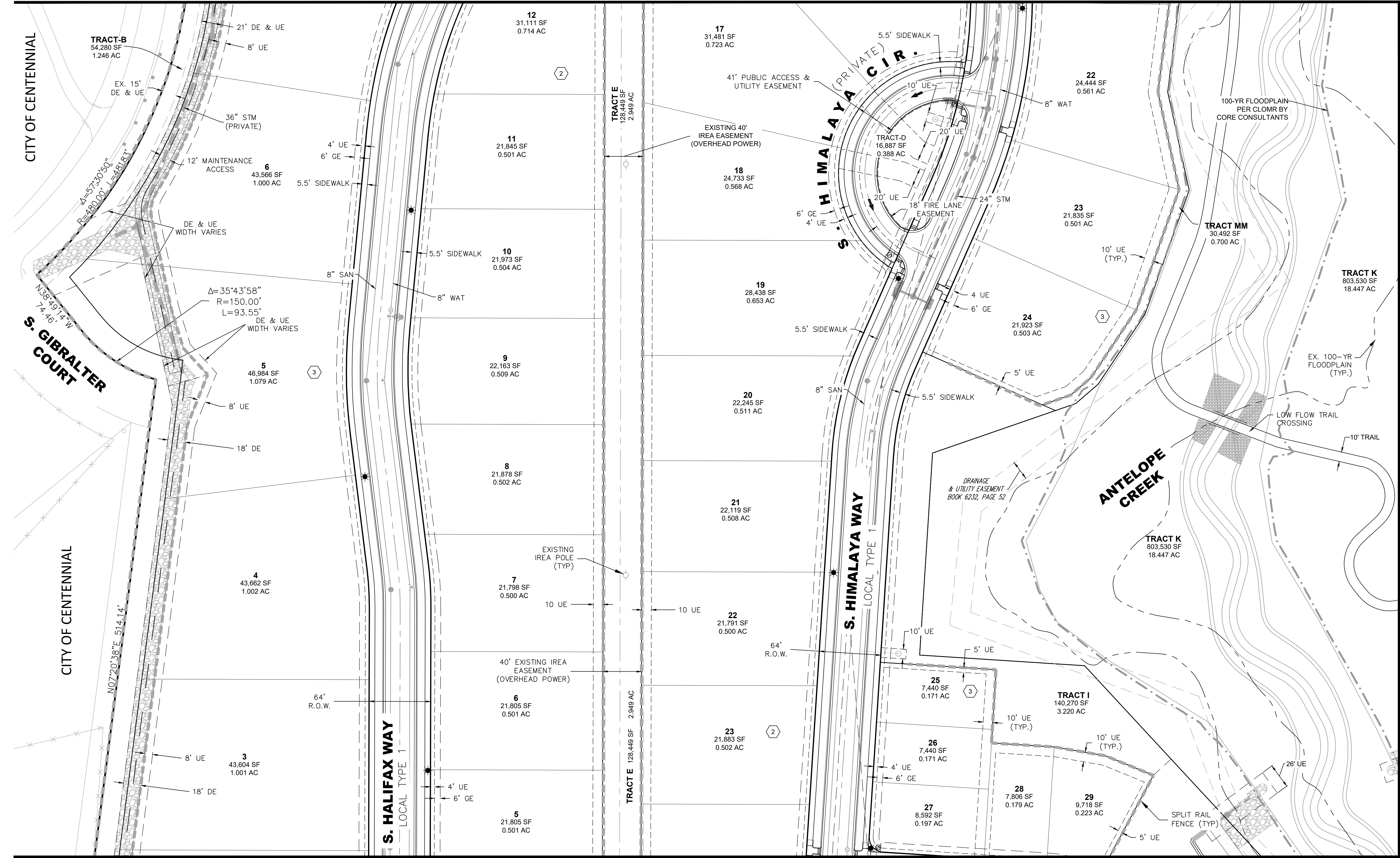


# KINGS POINT FILING NO. 2

## CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 12

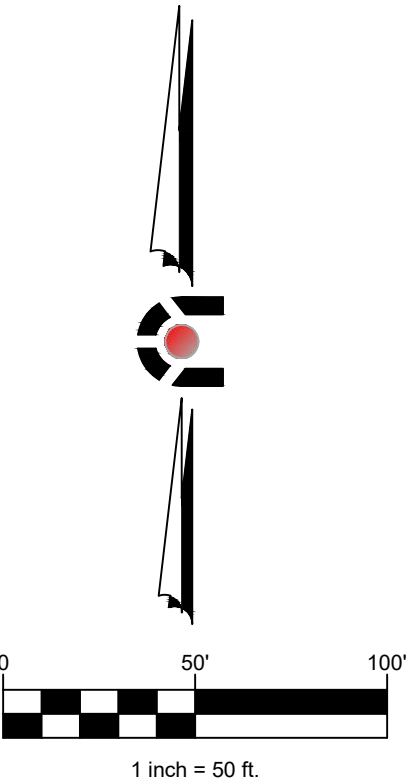


KEY MAP  
SCALE: 1" = 1500'

### LEGEND

PROPERTY LINE	———
RIGHT OF WAY	———
TRACT BOUNDARY	———
LOT LINE	———
ROAD CENTER LINE	———
UTILITY EASEMENT (U.E.)	———
GAS LINE EASEMENT (G.E.)	———
EX. UTILITY EASEMENTS	———
100 YEAR FLOOD PLAIN	———
PROPOSED 100 YR FLOOD PLAIN	———
HANDICAP RAMP	
EXISTING FENCE	———
PROPOSED LIGHT POLE	———
PROPOSED STOP SIGN	———
CRUSHER FINE TRAILS	
CONCRETE TRAILS	
RIPRAP	
SANITARY/MANHOLE	———
WATER LINE/HYDRANT	———
STORM PIPE WINLET	———
PRIVATE IRRIGATION METER	———
LOT BLOCK NUMBER	———
CROSS WALK	———
SPLIT RAIL FENCE	———
6" PRIVACY FENCE WITH COLUMNS	———
RETAINING WALL	———
8" SOUND WALL	———

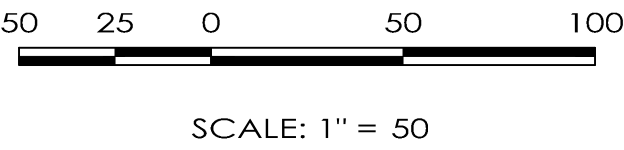
SEE SHEET 17



SEE SHEET 18

KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
SITE PLAN

JOB NUMBER: 14-030 12/17/19  
SHEET 16 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH



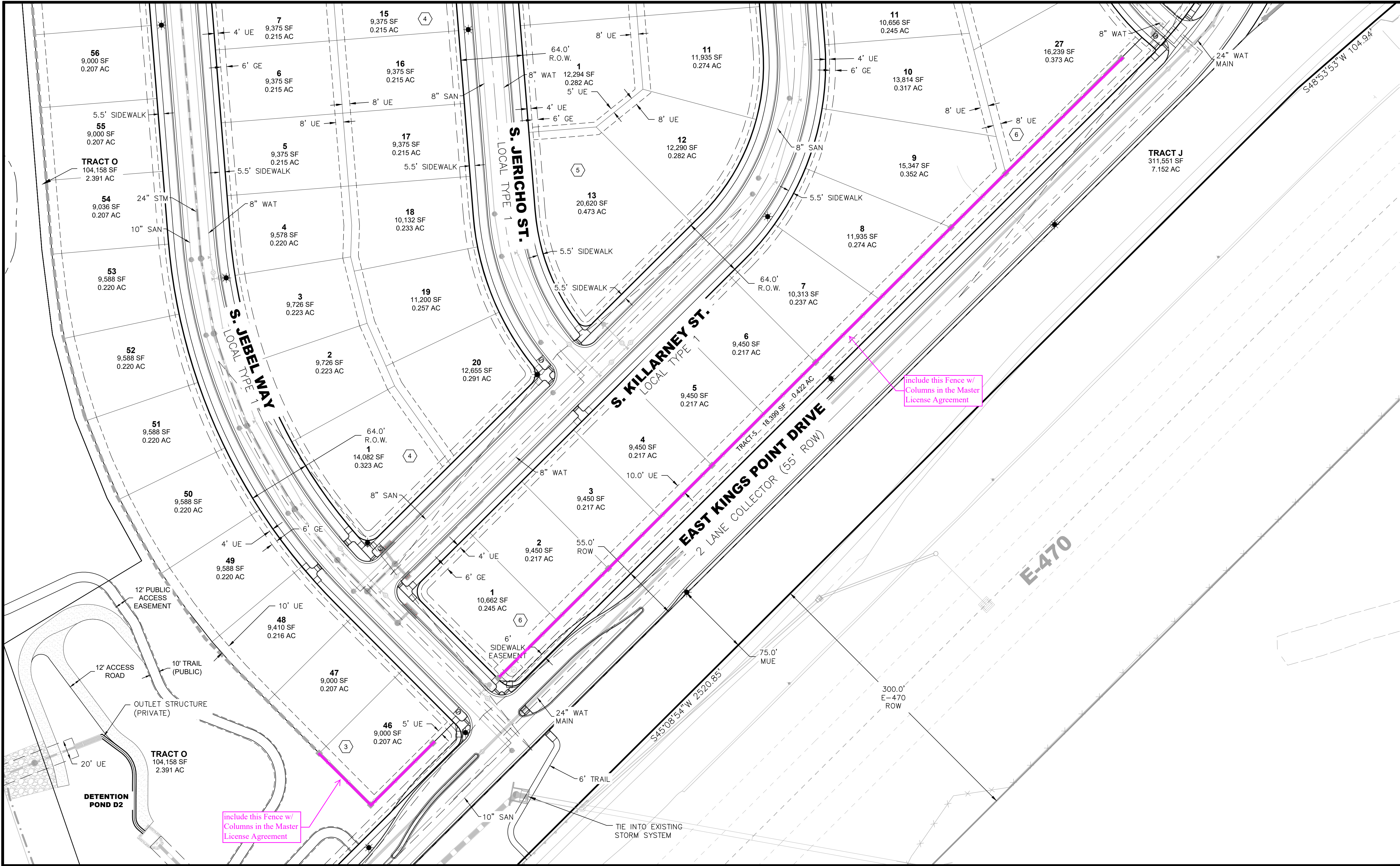
NO.	REVISIONS	DATE	BY



# KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

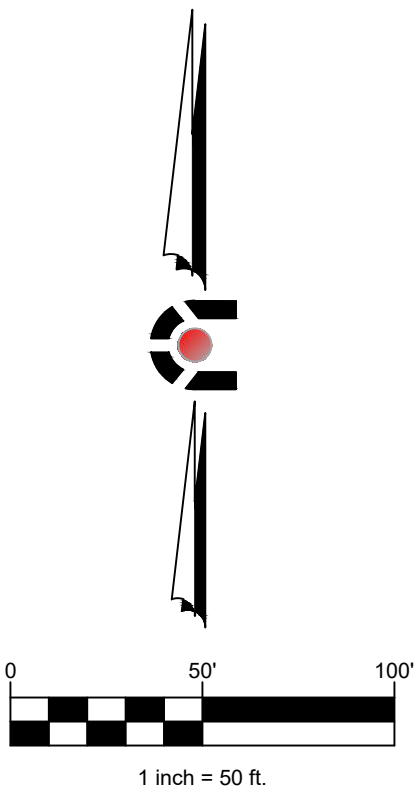
SEE SHEET 13



KEY MAP  
SCALE: 1" = 1500'

### LEGEND

PROPERTY LINE	
RIGHT OF WAY	
TRACT BOUNDARY	
LOT LINE	
ROAD CENTER LINE	
UTILITY EASEMENT (U.E.)	
GAS LINE EASEMENT (G.E.)	
EX. UTILITY EASEMENTS	
100 YEAR FLOOD PLAIN	
PROPOSED 100 YR FLOOD PLAIN	
HANDICAP RAMP	
EXISTING FENCE	
PROPOSED LIGHT POLE	
PROPOSED STOP SIGN	
CRUSHER FINE TRAILS	
CONCRETE TRAILS	
RIPRAP	
SANITARY/MANHOLE	
WATER LINE/HYDRANT	
STORM PIPE WINLET	
PRIVATE IRRIGATION METER	
LOT BLOCK NUMBER	
CROSS WALK	
SPLIT RAIL FENCE	
6' PRIVACY FENCE WITH COLUMNS	
RETAINING WALL	
8' SOUND WALL	



SEE SHEET 16

SEE SHEET 19

NO.	REVISIONS	DATE	BY

KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
SITE PLAN

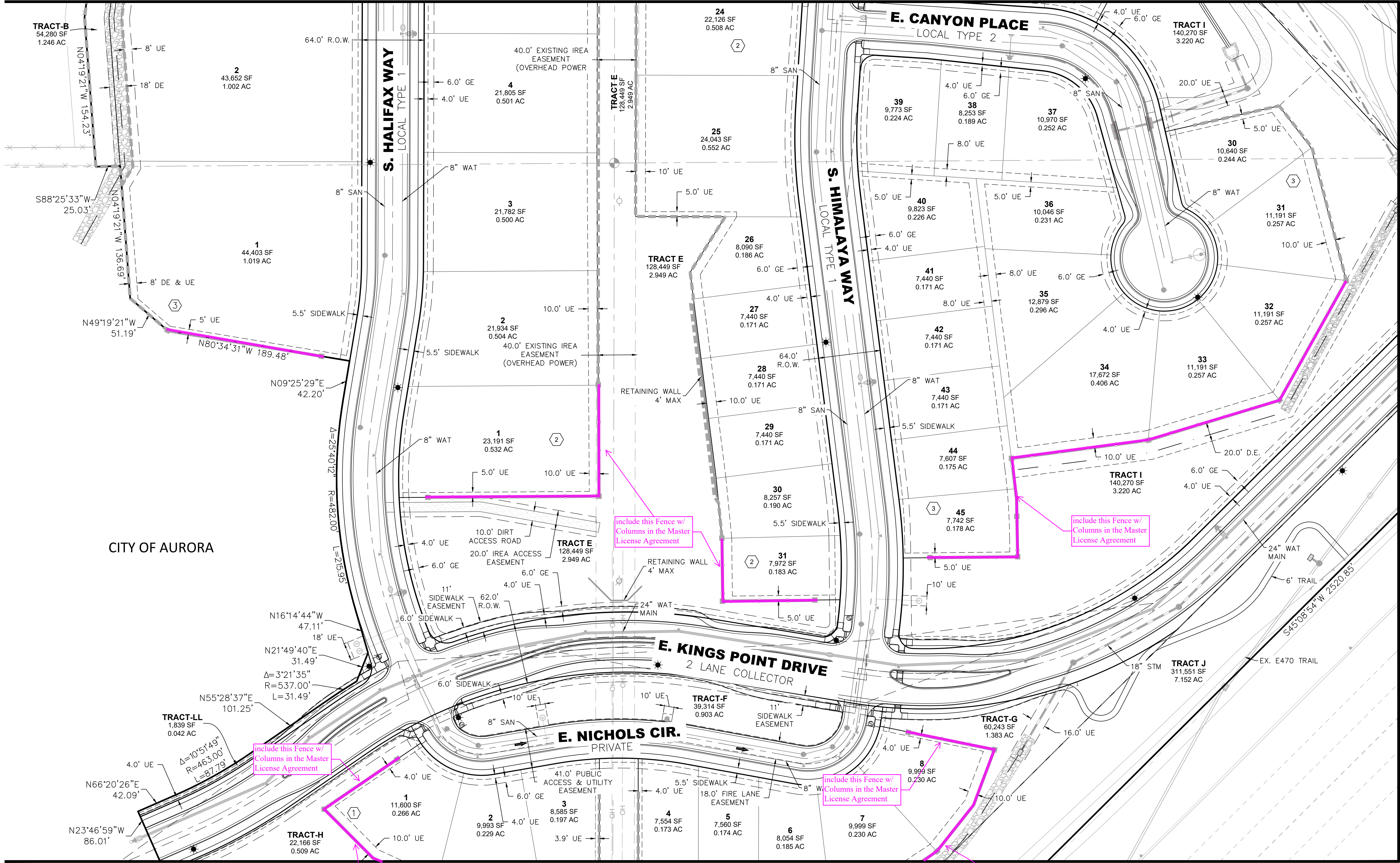
JOB NUMBER: 14-030 12/17/19  
SHEET 17 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH



# KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

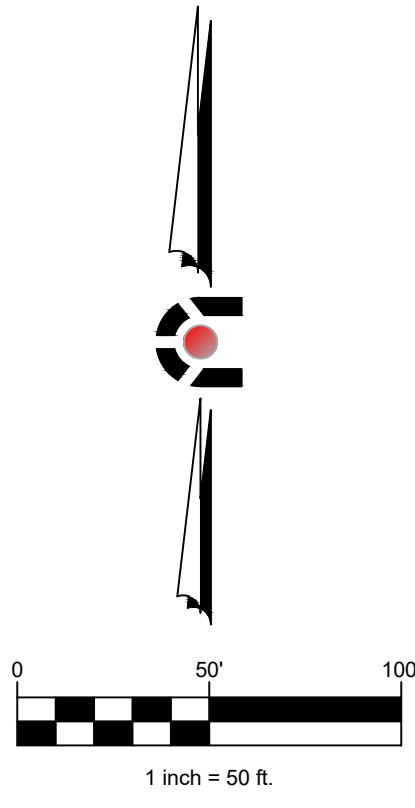
SEE SHEET 16



KEY MAP  
SCALE: 1" = 1500'

LEGEND	
PROPERTY LINE	—————
RIGHT OF WAY	—————
TRACT BOUNDARY	—————
LOT LINE	—————
ROAD CENTER LINE	—————
UTILITY EASEMENT (U.E.)	—————
GAS LINE EASEMENT (G.E.)	—————
EX. UTILITY EASEMENTS	—————
100 YEAR FLOOD PLAIN	—————
PROPOSED 100 YR FLOOD PLAIN	—————
HANDICAP RAMP	—————
EXISTING FENCE	—————
PROPOSED LIGHT POLE	—————
PROPOSED STOP SIGN	—————
CRUSHER FINE TRAILS	—————
CONCRETE TRAILS	—————
RIPRAP	—————
SANITARY/MANHOLE	—————
WATER LINE/HYDRANT	—————
STORM PIPE WINLET	—————
PRIVATE IRRIGATION METER	—————
LOT BLOCK NUMBER	—————
CROSS WALK	—————
SPLIT RAIL FENCE	—————
6' PRIVACY FENCE WITH COLUMNS	—————
RETAINING WALL	—————
8' SOUND WALL	—————

SEE SHEET 19



NO.	REVISIONS	DATE	BY

SEE SHEET 20

KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
SITE PLAN

JOB NUMBER: 14-030 12/17/19  
SHEET 18 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH

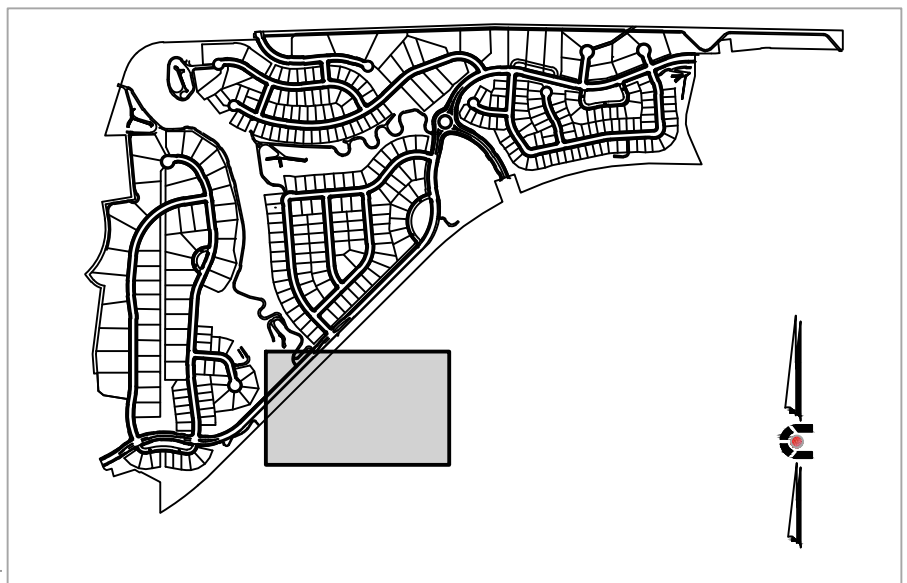
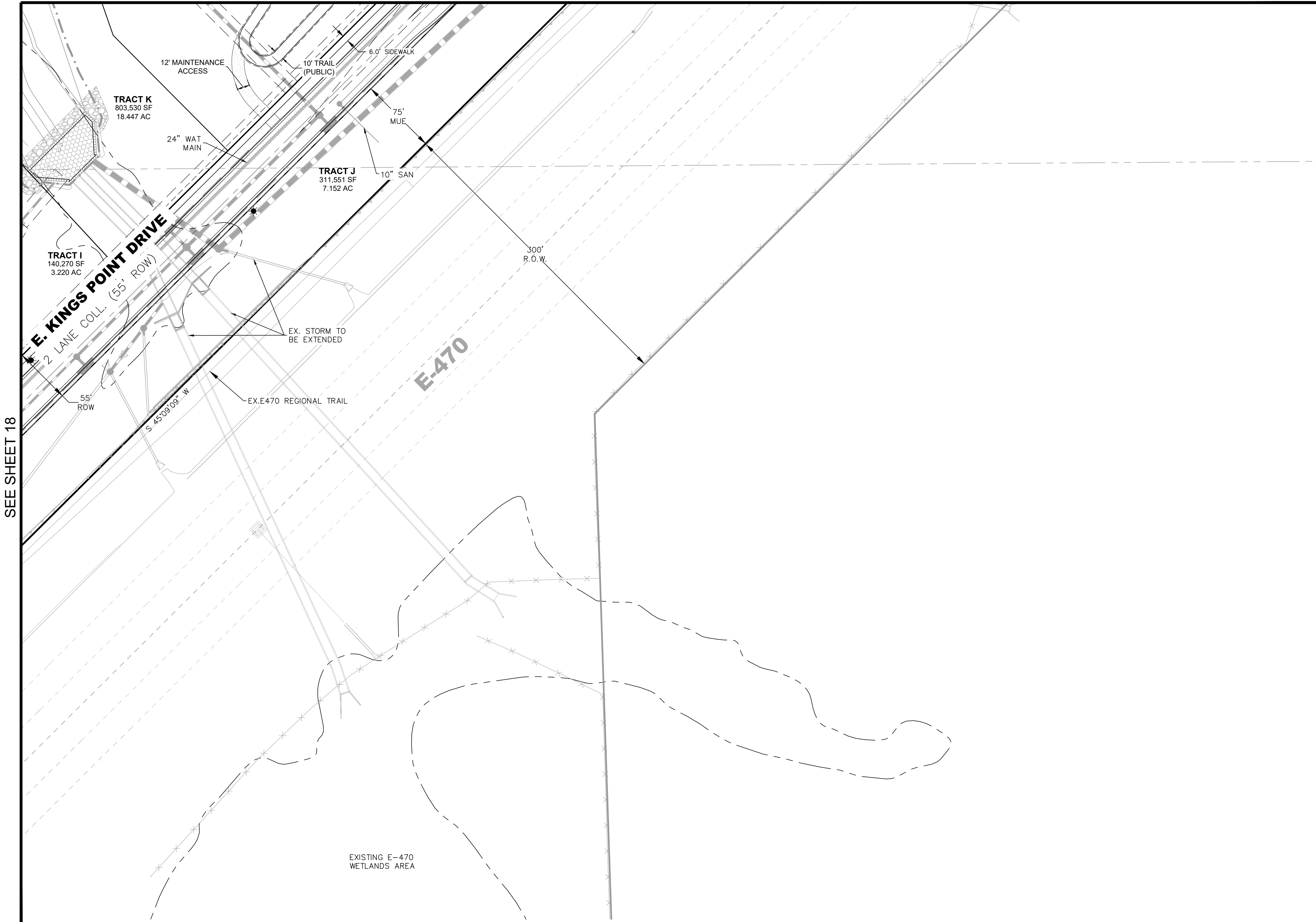


# KINGS POINT FILING NO. 2

## CONTEXTUAL SITE PLAN WITH WAIVERS

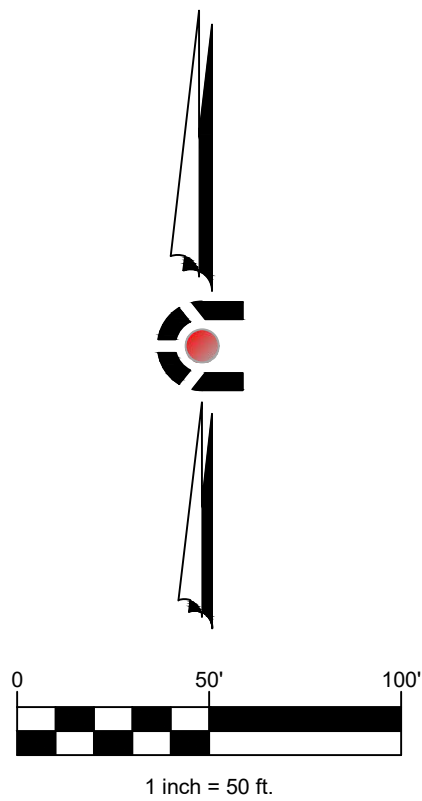
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 17



### LEGEND

PROPERTY LINE	
RIGHT OF WAY	
TRACT BOUNDARY	
LOT LINE	
ROAD CENTER LINE	
UTILITY EASEMENT (U.E.)	
GAS LINE EASEMENT (G.E.)	
EX. UTILITY EASEMENTS	
100 YEAR FLOOD PLAIN	
PROPOSED 100 YR FLOOD PLAIN	
HANDICAP RAMP	
EXISTING FENCE	
PROPOSED LIGHT POLE	
PROPOSED STOP SIGN	
CRUSHER FINE TRAILS	
CONCRETE TRAILS	
RIPRAP	
SANITARY/MANHOLE	
WATER LINE/HYDRANT	
STORM PIPE WINLET	
PRIVATE IRRIGATION METER	
LOT BLOCK NUMBER	
CROSS WALK	
SPLIT RAIL FENCE	
6' PRIVACY FENCE WITH COLUMNS	
RETAINING WALL	
8' SOUND WALL	



### KINGS POINT FILING NO. 2

#### CONTEXTUAL SITE PLAN

#### SITE PLAN

JOB NUMBER: 14-030 12/17/19  
SHEET 19 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH

SEE SHEET 18

NO.	REVISIONS	DATE	BY

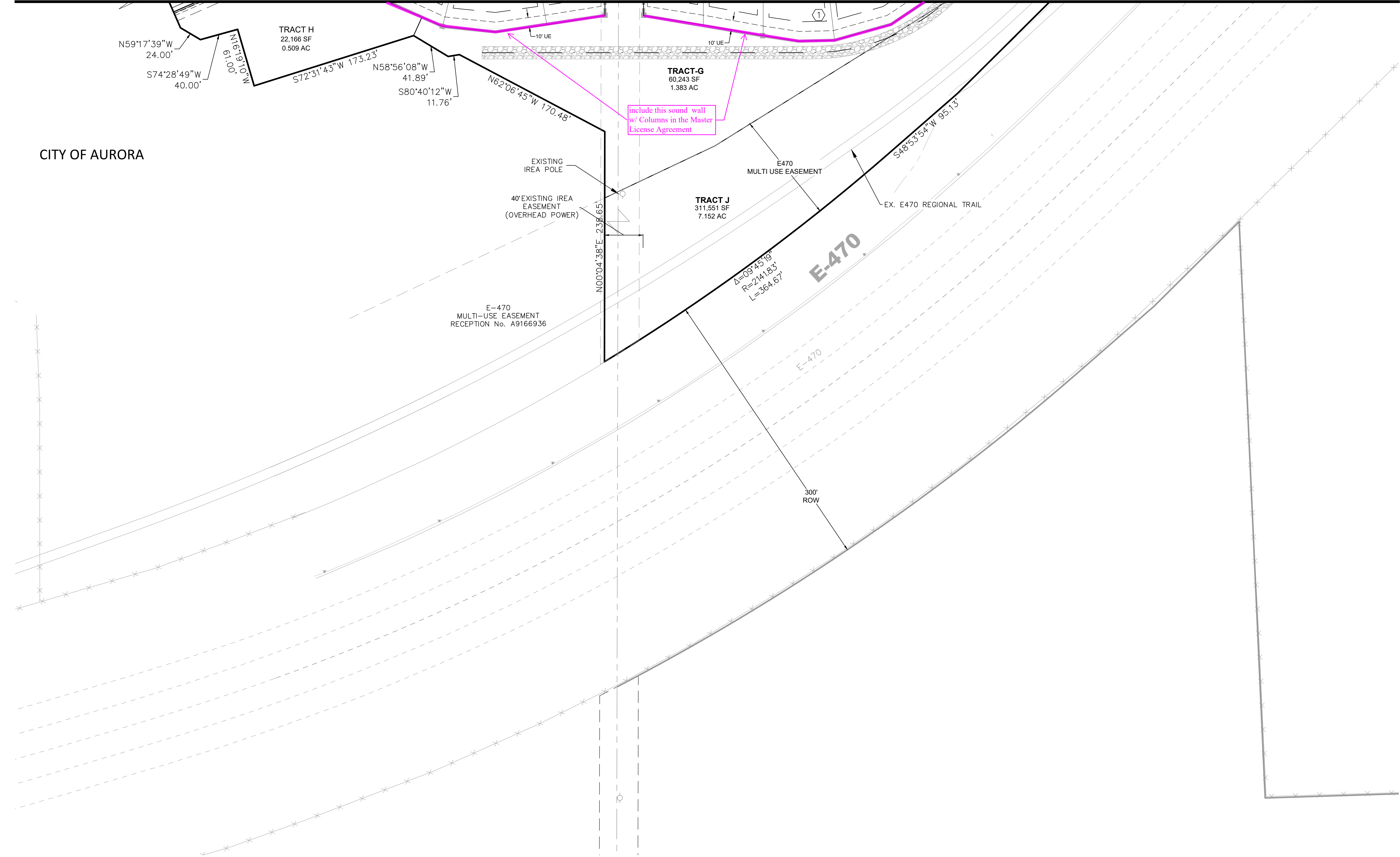


# KINGS POINT FILING NO. 2

## CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

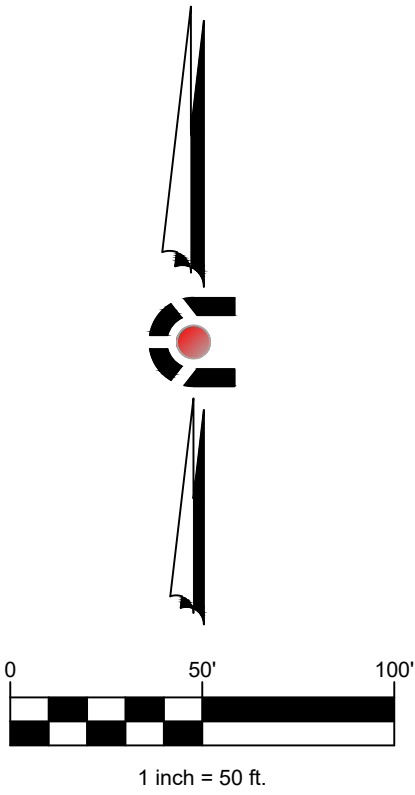
SEE SHEET 18



KEY MAP  
SCALE: 1" = 1500'

### LEGEND

PROPERTY LINE	—————
RIGHT OF WAY	—————
TRACT BOUNDARY	—————
LOT LINE	—————
ROAD CENTER LINE	—————
UTILITY EASEMENT (U.E.)	—————
GAS LINE EASEMENT (G.E.)	—————
EX. UTILITY EASEMENTS	—————
100 YEAR FLOOD PLAIN	—————
PROPOSED 100 YR FLOOD PLAIN	—————
HANDICAP RAMP	
EXISTING FENCE	
PROPOSED LIGHT POLE	
PROPOSED STOP SIGN	
CRUSHER FINE TRAILS	
CONCRETE TRAILS	
RIPRAP	
SANITARY/MANHOLE	
WATER LINE/HYDRANT	
STORM PIPE WINLET	
PRIVATE IRRIGATION METER	
LOT BLOCK NUMBER	
CROSS WALK	
SPLIT RAIL FENCE	
6' PRIVACY FENCE WITH COLUMNS	
RETAINING WALL	
8' SOUND WALL	



NO.	REVISIONS	DATE	BY

KINGS POINT FILING NO. 2  
CONTEXTUAL SITE PLAN  
SITE PLAN

JOB NUMBER: 14-030 12/17/19  
SHEET 20 OF 20  
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH