

# KINGS POINT SOUTH - PA 1-4 COVER SHEET

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Drainage letter/report has been submitted for approval.

An update to the master plan and PIP has not been submitted. Per that existing PIP Aurora Parkway improvements are required with this development.

Noted.

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Requested information has been added.

Please call out number of lots per Planning Area

### DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	61.02 ACRES
NUMBER OF LOTS	193 LOTS (1 BUILDING PER LOT)
BUILDING HEIGHT	38' MAXIMUM (PER SECTION 146-4.2.2)
HARD SURFACE AREA	498,352 S.F.
LANDSCAPE AREA	92,842 S.F.
SIDEWALKS	140,495 S.F.
PRESENT ZONING CLASSIFICATION	R-1, R-2
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 SQUARE FEET (PER ARTICLE 146-4.10)
PROPOSED TOTAL SIGN AREA	0
PROPOSED NUMBER OF SIGNS	0 (2 ALLOWED)
PARKING SPACES REQUIRED	2 PER UNIT, 1 ADDITIONAL SPACE FOR EVERY 5 UNITS (PER ARTICLE 4.6-1)
PARKING SPACES PROVIDED	2 PER UNIT PROVIDED IN GARAGE, 2 GUEST SPACES PROVIDED IN DRIVEWAY
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
PROPOSED USES	SFD RESIDENTIAL
OPEN SPACE	957,210 S.F.
CONSTRUCTION TYPE	V-N CONSTRUCTION, SINGLE FAMILY HOMES (ALL STRUCTURES WILL BE CONSTRUCTED UNDER THE 2015 IRC). STRUCTURES WILL BE NON-SPRINKLERED.

Incorrect. Only 2 spaces required per dwelling unit, please remove

Updated.

**OWNER:**  
RICHMOND AMERICAN HOMES  
ATTN: JASON POCK  
4350 S. MONACO STREET  
DENVER, CO 80237  
720-977-3827

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

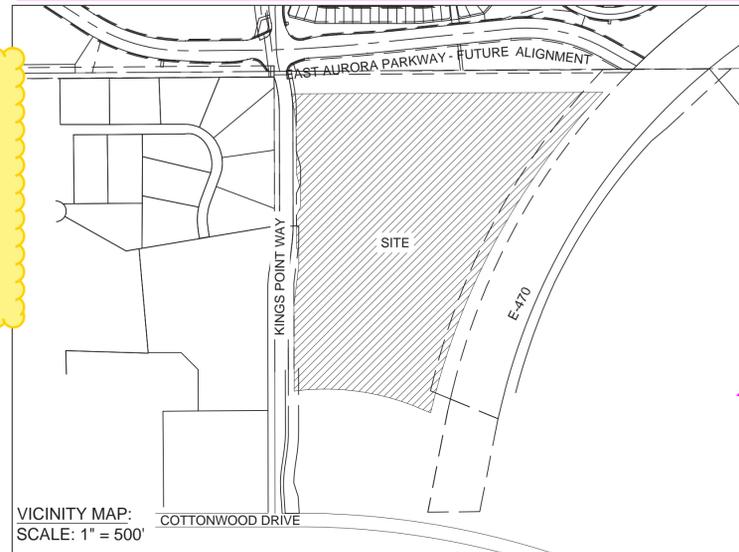
**ENGINEER - CIVIL, DRAINAGE, UTILITY:**  
INNOVATIVE LAND CONSULTANTS, INC.  
ATTN: ALEX ASADULLAEV, P.E.  
12071 TEJON STREET, SUITE 470  
WESTMINSTER, CO 80234  
303-421-4224 EXT. 109

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

### LEGAL DESCRIPTION:

KINGS POINT SOUTH FILING NO. 1:

A RESUBDIVISION OF A PORTION OF BLOCK 1, TRACT C, BEACON POINT SUBDIVISION FILING NO. 4 SITUATED IN THE SOUTHEAST 1/4 OF SECTION 20, T5S, R65W, 6TH PM CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



Updated.

match the plat name

Legal description coordinated and has been updated.

is this correct?

North arrow has been added.  
add a North Arrow

### SIGNATURE BLOCK

SITE PLAN \*

(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: \_\_\_\_\_

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

IN WITNESS WHEREOF, \_\_\_\_\_ 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 OFFICIAL SEAL \_\_\_\_\_ NOTARY 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)

DATABASE APPROVAL DATE \_\_\_\_\_

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_ OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

Include the adjustment and justification on this sheet

Adjustment and justification has been added.

Please include "Sheet x of y"

AMENDMENTS

### GENERAL NOTES:

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SITE LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIALS OR ANY OTHER VISUAL OBSTACLE OF 26" IN HEIGHT DURING THE CONSTRUCTION PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- LOCAL, STATE AND FEDERAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER IF CONFLICTS OCCUR.
- THE BUILDER IS RESPONSIBLE FOR ALL FRONT YARD "ON LOT" LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA CSP APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.
- SINCE NO BUILDER HAS BEEN SELECTED AND PRODUCTS ARE NOT KNOWN AT THE TIME OF THIS SITE PLAN, THE LOWEST FINISHED FLOOR ELEVATION FOR EACH PRODUCT WILL BE AT LEAST 2' ABOVE THE 100-YEAR EMERGENCY OVERFLOW ELEVATION FOR ALL SUMP INLETS ON THE PROPERTY.

- 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.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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 CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTION 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.

### CITY OF AURORA STANDARD NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPAIR OF FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA. Updated.
- RIGHT OF WAY FOR INGRESS AND EGRESS, SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE

KINGS POINT SOUTH

COVER SHEET

CITY OF AURORA

SCALE: N/A  
DRAWN BY: WP  
CHECKED BY: JG

PROJECT NO. 8367-000

C-1

PROJECT NO. 8367-000

# KINGS POINT SOUTH - PA 1-4 COVER SHEET

Missing standard notes have been added.

If no gate or Barriers systems are installed on site please remove note 1

Updated.

There are missing standard notes. Please review with planning

## CITY OF AURORA SITE PLAN NOTES:

1. **ACCESS CONTROL GATE OR BARRIER SYSTEMS:** GATING AND BARRIERS SYSTEMS INSTALLED ACROSS FIRE APPARATUS ACCESS ROAD(S) INTENDED TO RESTRICT PUBLIC USE MUST INCLUDE THE FOLLOWING NOTES: THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
2. **FUTURE TRAFFIC SIGNALIZATION:** RICHMOND AMERICAN HOMES SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF KINGS POINT WAY AND AURORA PARKWAY, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW, FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS IN OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
3. **ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2009 IBC:** ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE 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 STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
4. **ADDRESSING:** ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
5. **ALTERNATIVE FIRE LANE SURFACING MATERIALS:** PRE-APPROVAL OF ALTERNATIVE FIRE LANE SURFACES MUST BE OBTAINED THROUGH THE PUBLIC WORKS DEPARTMENT. GRASS-PAVE, GRASS-CRETE, INVISIBLE STRUCTURES, ETC. USED IN PLACE OF CITY APPROVED CONSTRUCTION SPECIFICATIONS OF FIRE LANES MUST PROVIDE THE FOLLOWING SITE PLAN NOTE: THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS-CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
6. **AMERICANS WITH DISABILITIES ACT:** THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
7. **EMERGENCY ACCESS INGRESS AND EGRESS:** EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

8. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE **EMERGENCY RESPONDER RADIO COVERAGE (ERRC)**. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
9. **FIRE LANE EASEMENTS:** WHERE FIRE LANE EASEMENTS ARE DEDICATED WITHIN THE SITE PROVIDE THE FOLLOWING NOTE: RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
10. **FIRE LANE SIGNS:** THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
11. **SIGNING AND STRIPING:** THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

Please provide a table that lists lot types and number of lots as well as acreage within each Planning Area. Please provide this information in a separate sheet with the lot layout for the entire Site Plan similar to the one on Sheet L-11.

Table has been provided.

Updated.

Notes have been removed.

COA has Adopted the 2015 IBC Code Set. Please update your note

missing notes, please add the following notes:

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

The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be 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.

Note has been added.

Add the following PROS note regarding how park and open space land as well as the improvements upon such land must be open for use by the general public:  
"Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public."

Note has been added.

Updated.  
Please include "Sheet x of y"

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT:	KINGS POINT SOUTH
DRAWING:	COVER SHEET
CLIENT:	CITY OF AURORA
DESIGNED BY:	WP
DRAWN BY:	WP
CHECKED BY:	JG
SCALE:	HORZ: N/A VERT: N/A
DATE:	11-20-2020

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



SHEET NUMBER  
**C-2**  
PROJECT NO. 8367-000

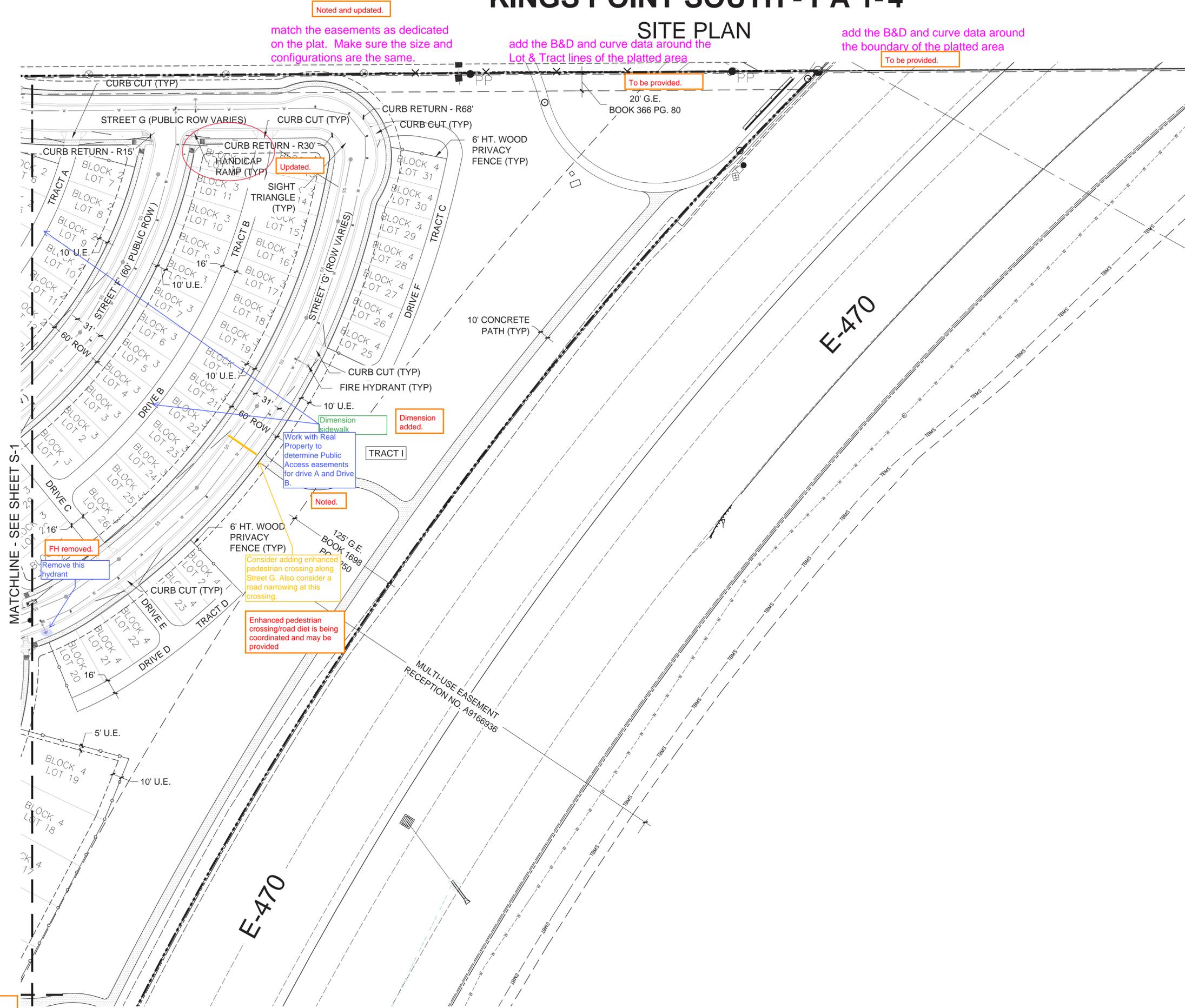
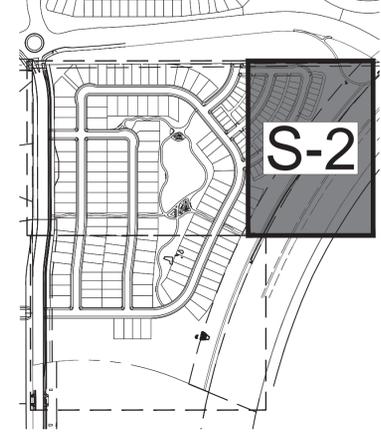
NOT FOR CONSTRUCTION



# KINGS POINT SOUTH - PA 1-4

## SITE PLAN

### KEY MAP



### LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- EASEMENT
- CONCRETE SIDEWALK
- OPEN SPACE
- BRICK PAVERS
- P.I.P SURFACING
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- 8' HT. BRICK/WOOD FENCIN
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

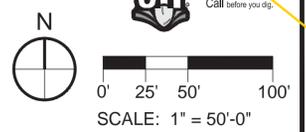
#	DATE	REVISIONS
1		
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6		

PROJECT: KINGS POINT SOUTH  
 DRAWING: SITE PLAN SHEET  
 CLIENT: CITY OF AURORA  
 DESIGNED BY: WP  
 DRAWN BY: WP  
 CHECKED BY: JG  
 SCALE: HORIZ: 1" = 50'-0"  
 VERT: 1" = 50'-0"  
 DATE: 11-20-2020

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



SHEET NUMBER  
**S-2**  
 PROJECT NO. 8367-000



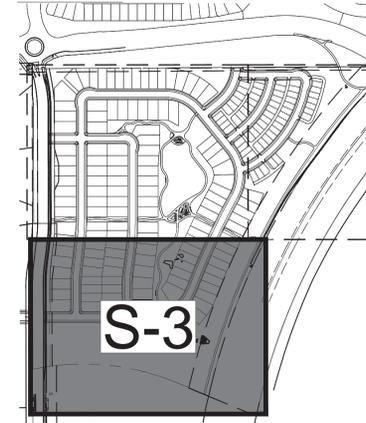
Will Prescott  
 THK Associates  
 303-770-7201  
 wprescott@thkassoc.com

NOT FOR CONSTRUCTION

# KINGS POINT SOUTH - PA 1-4

## SITE PLAN

### KEY MAP



### LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- EASEMENT
- CONCRETE SIDEWALK
- OPEN SPACE
- BRICK PAVERS
- P.I.P SURFACING
- 3' HT. 2-RAIL FENCING
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- BENCH
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- STOP SIGN

#	DATE	REVISIONS
1		
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PROJECT: KINGS POINT SOUTH  
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 VERT: 1" = 50'-0"  
 DATE: 11-20-2020

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

**THK** associates, inc.

SHEET NUMBER  
**S-3**  
 PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

To be provided.  
 add the B&D and curve data around the Lot & Tract lines of the platted area

match the easements as dedicated on the plat. Make sure the size and configurations are the same.

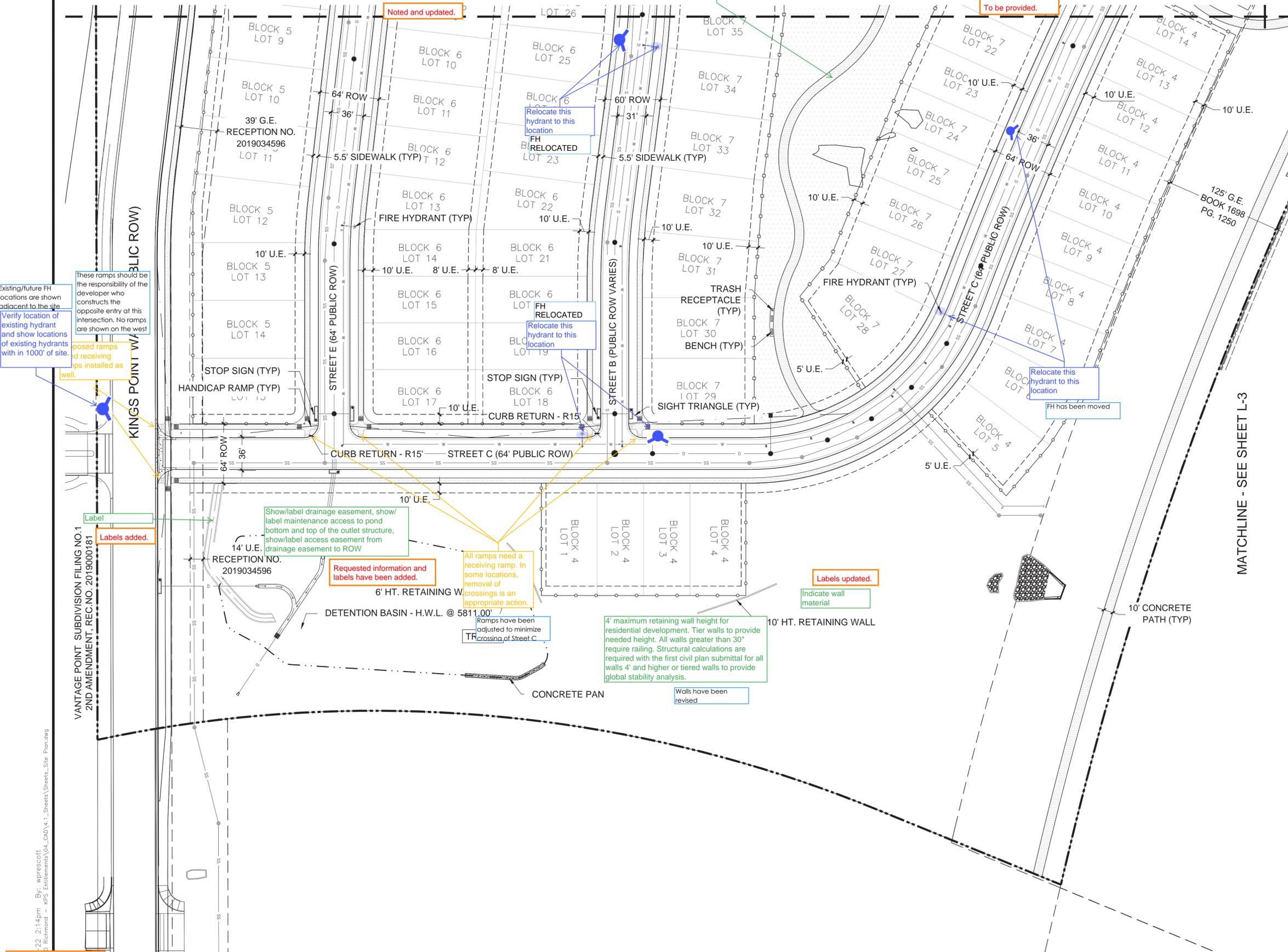
To be provided.  
 add the B&D and curve data around the boundary of the platted area

Existing/future FH locations are shown adjacent to the site. Verify location of existing hydrant and show locations of existing hydrants with in 1000' of site.

These ramps should be the responsibility of the developer who constructs the opposite entry of this intersection. No ramps are shown on the west well.

Labels added.

Will Prescott  
 THK Associates  
 303-770-7201  
 wprescott@thkassoc.com



Show/label drainage easement, show/label maintenance access to pond bottom and top of the outlet structure, show/label access easement from drainage easement to ROW

Requested information and labels have been added.

All ramps need a receiving ramp. In some locations, removal of crossings is an appropriate action.

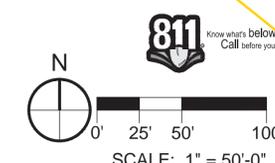
4' maximum retaining wall height for residential development. Tier walls to provide needed height. All walls greater than 30" require railing. Structural calculations are required with the first civil plan submittal for all walls 4' and higher or tiered walls to provide global stability analysis.

Walls have been revised

Labels updated.

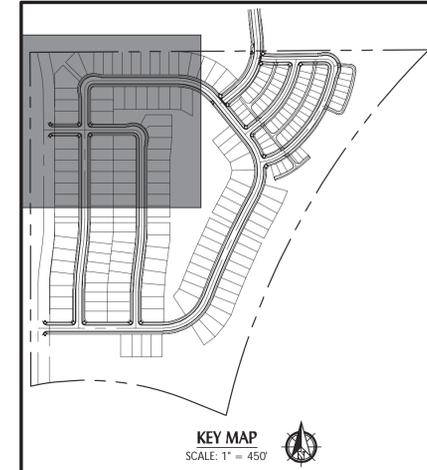
Indicate wall material

Updated.  
 Please include "Sheet x of y"

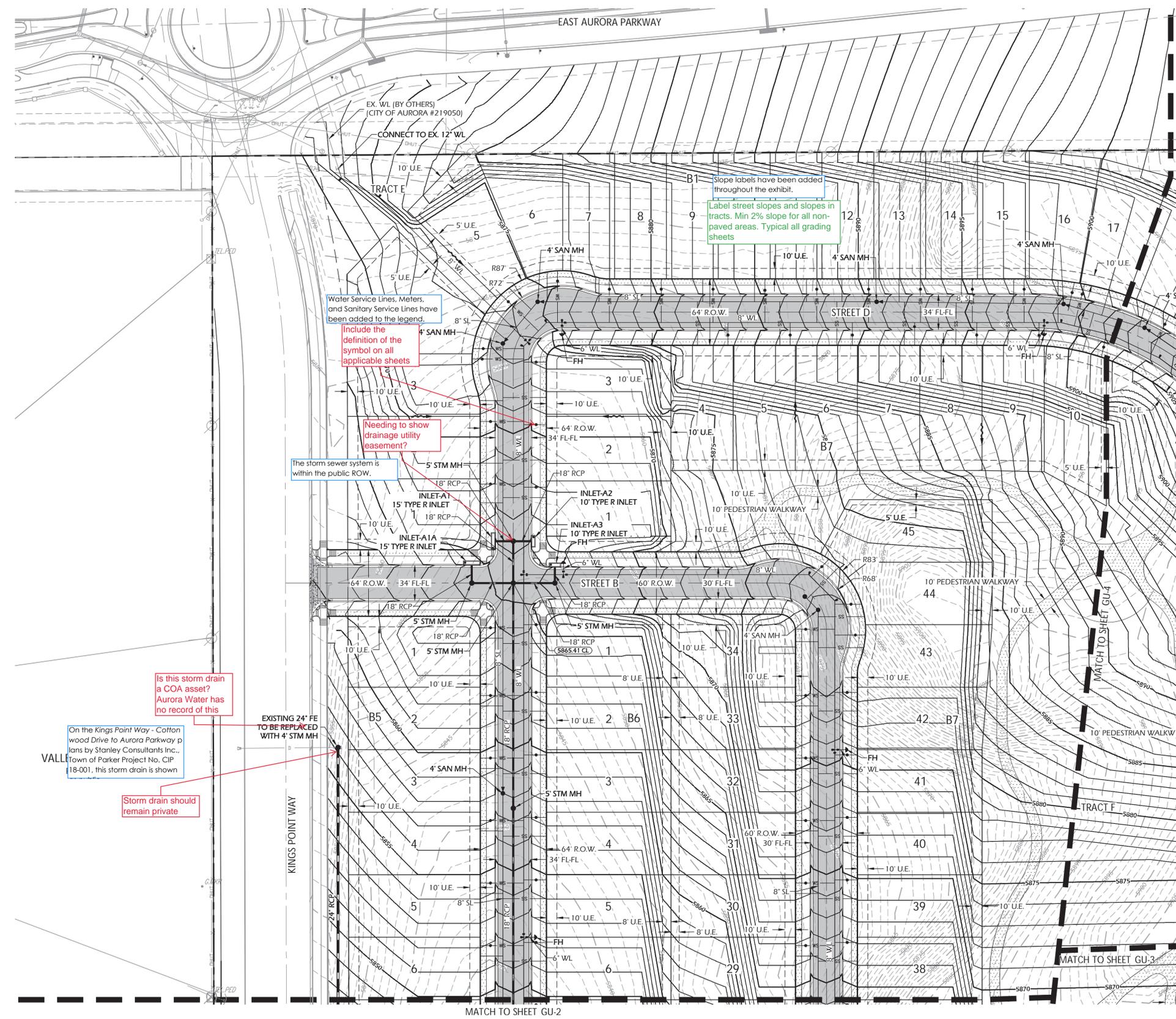


22:2:14pm By: wprescott  
 C:\Richmond - GIS\Entitlements\04\_040\4.1\_Sheets\Sheet\_Site\_Plan.dwg

# KINGS POINT SOUTH - PA 1-4 PRELIMINARY PLAT



- NOTES:**
- SEE SHEET GU-3 FOR THE OVERLOT GRADING TEMPLATES FOR LANDMARK LOTS.
  - SEE SHEET GU-4 FOR THE OVERLOT GRADING TEMPLATES FOR CITYSCAPE LOTS.



Slope labels have been added throughout the exhibit.  
Label street slopes and slopes in tracts. Min 2% slope for all non-paved areas. Typical all grading sheets

Water Service Lines, Meters, and Sanitary Service Lines have been added to the legend.

Include the definition of the symbol on all applicable sheets

Needing to show drainage utility easement?

The storm sewer system is within the public ROW.

Is this storm drain a COA asset? Aurora Water has no record of this

On the Kings Point Way - Cottonwood Drive to Aurora Parkway plans by Stanley Consultants Inc., Town of Parker Project No. CIP 18-001, this storm drain is shown

Storm drain should remain private

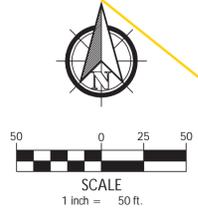
A note has been added to indicate that the storm sewer is public unless otherwise labeled.

Add a note indicating if the storm sewer system is public or private and who will maintain it.

LEGEND		GENERAL ABBREVIATIONS	
	Property Line	A.E.	ACCESS EASEMENT
	Right of Way Line	A.U.E.	ACCESS & UTILITY EASEMENT
	Centerline	BL CONST	BASELINE OF CONSTRUCTION
	Lot Line	BLK	BLOCK
	Easement Line	CE	CURB EXTENSION
	Setback Line	CL	CENTERLINE
	Detention Pond Limits	CT	CURB TRANSITION
	Storm Manhole	CWN	CROWN
	Type 'R' Inlet	DBO	DESIGN BY OTHERS
	Type 'C' Inlet	DC	MEDIAN CURB & MEDIAN DRAINAGE EASEMENT
	Sanitary Sewer Manhole	D.E.	DRAINAGE & UTILITY EASEMENT
	Fire Hydrant	D.U.E.	DRAINAGE & UTILITY EASEMENT
	Water Valve	EOP	EDGE OF PAVEMENT
	Thrust Block	FES	FLARED END SECTION
	Plug & Blow-off	FGB	FINISHED GROUND AT BOTTOM WALL
	Storm Sewer Line	FGT	FINISHED GROUND AT TOP WALL
	Water Line	FH	FIRE HYDRANT
	Sanitary Sewer Line	FL	FLOWLINE
	Ex. Storm Sewer Line	FV	FIELD VERIFY
	Ex. Water Line	G	FINISHED GROUND
	Ex. Sanitary Line	HP	HIGH POINT
	Ex. Fiber Optic	LL	LOT LINE
	Ex. Gas	LP	LOW POINT
	Ex. Underground Electric	MC	MOUNTABLE CURB & GUTTER
	Ex. Overhead Electric	MH	MANHOLE
	Ex. Fence	MSE	MECHANICALLY STABILIZED EARTH
	Ex. Storm FES	P	PAVEMENT
	Ex. Storm Inlet	PC	POINT OF CURVATURE
	Ex. Storm Manhole	PCC	POINT OF COMPOUND CURVATURE
	Ex. Water Valve	PCR	POINT OF CURB RETURN
	Ex. Water Manhole	PGL	PROFILE GRADE LINE
	Ex. Fire Hydrant	PRC	POINT OF REVERSE CURVATURE
	Ex. Sanitary Manhole	PT	POINT OF TANGENCY
	Swale Line	R.O.W.	RIGHT OF WAY
	Flow Arrow	RN	RECORDING NUMBER
	Street Sign	SB	SETBACK
	Ex. Street Sign	S.E.	SANITARY EASEMENT
	Proposed Major Contour (5')	SEC	SECTION LINE
	Proposed Minor Contour (1')	SL	SANITARY LINE
	Existing Major Contour (5')	SS	SANITARY SERVICE
	Existing Minor Contour (1')	SW	SIDEWALK
	Mill & Overlay	SW.E.	SIDEWALK EASEMENT
	Ex. Asphalt Pavement	VC	VERTICAL CURB & GUTTER
	Prop. Sidewalk	W.E.	WATER EASEMENT
	Prop. Asphalt Pavement	WL	WATER LINE
	Prop. Concrete Pavement	WS	WATER SERVICE
	Ex. Asphalt Pavement	WSEL	WATER SURFACE ELEVATION
	Ex. Concrete Pavement	WV	WATER VALVE

Please include "Sheet x of y"

**PROJECT BENCHMARK:**  
DOUGLAS COUNTY GIS #1.075024 BEING A 3 1/4 INCH ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF TODD DRIVE WEST OF THE INTERSECTION AT MOTSENBOCKER ROAD, WEST OF THE NORTH-SOUTH WOOD FENCE, NORTH OF THE ELECTRICAL TRANSFORMER AND SOUTH OF THE TELEPHONE PEDESTALS.  
DATUM ELEV. = 5922.17 (NAVD 88)



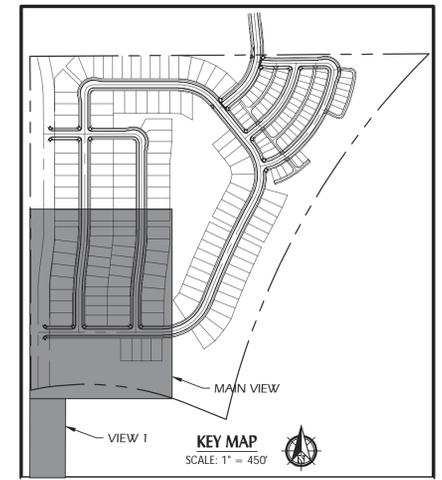
REVISIONS # DATE	1	2	3	4	5	6	
	<b>KINGS POINT SOUTH</b> <b>GRADING AND UTILITY PLAN</b> CITY OF AURORA SCALE: 1" = 50' DESIGNED BY: AA DRAWN BY: TRP CHECKED BY: TRH DATE: 11-20-2020						
	PROJECT: <b>KINGS POINT SOUTH</b> DRAWING: <b>GRADING AND UTILITY PLAN</b> CLIENT: <b>CITY OF AURORA</b> DESIGNED BY: AA DRAWN BY: TRP CHECKED BY: TRH DATE: 11-20-2020						
	 Innovative Land Consultants, Inc. 12071 Tejon Street, Suite 470 Westminster, CO 80234 303.421.4224 www.innovativelandinc.com						
	SHEET NUMBER <h1 style="font-size: 2em;">GU-1</h1> PROJECT NO. 8367-000						

Will Prescott  
THK Associates  
303-770-7201  
wprescott@thkassoc.com

-19 10:55am By: Alex  
 P:\1002 - Richmond Homes\1002-93\Prod\Prin\Plat\Grnd-Util.dwg

# KINGS POINT SOUTH - PA 1-4

## PRELIMINARY PLAT



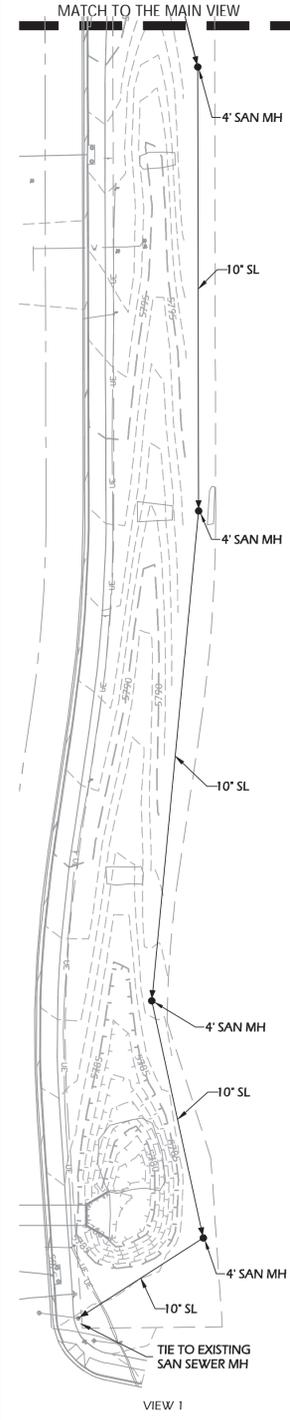
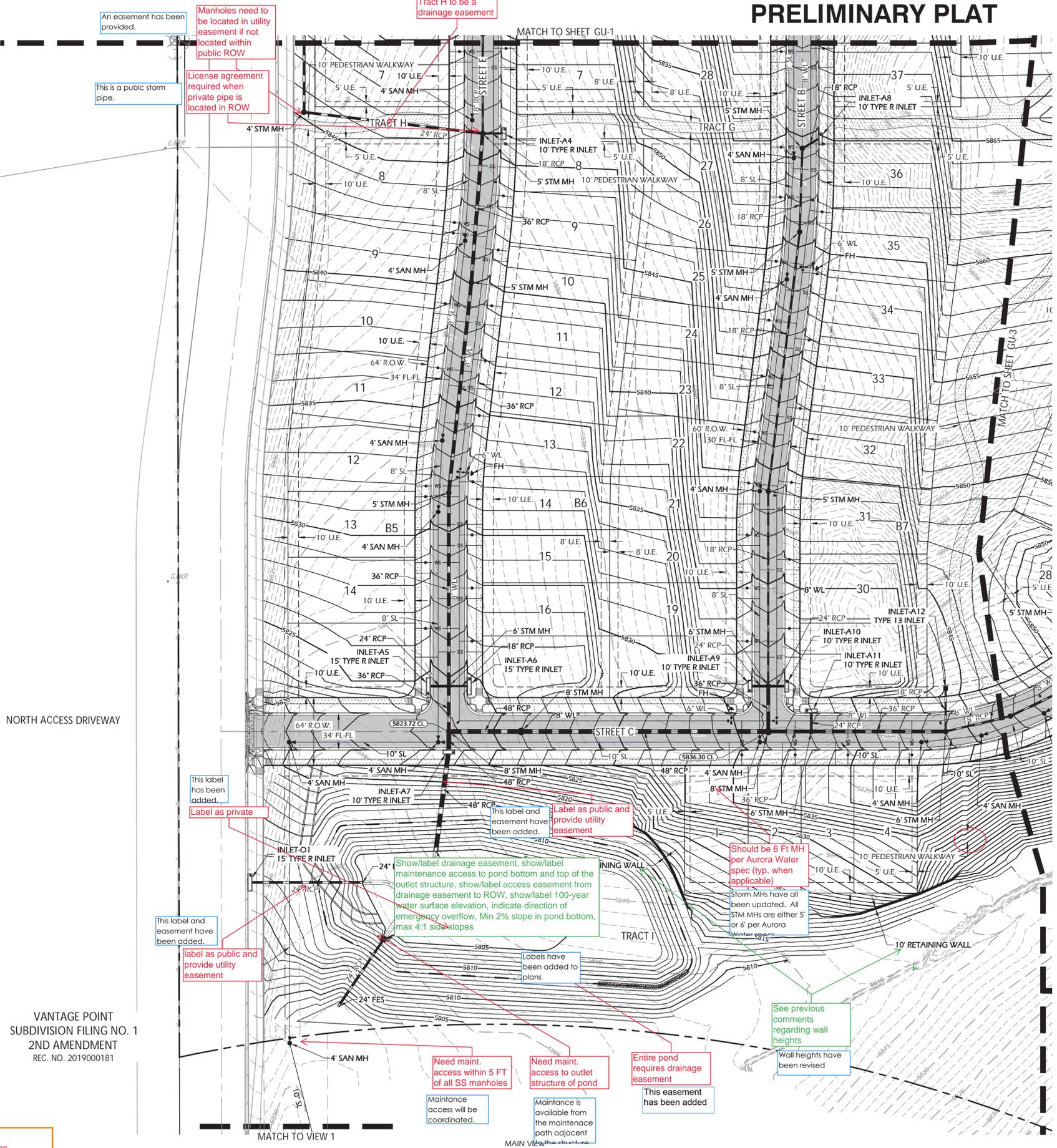
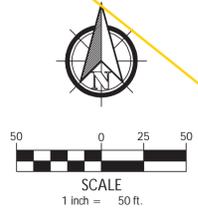
- NOTES:**
- SEE SHEET GU-3 FOR THE OVERLOT GRADING TEMPLATES FOR LANDMARK LOTS.
  - SEE SHEET GU-4 FOR THE OVERLOT GRADING TEMPLATES FOR CITYSCAPE LOTS.

A note has been added indicating that all storm sewer for Kings Point South is public unless otherwise labeled.

Add a note indicating if the storm sewer system is public or private and who will maintain it.

LEGEND		REVISIONS	
	Property Line	A.E.	ACCESS EASEMENT
	Right of Way Line	A.U.E.	ACCESS & UTILITY EASEMENT
	Centerline	BL CONST	BASELINE OF CONSTRUCTION BLOCK
	Lot Line	BLK	BLOCK
	Easement Line	CE	CURB EXTENSION
	Setback Line	CL	CENTERLINE
	Detention Pond Limits	CT	CURB TRANSITION
	Storm Manhole	CWN	CROWN
	Type 'R' Inlet	DBO	DESIGN BY OTHERS
	Type 'C' Inlet	DC	MEDIAN CURB & MEDIAN DRAINAGE EASEMENT
	Sanitary Sewer Manhole	D.E.	DRAINAGE & UTILITY EASEMENT
	Fire Hydrant	D.U.E.	DRAINAGE & UTILITY EASEMENT
	Water Valve	EOP	EDGE OF PAVEMENT
	Thrust Block	FES	FLARED END SECTION
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	Water Line	FH	FIRE HYDRANT FLOWLINE
	Sanitary Sewer Line	FL	FIELD VERIFY
	Ex. Water Line	G	FINISHED GROUND
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	Ex. Fiber Optic	LL	LOT LINE
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	Ex. Underground Electric	MC	MOUNTABLE CURB & GUTTER MANHOLE
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	Ex. Fence	MSE	MECHANICALLY STABILIZED EARTH
	Ex. Storm FES	P	PAVEMENT
	Ex. Storm Inlet	PC	POINT OF CURVATURE
	Ex. Storm Manhole	PCC	POINT OF COMPOUND CURVATURE
	Ex. Water Valve	PCR	POINT OF CURB RETURN
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	Ex. Sanitary Manhole	PT	POINT OF TANGENCY
	Swale Line	R.O.W.	RIGHT OF WAY
	Flow Arrow	RN	RECORDING NUMBER
	Street Sign	SB	SETBACK
	Ex. Street Sign	S.E.	SANITARY EASEMENT
	Proposed Major Contour (5)	SL	SECTION LINE
	Proposed Minor Contour (1)	SL	SANITARY LINE
	Existing Major Contour (5)	SS	SANITARY SERVICE SIDEWALK
	Existing Minor Contour (1)	SW	SANITARY SERVICE SIDEWALK
	Mill & Overlay	VC	VERTICAL CURB & GUTTER
	Ex. Asphalt Pavement	W.E.	WATER EASEMENT
	Prop. Sidewalk	WL	WATER LINE
	Prop. Concrete Pavement	WS	WATER SERVICE
	Ex. Asphalt Pavement	WSEL	WATER SURFACE ELEVATION
	Ex. Concrete Pavement	WV	WATER VALVE

**PROJECT BENCHMARK:**  
DOUGLAS COUNTY GIS #1.075024 BEING A 3/4 INCH ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF TODD DRIVE WEST OF THE INTERSECTION AT MOTSENBOCKER ROAD, WEST OF THE NORTH-SOUTH WOOD FENCE, NORTH OF THE ELECTRICAL TRANSFORMER AND SOUTH OF THE TELEPHONE PEDESTALS.  
DATUM ELEV. = 5922.17 (NAVD 88)



REVISIONS	DATE	DESCRIPTION
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**PROJECT:** KINGS POINT SOUTH  
**DRAWING:** GRADING AND UTILITY PLAN  
**CITY:** CITY OF AURORA  
**SCALE:** 1" = 50'  
**DESIGNED BY:** AA  
**DRAWN BY:** TRP  
**CHECKED BY:** TRH  
**DATE:** 11-20-2020

12071 Tejon Street, Suite 470  
Westminster, CO 80234  
303.421.4224  
www.innovativelandinc.com

**SHEET NUMBER**  
**GU-2**  
PROJECT NO. 8367-000

19\_11:28am By: Alex  
PA1002 - Richmond Homes 1002-93 Prod Prelim Plat/Grad-Utility.dwg  
Will Prescott  
THK Associates  
303-770-7201  
wprescott@thkassoc.com

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

An easement has been provided.  
This is a public storm pipe.  
Manholes need to be located in utility easement if not located within public ROW  
License agreement required when private pipe is located in ROW

Tract H has been labelled as a Drainage Easement.  
Tract H to be a drainage easement

This label has been added.  
Label as private

This label and easement have been added.  
Label as public and provide utility easement

This label and easement have been added.  
Label as public and provide utility easement

Show/label drainage easement, show/label maintenance access to pond bottom and top of the outlet structure, show/label 100-year water surface elevation, indicate direction of emergency overflow, Min 2% slope in pond bottom, max 4:1 side slopes

This label and easement have been added.  
Label as public and provide utility easement

Should be 6 Ft MH per Aurora Water spec (typ. when applicable)

Storm MHS have all been updated. All STM MHS are either 5' or 6' per Aurora

See previous comments regarding wall heights

Need maint. access within 5 FT of all SS manholes

Maintenance access will be coordinated.

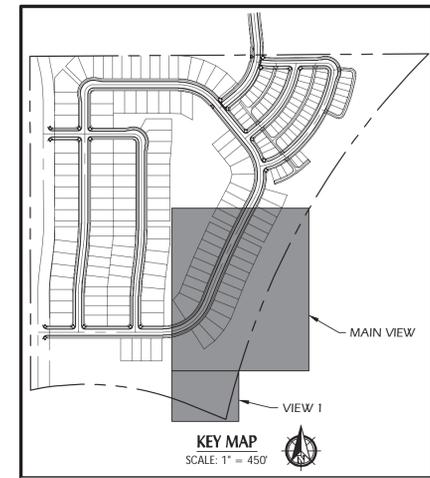
Need maint. access to outlet structure of pond

Maintenance is available from the maintenance path adjacent

Entire pond requires drainage easement

This easement has been added

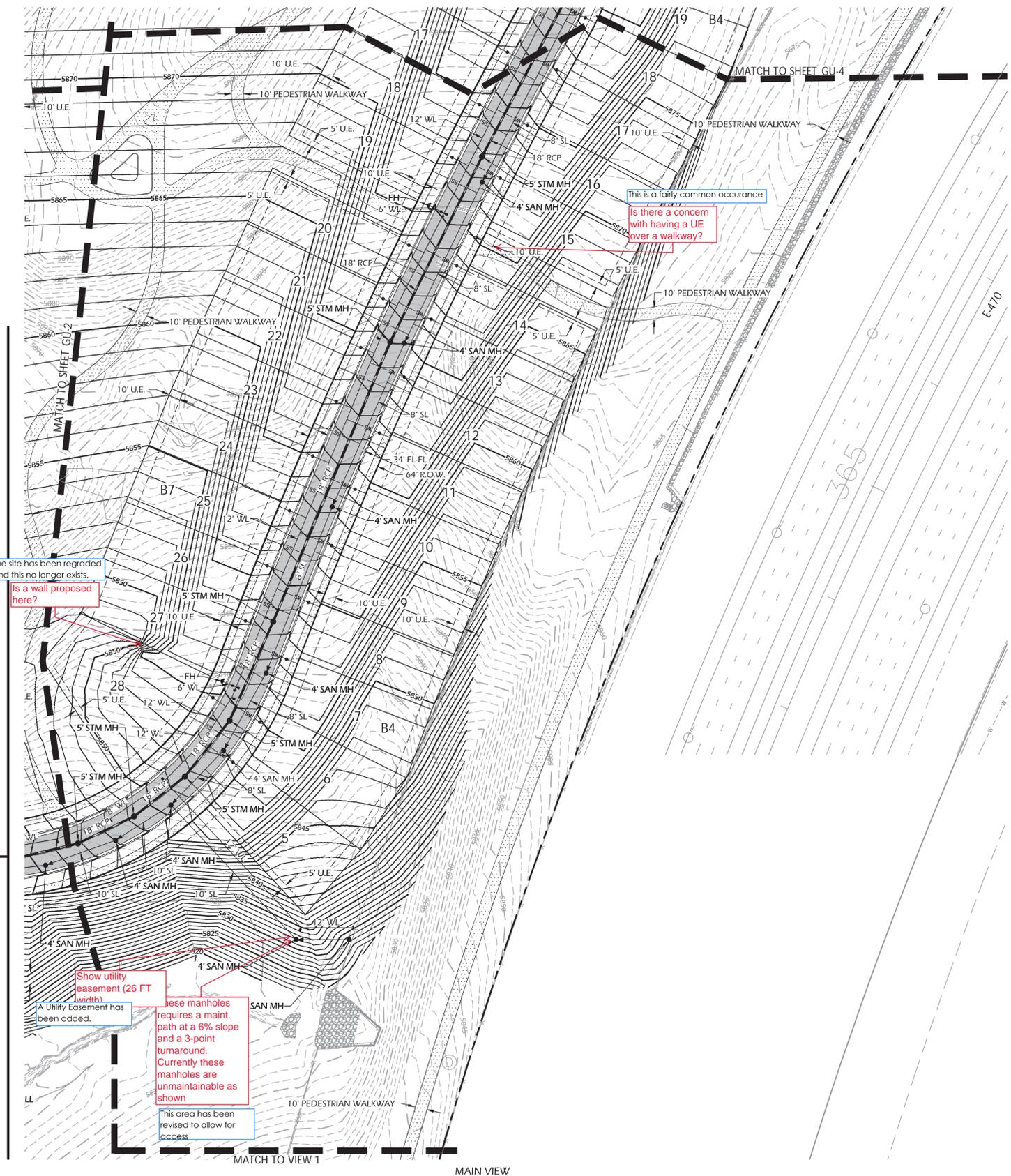
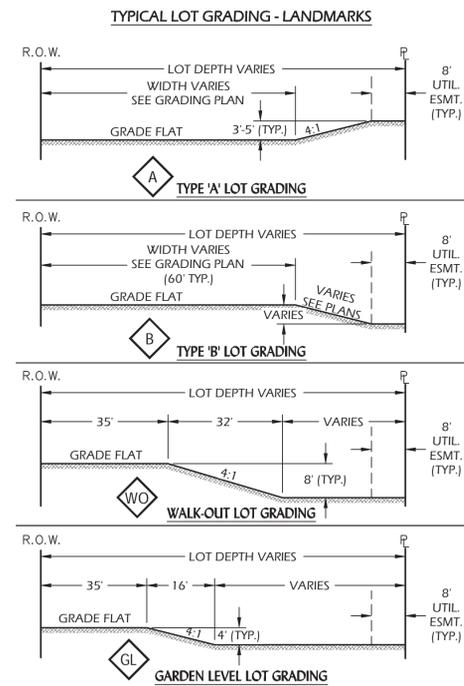
# KINGS POINT SOUTH - PA 1-4 PRELIMINARY PLAT



- NOTES:**
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  - SEE SHEET GU-4 FOR THE OVERLOT GRADING TEMPLATES FOR CITYSCAPE LOTS.

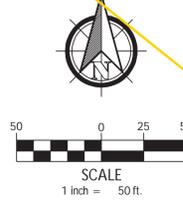
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	Existing Minor Contour (1)	SW	SIDEWALK
	Mill & Overlay	SW.E.	SIDEWALK EASEMENT
	Ex. Asphalt Pavement	Done	THRUST BLOCK TOP OF CURB
	Prop. Sidewalk	ON	LOCATION EASEMENT
	Prop. Asphalt Pavement	GUTTER	GUTTER
	Prop. Concrete Pavement	W.E.	WATER EASEMENT
	Ex. Asphalt Pavement	WL	WATER LINE
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PROJECT: **KINGS POINT SOUTH**  
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 DESIGNED BY: AA  
 DRAWN BY: TRP  
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 SCALE: HORIZ: 1" = 50'  
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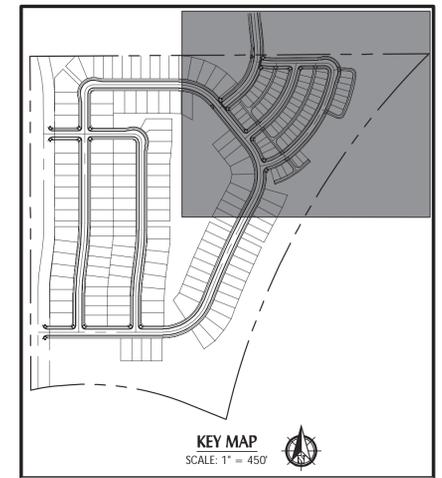
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# KINGS POINT SOUTH - PA 1-4 PRELIMINARY PLAT



- NOTES:**
- SEE SHEET GU-3 FOR THE OVERLOT GRADING TEMPLATES FOR LANDMARK LOTS.
  - SEE SHEET GU-4 FOR THE OVERLOT GRADING TEMPLATES FOR CITYSCAPE LOTS.

**Not existing**  
Work will be done with KP North and is treated as existing for this plan set

Accommodate this alignment with (2) 45 deg bends. Provide slope. Provide utility easement

The street now extends north to Aurora Parkway and therefore the water is under the street. No revision has been made to this water line

A note has been added to indicate that the KPS storm sewer is public unless otherwise labeled.

Add a note indicating if the storm sewer system is public or private and who will maintain it.

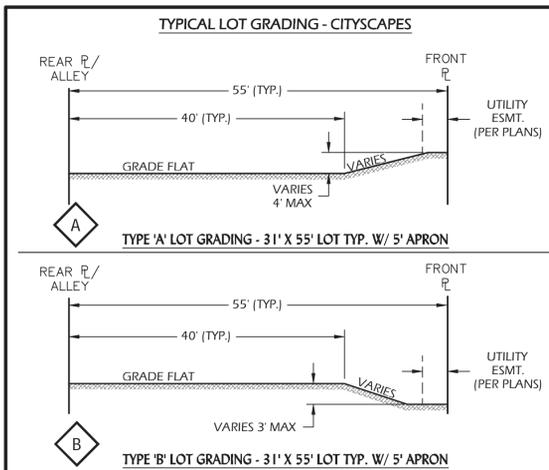
Coordinate with PROS to ensure the High Plains Trail Extension matches the latest design plans. Associated grading should be shown.

Add sampling station 5 FT south of fire hydrant  
A sampling station has been added at this location.

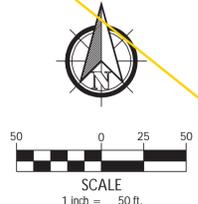
Please refer to response letter for a point-by-point response

Needing blow-offs?  
Needing water meters and pits (with utility easements) for all homes? Needing a keynote indicating that the portion after the meter is the owner's responsibility?  
Phasing and division of neighborhood?  
Sanitary sewer cleanouts?  
Sampling stations?  
Irrigation design plans?

LEGEND		GENERAL ABBREVIATIONS	
Property Line	---	A.E.	ACCESS EASEMENT
Right of Way Line	---	A.U.E.	ACCESS & UTILITY EASEMENT
Centerline	---	BL CONST	BASELINE OF CONSTRUCTION BLOCK
Lot Line	---	BLK	BLOCK
Easement Line	---	CE	CURB EXTENSION
Setback Line	---	CL	CENTERLINE
Detention Pond Limits	---	CT	CURB TRANSITION
Storm Manhole	○	CWN	CROWN
Type 'R' Inlet	○	DCO	DESIGN BY OTHERS
Type 'C' Inlet	○	DC	MEDIAN CURB & MEDIAN DRAINAGE EASEMENT
Sanitary Sewer Manhole	○	D.E.	DRAINAGE & UTILITY EASEMENT
Fire Hydrant	○	D.U.E.	DRAINAGE & UTILITY EASEMENT
Water Valve	○	EOP	EDGE OF PAVEMENT
Thrust Block	○	FES	FLARED END SECTION
Plug & Blow-off	○	FGB	FINISHED GROUND AT BOTTOM WALL
Plug	○	FGT	FINISHED GROUND AT TOP WALL
Storm Sewer Line	---	FH	FIRE HYDRANT
Water Line	---	FL	FLOWLINE
Sanitary Sewer Line	---	FLV	FIELD VERIFY
Ex. Storm Sewer Line	---	G	FINISHED GROUND
Ex. Water Line	---	HP	HIGH POINT
Ex. Sanitary Line	---	LL	LOT LINE
Ex. Fiber Optic	---	LP	LOW POINT
Ex. Gas	---	MC	MOUNTABLE CURB & GUTTER
Ex. Underground Electric	---	MH	MANHOLE
Ex. Overhead Electric	---	MSE	MECHANICALLY STABILIZED EARTH
Ex. Fence	---	P	PAVEMENT
Ex. Storm FES	---	PC	POINT OF CURVATURE
Ex. Storm Inlet	---	PCC	POINT OF COMPOUND CURVATURE
Ex. Storm Manhole	---	PCR	POINT OF CURB RETURN
Ex. Water Valve	---	PGL	PROFILE GRADE LINE
Ex. Water Manhole	---	PRC	POINT OF REVERSE CURVATURE
Ex. Fire Hydrant	---	PT	POINT OF TANGENCY
Ex. Sanitary Manhole	---	R.O.W.	RIGHT OF WAY
Swale Line	---	RN	RECORDING NUMBER
Flow Arrow	---	SB	SETBACK
Street Sign	---	S.E.	SANITARY EASEMENT
Ex. Street Sign	---	SEC	SECTION LINE
Proposed Major Contour (5)	---	SL	SANITARY LINE
Proposed Minor Contour (1)	---	SS	SANITARY SERVICE
Existing Major Contour (5)	---	SW	SIDEWALK
Existing Minor Contour (1)	---	SW.E.	SIDEWALK EASEMENT
Mill & Overlay	---	UT	UTILITY TRANSITION EASEMENT
Ex. Asphalt Pavement	---	UT	UTILITY TRANSITION EASEMENT
Prop. Sidewalk	---	W.E.	WATER EASEMENT
Prop. Asphalt Pavement	---	WL	WATER LINE
Prop. Concrete Pavement	---	WS	WATER SERVICE
Ex. Asphalt Pavement	---	WSEL	WATER SURFACE ELEVATION
Ex. Concrete Pavement	---	WV	WATER VALVE



**PROJECT BENCHMARK:**  
DOUGLAS COUNTY GIS #1.075024 BEING A 3 1/4 INCH ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF TODD DRIVE WEST OF THE INTERSECTION AT MOISENBOKER ROAD, WEST OF THE NORTH-SOUTH WOOD FENCE, NORTH OF THE ELECTRICAL TRANSFORMER AND SOUTH OF THE TELEPHONE PEDESTALS.  
DATUM ELEV. = 5922.17 (NAVD 88)

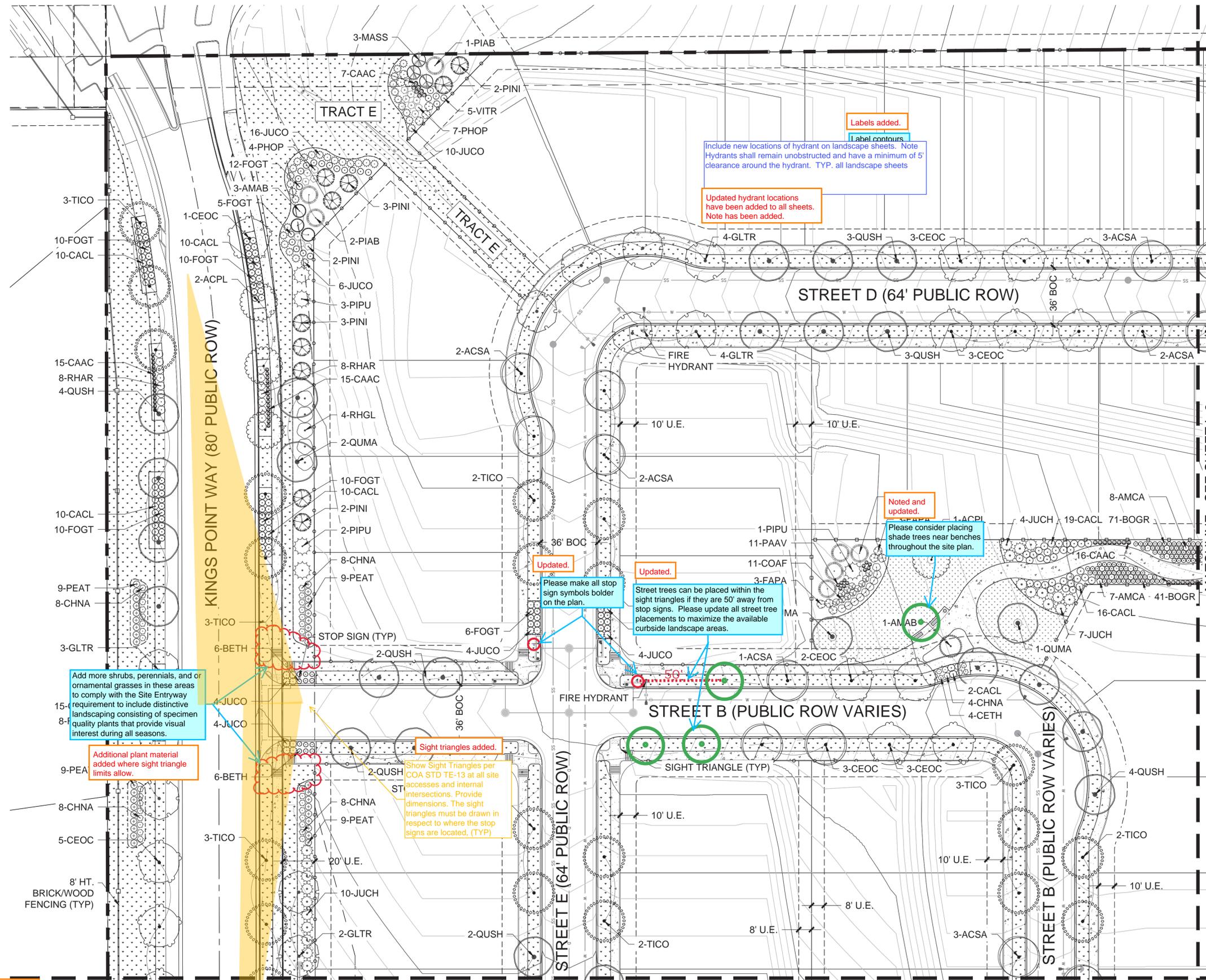


Will Prescott  
THK Associates  
303-770-7201  
wprescott@thkassoc.com

PROJECT: <b>KINGS POINT SOUTH</b> DRAWING: <b>GRADING AND UTILITY PLAN</b> CLIENT: <b>CITY OF AURORA</b> DESIGNED BY: <b>AAA</b> DRAWN BY: <b>TRP</b> CHECKED BY: <b>TRH</b>	REVISIONS	#	DATE	1	2	3	4	5	6	
	<b>GRADING AND UTILITY PLAN</b> CITY OF AURORA SCALE: 1" = 50' SCALE: HORIZ: 1" = 50' SCALE: VERT: N/A DATE: 11-20-2020									
	SHEET NUMBER <b>GU-4</b> PROJECT NO. 8367-000									
	12071 Tejon Street, Suite 470 Westminster, CO 80234 303.421.4224 www.innovativelandinc.com									
	SHEET NUMBER <b>GU-4</b> PROJECT NO. 8367-000									

# KINGS POINT SOUTH - PA 1-4

## LANDSCAPE PLAN



Need to show water meters and pocket utility easements

Water meters are within ROW

Labels added.

Include new locations of hydrant on landscape sheets. Note Hydrants shall remain unobstructed and have a minimum of 5' clearance around the hydrant. TYP. all landscape sheets

Updated hydrant locations have been added to all sheets. Note has been added.

Noted and updated.

Please consider placing shade trees near benches throughout the site plan.

Updated.

Please make all stop sign symbols border on the plan.

Updated.

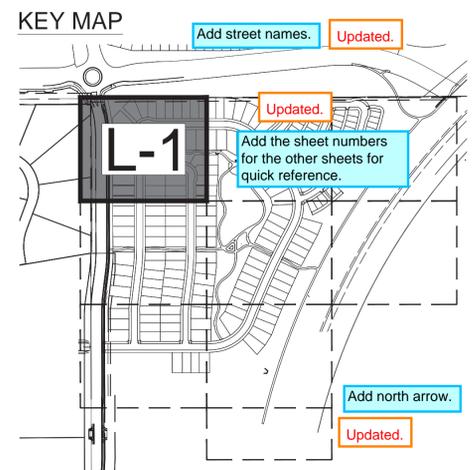
Street trees can be placed within the sight triangles if they are 50' away from stop signs. Please update all street tree placements to maximize the available curbside landscape areas.

Sight triangles added.

Show Sight Triangles per COA STD TE-13 at all site accesses and internal intersections. Provide dimensions. The sight triangles must be drawn in respect to where the stop signs are located, (TYP)

Add more shrubs, perennials, and ornamental grasses in these areas to comply with the Site Entryway requirement to include distinctive landscaping consisting of specimen quality plants that provide visual interest during all seasons.

Additional plant material added where sight triangle limits allow.

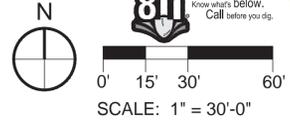


- NOTE:
- FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
  - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10

### LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- EASEMENT
- CONCRETE WALK
- BRICK PAVERS
- P.I.P SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW MIX
- RIPARIAN EMERGENT SEED MIX
- DECIDUOUS TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- STEEL EDGING
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN
- STONE OUTCROPPING

Please include "Sheet x of y" Updated.



REVISIONS	
#	DATE
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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CITY OF AURORA

SCALE: 1" = 20'-0"

DESIGNED BY: WP

DRAWN BY: WP

CHECKED BY: JG

DATE: 11-20-2020

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

**thk** associates, inc.

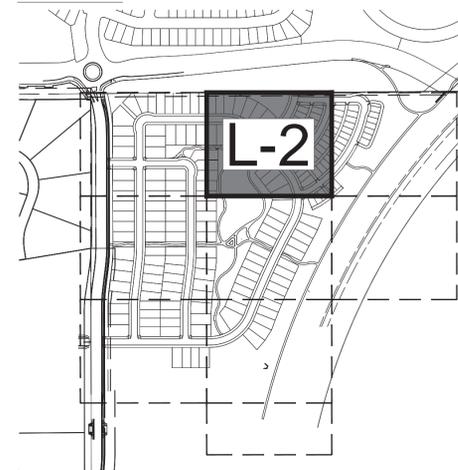
SHEET NUMBER: L-1

PROJECT NO. 8367-000

# KINGS POINT SOUTH - PA 1-4

## LANDSCAPE PLAN

KEY MAP

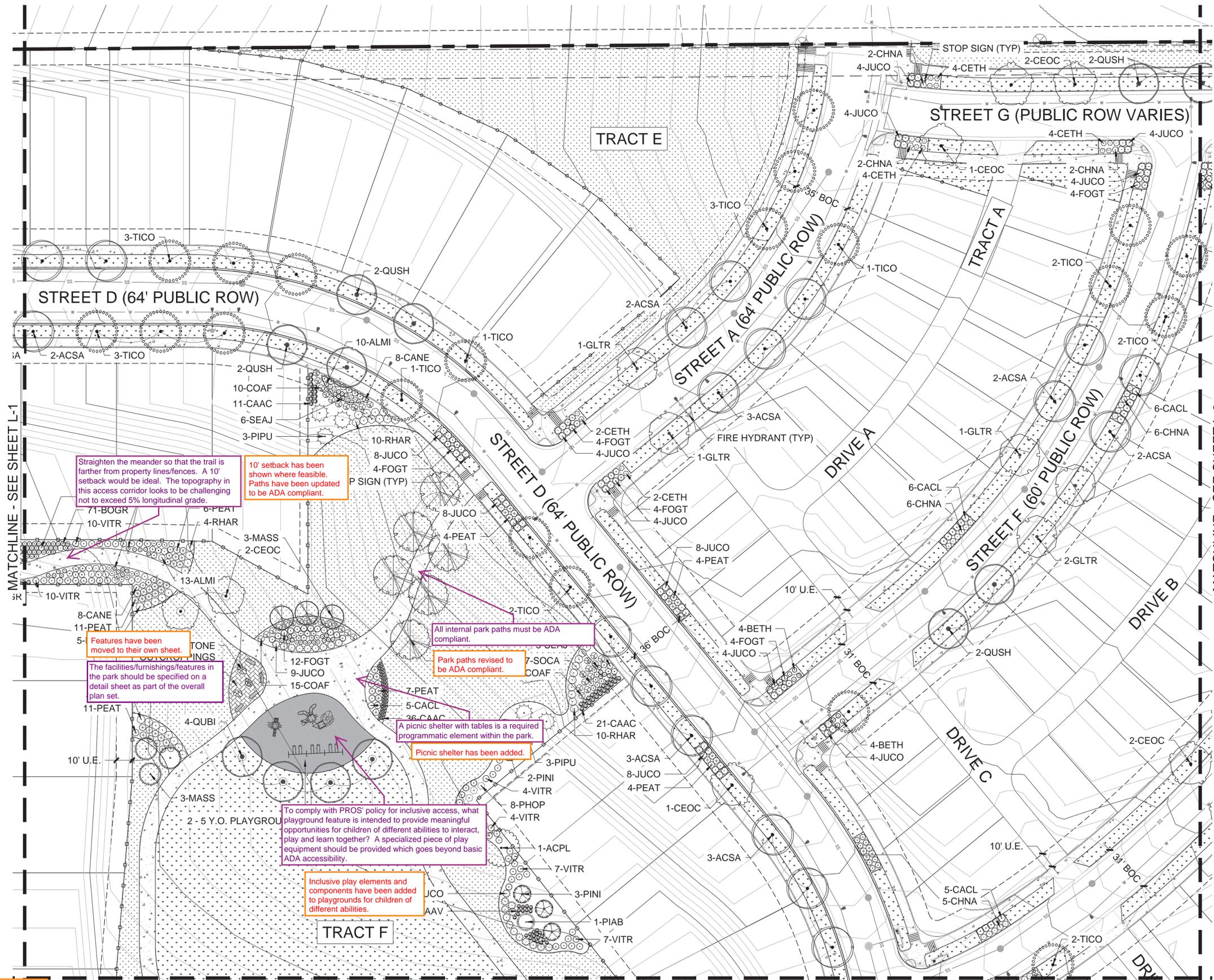


NOTE:

1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.

### LEGEND

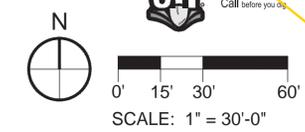
- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- EASEMENT
- CONCRETE WALK
- BRICK PAVERS
- P.I.P SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW MIX
- RIPARIAN EMERGENT SEED MIX
- DECIDUOUS TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- STEEL EDGING
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- 8' HT. BRICK/WOOD FENCING
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN
- STONE OUTCROPPING



MATCHLINE - SEE SHEET L-3

MATCHLINE - SEE SHEET L-1

MATCHLINE - SEE SHEET L-5



REVISIONS	
#	DATE
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PROJECT:	KINGS POINT SOUTH
DRAWING:	LANDSCAPE PLAN SHEET
CLIENT:	CITY OF AURORA
DESIGNED BY:	WP
DRAWN BY:	WP
CHECKED BY:	JG
PLANNER/LANDSCAPE ARCHITECT:	THK ASSOCIATES, INC. ARCHITECT
ATTN:	JULIE GAMES, P.L.A.
ADDRESS:	1000 SOUTH GARDEN AVENUE, SUITE 101
	AURORA, CO 80014
PHONE:	303-770-7201
EMAIL:	JGAMES@THKASSOC.COM

SHEET NUMBER	L-2
PROJECT NO.	8367-000

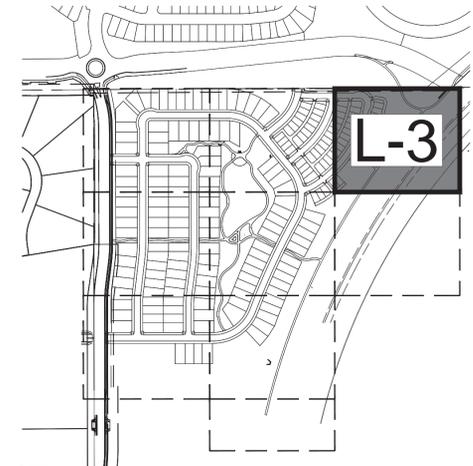
Will Prescott  
THK Associates  
303-770-7201  
wprecott@thkassoc.com

NOT FOR CONSTRUCTION

# KINGS POINT SOUTH - PA 1-4

## LANDSCAPE PLAN

KEY MAP



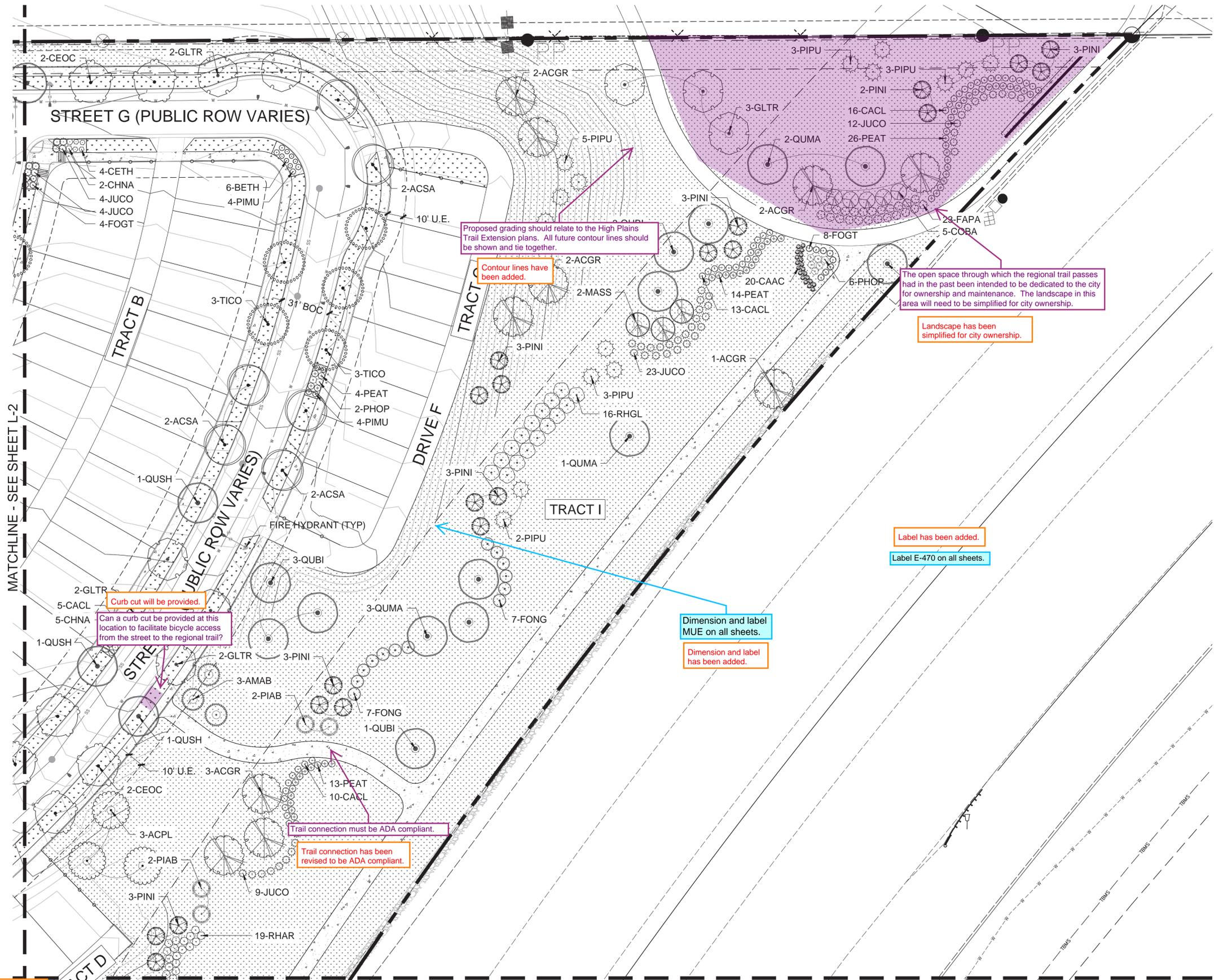
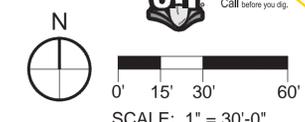
NOTE:

1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.

### LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- EASEMENT
- CONCRETE WALK
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- P.I.P SURFACING
- SOD - RTF SOD
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- 6' HT. WOOD PRIVACY FENCING
- CING
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN
- STONE OUTCROPPING

Please include "Sheet x of y" Updated.



Proposed grading should relate to the High Plains Trail Extension plans. All future contour lines should be shown and tie together.

Contour lines have been added.

The open space through which the regional trail passes had in the past been intended to be dedicated to the city for ownership and maintenance. The landscape in this area will need to be simplified for city ownership.

Landscape has been simplified for city ownership.

Label has been added.

Label E-470 on all sheets.

Dimension and label MUE on all sheets.

Dimension and label has been added.

Can a curb cut be provided at this location to facilitate bicycle access from the street to the regional trail?

Curb cut will be provided.

Trail connection must be ADA compliant.

Trail connection has been revised to be ADA compliant.

MATCHLINE - SEE SHEET L-2

MATCHLINE - SEE SHEET L-8A

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wpreScott@thkassoc.com

REVISIONS	
#	DATE
1	
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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CITY OF AURORA

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

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

THK associates, inc.

SHEET NUMBER  
**L-3**

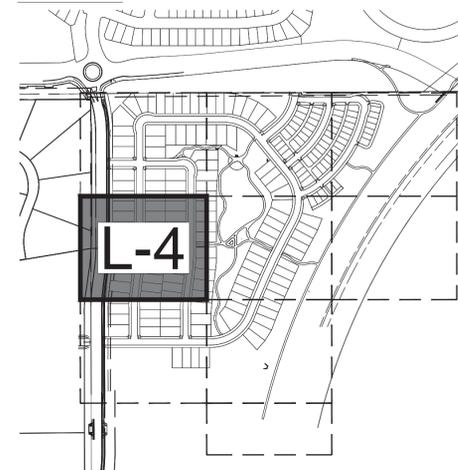
PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

# KINGS POINT SOUTH - PA 1-4

## LANDSCAPE PLAN

KEY MAP



NOTE:  
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.

**LEGEND**

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- EASEMENT
- CONCRETE WALK
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- 8' HT. BRICK/WOOD FENCING
- Please include "Sheet x of y" Updated.
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN
- STONE OUTCROPPING

REVISIONS	
#	DATE
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KINGS POINT SOUTH

**LANDSCAPE PLAN SHEET**

CITY OF AURORA

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

DATE: 11-20-2020

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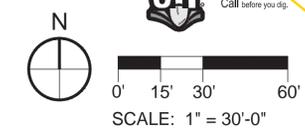
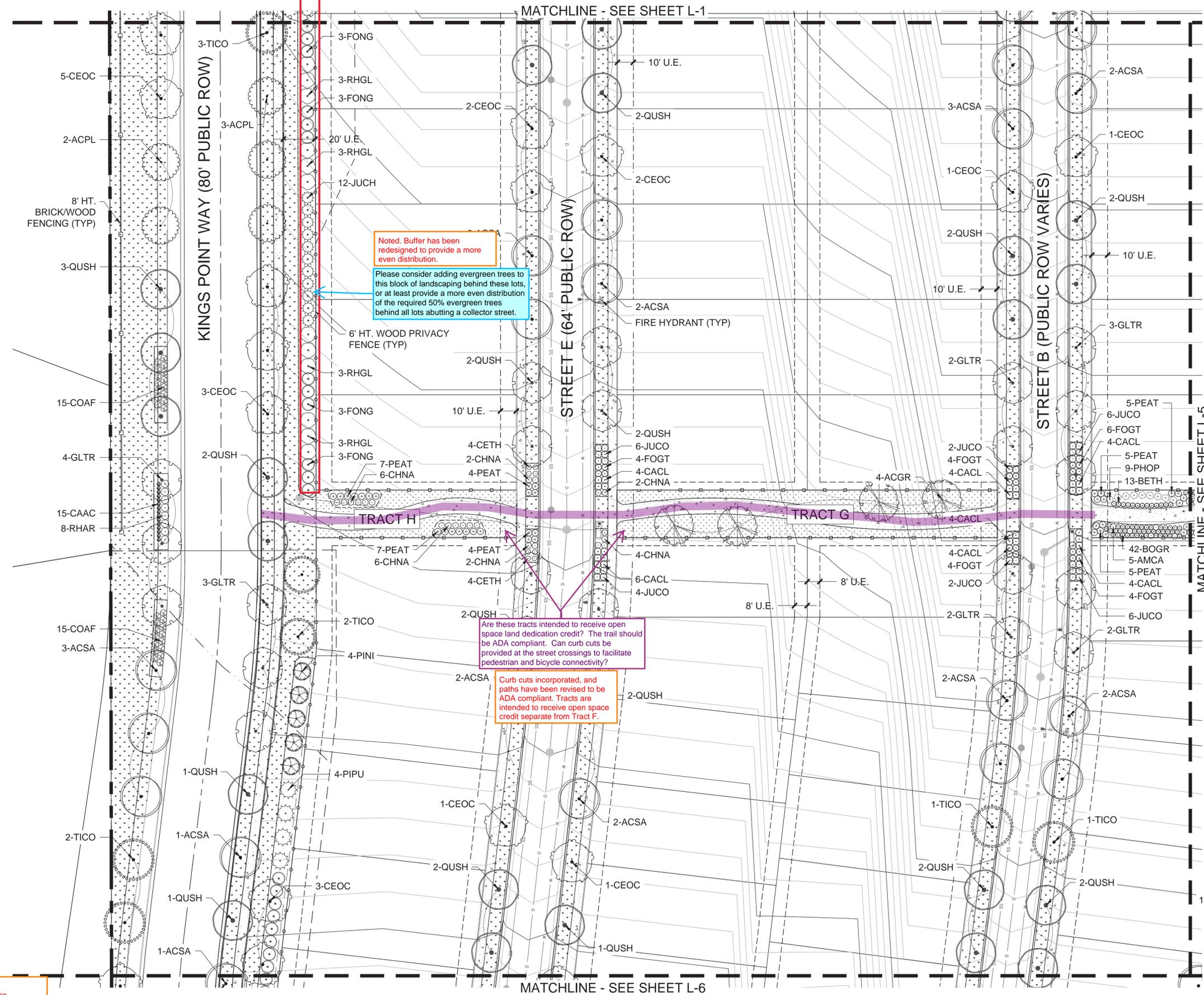
PLANNER/LANDSCAPE ARCHITECT:  
THK ASSOCIATES, INC.  
ATTN: JULIE GANEC, PLA  
AURORA, CO 80014  
P: 303-770-7201  
E: JGANEC@THKASSOC.COM

thk  
associates, inc.

SHEET NUMBER  
**L-4**

PROJECT NO. 8367-000

NOT FOR CONSTRUCTION



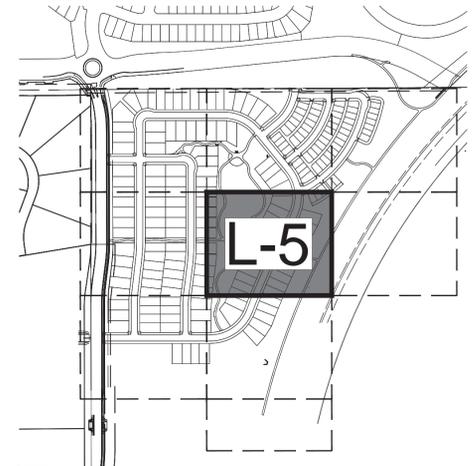
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Will Prescott  
THK Associates  
303-770-7201  
wprescott@thkassoc.com

# KINGS POINT SOUTH - PA 1-4

## LANDSCAPE PLAN

KEY MAP



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**LEGEND**

--- ROW / PROPERTY LINE

--- ROW LINE

--- LOT LINE

--- EMENT

CONCRETE WALK

BRICK PAVERS

P.I.P SURFACING

SOD - RTF SOD

NATIVE SEED LOW-GROW MIX

RIPARIAN EMERGENT SEED MIX

DECIDUOUS TREES

ORNAMENTAL TREES

SHRUBS

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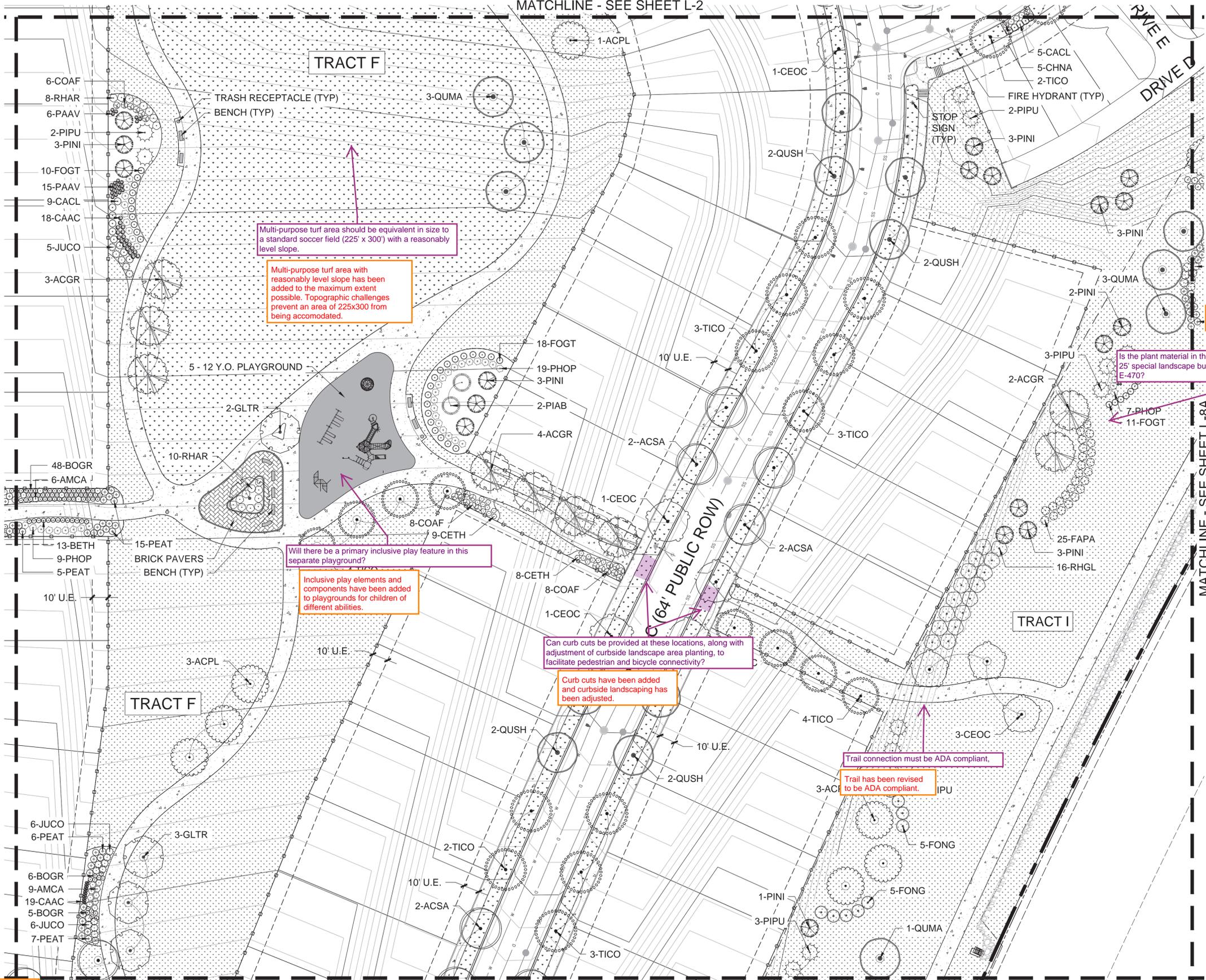
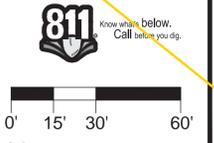
FIRE HYDRANT

STOP SIGN

STONE OUTCROPPING

Updated.

Please include "Sheet x of y"



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THK Associates  
303-770-7201  
wprescott@thkassoc.com

REVISIONS	
#	DATE

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CITY OF AURORA

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

DATE: 11-20-2020

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

PLANNER/LANDSCAPE ARCHITECT:  
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**THK** associates, inc.

SHEET NUMBER  
**L-5**

PROJECT NO. 8367-000

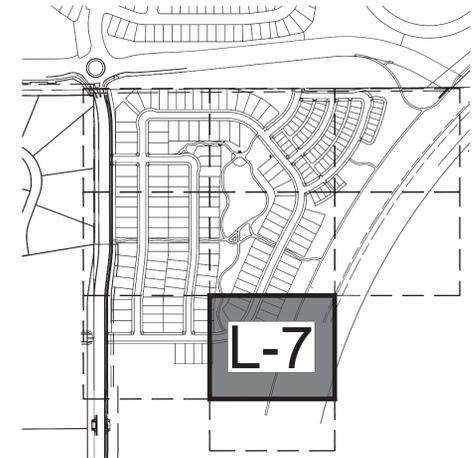
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# KINGS POINT SOUTH - PA 1-4

## LANDSCAPE PLAN

KEY MAP

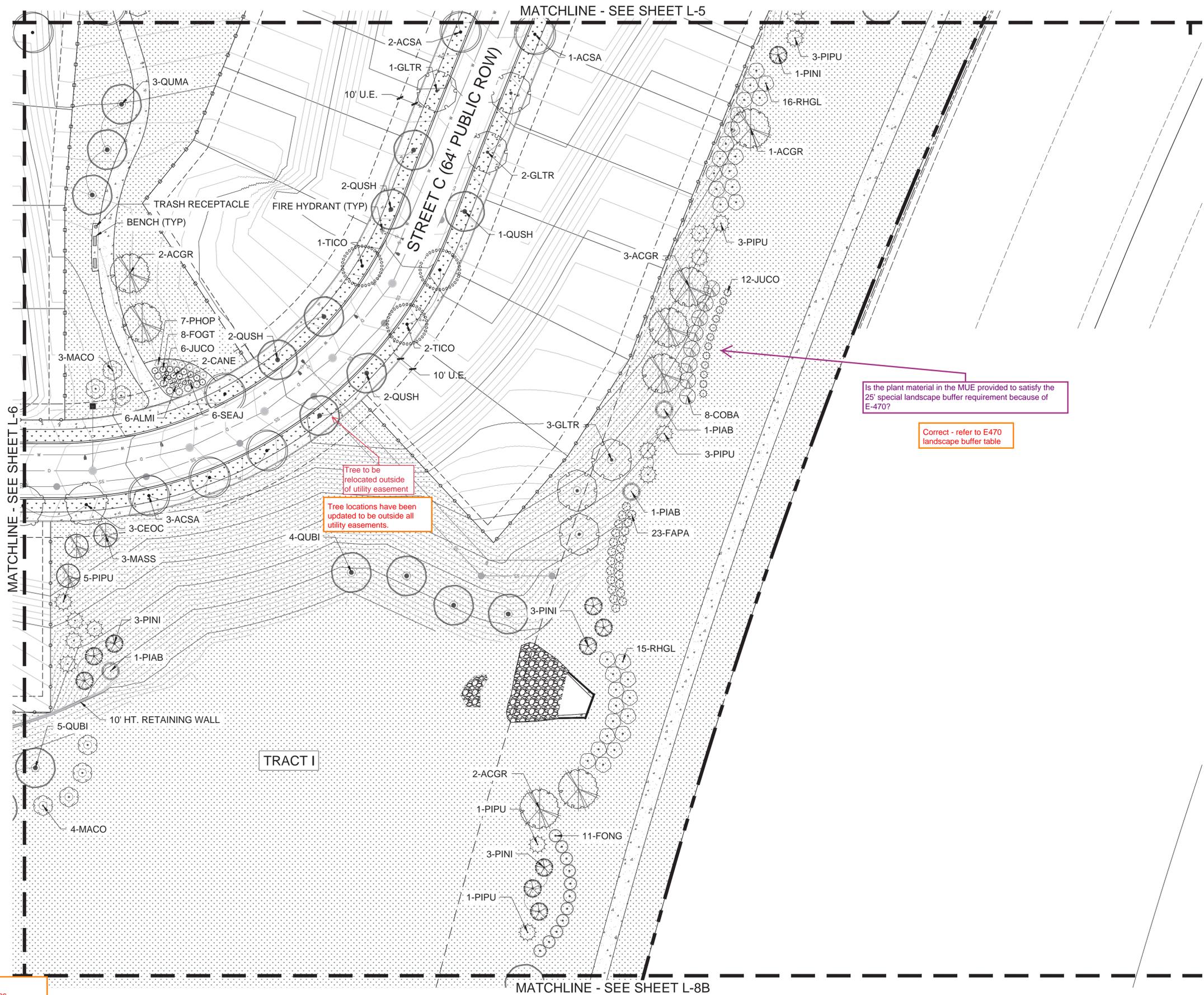
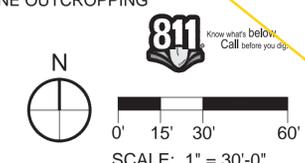


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Please include "Sheet x of y" Updated.



Is the plant material in the MUE provided to satisfy the 25' special landscape buffer requirement because of E-470?

Correct - refer to E470 landscape buffer table

Tree to be relocated outside of utility easement

Tree locations have been updated to be outside all utility easements.

Will Prescott  
THK Associates  
303-770-7201  
wprescott@thkassoc.com

REVISIONS	
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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CITY OF AURORA

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

PLANNER/LANDSCAPE ARCHITECT:  
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**THK** associates, inc.

SHEET NUMBER  
**L-7**

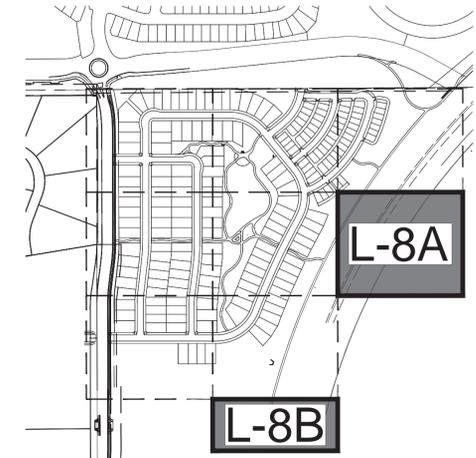
PROJECT NO. 8367-000

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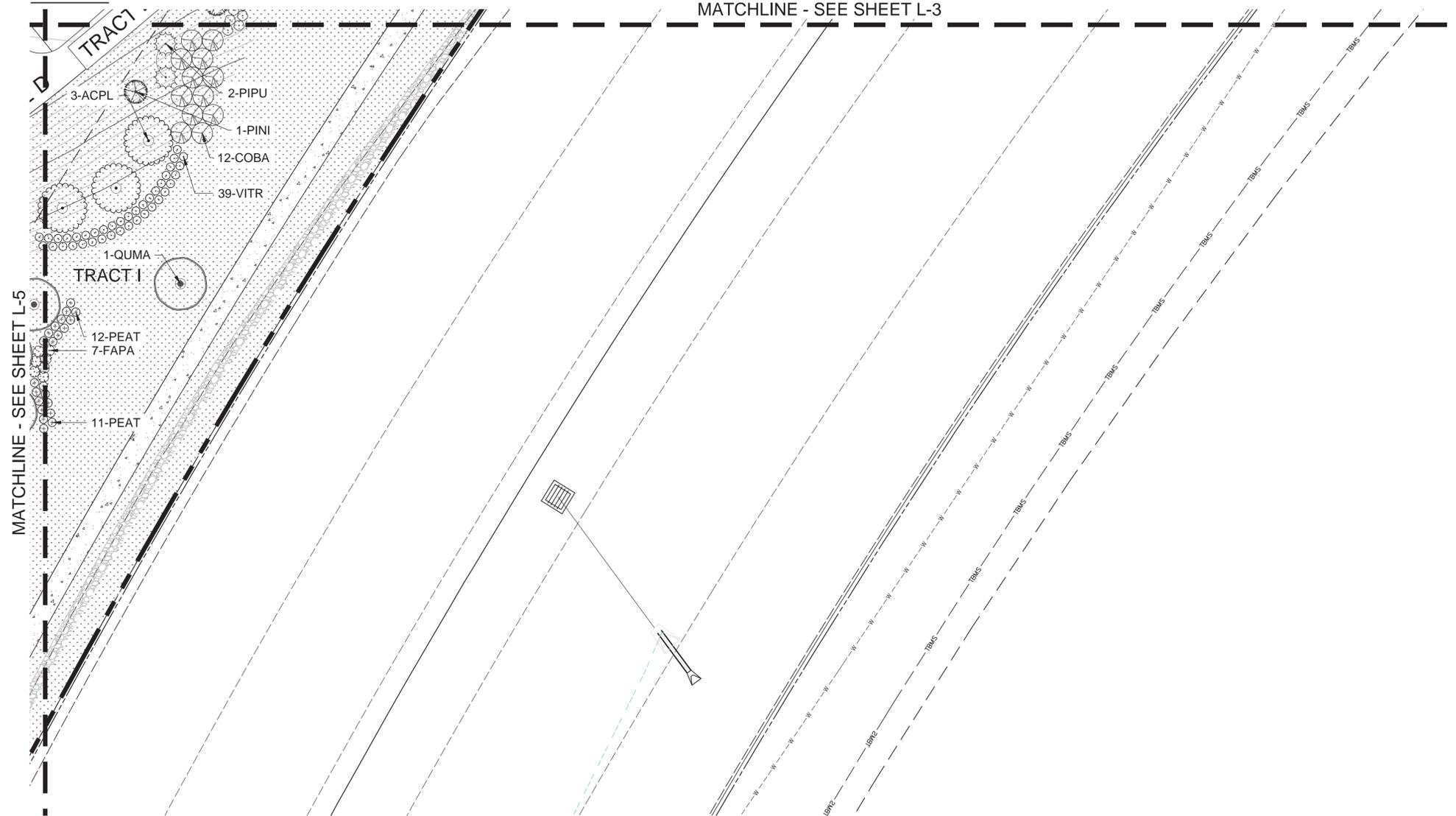
# KINGS POINT SOUTH - PA 1-4

## LANDSCAPE PLAN

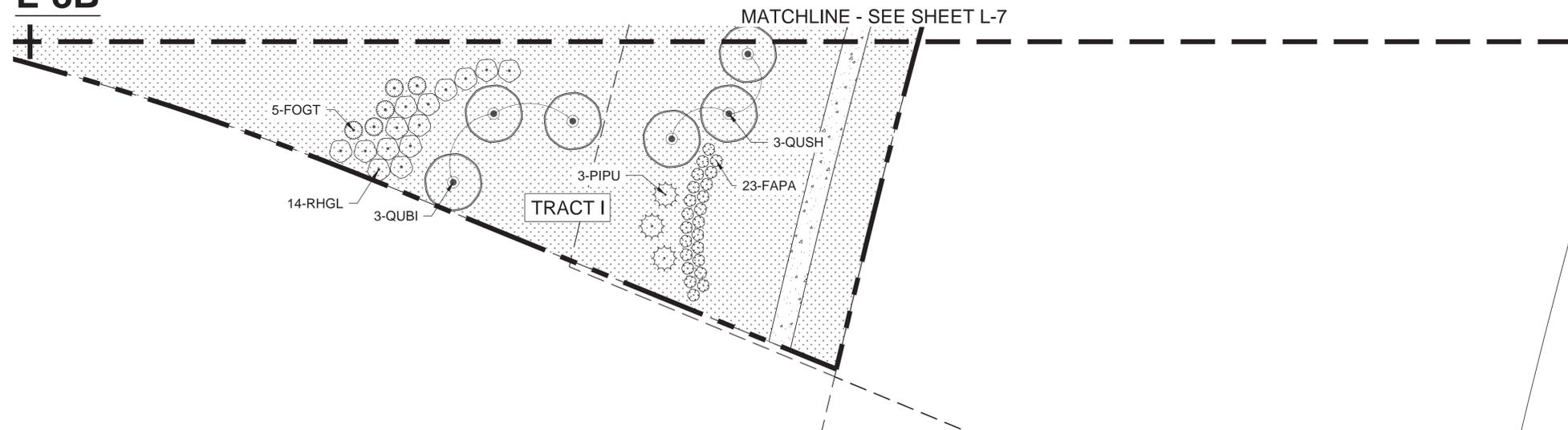
KEY MAP



L-8A



L-8B

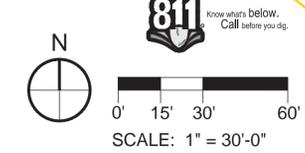


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Please include "Sheet x of y" Updated.



#	DATE	REVISIONS
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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CITY OF AURORA

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

DATE: 11-20-2020

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

PLANNER/LANDSCAPE ARCHITECT:  
THK ASSOCIATES, INC.  
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P: 303-770-7201  
E: JGANEC@THKASSOC.COM



SHEET NUMBER

L-8

PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

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Will Prescott  
THK Associates  
303-770-7201  
wprescott@thkassoc.com

GENERAL NOTES:

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

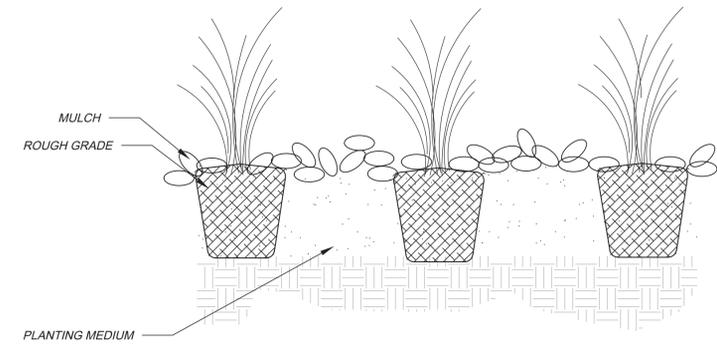
CITY OF AURORA STANDARD NOTES:

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

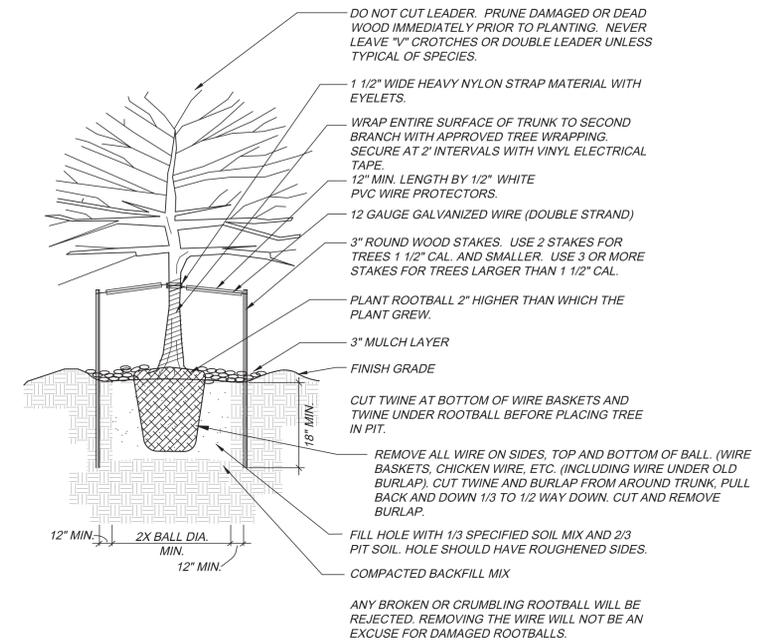
# KINGS POINT SOUTH - PA 1-4

## LANDSCAPE DETAILS

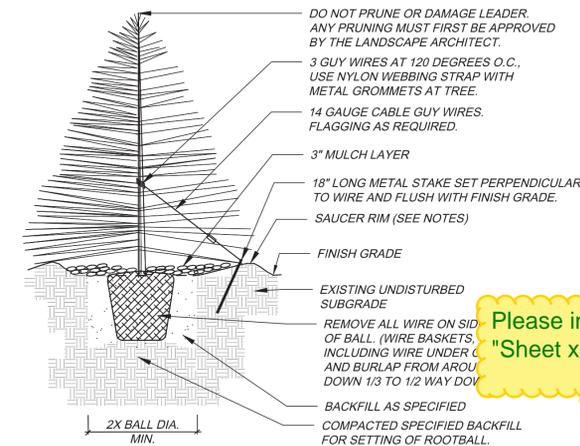
DECIDUOUS TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	42	ACGR	<i>Acer grandidentatum</i>	BIGTOOTH MAPLE	2.5" CAL	B&B
	24	ACPL	<i>Acer platanoides</i> 'Crimson King'	CRIMSON KING NORWAY MAPLE	2.5" CAL	B&B
	86	ACSA	<i>Acer x saccharum</i> 'John Pair'	JOHN PAIR CADDOP MAPLE	2.5" CAL	B&B
	58	CEOC	<i>Celtis occidentalis</i> 'Chicagoland'	COMMON HACKBERRY	2.5" CAL	B&B
	69	GLTR	<i>Gleditsia triacanthos</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5" CAL	B&B
	28	QUBI	<i>Quercus bicolor</i>	SWAMP WHITE OAK	2.5" CAL	B&B
	22	QUMA	<i>Quercus macrocarpa</i>	BUR OAK	2.5" CAL	B&B
	79	QUSH	<i>Quercus shumardii</i>	SHUMARD OAK	2.5" CAL	B&B
	90	TICO	<i>Tilia cordata</i> 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL	B&B
EVERGREEN TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	20	PIAB	<i>Picea abies</i>	NORWAY SPRUCE	6' HT	B&B
	69	PIPU	<i>Picea pungens</i>	COLORADO SPRUCE	6' HT	B&B
	80	PINI	<i>Pinus nigra</i>	AUSTRIAN PINE	6' HT	B&B
ORNAMENTAL TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	6	AMAB	<i>Amelanchier canaensis</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL	B&B
	6	MACO	<i>Malus</i> 'Coralburst'	CORALBURST CRABAPPLE	2" CAL	B&B
	12	MASS	<i>Malus x 'Spring Snow'</i>	SPRING SNOW CRAB APPLE	2" CAL	B&B
DECIDUOUS SHRUBS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	34	AMCA	<i>Amorpha canescens</i>	LEADPLANT	5 GAL	CONT.
	52	BETH	<i>Berberis thunbergii</i> 'Golden Nugget'	GOLDEN NUGGET BARBERRY	5 GAL	CONT.
	204	CACL	<i>Caryopteris x clandonensis</i>	BLUE MIST SPIREA	5 GAL	CONT.
	113	CHNA	<i>Chrysothamnus</i> var.	DWARF RABBITBRUSH	5 GAL	CONT.
	129	COAF	<i>Cornus sericea</i> 'Arctic Fire'	ARCTIC FIRE DOGWOOD	5 GAL	CONT.
	25	COBA	<i>Cornus sericea</i> 'Baileyi'	BAILEY REDTWIG DOGWOOD	5 GAL	CONT.
	49	CETH	<i>Cotoneaster adpressus</i> 'Tom Thumb'	TOM THUMB COTONEASTER	5 GAL	CONT.
	141	FAPA	<i>Fallugia paradoxa</i>	APACHE PLUME	5 GAL	CONT.
	64	FONG	<i>Forsythia</i> 'Northern Gold'	NORTHERN GOLD FORSYTHIA	5 GAL	CONT.
	199	FOGT	<i>Forsythia</i> 'Gold Tide'	GOLD TIDE FORSYTHIA	5 GAL	CONT.
	264	PEAT	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	5 GAL	CONT.
	98	PHOP	<i>Physocarpus opulifolius</i> 'Summer Wine'	SUMMER WINE NINEBARK	5 GAL	CONT.
	106	RHAR	<i>Rhus aromatica</i> 'Gro-Low'	FRAGRANT SUMAC	5 GAL	CONT.
	97	RHGL	<i>Rhus glabra</i>	SMOOTH SUMAC	5 GAL	CONT.
	51	VITR	<i>Viburnum trilobum</i> 'Bailey Compact'	CRANBERRYBUSH	5 GAL	CONT.
EVERGREEN SHRUBS						
	33	JUCH	<i>Juniperus chinensis</i> 'Pfitzeriana Compacta'	PFITZER JUNIPER	5 GAL	CONT.
	247	JUCO	<i>Juniperus communis</i> 'Alpine Carpet'	ALPINE CARPET JUNIPER	5 GAL	CONT.
	14	PIMU	<i>Pinus mugo</i> 'slowmound'	SLOWMOUND MUGO PINE	5 GAL	TYPE
GRASSES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
	222	BOGR	<i>Bouteloua gracilis</i> 'Blonde Ambition'	BLUE GRAMA GRASS	5 GAL	CONT.
	231	CAAC	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	FEATHER REED GRASS	5 GAL	CONT.
	36	PAVA	<i>Panicum virgatum</i> 'Northwind'	NORTHWIND SWITCH GRASS	5 GAL	CONT.
PERENNIALS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	28	ALMI	<i>Allium</i> 'Millenium'	MILLENNIUM ORNAMENTAL CHIVE	1 GAL	CONT.
	32	CANE	<i>Calamintha nepeta</i> 'Montrose White'	CALAMINT	1 GAL	CONT.
	42	SEAJ	<i>Sedum</i> 'Autumn Joy'	AUTUMN JOY SEDUM	1 GAL	CONT.
	24	SOCA	<i>Solidago canadensis</i> 'Golden Baby'	GOLDENROD	1 GAL	CONT.
	24	STBY	<i>Stachys byzantine</i> 'Silver Carpet'	LAMB'S EAR	1 GAL	CONT.



PERENNIAL PLANTING  
N.T.S.



DECIDUOUS TREE PLANTING DETAIL  
N.T.S.



NOTES:

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

EVERGREEN TREE PLANTING DETAIL  
N.T.S.

Updated.  
Please include "Sheet x of y"

REVISIONS	#	DATE
	1	
	2	
	3	
	4	
	5	
	6	

PROJECT:	KINGS POINT SOUTH
DRAWING:	LANDSCAPE DETAILS SHEET
CITY OF AURORA	
DESIGNED BY:	WP
DRAWN BY:	WP
CHECKED BY:	XX
SCALE:	N/A
DATE:	11-20-2020

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



SHEET NUMBER  
**L-9**  
PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

E-470 LANDSCAPE BUFFER

AREA	DESCRIPTION	LENGTH	REQUIRED / PROVIDED	
			TREES 1 TREE PER 30 L.F.	SHRUBS 10 SHRUBS PER 30 L.F.
A	E-470 BUFFER	2,242 L.F.	75 / 109	750 / 483*

\* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

DETENTION POND LANDSCAPING

AREA	DESCRIPTION	AREA	REQUIRED / PROVIDED	
			TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F.
A	DETENTION POND	63,578 S.F.	16 / 23	160 / 90*

\* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

PRIVATE COMMON OPEN SPACE/TRACT LANDSCAPING

AREA	DESCRIPTION	AREA	WIDTH REQUIRED	WIDTH PROVIDED	REQUIRED / PROVIDED	
					TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F.
A	PRIVATE DRIVE (TRACT A)	N/A	N/A	16'	N/A	N/A
B	PRIVATE DRIVE (TRACT B)	N/A	N/A	16'	N/A	N/A
C	PRIVATE DRIVE (TRACT C)	N/A	N/A	16'	N/A	N/A
D	PRIVATE DRIVE (TRACT D)	N/A	N/A	16'	N/A	N/A
E	LANDSCAPE BUFFER (TRACT E)	42,867 S.F.	N/A	N/A	11 / 16	110 / 74*
F	LANDSCAPE BUFFER (TRACT F)	253,831 S.F.	N/A	N/A	65 / 81	650 / 514*
G	LANDSCAPE BUFFER (TRACT G)	7,202 S.F.	N/A	N/A	2 / 4	20 / 0*
H	LANDSCAPE BUFFER (TRACT H)	24,805 S.F.	N/A	N/A	6 / 6	60 / 60
I	LANDSCAPE BUFFER (TRACT I)	550,153 S.F.	N/A	N/A	137 / 210	1,375 / 690*

\* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

STANDARD RIGHTS OF WAY AND CURB SIDE LANDSCAPE

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA (S.F.)	REQUIRED / PROVIDED	
						TREES (1 EVERY 40 FT.)	SHRUBS (10 = 1 TREE)
A	STREET 'A'	526'	N/A	8'-6"	4,480	13 / 11 <sup>1</sup>	0 / 20*
B	STREET 'B'	2,756'	N/A	8'-0"	22,399	69 / 61 <sup>1</sup>	0 / 80*
C	STREET 'C'	3,158'	N/A	8'-0"	25,771	79 / 69 <sup>1</sup>	0 / 100*
D	STREET 'D'	2,468'	N/A	8'-0"	20,440	62 / 54 <sup>1</sup>	0 / 80*
E	STREET 'E'	1,911'	N/A	8'-0"	15,759	48 / 43 <sup>1</sup>	0 / 50*
F	STREET 'F'	809'	N/A	8'-6"	7,008	20 / 14 <sup>1</sup>	0 / 60*
G	STREET 'G'	1,974'	N/A	8'-6"	16,319	40 / 31 <sup>1</sup>	0 / 90*
H	KINGS POINT WAY	3,490'	N/A	8'-0"	52,059	87 / 71 <sup>1</sup>	0 / 162*

1. 30' SETBACK FROM STOP SIGN ELIMINATES TREES IN THIS AREA.

\* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

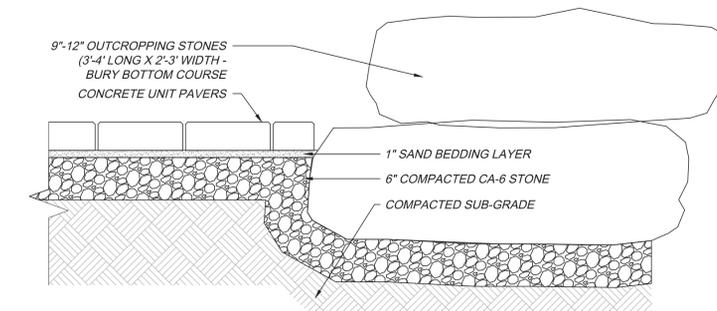
# KINGS POINT SOUTH - PA 1-4

## LANDSCAPE DETAILS

STREET FRONTAGE LANDSCAPE BUFFER

AREA	DESCRIPTION	LENGTH	REQUIRED / PROVIDED	
			TREES 1 TREE PER 40 L.F.	SHRUBS 10 SHRUBS PER 40 L.F.
A	KINGS POINT WAY	1,283 L.F.	32 / 45	320 / 190*

\* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE



STONE OUTCROPPING 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

EDGER INFORMATION

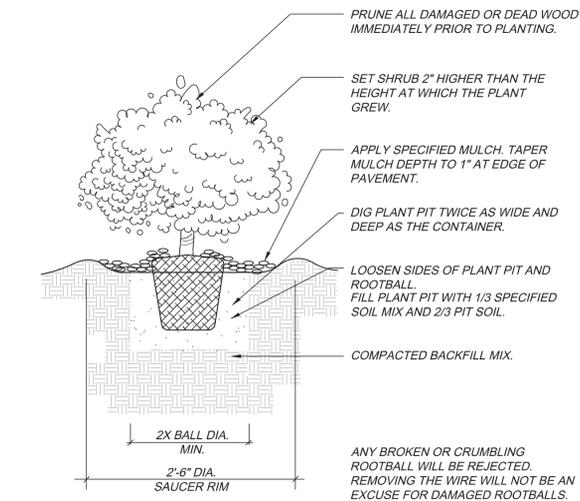
RYERSON 4" AND 6" ROLL TOP EDGING  
AVAILABLE THROUGH: RYERSON  
P: 855.793.7766  
P: WWW.RYERSON.COM

NATIVE SEED INFORMATION

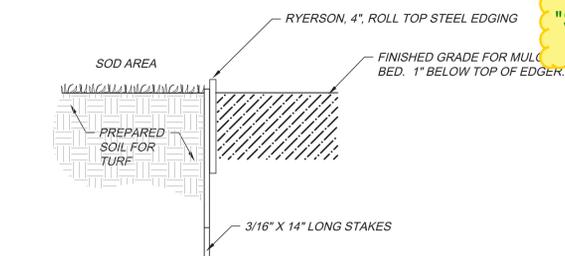
LOW GROW MIX:  
30% EPHRAIM CRESTED WHEATGRASS  
25% SHEEP FESCUE  
20% PERENNIAL RYE  
15% CHEWINGS FESCUE  
10% CANADA BLUE GRASS  
SEEDING RATE:  
DRYLAND - 20-25 LBS/AC  
AVAILABLE THROUGH: ARKANSAS  
VALLEY SEED, INC.  
4300 MONACO STREET  
DENVER, CO 80216  
P: 303.320.7500  
WEB: WWW.AVSEEDS.COM

DETENTION SEED MIX INFORMATION

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



SHRUB PLANTING DETAIL  
N.T.S.



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

Please include "Sheet x of y" Updated.

Add footnote to all Trees Provided counts where applicable in the table for reference.

Updated.

Note has been updated.

...prevents some street trees to be placed.

REVISIONS

PROJECT: KINGS POINT SOUTH

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



SHEET NUMBER  
**L-10**  
PROJECT NO. 8367-000

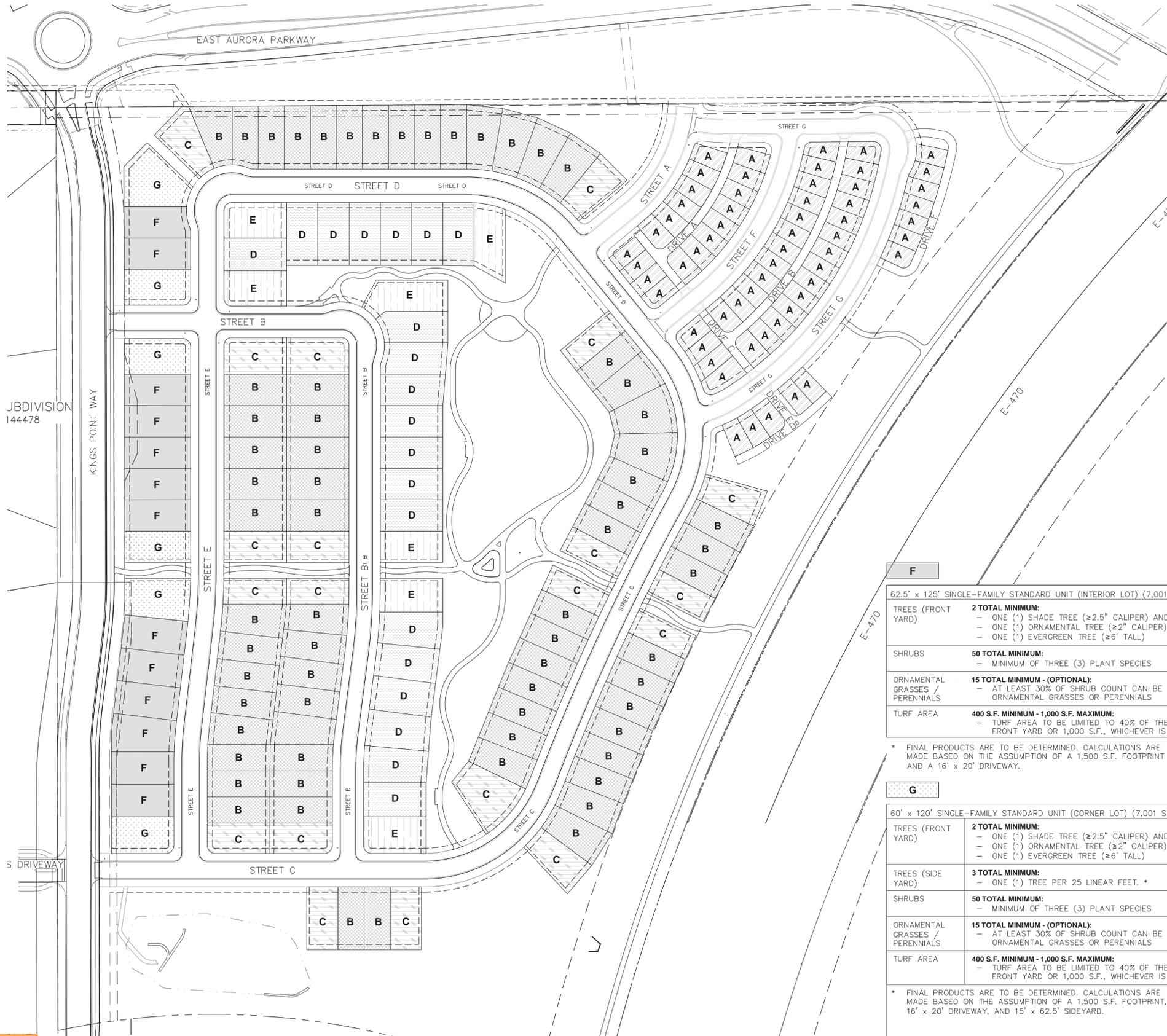
Will Prescott  
THK Associates  
303-770-7201  
wprescott@thkassoc.com

2020-11-23 11:15am By: wprescott L:\8367-000 Richmond - WFS - Entitlements\04-040\4.1\_Sheets\Details\Drawings

NOT FOR CONSTRUCTION

# KINGS POINT SOUTH - PA 1-4

## RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT



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

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

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

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

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

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

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

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

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

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

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

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

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

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

Please include "Sheet x of y" Updated.

Will Prescott  
THK Associates  
303-770-7201  
wprescott@thkassoc.com

REVISIONS					
#	DATE	DESCRIPTION			
1					
2					
3					
4					
5					
6					

PROJECT: **KINGS POINT SOUTH**

DRAWING: **FRONT YARD EXHIBIT**

CITY OF AURORA

DESIGNED BY: WP

DRAWN BY: WP

CHECKED BY: JC

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

SCALE: 1" = 100' - 0"

DATE: 11-20-2020

**THK** associates, inc.

SHEET NUMBER **L-11**

PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

# KINGS POINT SOUTH - PA 1-4

## SITE PLAN DETAILS

LOT MATRIX

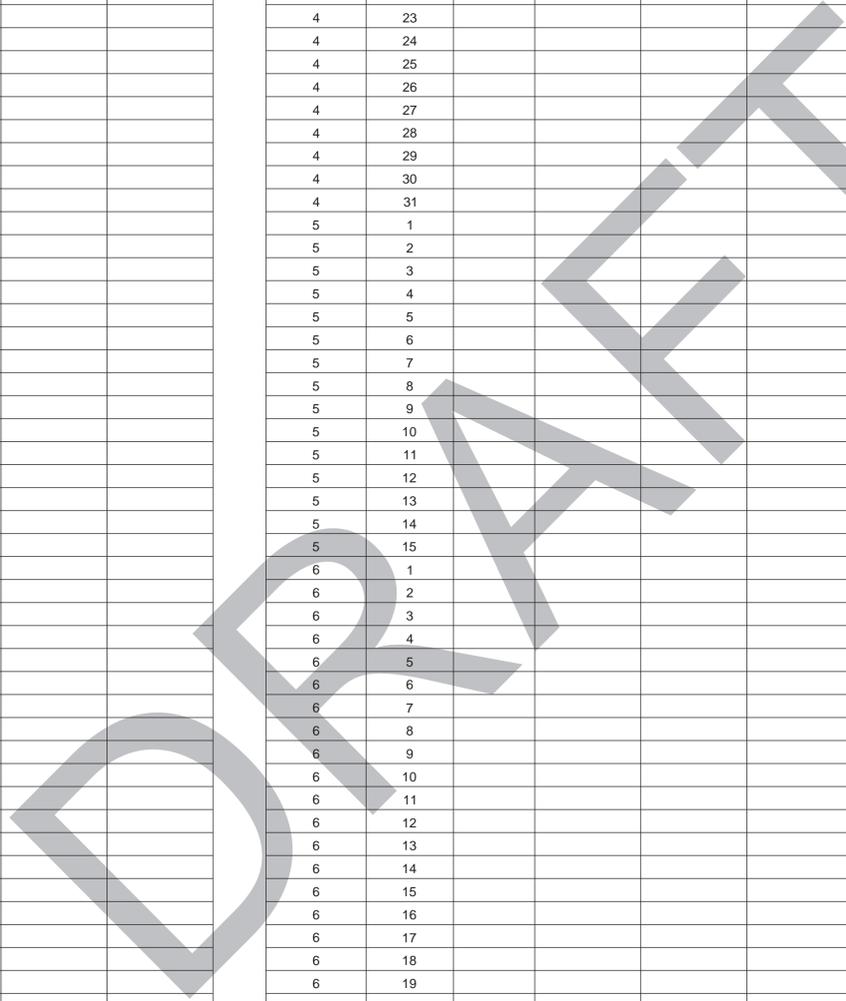
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Please complete this table  
Table has been completed.

FINAL LOT DIMENSIONS AND  
 INFORMATION TO BE INCLUDED  
 WITH FUTURE PLAT SUBMITTAL.



Please include  
 "Sheet x of y"  
Updated.

KINGS POINT SOUTH

**SITE PLAN DETAILS**

CITY OF AURORA

DESIGNED BY: WP    SCALE: N/A  
 DRAWN BY: WP        VERT: N/A  
 CHECKED BY: JG      DATE: 11-20-2020

PROJECT: KINGS POINT SOUTH

DRAWING: **SITE PLAN DETAILS**

CLIENT: CITY OF AURORA

DESIGNED BY: WP    SCALE: N/A  
 DRAWN BY: WP        VERT: N/A  
 CHECKED BY: JG      DATE: 11-20-2020

PLANNER/ARCHITECT: THK ASSOCIATES, INC.  
 ATTN: JULIE GAMES, PLA  
 1000 W. WASHINGTON ST., SUITE 101  
 AURORA, CO 80014  
 P: 303-770-7201  
 E: JGAMES@THKASSOC.COM

**THK** associates, inc.

SHEET NUMBER

**S-4**

PROJECT NO. 8367-000

REVISIONS

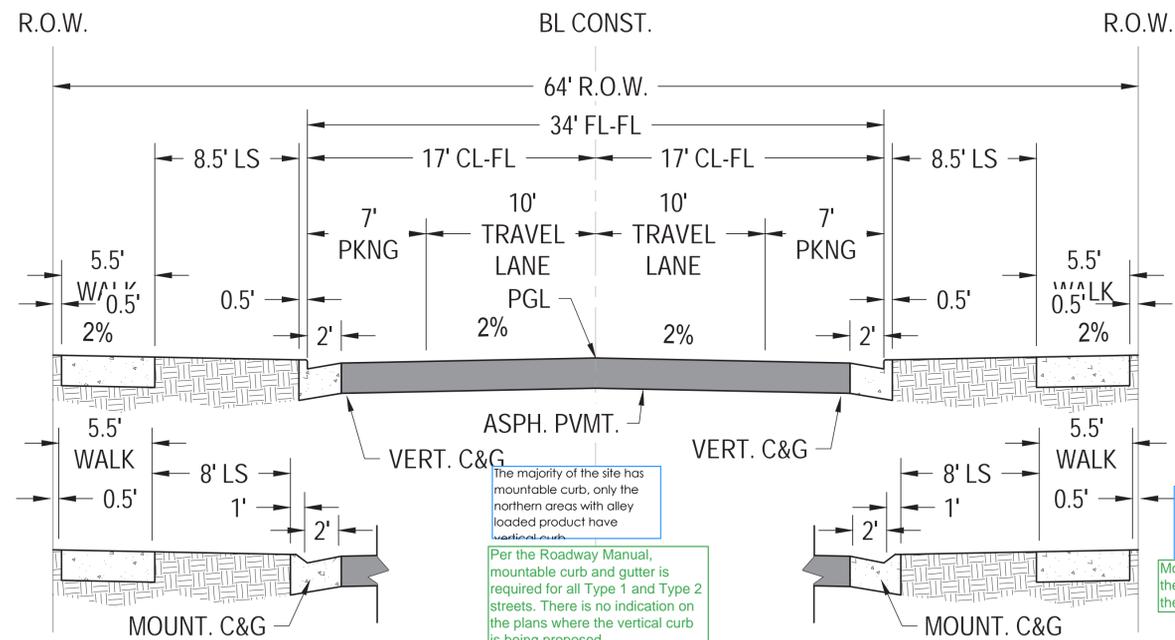
#	DATE
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NOT FOR CONSTRUCTION

# KINGS POINT SOUTH - PA 1-4

## SITE PLAN DETAILS

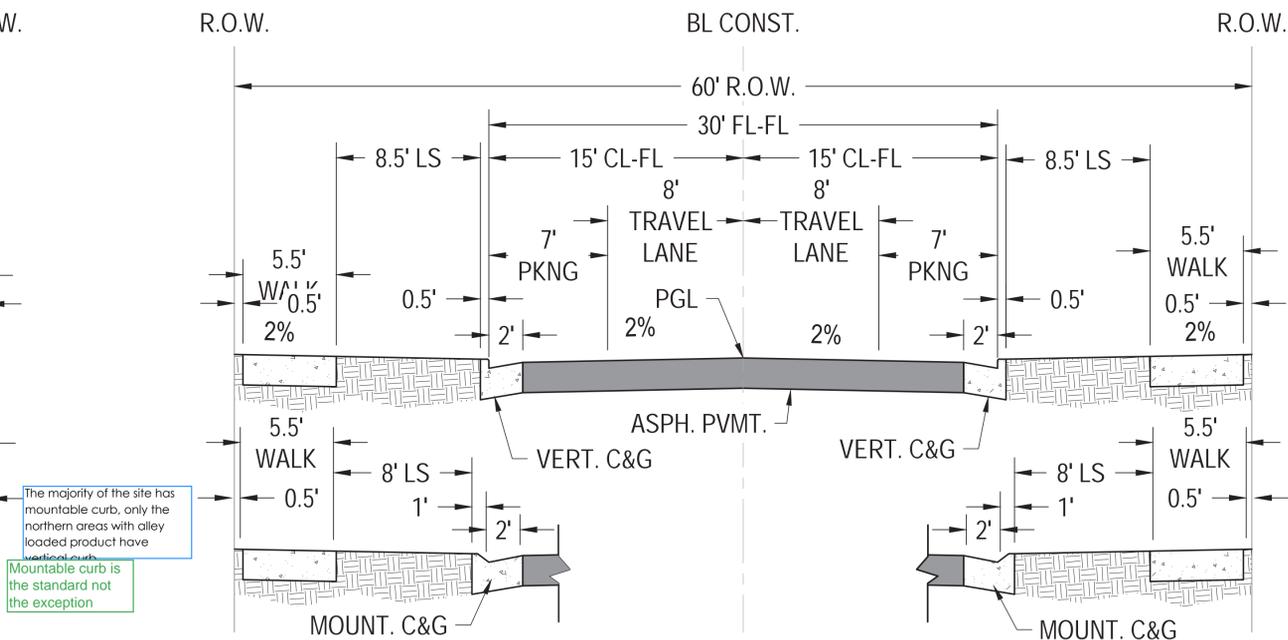
Please move the typical sections to the front part of the plan set  
Sections have been relocated



① FL = PGL - 0.47' (TYP)

LOCAL TYPE 1 RESIDENTIAL, 64' R.O.W. - TYPICAL SECTION

1" = 5'



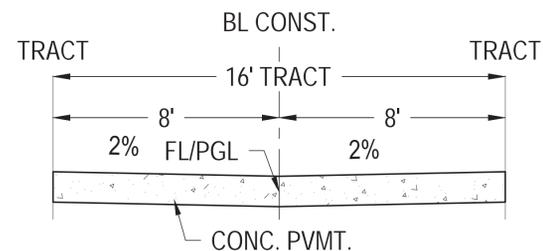
① FL = PGL - 0.43' (TYP)

LOCAL TYPE 2 RESIDENTIAL, 60' R.O.W. - TYPICAL SECTION

1" = 5'

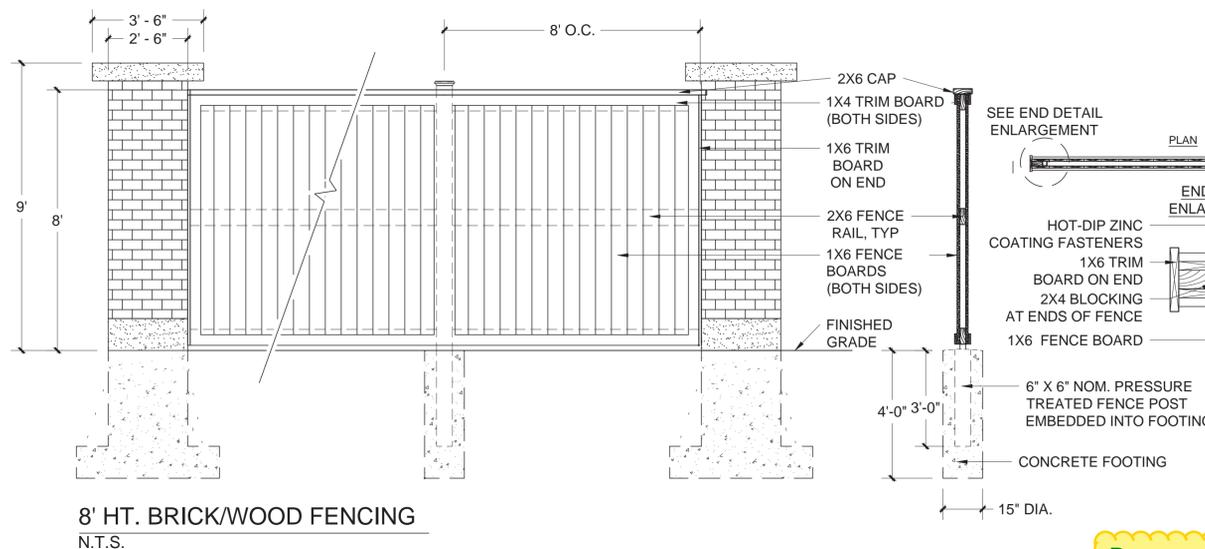
The majority of the site has mountable curb, only the northern areas with alley loaded product have vertical curb.  
Per the Roadway Manual, mountable curb and gutter is required for all Type 1 and Type 2 streets. There is no indication on the plans where the vertical curb is being proposed

The majority of the site has mountable curb, only the northern areas with alley loaded product have vertical curb.  
Mountable curb is the standard not the exception



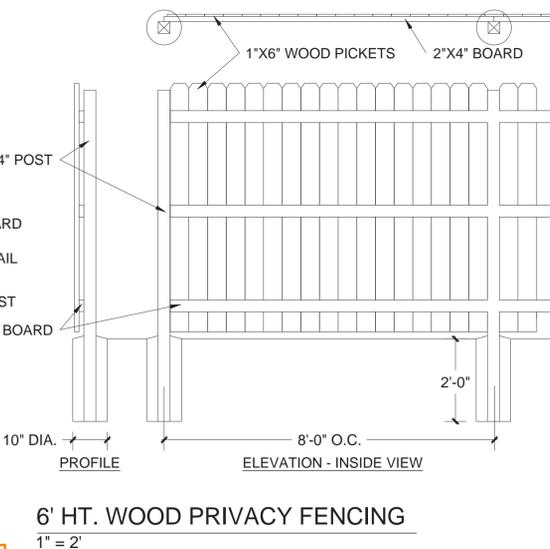
PRIVATE DRIVE, 16' TRACT - TYPICAL SECTION

1" = 5'



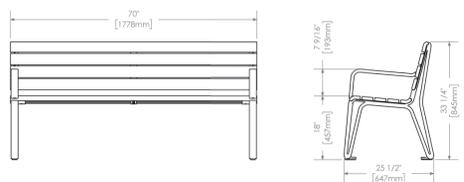
8' HT. BRICK/WOOD FENCING  
N.T.S.

Proposed fence does not comply with Master Plan standards  
Proposed fence detail/style has been updated to comply.



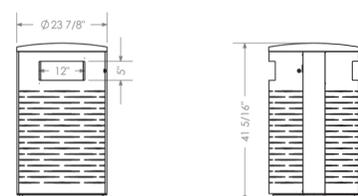
6' HT. WOOD PRIVACY FENCING  
1" = 2'

- Please include "Sheet x of y" Updated.
- WOOD STAIN : DARK
  - POSTS TO FACE PRIVATE SIDE.
  - RAILS TO FACE PUBLIC SIDE.
  - WIRE MESH TO BE INSTALLED BETWEEN THE POST AND RAIL SIDE BY DEVELOPER.
  - WIRE MESH TO BE 2"X4" WELDED GALVANIZED 14 GA. WIRE MESH - HEAVY DUTY.



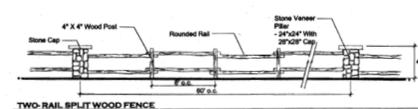
BENCH DETAIL 1 - MAGLIN MLB300-M  
N.T.S.

MBE-2300 SERIES BENCH  
MAGLIN SITE FURNITURE  
MODEL: MBE-2300-00017  
COLOR: GUNMETAL  
MAGLIN CORPORATION  
877-260-9393  
SALES@MAGLIN.COM

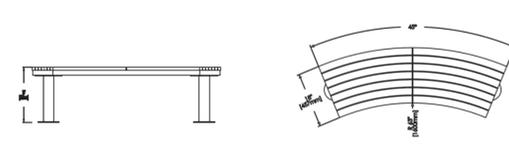


TRASH RECEPTACLE DETAIL - MAGLIN MTR-0650  
N.T.S.

600 SERIES TRASH RECEPTACLE  
MAGLIN SITE FURNITURE  
MODEL: MTR-0650-00005  
COLOR: GUNMETAL  
MAGLIN CORPORATION  
877-260-9393  
SALES@MAGLIN.COM



TWO-RAIL FENCE  
1" = 2'



BENCH DETAIL 2 - MAGLIN  
N.T.S.

#	DATE	REVISIONS
1		
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PROJECT: KINGS POINT SOUTH  
DRAWING: SITE PLAN DETAILS SHEET  
CLIENT: CITY OF AURORA  
DESIGNED BY: WP  
DRAWN BY: WP  
CHECKED BY: JG  
SCALE: N/A  
DATE: 11-20-2020

PLANNER AND SCARE ARCHITECTS  
THK ASSOCIATES, INC.  
ATTN: JULIE GAMES, PLA  
1000 S. W. 10TH AVE., SUITE 101  
AURORA, CO 80014  
P: 303-770-7201  
E: JGAMES@THKASSOC.COM

THK associates, inc.

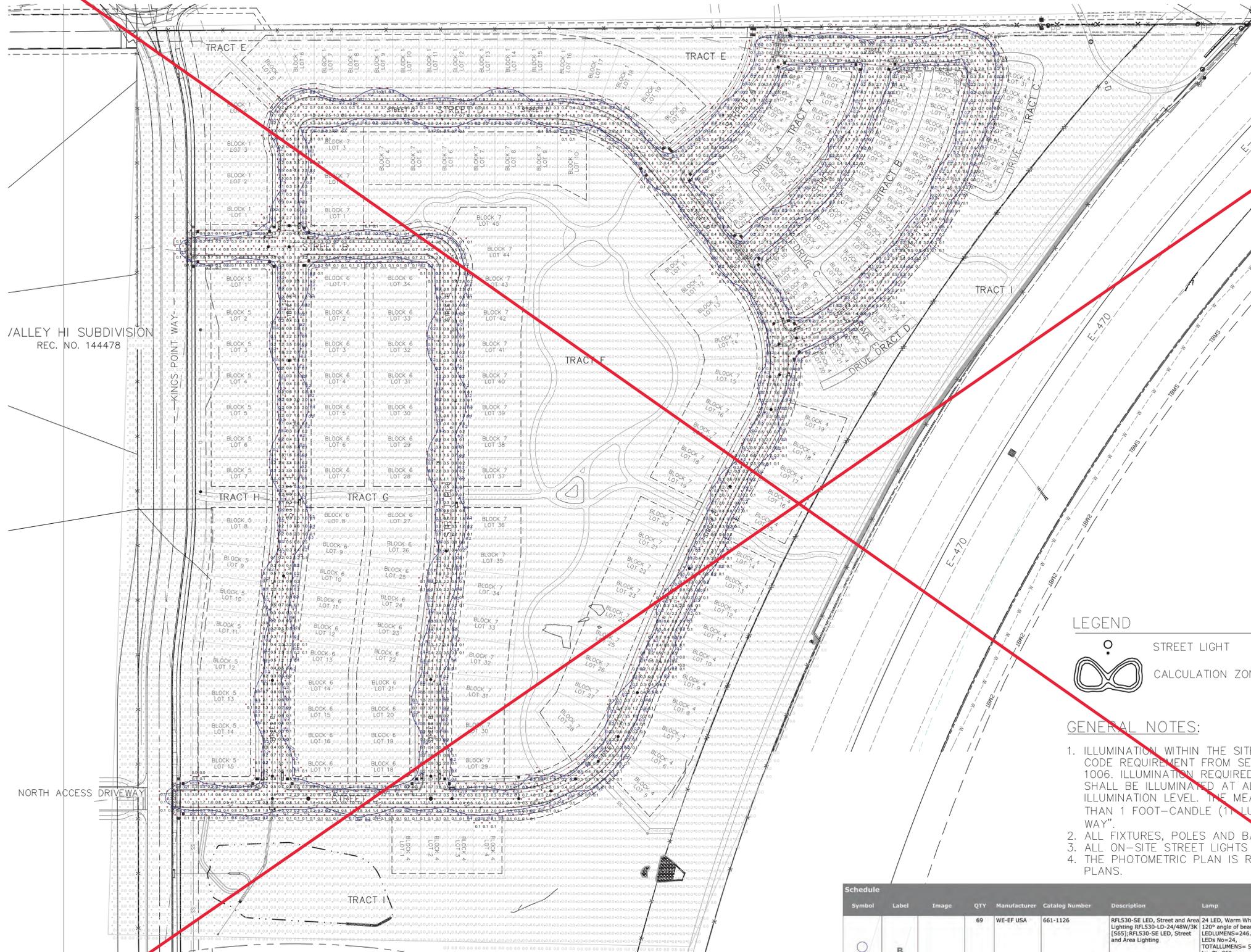
SHEET NUMBER  
**S-5**  
PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

Will Prescott  
THK Associates  
303-770-7201  
wprescott@thkassoc.com

# KINGS POINT SOUTH - PA 1-4

## PHOTOMETRICS PLAN



A photometric plan is not required with a site plan submittal for single family residential development. Street light locations need to be shown on the site plan. A note shall be added to indicate that the street light locations shown on the site plan are conceptual. Final street light locations will be determined with photometric plan submitted with the street lighting plan in the civil plan submittal.

Sheet has been removed from plan set. Note has been added.

Please remove this page

VALLEY HI SUBDIVISION  
REC. NO. 144478

### LEGEND

-  STREET LIGHT
-  CALCULATION ZONES

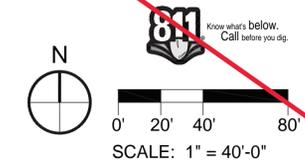
### GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (10 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
- ALL FIXTURES, POLES AND BASES SHALL BE BLACK IN COLOR.
- ALL ON-SITE STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- THE PHOTOMETRIC PLAN IS REQUIRED WITH THE LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS.

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lum. per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distrib. Ion	Polar Plot	Notes
	B		69	WE-EF USA	661-1126	RFL530-SE LED, Street and Area Lighting	24 LED, Warm White - 120° angle of beam LEDLUMENS=246.0 Im, LEDS No=24, TOTALLUMENS= 5903.0 Im, Tj=85° LEDLUMENS=221.4 Im, LEDS No=24, TOTALLUMENS= 5312.8 Im, Tj=25°C	24	561-1126.ies	221	1	55	100%				

Street light labels in the street lighting plan shall follow COA nomenclature based on street classification

Noted.



#	DATE	REVISIONS
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PROJECT: **KINGS POINT SOUTH**  
 DRAWING: **PHOTOMETRICS PLAN SHEET**  
 CLIENT: **CITY OF AURORA**  
 DESIGNED BY: WP  
 DRAWN BY: WP  
 CHECKED BY: JC  
 SCALE: HORIZ: 1" = 50'-0"  
 VERT: 1" = 50'-0"  
 DATE: 11-20-2020

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



SHEET NUMBER  
**P-1**  
 PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

Will Prescott  
 THK Associates  
 303-770-7201  
 wprescott@thkassoc.com

23: 8:34am By: jgamec  
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