

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.

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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.

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

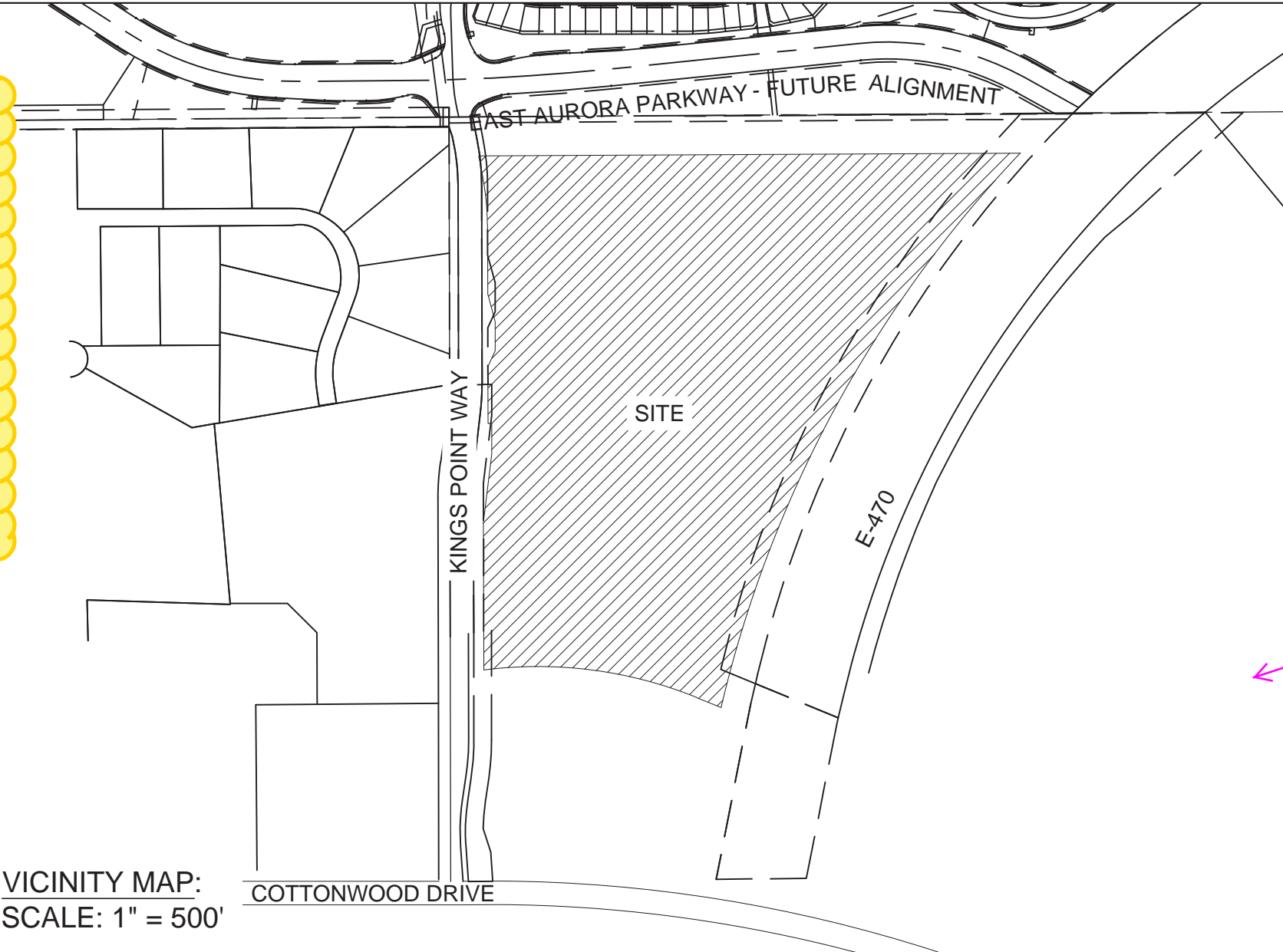
ENGINEER - CIVIL, DRAINAGE, UTILITY:
INNOVATIVE LAND CONSULTANTS, INC.
ATTN: ALEX ASADULLAEV, P.E.
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
303-421-4224 EXT. 109

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



VICINITY MAP:
SCALE: 1" = 500'

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.

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.
- 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

- 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 ENCROACH 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.

SIGNATURE BLOCK

SITE PLAN *
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: _____

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. ____.

BY: _____ CORPORATE
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)SS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, ____ BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
SEAL NOTARY

(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 _____
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.

Updated.

Please include "Sheet x of y"

AMENDMENTS

REVISIONS

DATE

#

KINGS POINT SOUTH

PROJECT:

PLANNER/LANDSCAPE ARCHITECT:

THK ASSOCIATES, INC.

SHEET NUMBER

C-1

PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

KINGS POINT SOUTH - PA 1-4
COVER SHEET

Missing standard notes have been added.

There are missing standard notes. Please review with planning

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

Updated.

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% OG 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:

If no fire lanes are on site remove note 5 and 9

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"

REVISIONS

#	DATE
1	
2	
3	
4	
5	
6	

KINGS POINT SOUTH

COVER SHEET

CITY OF AURORA

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

HORIZ: N/A
SCALE: N/A
VERT: N/A
DATE: 11-20-2020

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
1000 E. 10TH AVE., SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM



associates, inc.

SHEET NUMBER
C-2
PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

Work with the COA Water Department to establish a looped water supply or evaluate if water line will supply sufficient water supply to this site approved by COA water department

Our understanding is that Kings Point North is moving forward, and will therefore have a looped supply.

If mail kiosks are going to be used on site provide location and Kiosk detail TYP. All Sheets. If mail Kiosks are being used show accessible curb ramps to provide access.

Mail kiosks are in the process of being coordinated and may be provided as part of future submittal.

Our understanding is that KPN is moving forward and they are constructing Aurora Parkway. Our project's 2nd connection is provided by the parkway

At this time this is a dead end and Aurora Parkway is not being constructed. Show **Second point of access to the site**. 2nd point of access is required once construction begins or the 31st home. Provide a phasing plan to include the construction of E Aurora Parkway or other compliant second point of access.

If this site is going to be built in phases please provide a phasing plan.

Please provide an overall site plan.

Please show all hydrants within 1000' of this site. To include the nearest existing hydrant

Requested ramps removed

Remove east-west crossing ramps.

Label added.

Label cross pan, typical.

Dimension sidewalk added.

Dimension added.

Valley HI Subdivision REC. NO. 144478

Surrounding offsite FHs are shown on the overall sheet

Relocate this hydrant to this location

Relocate this hydrant to this location

Relocate this hydrant to this location

Relocate this hydrant to this location

Relocate this hydrant to this location

Relocate this hydrant to this location

Relocate this hydrant to this location

Relocate this hydrant to this location

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

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

Typ. sections relocated within plan set.

Noted and updated.

Without a subdivision plat submitted, please provide all street centerline information to verify conformance to COA standards

Show/label street lights. Add a note that street light locations are conceptual. Final street light locations will be determined with photometric plan submitted with the street lighting plan in the civil plan submittal. Street lights are also required on King Point Way if not already provided

Streetlights shown and note added.

KINGS POINT SOUTH - PA 1-4

SITE PLAN

add the B&D and curve data around the Lot & Tract lines of the platted area

To be provided.

add the B&D and curve data around the boundary of the platted area

To be provided.

Overall site sheet added.

It would be helpful to have a sheet that shows the overall site

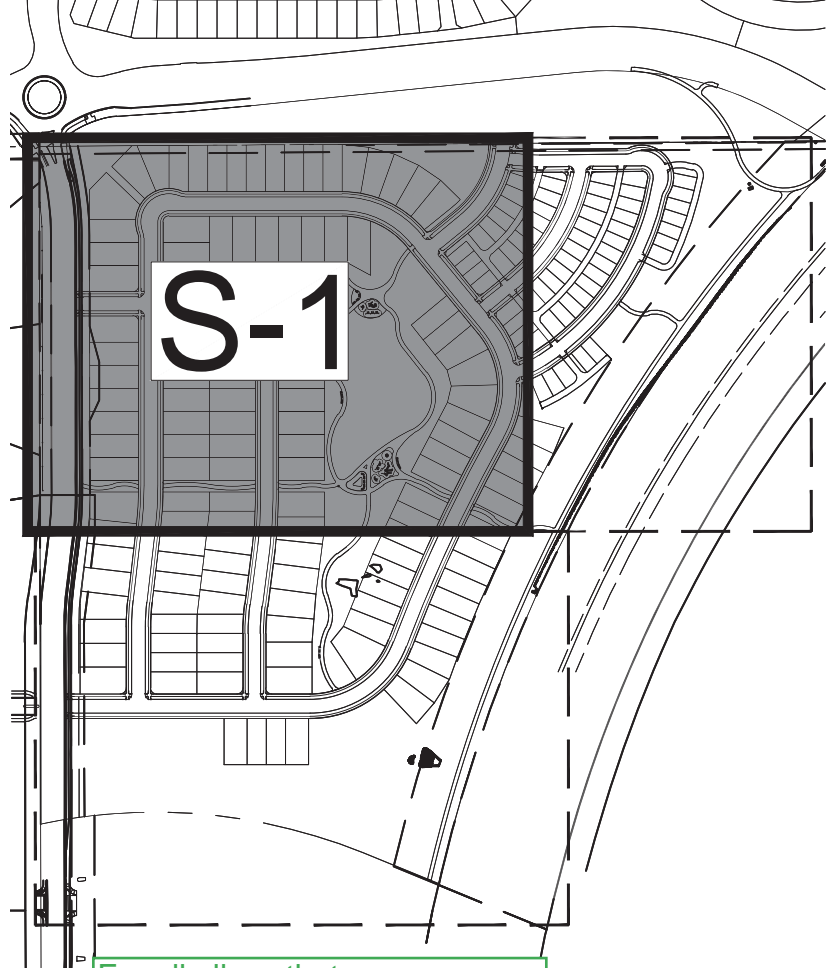
An access connection to Aurora Pwy has been shown on this plan

This is no longer shown as a dead-end

Are there any barricades or gating at this dead end

Modification plan will be required to access connection to Aurora Pkwy.

KEY MAP



For all alleys that serve more than 10 units, please provide curb returns with curb ramps rather than a curb cut to meet Section 4.02.4 of the Roadway Manual, typical

Curb returns have been added.

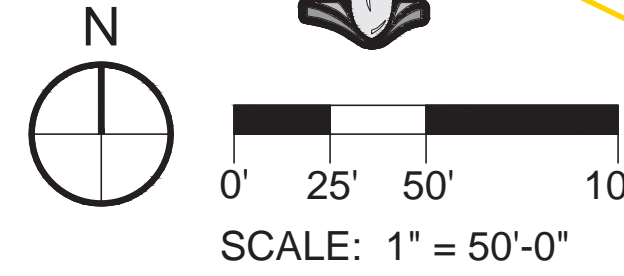
- LOT LINE
- EASEMENT
- CONCRETE SIDEWALK
- OPEN SPACE
- BRICK PAVERS
- P.I.P SURFACING
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- 8' HT. BRICK/WOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

street lights are shown

No street lights shown. See comment this sheet

Updated.

Please include "Sheet x of y"



REVISIONS					
#	DATE	DESCRIPTION	BY	CHKD	APPD
1					
2					
3					
4					
5					
6					

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

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



SHEET NUMBER
S-1
PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

KINGS POINT SOUTH - PA 1-4

SITE PLAN

Noted and updated.

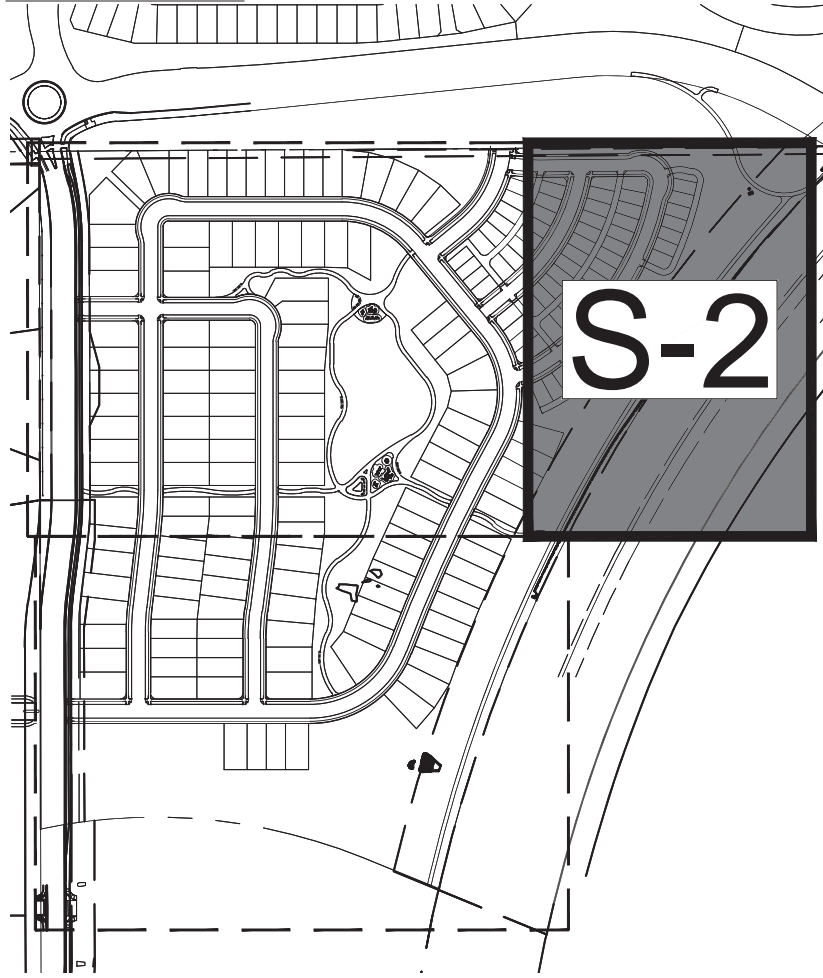
match the easements as dedicated on the plat. Make sure the size and configurations are the same.

add the B&D and curve data around the Lot & Tract lines of the platted area

To be provided.

To be provided.

KEY MAP

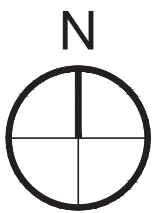


LEGEND

- 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

Updated.

Please include "Sheet x of y"



0' 25' 50' 100'
SCALE: 1" = 50'-0"

REVISIONS

#	DATE	
1		
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3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: SITE PLAN SHEET

CLIENT: CITY OF AURORA

DESIGNED BY: WP
DRAWN BY: WP
CHECKED BY: JG
SCALE: 1" = 50'-0"
DATE: 11-20-2020

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMES, PLA
1010 S. RICHMOND STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMES@THKASSOC.COM



SHEET NUMBER

S-2

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.

Noted and updated.

Dimension added.

Dimension sidewalk

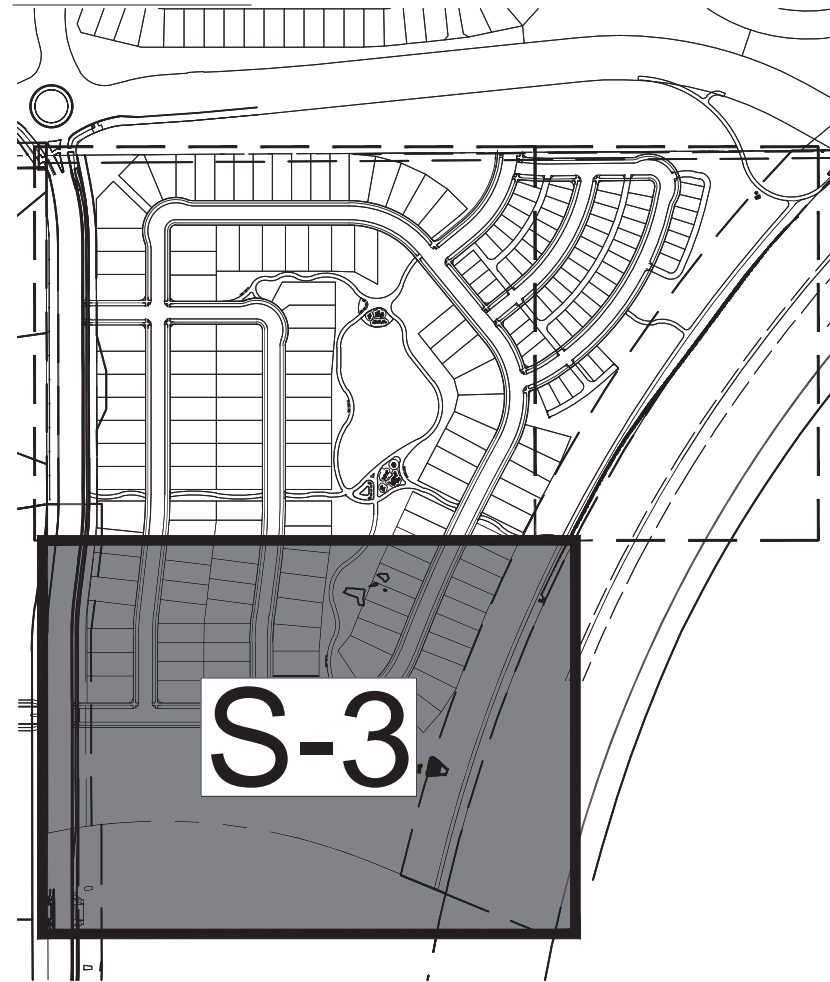
add the B&D and curve data around the boundary of the platted area

To be provided.

KINGS POINT SOUTH - PA 1-4

SITE PLAN

KEY MAP



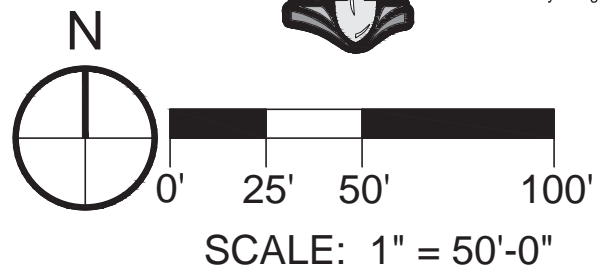
S-3

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

Updated.

Please include "Sheet x of y"



REVISIONS

#	DATE
1	
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5	
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KINGS POINT SOUTH

SITE PLAN SHEET

CITY OF AURORA

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

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



SHEET NUMBER

S-3

PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

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

Proposed ramps and receiving ramps installed as well.

Label

Labels added.

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.

Ramps have been adjusted to minimize TR crossing of Street C

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.

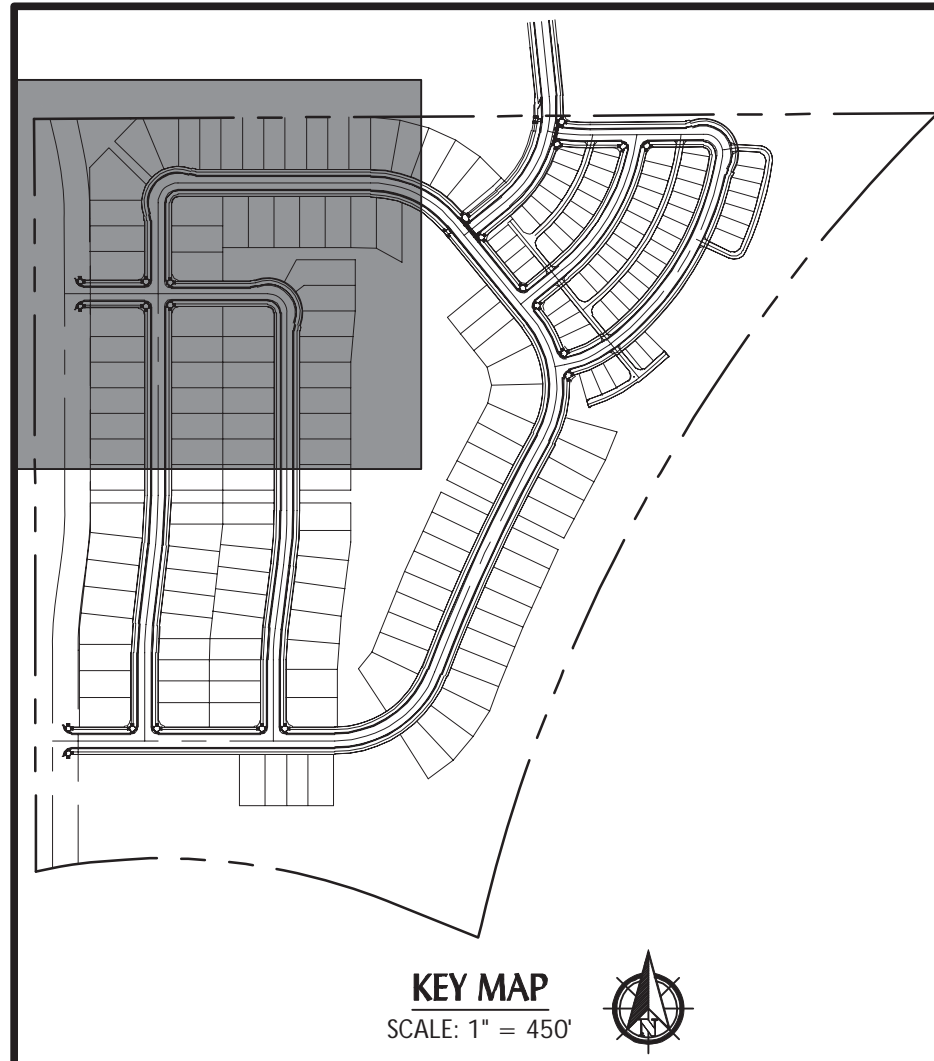
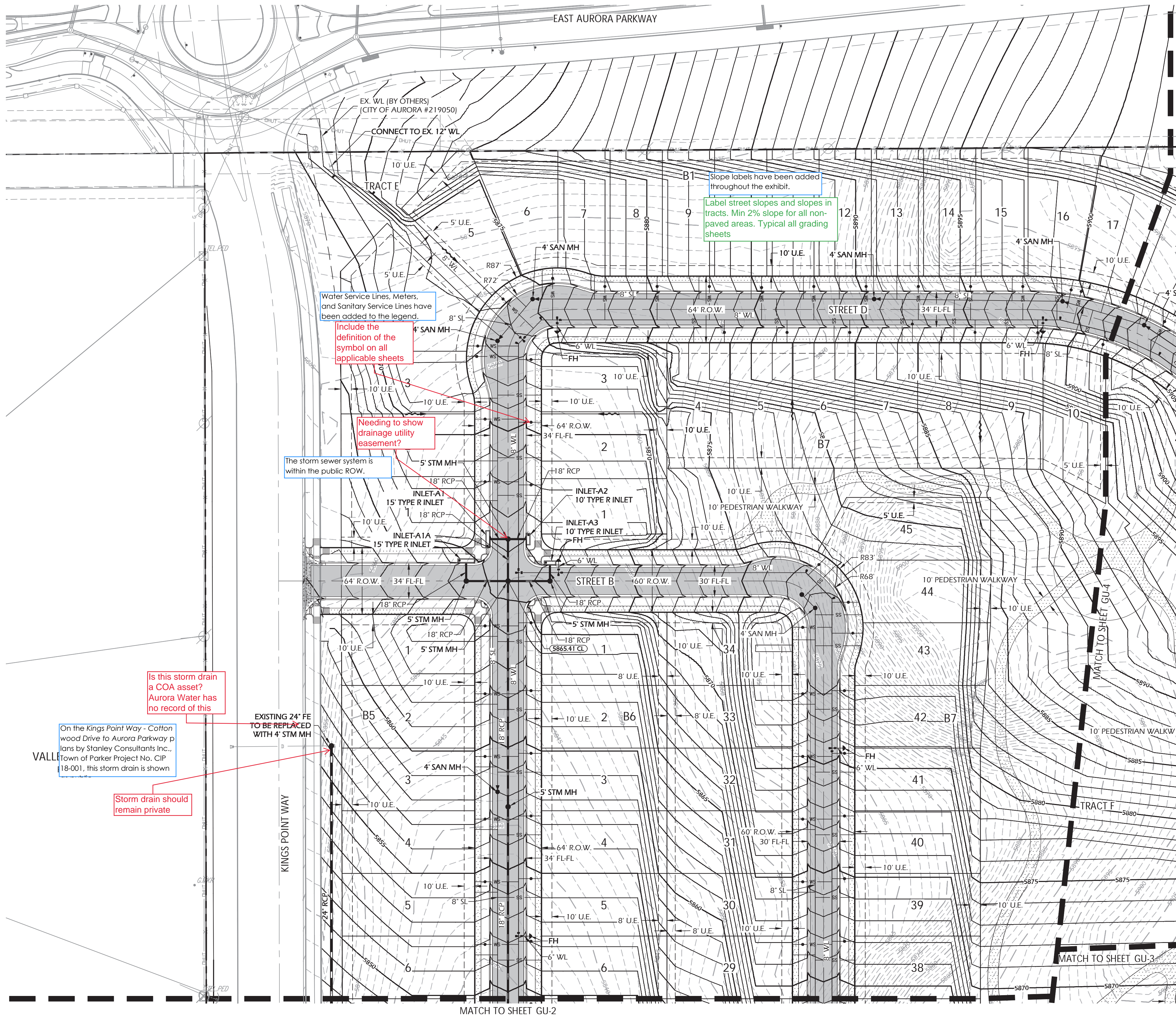
Indicate wall material

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

22:2:14pm By: wprescott
C:\Richmond - 695 Entitlements\04_CAD\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.

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

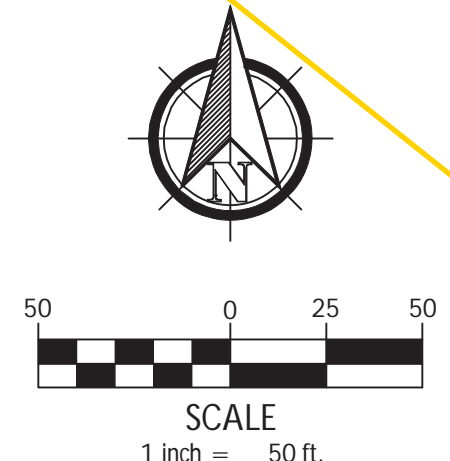
Add a note indicating if the storm sewer system is public or private and who will maintain it.

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
	Retaining Wall	CWN	CROWN
	Storm Manhole	DBO	DESIGN BY OTHERS
	Type 'R' Inlet	DC	MEDIAN CURB & MEDIAN
	Type 'C' Inlet	D.E.	DRAINAGE EASEMENT
	Sanitary Sewer Manhole	D.U.E.	DRAINAGE & UTILITY EASEMENT
	Fire Hydrant	EOP	EDGE OF PAVEMENT
	Water Valve	FES	FLARED END SECTION
	Thrust Block	FG	FINISHED GROUND AT BOTTOM WALL
	Plug & Blow-off	FGT	FINISHED GROUND AT TOP WALL
	Plug	FH	FIRE HYDRANT
	Storm Sewer Line	FL	FLOWLINE
	Sanitary Sewer Line	FV	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	VC	VERTICAL CURB & GUTTER
	Ex. Asphalt Pavement	W.E.	WATER EASEMENT
	Prop. Sidewalk	WL	WATER LINE
	Prop. Asphalt Pavement	WS	WATER SERVICE
	Prop. Concrete Pavement	WSEL	WATER SURFACE ELEVATION
	Ex. Asphalt Pavement	WV	WATER VALVE
	Ex. Concrete Pavement		

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	DESCRIPTION
1		
2		
3		
4		
5		
6		

KINGS POINT SOUTH

GRADING AND UTILITY PLAN

CITY OF AURORA

DESIGNED BY: AA

DRAWN BY: TRP

CHECKED BY: TRH

SCALE: 1" = 50'

HORZ: N/A

VERT: N/A

DATE: 11-20-2020

PROJECT:

CLIENT:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

12071 Tejon Street, Suite 470

Westminster, CO 80234

303.421.4224

www.innovativelandinc.com

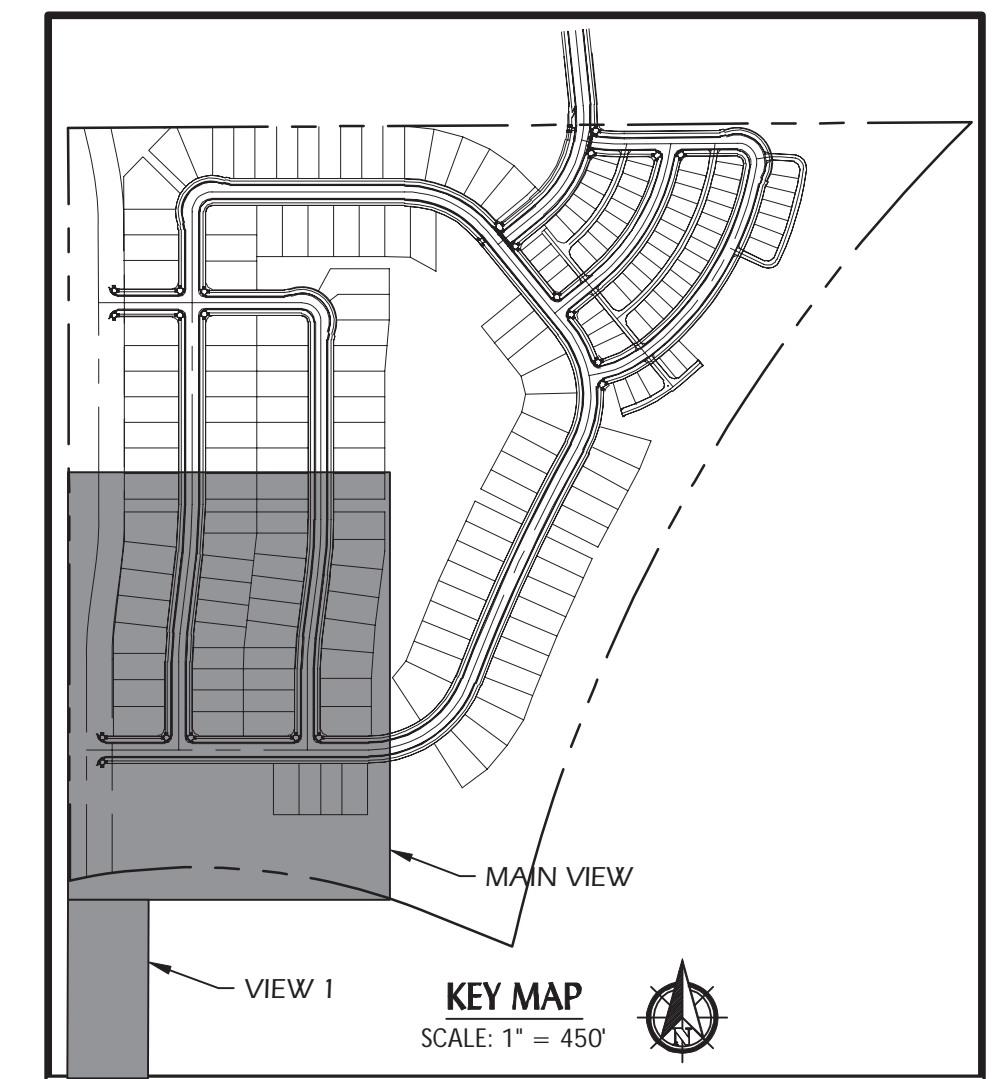
SHEET NUMBER

GU-1

PROJECT NO. 8367-000

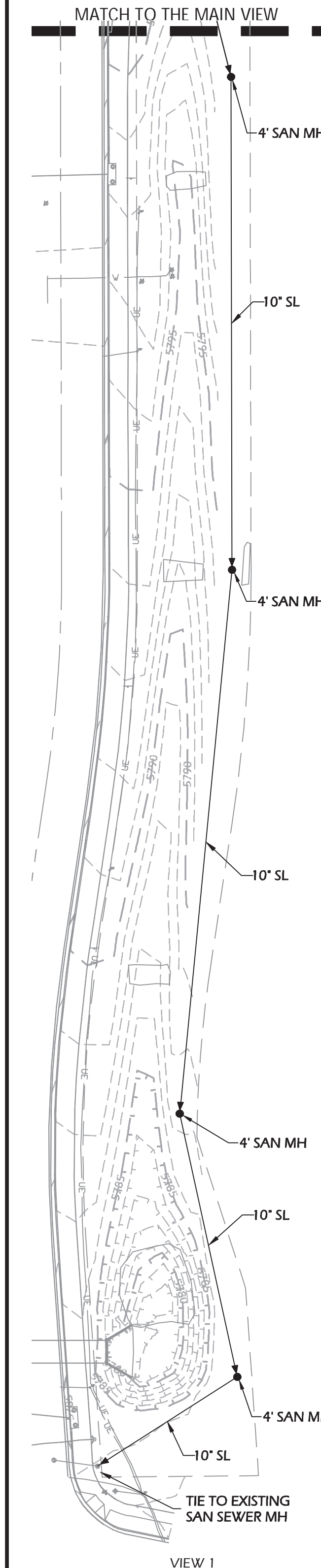
KINGS POINT SOUTH - PA 1-4

PRELIMINARY PLAT



NOTES:

1. SEE SHEET GU-3 FOR THE OVERLOT GRADING TEMPLATES FOR LANDMARK LOTS.
2. SEE SHEET GU-4 FOR THE OVERLOT GRADING TEMPLATES FOR CITYSCAPE LOTS.

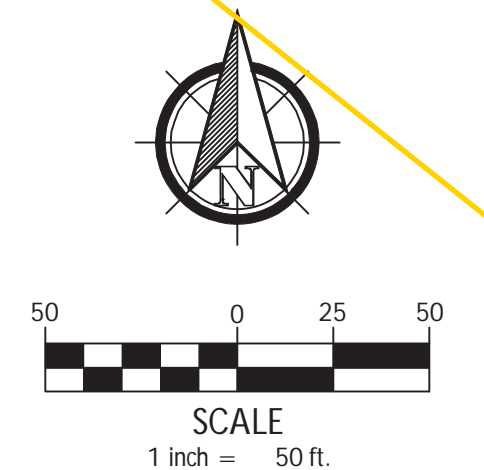


<p>A note has been added indicating that all storm sewer for Kings Point South is public unless otherwise labeled.</p>		<p>Add a note indicating if the storm sewer system is public or private and who will maintain it.</p>	
<p>LEGEND</p>		<p>REVISIONS</p>	
	Property Line	A.E.	ACCESS EASEMENT
	Right of 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
	Retaining Wall	CWN	CROWN
	Storm Manhole	DC	DESIGN BY OTHERS
	Type 'R' Inlet	DOB	MEDIAN CURB & MEDIAN
	Type 'C' Inlet	D.E.	DRAINAGE EASEMENT
	Sanitary Sewer Manhole	D.U.E.	DRAINAGE & UTILITY EASEMENT
	Fire Hydrant	EOP	EDGE OF PAVEMENT
	Water Valve	FES	FLARED END SECTION
	Thrust Block	FGB	FINISHED GROUND AT BOTTOM WALL
	Plug & Blow-off	FGT	FINISHED GROUND AT TOP WALL
	Plug	FH	FIRE HYDRANT
	Storm Sewer Line	FL	FLOWLINE
	Water Line	FV	FIELD VERIFY
	Sanitary Sewer Line	G	FINISHED GROUND
	Ex. Storm Sewer Line	HP	HIGH POINT
	Ex. Water Line	LL	LOT LINE
	Ex. Sanitary Line	LP	LOW POINT
	Ex. Fiber Optic	MC	MOUNTABLE CURB & GUTTER
	Ex. Gas	MH	MANHOLE
	Ex. Underground Electric	MSE	MECHANICALLY STABILIZED EARTH
	Ex. Overhead Electric	P	PAVEMENT
	Ex. Fence	PC	POINT OF CURVATURE
	Ex. Storm FES	PCC	POINT OF COMPOUND CURVATURE
	Ex. Storm Inlet	PCR	POINT OF CURB RETURN
	Ex. Storm Manhole	PGL	PROFILE GRADE LINE
	Ex. Water Valve	PRC	POINT OF REVERSE CURVATURE
	Ex. Water Manhole	PT	POINT OF TANGENCY
	Ex. Fire Hydrant	R.O.W.	RIGHT OF WAY
	Ex. Sanitary Manhole	RN	RECORDING NUMBER
	Swale Line	SB	SETBACK
	Flow Arrow	S.E.	SANITARY EASEMENT
	Street Sign	SEC	SECTION LINE
	Ex. Street Sign	SL	SANITARY LINE
	Proposed Major Contour (5')	SS	SANITARY SERVICE
	Proposed Minor Contour (1')	SW	SIDEWALK
	Existing Major Contour (5')	SW	SEWAGE EASEMENT
	Existing Minor Contour (1')		
	Mill & Overlay		
	Ex. Asphalt Pavement		
	Prop. Sidewalk		
	Prop. Asphalt Pavement	VC	VERTICAL CURB & GUTTER
	Prop. Concrete Pavement	W.E.	WATER EASEMENT
	Ex. Asphalt Pavement	WL	WATER LINE
	Ex. Concrete Pavement	WS	WATER SERVICE
		WSL	WATER SURFACE ELEVATION
		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 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)



6	
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DRAWING: **GRADING AND UTILITY PLAN**

DESIGNED BY: A.A.	SCALE: HORZ: 1" = 5' DRAWN BY: TRP VERT: N/A CHECKED BY: TRH DATE: 11-20-2020

...



2071 Tejon Street, Suite 470
Westminster, CO 80234
303.421.4224
www.innovativelandinc.com

SHEET NUMBER

GU-2

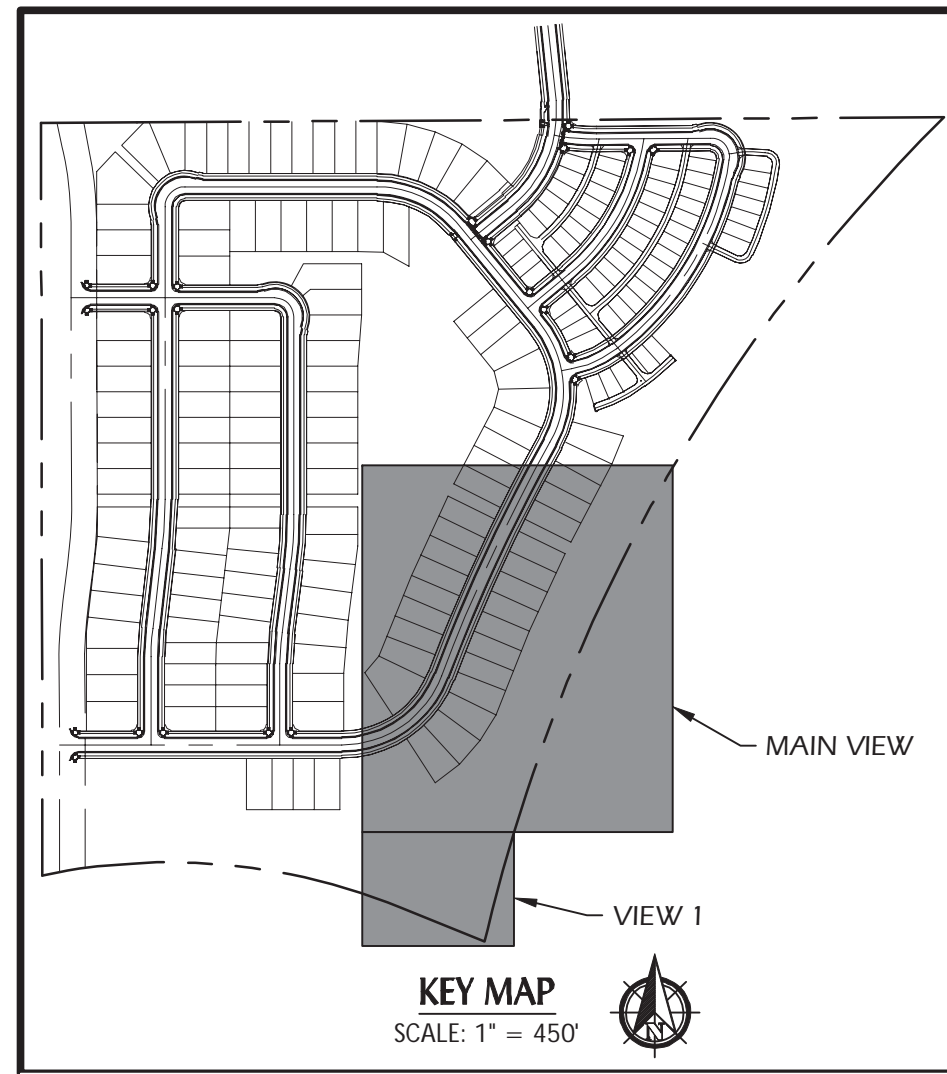
PROJECT NO. 8367-000

19 11:28am By: Alex
s\1002 - Richmond Homes\1002-93\Prod\Prelim Plat\Grad-Utli.dwg

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

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.

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

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

LEGEND

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



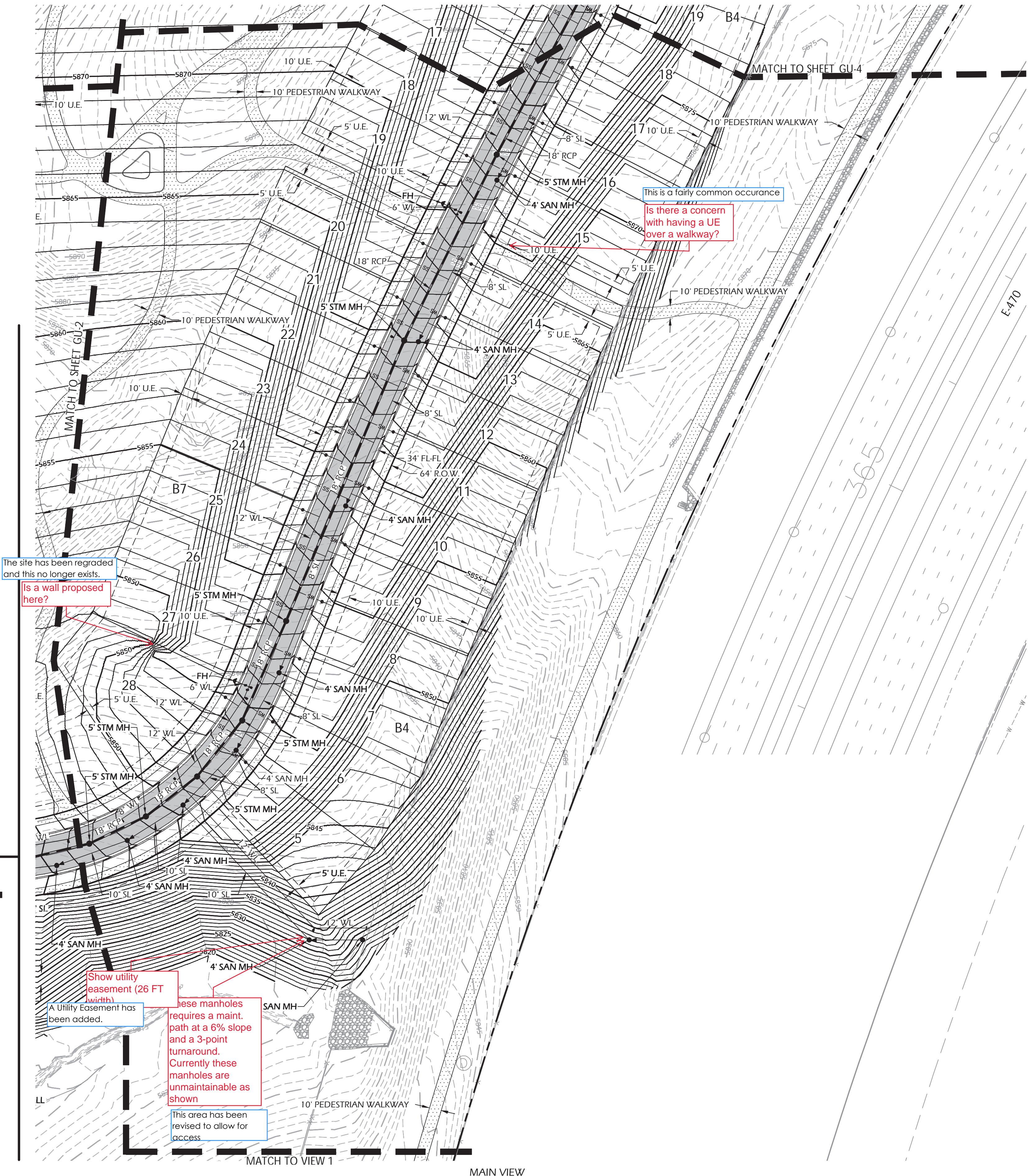
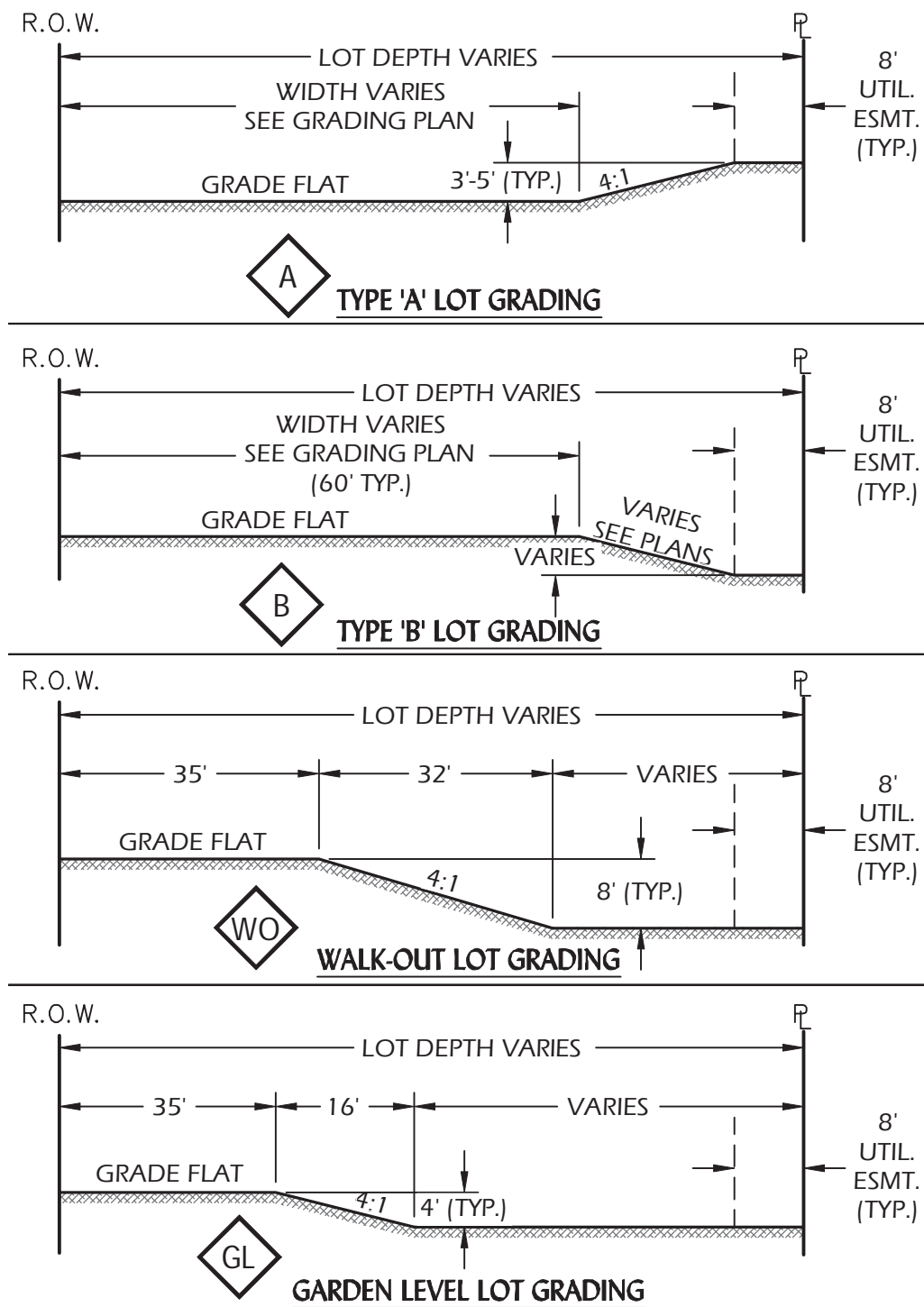
SCALE
1 inch = 50 ft.

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)

TYPICAL LOT GRADING - LANDMARKS



The site has been regraded and this no longer exists.

Is a wall proposed here?

Show utility easement (26 FT width).

A Utility Easement has been added.

These manholes requires a maint. path at a 6% slope and a 3-point turnaround. Currently these manholes are unmaintainable as shown.

This area has been revised to allow for access.

This is a fairly common occurrence

Is there a concern with having a UE over a walkway?

19 11:28am By: Alex
r:\1002 - Richmond Homes\1002-03\Prod\ Prelim Plat\Grad-Util.dwg

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

REVISIONS

DATE

#

1

2

3

4

5

6

KINGS POINT SOUTH

GRADING AND UTILITY PLAN

CITY OF AURORA

DESIGNED BY: AA
DRAWN BY: TRP
CHECKED BY: TRH

SCALE: 1" = 50'
HORIZ: N/A
VERT: N/A
DATE: 11-20-2020



12071 Tejon Street, Suite 470
Westminster, CO 80234
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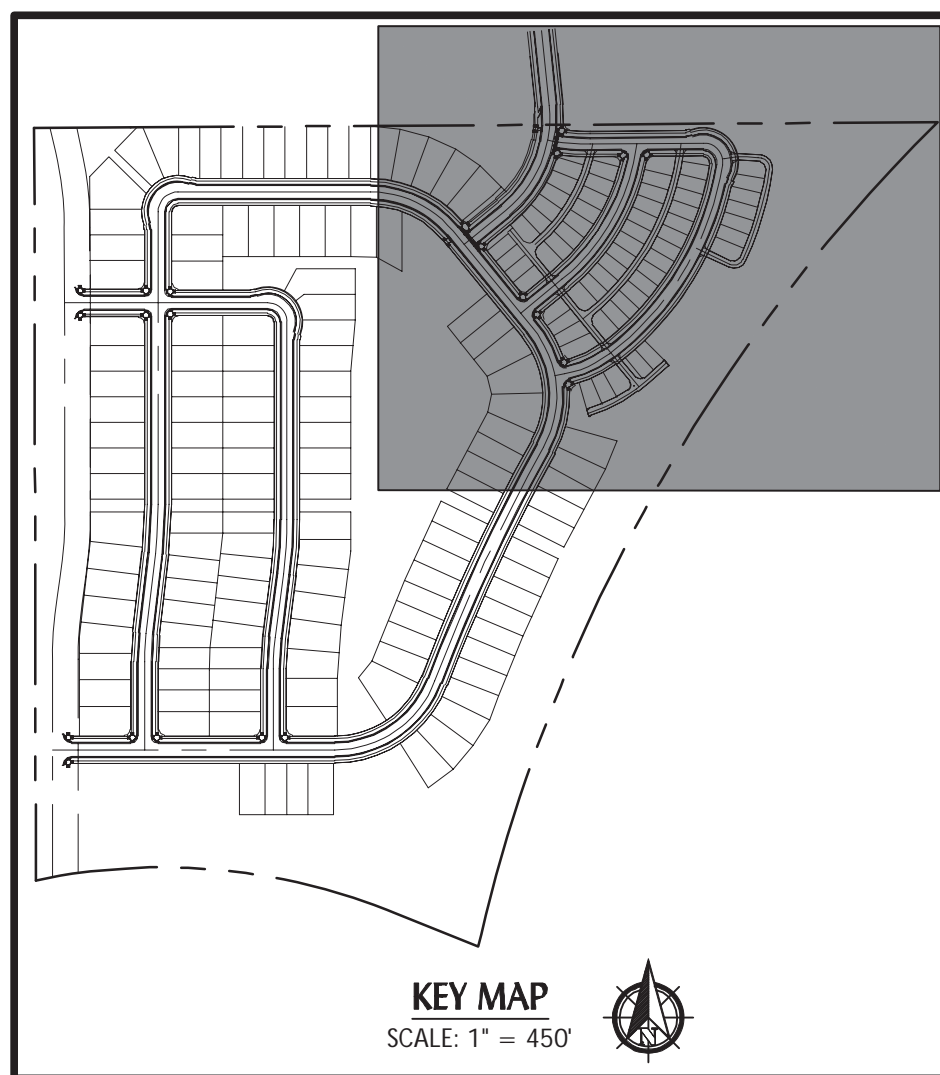
SHEET NUMBER

GU-3

PROJECT NO. 8367-000

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.

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

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

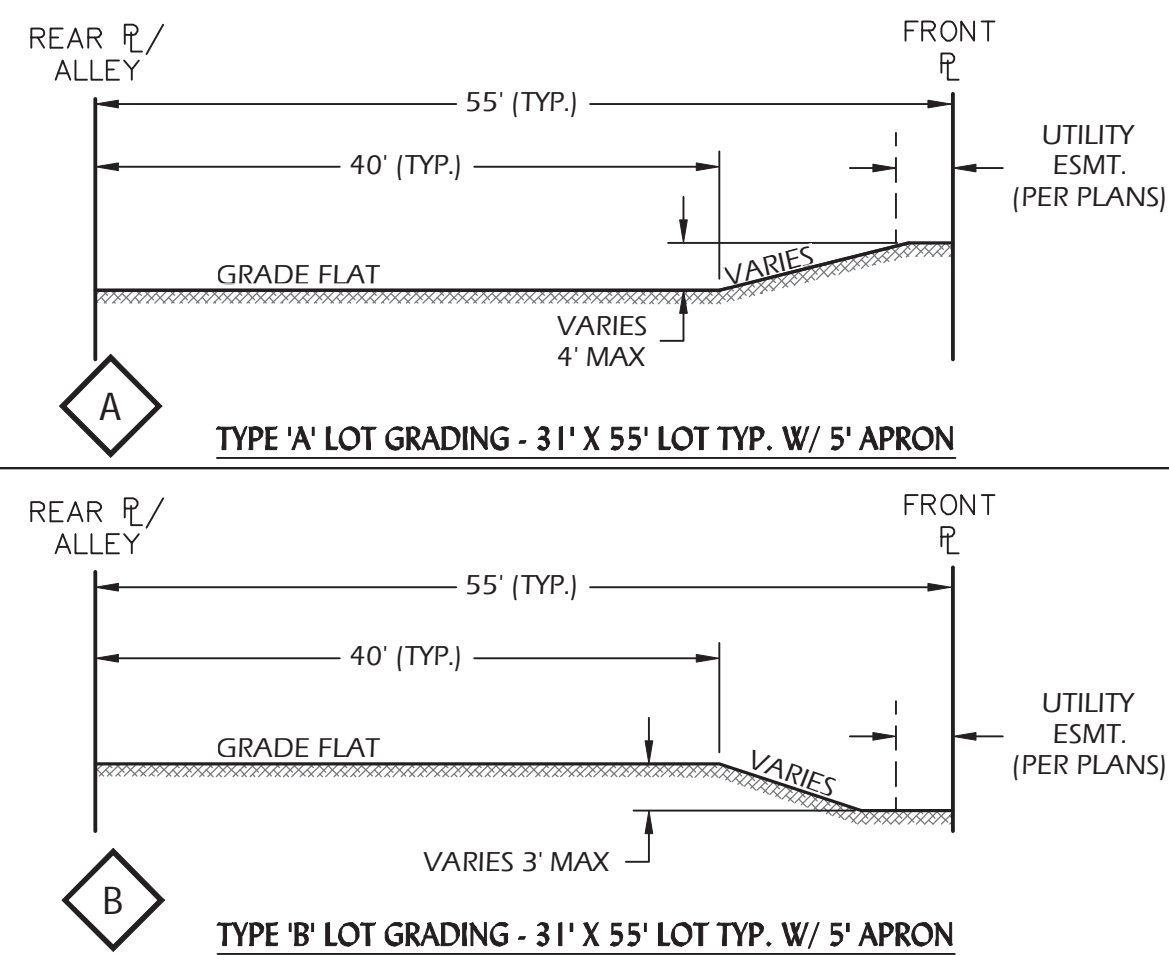
LEGEND

- Property Line
- Right of Way Line
- Centerline
- Lot Line
- Easement Line
- Setback Line
- Detention Pond Limits
- Retaining Wall
- Storm Manhole
- Type 'R' Inlet
- Type 'C' Inlet
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Thrust Block
- Plug & Blow-off
- Plug
- Storm Sewer Line
- Water Line
- Sanitary Sewer Line
- Ex. Storm Sewer Line
- Ex. Water Line
- Ex. Sanitary Line
- Ex. Fiber Optic
- Ex. Gas
- Ex. Underground Electric
- Ex. Overhead Electric
- Ex. Fence
- Ex. Storm FES
- Ex. Storm Inlet
- Ex. Storm Manhole
- Ex. Water Valve
- Ex. Water Manhole
- Ex. Fire Hydrant
- Ex. Sanitary Manhole
- Swale Line
- Flow Arrow
- Street Sign
- Ex. Street Sign
- Proposed Major Contour (5')
- Proposed Minor Contour (1')
- Existing Major Contour (5')
- Existing Minor Contour (1')
- Mill & Overlay
- Ex. Asphalt Pavement
- Prop. Sidewalk
- Prop. Asphalt Pavement
- Prop. Concrete Pavement
- Ex. Asphalt Pavement
- Ex. Concrete Pavement

GENERAL ABBREVIATIONS

- A.E. ACCESS EASEMENT
- A.U.E. ACCESS & UTILITY EASEMENT
- BL CONST. BASELINE OF CONSTRUCTION
- BLK. BLOCK
- CE. CURB EXTENSION
- CL. CENTERLINE
- CT. CURB TRANSITION
- CWN. CROWN
- DBO. DESIGN BY OTHERS
- DC. MEDIAN CURB & MEDIAN
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- EOP. EDGE OF PAVEMENT
- FES. FLARED END SECTION
- FGB. FINISHED GROUND AT BOTTOM WALL
- FGT. FINISHED GROUND AT TOP WALL
- FH. FIRE HYDRANT
- FL. FLOWLINE
- FLV. FIELD VERIFY
- G. FINISHED GROUND
- HP. HIGH POINT
- LL. LOT LINE
- LP. LOW POINT
- MC. MOUNTABLE CURB & GUTTER
- MH. MANHOLE
- MSE. MECHANICALLY STABILIZED EARTH
- P. PAVEMENT
- PC. POINT OF CURVATURE
- PCC. POINT OF COMPOUND CURVATURE
- PCR. POINT OF CURB RETURN
- PGL. PROFILE GRADE LINE
- PRC. POINT OF REVERSE CURVATURE
- PT. POINT OF TANGENCY
- R.O.W. RIGHT OF WAY
- RN. RECORDING NUMBER
- SB. SETBACK
- S.E. SANITARY EASEMENT
- SEC. SECTION LINE
- SL. SANITARY LINE
- SS. SANITARY SERVICE
- SW. SIDEWALK
- SW.E. SIDEWALK EASEMENT

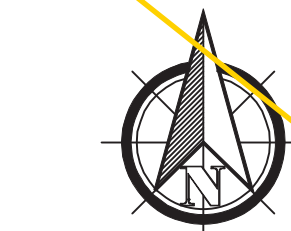
TYPICAL LOT GRADING - CITYSCAPES



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)



SCALE
1 inch = 50 ft.

REVISIONS

#	DATE	REVISIONS
1		
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4		
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6		

KINGS POINT SOUTH

GRADING AND UTILITY PLAN

CITY OF AURORA

SCALE: 1" = 50'

DATE: 11-20-2020

PROJECT:

DRAWING:

CHECKED BY:

DESIGNED BY:

DRAWN BY:



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

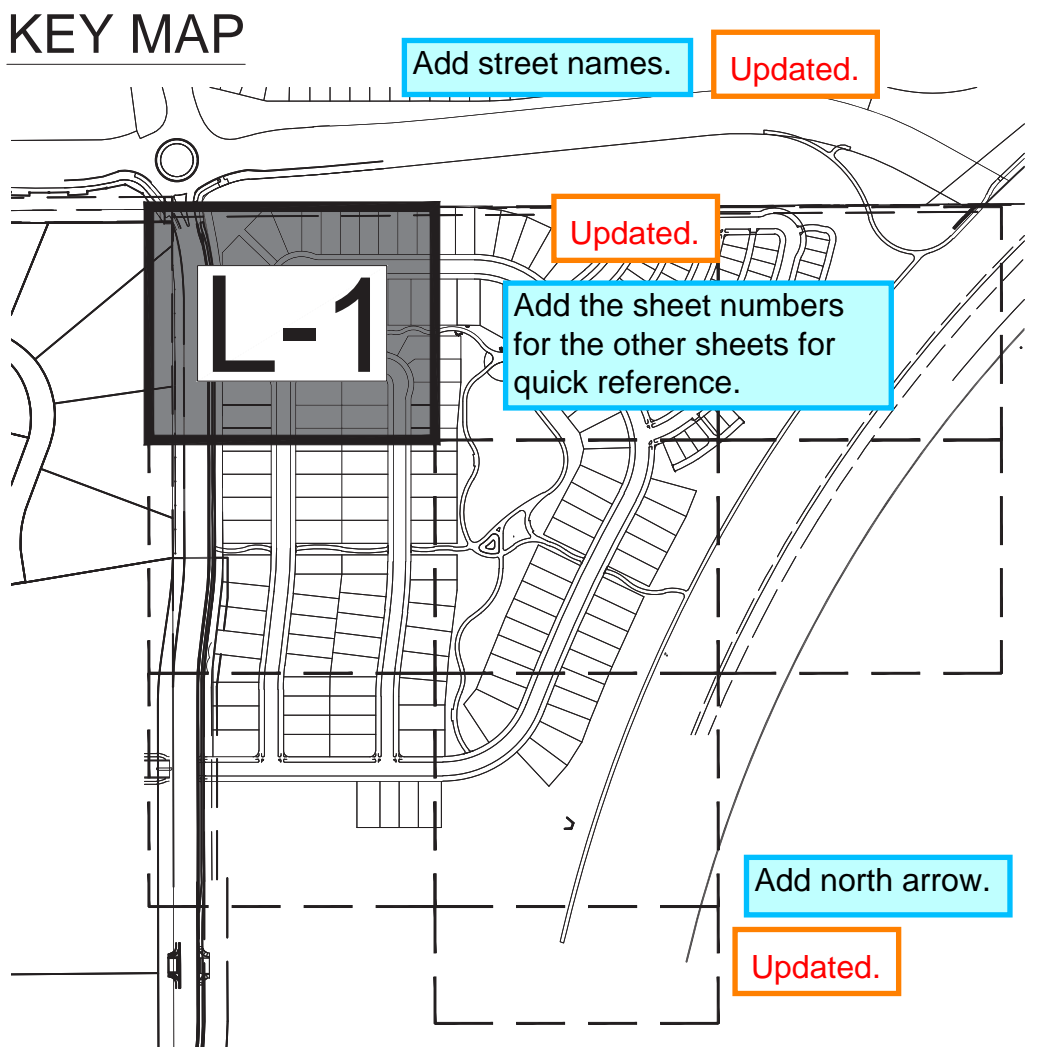
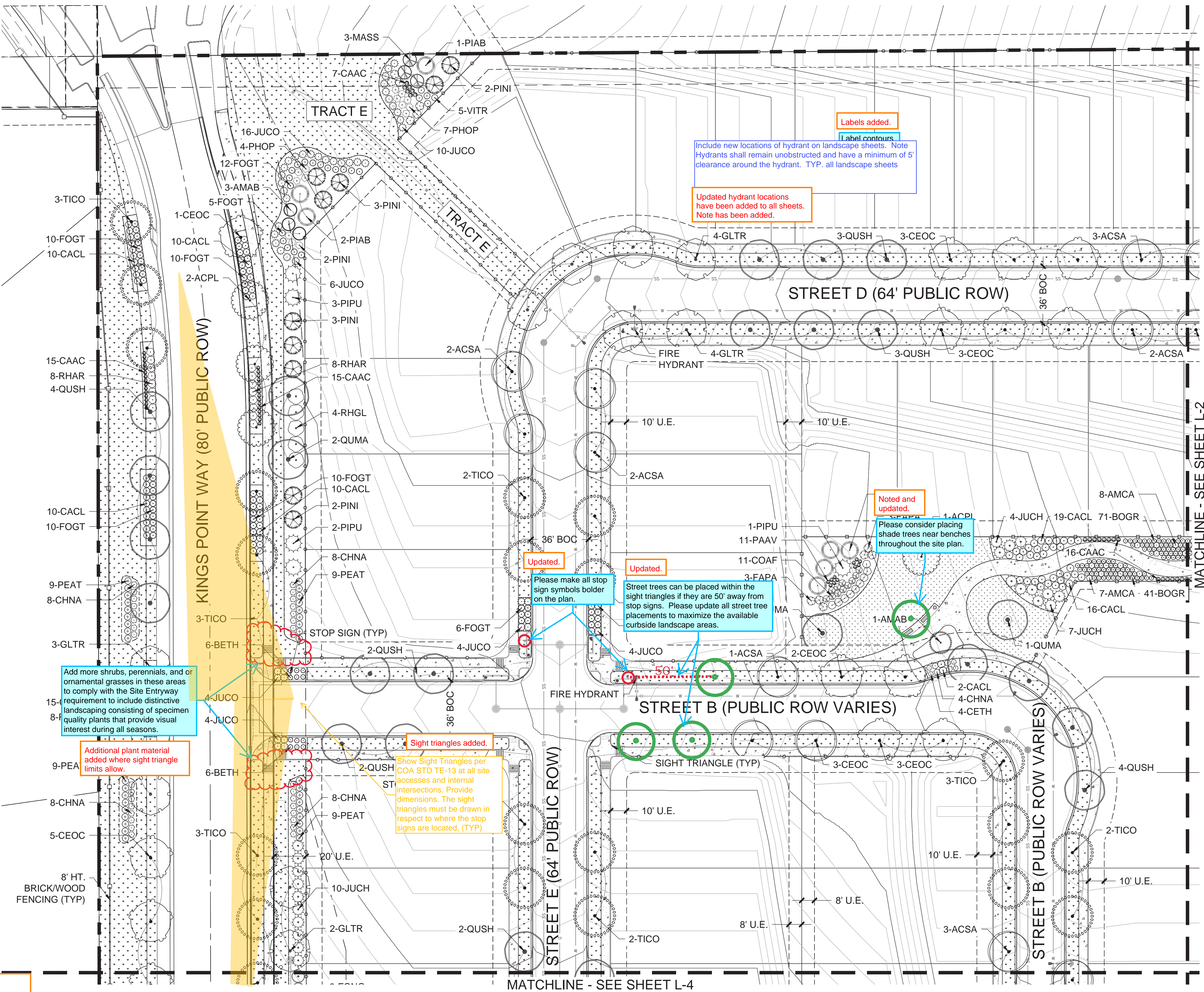
SHEET NUMBER

GU-4

PROJECT NO. 8367-000

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

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN



- NOTE:
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
 2. ALL PROPOSED 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
- Add Evergreen Trees Updated.
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- STEEL EDGING
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- Please include "Sheet x of y" Updated.
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN
- STONE OUTCROPPING

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

SCALE: 1" = 30'-0"

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

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CITY OF AURORA

DESIGNED BY: WP

DRAWN BY: WP

CHECKED BY: JG

DATE: 11-20-2020

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

THK associates, inc.

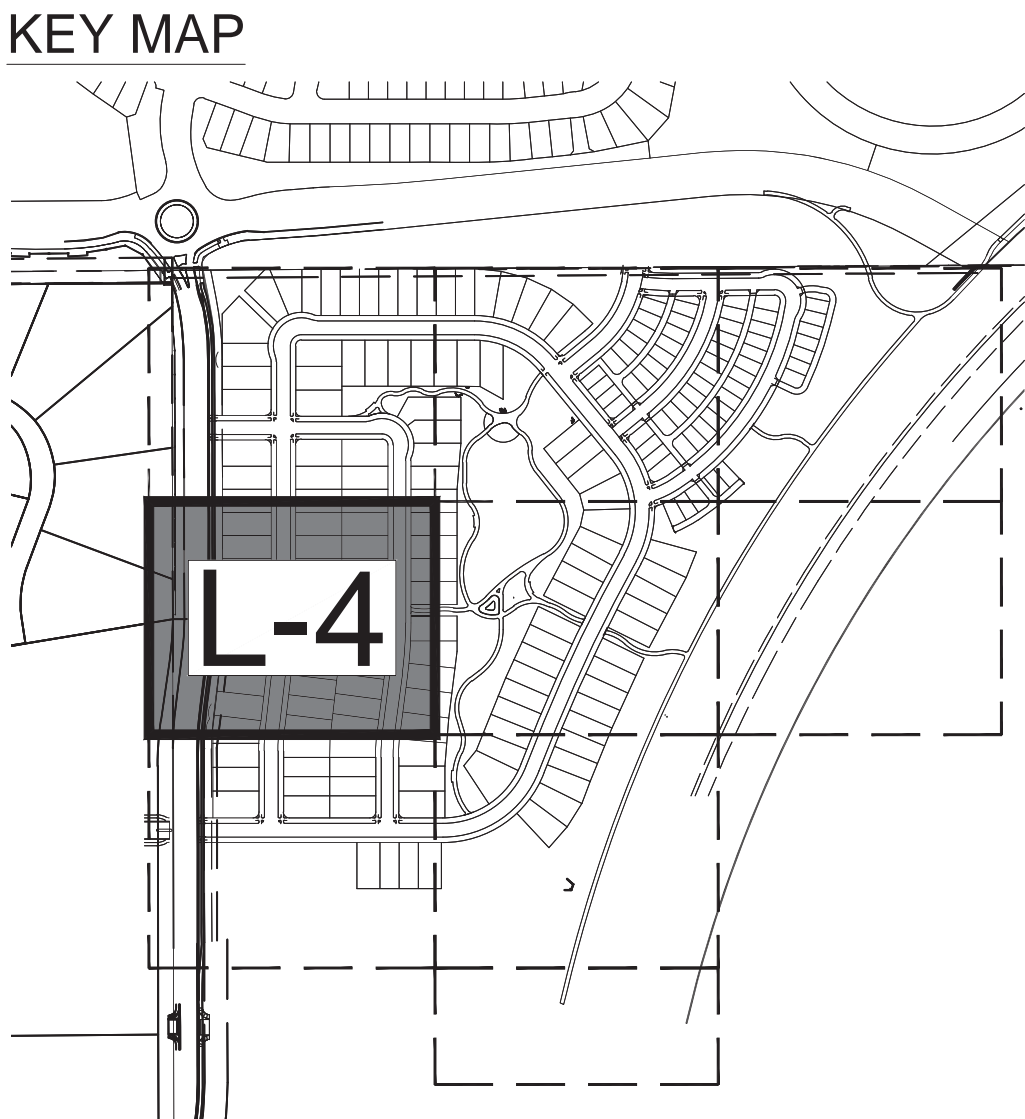
SHEET NUMBER

L-1

PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

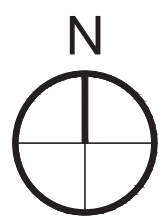
KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN



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



0' 15' 30' 60'
SCALE: 1" = 30'-0"

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
DATE:	11-20-2020

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



SHEET NUMBER
L-4
PROJECT NO. 8367-000

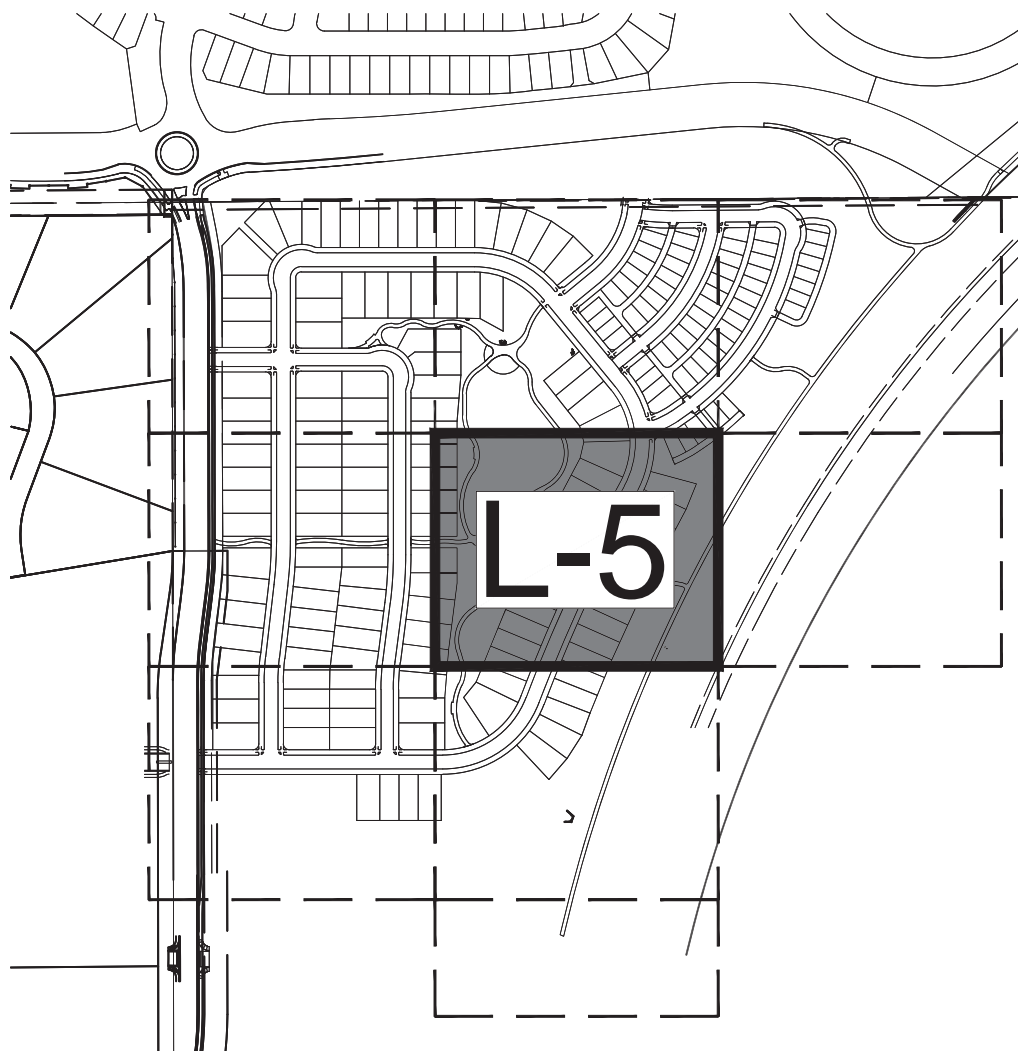
NOT FOR CONSTRUCTION

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

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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
- EMENT

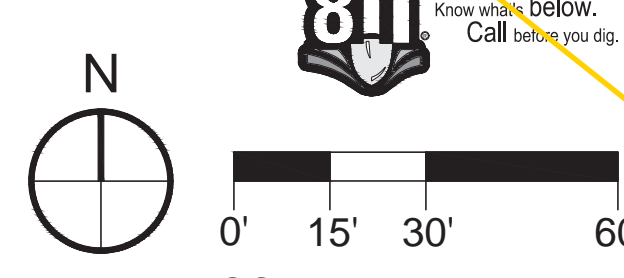
- CONCRETE WALK
- BRICK PAVERS
- P.I.P SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW MIX
- RIPARIAN EMERGENT SEED MIX

- DECIDUOUS TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- STEEL EDGING
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- 8' HT. BRICK/WOOD FENCING

- FIRE HYDRANT
- STOP SIGN
- STONE OUTCROPPING

Please include "Sheet x of y"

Updated.



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wprescott@thkassoc.com

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

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

thk associates, inc.

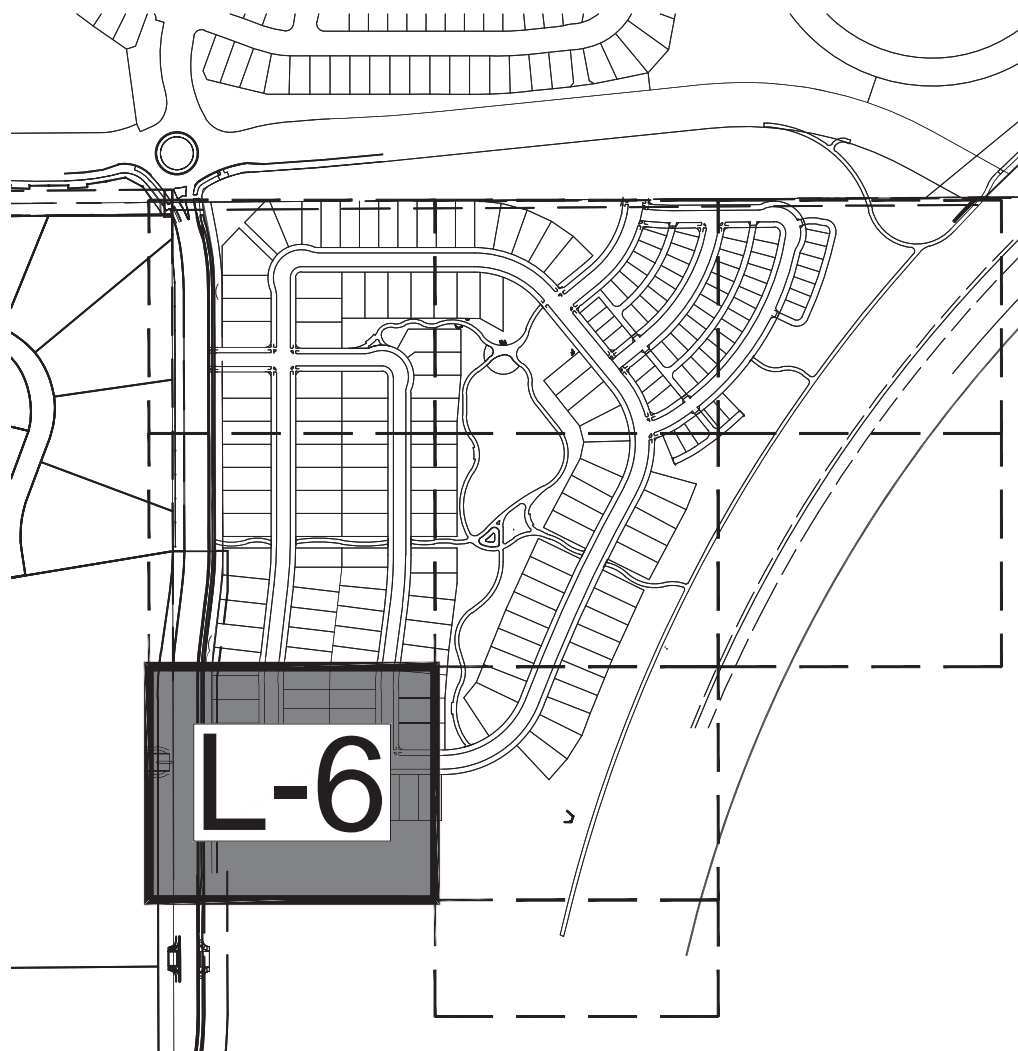
SHEET NUMBER
L-5

PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

KEY MAP



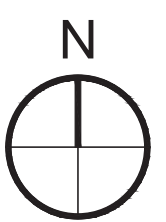
NOTE:
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.

LEGEND

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- ORNAMENTAL GRASSES
- STEEL EDGING
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- 3' HT. WOOD PRIVACY FENCING
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN
- STONE OUTCROPPING

Please include "Sheet x of y"

Updated.



SCALE: 1" = 30'-0"

#	DATE	REVISIONS
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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
DATE:	11-20-2020

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



SHEET NUMBER
L-6
PROJECT NO. 8367-000

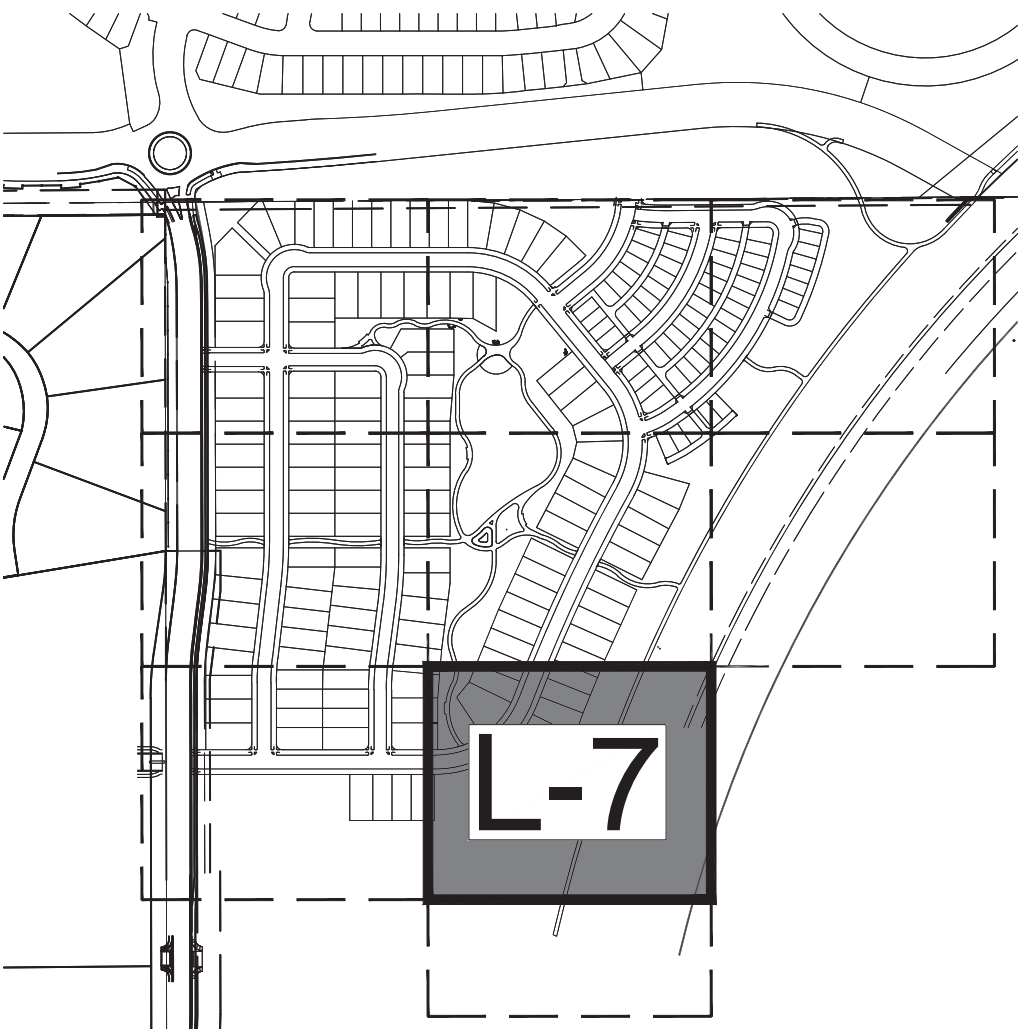
NOT FOR CONSTRUCTION

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

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KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

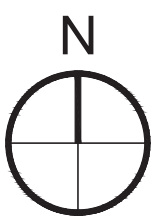
KEY MAP



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
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- EASEMENT
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- P.I.P SURFACING
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- 8' HT. BRICK/WOOD FENCING
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN
- STONE OUTCROPPING



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

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.

TRACT I

MATCHLINE - SEE SHEET L-5

MATCHLINE - SEE SHEET L-8B

MATCHLINE - SEE SHEET L-6

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

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.
ATTN: JULIE GAMEC, PLA
AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM

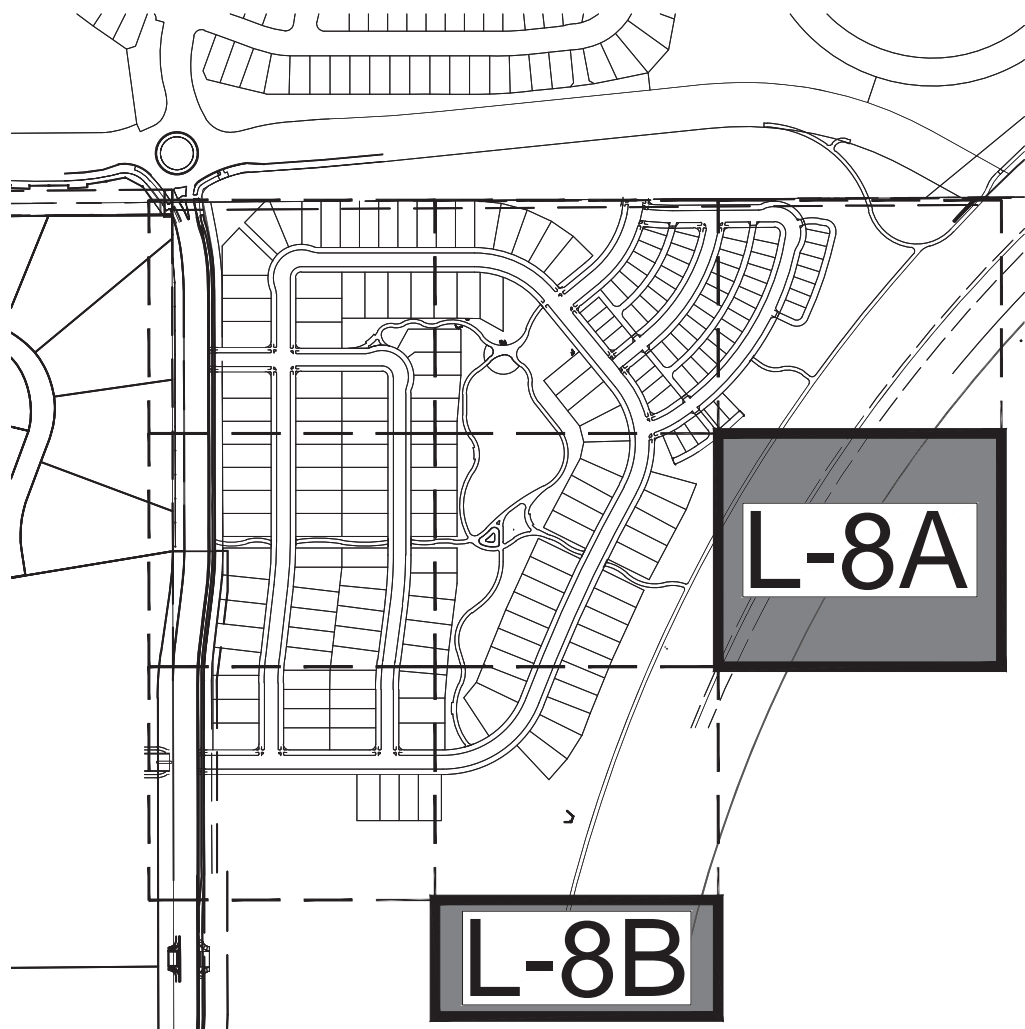


SHEET NUMBER
L-7
PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN

KEY MAP



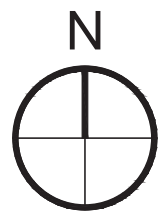
NOTE:
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.

LEGEND

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- SOD - RTF SOD
- NATIVE SEED LOW-GROW MIX
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- DECIDUOUS TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- STEEL EDGING
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- 8' HT. WOOD PRIVACY FENCING
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN
- STONE OUTCROPPING

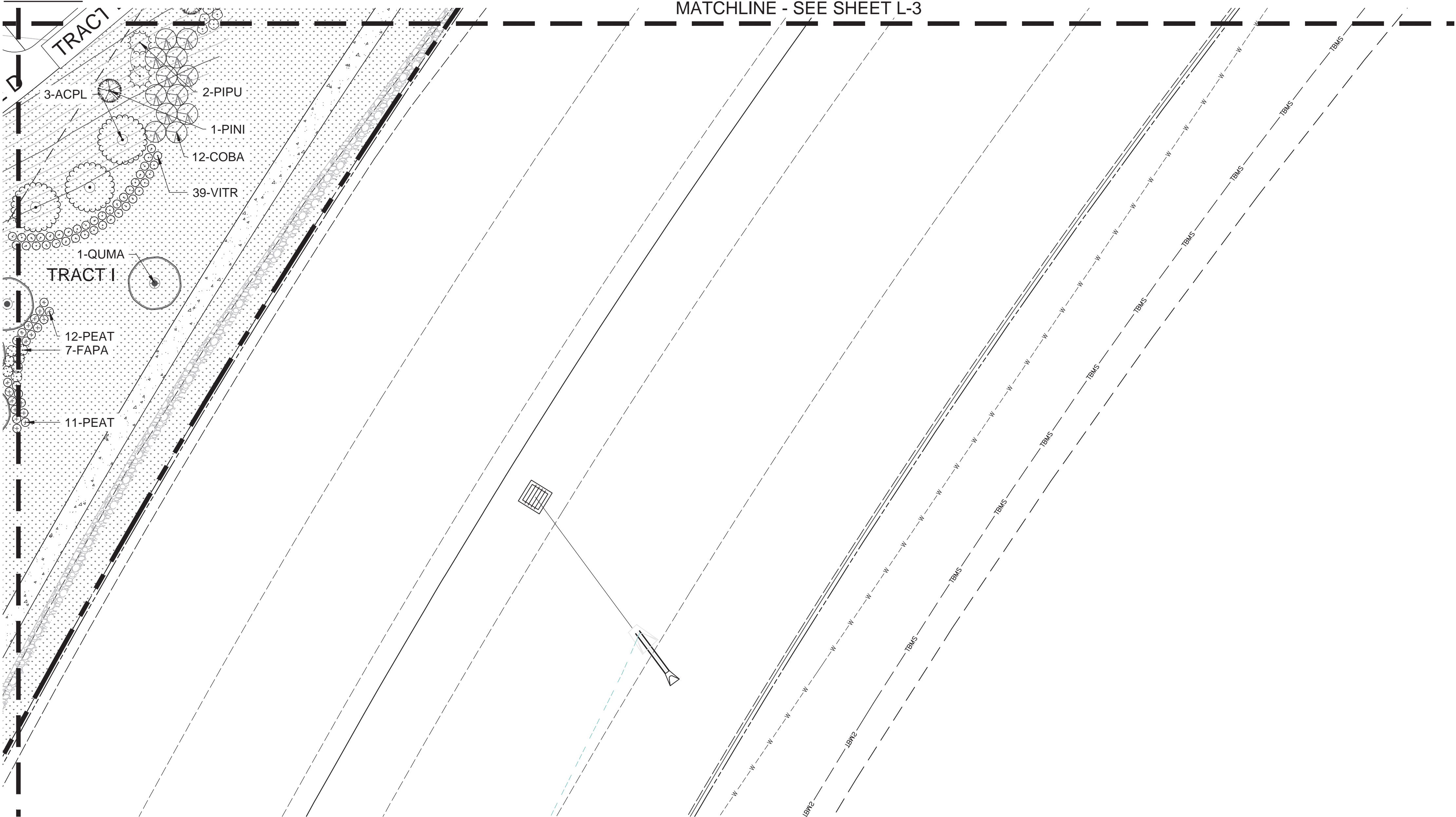
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Updated.

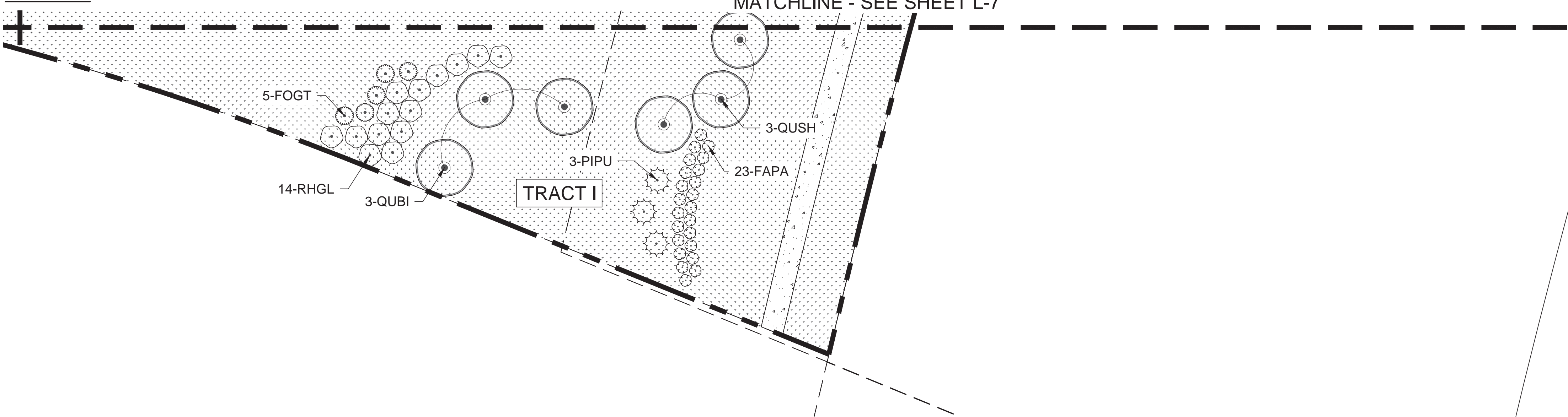


0' 15' 30' 60'
SCALE: 1" = 30'-0"

L-8A



L-8B



REVISIONS

#	DATE
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PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CITY OF AURORA

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

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

DATE: 11-20-2020

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GARNER, PLA
1000 S. RICHMOND AVE., SUITE 101
AURORA, CO 80014
P: 303-770-7201 E: JGARNER@THKASSOC.COM



SHEET NUMBER

L-8

PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

GENERAL NOTES:

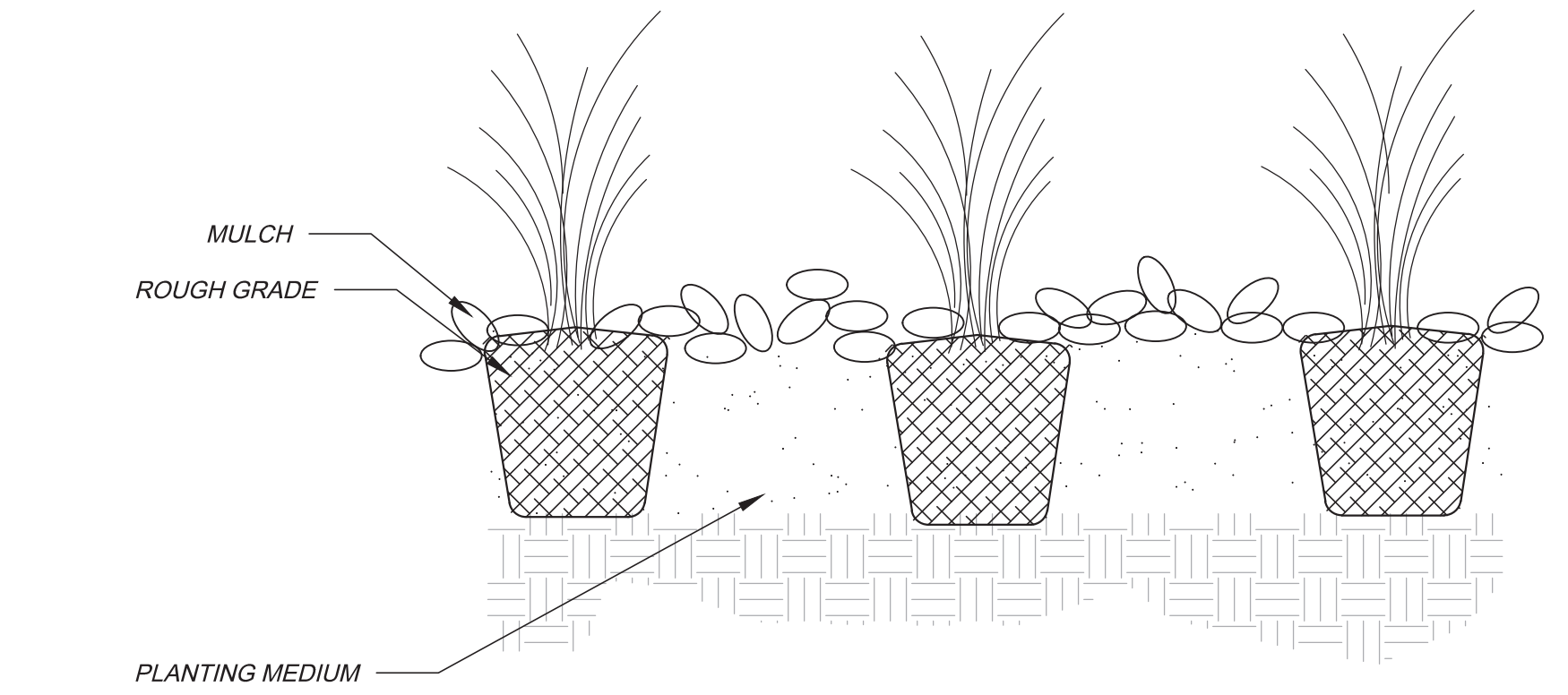
1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE.
3. DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED 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:

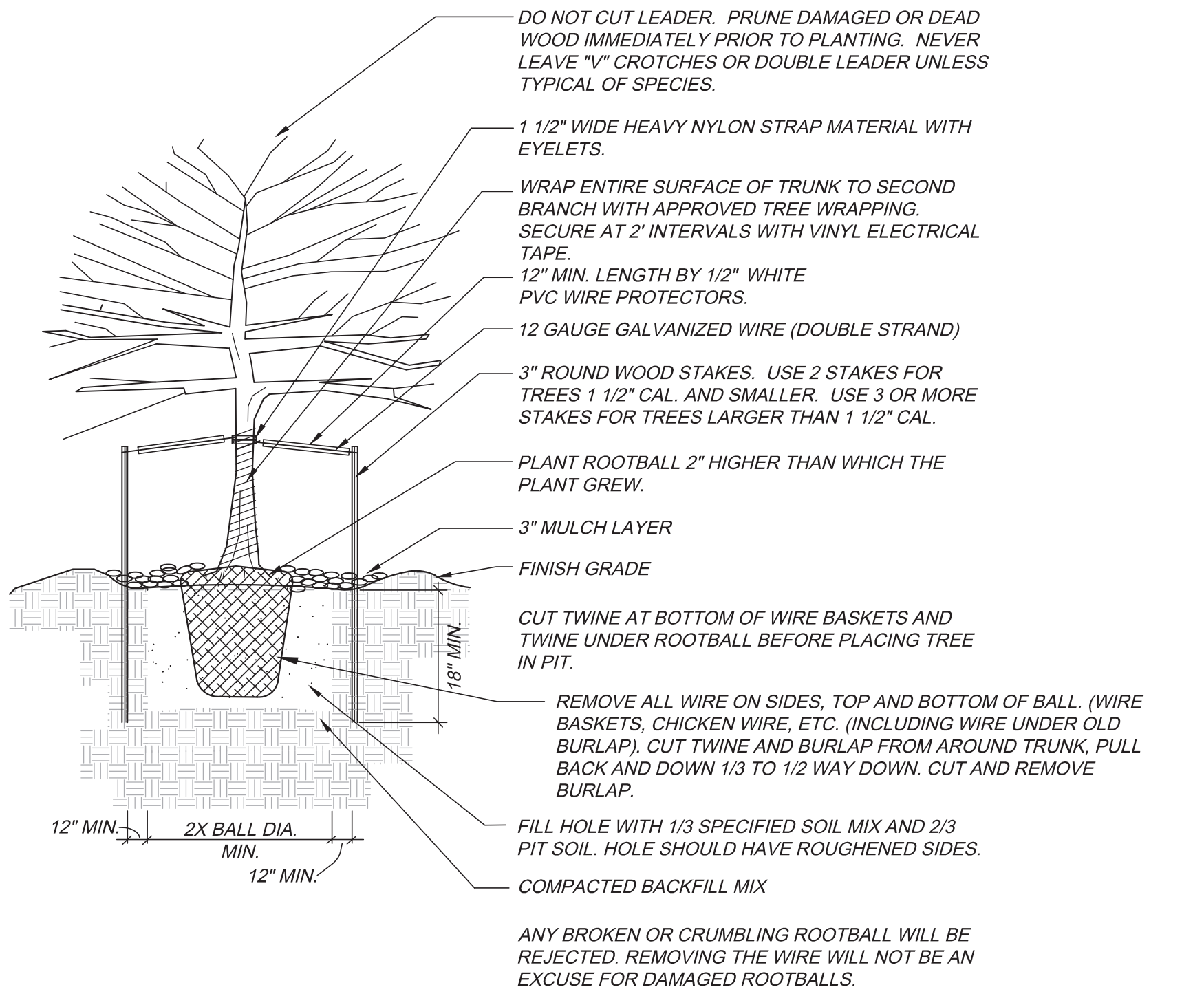
1. SOIL PREPARATION SHALL BE (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 S.F. OF AREA MINIMUM.
2. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES SHALL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE 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

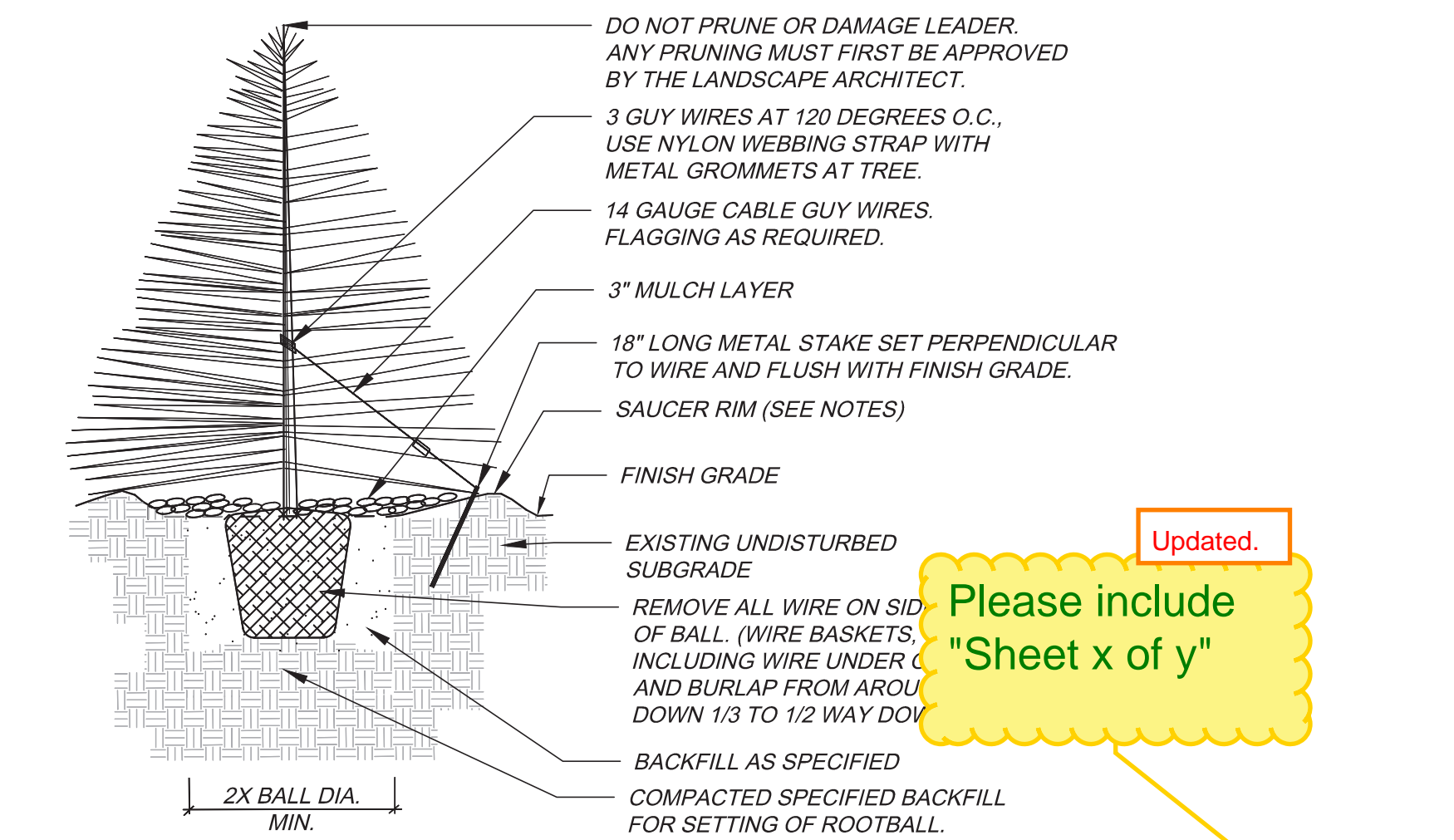
DECIDUOUS TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	42	ACGR	Acer grandidentatum	BIGTOOTH MAPLE	2.5" CAL	B&B
	24	ACPL	Acer platanoides 'Crimson King'	CRIMSON KING NORWAY MAPLE	2.5" CAL	B&B
	86	ACSA	Acer x saccharum 'John Pair'	JOHN PAIR CADDO MAPLE	2.5" CAL	B&B
	58	CEOC	Celtis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

REVISIONS

DATE

#

1

2

3

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6

KINGS POINT SOUTH

LANDSCAPE DETAILS SHEET

CITY OF AURORA

DESIGNED BY: WP
DRAWN BY: WP
CHECKED BY: XX

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

thk associates, inc.

SHEET NUMBER

L-9

PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

E-470 LANDSCAPE BUFFER

REQUIRED / PROVIDED				
AREA	DESCRIPTION	LENGTH	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

REQUIRED / PROVIDED				
AREA	DESCRIPTION	AREA	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

					REQUIRED / PROVIDED	
AREA	DESCRIPTION	AREA	WIDTH REQUIRED	WIDTH PROVIDED	TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F
A	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

						REQUIRED / PROVIDED	
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA (S.F.)	TREES (1 EVERY 40 FT.)	SHRUBS (10 = 1 TREE)
A	STREET 'A'	526'	N/A	8'-6"	4,480	13 / 41 ¹	0 / 20*
B	STREET 'B'	2,756'	N/A	8'-0"	22,399	69 / 61 ¹	0 / 80*
C	STREET 'C'	3,158'	N/A	8'-0"	25,771	79 / 69 ¹	0 / 100*
D	STREET 'D'	2,468'	N/A	8'-0"	20,440	62 / 54 ¹	0 / 80*
E	STREET 'E'	1,911'	N/A	8'-0"	15,759	48 / 43 ¹	0 / 50*
F	STREET 'F'	809'	N/A	8'-6"	7,008	20 / 14 ¹	0 / 60*
G	STREET 'G'	1,974'	N/A	8'-6"	16,319	40 / 31 ¹	0 / 90*
H	KINGS POINT WAY	3,490'	N/A	8'-0"	52,059	87 / 71 ¹	0 / 162*

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.

1. 50' 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

REQUIRED / PROVIDED				
AREA	DESCRIPTION	LENGTH	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

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

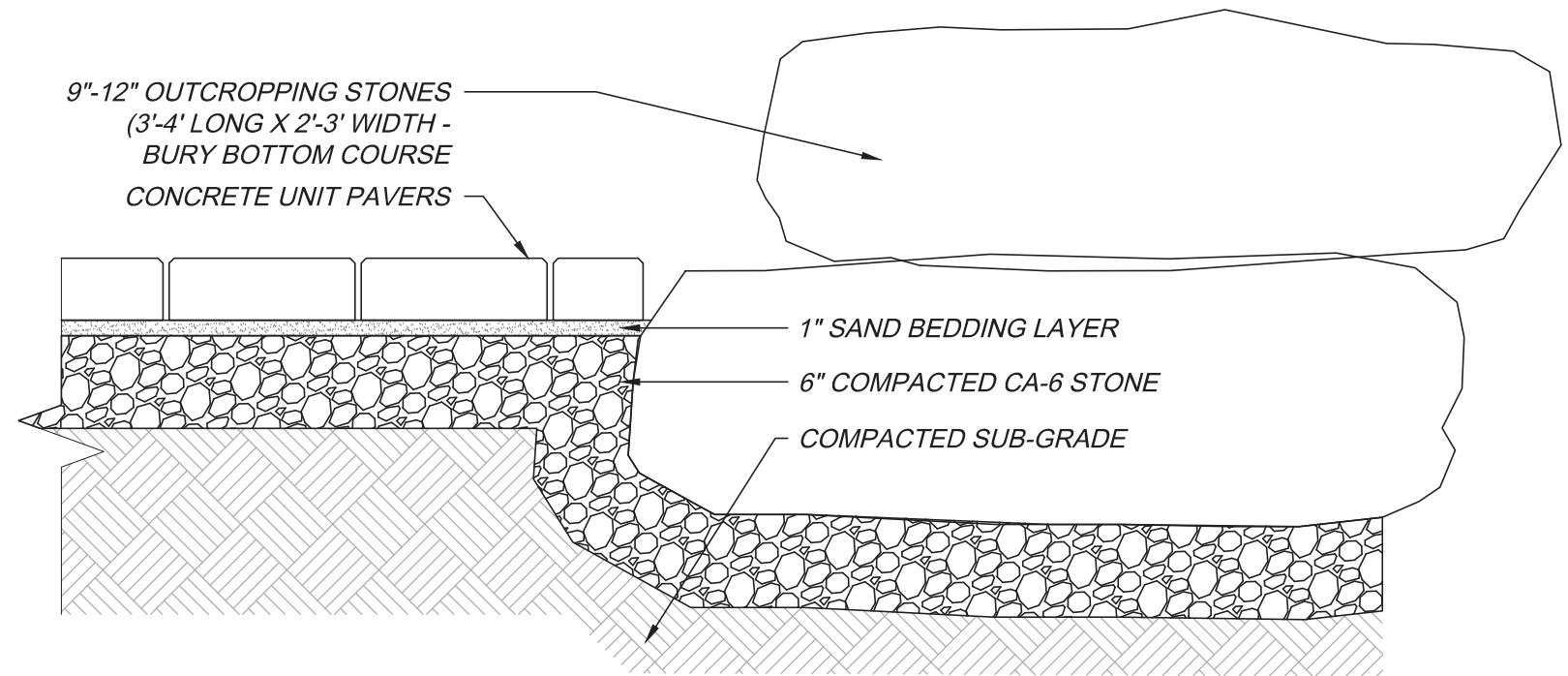
RYERSON 4" AND 6" ROLL TOP EDGING
AVAILABLE THROUGH: RYERSON
P: 855.793.7766
P: WWW.RYERSON.COM

NATIVE SEED INFORMATION

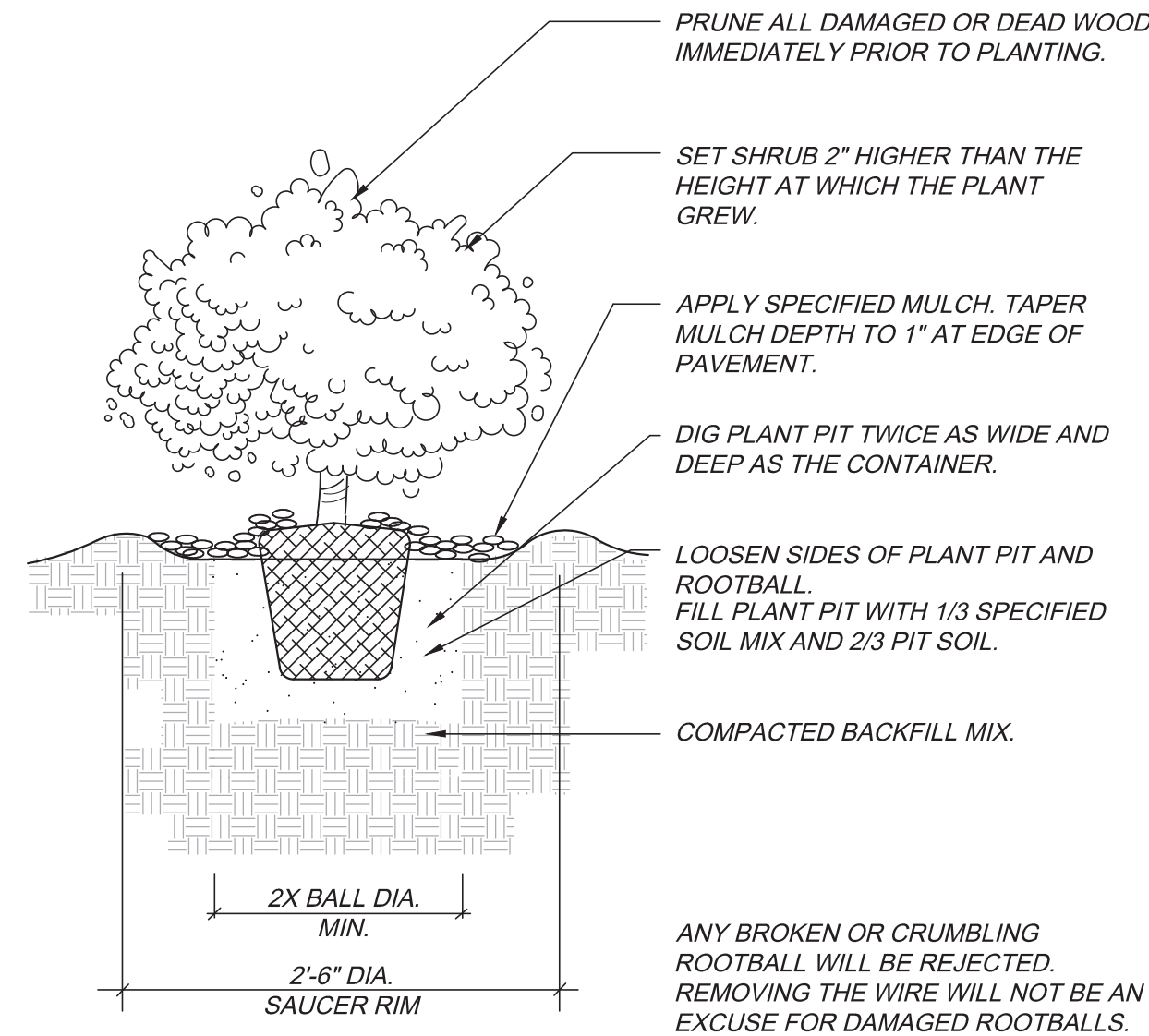
LOW GROW MIX:
30% EPHRAIM CRESTED WHEATGRASS
25% SHEEP FESCUE
20% PERENNIAL RYE
15% CHEWINGS FESCUE
10% CANADA BLUE GRASS
SEEDING RATE:
DRYLAND - 20-25 LBS/AC
AVAILABLE THROUGH: ARKANSAS
VALLEY SEED, INC.
4300 MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WEB: WWW.AVSEEDS.COM

DETENTION SEED MIX INFORMATION

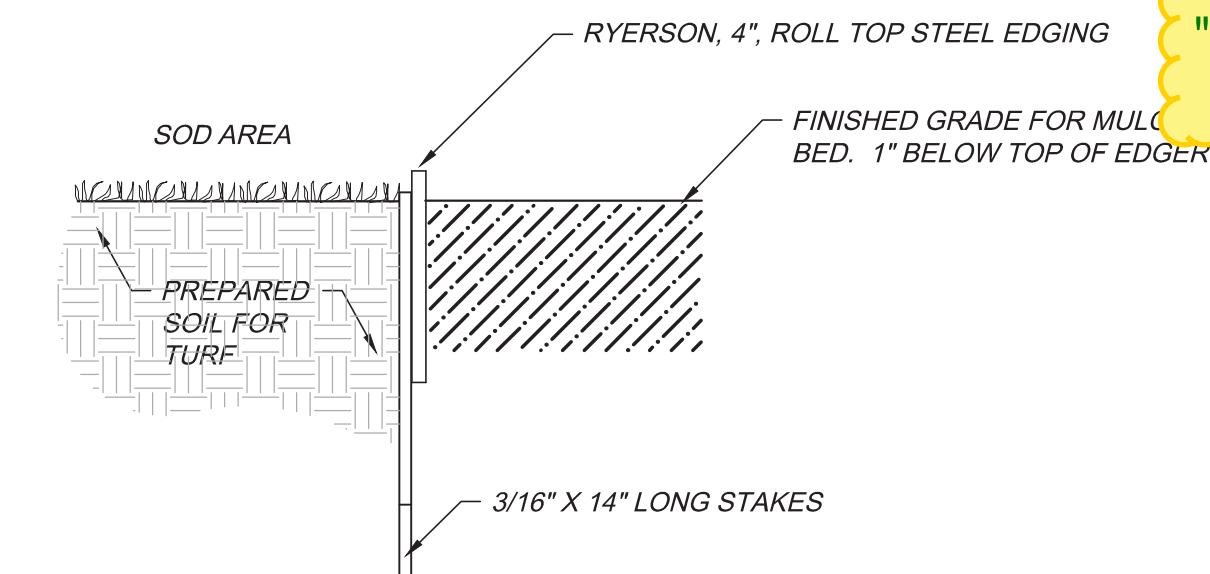
RIPARIAN EMERGENT MIX:
PBSI FOOTHILLS NATIVE MIX
AVAILABLE THROUGH:
PAWNEE BUTTE SEED INC.
605 25TH ST.
GREELEY, CO 80631
P: 970.356.7002
WEB: WWW.PAWNEEBUTTESSEED.COM



STONE OUTCROPPING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



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

Please include "Sheet x of y"

Updated.

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

REVISIONS

#	DATE	
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE DETAILS SHEET

CLIENT: CITY OF AURORA

DESIGNED BY: WP

DRAWN BY: WP

CHECKED BY: XX

HORIZ: N/A

VERT: N/A

SCALE: N/A

DATE: 11-20-2020

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GARECK, PLA
1000 10TH STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGARECK@THKASSOC.COM

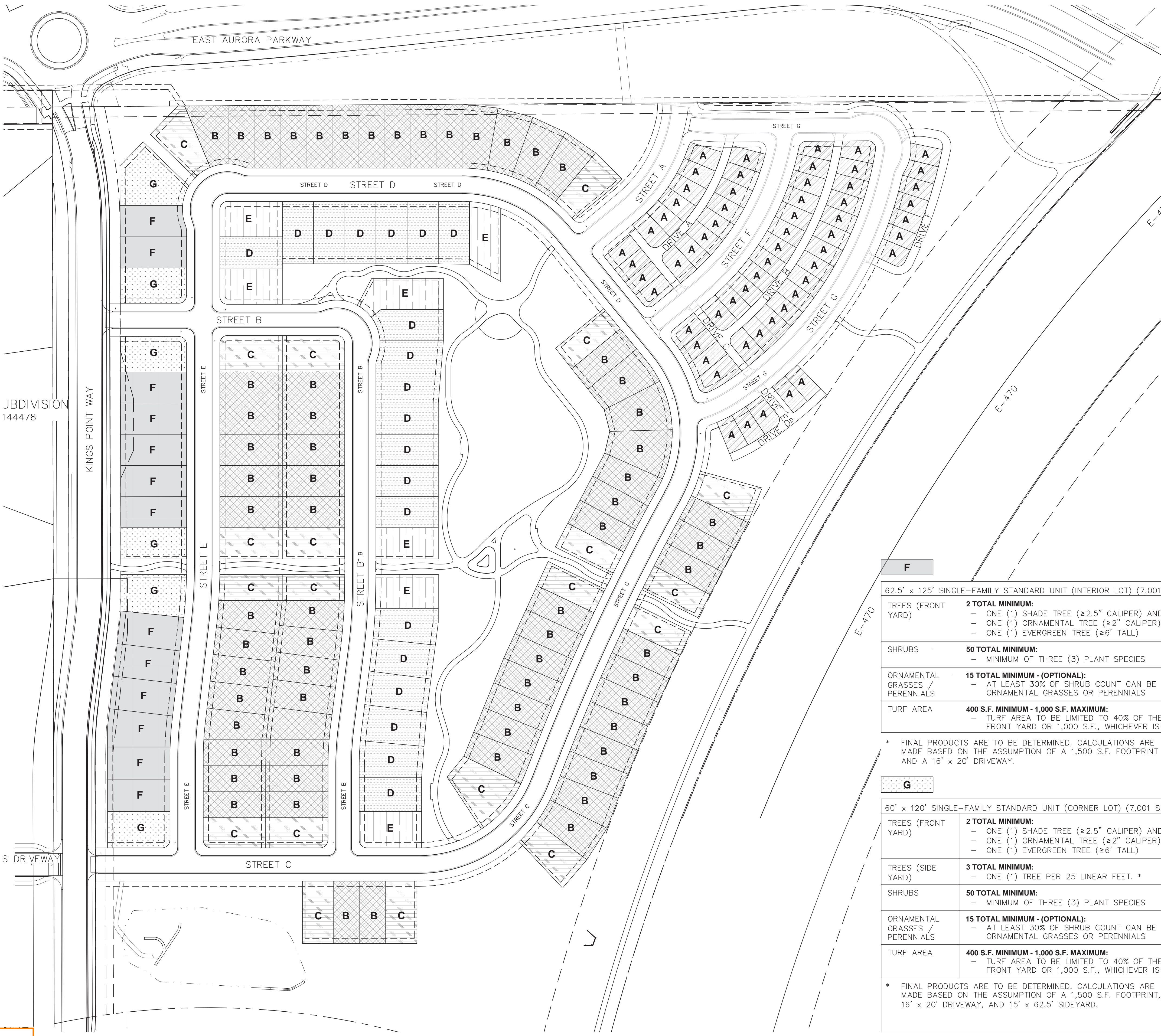
associates, inc.

SHEET NUMBER
L-10

PROJECT NO. 8367-000

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	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥2" CALIPER) ORONE (1) EVERGREEN TREE (≥6' TALL)
SHRUBS	7 TOTAL MINIMUM
ORNAMENTAL GRASSES / PERENNIALS	1 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none">TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

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

B	
50' x 120' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (4,700 S.F.-7,000 S.F.)	
TREES	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥2" CALIPER) ORONE (1) EVERGREEN TREE (≥6' TALL)
SHRUBS	32 TOTAL MINIMUM: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	10 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none">TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

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

C	
50' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (4,700 S.F.-7,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥2" CALIPER) ORONE (1) EVERGREEN TREE (≥6' TALL)
TREES (SIDE YARD)	3 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) TREE PER 25 LINEAR FEET. *
SHRUBS	32 TOTAL MINIMUM: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	10 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none">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.

D	
60' x 120' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (7,001 S.F.-11,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥2" CALIPER) ORONE (1) EVERGREEN TREE (≥6' TALL)
SHRUBS	43 TOTAL MINIMUM: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	13 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none">TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

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

E	
60' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (7,001 S.F.-11,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥2" CALIPER) ORONE (1) EVERGREEN TREE (≥6' TALL)
TREES (SIDE YARD)	3 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) TREE PER 25 LINEAR FEET. *
SHRUBS	43 TOTAL MINIMUM: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	4 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none">TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

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

F	
62.5' x 125' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (7,001 S.F.-11,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥2" CALIPER) ORONE (1) EVERGREEN TREE (≥6' TALL)
SHRUBS	50 TOTAL MINIMUM: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	15 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none">TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

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

G	
60' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (7,001 S.F.-11,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥2" CALIPER) ORONE (1) EVERGREEN TREE (≥6' TALL)
TREES (SIDE YARD)	3 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) TREE PER 25 LINEAR FEET. *
SHRUBS	50 TOTAL MINIMUM: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	15 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none">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.

REVISIONS

#	DATE	
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KINGS POINT SOUTH

FRONT YARD EXHIBIT

CITY OF AURORA

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

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAREC, P.L.A.
1000 EAST AURORA PARKWAY, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAREC@THKASSOC.COM

associates, inc.

SHEET NUMBER
L-11

PROJECT NO. 8367-000

NOT FOR CONSTRUCTION

KINGS POINT SOUTH - PA 1-4

SITE PLAN DETAILS

LOT MATRIX

Block Number	Lot Number	Size (S.F.)	Front Setback	Rear Setback	Side Setback
1	1				
1	2				
1	3				
1	4				
1	5				
1	6				
1	7				
1	8				
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Block Number	Lot Number	Size (S.F.)	Front Setback	Rear Setback	Side Setback
4	9				
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6	33				
6	34				
7	1				
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7	4				

Block Number	Lot Number	Size (S.F.)	Front Setback	Rear Setback	Side Setback
7	5				
7	6				
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7	11				
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7	45				

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

Please complete this table

Table has been completed.

Please include
"Sheet x of y"

Updated.

PROJECT: KINGS POINT SOUTH

DRAWING: SITE PLAN DETAILS


CLIENT: CITY OF AURORA

DESIGNED BY: WP

DRAWN BY: WP

CHECKED BY: JG

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
10100 S. WILLOW STREET, SUITE 101
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P: 303-770-7201
E: JGAMEC@THKASSOC.COM



associates, inc.

SHEET NUMBER
S-4

PROJECT NO. 8367-000

REVISIONS

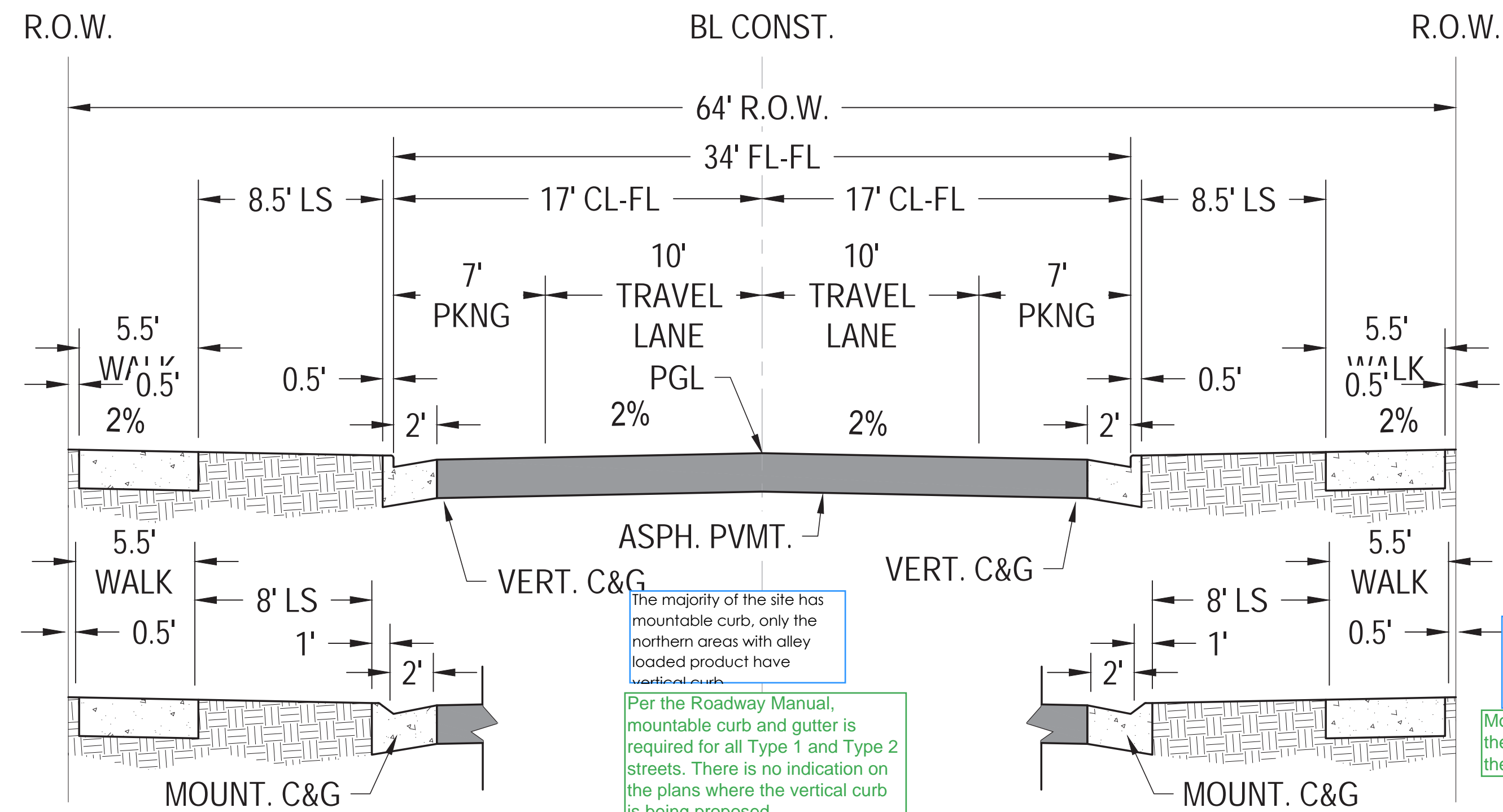
#	DATE
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NOT FOR CONSTRUCTION

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

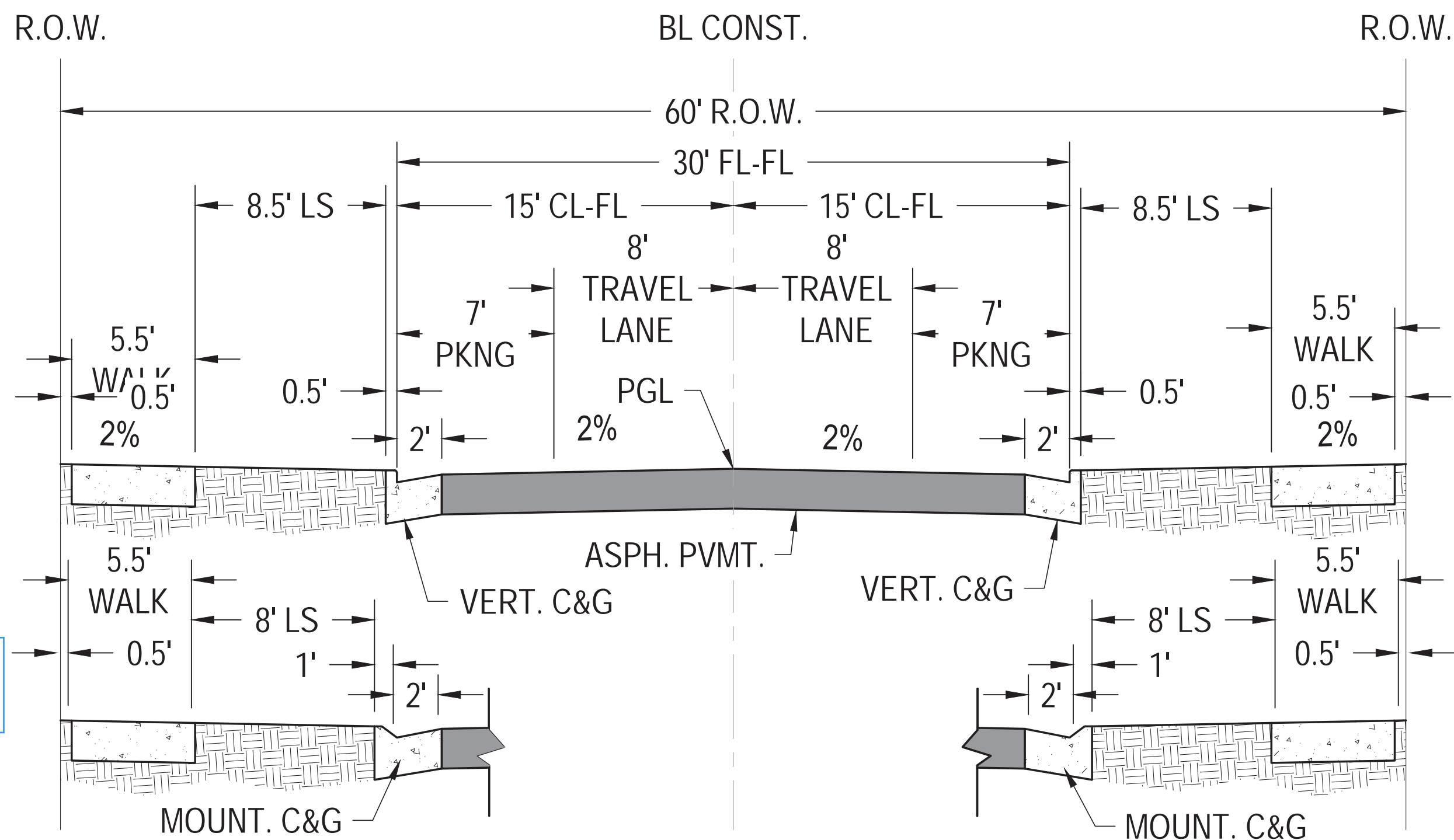


The majority of the site has mountable curb, only the northern areas with alley loaded product have vertical curb.
Per the Roadway Manual, mountable curb and gutter is required for all Type 1 and Type 2 streets. There is no indication on the plans where the vertical curb is being proposed

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

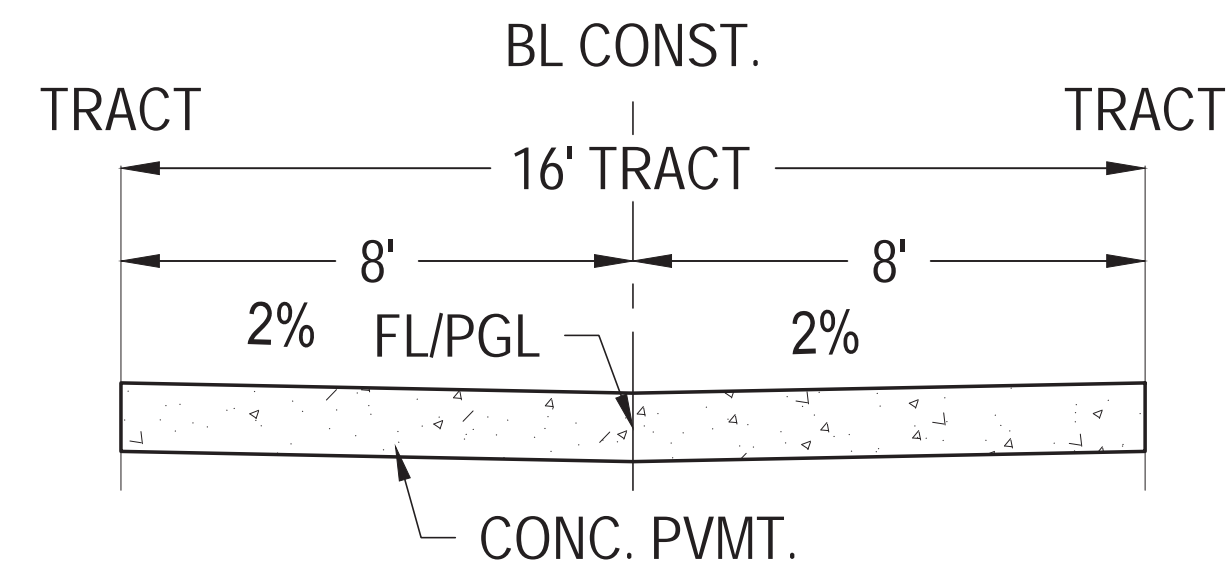
① FL = PGL - 0.47' (TYP)

LOCAL TYPE 1 RESIDENTIAL, 64' R.O.W. - TYPICAL SECTION
1" = 5'

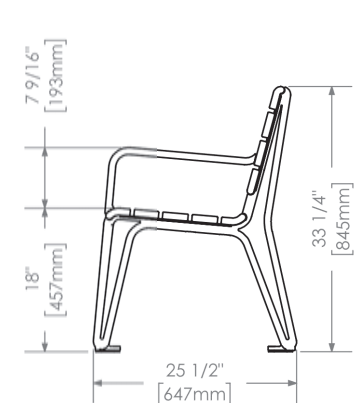
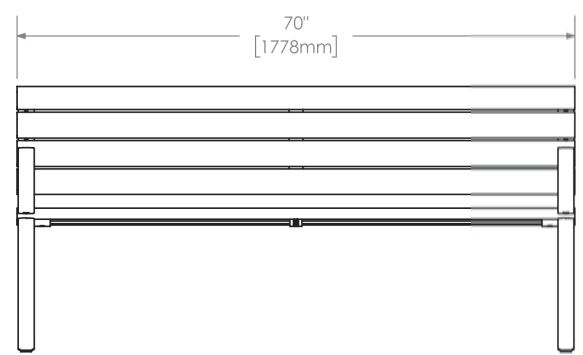


① FL = PGL - 0.43' (TYP)

LOCAL TYPE 2 RESIDENTIAL, 60' R.O.W. - TYPICAL SECTION
1" = 5'

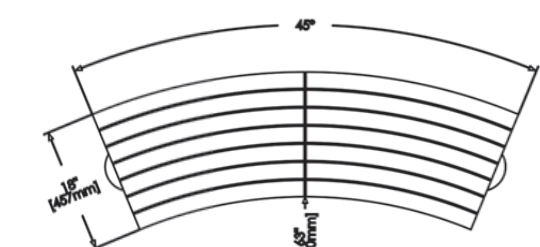
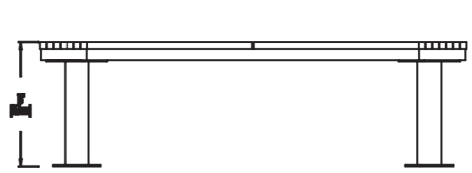


PRIVATE DRIVE, 16' TRACT - TYPICAL SECTION
1" = 5'

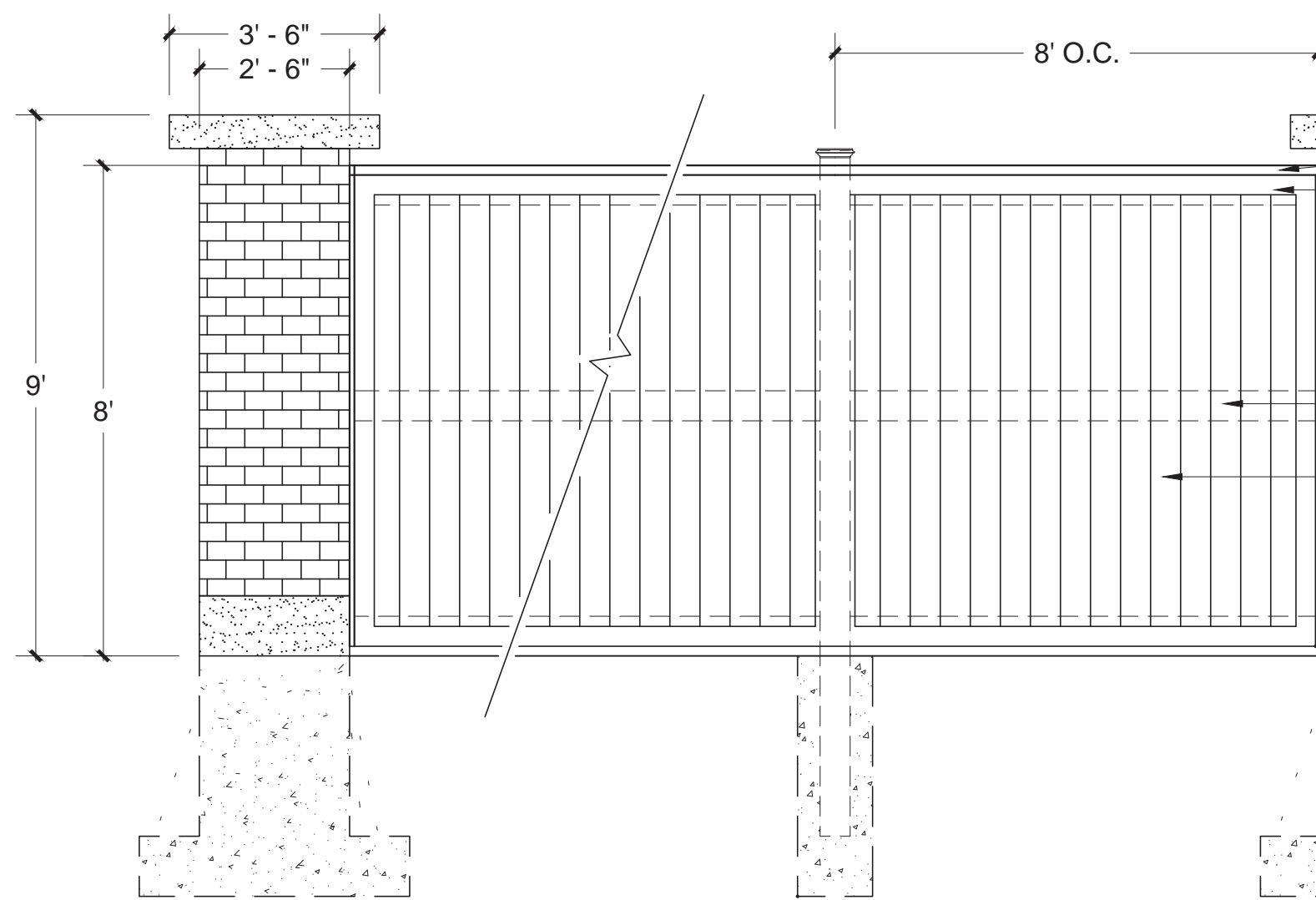


MBE-2300 SERIES BENCH
MAGLIN SITE FURNITURE
MODEL: MBE-2300-00017
COLOR: GUNMETAL
MAGLIN CORPORATION
877-260-9393
SALES@MAGLIN.COM

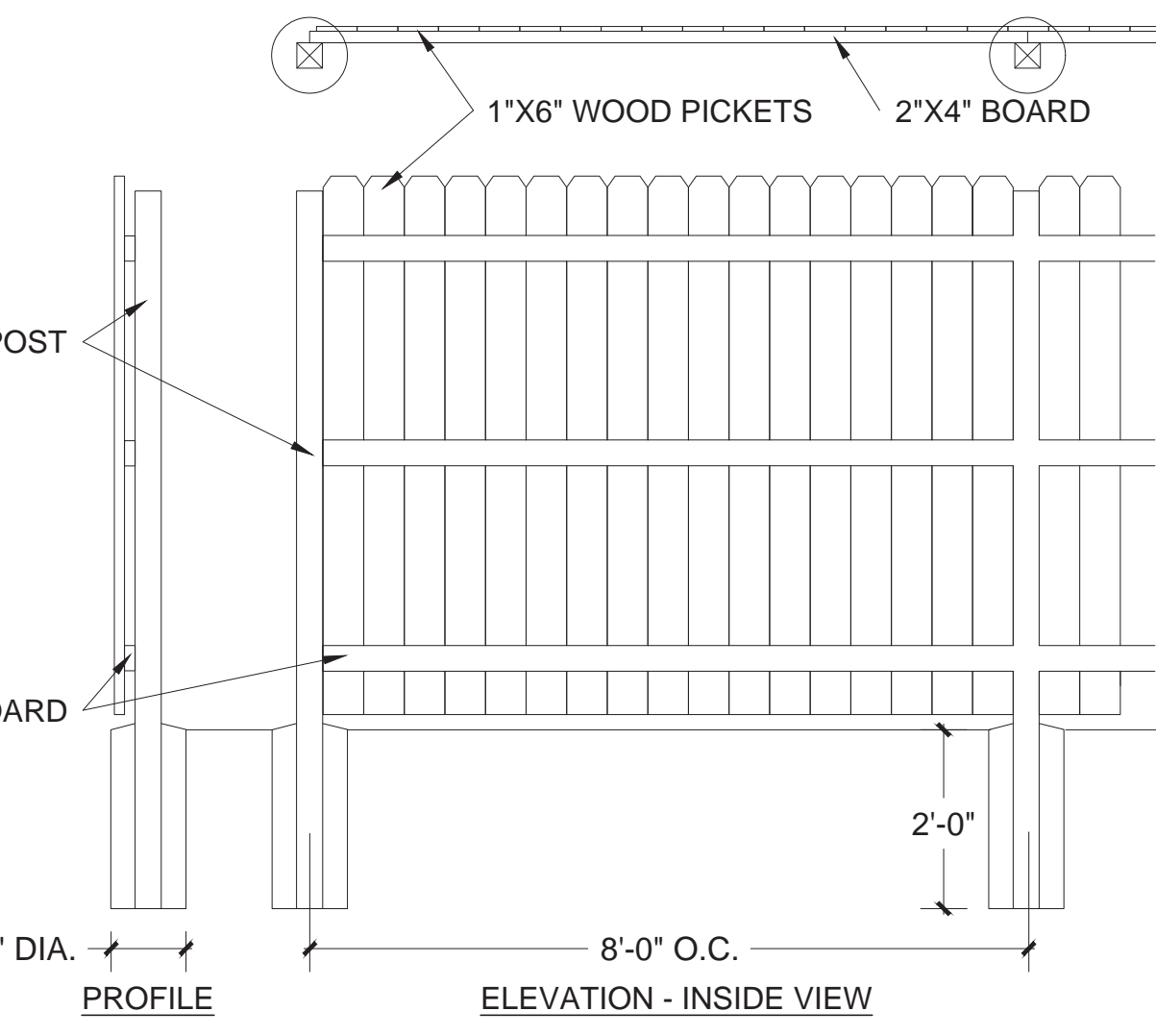
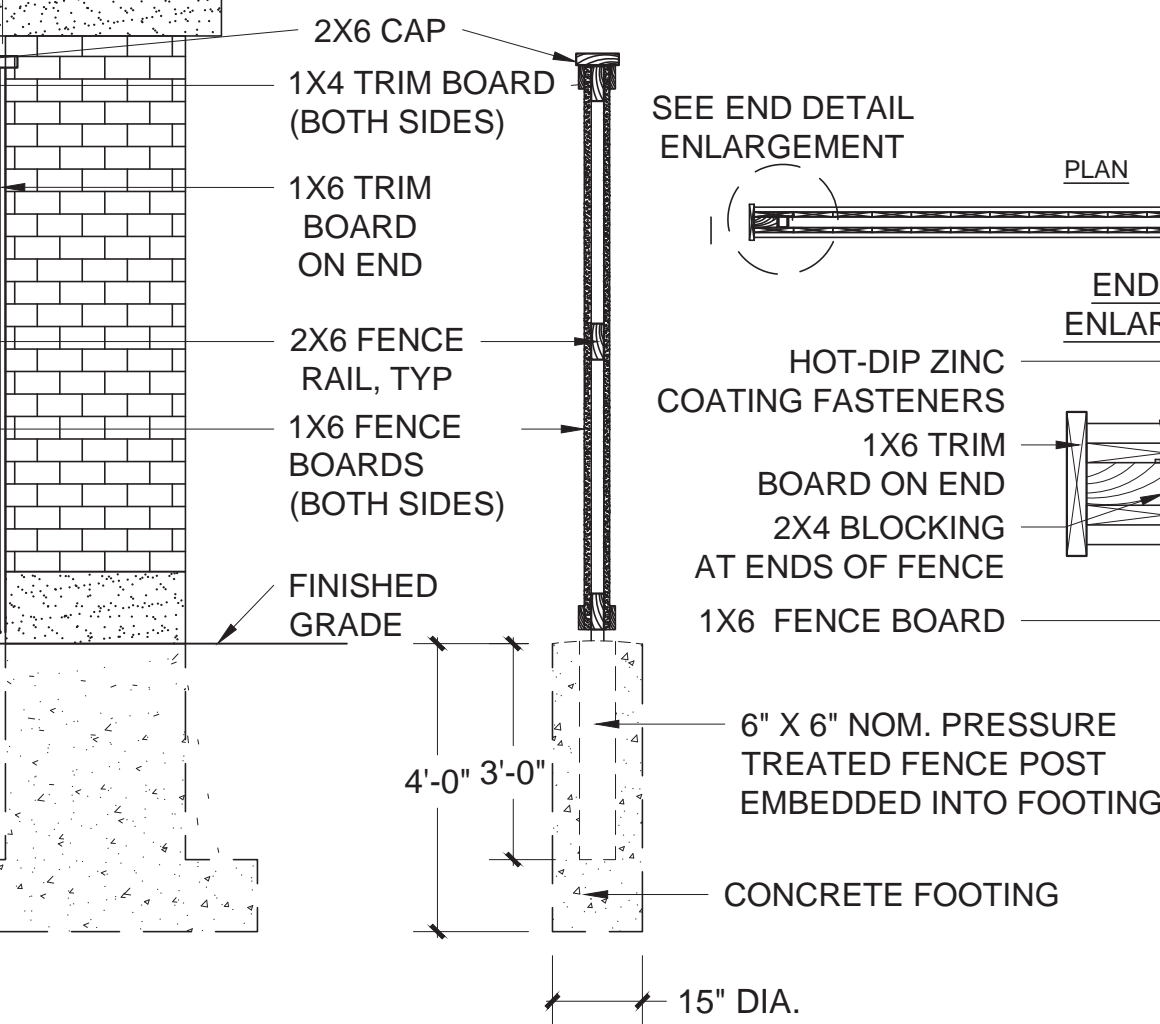
BENCH DETAIL 1 - MAGLIN MLB300-M
N.T.S.



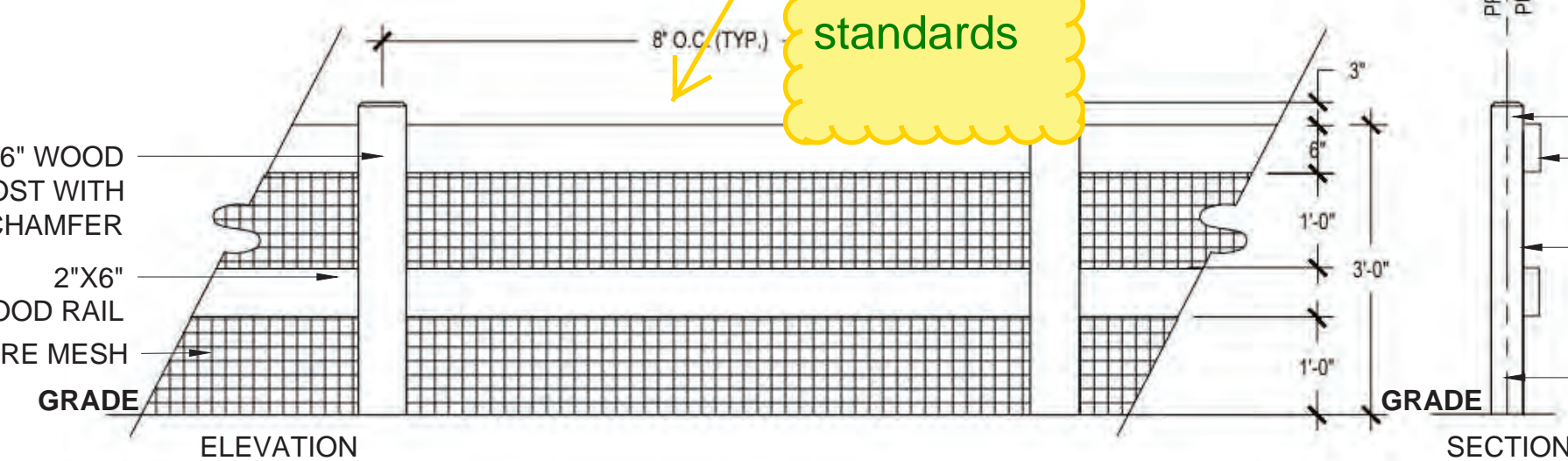
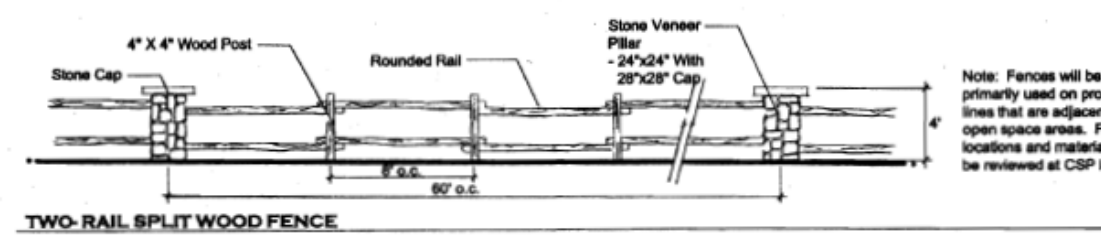
BENCH DETAIL 2 - MAGLIN
N.T.S.



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



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



TWO-RAIL FENCE
1" = 2'

Proposed fence does not comply with Master Plan standards

Proposed fence detail/style has been updated to comply.

Please include "Sheet x of y"

Updated.

1. WOOD STAIN : DARK
2. WOOD STAIN : DARK
3. POSTS TO FACE PRIVATE SIDE.
4. RAILS TO FACE PUBLIC SIDE.
5. WIRE MESH TO BE INSTALLED BETWEEN THE POST AND RAIL SIDE BY DEVELOPER.
6. WIRE MESH TO BE 2"X4" WELDED GALVANIZED 14 GA. WIRE MESH - HEAVY DUTY.

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

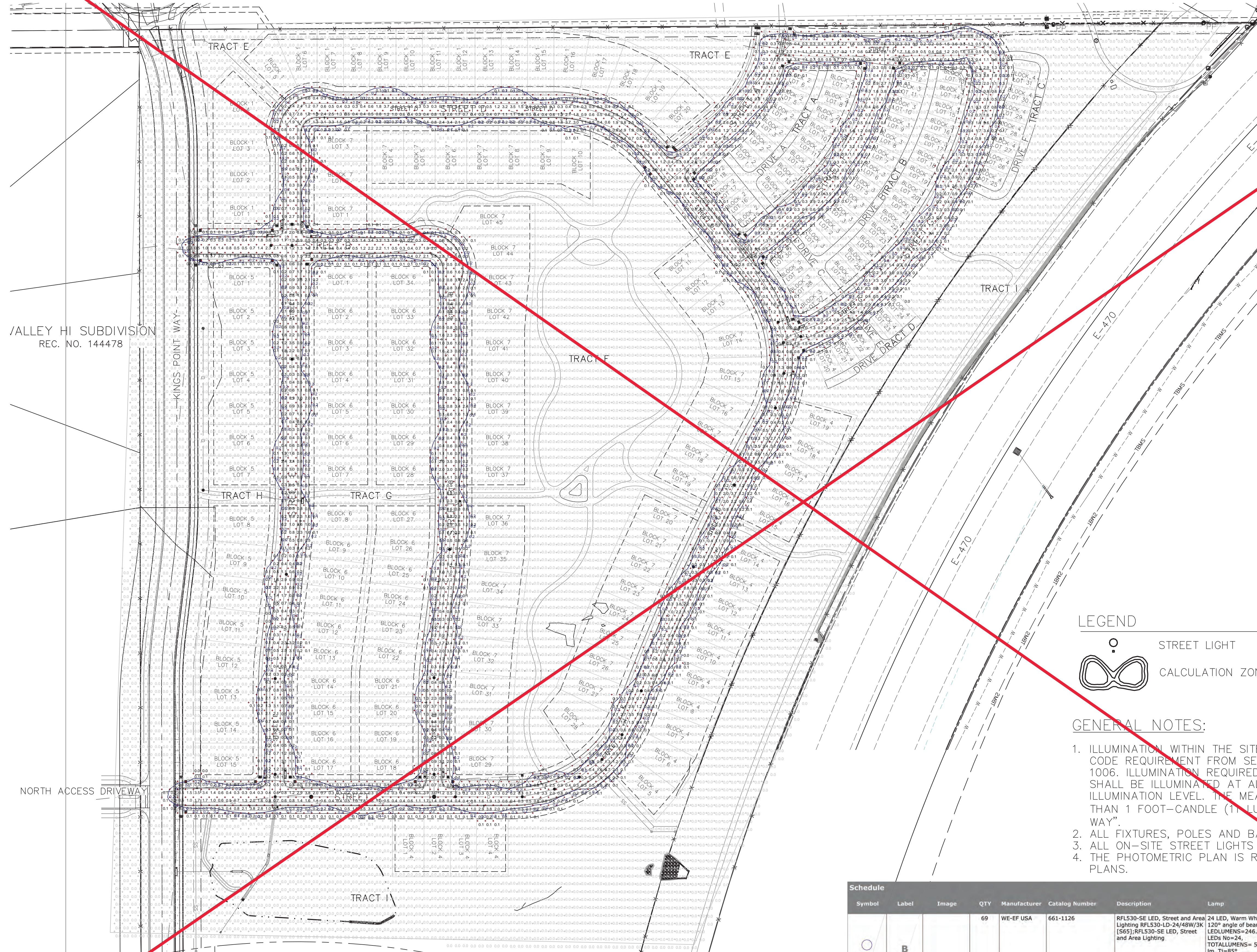
PROJECT:	KINGS POINT SOUTH
DRAWING:	SITE PLAN DETAILS SHEET
CLIENT:	CITY OF AURORA
DESIGNED BY:	WP
DRAWN BY:	WP
CHECKED BY:	JG
SCALE:	N/A
DATE:	11-20-2020

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GARCIA, PLA
1000 S. RICHMOND ST., SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGARCIA@THKASSOC.COM



KINGS POINT SOUTH - PA 1-4

PHOTOMETRICS PLAN



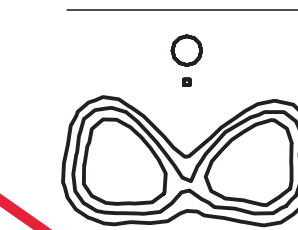
A photometric plan is not required with a site plan submittal for single family residential development. Street light locations need to be shown on the site plan. A note shall be added to indicate that the street light locations shown on the site plan are conceptual. Final street light locations will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

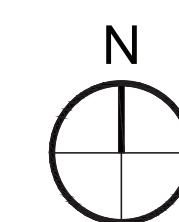
~~GENERAL NOTES:~~

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

Schedule																	
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number	Filename	Lumen per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	B		69	WE-EF USA	661-1126	RFL530-SE LED, Street and Area Lighting RFL530-1D-24/48W/3K [S65]; RFL530-SE LED, Street and Area Lighting	24 LED, Warm White = 120° angle of beam LED LUMENS = 246.0 lm, LEDs No=24, TOTAL LUMENS = 5903.0 lm, Tj=85° LED LUMENS = 221.4 lm, LEDs No=24, TOTAL LUMENS = 5312.8 lm, Tj=25°C	24	561-1126.ies	221	1	1	55	100%			

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

Noted.



0' 20' 40' 80'

SCALE: 1" = 40'-0"



Know what's below.
Call before you dig.

23 8:34am By: jgamec
Richmond - KPS Entitlements\04_CAD\4.1_Sheets\Sheets_Phlotometrics.dwg

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

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



associates, inc.

SHEET NUMBER

P-1

PROJECT NO. 8367-000

NOT FOR CONSTRUCTION