January 11, 2019

Ms. Heather Lamboy
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: **Kings Point CSP No. 2 / Final Plat No. 2 :: Response to 1st Technical Review**
Application Number: **DA-1609-17**
Case Numbers: **2016-4013-00; 2016-3041-00**

Dear Heather:

Enclosed herein are the review comments provided to us on November 27, 2018 in regards to the first technical review of the Kings Point CSP No. 2 and Final Plat No. 2. These have been addressed and are included with this letter. Additional comments to the redlines provided have been included at the end of this letter.

Please let me know if you have any questions or require any additional information. We look forward to continued work with the City of Aurora throughout the review and approval process of this exciting new project.

Sincerely,
Norris Design

Leanne Vielehr

Leanne Vielehr
Senior Associate

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Ensure that the Civil Plan review set matches the Site Plan and Plat set.
  Response: All plans have been reviewed to ensure that the Civil Plan match Site Plan and Plat set

- ✓ Please remove the Metropolitan District from the signature block. Remember that no private easements may be dedicated on a public plat.
  Response: Metropolitain District has been removed from signature block.

- ✓ Additional dialogue is needed regarding drainage easement landscaping.
  Response: A meeting took place on Dec. 11, 2018 with City staff to discuss the landscape within the drainage easements. It was determined that because all detention ponds will be privately owned and maintained by the Metro District with the exception of Tract K, the City is only concerned about trees in Tract K. All trees within Tract K have been relocated outside of the 100-year floodplain line. A note has been added to the Cover Sheet under General Notes that "all landscape and irrigation located within Tract K will be maintained by the Metro District."

PLANNING DEPARTMENT COMMENTS
Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is green.

1. Community and External Agency Comments
1. During this review cycle no external community or agency comments were received.
Response: Acknowledged.

2. Completeness and Clarity of the Application
Address the following items:
A. Please make the corrections shown on the redlines throughout the Site Plan and Plat set.
Response: All comments/redlines have been addressed any changes to the site plan has been sent to Aztec so the plat can be updated. Response to redline comments have been provided at the end of this letter.

B. The South Ireland Way Street vacation has been approved, please remove the cross-hatched area illustrating the current street alignment.
Response: The cross-hatched area reflects a temporary public access easement that remains in place until the new street are dedicated and constructed. The cross hatch need to remain to reflect this easement.

3. Landscape Design Issues
Debbie Bickmire/ dbickmire@auroragov.org/ (303) 739-7261/ Comments in teal clouds.

Please address the following items:
A. All Tracts that are dedicated drainage easements need to be labeled as such. Landscape is generally not permitted in drainage easements. Additional coordination is required to ensure plant material is located appropriately and will not interfere with maintenance. Please work with the case manager to set up a meeting with Storm Superintendent Joe McCleary, Tony Tran and Debbie Bickmire to review the landscape plans.

Response: All detention ponds will be privately owned and maintained by the Metro District. Tract K is the only public drainage easement to be owned and maintained by Urban Drainage and City of Aurora. Per a meeting with City staff on Dec. 11, 2018, it was determined that the City is only concerned about trees in Tract K. All trees within Tract K have been relocated outside of the 100-year floodplain line. A note has been added to the Cover Sheet under General Notes that "all landscape and irrigation located within Tract K will be maintained by the Metro District."

B. Detail for retaining walls is for 4' max height, which is not consistent with retaining wall labels. Add top and bottom of wall elevations. Specific Details are required in the CSP, especially of tiered wall configurations. Also add top and bottom of wall elevations for each retaining wall.
Response: Additional sheets have been added to the landscape plans. These sheet includes a plan view with top of wall/bottom of wall identified and the cooresponding retaining wall detail.

C. Label the 12' maintenance access along northern property line. Whose responsibility will it be to maintain the easement since it is within the lot areas? The fence location is not consistent with the diagram on Sheet L3.01. Please review and clarify.
Response: The 12' maintenance access has been labeled. The easement will be maintained by Aurora Water; the easement is for the sanitary sewer force main that serves the project. The fence locations along the northern edge have been revised so the plan and fence map match.

D. Enhance the clubhouse parking lot screening from public rights-of-way, public open space, and adjacent property. A low continuous landscaped hedge between 2½ and 3 feet high consisting of a double row of shrubs planted 3 feet on center in a triangular pattern (Section 146-1440), consisting of a combination with evergreen and deciduous trees and shrubs should be provided.
Response: The landscape area adjacent to the parking has been revised per the comment.

E. Per Section 146-1425, "All private open space not defined as street buffers shall contain a minimum of one tree and ten shrubs." Tracts that are disturbed must meet this requirement and cannot be labeled as "Existing to remain."
Response: During a meeting with City staff on Dec. 11, 2018, it was determined that the portion of Tract U being graded due to the drainage improvements will be seeded but the portion of Tract U east of that area can remain as existing.

F. The lift station is not adequately screened from adjacent residential lot.
Response: The plant material located around the lift station has been relocated to provide better screening.

G. Make sure all texture and line symbols are shown in legend.
Response: All plan hatches and line types have been included in the legend.

H. There are no labels on the contours. Please label 10' contours.
Response: 10' contour labels have been added.

I. Use more distinct line for the 100 yr. flood line.
Response: The linetype used to delineate the 100-yr. flood line has been revised to be more bold.

J. Make sure all easements are labeled.
Response: All easements are labeled.

K. Make sure all tracts are labeled on all sheets.
Response: All tracts are labeled on all sheets.

L. Turn on lot number layer.
Response: Lot numbers have been added.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering
Janet Bender - jbender@auroragov.org - 303-739-7512

A. Ensure that the Civil Plans match the Site Plan and Plat.
Response: The Civil CSP, Plat and Ladnscape CSP have been coordinated.

5. Forestry
Jacque Chomiak / jchomiak@auroragov.org / 303-739-7178

A. The updated tree protection plan has been reviewed and approved.
Response: Acknowledged. The Tree Protection Plan mylars have been provided to the City.

6. Real Property
Darren Akrie/ dakrie@auroragov.org / 303-739-7331

A. Retaining wall easements cannot be dedicated on the plat. It is a private easement and it needs to be dedicated by separate document between the two interested parties.
Response: Retaining wall easements will be recorded by separate document.

B. If applicable, items such as retaining walls, monument signs and perimeter decorative fencing with columns will require a license agreement. Contact Andy Niquette in Real Property at 303-739-7300 or aniquett@auroragov.org for submittal requirements. Once Andy receives what he needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Andy needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.
Response: License agreement is in process with Grace Gray to cover applicable items.

7. Traffic
Reviewed by: Brianna Medema / bmedema@auroragov.org / (303) 739-7336

A. Please illustrate all sight triangles noted in the redlines.
Response: All sight triangles are illustrated on the plan.

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

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

CORE response to comments in blue

LEGAL DESCRIPTION:

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

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

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35;

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

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

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

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

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

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

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

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°17'32" WEST 74.01 FEET TO THE NORTHWEST CORNER OF KINGS POINT SUBDIVISION FILING NO. 3 AS RECORDED UNDER RECEPTION NO. B2187150 OF SAID ARAPAHOE COUNTY RECORDS;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID KINGS POINT SUBDIVISION FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

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

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

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

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

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

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

1. DEPARTING SAID NORTHERLY BOUNDARY OF KINGS POINT SUBDIVISION FILING NO. 1, NORTH 04°19'21" WEST 154.23 FEET;

2. NORTH 07°20'38" EAST 514.14 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST GIBRALTER COURT AS SHOWN ON SAID PLAT OF CHENANGO FILING NO. 3 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET AND A RADIAL BEARING OF NORTH 15°26'47" EAST;

LEGAL DESCRIPTION-CONTINUED:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WAIVERS:

1. **COLUMN SPACING**

CODE REFERENCE: AURORA MUNICIPAL CODE SECTION 146-917 (A)2; *ALL FENCES THAT FACE A PUBLIC OR PRIVATE STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAL FEET AND ONE COLUMN AT EVERY FENCE CORNER AND DEAD END.*

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

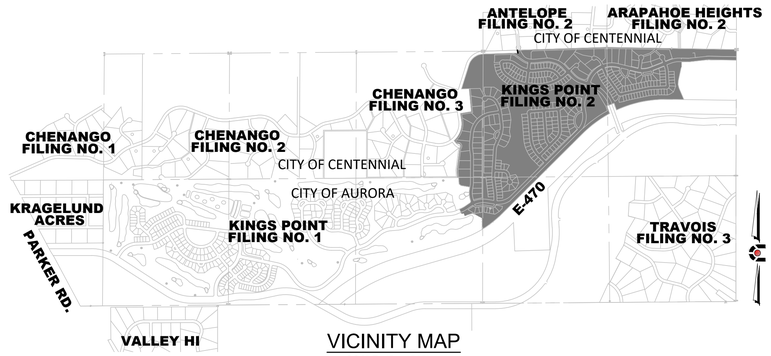
WAIVER JUSTIFICATION: THE COLUMN AND LANDSCAPE DESIGN HAS BEEN UPGRADED TO ALLOW FOR THIS DIVERSION FROM THE CODE. PROVIDING COLUMNS AT EVERY OTHER REAR LOT LINE (OR APPROXIMATELY EVERY 120') STILL ACHIEVES THE INTENT OF THE CODE IN VISUALLY BREAKING UP THE FACE OF THE FENCE. ALL PROPOSED COLUMNS ARE A MINIMUM OF 24"X24" WIDE EXCEEDING THE CITY MINIMUM WIDTH OF 18"X18", AND HAVE A FOOTER AND AN ENLARGED CAP. IN ADDITION, THE FIRST COLUMN OF EVERY RUN OF FENCING SHALL BE FURTHER AUGMENTED WITH A DECORATIVE BRICK INSET PROVIDING ADDITIONAL ENHANCEMENT OVER CITY CODE. IN AREAS WHERE THIS WAIVER IS IN EFFECT, THE LANDSCAPE PLAN HAS BEEN DESIGNED TO CREATE AN ENHANCED STREETSCAPE. EVERGREEN TREES ARE STRATEGICALLY LOCATED IN THE LANDSCAPE BUFFER ADJACENT TO THE FENCE ROW, BETWEEN THE FENCE COLUMNS TO PROVIDE ADDITIONAL HEIGHT, SCREENING, AND VISUAL IMPACT TO THE STREETSCAPE.

2. **MAXIMUM NUMBER OF LOTS ON A LOOP LANE**

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

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

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



VICINITY MAP

SCALE: 1" = 1500'

SHEET INDEX

NUMBER	TITLE
1	COVER SHEET
2	NOTES & LOT INFORMATION TABLE
3	LOT INFORMATION TABLE
4	FDP OVERLAY PLAN
5	TYPICAL SECTIONS
6	PUBLIC IMPROVEMENT PLANS
7	KEY MAP PLAN
8	SITE PLAN
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20	SITE PLAN
21	LIFT STATION SITE PLAN
22	SITE PLAN ELEVATION
BY OTHERS	
L.01 TO L5.01	LANDSCAPE PLANS

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

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

DATA:	TOTAL
LAND AREA WITHIN PROPERTY LINES	227.256 ACRES
NUMBER OF UNITS PROPOSED	352
NUMBER OF BUILDINGS	352
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	SEE TABLE 9.7 BELOW.
GROSS FLOOR AREA (PER 146-2 CITY CODE)	N/A
FLOOR AREA OF ACCESSORY USES (IF APPLICABLE)	N/A
TOTAL BUILDING COVERAGE	AS DICTATED BY SETBACKS/PER CODE
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	E-470 LOW AND MEDIUM RESIDENTIAL
PROPOSED USES	SFD RESIDENTIAL
PERMITTED MAXIMUM SIGN AREA	96 SQ. FT. PER SIGN
LOT AREA	108.299 ACRES
TRACT AREA/ OPEN SPACE	82.230 ACRES
ROAD ROW AREA	36.727 ACRES
2009 INTERNATIONAL BUILDING CODE OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B, NON-SPRINKLERED

TABLE 9.7
DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED RESIDENTIAL

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

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

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIR PERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT ____ O'CLOCK_M, THIS _____ DAY OF _____ AD. 2016.

CLERK AND RECORDER: _____ DEPUTY: _____

THE CONTEXTUAL SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITH DRAWL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA. IN WITNESS THEREOF, KINGSPOINT LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD. 2017.

BY: _____
(OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____ AD, 2017

BY: _____
(OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____ (SEAL)
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

NO.	REVISIONS	DATE	BY

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

ENGINEER
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LITTLETON, CO 80120
TEL-303-703-4444
CONTACT: BLAKE CALVERT

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

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

CORE CONSULTANTS
CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
COVER SHEET

JOB NUMBER: 14-030 8/31/18

SHEET 1 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

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

NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS–OF–WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS–OF–WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII–NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. TRAFFIC CONTROL SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MUTCD.
17. C.O.A BUILDING AND ZONING CODE, SECTION 22–425 THROUGH 22–434 PROVIDES THREE METHODS FOR RESIDENTIAL AND COMMERCIAL BUILDING DESIGN/CONSTRUCTION TO COMPLY WITH THE AIRCRAFT NOISE REDUCTION CRITERIA OF THIS CODE. THE METHODS IN THIS ARTICLE ARE FOR NEW OR REMODELED STRUCTURES THAT ARE WITHIN THE BUCKLEY AFB NOISE IMPACT DISTRICT (NID), SPECIAL NOISE IMPACT DISTRICT (SNID), DENVER INTERNATIONAL AIRPORT'S (DIA) COMMERCIAL AIRPORT NOISE AREAS (CANA), AND NOISE IMPACT BOUNDARY AREAS (NIBA), RESIDENTIAL AND COMMERCIAL AREAS WITH THE LDN 65 AND RESIDENTIAL AREAS WITHIN THE LDN 55 CONTOURS AROUND CENTENNIAL AIRPORT AND FRONT RANGE AIRPORT.
18. THE SITE PLAN MUST REFLECT THE NOISE LEVEL CONTOUR LINES THROUGHOUT THE SITE. EACH STRUCTURE LOCATED WITHIN THE NOISE IMPACT DISTRICT MUST BE NUMERICALLY IDENTIFIED WITH THE AIRCRAFT NOISE REDUCTION VALUE.

SITE SPECIFIC NOTES:

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

TRACT DESIGNATION TABLE

TRACT	AREA (SQ.FT)	AREA (AC ±)	PURPOSE	OWNERSHIP / MAINT.
TRACT–A	103,701	2.381	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT–B	54,280	1.246	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–C	11,048	0.254	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–D	16,887	0.388	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–E	128,449	2.949	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–F	39,314	0.903	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–G	60,243	1.383	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–H	22,166	0.509	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–I	140,270	3.220	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–J	311,551	7.152	E470 MULTI–USE EASEMENT, PUBLIC ACCESS	METRO DISTRICT
TRACT–K	803,530	18.447	DRAINAGE, PUBLIC ACCESS	CITY OF AURORA
TRACT–L	105,215	2.415	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT–M	33,872	0.778	LIFT STATION, PUBLIC ACCESS	CITY OF AURORA
TRACT–N	192,586	4.421	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT–O	104,158	2.391	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–P	219,447	5.038	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–Q	5,154	0.118	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–R	54,126	1.243	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–S	18,399	0.422	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–T	14,576	0.335	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–U	300,271	6.893	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–V	37,839	0.869	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–W	39,789	0.913	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–X	52,342	1.202	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–Y	20,704	0.475	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–Z	43,061	0.989	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–AA	78,817	1.809	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT–BB	145,373	3.337	E470 MULTI–USE EASEMENT, PUBLIC ACCESS	METRO DISTRICT
TRACT–CC	21,522	0.494	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–DD	19,347	0.444	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–EE	88,948	2.042	NEIGHBORHOOD ACTIVITY CENTER	HOA
TRACT–FF	55,805	1.281	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–GG	9,569	0.220	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–HH	2,317	0.053	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–II	8,410	0.193	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–JJ	42,794	0.982	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–KK	133,111	3.056	NEIGHBORHOOD ACTIVITY CENTER	HOA
TRACT–LL	1,839	0.042	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT–MM	30,492	0.700	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TOTAL	3,570,322	81.964		

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NO.	REVISIONS	DATE	BY

OWNER
KINGSPOINT LLC
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KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
NOTES & LOT INFORMATION TABLE

JOB NUMBER: 14-030 8/31/18

SHEET 2 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

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

BLOCK	LOT	DESIGNATION	LOT AREA (SF)	AREA (AC)	FRONTAGE REQUIRED (FT)	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)
1	1	STANDARD - M15 *	11,600	0.27	35	20	6	20
1	2	STANDARD - M15 *	9,993	0.23	55	20	6	20
1	3	STANDARD - M15 *	8,585	0.20	55	20	6	20
1	4	STANDARD - M15 *	7,554	0.17	55	20	6	20
1	5	STANDARD - M15 *	7,560	0.17	55	20	6	20
1	6	STANDARD - M15 *	8,054	0.19	55	20	6	20
1	7	STANDARD - M15 *	9,999	0.23	35	20	6	20
1	8	STANDARD - M15 *	9,999	0.23	35	20	6	20
2	1	ESTATE - L9 / M16	23,191	0.53	75	25	10	30
2	2	ESTATE - L9	21,934	0.50	75	25	10	30
2	3	ESTATE - L9	21,782	0.50	75	25	10	30
2	4	ESTATE - L9	21,805	0.50	75	25	10	30
2	5	ESTATE - L9	21,805	0.50	75	25	10	30
2	6	ESTATE - L9	21,805	0.50	75	25	10	30
2	7	ESTATE - L9	21,798	0.50	75	25	10	30
2	8	ESTATE - L9	21,878	0.50	75	25	10	30
2	9	ESTATE - L9	22,163	0.51	75	25	10	30
2	10	ESTATE - L9	21,973	0.50	75	25	10	30
2	11	ESTATE - L9	21,845	0.50	75	25	10	30
2	12	ESTATE - L9	31,111	0.71	75	25	10	30
2	13	ESTATE - L9	21,799	0.50	75	25	10	30
2	14	ESTATE - L9	21,783	0.50	75	25	10	30
2	15	ESTATE - L9	22,304	0.51	75	25	10/15	30
2	16	ESTATE - L9*	22,244	0.51	75	25	10/15	30
2	17	ESTATE - L9*	31,481	0.72	75	25	10	30
2	18	ESTATE - L9*	24,733	0.57	75	25	10	30
2	19	ESTATE - L9*	28,438	0.65	75	25	10	30
2	20	ESTATE - L9	22,245	0.51	75	25	10	30
2	21	ESTATE - L9	22,119	0.51	75	25	10	30
2	22	ESTATE - L9	21,791	0.50	75	25	10	30
2	23	ESTATE - L9 / M16	21,883	0.50	75	25	10	30
2	24	ESTATE - L9 / M16	22,126	0.51	75	25	10	30
2	25	ESTATE - L9 / M16	24,043	0.55	75	25	10	30
2	26	STANDARD - M16	8,090	0.19	55	20	6	20
2	27	STANDARD - M16	7,440	0.17	55	20	6	20
2	28	STANDARD - M16	7,440	0.17	55	20	6	20
2	29	STANDARD - M16	7,440	0.17	55	20	6	20
2	30	STANDARD - M16	8,225	0.19	55	20	6	20
2	31	STANDARD - M16	7,847	0.18	55	20	6	20
3	1	ESTATE - L9	44,403	1.02	75	25	10	50
3	2	ESTATE - L9	43,652	1.00	75	25	10	50
3	3	ESTATE - L9	43,604	1.00	75	25	10	50
3	4	ESTATE - L9	43,662	1.00	75	25	10	50
3	5	ESTATE - L9	46,987	1.08	75	25	10	50
3	6	ESTATE - L9	43,566	1.00	75	25	10	50
3	7	ESTATE - L9	43,682	1.00	75	25	10	50
3	8	ESTATE - L9	43,561	1.00	75	25	10	50
3	9	ESTATE - L9	44,646	1.03	75	25	10	50
3	10	ESTATE - L9 *	36,228	0.83	75	25	10/15	50
3	11	ESTATE - L9 *	28,764	0.66	75	25	10	50
3	12	ESTATE - L9 *	43,602	1.00	35	25	10	50
3	13	ESTATE - L9 *	43,608	1.00	35	25	10	50
3	14	ESTATE - L9 *	24,541	0.56	75	25	10	30
3	15	ESTATE - L9 *	21,963	0.50	75	25	10	30
3	16	ESTATE - L9 *	21,978	0.51	75	25	10	30
3	17	ESTATE - L9 *	21,869	0.50	75	25	10	30
3	18	ESTATE - L9 *	22,045	0.51	75	25	10	30
3	19	ESTATE - L9	22,141	0.51	75	25	10	30
3	20	ESTATE - L9	22,114	0.51	75	25	10	30
3	21	ESTATE - L9	21,786	0.50	75	25	10	30
3	22	ESTATE - L9	24,444	0.56	75	25	10	30
3	23	ESTATE - L9	21,835	0.50	75	25	10	30
3	24	ESTATE - L9	21,923	0.50	75	25	10	30
3	25	STANDARD - M16	7,440	0.17	55	20	6	20
3	26	STANDARD - M16	7,440	0.17	55	20	6	20
3	27	STANDARD - M16	8,592	0.20	55	20	6/12	20
3	28	STANDARD - M16	7,806	0.18	55	20	6	20
3	29	STANDARD - M16	9,718	0.22	55	20	6	20
3	30	STANDARD - M16 *	10,640	0.24	35	20	6	20
3	31	STANDARD - M16 *	11,191	0.26	35	20	6	20
3	32	STANDARD - M16 *	11,191	0.26	35	20	6	20
3	33	STANDARD - M16 *	11,191	0.26	35	20	6	20
3	34	STANDARD - M16 *	17,672	0.41	35	20	6	20
3	35	STANDARD - M16 *	12,879	0.30	35	20	6	20
3	36	STANDARD - M16 *	10,046	0.23	35	20	6	20
3	37	STANDARD - M16	10,970	0.27	55	20	20/6	20
3	38	STANDARD - M16	8,275	0.19	55	20	6	20
3	39	STANDARD - M16	9,778	0.23	55	20	6	20
3	40	STANDARD - M16	9,823	0.23	55	20	6	20
3	41	STANDARD - M16	7,440	0.17	55	20	6	20
3	42	STANDARD - M16	7,440	0.17	55	20	6	20
3	43	STANDARD - M16	7,440	0.17	55	20	6	20
3	44	STANDARD - M16	7,610	0.18	55	20	6	20
3	45	STANDARD - M16	7,762	0.18	55	20	6	20
3	46	LARGE - M17	9,000	0.21	60	25	7	25
3	47	LARGE - M17	9,000	0.21	60	25	7	25
3	48	LARGE - M17	9,410	0.22	60	25	7	25
3	49	LARGE - M17	9,588	0.22	60	25	7	25
3	50	LARGE - M17	9,588	0.22	60	25	7	25
3	51	LARGE - M17	9,588	0.22	60	25	7	25
3	52	LARGE - M17	9,588	0.22	60	25	7	25
3	53	LARGE - M17	9,588	0.22	60	25	7	25
3	54	LARGE - M17	9,000	0.21	60	25	7	25
3	55	LARGE - M17	9,000	0.21	60	25	7	25
3	56	LARGE - M17	9,000	0.21	60	25	7	25
3	57	LARGE - M17	9,000	0.21	60	25	7	25
3	58	LARGE - M17	9,000	0.21	60	25	7	25
3	59	LARGE - M17	9,000	0.21	60	25	7	25
3	60	LARGE - M17	9,166	0.21	60	25	7	25
3	61	LARGE - M17	9,338	0.21	60	25	7	25
3	62	LARGE - M17	9,999	0.23	60	25	7	25
3	63	LARGE - M17	9,000	0.21	60	25	7	25
3	64	LARGE - M17	9,000	0.21	60	25	7	25
3	65	LARGE - M17	9,000	0.21	60	25	7	25
3	66	LARGE - M17	9,000	0.21	60	25	7	25
3	67	LARGE - M17	9,000	0.21	60	25	7	25
3	68	LARGE - M17	9,000	0.21	60	25	7	25
3	69	LARGE - M17	10,110	0.23	60	25	7	25
3	70	LARGE - M17	11,746	0.27	60	25	7	25
3	71	LARGE - M17	9,000	0.21	60	25	7	25
3	72	LARGE - M17	9,501	0.22	60	25	7	25
3	73	LARGE - M17	10,247	0.24	60	25	7	25
3	74	LARGE - M17	10,247	0.24	60	25	7	25
3	75	LARGE - M17	10,247	0.24	60	25	7	25
3	76	LARGE - M17	10,247	0.24	60	25	7	25
3	77	STANDARD - M19	7,058	0.16	55	20	6	
3	78	STANDARD - M19	7,059	0.16	55	20	6	
3	79	STANDARD - M19	7,059	0.16	55	20	6	
3	80	STANDARD - M19	7,059	0.16	55	20	6	
3	81	STANDARD - M19	7,059	0.16	55	20	6	
3	82	STANDARD - M19	7,059	0.16	55	20	6	
3	83	STANDARD - M19	7,059	0.16	55	20	6	
3	84	STANDARD - M19	7,059	0.16	55	20	6	
3	85	STANDARD - M19	7,059	0.16	55	20	6	
3	86	STANDARD - M19	7,059	0.16	55	20	6	
3	87	STANDARD - M19	7,059	0.16	55	20	6	
3	88	STANDARD - M19	6,935	0.16	55	20	6	
3	89	STANDARD - M19	6,982	0.16	55	20	6	
3	90	STANDARD - M19	6,997	0.16	55	20	6	
3	91	STANDARD - M19	7,076	0.16	55	20	6	
3	92	STANDARD - M19	7,076	0.16	55	20	6	
3	93	STANDARD - M19	7,076	0.16	55	20	6	
3	94	STANDARD - M19	7,076	0.16	55	20	6	
3	95	STANDARD - M19 *	7,078	0.25	35	20	6	
3	96	STANDARD - M19 *	10,793	0.17	35	20	6	
3	97	STANDARD - M19 *	70,550	0.28	35	20	6	
3	98	STANDARD - M19	12,065	0.20	55	20	6	
3	99	STANDARD - M19	8,767	0.21	55	20	6/12	
3	100	STANDARD - M19	8,939	0.16	55	20	6	
3	101	STANDARD - M19	7,147	0.33	75	25	10	
3	102	ESTATE - L10	1,425	0.50	75	25	10	
3	103	ESTATE - L10 *	21,793	0.56	75	25	10	
3	104	ESTATE - L10 *	24,434	0.50	75	25	10	
3	105	ESTATE - L10	21,790	0.50	75	25	10	
3	106	ESTATE - L10	43,704	1.00	75	25	10	
3	107	ESTATE - L10	23,454	0.54	75	25	10	
3	108	STANDARD - M19	7,495	0.17	55	20	6	
3	109	STANDARD - M19	7,495	0.17	55	20	6	
3	110	STANDARD - M19	7,495	0.17	55	20	6	
3	111	STANDARD - M19	7,004	0.16	55	20	6	
3	112	STANDARD - M19	6,820	0.16	55	20	6	
3	113	STANDARD - M19	6,773	0.16	55	20	6/12	
4	1	LARGE - M17	14,112	0.32	60	25	7/15	
4	2	LARGE - M17	9,726	0.22	60	25	7	
4	3	LARGE - M17	9,726	0.22	60	25	7	
4	4	LARGE - M17	9,578	0.22	60	25	7	
4	5	LARGE - M17	9,375	0.22	60	25	7	
4	6	LARGE - M17	9,375	0.22	60	25	7	
4	7	LARGE - M17	9,375	0.22	60	25	7	
4	8	LARGE - M17	9,375	0.22	60	25	7	
4	9	LARGE - M17	9,375	0.22	60	25	7	
4	10	LARGE - M17	10,179	0.23	60	25	7/15	
4	11	LARGE - M17	9,600	0.22	60	25	7	
4	12	LARGE - M17	10,179	0.23	60	25	7/15	
4	13	LARGE - M17	9,375	0.22	60	25	7	
4	14	LARGE - M17	9,375	0.22	60	25	7	
4	15	LARGE - M17	9,375	0.22	60	25	7	
4	16	LARGE - M17	9,375	0.22	60	25	7	
4	17	LARGE - M17	9,375	0.22	60	25	7	
4	18	LARGE - M17	10,132	0.23	60	25	7	
4	19	LARGE - M17	11,200	0.26	60	25	7	
4	20	LARGE - M17	12,676	0.29	60	25	7/15	
5	1	LARGE - M17	12,294	0.28	60	25	7/25	
5	2	LARGE - M17	9,000	0.21	60	25	7	
5	3	LARGE - M17	9,000	0.21	60	25	7	
5	4	LARGE - M17	9,000	0.21	60	25	7	
5	5	LARGE - M17	10,179	0.23	60	25	7/15	
5	6	LARGE - M17	9,120	0.21	60	25	7	
5	7	LARGE - M17	10,139	0.23	60	25	7/15	
5	8	LARGE - M17	9,450	0.22	60	25	7	
5	9	LARGE - M17	9,450	0.22	60	25	7	
5	10	LARGE - M17	9,450	0.22	60	25	7	
5	11	LARGE - M17	11,935	0.27	60	25	7	
5	12	LARGE - M17	12,290	0.28	60	25	7	
5	13	LARGE - M17	20,620	0.47	60	25	7/15	
6	1	LARGE - M17	10,689	0.25	60	25	7/15	25
6	2	LARGE - M17	9,450	0.22	60	25	7	25
6	3	LARGE - M17	9,450	0.22	60	25	7	25
6	4	LARGE - M17	9,450	0.22	60	25	7	25
6	5	LARGE - M17	9,450	0.22	60	25	7	25
6	6	LARGE - M17	9,450	0.22	60	25	7	25
6	7	LARGE - M17	10,313	0.24	60	25	7	25
6	8	LARGE - M17	11,935	0.27	60	25	7	25
6	9	LARGE - M17	15,347	0.35	60	25	7	25
6	10	LARGE - M17	13,814	0.32	60	25	7	25
6	11	LARGE - M17	10,656	0.25	60	25	7	25
6	12	LARGE - M17	9,969	0.23	60	25	7	25
6	13	LARGE - M17	10,597	0.24	60	25	7	25
6	14	LARGE - M17	11,377	0.26	60	25	7	25
6	15	LARGE - M17	14,488	0.33	60	25	7	25
6	16	LARGE - M17	11,878	0.27	60	25	7	25
6	17	LARGE - M17	10,848	0.25	60	25	7	25
6	18	LARGE - M17	12,058	0.28	60	25	7	25
6	19	LARGE - M17	13,225	0.30	60	25	7	25
6	20	LARGE - M17	12,292	0.28	60	25	7	25
6	21	LARGE - M17 *	13,054	0.30	60	25	7	25
6	22	LARGE - M17 *	11,247	0.26	60	25	7	25
6	23	LARGE - M17 *	11,958	0.28	60	25	7	25
6	24	LARGE - M17 *	11,383	0.26	60	25	7	25
6	25	LARGE - M17 *	11,078	0.25	60	25	7	25
6	26	LARGE - M17 *	11,825	0.27	60	25	7	25
6	27	LARGE - M17 *	16,239	0.37	60	25	7	25
7	1	STANDARD - M19	8,519	0.20	55	20	6/12	20
7	2	STANDARD - M19	7,647	0.18	55	20	6	20
7	3	STANDARD - M19	7,702	0.18	55	20	6	20
7	4	STANDARD - M19	7,851	0.18	55	20	6	20
7	5	STANDARD - M19	7,883	0.18	55	20	6	20
7	6	STANDARD - M19	7,893	0.18	55	20	6	20
7	7	STANDARD - M19	7,933	0.18	55	20	6	20
7	8	STANDARD - M19	9,277	0.21	55	20	6	20
7	9	STANDARD - M19	8,760	0.20	55	20	6	20
7	10	STANDARD - M19	10,506	0.24	55	20	6/12	20
7	11	STANDARD - M19	8,665	0.20	55	20	6	20
7	12	STANDARD - M19	7,810	0.18	55	20	6	20
7	13	STANDARD - M19	7,962	0.18	55	20	6	20
7	14	STANDARD - M19	7,817	0.18	55	20	6	20
7	15	STANDARD - M19	7,525	0.17	55	20	6	20
7	16	STANDARD - M19	7,128	0.16	55	20	6	20
7	17	STANDARD - M19	7,173	0.17	55	20	6	20
7	18	STANDARD - M19	7,358	0.17	55	20	6	20
7	19	STANDARD - M19	8,970	0.21	55	20	6/12	20
8	1	ESTATE - L11	26,717	0.61	75	25	10	30
8	2	ESTATE - L11	25,364	0.58	75	25	10	30
8	3	ESTATE - L11	22,256	0.51	75	25	10	30
8	4	ESTATE - L11	28,076	0.64	75	25	10	30
9	1	STANDARD - M19	8,004	0.19	55	20	6/12	20
9	2	STANDARD - M19	7,675	0.17	55	20	6	20
9	3	STANDARD - M19	7,675	0.17	55	20	6	20
9	4	STANDARD - M19	7,675	0.17	55	20	6	20
9	5	STANDARD - M19	7,675	0.17	55	20	6	20
9	6	STANDARD - M19	7,730	0.17	55	20	6/12	20
10	1	ESTATE - L11	53,822	1.23	75	25	10	50
10	2	ESTATE - L11	62,118	1.42	75	25	10	50
10	3	ESTATE - L11 *	53,374	1.23	75	25	10	50
10	4	ESTATE - L11	22,231	0.51	75	25	10	30
10	5	ESTATE - L11	21,762	0.50	75	25	10	30
10	6	ESTATE - L11	21,901	0.50	75	25	10	30
10	7	ESTATE - L11	24,951	0.58	75	25	10	30
10	8	ESTATE - L11	49,546	1.19	35	25	10	50
10	9	ESTATE - L11	52,102	1.20	35	25	10	50
10	10	ESTATE - L11	48,182	1.11	75	25	10	50
10	11	ESTATE - L11	45,166	1.04	75	25	10	50
10	12	ESTATE - L11	46,921	1.08	75	25	10	50
10	13	ESTATE - L11	49,160	1.13	75	25	10	50
10	14	ESTATE - L11 *	21,839	0.50	35	25	10	30
10	15	ESTATE - L11 *	22,188	0.51	35	25	10	30
10	16	ESTATE - L11 *	48,135	1.11	35	25	10	50
10	17	ESTATE - L11 *	22,166	0.51	35	25	10	30
10	18	ESTATE - L11 *	23,671	0.54	35	25	10	30
10	19	ESTATE - L11 *	22,802	0.52	35	25	10	30
10	20	ESTATE - L11 *	29,910	0.69	35	25	10	30
10	21	ESTATE - L11 *	44,845	1.03	35	25	10	50
11	1	STANDARD - M21	6,300	0.15	55	20	6	
11	2	STANDARD - M21	5,700	0.13	55	20	6	
11	3	STANDARD - M21	5,897	0.14	55	20	6	
11	4	STANDARD - M21	6,414	0.15	55	20	6	
11	5	STANDARD - M21	7,846	0.18	55	20	6	
11	6	STANDARD - M21	9,573	0.22	55	20	6	
11	7	STANDARD - M21	8,898	0.20	55	20	6	
11	8	STANDARD - M21	8,008	0.18	55	20	6/12	
11	9	STANDARD - M21	6,407	0.15	55	20	6	
11	10	STANDARD - M21	6,316	0.15	55	20	6/12	
11	11	STANDARD - M21	6,527	0.15	55	20	6	
11	12	STANDARD - M21	7,526	0.17	55	20	6	
11	13	STANDARD - M21	7,846	0.18	55	20	6	
11	14	STANDARD - M21	7,755	0.18	55	20	6	
11	15	STANDARD - M21	7,742	0.18	55	20	6	
11	16	STANDARD - M21 *	6,851	0.16	35	20	6	
11	17	STANDARD - M21 *	7,200	0.17	35	20	6	
11	18	STANDARD - M21	8,420	0.19	55	20	6	
11	19	STANDARD - M21	6,679	0.15	55	20	6	
11	20	STANDARD - M21	5,865	0.14	55	20	6	
11	21	STANDARD - M21	6,185	0.14	55	20	6	
11	22	STANDARD - M21	5,946	0.14	55	20	6	
11	23	STANDARD - M21	6,302	0.15	55	20	6/12	
11	24	STANDARD - M21	6,512	0.15	55	20	6	
11	25	STANDARD - M21	5,700	0.13	55	20	6	
11	26	STANDARD - M21	5,700	0.13	55	20	6	
11	27	STANDARD - M21	5,884	0.14	55	20	6	
11	28	STANDARD - M21	6,016	0.14	55	20	6	
11	29	STANDARD - M21	5,700	0.13	55	20	6	
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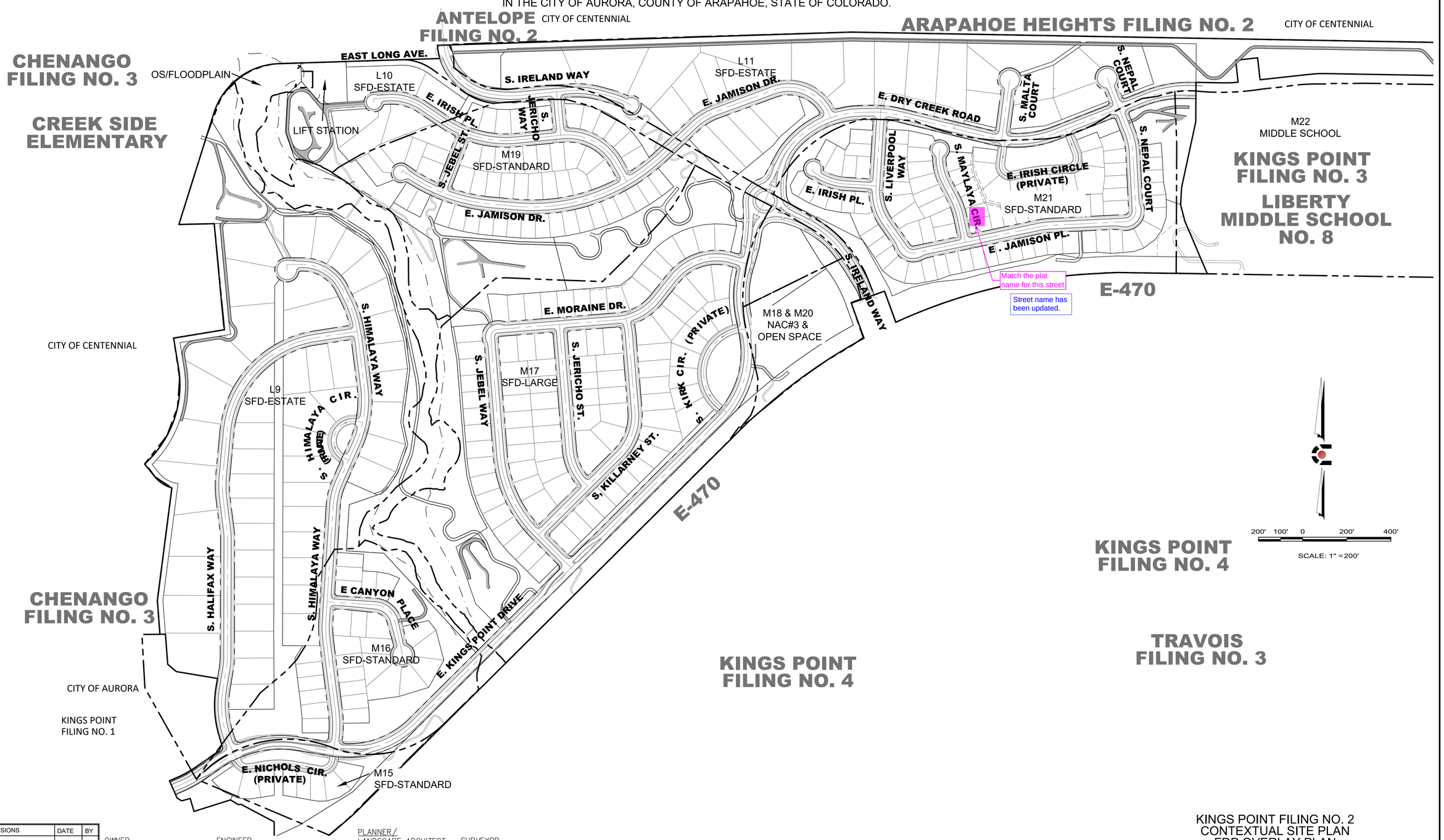
11	31	STANDARD - M21	5,700	0.13	55	20	6	
11	32	STANDARD - M21	5,700	0.13	55	20	6	
11	33	STANDARD - M21	7,348	0.17	55	20	6/12	
11	34	STANDARD - M21	6,461	0.15	55	20	6	
11	35	STANDARD - M21	5,990	0.14	55	20	6	
11	36	STANDARD - M21	5,713	0.13	55	20	6	
11	37	STANDARD - M21	6,050	0.14	55	20	6	
11	38	STANDARD - M21	7,330	0.17	55	20	6	
11	39	STANDARD - M21	6,935	0.16	55	20	6	
11	40	STANDARD - M21	7,501	0.23	55	20	6	
11	41	STANDARD - M21	15,579	0.30	55	20	6	
11	42	STANDARD - M21	6,247	0.13	55	20	6	
11	43	STANDARD - M21	5,909	0.14	55	20	6	
11	44	STANDARD - M21	5,950	0.14	55	20	6	
11	45	STANDARD - M21	6,203	0.13	55	20	6	
11	46	STANDARD - M21	5,723	0.14	55	20	6	
11	47	STANDARD - M21	13,062	0.36	55	20	6	
11	48	STANDARD - M21	9,997	0.17	35	20	6	
11	49	STANDARD - M21	6,935	0.15	35	20	6	
12	1	STANDARD - M21	6,323	0.15	55	20	6	
12	2	STANDARD - M21	6,420	0.15	55	20	6	
12	3	STANDARD - M21	6,306	0.15	55	20	6	
12	4	STANDARD - M21	6,038	0.14	55	20	6	
12	5	STANDARD - M21	8,311	0.19	55	20	6	
12	6	STANDARD - M21 *	6,059	0.14	35	20	6	
12	7	STANDARD - M21 *	5,740	0.13	35	20	6	
12	8	STANDARD - M21	5,746	0.13	55	20	6	
12	9	STANDARD - M21	6,411	0.15	55	20	6	
12	10	STANDARD - M21	6,393	0.15	55	20	6	
12	11	STANDARD - M21	5,768	0.13	55	20	6	
12	12	STANDARD - M21	6,917	0.16	35	20	6	
12	13	STANDARD - M21	8,232	0.19	55	20	6	
12	14	STANDARD - M21	5,883	0.14	55	20	6	
12	15	STANDARD - M21	5,739	0.13	55	20	6	
12	16	STANDARD - M21	5,958	0.14	55	20	6	
12	17	STANDARD - M21	8,385	0.19	55	20	6	
12	18	STANDARD - M21	7,494	0.17	55	20	6	
12	19	STANDARD - M21	6,037	0.14	55	20	6	
12	20	STANDARD - M21	5,928	0.14	55	20	6	
12	21	STANDARD - M21	5,700	0.13	55	20	6	
12	22	STANDARD - M21	5,700	0.13	55	20	6	
12	23	STANDARD - M21	5,700	0.13	55	20	6	
12	24	STANDARD - M21	5,700	0.13	55	20	6	
12	25	STANDARD - M21

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

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



NO.	REVISIONS	DATE	BY
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OWNER
KINGSPOINT LLC
3033 E. FIRST AVE. #305
DENVER, CO 80206
TEL–303–394–5500
CONTACT: BRUCE STOKES

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

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

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

CORE CONSULTANTS
CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

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

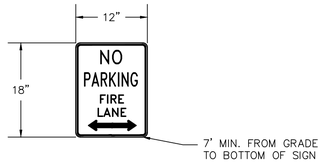
JOB NUMBER: 14-030 8/31/18

SHEET 4 OF 22

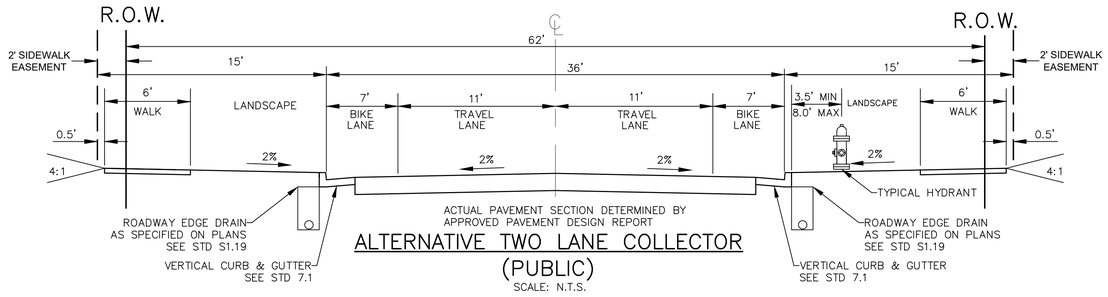
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

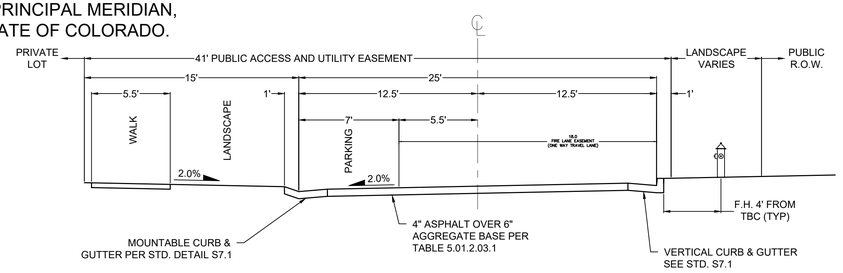
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



TYPICAL FIRE LANE SIGN

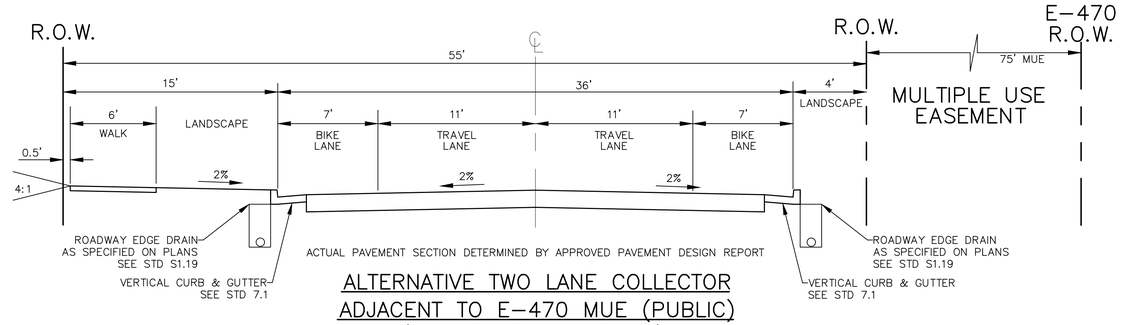


ALTERNATIVE TWO LANE COLLECTOR (PUBLIC)
SCALE: N.T.S.

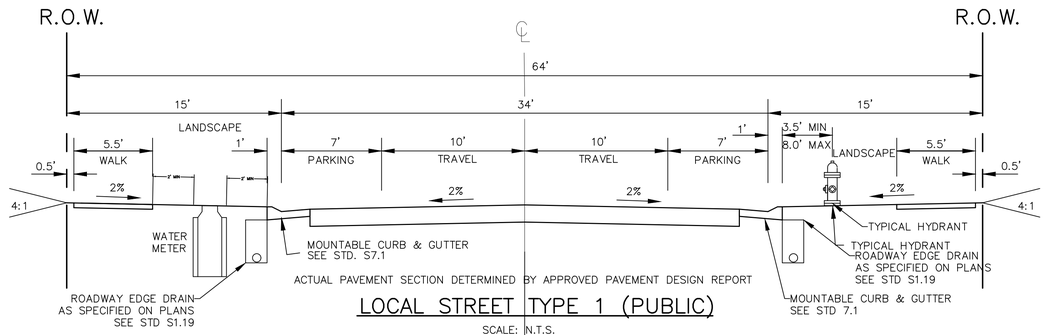


MINIMUM PAVEMENT SECTION SHOWN, ALTERNATE PAVEMENT SECTION MAY BE DETERMINED BY APPROVED PAVEMENT DESIGN REPORT

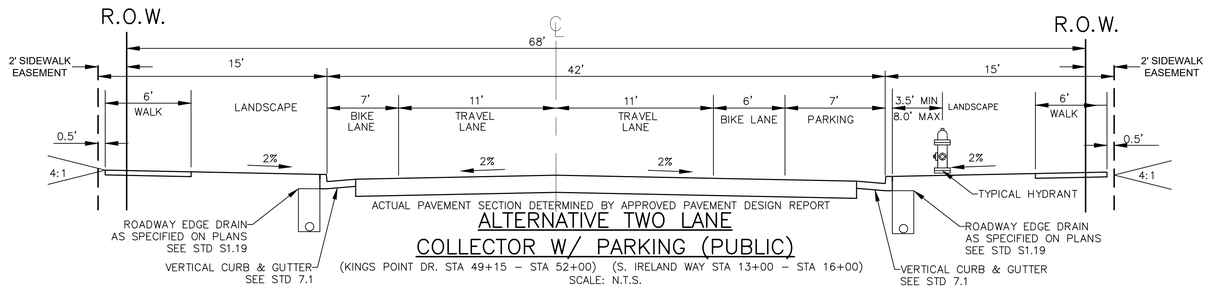
LOOP LANE W/ FIRE LANE EASEMENT (PRIVATE)
SCALE: N.T.S.



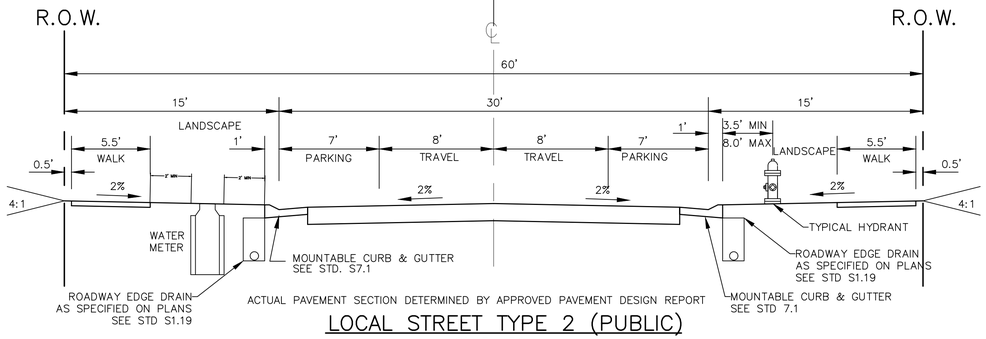
ALTERNATIVE TWO LANE COLLECTOR ADJACENT TO E-470 MUE (PUBLIC)
(KINGS POINT DR. STA 25+00 – STA 45+00)
SCALE: N.T.S.



LOCAL STREET TYPE 1 (PUBLIC)
SCALE: N.T.S.



ALTERNATIVE TWO LANE COLLECTOR W/ PARKING (PUBLIC)
(KINGS POINT DR. STA 49+15 – STA 52+00) (S. IRELAND WAY STA 13+00 – STA 16+00)
SCALE: N.T.S.



LOCAL STREET TYPE 2 (PUBLIC)
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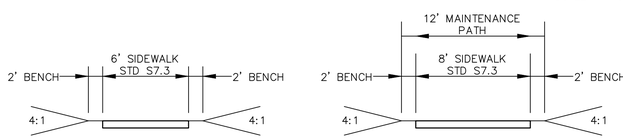
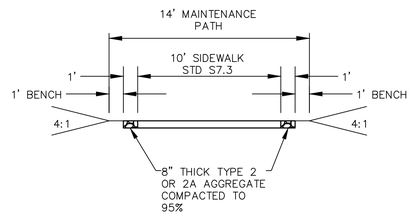
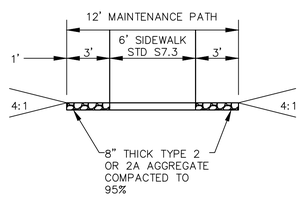


6FT TRAIL (PRIVATE)
SCALE: N.T.S.

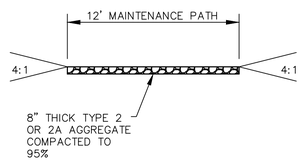
8FT TRAIL (PRIVATE)
SCALE: N.T.S.



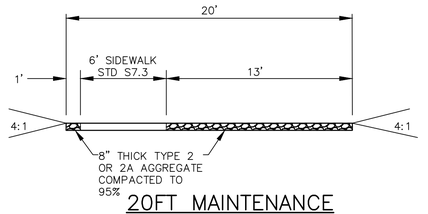
10FT TRAIL (PUBLIC)
SCALE: N.T.S.



12FT MAINTENANCE W/6FT TRAIL (PRIVATE)
SCALE: N.T.S.



12FT MAINTENANCE ACCESS
SCALE: N.T.S.



20FT MAINTENANCE W/6FT TRAIL (PRIVATE)
SCALE: N.T.S.
(FROM IRISH PL TO TRACT M THROUGH TRACT L)

NO.	REVISIONS	DATE	BY

OWNER
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3033 E. FIRST AVE. #305
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NATURAL RESOURCES
303.703.4444
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Littleton, CO 80120

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
TYPICAL SECTIONS

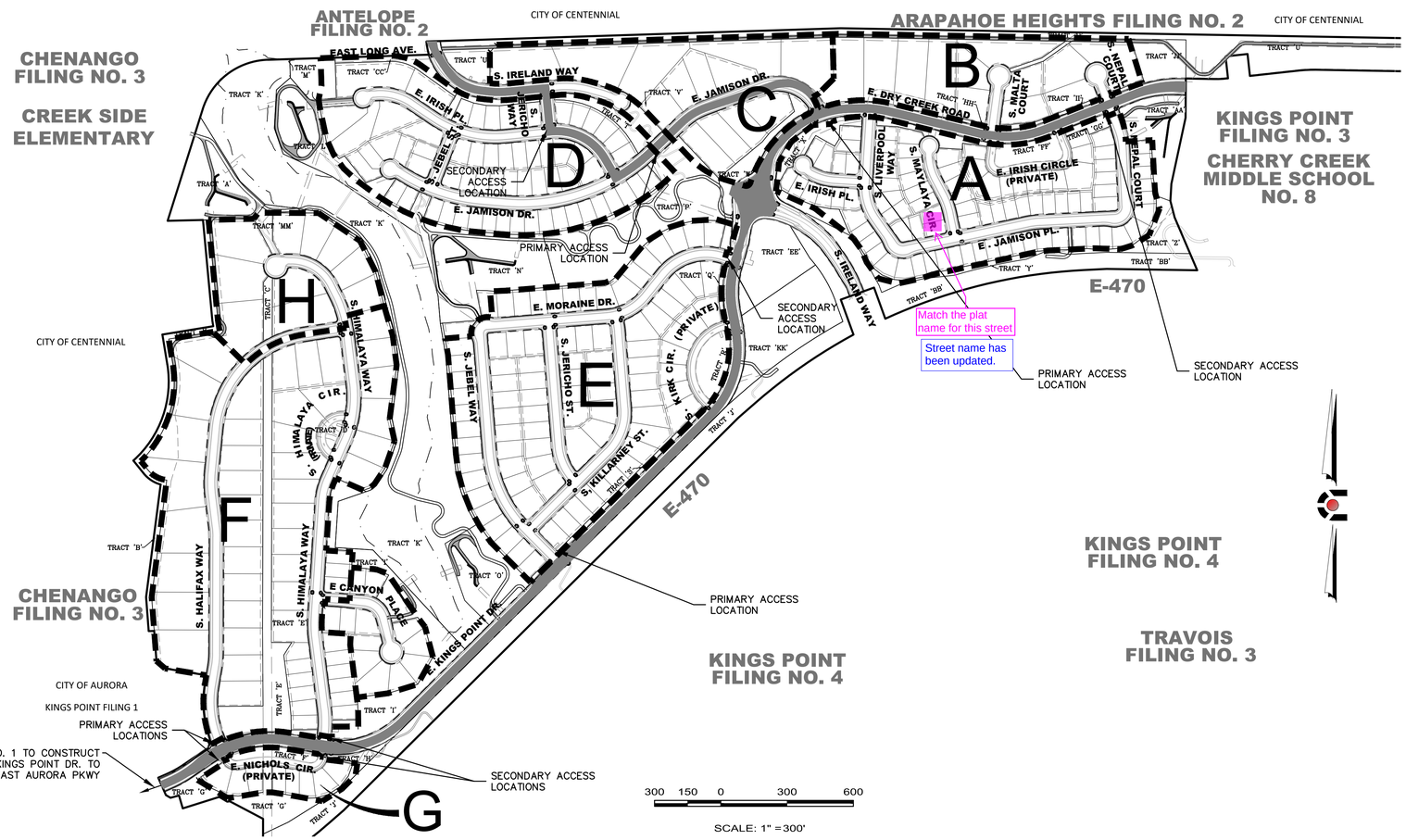
JOB NUMBER: 14-030 8/31/18

SHEET 5 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

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



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

ROAD IMPROVEMENTS
1. EAST AURORA PARKWAY, KINGS POINT WAY AND EAST DRY CREEK ROAD FROM PARKER ROAD TO CHERRY CREEK MIDDLE SCHOOL NO. 8.
2. JAMISON DRIVE FROM EAST DRY CREEK TO IRISH PLACE
3. S. JERICHO WAY FROM IRELAND WAY TO IRISH PLACE.
4. IRELAND WAY FROM S. JERICHO WAY TO EAST LONG AVE.
(SEE HATCHED ROAD ABOVE ▭).

UTILITY IMPROVEMENTS
WATER
1. 24" WATER MAIN IN EAST DRY CREEK, FROM PARKER ROAD.

SANITARY SEWER
1. SANITARY LIFT STATION LOCATED IN TRACT M.
2. DUAL 8" SANITARY FORCE MAIN FROM LIFT STATION IN TRACT M THROUGH TRACTS CC & U THROUGH PHASES C & B TO GRAVITY SEWER IN EAST KINGS POINT DR.
3. ALL GRAVITY SANITARY SEWER MAINS IN EAST DRY CREEK.

DRAINAGE
1. EXTENSION OF STORM LINES UNDER EAST DRY CREEK, LOCATED IN TRACT K.
2. DETENTION BASIN D2, LOCATED IN TRACT K

PHASE A - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE A.
2. SOUTH IRELAND WAY SHALL BE IMPROVED TO COA STANDARDS FROM THE NORTH EDGE OF THE EXISTING BRIDGE AT E470 TO THE INTERSECTION WITH E. DRY CREEK ROAD.
3. CONSTRUCT E. IRISH PLACE, S. MALAYA CIRCLE, E. JAMISON PL. CONSTRUCT S. LIVERPOOL WAY, E. IRISH CIRCLE, AND S. NEPAL CT TO SOUTHERN PCR OF E. DRY CREEK.

UTILITY IMPROVEMENTS
WATER
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE A.

SANITARY SEWER
1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE A.

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

PHASE B - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE B.
2. CONSTRUCT PRIVATE CIRCLE, S. MALTA COURT, AND S. NEPAL CT TO NORTHERN PCR OF E. DRY CREEK.

UTILITY IMPROVEMENTS
WATER
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE B.

SANITARY SEWER
1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE B.

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

PHASE C - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
CONSTRUCT S. IRELAND WAY CUL-DE-SAC.

UTILITY IMPROVEMENTS
WATER
1. COMPLETION OF WATER LOOP THROUGH PHASE D ALONG E. JAMISON DR THROUGH TRACT N TO PHASE E THROUGH PHASE E ALONG S. JEBEL WAY & E. MORAINE RD. CONNECT AT EAST KINGS POINT DR.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE C.

SANITARY SEWER
1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE C.
2. 8" SANITARY THROUGH PHASE D ALONG E. JAMISON DR. THROUGH TRACT L TO LIFT STATION IN TRACT M.

DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE C.
2. DETENTION POND IN TRACT N.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE D - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE D.
2. CONSTRUCT E. IRISH PL., S. JEBEL ST., AND THE REMAINDER OF E. JAMISON DR.

UTILITY IMPROVEMENTS
WATER
1. COMPLETION OF WATER LOOP THROUGH PHASE E ALONG S. JEBEL WAY & E. MORAINE RD. CONNECT AT EAST DRY CREEK.
2. COMPLETION OF WATER LOOP THROUGH PHASE C ALONG E. JAMISON DR. CONNECT AT EAST DRY CREEK.
3. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE D.

SANITARY SEWER
1. 12" SANITARY SEWER THROUGH TRACT L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE D.

DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE D.
2. DETENTION POND IN TRACT L.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE E - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE E.
2. CONSTRUCT S. KILLARNEY ST., AND S. JERICHO ST., CONSTRUCT S. JEBEL WAY, E. MORAINE DR, AND S. KIRK CIR. TO NORTHERN PCR OF KINGS POINT DR.

UTILITY IMPROVEMENTS
WATER
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.

SANITARY SEWER
1. 8" SANITARY SEWER THROUGH TRACT N TO PHASE D ALONG E. JAMISON DR. TO 12" SANITARY SEWER THROUGH TRACT L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.

DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.
2. DETENTION POND IN TRACT N.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE F - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE F.
2. CONSTRUCT S. HIMALAYA WAY FROM KINGS POINT DR. TO S. HALIFAX WAY
3. CONSTRUCT S. HALIFAX WAY FROM KINGS POINT DR. TO S. HIMALAYA WAY.
4. CONSTRUCT S. HIMALAYA CIRCLE.

UTILITY IMPROVEMENTS
WATER
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.

SANITARY SEWER
1. 8" SANITARY SEWER THROUGH PHASE H ALONG S. HIMALAYA WAY TO TRACT I THROUGH TRACTS I, K & L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.

DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.
2. DETENTION POND IN TRACT A.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE G - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. CONSTRUCT E. NICHOLS CIRCLE TO SOUTHERN PCR's OF KINGS POINT DR.

UTILITY IMPROVEMENTS
WATER
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.

SANITARY SEWER
1. 8" SANITARY SEWER THROUGH PHASES F & H ALONGS. HIMALAYA WAY TO TRACT I THROUGH TRACTS I, K & L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.

DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.

PHASE H - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. COMPLETE CONSTRUCTION OF S. HIMALAYA WAY FROM S. HALAFAX WAY NORTH

UTILITY IMPROVEMENTS
WATER
1. COMPLETE WATER LOOP THROUGH PHASE F ALONG S. HALIFAX WAY & S. HIMALAYA WAY TO KINGS POINT DR.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.

SANITARY SEWER
1. 8" SANITARY SEWER THROUGH TRACTS I, K & L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.

DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.
2. DETENTION POND IN TRACT A.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE I - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. CONSTRUCT EAST CANYON PLACE.

UTILITY IMPROVEMENTS
WATER
1. COMPLETE WATER LOOP THROUGH PHASE F ALONG S. HALIFAX WAY & S. HIMALAYA WAY TO EAST DRY CREEK.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE I.

SANITARY SEWER
1. 8" SANITARY SEWER THROUGH PHASES F & H ALONG S. HIMALAYA WAY TO TRACT I THROUGH TRACTS I, K & L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE I.

DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE I.
2. WATER QUALITY POND IN TRACT I.
3. ANTELOPE CREEK FROM WATER QUALITY POND OUTLET TO NORTH END OF PROPERTY.

LANDSCAPING IMPROVEMENTS PHASING

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

NO.	REVISIONS	DATE	BY

OWNER
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Littleton, CO 80120

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

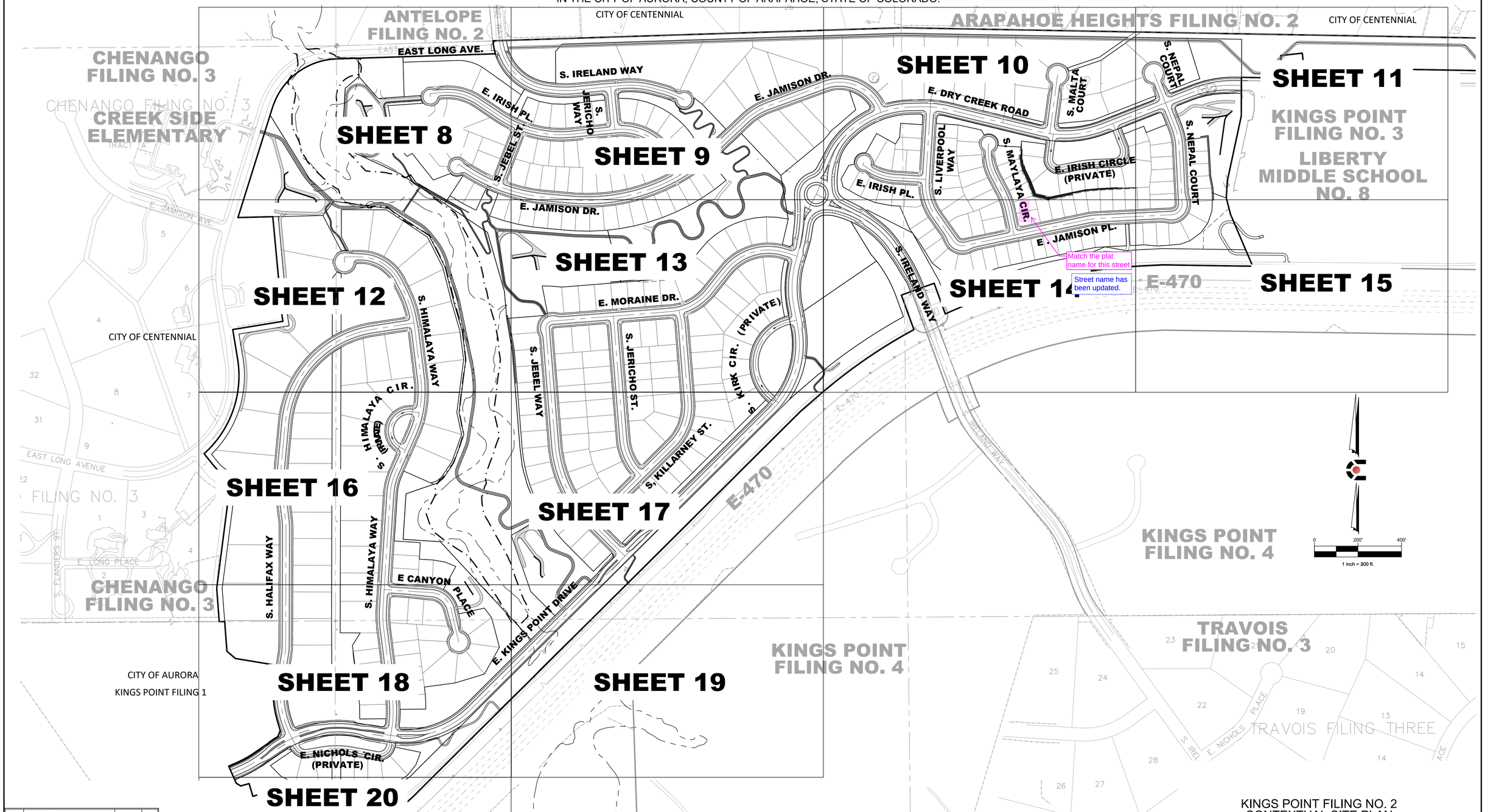
JOB NUMBER: 14-030 8/31/18

SHEET 6 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

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



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KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
KEY MAP PLAN

JOB NUMBER: 14-030 8/31/18

SHEET 7 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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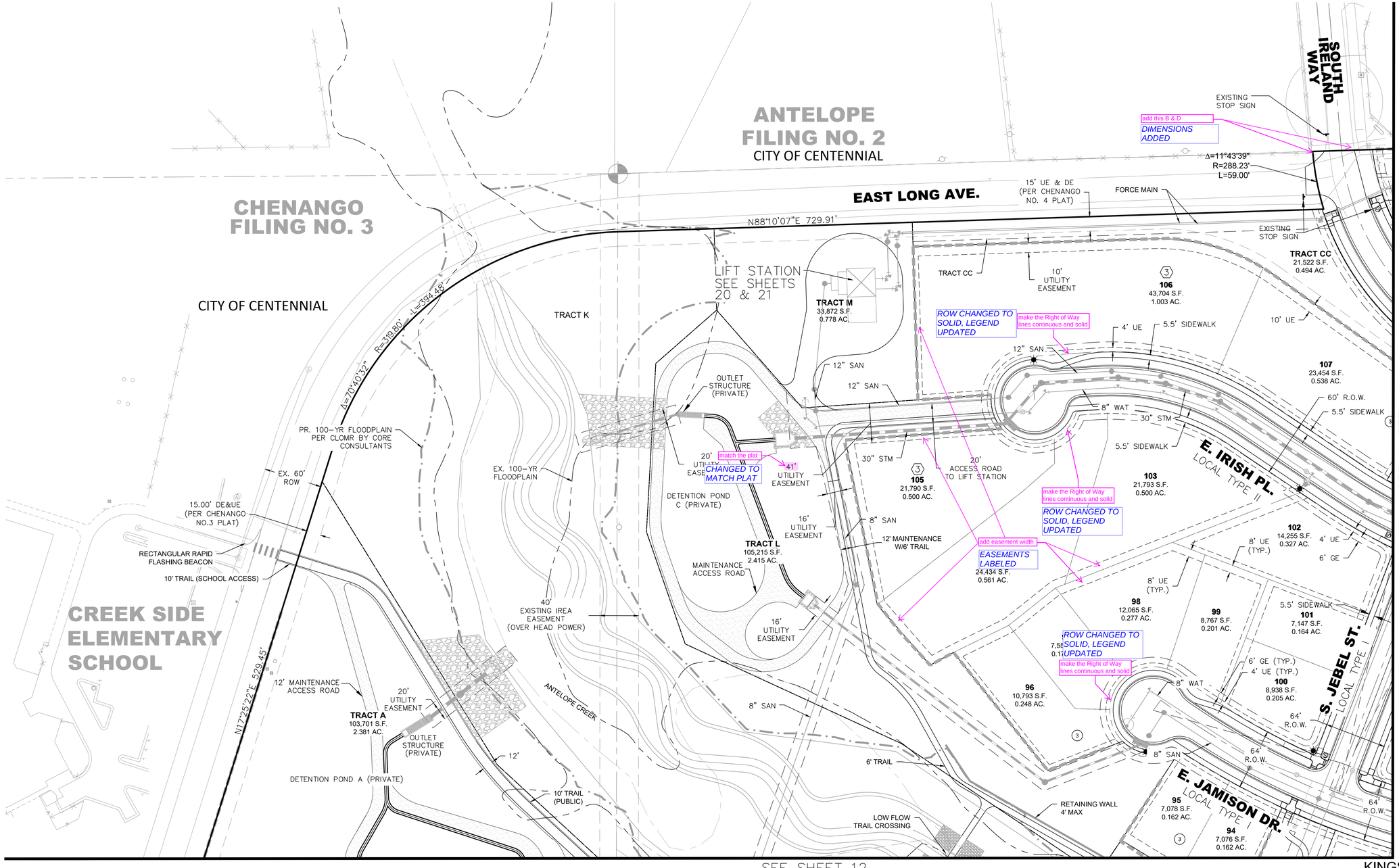

SEE SHEET 12

KEY MAP
SCALE: 1" = 1500'

LEGEND

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

SEE SHEET 9

0 50' 100'
1 inch = 50 ft.

NO.	REVISIONS	DATE	BY

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KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 8/31/18

SHEET 8 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
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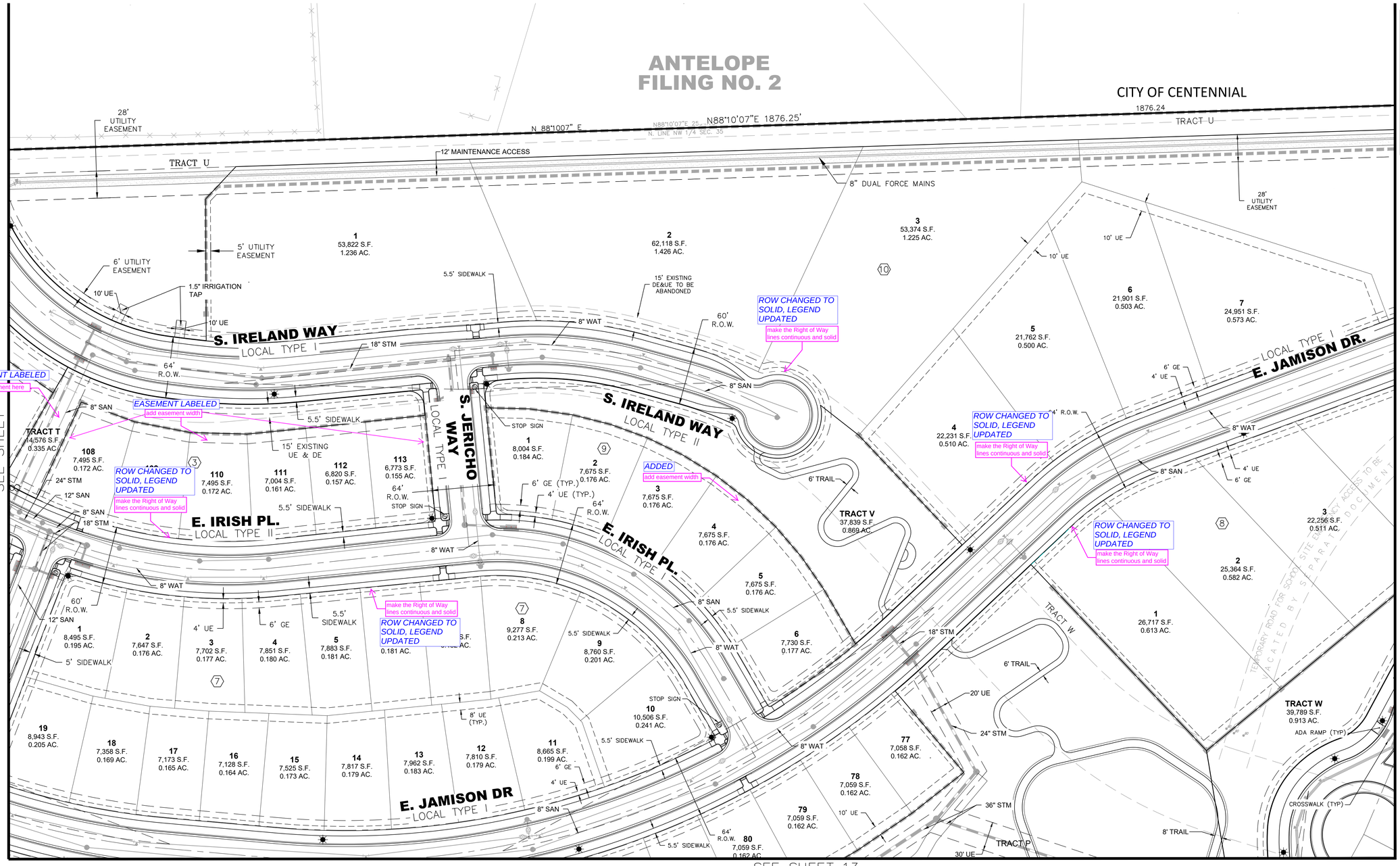

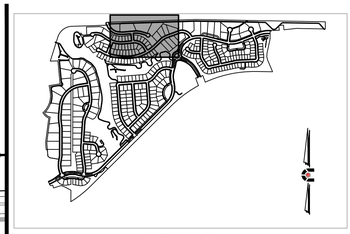

KEY MAP
SCALE: 1" = 1500'

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- TRACT BOUNDARY
- LOT LINE
- ROAD CENTER LINE
- UTILITY EASEMENT (U.E.)
- GAS LINE EASEMENT (G.E.)
- EX. UTILITY EASEMENTS
- 100 YEAR FLOOD PLAIN
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- HANDICAP RAMP
- EXISTING FENCE
- PROPOSED LIGHT POLE
- PROPOSED STOP SIGN
- CRUSHER FINE TRAILS
- CONCRETE TRAILS — NONE
- RIPRAP
- SANITARY/MANHOLE
- WATER LINE/HYDRANT
- STORM PIPE W/INLET
- PRIVATE IRRIGATION METER
- LOT BLOCK NUMBER — 7
- CROSS WALK
- SPLIT RAIL FENCE
- 6' PRIVACY FENCE WITH COLUMNS
- RETAINING WALL
- 8' SOUND WALL

0 50' 100'
1 inch = 50 ft.

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

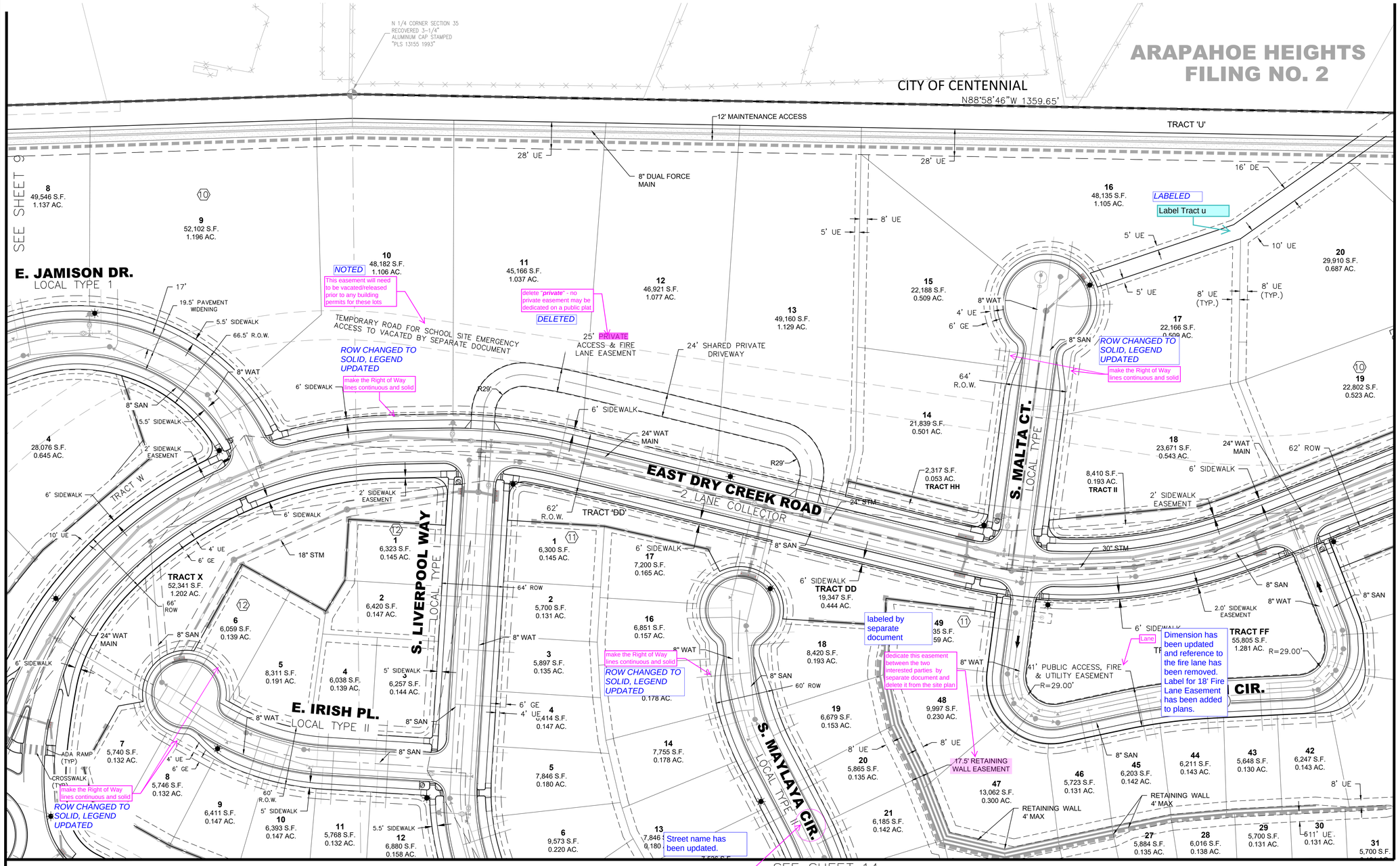
JOB NUMBER: 14-030 8/31/18

SHEET 9 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

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



KEY MAP
SCALE: 1" = 1500'

LEGEND

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

0 50' 100'
1 inch = 50 ft.

NO.	REVISIONS	DATE	BY

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

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

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

SURVEYOR
AZTEC CONSULTANTS
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CONTACT: DEREK BROWN

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NATURAL RESOURCES
303.703.4444
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Littleton, CO 80120

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 8/31/18

SHEET 10 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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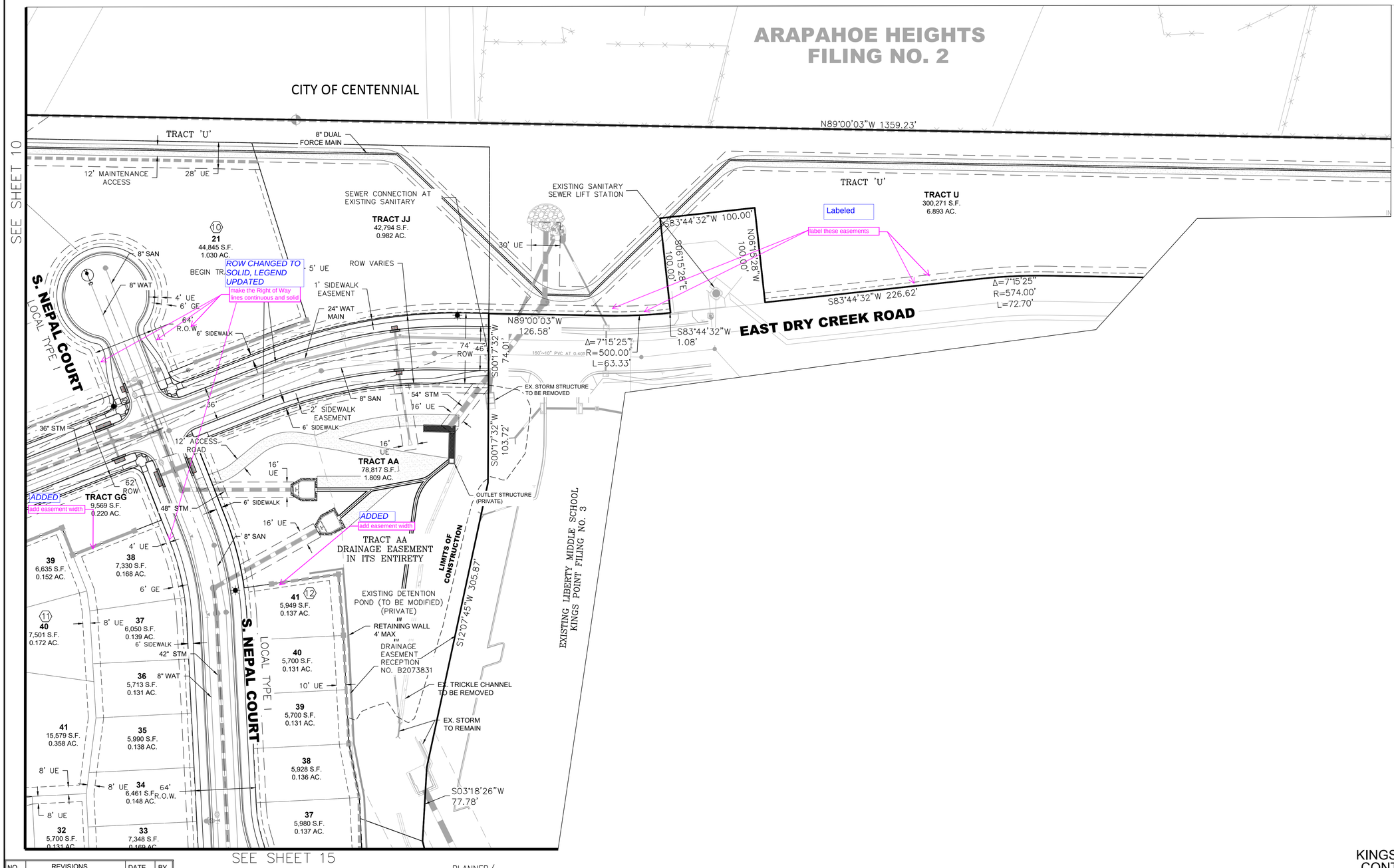
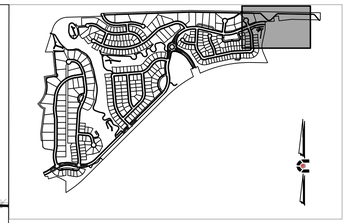


SEE SHEET 15



KEY MAP
SCALE: 1" = 1500'

LEGEND

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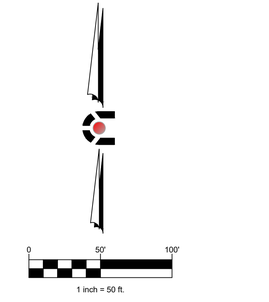
- EXISTING FENCE
- PROPOSED LIGHT POLE
- PROPOSED STOP SIGN
- CRUSHER FINE TRAILS
- CONCRETE TRAILS — NONE
- RIPRAP
- SANITARY/MANHOLE
- WATER LINE/HYDRANT
- STORM PIPE W/INLET
- PRIVATE IRRIGATION METER
- LOT BLOCK NUMBER
- CROSS WALK
- SPLIT RAIL FENCE
- 6' PRIVACY FENCE WITH COLUMNS
- RETAINING WALL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



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KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 8/31/18

SHEET 11 OF 22

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KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

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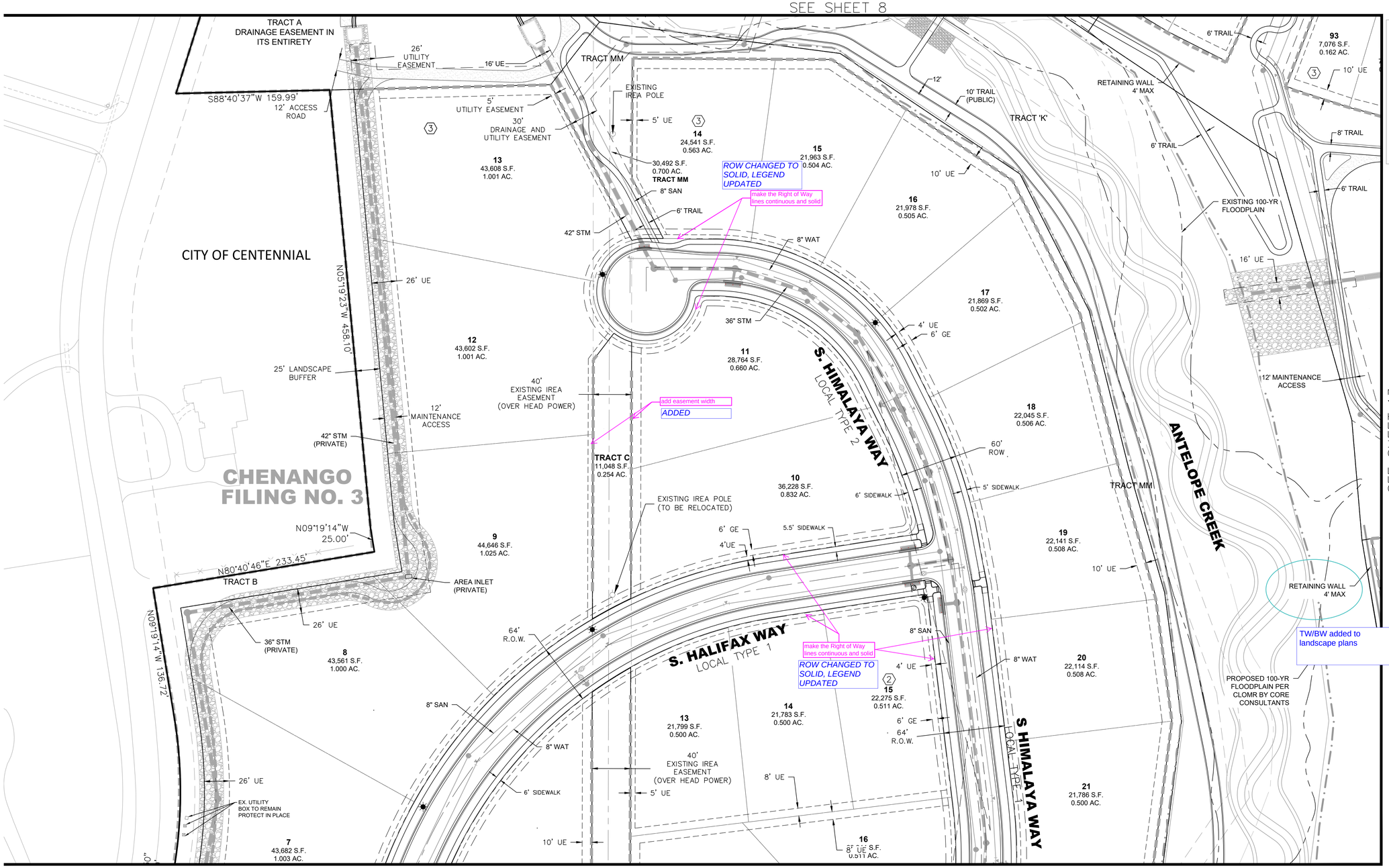
SEE SHEET 8



SEE SHEET 16

KEY MAP
SCALE: 1" = 1500'

LEGEND

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

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KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 8/31/18

SHEET 12 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
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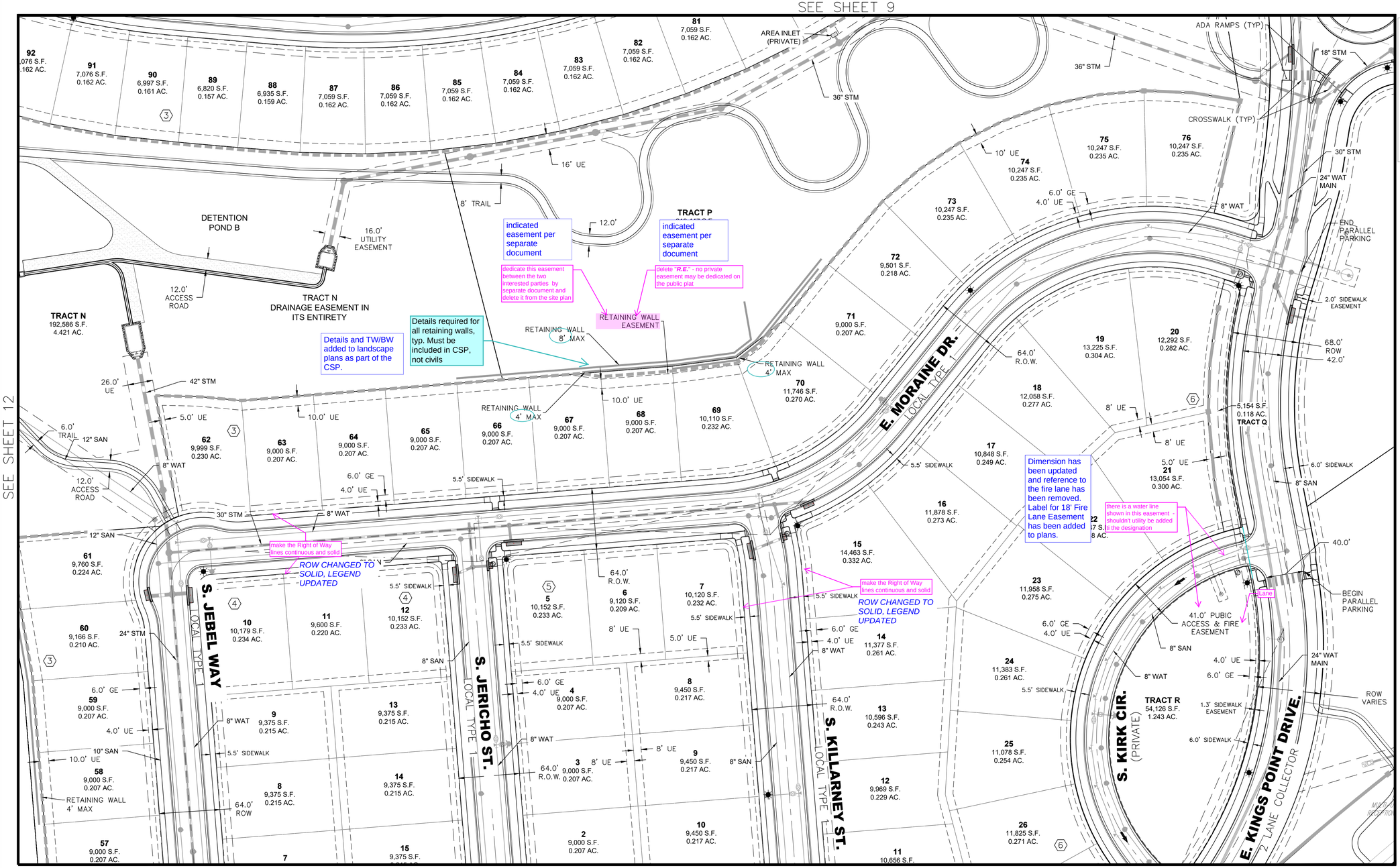
SEE SHEET 9



SEE SHEET 12

SEE SHEET 14

SEE SHEET 17

KEY MAP
SCALE: 1" = 1500'

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- TRACT BOUNDARY
- LOT LINE
- ROAD CENTER LINE
- UTILITY EASEMENT (U.E.)
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- SPLIT RAIL FENCE
- 6' PRIVACY FENCE WITH COLUMNS
- RETAINING WALL
- 8' SOUND WALL

0 50' 100'
1 inch = 50 ft.

NO.	REVISIONS	DATE	BY

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Littleton, CO 80120

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 8/31/18

SHEET 13 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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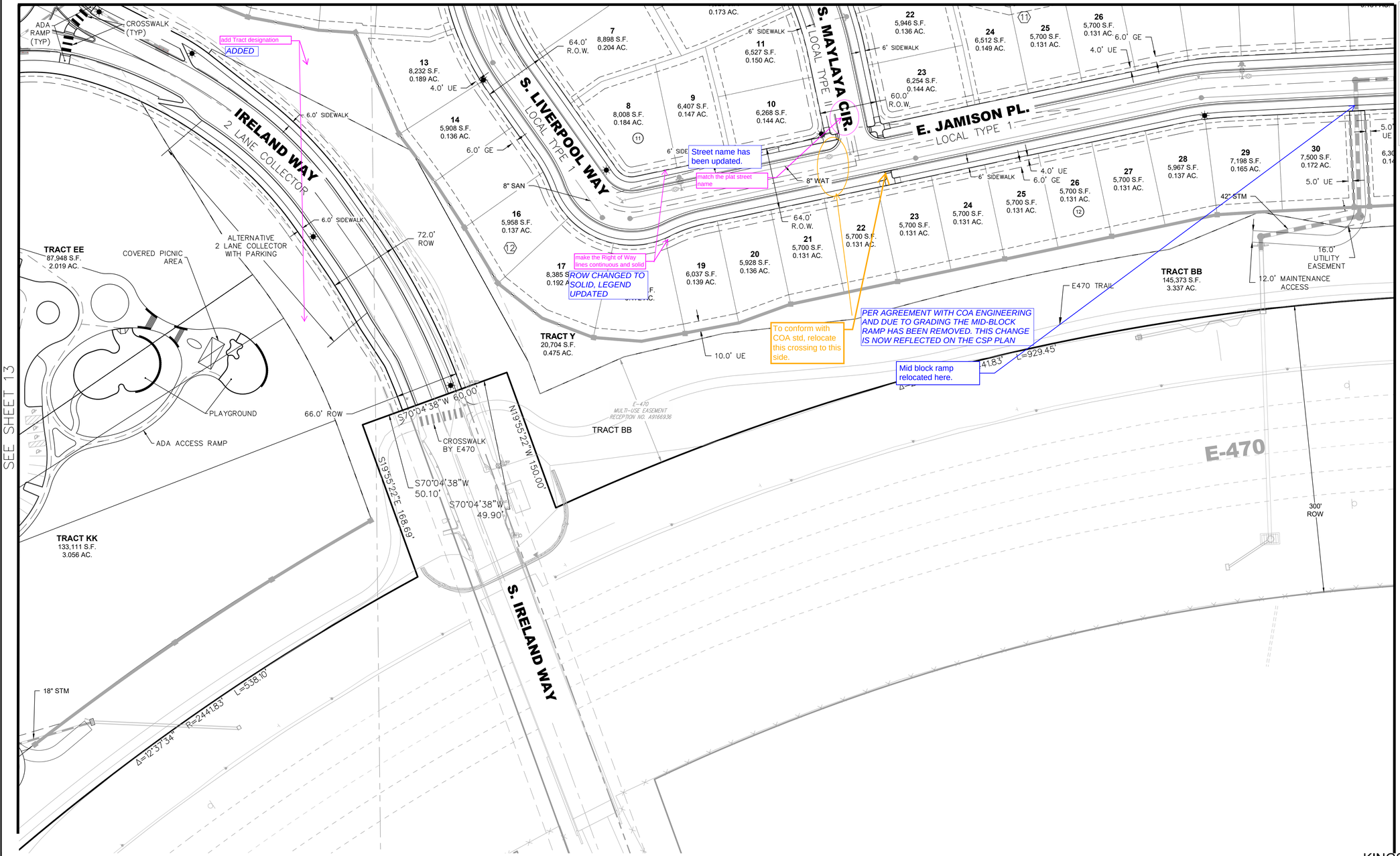
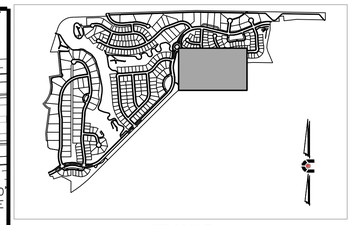
SEE SHEET 10



SEE SHEET 13

SEE SHEET 15



KEY MAP
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- RETAINING WALL
- 8' SOUND WALL

0 50' 100'
1 inch = 50 ft.

NO.	REVISIONS	DATE	BY

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3033 E. FIRST AVE. #305
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303.703.4444
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Littleton, CO 80120

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 8/31/18

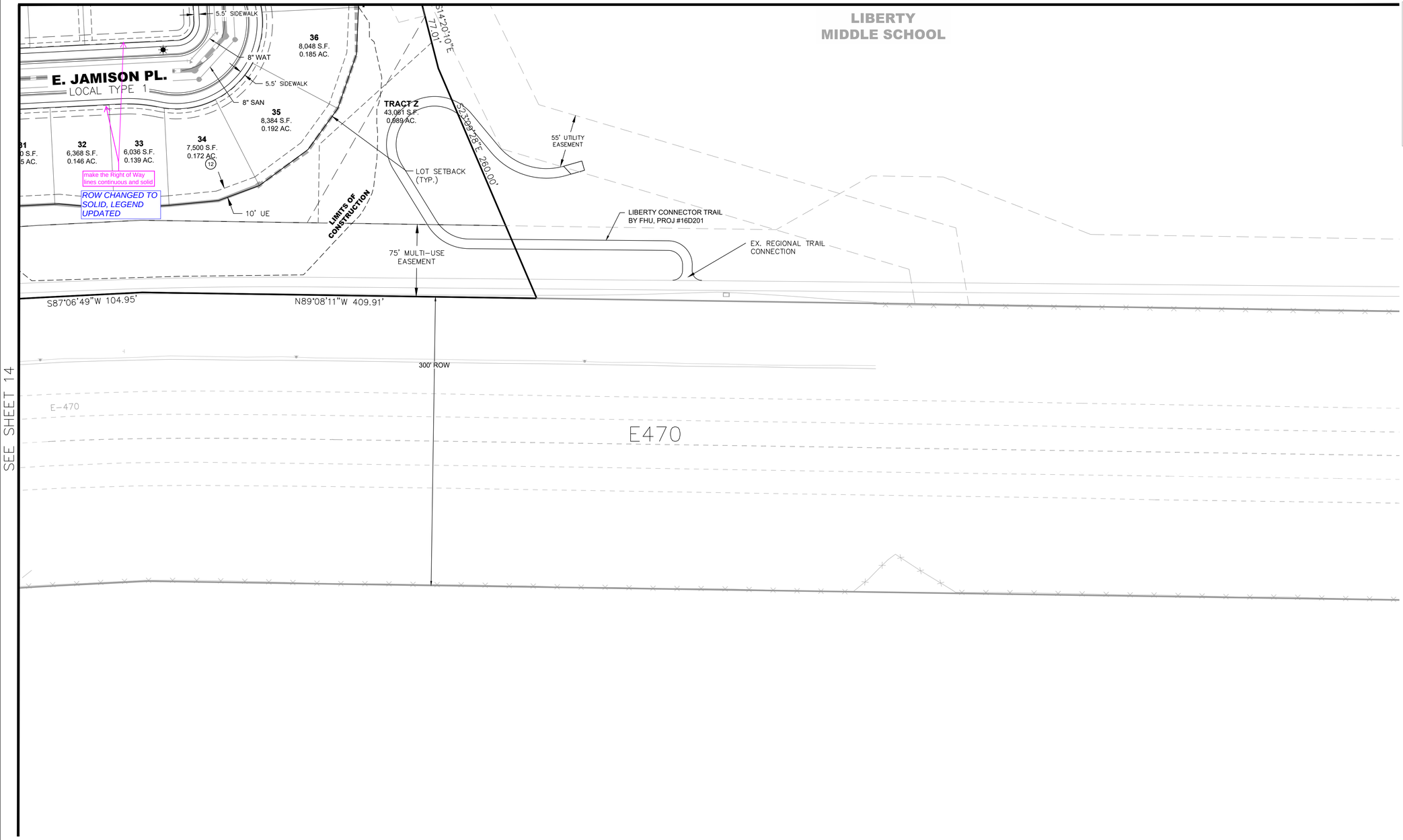
SHEET 14 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

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

SEE SHEET 11



KEY MAP
SCALE: 1" = 1500'

LEGEND

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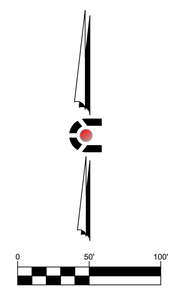
- PROPOSED STOP SIGN
- CRUSHER FINE TRAILS
- CONCRETE TRAILS — NONE
- RIPRAP
- SANITARY/MANHOLE
- WATER LINE/HYDRANT
- STORM PIPE W/INLET
- PRIVATE IRRIGATION METER
- LOT BLOCK NUMBER — 7
- CROSS WALK
- SPLIT RAIL FENCE
- 6' PRIVACY FENCE WITH COLUMNS
- RETAINING WALL
- 8' SOUND WALL



NO.	REVISIONS	DATE	BY

OWNER
KINGSPOINT LLC
3033 E. FIRST AVE. #305
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TEL-303-394-5500
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KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 8/31/18

SHEET 15 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
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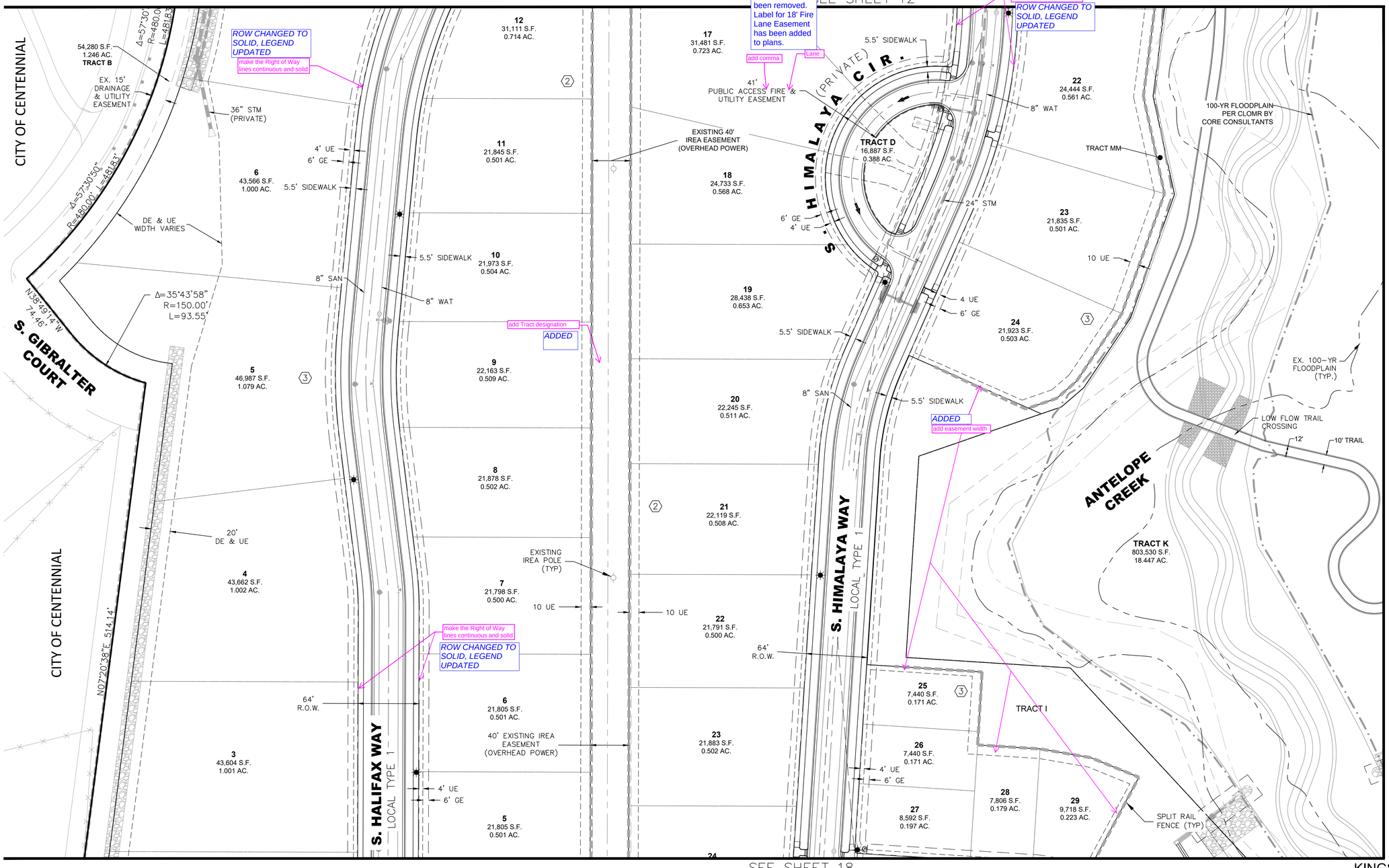

KEY MAP
SCALE: 1" = 1500'

SEE SHEET 17

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
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- LOT LINE
- ROAD CENTER LINE
- UTILITY EASEMENT (U.E.)
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0 50' 100'
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50 25 0 50 100
SCALE: 1" = 50

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 8/31/18

SHEET 16 OF 22

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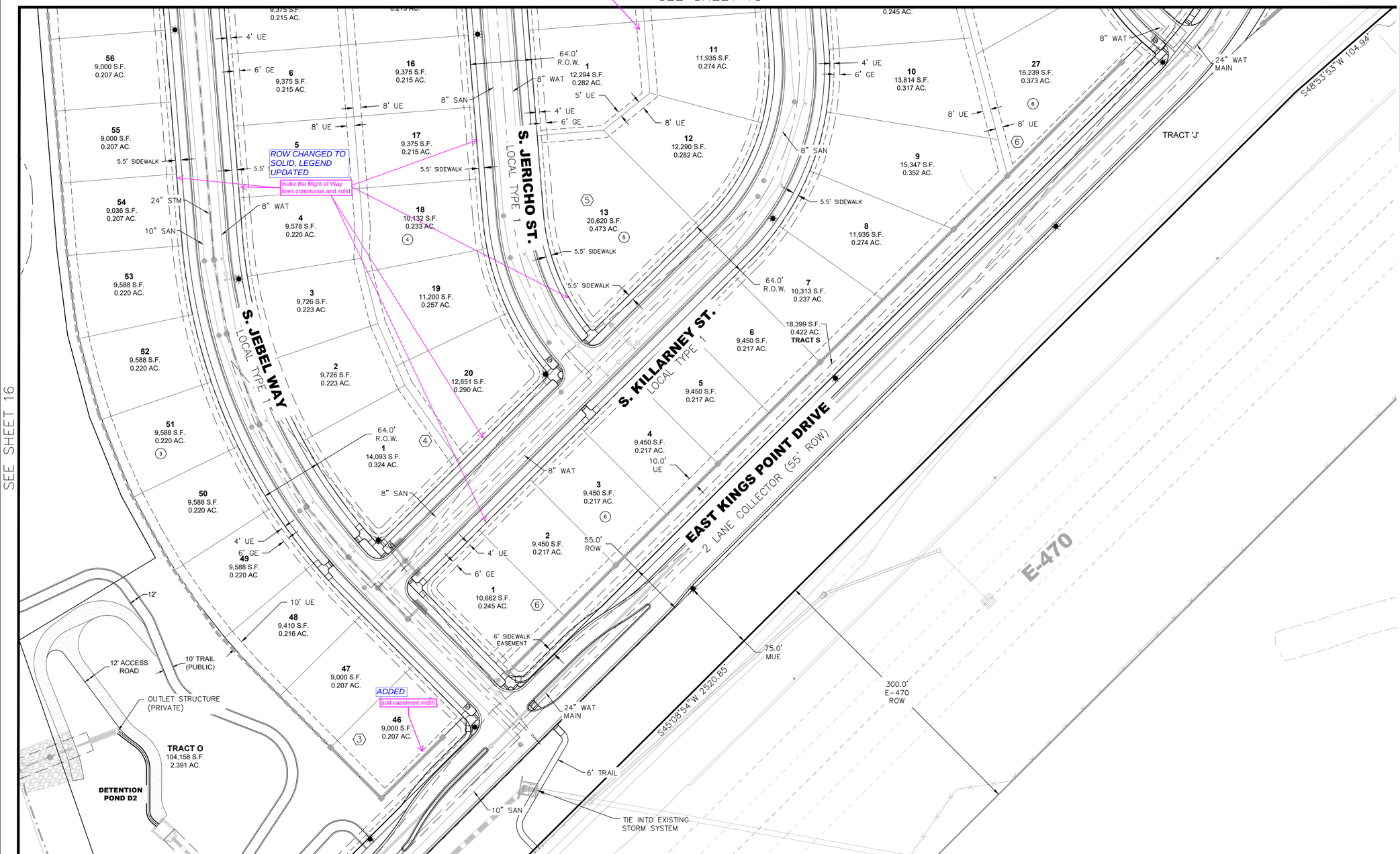

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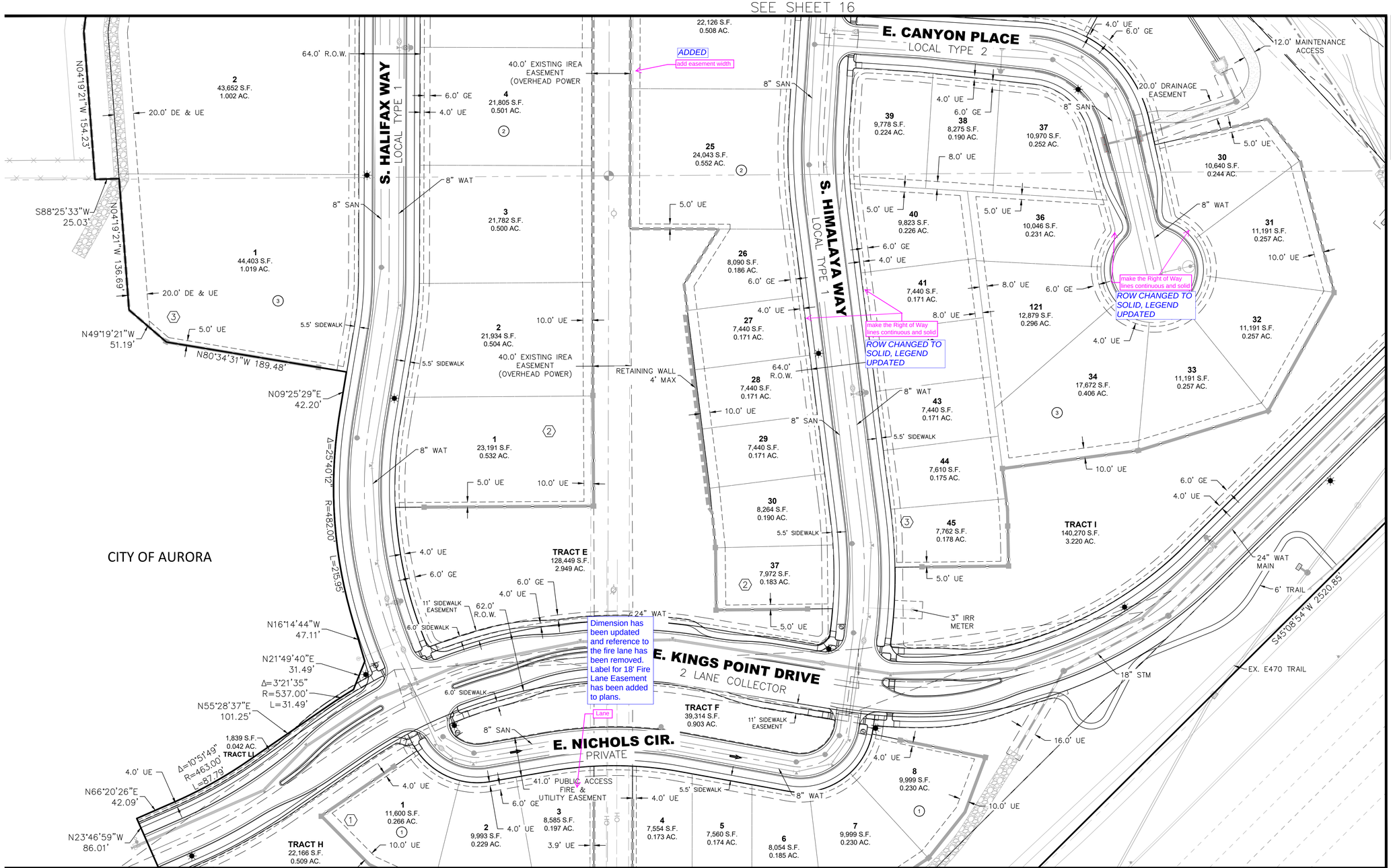
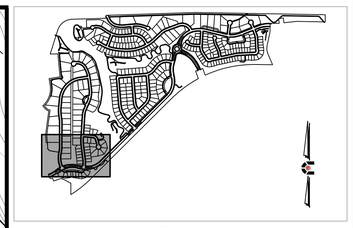
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 16



SEE SHEET 20

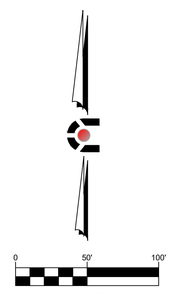


KEY MAP
SCALE: 1" = 1500'

LEGEND

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

SEE SHEET 19



NO.	REVISIONS	DATE	BY

OWNER
KINGSPOINT LLC
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DENVER, CO 80206
TEL-303-394-5500
CONTACT: BRUCE STOKES

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LITTLETON, CO 80120
TEL-303-703-4444
CONTACT: BLAKE CALVERT

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

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AZTEC CONSULTANTS
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NATURAL RESOURCES
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Littleton, CO 80120

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 8/31/18

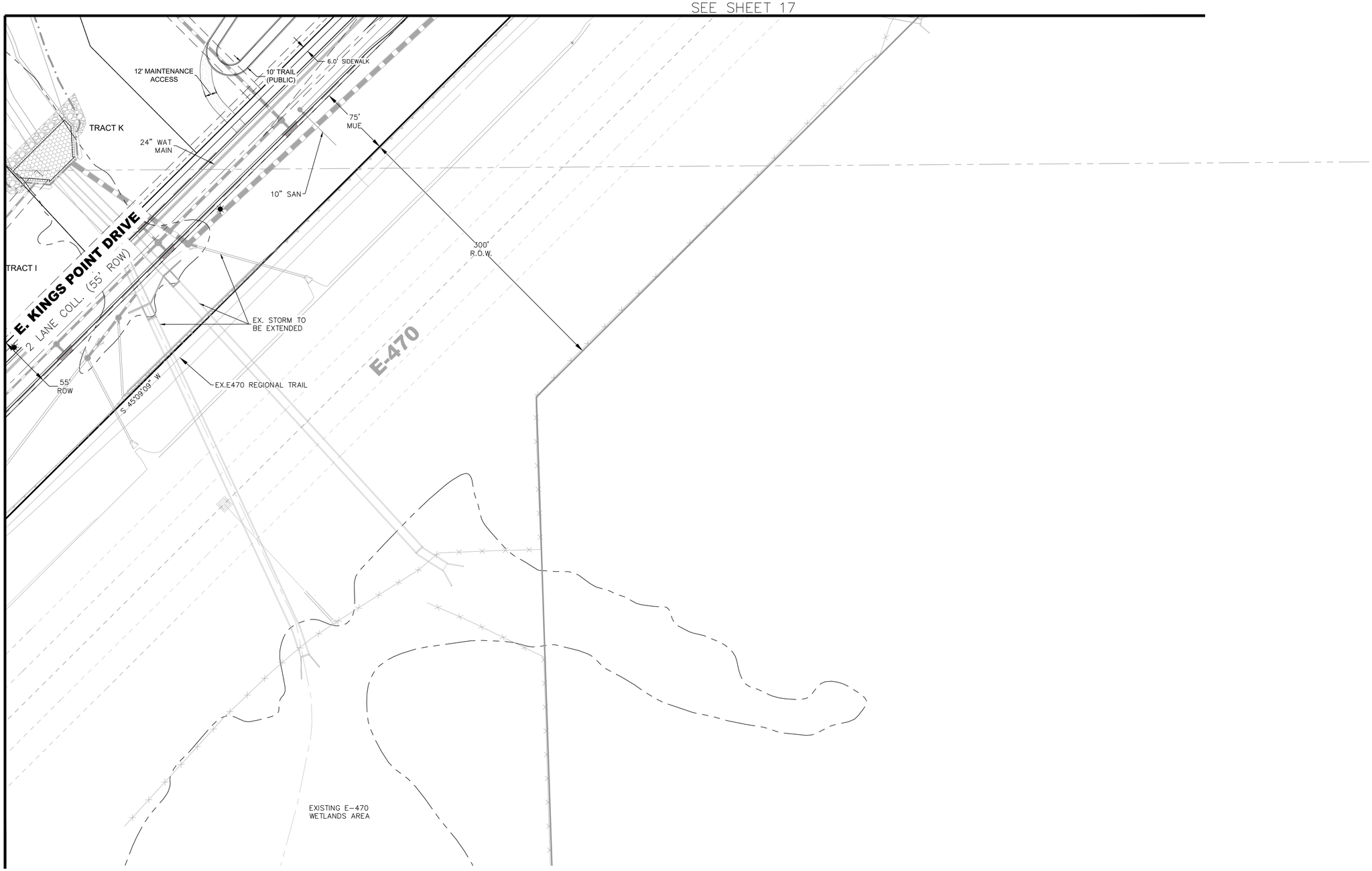
SHEET 18 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

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

SEE SHEET 17

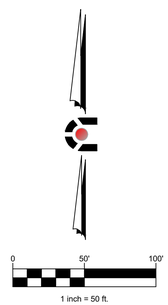


SEE SHEET 18

KEY MAP
SCALE: 1" = 1500'

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- TRACT BOUNDARY
- LOT LINE
- ROAD CENTER LINE
- UTILITY EASEMENT (U.E.)
- GAS LINE EASEMENT (G.E.)
- EX. UTILITY EASEMENTS
- 100 YEAR FLOOD PLAIN
- PROPOSED 100 YR FLOOD PLAIN
- HANDICAP RAMP
- EXISTING FENCE
- PROPOSED LIGHT POLE
- PROPOSED STOP SIGN
- CRUSHER FINE TRAILS
- CONCRETE TRAILS — NONE
- RIPRAP
- SANITARY/MANHOLE
- WATER LINE/HYDRANT
- STORM PIPE W/INLET
- PRIVATE IRRIGATION METER
- LOT BLOCK NUMBER — 7
- CROSS WALK
- SPLIT RAIL FENCE
- 6' PRIVACY FENCE WITH COLUMNS
- RETAINING WALL
- 8' SOUND WALL



NO.	REVISIONS	DATE	BY

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Littleton, CO 80120

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 8/31/18

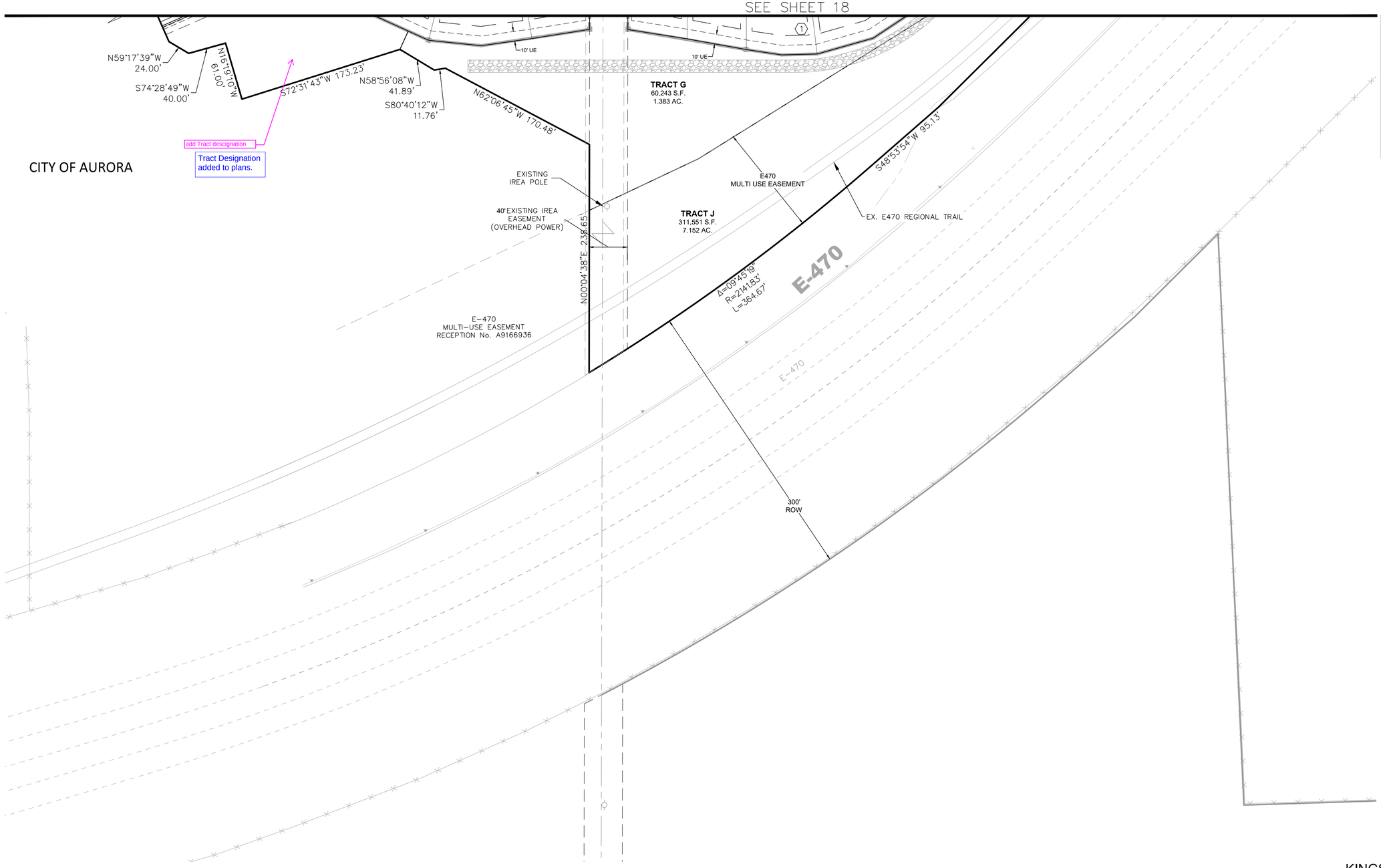
SHEET 19 OF 22

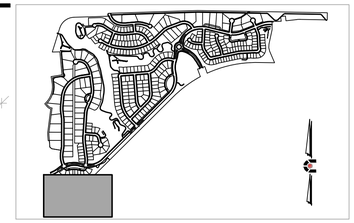
DESIGNED BY: RH DRAWN BY: AR CHECKED BY: RH

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

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

SEE SHEET 18





KEY MAP
SCALE: 1" = 1500'

LEGEND

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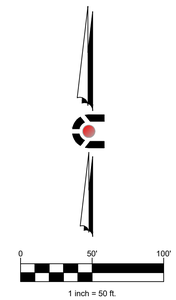

NO.	REVISIONS	DATE	BY

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KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 8/31/18

SHEET 20 OF 22

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

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

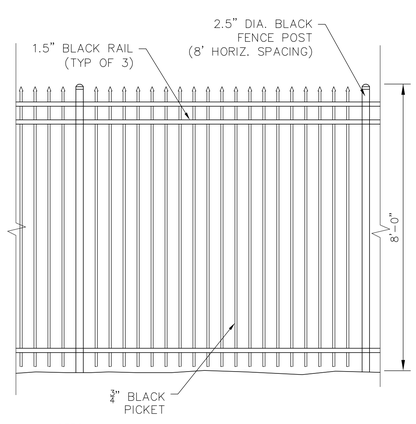
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

10' 5' 0 10' 20'
SCALE: 1"=20'

NOTES:
1. CONTRACTOR TO RESEED ALL DISTURBED AREAS PER CITY OF AURORA STANDARDS AT COMPLETION OF THE PROJECT.
2. EROSION CONTROL MEASURES WILL BE INSTALLED BY OTHERS. CONTRACTOR RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION AND REMOVING AT COMPLETION OF PROJECT.
3. ACCESS ROAD COMPLIES WITH 2015 IFC STANDARDS. ACCESS ROAD IS AT LEAST 23 FEET WIDE AND INTERNAL RADIUS IS 28 FEET MINIMUM.

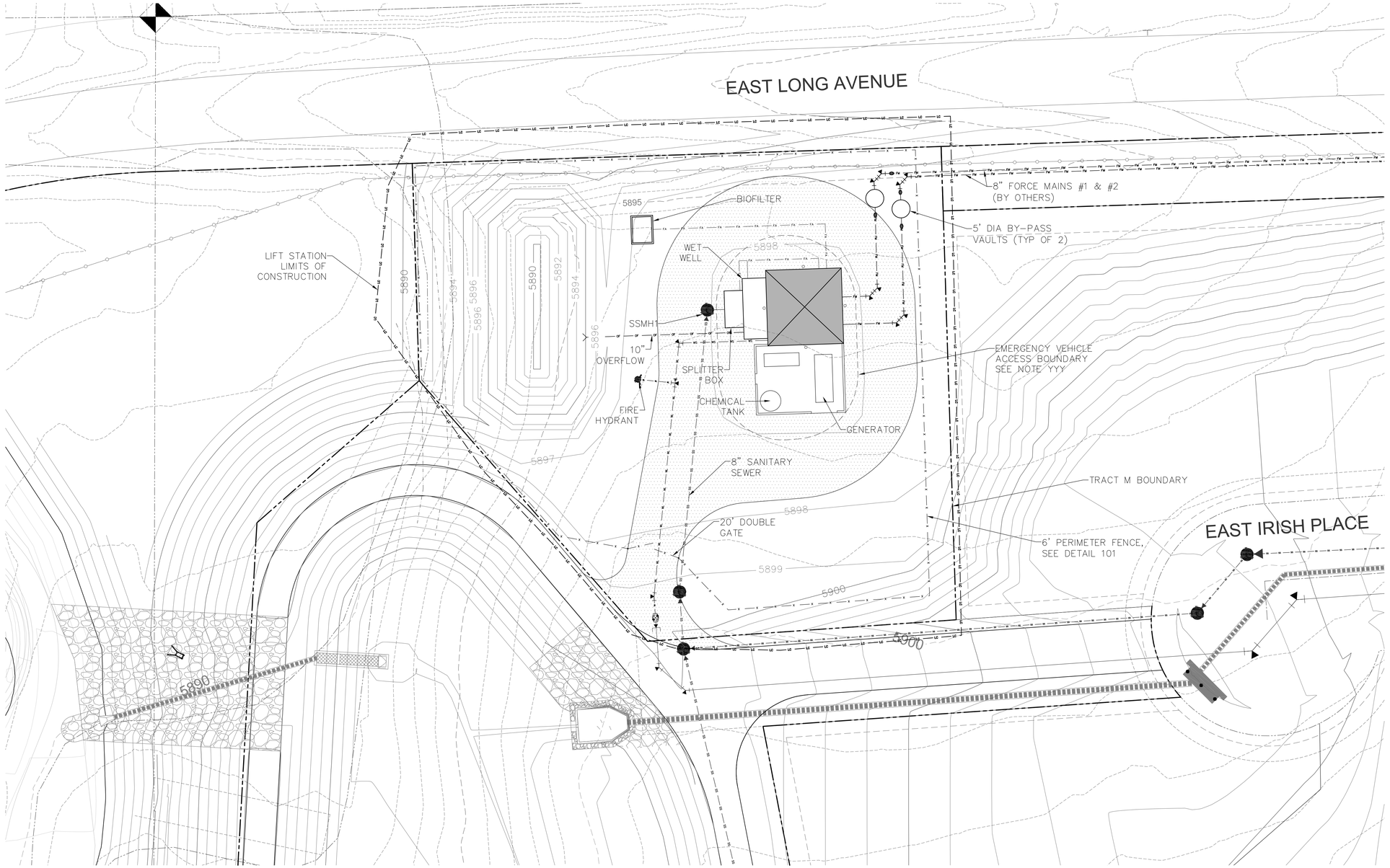
SITE LEGEND

- LC LC LC LC LC — LIMIT OF CONSTRUCTION
- FM FM FM FM FM — FORCE MAIN
- SS SS SS SS SS — SANITARY SEWER
- WL WL WL WL WL — WATER LINE
- OF OF OF OF OF — OVERFLOW PIPE
- FA FA FA FA FA — FOUL AIR PIPE
- ASPHALT ACCESS ROAD AND PARKING AREA



NOTES:
1. FENCE SHALL BE MONTAGE PLUS COMMERCIAL 3-RAIL OR EQUAL.
2. 16' ENTRY GATE PROVIDED BY FENCE MANUFACTURER.
3. ENTRY GATE SHALL BE DOUBLE-SWING, WITH LOCKABLE HASP, AND KNOW BOX FOR FIRE DEPARTMENT.
4. EMBED A POST IN ACCESS ROAD TO SECURE GATE WHEN CLOSED.

101 PERIMTER FENCE AND ENTRY GATE
N.T.S.



NO.	REVISIONS	DATE	BY

OWNER
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ARCHITECT
HAUSER ARCHITECTS
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SUITE 201
LOVELAND, CO 80538
TEL: 970-669-8220
CONTACT: AL HAUSER

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AZTEC CONSULTANTS
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CONTACT: DEREK BROWN

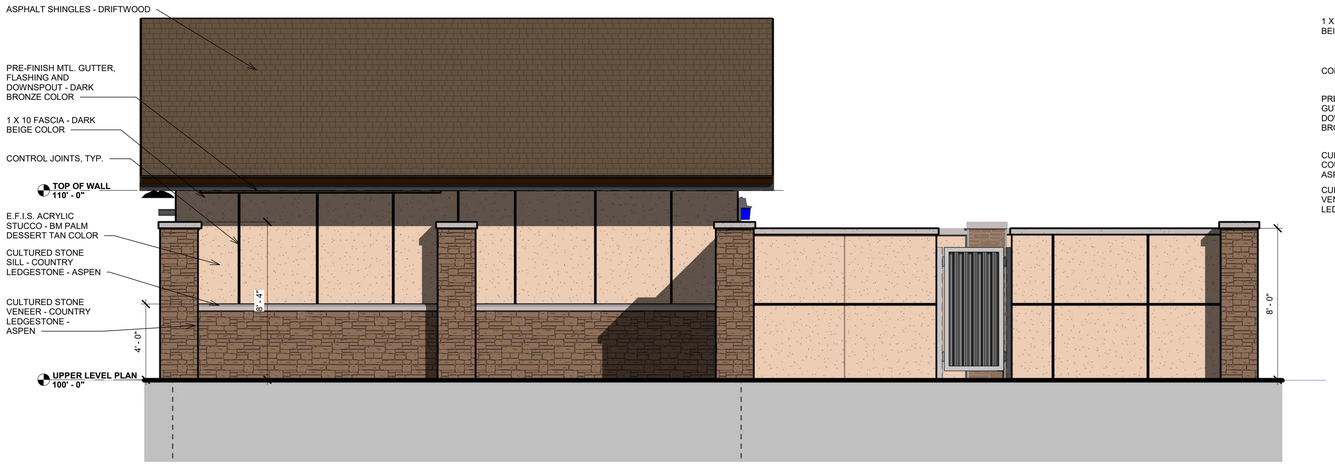
MSK consulting

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
KINGS POINT EAST LIFT STATION SITE PLAN

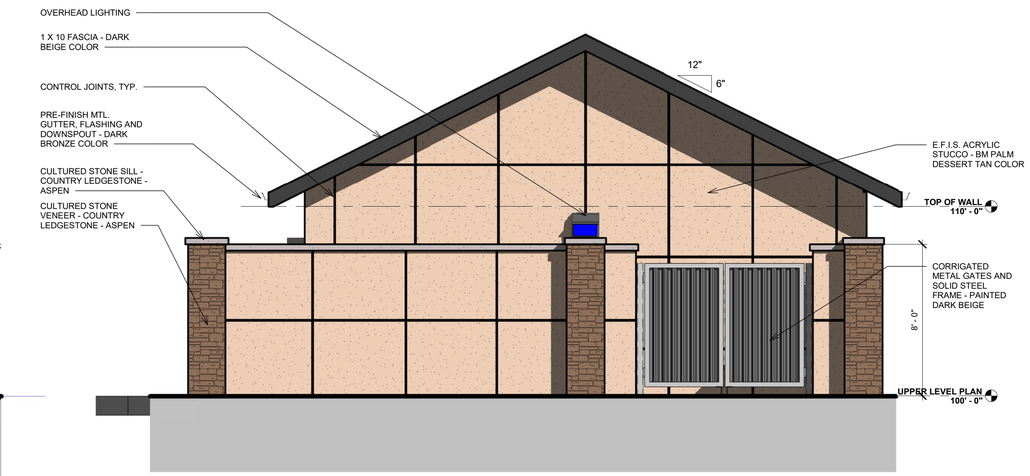
JOB NUMBER: 26-001-01 AUGUST 31, 2018
SHEET 21 OF 22
DESIGNED BY: DT DRAWN BY: DT CHECKED BY: DT

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN WITH WAIVERS

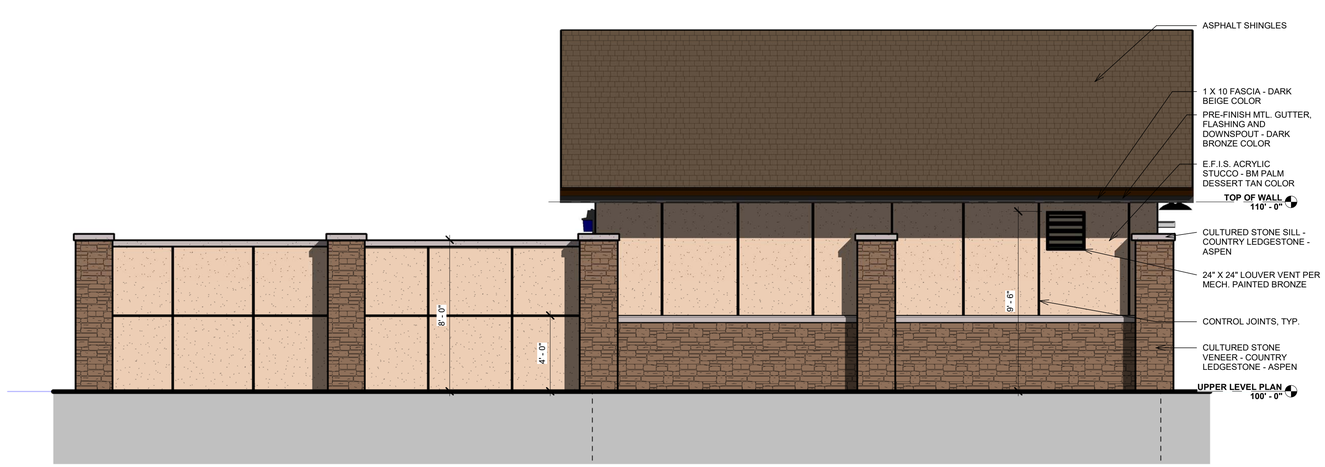
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



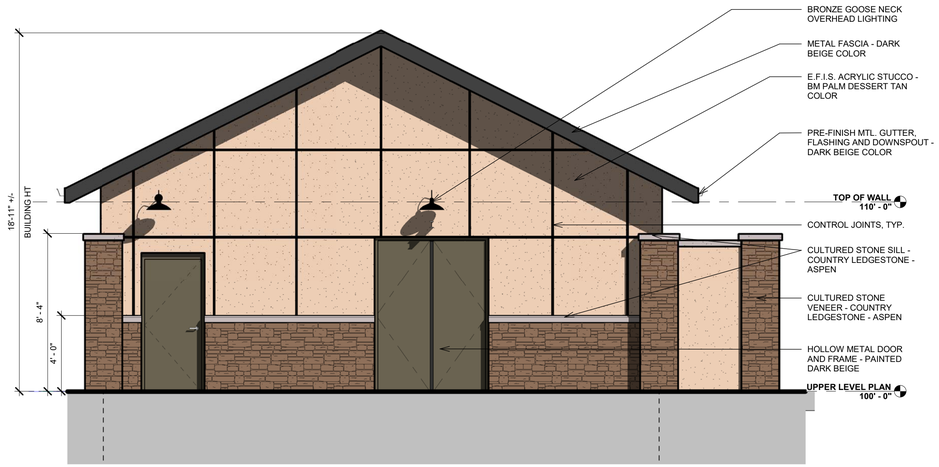
4 **WEST ELEVATION - SPR**
1/4" = 1'-0"



2 **SOUTH ELEVATION - SPR**
1/4" = 1'-0"



3 **EAST ELEVATION - SPR**
1/4" = 1'-0"



1 **NORTH ELEVATION - SPR**
1/4" = 1'-0"

NO.	REVISIONS	DATE	BY

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KINGS POINT FILING NO. 2
KINGS POINT EAST LIFT STATION
CONTEXTUAL SITE PLAN
ELEVATIONS

JOB NUMBER: 26-002-012 AUG. 31, 2018

SHEET 22 OF 22 MATERIAL SAMPLES

DESIGNED BY: DRAWN BY: CHECKED BY:

KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6th P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEDICATION:

delete extra word — DELETED

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

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

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35;

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

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

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

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

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

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

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

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°17'32" WEST 74.01 FEET TO THE NORTHWEST CORNER OF KINGS POINT SUBDIVISION FILING NO. 3 AS RECORDED UNDER RECEPTION NO. B2187150 OF SAID ARAPAHOE COUNTY RECORDS;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID KINGS POINT SUBDIVISION FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

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

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

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

WILL UPDATE WHEN KNOWN

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

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

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

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

DEDICATION-CONTINUED:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **KINGS POINT SUBDIVISION FILING NO. 2** AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACTS K AND M AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

What about Tract MM? — ADDED MM

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN, SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS AS DEFINED BY CHAPTER 147, OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA, AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

126-505 — UPDATED

ALL ELECTRICAL COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 138-105 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS; AND HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

OWNER:

KINGSPOINT LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY FORMERLY KNOWN AS THE MEADOWS LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY

_____
SIGNATURE

_____ _____ _____
PRINT NAME PRINT TITLE

NOTARY:

STATE OF COLORADO)
SS
COUNTY OF _____)

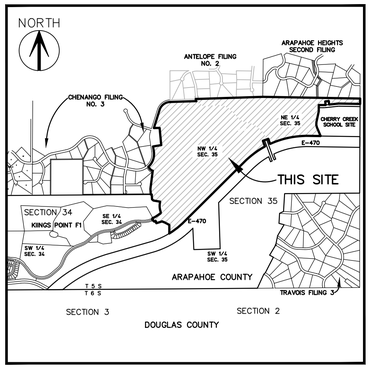
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ _____ 2017 A.D.

BY _____
KINGSPOINT LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE 1"= 2000'

GENERAL NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".

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

3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

4. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENTS ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT THAT OTHER UTILITIES, SERVICE WALKS AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

5. TRACT K IS GRANTED TO THE CITY OF AURORA FOR DRAINAGE PURPOSES AND TRACT M IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES. BOTH TRACTS K AND M WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.

6. TRACTS A – J, L, AND N – LL ARE TO BE PRIVATELY OWNED AND MAINTAINED.

7. ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.

update to within 120 calendar days of the plat approval date — NOTED

8. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-738886-CO DATED AUGUST 31, 2016 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY **DOES NOT** REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

9. ALL OWNERS OF LOTS ADJACENT TO SOUTH IRELAND WAY, EAST DRY CREEK ROAD AND EAST LONG AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THESE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

10. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

11. NON-EXCLUSIVE TRAIL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, AND USING SUCH TRAILS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

12. A BLANKET PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER AND ACROSS ALL OF TRACTS A THROUGH DD AND TRACTS FF THROUGH JJ AND TRACT LL.

13. UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF AURORA FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

14. THE RETAINING WALL EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE METROPOLITAN DISTRICT FOR THE PURPOSE OF MAINTENANCE AND ACCESS.

delete the notes - not a plat note — DELETED

This Retaining Wall easement cannot be dedicated on or by this plat - it is a private easement and will need to be dedicated by separate document between the two interested parties — DELETED

DELETED — Delete this - no private easement may be dedicated on a public plat

METROPOLITAN DISTRICT ACCEPTANCE CERTIFICATE:

THE DEDICATION OF THE RETAINING WALL EASEMENT AS SHOWN HEREON IS HEREBY ACCEPTED FOR OWNERSHIP FOR ACCESS AND MAINTENANCE OF THE RETAINING WALLS CONSTRUCTED WITHIN BY THE _____ METROPOLITAN DISTRICT.

_____
SIGNATURE

_____ _____ _____
PRINT NAME PRINT TITLE

NOTARY:

STATE OF COLORADO)
SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ _____ 201_ A.D.

BY _____

OF _____

WITNESS MY HAND AND SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THAT THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON ARE IN PLACE AS DESCRIBED ON JULY 28, 2016

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR — FOR REVIEW

DEREK S. BROWN
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE:

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY OF AURORA APPROVALS:

REVISED

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, TRACTS K AND TRACT M AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2017 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS AND TRACTS K AND M ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

_____ _____
DIRECTOR OF PUBLIC WORKS DATE

_____ _____
CITY ATTORNEY DATE

_____ _____
PLANNING DIRECTOR DATE

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____, 2017 AD AT_____ O'CLOCK ___M.

REVISED

_____ _____
COUNTY CLERK AND RECORDER ATTESTED BY: DEPUTY

BOOK: _____

PAGE: _____

RECEPTION NO.: _____

SHEET 1 OF 14

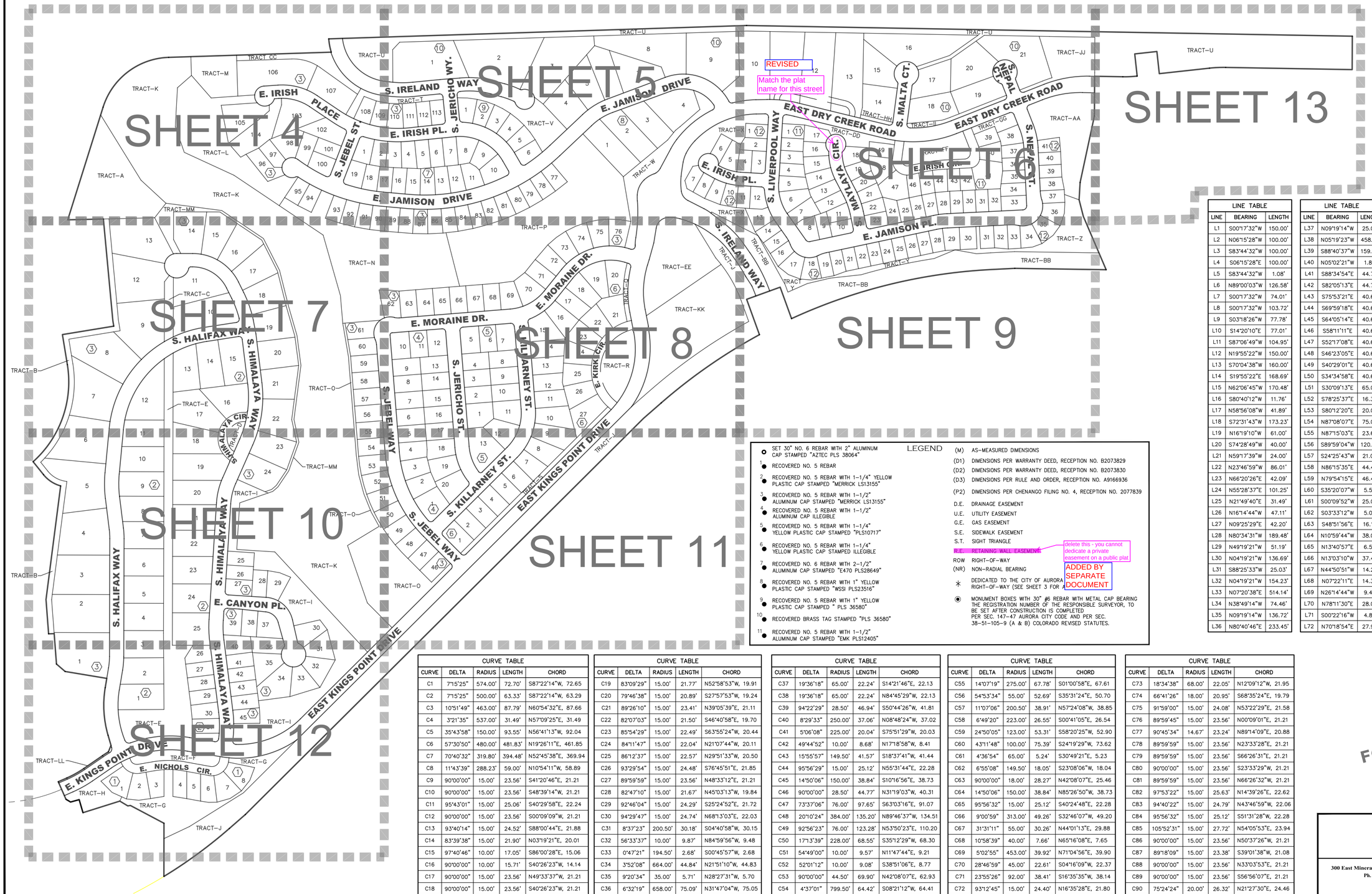
DATE	BY	COMMENTS
2016/09/16	TP	ADDRESS COMMENTS/NEW LAYOUT
2017/03/01	TP	ADDRESS COMMENTS
2017/04/14	TP	NEW LAYOUT
2017/06/19	TP	ADDRESS COMMENTS/STREET NAMES
2017/07/05	TP	LOT CHANGES
2018/05/10	TP	LOT, ROW, EASEMENT CHANGES
2018/09/07	TP	EASEMENT CHANGES

AZTEC CONSULTANTS, INC.
300 East Mineral Avenue Suite 1 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 99915-01

KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6th P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



0 100 200 400

1 inch = 200 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°17'32"W	150.00'
L2	N06°15'28"W	100.00'
L3	S83°44'32"W	100.00'
L4	S06°15'28"E	100.00'
L5	S83°44'32"W	1.08'
L6	N89°00'03"W	126.58'
L7	S00°17'32"W	74.01'
L8	S00°17'32"W	103.72'
L9	S03°18'26"W	77.78'
L10	S14°20'10"E	77.01'
L11	S87°06'49"W	104.95'
L12	N19°55'22"W	150.00'
L13	S70°04'38"W	160.00'
L14	S19°55'22"E	168.69'
L15	N62°06'45"W	170.48'
L16	S80°40'12"W	11.76'
L17	N58°56'08"W	41.89'
L18	S72°31'43"W	173.23'
L19	N16°19'10"W	61.00'
L20	S74°28'49"W	40.00'
L21	N59°17'39"W	24.00'
L22	N23°46'59"W	86.01'
L23	N66°20'26"E	42.09'
L24	N55°28'37"E	101.25'
L25	N21°49'40"E	31.49'
L26	N16°14'44"W	47.11'
L27	N09°25'29"E	42.20'
L28	N80°34'31"W	189.48'
L29	N49°19'21"W	51.19'
L30	N04°19'21"W	136.69'
L31	S88°25'33"W	25.03'
L32	N04°19'21"W	154.23'
L33	N07°20'38"E	514.14'
L34	N38°49'14"W	74.46'
L35	N09°19'14"W	136.72'
L36	N80°40'46"E	233.45'

LINE TABLE		
LINE	BEARING	LENGTH
L37	N09°19'14"W	25.00'
L38	N05°19'23"W	458.10'
L39	S88°40'37"W	159.99'
L40	N05°02'21"W	1.85'
L41	S88°34'54"E	44.75'
L42	S82°05'13"E	44.75'
L43	S75°53'21"E	40.66'
L44	S69°59'18"E	40.66'
L45	S64°05'14"E	40.66'
L46	S58°11'11"E	40.66'
L47	S52°17'08"E	40.66'
L48	S46°23'05"E	40.66'
L49	S40°29'01"E	40.66'
L50	S34°34'58"E	40.66'
L51	S30°09'13"E	65.07'
L52	S78°25'37"E	16.37'
L53	S80°12'20"E	20.02'
L54	N87°08'07"E	75.00'
L55	N87°15'03"E	23.62'
L56	S89°59'04"W	120.58'
L57	S24°25'43"W	21.09'
L58	N86°15'35"E	44.47'
L59	N79°54'15"E	46.42'
L60	S35°20'07"W	5.52'
L61	S00°09'52"W	25.00'
L62	S03°33'12"W	5.08'
L63	S48°51'56"E	16.11'
L64	N10°59'44"W	38.07'
L65	N13°40'57"E	6.50'
L66	N13°03'10"W	37.42'
L67	N44°50'51"W	14.21'
L68	N07°22'11"E	14.32'
L69	N26°14'44"W	9.45'
L70	N78°11'30"E	28.03'
L71	S00°22'16"W	4.86'
L72	N70°18'54"E	27.90'

LINE TABLE		
LINE	BEARING	LENGTH
L73	S37°20'28"E	21.72'
L74	S36°31'49"E	40.05'
L75	N53°39'29"W	3.08'
L76	N36°20'31"E	13.00'
L77	S31°49'01"W	37.46'
L78	N79°52'40"E	25.98'
L79	N33°07'48"W	43.94'
L80	N51°50'35"W	71.10'
L81	N62°57'41"W	80.96'
L82	N14°40'45"W	37.43'
L83	N28°15'37"E	99.83'
L84	S39°04'47"W	56.16'
L85	N29°13'28"E	73.03'
L86	S35°03'13"E	45.99'
L87	S02°51'53"E	32.06'
L88	S06°44'26"E	43.68'
L89	S10°13'53"E	43.68'
L90	S13°43'21"E	43.68'
L91	S17°12'48"E	43.68'
L92	S20°42'16"E	43.68'
L93	S24°11'43"E	43.68'
L94	S27°41'10"E	43.68'
L95	S31°10'38"E	43.68'
L96	S34°40'05"E	43.68'
L97	S38°09'33"E	43.68'
L98	S41°34'37"E	41.85'
L99	S44°27'55"E	41.84'
L100	S56°28'12"E	20.79'
L101	S82°54'30"E	22.87'
L102	S51°54'44"E	50.34'
L103	N59°07'20"W	33.51'
L104	N30°52'40"E	10.37'
L105	N59°07'20"W	18.00'
L106	N30°52'40"E	10.37'
L107	N59°07'20"W	21.42'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	7°15'25"	574.00'	72.70'	S87°22'14"W, 72.65
C2	7°15'25"	500.00'	63.33'	S87°22'14"W, 63.29
C3	10°51'49"	463.00'	87.79'	N60°54'32"E, 87.66
C4	3°21'35"	537.00'	31.49'	N57°09'25"E, 31.49
C5	35°43'58"	150.00'	93.55'	N56°41'13"W, 92.04
C6	57°30'50"	480.00'	481.83'	N19°26'11"E, 461.85
C7	70°40'32"	319.80'	394.48'	N52°45'38"E, 369.94
C8	11°43'39"	288.23'	59.00'	N10°54'11"W, 58.89
C9	90°00'00"	15.00'	23.56'	S41°20'46"E, 21.21
C10	90°00'00"	15.00'	23.56'	S48°39'14"W, 21.21
C11	95°43'01"	15.00'	25.06'	S40°29'58"E, 22.24
C12	90°00'00"	15.00'	23.56'	S00°09'09"W, 21.21
C13	93°40'14"	15.00'	24.52'	S88°00'44"E, 21.88
C14	83°39'38"	15.00'	21.90'	N03°19'21"E, 20.01
C15	97°40'46"	10.00'	17.05'	S86°00'28"E, 15.06
C16	90°00'00"	10.00'	15.71'	S40°26'23"W, 14.14
C17	90°00'00"	15.00'	23.56'	N49°33'37"W, 21.21
C18	90°00'00"	15.00'	23.56'	S40°26'23"W, 21.21

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C19	83°09'29"	15.00'	21.77'	N52°58'53"W, 19.91
C20	79°46'38"	15.00'	20.89'	S27°57'53"W, 19.24
C21	89°26'10"	15.00'	23.41'	N39°05'39"E, 21.11
C22	82°07'03"	15.00'	21.50'	S46°40'58"E, 19.70
C23	85°54'29"	15.00'	22.49'	S63°55'24"W, 20.44
C24	84°11'47"	15.00'	22.04'	N21°07'44"W, 20.11
C25	86°12'37"	15.00'	22.57'	N29°51'33"W, 20.50
C26	93°29'54"	15.00'	24.48'	S76°45'51"E, 21.85
C27	89°59'59"	15.00'	23.56'	N48°33'12"E, 21.21
C28	82°47'10"	15.00'	21.67'	N45°03'13"W, 19.84
C29	92°46'04"	15.00'	24.29'	S25°24'52"E, 21.72
C30	94°29'47"	15.00'	24.74'	N68°13'03"E, 22.03
C31	8°37'23"	200.50'	30.18'	S04°40'58"W, 30.15
C32	56°33'37"	10.00'	9.87'	N84°59'56"W, 9.48
C33	0°47'21"	194.50'	2.68'	S00°45'57"W, 2.68
C34	3°52'08"	664.00'	44.84'	N21°51'10"W, 44.83
C35	9°20'34"	35.00'	5.71'	N28°27'31"W, 5.70
C36	6°32'19"	658.00'	75.09'	N31°47'04"W, 75.05

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C37	19°36'18"	65.00'	22.24'	S14°21'46"E, 22.13
C38	19°36'18"	65.00'	22.24'	N84°45'29"W, 22.13
C39	94°22'29"	28.50'	46.94'	S50°44'26"W, 41.81
C40	8°29'33"	250.00'	37.06'	N08°48'24"W, 37.02
C41	5°06'08"	225.00'	20.04'	S75°51'29"W, 20.03
C42	49°44'52"	10.00'	8.68'	N17°18'58"W, 8.41
C43	15°55'57"	149.50'	41.57'	S18°37'41"W, 41.44
C44	95°56'29"	15.00'	25.12'	N55°31'44"E, 22.28
C45	14°50'06"	150.00'	38.84'	S10°16'56"E, 38.73
C46	90°00'00"	28.50'	44.77'	N31°19'03"W, 40.31
C47	73°37'06"	76.00'	97.65'	S63°03'16"E, 91.07
C48	20°10'24"	384.00'	135.20'	N89°46'37"W, 134.51
C49	92°56'23"	76.00'	123.28'	N53°50'23"E, 110.20
C50	17°13'39"	228.00'	68.55'	S35°12'29"W, 68.30
C51	54°49'00"	10.00'	9.57'	N11°47'44"E, 9.21
C52	52°01'12"	10.00'	9.08'	S38°51'06"E, 8.77
C53	90°00'00"	44.50'	69.90'	N42°08'07"E, 62.93
C54	4°37'01"	799.50'	64.42'	S08°21'12"W, 64.41

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C55	14°07'19"	275.00'	67.78'	S01°00'58"E, 67.61
C56	54°53'34"	55.00'	52.69'	S35°31'24"E, 50.70
C57	11°07'06"	200.50'	38.91'	N57°24'08"W, 38.85
C58	6°49'20"	223.00'	26.55'	S00°41'05"E, 26.54
C59	24°50'05"	123.00'	53.31'	S58°20'25"W, 52.90
C60	43°11'48"	100.00'	75.39'	S24°19'29"W, 73.62
C61	4°36'54"	65.00'	5.24'	S30°49'21"E, 5.23
C62	6°55'08"	149.50'	18.05'	S23°08'06"W, 18.04
C63	90°00'00"	18.00'	28.27'	N42°08'07"E, 25.46
C64	14°50'06"	150.00'	38.84'	N85°26'50"W, 38.73
C65	95°56'32"	15.00'	25.12'	S40°24'48"E, 22.28
C66	9°00'59"	313.00'	49.26'	S32°46'07"W, 49.20
C67	31°31'11"	55.00'	30.26'	N44°01'13"E, 29.88
C68	10°58'39"	40.00'	7.66'	N65°16'08"E, 7.65
C69	5°02'55"	453.00'	39.92'	N71°04'56"E, 39.90
C70	28°46'59"	45.00'	22.61'	S04°16'09"W, 22.37
C71	23°55'26"	92.00'	38.41'	S16°35'35"W, 38.14
C72	93°12'45"	15.00'	24.40'	N16°35'28"E, 21.80

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C73	18°34'38"	68.00'	22.05'	N12°09'12"W, 21.95
C74	66°41'26"	18.00'	20.95'	S68°35'24"E, 19.79
C75	91°59'00"	15.00'	24.08'	N53°22'29"E, 21.58
C76	89°59'45"	15.00'	23.56'	N00°09'01"E, 21.21
C77	90°45'34"	14.67'	23.24'	N89°14'09"E, 20.88
C78	89°59'59"	15.00'	23.56'	N23°33'28"E, 21.21
C79	89°59'59"	15.00'	23.56'	S66°26'31"E, 21.21
C80	90°00'00"	15.00'	23.56'	S23°33'29"W, 21.21
C81	89°59'59"	15.00'	23.56'	N66°26'32"W, 21.21
C82	97°53'22"	15.00'	25.63'	N14°39'26"E, 22.62
C83	94°40'22"	15.00'	24.79'	N43°46'59"W, 22.06
C84	95°56'32"	15.00'	25.12'	S51°31'28"W, 22.28
C85	105°52'31"	15.00'	27.72'	N54°05'53"E, 23.94
C86	90°00'00"	15.00'	23.56'	N50°37'26"W, 21.21
C87	89°18'09"	15.00'	23.38'	S39°01'38"W, 21.08
C88	90°00'00"	15.00'	23.56'	N33°03'53"E, 21.21
C89	90°00'00"	15.00'	23.56'	S56°56'07"E, 21.21
C90	75°24'24"	20.00'	26.32'	N21°27'30"E, 24.46

LEGEND

- SET 30" NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38064"
- 1 RECOVERED NO. 5 REBAR
- 2 RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "MERRICK LS13155"
- 3 RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MERRICK LS13155"
- 4 RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP ILLEGIBLE
- 5 RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS10717"
- 6 RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED ILLEGIBLE
- 7 RECOVERED NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "E470 PLS28649"
- 8 RECOVERED NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "WSSI PLS23516"
- 9 RECOVERED NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED " PLS 36580"
- 10 RECOVERED BRASS TAG STAMPED "PLS 36580"
- 11 RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "EMK PLS12405"

(M) AS-MEASURED DIMENSIONS
(D1) DIMENSIONS PER WARRANTY DEED, RECEPTION NO. B2073829
(D2) DIMENSIONS PER WARRANTY DEED, RECEPTION NO. B2073830
(D3) DIMENSIONS PER RULE AND ORDER, RECEPTION NO. A9166936
(P2) DIMENSIONS PER CHENANGO FILING NO. 4, RECEPTION NO. 2077839
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
S.E. SIDEWALK EASEMENT
S.T. SIGHT TRIANGLE
R.E. RETAINING WALL EASEMENT
ROW RIGHT-OF-WAY
(NR) NON-RADIAL BEARING
* DEDICATED TO THE CITY OF AURORA RIGHT-OF-WAY (SEE SHEET 3 FOR A
◉ MONUMENT BOXES WITH 30" #6 REBAR WITH METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A & B) COLORADO REVISED STATUTES.

COLORADO LICENSED DEREK S. BROWN PROFESSIONAL LAND SURVEYOR 38064

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

SHEET 2 OF 14

AZTEC CONSULTANTS, INC.

300 East Mineral Avenue Suite 1 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
www.azteconsultants.com

AzTec Proj. No.: 99915-01

KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 24 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MONUMENT DESCRIBED AS FOUND 7/28/2016
add the full description of the found monument

ADDED DISTANCE
This distance should be represented here

different from sheet 5

REVISED

MONUMENT DESCRIBED AS FOUND 7/28/2016
add the full description of the found monument

MONUMENT DESCRIBED AS FOUND 7/28/2016
add the full description of the found monument

POINT OF BEGINNING
NE CORNER SECTION 35
RECOVERED NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
STAMPED "RLS 10377 1988
JR ENGINEERING"

NW CORNER SECTION 35
RECOVERED NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
STAMPED "PLS 13155 1993"

N 1/4 CORNER SECTION 35
RECOVERED NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP STAMPED
"PLS 13155 1993"

E 1/16 CORNER SECTION 35
RECOVERED NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP STAMPED
"PLS 13155 1985"

REVISED
Match the plat name for this street

MONUMENT DESCRIBED AS FOUND 7/28/2016
add the full description of the found monument

E 1/4 CORNER SECTION 35
RECOVERED NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP STAMPED
"PLS 10377 1988 JR ENGINEERING"

MONUMENT DESCRIBED AS FOUND 7/28/2016
add the full description of the found monument

WILL UPDATE WHEN KNOWN

MONUMENT DESCRIBED AS FOUND 7/28/2016
add the full description of the found monument

C 1/4 CORNER SECTION 34
RECOVERED NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
STAMPED "PLS 13155 1993"

MONUMENT DESCRIBED AS FOUND 7/28/2016
add the full description of the found monument

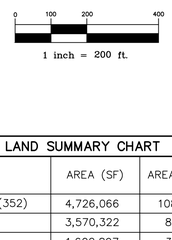
W 1/4 CORNER SECTION 35
RECOVERED NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
STAMPED "PLS 13155 1993"

add R.O.W. width
ADDED ROW WIDTH

add R.O.W. width
ADDED ROW WIDTH

text overlap
FIXED

WILL UPDATE WHEN KNOWN



DETAIL-A
SCALE: 1" = 2'

LEGEND

- SET 30" NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38064"
- (1) RECOVERED NO. 5 REBAR
- (2) RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "MERRICK LS13155"
- (3) RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MERRICK LS13155"
- (4) RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP ILLEGIBLE
- (5) RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS10717"
- (6) RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED ILLEGIBLE
- (7) RECOVERED NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "E470 PLS28649"
- (8) RECOVERED NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "WSSI PLS23516"
- (9) RECOVERED NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED " PLS 36580"
- (10) RECOVERED BRASS TAG STAMPED "PLS 36580"
- (11) RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "EMK PLS12405"
- (M) AS-MEASURED DIMENSIONS
- (D1) DIMENSIONS PER WARRANTY DEED, RECEPTION NO. B2073829
- (D2) DIMENSIONS PER WARRANTY DEED, RECEPTION NO. B2073830
- TEMPORARY PUBLIC ACCESS EASEMENT AS RESERVED IN RIGHT-OF-WAY VACATION ORDINANCE RECEPTION NO.

WILL UPDATE WHEN KNOWN

LAND SUMMARY CHART

TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (352)	4,726,066	108.495	47.74
TRACTS (39)	3,570,322	81.964	36.07
ROW DEDICATED	1,602,897	36.797	16.19
TOTALS	9,899,285	227.256	100.00

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	7°15'25"	574.00'	72.70'	S87°22'14"W, 72.65
C2	7°15'25"	500.00'	63.33'	S87°22'14"W, 63.29
C3	10°51'49"	463.00'	87.79'	N60°54'32"E, 87.66
C4	3°21'35"	537.00'	31.49'	N57°09'25"E, 31.49
C5	35°43'58"	150.00'	93.55'	N56°41'13"W, 92.04
C6	57°30'50"	480.00'	481.83'	N19°26'11"E, 461.85
C7	70°40'32"	319.80'	394.48'	N52°45'38"E, 369.94
C8	11°43'39"	288.23'	59.00'	N10°54'11"W, 58.89

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°17'32"W	150.00'
L2	N06°15'28"W	100.00'
L3	S83°44'32"W	100.00'
L4	S06°15'28"E	100.00'
L5	S83°44'32"W	1.08'
L6	N89°00'03"W	126.58'
L7	S00°17'32"W	74.01'
L8	S00°17'32"W	103.72'
L9	S03°18'26"W	77.78'
L10	S14°20'10"E	77.01'
L11	S87°06'49"W	104.95'
L12	N19°55'22"W	150.00'
L13	S70°04'38"W	160.00'
L14	S19°55'22"E	168.69'
L15	N62°06'45"W	170.48'
L16	S80°40'12"W	11.76'
L17	N58°56'08"W	41.89'
L18	S72°31'43"W	173.23'
L19	N16°19'10"W	61.00'
L20	S74°28'49"W	40.00'

LINE TABLE

LINE	BEARING	LENGTH
L21	N59°17'39"W	24.00'
L22	N23°46'59"W	86.01'
L23	N66°20'26"E	42.09'
L24	N55°28'37"E	101.25'
L25	N21°49'40"E	31.49'
L26	N16°14'44"W	47.11'
L27	N09°25'29"E	42.20'
L28	N80°34'31"W	189.48'
L29	N49°19'21"W	51.19'
L30	N04°19'21"W	136.69'
L31	S88°25'33"W	25.03'
L32	N04°19'21"W	154.23'
L33	N07°20'38"E	514.14'
L34	N38°49'14"W	74.46'
L35	N09°19'14"W	136.72'
L36	N80°40'46"E	233.45'
L37	N09°19'14"W	25.00'
L38	S88°40'37"W	159.99'
L39	N05°02'21"W	1.85'

AZTEC CONSULTANTS, INC.
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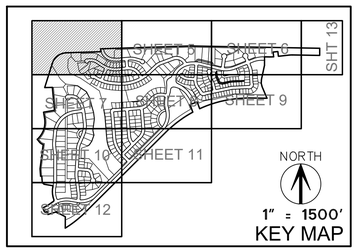
AzTec Proj. No.: 99915-01

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR
FOR REVIEW
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SEE SHEET 2 FOR LINE & CURVE TABLES & LEGEND

0 25 50 100
1 inch = 50 ft.

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR
FOR REVIEW
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

MONUMENT DESCRIBED AS FOUND 7/28/2016
add the full description of the found monument

NW CORNER SECTION 35 RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155 1993"

CHAPPARAL 480 AMENDMENT NO. 2

LOT 11, BLOCK 1 ANTELOPE FILING NO. 2 REC. NO. 1628802

LOT 12, BLOCK 1 ANTELOPE FILING NO. 2 REC. NO. 1628802

SW 1/4 SEC. 26, T.5S., R.66W., SIXTH P.M.

LOT 14, BLOCK 1 ANTELOPE FILING NO. 2 REC. NO. 1628802

LOT 1, BLOCK 3 ANTELOPE FILING NO. 2 REC. NO. 1628802

LOT 5, BLOCK 3 ANTELOPE FILING NO. 2 REC. NO. 1628802

The asterisk in the legend says: "dedicated to the City of Aurora as Street R.O.W" add: "by separate document" and begin the process
REMOVED ASTERISK

These should be the same distance total
REVISED

add this as shown on sheet 3
ADDED

S. IRELAND WAY* (REC. NO. 1628802)

E. LONG AVENUE* (REC. NO. 1845357)
add R.O.W. width
ADDED ROW WIDTH

CITY OF CENTENNIAL

CITY OF AURORA

N88°10'07"E 729.91' N88°31'39"E 729.92'(P1)(P2)

N88°10'07"E 718.48' (TIE)

N88°10'07"E 1876.25'

N88°10'07"E 1400.00'

N88°10'07"E 248.48'

N88°10'07"E 241.26'

N88°10'07"E 217.08'

N88°10'07"E 61.79'

N84°59'11"E (RADIAL)

N84°32'38"E (RADIAL)

N05°02'21"W 1.85'

Δ=011°43'39" R=288.23' L=59.00'

SEE DETAIL-A SHEET 3

10.00' UTILITY EASEMENT REC. NO. B6034651

28.00' U.E.

5.00' U.E.

N43°10'07"E 45.83'

N00°14'08"W (NR) 146.40'

TRACT U 300,271 SF 6.893 AC

TRACT-M 33,872 SF 0.778 AC

TRACT-CC 21,522 SF 0.494 AC

TRACT K 803,530 SF 18.447 AC

TRACT L 105,215 SF 2.415 AC
A DRAINAGE EASEMENT IN ITS ENTIRETY

TRACT-A 103,701 SF 2.381 AC
A DRAINAGE EASEMENT IN ITS ENTIRETY

TRACT MM 30,492 SF 0.700 AC

40.00' IREA EASEMENT BOOK 2062 PAGE 363

IREA EASEMENT BOOK 877 PAGES 274 & 276

Δ=70°40'32" L=394.48' R=319.80'

N01°49'04"W 84.30'

N01°49'04"W 183.62'

N01°49'04"W 158.62'

N41°12'48"W 134.35'

S48°47'12"W 83.56'

N03°10'09"E 174.45'

N19°04'27"W 122.58'

N31°42'40"W 344.12'

N17°25'22"E 493.40'

N65°15'29"W 245.89'

N47°16'30"W 152.66'

S52°05'55"W 190.28'

S41°12'16"E 83.17'

S52°25'03"E 254.11'

S52°25'03"E 257.80'

S19°07'12"W 274.73'

S19°07'12"W 280.78'

S88°40'37"W 159.99'
S89°00'00"W 160.00'(P1)

N88°37'06"E 230.25'

S88°40'37"W 170.81'

N86°00'20"E 195.89'(NR)

S86°00'20"W 162.25'(NR)

N89°50'08"W 207.58'

N82°34'14"W 252.53'

N00°09'52"E 124.36'

N07°34'58"E 191.61'(NR)

N56°09'25"W 225.40'

N56°09'25"W 226.36'

N56°09'25"W 244.34'

N54°26'43"W 205.95'

N23°11'45"E 118.75'(NR)

S16°24'39"W 157.87'

S30°01'05"W 30.50'

S30°01'05"W 105.17'

S24°54'40"E 135.95'

S24°58'08"W 110.00'

S15°37'15"W 110.00'

S69°42'19"E 58.67'

S79°03'12"E 58.67'

S88°24'06"E 58.67'

N84°18'36"E 61.11'

S05°37'26"E 110.00'

S03°04'33"E 110.00'

S06°16'21"W 110.00'

S20°39'29"W 110.00'

S16°25'59"W 110.00'

S21°21'29"W 110.00'

S07°59'00"W 110.00'

S05°03'20"W 110.00'

S33°16'53"W 110.00'

S29°03'23"W 110.00'

S24°49'53"W 110.00'

S27°17'37"W 18.96'

S06°47'37"W 17.48'

N27°17'37"E 18.14'

N06°47'37"E 17.53'

N83°12'23"W 10.00'

S62°42'23"E 10.00'

S27°17'37"W 10.00'

N62°42'23"W 10.00'

S06°47'37"W 9.38'

S74°03'47"E 71.43'

S87°48'49"E 69.59'

S87°48'49"E 62.08'

S87°48'49"E 60.33'

N84°17'16"E 46.62'

S69°24'13"E 48.00'

S12°45'50"W 112.50'

S07°26'10"W 112.50'

S05°03'20"W 113.41'

S05°03'20"W 116.52'

S01°31'55"W 118.22'

S01°31'59"E 117.51'

S04°55'45"W 115.31'

S12°23'29"W 115.24'

S32°58'10"W 138.12'

S20°58'10"W 138.12'

S69°01'50"E 110.00'

S69°01'50"E 216.09'

S16°24'39"W 260.78'

N68°40'27"E 260.78'

N68°40'27"E 10.01'

N68°40'41"E 83.04'

N68°40'41"E 86.83'

N68°40'41"E 109.36'

S88°47'53"E 35.68'

N20°58'10"E 17.68'

S68°51'14"E 7.56'

N84°56'40"W 113.53'

N84°22'34"E 211.04'

N83°49'09"E 204.48'

N83°48'44"E 124.00'

S88°40'37"W 159.99'
S89°00'00"W 160.00'(P1)

N17°25'22"E 493.40'
N17°26'38"E 498.98'(P1)

N31°42'40"W 344.12'

N38°22'13"W 20.00'

S51°37'47"W 111.16'

N51°37'47"E 111.16'

S38°22'13"E 20.00'

N16°22'45"W 20.00'

S73°37'15"W 107.65'

N73°37'15"E 107.65'

S16°22'45"E 20.00'

N86°00'20"E 26.61'

S13°59'04"E 146.16'

S10°52'29"E 173.53'

S19°07'12"W 31.85'

N52°25'03"W 29.25'

S37°34'57"W 16.00'

S52°25'03"E 34.59'

S19°07'12"W 41.82'

N61°13'59"E 27.55'

N63°52'55"E 63.50'

S39°57'35"W 79.76'

S27°29'12"E 65.71'

S27°29'12"E 15.24'

S62°30'48"E 16.00'

S27°29'12"E 22.98'

N84°40'37"E 26.00'

S05°19'23"E 28.32'

N05°19'23"W 25.00'

N00°09'52"E 124.36'

S89°59'04"W 124.50'

S03°59'40"E 60.75'

S86°00'20"E 15.20'

N86°00'20"E 15.20'

S03°59'40"E 15.00'

S47°52'31"E 36.76'

S47°52'31"E 36.76'

S48°47'20"W 44.24'

S00°54'43"W 25.54'

N01°03'02"W 29.29'

S16°24'39"W 157.87'

S63°03'22"E 68.63'

S68°49'52"E 68.63'

S71°27'16"E 68.63'

S75°40'46"E 68.63'

N79°54'15"W 68.63'

S83°53'56"E 66.60'

S15°55'49"E 91.50'

N21°08'46"E 98.21'

N21°08'46"E 91.50'

S24°49'53"W 110.00'

S20°39'29"W 110.00'

S16°25'59"W 110.00'

S21°21'29"W 110.00'

S07°59'00"W 110.00'

S05°03'20"W 110.00'

S33°16'53"W 110.00'

S29°03'23"W 110.00'

S24°49'53"W 110.00'

S15°37'15"W 110.00'

S69°42'19"E 58.67'

S79°03'12"E 58.67'

S88°24'06"E 58.67'

N84°18'36"E 61.11'

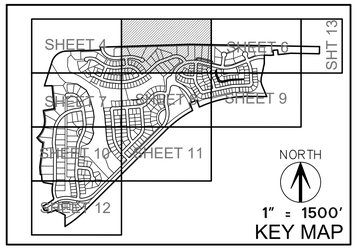
S05°37'26"E 110.00'

S03°04'33"E 110.00'

S06°16'21

KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SEE SHEET 2 FOR LINE & CURVE TABLES & LEGEND

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

0 25 50 100

1 inch = 50 ft.

REVISED

This is different from sheet 3

MONUMENT DESCRIBED AS FOUND 7/28/2016

add the full description of the found monument

1/4 CORNER SECTION 35 RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155 1993"

SW 1/4 SEC. 26, T.5S., R.66W., SIXTH P.M.

NW 1/4 SEC. 35, T.5S., R.66W., SIXTH P.M.

N. LINE NW 1/4 SEC. 35 N88°10'07"E 2594.73' (P2) N88°31'39"E 1876.44' (P2) N88°10'07"E 1876.25'

CITY OF CENTENNIAL / CITY OF AURORA

N88°10'07"E 1557.85' 22N88°10'07"E 222.54' N88°10'07"E 415.44' N88°10'07"E 407.73' N88°10'07"E 241.26'

1400.00' 1400.00' 25' 25' 28.00' U.E.

POINT ON LINE 1400.00'

414.14' 233.52' 37.36' N88°58'46"W 104.99'

TRACT U 300,271 SF 6.893 AC

LOT 5, BLOCK 3 ANTELOPE FILING NO. 2 REC. NO. 1628802

LOT 6, BLOCK 3 ANTELOPE FILING NO. 2 REC. NO. 1628802

LOT 7, BLOCK 3 ANTELOPE FILING NO. 2 REC. NO. 1628802

LOT 26, BLOCK 3 ANTELOPE FILING NO. 2 REC. NO. 1628802

LOT 27, BLOCK 3 ANTELOPE FILING NO. 2 REC. NO. 1628802

10.00' UTILITY EASEMENT REC. NO. B6034651

1 53,822 SF 1.236 AC

2 62,118 SF 1.426 AC

3 53,374 SF 1.225 AC

4 22,231 SF 0.510 AC

5 21,762 SF 0.500 AC

6 21,901 SF 0.503 AC

7 24,951 SF 0.573 AC

8 49,546 SF 1.137 AC

9 52,102 SF 1.196 AC

10 48,182 SF 1.106 AC

N22°46'43"W 180.72' (NR)

N25°01'27"E 256.80'

N04°44'10"W 43.72'

S41°41'10"W 201.80' 147.32'

69.20' 53.98'

N72°19'10"W 314.40' 245.20'

N18°32'59"W 201.82'

N21°50'30"W 219.26'

N37°00'22"W 171.30'

N41°33'15"E 147.27'

S43°20'21"E 155.68'

N20°32'23"W 50.00'

N00°12'48"E 184.74'

N01°34'05"W 201.49'

NORTH-SOUTH CENTER LINE SECTION 35

N00°11'14"E 305.10'

NOTED

This easement will need to be vacated/released prior to any building permits for these lots

30' FIRE LANE EASEMENT REC. NO. B2147808 TO BE RELEASED BY SEPARATE DOCUMENT

L=95.62' L=184.21' N48°34'07"E 104.17' (NR)

Δ=90°43'53" R=200.00' L=316.71'

Δ=76°04'16" R=15.00' L=19.92'

Δ=75°49'41" R=165.50' L=219.03'

L=104.39' L=114.64' L=105.82' L=52.93'

20.00' U.E. 6.00' G.E. 4.00' U.E. L62 L=12.11' 50.01' L=43.70'

N19°48'30"W 7.25' L=138.63' L=358.35' S81°36'15"W 221.77'

S88°52'50"W 50.01' Δ=14°48'07" R=500.00' L=129.17' L=40.78'

Δ=48°38'58" R=425.00' L=308.28' N80°53'04"E 105.71' 39.79' 7.80' N80°53'04"E 102.34'

C83 L=16.79' L=11.20' L=7.39'

S. LIVERPOOL WAY (64' PUBLIC ROW)

S03°33'12"W 63.23' 33.14' 63.23' S03°33'12"W 341.40'

N86°26'48"W 100.00' N86°01'47"E 131.55' N86°01'47"E 124.37'

TRACT X 52,342 SF 1.202 AC

1 6,323 SF 0.145 AC

2 6,420 SF 0.147 AC

3 6,257 SF 0.144 AC

4 6,038 SF 0.139 AC

5 8,311 SF 0.191 AC

6 6,059 SF 0.139 AC

7 5,690 SF 0.131 AC

8 5,796 SF 0.133 AC

9 6,411 SF 0.147 AC

10 6,393 SF 0.147 AC

S60°46'32"E 98.83' 57.00' 41.83' 57.00' 63.00' 64' 32' 32'

N86°26'48"W 100.00' N86°16'56"W 119.51' 56.51' 63.00'

15.50' U.E. L=15.94' L=19.85' L=219.72' 16' UE L=257.7' 92.63' 116.69' 100.80' 102.45' 99.93' 85.00' 30' 30'

Δ=45°03'31" R=392.00' L=308.28' Δ=177°37'28" R=220.00' L=68.86' Δ=250°37'44" R=45.00' L=196.76' R=45' L=70.37' L=81.52' L=17.50' 46.48' 48.00' 2.67' 2.11' 7.70' 8.88' 47.49' 55.14' 55.04' 36.66' L=2.25'

S. IRELAND WAY* (VARIABLE WIDTH PUBLIC ROW) S62°43'39"E 213.28' S28°31'18"E 93.54' S60°46'32"E 90.57' S68°21'10"E 74.66' S79°26'25"E 74.51' S04°56'53"W 100.00' S16°10'17"W 100.00' S27°24'50"W 100.19' S29°13'28"W 100.00' S07°49'48"W 100.19' S29°13'33"W 100.18' S03°33'12"W 100.18' S29°13'28"W 100.00' S29°13'28"W 116.69' S29°13'28"W 100.80' S04°41'49"E 92.63' S04°41'49"E 116.69' S29°13'28"W 102.45' S29°13'28"W 100.00'

E. DRY CREEK ROAD* (VARIABLE WIDTH PUBLIC ROW) N23°59'43"E 211.03'

E. IRISH PLACE* (60' PUBLIC ROW) N86°26'48"W 141.48'

Δ=25°40'16" R=251.00' L=112.46'

ADDED

show the easement width

SEE SHEET 6

SHEET 5 OF 14

S. IRELAND WAY* 64' WIDE PUBLIC ROW N84°22'34"E 211.04' 159.72' 122.72' N85°40'24"E 88.34' L=41.51' L=115.50' 48.04' L=73.00' 60' WIDE PUBLIC ROW

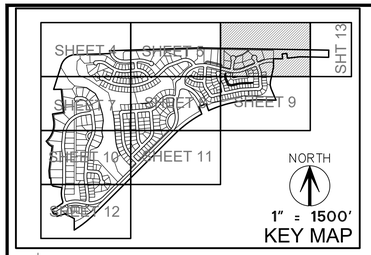
Δ=20°55'15" R=400.00' L=146.05' N74°42'11"W 48.04' Δ=15°05'20" R=400.00' L=105.34'

Δ=92°52'46" R=45.00' L=72.95' Δ=266°35'52" R=45.00' L=209.53' Δ=46°16'04" R=10.00' L=8.08' Δ=173°40'08" R=45.00' L=136.40'

S. JERICHO WAY (64' PUBLIC ROW) N05°37'26"W 95.15' 112.72' 11.35' N83°48'44"E 124.00' 62.00' 62.00' 10.00' U.E. S05°37'26"E 110.00' 112 6,820 SF 0.157 AC 113 6,773 SF 0.155 AC 4.00' U.E. 6.00' G.E. 47.15' 62.00' 64' 32' 32' C21 C22 C86 L=44.28' L=58.70' L=58.70' L=58.70

KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SEE SHEET 2 FOR LINE & CURVE TABLES & LEGEND

0 25 50 100

1 inch = 50 ft.

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

N 1/4 CORNER SECTION 35 RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155 1993"

SE 1/4 SEC. 26, T.5S., R.66W., SIXTH P.M.

NE 1/4 SEC. 35, T.5S., R.66W., SIXTH P.M.

CITY OF CENTENNIAL

CITY OF AURORA

S88°58'46"E 1359.65' N. LINE NW 1/4 NE 1/4 SEC. 35

E 1/16 CORNER SECTION 35 RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155 1985"

LOT 39, BLOCK 3 ARAPAHOE HEIGHTS SECOND FILING REC. NO. 1692057

LOT 38, BLOCK 3 ARAPAHOE HEIGHTS SECOND FILING REC. NO. 1692057

LOT 37, BLOCK 3 ARAPAHOE HEIGHTS SECOND FILING REC. NO. 1692057

TRACT C ARAPAHOE HEIGHTS SECOND FILING REC. NO. 1692057

LOT 36, BLOCK 3 ARAPAHOE HEIGHTS SECOND FILING REC. NO. 1692057

50' DRAINAGE EASEMENT REC. NO. 1692057

LOT 35, BLOCK 3 ARAPAHOE HEIGHTS SECOND FILING REC. NO. 1692057

NORTH-SOUTH CENTER LINE SECTION 35

TRACT U 300,271 SF 6.893 AC

TRACT U 300,271 SF 6.893 AC

10 48,182 SF 1.106 AC

11 45,166 SF 1.037 AC

12 46,921 SF 1.077 AC

13 49,160 SF 1.129 AC

14 21,839 SF 0.501 AC

15 22,188 SF 0.509 AC

16 48,135 SF 1.105 AC

17 22,166 SF 0.509 AC

18 23,671 SF 0.543 AC

19 22,802 SF 0.523 AC

20 29,910 SF 0.687 AC

21 44,845 SF 1.030 AC

TRACT-U

TRACT-HH 2,317 SF 0.053 AC

TRACT-II 8,410 SF 0.193 AC

TRACT-DD 19,347 SF 0.444 AC

TRACT-FF 55,805 SF

TRACT-GG 9,569 SF 0.220 AC

TRACT-JJ 42,794 SF 0.982 AC

TRACT-AA 78,817 SF 1.809 AC

TRACT-AA 78,817 SF 1.809 AC

1 6,323 SF 0.145 AC

2 6,420 SF 0.147 AC

3 6,257 SF 0.144 AC

4 6,414 SF 0.147 AC

5 7,846 SF 0.180 AC

6 9,573 SF 0.220 AC

7 8,898 SF 0.204 AC

TRACT X 2,342 SF

11 6,527 SF 0.150 AC

12 6,880 SF 0.158 AC

13 7,846 SF 0.180 AC

14 7,755 SF 0.178 AC

15 7,742 SF 0.178 AC

16 6,851 SF 0.157 AC

17 7,200 SF 0.165 AC

18 8,420 SF 0.193 AC

19 6,679 SF 0.153 AC

20 5,865 SF 0.135 AC

21 6,185 SF 0.142 AC

22 5,946 SF 0.136 AC

23

24 6,512 SF 0.149 AC

25 5,700 SF 0.131 AC

26 5,718 SF 0.131 AC

27 5,866 SF 0.135 AC

28 6,016 SF 0.138 AC

29 5,700 SF 0.131 AC

30 5,700 SF 0.131 AC

31 5,700 SF 0.131 AC

32 5,700 SF 0.131 AC

33 7,348 SF 0.169 AC

34 6,461 SF 0.148 AC

35 5,990 SF 0.138 AC

36 5,713 SF 0.131 AC

37 6,050 SF 0.139 AC

38 7,330 SF 0.168 AC

39 6,635 SF 0.152 AC

40 7,501 SF 0.172 AC

41 5,949 SF 0.137 AC

42 6,247 SF 0.143 AC

43 5,648 SF 0.130 AC

44 6,211 SF 0.143 AC

45 6,203 SF 0.142 AC

46 5,722 SF 0.131 AC

47 13,063 SF 0.300 AC

48 9,997 SF 0.230 AC

49 6,935 SF 0.159 AC

36 8,048 SF 0.185 AC

37 5,980 SF 0.137 AC

38 5,928 SF 0.136 AC

39 5,700 SF 0.131 AC

40 5,700 SF 0.131 AC

41 15,579 SF 0.358 AC

S. MALTA CT. * (64' PUBLIC ROW)

S. NEPAL CT. * (64' PUBLIC ROW)

S. MAYAYA CT. * (60' PUBLIC ROW)

E. DRY CREEK ROAD * (62' PUBLIC ROW)

S. LIVERPOOL WAY * (64' PUBLIC ROW)

E. IRISH CIR. (PRIVATE)

E. JAMISON PLACE * (64' PUBLIC ROW)

S. NEPAL COURT * (64' PUBLIC ROW)

NOTED

This easement will need to be vacated/released prior to any building permits for these lots

30' FIRE LANE EASEMENT REC. NO. B2147808 TO BE RELEASED BY SEPARATE DOCUMENT

delete "private" - no private easement may be dedicated on a public plat

REMOVED

ADDED

show the easement width

delete "R.E." - no private easement may be dedicated on a public plat

ADDED "BY SEPARATE DOCUMENT"

REMOVED PER COMMENTS

REVISED

these distances should add up to the same total

REVISED DISTANCES

text overlap

SEE SHEET 5

SEE SHEET 9

SEE SHEET 13

SHEET 6 OF 14

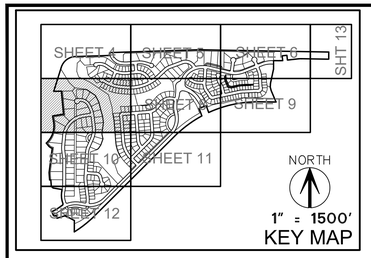
AZTEC CONSULTANTS, INC.

300 East Mineral Avenue Suite 1 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
www.azteconsultants.com

AzTec Proj. No.: 99915-01

KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SEE SHEET 2 FOR LINE & CURVE TABLES & LEGEND

SEE SHEET 4

EXPANDED VIEW PORT TO SHOW ALL OF EASEMENT AS IT IS LABELLED EAST OF HERE

label this easement

TRACT MM
30,492 SF
0.700 AC

TRACT K
803,530 SF
18.447 AC

TRACT-B
54,280 SF
1.246 AC

TRACT-C
11,048 SF
0.254 AC

TRACT-D
16,887 SF
0.388 AC

TRACT E
449 SF
.01 AC

TRACT N
192,586 SF
4.421 AC
A DRAINAGE EASEMENT IN ITS ENTIRETY

TRACT O
104,158 SF
2.391 AC
A DRAINAGE EASEMENT IN ITS ENTIRETY

20.00' DRAINAGE & UTILITY EASEMENT BOOK 6232, PAGE 527

40.00' IREA EASEMENT BOOK 2062 PAGE 363

IREA EASEMENT BOOK 877 PAGES 274 & 276

S. HIMALAYA WAY* (60' PUBLIC ROW)

S. HALIFAX WAY* (64' PUBLIC ROW)

S. HIMALAYA WAY* (64' PUBLIC ROW)

S. JEBEL WAY* (64' PUBLIC ROW)

*S. HIMALAYA CIR. (PRIVATE)

E. LONG AVENUE* (FKA: NO. 184.357)

CITY OF CENTENNIAL

LOT 20, BLOCK 4 CHENANGO FILING NO. 3 BOOK 38, PAGE 66

CHENANGO FILING NO. 3 BOOK 38, PAGE 66

BLOCK 3

BOOK 38, PAGE 66

NE 1/4 SEC. 34, T.5S., R.66W., SIXTH P.M.

NW 1/4 SEC. 35, T.5S., R.66W., SIXTH P.M.

1 inch = 50 ft.

1	7	13	19
2	8	14	20
3	9	15	21
4	10	16	22
5	11	17	
6	12	18	

57	58	59	60
61	62	89	90
91	92	93	

ADDED BLOCK NUMBER

SEE SHEET 10

SEE SHEET 8

FOR REVIEW

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC.
300 East Mineral Avenue Suite 1 Littleton, Colorado 80122
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AzTec Proj. No.: 99915-01

KINGS POINT SUBDIVISION FILING NO. 2

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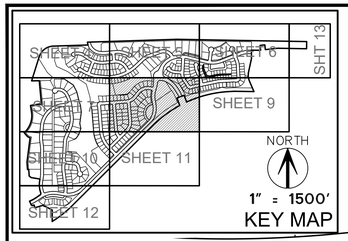

SEE SHEET 2 FOR LINE & CURVE TABLES & LEGEND

SEE SHEET 5

SEE SHEET 5

E. JAMISON DRIVE * (64' PUBLIC ROW)

E. DRY CREEK (VARIABLE WIDTH PUBLIC ROW)

E. IRISH PLACE * (60' PUBLIC ROW)

S. IRELAND WAY (VARIABLE WIDTH PUBLIC ROW)

E. KINGS POINT DRIVE * (VARIABLE WIDTH PUBLIC ROW)

E. MORRAINE DRIVE (64' PUBLIC ROW)

E. KIRK CIR. * (PRIVATE)

S. JERICHO STREET * (64' PUBLIC ROW)

E. KILLARNEY STREET * (64' PUBLIC ROW)

E-470 PUBLIC HIGHWAY (VARIABLE WIDTH RIGHT-OF-WAY) REC. NO. A9166936

TRACT N
192,586 SF
4.421 AC
A DRAINAGE EASEMENT IN ITS ENTIRETY

TRACT-P
219,447 SF
5.038 AC

TRACT-R
54,126 SF
1.243 AC

TRACT-Q
5,154 SF
0.118 AC

TRACT-KK
133,111 SF
3.056 AC

TRACT EE
87,948 SF
2.019 AC

TRACT J
311,551 SF
7.152 AC

NW 1/4 SEC. 35, T.5S., R.66W., SIXTH P.M.

Label Tract

ADDED LABEL

add Tract designation

ADDED LABEL

ADDED "BY SEPARATE DOCUMENT"

delete "R.E." - no private easement may be dedicated on a public plat

show easement width

ADDED

show easement width

ADDED

text overlap

MOVED LABEL

Lane.

REMOVED PER OTHER COMMENTS

add bearing here.

ADDED

FOR REVIEW

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

SEE SHEET 7

SEE SHEET 9

SEE SHEET 11

SHEET 8 OF 14

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AzTec Proj. No.: 99915-01

1 inch = 50 ft.

KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 6

SEE SHEET 8

S. LIVERPOOL WAY (64' PUBLIC ROW)

S. MAYLAYA CT.* (64' PUBLIC ROW)

E. JAMISON PLACE* (64' PUBLIC ROW)

S. NEPAL COURT* (64' PUBLIC ROW)

S. IRELAND WAY* (VARIABLE WIDTH PUBLIC ROW)

TRACT X 57,025 SF 1.309 AC

TRACT-BB 145,373 SF 3.337 AC

TRACT-AA 78,817 SF 1.809 AC

TRACT-Z 43,061 SF 0.989 AC

TRACT-CC 20,704 SF 0.475 AC

show easement width — ADDED

text overlap — REVISED

add street name — ADDED

add Tract designation — ADDED

SEE DETAIL-B ON THIS SHEET

E-470 PUBLIC HIGHWAY (VARIABLE WIDTH RIGHT-OF-WAY) REC. NO. A9166936

IRELAND WAY SUBDIVISION FILING NO. 2 REC. NO. B4032383

NE 1/4 SEC. 35, T.5S., R.66W., SIXTH P.M.

LOT 1, BLOCK 1 KINGS POINT SUBDIVISION FILING NO. 3 REC. NO. B2187150 (NOT A PART)

DETAIL-B
SCALE: 1" = 20'

SHEET 9 OF 14

SEE SHEET 2 FOR LINE & CURVE TABLES & LEGEND

1" = 1500' KEY MAP

1 inch = 50 ft.

FOR REVIEW

COLORADO LICENSED DEREK S. BROWN PROFESSIONAL LAND SURVEYOR 38064

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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300 East Mineral Avenue Suite 1 Littleton, Colorado 80122
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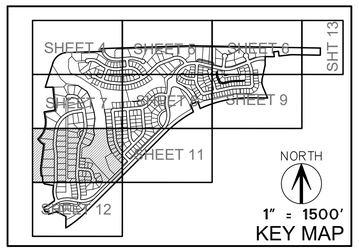
KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SEE SHEET 2 FOR LINE & CURVE TABLES & LEGEND

SEE SHEET 7

SEE SHEET 7

SEE SHEET 11

0 25 50 100
1 inch = 50 ft.

CHENANGO FILING NO. 3 BOOK 38, PAGE 66
BLOCK 3
7
CITY OF CENTENNIAL

TRACT-B 54,280 SF 1.246 AC

E. LONG AVENUE * (REC. NO. 1845351)
Δ=57°30'50" R=460.00' L=461.83'
N41°48'24"W (RADIAL)
Δ=73°30'47"(PI) R=460.00'(PI) L=589.88'(PI)
N32°39'26"E 24.60'(PI)
L=226.08'
N84°36'34"W 275.64'
N81°05'34"W 185.03'
26.26'
26.00' U.E.
S81°11'51"E 58.15'
S01°26'04"E 133.56'
L=223.88'
25'
DRAINAGE & UTILITY EASEMENT
51.29'
25'
Δ=45°36'15" R=125.00' L=99.49'
N35°49'17"W 74.46'
E. GIBRALTER CT. * (BOOK 38, PAGE 66)
3
Δ=35°43'58" R=150.00' L=93.55'
N15°26'47"E (RADIAL)
50' ROW
50.38'
144.77'
139.63'
S16°33'17"W 10.03'
label this area
ADDED
5 46,984 SF 1.079 AC
6 43,566 SF 1.000 AC
4 43,662 SF 1.002 AC
3 43,604 SF 1.001 AC
BLOCK 4
CITY OF CENTENNIAL
ADMINISTRATIVE REPLAT OF LOTS 3 & 4, BLOCK 4 CHENANGO FILING NO. 3 BOOK 103, PAGE 55
4
N07°20'38"E 514.14' (RECORD)
N07°20'38"E 535.14'
188.21'
178.40'
25'
20.00' U.E. & D.E.
N89°50'08"W 257.50'
TRACT-B 54,280 SF 1.246 AC
23.78'
20.00' D.E. & U.E.
N82°56'33"E 198.34'
8.00'
16.00' U.E. & D.E.
20.00' U.E. & D.E.
4.00' U.E.
8.00'
43.16'
98.53'
140.08'
73.94'
177.00'
S. HALIFAX WAY * (64' PUBLIC ROW)
N00°09'52"E 528.34'
N03°27'04"W 703.27'
N05°23'26"E 199.73'
Δ=75°50'28" R=470.00' L=621.74'
Δ=12°26'54" R=500.00' L=108.63'
Δ=7°13'9" R=350.00' L=44.12'
SEE SHEET 7
N89°50'08"W 176.17'(NR)
11 21,845 SF 0.501 AC
N89°50'08"W 189.29'
10 21,973 SF 0.504 AC
N89°50'08"W 199.62'
10.86'
9 22,163 SF 0.509 AC
N89°50'08"W 199.13'(NR)
L=2.30'
8 21,878 SF 0.502 AC
N89°50'08"W 184.69'
7 21,798 SF 0.500 AC
N89°50'08"W 188.83'
4.00' U.E.
N89°50'08"W 178.00'
6 21,805 SF 0.501 AC
10.00' U.E.
6.00' G.E.
4.00' U.E.
N89°50'08"W 178.00'
5 21,805 SF 0.501 AC
N89°50'08"W 178.00'
6.00' G.E.
44.37'
75.40'
113.47'
159.69'
119.00'
113.00'
40.04'
64'
32' 32'
44.53'
54.18'
80.62'
122.50'
TRACT C 11,048 SF 0.254 AC
110.00'
114.00'
TRACT E 128,449 SF 2.949 AC
142.63'
40.00' IREA EASEMENT BOOK 2062 PAGE 363
IREA EASEMENT BOOK 877 PAGES 274 & 276
109.00'
115.00'
117.63'
123.00'
130.00'
is this right?
REVISED
N00°09'52"E 1311.22'(NR)
N00°09'52"E 1311.22'
N00°09'52"E 1231.00'
N00°09'52"E 1311.22'
133.39'
N00°09'52"E 1311.22'(NR)
N83°01'01"E 124.15'
N83°01'01"E 117.61'
8.00' U.E.
N42°15'06"W 182.70'
17 31,481 SF 0.723 AC
10.00' U.E.
* S. HIMALAYA CIR. (PRIVATE)
N76°59'56"W 210.33'
18 24,733 SF 0.568 AC
SEE DETAIL THIS SHEET
S24°27'08"W 107.38'
Δ=147°48'42" R=160.00' L=412.79'
L=101.30'
L=70.35'
L=92.19'
L=99.26'
S13°23'59"W 58.99'
S06°45'08"W 113.83'
Δ=85°54'17" R=10.00' L=14.99'
S.T.
L=117.30'
L=74.38'
L=134.88'
Δ=36°42'20" R=19.00' L=12.17'
S07°47'07"W 10.45'
4.00' U.E.
6.00' G.E.
Δ=14°04'47" R=75.00' L=18.43'
L=111.85'
L=55.42'
N89°50'08"W 225.78'(NR)
IREA EASEMENT BOOK 877 PAGES 274 & 276
Δ=78°20'04" R=10.00' L=13.67'
19 28,438 SF 0.653 AC
4.00' U.E.
L=12.87'
N89°50'08"W 218.65'(NR)
10.00' U.E.
6.00' G.E.
20 22,245 SF 0.511 AC
N89°50'08"W 195.85'
21 22,119 SF 0.508 AC
N89°50'08"W 188.83'
4.00' U.E.
22 21,791 SF 0.500 AC
N89°50'08"W 181.66'
4.00' U.E.
6.00' G.E.
23 21,883 SF 0.502 AC
N89°50'08"W 174.16'
24 22,126 SF 0.508 AC
N89°50'08"W 166.23'
5.00' U.E.
40.00' IREA EASEMENT BOOK 2062 PAGE 363
L=103.90'
Δ=20°09'05" R=300.00' L=105.51'
L=84.48'
7.98'
77.15'
129.09'
L=40.24'
L=66.59'
L=144.86'
L=117.30'
L=74.38'
L=268.68'
Δ=30°47'17" R=500.00'
N89°11'01"W 141.61'
N07°21'43"E 91.71'
N12°17'02"W 104.40'
N12°17'02"W 104.28'
N73°34'56"W 180.83'
22 24,444 SF 0.561 AC
10.00' U.E.
6.00' G.E.
23 21,835 SF 0.501 AC
TRACT MM 30,492 SF 0.700 AC
N19°33'30"E 136.37'
N19°33'30"E 132.26'
N66°11'42"W 184.71'
4.00' U.E.
10.00' U.E.
24 21,923 SF 0.503 AC
N49°15'12"E 27.36'
N70°56'29"E 31.04'
14.70'
N66°11'42"W 150.18'
5.00' U.E.
22.18'
N49°15'12"E 30.63'
N53°49'59"E 84.56'
N53°49'59"E 87.17'
TRACT I 140,270 SF 3.220 AC
134.61'
N70°56'29"E 156.80'
20.00' DRAINAGE & UTILITY EASEMENT BOOK 6232, PAGE 527
TRACT K 803,530 SF 18.447 AC
N03°39'14"E 209.73'
212.62'
ADDED
add width
N86°20'46"W 171.15'
N86°20'46"W 120.00'
S03°39'14"W 76.00'
25 7,440 SF 0.171 AC
62.00'
10.00' U.E.
4.00' U.E.
N86°20'46"W 120.00'
6.00' G.E.
26 7,440 SF 0.171 AC
N86°20'46"W 65.05'
N80°10'33"W 53.74'
N67°50'07"W 53.74'
N74°47'01"W 612.58'
N45°31'45"E 24.92'
S53°28'15"W 84.13'
S36°31'45"E 26.00'
60.15'
68.85'
26' U.E.
S36°31'45"E 26.00'
S53°28'15"W 84.13'
5.00' U.E.
27 8,592 SF 0.197 AC
28 7,806 SF 0.179 AC
29 9,718 SF 0.223 AC
S03°39'14"W 72.00'
S03°39'14"W 120.00'
N28°20'06"E 120.00'
DRAINAGE EASEMENT
105.00'
65.05'
56.00'
30'
N86°20'46"W 217.05'
E. CANYON PLACE * (VARIABLE WIDTH PUBLIC ROW)
N83°56'06"W 120.21'
70.06'
35.12'
Δ=73°30'07" R=60.00' L=230.43'
Δ=68°19'20" R=65.00' L=77.51'
S.T.
N03°39'14"E 84.93'
N86°20'46"W 52.68'
N06°08'34"E 25.72'
15.03'
20.02'
39.93'
110.16'
110.78'
S. HIMALAYA WAY * (64' PUBLIC ROW)
N03°39'14"E 438.62'
TRACT I 140,270 SF 3.220 AC

DETAIL
1" =30'

NORTH

SEE SHEET 12

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR
FOR REVIEW
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC.
300 East Mineral Avenue Suite 1 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 99915-01

KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 8

SEE SHEET 8

SEE SHEET 10

SEE SHEET 12

S. JEBEL WAY (64' PUBLIC ROW)

S. JERICHO STREET (64' PUBLIC ROW)

E. KILLARNEY STREET* (64' PUBLIC ROW)

E. KINGS POINT DRIVE* (55' PUBLIC ROW)

TRACT O
104,158 SF
2.391 AC
A DRAINAGE EASEMENT IN ITS ENTIRETY

TRACT J
311,551 SF
7.152 AC

TRACT S-18,399 SF-0.422 AC

NW 1/4 SEC. 35, T.5S., R.66W., SIXTH P.M.

E-470 PUBLIC HIGHWAY (VARIABLE WIDTH RIGHT-OF-WAY) REC. NO. A9166936

75.00' E-470 MULTI-USE EASEMENT RECEPTION NO. A9166936

REMOVED

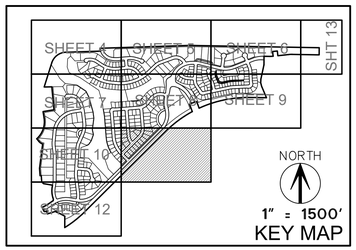
REMOVED

(SEE DETAIL-B ON SHEET 13)

(SEE DETAIL-C ON SHEET 13)

0 25 50 100

1 inch = 50 ft.



SEE SHEET 2 FOR LINE & CURVE TABLES & LEGEND

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR

FOR REVIEW

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KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 10

SEE SHEET 11

TRACT-B
54,280 SF
1.246 AC

CITY OF CENTENNIAL

BLOCK 4
4

ADMINISTRATIVE REPLAT OF LOTS 3 & 4, BLOCK 4, CHENANGO FILING NO. 3 BOOK 103, PAGE 55

N07°20'38"E 535.15'

N89°50'08"W 257.50'

20.00' U.E. & D.E.

20.00' D.E. & U.E.

23.78'

N04°19'21"W 154.23'

N04°19'21"W 152.88'

147.86

171.00'

N89°50'08"W 248.90'

N89°36'13"E 2661.01' S. LINE NE 1/4 SEC. 34

S89°56'09"W 2661.15'(M)

S89°56'09"W(M)

S88°25'33"W 25.03'

5.02'

TRACT W
KINGS POINT SUBDIVISION FILING NO. 1
REC. NO. _____

TO BE ADDED WHEN KNOWN

N04°19'21"W 136.69'

106.40'

20.00' D.E. & U.E.

N49°19'21"W 51.19'

N80°34'31"W 189.48'

NE 1/4 SEC. 34, T.5S., R.66W., SIXTH P.M.

N09°25'29"E 42.20'

64'

32'

32'

Δ=25°40'12"
R=482.00'
L=215.95'

N16°14'44"W 47.11'

10.46'

N21°49'40"E 31.49'

Δ=3°21'35"
R=537.00'
L=31.49'

C90

N55°28'37"E 101.25'

TRACT-LL
1,839 SF
0.042 AC

(SEE DETAIL-A ON SHEET 13)

Δ=10°51'49"
R=463.00'
L=87.79'

N66°20'26"E 42.09'

6.00'

E. KINGS POINT PARKWAY
(66' PUBLIC ROW)

REC. NO. _____

N23°46'59"W 86.01'

41.94'

18.01'

N59°17'39"W 24.00'

N16°19'10"W 61.00'

S74°28'49"W 40.00'

TRACT AA
KINGS POINT SUBDIVISION FILING NO. 1
REC. NO. _____

TO BE ADDED WHEN KNOWN

SE 1/4 SEC. 34, T.5S., R.66W., SIXTH P.M.

TRACT MM
KINGS POINT SUBDIVISION FILING NO. 1
REC. NO. _____

TO BE ADDED WHEN KNOWN

TRACT-H
22,166 SF
0.509 AC

S72°31'43"W 173.23'

N58°56'08"W 41.89'

S80°40'12"W 11.76'

N62°06'45"W 170.48'

TRACT BB
KINGS POINT SUBDIVISION FILING NO. 1
REC. NO. _____

E. KINGS POINT DRIVE
(62' PUBLIC ROW)

S. HALIFAX WAY
(64' PUBLIC ROW)

N00°09'52"E 528.34'

N89°50'08"W 178.00'

6.00' G.E.

2
43,652 SF
1.002 AC

4
21,805 SF
0.501 AC

3
21,782 SF
0.500 AC

1
44,403 SF
1.019 AC

2
21,934 SF
0.504 AC

1
23,191 SF
0.532 AC

N00°09'52"E 1231.00'

TRACT E
128,449 SF
2.949 AC

TRACT-C
11,048 SF
0.254 AC

40.00' IREA EASEMENT BOOK 2062 PAGE 363

W 1/4 CORNER SECTION 35 RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155 1993"

N89°50'08"W 166.23'

N89°50'08"W 178.00'

N00°09'52"E 10.78'

S89°50'08"E 169.93'

92.22'

77.71'

16.18'

5.00' U.E.

10.00' U.E.

40.00' IREA EASEMENT REC. NO. 84209787

L=6.58'

N89°37'34"E 179.10'(NR)

is this right?

REMOVED

N89°37'34"E 195.45'

N89°37'34"E 205.64'

IREA EASEMENT BOOK 877 PAGES 274 & 276

W. LINE SW 1/4 SEC. 35

S00°07'16"W 2643.20'

N00°22'26"W 342.76'

N00°22'26"W 429.81'

N00°22'26"W 429.65'

TRACT E
128,449 SF
2.949 AC

40.00' IREA EASEMENT REC. NO. 84209787

Δ=87°31'32"
R=20.00'
L=30.55'

(SEE DETAIL-B ON SHEET 13)

6.00' G.E.

S.E.

where?

REVISED

L=268.97'

L=300.96'

N25°07'23"W 27.68'

Δ=43°53'23"
R=500.00'
L=383.01'

4.00' U.E.

S.E.

TRACT-F
39,314 SF
0.903 AC

(SEE DETAIL-B ON SHEET 13)

L=307.51'

S.T.

Lane.

57.70'

REMOVED PER OTHER COMMENTS

41.00' PUBLIC/FIRE ACCESS & UTILITY EASEMENT

* E. NICHOLS CIR. (PRIVATE)

N80°08'11"E 64.02'

L=10.57'

L=55.46'

C47

L=31.62'

27.55'

L=45.34'

L=40.02'

C48

L=49.84'

N79°41'25"W 113.25'

63.00'

37.54'

L=47.47'

C49

L=47.47'

L=5.60'

N78°24'26"W 120.00'

S30°28'49"W 61.13'

S30°08'49"W 61.94'

S45°08'54"E 335.56'

(SEE DETAIL-D ON SHEET 13)

16' UE

4.00' U.E.

10.00' U.E.

1
11,600 SF
0.266 AC

2
9,993 SF
0.229 AC

3
8,585 SF
0.197 AC

4
7,554 SF
0.173 AC

5
7,560 SF
0.174 AC

6
8,054 SF
0.185 AC

7
9,999 SF
0.230 AC

8
9,999 SF
0.230 AC

N55°47'11"E 120.00'

S44°39'59"E 71.12'

S65°34'17"E 71.12'

47.70'

23.42'

S84°08'07"E 55.31'

N13°58'33"E 120.00'

N09°59'49"W 120.00'

N00°04'38"E 120.21'(NR)

N00°04'38"E 121.94'

N00°04'38"W 120.00'(NR)

N00°04'38"E 662.75'

N00°04'38"E 637.64'

N81°59'13"E 53.56'

N80°57'19"E 61.00'

N81°05'05"W 62.74'

N79°41'25"W 63.00'

S81°28'42"E 37.20'

N88°37'05"E 37.25'

S58°03'14"W 285.54'

N74°13'06"E 60.96'

N56°19'31"E 60.96'

N38°26'56"E 60.96'

N20°32'22"E 60.96'

N59°31'11"W 16.00'

L=22.74'

L=47.47'

TRACT-G
60,243 SF
1.383 AC

IREA EASEMENT BOOK 877 PAGES 274 & 276

40.00' IREA EASEMENT REC. NO. 84209787

40.00' U.E.

N41°06'06"W (RAD.)

S48°53'54"W 95.13' (MEAS)

N03°39'14"E 84.93'

S.T.

Δ=10°50'46"
R=500.00'
L=94.65'

N86°20'46"W 217.05'

E. CANYON PLACE *
(VARIABLE WIDTH PUBLIC ROW)

N83°56'06"W 120.21'

N86°20'46"W 52.68'

N06°08'34"E 25.72'

15.03'

20.05'

39.93'

Δ=73°30'17"
R=100.00'
L=128.29'

Δ=69°18'20"
R=6.00'
L=7.31

39
9,773 SF
0.224 AC

38
8,253 SF
0.189 AC

37
10,970 SF
0.252 AC

N03°39'14"E 119.37'

N03°39'14"E 116.42'

S03°39'14"W 133.55'

70.06'

35.12'

N15°36'46"W 75.69'

78.16'

70.00'

118.68'

N86°20'46"W 121.59'(NR)

N86°20'46"W 145.25'

L=23.31'

5.00' U.E.

8.00' U.E.

40
9,823 SF
0.226 AC

36
10,046 SF
0.231 AC

C51

L=34.87'

N12°50'30"W 133.69'

E. CANYON PLACE *
(VARIABLE WIDTH PUBLIC ROW)

S07°11'32"E 72.77'

70.40'

69.98'

S87°07'19"E 129.76'

R=55'

L=42.17'

S82°48'28"W 120.00'

N82°49'44"W 133.69'

TRACT I
140,270 SF
3.220 AC

S66°37'05"W 20.00'

S23°22'55"E 22.92'

S23°22'55"E 14.12'

S69°56'45"W 80.78'

S69°56'45"W 104.50'

20' UE

4.08'

20.16'

27.51'

30

S37°11'59"E 514.54'

S77°09'30"W 120.00'

30
10,640 SF
0.244 AC

5.00' U.E.

4.00' U.E.

L=26.98'

S53°14'40"W 133.69'

74.94'

S37°14'32"E 141.15'

16.00' U.E.

10.00' U.E.

31
11,191 SF
0.257 AC

32
11,191 SF
0.257 AC

33
11,191 SF
0.257 AC

34
17,672 SF
0.406 AC

35
12,879 SF
0.296 AC

42
7,440 SF
0.171 AC

43
7,440 SF
0.171 AC

44
7,607 SF
0.175 AC

45
7,742 SF
0.178 AC

S82°48'28"W 120.00'

N48°57'05"E 164.06'

N38°54'08"W 133.69'(NR)

N05°01'29"E 133.69'(NR)

N73°03'41"E 141.15'

N82°26'09"E 141.99'

S07°11'32"E 42.95'

8.93'

L=22.53'

S84°47'16"W 119.68'

1.96'

L=27.35'

N88°38'10"E 121.63'

S89°22'11"W 117.68'

S00°37'49"E 17.90'

DRAINAGE EASEMENT

Δ=6°33'44"
R=652.00'
L=74.67'

TRACT I
140,270 SF
3.220 AC

TRACT J
311,551 SF
7.152 AC

N42°47'01"W 612.58'

20.00' DRAINAGE & UTILITY EASEMENT BOOK 6232, PAGE 527

N49°26'17"W 16.00'

N40°33'43"E 72.13'

N49°26'17"W 16.00'

S40°33'43"W 72.13'

92.28'

87.45'

155.18'

N44°51'06"W 156.99'

DRAINAGE EASEMENT

add easement line.

ADDED LINEWORK

E. KINGS POINT DRIVE *
(55' PUBLIC ROW)

S45°08'54"W 1000.02'

424.76'

55'

33'

22'

4.00' U.E.

6.00' G.E.

E-470 MULTI-USE EASEMENT RECEPTION NO. A9166936

S45°08'54"W 2520.85' (MEAS)

E-470 PUBLIC HIGHWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
REC. NO. A9166936

75.00' E-470 MULTI-USE EASEMENT RECEPTION NO. A9166936

TRACT J
311,551 SF
7.152 AC

SW 1/4 SEC. 35, T.5S., R.66W., SIXTH P.M.

0 25 50 100

1 inch = 50 ft.

add Tract designation

ADDED

UNPLATTED

S64°42'39"W 126.34'

N00°04'38"E 238.65'

TRACT J
311,551 SF
7.152 AC

IREA EASEMENT BOOK 877 PAGES 274 & 276

40.00' IREA EASEMENT REC. NO. 84209787

Δ=09°45'19"
R=2441.83'
L=364.67'
R=2441.83'(TOT)

SE CORNER SECTION 34 RECOVERED NO. 6 REBAR WITH 3-1/4"ALUMINUM CAP STAMPED "PLS 13155"

NORTH

1" = 50'

DETAIL

SHEET 4 | SHEET 5 | SHEET 6 | SHT 13
SHEET 7 | SHEET 8 | SHEET 9
SHEET 10 | SHEET 11

NORTH

1" = 1500'

KEY MAP

SEE DETAIL-THIS SHEET

SEE SHEET 2 FOR LINE & CURVE TABLES & LEGEND

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

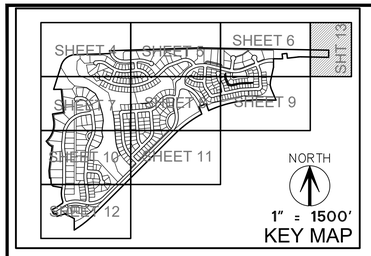
AZTEC CONSULTANTS, INC.

300 East Mineral Avenue Suite 1 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
www.aztecconsultants.com

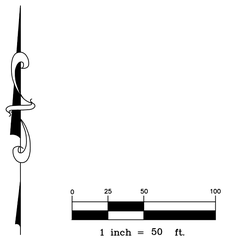
AzTec Proj. No.: 99915-01

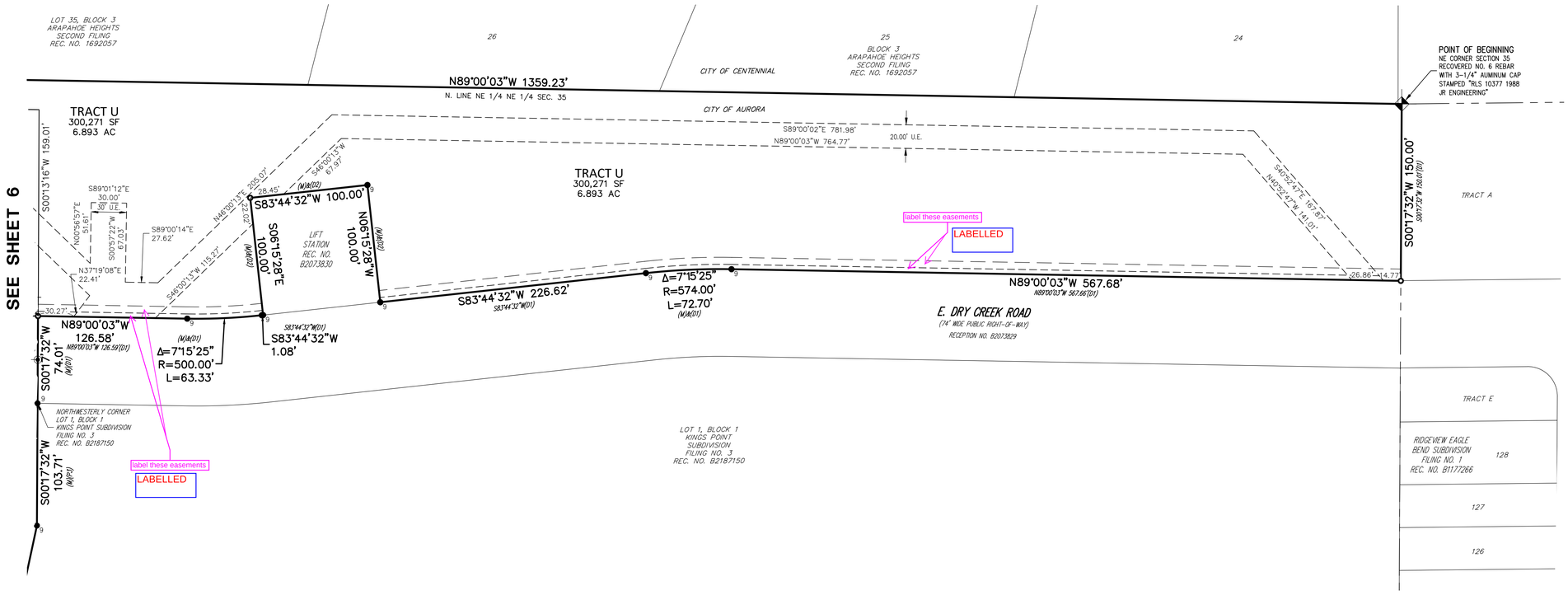
KINGS POINT SUBDIVISION FILING NO. 2

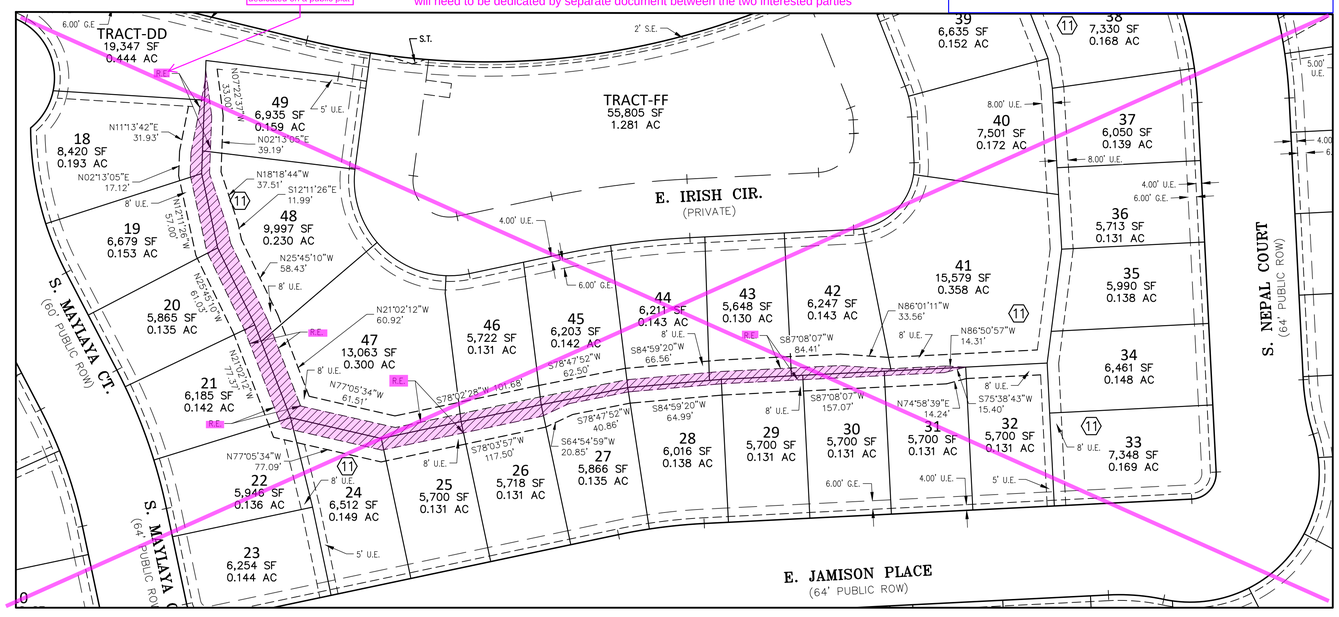
TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SEE SHEET 2 FOR LINE & CURVE TABLES & LEGEND







This Retaining Wall easement cannot be dedicated on or by this plat - it is a private easement and will need to be dedicated by separate document between the two interested parties

ADDED "BY SEPARATE DOCUMENT" THE EASEMENT STILL NEEDS TO B ACCOUNTED FOR AS IT PUSHES THE UTILITY EASEMENT AWAY FROM A STANDARD OFFSET.

RETAINING WALL EASEMENT SEE NOTE NO. 14

NORTH

1" =50'

DETAIL-E

COLORADO LICENSED
ROBERT S. BROWN
PROFESSIONAL LAND SURVEYOR
38064
FOR REVIEW
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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KINGS POINT SUBDIVISION FILING NO. 2

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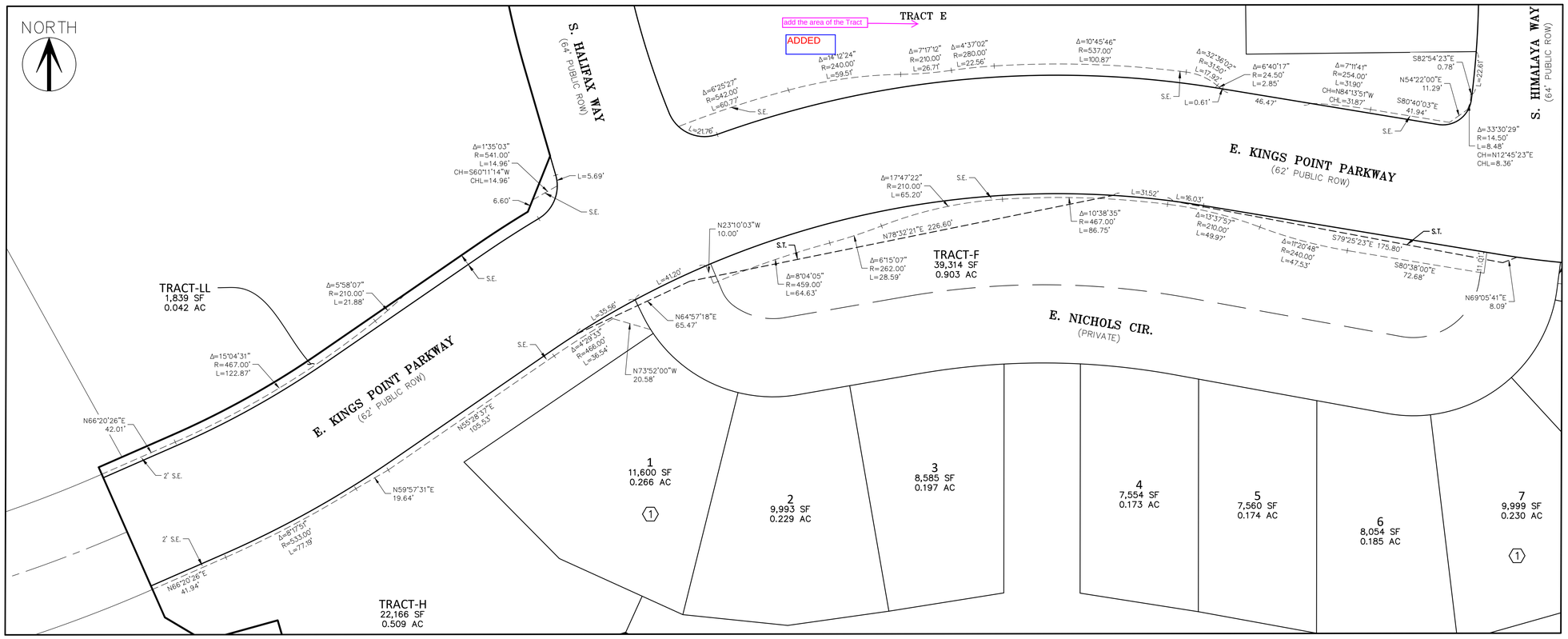
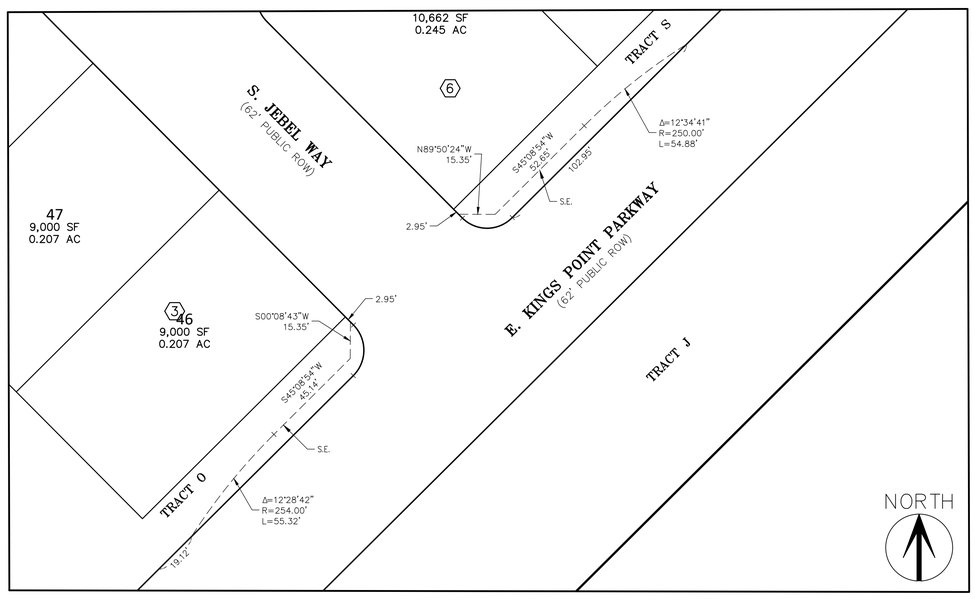


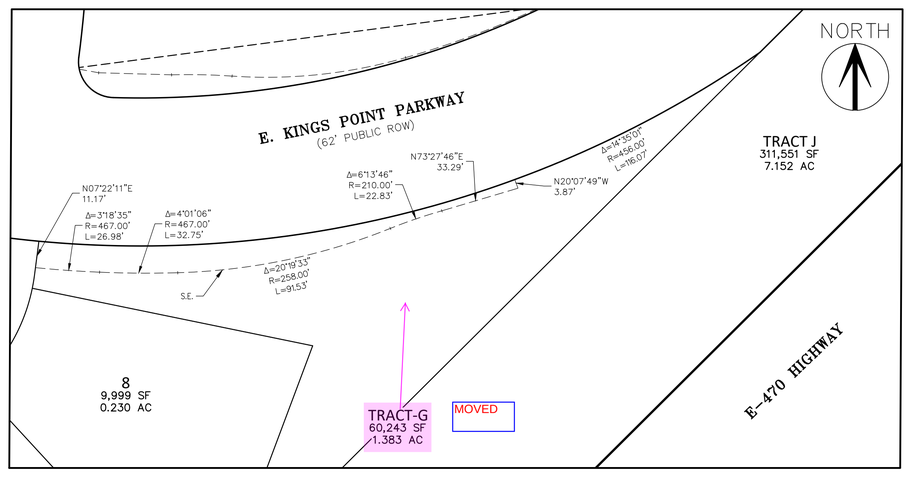
1" =30'

DETAIL-B



1" =30'

DETAIL-C



1" =30'

DETAIL-D

COLORADO LICENSED DENISE S. BROWN 38064 PROFESSIONAL LAND SURVEYOR

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

S.E. = SIDEWALK EASEMENT

SHEET 14 OF 14

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NOT FOR CONSTRUCTION

KINGS POINT No. 2

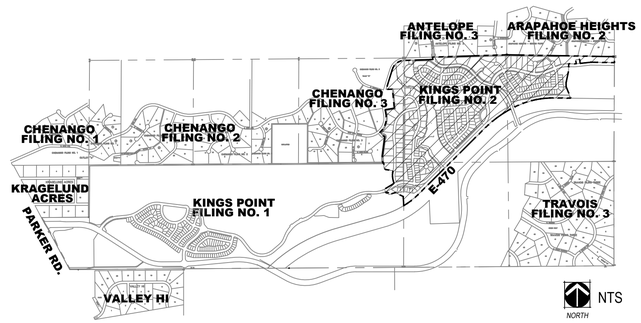
CONTEXTUAL SITE PLAN WITH WAIVERS

AURORA, COLORADO

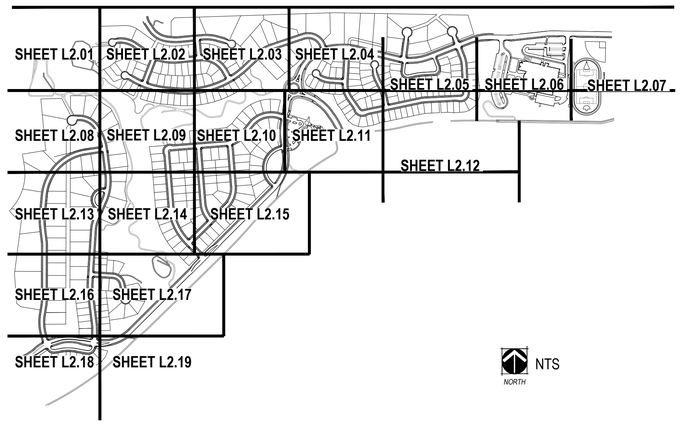
SHEET INDEX

L1.01	LANDSCAPE COVER SHEET	L2.12	LANDSCAPE PLAN
L1.02	LANDSCAPE NOTES & PLANT LIST	L2.13	LANDSCAPE PLAN
L1.03	LANDSCAPE TABLES	L2.14	LANDSCAPE PLAN
L1.04	LANDSCAPE TABLES	L2.15	LANDSCAPE PLAN
L2.01	LANDSCAPE PLAN	L2.16	LANDSCAPE PLAN
L2.02	LANDSCAPE PLAN	L2.17	LANDSCAPE PLAN
L2.03	LANDSCAPE PLAN	L2.18	LANDSCAPE PLAN
L2.04	LANDSCAPE PLAN	L2.19	LANDSCAPE PLAN
L2.05	LANDSCAPE PLAN	L2.20	NAC ENLARGEMENT
L2.06	LANDSCAPE PLAN	L2.21	NAC ENLARGEMENT
L2.07	LANDSCAPE PLAN	L3.01	MASTER FENCE PLAN
L2.08	LANDSCAPE PLAN	L4.01	LANDSCAPE DETAILS
L2.09	LANDSCAPE PLAN	L4.02	LANDSCAPE DETAILS
L2.10	LANDSCAPE PLAN	L4.03	LANDSCAPE DETAILS
L2.11	LANDSCAPE PLAN	L5.01	HYDRO-ZONE MAP

VICINITY MAP



SHEET KEY MAP



GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT 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.
3. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. A CLEAR VIEW SHALL BE MAINTAINED FROM 3' TO 7' PER FIGURE 4.04.2.10.02.1, OF THE ROADWAY SPECIFICATIONS.
4. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

FRONT YARD LANDSCAPE

TYPICAL LANDSCAPE FOR A STANDARD LOT:

- TURF: 30% MINIMUM AND 40% MAXIMUM
- TREES: 1 2.5" CALIPER SHADE TREE AND EITHER 1 2" CALIPER ORNAMENTAL TREE OR 1 6' EVERGREEN TREE
- SHRUBS: MINIMUM OF 16 - 5 GALLON CONTAINER SHRUBS

NOTES:

1. ALL FRONT YARD LANDSCAPES SHALL MEET THE MINIMUM PLANT MATERIAL REQUIREMENTS SET BY CITY OF AURORA CODE IN SECTION 146-1450 AND LAID OUT IN TABLE 14.3A-14.3B IN THE LANDSCAPE ORDINANCE.
2. THE OWNER/BUILDER IS RESPONSIBLE FOR ALL FRONT YARD 'ON LOT' LANDSCAPING FOR EACH PARCEL. THE LLC IS NOT RESPONSIBLE FOR ANY FRONT YARD 'ON LOT' LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL STREETLIGHTS SHALL BE CONSISTENT WITH THE CHARACTER OF THE FDP. SEE CIVIL PLANS FOR MORE INFORMATION.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE LIGHT BROOM FINISHED, STANDARD GRAY CONCRETE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 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.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. SHRUB BEDS SHALL BE MULCHED WITH MINIMUM 3" DEPTH OF A BLEND OF 85% 1.5-3" RIVER ROCK AND 15% 5-12" COLORADO MULTI-RIVER COBBLE WHERE CALLED OUT ON THE PLANS. FOR AREAS SPECIFIED AS COBBLE, USE 5-12" COLORADO MULTI-RIVER COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
13. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
14. FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OF BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS.
15. ALL WALKS, TRAILS, DRIVES, AND PLAZAS SHALL BE CONCRETE EXCEPT FOR MAINTENANCE PATHS IN DETENTION AREAS. RE:CIVIL.

WAIVERS

1. COLUMN SPACING

   CODE REFERENCE: AURORA MUNICIPAL CODE SECTION 146-917 (A)2:
   ALL FENCES THAT FACE A PUBLIC OR PRIVATE STREET SHALL INCLUDED AT LEAST ONE COLUMN FOR EVERY 60 LINEAL FEET AND ONE COLUMN AT EVERY FENCE CORNER AND DEAD END.

   WAIVER REQUEST:
   WHERE COLUMNS ARE REQUIRED, COLUMNS SHALL BE PROVIDED APPROXIMATELY EVERY 120 FEET, OR APPROXIMATELY AT EVERY OTHER SIDE LOT LINE. THIS WAIVER IS REQUESTED FOR HOMES THAT HAVE REAR LOT LINES ADJACENT TO E. AURORA PARKWAY, S. KINGS POINT WAY AND E. KINGS POINT DRIVE.

   WAIVER JUSTIFICATION:
   THE COLUMN AND LANDSCAPE DESIGN HAS BEEN UPGRADED TO ALLOW FOR THIS DIVERSION FROM THE CODE. PROVIDING COLUMNS AT EVERY OTHER EAR LOT LINE (OR APPROXIMATELY EVERY 120') STILL ACHIEVES THE INTENT OF THE CODE IN VISUALLY BREAKING UP THE FACE OF THE FENCE. ALL PROPOSED COLUMNS ARE A MINIMUM OF 24"X24" WIDE EXCEEDING THE CITY MINIMUM WIDTH OF 18"X18", AND HAVE A FOOTER AND AN ENLARGED CAP. IN ADDITION, THE FIRST COLUMN OF EVERY RUN OF FENCING SHALL BE FURTHER AUGMENTED WITH A DECORATIVE BRICK INSET PROVIDING ADDITIONAL ENHANCEMENT OVER CITY CODE. IN AREAS WHERE THIS WAIVER IS IN EFFECT, THE LANDSCAPE PLAN HAS BEEN DESIGNED TO CREATE AN ENHANCED STREETSCAPE. EVERGREEN TREES ARE STRATEGICALLY LOCATED IN THE LANDSCAPE BUFFER ADJACENT TO THE FENCE ROW, BETWEEN THE FENCE COLUMNS TO PROVIDE ADDITIONAL HEIGHT, SCREENING, AND VISUAL IMPACT TO THE STREETSCAPE.

2. MAXIMUM NUMBER OF LOTS ON A LOOP LANE

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

   WAIVER REQUEST:
   ELEVEN (11) SINGLE-FAMILY DWELLINGS SHALL BE ALLOWED TO SHARE ACCESS TO A PUBLIC STREET THROUGH THE USE OF A LOOP LANE LAYOUT.

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

CHECKED BY: JN/LV
DRAWN BY: JW/KR

NORRIS DESIGN
www.norris-design.com

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

KINGS POINT
CSP No. 2
AURORA, COLORADO

OWNER:
KINGSPOINT LLC
3033 E. FIRST AVE. #410
DENVER, CO 80206
TEL-303-394-5500
FAX-303-394-5508
CONTACT: BRUCE STOKES

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

DATE:
CSP 01 - 09/16/2016
CSP-02 - 04/19/2017
CSP-03 - 07/12/2017
CSP-Technical Submittal 09/07/2018

SHEET TITLE:
COVER

L1.01

NOT FOR CONSTRUCTION

PLANTING SCHEDULE

LEGEND ABBREV	QTY.	PLANT NAME (COMMON)	PLANT NAME (SCIENTIFIC)	SIZE & CONDITION (UNLESS OTHERWISE NOTED ON PLAN)	WATER USE
DECIDUOUS CANOPY TREES					
BOA	66	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B	LOW
GLI	103	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL. B&B	LOW
HAC	52	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B	LOW
KCT	5	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL. B&B	LOW
MSS	99	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL. B&B	MODERATE
OBU	71	OHIO BUCKEYE	AESCULUS GLABRA	2 1/2" CAL. B&B	LOW
SHA	71	SHADEMASTER HONEYLOCUST	G.TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B	VERY LOW
CAL	21	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B	LOW
PCO	55	PLAINS COTTONWOOD	POPULUS DELIODES SSP. MONILIFERA	2 1/2" CAL. B&B	LOW
EVERGREEN TREES					
ASE	82	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	6' MIN. HT.	MODERATE
AUS	459	AUSTRIAN PINE	PINUS NIGRA	6' MIN. HT.	LOW
BEM	94	EMERALD ARROW BOSNIAN PINE	PINUS LEUCODERMIS 'EMERALD ARROW'	6' MIN. HT.	MODERATE
CBS	278	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' MIN. HT.	MODERATE
PIN	118	PINON PINE	PINUS EDULIS	6' MIN. HT.	VERY LOW
PON	511	PONDEROSA PINE	PINUS PONDEROSA	6' MIN. HT.	VERY LOW
SWP	116	SOUTH WESTERN WHITE PINE	PINUS STROBIFORMUS	6' MIN. HT.	MODERATE
DECIDUOUS ORNAMENTAL TREES					
BRA	44	BRANDYWINE CRAB	MALUS 'BRANDYWINE'	2" CAL. B&B	MODERATE
CAN	34	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	2" CAL. B&B	VERY LOW
EOC	12	ENGLISH COLUMNAR OAK	QUERCUS ROBUR 'FASTIGIATA'	2 1/2" CAL. B&B	MODERATE
GFC	56	GINNALA MAPLE	ACER GINNALA 'FLAME'	6' HT. CLUMP B&B	VERY LOW
LTR	40	JAPANESE TREE LILAC	SYRINGA RETICULATA	6' HT. CLUMP B&B	VERY LOW
PHO	10	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2 1/2" CAL. B&B	MODERATE
PRF	100	PRAIRIEFIRE CRAB	MALUS 'PRAIRIEFIRE'	2" CAL. B&B	LOW
SBC	3	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	2" CAL. B&B	LOW
SPR	99	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL. B&B	MODERATE
TCH	62	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL. B&B	VERY LOW
WAS	64	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL. B&B	VERY LOW
DECIDUOUS SHRUBS					
ACO	64	AUSTRIAN COPPER ROSE	ROSA FOETIDA 'BICOLOR'	# 5 CONT.	LOW
ALP	11	ALPINE CURRANT	RIBES ALPINIUM	# 5 CONT.	MODERATE
APC	91	APACHE PLUME	FALLUGA PYGMAEA	# 5 CONT.	MODERATE
BBE	42	SILVER BUFFALOBERRY	SHEPHERDIA ARGETNA	# 5 CONT.	LOW
BBU	33	BURNING BUSH	EUONYMUS ALATUS	# 5 CONT.	MODERATE
BMS	215	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	# 5 CONT.	LOW
CIS	43	CISTENA PLUM	PRUNUS X CISTENA	# 5 CONT.	MODERATE
CPL	1	COMMON LILAC	SYRINGA VULGARIS	# 5 CONT.	LOW
CRG	21	SIBERIAN PEASHRUB	CARAGANA ARBORESCENS	# 5 CONT.	LOW
DBB	136	BURNING BUSH	EUONYMOUS ALATUS 'COMPACTA'	# 5 CONT.	MODERATE
DGM	21	GINNALA MAPLE	ACER GINNALA 'FLAME'	#5 CONT.	VERY LOW
DIH	75	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIL HALO'	# 5 CONT.	MODERATE
FQP	40	PINK FLOWERING QUINCE	CHAENOMELES JAPONICA 'CAMEO'	# 5 CONT.	MODERATE
FYE	239	YELLOW FLOWER CARPET ROSE	ROSA X 'NOALESA'	# 5 CONT.	MODERATE
GEL	24	GOLDEN ELDER	SAMBUCUS CANADENSIS 'AUREA'	# 5 CONT.	MODERATE
GFS	92	GOLDFLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	# 5 CONT.	MODERATE
GLS	27	GRO-LO SUMAC	RHUS AROMATICA 'GRO-LOW'	# 5 CONT.	LOW
LMS	176	LIMEMOUND SPIREA	SPIREA X BUMALDA 'LIMEMOUND'	# 5 CONT.	LOW
LPS	247	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	# 5 CONT.	MODERATE
MKL	49	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	# 5 CONT.	VERY LOW
MMC	13	CURL LEAF MAHOGANY	CERCOCARPUS LEDIFOLIUS	# 5 CONT.	LOW
NAJ	51	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM'	# 5 CONT.	LOW
NMP	23	NEW MEXICO PRIVET	FORESTIERA NEOMEXICAN	# 5 CONT.	LOW
ORB	229	ORANGE ROCKET BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	# 5 CONT.	LOW
RDW	22	DWARF RABBITBRUSH	CHRYSOTHAMNUS VAR.	# 5 CONT.	VERY LOW
RGB	37	ROSY GLOW BARBERRY	BERBERIS THUNBERGII 'ROSY GLOW'	# 5 CONT.	MODERATE
RLR	44	RED LEAF ROSE	ROSA GLAUCA	# 5 CONT.	VERY LOW
RMG	13	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	# 5 CONT.	MODERATE
RSD	182	DWARF RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'	# 5 CONT.	VERY LOW
SRM	27	ROCKY MOUNTAIN SUMAC	RHUS GLABRA 'CISMONTANA'	# 5 CONT.	LOW
SSK	40	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	# 5 CONT.	LOW
STS	28	STAGHORN SUMAC	RHUS TYPHINA	# 5 CONT.	VERY LOW
VKS	6	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	# 5 CONT.	MODERATE
WSC	83	WESTERN SAND CHERRY	PRUNUS BESSEYI	# 5 CONT.	LOW
EVERGREEN SHRUBS					
BCH	114	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	# 5 CONT.	LOW
BPJ	52	BLUE PHITZER JUNIPER	JUNIPERUS X MEDIA 'PHITZERIANA GLAUCA'	# 5 CONT.	LOW
BRO	34	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	# 5 CONT.	LOW
BUF	140	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	# 5 CONT.	VERY LOW
CSC	275	COLUMNAR SCOTCH PINE	PINUS SYLVESTRIS 'FASTIGIATA'	# 5 CONT.	MODERATE
MBT	18	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	# 5 CONT.	LOW
MPA	219	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	# 5 CONT.	LOW
MWB	72	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	# 5 CONT.	LOW
RHM	15	R.H. MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H. MONTGOMERY'	# 5 CONT.	LOW
SKR	230	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	# 5 CONT.	VERY LOW
TAM	203	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	# 5 CONT.	LOW
YBE	79	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	# 5 CONT.	LOW
YFI	157	ADAM'S NEEDLE YUCCA	YUCCA FILAMENTOSA	# 5 CONT.	LOW
ORNAMENTAL GRASSES					
AVG	326	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	# 1 CONT.	LOW
FRG	694	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	# 1 CONT.	LOW
FRV	150	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	# 1 CONT.	MODERATE
HFB	75	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	# 1 CONT.	VERY LOW
HFG	570	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	# 1 CONT.	VERY LOW
LBG	143	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	# 1 CONT.	VERY LOW
MHM	78	JAPANESE SILVER GRASS	MISCANTHUS SINENSIS	# 1 CONT.	LOW
MOD	104	MOUDRY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'MOUDRY'	# 1 CONT.	MODERATE
PMG	134	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	# 1 CONT.	LOW
RSG	136	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	# 1 CONT.	LOW
PERENNIALS					
BBA		BEE BALM	MONARDA DIDYMA	# 1 CONT.	MODERATE
BES		BLACK EYED SUSAN	RUDBEKIA FULGIDA 'GOLDSTURM'	# 1 CONT.	MODERATE
BGO		BASKET OF GOLD	AURINA SAXATILIS 'GOLD BALL'	# 1 CONT.	LOW
CFL		CONEFLOWER	ECHINACEA PURPUREA	# 1 CONT.	LOW
CMT		CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	# 1 CONT.	LOW
CRP		CREEPING PHLOX	PHLOX SABULATA	# 1 CONT.	LOW
DDY		STELA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	# 1 CONT.	LOW
DSD		SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'	# 1 CONT.	LOW
FLB		BLUE FLAX	LINUM PERENNE	# 1 CONT.	LOW
HSU		SUNSET HYSSOP	AGASTACHE RUPESTRIS	# 1 CONT.	LOW
HYB		SEDUM, STONECROP	SEDUM HYBRIDUM	# 1 CONT.	LOW
IRG		BEARDED IRIS, MIX	IRIS GERMANICA VAR.	# 1 CONT.	LOW
KIK		KINNIKINNICK	ARCTOSAPHYLOS UVA-URSI	# 1 CONT.	LOW
LAM		LAMB'S EAR	STACHYS LANATA	# 1 CONT.	LOW
LUP		LUPINE, RUSSELL HYBRIDS	LUPINUS 'RUSSELL STRAIN'	# 1 CONT.	MODERATE
PCF		PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA 'RED'	# 1 CONT.	LOW
PES		ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	# 1 CONT.	LOW
POC		CALIFORNIA POPPY	ESCHSCHOLZIA CALIFORNICA	# 1 CONT.	LOW
POM		POPPY MALLOW	CALLIRHOE INVOLUCRATA	# 1 CONT.	LOW
PHR		PENSTEMON, HUSKER RED	PENSTEMON DIGITALIS 'HUSKER RED'	# 1 CONT.	MODERATE
SMN		SALVIA, MAY NIGHT	SALVIA SYLVESTRIS X 'MAINACHT'	# 1 CONT.	LOW
YAY		YELLOW YARROW	ACHILLEA FILIPENDULA	# 1 CONT.	LOW

TREE PROTECTION PLAN SUMMARY CHART

BLACK FOREST TREES:		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED BY MITIGATION*
113"	0"	29 (8' HT. PONDEROSA PINE) = 116"
NON-BLACK FOREST TREES:		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED BY MITIGATION**
882.9"	0"	144 (8' HT.) = 576"
		50 (10' HT.) = 250"
		10 (12' HT.) = 60"
		TOTAL INCHES = 886"

*BLACK FOREST MITIGATION TREES HAVE BEEN ADDED TO TRACT B (30) AND K (3), THEY ARE COUNTED OVER AND ABOVE THE REQUIRED TREES WITHIN THESE TRACTS. THESE TREES ARE MARKED WITH AN "M" ON THE PLANS.

**NON-BLACK FOREST MITIGATION TREES HAVE BEEN ADDED TO TRACTS B (24), A (19), K (2), N (16), U (9) AND P (12), THEY ARE COUNTED OVER AND ABOVE THE REQUIRED TREES WITHIN THESE TRACTS. THESE TREES ARE MARKED WITH AN "M" ON THE PLANS.

IRRIGATED MANICURED TURF TYPE SOD

HEAT RESISTANT REVEILLE MIX OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

NATIVE SEED MIX "A", WC LESS THAN 15" PPT.

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WARM	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	30%	7.5 LBS.
COOL	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	20%	5.0 LBS.
WARM	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	10%	2.5 LBS.
WARM	BLUE GRAMA	BOUTELOUA GRACILIS	10%	2.5 LBS.
WARM	BUFFALOGRASS	BUCHLOE DACTYLOIDES	10%	2.5 LBS.
COOL	RED CLOVER	TRIFOLIUM PRATENSE	10%	2.5 LBS.
33% MAX COOL SEASON GRASSES		TOTAL	100%	25.0 LBS.

WETLAND NATIVE SEED MIX "B", WC LESS THAN 15" PPT.

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WARM	BLUE GRAMA	BOUTELOUA GRACILLIS	25%	7.5 LBS.
WARM	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	25%	7.5 LBS.
WARM	BIG BLUESTEM	ANDROPOGON GERARDI	20%	6.0 LBS.
COOL	PERENNIAL RYE	LOLIUM PERENNE	10%	3.0 LBS.
COOL	CHEWINGS FESCUE	FESTUCA RUBRA SUBSP. COMMUTATA	5%	1.5 LBS.
COOL	SHEEP FESCUE	FESTUCA OVINA	5%	1.5 LBS.
COOL	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	5%	1.5 LBS.
COOL	NEEDLE AND THREAD	HESPEROSTIPA COMATA	5%	1.5 LBS.
33% MAX COOL SEASON GRASSES		TOTAL	100%	30.0 LBS.

SITE AMENITY SCHEDULE

1 DESCRIPTION: BENCH

MANUFACTURER: ANOVA

MODEL: CR2780R

COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY

NOTES: OR APPROVED EQUAL

2 DESCRIPTION: TRASH RECEPTACLE

MANUFACTURER: ANOVA

MODEL: TR35OT

COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY

NOTES: OR APPROVED EQUAL

3 DESCRIPTION: BIKE RACK

MANUFACTURER: ANOVA

MODEL: CIRCLEBRS2

COLOR / FINISH: STAINLESS STEEL

NOTES: OR APPROVED EQUAL

4 DESCRIPTION: PICNIC TABLE

MANUFACTURER: ANOVA

MODEL: BH1841R

COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY

NOTES: OR APPROVED EQUAL

5 DESCRIPTION: SHADE SHELTER

MANUFACTURER: COVERWORX

MODEL: SQUARE 30 VT 612 EX

COLOR / FINISH: GALVALUME PLUS AND COLONIAL RED

NOTES: OR APPROVED EQUAL

NOTES PER SECTION146-1426:

(I) TREE EQUIVALENTS. THE FOLLOWING TREE EQUIVALENTS ARE PROVIDED TO ALLOW DESIGN FLEXIBILITY IN APPLICABLE SITUATIONS AS PROVIDED IN THIS ARTICLE. ONE TREE EQUIVALENT SHALL BE EQUAL TO:

1. ONE 2½-INCH CALIPER DECIDUOUS SHADE TREE.
2. ONE TWO-INCH CALIPER ORNAMENTAL TREE.
3. ONE SIX -FOOT TALL EVERGREEN TREE.
4. TWELVE FIVE-GALLON DECIDUOUS AND/OR EVERGREEN SHRUBS PER ONE 2½-INCH CALIPER TREE.
5. 10 FIVE-GALLON DECIDUOUS AND/OR EVERGREEN SHRUBS PER ONE TWO-INCH CALIPER TREE.

(I) SHRUB EQUIVALENTS. THE FOLLOWING SHRUB EQUIVALENTS ARE PROVIDED TO ALLOW DESIGN FLEXIBILITY IN APPLICABLE SITUATIONS AS PROVIDED IN THIS ARTICLE. SHRUB EQUIVALENTS APPLY TO EITHER DECIDUOUS OR EVERGREEN SPECIES. ONE FIVE-GALLON SHRUB EQUIVALENT SHALL BE EQUAL TO:

1. THREE ONE-GALLON PERENNIALS.
2. THREE ONE-GALLON ORNAMENTAL GRASSES.
3. TEN FIVE-GALLON SHRUBS ARE EQUAL TO ONE TWO-INCH CALIPER TREE EQUIVALENT.
4. 12 FIVE-GALLON SHRUBS ARE EQUAL TO ONE 2½-INCH CALIPER TREE EQUIVALENT.

CHECKED BY: JN/LV
DRAWN BY: JW/KR

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

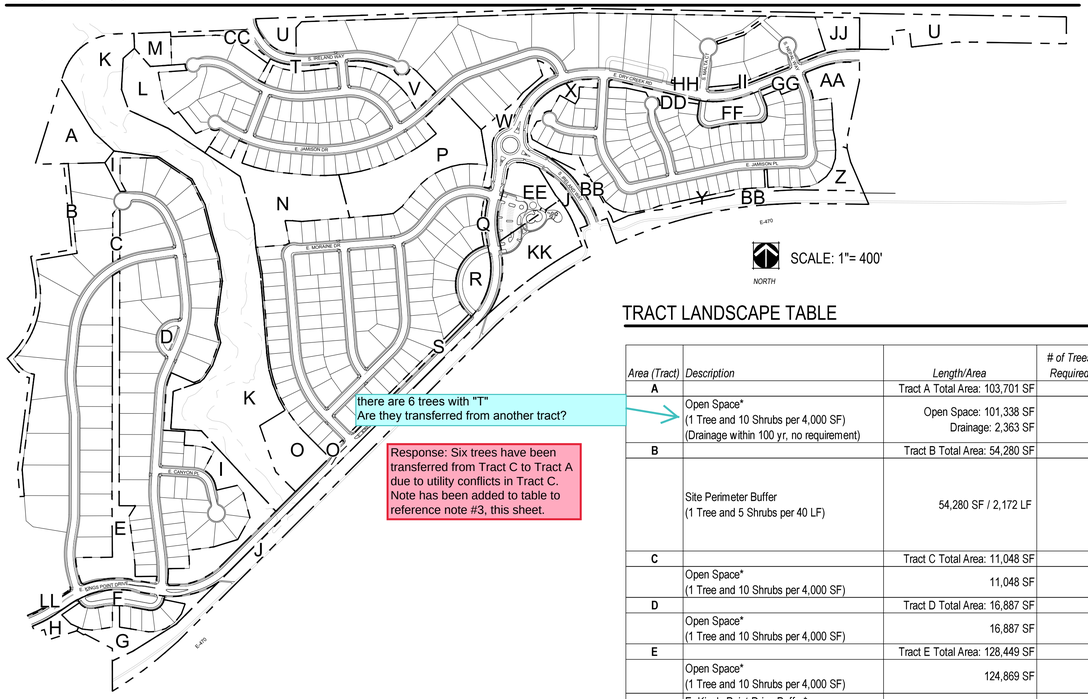
DATE:
CSP 01 - 09/16/2016
CSP-02 - 04/19/2017
CSP-03 - 07/12/2017
CSP-Technical Submittal 09/07/2018

SHEET TITLE:
LANDSCAPE NOTES & PLANT LIST

L1.02

NOT FOR CONSTRUCTION

TRACT LANDSCAPE KEY



there are 6 trees with "T"
Are they transferred from another tract?

Response: Six trees have been transferred from Tract C to Tract A due to utility conflicts in Tract C. Note has been added to table to reference note #3, this sheet.

TRACT LANDSCAPE TABLE

Area (Tract)	Description	Length/Area	# of Trees Required	# of Trees Provided	# of Mitigated Trees Provided	# of Shrubs Required	# of Shrubs Provided
A		Tract A Total Area: 103,701 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 101,338 SF Drainage: 2,363 SF	26	63		254	20
B		Tract B Total Area: 54,280 SF					
	Site Perimeter Buffer (1 Tree and 5 Shrubs per 40 LF)	54,280 SF / 2,172 LF	55	47	**91 Total for B** 14-(8' Height), 50-(10' Height), 10-(12' Height) 9-(8' Height Black Forest)	272	513
C		Tract C Total Area: 11,048 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	11,048 SF	3	0		28	0
D		Tract D Total Area: 16,887 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	16,887 SF	5	10		43	0
E		Tract E Total Area: 128,449 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	124,869 SF	32	66		313	47
	E. King's Point Drive Buffer* (1 Tree and 10 Shrubs per 40 LF)	3,580 SF/ 111 LF	3	3		28	28
F		Tract F Total Area: 39,314 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	39,314 SF	10	32		99	0
G		Tract G Total Area: 60,243 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	56,775 SF	15	40		142	0
	E. Kings Point Drive Buffer* (1 Tree and 10 Shrubs per 40 LF)	3,468 SF / 103 LF	3	6		26	13
H		Tract H Total Area: 22,166 SF					
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	19,528 SF	5	22		49	20
	E. Kings Point Drive Buffer* (1 Tree and 10 Shrubs per 40 LF)	2,638 SF/ 118 LF	3	5		30	10
I		Tract I Total Area: 140,270 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 105,999 SF Drainage: 4,677 SF	27	80		265	26
	E. King's Point Drive Buffer (1 Tree and 10 Shrubs per 40 LF)	29,594 SF/ 423 LF	11	29		106	46
J		Tract J Total Area: 311,551 SF					
	E-470 Perimeter Buffer: (1 Tree 10 Shrubs per 30 LF)	289,021 SF/ 3,624 LF	121	242		1,208	0
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	22,530 SF	6	21		57	23
K		Tract K Total Area: 803,530 SF					
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 408,680 SF Drainage: 394,850 SF	103	203		1,022	30
L		Tract L Total Area: 105,215 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 68,675 SF Drainage: 36,540 SF	18	36		172	0
M		Tract M Total Area: 33,872 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	24,009 SF	7	14		61	0
	E. Long Ave Buffer (1 Tree and 10 Shrubs per 40 LF)	5,091 SF / 205 LF	6	12		52	0
	Non-Street Frontage Buffer* (1 Tree and 5 Shrubs per 25 LF)	4,772 SF / 184 LF	8	12		37	0
N		Tract N Total Area: 192,586 SF					
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 191,329 SF Drainage: 1,257 SF	48	96		479	0
O		Tract O Total Area: 104,158 SF					
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	101,812 SF	26	64		255	0
	E. King's Point Drive (1 Tree and 10 Shrubs per 40 LF)	2,346 SF/ 115 LF	3	6		29	16
P		Tract P Total Area: 219,447 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	219,447	55	112		549	25
Q		Tract Q Total Area: 5,154 SF					
	E. King's Point Drive (1 Tree and 10 Shrubs per 40 LF)	5,154 SF / 239 LF	6	9		60	35
R		Tract R Total Area: 54,126 SF					
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	54,126 SF	14	31		136	94
S		Tract S Total Area: 18,399 SF					
	E. King's Point Drive (1 Tree and 10 Shrubs per 40 LF)	18,399 SF / 925 LF	24	47		232	25
T		Tract T Total Area: 14,576 SF					
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	4,614 SF	2	4		12	0
	S. Ireland Way Buffer (1 Tree and 10 Shrubs per 40 LF)	9,962 SF/ 333 LF	9	22		84	20
U		Tract U Total Area: 300,271 SF					
	Site Perimeter Buffer (1 Tree and 5 Shrubs per 40 LF)	110,488 SF/ 4,535 LF	114	60	**150 Total for U** 130 (8' Height) 18 (8' Height Black Forest)	567	1113
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	Open Space: 39,863 SF Existing to Remain: 149,920 SF	10	17	2 (8' Height Black Forest)	100	64
V		Tract V Total Area: 37,839 SF					
	S. Ireland Way Buffer (1 Tree and 10 Shrubs per 40 LF)	13,008 SF/ 349 LF	9	16		88	20
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	24,831 SF	7	24		63	22
W		Tract W Total Area: 39,789 SF					
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	23,491 SF/ 491 LF	13	27		123	59
	E. Kings Point Drive Buffer (1 Tree and 10 Shrubs per 40 LF)	4,631 SF/ 128 LF	4	10		32	29
	E. Jamison Dr. Buffer (1 Tree and 10 Shrubs per 40 LF)	3,378 SF/ 131 LF	4	9		33	0
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	8,289 SF	3	14		21	34
X		Tract X Total Area: 52,342 SF					
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	34,259 SF/ 674 LF	17	31		169	59
	S. Ireland Way Buffer (1 Tree and 10 Shrubs per 40 LF)	18,083 SF/ 338 LF	9	18		85	0
Y		Tract Y Total Area: 20,704 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	20,704 SF	6	19		32	0
Z		Tract Z Total Area: 43,061 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	43,061 SF	11	32		108	0
AA		Tract AA Total Area: 78,817 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF) (Existing to Remain, no requirement)	Open Space: 38,839 SF Existing to Remain: 39,978 SF	10	20		98	0
BB		Tract BB Total Area: 145,373					
	E-470 Perimeter Buffer: (1 Tree 10 Shrubs per 30 LF)	121,857 SF / 1445 LF	49	99		482	0
	S. Ireland Way Buffer (1 Tree and 10 Shrubs per 40 LF)	23,516 SF/ 412 LF	11	25		103	23
CC		Tract CC Total Area: 21,522 SF					
	S. Ireland Way Buffer (1 Tree and 10 Shrubs per 40 LF)	21,522 SF/ 201 LF	6	14		51	17
DD		Tract DD Total Area: 19,347 SF					
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	19,347 SF / 507 LF	13	25		127	27
EE		Tract EE Total Area: 87,948					
	Phase 1 - NAC* (1 Tree and 10 Shrubs per 4,000 SF)	49,216 SF	13	18		124	166
	Phase 2 - Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	38,732 SF	10	To be submitted with Future CSP		97	To be submitted with Future CSP
FF		Tract FF Total Area: 55,805 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	55,805 SF	14	31		140	0
GG		Tract GG Total Area: 9,569 SF					
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	9,569 SF / 190 LF	5	13		48	14
HH		Tract HH Total Area: 2,317 SF					
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	2,317 SF / 144 LF	4	8		36	5
II		Tract II Total Area: 8,410 SF					
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	8,410 SF / 474 LF	12	24		119	16
JJ		Tract JJ Total Area: 42,794 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	40,416 SF	11	26		102	20
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	2,378 SF/ 148 LF	4	8		37	10
KK		Tract KK Total Area: 133,111 SF					
	NAC* (1 Tree and 10 Shrubs per 4,000 SF)	133,11 SF	34	100		333	198
LL		Tract LL Total Area: 1,839 SF					
	E. King's Point Drive (1 Tree and 10 Shrubs per 40 LF)	1,839 SF/ 287 LF	8	16		72	0
MM		Tract MM Total Area: 30,492 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	30,492 SF	8	16		77	0
	Totals:		1,073	2,054	233	9,587	2,887

areas that are disturbed must be landscaped

Response: Tract U Existing to Remain area has been revised per direction from the City during a meeting on Dec. 11, 2018. Tract AA Existing to Remain has been renamed as Drainage.

***NOTES:**

1.) Tracts D, F, R, FF, and KK: Only landscapable area calculated for Open Space, Private Drive Square Footage is not inluded in this table.
2.) 8 Deficient Street Trees Required within the R.O.W / Tree Lawn have been accommodated within the Open Space, Adjacent to the R.O.W, see the notes for their Tract Location.
3.) Tract C is unable to meet Tree/Shrub requirements due to utilities. 6 TE have been moved from Tract C to Tract A.
4.) All Tracts deficient of shrub requirement have been accomodated by 1 Tree per every 10 deficient shrubs.
5.) All Site Perimeter Buffers were planted based upon Agreements with Neighboring Communities (Chenango, Antelope, and Arapahoe Heights) set forth in the FDP. As well as meeting Code Requirements set forth by the City of Aurora.
6.) Mitigation trees provided in tracts A, B, and U. Tree Requirements are not included nor counted towards Tract Required Landscape Amenities.
7.) Three 1 gallon shrubs are being provided per one 5 gallon shrub.

CHECKED BY: JN/LV
DRAWN BY: JW/KR

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DATE:
CSP 01 - 09/16/2016
CSP-02 - 04/19/2017
CSP-03 - 07/12/2017
CSP-Technical Submittal 09/07/2018

SHEET TITLE:
LANDSCAPE TABLES

L1.03

NOT FOR CONSTRUCTION

STREET TREE TABLE

	Street Tree Description	*Length (ft)*	*# of Trees Required*	*# of Trees Provided*
	Street Trees: E. Dry Creek Rd (1 Street Tree per 40 LF)	10,350	259	260
	Street Trees: S. Ireland Way (1 Street Tree per 40 LF)	2,357	59	63
	Street Trees: S. Halifax Way (1 Street Tree per 40 LF)	552	14	12
	Street Trees: S. Himalaya Way (1 Street Tree per 40 LF)	494	13	12
	Street Trees: E. Canyon Place (1 Street Tree per 40 LF)	121	4	4
	Street Trees: S. Jebel Way (1 Street Tree per 40 LF)	17	1	1
	Street Trees: E. Jamison Drive (1 Street Tree per 40 LF)	507	13	13
	Street Trees: E. Jamison Place (1 Street Tree per 40 LF)	16	1	0
	Street Trees: S. Maylaya Circle (1 Street Tree per 40 LF)	81	3	3
	Street Trees: S. Nepal Way (1 Street Tree per 40 LF)	239	6	5
	Street Trees: Bailey Court (1 Street Tree per 40 LF)	64	2	2
	Street Trees: E. Irish Place (1 Street Tree per 40 LF)	77	2	1
	Street Trees: Tralee Way (1 Street Tree per 40 LF)	52	2	2
	Street Trees: S. Malta Court (1 Street Tree per 40 LF)	29	1	1
	Totals:		380	379

***NOTES:**

1.) 5 Deficient Street Trees Required within the R.O.W / Tree Lawn have been accommodated within the Open Space, Adjacent to the R.O.W. due to utilities.

2.) 2,002 Shrubs Not Required within the R.O.W / Tree Lawn have been added within the Tree Lawn Area.

3.) Due to the IREA Easement, 2 trees were transferred from Halifax Way to Tract E.

4.) Due to utility easements 1 tree was transferred from Nepal Way to Tract AA.

5.) Due to utility easements 1 tree was transferred from E Irish Place to Tract L.

6.) Due to a utility easement, 1 tree was transferred from E. Jamison Pl. to Tract Z.

7.) Distances measured between tangent points, Intersecting Drives Excluded.

8.) Due to a utility easement, 1 tree was transferred from S. Himalaya Way to Tract E.

CHECKED BY: JN/LV
DRAWN BY: JW/KR

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KINGS POINT
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811
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DATE:
CSP 01 - 09/16/2016
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CSP-03 - 07/12/2017
CSP-Technical Submittal
09/07/2018

SHEET TITLE:
LANDSCAPE TABLES

L1.04

NOT FOR CONSTRUCTION

Show sight triangles per **COA STD TE-13.1 -** Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. **Add note: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'**

Response: Sight triangles are shown. Note has been added to each landscape sheet.

Tract L is a drainage easement in its entirety which limits landscape within its boundary. Move trees accordingly and work with Aurora Water for placement.

Response: A meeting took place on Dec. 11, 2019 with City staff to discuss the landscape within the drainage easements. It was determined that because all detention ponds will be privately owned and maintained by the Metro District with the exception of Tract K, the City is only concerned about trees in Tract K. All trees within Tract K have been relocated outside of the 100-year floodplain line. A note has been added to the Cover Sheet under General Notes that "all landscape and irrigation located within Tract K will be maintained by the Metro District."

lift station should be screened better from adjacent lot

Response: Trees have been shifted to screen lift station.

Response: Tract L will be owned and maintained by Metro District. Trees have been shifted out of 100 year flood zone.

move plants out of flood zone

Response: A meeting took place on Dec. 11, 2019 with City staff to discuss the landscape within the drainage easements. It was determined that because all detention ponds will be privately owned and maintained by the Metro District with the exception of Tract K, the City is only concerned about trees in Tract K. All trees within Tract K have been relocated outside of the 100-year floodplain line. A note has been added to the Cover Sheet under General Notes that "all landscape and irrigation located within Tract K will be maintained by the Metro District."

label Tract L as Drainage Easement

Response: Tract L has been labeled as a Drainage Easement.

Response: Tract A has been labeled as a Drainage Easement.

Walk is shown different in Tract A. What is material? Is there a change?

Response: All concrete walks in open space areas have been dimensioned and labeled.

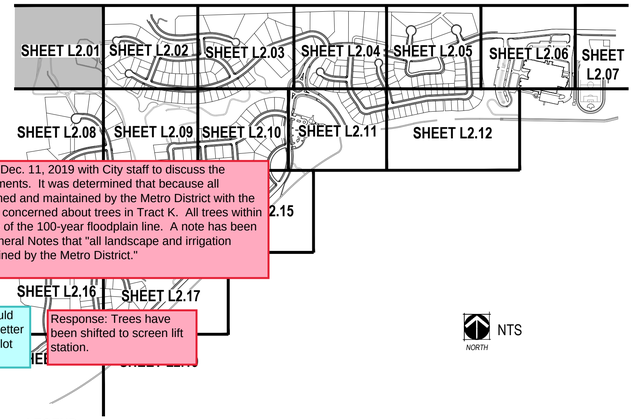
flood line doesn't read. Make heavier weight/ change... and add to legend.

Response: 100 year flood zone linetype has been updated for legibility, and has been added to the legend.

20.00' U.E.
E. LONG AVE.
40.00' IREA EASEMENT
TRACT K
TRACT M
TRACT L
TRACT A
drainage easement
LIMIT OF WORK
50' TREE PROTECTION BUFFER
PEDESTRIAN WALK CONNECTION
CREEKSIDE ELEMENTARY
12'-0" WALK
3-RAIL FENCE (TYP.)
LIFT STATION FENCE
16.00' U.E.
100 YEAR FLOOD ZONE
SEE SHEET L2.08
SHEET L2.02

4-ASE 3-BEM
3-BEM
6-AUS 4-AUS 3-AUS
3-ASE 1-BEM
2-PON 5-SWP 2-BEM
2-AUS 5-ASE
4-AUS 2-PON
2-PON
3-PON 2-PCO
1-CBS 2-CBS
2-CBS 2-CBS 3-PON
5-CBS
3-CBS 2-WAS 2-AUS
2-CBS 1-PON 2-AUS 3-PRF
1-CBS
3-PON 1-SWP 2-AUS
1-CBS 5-GFC 3-AUS
1-CBS 1-PON 2-SWP
3-SWP 5-GFC 2-AUS
1-AUS 1-PON
4-PCO
3-BEM

KEYMAP



NTS NORTH

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- NON-IRRIGATED NATIVE GRASS WETLAND SEED MIX "B"
- 4" - 6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
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- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

NOTES:
1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER
2. SEED ALL AREA DISTURBED BY CONSTRUCTION WITH THE SPECIFIED NON-IRRIGATED NATURALIZED NATIVE SEED MIX.

NORTH

SCALE 1"= 40'
0 20' 40' 80'

CHECKED BY: JN/LV
DRAWN BY: JW/KR

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CSP-Technical Submittal 09/07/2018

SHEET TITLE:
LANDSCAPE PLAN

L2.01

NOT FOR CONSTRUCTION

Show sight triangles per **COA STD TE-13.1 -** Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. **Add note: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'**

Response: Sight triangles have been shown. Note has been added to each landscape sheet.

ANTELOPE

E. LONG AVE.

50' TREE PROTECTION BUFFER

LIMIT OF WORK

TRACT U SECTION A LENGTH - 447

3-RAIL FENCE (TYP.) 2/L4.02

TRACT U

TRACT CC

TRACT T

TRACT L

20' U.E.

3-RAIL FENCE (TYP.) 2/L4.02

28' U.E.

25.00' LANDSCAPE BUFFER

label and dimension maint. access, typ. What is surface material? Add to legend, typ.

Response: The maintenance access has been labeled and dimensioned.

add landscape to screen lift station

Response: Trees have been shifted to screen lift station.

E. IRISH PL.

S. IRELAND WAY

METAL EDGER (TYP.) 4/L4.01

5'-6" WALK

label tract

Response: Tract L has been labeled.

R.O.W. (TYP.)

BY HOME BUILDER, (TYP.)

no sidewalk connection?

Response: No sidewalk connection is proposed.

what is shaded area?

Response: Shaded area is a printing error and represents Hydrozone Map hatch. Landscape plan sheet has been corrected

LINE OF SIGHT, (TYP.)

4.00' U.E.

6.00' G.E.

S. JEBEL ST.

E. JAMISON DR.

16.00' U.E.

RETAINING WALL (TYP.) 4/L4.02

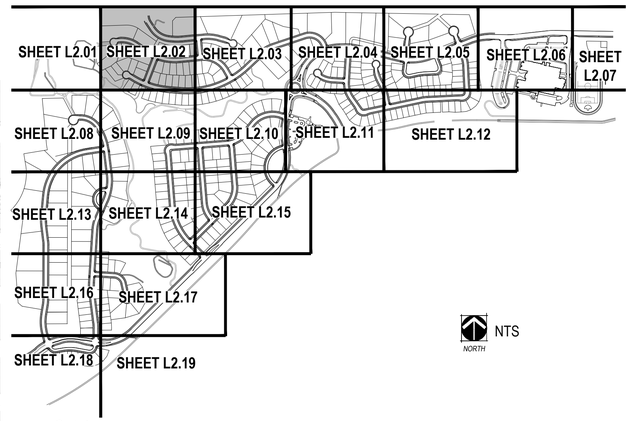
6'-0" WALK

SHEET L2.01

SHEET L2.03

SHEET L2.09

KEYMAP



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NORTH

SCALE 1"= 40'

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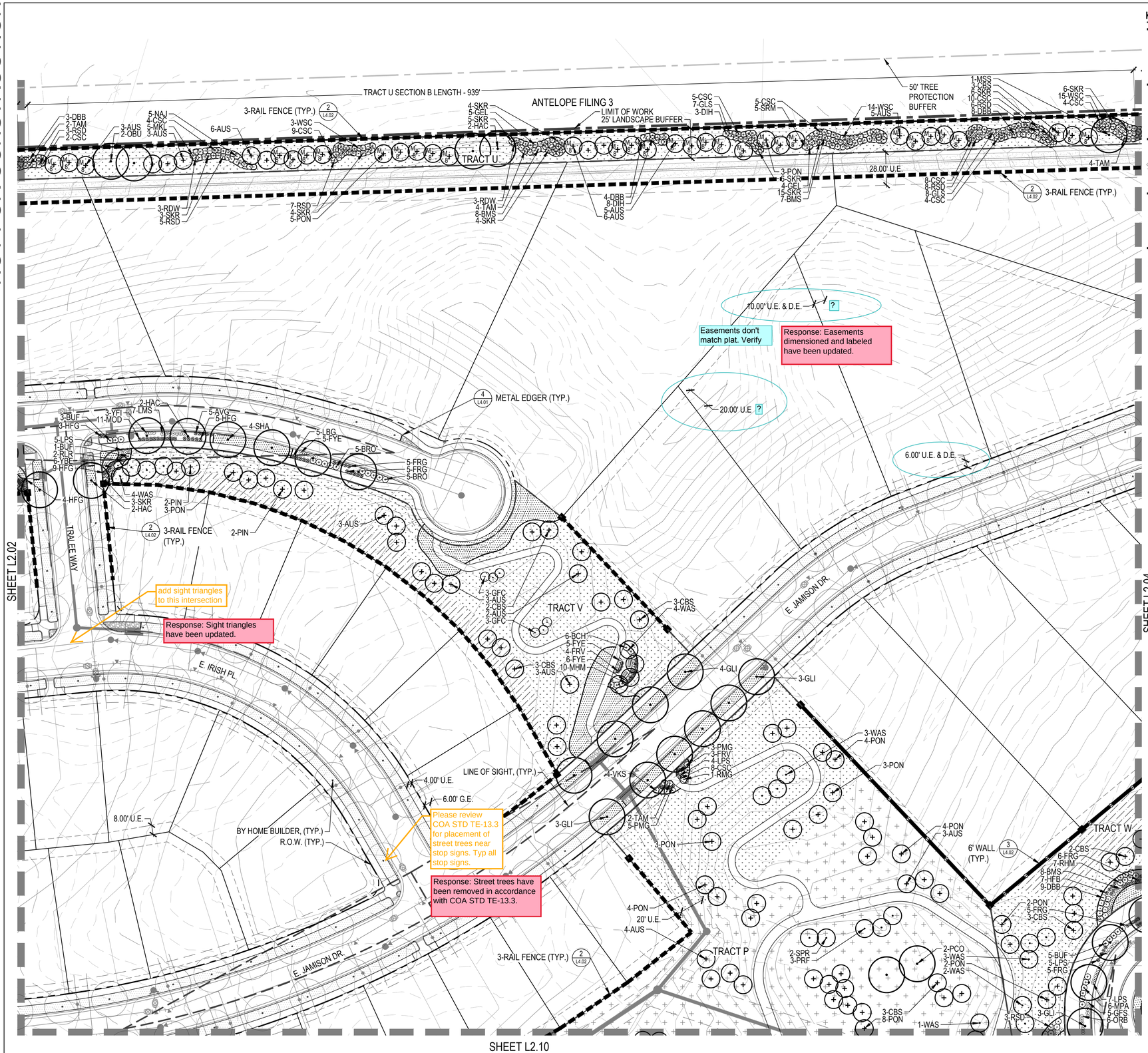
SHEET TITLE:
LANDSCAPE PLAN

L2.02

CHECKED BY: JN/LV
DRAWN BY: JW/KR

NOT FOR CONSTRUCTION



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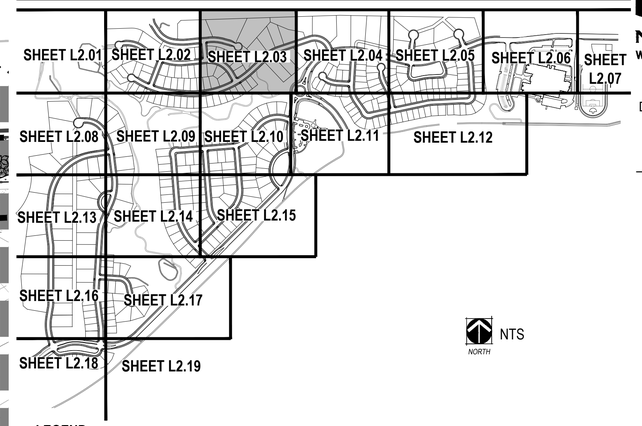

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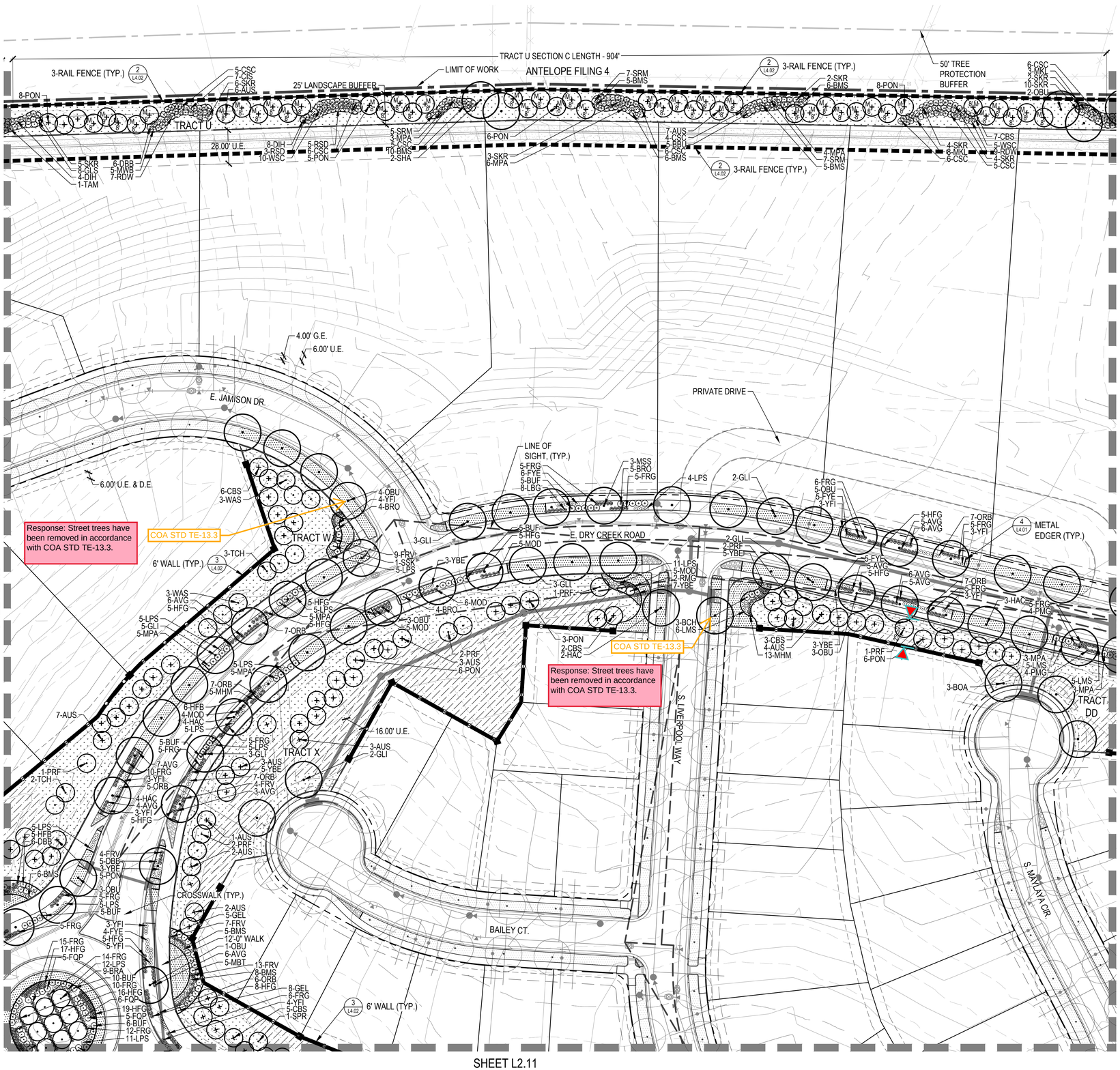
SHEET TITLE:
LANDSCAPE PLAN

L2.03

CHECKED BY: JN/LV
DRAWN BY: JW/KR

NOT FOR CONSTRUCTION



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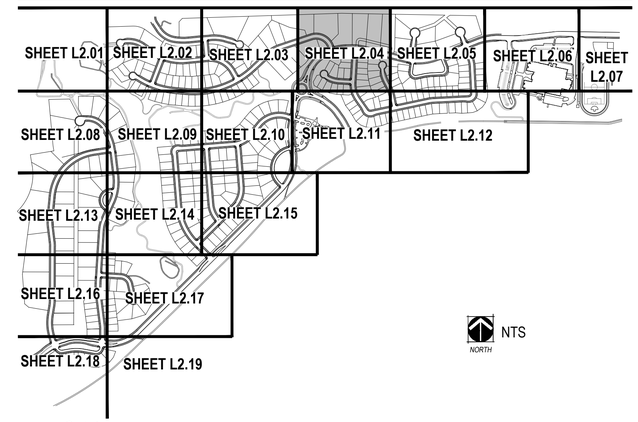

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SHEET TITLE:
LANDSCAPE PLAN

L2.04

NOT FOR CONSTRUCTION

Label and dimension 12' maintenance access, typ.

Response: The maintenance access has been labeled and dimensioned.

Label Tract U. Should access go thru? why does fence block trail?

Response: Fence has been revised to allow for opening.

Response: Noted.

only 15'

Response: Street trees have been removed in accordance with COA STD TE-13.3.

Response: Street trees have been removed in accordance with COA STD TE-13.3.

COA STD TE-13.3

COA STD TE-13.3

TRACT U SECTION D LENGTH - 922'

ARAPAHOE HEIGHTS FILING NO. 5

TRACT U

TRACT JJ

TRACT II

TRACT GG

TRACT AA

TRACT FF

TRACT DD

LIMIT OF WORK

25' LANDSCAPE BUFFER

50' TREE PROTECTION BUFFER

3-RAIL FENCE (TYP.)

28.00' U.E.

5.00' U.E.

8.00' U.E.

4.00' U.E.

6.00' G.E.

16.00' U.E.

S. NEPAL WAY

S. MALTA CT.

E. DRY CREEK ROAD

E. IRISH CIR. (PRIVATE DRIVE)

R.O.W. (TYP.)

R.O.W. (TYP.) BY HOME BUILDER, (TYP.)

HOME BUILDER, (TYP.)

LINE OF SIGHT, (TYP.)

6' WALL (TYP.)

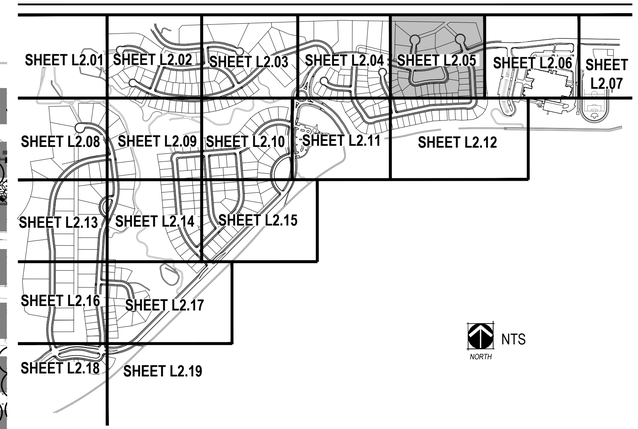
RETAINING WALL (TYP.)

SHEET L2.04

SHEET L2.06

SHEET L2.12

KEYMAP



NTS

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SHEET TITLE:
LANDSCAPE PLAN

L2.05

CHECKED BY: JN/LV
DRAWN BY: JW/KR

NOT FOR CONSTRUCTION

TRACT U SECTION E LENGTH - 922'

8-CRG 6-CSC 14-DIH 9-CIS 4-AUS

2 L4.02 3-RAIL FENCE (TYP.)

9-CSC 10-APC 5-SKR

13-WSC 6-DBB 4-SKR

25.00' LANDSCAPE BUFFER

16-MKL 9-SKR 5-AUS

2-MSS 4-SKR 4-CIS

7-CSC 12-BUR 10-PON

50' TREE PROTECTION BUFFER

2-TAM 4-CRG

6-CSC 2-CSC 2-SKR

6-CSC 10-DBB 3-PON

2-GLI 15-STS 14-SKR 9-STS 7-PON

8-SKR 3-AUS

6-AUS 3-CSC 5-ACO 5-SKR

6-CSC 10-NAJ 4-CSC

10-NAJ 6-SKR 4-CSC 3-APC

label maint access and width

Response: The maintenance access has been labeled and dimensioned.

TRACT U

TRACT JJ

LIMIT OF WORK

SEED ALL AREA DISTURBED BY CONSTRUCTION WITH THE SPECIFIED NON-IRRIGATED NATURALIZED NATIVE SEED MIX.

6-CBS 15-SPR

6 L4.01 HOMESTEAD MONUMENT

EXISTING TO REMAIN

30.00' U.E.

20.00' U.E.

6-HFG 12-FRG

6-HFG 6-NAJ 6-YFI

4.00' U.E.

5-FRG 4-GFS 4-GFS 5-FRG 5-FYE 6-PHO 5-AVG

LINE OF SIGHT, (TYP.)

E. DRY CREEK ROAD

8-GFS 5-FRG 4-PHO

5-FYE 5-HFG

3-YFI 1-MSS

16.00' U.E.

16.00' U.E.

50.00'

50' TREE PROTECTION BUFFER

any area that is disturbed must be landscaped

Response: Per Dec. 11th meeting with the City, native seed has been added to this area of Tract U. All remaining areas are covered by note: "ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE." The existing to remain note has been removed from Tract AA.

SHEET L2.05

TRACT AA

1-AUS

VARIABLE WIDTH DRAINAGE EASEMENT

columns for 3 rail fence?

Response: Columns have been removed.

LIMIT OF WORK

4 L4.02 RETAINING WALL (TYP.)

2 L4.02 3-RAIL FENCE (TYP.)

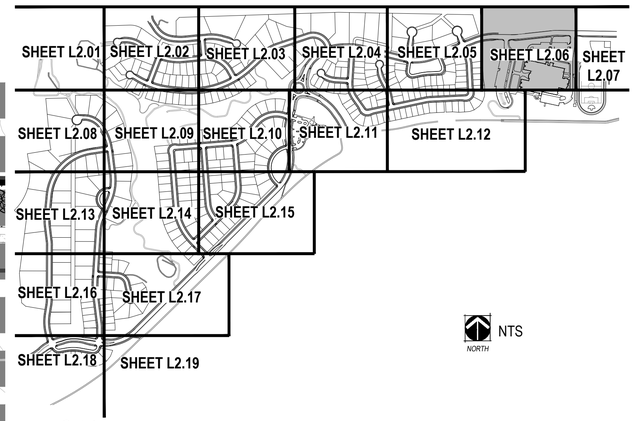
Response: Retaining wall details have been updated on Sheets L6.01-L6.04. Top and bottom wall elevations are included in the details. Retaining wall callout has been updated to reference Sheets L6.01-L6.04.

EXISTING TO REMAIN SCHOOL SITE (NOT A PART)

SHEET L2.12

SHEET L2.07

KEYMAP



NTS NORTH

LEGEND

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- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
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- STREETLIGHT (REF CIVIL PLANS)

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NORTH

0 20' 40' 80'
SCALE 1"= 40'

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F 303.892.1186

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CONTACT: BRUCE STOKES

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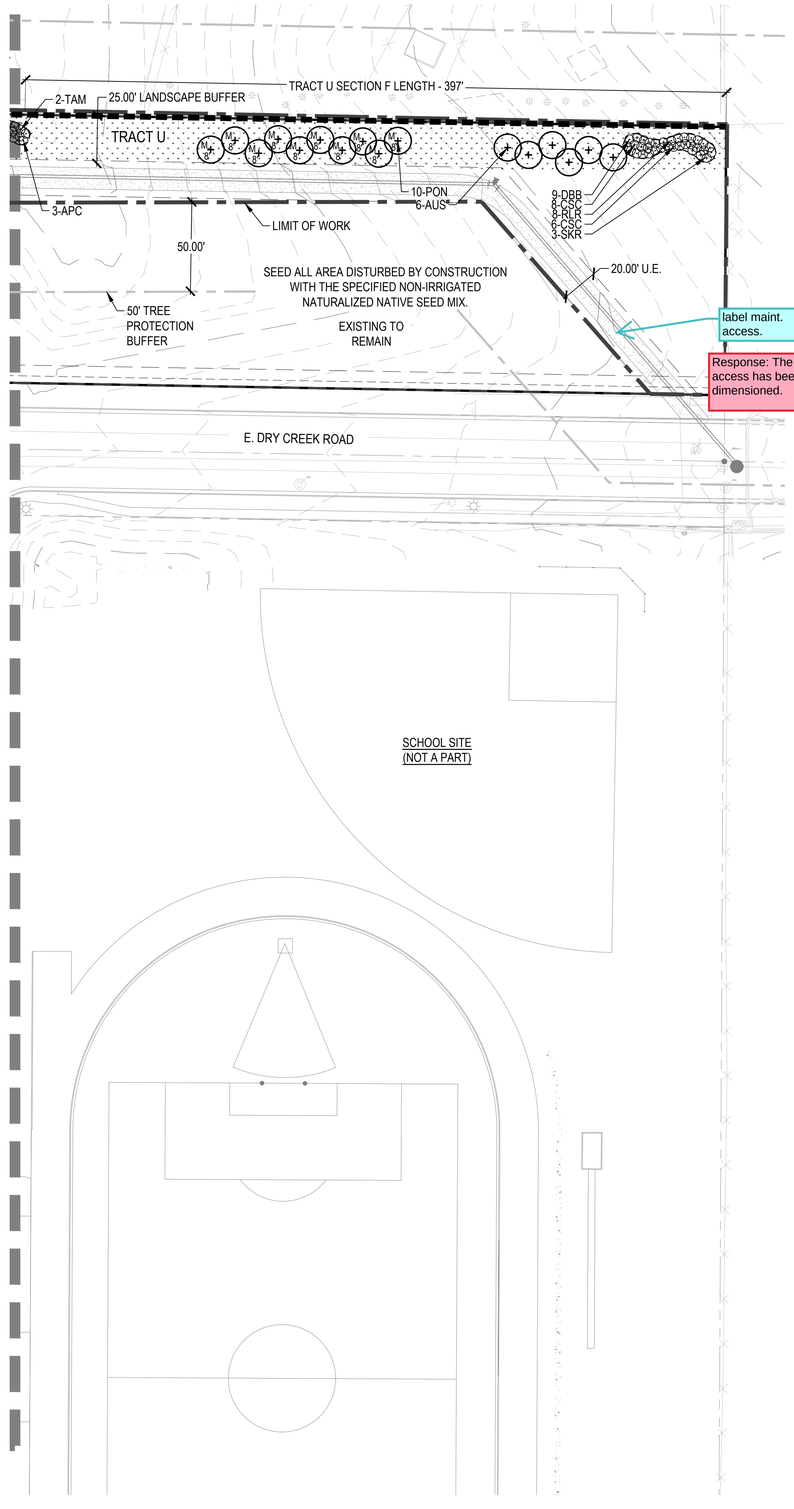
CSP-03 - 07/12/2017
CSP-Technical Submittal 09/07/2018

SHEET TITLE:
LANDSCAPE PLAN

L2.06

CHECKED BY: JN/LV
DRAWN BY: JW/KR

NOT FOR CONSTRUCTION



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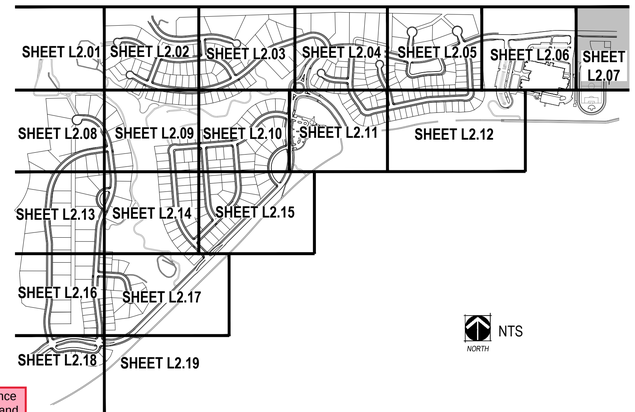

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L2.07

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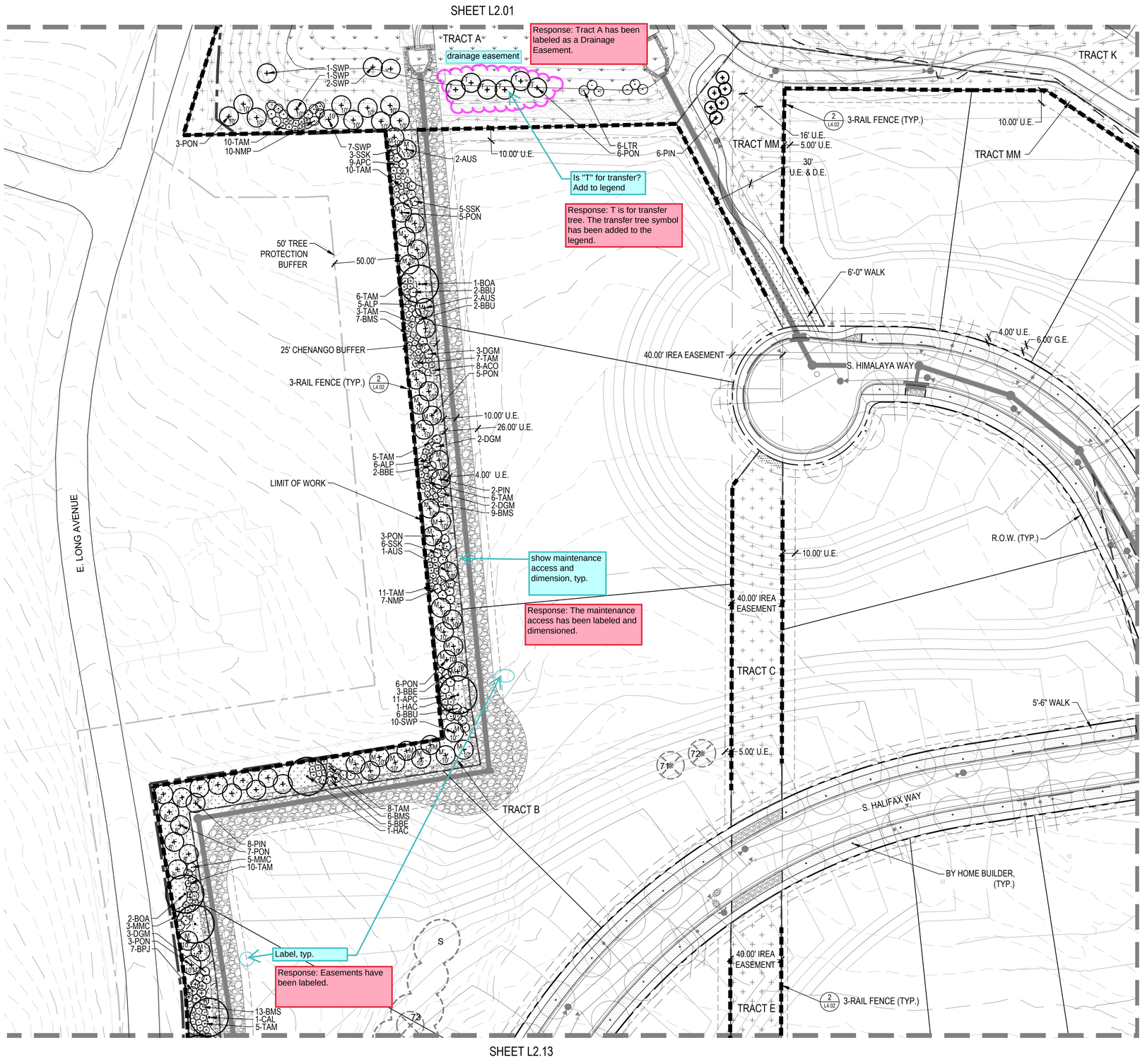

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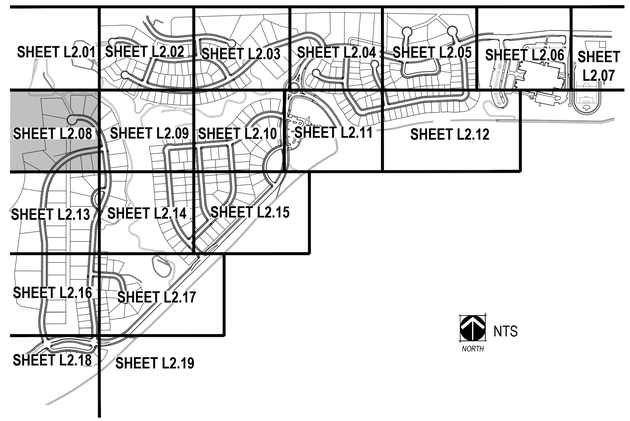

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SHEET TITLE:
LANDSCAPE PLAN

L2.08

NOT FOR CONSTRUCTION

SHEET L2.02

SHEET L2.08

SHEET L2.10

SHEET L2.14

TRACT L

TRACT MM

TRACT K

TRACT N

TRACT O

TRACT K

4 L4.02 RETAINING WALL (TYP.)

Response: Retaining wall details have been updated on Sheets L6.01-L6.04. Retaining wall callout has been updated to reference Sheets L6.01-L6.04.

6-CBS

4-CBS

5-PON

3-PCO

3-AUS
2-LTR
2-PON

3-GFC
2-AUS
3-LTR

4-TCH
4-CBS

2 L4.02 3-RAIL FENCE (TYP.)

5-AUS

E. JAMISON DR.

R.O.W. (TYP.)

6.00' G.E.

4.00' U.E.

30.00' U.E.

landscape is generally not permitted in drainage easement.- Where is proposed water-lin/flood plain elevation? See comments and schedule meeting with Water for review.

Response: A meeting took place on Dec. 11, 2019 with City staff to discuss the landscape within the drainage easements. It was determined that because all detention ponds will be privately owned and maintained by the Metro District with the exception of Tract K, the City is only concerned about trees in Tract K. All trees within Tract K have been relocated outside of the 100-year floodplain line. A note has also been added to the Cover Sheet regarding the Metro District maintain responsibilties within Tract K

5-CBS
3-PCO

16.00' U.E.

Label Tract N as Drainage easement in its entirety

Response: Tract N has been labeled as a Drainage Easement.

10.00' U.E.

3-RAIL FENCE (TYP.) 2 L4.02

26.00' U.E.

5-PCO
3-PCO

5-SWP
3-PRF

3-BEM
6-LTR
4-CBS

2-PON
4-CBS
4-PCO

4-ASE

10'-0" WALK

3-WAS
3-AUS
3-PCO
5-PON

100 YEAR FLOOD ZONE

F. MORAINE DR.

LINE OF SIGHT, (TYP.)

4.00' U.E.

6.00' G.E.

S. HIMALAYA WAY

5'-6" WALK

4522

A1

4 L4.02 RETAINING WALL (TYP.)

Response: Retaining wall details have been updated on Sheets L6.01-L6.04. Retaining wall callout has been updated to reference Sheets L6.01-L6.04.

S. JEBEL WAY

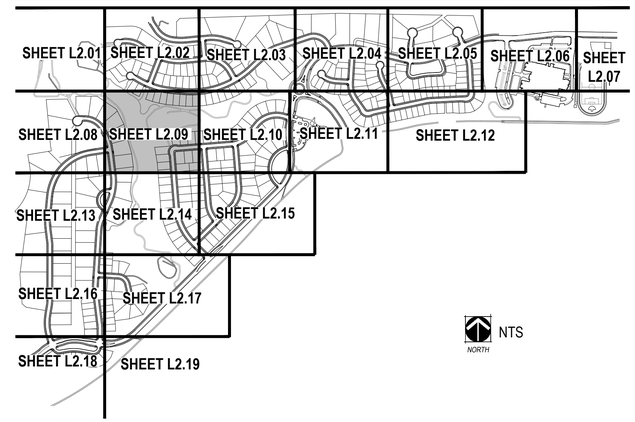
BY HOME BUILDER, (TYP.)

PROPERTY EASEMENT, (TYP.)

R.O.W. (TYP.)

8.00' U.E.

KEYMAP



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L2.09

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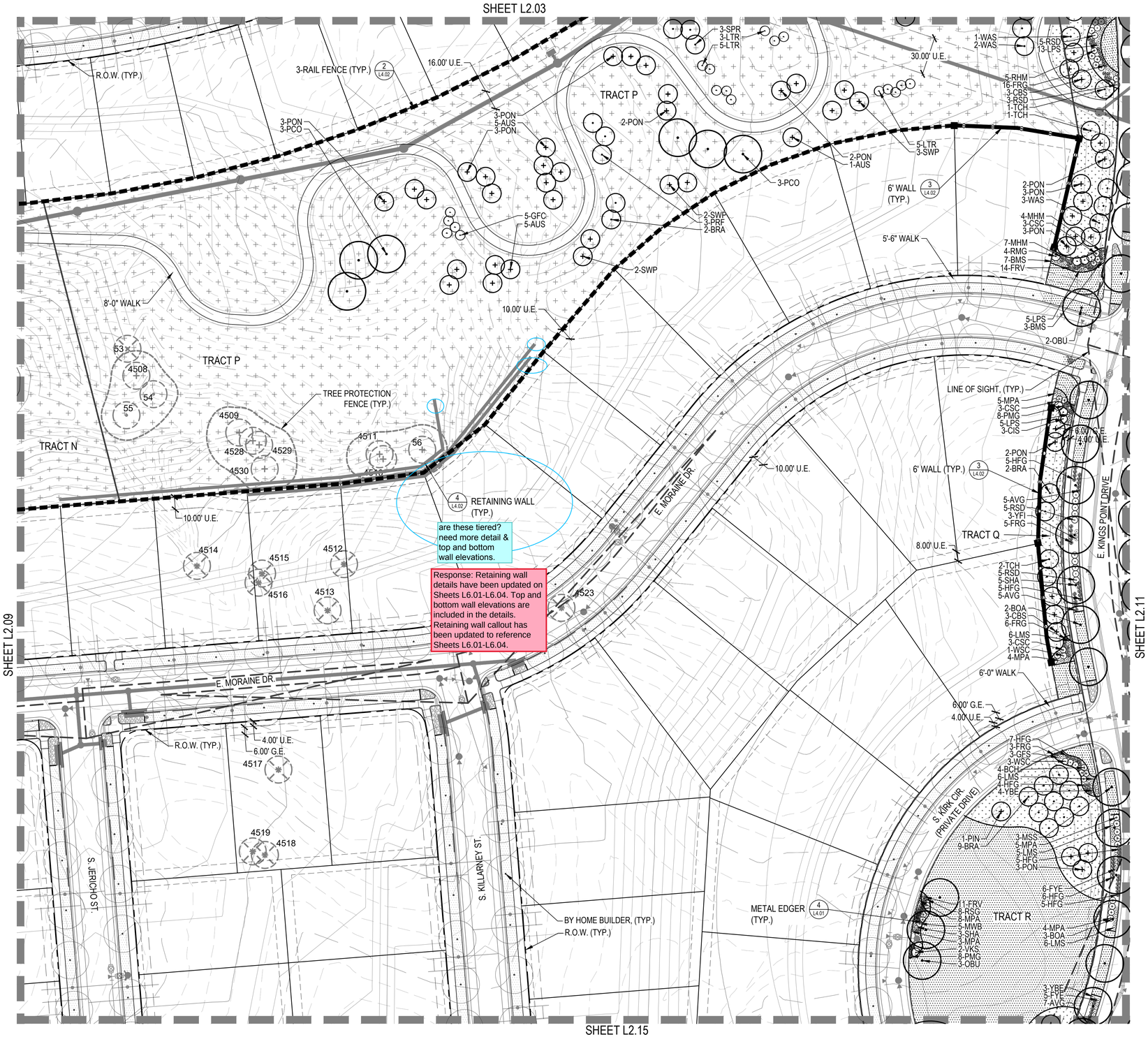

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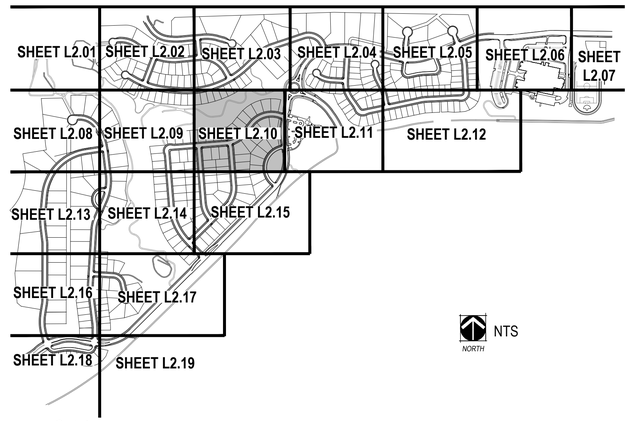

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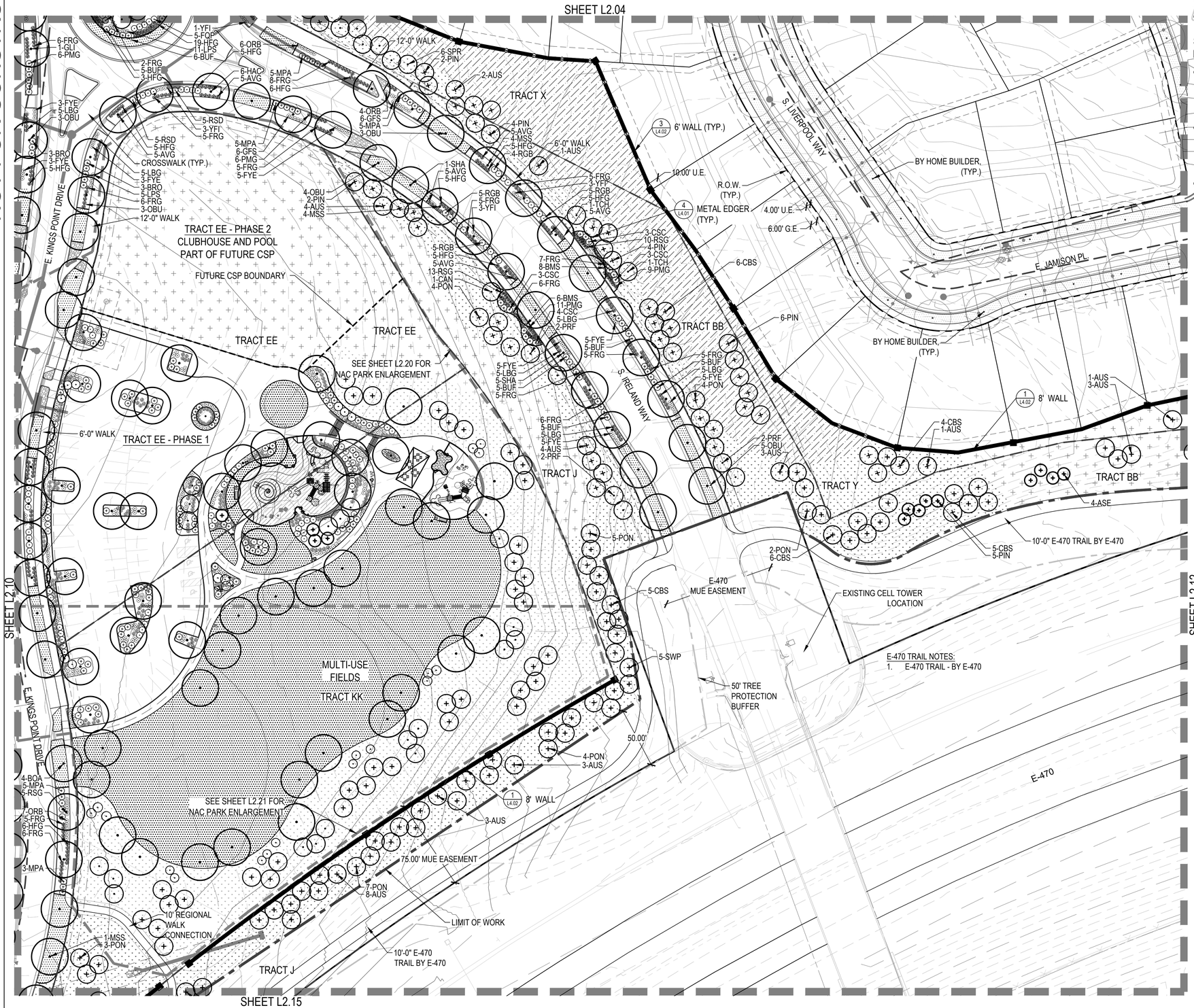

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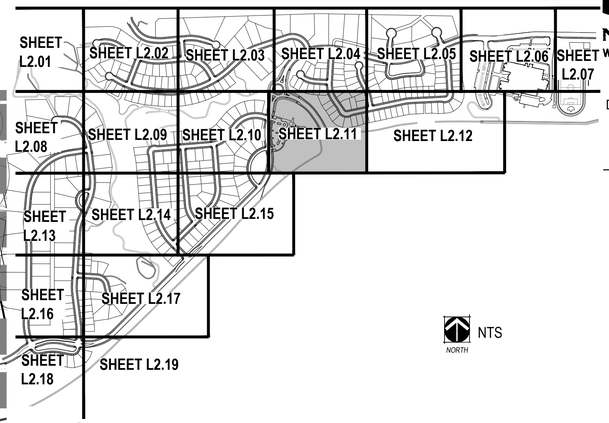

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L2.11

CHECKED BY: JN/LV
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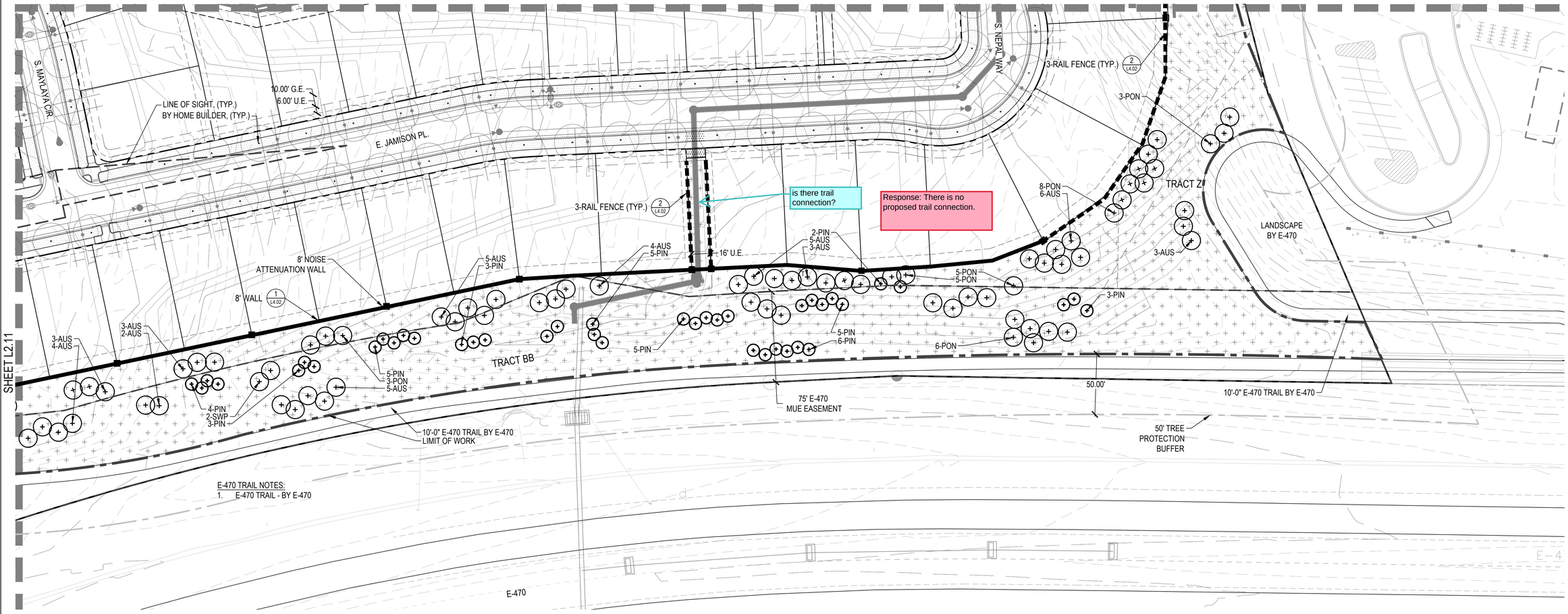
NOT FOR CONSTRUCTION

SHEET L2.05

SHEET L2.06

SHEET L2.11

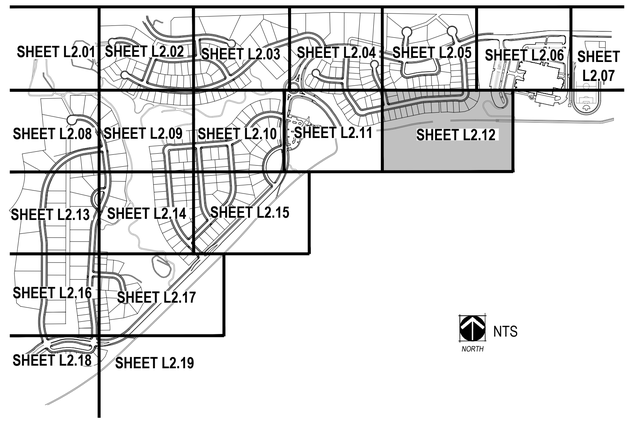


E-470 TRAIL NOTES:
1. E-470 TRAIL - BY E-470

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMITS OF CONSTRUCTION
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' SOLID WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- MANICURED TURF
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- NON-IRRIGATED NATIVE GRASS WETLAND SEED MIX "B"
- 4" - 6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

KEYMAP



NOTES:
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2. SEED ALL AREA DISTURBED BY CONSTRUCTION WITH THE SPECIFIED NON-IRRIGATED NATURALIZED NATIVE SEED MIX.

NORTH

0 20' 40' 80'
SCALE 1"= 40'

CHECKED BY: JNI LV
DRAWN BY: JW/KR

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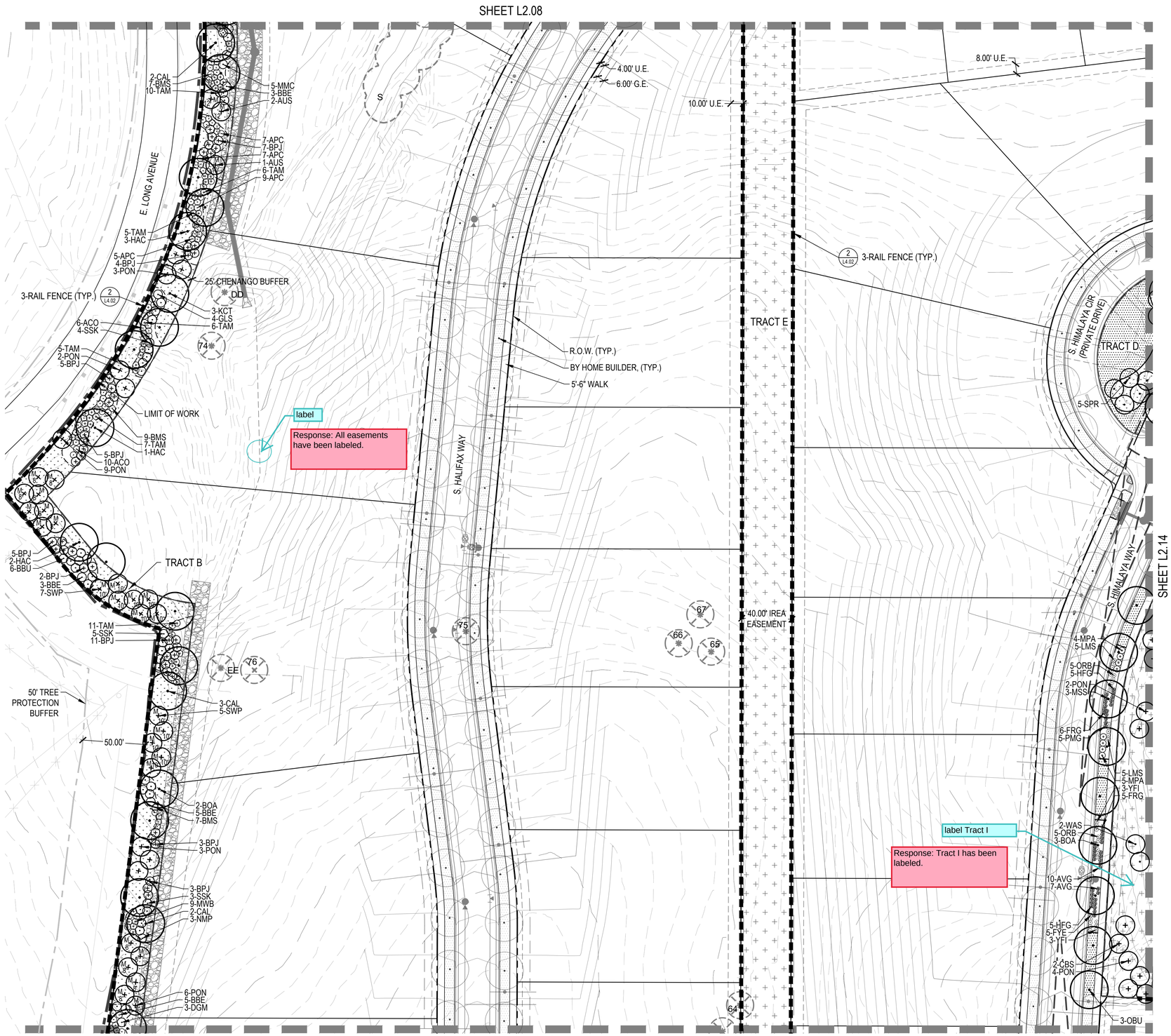
SHEET TITLE:
LANDSCAPE PLAN

L2.12

NOT FOR CONSTRUCTION



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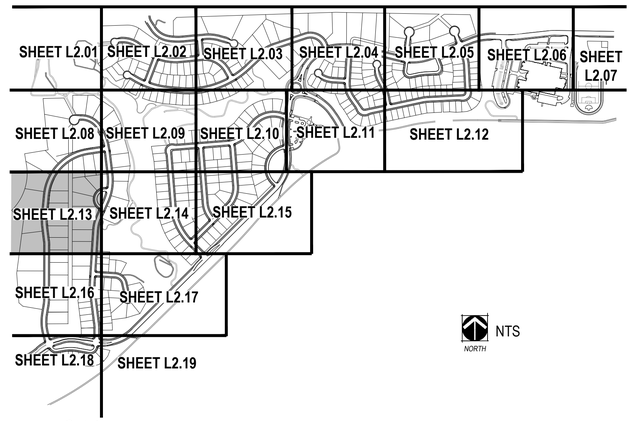

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- NON-IRRIGATED NATIVE GRASS WETLAND SEED MIX "B"
- 4" - 6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

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NORTH

SCALE 1"= 40'

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SHEET TITLE:
LANDSCAPE PLAN

L2.13

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DRAWN BY: JW/KR

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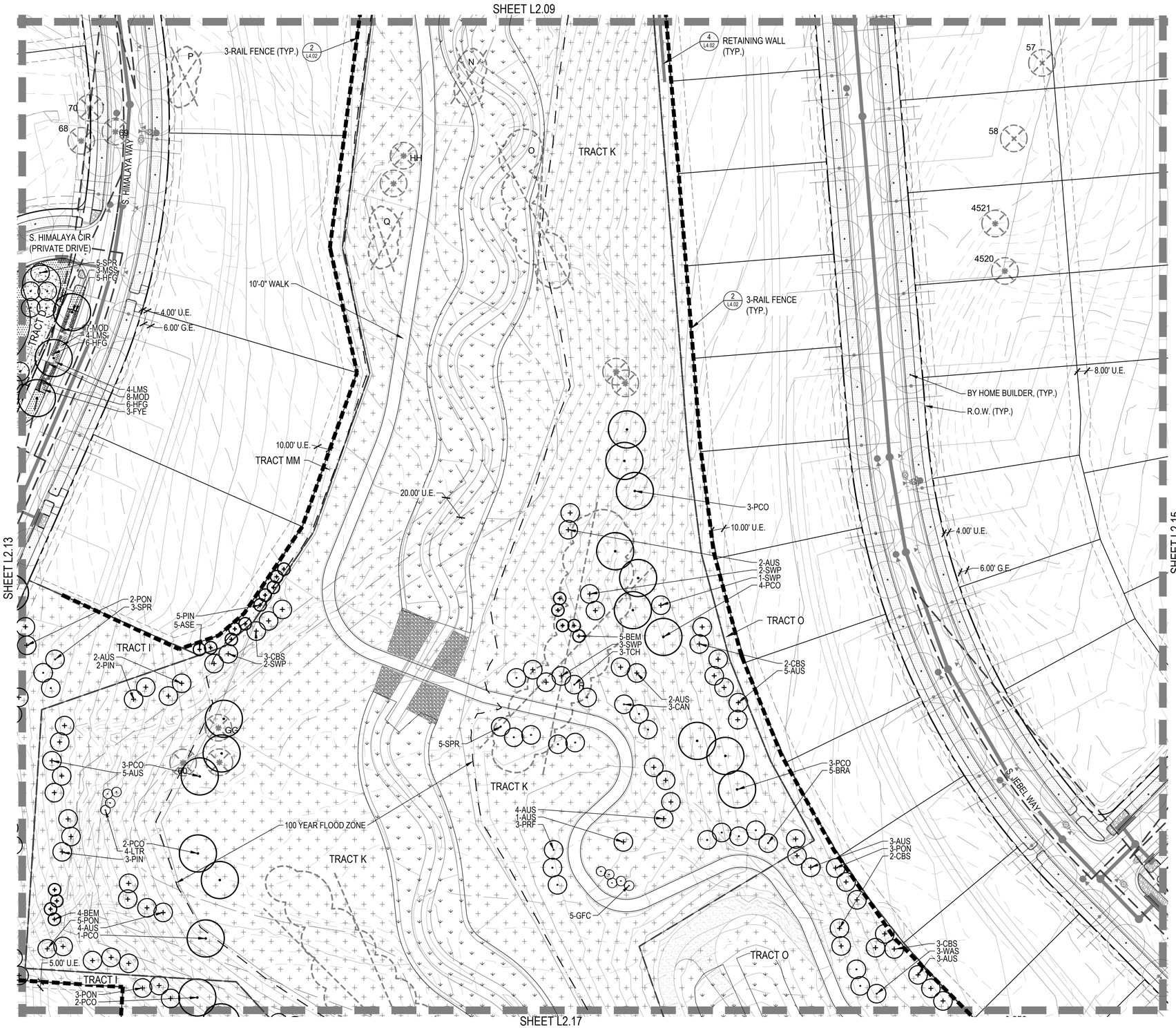

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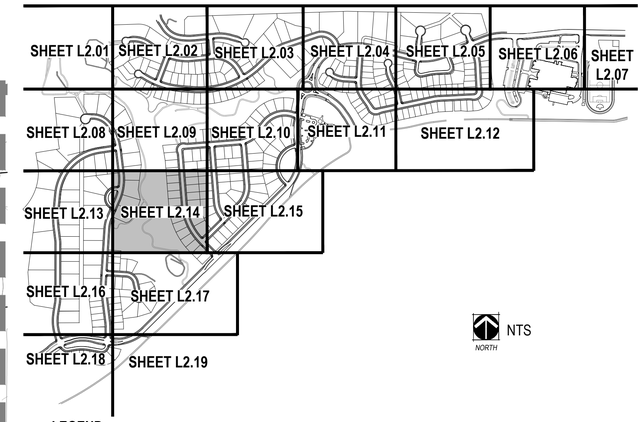

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- MATCHLINE
- ENLARGEMENT LINE
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- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- NON-IRRIGATED NATIVE GRASS WETLAND SEED MIX "B"
- 4" - 6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
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LANDSCAPE PLAN

L2.14

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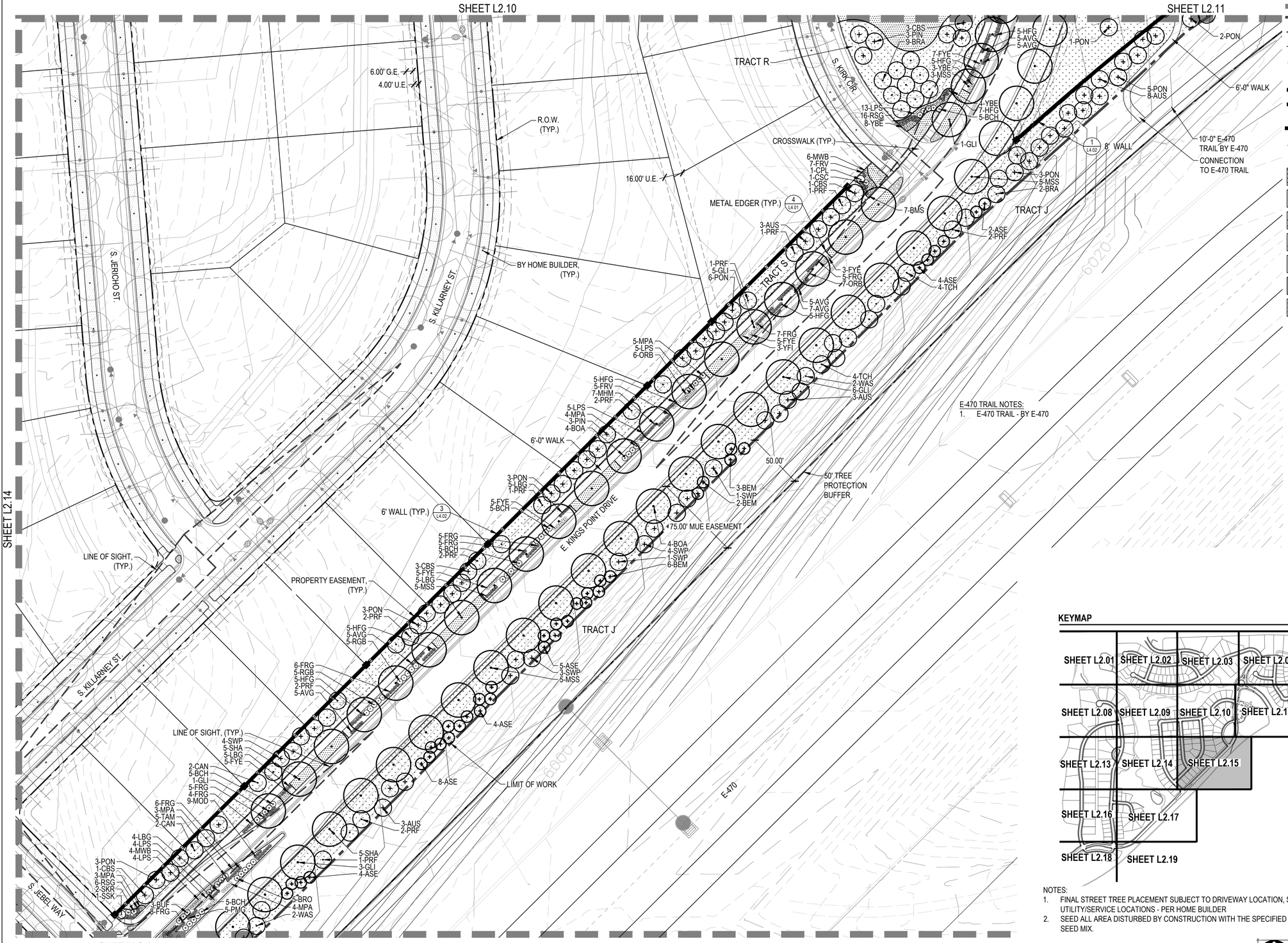

E-470 TRAIL NOTES:
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NORTH

SCALE 1"= 40'

0 20' 40' 80'

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
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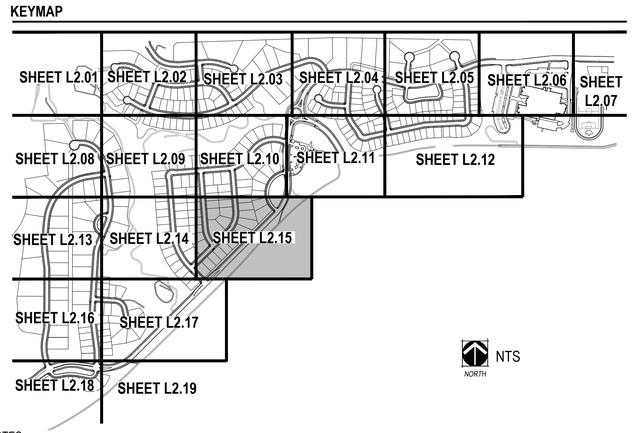
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

KEYMAP



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SHEET TITLE:
LANDSCAPE PLAN

L2.15

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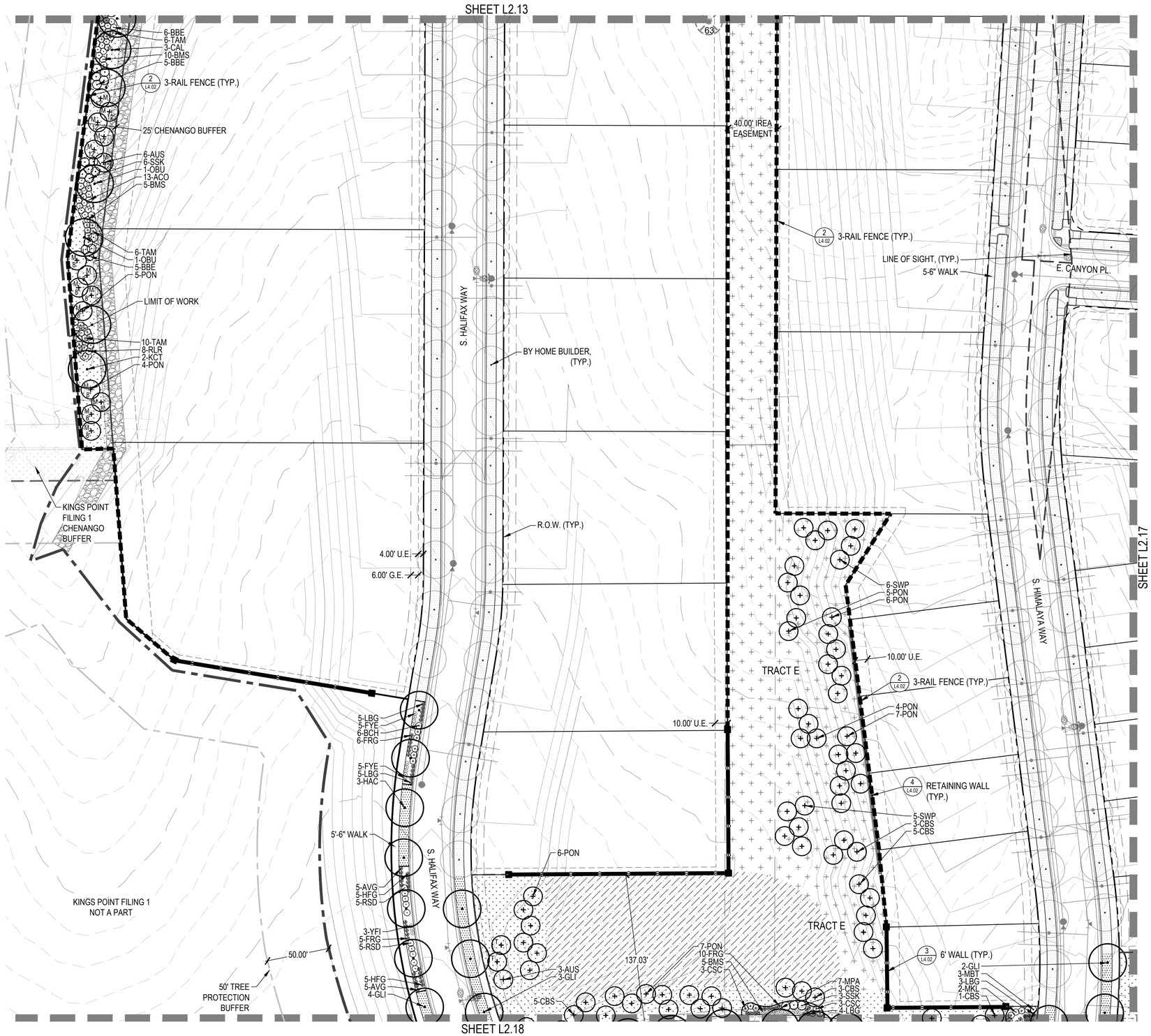

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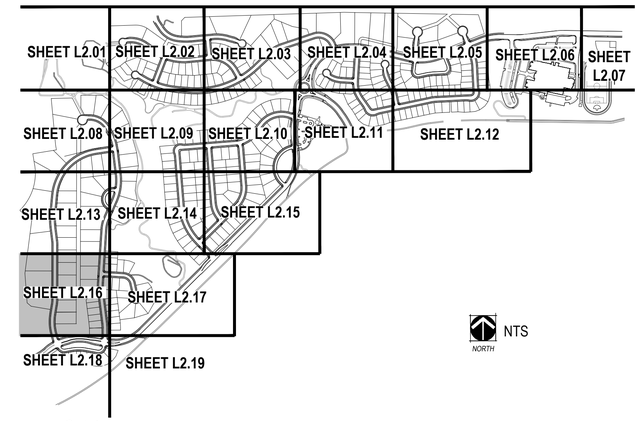

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
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- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
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LANDSCAPE PLAN

L2.16

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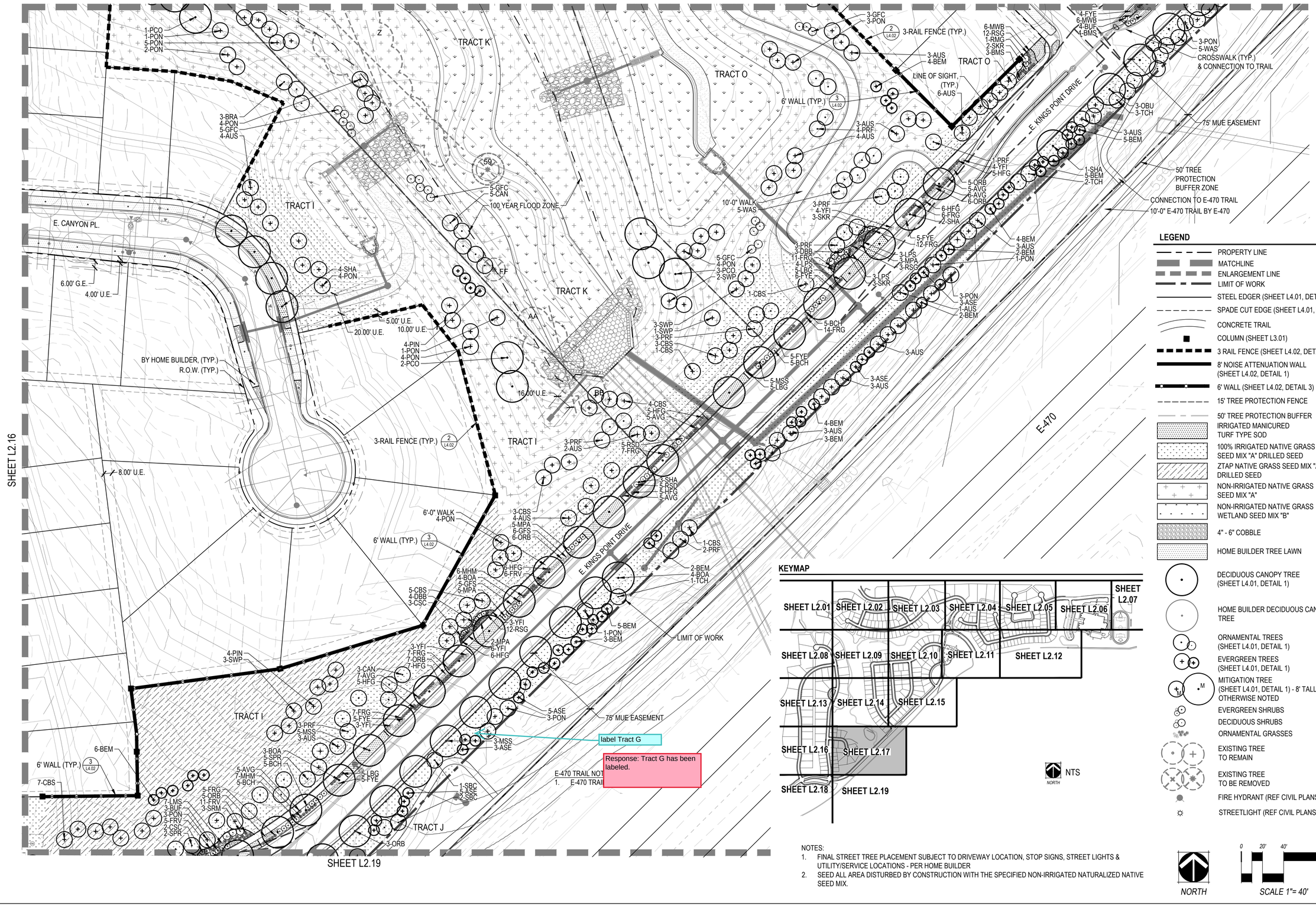
SHEET L2.14

SHEET L2.15



LEGEND

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- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
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KEYMAP

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SCALE 1"= 40'

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SHEET TITLE:
LANDSCAPE PLAN

L2.17

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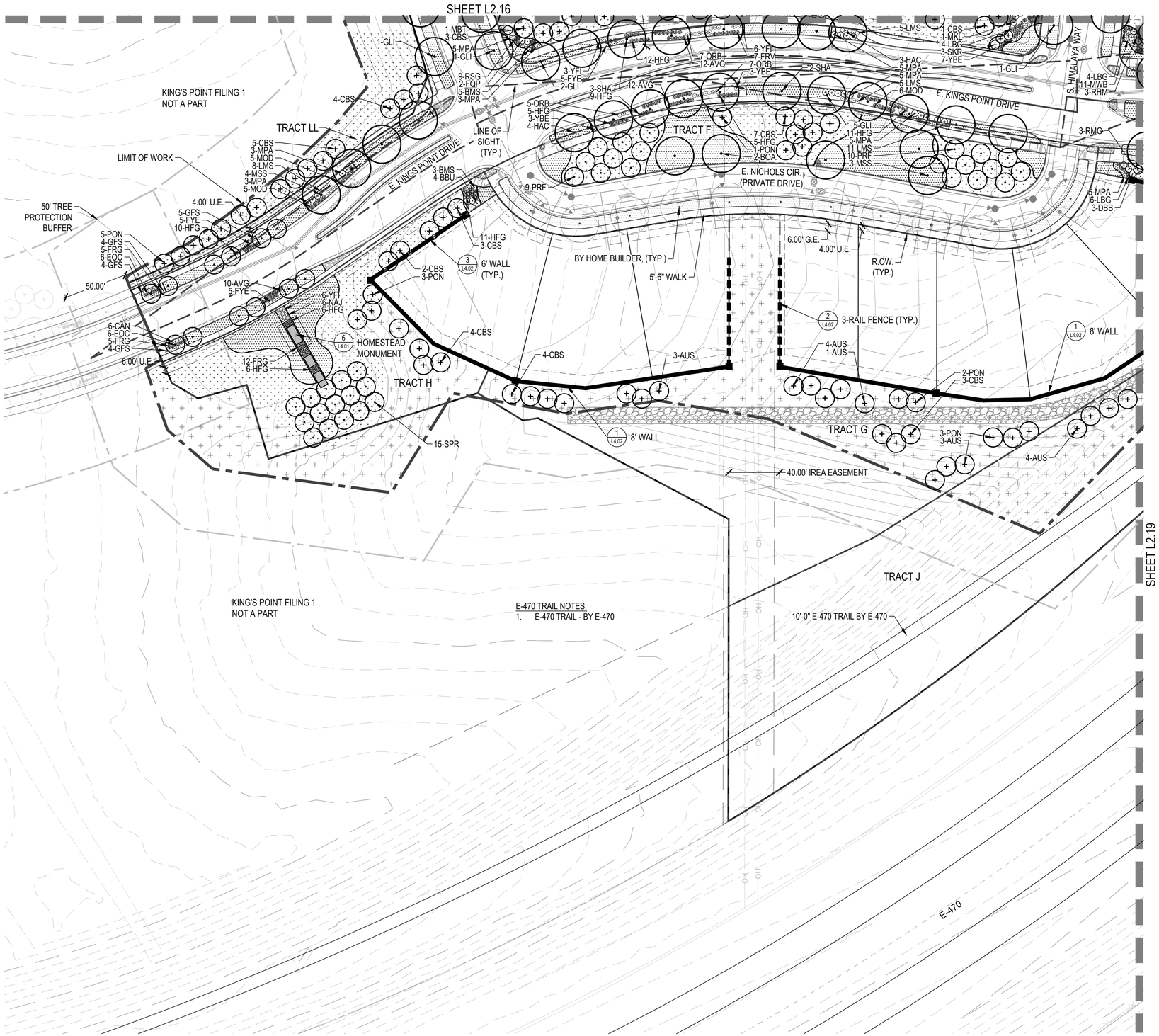

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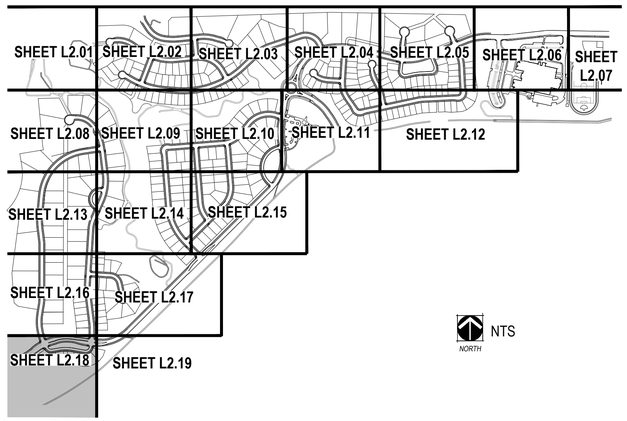

LEGEND

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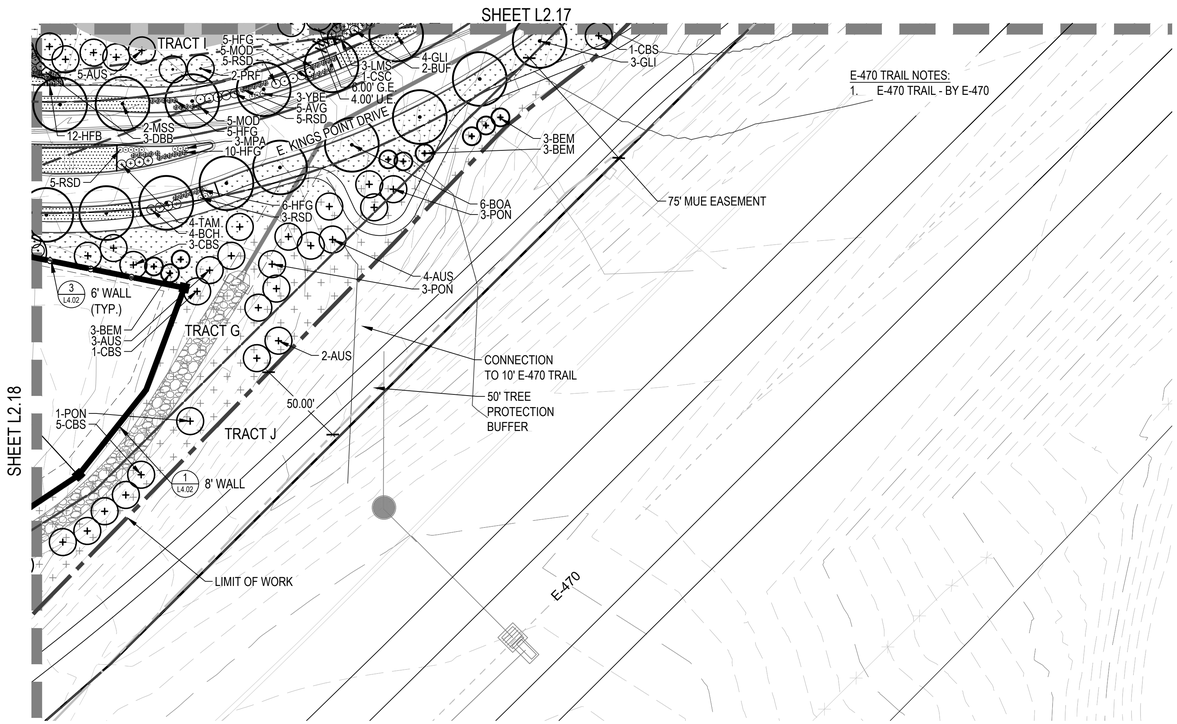
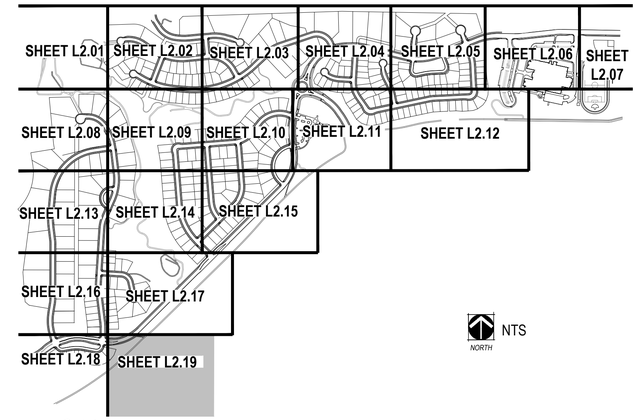
SHEET TITLE:
LANDSCAPE PLAN

L2.18

NOT FOR CONSTRUCTION



KEYMAP



LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- NON-IRRIGATED NATIVE GRASS WETLAND SEED MIX "B"
- 4" - 6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

NOTES:
1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER
2. SEED ALL AREA DISTURBED BY CONSTRUCTION WITH THE SPECIFIED NON-IRRIGATED NATURALIZED NATIVE SEED MIX.

NORTH

SCALE 1"= 40'

CHECKED BY: JN/LV
DRAWN BY: JW/KR

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KINGS POINT
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AURORA, COLORADO

OWNER:
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3033 E. FIRST AVE. #410
DENVER, CO 80206
TEL-303-394-5500
FAX-303-394-5508
CONTACT: BRUCE STOKES

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SHEET TITLE:
LANDSCAPE PLAN

L2.19

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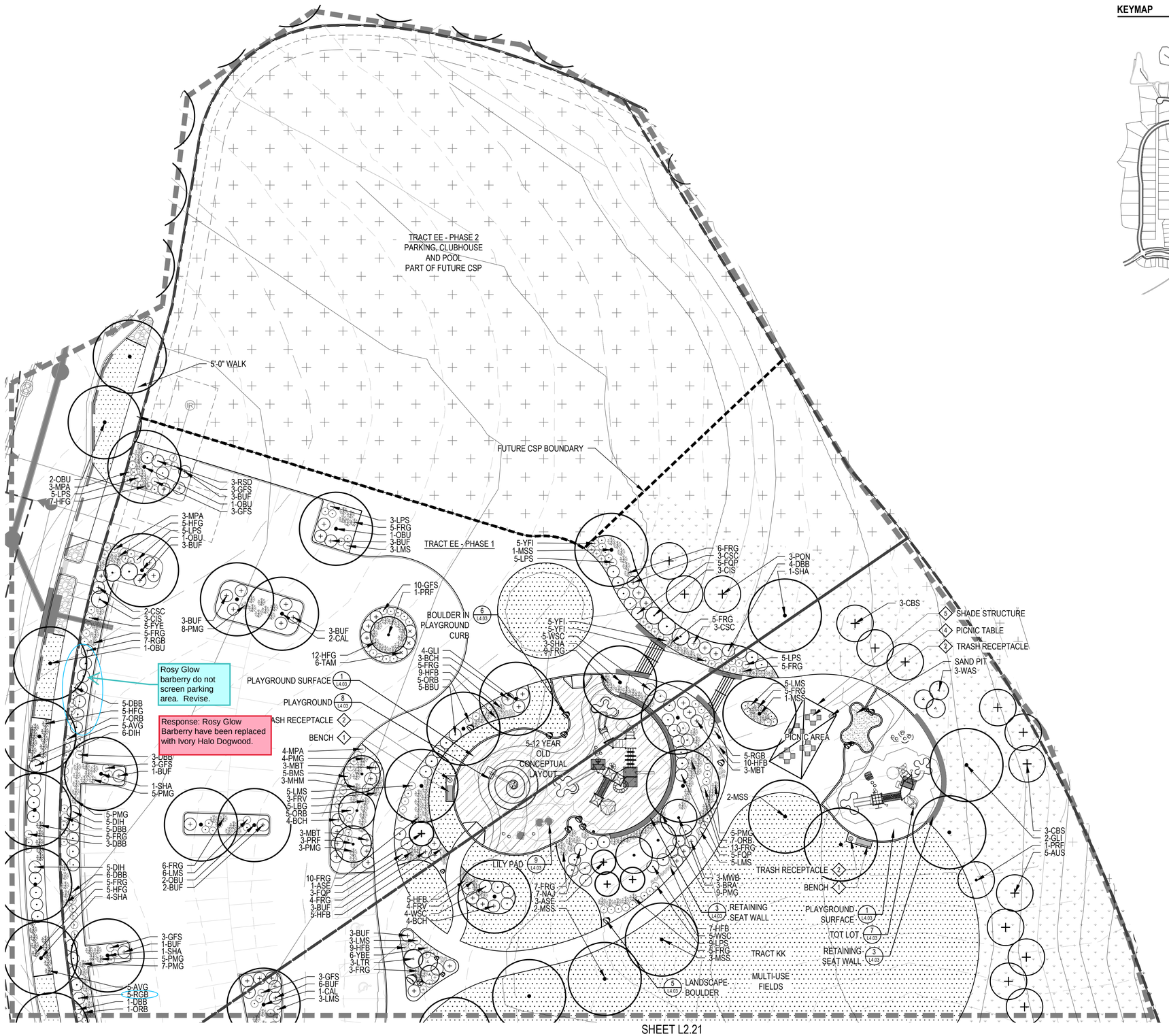

SHEET L2.21

KEYMAP

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- CONCRETE TRAIL
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- 4" - 6" COBBLE
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES

NOTES:
1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER
2. SEED ALL AREA DISTURBED BY CONSTRUCTION WITH THE SPECIFIED NON-IRRIGATED NATURALIZED NATIVE SEED MIX.

NORTH

SCALE 1"= 20'

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SHEET TITLE:
NAC ENLARGEMENT

L2.20

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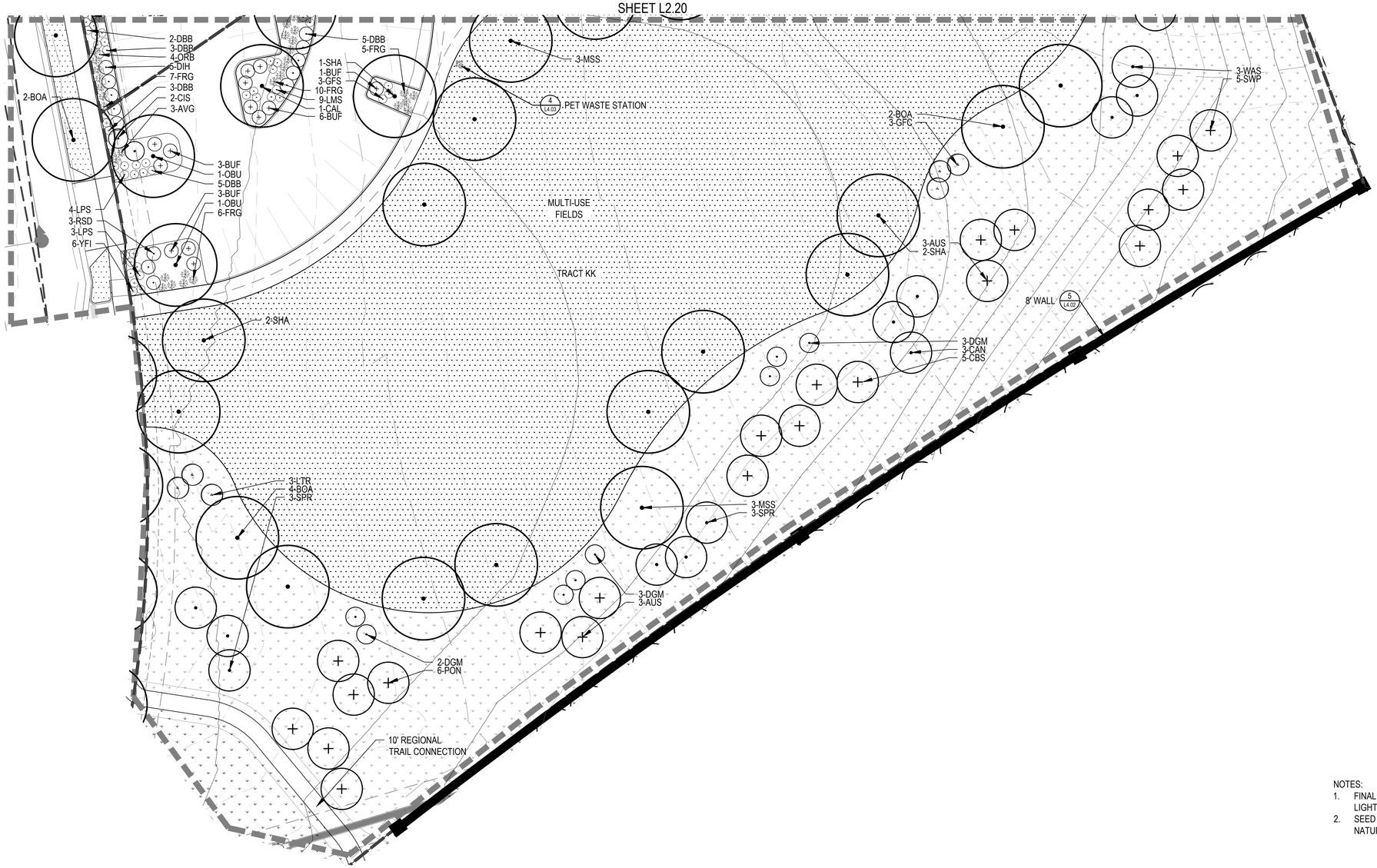
KEYMAP

SHEET L2.20



LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- 4" - 6" COBBLE
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES

NOTES:
1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER
2. SEED ALL AREA DISTURBED BY CONSTRUCTION WITH THE SPECIFIED NON-IRRIGATED NATURALIZED NATIVE SEED MIX.

NORTH

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

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SHEET TITLE:
NAC ENLARGEMENT

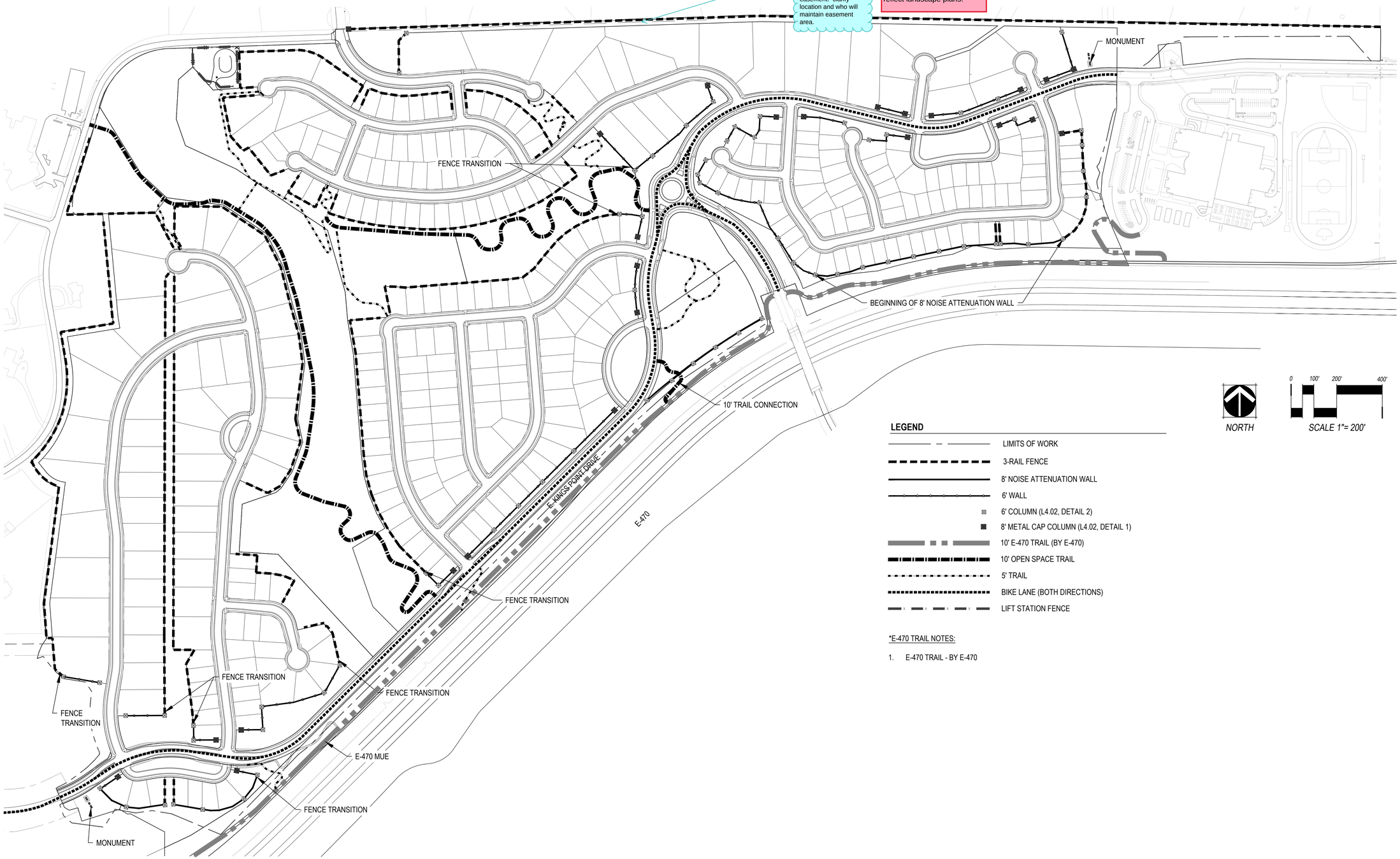
L2.21

NOT FOR CONSTRUCTION

MASTER FENCE & TRAILS PLAN

the landscape plans show the fence on the south line of the easement. clarify location and who will maintain easement area.

Response: The Master Fence Plan has been updated to reflect landscape plans.



NORTH

0 100' 200' 400'

SCALE 1"= 200'

LEGEND

- LIMITS OF WORK
- 3-RAIL FENCE
- 8' NOISE ATTENUATION WALL
- 6' WALL
- 6' COLUMN (L4.02, DETAIL 2)
- 8' METAL CAP COLUMN (L4.02, DETAIL 1)
- 10' E-470 TRAIL (BY E-470)
- 10' OPEN SPACE TRAIL
- 5' TRAIL
- BIKE LANE (BOTH DIRECTIONS)
- LIFT STATION FENCE

*E-470 TRAIL NOTES:

1. E-470 TRAIL - BY E-470

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SHEET TITLE:
MASTER FENCE PLAN

L3.01

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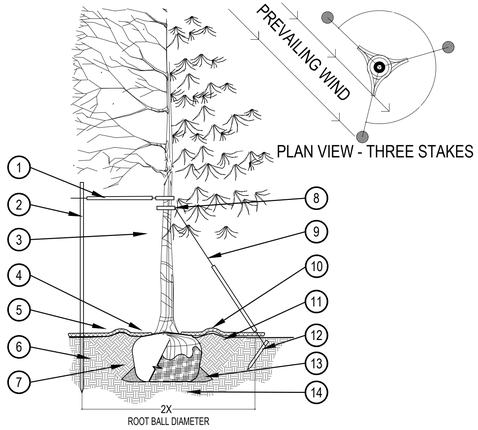


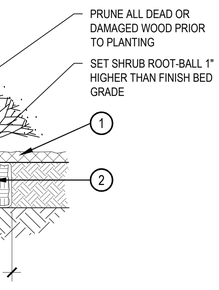
PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   - 1.1 1-½" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   - 1.2 1-½" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
   - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. ¾" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

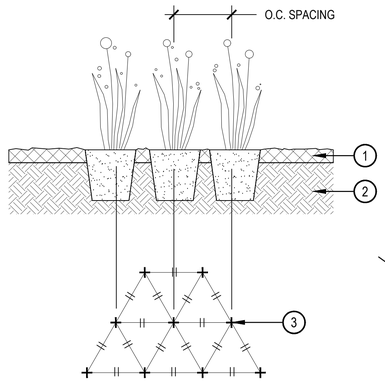


1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)

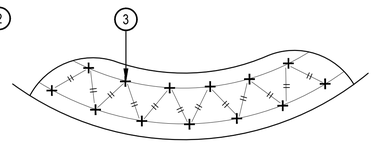
NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

2 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"



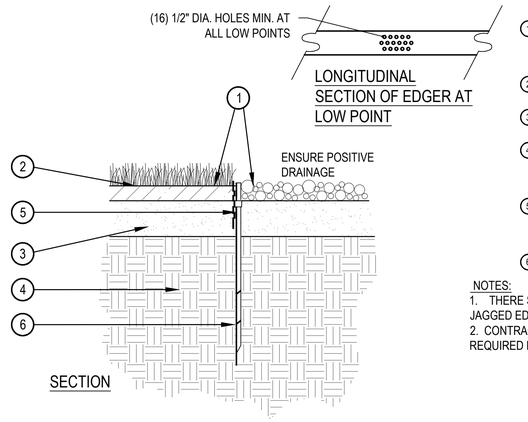
1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT



WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

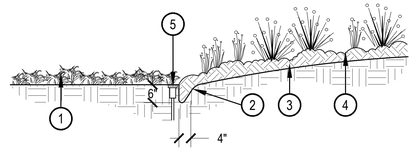


1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. METAL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 METAL EDGER

SCALE: 1" = 1'-0"

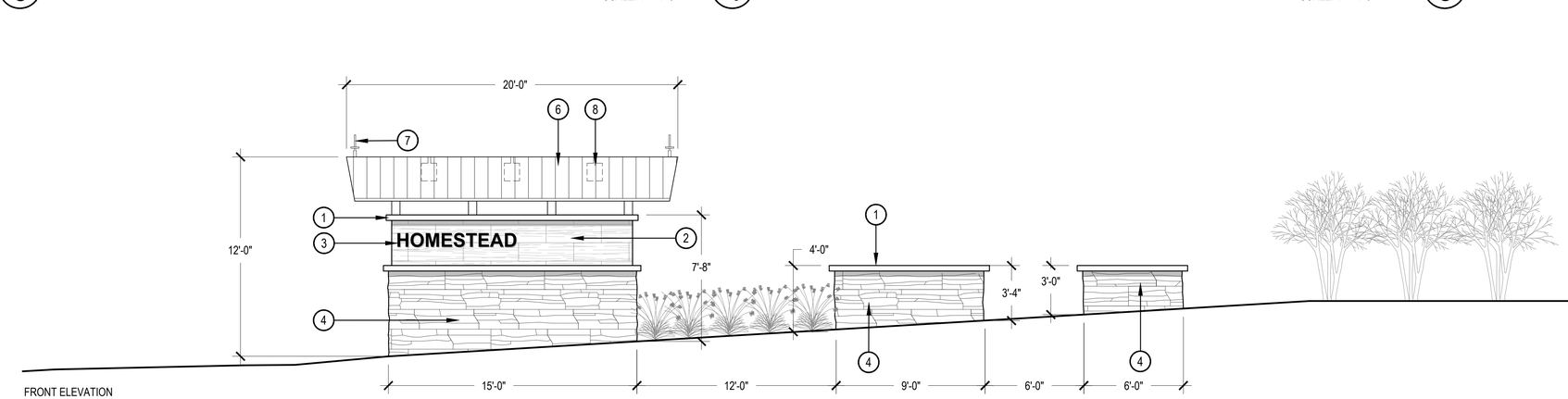


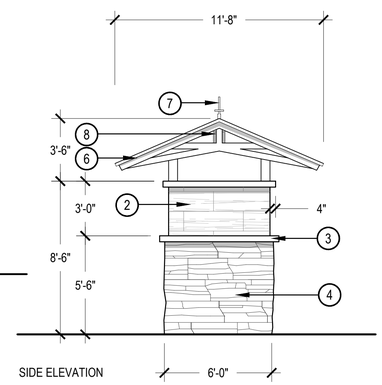
NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

1. TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
2. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
3. SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3"-4" DEEP)
4. PLANTING BED
5. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

5 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"





1. 4" PRECAST CONCRETE CAP
2. WOOD TILE VENEER
3. PIN MOUNTED 10" LETTERING
4. STONE BASE
5. METAL TRUSS SUPPORT FOR ROOF
6. CORRUGATED STEEL ROOF
7. METAL FINIAL
8. "LANTERN" LIGHT FEATURE

NOTES:
1. THE MONUMENT SIGN LOCATED WITHIN 200' OF THE ANTELOPE PROPERTY LINE SHALL BE NON-ILLUMINATED.
2. FINAL MONUMENT COLORS, FINISHES AND LETTER/LOGO STYLES WILL BE DETERMINED AT TIME OF CDS.

6 HOMESTEAD MONUMENT

SCALE: 1/4" = 1'-0"

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SHEET TITLE:
DETAILS

L4.01

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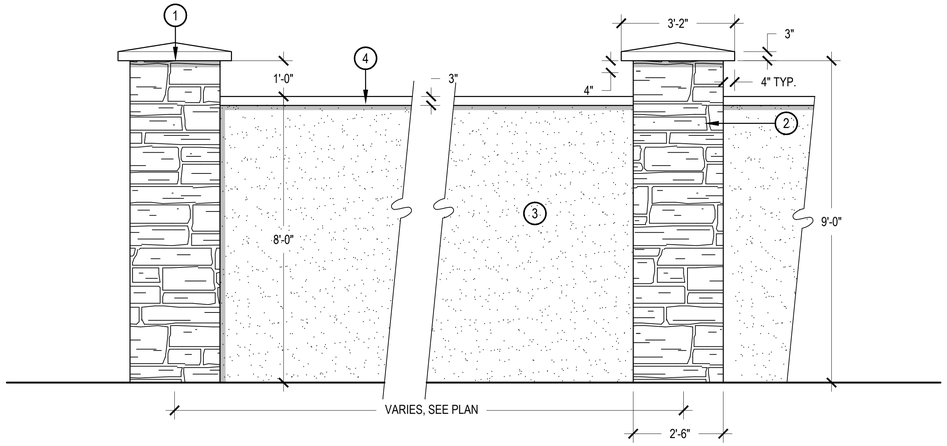
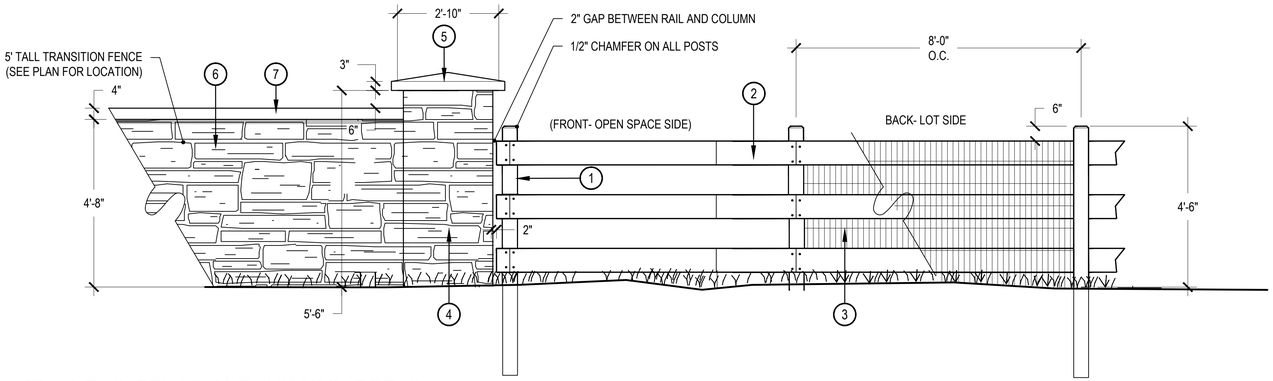


1. PRECAST CONCRETE CAP
2. STONE VENEER
3. STUCCO FINISH
4. PRECAST CONCRETE WALL CAP

NOTES:
1. COLUMNS TO BE LOCATED AS SHOWN ON PLANS
2. WALL COLORS SHALL BE DETERMINED AT TIME OF CDS.

1 8' WALL

SCALE: 1/2" = 1'-0"



1. 6" X 6" TREATED WOOD POSTS - SET IN CONCRETE
2. 2" X 8" WOOD RAILS
3. 48" TALL 14 GAUGE WELDED WIRE WITH 2" X 4" OPENING
4. STONE VENEER
5. PRECAST CONCRETE CAP
6. LEDGE STONE TRANSITION FENCE
7. PRECAST CONCRETE WALL CAP

NOTES:
1. WIRE MESH TO BE INSTALLED BY THE HOME BUILDER ON RAIL FENCES THAT ABUT THE OPEN SPACE
2. COLUMN AT ARTERIAL AND COLLECTOR STREETS ONLY- REF TO LANDSCAPE PLANS FOR LOCATIONS
3. TRANSITION WALL SECTION IS 16' LONG AND OCCURS WHERE A 6' WALL CHANGES TO A 3-RAIL FENCE OR VICE VERSA.
4. WALL COLORS SHALL BE DETERMINED AT TIME OF CDS.

2 3-RAIL FENCE AND COLUMN DETAIL

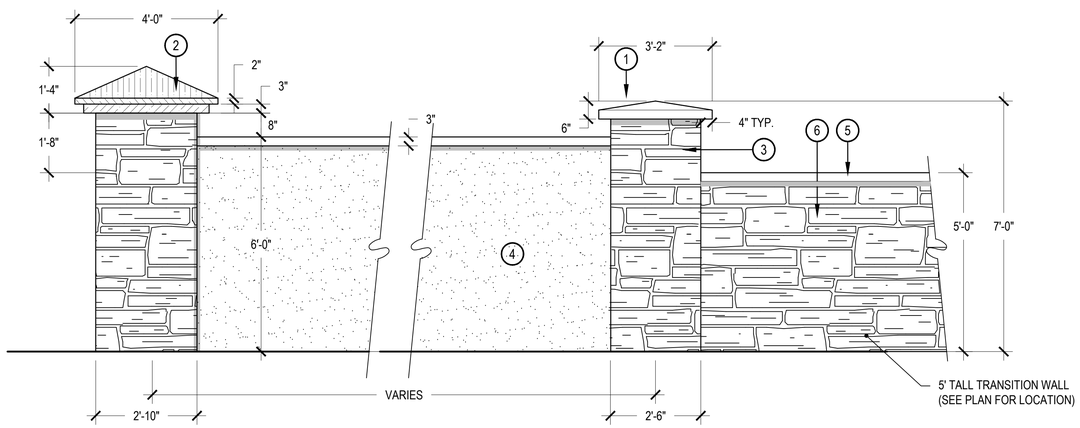
SCALE: 1/2" = 1'-0"

COLUMN SPACING WAIVER:

CODE REFERENCE: AURORA MUNICIPAL CODE SECTION 146-917 (A)2:
ALL FENCES THAT FACE A PUBLIC OR PRIVATE STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAL FEET AND ONE COLUMN AT EVERY FENCE CORNER AND DEAD END.

WAIVER REQUEST:
WHERE COLUMNS ARE REQUIRED, COLUMNS SHALL BE PROVIDED APPROXIMATELY EVERY 120 FEET, OR APPROXIMATELY AT EVERY OTHER SIDE LOT LINE. THIS WAIVER IS REQUESTED FOR HOMES THAT HAVE REAR LOT LINES ADJACENT TO E. AURORA PARKWAY, S. KINGS POINT WAY AND E. KINGS POINT DRIVE.

WAIVER JUSTIFICATION:
THE COLUMN AND LANDSCAPE DESIGN HAS BEEN UPGRADED TO ALLOW FOR THIS DIVERSION FROM THE CODE. PROVIDING COLUMNS AT EVERY OTHER EAR LOT LINE (OR APPROXIMATELY EVERY 120') STILL ACHIEVES THE INTENT OF THE CODE IN VISUALLY BREAKING UP THE FACE OF THE FENCE. ALL PROPOSED COLUMNS ARE A MINIMUM OF 24"X24" WIDE EXCEEDING THE CITY MINIMUM WIDTH OF 18"X18", AND HAVE A FOOTER AND AN ENLARGED CAP. IN ADDITION, THE FIRST COLUMN OF EVERY RUN OF FENCING SHALL BE FURTHER AUGMENTED WITH A DECORATIVE BRICK INSET PROVIDING ADDITIONAL ENHANCEMENT OVER CITY CODE. IN AREAS WHERE THIS WAIVER IS IN EFFECT, THE LANDSCAPE PLAN HAS BEEN DESIGNED TO CREATE AN ENHANCED STREETSCAPE. EVERGREEN TREES ARE STRATEGICALLY LOCATED IN THE LANDSCAPE BUFFER ADJACENT TO THE FENCE ROW, BETWEEN THE FENCE COLUMNS TO PROVIDE ADDITIONAL HEIGHT, SCREENING, AND VISUAL IMPACT TO THE STREETSCAPE.

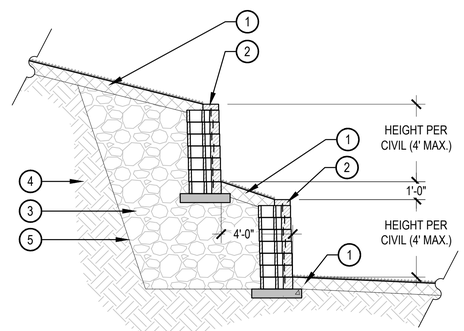


1. PRECAST CONCRETE CAP
2. METAL CAP
3. STONE VENEER
4. STUCCO FINISH
5. PRECAST CONCRETE WALL CAP
6. LEDGE STONE TRANSITION FENCE

NOTES:
1. TRANSITION WALL SECTION IS 16' LONG AND OCCURS WHERE A 6' WALL CHANGES TO A 3-RAIL FENCE OR VICE VERSA.
2. WALL COLORS SHALL BE DETERMINED AT TIME OF CDS.

3 6' WALL

SCALE: 1/2" = 1'-0"



Specific Details are required in the CSP, especially of tiered wall configurations. They need to be generally consistent with Civils. Also add top and bottom of wall elevations for each retaining wall.

Response: Retaining wall details have been updated on Sheets L6.01-L6.04. Top and bottom wall elevations are included in the details.

1. ADJACENT LANDSCAPE, SEE LANDSCAPE PLANS
2. KEYSTONE RETAINING WALL, REFER TO CIVIL
3. BACKFILL
4. SUBGRADE
5. APPROXIMATE LIMITS OF EXCAVATION

NOTES:
1. RETAINING WALLS TO BE KEYSTONE COMPAC-VICTORIAN, SIERRA BLEND.
2. ~~NORRIS DESIGN HAS PREPARED~~ THIS DETAIL ~~TO~~ REPRESENT S FINISH CONDITIONS AND APPROXIMATE SIZES. THIS DETAIL HAS NOT BEEN ENGINEERED. REFER TO CIVIL ENGINEERS DRAWINGS FOR INFORMATION ON HOW TO CONSTRUCT RETAINING WALL.
3. INDIVIDUAL WALLS SHALL NOT EXCEED 4' HEIGHT.

Response: This note has been removed and updated details have been provided on Sheet L6.01.

4 RETAINING WALL

SCALE: 1/4" = 1'-0"

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CSP No. 2
AURORA, COLORADO

OWNER:
KINGSPOINT LLC
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CONTACT: BRUCE STOKES

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DATE:
CSP 01 - 09/16/2016
CSP-02 - 04/19/2017
CSP-03 - 07/12/2017
CSP-Technical Submittal 09/07/2018

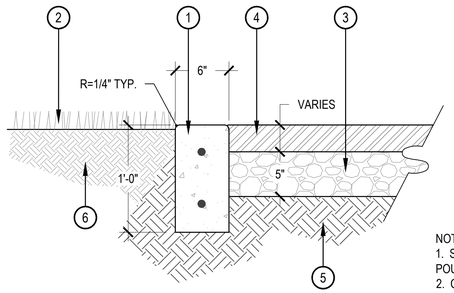
Response: Updated notes have been provided on Sheet L6.01.

SHEET TITLE:
DETAILS

L4.02

CHECKED BY: JN/LV
DRAWN BY: JW/KR

NOT FOR CONSTRUCTION

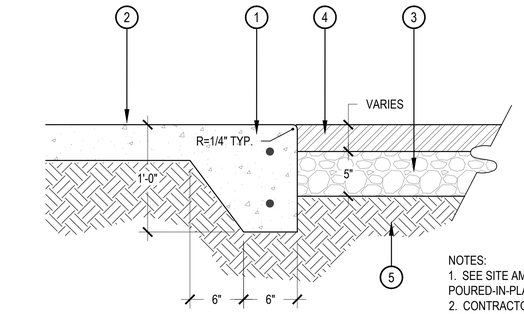


1. CONCRETE CURB W/ (2) #4 REBAR CONTINUOUS. 4,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE SCORE JOINTS ON TOP AND SIDES OF CURB 3'-0"O.C.
2. SOD OR SHRUB BED, SET 1/2" LOWER THAN CURB
3. 5" DEPTH COMPACTED CRUSHED ROCK (95% STANDARD PROCTOR DENSITY) PER POURED-IN-PLACE SPECIFICATIONS
4. POURED-IN-PLACE SURFACING - DEPTH VARIES DEPENDING ON PLAYGROUND EQUIPMENT, TO BE FLUSH WITH ADJACENT CURB.
5. COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)
6. PLANTING SOIL

NOTES:
1. SEE SITE AMENITIES SCHEDULE FOR POURED-IN-PLACE PRODUCT INFORMATION.
2. CONTRACTOR SHALL COORDINATE REQUIRED DEPTHS OF POURED-IN-PLACE SURFACING WITH PLAYGROUND EQUIPMENT REPRESENTATIVE.
3. CONTRACTOR SHALL ABIDE BY POURED-IN-PLACE SPECIFICATIONS.
4. THE FULL WARRANTEE MUST BE VALID.

1 POURED IN PLACE SURFACING AT FREE STANDING CURB

SCALE: 1-1/2" = 1'-0"

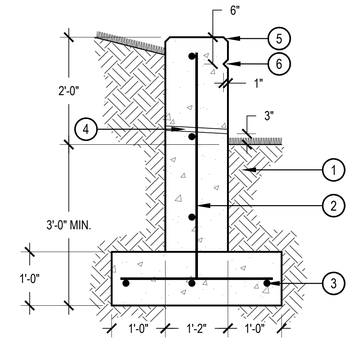


1. CONCRETE CURB W/ (2) #4 REBAR CONTINUOUS. 4,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE SCORE JOINTS ON TOP AND SIDES OF CURB
2. ADJACENT CONCRETE FLATWORK
3. 5" DEPTH COMPACTED CRUSHED ROCK (95% STANDARD PROCTOR DENSITY) PER POURED-IN-PLACE SPECIFICATIONS
4. POURED-IN-PLACE SURFACING - DEPTH VARIES DEPENDING ON PLAYGROUND EQUIPMENT, TO BE FLUSH WITH ADJACENT CURB.
5. COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)

NOTES:
1. SEE SITE AMENITIES SCHEDULE FOR POURED-IN-PLACE PRODUCT INFORMATION.
2. CONTRACTOR SHALL COORDINATE REQUIRED DEPTHS OF POURED-IN-PLACE SURFACING WITH PLAYGROUND EQUIPMENT REPRESENTATIVE.
3. CONTRACTOR SHALL ABIDE BY POURED-IN-PLACE SPECIFICATIONS.
4. THE FULL WARRANTEE MUST BE VALID.

2 POURED IN PLACE SURFACING AT MONOLITHIC CURB

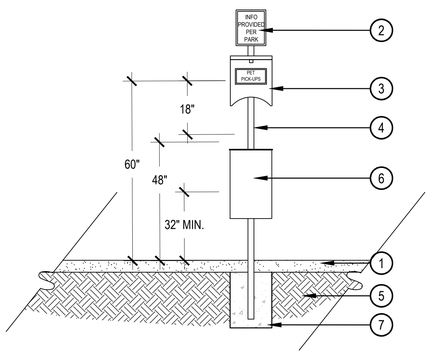
SCALE: 1-1/2" = 1'-0"



1. COMPACTED SUBGRADE
2. #4 CONTINUOUS REBAR, 18" O.C. EW, ALTERNATE HOOKS ON VERTICAL
3. #4 CONTINUOUS REBAR (BOTTOM)
4. 1" SCHEDULE 60 PVC WEEPHOLE, MESH SCREEN ON FIELD SIDE, SPACE 4'-6" O.C. TYPICAL
5. 1" CHAMFER ON ALL EXPOSED EDGES
6. 1" CHAMFER RELIEF ON ALL EXPOSED SIDES

3 CONCRETE SEATWALL

SCALE: 3/4" = 1'-0"



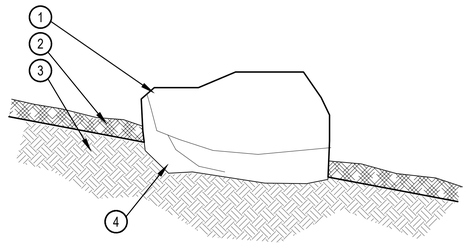
1. CRUSHER FINES OR PLANTING BED REF: PLANS
2. REFLECTIVE ALUMINUM SIGN
3. TRASH BAG DISPENSER
4. SQUARE TUBING
5. COMPACTED SUBGRADE
6. PET WASTE RECEPTACLE
7. SECURE POST IN FOOTING PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER: LIVIN THE DOG LIFE
MODEL: PET WASTE STATION
COLOR: NATURAL

OR APPROVED EQUAL

4 PET WASTE STATION

SCALE: 1/2" = 1'-0"



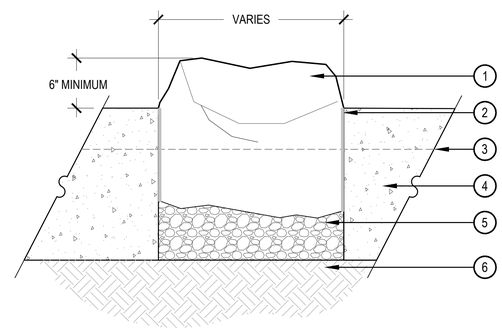
1. BROWN MOSS ROCK BOULDERS RELOCATED FROM ON-SITE OR FROM NEARBY QUARRY, BOULDER SHOULD BE SIMILAR TO ROCK FOUND THROUGHOUT SITE. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.
2. SPECIFIED MULCH OR COBBLE, RE: PLAN
3. AMENDED TOPSOIL
4. PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

REQUIRED BOULDERS:
(15) - 1 TON BOULDERS
(8) - 1 ½ TON BOULDERS
(3) - 2 TON BOULDERS

- REFER TO PLANS FOR LOCATIONS.
- THESE NUMBERS ARE FOR FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGN AND INTERPRETIVE SIGN ARE NOT INCLUDED IN THIS COUNT.

5 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"



1. SILOAM STONE BOULDER, CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL. PARTIALLY BURY BOULDER (24" MINIMUM) FOR NATURAL APPEARANCE.
2. EXPANSION JOINT
3. PLAYGROUND PLAY SURFACE
4. CONCRETE PLAYGROUND CURB
5. COMPACTED ROAD BASE
6. COMPACTED SUBGRADE

NOTES:
1. REFER TO PLAN FOR BOULDER LOCATIONS.
2. BOULDERS SHOULD BE SET PRIOR TO PLAYGROUND CURB.

6 BOULDER IN PLAYGROUND CURB

SCALE: 3/4" = 1'-0"

1. MANUFACTURER: RECREATION PLUS
2. REFER TO MANUFACTURER WEBSITE FOR INSTALLATION
3. CONTACT: CATHY WEISSBERG
4. PHONE: (303)278-1455

7 TOT LOT PLAYGROUND

N.T.S.

1. MANUFACTURER: RECREATION PLUS
2. REFER TO MANUFACTURER WEBSITE FOR INSTALLATION
3. CONTACT: CATHY WEISSBERG
4. PHONE: (303)278-1455

8 5-12 YEAR OLD PLAYGROUND

N.T.S.

1. MANUFACTURER: RECREATION PLUS
2. REFER TO MANUFACTURER WEBSITE FOR INSTALLATION
3. CONTACT: CATHY WEISSBERG
4. PHONE: (303)278-1455

9 CUSTOM LILY PAD PLAY SET

N.T.S.

CHECKED BY: JN/LV
DRAWN BY: JW/KR

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SHEET TITLE:
DETAILS

L4.03

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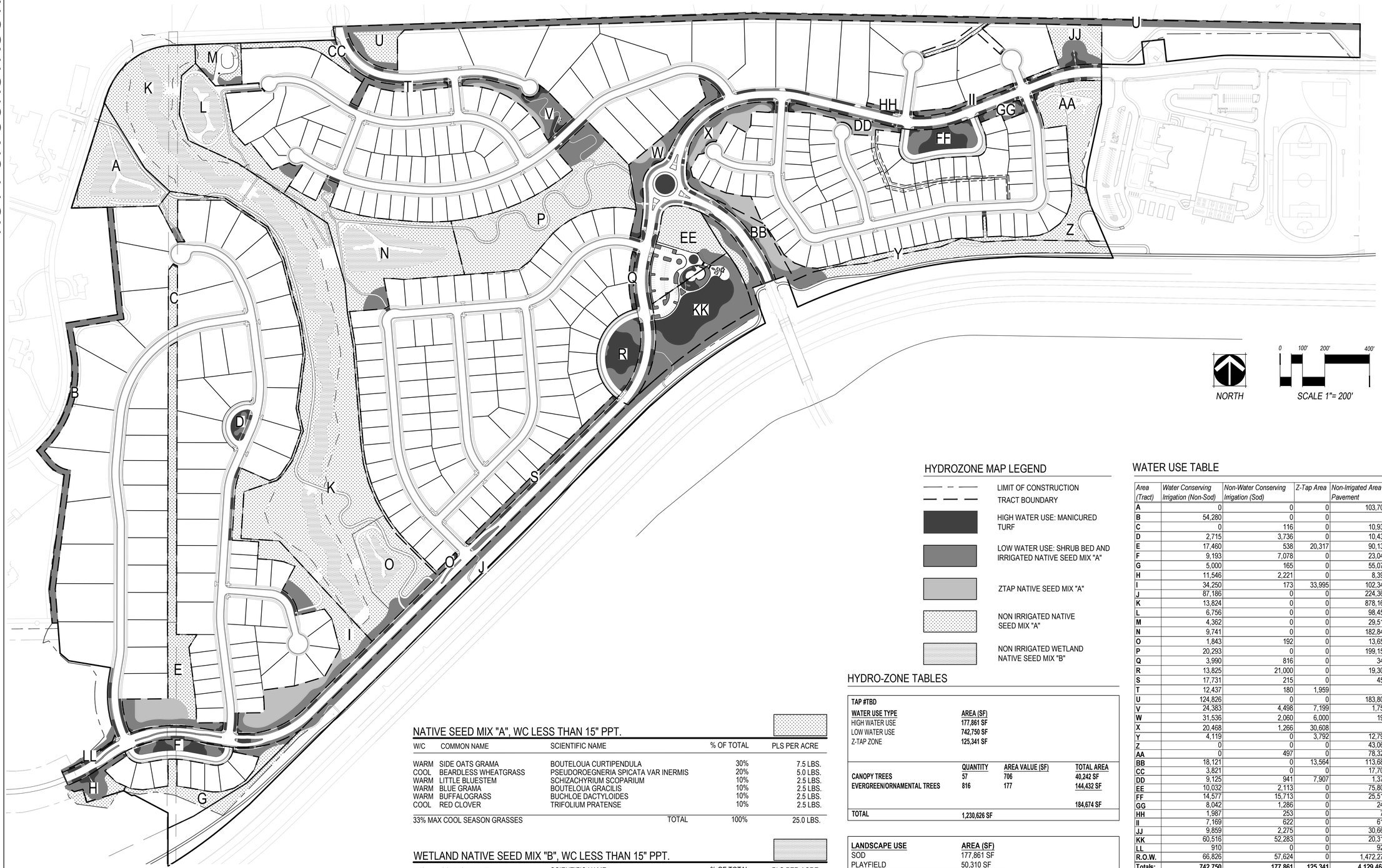
HYDROZONE MAP



HYDROZONE MAP LEGEND

- LIMIT OF CONSTRUCTION
- TRACT BOUNDARY
- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED MIX "A"
- ZTAP NATIVE SEED MIX "A"
- NON IRRIGATED NATIVE SEED MIX "A"
- NON IRRIGATED WETLAND NATIVE SEED MIX "B"

NATIVE SEED MIX "A", WC LESS THAN 15" PPT.

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WARM	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	30%	7.5 LBS.
COOL	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	20%	5.0 LBS.
WARM	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	10%	2.5 LBS.
WARM	BLUE GRAMA	BOUTELOUA GRACILIS	10%	2.5 LBS.
WARM	BUFFALOGRASS	BUCHLOE DACTYLOIDES	10%	2.5 LBS.
COOL	RED CLOVER	TRIFOLIUM PRATENSE	10%	2.5 LBS.
33% MAX COOL SEASON GRASSES		TOTAL	100%	25.0 LBS.

WETLAND NATIVE SEED MIX "B", WC LESS THAN 15" PPT.

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WARM	BLUE GRAMA	BOUTELOUA GRACILLIS	25%	7.5 LBS.
WARM	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	25%	7.5 LBS.
WARM	BIG BLUESTEM	ANDROPOGON GERARDI	20%	6.0 LBS.
COOL	PERENNIAL RYE	LOLIUM PERENNE	10%	3.0 LBS.
COOL	CHEWINGS FESCUE	FESTUCA RUBRA SUBSP. COMMUTATA	5%	1.5 LBS.
COOL	SHEEP FESCUE	FESTUCA OVINA	5%	1.5 LBS.
COOL	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	5%	1.5 LBS.
COOL	NEEDLE AND THREAD	HESPEROSTIPA COMATA	5%	1.5 LBS.
33% MAX COOL SEASON GRASSES		TOTAL	100%	30.0 LBS.

HYDRO-ZONE TABLES

TAP #TBD

WATER USE TYPE	AREA (SF)
HIGH WATER USE	177,861 SF
LOW WATER USE	742,750 SF
Z-TAP ZONE	125,341 SF

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	57	706	40,242 SF
EVERGREEN/ORNAMENTAL TREES	816	177	144,432 SF
			184,674 SF
TOTAL			1,230,626 SF

LANDSCAPE USE	AREA (SF)
SOD	177,861 SF
PLAYFIELD	50,310 SF
SOD WITHOUT PLAYFIELD	127,551 SF
SOD	177,861 SF
NATIVE SEED	2,664,516 SF
LANDSCAPE BED	83,670 SF
Z-TAP ZONE (NATIVE SEED)	125,341 SF
TOTAL:	3,051,388 SF

MAXIMUM 33% OF COOL SEASON GRASSES ALLOWED:	**1,006,958 SF**
% OF COOL SEASON GRASSES PROVIDED (30.3%):	**926,905 SF**

* COOL SEASON GRASSES: 100% SOD WITHOUT PLAYFIELD + 30% NATIVE SEED (Z-TAP ZONE EXCLUDED)

WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Tap Area	Non-Irrigated Area / Pavement	Total Area (SF)
A	0	0	0	103,701	103,701
B	54,280	0	0	0	54,280
C	0	116	0	10,932	11,048
D	2,715	3,736	0	10,436	16,887
E	17,460	538	20,317	90,134	128,449
F	9,193	7,078	0	23,043	39,314
G	5,000	165	0	55,078	60,243
H	11,546	2,221	0	8,399	22,166
I	34,250	173	33,995	102,344	170,762
J	87,186	0	0	224,365	311,551
K	13,824	0	0	878,169	891,993
L	6,756	0	0	98,459	105,215
M	4,362	0	0	29,510	33,872
N	9,741	0	0	182,845	192,586
O	1,843	192	0	13,659	15,694
P	20,293	0	0	199,154	219,447
Q	3,990	816	0	348	5,154
R	13,825	21,000	0	19,301	54,126
S	17,731	215	0	453	18,399
T	12,437	180	1,959	0	14,576
U	124,826	0	0	183,807	308,633
V	24,383	4,498	7,199	1,759	37,839
W	31,536	2,060	6,000	193	39,789
X	20,468	1,266	30,608	0	52,342
Y	4,119	0	3,792	12,793	20,704
Z	0	0	0	43,061	43,061
AA	0	497	0	78,320	78,817
BB	18,121	0	13,564	113,688	145,373
CC	3,821	0	0	17,701	21,522
DD	9,125	941	7,907	1,374	19,347
EE	10,032	2,113	0	75,803	87,948
FF	14,577	15,713	0	25,515	55,805
GG	8,042	1,286	0	241	9,569
HH	1,987	253	0	77	2,317
II	7,169	622	0	619	8,410
JJ	9,859	2,275	0	30,660	42,794
KK	60,516	52,283	0	20,312	133,111
LL	910	0	0	929	1,839
R.O.W.	66,826	57,624	0	1,472,278	1,596,729
Totals:	**742,750**	**177,861**	**125,341**	**4,129,460**	**5,175,412**

***NOTES:**

1.) TRACTS NOT A PART OF THIS FILING: Tracts EE and KK to be future developed as a NAC.

2.) Drainage Areas not a part of this calculation

3.) Pavement within Tracts and the Right of Way is included in the "Non-Irrigated" Column

CHECKED BY: JN/LV
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SHEET TITLE:
HYDRO-ZONE MAP

L5.01