



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

August 18, 2023

Mr. Erik Gates
City of Aurora, Planning Department
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: Technical Submission Review – Kings Point South PAS 1-4 – Site Plan and Plat
Application Number: **DA-1628-06**
Case Numbers: **2022-4037-00, 2022-3063-00**

Dear Mr. Gates,

This letter is in response to the City of Aurora's comments dated June 6, 2023. Comment responses are shown in *red*.

Please don't hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julie Gamec', is written over a light blue horizontal line.

Julie Gamec

THK Associates, Inc. | Principal

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Make sure all the lot/unit counts are consistent and accurate throughout the site plan. [Planning] *Updated.*
- Add the requested note and fill in who will maintain the access road in regard to Aurora Parkway. [Civil Engineering] *Added.*
- This Site Plan will not be approved until the Kings Point South Master AMDT has been approved. Additional comments may be forthcoming as a result. [Traffic Engineering] *Traffic has approved the Master Traffic Study. Correspondence attached.*
- Precautionary comment: No trees are allowed in public utility easement or within 8 ft of a utility. No shrubs or trees are allowed within pocket utility easements or within 5 ft of meter pit. [Aurora Water] *Noted.*
- Send in the Title Commitment updated within 30 calendar days of the plat recording date and the Certificate of Taxes Due. [Real Property] *Noted and will be provided.*

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. There were no community comments during this review cycle. *Noted.*

2. Planning Issues

[Site Plan Page 1]

- 2A. These numbers do not quite match those shown on the context map sheet or what is shown in the site plan itself. Make sure all the lot/unit counts are consistent and accurate. [Site Plan Page 5] *Context Map is showing the allowable density per the master plan. The DU lines have been removed to eliminate confusion.*
- 2B. These numbers do not quite match those shown on the cover sheet or what is shown in the site plan itself. Make sure all the lot/unit counts are consistent and accurate. *Updated.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

[Site Plan Page 5]

- 3A. Revise to "Prior to the issuance of the 31st building permit and the first certificate of occupancy...". *Note revised.*

[Site Plan Page 6]

- 3B. In correspondence with Life Safety with regards to Aurora Parkway being built by Prairie Point, please add the following note and fill in who will maintain the access road: "Prior to the issuance of the 31st building permit and before the first certificate of occupancy is issued for land use, a temporary secondary emergency access road shall be constructed within E. Aurora Pkwy that interconnects existing Kings Point Way to Parker Road. The emergency access road shall be at minimum a 23' wide fire lane easement utilizing an alternative all- weather road surfacing material capable of supporting a minimum 85,000 lb. imposed weight limit for fire apparatus. The maintenance responsibility of the temporary roadway shall be owned and maintained by _____ until a permanent roadway is accepted by the Public Works Department." *Requested note added to "Requirements For Phased Construction Sites and Projects". Lennar will maintain the temporary roadway. However, "E. Aurora Pkwy" was removed from the note to allow for flexibility in the alignment.*

4. Traffic Engineering

All traffic comments have been addressed and Traffic has approved documentation. Correspondence with Carl Harline is attached.

5. Aurora Water

[Site Plan Page 2]

- 5A. Show complete limits of ROW-Typical. *The purpose of the enlargement this comment was made on (during the 5th review) is to show the service locations for an individual lot. It is not necessary to show the entire ROW – this comment was not addressed as requested.*

[Site Plan Page 13]

- 5B. Identify size of the sanitary- according to Prairie Point this is 10-inch. Confirm with them as these items are not existing on site at this time- Typical. *Coordinated with Prairie Point. This sanitary line is 10 inches, the sizes of the other future Prairie Point utilities have also been verified. Label has been updated to indicate size of pipe.*
- 5C. Clarify this ownership- Town of Parker? *This is a City of Aurora storm sewer per Kings Point Way approved CDs. This has been added to the label for clarification.*

[Site Plan Page 13-15]

5D. Remove all EDNs as Prairie Point is uploading new civil plan sets. Confirm with Prairie Point. [Site Plan Page 34] *Comment was coordinated with Prairie Point. No EDNs for final CDs, just RSNs for ISP CDs. This RSN has replaced the EDNs in the sheets.*

5E. Precautionary comment: No trees are allowed in public utility easement or within 8 ft of a utility. No shrubs or trees are allowed within pocket utility easements or within 5 ft of meter pit. *Noted.*

6. PROS

6A. There were no more comments from PROS on this review. *Noted.*

7. Real Property

7A. Send in the separate documents shown on the first page of the plat.

7B. On sheets 4 & 6 of the plat (8 & 10 of the Site Plan) the highlighted text needs to be changed as indicated. There are a couple of distances that don't add up. These comments are represented on the Site Plan, also. *These values have been coordinated with the surveyor and updated accordingly in the plans.*

7C. Change the easement names on Sheet 2 & 3 of the Site Plan. *Easement labels changed.*

[Site Plan Page 2]

7D. This measurement is not scaled correctly. *Rear yard setback has been corrected. Note: this detail is not to scale. The titles now reads "Typical Lotting Setbacks and Easements N.T.S".*

[Site Plan Page 3]

7E. Label: "Water & Access Easement". [4 comments] *Easement labels changed.*

[Site Plan Page 8]

7F. Relabel the indicated U.E. identification to W.E. *Easement labels changed.*

[Site Plan Page 10]

7G. Relabel the indicated U.E. identification to W.E. *Easement labels changed.*

[Plat Page 1]

7H. Send in the Title Commitment updated within 30 calendar days of the plat recording date. *To be updated closer to recordation.*

7I. Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. *To be included with submittal.*

[Plat Page 3]

7J. Relabel to W.E. *Revised.*

[Plat Page 4]

7K. Relabel to W.E. [2 comments] *Revised.*

7L. Does this R.O.W. need to be shown? *Added*

[Plat Page 6]

7M. Relabel to W.E. *Revised*

8. E-470 Public Highway Authority

8A. No additional comments were received from E-470 on this review cycle. *Noted.*



Julie G. <jgamec@thkassoc.com>

RE: Kings Point South Traffic Comments

1 message

Harline, Carl <charline@auroragov.org>

Tue, Aug 1, 2023 at 3:52 PM

To: "Julie G." <jgamec@thkassoc.com>

Cc: "Gates, Erik" <egates@auroragov.org>, "Gomez, Steven" <segomez@auroragov.org>

Oh okay, understood. Yes, traffic has what it needs for both processes. Thank you for the clarification.

Carl Harline, PE

Principal Engineer - Traffic

Public Works | City of Aurora

office 303.739.7584

main 303.739.7300



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From: Julie G. <jgamec@thkassoc.com>**Sent:** Tuesday, August 1, 2023 3:50 PM**To:** Harline, Carl <charline@auroragov.org>**Cc:** Gates, Erik <egates@auroragov.org>; Gomez, Steven <segomez@auroragov.org>**Subject:** Re: Kings Point South Traffic Comments

Thank you for this!

Please confirm that Traffic is satisfied for **both** the Site Plans (what this TIS update was for) and for the Master Plan Amendment (what the traffic letter was for)

For clarity, the mylars that Erik is referencing is for the MASTER PLAN AMENDMENT.

This approved TIS should allow us to move forward with mylars of the Site Plan, correct?

Thanks!
Julie

On Tue, Aug 1, 2023 at 3:38 PM Harline, Carl <charline@auroragov.org> wrote:

Erik,

Thank you and I just looked at Aldridge's resubmittal. The comments are resolved enough (indication of approved TIS attached). Feel free to consider this approved and move forward with the mylars. We'll add this study to the approved studies map as soon as we can. I've also copied Julie on this reply.

Thank you for checking!

Carl Harline, PE

Principal Engineer - Traffic

Public Works | City of Aurora

office 303.739.7584

main 303.739.7300



[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [AuroraTV.org](#)

From: Gates, Erik <egates@auroragov.org>
Sent: Monday, July 31, 2023 10:48 AM
To: Harline, Carl <charline@auroragov.org>
Cc: Gomez, Steven <segomez@auroragov.org>
Subject: FW: Kings Point South Traffic Comments

Hello Carl,

I just received the mylar sheets for the Kings Point South Master Plan. Before I start getting them circulated for reviews, I wanted to make sure that Traffic's comments are indeed resolved as Julie stated. This was the one where Traffic signed off early, but later realized there were some issues with the TIS.

Thank you,

Erik Gates

Planner
Planning & Development Services | City of Aurora
Office 303.739.7132

Email egates@auroragov.org

he/him/his



[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [AuroraTV.org](#)

From: Julie G. <jgamec@thkassoc.com>
Sent: Friday, July 14, 2023 8:24 AM
To: john@atceng.com
Cc: Harline, Carl <charline@auroragov.org>; Gates, Erik <egates@auroragov.org>; Joseph Huey <joseph.huey@lennar.com>; Kent Pedersen <kent.pedersen@lennar.com>; Ryan Littleton <rlittleton@hrgreen.com>
Subject: Re: Kings Point South Traffic Comments

Good morning Carl,

I wanted to follow up on this traffic coordination - did you receive what you needed? When will you have an opportunity to review and respond?

Looking forward to getting this finished up!

Thanks!
Julie

On Thu, Jul 6, 2023 at 10:49 AM Julie G. <jgamec@thkassoc.com> wrote:

Good morning Carl,

I just wanted to confirm that you received this traffic report update from John. When you have a moment, we would appreciate an idea of when you think you will be able to review and respond?

Please let me know if you need anything else from our team.

Thanks!
Julie

On Thu, Jun 29, 2023 at 5:00 PM <john@atceng.com> wrote:

Good evening, all,

Please find attached the revised traffic study and response to comments. Please let me know if you have any questions or concerns.

Best regards, John

John M.W. Aldridge, PE

303-703-9112



This e-mail and any file (s) transmitted with it contain privileged and confidential information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination, disclosure or copying of this e-mail disclosure or copying of this e-mail or any of its attachments is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system. Thank you.

From: Julie G. <jgamec@thkassoc.com>

Sent: Thursday, June 22, 2023 11:55 AM

To: John Aldridge <john@atceng.com>; Harline, Carl <charline@auroragov.org>; Gates, Erik <egates@auroragov.org>

Cc: Joseph Huey <Joseph.Huey@lennar.com>; Kent Pedersen <kent.pedersen@lennar.com>; Littleton, Ryan <rlittleton@hrgreen.com>

Subject: Kings Point South Traffic Comments

Good morning John,

I just had a conversation with Carl Harline at the City of Aurora about our concerns on the traffic study comments. Carl and I have discussed and I have agreed to the following on **THE SITE PLAN**:

1. We will respond to /change/correct as needed the paired down comments that Carl will provide to the group this afternoon. These will be based on the comments provided by Steve Gomez.
2. We agreed that we want the document to be technically sound and that is what the comments will be in relation to.

We also discussed what was submitted for the Master Plan and Carl feels that what was provided is technically sound, and while we did not provide as much detail as we could have on the phasing, he feels that the PIP has

been reviewed and approved by Engineering and likely covers this point. That being said, the **Master Plan Amendment comments from traffic are now considered resolved**. We do not need to take any further action.

Please let me know if you have questions.

Thanks!
Julie

--

Julie Gamec, RLA, LEED AP BD+C, Associate AIA

Principal

Phone: 303-770-7201

Cell: 303-263-6823

jgamec@thkassoc.com

--

Julie Gamec, RLA, LEED AP BD+C, Associate AIA

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I will be out of the office July 20 - August 1, 2023.

--

Julie Gamec, RLA, LEED AP BD+C, Associate AIA

Principal

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jgamec@thkassoc.com

I will be out of the office July 20 - August 1, 2023.

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SHEET INDEX:

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DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES NUMBER OF LOTS	61.02 ACRES 182 LOTS (1 BUILDING PER LOT) P.A. 1: 42 DU P.A. 2: N/A P.A. 3: 58 DU P.A. 4: 42 DU (MOTOR COURTS)
BUILDING HEIGHT HARD SURFACE AREA LANDSCAPE AREA SIDEWALKS PRESENT ZONING CLASSIFICATION MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	38' MAXIMUM (PER SECTION 146-4.2.2) 812,853 S.F. 1,739,104 S.F. 151,297 S.F. R-1, R-2 96 SQUARE FEET (PER ARTICLE 146-4.10)
PROPOSED TOTAL SIGN AREA PROPOSED NUMBER OF SIGNS PARKING SPACES REQUIRED PARKING SPACES PROVIDED	0 0 (2 ALLOWED) 2 PER UNIT 2 PER UNIT PROVIDED IN GARAGE, 2 GUEST SPACES PROVIDED IN DRIVEWAY
HANDICAP SPACES REQUIRED HANDICAP SPACES PROVIDED PROPOSED USES OPEN SPACE CONSTRUCTION TYPE	N/A N/A SFD RESIDENTIAL 957,210 S.F. V-N CONSTRUCTION, SINGLE FAMILY HOMES (ALL STRUCTURES WILL BE CONSTRUCTED UNDER THE 2015 IRC). STRUCTURES WILL BE NON-SPRINKLERED.

CITY OF AURORA SITE PLAN NOTES:

- FUTURE TRAFFIC SIGNALIZATION:** LENNAR SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF KINGS POINT WAY AND AURORA PARKWAY. IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED, TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW, FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS IN OTHERWISE REQUIRED BY CITY CODE, THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- ADDRESSING:** ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
- AMERICANS WITH DISABILITIES ACT:** THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY ACCESS INGRESS AND EGRESS:** EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- FIRE LANE SIGNS:** THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- SIGNING AND STRIPING:** THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- UTILITY EASEMENTS:** IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- STREETLIGHTS:** THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PARKS, RECREATION, AND OPEN SPACE:** PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

KINGS POINT SOUTH - PA 1-4
SITE PLAN WITH ADJUSTMENTS
COVER SHEET

This Site Plan will not be approved until the TIS for the Site has been approved. TIS is currently under review and comments have been provided

Traffic is approved.

These numbers do not quite match those shown on the context map sheet or what is shown in the site plan itself. Make sure all the lot/unit counts are consistent and accurate.

Updated. This reflects actual. DUs listed on the Context Map reflect Master Plan maximums.

OWNER:
LENNAR
ATTN: KENT PEDERSEN
9193 JAMAICA STREET, 4th FLOOR,
ENGLEWOOD, CO 80112
(303) 486-5002

ENGINEER - CIVIL, DRAINAGE, UTILITY:
HR GREEN
ATTN: ALEX ZARA, P.E.
5619 DTC PKWY #1150,
GREENWOOD VILLAGE CO 80111
(720) 602-4999

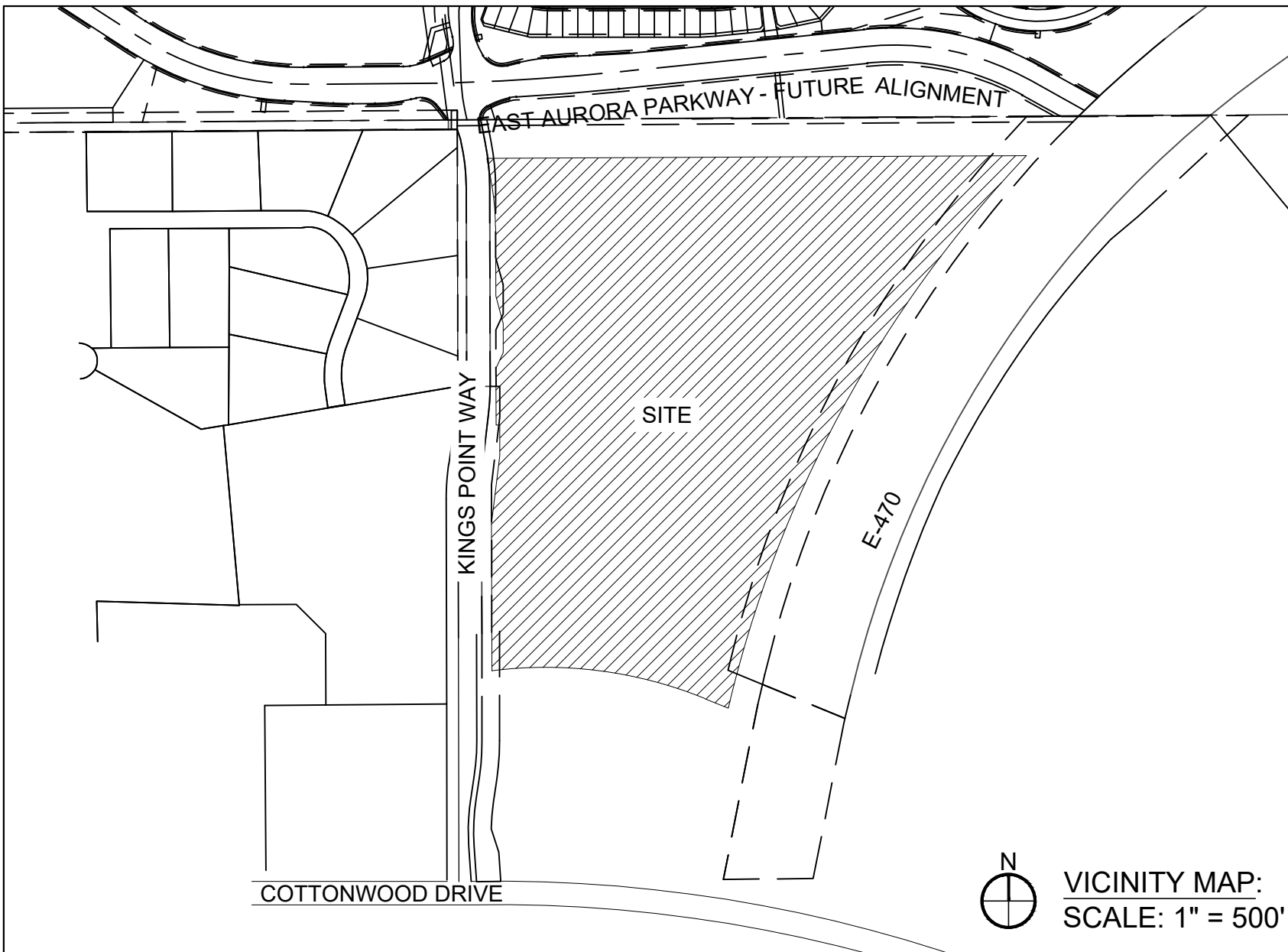
SURVEYOR:
AZTEC CONSULTANTS, INC.
ATTN: JIM LYNCH
330 E. MINERAL AVE., SUITE 101
LITTLETON, CO 80122
303-713-1898

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

LEGAL DESCRIPTION:

KINGS POINT SOUTH FINAL PLAT:

PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO.



Intersection planned to be a roundabout

Note Removed

- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES** (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

GENERAL NOTES:

- 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.
- 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.
- 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.

ADJUSTMENTS:

- ONE ADJUSTMENT TO THE CITY CODE IS PROPOSED WITH THIS APPLICATION. THE PROJECT IS REQUESTING AN ADJUSTMENT TO SECTION 146-4.2.3.E.1.B TO ALLOW FOR A REDUCED REAR SETBACK ON FIVE MOTORCOURT UNITS. CODE REQUIRES A REAR SET BACK OF 10' AND THIS ADJUSTMENT WOULD ALLOW FOR A REAR SETBACK OF 8' AT THESE LOTS ONLY TO ACCOMMODATE THE REQUIRED SOUND WALL BETWEEN THE RESIDENTIAL UNITS AND E-470. THE SOUND WALL IS NOT ALLOWED IN THE E-470 MULTI-USE EASEMENT. THE REDUCED REAR SETBACK WILL NOT IMPACT REQUIRED UTILITY EASEMENTS. FRONT AND SIDE SETBACKS WILL MEET UDO.

SIGNATURE BLOCK

(OFFICIAL PROJECT NAME) SITE PLAN *

LEGAL DESCRIPTION: _____

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. ____

BY: _____ CORPORATE
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD, ____ BY
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
SEAL NOTARY

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE ____

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

CLERK AND RECORDER: _____
DEPUTY: _____

AMENDMENTS

NOT FOR
CONSTRUCTION

REVISIONS	
1ST SUBMITTAL	
2ND SUBMITTAL	
3RD SUBMITTAL	
4TH SUBMITTAL	
5TH SUBMITTAL	

KINGS POINT SOUTH	
#	DATE
1	7-20-2022
2	9-21-2022
3	11-08-2022
4	02-01-2023
5	03-17-2023
6	

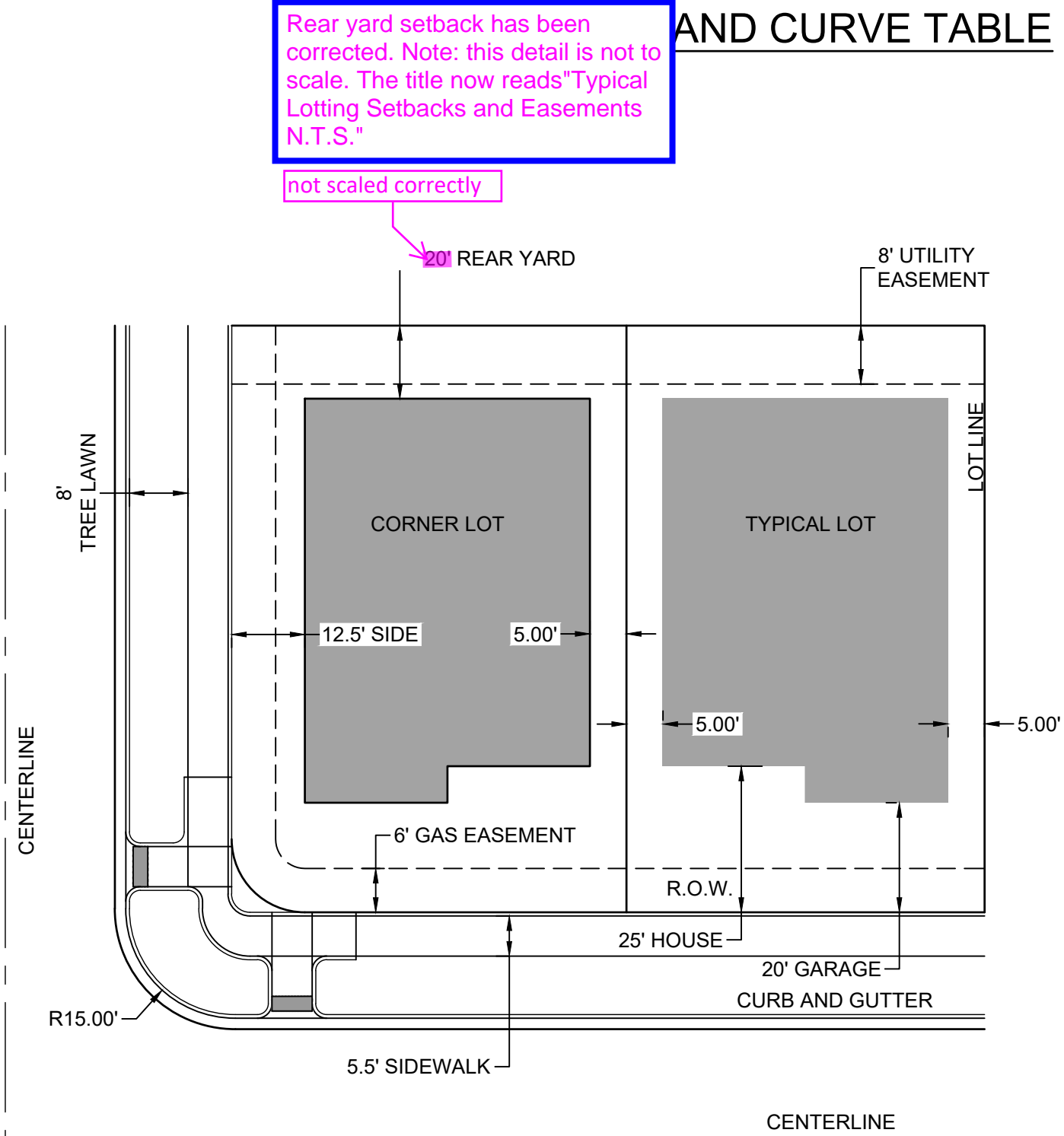
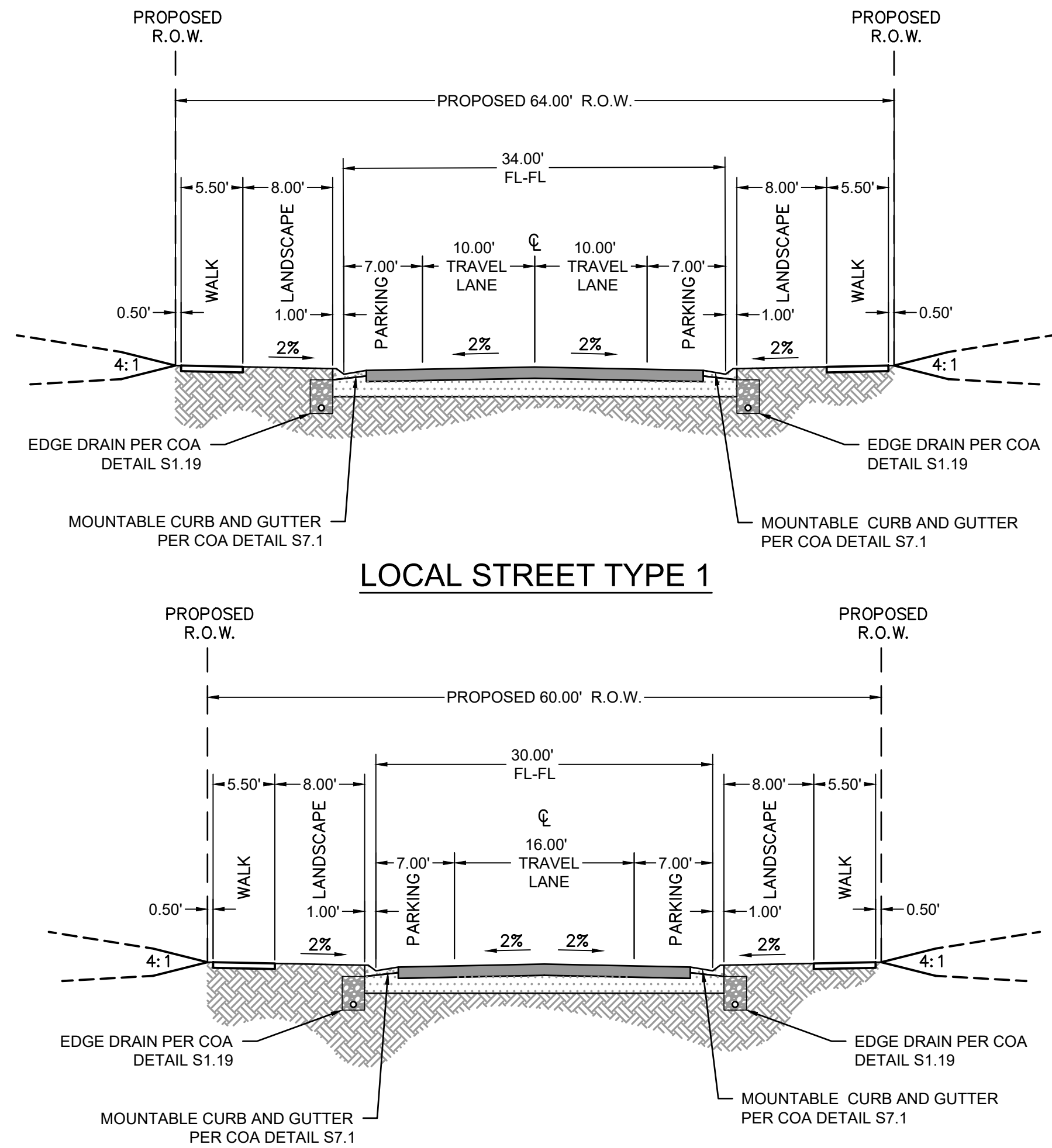
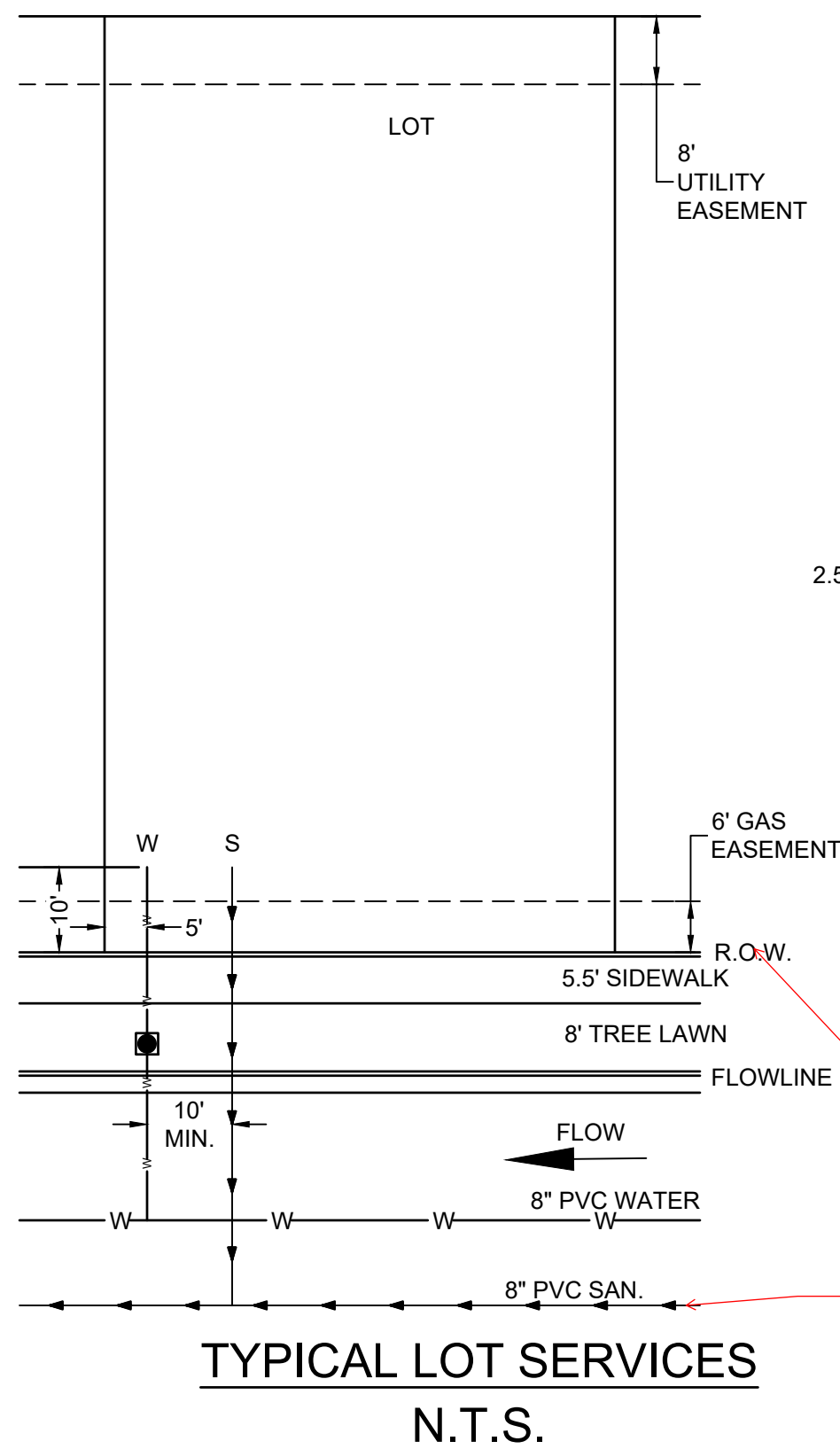
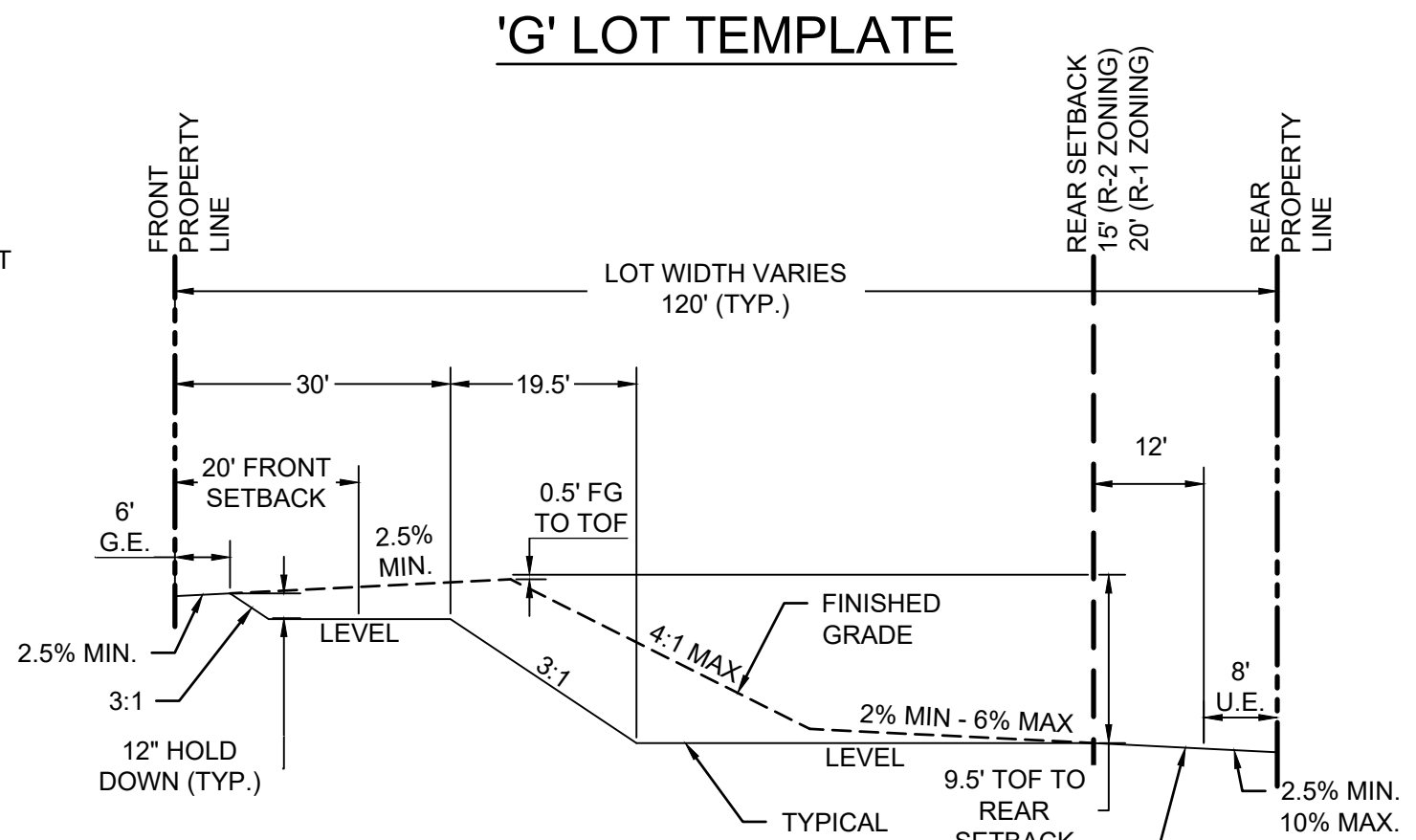
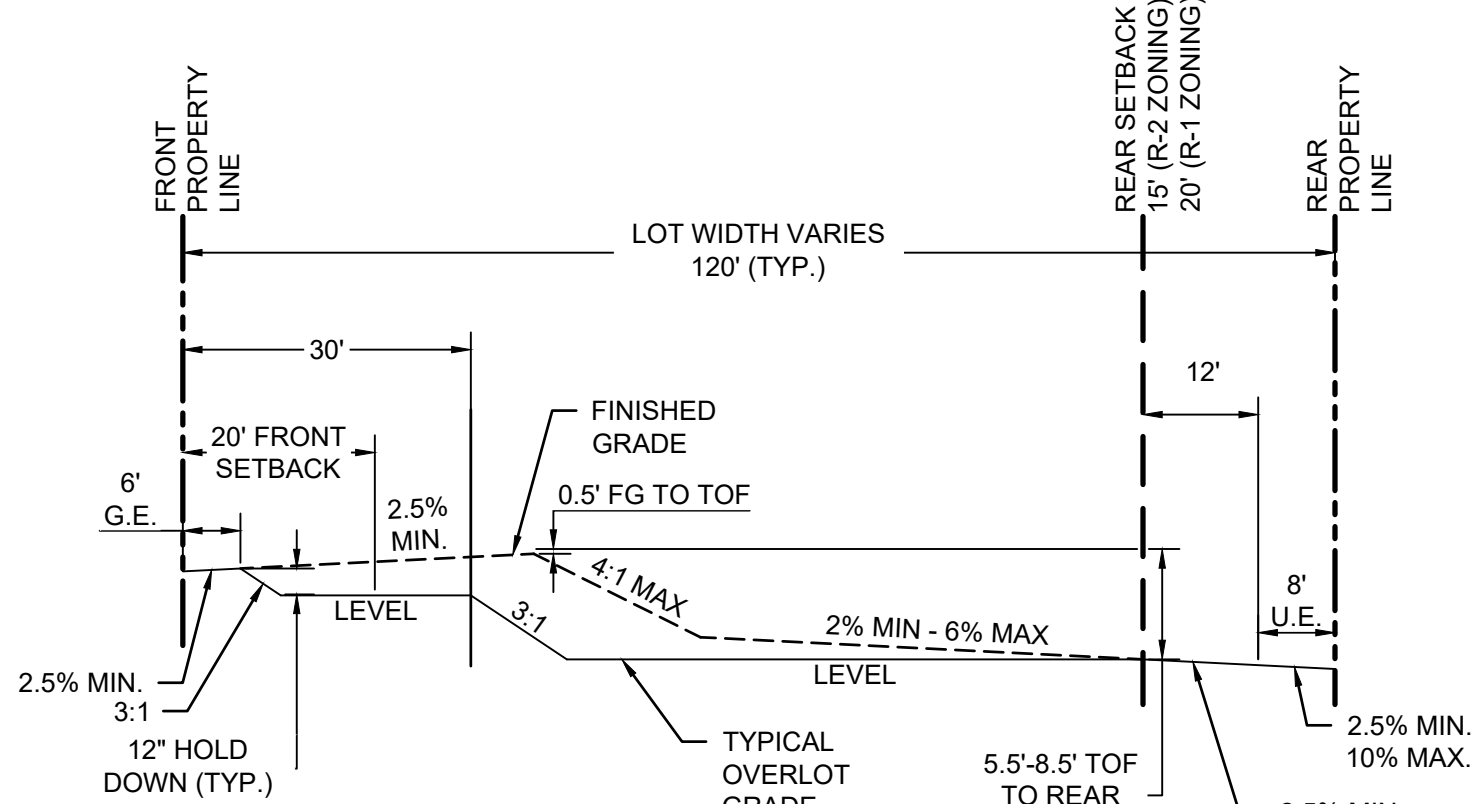
PROJECT:	KINGS POINT SOUTH
DRAWING:	COVER SHEET
CLIENT:	CITY OF AURORA
DESIGNED BY:	TL
DRAWN BY:	TL
CHECKED BY:	JG



KINGS POINT SOUTH - PA 1-4

CONTAINING AN AREA OF 57.110 ACRES, (2,487,699 SQUARE FEET), MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L77	S37°48'43"W	8.00'
L78	N52°11'17"E	101.21'
L79	S39°23'05"E	207.60'
L80	S50°36'55"W	8.00'
L81	N39°23'05"W	206.98'
L82	N37°48'43"E	4.10'
L83	N37°48'43"E	4.10'
L84	S39°23'05"E	129.73'
L85	S50°36'55"W	8.00'
L86	N39°23'05"W	127.91'
L87	N52°11'17"W	61.60'
L88	S52°11'17"E	61.60'
L89	N37°48'43"E	8.00'
L90	N37°48'43"E	8.00'
L91	N37°48'43"E	7.50'
L92	N37°48'43"E	7.50'
L93	N77°51'58"W	16.29'
L94	S51°45'57"W	22.30'
L95	S39°23'05"E	294.96'
L96	S39°23'05"E	293.32'
L97	N37°48'43"E	125.86'
L98	N37°48'43"E	133.10'
L99	N52°11'17"W	143.00'
L100	N52°11'17"W	143.00'
L101	N52°11'17"W	133.00'
L102	N52°11'17"W	131.00'
L103	N52°11'17"W	131.00'
L104	N52°11'17"W	131.00'
L105	N52°11'17"W	131.00'
L106	N52°11'17"W	131.00'
L107	N52°11'17"W	131.00'
L108	N52°11'17"W	133.00'
L109	N52°11'17"W	142.58'
L110	N52°11'17"W	149.80'
L111	N07°45'25"E	25.77'
L112	S70°27'02"W	21.49'




not scaled correctly

AND CURVE TABLE

The purpose of the enlargement this comment was made on (during the 5th review) is to show the service location for an individual lot. It is not necessary to show the entire ROW - this comment was not addressed as requested.

CIVIL ENGINEER; HR GREEN
 ATTN: ALEX ZARA, PE
 5619 DTC PARKWAY, SUITE 1150
 GREENWOOD VILLAGE, CO 80111
 P: 720-602-4946
 E: AZARA@HRRGREEN.COM

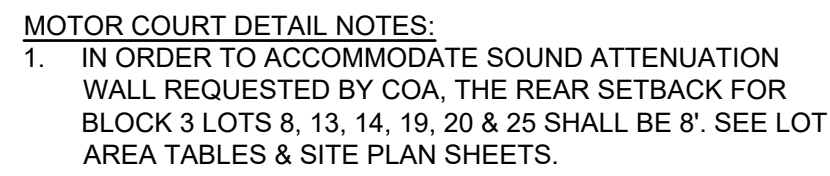
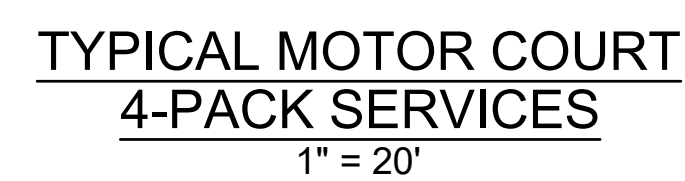
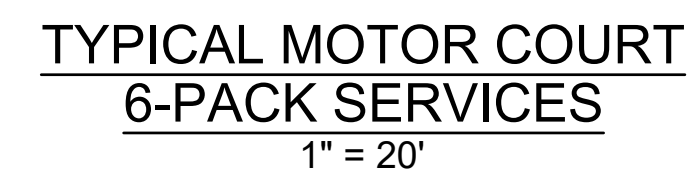
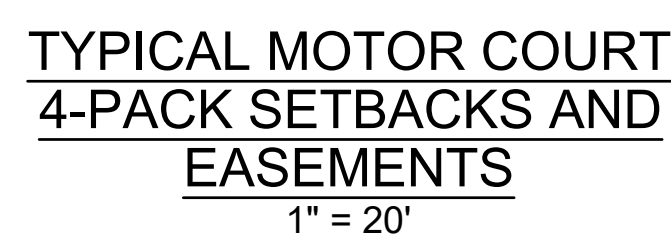


SHEET NUMBER

GN1

SHEET 02 OF 35
PROJECT NO. 8677-000

J:\2021\212000.01\CAD\Draws\C\SitePlan\01-General_Notes.dwg


$$1'' = 20'$$


DRAWING:		GENERAL NOTES & TYPICAL SECTIONS	
CLIENT:		CITY OF AURORA	
DESIGNED BY:		SCALE:	HORIZ:
DRAWN BY:			VERT:
CHECKED BY:		DATE: 03-15-2023	

ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HARGREEN.COM



SHEET NUMBER

GN2

SHEET 03 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

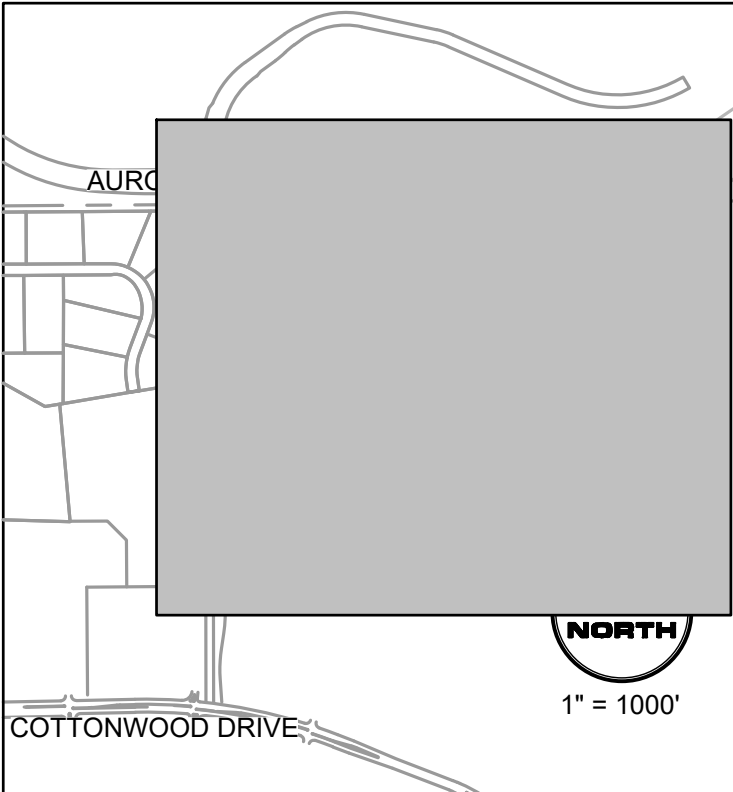
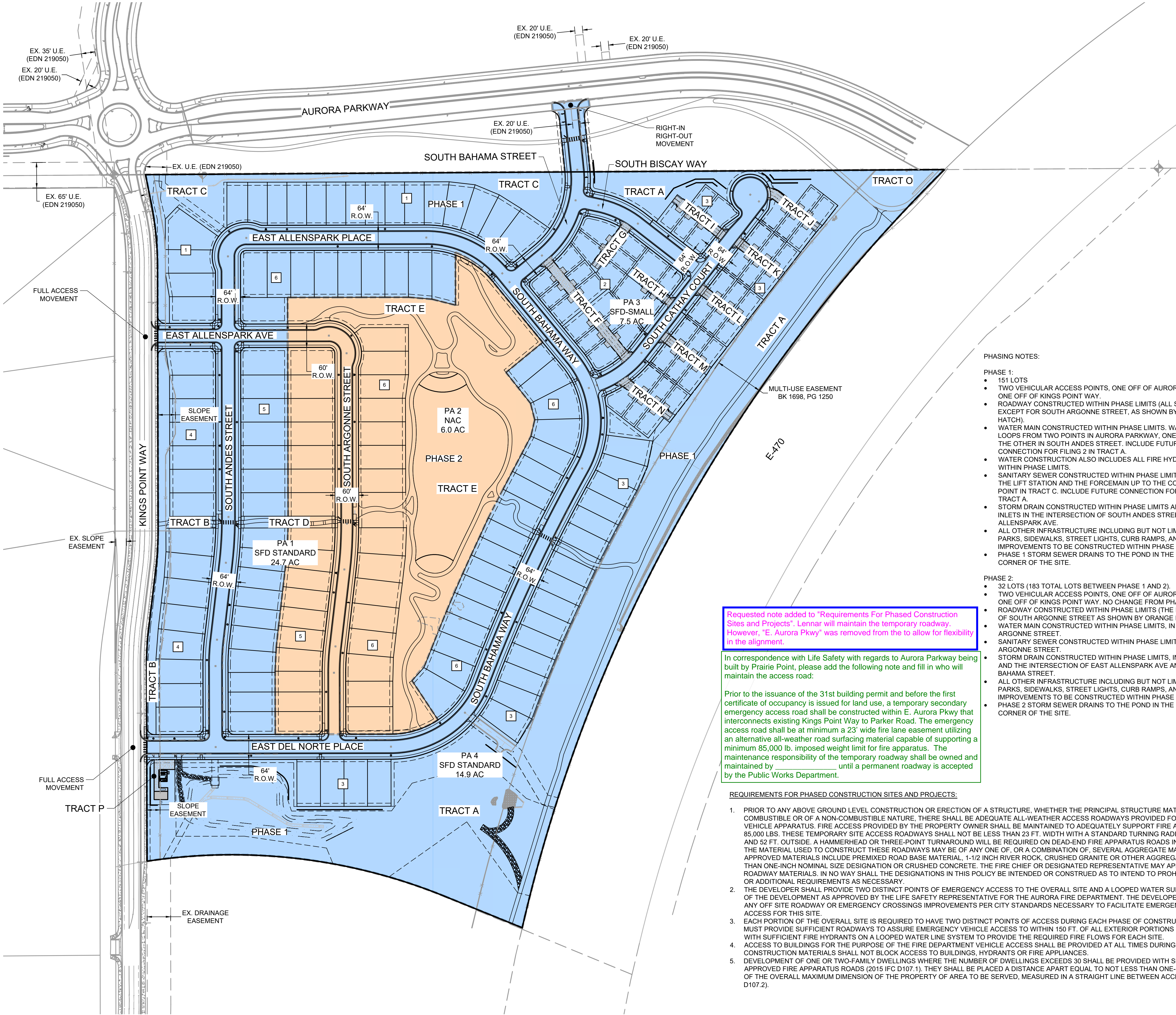
Lot #	Block #	Square Footage	Frontage	Setbacks				Classification	Zone
				Front		Side	Rear		
				House	Garage				
1	1	7946	53	20	25	5/12.5**	20	CORNER	R-1
2	1	7354	60	20	25	5	20	INTERIOR	R-1
3*	1	7287	59.13	20	25	5	20	INTERIOR	R-1
4*	1	10076	37.5	20	25	5	20	INTERIOR	R-1
5*	1	5653	56.18	20	25	5	20	INTERIOR	R-1
6*	1	5343	51.23	20	25	5	20	INTERIOR	R-1
7	1	5500	50	20	25	5	20	INTERIOR	R-1
8	1	5500	50	20	25	5	20	INTERIOR	R-1
9	1	5500	50	20	25	5	20	INTERIOR	R-1
10	1	5500	50	20	25	5	20	INTERIOR	R-1
11	1	5500	50	20	25	5	20	INTERIOR	R-1
12	1	5500	50	20	25	5	20	INTERIOR	R-1
13	1	5500	50	20	25	5	20	INTERIOR	R-1
14	1	5500	50	20	25	5	20	INTERIOR	R-1
15*	1	6156	47.03	20	25	5	20	INTERIOR	R-1
16*	1	6612	46.69	20	25	5	20	INTERIOR	R-1
17*	1	6867	46.69	20	25	5	20	INTERIOR	R-1
18*	1	6867	46.69	20	25	5	20	INTERIOR	R-1
19*	1	9985	50.63	20	25	5/12.5**	20	CORNER	R-1
35*	3	6734	46.69	20	25	5	20	INTERIOR	R-1
36*	3	6662	46.64	20	25	5	20	INTERIOR	R-1
37*	3	5870	36.58	20	25	5	20	INTERIOR	R-1
38*	3	5878	50.02	20	25	5	20	INTERIOR	R-1
39*	3	5878	50.01	20	25	5	20	INTERIOR	R-1
40*	3	5878	50	20	25	5	20	INTERIOR	R-1
41*	3	5991	51.5	20	25	5	20	INTERIOR	R-1
42*	3	6022	51.5	20	25	5	20	INTERIOR	R-1
43*	3	6022	51.5	20	25	5	20	INTERIOR	R-1
44*	3	5991	51.5	20	25	5	20	INTERIOR	R-1
45*	3	5983	51.5	20	25	5	20	INTERIOR	R-1
46*	3	5998	51.5	20	25	5	20	INTERIOR	R-1
47*	3	5983	51.5	20	25	5	20	INTERIOR	R-1
48*	3	6573	50.04	20	25	5	20	INTERIOR	R-1
49*	3	7269	50.27	20	25	5	20	INTERIOR	R-1
50	3	7200	60	20	25	5	20	INTERIOR	R-1
51	3	7200	60	20	25	5	20	INTERIOR	R-1
52	3	7200	60	20	25	5	20	INTERIOR	R-1
53	3	7200	60	20	25	5	20	INTERIOR	R-1
1	4	8286	53	20	25	5/12.5**	20	CORNER	R-1
2	4	7054	60	20	25	5	20	INTERIOR	R-1
3	4	7054	60	20	25	5	20	INTERIOR	R-1
4	4	7054	60	20	25	5	20	INTERIOR	R-1
5	4	7055	60	20	25	5	20	INTERIOR	R-1
6	4	7053	60	20	25	5	20	INTERIOR	R-1
7	4	7054	60	20	25	5	20	INTERIOR	R-1
8*	4	8331	73.03	20	25	5	20	INTERIOR	R-1
9*	4	7969	66.34	20	25	5	20	INTERIOR	R-1
10	4	7939	66.16	20	25	5	20	INTERIOR	R-1
11	4	7939	66.16	20	25	5	20	INTERIOR	R-1
12*	4	8555	55.5	20	25	5	20	INTERIOR	R-1
13*	4	7378	60	20	25	5	20	INTERIOR	R-1
14	4	7207	60	20	25	5	20	INTERIOR	R-1
15	4	8377	55	20	25	5/12.5**	20	CORNER	R-1
1	5	8352	55	20	25	5/12.5**	20	CORNER	R-1
2	5	7200	60	20	25	5	20	INTERIOR	R-1
3	5	7200	60	20	25	5	20	INTERIOR	R-1
4	5	7200	60	20	25	5	20	INTERIOR	R-1
5	5	7200	60	20	25	5	20	INTERIOR	R-1
6	5	7200	60	20	25	5	20	INTERIOR	R-1
7	5	7200	60	20	25	5	20	INTERIOR	R-1
8*	5	6414	48.88	20	25	5	20	INTERIOR	R-1
9*	5	6229	49.37	20	25	5	20	INTERIOR	R-1
10	5	6000	50	20	25	5	20	INTERIOR	R-1
11	5	6000	50	20	25	5	20	INTERIOR	R-1
12	5	6000	50	20	25	5	20	INTERIOR	R-1
13*	5	7023	60.48	20	25	5	20	INTERIOR	R-1
14*	5	6790	61.2	20	25	5	20	INTERIOR	R-1
15	5	6000	50	20	25	5	20	INTERIOR	R-1
16	5	6000	50	20	25	5	20	INTERIOR	R-1
17	5	6912	43	20	25	5/12.5**	20	CORNER	R-1
18	5	6912	43	20	25	5/12.5**	20	CORNER	R-1
19	5	6000	50	20	25	5	20	INTERIOR	R-1
20*	5	6316	52.28	20	25	5	20	INTERIOR	R-1
21*	5	6714	51.1	20	25	5	20	INTERIOR	R-1
22*	5	6423	51.97	20	25	5	20	INTERIOR	R-1
23	5	6020	50.17	20	25	5	20	INTERIOR	R-1
24	5	6020	50.17	20	25	5	20	INTERIOR	R-1
25	5	6020	50.17	20	25	5	20	INTERIOR	R-1
26*	5	6340	55.48	20	25	5	20	INTERIOR	R-1
27*	5	6531	58.57	20	25	5	20	INTERIOR	R-1
28	5	7200	60	20	25	5	20	INTERIOR	R-1
29	5	7200	60	20	25	5	20	INTERIOR	R-1
30	5	7200	60	20	25	5	20	INTERIOR	R-1
31	5	7200	60	20	25	5	20	INTERIOR	R-1
32	5	7200	60	20	25	5	20	INTERIOR	R-1
33	5	7200	60	20	25	5	20	INTERIOR	R-1
34	5	8352	55	20	25	5/12.5**	20	CORNER	R-1

*LOTS ARE LOCATED ON A CURVE. FRONTAGE FOR THESE LOTS ARE MEASURED AT THE FRONT LOT LINE. R-1 ZONING ALLOWS FOR A 35' MINIMUM LOT FRONTAGE ON CURVES
**ADJACENT TO THE RIGHT-OF-WAY ONLY. 5' SIDE SETBACK ADJACENT TO LOT OR TRACT.

Lot #	Block #	Square Footage	Frontage	Setbacks				Classification	Zone
				Front		Side	Rear		
				House	Garage				
1	6	8051	52.5	20	25	5/12.5**	20	CORNER	R-1
2	6	8111	52.98	20	25	5	20	INTERIOR	R-1
3	6	7201	60.02	20	25	5/12.5**	20	CORNER	R-1
4	6	7200	60	20	25	5	20	INTERIOR	R-1
5	6	7200	60	20	25	5	20	INTERIOR	R-1
6	6	7199	59.98	20	25	5	20	INTERIOR	R-1
7	6	7201	60.02	20	25	5	20	INTERIOR	R-1
8	6	7199	59.98	20	25	5	20	INTERIOR	R-1
9*	6	7356	60.03	20	25	5	20	INTERIOR	R-1
10*	6	7655	61.49	20	25	5	20	INTERIOR	R-1
11	6	6065	50	20	25	5	20	INTERIOR	R-1
12*	6	7733	75.47	20	25	5	20	INTERIOR	R-1
13*	6	8546	97.26	20	25	5	20	INTERIOR	R-1
14*	6	8576	97.26	20	25	5	20	INTERIOR	R-1
15*	6	6653	59.49	20	25	5	20	INTERIOR	R-1
16*	6	6139	50	20	25	5	20	INTERIOR	R-1
17*	6	6136	50	20	25	5	20	INTERIOR	R-1
18*	6	6163	50	20	25	5	20	INTERIOR	R-1
19*	6	6244	50.88	20	25	5	20	INTERIOR	R-1
20*	6	6242	50.88	20	25	5	20	INTERIOR	R-1
21*	6	6242	50.88	20	25	5	20	INTERIOR	R-1
22*	6	6242	50.88	20	25	5	20	INTERIOR	R-1
23*	6	6242	50.88	20	25	5	20	INTERIOR	R-1
24*	6	6243	50.89	20	25	5	20	INTERIOR	R-1
25*	6	7172	68.3	20	25	5	20	INTERIOR	R-1
26*	6	8891	101.14	20	25	5	20	INTERIOR	R-1
27	6	8352	55	20	25	5/12.5**	20	CORNER	R-1
28	6	7800	65	20	25	5	20	INTERIOR	R-1
29*	6	7939	71.36	20	25	5	20	INTERIOR	R-1
30*	6	7615	64.97	20	25	5	20	INTERIOR	R-1
31	6	7752	64.58	20	25	5	20	INTERIOR	R-1
32	6	7782	64.58	20	25	5	20	INTERIOR	R-1
33*	6	8078	63.92	20	25	5	20	INTERIOR	R-1
34*	6	8257	63.51	20	25	5	20	INTERIOR	R-1
35	6	7200	60	20	25	5	20	INTERIOR	R-1
36	6	7200	60	20	25	5	20	INTERIOR	R-1
37	6	7200	60	20	25	5	20	INTERIOR	R-1
38	6	7200	60	20	25	5	20	INTERIOR	R-1
39	6	7440	60	20	25	5	20	INTERIOR	R-1
40	6	7448	61.04	20	25	5	20	INTERIOR	R-1
41	6	7611	50.21	20	25	5	20	INTERIOR	R-1

LOT #	BLOCK #	SQUARE FOOTAGE	WIDTH (1)	DEPTH (2)	SETBACKS (3)		
					OPENSOURCE OR STREET	SHARED PROPERTY LINE	REAR
1	2	2942	65	46	10	5	10
2	2	2665	65	41	10	5	10
3	2	3462	65	53.27	10	5	10
4	2	3462	65	53.27	10	5	10
5	2	2667	65	41	10	5	10
6	2	3909	65.37	60.43	10	5	10
7	2	3371	65	58.49	10	5	10
8	2	2665	65	41	10	5	10
9	2	3462	65	53.27	10	5	10
10	2	3462	65	53.27	10	5	10
11	2	2665	65	41	10	5	10
12	2	3272	65	46.3	10	5	10
13	2	3713	80.39	56.78	10	5	10
14	2	4826	80.39	69.08	10	5	10
15	2	2990	65	46	10	5	10
16	2	2665	65	41	10	5	10
17	2	3485	65	46.23	10	5	10
18	2	5028	76.71	73.55	10	5	10
19	2	3769	76.71	46	10	5	10
20	2	2942	65	46	10	5	10
21	2	4781	65	73.55	10	5	10
1	3	3592	65	61.6	10	5	10
2	3	2665	65	41	10	5	10
3	3	2990	65	46	10	5	10
4	3	2665	65	41	10	5	10
5	3	4331	65	61.6	10	5	10
6	3	2665	65	41	10	5	10
7	3	2990	65	46	10	5	10
8	3	2860	65	44	10	5	8
9	3	2665	65	41	10	5	10
10	3	3194	65	46	10	5	10
11	3	2990	65	46	10	5	10
12	3	2665	65	41	10	5	10
13	3	2860	65	44	10	5	8
14	3	2860	65	44	10	5	8
15	3	2665	65	41	10	5	10
16	3	2990	65	46	10	5	10
17	3	2990	65	46	10	5	10
18	3	2665	65	41	10	5	10
19	3	2860	65	44	10	5	8
20	3	2860	65	44	10	5	8
21	3	2665	65	41	10	5	10
22	3	2990	65	46	10	5	10
23	3	2990	65	46	10	5	10
24	3	2665	65	41	10	5	10
25	3	2860	65	44	10	5	8
26	3	2990	65	46	10	5	10
27	3	2665	65	41	10	5	10
28	3	2990	65	46.11	10	5	10
29	3	3221	65	46.11	10	5	10
30	3	2665	65	41	10	5	10
31	3	2990	65	46	10	5	10
32	3	2990	65	46	10	5	10
33	3	2665	65	41	10	5	10
34	3	3625	65	44.82	10	5	10

KINGS POINT SOUTH - PA 1-4



- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - SETBACK
 - FIRE HYDRANT
 - BLOCK NUMBER
 - STREET LIGHT
 - EXISTING STREET LIGHT
 - PHASE LINE
 - PHASE 1
 - PHASE 2

PHASING NOTES:

- PHASE 1:**
- 151 LOTS
 - TWO VEHICULAR ACCESS POINTS, ONE OFF OF AURORA PARKWAY, ONE OFF OF KINGS POINT WAY.
 - ROADWAY CONSTRUCTED WITHIN PHASE LIMITS (ALL STREETS EXCEPT FOR SOUTH ARGONNE STREET, AS SHOWN BY BLUE HATCH).
 - WATER MAIN CONSTRUCTED WITHIN PHASE LIMITS. WATER SUPPLY LOOPS FROM TWO POINTS IN AURORA PARKWAY, ONE IN TRACT C, THE OTHER IN SOUTH ANDES STREET. INCLUDE FUTURE CONNECTION FOR FILING 2 IN TRACT A.
 - WATER CONSTRUCTION ALSO INCLUDES ALL FIRE HYDRANTS WITHIN PHASE LIMITS.
 - SANITARY SEWER CONSTRUCTED WITHIN PHASE LIMITS, INCLUDING THE LIFT STATION AND THE FORCEMAIN UP TO THE CONNECTION POINT IN TRACT C. INCLUDE FUTURE CONNECTION FOR FILING 2 IN TRACT A.
 - STORM DRAIN CONSTRUCTED WITHIN PHASE LIMITS AND THE INLETS IN THE INTERSECTION OF SOUTH ANDES STREET & EAST ALLENSPARK AVE.
 - ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO PARKS, SIDEWALKS, STREET LIGHTS, CURB RAMPS, AND TRACT IMPROVEMENTS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
 - PHASE 1 STORM SEWER DRAINS TO THE POND IN THE SOUTHWEST CORNER OF THE SITE.

- PHASE 2:**
- 32 LOTS (183 TOTAL LOTS BETWEEN PHASE 1 AND 2).
 - TWO VEHICULAR ACCESS POINTS, ONE OFF OF AURORA PARKWAY, ONE OFF OF KINGS POINT WAY. NO CHANGE FROM PHASE 1.
 - ROADWAY CONSTRUCTED WITHIN PHASE LIMITS (THE REMAINDER OF SOUTH ARGONNE STREET AS SHOWN BY ORANGE HATCH).
 - WATER MAIN CONSTRUCTED WITHIN PHASE LIMITS, IN SOUTH ARGONNE STREET.
 - SANITARY SEWER CONSTRUCTED WITHIN PHASE LIMITS, IN SOUTH ARGONNE STREET.
 - STORM DRAIN CONSTRUCTED WITHIN PHASE LIMITS, IN TRACT E AND THE INTERSECTION OF EAST ALLENSPARK AVE AND SOUTH BAHAMA STREET.
 - ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO PARKS, SIDEWALKS, STREET LIGHTS, CURB RAMPS, AND TRACT IMPROVEMENTS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
 - PHASE 2 STORM SEWER DRAINS TO THE POND IN THE SOUTHWEST CORNER OF THE SITE.

Requested note added to "Requirements For Phased Construction Sites and Projects". Lennar will maintain the temporary roadway. However, "E. Aurora Pkwy" was removed from the to allow for flexibility in the alignment.

In correspondence with Life Safety with regards to Aurora Parkway being built by Prairie Point, please add the following note and fill in who will maintain the access road:

Prior to the issuance of the 31st building permit and before the first certificate of occupancy is issued for land use, a temporary secondary emergency access road shall be constructed within E. Aurora Pkwy that interconnects existing Kings Point Way to Parker Road. The emergency access road shall be at minimum a 23' wide fire lane easement utilizing an alternative all-weather road surfacing material capable of supporting a minimum 85,000 lb. imposed weight limit for fire apparatus. The maintenance responsibility of the temporary roadway shall be owned and maintained by _____ until a permanent roadway is accepted by the Public Works Department.

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

- PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1-1/2 INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS FOR THIS SITE.
- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF THE FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
- DEVELOPMENT OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (2015 IFC D107.2).

NOTE:
PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



0 120 240
SCALE: 1" = 120'

REVISIONS	
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PROJECT:	KINGS POINT SOUTH
DRAWING:	OVERALL SITE PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
DENVER, COLORADO 80111
P: 720.902.4444
E: AZARA@HARGREEN.COM

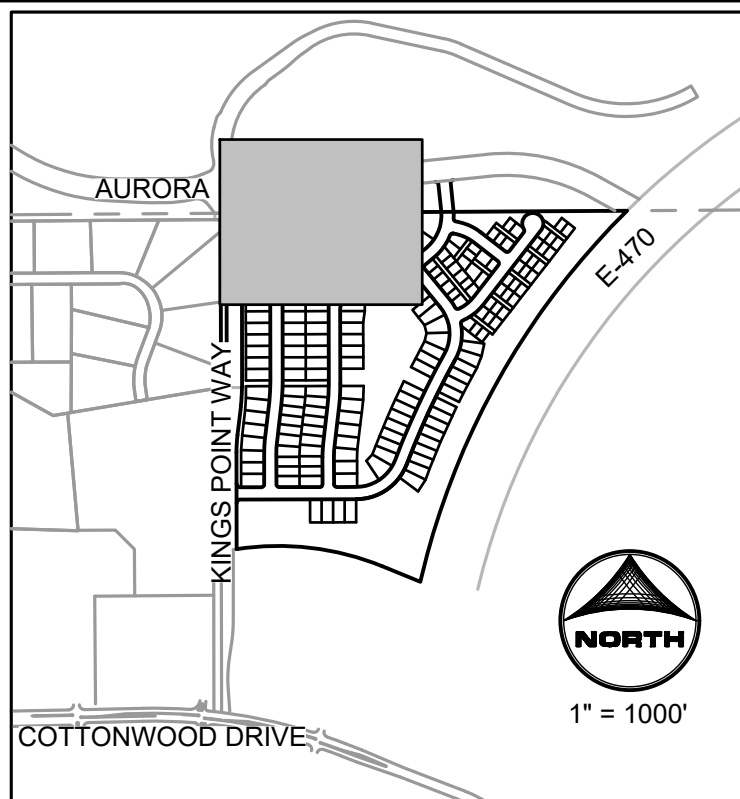
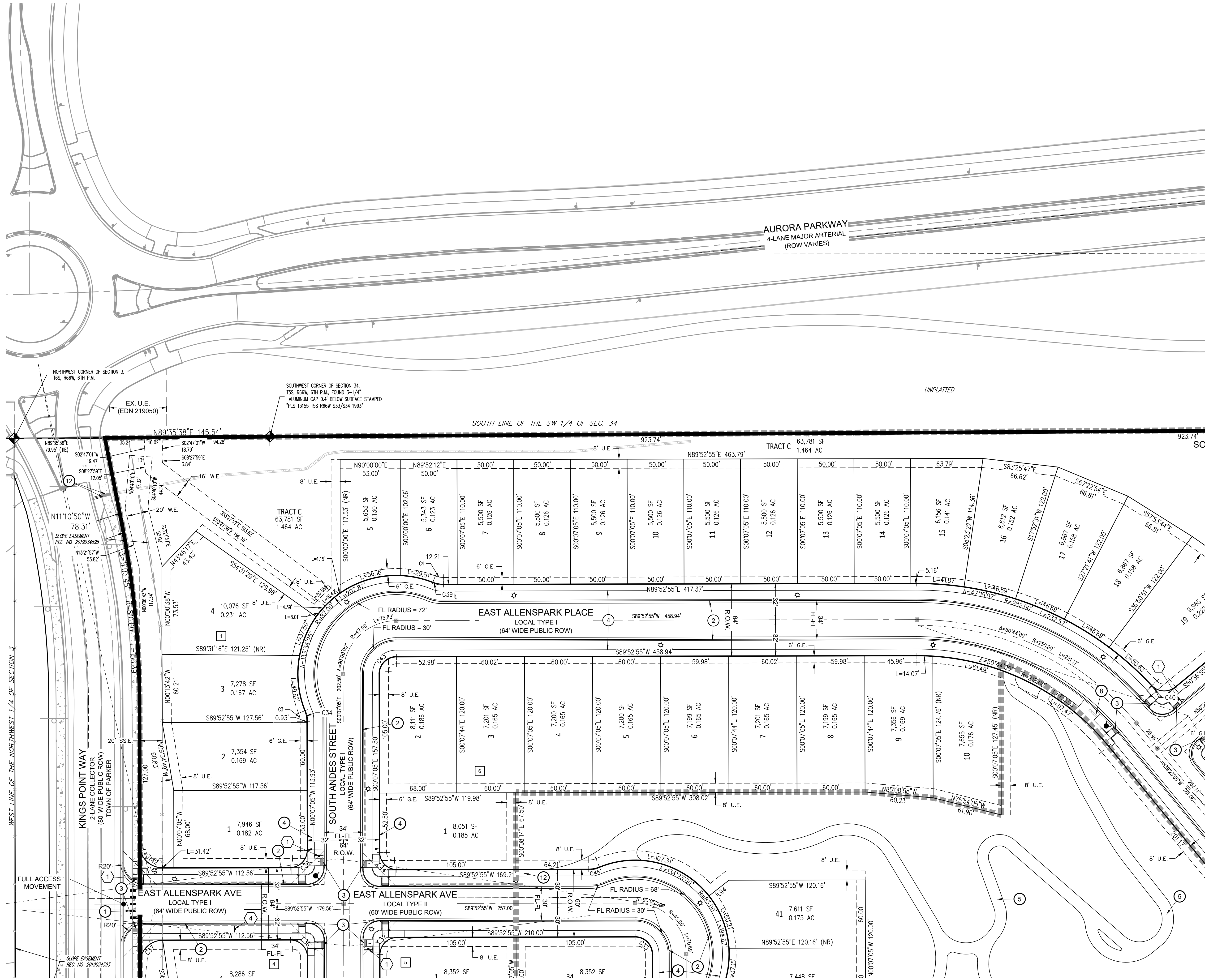


SHEET NUMBER

OSP1

SHEET 06 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

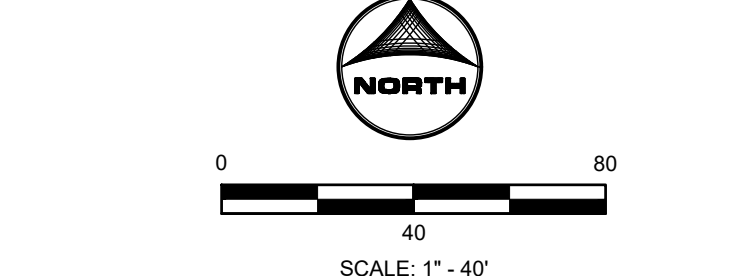


- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - FIRE HYDRANT
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EXISTING STREET LIGHT
 - PHASE LINE

- SIGNAGE LEGEND:**
- 1 STOP
 - 2A W11-2 30"x30" W16-9p 24"x12"
 - 2B W11-2 30"x30" W16-9p 24"x12"
 - 3 NO OUTLET
 - 4 SPEED LIMIT 25
 - 5 R2-1 24"x30"
 - 6A R8-3 (CENTER) 12"x18" R7-201a 12"x6"
 - 6B R8-3-MOD 12"x18" R7-201a 12"x6"

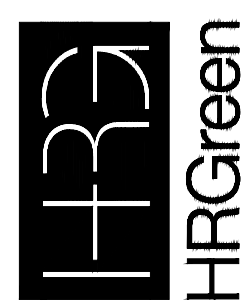
- KEYNOTES**
- PROPOSED CROSSWALK
 - MOUNTABLE CURB AND GUTTER
 - VERTICAL CURB AND GUTTER
 - PROPOSED RAMPS
 - PROPOSED SIDEWALK
 - PROPOSED PRIVATE 10' TRAIL/SIDEWALK
 - PROPOSED CROSSSPAN
 - PROPOSED PRIVATE RETAINING WALL
 - PROPOSED MAIL KIOSK. SEE SHEET 34
 - PROPOSED GRASSCRETE APRON
 - PROPOSED SIDEWALK CHASE
 - PROPOSED DRY CREEK LIFT STATION
 - PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3
 - SOUND ATTENUATION WALL

- NOTE:**
- SEE SHEET 02 FOR LINE AND CURVE TABLES
 - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
 - PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



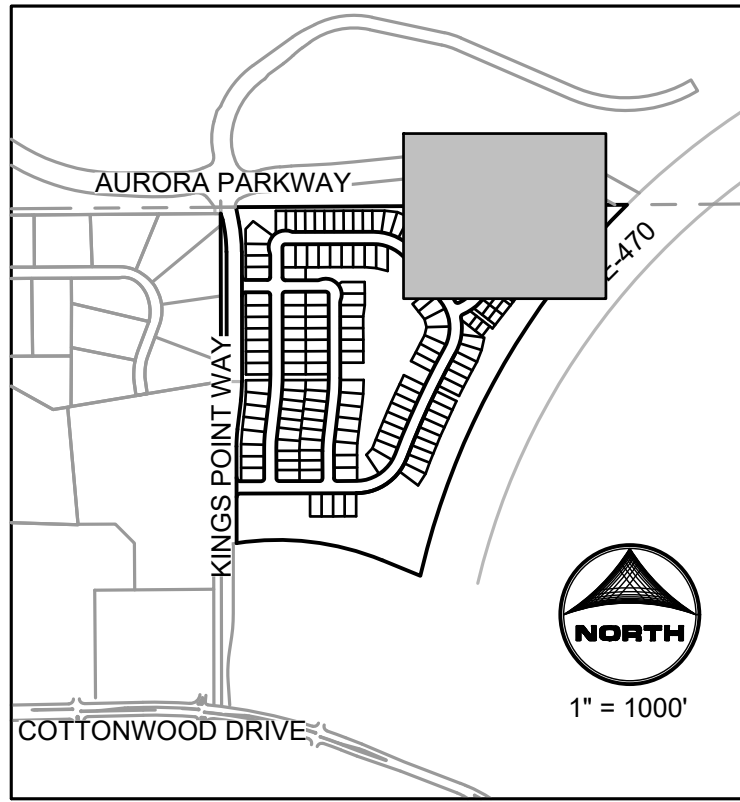
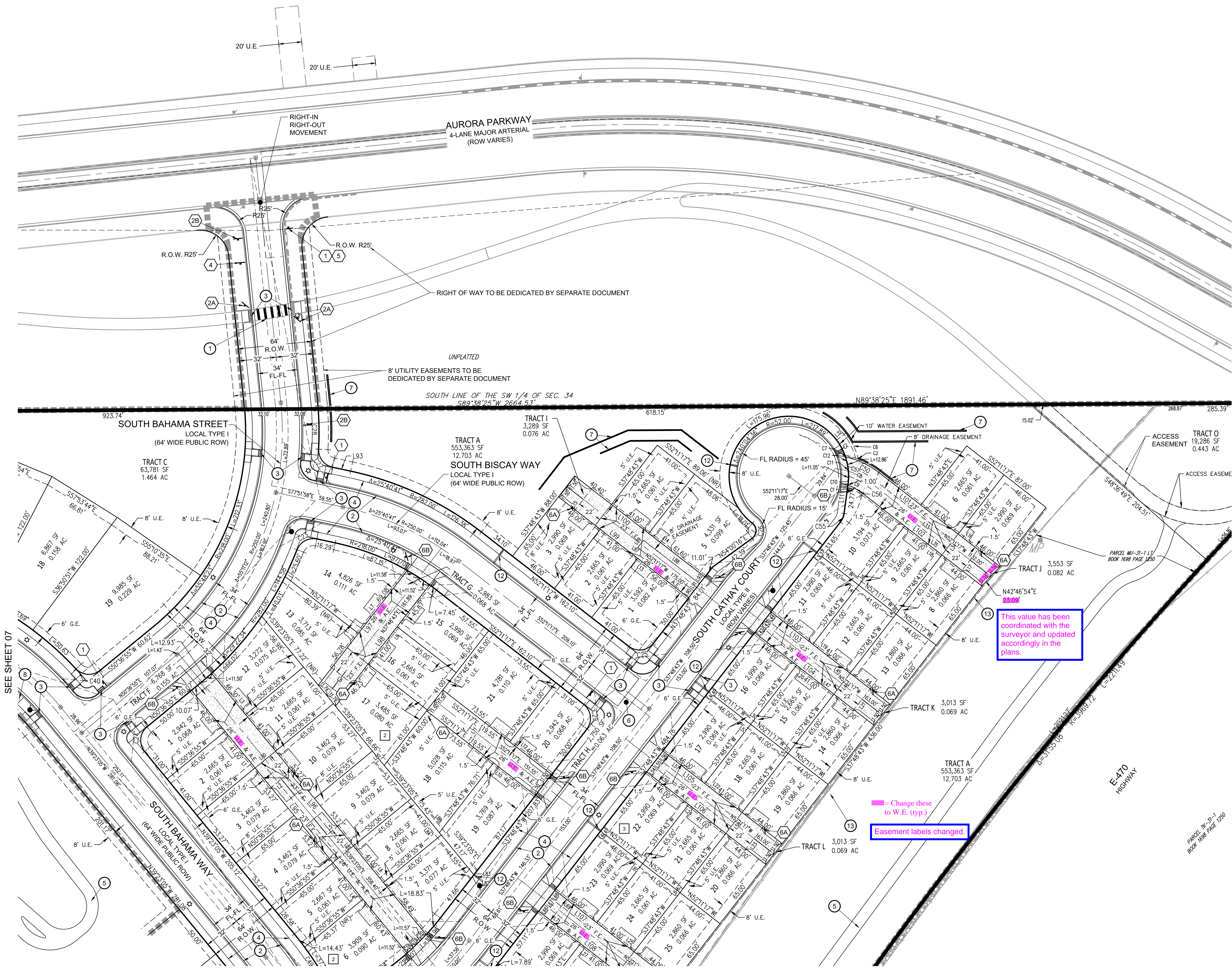
REVISIONS		DATE		#	
1				1	
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5				5	
6				6	

PROJECT:	KINGS POINT SOUTH
DRAWING:	SITE PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ
DATE:	03-15-2023

CIVIL ENGINEER: HR GREEN ATTN: ALEX ZARA, PE 5619 DTC PARKWAY, SUITE 1150 DENVER, CO 80231 P: 720.902.4848 E: AZARA@HARGREEN.COM
 HARGREEN

SHEET NUMBER
SP1
SHEET 07 OF 35 PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

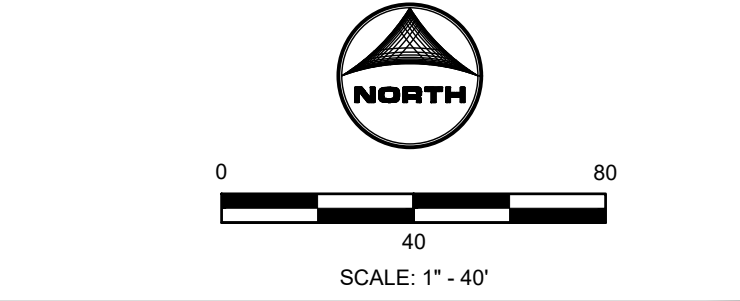


- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - FIRE HYDRANT
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EXISTING STREET LIGHT
 - PHASE LINE

- SIGNAGE LEGEND:**
- 1 STOP
 - 2A R-1 W/ STREET NAME SIGN
 - 2B W11-2 30"x30" W16-9p W16-9p
 - 3 NO OUTLET
 - 4 SPEED LIMIT 25
 - 5 R2-1 24"x30" R3-2 24"x24"
 - 6A R8-3 (CENTER) 12"x18" R7-201a 12"x6"
 - 6B R8-3 (MOD) 12"x18" R7-201a 12"x6"

- KEYNOTES**
- PROPOSED CROSSWALK
 - MOUNTABLE CURB AND GUTTER
 - VERTICAL CURB AND GUTTER
 - PROPOSED RAMP
 - PROPOSED SIDEWALK
 - PROPOSED PRIVATE 10' TRAIL/SIDEWALK
 - PROPOSED CROSSSPAN
 - PROPOSED PRIVATE RETAINING WALL
 - PROPOSED MAIL KIOSK. SEE SHEET 34
 - PROPOSED GRASSCRETE APRON
 - PROPOSED SIDEWALK CHASE
 - PROPOSED DRY CREEK LIFT STATION
 - PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3
 - SOUND ATTENUATION WALL

- NOTES:**
- SEE SHEET 02 FOR LINE AND CURVE TABLES
 - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
 - PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



#	DATE
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PROJECT:	KINGS POINT SOUTH
DRAWING:	SITE PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ
DATE:	03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
DENVER, CO 80231
P: 720.402.4848
E: AZARA@HARGREEN.COM

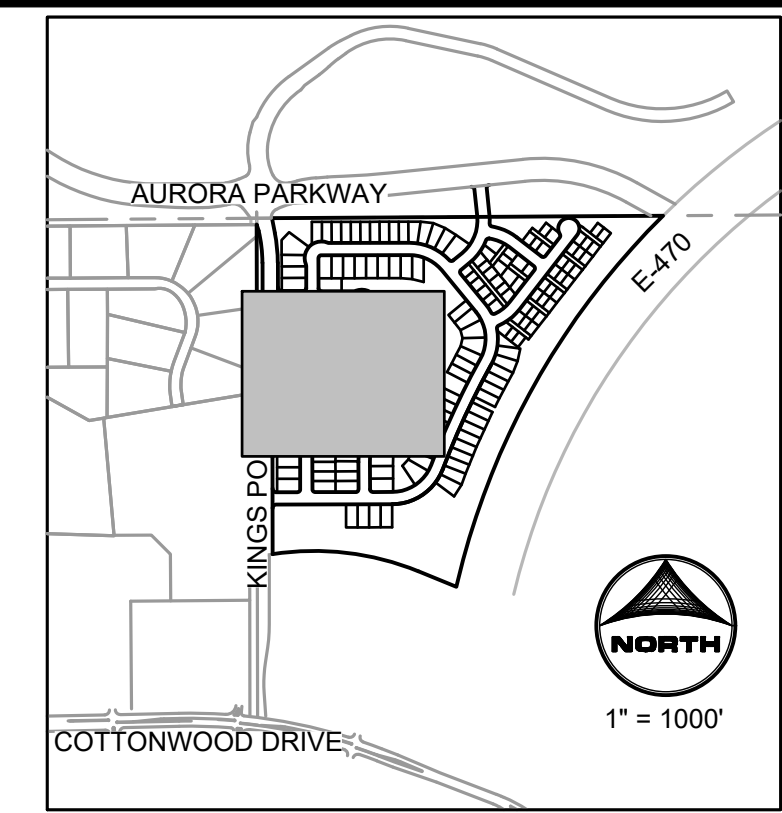
HARGREEN

HRGreen













SHEET NUMBER
SP2

SHEET 08 OF 35
PROJECT NO. 8677-000

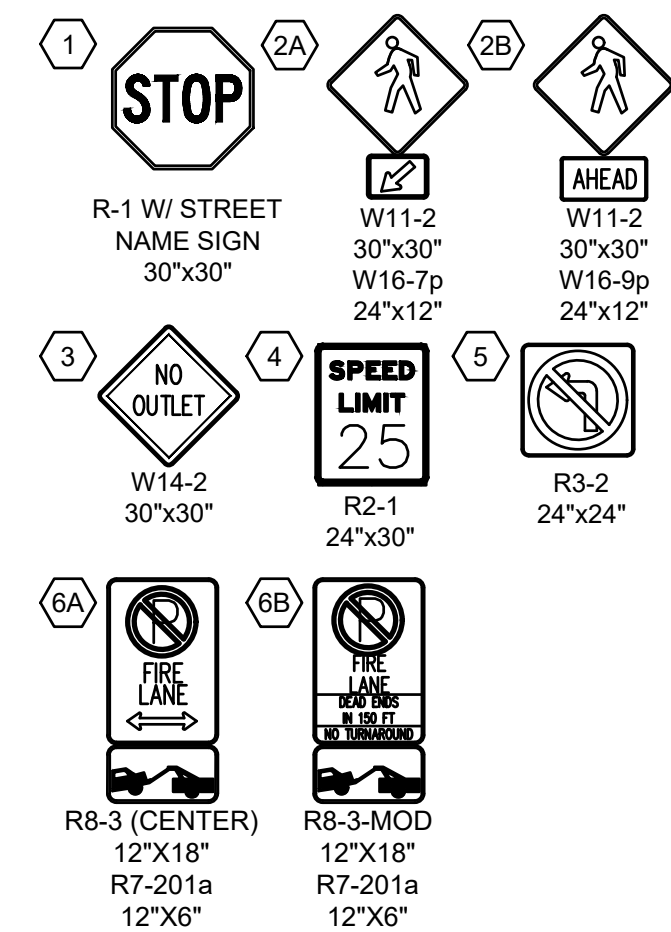
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LEGEND

ROW/PROPERTY LINE	
PROPERTY BOUNDARY	
EASEMENT	
SETBACK	
SIGHT TRIANGLE	
LANDSCAPE TRIANGLE	
FIRE HYDRANT	
BLOCK NUMBER	
LOT NUMBER	
STREET LIGHT	
EXISTING STREET LIGHT	
PHASE LINE	

SIGNAGE LEGEND:



KEYNOTES

PROPOSED CROSSWALK

MOUNTABLE CURB AND GUTTER

VERTICAL CURB AND GUTTER

PROPOSED RAMPS

PROPOSED SIDEWALK

PROPOSED PRIVATE 10' TRAIL/SIDEWALK

PROPOSED CROSSSPAN

PROPOSED PRIVATE RETAINING WALL

PROPOSED MAIL KIOSK. SEE SHEET 34

PROPOSED GRASSCRETE APRON

PROPOSED SIDEWALK CHASE

PROPOSED DRY CREEK LIFT STATION

PROPOSED SIDEWALK CHASE.
RE COA STANDARD DETAIL S3

SOUND ATTENUATION WALL

NOTE:

1. SEE SHEET 02 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



PROJECT:		KINGS POINT SOUTH	#	DATE	REVISIONS
			1		
DRAWING:		SITE PLAN	2		
			3		
CLIENT:		CITY OF AURORA	4		
DESIGNED BY:	AJZ	HORIZ: 1"=40'	5		
DRAWN BY:	SYM	SCALE: VERT: NOT APPLICABLE			
CHECKED BY:	AJZ	DATE: 03-15-2023	6		

PROJECT:

DRAWING:

CLIENT:

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY:

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRCGREEN.COM

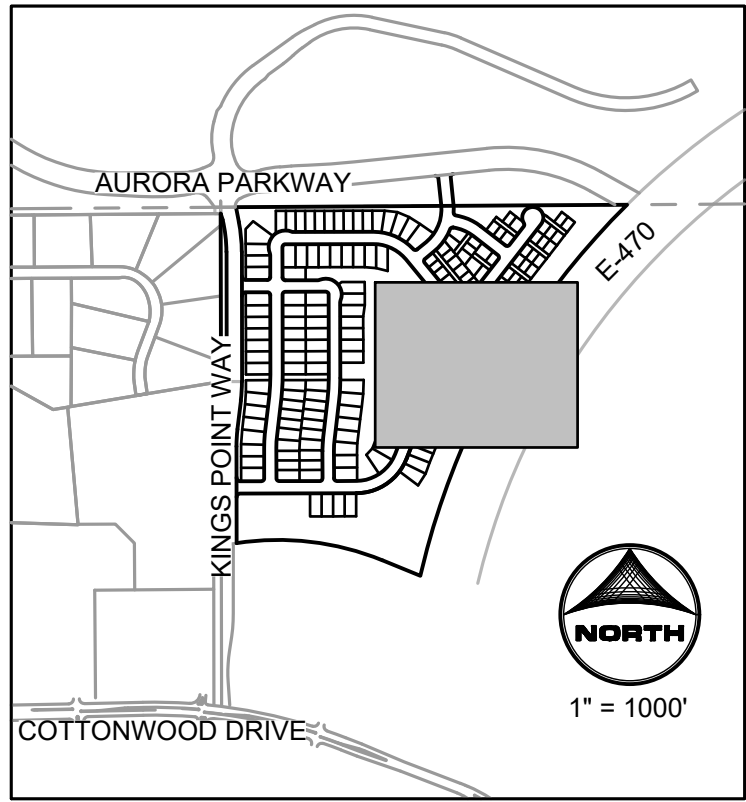
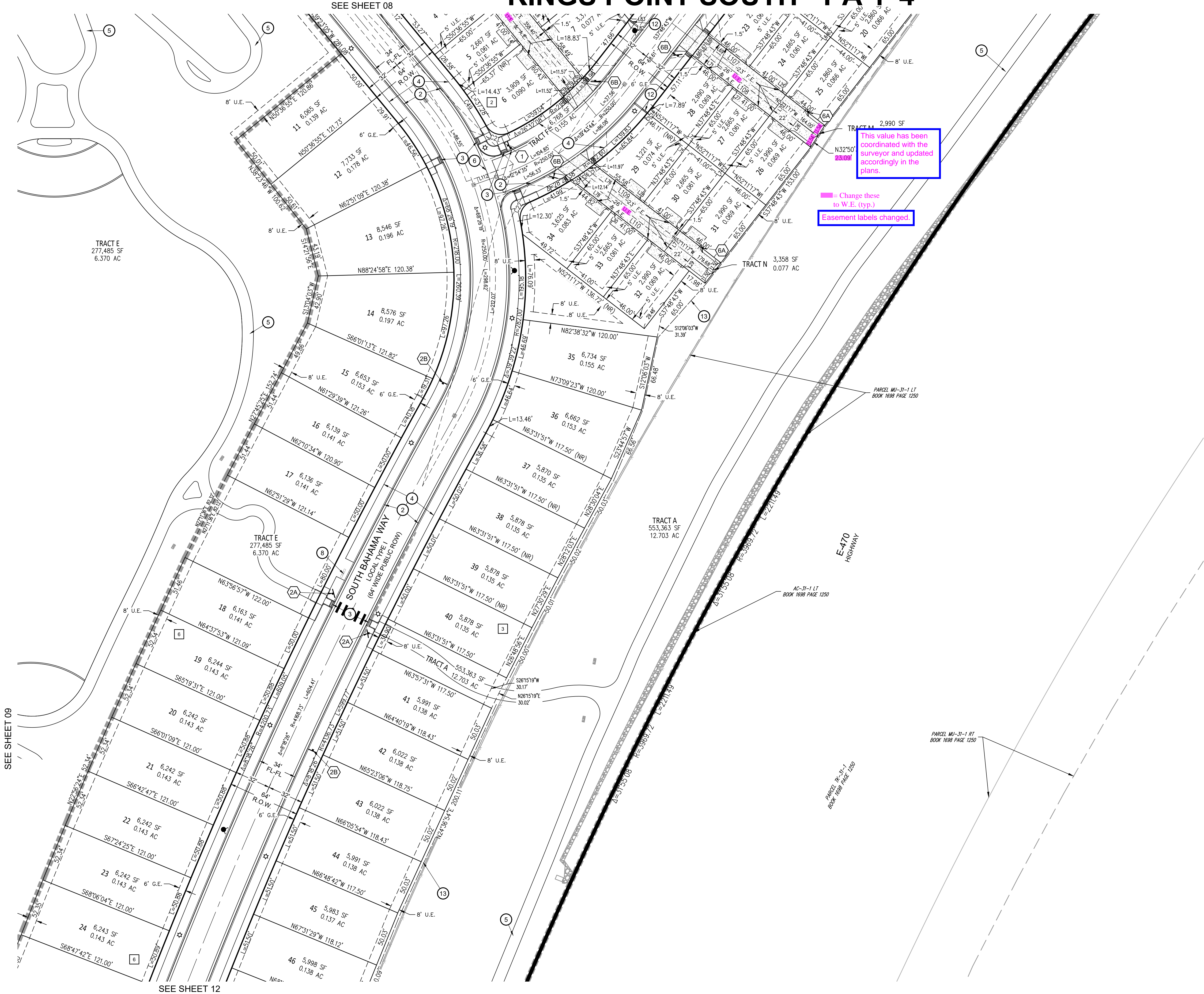


SHEET NUMBER

SP3

SHEET 09 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4



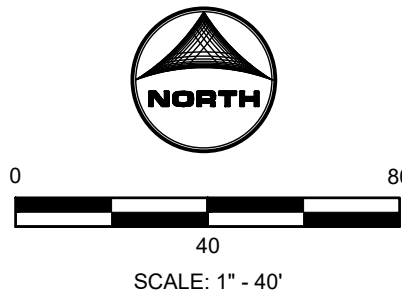
- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - FIRE HYDRANT
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EXISTING STREET LIGHT
 - PHASE LINE

- SIGNAGE LEGEND:**
- 1 STOP
 - 2A R-1 W/ STREET NAME SIGN
 - 2B W11-2 30"x30"
 - 3 NO OUTLET
 - 4 SPEED LIMIT 25
 - 5 R2-1 24"x30"
 - 6A R8-3 (CENTER) 12"x18"
 - 6B R8-3-MOD 12"x18"

KEYNOTES

- PROPOSED CROSSWALK
- MOUNTABLE CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- PROPOSED RAMPS
- PROPOSED SIDEWALK
- PROPOSED PRIVATE 10' TRAIL/SIDEWALK
- PROPOSED CROSSSPAN
- PROPOSED PRIVATE RETAINING WALL
- PROPOSED MAIL KIOSK. SEE SHEET 34
- PROPOSED GRASSCRETE APRON
- PROPOSED SIDEWALK CHASE
- PROPOSED DRY CREEK LIFT STATION
- PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3
- SOUND ATTENUATION WALL

- NOTE:**
- SEE SHEET 02 FOR LINE AND CURVE TABLES
 - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
 - PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



REVISIONS					
#	DATE	DESCRIPTION	BY	CHKD	APPD
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PROJECT:	KINGS POINT SOUTH
DRAWING:	SITE PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ
SCALE:	HORZ: 1"=40'
DATE:	03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
DENVER, CO 80111
P: 720.902.4848
E: AZARA@HARGREEN.COM

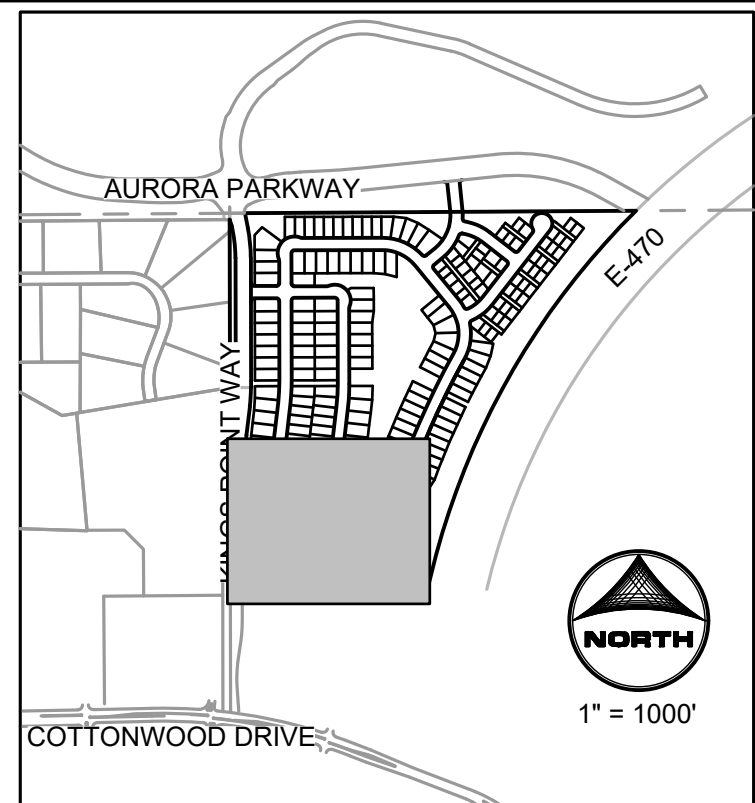
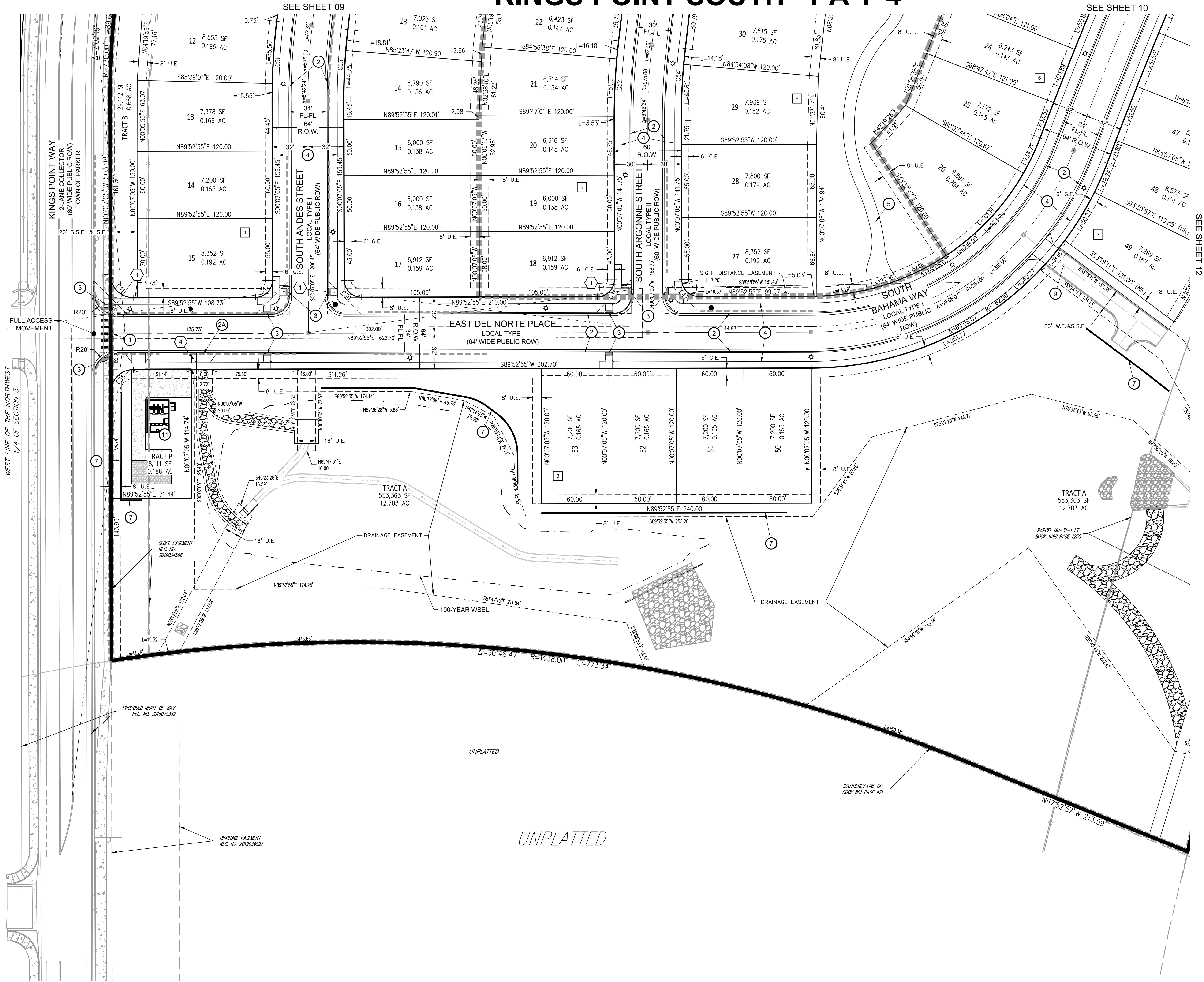
HARGREEN

SHEET NUMBER

SP4

SHEET 10 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4



LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- SIGHT TRIANGLE
- LANDSCAPE TRIANGLE
- FIRE HYDRANT
- BLOCK NUMBER
- LOT NUMBER
- STREET LIGHT
- EXISTING STREET LIGHT
- PHASE LINE

SIGNAGE LEGEND:

- 1 STOP
- 2A R-1 W/ STREET NAME SIGN
- 2B W11-2 30"x30" W16-7p 24"x12"
- 3 NO OUTLET
- 4 W14-2 30"x30"
- 5 SPEED LIMIT 25
- 6A R8-3 (CENTER) 12"x18" R7-201a 12"x6"
- 6B R8-3-MOD 12"x18" R7-201a 12"x6"

KEYNOTES

- PROPOSED CROSSWALK
- MOUNTABLE CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- PROPOSED RAMPS
- PROPOSED SIDEWALK
- PROPOSED PRIVATE 10' TRAIL/SIDEWALK
- PROPOSED CROSSSPAN
- PROPOSED PRIVATE RETAINING WALL
- PROPOSED MAIL KIOSK. SEE SHEET 34
- PROPOSED GRASSCRETE APRON
- PROPOSED SIDEWALK CHASE
- PROPOSED DRY CREEK LIFT STATION
- PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3
- SOUND ATTENUATION WALL

NOTE:

- SEE SHEET 02 FOR LINE AND CURVE TABLES
- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
- PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



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SCALE: 1" = 40'

REVISIONS

#	DATE	DESCRIPTION
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PROJECT: KINGS POINT SOUTH

DRAWING: SITE PLAN

CITY OF AURORA

DESIGNED BY: AJZ

DRAWN BY: STM

CHECKED BY: AJZ

DATE: 03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
DENVER, COLORADO 80231
P: 720.802.4848
E: AZARA@HARGREEN.COM

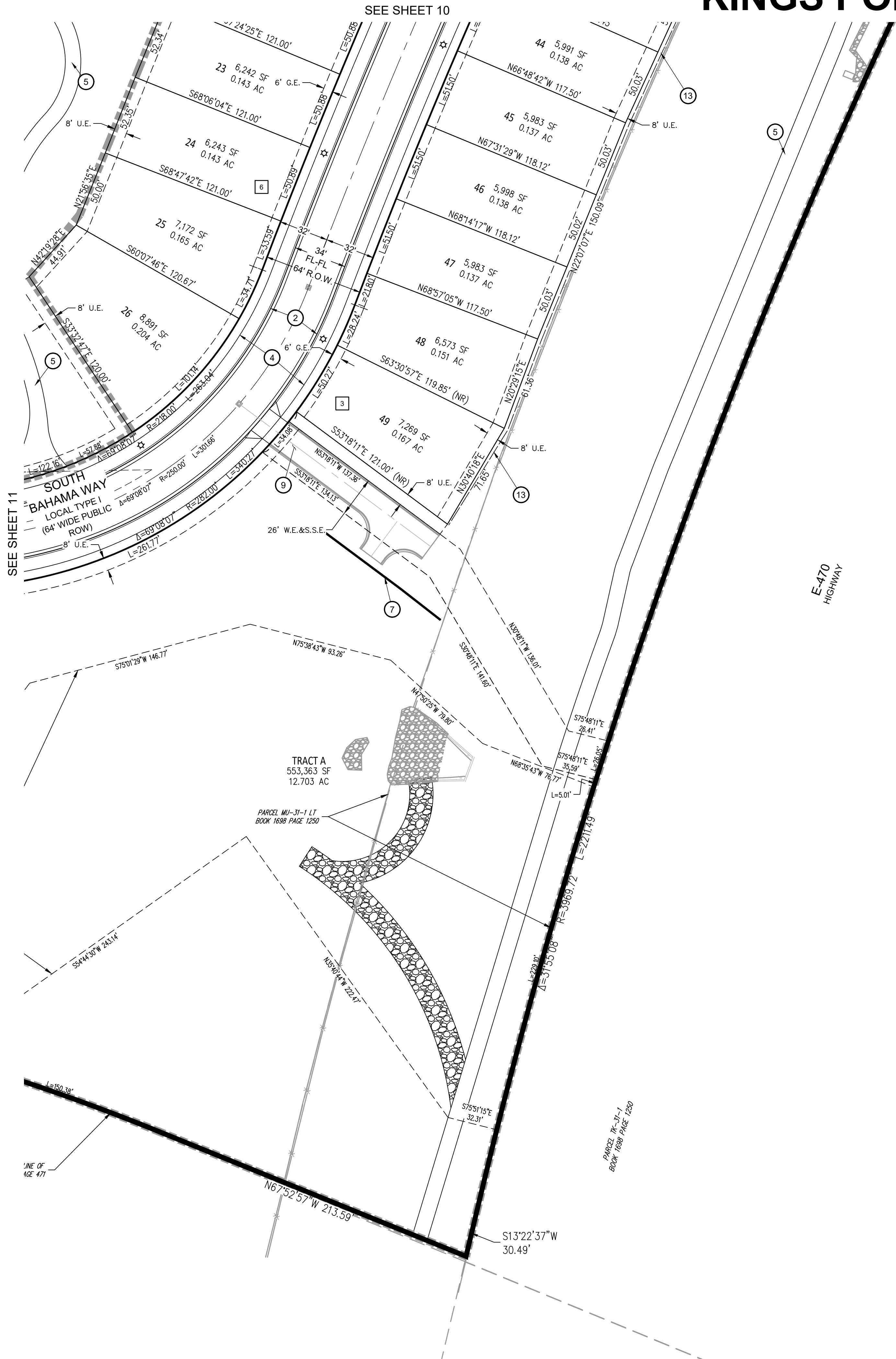


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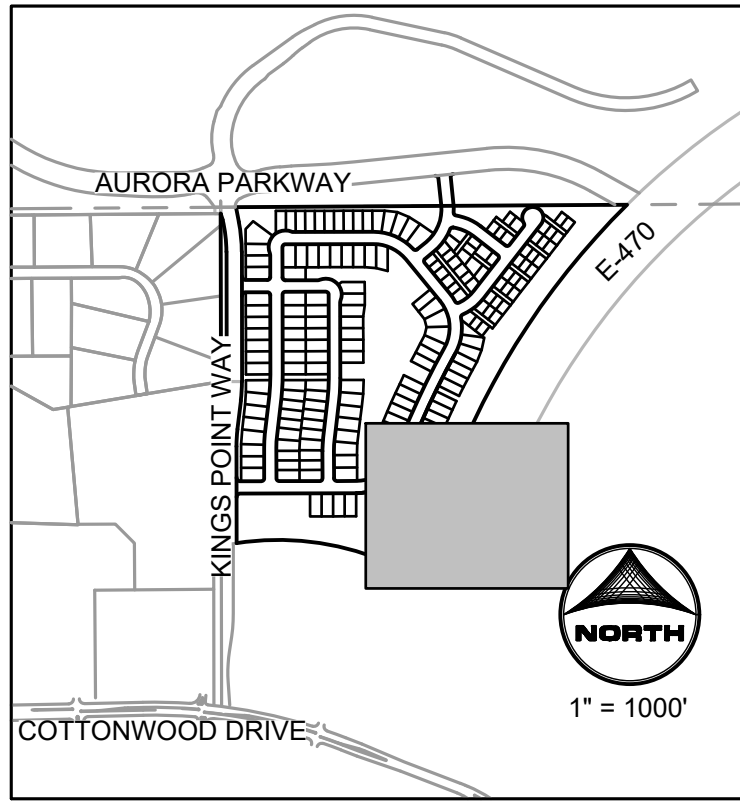
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SHEET 11 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4



PARCEL TK-31-1
BOOK 1698 PAGE 1250

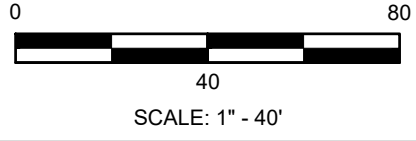


- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - FIRE HYDRANT
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EXISTING STREET LIGHT
 - PHASE LINE

- SIGNAGE LEGEND:**
- 1 STOP
 - 2A R-1 W/ STREET NAME SIGN
 - 2B W11-2 30"x30" W16-7p 24"x12" W11-2 30"x30" W16-9p 24"x12"
 - 3 NO OUTLET
 - 4 SPEED LIMIT 25
 - 5 R2-1 24"x30" R3-2 24"x24"
 - 6A R8-3 (CENTER) 12"x18" R7-201a 12"x6"
 - 6B R8-3-MOD 12"x18" R7-201a 12"x6"

- KEYNOTES**
- 1 PROPOSED CROSSWALK
 - 2 MOUNTABLE CURB AND GUTTER
 - 2A VERTICAL CURB AND GUTTER
 - 3 PROPOSED RAMP
 - 4 PROPOSED SIDEWALK
 - 5 PROPOSED PRIVATE 10' TRAIL/SIDEWALK
 - 6 PROPOSED CROSSSPAN
 - 7 PROPOSED PRIVATE RETAINING WALL
 - 8 PROPOSED MAIL KIOSK. SEE SHEET 34
 - 9 PROPOSED GRASSCRETE APRON
 - 10 PROPOSED SIDEWALK CHASE
 - 11 PROPOSED DRY CREEK LIFT STATION
 - 12 PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3
 - 13 SOUND ATTENUATION WALL

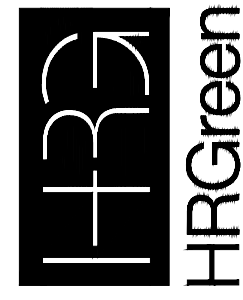
NOTE:
1. SEE SHEET 02 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
3. PROPOSED CURB RETURN RADII ARE 15' UNLESS NOTED OTHERWISE



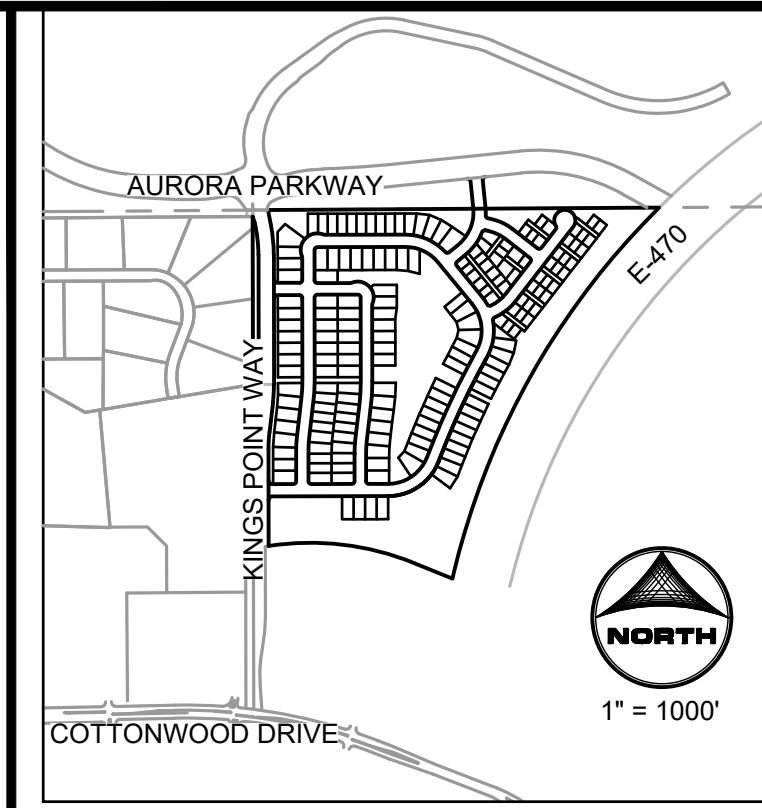
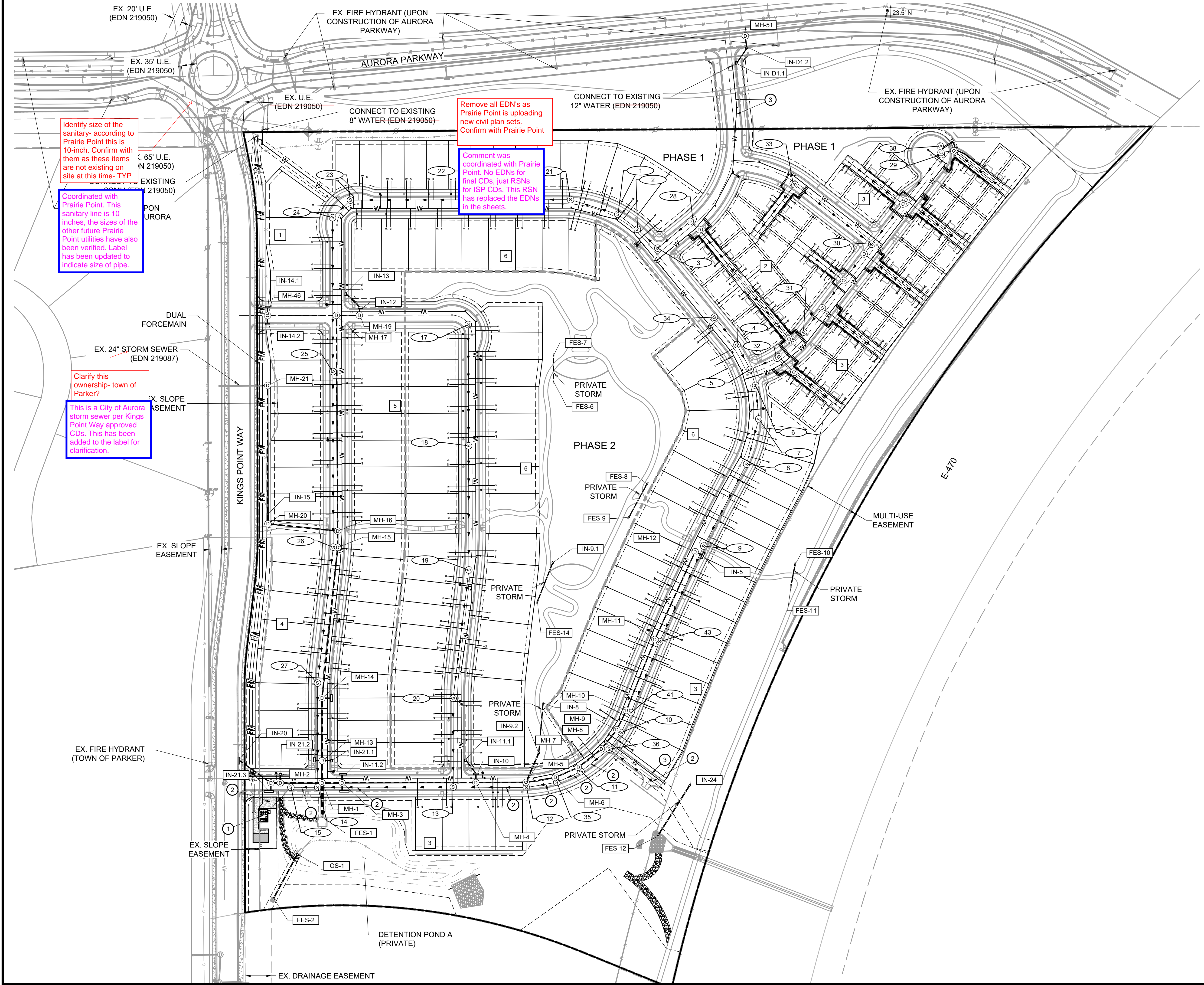
#	DATE	REVISIONS
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PROJECT:	KINGS POINT SOUTH
DRAWING:	SITE PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ
SCALE:	HORIZ: 1"=40'
DATE:	03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
DENVER, COLORADO 80111
P: 720.802.4848
E: AZARA@HGREEN.COM



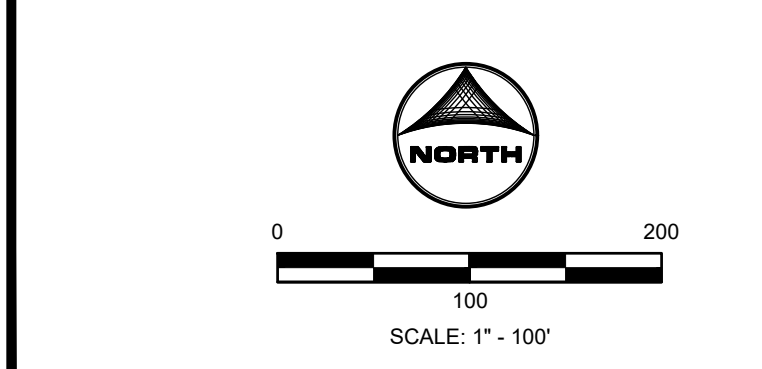
KINGS POINT SOUTH - PA 1-4



- NOTES**
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL WATERLINE IS 8" PVC UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED.
 4. SEE SHEET 2 FOR TYPICAL SECTIONS.
 5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
 6. REFER TO TYPICAL LOT SERVICES DETAIL ON SHEET GN1.
 7. REFER TO TYPICAL MOTOR COURT 4-PACK SERVICES AND TYPICAL MOTOR COURT 6-PACK SERVICES DETAILS ON SHEET GN2.
 8. REFER TO BANKED METER PIT DETAIL FOR MOTOR COURT WATER SERVICE CONNECTIONS ON SHEET GN2.
 9. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 10. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.

- LEGEND**
- ROW/PROPERTY LINE ———
- PROPERTY BOUNDARY ———
- EASEMENT - - - - -
- PR. STORM MANHOLE (M)
- PR. STORM INLET (I)
- PR. STORM SEWER (W)
- PR. SANITARY SEWER MANHOLE (S)
- PR. SANITARY SEWER (S)
- PR. FORCE MAIN (FM)
- PR. FORCE MAIN (FM)
- PR. WATERMAIN (W)
- EX. STORM MANHOLE (M)
- EX. STORM INLET (I)
- EX. STORM SEWER (W)
- EX. SANITARY SEWER MANHOLE (S)
- EX. SANITARY SEWER (S)
- EX. WATERMAIN (W)
- EX. FIRE HYDRANT (H)
- PR. SANITARY SERVICE (S)
- PR. WATER SERVICE (W)
- PR. FIRE HYDRANT (H)
- PR. WATER VALVE (V)
- PR. THRUST BLOCK (T)
- PR. WATER METER (M)
- BLOCK NUMBER (X)
- FLOW ARROW (→)
- STORM MANHOLE CALLOUT (SD-X)
- SANITARY MANHOLE CALLOUT (SS-X)
- PHASE LINE (---)

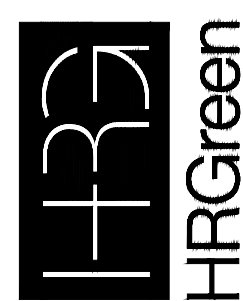
- KEYNOTES**
- 1 DRY CREEK LIFT STATION
 - 2 12" PVC SANITARY SEWER PIPE
 - 3 12" PVC WATERMAIN PIPE



REVISIONS	
#	DATE
1	
2	
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6	

PROJECT:	KINGS POINT SOUTH
DRAWING:	OVERALL UTILITY PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ
DATE:	03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
DENVER, COLORADO 80111
P: 720.802.4444
E: AZARA@HGREEN.COM

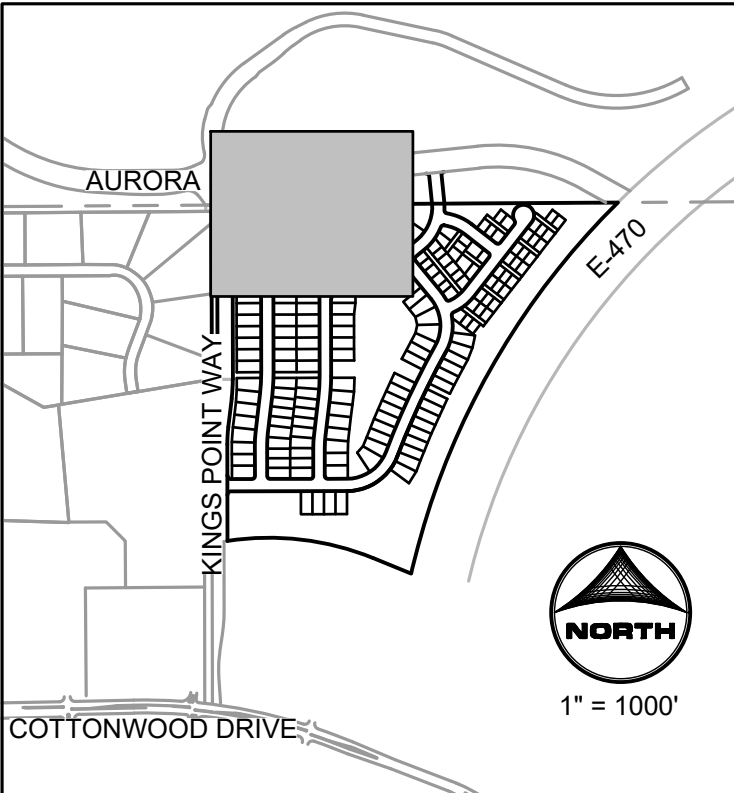
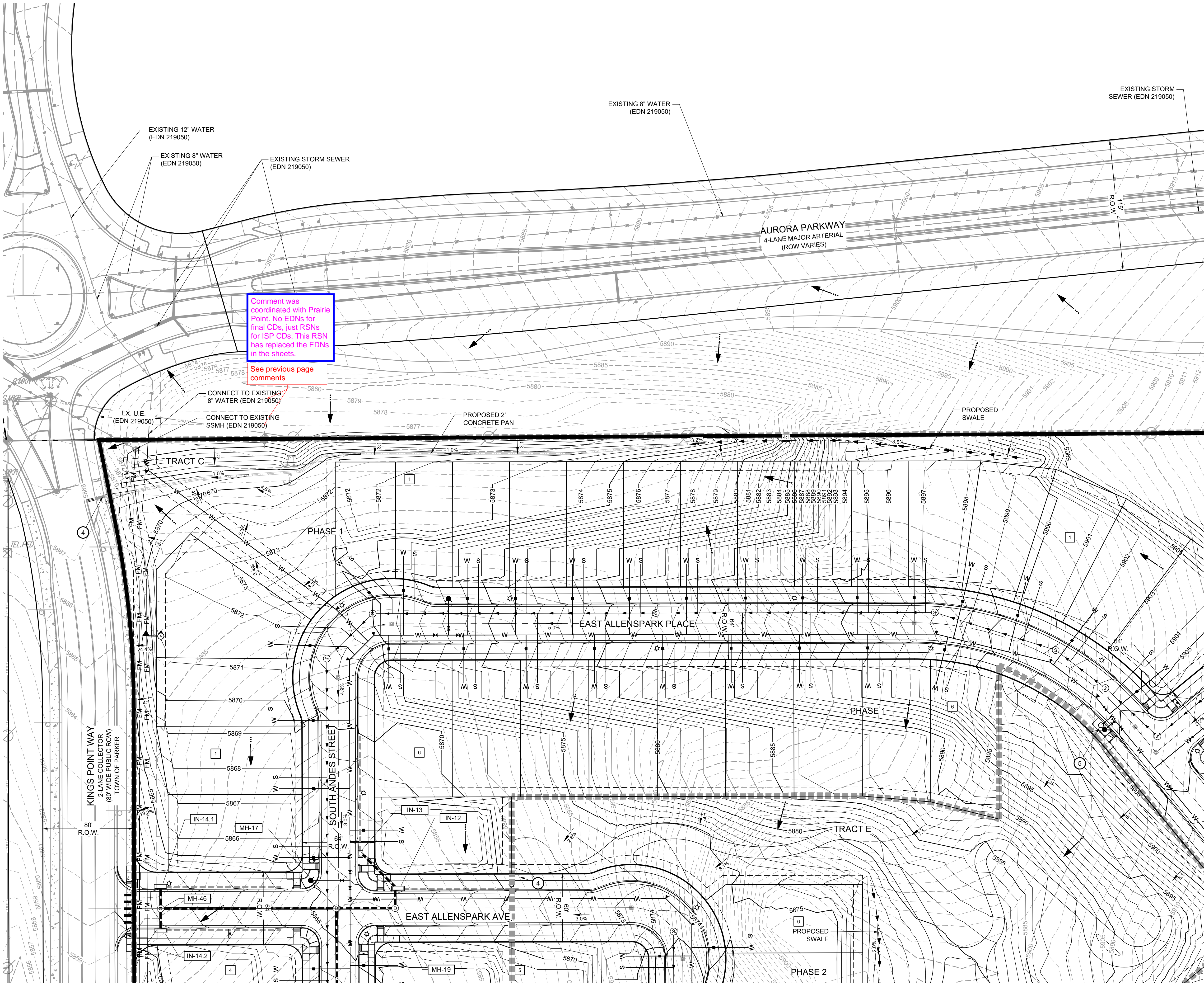


HRGreen

SHEET NUMBER
OUP1
SHEET 13 OF 35 PROJECT NO. 8677-000

2023-03-15 11:17am By: amorton
4\2023\12160001\Oup1\Oup1.dwg
Overall UTILITY Planning

KINGS POINT SOUTH - PA 1-4

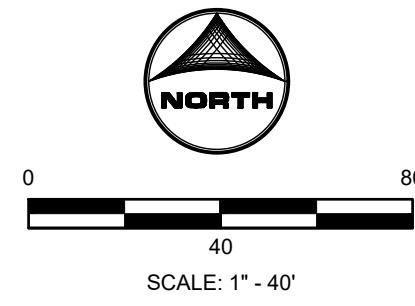


- NOTES**
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
 4. SEE SHEET 02 FOR TYPICAL SECTIONS.
 5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
 6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
 8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
 9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

- LEGEND**
- ROW/PROPERTY LINE ———
- PROPERTY BOUNDARY ———
- EASEMENT - - - - -
- PR. STORM MANHOLE (M)
- PR. STORM INLET (I)
- PR. STORM SEWER (SS)
- PR. SANITARY SEWER MANHOLE (SM)
- PR. SANITARY SEWER (SS)
- PR. FORCE MAIN (FM)
- PR. WATERMAIN (WM)
- PR. SWALE FLOWLINE (SFL)
- EX. STORM MANHOLE (M)
- EX. STORM INLET (I)
- EX. STORM SEWER (SS)
- EX. SANITARY SEWER MANHOLE (SM)
- EX. SANITARY SEWER (SS)
- EX. WATERMAIN (WM)
- EX. FIRE HYDRANT (FH)
- PR. SANITARY SERVICE (SS)
- PR. WATER SERVICE (WS)
- PR. FIRE HYDRANT (FH)
- PR. WATER VALVE (WV)
- PR. WATER SAMPLING STATION (WSS)

- BLOCK NUMBER (X)
- PROPOSED ACCESS ROAD (AR)
- FLOW ARROW (A)
- STORM MANHOLE CALLOUT (SD-X)
- PHASE LINE (P)
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT

- KEYNOTES**
- 1 DRY CREEK LIFT STATION
 - 2 12" PVC SANITARY SEWER PIPE
 - 3 12" PVC WATERMAIN PIPE
 - 4 PR. SIDEWALK CHASE
 - 5 PR. SAMPLING STATION



REVISIONS					
#	DATE				
1					
2					
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PROJECT:	KINGS POINT SOUTH				
	GRADING & UTILITY PLAN				
DRAWING:	CITY OF AURORA				
CLIENT:	CITY OF AURORA				
DESIGNED BY:	AJZ	SCALE:	HORZ: 1" = 40'	VERT: NOT APPLICABLE	
DRAWN BY:	STM	CHECKED BY:	AJZ	DATE: 03-15-2023	

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
DENVER, COLORADO 80111
P: 720.902.4848
E: AZARA@HARGREEN.COM

SHEET NUMBER
GUP1

SHEET 14 OF 35
PROJECT NO. 8677-000

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SEE SHEET 17





NOTES


1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 02 FOR TYPICAL SECTIONS.
5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.


LEGEND


ROW/PROPERTY LINE	
PROPERTY BOUNDARY	
EASEMENT	
PR. STORM MANHOLE	
PR. STORM INLET	
PR. STORM SEWER	
PR. SANITARY SEWER MANHOLE	
PR. SANITARY SEWER	
PR. FORCE MAIN	
PR. WATERMAIN	
PR. SWALE FLOWLINE	
EX. STORM MANHOLE	
EX. STORM INLET	
EX. STORM SEWER	
EX. SANITARY SEWER MANHOLE	
EX. SANITARY SEWER	
EX. WATERMAIN	
EX. FIRE HYDRANT	
PR. SANITARY SERVICE	
PR. WATER SERVICE	
PR. FIRE HYDRANT	
PR. WATER VALVE	
PR. WATER SAMPLING STATION	

BLOCK NUMBER 

PROPOSED ACCESS ROAD 

FLOW ARROW 

STORM MANHOLE CALLOUT 

PHASE LINE 

U.E. UTILITY EASEMENT
G.E. GAS EASEMENT

KEYNOTES

- | | |
|-----------------------------|-----|
| DRY CREEK LIFT STATION | (1) |
| 12" PVC SANITARY SEWER PIPE | (2) |
| 12" PVC WATERMAIN PIPE | (3) |
| PR. SIDEWALK CHASE | (4) |
| PR. SAMPLING STATION | (5) |




REVISIONS

#	DATE
1	
2	
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PROJECT:	KINGS POINT SOUTH		
DRAWING:	GRADING & UTILITY PLAN		
CLIENT:	CITY OF AURORA		
DESIGNED BY:	A/JZ	HORIZ. 1" = 40' SCALE: VERT. NOT APPLICABLE DATE: 03-15-2023	
DRAWN BY:	STM		
CHECKED BY:	A/JZ		

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
10000 WILSON AVENUE, SUITE 1400
GREENWOOD VILLAGE, CO 80111
P: 720-802-4946
E: AZARA@HRRGREEN.COM

 HRGreen

SHEET NUMBER

GUP2

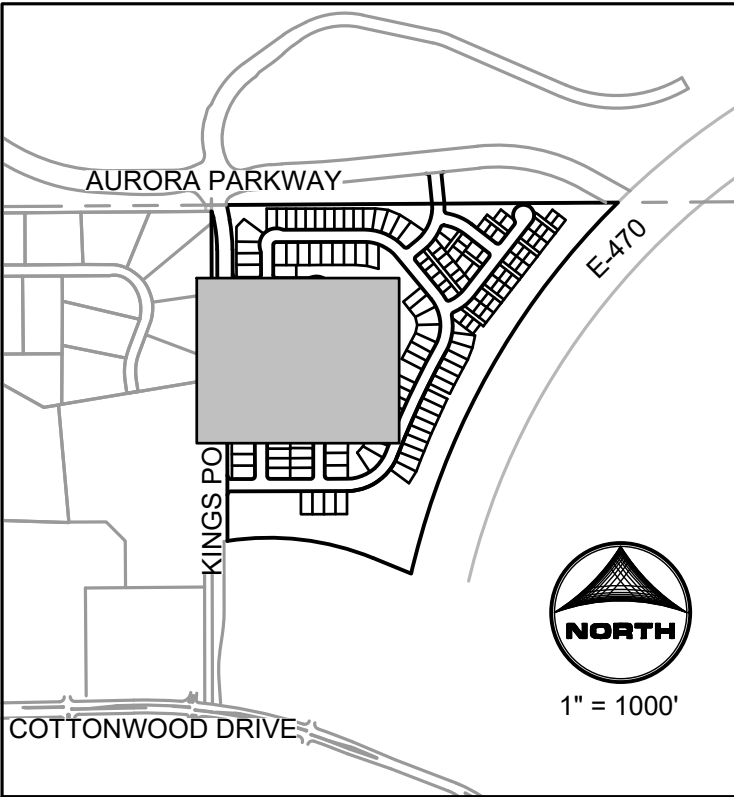
SHEET 15 OF 35
PROJECT NO. 8677--000

KINGS POINT SOUTH - PA 1-4

SEE SHEET 14



SEE SHEET 18



NOTES

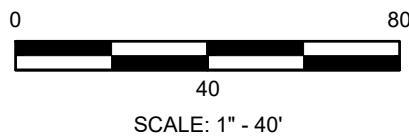
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 02 FOR TYPICAL SECTIONS.
5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.
8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. FORCE MAIN
- PR. WATERMAIN
- PR. SWALE FLOWLINE
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER
- EX. WATERMAIN
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE
- PR. WATER SERVICE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER SAMPLING STATION
- BLOCK NUMBER
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT
- PHASE LINE
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT

KEYNOTES

- DRY CREEK LIFT STATION
- 12" PVC SANITARY SEWER PIPE
- 12" PVC WATERMAIN PIPE
- PR. SIDEWALK CHASE
- PR. SAMPLING STATION

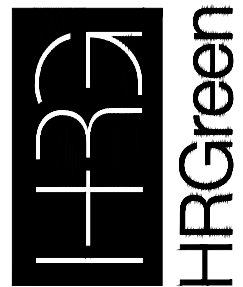


REVISIONS

#	DATE
1	
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PROJECT:	KINGS POINT SOUTH
DRAWING:	GRADING & UTILITY PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ
DATE:	03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5919 DTC PARKWAY, SUITE 1150
DENVER, CO 80111
P: 720.802.4848
E: AZARA@HARGREEN.COM



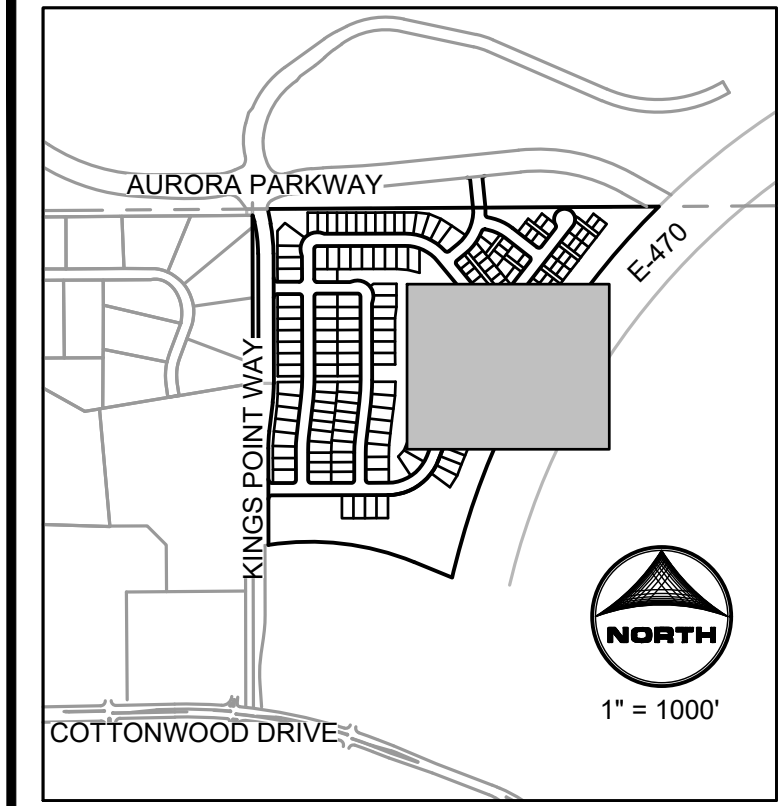
SHEET NUMBER

GUP3

SHEET 16 OF 35
PROJECT NO. 8677-000

SEE SHEET 15




























1. STORM

1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 02 FOR TYPICAL SECTIONS.
5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEAOUT.
8. PROPOSED SWALES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

ROW/PROPER

ROW/PROPERTY LINE	
PROPERTY BOUNDARY	
EASEMENT	
PR. STORM MANHOLE	
PR. STORM INLET	
PR. STORM SEWER	
PR. SANITARY SEWER MANHOLE	
PR. SANITARY SEWER	
PR. FORCE MAIN	
PR. WATERMAIN	
PR. SWALE FLOWLINE	
EX. STORM MANHOLE	
EX. STORM INLET	
EX. STORM SEWER	
EX. SANITARY SEWER MANHOLE	
EX. SANITARY SEWER	
EX. WATERMAIN	
EX. FIRE HYDRANT	
PR. SANITARY SERVICE	
PR. WATER SERVICE	
PR. FIRE HYDRANT	
PR. WATER VALVE	
PR. WATER SAMPLING STATION	

BLOCK NUMBER

PROPOSED ACCESS ROAD

FLOW ARROW

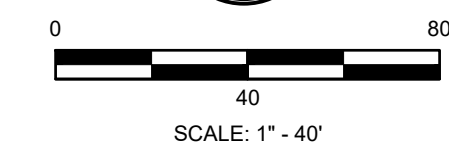
STORM MANHOLE CALLOUT

PHASE LINE

U.E.
G.E.

UTILITY EASEMENT
GAS EASEMENT

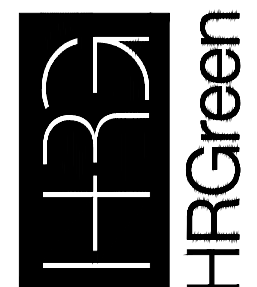
- | | |
|-----------------------------|-----|
| DRY CREEK LIFT STATION | (1) |
| 12" PVC SANITARY SEWER PIPE | (2) |
| 12" PVC WATERMAIN PIPE | (3) |
| PR. SIDEWALK CHASE | (4) |
| PR. SAMPLING STATION | (5) |



#	DATE	REVISIONS
1		
2		
3		
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5		
6		

PROJECT:	KINGS POINT SOUTH		
DRAWING:	GRADING & UTILITY PLAN		
CLIENT:	CITY OF AURORA		
DESIGNED BY:	A/JZ	HORIZ: 1" = 40'	
DRAWN BY:	STM	SCALE: VERT: NOT APPLICABLE	
CHECKED BY:	A/JZ	DATE: 03.15.2003	

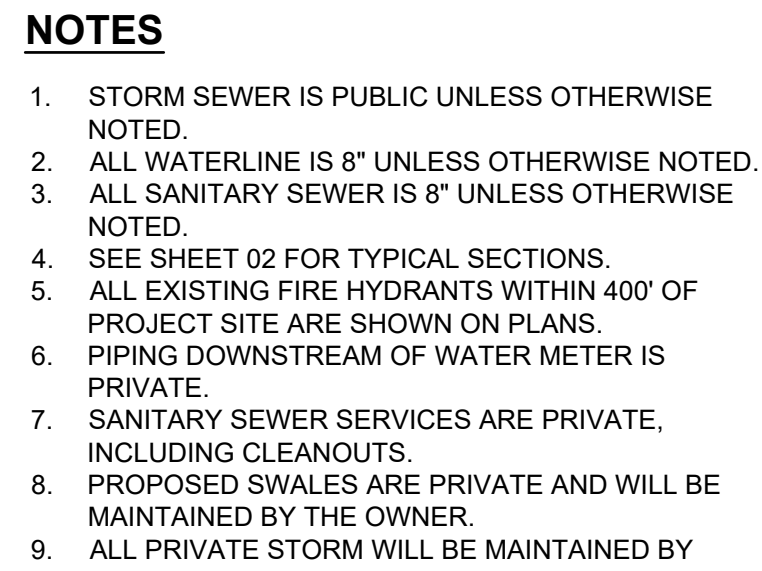
CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRRGREEN.COM



Discussion

SHEET 17 OF 35
PROJECT NO. 8677-000

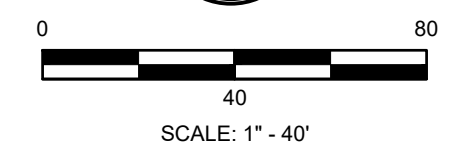
SEE SHEET 16



ROW/PROPERTY LINE	
PROPERTY BOUNDARY	
EASEMENT	
PR. STORM MANHOLE	
PR. STORM INLET	
PR. STORM SEWER	
PR. SANITARY SEWER MANHOLE	
PR. SANITARY SEWER	
PR. FORCE MAIN	
PR. WATERMAIN	
PR. SWALE FLOWLINE	
EX. STORM MANHOLE	
EX. STORM INLET	
EX. STORM SEWER	
EX. SANITARY SEWER MANHOLE	
EX. SANITARY SEWER	
EX. WATERMAIN	
EX. FIRE HYDRANT	
PR. SANITARY SERVICE	
PR. WATER SERVICE	
PR. FIRE HYDRANT	
PR. WATER VALVE	
PR. WATER SAMPLING STATION	

KEYNOTES

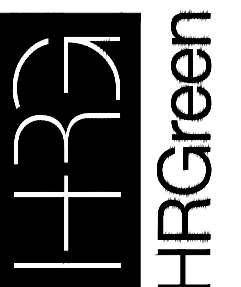
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#	DATE	REVISIONS
1		
2		
3		
4		
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6		

PROJECT:	KINGSPPOINT SOUTH		
DRAWING:	GRADING & UTILITY PLAN		
CLIENT:	CITY OF AURORA		
DRAWN BY:	AJZ	HORIZ: 1" = 40' SCALE: VERT: NOT APPLICABLE	
DESIGN BY:	STM		
CHECKED BY:	AJZ	DATE: 03-15-2023	

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRGREEN.COM



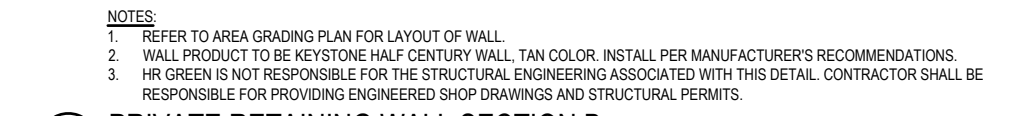
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GUP5

SHEET 18 OF 35
PROJECT NO. 8677-000

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SEE SHEET 17



1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 02 FOR TYPICAL SECTIONS.
5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANSOUTS.
8. CROSSED STORMS ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
9. ALL PRIVATE STORM WILL BE MAINTAINED BY OWNER.

ROW/PROPERTY LINE	
PROPERTY BOUNDARY	
EASEMENT	
PR. STORM MANHOLE	
PR. STORM INLET	
PR. STORM SEWER	
PR. SANITARY SEWER MANHOLE	
PR. SANITARY SEWER	
PR. FORCE MAIN	
PR. WATERMAIN	
PR. SWALE FLOWLINE	
EX. STORM MANHOLE	
EX. STORM INLET	
EX. STORM SEWER	
EX. SANITARY SEWER MANHOLE	
EX. SANITARY SEWER	
EX. WATERMAIN	
EX. FIRE HYDRANT	
PR. SANITARY SERVICE	
PR. WATER SERVICE	
PR. FIRE HYDRANT	
PR. WATER VALVE	
PR. WATER SAMPLING STATION	

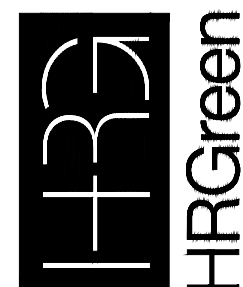
DRY CREEK LIFT STATION	(1)
12" PVC SANITARY SEWER PIPE	(2)
12" PVC WATERMAIN PIPE	(3)
PR. SIDEWALK CHASE	(4)
PR. SAMPLING STATION	(5)



#	DATE
1	
2	
3	
4	
5	
6	

PROJECT:	KINGS POINT SOUTH			
DRAWING:	GRADING & UTILITY PLAN			
CUSTOMER:	CITY OF AURORA			
DESIGNED BY:	A/J	HORIZ. 1" = 40' SCALE: VERT-NOT APPLICABLE		
DRAWN BY:	STM			
CHECKED BY:	AJM	DATE: 03-15-2023		

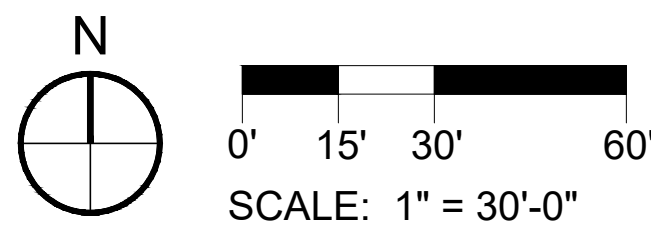
CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4946
E: AZARA@HRRGREEN.COM



SHEET NUMBER

GUP6

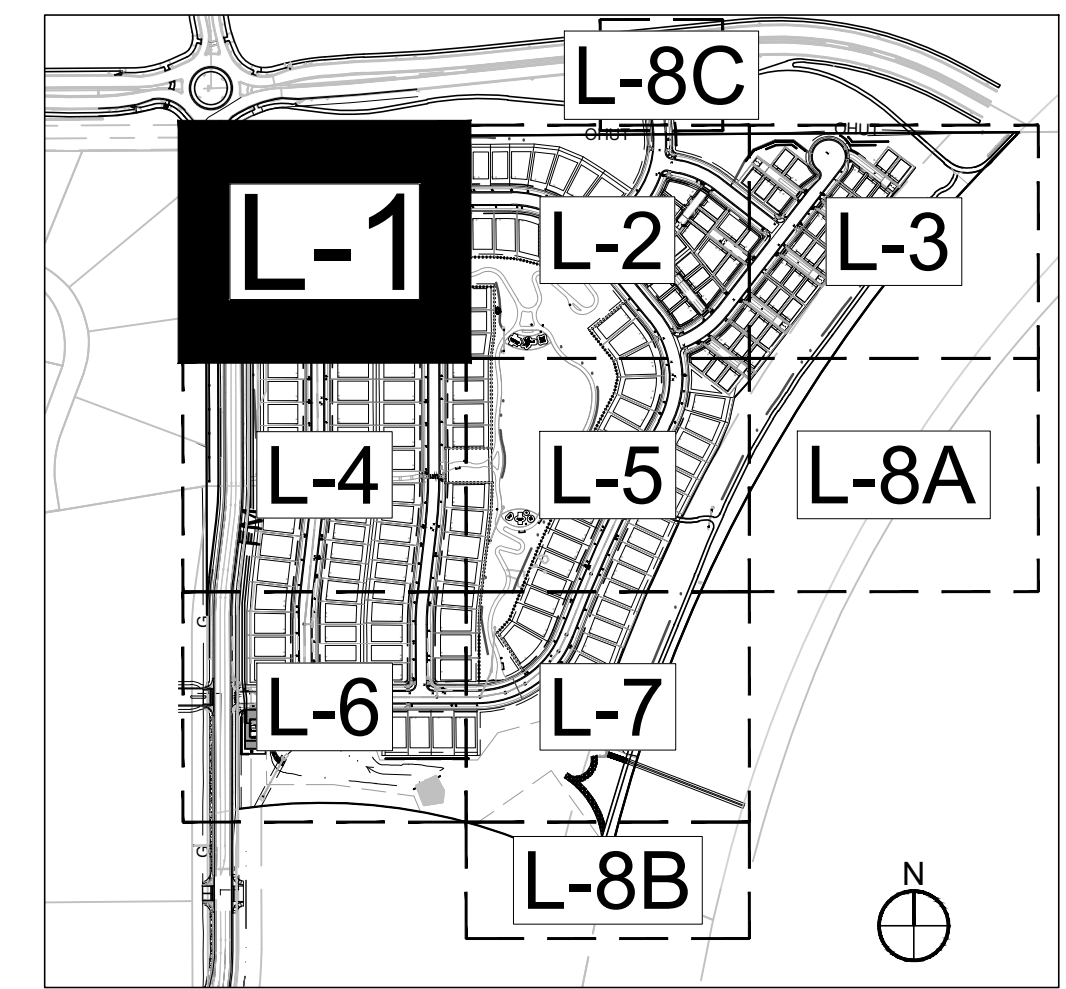
SHEET 19 OF 35
PROJECT NO. 8677-000



KINGS POINT SOUTH - PA 1-4

LANDSCAPE PLAN

KEY MAP



GENERAL NOTES:

1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
2. ALL PROPOSED LANDINGS WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.

LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- - - EASEMENT
- [Pattern] BRICK PAVERS
- [Pattern] POURED-IN-PLACE PLAY SURFACING
- [Pattern] SOD - RTF SOD
- [Pattern] NATIVE SEED LOW-GROW MIX
- [Pattern] E-470 SEED MIX
- [Pattern] RIPARIAN EMERGENT SEED MIX
- [Symbol] DECIDUOUS TREES
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] SHRUBS
- [Symbol] ORNAMENTAL GRASSES
- [Symbol] PERENNIAL
- [Symbol] STEEL EDGING
- [Symbol] 3' HT. 2-RAIL FENCING
- [Symbol] 6' HT. WOOD PRIVACY FENCING
- [Symbol] 4' HT. 3-RAIL FENCING
- [Symbol] 8' HT. BRICK/WOOD FENCING
- [Symbol] 8' HT. E-470 WALL
- [Symbol] BENCH
- [Symbol] TRASH RECEPTACLE
- [Symbol] DOG WASTE STATION
- [Symbol] STREET LIGHT
- [Symbol] FIRE HYDRANT
- [Symbol] STOP SIGN

MATCHLINE - SEE SHEET L-2

MATCHLINE - SEE SHEET L-4

NOT FOR CONSTRUCTION

REVISIONS

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6		

PROJECT: KINGS POINT SOUTH

LANDSCAPE PLAN SHEET

CITY OF AURORA

DRAWING:

CLIENT:

DESIGNED BY: WP

DRAWN BY: TL

CHECKED BY: JG

DATE: 11-08-2022

PLANNER/LANDSCAPE ARCHITECT:

THK ASSOCIATES, INC.

ATTN: JULIE GARCIA, PLA

AURORA, CO 80014

P: 303-770-7201

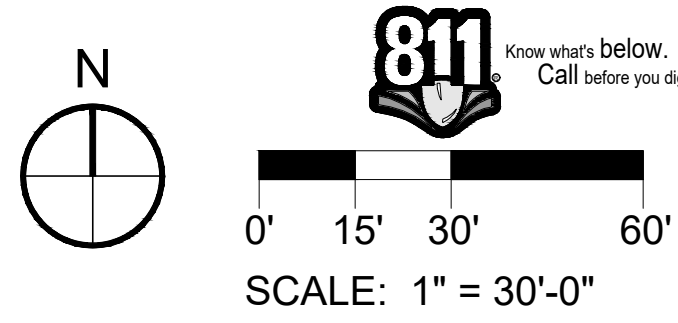
E: JGARCIA@THKASSOC.COM



SHEET NUMBER

L-1

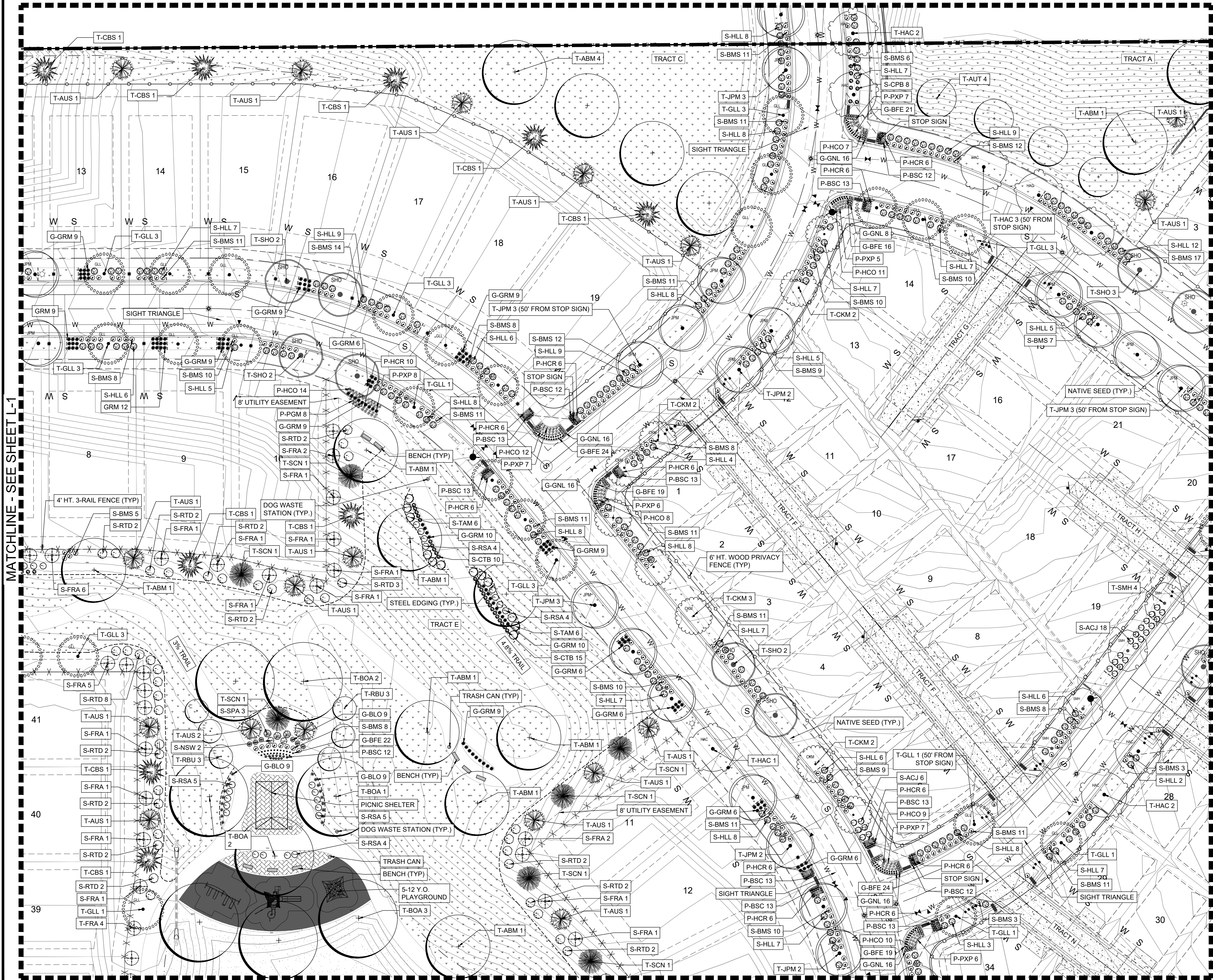
SHEET 20 OF 35
PROJECT NO. 8677-000



KINGS POINT SOUTH - PA 1-4

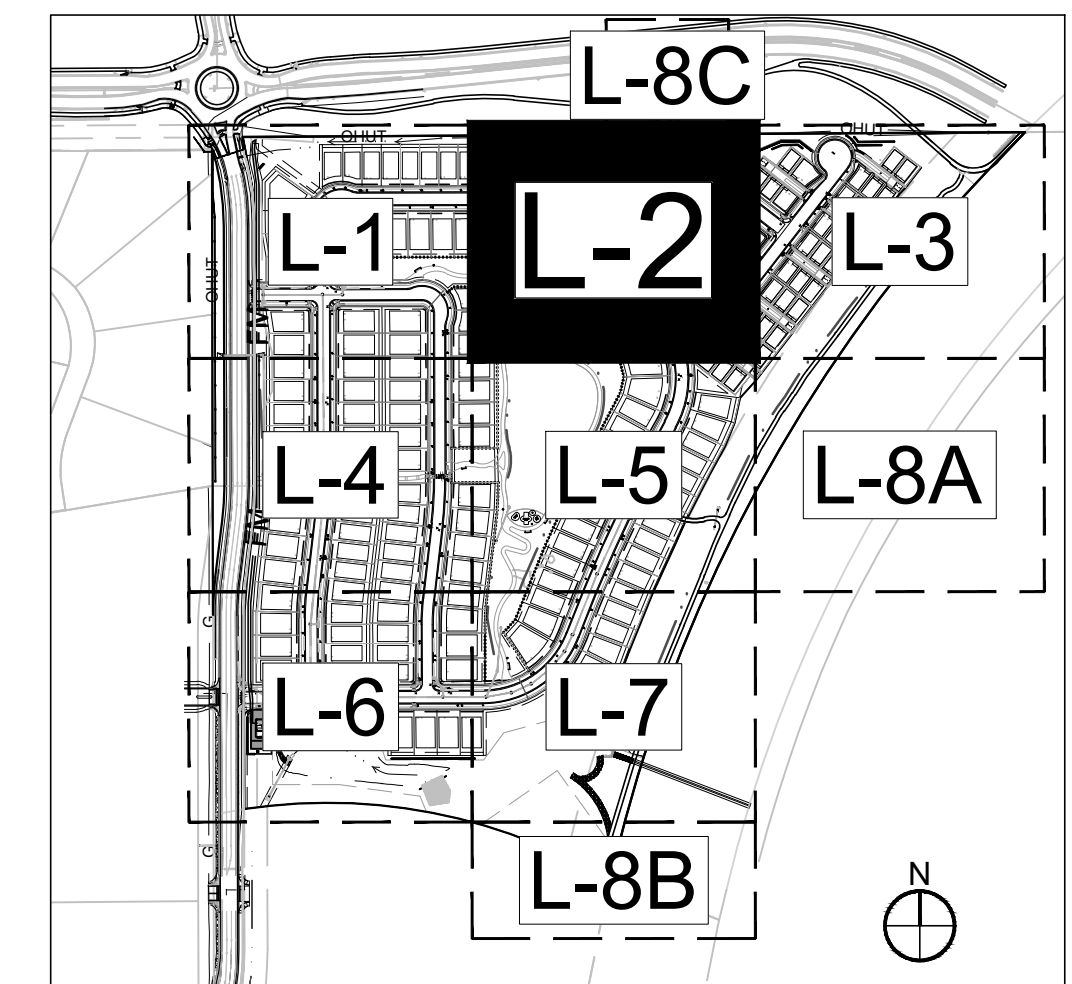
LANDSCAPE PLAN

MATCHLINE - SEE SHEET L-8C



MATCHLINE - SEE SHEET L-5

KEY MAP



GENERAL NOTES:

1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
2. ALL PROPOSED LANDINGS WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.

LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- - - EASEMENT
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW MIX
- E-470 SEED MIX
- RIPARIAN EMERGENT SEED MIX
- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- PERENNIAL
- STEEL EDGING
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- 4' HT. 3-RAIL FENCING
- 8' HT. BRICK/WOOD FENCING
- 8' HT. E-470 WALL
- BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

NOT FOR CONSTRUCTION

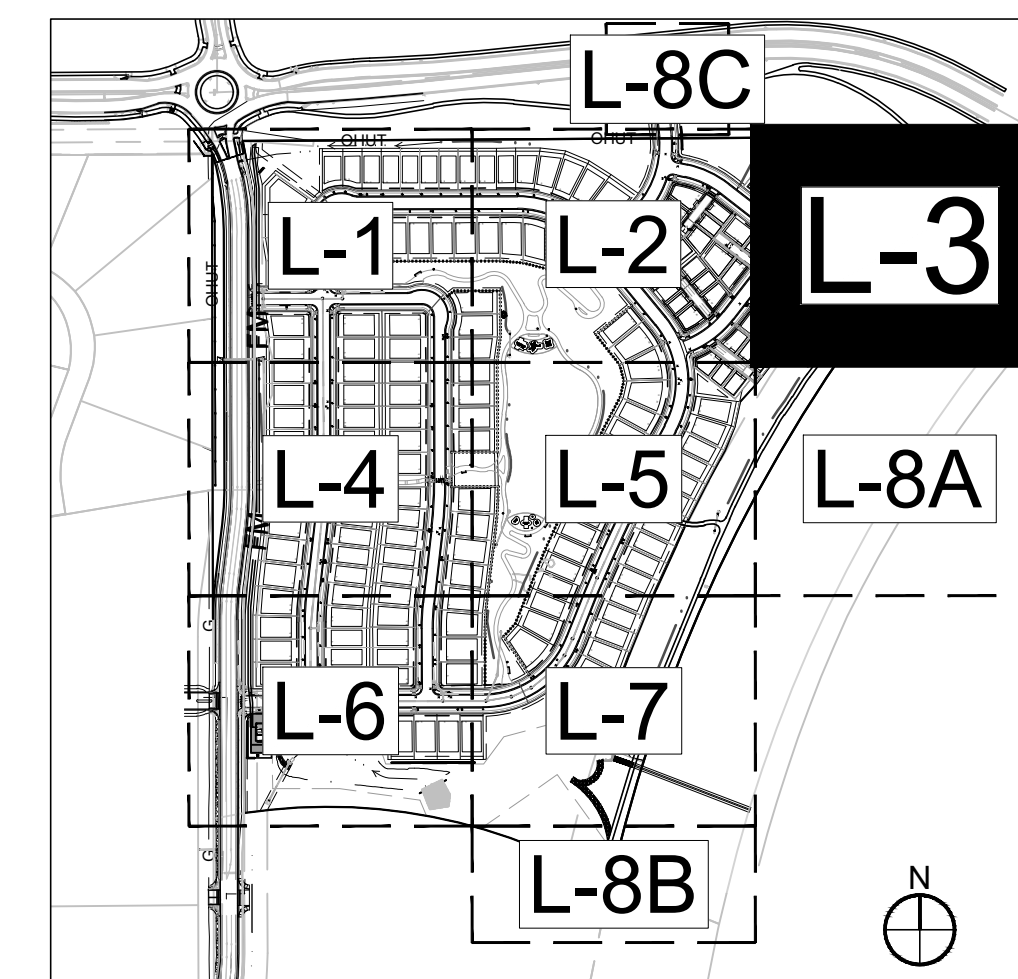
REVISIONS	
#	DATE
1	7-20-2022
2	9-21-2022
3	11-08-2022
4	02-01-2023
5	03-17-2023
6	

KINGS POINT SOUTH	
LANDSCAPE PLAN SHEET	
CITY OF AURORA	
DESIGNED BY: WP	SCALE: 1" = 20'-0"
DRAWN BY: TL	SCALE: 1" = 20'-0"
CHECKED BY: JG	DATE: 11-08-2023

PLANNERLANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMES, PLA
AURORA, CO 80014
P: 303.770.7201
E: JGAMES@THKASSOC.COM



SHEET NUMBER
L-2
SHEET 21 OF 35
PROJECT NO. 8677-000



1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
2. ALL PROPOSED LANDINGS WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.

	ROW / PROPERTY LINE
	ROW LINE
	LOT LINE
	EASEMENT
	BRICK PAVERS
	POURED-IN-PLACE PLAY SURFACING
	SOD - RTF SOD
	NATIVE SEED LOW-GROW MIX
	E-470 SEED MIX
	RIPARIAN EMERGENT SEED MIX
	DECIDUOUS TREES
	EVERGREEN TREES
	ORNAMENTAL TREES
	SHRUBS
	ORNAMENTAL GRASSES
	PERENNIAL
	STEEL EDGING
	3' HT. 2-RAIL FENCING
	6' HT. WOOD PRIVACY FENCING
	4' HT. 3-RAIL FENCING
	8' HT. BRICK/WOOD FENCING
	8' HT. E-470 WALL
	BENCH
	TRASH RECEPTACLE
	DOG WASTE STATION
	STREET LIGHT
	FIRE HYDRANT
	STOP SIGN

NOT FOR
CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL

KINGS POINT SOUTH

LANDSCAPE PLAN SHEET

CLIENT:	DESIGNED BY: WP	HORZ: 1" = 20'-0" SCALE: VERT: 1" = 20'-0"
	DRAWN BY: TL	

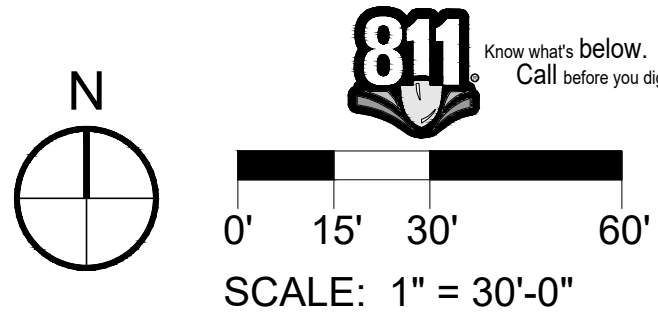
PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM



SHEET NUMBER

L-3

SHEET 22 OF 35
PROJECT NO. 8677-0



KINGS POINT SOUTH - PA 1-4

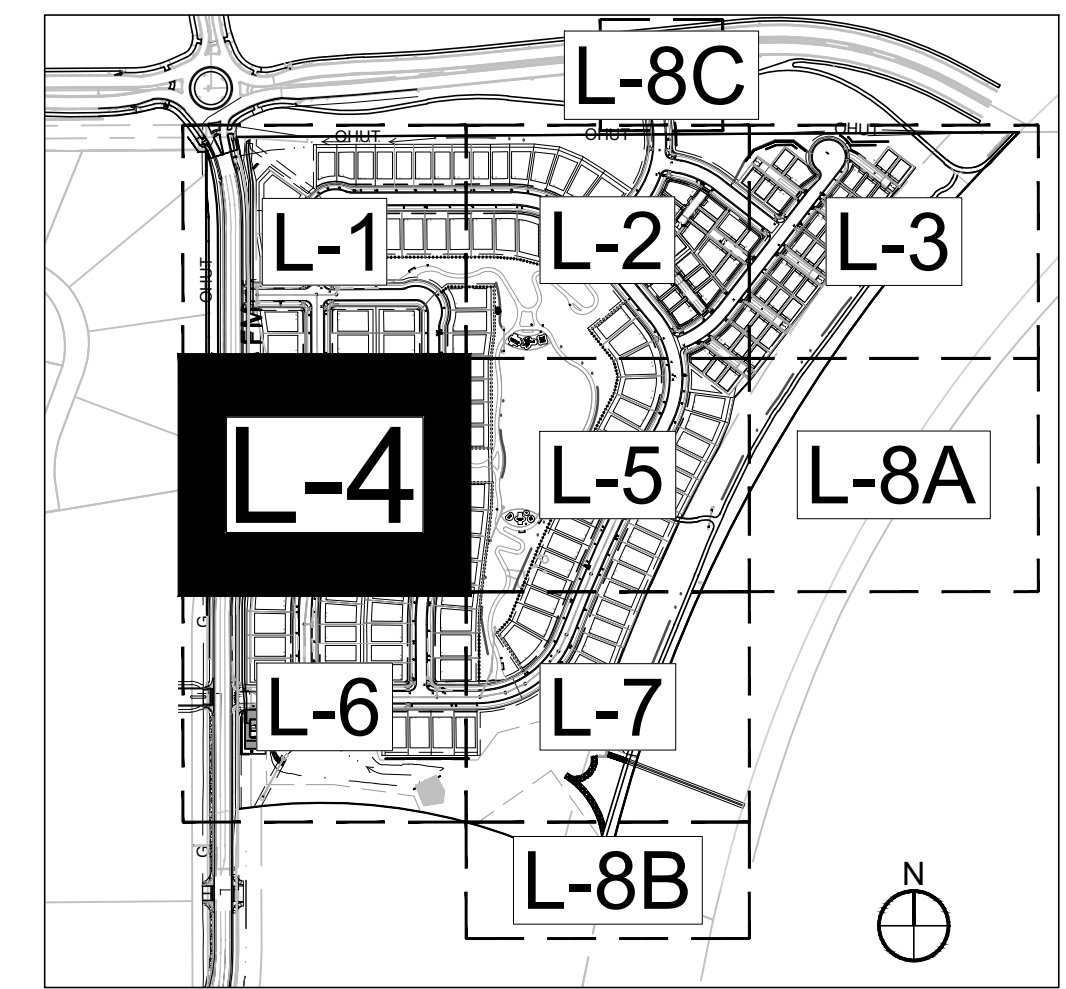
LANDSCAPE PLAN

MATCHLINE - SEE SHEET L-1



MATCHLINE - SEE SHEET L-6

KEY MAP



- GENERAL NOTES:
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
 2. ALL PROPOSED LANDINGS WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
 3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.

LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- - - LOT LINE
- - - EASEMENT
- [Pattern] BRICK PAVERS
- [Pattern] POURED-IN-PLACE PLAY SURFACING
- [Pattern] SOD - RTF SOD
- [Pattern] NATIVE SEED LOW-GROW MIX
- [Pattern] E-470 SEED MIX
- [Pattern] RIPARIAN EMERGENT SEED MIX
- [Symbol] DECIDUOUS TREES
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] SHRUBS
- [Symbol] ORNAMENTAL GRASSES
- [Symbol] PERENNIAL
- [Symbol] STEEL EDGING
- [Symbol] 3' HT. 2-RAIL FENCING
- [Symbol] 6' HT. WOOD PRIVACY FENCING
- [Symbol] 4' HT. 3-RAIL FENCING
- [Symbol] 8' HT. BRICK/WOOD FENCING
- [Symbol] 8' HT. E-470 WALL
- [Symbol] BENCH
- [Symbol] TRASH RECEPTACLE
- [Symbol] DOG WASTE STATION
- [Symbol] STREET LIGHT
- [Symbol] FIRE HYDRANT
- [Symbol] STOP SIGN

NOT FOR CONSTRUCTION

REVISIONS	
#	DATE
1	7-20-2022
2	9-21-2022
3	11-08-2022
4	02-01-2023
5	03-17-2023
6	

KINGS POINT SOUTH	
LANDSCAPE PLAN SHEET	
PROJECT:	CITY OF AURORA
DRAWING:	SCALE: 1" = 20'-0"
CLIENT:	SCALE: 1" = 20'-0"
DESIGNED BY: WP	DATE: 11-08-2022
DRAWN BY: TL	
CHECKED BY: JG	

PLANNERLANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMES, PLA
AURORA, CO 80014
P: 303.770.7201
E: JGAMES@THKASSOC.COM



SHEET NUMBER
L-4
SHEET 23 OF 35
PROJECT NO. 8677-000



A detailed site map of the L-8C area. The map shows a grid of lots, with L-1 through L-8B labeled. L-1, L-2, L-3, L-4, L-5, L-7, and L-8A are shown in white boxes. L-6 is shown in a black box. L-8B is shown in a white box. The map also shows a north arrow pointing up and to the right, and a scale bar indicating 0, 100, and 200 feet. The map is divided into sections by dashed lines, and the L-8C label is at the top center.

	ROW / PROPERTY LINE
	ROW LINE
	LOT LINE
	EASEMENT
	BRICK PAVERS
	POURED-IN-PLACE PLAY SURFACING
	SOD - RTF SOD
	NATIVE SEED LOW-GROW MIX
	E-470 SEED MIX
	RIPARIAN EMERGENT SEED MIX
	DECIDUOUS TREES
	EVERGREEN TREES
	ORNAMENTAL TREES
	SHRUBS
	ORNAMENTAL GRASSES
	PERENNIAL
	STEEL EDGING
	3' HT. 2-RAIL FENCING
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	4' HT. 3-RAIL FENCING
	8' HT. BRICK/WOOD FENCING
	8' HT. E-470 WALL
	BENCH
	TRASH RECEPTACLE
	DOG WASTE STATION
	STREET LIGHT
	FIRE HYDRANT
	STOP SIGN

SHEET NUMBER
L-6
SHEET 25 OF 35
PROJECT NO. 8677-000

MATCHLINE - SEE SHEET L-5



- ## LEGEND

- NOT FOR
-
- CONSTRUCTION

1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6		

DRAWING:
CLIENT:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

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



assess



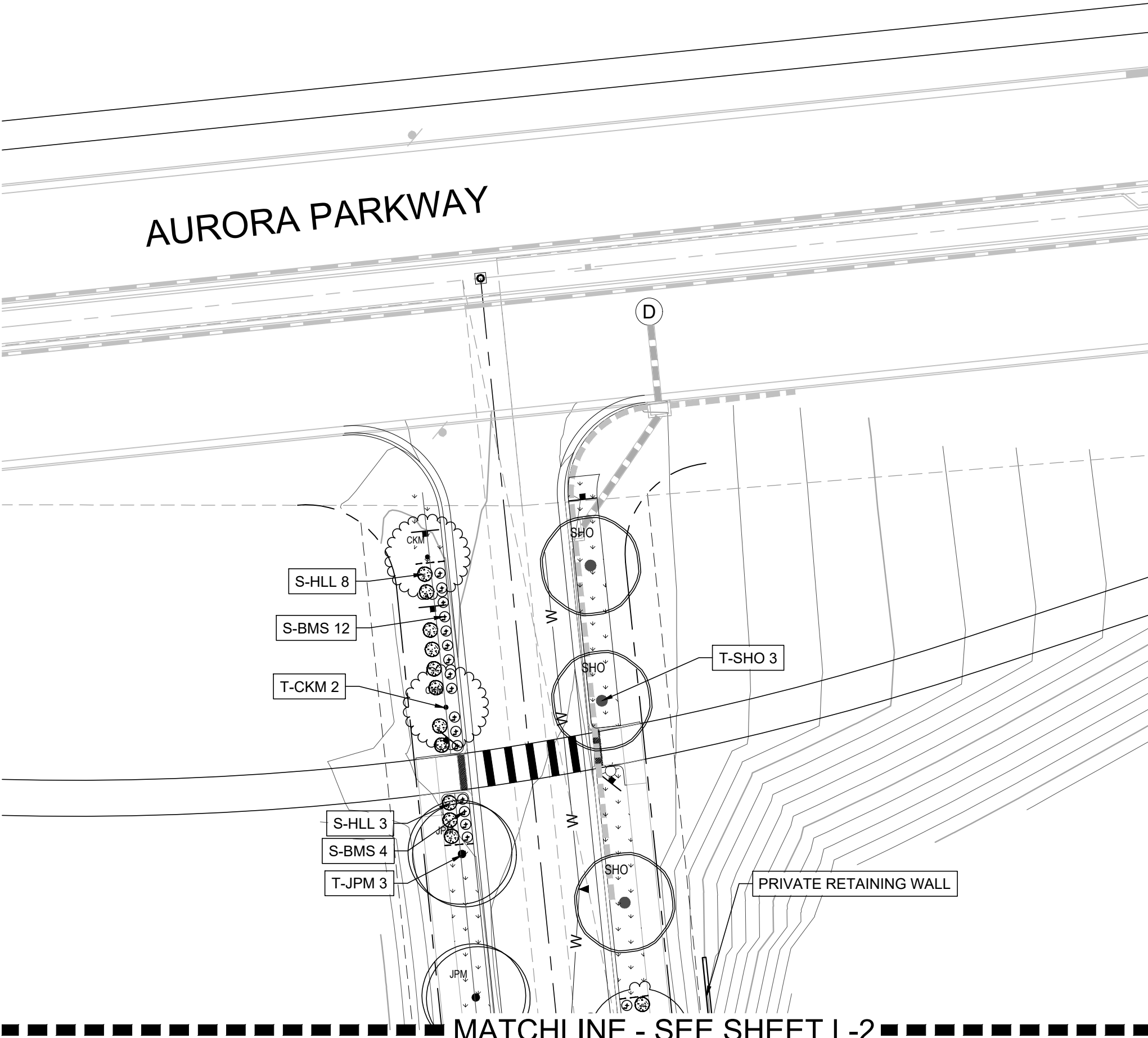
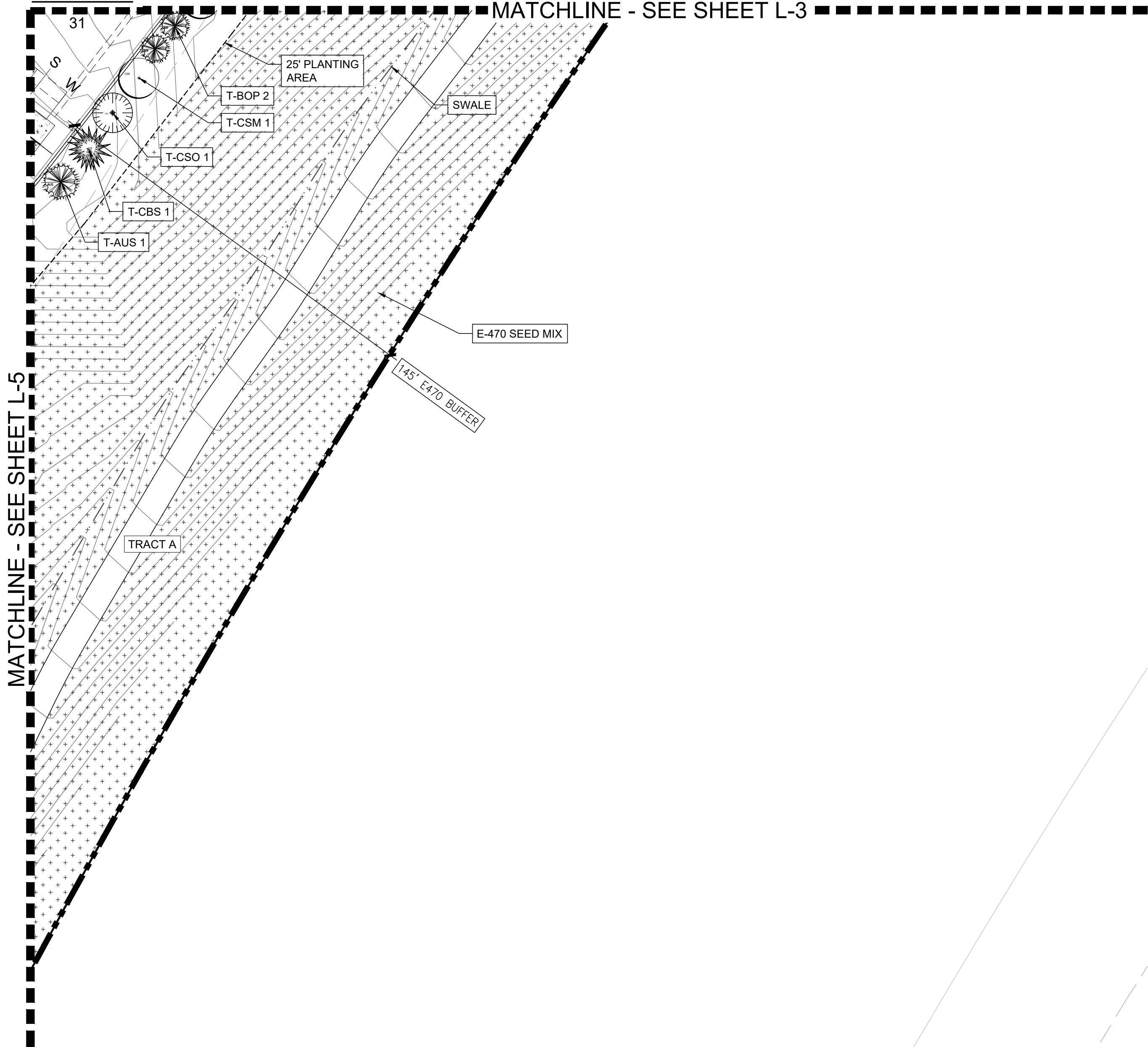
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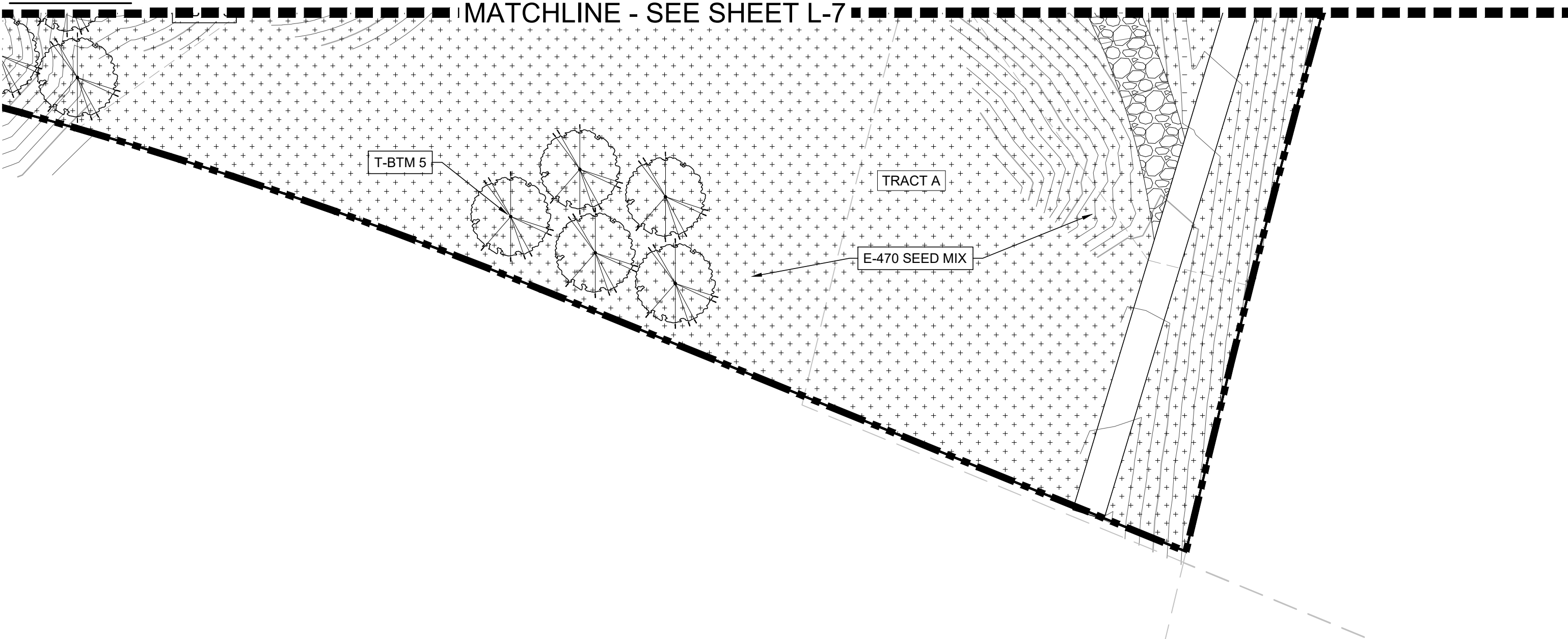
SHEET 26 OF 35
CT NO. 8677

KINGS POINT SOUTH - PA 1-4
LANDSCAPE PLAN
L-8C

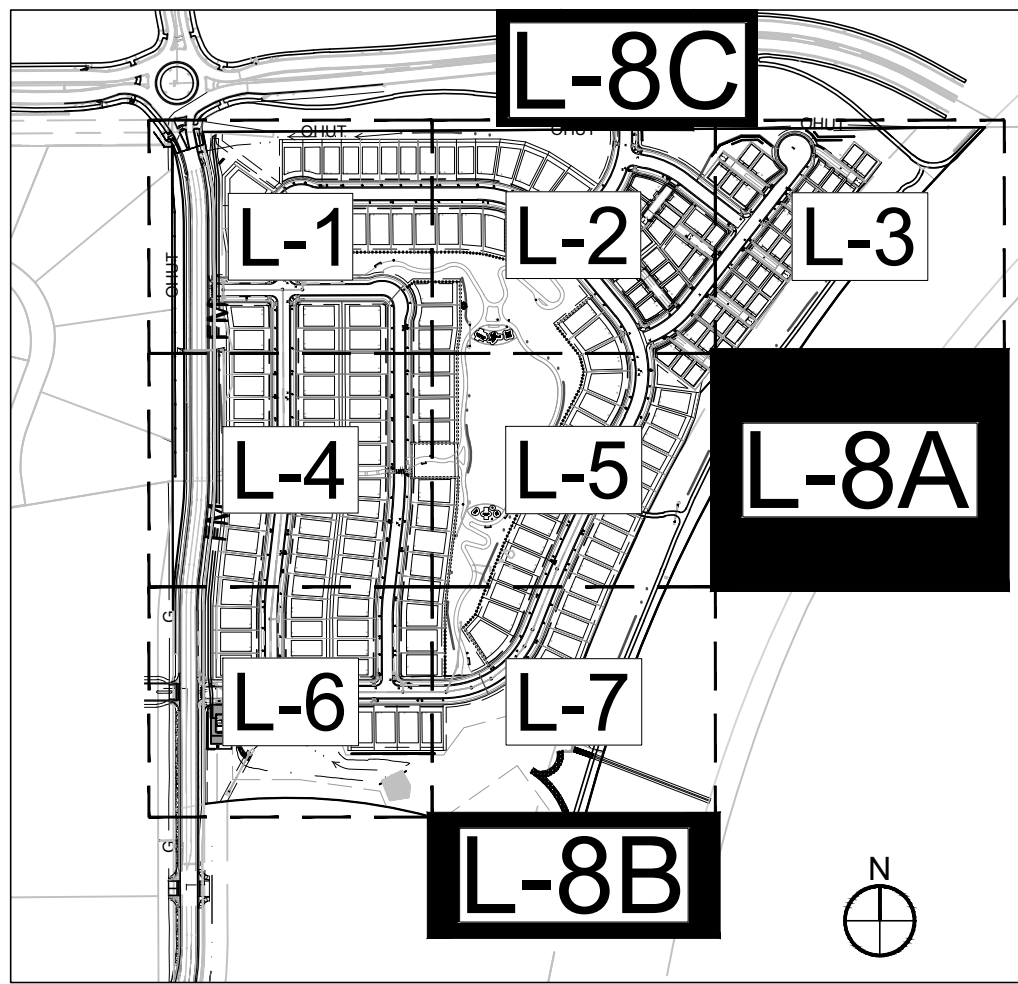
L-8A



L-8B



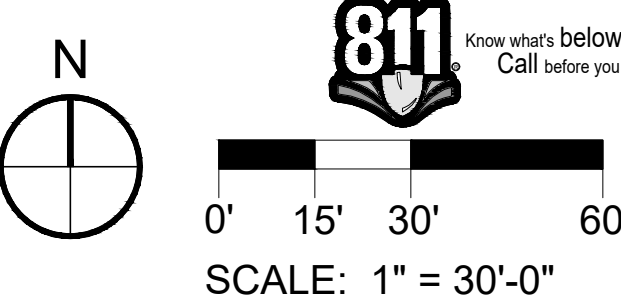
KEY MAP



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

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CONSTRUCTION

REVISIONS	
#	DATE
1	7-20-2022
2	9-21-2022
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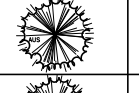



PROJECT: KINGS POINT SOUTH	
DRAWING: LANDSCAPE PLAN SHEET	
CLIENT: CITY OF AURORA	
DESIGNED BY: WP	SCALE: 1" = 20'-0"
DRAWN BY: TL	VERT: 1" = 20'-0"
CHECKED BY: JG	DATE: 11-08-2022

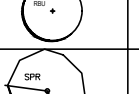

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GARNER, PLA
10101 E. 10TH AVE., SUITE 101
AURORA, CO 80014
P: 303.770.7201 E: JGARNER@THKASSOC.COM

thk associates, inc.

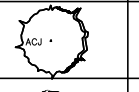


SHEET NUMBER
L-8
SHEET 27 OF 35
PROJECT NO. 8677-000

DECIDUOUS TREES					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	48	ABM	<i>Acer x freemanii</i>	AUTMN BLAZE MAPLE	2.5" CAL B&B
	6	AUT	<i>Pyrus calleryana</i> 'Autumn Blaze'	AUTMN BLAZE PEAR	2.5" CAL B&B
	18	BOA	<i>Quercus macrocarpa</i>	BUR OAK	2.5" CAL B&B
	21	BTM	<i>Acer grandidentatum</i>	BIGTOOTH MAPLE	2.5" CAL B&B
	19	CKM	<i>Acer platanoides</i> 'Crimson King'	CRIMSON KING NORWAY MAPLE	2.5" CAL B&B
	20	CSO	<i>Quercus</i> 'Crimschidt'	CRIMSON SPIRE OAK	2.5" CAL B&B
	21	CSM	<i>Acer platanoides</i> 'Crimson Sentry'	CRIMSON SENTRY MAPLE	2.5" CAL B&B
	106	GLL	<i>Tilia cordata</i> 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL B&B
	56	HAC	<i>Celtis occidentalis</i> 'Chicagoland'	COMMON HACKBERRY	2.5" CAL B&B
	88	JPM	<i>Acer x saccharum</i> 'John Pair'	JOHN PAIR CADDO MAPLE	2.5" CAL B&B
	79	SHO	<i>Quercus shumardii</i>	SHUMARD OAK	2.5" CAL B&B
	49	SMH	<i>Gleditsia triacanthos</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5" CAL B&B
	6	SWO	<i>Quercus bicolor</i>	SWAMP WHITE OAK	2.5" CAL B&B

EVERGREEN TREES					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	76	AUS	<i>Picea nigra</i>	AUSTRIAN PINE	6' HT B&B
	27	BOP	<i>Pinus heldreichii</i>	BOSNIAN PINE	6' HT B&B
	49	CBS	<i>Picea pungens</i>	COLORADO SPRUCE	6' HT B&B
	32	SCN	<i>Pinus abies</i>	NORWAY SPRUCE	6' HT B&B

ORNAMENTAL TREES					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	10	HWM	<i>Acer tataricum</i> 'Garann'	HOTWINGS MAPLE	2" CAL B&B
	20	RBU	<i>Cercis canadensis</i>	EASTERN REDBUD	2.5" CAL B&B
	3	SPR	<i>Malus x</i> 'Spring Snow'	SPRING SNOW CRAB APPLE	2" CAL B&B

DECIDUOUS SHRUBS					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	23	BBU	<i>Euonymus elatus</i>	BURNING BUSH	5 GAL CONT.
	44	BGN	<i>Berberis thunbergii</i> 'Golden Nugget'	GOLDEN NUGGET BARBERRY	5 GAL CONT.
	1564	BMS	<i>Caryopteris x clandonensis</i>	BLUE MIST SPIREA	5 GAL CONT.
	107	CPB	<i>Berberis thunbergii</i>	JAPANESE BARBERRY	5 GAL CONT.
	14	CPL	<i>Syringa vulgaris</i>	COMMON PURPLE LILAC	5 GAL CONT.
	81	FOR	<i>Forsythia</i> 'Spring Glory'	SPRING GLORY FORSYTHIA	5 GAL CONT.
	138	FRA	<i>Rhus aromatica</i>	FRAGRANT SUMAC	5 GAL CONT.
	1050	HLL	<i>Hydrangea paniculata</i> 'Limelight'	LIMELIGHT HYDRANGEA	5 GAL CONT.
	26	NAC	<i>Prunus tomentosa</i>	NANKING CHERRY	5 GAL CONT.
	71	NSW	<i>Physocarpus opulifolius</i> 'Summer Wine'	SUMMER WINE NINEBARK	5 GAL CONT.
	58	RDW	<i>Chrysothamnus</i> var.	DWARF RABBITBRUSH	5 GAL CONT.
	109	RSA	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	5 GAL CONT.
	174	RTD	<i>Cornus sericea</i>	RED TWIG DOGWOOD	5 GAL CONT.
	26	TTD	<i>Cornus alba</i>	TATARIAN DOGWOOD	5 GAL CONT.

EVERGREEN SHRUBS					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	296	ACJ	<i>Juniperus communis</i> 'Alpine Carpet'	ALPINE CARPET JUNIPER	5 GAL CONT.
	165	MMO	<i>Pinus mugo</i> 'slowmound'	SLOWMOUND MUGO PINE	5 GAL TYPE
	130	SPA	<i>Juniperus chinensis</i> 'Spartan'	SPARTAN JUNIPER	5 GAL CONT.
	55	TAM	<i>Juniperus sabina</i> 'Tamariscifolia'	TAMMY JUNIPER	5 GAL CONT.

GRASSES					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	415	BFE	<i>Festuca gluca</i> 'Elijah Blue'	ELIJAH BLUE FESCUE	5 GAL CONT.
	18	BLO	<i>Bouteloua gracilis</i> 'Blonde Ambition'	BLUE GRAMA GRASS	5 GAL CONT.
	248	GNL	<i>Deschampsia cespitosa</i> 'Northern Lights'	NORTHERN LIGHTS TUFTED HAIR GRASS	5 GAL CONT.
	819	GRM	<i>Muhlenbergia capilaris</i>	PINK MUHLY GRASS	5 GAL CONT.
	23	HFG	<i>Pennisetum alopecuroides</i> 'Hamein'	DWARF FOUNTAIN GRASS	5 GAL CONT.
	225	JFG	<i>Hakonechloa macra</i> 'Aureola'	GOLDEN JAPANESE FOREST GRASS	5 GAL CONT.
	97	MFG	<i>Nassella tenuissima</i>	MEXICAN FEATHER GRASS	5 GAL CONT.

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS

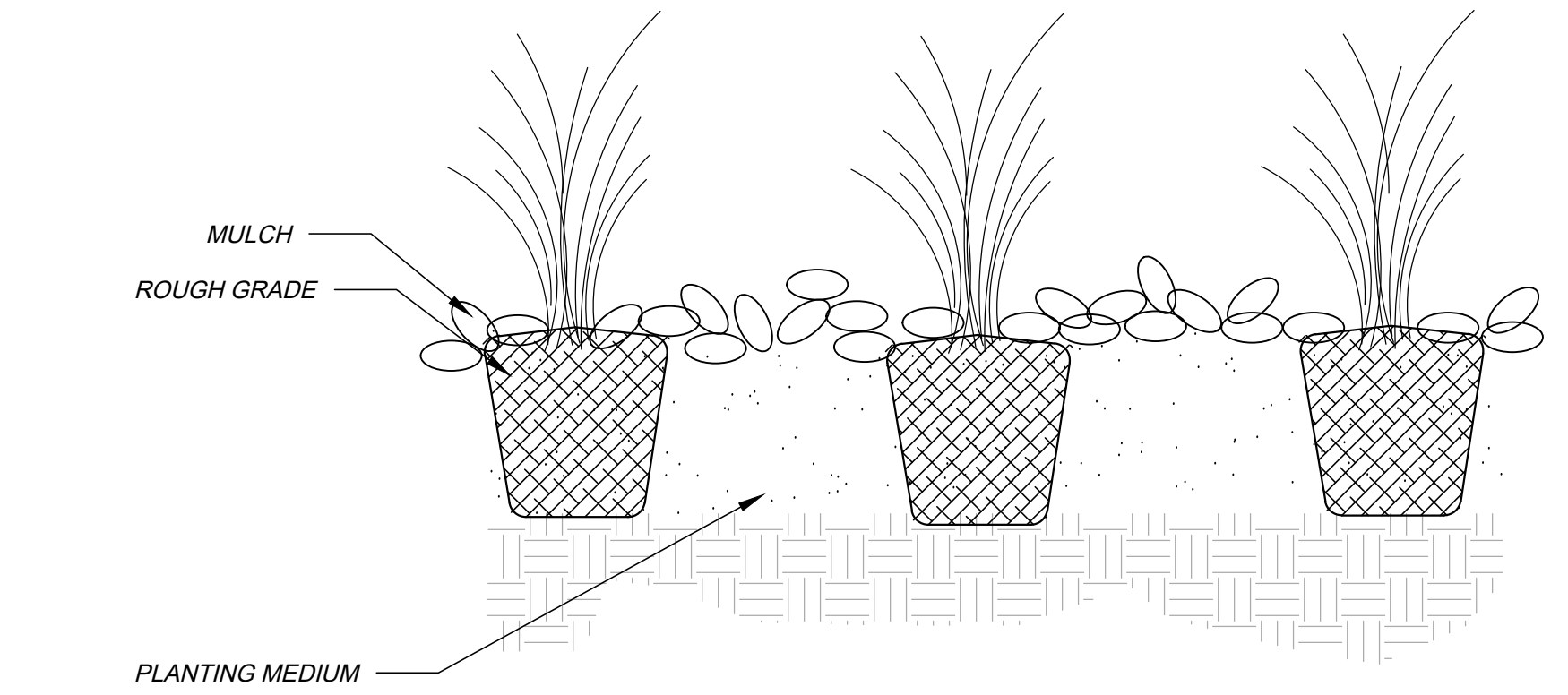
PERENNIALS					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	439	BSC	<i>Amsonia jonesii</i>	COLORADO DESERT BLUE STAR	1 GAL CONT.
	56	BGO	<i>Aurinia saxatilis</i>	BASKET OF GOLD	1 GAL CONT.
	68	DFW	<i>Dianthus gratianopolitanus</i> 'Firewitch'	FIREWITCH DIANTHIS	1 GAL CONT.
	240	HCR	<i>Agastache aurantiaca</i> Pstessene	CORONADO RED HYSSOP	1 GAL CONT.
	207	HCO	<i>Agastache aurantiaca</i> 'Coronado'	CORONADO HYSSOP	1 GAL CONT.
	93	PGM	<i>Penstemon mensarum</i>	GRAND MESA PENSTEMON	1 GAL CONT.
	116	PXP	<i>Penstemon x mexicali</i> 'P007S'	PIKES PEAK PURPLE PENSTEMON	1 GAL CONT.
	36	SSU	<i>Cerastium tomentosum</i>	SNOW IN SUMMER	1 GAL CONT.

GENERAL NOTES:

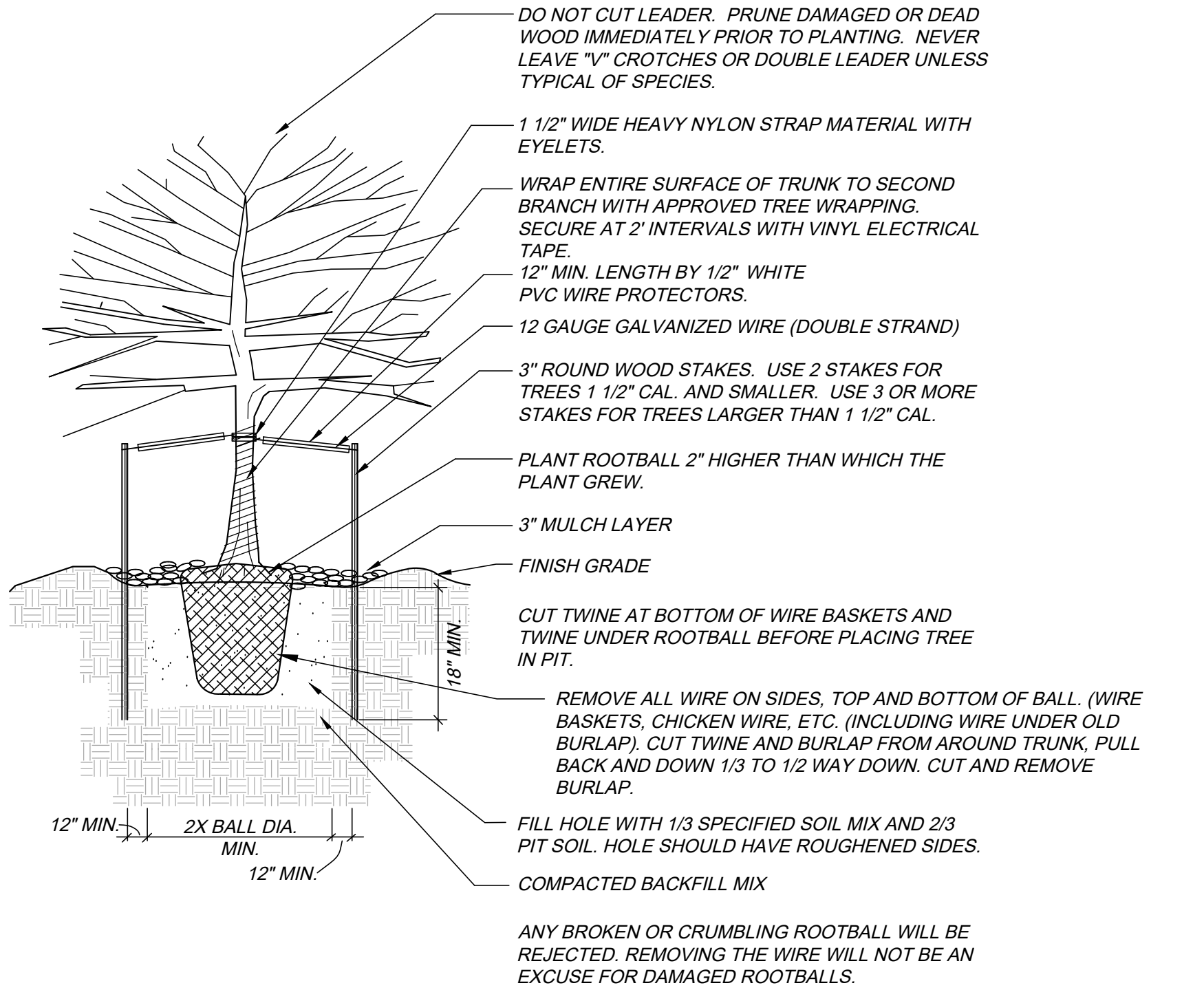
- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
- ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE.
- DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED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

CITY OF AURORA STANDARD NOTES:

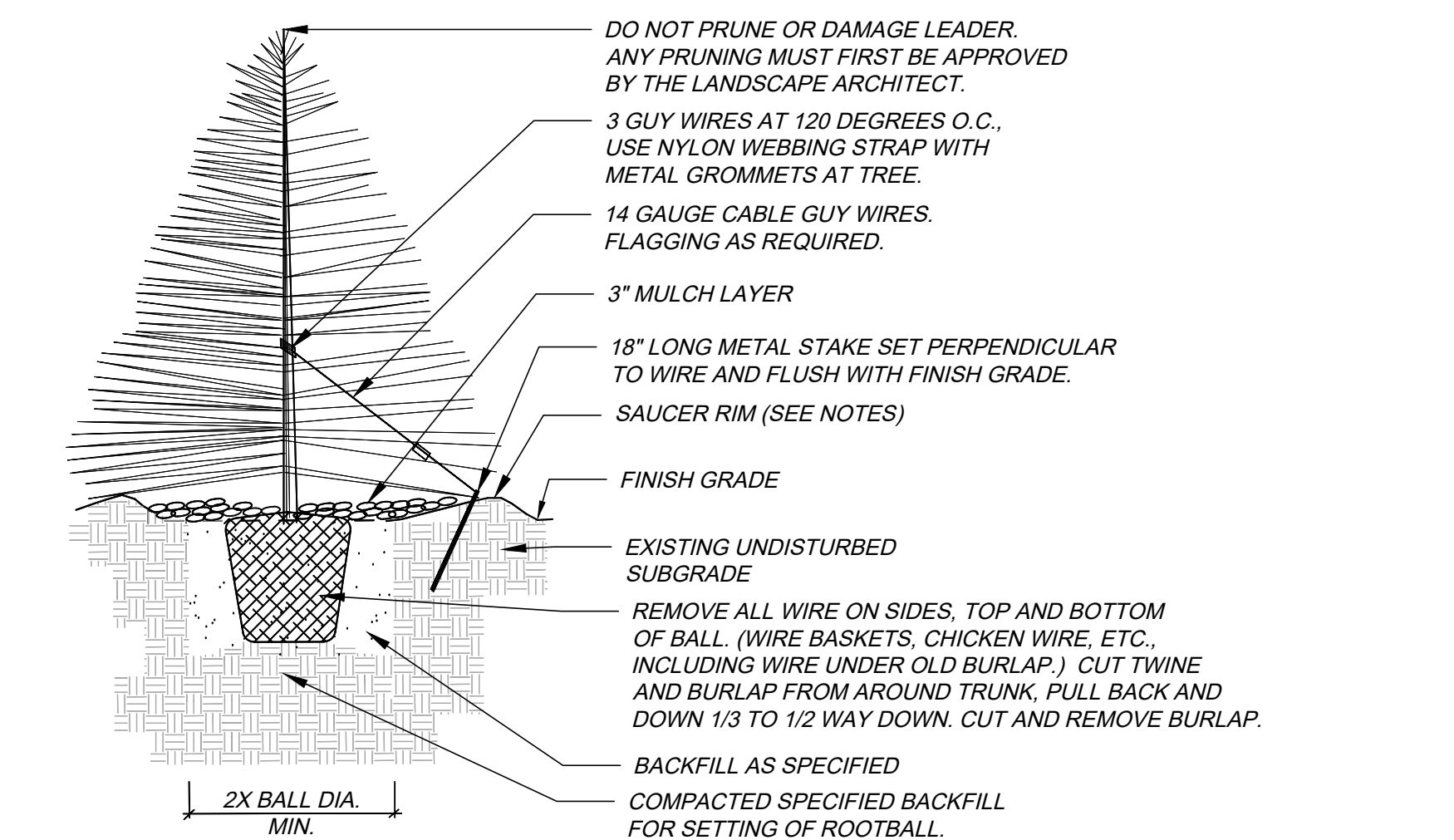
- SOIL PREPARATION SHALL BE (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 S.F. OF AREA MINIMUM.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES SHALL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH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



PERENNIAL PLANTING
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



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

EVERGREEN TREE PLANTING DETAIL
N.T.S.

NOT FOR
CONSTRUCTION

REVISIONS					
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#	DATE	1ST SUBMITTAL	2ND SUBMITTAL	3RD SUBMITTAL	4TH SUBMITTAL	5TH SUBMITTAL
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4	02-01-2023					
5	03-17-2023					

KINGS POINT SOUTH					
PROJECT:	DRAWING:	CLIENT:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
	LANDSCAPE DETAILS SHEET	CITY OF AURORA	WP	WP	JG
			N/A	N/A	N/A
			SCALE:	VERT. N/A	DATE: 11-08-2022

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS

PRIVATE COMMON OPEN SPACE/TRACT

AREA	DESCRIPTION	AREA	WIDTH REQUIRED	WIDTH PROVIDED	REQUIRED / PROVIDED	
					TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F.
A	TRACT A	178,970 PLANTABLE S.F.** 402,463 TOTAL S.F.	N/A	N/A	45 / 164	447 /0*
B	TRACT B	3,839 S.F.	N/A	N/A	1 / 2	10 / 14
C	TRACT C	57,428 S.F.	N/A	N/A	14 / 32	144 / 60*
D	TRACT D	7,234 S.F.	N/A	N/A	2 / 4	18 / 0*
E	TRACT E	282,601 S.F.	N/A	N/A	71 / 136	706 / 653*
F–N	TRACT F–N (DRIVEWAYS)	N/A	N/A	N/A	N/A	N/A
O	TRACT O (VIEW NOTE BELOW)	14,563 S.F.	N/A	N/A	4 / 0	36 / 0

NOTES:
–TRACTS F–N ARE ALL ENTRY DRIVES WITH NO ROOM TO PLANT TREES/SHRUBS
–TRACT O LANDSCAPE TREATMENT TO BE DEFINED FOLLOWING PROPERTY OWNER DISCUSSIONS RELATIVE TO REGIONAL TRAIL RIGHT–OF–WAY ACQUISITION.
* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE
** PLANTABLE AREA USED IN CALCULATION. THE E–470 EASMENT ONLY ALLOWS A 25' PLANT BED WITHIN THE EASEMENT.

STANDARD RIGHTS OF WAY AND CURB SIDE LANDSCAPE

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA (S.F.)	REQUIRED / PROVIDED	
						TREES (1 EVERY 40 FT.)	SHRUBS (1 EVERY 40 S.F.)
A	E ALLENSPARK AVE. NORTH	416'	N/A	8'–0"	3,328	10 / 10 ¹	83 /96
	E ALLENSPARK AVE. SOUTH	379'	N/A	8'–0"	3,032	9 / 9	76 /79
B	S ANDES ST. EAST	1,149'	N/A	8'–0"	9,192	29 / 28 ¹	230 / 240
	S ANDES ST. WEST	1,174'	N/A	8'–0"	9,392	29 / 29 ¹	234 / 234
C	S ARGONNE ST. EAST	999'	N/A	8'–0"	7,992	25 / 25	200 / 224
	S ARGONNE ST WEST	975'	N/A	8'–0"	7,800	24 / 24	195 / 202
D	E ALLENSPARK PL. NORTH	739'	N/A	8'–0"	5,912	18 / 18	148 / 148
	E ALLENSPARK PL. SOUTH	656'	N/A	8'–0"	5,248	16 / 16	131 / 132
E	E DEL NORTE PL. NORTH	580'	N/A	8'–0"	4,640	15 / 14 ¹ *	116 / 144
	E DEL NORTE PL. SOUTH	703'	N/A	8'–0"	5,624	18 / 17*	141 / 151
F	S BAHAMA WAY EAST	1,256'	N/A	8'–0"	10,048	31 / 32	251 / 267
	S BAHAMA WAY WEST	1,311'	N/A	8'–0"	10,488	32 / 35	262 / 237*
G	S BAHAMA ST. EAST	382'	N/A	8'–0"	3,056	10 / 11	76 / 70*
	S BAHAMA ST. WEST	437'	N/A	8'–0"	4,396	11 / 11 ¹	110 / 111
H	S CATHAY CT. NORTH	432'	N/A	8'–0"	3,456	11 / 10 ¹ *	86 / 96
	S CATHAY CT. SOUTH	514'	N/A	8'–0"	4,112	13 / 13	103 / 105
I	S BISCAY WAY NORTH	312'	N/A	8'–0"	2,496	8 / 7 ¹ *	62 / 79
	S BISCAY WAY SOUTH	264'	N/A	8'–0"	2,112	7 / 7 ¹	53 / 63
J	KINGS POINT WAY EAST	1,569'	N/A	8'–0"	12,552	39 / 39	312 / 387
	KINGS POINT WAY WEST	1,204'	N/A	8'–0"	9,664	30 / 30	240 / 317

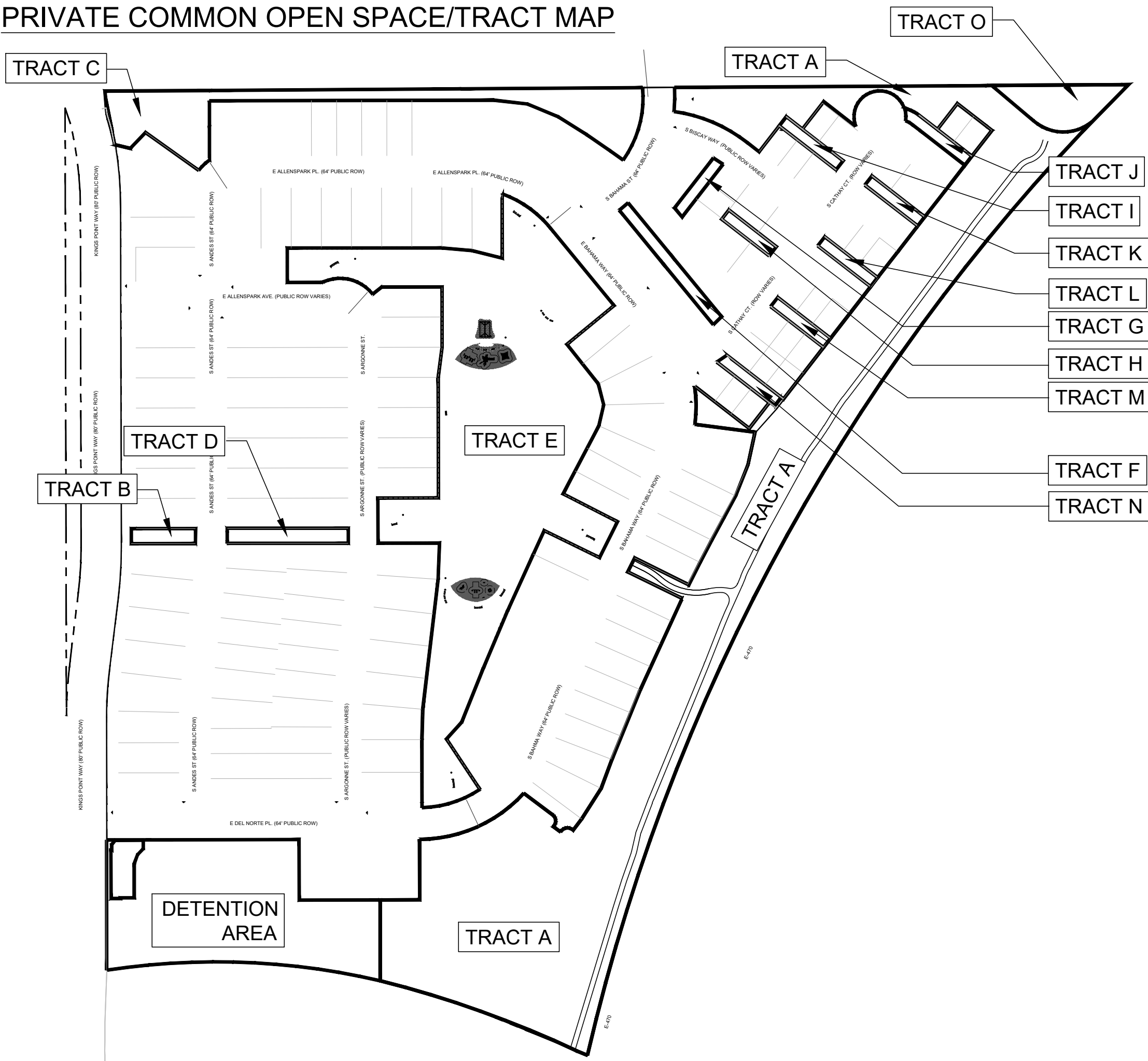
1. 50' SETBACK FROM STOP SIGN.

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

WATER CONSERVATION TABLE

NON–WATER CONSERVING (SOD)	78,153 S.F.	8%
WATER CONSERVING (NATIVE AND SHRUBS)	886,566 S.F.	88%
NON–IRRIGATED (DETENTION POND)	40,548 S.F.	4%
TOTAL LANDSCAPE AREA	1,005,267 S.F.	100%

PRIVATE COMMON OPEN SPACE/TRACT MAP



STREET FRONTAGE LANDSCAPE BUFFER

AREA	DESCRIPTION	LENGTH	WIDTH	REQUIRED / PROVIDED	
				TREES 1 TREE PER 40 L.F.	SHRUBS 10 SHRUBS PER 40 L.F.
A	KINGS POINT WAY	1,304 L.F.	20'	33 / 4*	326 /736

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE
–UNABLE TO PLANT TREES IN BUFFER DUE TO FORCE MAIN LINES

E-470 LANDSCAPE BUFFER

AREA	DESCRIPTION	LENGTH	WIDTH	REQUIRED / PROVIDED	
				TREES 1 TREE PER 30 L.F.	SHRUBS 10 SHRUBS PER 30 L.F.
A	E–470 BUFFER	1,635 L.F.	25'/126'	55/ 110	545 / 0*

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

DETENTION POND LANDSCAPING

AREA	DESCRIPTION	AREA	REQUIRED / PROVIDED	
			TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F.
A	DETENTION POND	64,065 S.F.	16 / 27	160 / 101*

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

SOD INFORMATION

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

MULCH INFORMATION

SHRUB BED MULCH
RED CEDAR MULCH
APPLIED AT 3" DEPTH MINIMUM
AVAILABLE THROUGH: GREEN VALLEY
TURF COMPANY
13159 N. US HIGHWAY 85
LITTLETON, CO 80125
P: 303.798.6764
WWW.GVT.NET

EDGER INFORMATION

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

NATIVE SEED INFORMATION

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

DETENTION SEED MIX INFORMATION

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

E-470 SEED MIX INFORMATION

E470 SEED MIX:
COMMON NAME GRASS
DRILLED LBS PLS/ACRE
10–FULTS ALKALI GRASS
1–ALKALI SACATION
5–ALKAR TALL WHEATGRASS
5–CRESTED WHEATGRASS
0.5–INLAND SALTGRASS
2–NEWHY CRESTED WHEATGRASS
3–THICKSPIKE WHEATGRASS
26.5–TOTAL LBS PLS/ACRE–26.5

COMMON NAME FORBS
DRILLED LBS PLS/ACRE
0.5–FOUR WING SALT BUSH
1–SHADSCALE
0.1–RUBBER RABBITBRUSH
1.6 TOTAL LBS PLS/ACRE

TEMPORARY COVER CROP
DRILLED LBS PLS/ACRE
3–WINTER WHEAT

AVAILABLE THROUGH: ARKANSAS
VALLEY SEED, INC.
4300 MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WEB: WWW.AVSEEDS.COM

NOT FOR
CONSTRUCTION

REVISIONS

1	1ST SUBMITTAL
2	2ND SUBMITTAL
3	3RD SUBMITTAL
4	4TH SUBMITTAL
5	5TH SUBMITTAL

#

DATE

7-20-2022

9-21-2022

11-08-2022

02-01-2023

03-17-2023

6

KINGS POINT SOUTH

LANDSCAPE DETAILS SHEET

CITY OF AURORA
DESIGNED BY: WP
DRAWN BY: WP
CHECKED BY: JG
SCALE: HORIZ: N/A
VERT: N/A
DATE: 11-08-2022

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

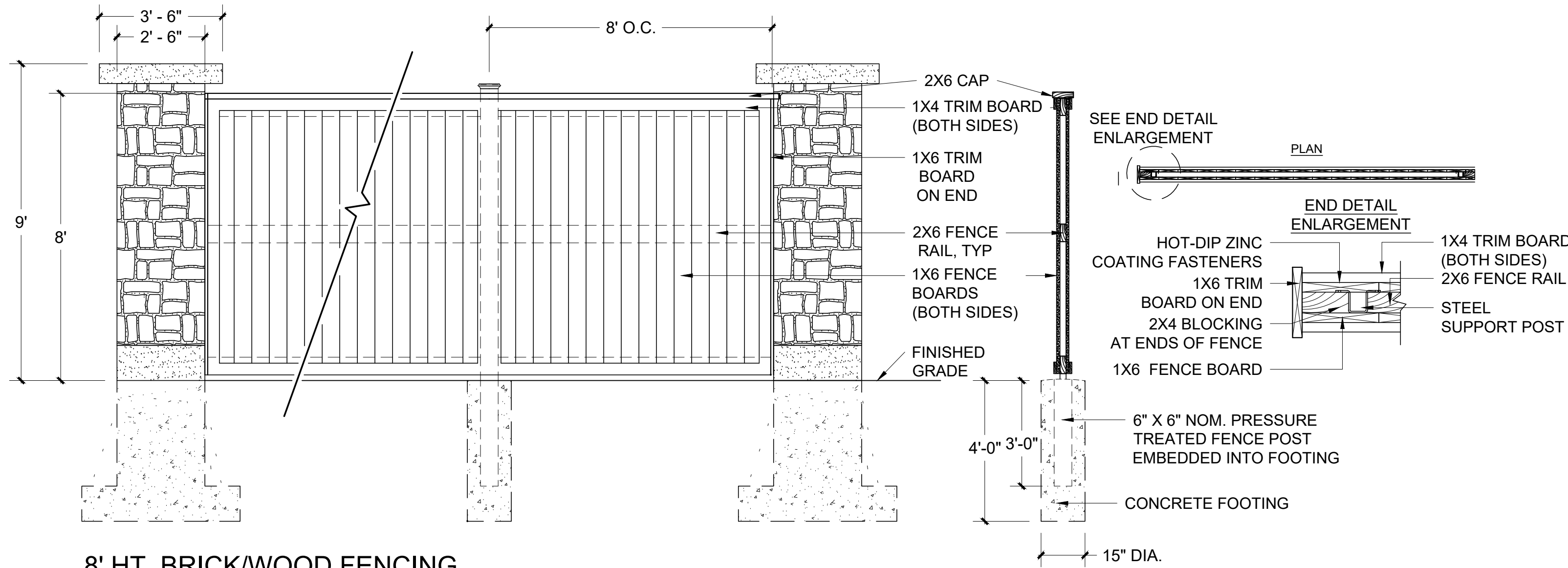


SHEET NUMBER

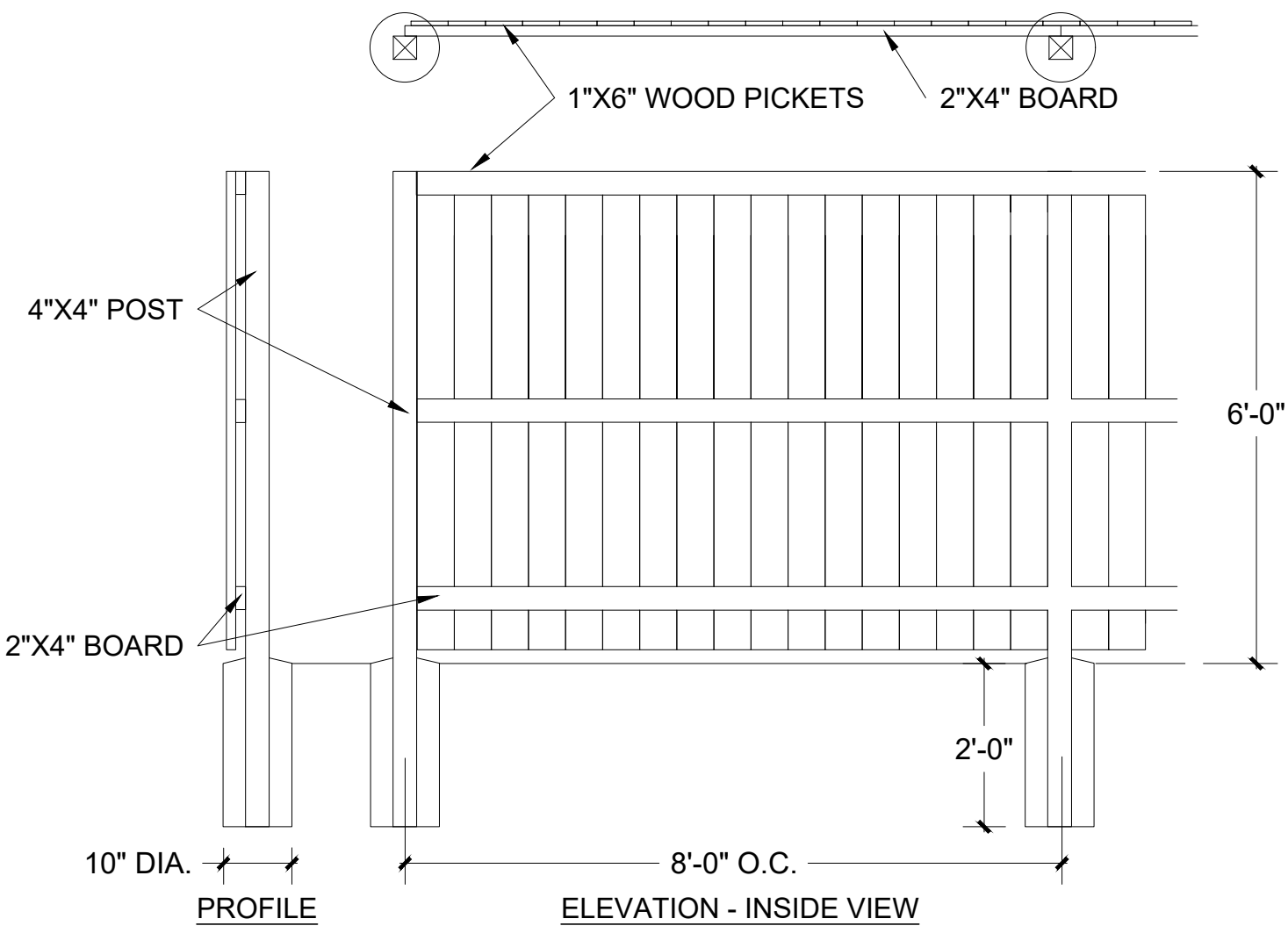
L-10
SHEET 29 OF 35
PROJECT NO. 8677–000

KINGS POINT SOUTH - PA 1-4

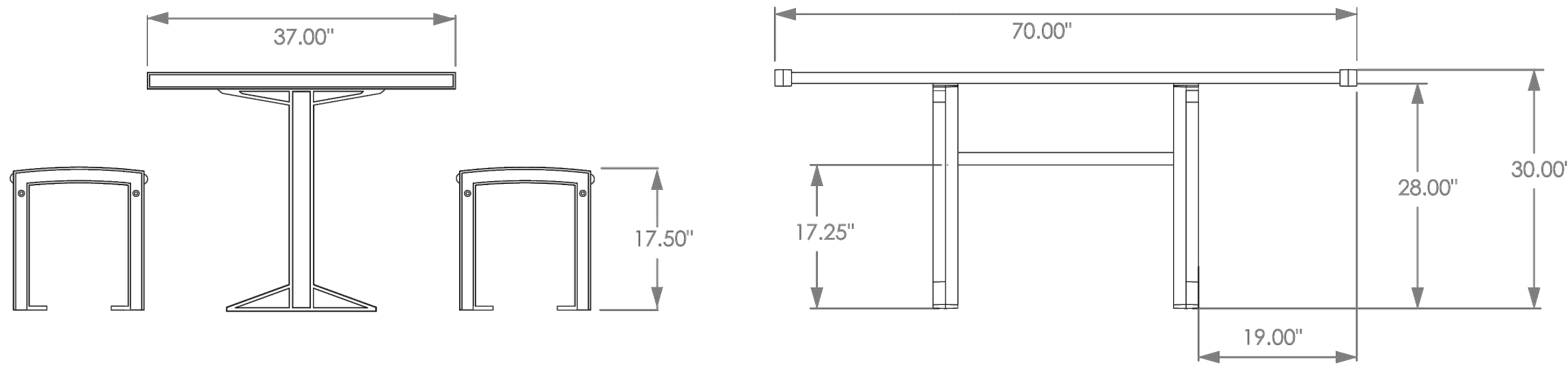
LANDSCAPE DETAILS



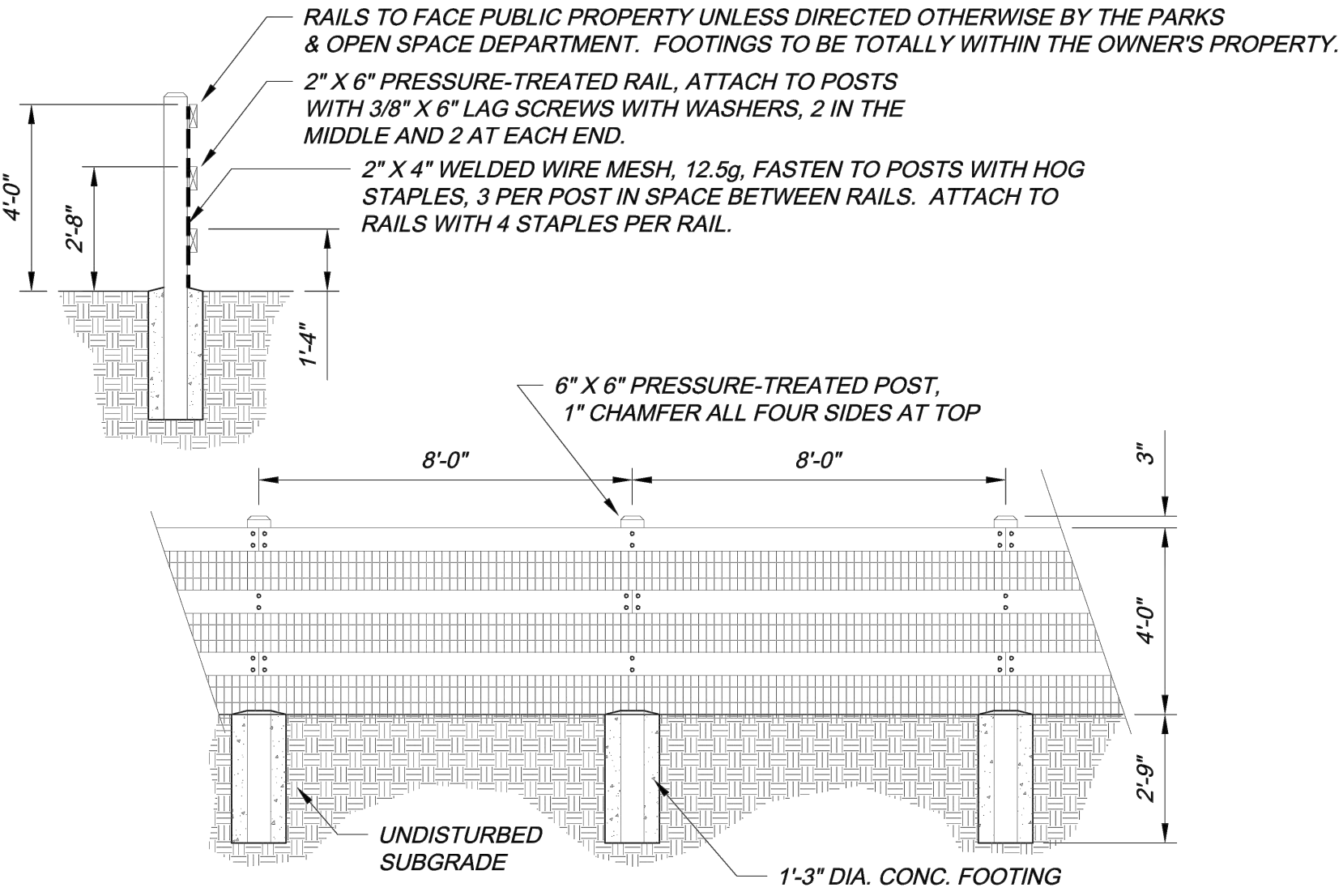
8' HT. BRICK/WOOD FENCING
N.T.S.



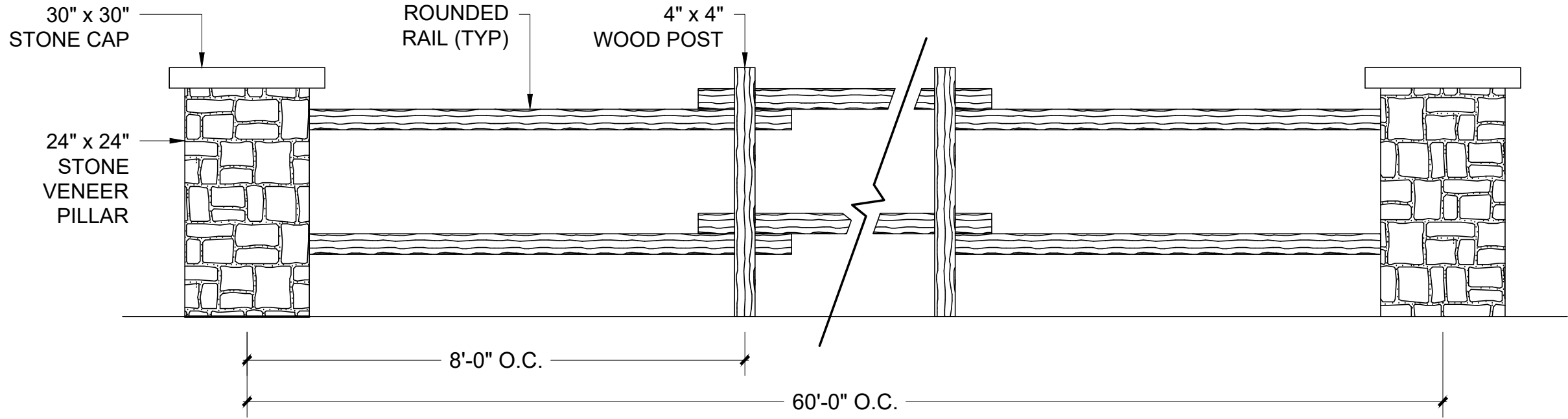
6' HT. WOOD PRIVACY FENCING
1" = 2'



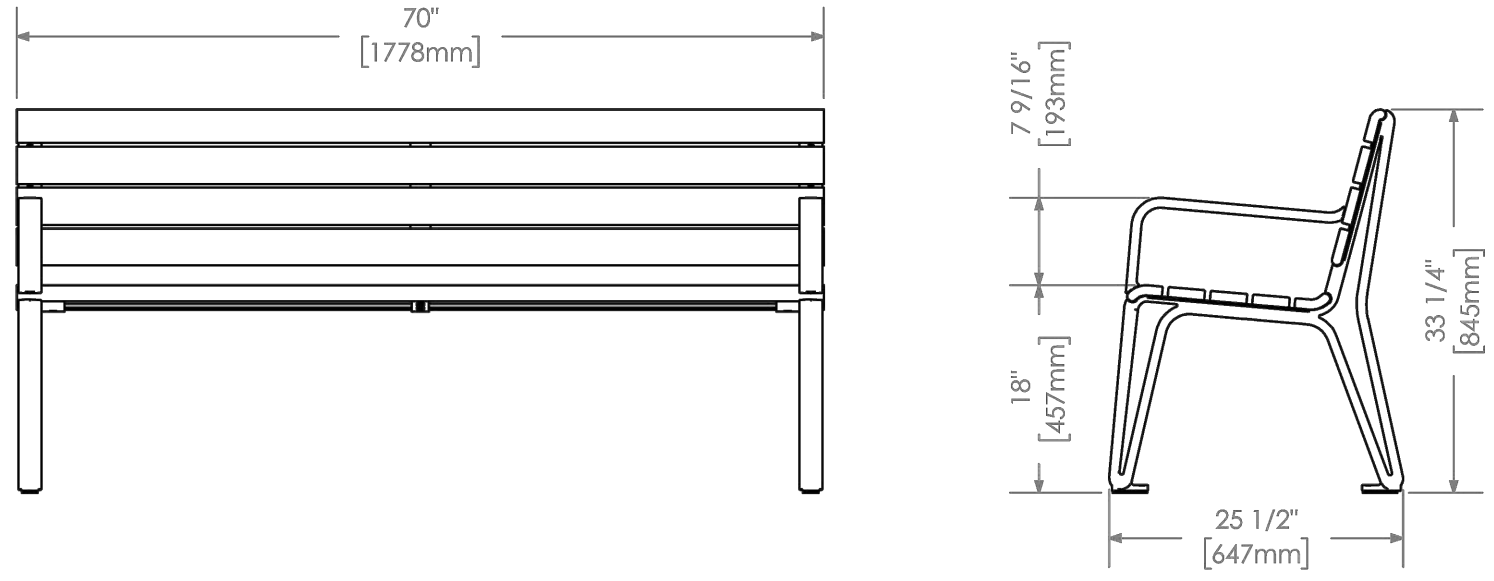
PICNIC TABLE DETAIL - MAGLIN MTB-0720-00002
N.T.S.



4' HT. THREE-RAIL FENCE
N.T.S.



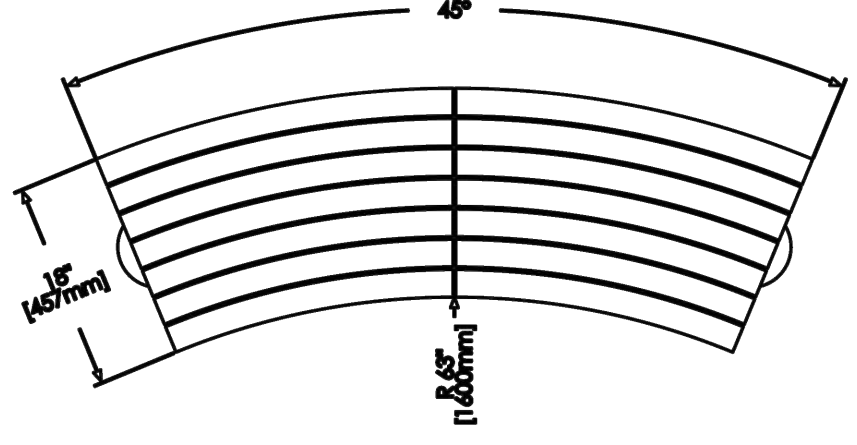
3' HT. TWO-RAIL FENCE
N.T.S.



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



BENCH DETAIL 2 - MAGLIN
N.T.S.



NOT FOR
CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3	11-08-2022	3RD SUBMITTAL
4	02-01-2023	4TH SUBMITTAL
5	03-17-2023	5TH SUBMITTAL
6		

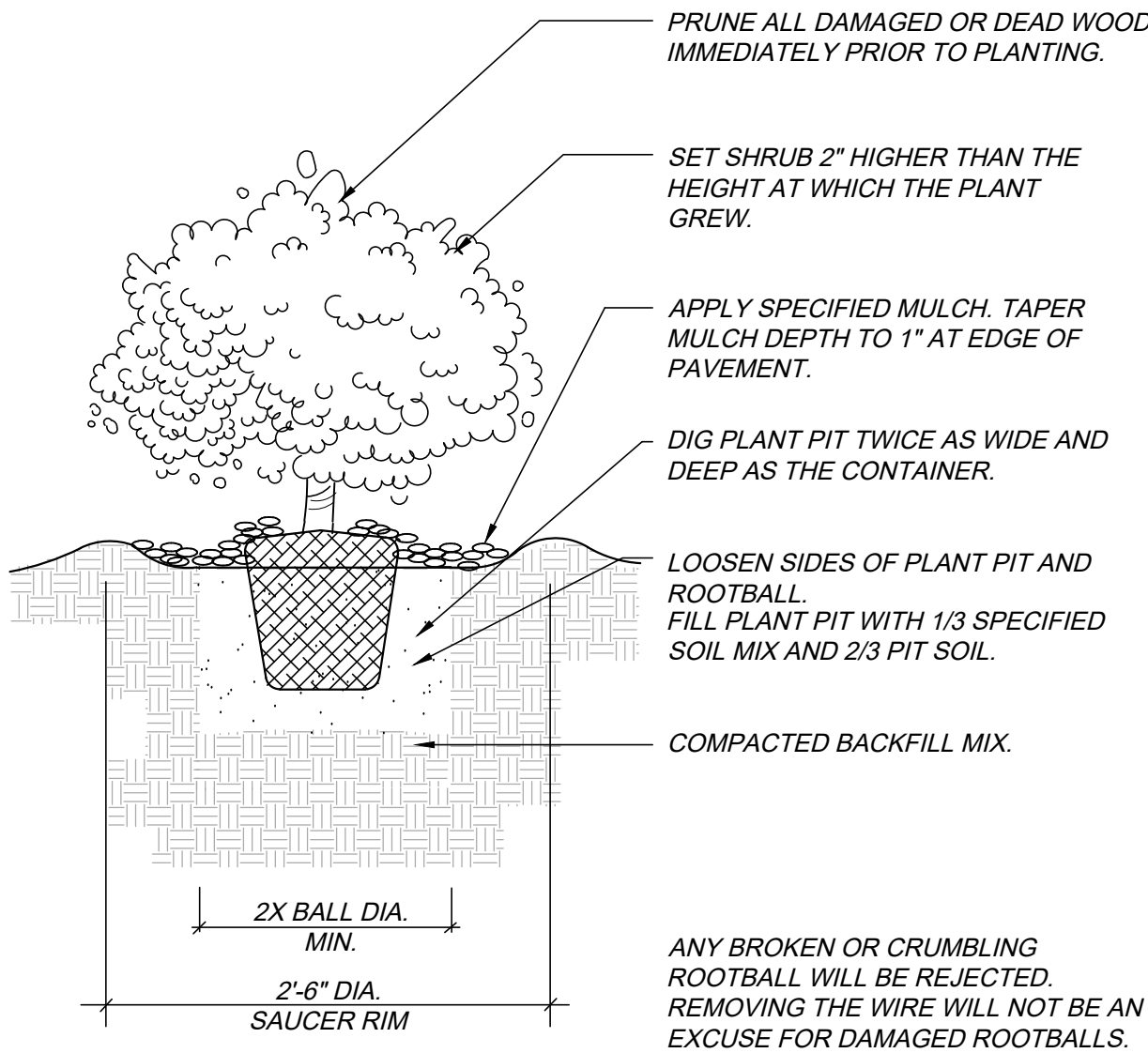
PROJECT:	KINGS POINT SOUTH
DRAWING:	LANDSCAPE DETAILS SHEET
CLIENT:	CITY OF AURORA
DESIGNED BY:	WP
DRAWN BY:	WP
CHECKED BY:	JG
DATE:	11-08-2022

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



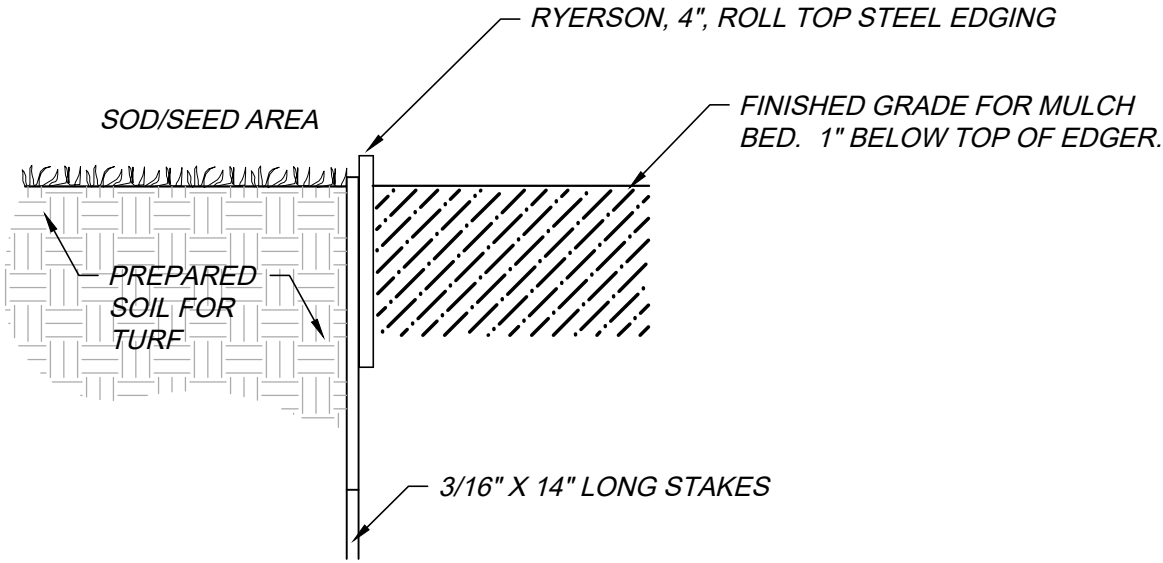
KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS



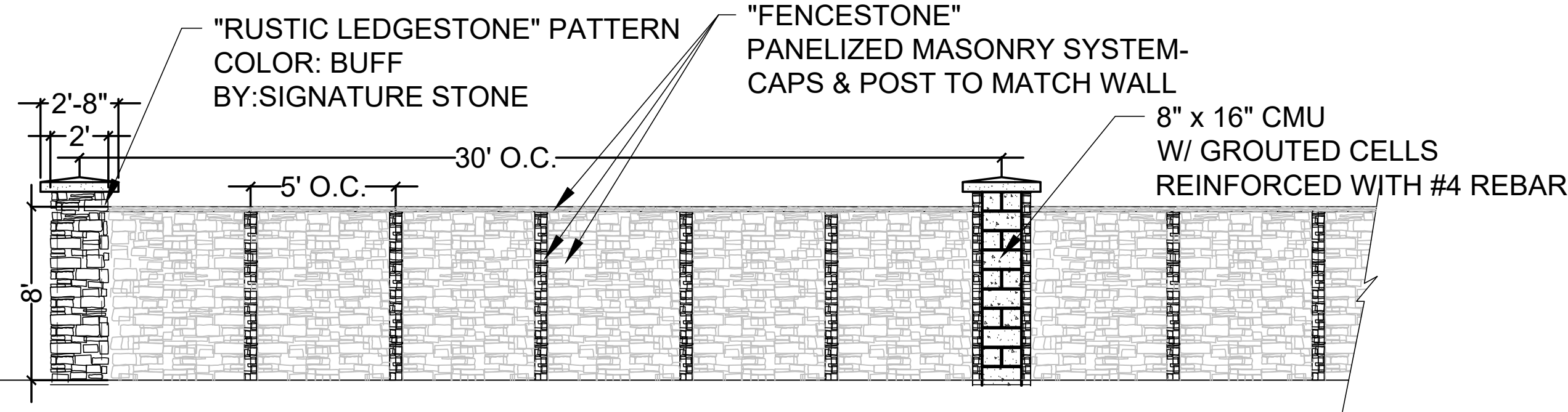
SHRUB PLANTING DETAIL

N.T.S.



EDGER DETAIL - SOD AND PLANT BED

N.T.S.



E-470 PERIMETER MASONRY WALL AND COLUMN DETAILS

SCALE: NTS

Schedule													
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage
	B		69	WE-EF USA	661-1126	RFL530-SE LED, Street and Area Lighting RFL530-LE-24/48W/3K 120° angle of beam (565) RFL530-SE LED, Street and Area Lighting	24 LED, Warm White - 120° angle of beam LED LUMENS=246.0 lm, LEDs No=24, TOTAL LUMENS= 5903.0 lm, T=85° LED LUMENS=221.4 lm, LEDs No=24, TOTAL LUMENS= 5312.8 lm, Ta=25°C	24	661-1126.lvs	221	1	1	55

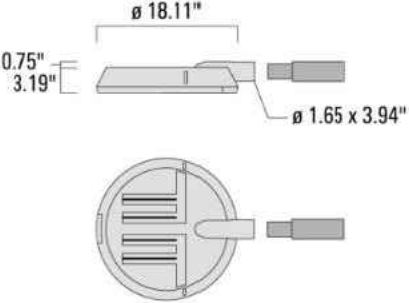
RFL530-SE LED

Street and Area Lighting

1/15



Description
RFL530-SE LED and pole mounted LED luminaires, Modular LED heat sinks for easy removal and future upgrading, QCD optimized QCD PMMA "butterfly" lens for multi-layer illumination and superior glare control, Optional 2200 K version up to max. 1050mA available. To be specified at time of ordering.

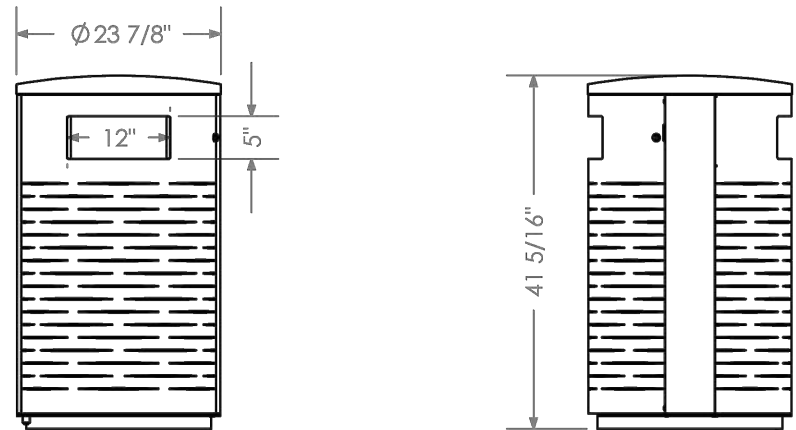


PHOTOMETRIC REQUIREMENTS

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED IN THE STREET LIGHTING PLANS WITH THE CIVIL SUBMITTAL.
2. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
3. ALL FIXTURES, POLES AND BASES SHALL BE BLACK IN COLOR.
4. POLE HEIGHTS SHALL BE 20'.
5. ALL ON-SITE STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA.

UPBEAT DOG WASTE STATION

N.T.S



600 SERIES TRASH RECEPTACLE
MAGLIN SITE FURNITURE
MODEL: MTR-0650-00005
COLOR: GUNMETAL

MAGLIN CORPORATION
877-260-9393
SALES@MAGLIN.COM

TRASH RECEPTACLE DETAIL - MAGLIN MTR-0650

N.T.S

NOT FOR
CONSTRUCTION

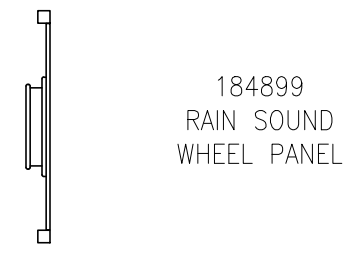
REVISIONS		DATE	
1	1ST SUBMITTAL	7-20-2022	
2	2ND SUBMITTAL	9-21-2022	
3	3RD SUBMITTAL	11-08-2022	
4	4TH SUBMITTAL	02-01-2023	
5	5TH SUBMITTAL	03-17-2023	
6			

KINGS POINT SOUTH		LANDSCAPE DETAILS SHEET	
PROJECT:		CLIENT:	CITY OF AURORA
DRAWING:		DESIGNED BY: WP	HORZ: N/A
		DRAWN BY: WP	VERT: N/A
		CHECKED BY: JC	SCALE: N/A
			DATE: 11-08-2022

PLANNERLANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GARNER, PLA
10101 S. RIVER STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGARNER@THKASSOC.COM

associates, inc.

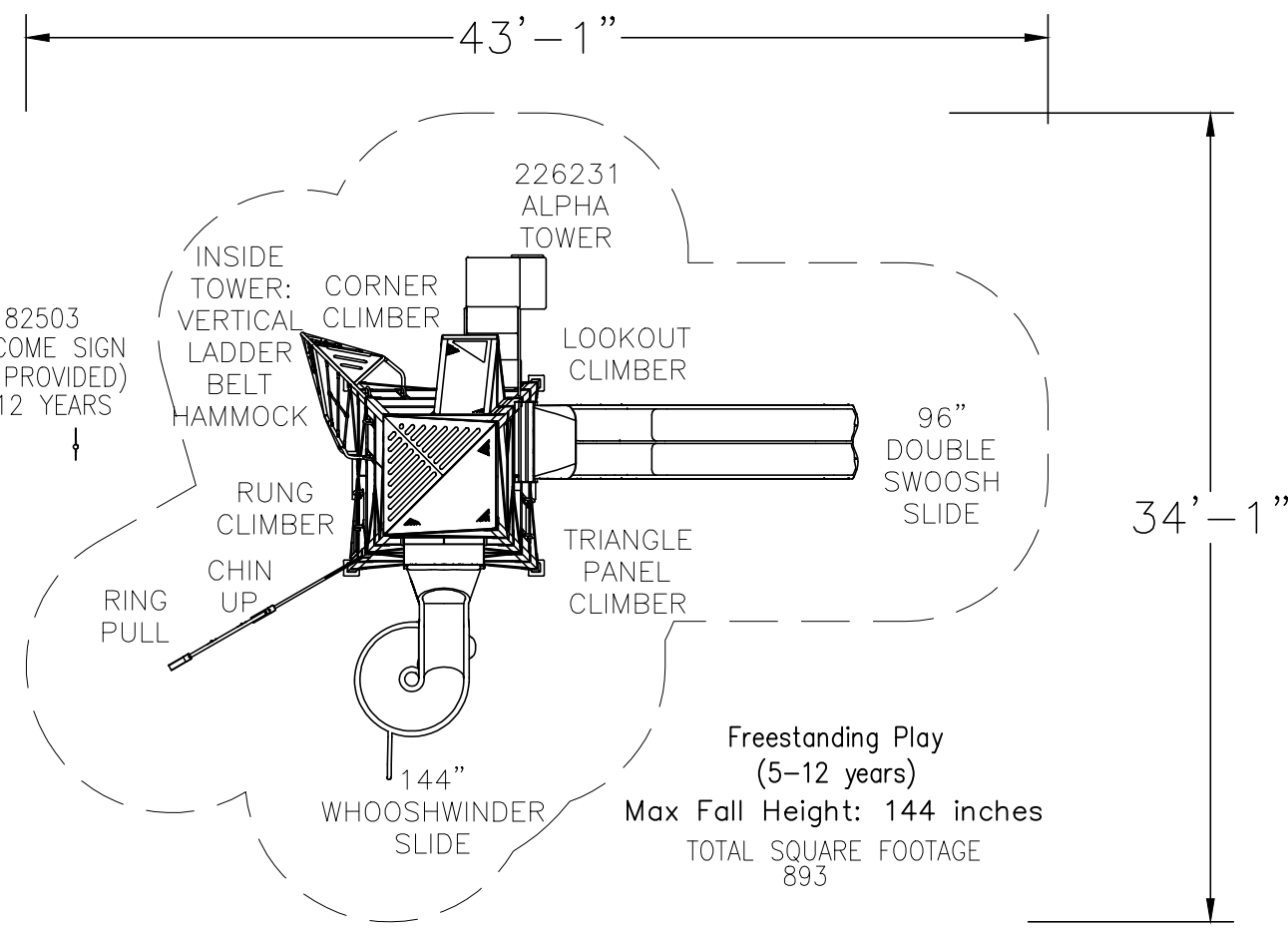
KINGS POINT SOUTH - PA 1-4
LANDSCAPE DETAILS



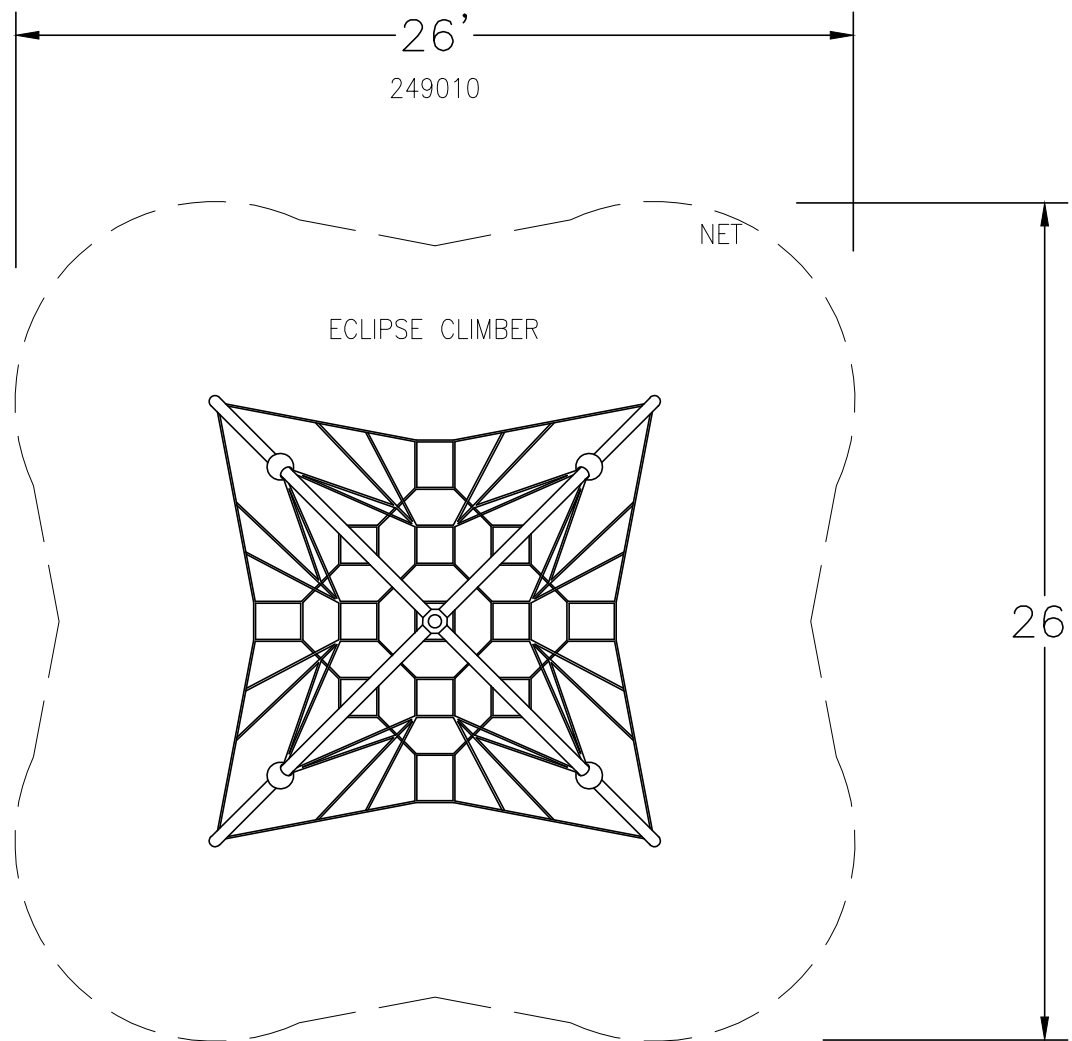
Freestanding Play
(2-5 years)

Max Fall Height: 0 inches

RAIN SOUND WHEEL PANEL (INCLUSIVE)
SCALE: NTS



ALPHA TOWER
SCALE: NTS

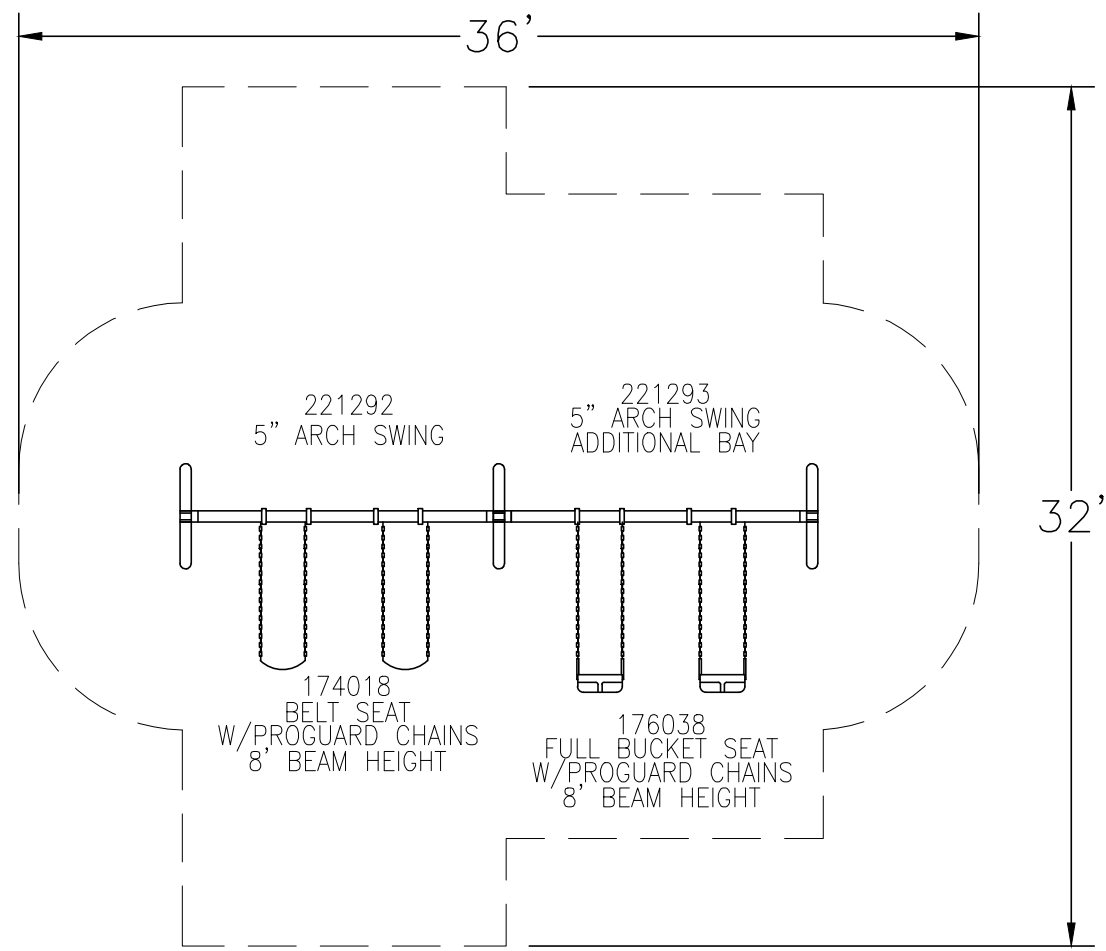


Freestanding Play
(5-12 years)

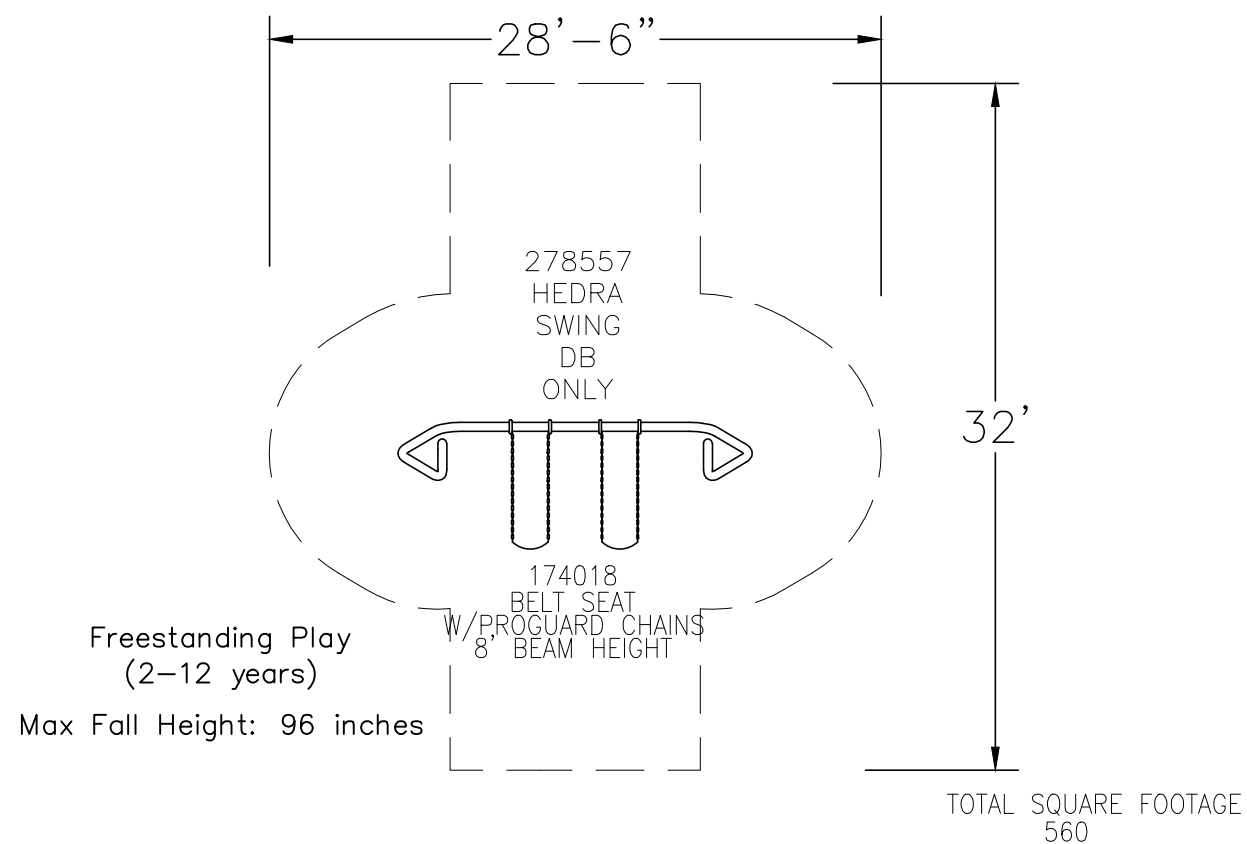
Max Fall Height: 96 inches

TOTAL SQUARE FOOTAGE
607

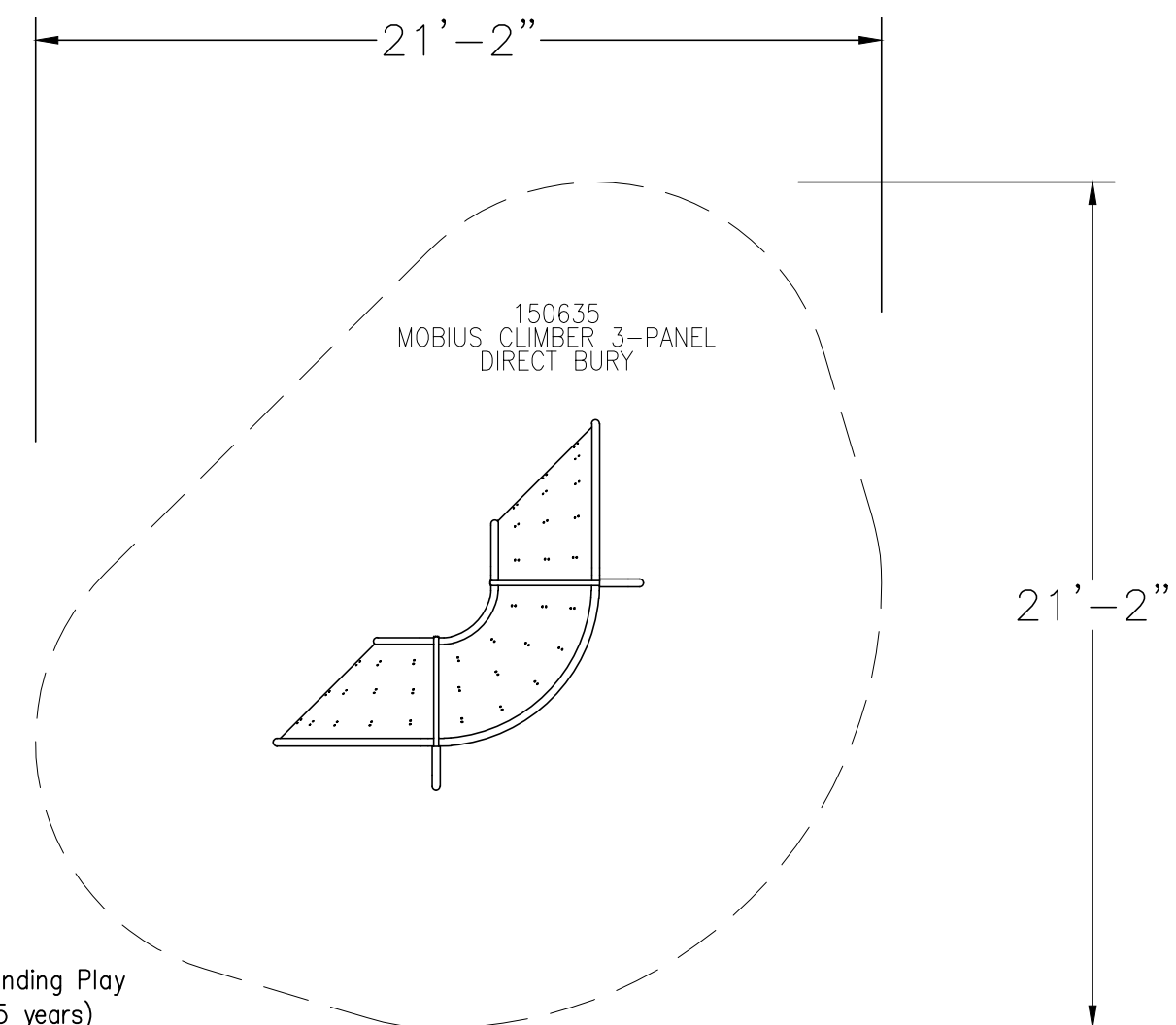
ECLIPSE NET CLIMBER
SCALE: NTS



5" ARCH SWING ADDITIONAL BAY
SCALE: NTS



HEDERA SWING FRAME
SCALE: NTS

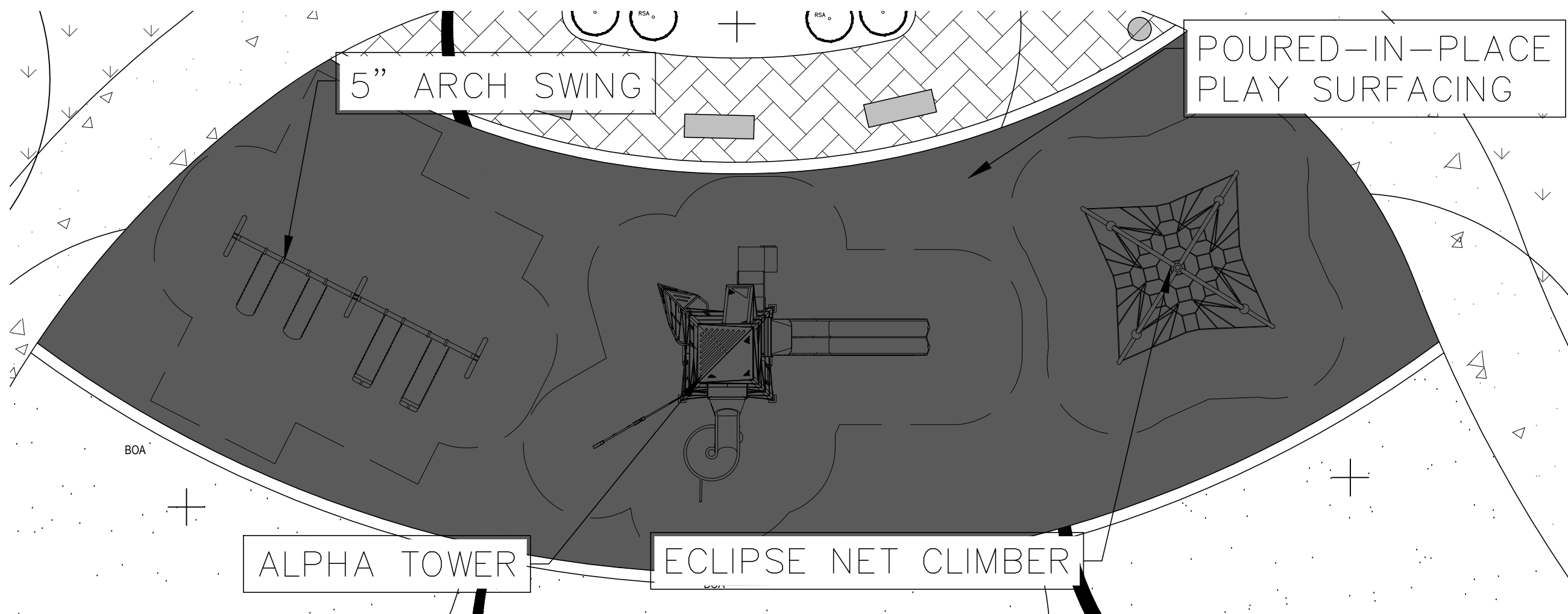


Freestanding Play
(2-5 years)

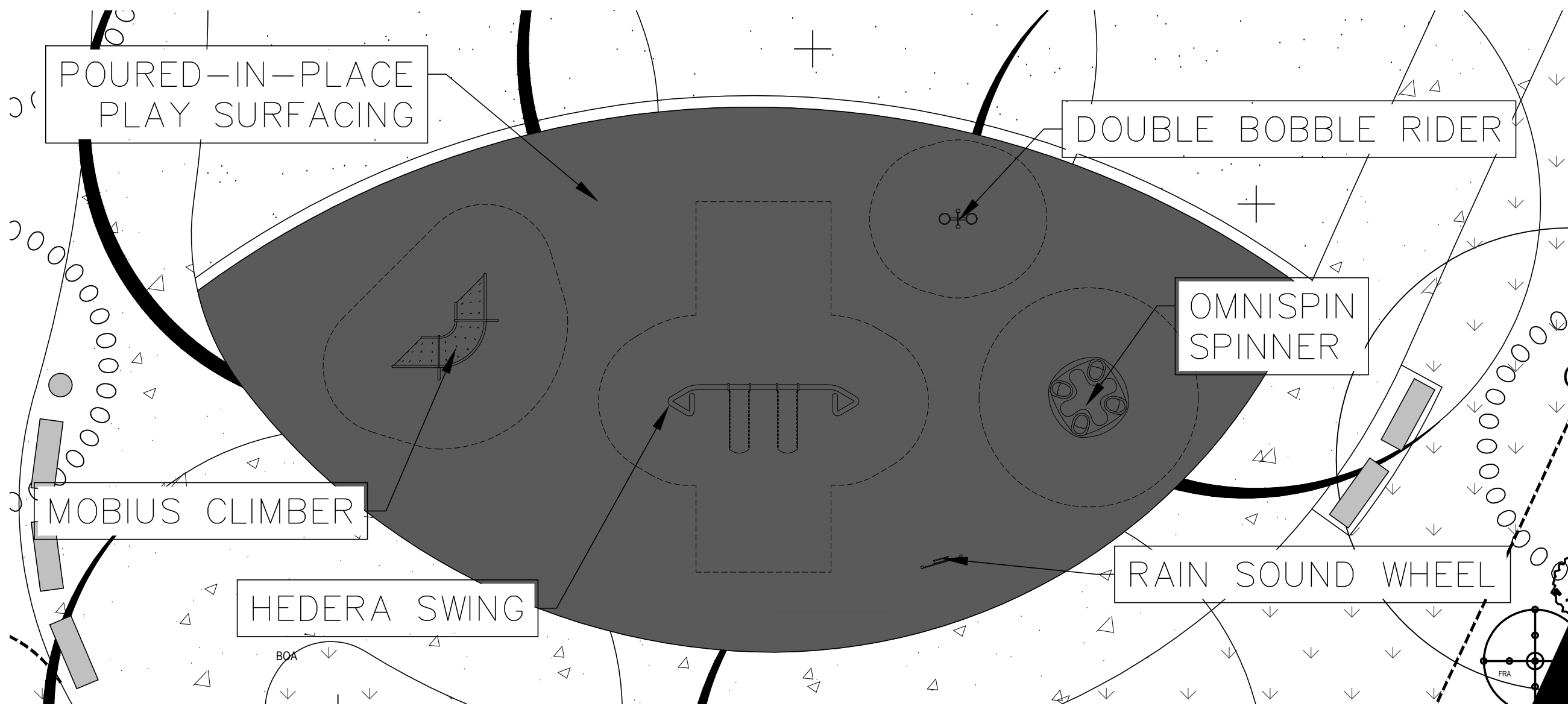
Max Fall Height: 48 inches

TOTAL SQUARE FOOTAGE
320

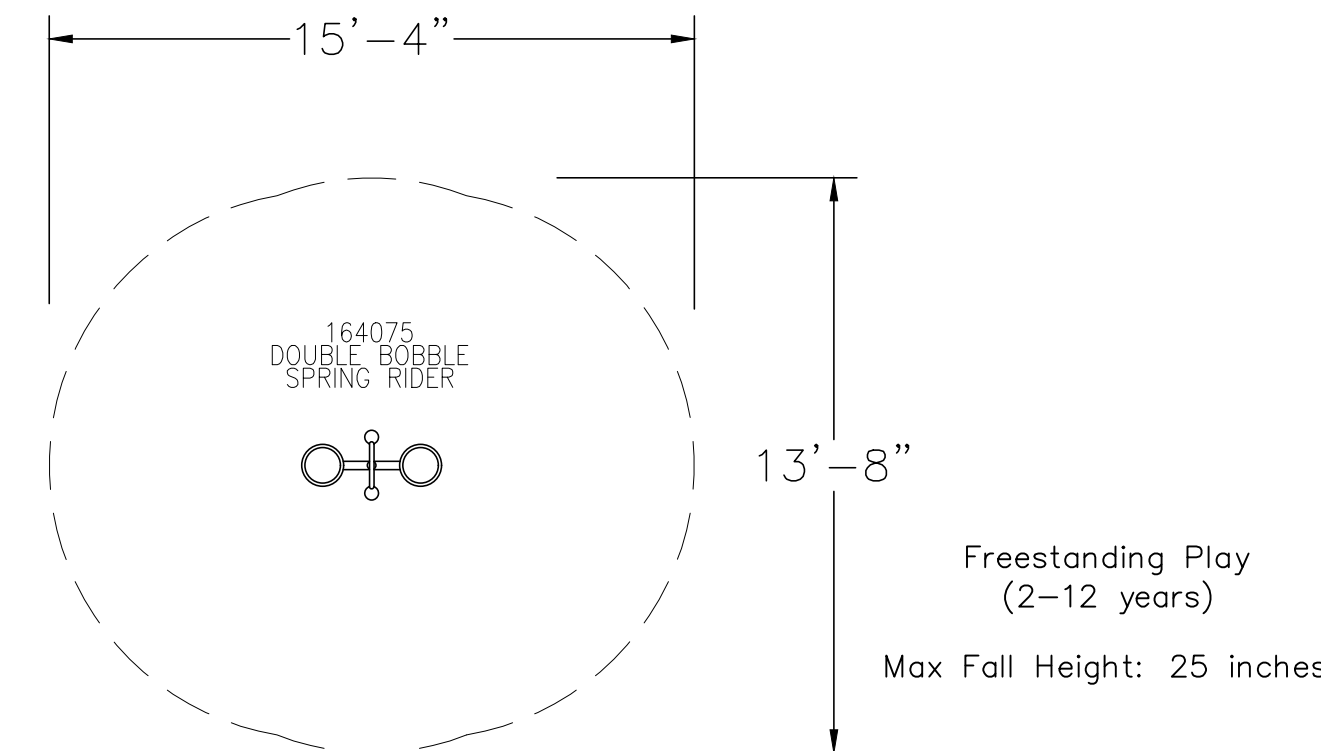
MOBIUS CLIMBER
SCALE: NTS



5-12 YEAR OLD PLAYGROUND
SCALE: 1"=10'



2-5 YEAR OLD PLAYGROUND
SCALE: 1"=10'

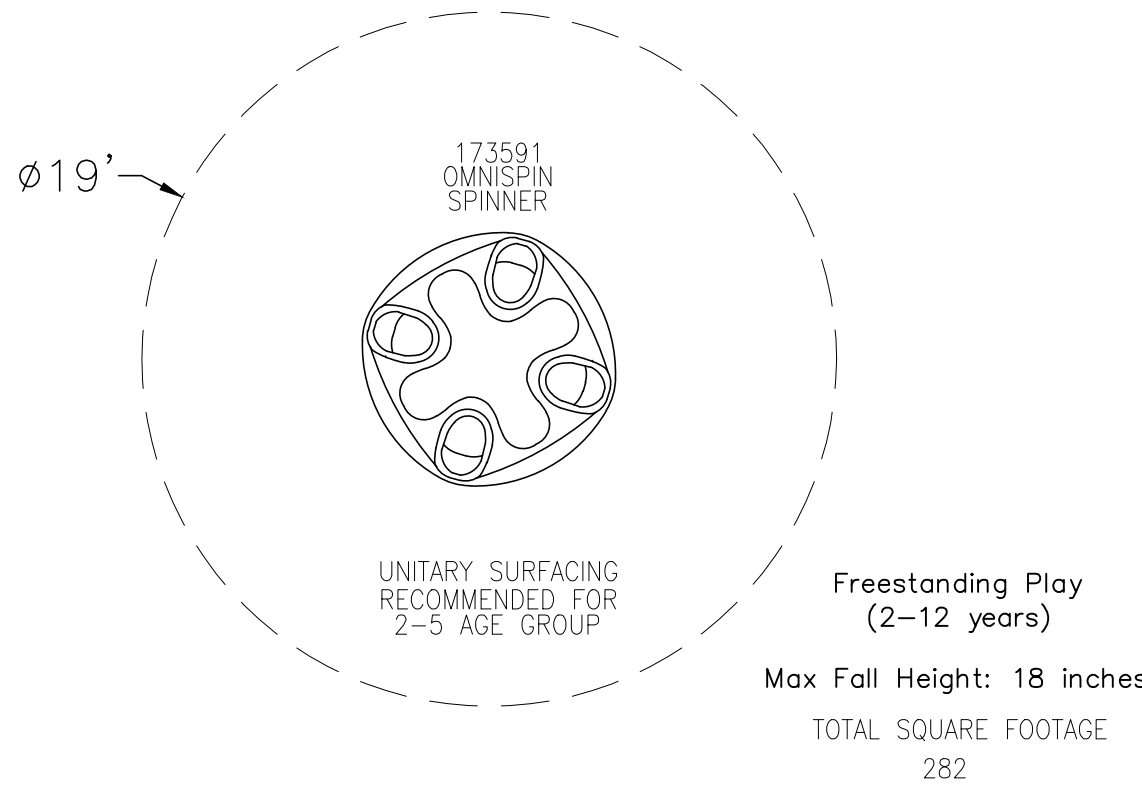


Freestanding Play
(2-12 years)

Max Fall Height: 25 inches

TOTAL SQUARE FOOTAGE
165

DOUBLE BOBBLE SPRING RIDER
SCALE: NTS



Freestanding Play
(2-12 years)

Max Fall Height: 18 inches

TOTAL SQUARE FOOTAGE
282

OMNISPIN SPINNER (INCLUSIVE)
SCALE: NTS

NOT FOR
CONSTRUCTION

REVISONS		DATE	
1	1ST SUBMITTAL	7-20-2022	
2	2ND SUBMITTAL	9-21-2022	
3	3RD SUBMITTAL	11-08-2022	
4	4TH SUBMITTAL	02-01-2023	
5	5TH SUBMITTAL	03-17-2023	
6			

PROJECT:		KINGS POINT SOUTH	
DRAWING:		LANDSCAPE DETAILS SHEET	
CLIENT:		CITY OF AURORA	
DESIGNED BY:		JL	
DRAWN BY:		JL	
CHECKED BY:		JL	
		DATE: 11-08-2022	

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMES, PLA
AURORA, CO 80014
P: 303.770.7201
E: JGAMES@THKASSOC.COM



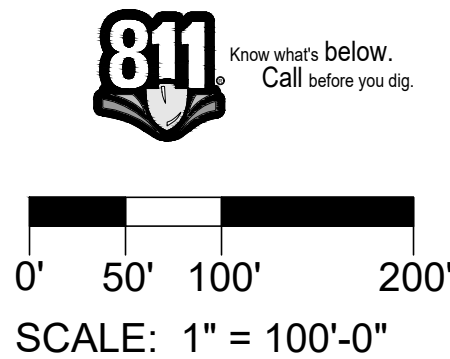
SHEET NUMBER
L-13
SHEET 32 OF 35
PROJECT NO. 8677-000

The site plan illustrates a residential development with various lot configurations and landscaping requirements. The plan includes a north arrow and a scale bar (0' to 200').

Legend:

- F** 62.5' x 125' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (7,001 S.F.)
 - TREES (FRONT YARD) **2 TOTAL MINIMUM:**
 - ONE (1) SHADE TREE (≥2.5" CALIPER) AND
 - ONE (1) ORNAMENTAL TREE (≥2" CALIPER)
 - ONE (1) EVERGREEN TREE (≥6' TALL)
 - SHRUBS **50 TOTAL MINIMUM:**
 - MINIMUM OF THREE (3) PLANT SPECIES
 - ORNAMENTAL GRASSES / PERENNIALS **15 TOTAL MINIMUM - (OPTIONAL):**
 - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
 - TURF AREA **400 S.F. MINIMUM - 1,000 S.F. MAXIMUM:**
 - TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS
- G** 60' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (7,001 S.F.)
 - TREES (FRONT YARD) **2 TOTAL MINIMUM:**
 - ONE (1) SHADE TREE (≥2.5" CALIPER) AND
 - ONE (1) ORNAMENTAL TREE (≥2" CALIPER)
 - ONE (1) EVERGREEN TREE (≥6' TALL)
 - TREES (SIDE YARD) **3 TOTAL MINIMUM:**
 - ONE (1) TREE PER 25 LINEAR FEET. *
 - SHRUBS **50 TOTAL MINIMUM:**
 - MINIMUM OF THREE (3) PLANT SPECIES
 - ORNAMENTAL GRASSES / PERENNIALS **15 TOTAL MINIMUM - (OPTIONAL):**
 - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
 - TURF AREA **400 S.F. MINIMUM - 1,000 S.F. MAXIMUM:**
 - TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

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



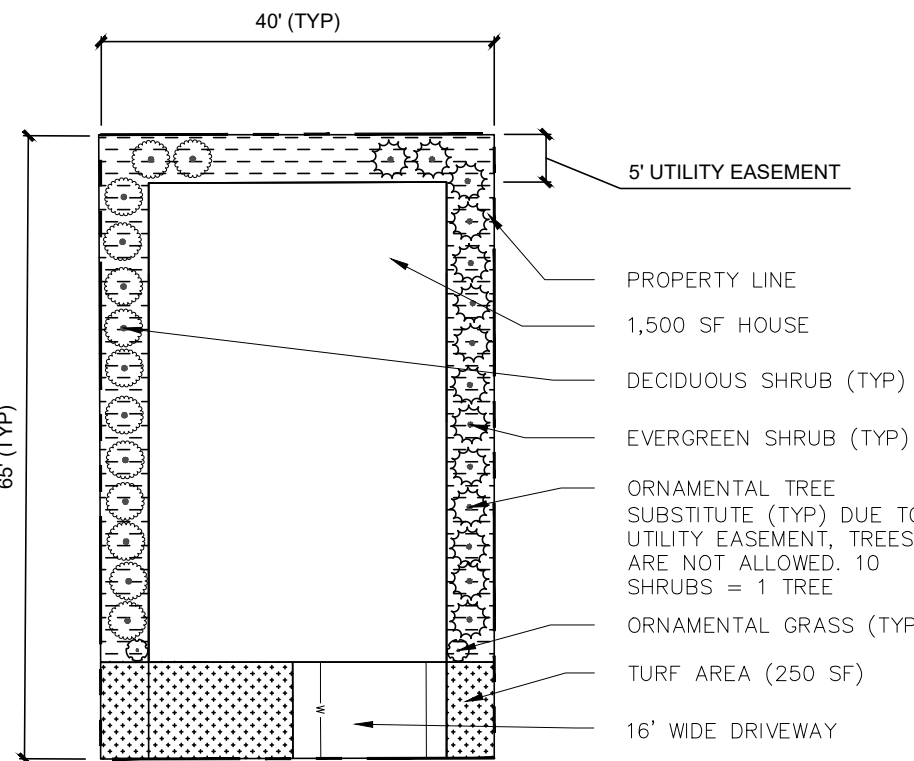
* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,500 S.F. FOOTPRINT, 16' x 20' DRIVEWAY, AND 15' x 60' SIDEYARD.

SHEET 33 OF 35
PROJECT NO. 8677-000

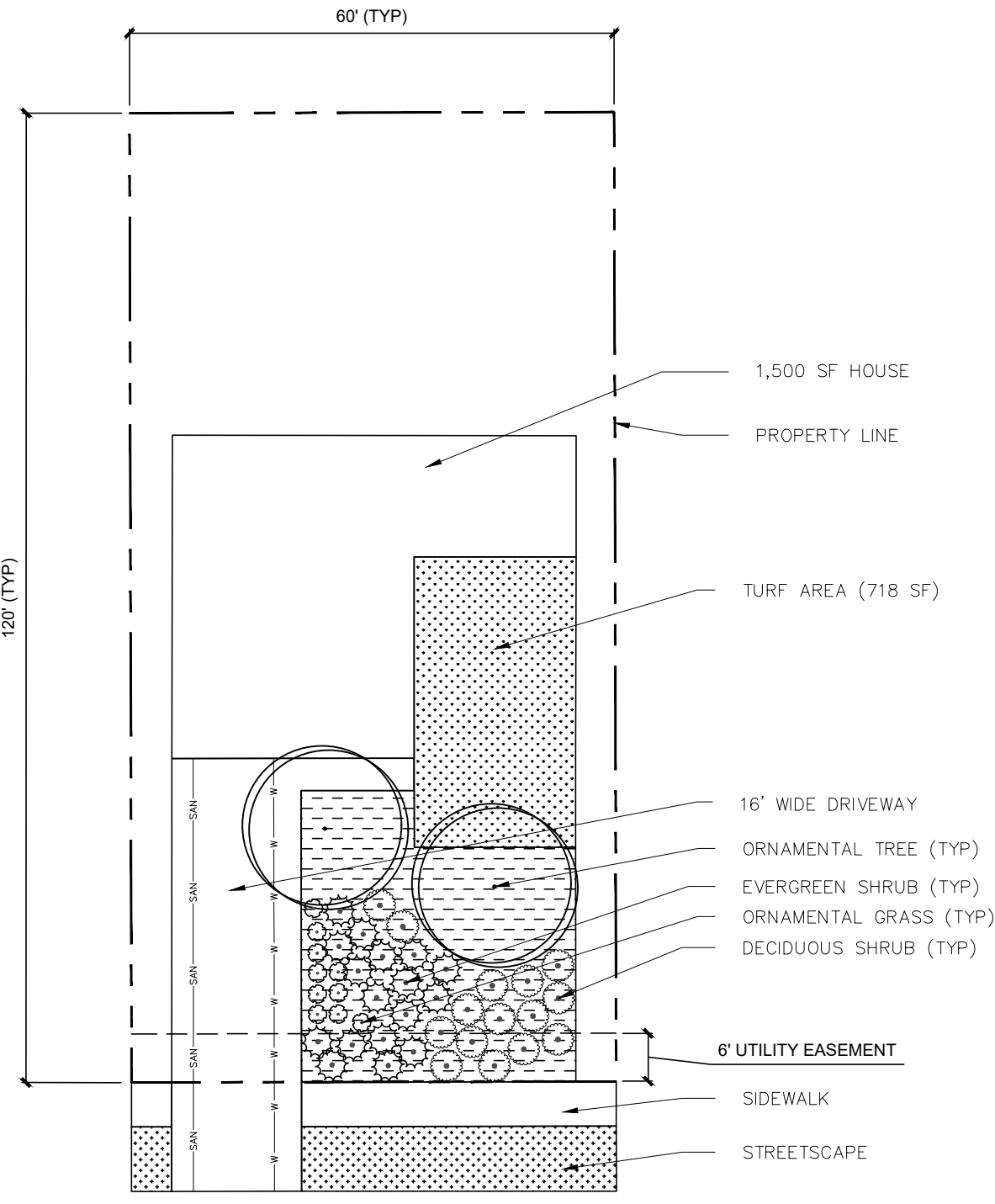
KINGS POINT SOUTH - PA 1-4
RESIDENTIAL FRONT YARD
LANDSCAPE EXHIBIT

Precautionary comment:
No trees are allowed in public utility easement or within 8 ft of a utility.
No shrubs or trees are allowed within pocket utility easements or within 5 ft of meter pit.

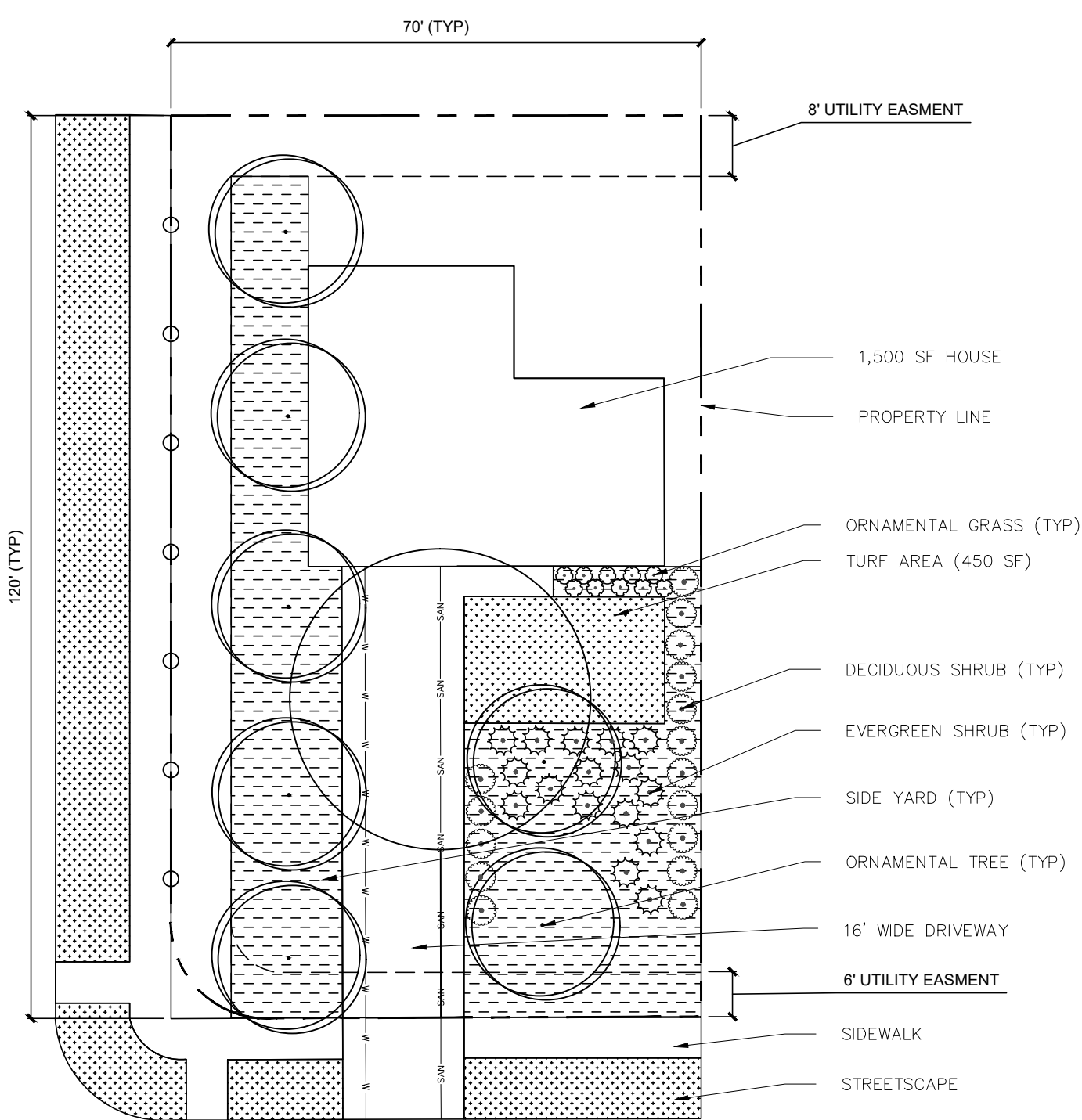
Note added



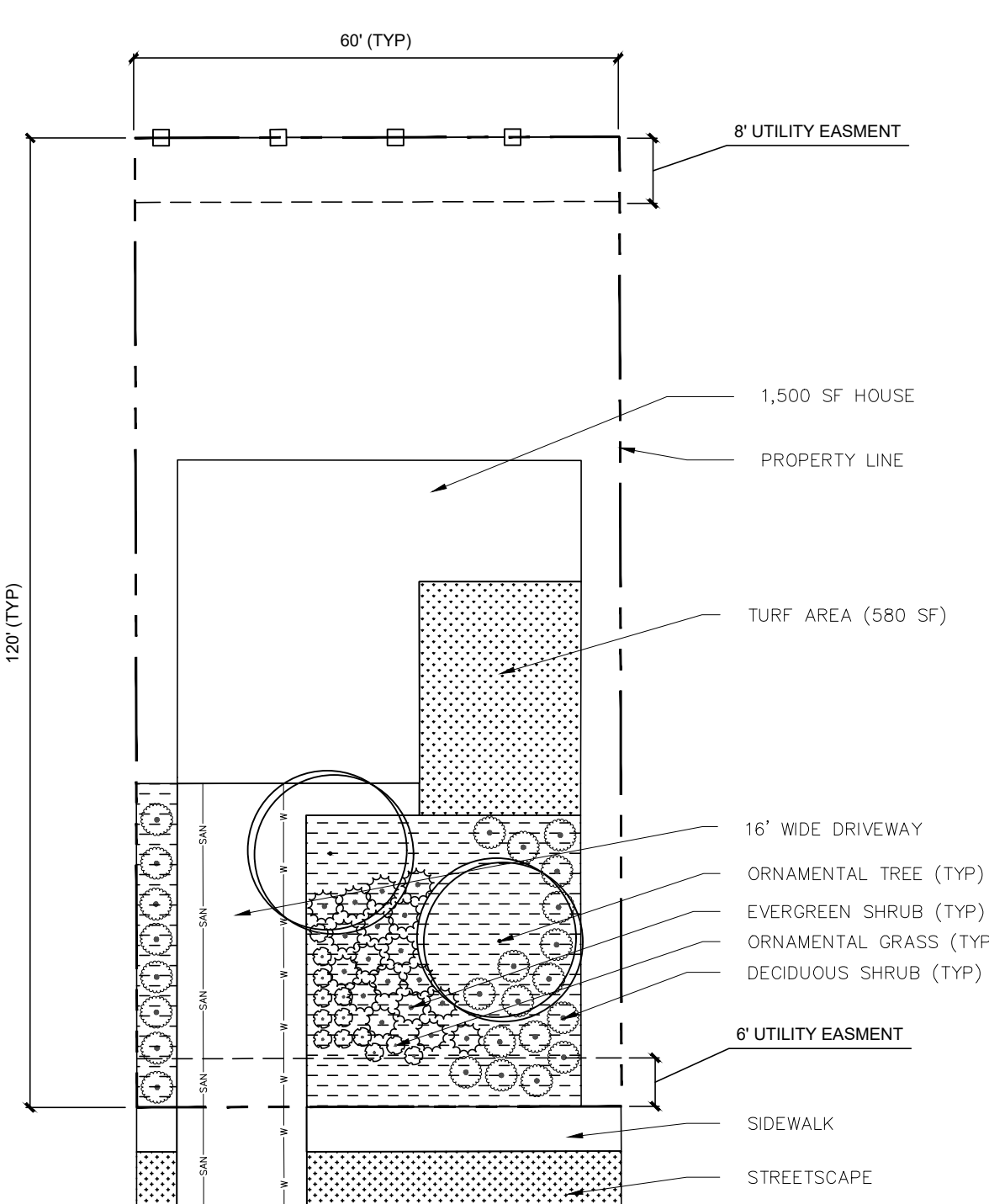
TYPICAL LOT A
1" = 20'



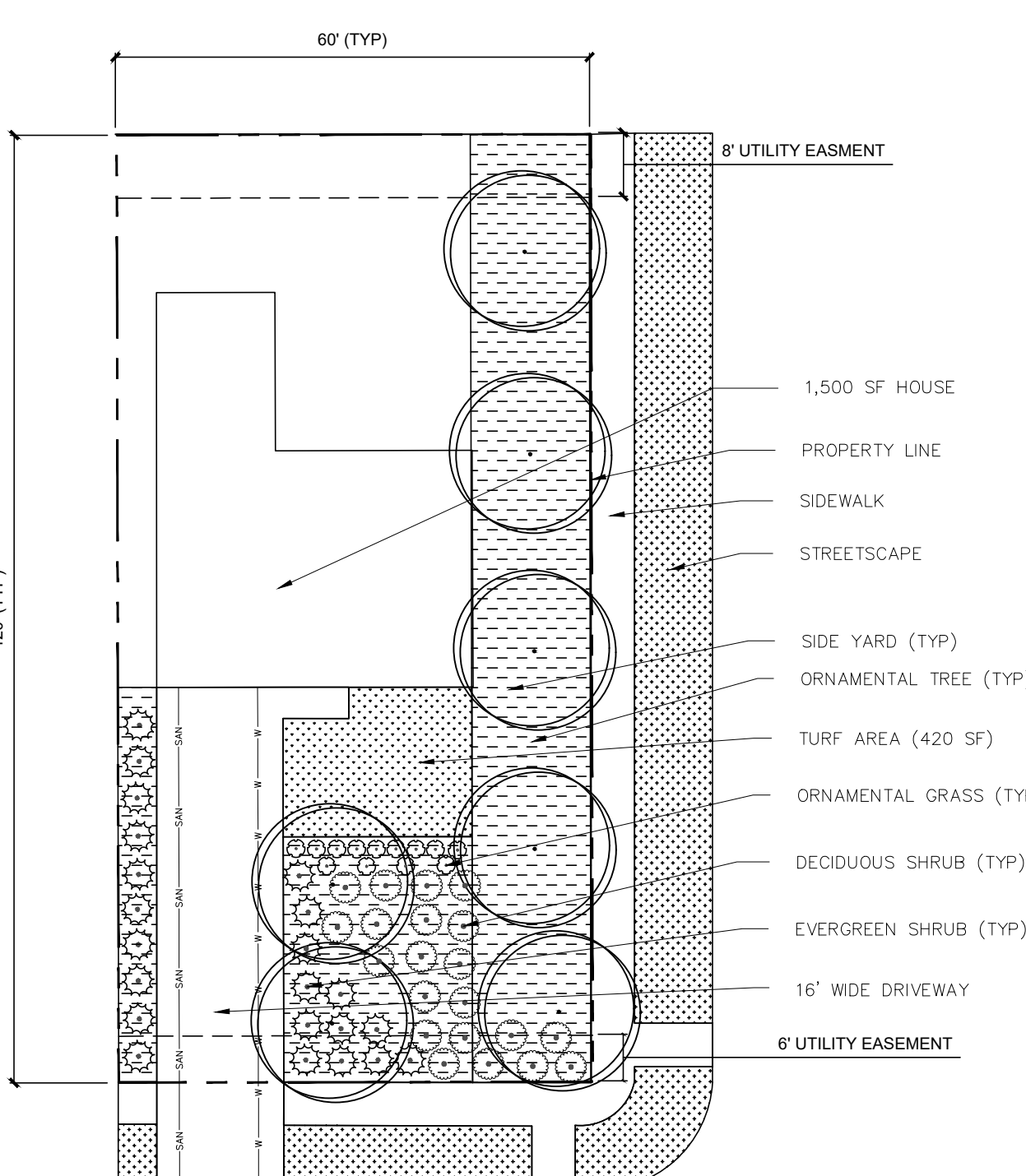
TYPICAL LOT B
1" = 20'



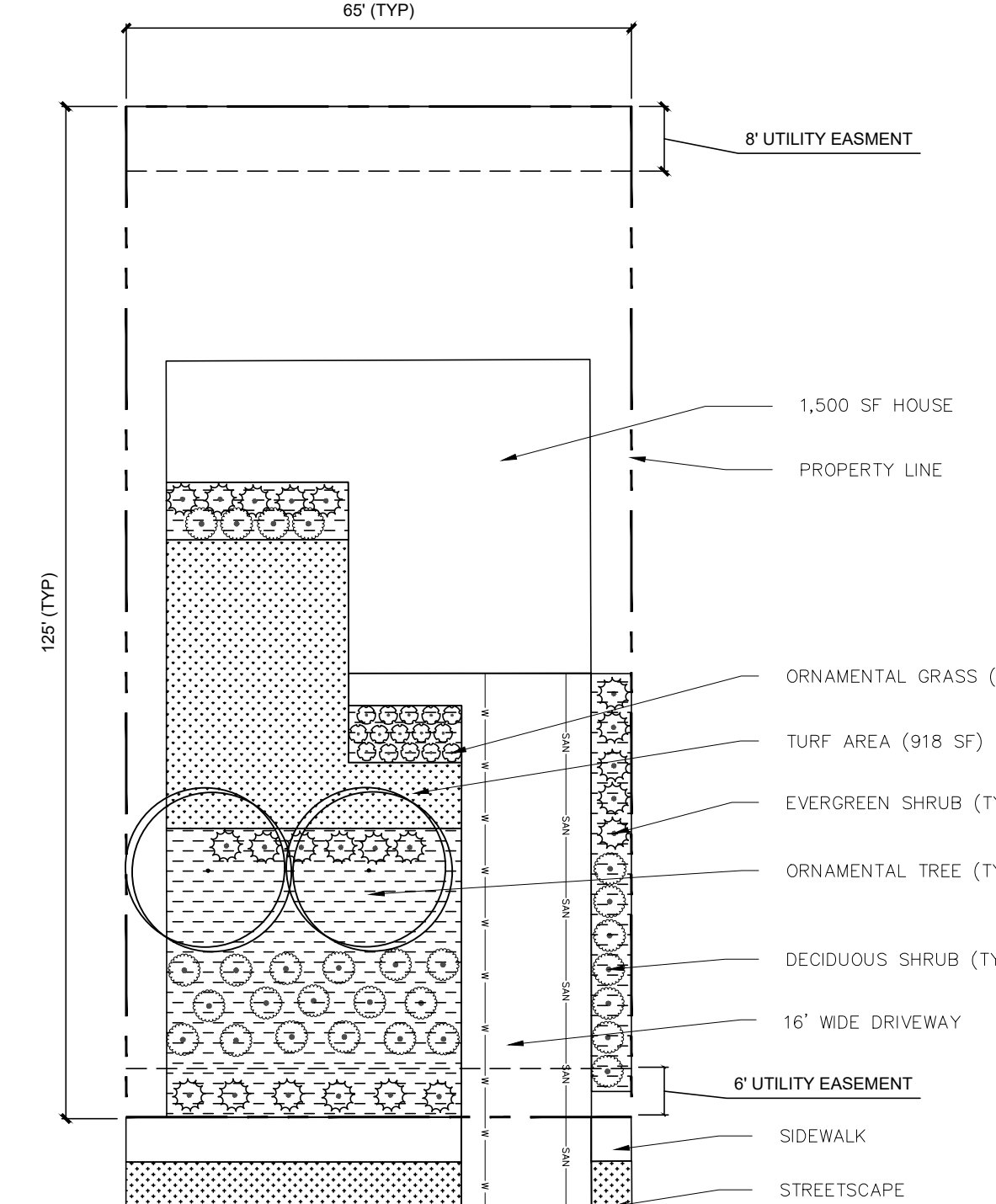
TYPICAL LOT C
1" = 20'



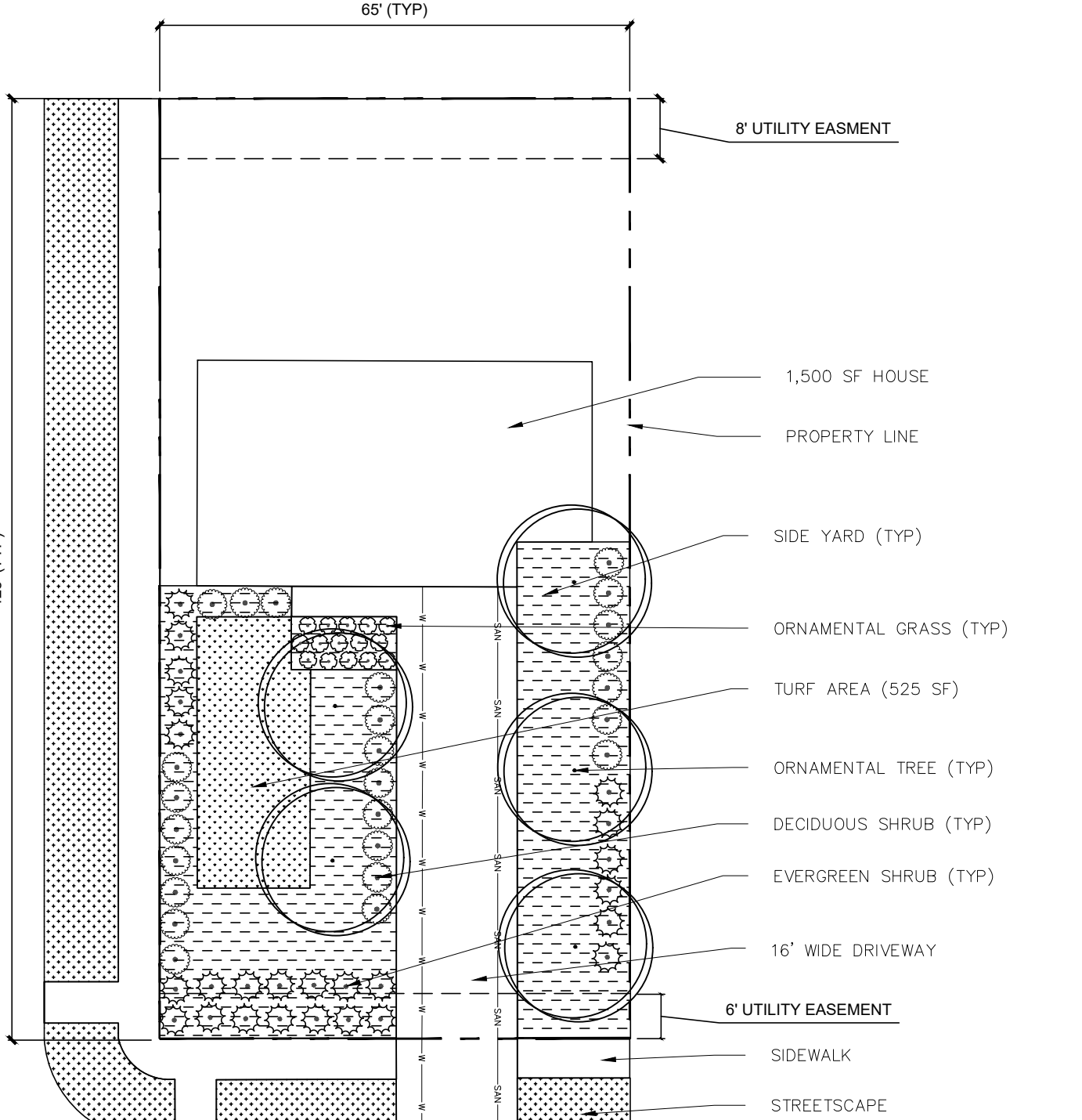
TYPICAL LOT D
1" = 20'



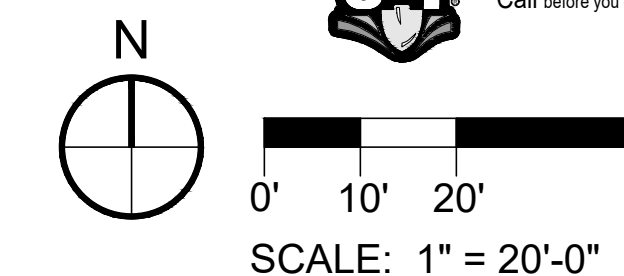
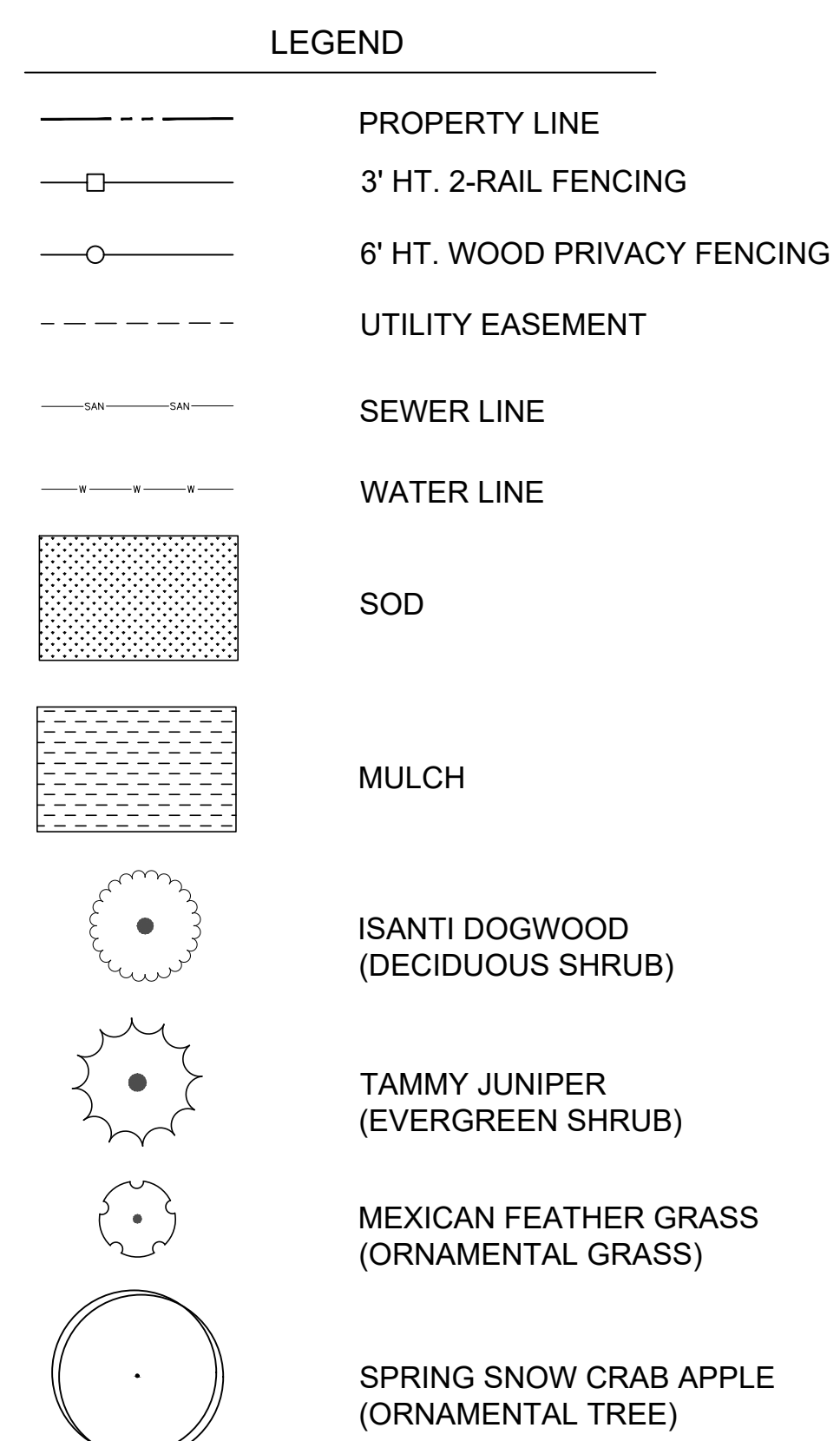
TYPICAL LOT E
1" = 20'



TYPICAL LOT F
1" = 20'



TYPICAL LOT G
1" = 20'



NOT FOR
CONSTRUCTION

REVISIONS	
#	DATE
1	7-20-2022
2	9-21-2022
3	11-08-2022
4	02-01-2023
5	03-17-2023
6	

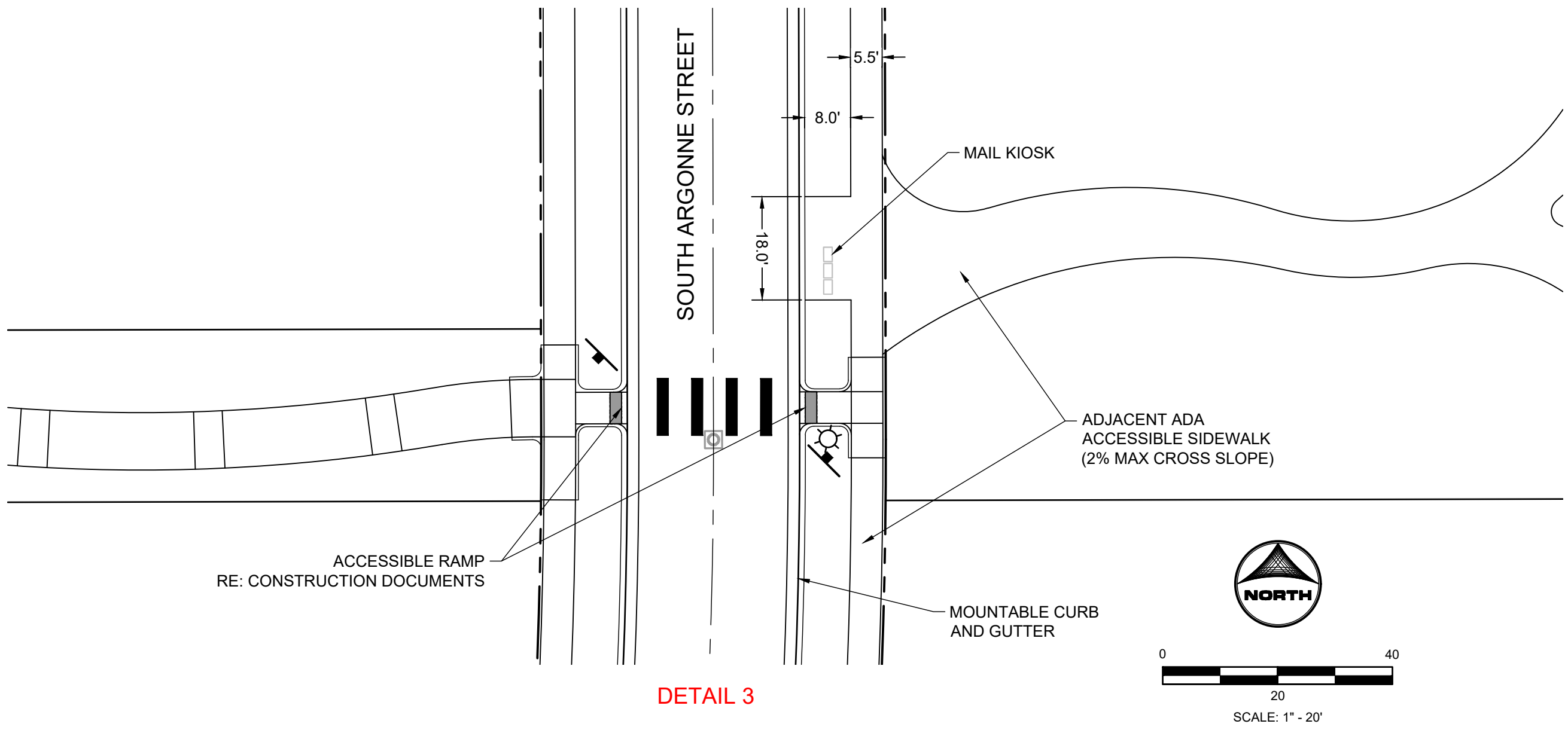
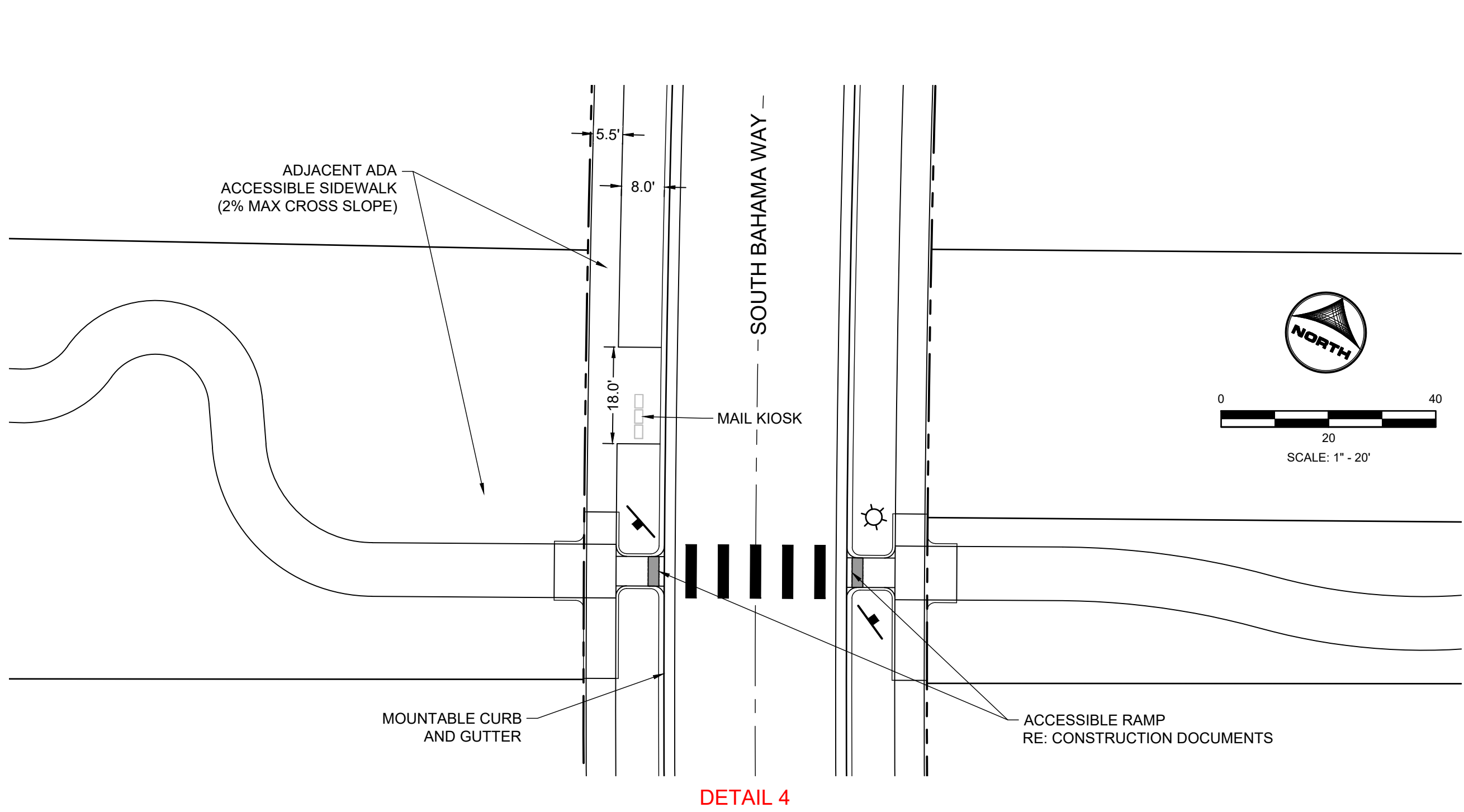
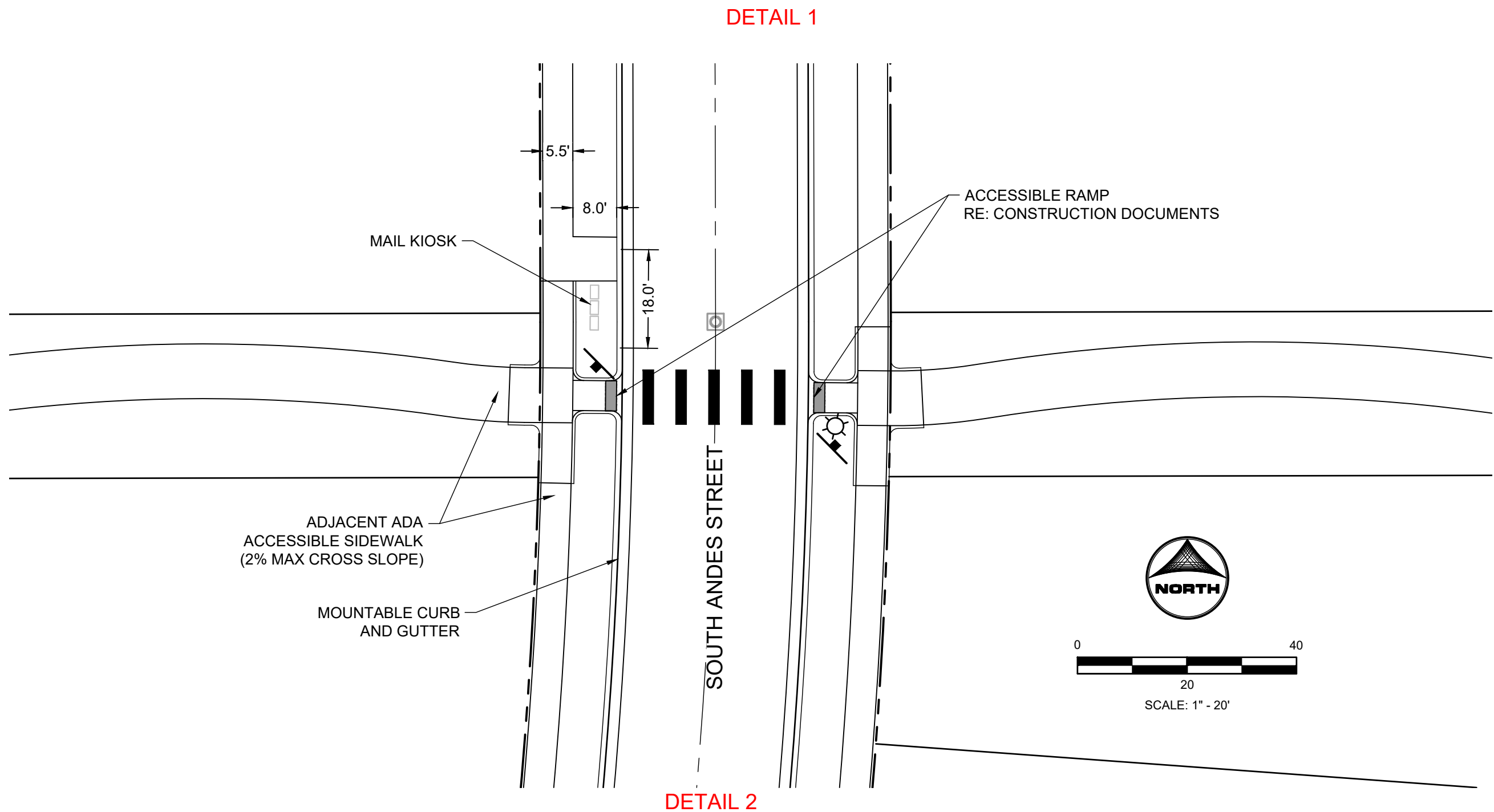
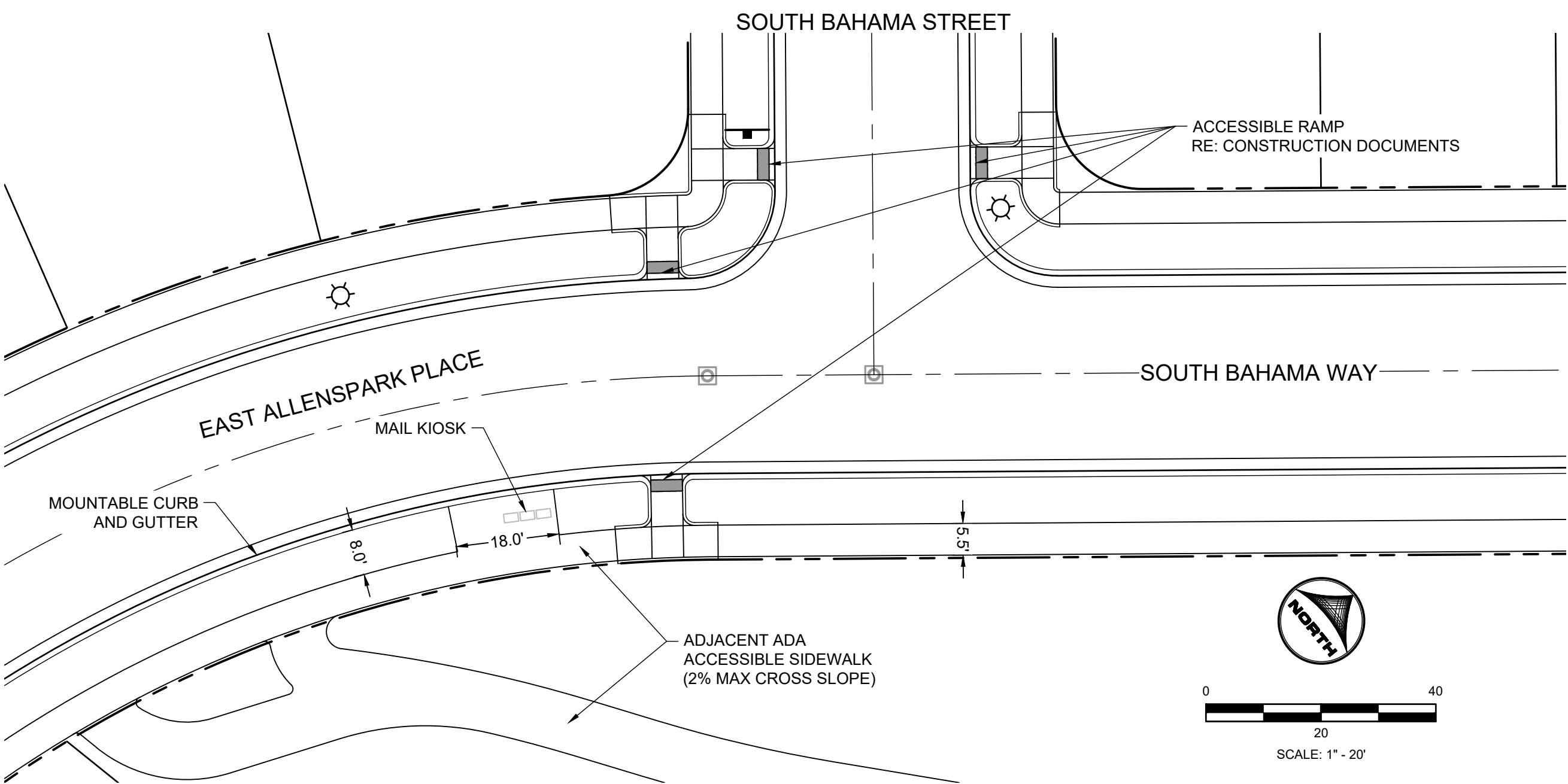
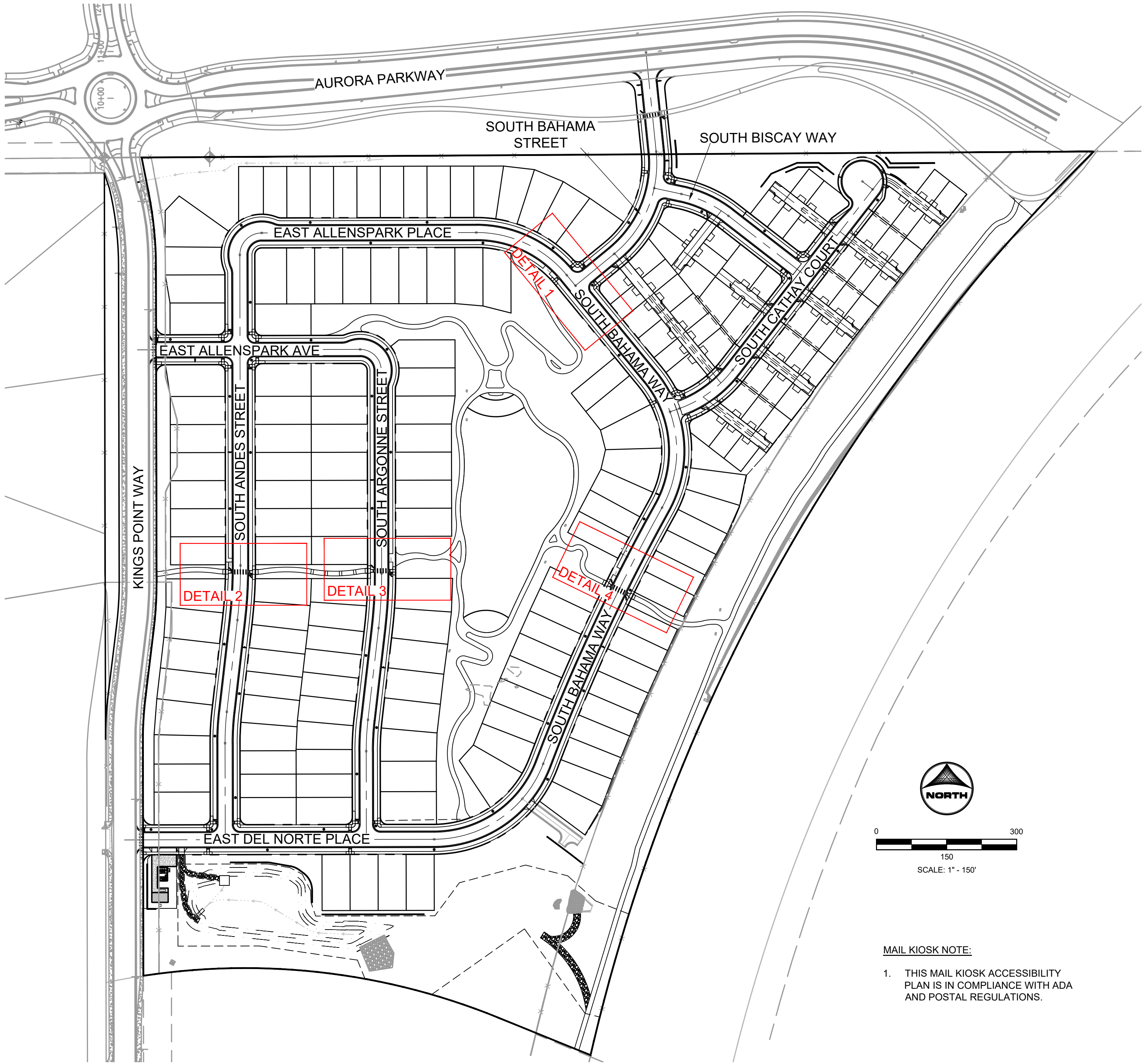
PROJECT: KINGS POINT SOUTH	
DRAWING: FRONT YARD EXHIBIT	
CLIENT: CITY OF AURORA	
DESIGNED BY: TL	HORZ: 1" = 100' - 0"
DRAWN BY: TL	SCALE: VERT: 1" = 100' - 0"
CHECKED BY: JG	DATE: 11-08-2022

PLANNERLANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
10101 S. RIVER STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201 E: JGAMEC@THKASSOC.COM

thk associates, inc.

SHEET NUMBER
L-15
SHEET 34 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4



MAIL KIOSK NOTE:

1. THIS MAIL KIOSK ACCESSIBILITY PLAN IS IN COMPLIANCE WITH ADA AND POSTAL REGULATIONS.

REVISIONS

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH
DRAWING: MAIL KIOSK ACCESSIBILITY PLAN
CLIENT: CITY OF AURORA
DESIGNED BY: AJZ
DRAWN BY: STM
CHECKED BY: AJZ
SCALE: HORIZ: 1"=40'
SCALE: VERT: NOT APPLICABLE
DATE: 03-15-2023

CIVIL ENGINEER: HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
DENVER, COLORADO 80231
P: 720.400.4444
E: AZARA@HGREEN.COM



SHEET NUMBER

MKP1

SHEET 35 OF 35
PROJECT NO. 8677-000

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

noted

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS COUNTY, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 BEARS SOUTH 00°07'05" EAST, A DISTANCE OF 2594.48 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 89°35'38" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 79.92 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°35'38" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 145.54 FEET TO THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE NORTH 89°38'25" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1,891.46 FEET TO THE WESTERLY RIGHT-OF-WAY OF HIGHWAY E-470 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED IN BOOK 1698 AT PAGE 1250 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,969.72 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°42'15" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- 1.SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°55'08", AN ARC LENGTH OF 2,211.49 FEET;
- 2.SOUTH 13°22'37" WEST, A DISTANCE OF 30.49 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 801 AT PAGE 471 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES;

- 1.NORTH 67°52'57" WEST, A DISTANCE OF 213.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,438.00 FEET;
- 2.WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°48'47", AN ARC LENGTH OF 773.34 FEET TO THE EASTERLY RIGHT-OF-WAY OF KINGS POINT WAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2019034590 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

- 1.NORTH 00°07'05" WEST, A DISTANCE OF 503.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 730.00 FEET;
- 2.NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'19", AN ARC LENGTH OF 89.68 FEET;
- 3.NORTH 06°55'14" EAST, A DISTANCE OF 150.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 810.00 FEET;
- 4.NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'16", AN ARC LENGTH OF 99.50 FEET TO THE SOUTHEAST CORNER OF THAT PORTION OF KINGS POINT WAY AS DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NO. 2019034589 IN SAID RECORDS;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID KINGS POINT WAY THE FOLLOWING THREE (3) COURSES;

- 1.NORTH 00°07'05" WEST, A DISTANCE OF 676.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 810.00 FEET;
- 2.NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°03'45", AN ARC LENGTH OF 156.39 FEET;
- 3.NORTH 11°10'50" WEST, A DISTANCE OF 78.31 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 57.110 ACRES, (2,487,699 SQUARE FEET), 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 SOUTH SUBDIVISION FILING NO. 1, 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 O AND P AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

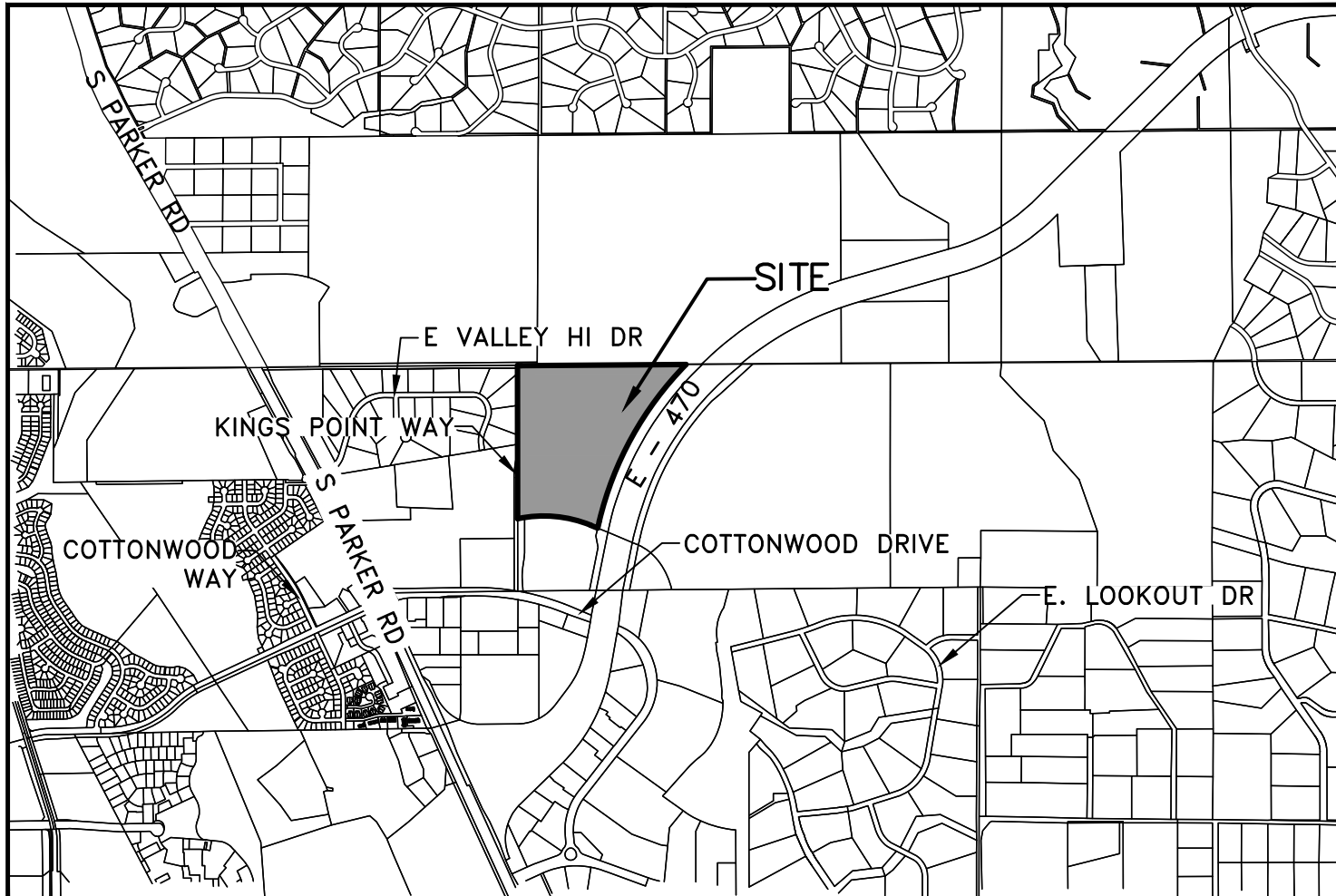
THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

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 146 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;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR 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 RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



Aztec responses in blue
Jim Lynch
2023-08-11

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS O AND P AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS AND TRACTS O AND P ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; 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 WERE IN PLACE AS DESCRIBED ON _____, 20____.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (SEE AES BOARD RULE 1.6.B.2.)

JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 1.6.B.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.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY,

COLORADO ON THIS _____ DAY OF _____,

20____ A.D. AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

Send in the Title Commitment updated within 30 calendar days of the plat recording date

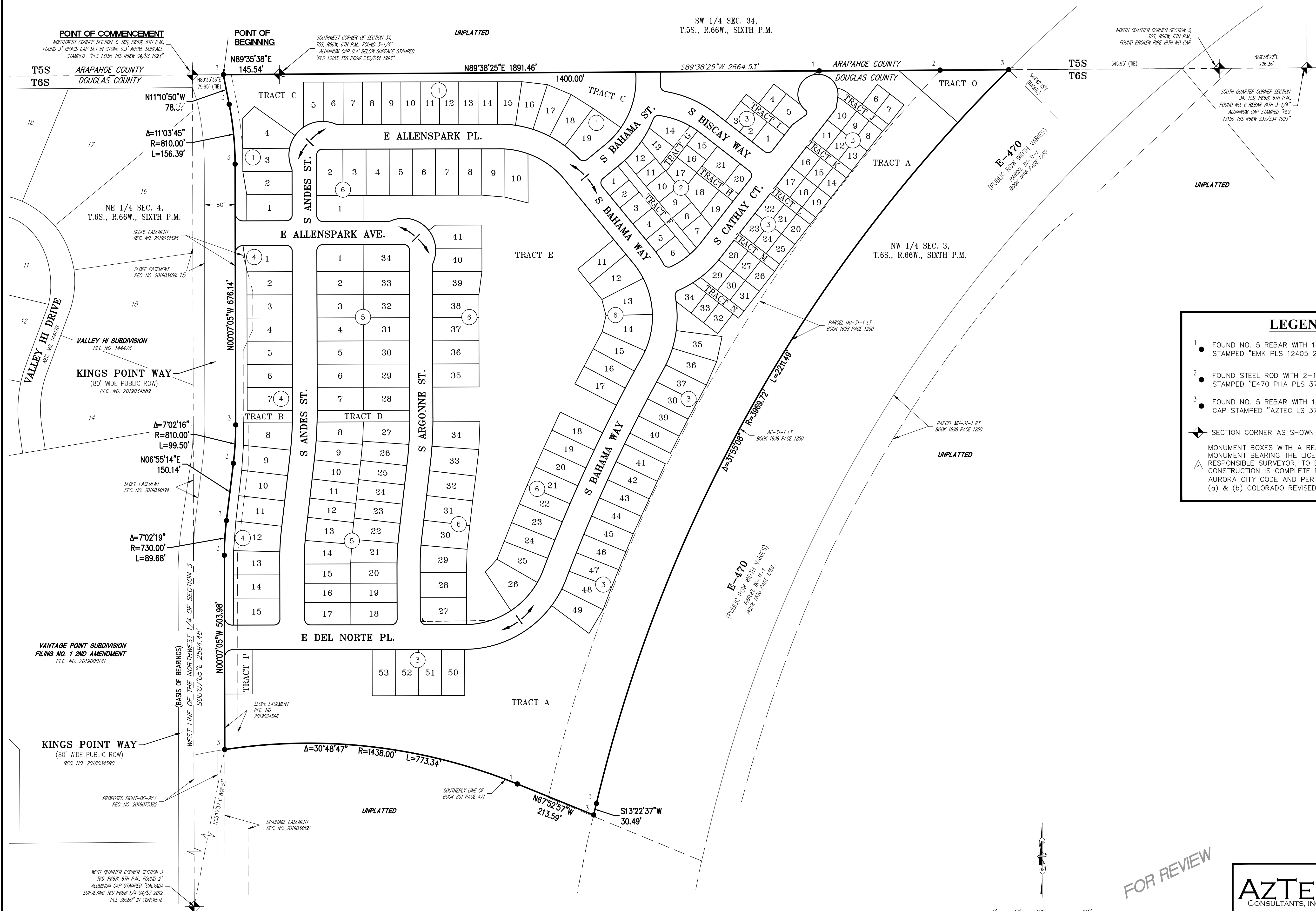
title commitment to be updated closer to recordation

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 - BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°07'05" EAST, A DISTANCE OF 2594.48 FEET.
3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT 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 EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N ARE TO BE PRIVATELY OWNED AND MAINTAINED.
7. TRACTS O AND P ARE GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO THE CITY OF AURORA SPECIFICATIONS.
8. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. ~~ABC70735537 WITH AN EFFECTIVE DATE OF DECEMBER 08, 2021 AT 5:00 P.M.~~ WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITTS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.
10. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS, ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
11. DOCUMENTING NEW AND EXISTING MONUMENTS. IF A MONUMENT IS SET, AS A RESULT OF A LAND SURVEY, THAT REPRESENTS THE SAME CORNER OR CONTROL CORNER OF AN EXISTING MONUMENT, THE PROFESSIONAL LAND SURVEYOR SETTING THE NEW MONUMENT SHALL, ON THE RESULTING LAND SURVEY PLAT, MAKE NOTE OF THE REASON THE PROFESSIONAL LAND SURVEYOR DID NOT ACCEPT THE EXISTING MONUMENT. (SEE AES RULE 1.6.E.4.A.)

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

1

FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "EMK PLS 12405 2FT WC"

2

FOUND STEEL ROD WITH 2-1/2" ALUMINUM CAP STAMPED "E470 FHA PLS 37948"

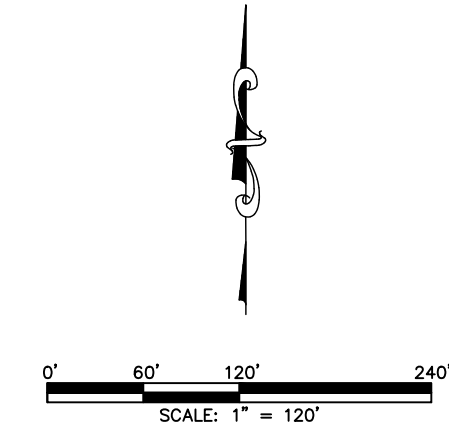
3

FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"

SECTION CORNER AS SHOWN HEREON

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

FOR REVIEW



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:

2022-09-20

SCALE:

1" = 120'

SHEET 2 OF 9

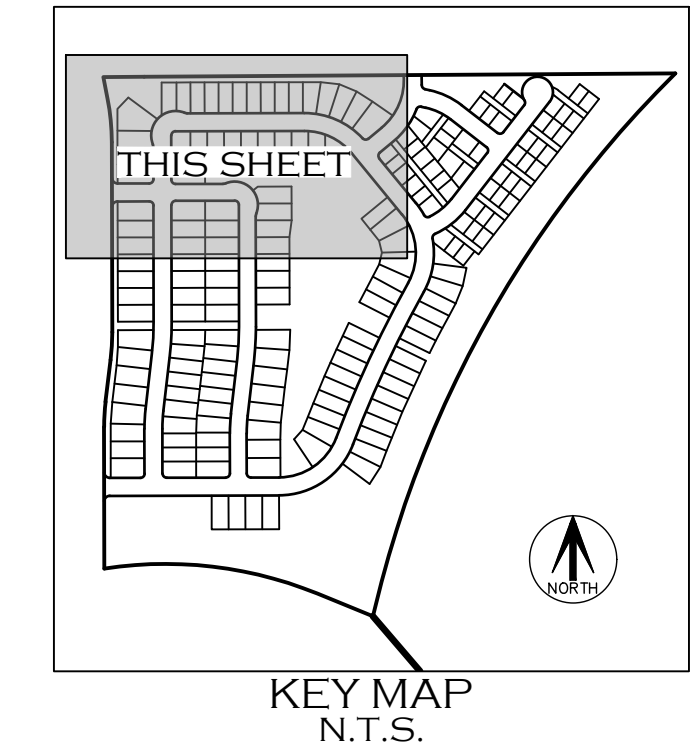
AzTec Proj. No.: 135922-01

Drawn By: RBA

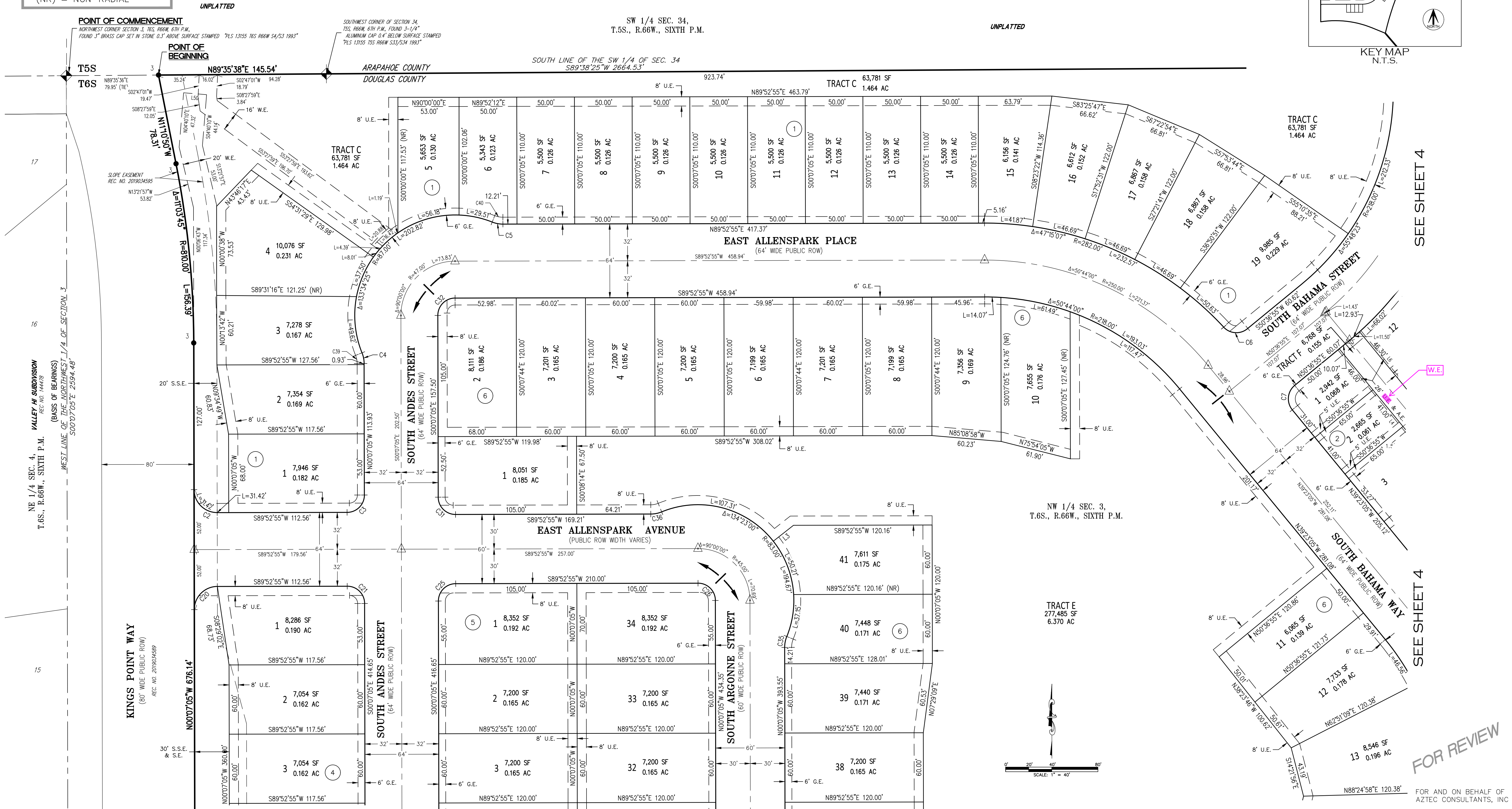
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND	
U.E. =	UTILITY EASEMENT
D.E. =	DRAINAGE EASEMENT
A.E. =	ACCESS EASEMENT
G.E. =	GAS EASEMENT
W.E. =	WATER EASEMENT
S.S.E. =	SANITARY SEWER EASEMENT
S.E. =	STORM EASEMENT
(NR) =	NON-RADIAL



SEE SHEET 4

SEE SHEET 4

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	2022-09-20
	SCALE:	1" = 40'
	SHEET 3 OF 9	

AzTec Proj. No.: 135922-01

Drawn By: RBA

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 9
FOR LINE AND
CURVE TABLES

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

TH LINE OF THE SW 1/4 OF SEC. 34
S89°38'25"W 2664.53'

N89°38'25"E 1891.46' ARAPAHOE COUNTY
WATER EASEMENT 206.02' DOUGLAS COUNTY

KEY MAP
N.T.S.

THIS SHEET

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
G.E. = GAS EASEMENT
W.E. = WATER EASEMENT
S.S.E. = SANITARY SEWER
EASEMENT
S.E. = STORM EASEMENT
(NR) = NON-RADIAL

Does this R.O.W. need to be shown?

UNPLATTED

SEE SHEET 3

SEE SHEET 3

SEE SHEET 6

SEE SHEET 6

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 9
FOR LINE AND
CURVE TABLES

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:-	2022-09-20
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SCALE: 1" = 40'

SHEET 4 OF 9

AzTec Proj. No.: 135922-01

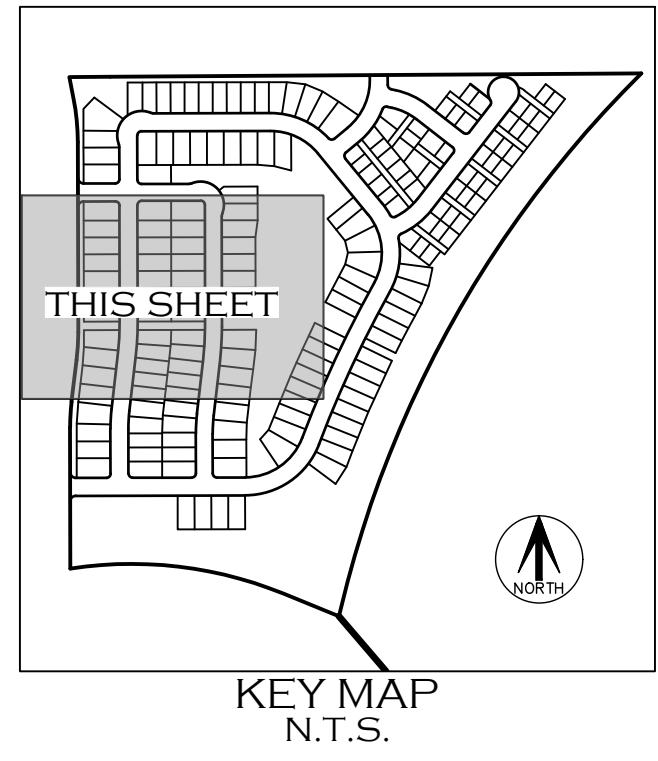
Drawn By: RBA

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

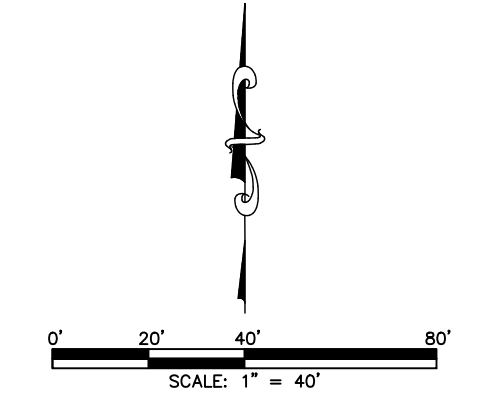
A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- A.E. = ACCESS EASEMENT
- G.E. = GAS EASEMENT
- W.E. = WATER EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- S.E. = STORM EASEMENT
- (NR) = NON-RADIAL



TRACT E
277,485 SF
6.370 AC



NW 1/4 SEC. 3,
T.6S., R.66W., SIXTH P.M.

SEE SHEET 6

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION: 2022-09-20

SCALE: 1" = 40'

SHEET 5 OF 9

AzTec Proj. No.: 135922-01

Drawn By: RBA

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 9
FOR LINE AND
CURVE TABLES

SEE SHEET 3

SEE SHEET 3

SEE SHEET 7

SEE SHEET 7

KINGS POINT WAY
(80' WIDE PUBLIC ROW)
REC. NO. 201904499

TRACT B
29,112 SF
0.668 AC

SOUTH ANDES STREET
(64' WIDE PUBLIC ROW)

SOUTH ARGONNE STREET
(60' WIDE PUBLIC ROW)

KINGS POINT WAY
(80' WIDE PUBLIC ROW)
REC. NO. 201904499

NE 1/4 SEC. 4,
T.6S., R.66W., SIXTH P.M.

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

(BASIS OF BEARINGS)
WEST LINE OF THE NORTHWEST
1/4 OF SECTION 3
S00°07'05"E 2594.48'

SLOPE EASEMENT
REC. NO. 201904593

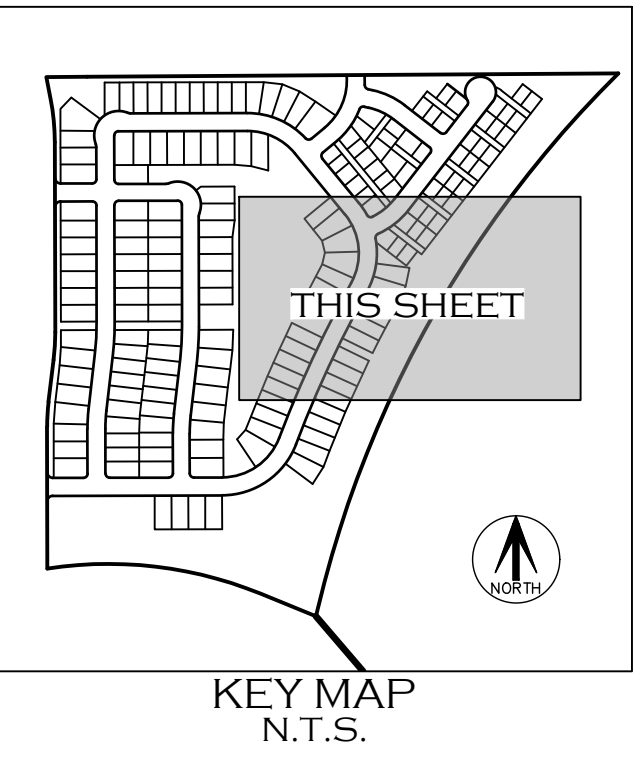
TRACT B
29,112 SF
0.668 AC

TRACT D
7,203 SF
0.165 AC

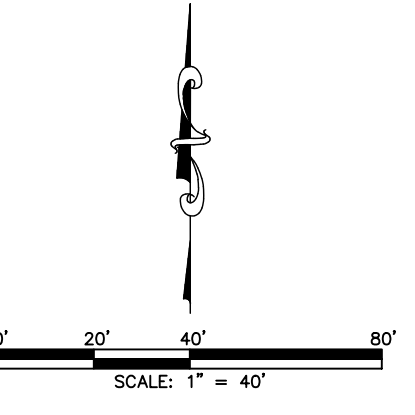
TRACT E
277,485 SF
6.370 AC

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



NW 1/4 SEC. 3,
T.6S., R.66W., SIXTH P.M.



LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- A.E. = ACCESS EASEMENT
- G.E. = GAS EASEMENT
- W.E. = WATER EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- S.E. = STORM EASEMENT
- (NR) = NON-RADIAL

FOR REVIEW

FOR AND ON BEHALF OF
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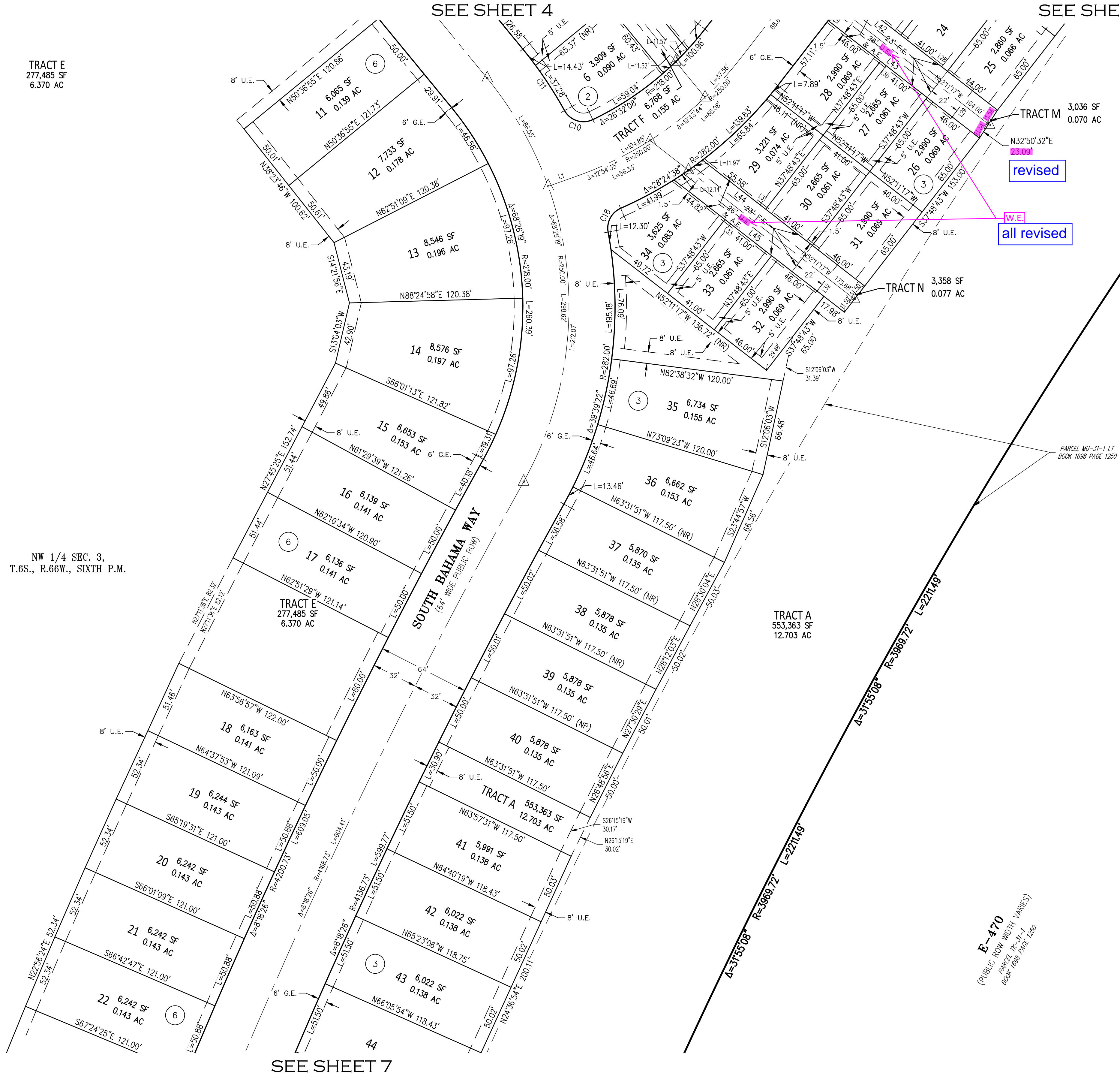
SHEET 6 OF 9

AzTec Proj. No: 135922-01

Drawn By: RBA

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 9
FOR LINE AND
CURVE TABLES



SEE SHEET 5

SEE SHEET 5

TRACT E
277,485 SF
6.370 AC

NW 1/4 SEC. 3,
T.6S., R.66W., SIXTH P.M.

TRACT E
277,485 SF
6.370 AC

SEE SHEET 7

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
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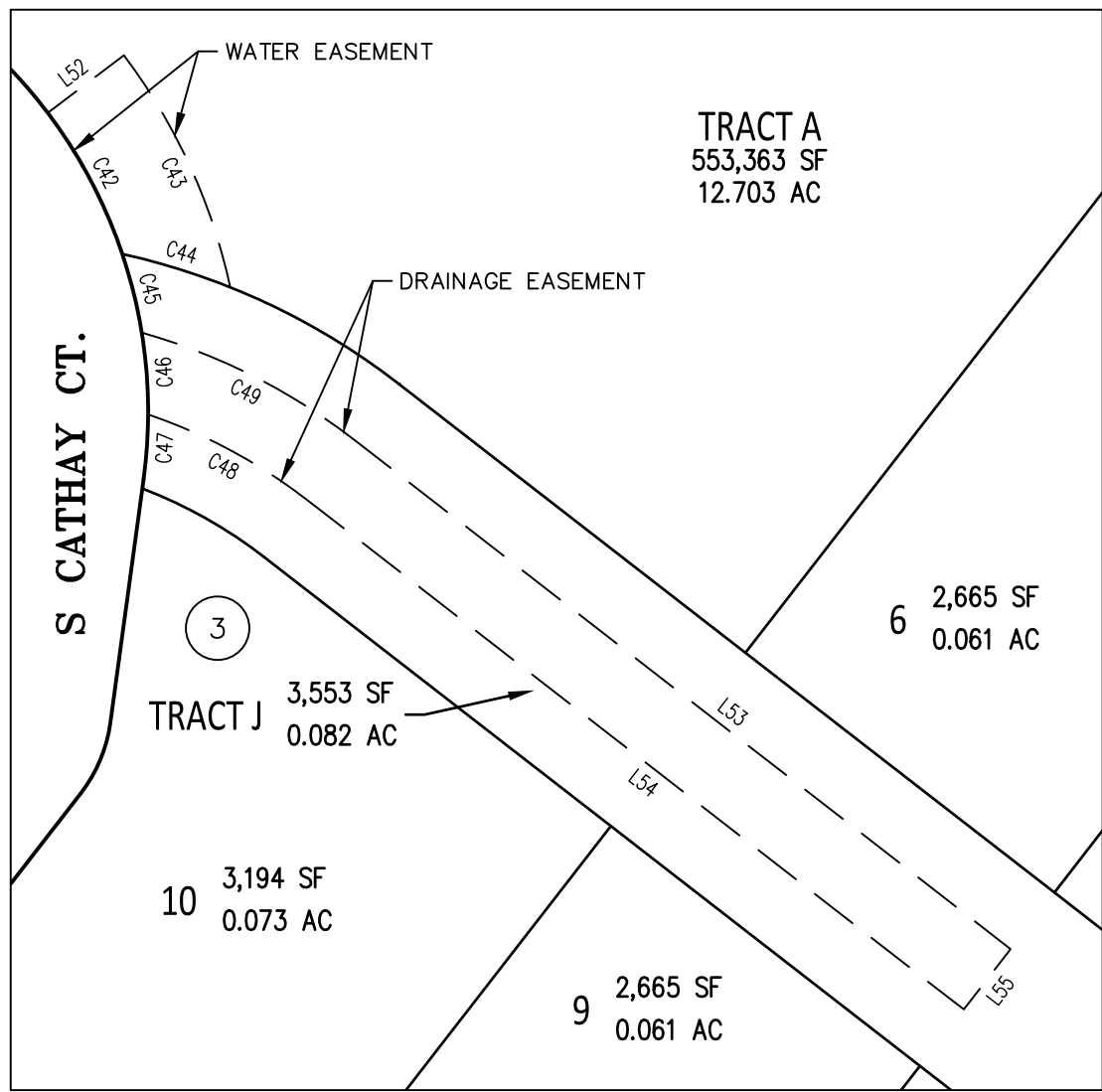
AzTec Proj. No. 135922-01

Drawn By: RBA

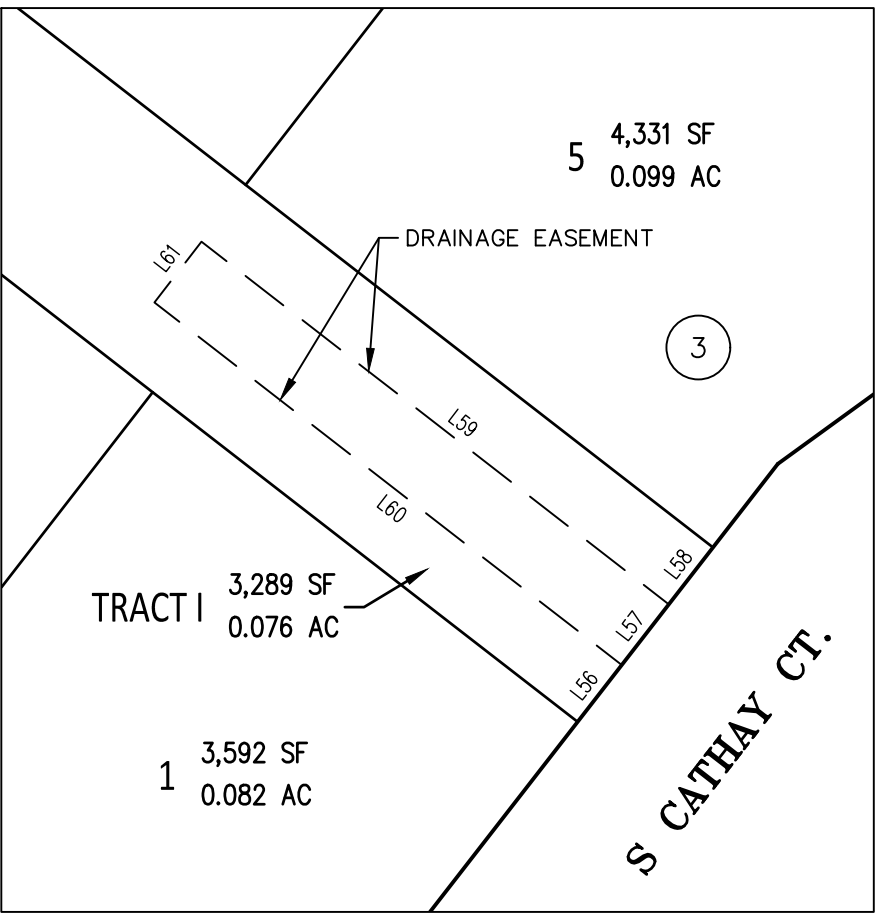
DATE OF PREPARATION:	2022-09-20
SCALE:	1" = 40'
SHEET 7 OF 9	

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

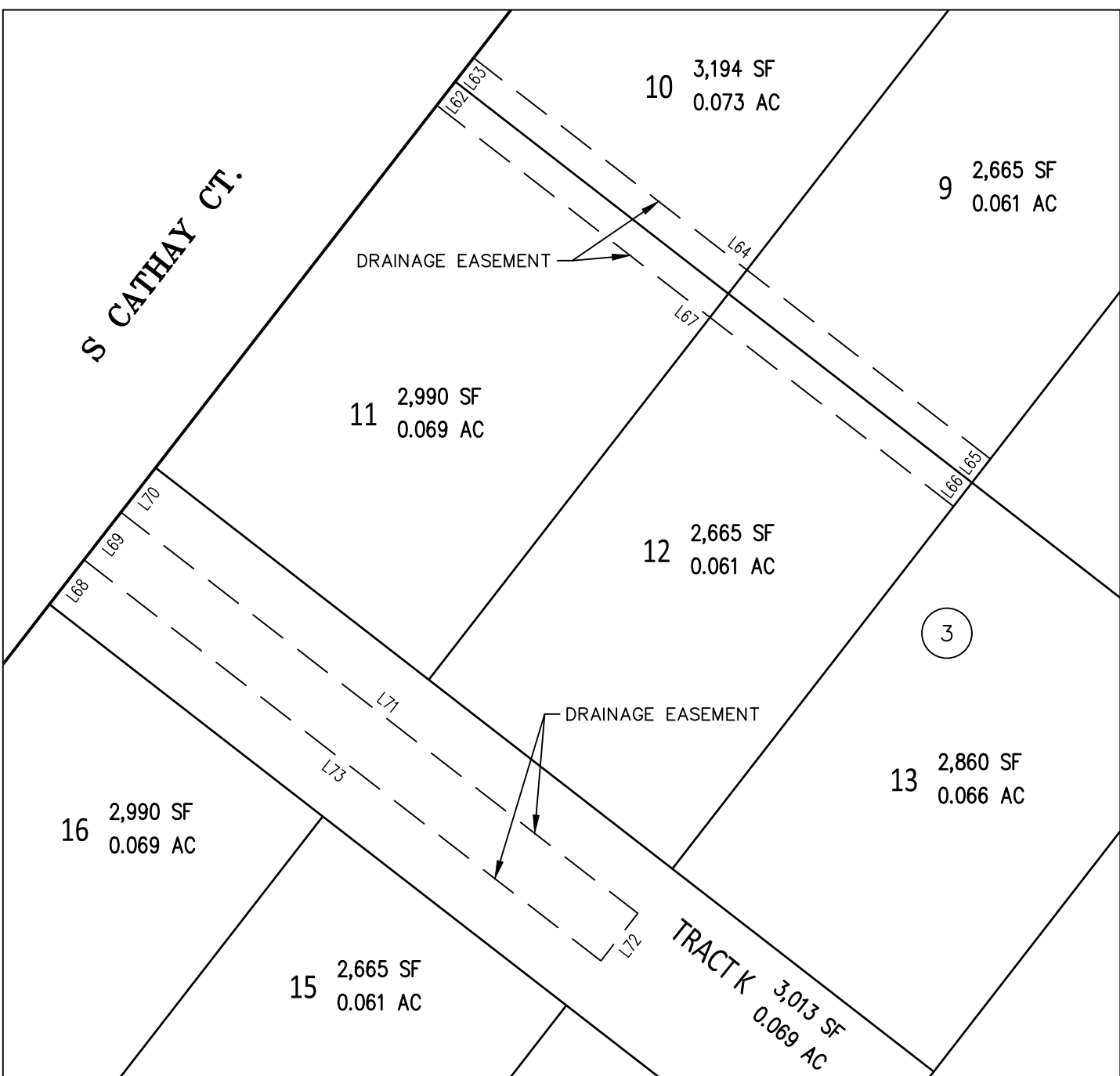
A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



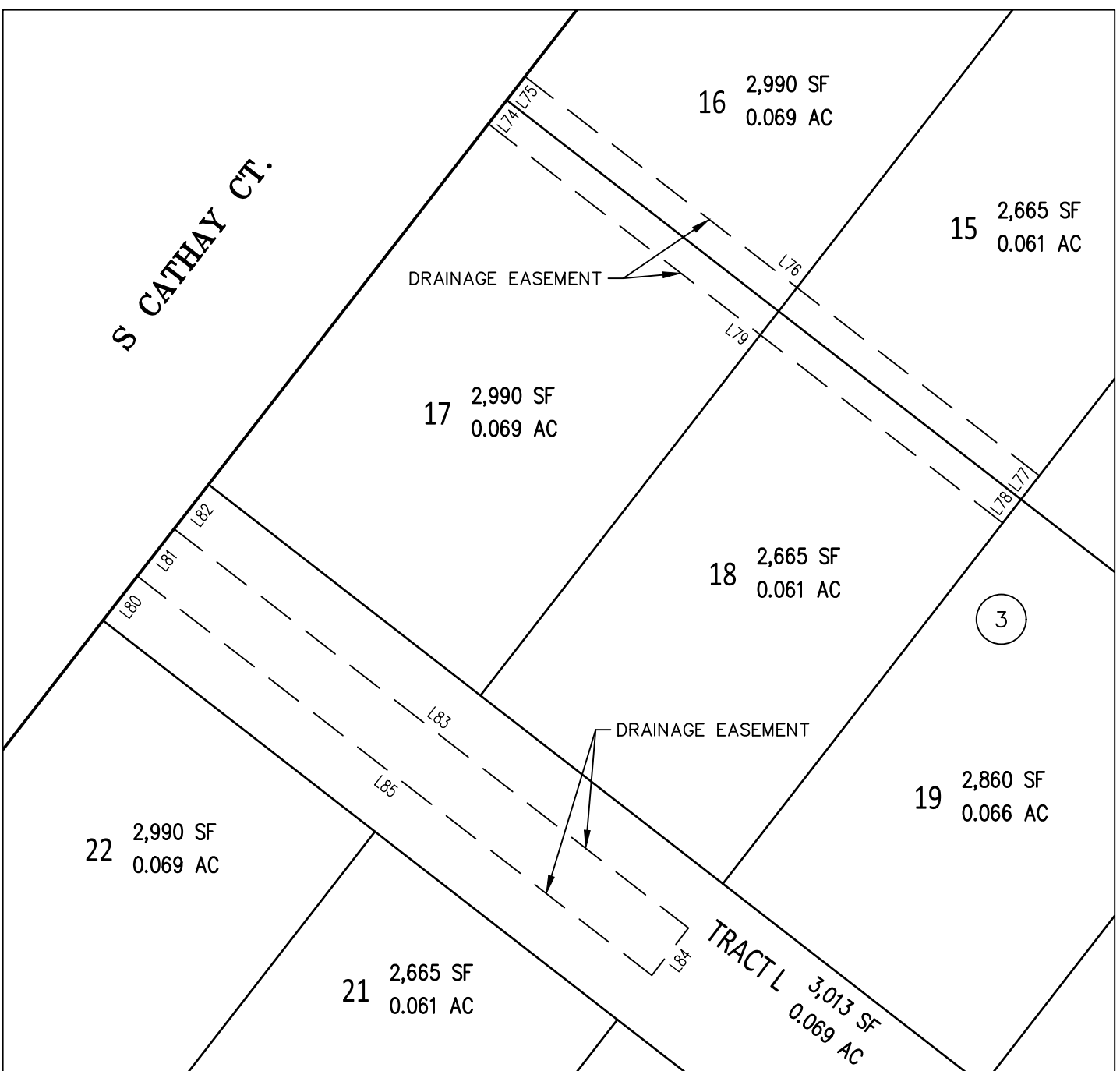
DETAIL A
SCALE: 1" = 20'



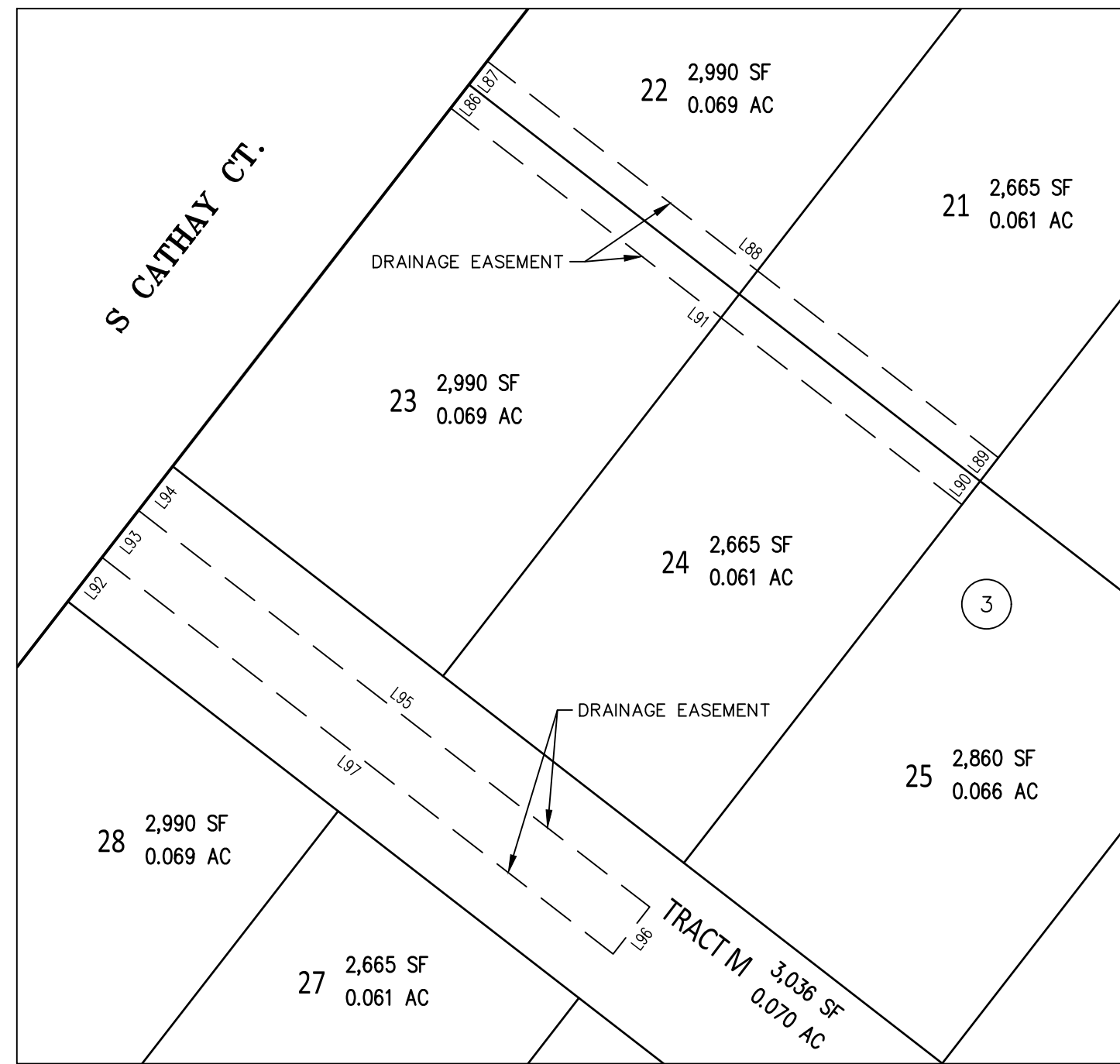
DETAIL B
SCALE: 1" = 20'



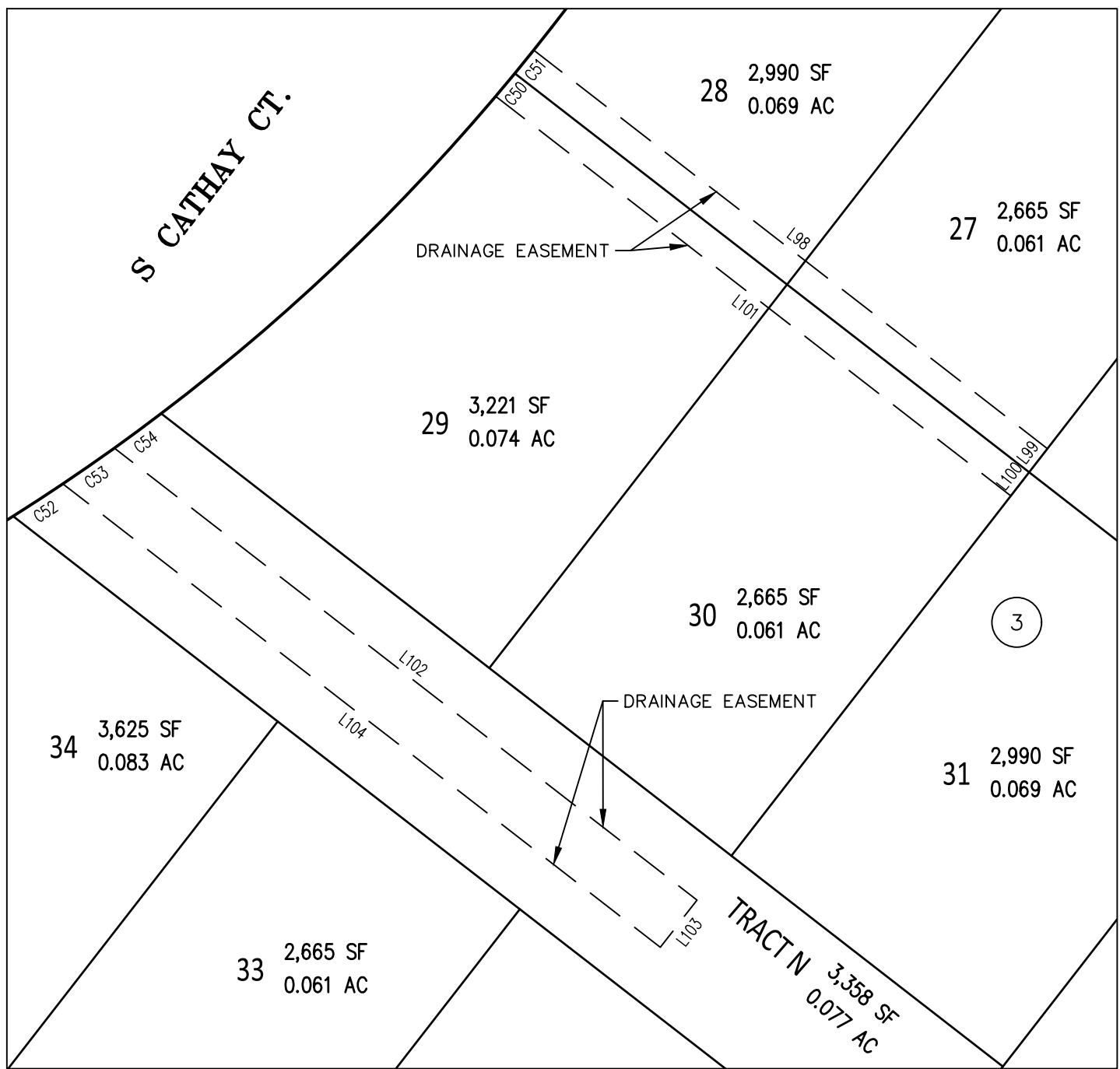
DETAIL C
SCALE: 1" = 20'



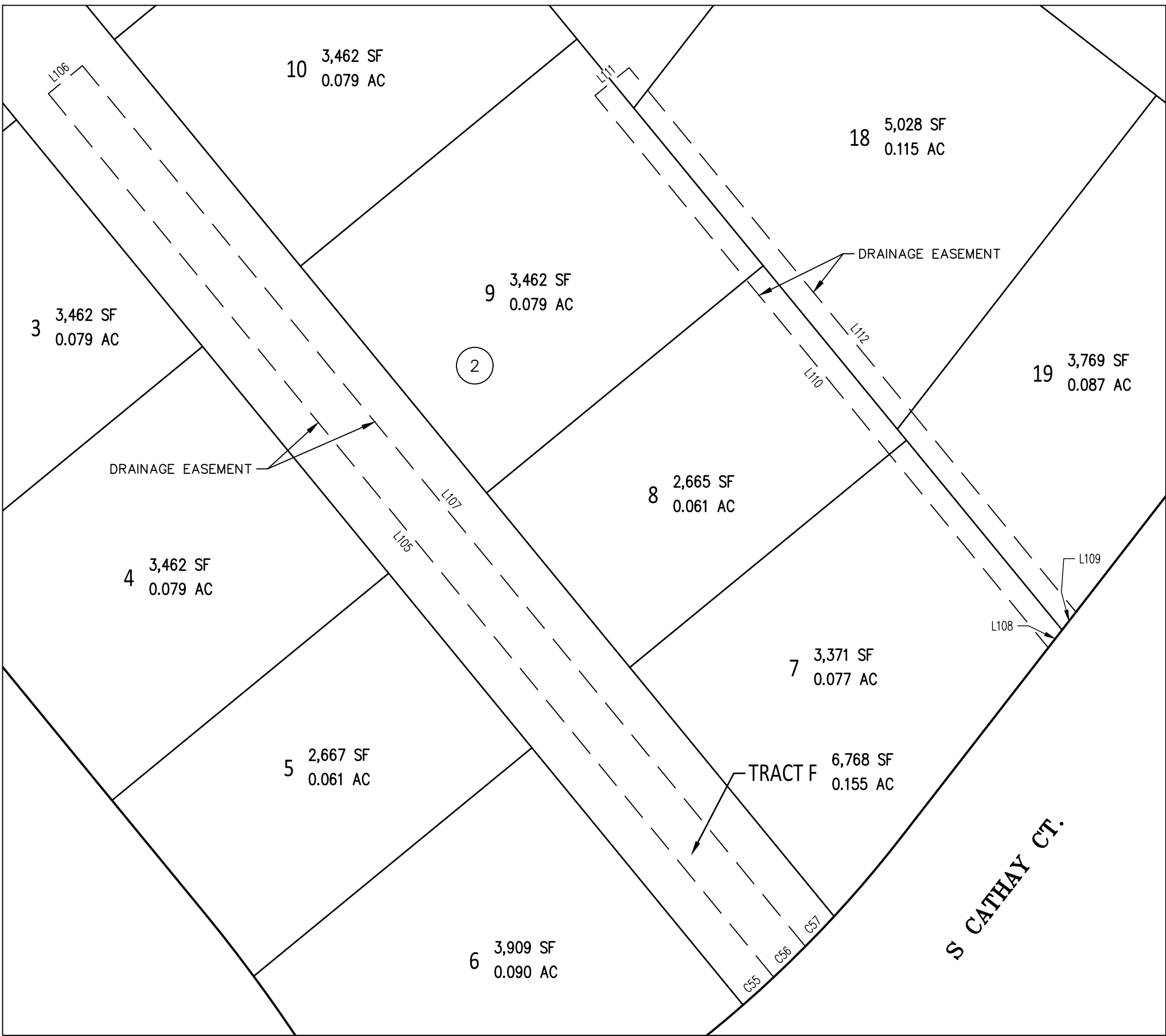
DETAIL D
SCALE: 1" = 20'



DETAIL E
SCALE: 1" = 20'

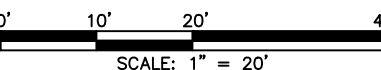


DETAIL F
SCALE: 1" = 20'



DETAIL G
SCALE: 1" = 20'

SEE SHEET 9
FOR LINE AND
CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF
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AzTec Proj. No: 135922-01

Drawn By: RBA

DATE OF PREPARATION: 2022-09-20

SCALE: 1" = 20'

SHEET 8 OF 9

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°21'14"	61.50'	33.65'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	15.00'	23.56'
C4	21°47'12"	25.00'	9.51'
C5	21°47'12"	25.00'	9.51'
C6	86°31'06"	15.00'	22.65'
C7	90°00'00"	15.00'	23.56'
C8	80°53'41"	15.00'	21.18'
C9	90°00'00"	15.00'	23.56'
C10	86°46'23"	15.00'	22.72'
C11	10°30'19"	282.00'	51.70'
C12	7°07'17"	282.00'	35.05'
C13	80°53'41"	15.00'	21.18'
C14	90°00'00"	15.00'	23.56'
C15	106°19'27"	8.00'	14.85'
C16	25°19'20"	73.00'	32.26'
C17	16°50'51"	50.00'	14.70'
C18	76°49'28"	15.00'	20.11'
C19	90°00'00"	20.00'	31.42'
C20	90°00'00"	20.00'	31.42'
C21	90°00'00"	15.00'	23.56'
C22	6°42'24"	607.00'	71.05'
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	20.00'	31.42'
C25	90°00'00"	15.00'	23.56'
C26	90°00'00"	15.00'	23.56'
C27	6°42'24"	605.00'	70.82'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C30	6°42'24"	543.00'	63.56'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	6°42'24"	545.00'	63.79'
C35	22°11'30"	25.00'	9.68'
C36	22°11'30"	25.00'	9.68'
C37	16°26'15"	48.50'	13.91'
C38	25°59'25"	74.50'	33.79'
C39	21°47'12"	19.00'	7.22'
C40	21°47'12"	19.00'	7.22'
C41	30°03'18"	15.50'	8.13'
C42	18°30'31"	52.00'	16.80'
C43	24°54'44"	62.00'	26.96'
C44	9°18'17"	73.00'	11.85'
C45	9°22'11"	52.00'	8.50'
C46	9°29'08"	52.07'	8.62'
C47	7°19'44"	53.04'	6.78'
C48	19°02'40"	57.50'	19.11'
C49	22°01'01"	65.50'	25.17'
C50	0°48'48"	282.00'	4.00'
C51	0°59'01"	233.07'	4.00'
C52	1°36'45"	282.00'	7.94'
C53	1°42'13"	282.00'	8.38'
C54	1°35'01"	282.00'	7.79'
C55	1°58'25"	218.00'	7.51'
C56	2°06'37"	218.00'	8.03'
C57	1°59'08"	218.00'	7.55'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°27'02"W	21.49'
L2	N77°51'58"W	16.29'
L3	S51°45'57"W	22.30'
L4	N39°23'05"W	109.00'
L5	S50°36'55"W	26.00'
L6	S39°23'05"E	109.00'
L7	N39°23'05"W	123.46'
L8	N50°36'55"E	26.00'
L9	S39°23'05"E	121.35'
L10	N37°48'43"E	106.72'
L11	N52°11'17"W	26.00'
L12	S37°48'43"W	109.00'
L13	N52°11'17"W	73.00'
L14	N37°48'43"E	26.00'
L15	S52°11'17"E	73.00'
L16	N52°11'17"W	124.60'
L17	N37°48'43"E	26.00'
L18	S52°11'17"E	124.60'
L19	N52°11'17"W	109.00'
L20	N37°48'43"E	26.00'
L21	N52°11'17"W	109.00'
L22	S52°11'17"E	109.00'
L23	S37°48'43"W	26.00'
L24	N52°11'17"W	109.00'
L25	S52°11'17"E	109.00'
L26	S37°48'43"W	26.00'
L27	N52°11'17"W	109.00'
L28	S52°11'17"E	109.00'
L29	S37°48'43"W	26.00'
L30	N52°11'17"W	109.00'
L31	S52°11'17"E	118.19'
L32	S37°48'43"W	26.00'
L33	N52°11'17"W	126.17'
L34	N52°11'17"W	143.00'
L35	N52°11'17"W	143.00'
L36	N52°11'17"W	131.00'
L37	N52°11'17"W	133.00'
L38	N52°11'17"W	131.00'

LINE TABLE		
LINE	BEARING	LENGTH
L39	N52°11'17"W	131.00'
L40	N52°11'17"W	131.00'
L41	N52°11'17"W	131.00'
L42	N52°11'17"W	131.00'
L43	N52°11'17"W	133.00'
L44	N52°11'17"W	142.58'
L45	N52°11'17"W	149.80'
L46	N37°48'43"E	133.10'
L47	N37°48'43"E	125.86'
L48	S39°23'05"E	293.32'
L49	S39°23'05"E	294.96'
L50	S85°19'50"E	20.00'
L51	N07°45'25"E	25.77'
L52	N52°54'20"E	10.00'
L53	S52°11'17"E	87.00'
L54	N52°11'17"W	87.00'
L55	S37°48'43"W	8.00'
L56	N37°48'43"E	7.50'
L57	N37°48'43"E	8.00'
L58	N37°48'43"E	7.50'
L59	S52°11'17"E	61.60'
L60	N52°11'17"W	61.60'
L61	N37°48'43"E	8.00'
L62	N37°48'43"E	4.00'
L63	N37°48'43"E	4.00'
L64	S52°11'17"E	87.00'
L65	S37°48'38"W	4.00'
L66	S37°48'47"W	4.00'
L67	N52°11'17"W	87.00'
L68	N37°48'43"E	7.50'
L69	N37°48'43"E	8.00'
L70	N37°48'43"E	7.50'
L71	S52°11'17"E	87.00'
L72	S37°48'43"W	8.00'
L73	N52°11'17"W	87.00'
L74	N37°48'43"E	4.00'
L75	N37°48'43"E	4.00'
L76	S52°11'17"E	87.00'

LINE TABLE		
LINE	BEARING	LENGTH
L77	S37°48'43"W	4.00'
L78	S37°48'43"W	4.00'
L79	N52°11'17"W	87.00'
L80	N37°48'43"E	7.50'
L81	N37°48'43"E	8.00'
L82	N37°48'43"E	7.50'
L83	S52°11'17"E	87.00'
L84	S37°48'43"W	8.00'
L85	N52°11'17"W	87.00'
L86	N37°48'43"E	4.00'
L87	N37°48'43"E	4.00'
L88	S52°11'17"E	87.00'
L89	S37°48'38"W	4.00'
L90	S37°48'47"W	4.00'
L91	N52°11'17"W	87.00'
L92	N37°48'43"E	7.50'
L93	N37°48'43"E	8.00'
L94	N37°48'43"E	7.50'
L95	S52°11'17"E	87.00'
L96	S37°48'43"W	8.00'
L97	N52°11'17"W	87.00'
L98	S52°11'17"E	87.00'
L99	S37°48'43"W	4.00'
L100	S37°48'43"W	4.00'
L101	N52°11'17"W	87.25'
L102	S52°11'17"E	98.70'
L103	S37°48'43"W	8.00'
L104	N52°11'17"W	101.21'
L105	S39°23'05"E	207.60'
L106	S50°36'55"W	8.00'
L107	N39°23'05"W	206.92'
L108	N37°48'43"E	4.10'
L109	N37°48'43"E	4.10'
L110	S39°23'05"E	129.73'
L111	S50°36'55"W	8.00'
L112	N39°23'05"W	127.91'

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N/A

SHEET 9 OF 9