



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

November 8, 2022

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

RE: Initial 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 August 26, 2022. 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'.

Julie Gamec
THK Associates, Inc. | Principal

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- If a rezone is needed, an application will need to be submitted before the site plan can be approved. [Planning] *Noted*
- 9The site plan will not be approved by public works until the master drainage report, master plan, and preliminary drainage letter/report are approved. [Civil Engineering] *Noted*
- Be sure mature plant heights do not exceed COA 4.04.2.10 height requirements. [Traffic Engineering] *Noted*
- expand on the phasing notes to describe which streets will be constructed, identifying how the required access requirements will be met. [Fire/Life Safety] *Noted*
- Site plan cannot be approved until MUS approvals. [Aurora Water] *Noted*
- New PROS comments focusing on other applicable requirements could come into play as the Master Plan progresses through a concurrent review process and decisions are made regarding areas to be dedicated to satisfy land dedication requirements and the disposition of such land. [PROS] *Noted*
- It appears there's a fence proposed in the MUE, this isn't allowed without E-470 approval. Additional detail will be required to determine if this is allowed. [E-470] *Fence moved*

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Completeness and Clarity of the Application [Site Plan Page 1]

2A. The 2,800 ft number is for block perimeter, not block length. Regardless, is this true? If so, where? Also, the letter of introduction will need to be updated to directly address the approval criteria found in Section 146-

5.4.4.D.3. *The adjustment has been removed*

If not, remove this language and no update is needed for the LOI.

2B. This approval is anticipated to be administrative, remove the PC and CC signatures as they are not needed unless an adjustment is requested or it is called up. *Removed*

2C. Add: "Site Plan". *Added*

3. Zoning and Land Use Comments [Site Plan Page 1]

3A. Include private space in this area calculation. We will need to know (generally) the total proportion of hardscape vs landscape for the entire site area. [Site Plan Page 6] *Added*

3B. Repeat comment for tracking purposes: Show the R-1 and R-2 zone district boundary on this map that also shows individual parcels. If it is not possible to adjust the site layout to show no individual parcels is split by zone district boundaries, a rezone application will be required to make this change. Resolution of this potential issue or a rezone application will need to be submitted before the site plan can be approved.

A rezone application will be submitted to COA to revise the entire parcel to be within the R-1 zone.

4. Streets and Pedestrian Issues [Site Plan Page 20]

4A. Side yard fencing must be set back 4 ft from the back of the sidewalk. *Fixed*

5. Parking Issues

5A. There were no parking comments on this review. *Noted*

6. Architectural and Urban Design Issues [Site Plan Page 3]

6A. Front porch area still appears to be facing internal to the motor court for street adjacent dwellings. Needs to be shown facing the street

Comment addressed.

[Site Plan Page 22]

6B. Be sure to show the 8ft fence here, not the 6' privacy fencing. [Site Plan Page 24] *Fixed*

6C. Be sure to show the 8ft fence here, not the 6' privacy fencing. [Site Plan Page 26] *Fixed*

6D. Be sure to show the 8ft fence here, not the 6' privacy fencing. [Site Plan Page 27] *Fixed*

6E. Be sure to show the 8ft fence here, not the 6' privacy fencing. *Fixed*

7. Signage Issues

7A. There were no signage comments on this review. *Noted*

8. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

8A. There were no more landscaping comments on this review. *Noted*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green) [Site Plan Page 1]

9A. The site plan will not be approved by public works until the master drainage report and the master plan are approved. *Noted*

9B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

[Site Plan Page 2] *Noted*

9C. Two statements are crossed out.

Callouts removed.

[Site Plan Page 6]

9D. The ISP plans for Aurora Parkway should be approved prior to the approval of this site plan.

Comment noted

9E. From the most recent (7/29) MP amendment submittal: "The section of Aurora Parkway from its western terminus up to E-470, along with associated utilities, will need to be constructed prior to the development of PA-1. Internal roadways constructed in PA-1 will provide two points of access, one to Kings Point Way and another to Aurora Parkway." The Kings Point North PIP only includes the obligation of the north half of the street. This development would be responsible for the south half of the street.

Coordination with COA is ongoing in regards to who is responsible for constructing the south half of Aurora Pwky

[Site Plan Page 7]

9F. Provide streetlights along Kings Point Way if they are not provided with the Kings Point Way construction plans.

Per email correspondence with Julie on 10/27/22, it has been acknowledged that this is a Parker owned roadway and street lights will not be required with this application.

[Site Plan Page 8]

9G. Per the master plan review, this is classified as a collector according to other documents. Please clarify.

The FDP will be revised to show this as a local roadway.

9H. Minimum 25' lot corner radius.

Comment addressed. Lot corner radius revised to 25'.

9I. Flows cannot cross the sidewalk. Which of the three treatments included in the last comment are being used for the alleys? If it's option 3, please show the truncated domes at all alleys.

The sidewalk will be graded to convey concentrated flows through the center of the driveway rather than sheet flowing across the sidewalk

9J. Revise the leader arrow.

Comment addressed

9K. Label the chase drain, typical.

Comment addressed

[Site Plan Page 11]

9L. Remove the hatch from the sidewalk.

Comment addressed

9M. The utility easement is not required for private storm.

This is public storm as shown in the PDR. The labels on Sheet GUP calling out "Private" storm have been revised. Since this is public, the easements shall remain.

[Site Plan Page 14]

9N. Label the chase drain.

Comment addressed

9O. Cross pans are not allowed on roadways with storm sewer systems.

Comment addressed

9P. Typical all sheets: remove the storm sewer sizing.

Comment addressed. Storm sewer sizes removed.

9Q. Label swales as private, typical.

Note 8 has been added to GUP sheets "Proposed swales are private and will be maintained by the Owner."

9R. Is the swale being directed over the sidewalk? Please provide a chase to prevent the concentrated flow from crossing the sidewalk.

Chase has been added and labeled on appropriate plan sheets

[Site Plan Page 15]

9S. Max 3% slope for 95' from the flowline for a local street intersecting a local through street.

Comment addressed.

[Site Plan Page 16]

9T. Label the easement, typical.

The storm is private, the easement has been removed.

9U. Indicate who will be responsible for maintenance of private storm, typical all grading sheets.

Added note 9 "All private storm will be maintained by owner."

[Site Plan Page 18]

9V. Max 4:1 in the pond side slopes, typical.

We are working with MHFD to raise the channel improvements higher than currently shown. It should also be noted that Pond B on KPS (east of E470) is now being called a regional pond per the MDR, therefore this drainage channel will take on smaller flows and reduce in size. When the channel is revised, we will revise the slope in the pond to be 4:1.

9W. It is acknowledged that you are working with MHFD regarding the channel improvements. Please show the improvements on the site plan set once available.

Understood.

9X. Show the contours tying in.

We are working with MHFD to raise the channel improvements higher than currently shown. It should also be noted that Pond B on KPS (east of E470) is now being called a regional pond per the MDR, therefore this drainage channel will take on smaller flows and reduce in size. When the channel is revised, we should be able to tie into existing contours within the property boundary.

[Site Plan Page 22]

9Y. Ensure landscaping will not interfere with the function of the swale, typical. [Site Plan Page 23] *Plants moved out of bottom of swale*

9Z. Ensure plantings will not interfere with the function of the swale. [Site Plan Page 25] *Plants moved out of bottom of swale*

9AA. Ensure trees will not interfere with the tiebacks of the proposed retaining walls. *Trees moved away from walls*

10. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

[Site Plan Page 1]

10A. This Site Plan will not be approved until the Kings Point South Master Plan AMDT and MTIS has been reviewed and approved. Additional comments may be forthcoming as a result. [Site Plan Page 7] *Noted*

10B. Previous comment not addressed: STOP signs and sight triangles required at all alley/motor court driveway approaches with public ROW.

Per email from Steve Gomez dated 10/25/22, stop signs are not required at these approaches.

Sight triangles at motor court driveways have been added.

[Site Plan Page 10]

10C. Previous comment not addressed: Intersection should be perpendicular +/- 5 degrees.

A variance will be submitted to City Engineer (Haley) per request from Steve Gomez via email dated 10/27/2022.

The variance is in regards to Section 4.07.7.02.2, requesting that the access driveways for motor court lots to exceed the requirements to be perpendicular +/- 5 degrees to the intersecting roadway centerline.

[Site Plan Page 20]

10D. 1. Provide sight triangles at all alley and motor court driveway approaches with public ROW
2. Several mature plant heights within sight triangles exceed COA 4.04.2.10 height requirements, verify all plant heights and replace as necessary. *Plants replaced in sight triangles*

10E. S-HLL not in plant legend. S-BMS mature plant height exceeds COA 4.04.2.10 height requirements.

[Site Plan Page 25] *HLL added to plant legend. BMS replaced in sight triangles*

10F. Mature plant height exceeds COA 4.04.2.10 height requirements, replace. *Replaced*

11. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

[Site Plan Page 6]

11A. Advisory comment: The two points of approved access must meet the remoteness requirement mentioned in phase note 5.

Comment noted. The Aurora Parkway access and the Kings Point Way access (at Street C) meet this requirement.

11B. Please expand on the phasing notes to describe which streets will be constructed, identifying how the required access requirements will be met.

The third bullet point of Phase 1 and Phase 2 'Phasing Notes' has been modified to expand of the streets being constructed. The proposed phases meet the requirements stated below.

[Site Plan Page 13]

11C. This fire hydrant is within close proximity to other fire hydrants and can be eliminated. It seems that Aurora Pkwy is required to be partially or completely constructed to provide minimum access to this site. With that being said, the highlighted fire hydrant can be removed.

Hydrant is proposed by Kings Point North (EDN 219050) which is a separate application. Please address the comment to the appropriate applicant.

12. Aurora Water (Nina Khanzadeh / 720-859-4365 / rkhanzad@auroragov.org / Comments in red)

[Site Plan Page 1]

12A. Site plan cannot be approved until MUS approvals. *Noted*

[Site Plan Page 3]

12B. Is this dashed line meant to show the limits of the easement?

Yes, this is the limit of the easement per the COA motor court detail.

12C. Cannot have a branch off. Need to have each individual service connect to the main separately.

Details revised to show a banked meter system with each service line connecting to the main individually.

12D. Sanitary sewer cleanouts are private- if this were to reside in the UE, a license agreement would be needed.

Understood

12E. Note that manholes cannot reside in crosspans- typ all sheets.

Concrete pan has been removed from the detail. Runoff will be directed towards the streets so there shouldn't be any issue for the sanitary clean outs.

[Site Plan Page 13]

12F. Need to identify who owns these "existing" lines.

These utilities are proposed with the KPN application (EDN 219050) and will be owned by COA. The utilities are not currently in the ground, but will be existing by the time KPS construction begins.

12G. Are these supposed to be proposed UEs?

These are existing UEs. Callouts have been revised accordingly. All existing linework is shown in gray color.

12H. By who?

EDN added

12I. Please elaborate on these connections. Are these existing or part of the King's Point North development?

Yes, these are connections to Kings Point North utilities (EDN 219050)

12J. What does this UE Serve? Dimensions?

This serves the water and sanitary utilities from EDN 219050. The width varies.

12K. Label as private.

Comment addressed

12L. Label the pond as private.

Comment addressed

12M. Provide EDN number for connections to existing utilities.

Comment addressed (EDN 219050)

[Site Plan Page 14]

12N. Maintenance staff will need to access the forcemains and the water main in this area- to ensure slopes are adequate.

Slopes are generally less than 6% in this area

12O. Provide slope information here. Can't have anything greater than 4:1.

Slope labels added.

12P. See the comment on the previous page.

These are existing UEs. Callouts have been revised accordingly to include EDN.

12Q. Need more information on this UE.. what is this serving? What are the dims?

This existing UE serves the water and sanitary utilities from EDN 219050. The width varies.

12R. Provide a note as to who will maintain the swales- typical all sheets.

12S. Ensure no manholes in the curb and gutter.

Comment addressed; manholes have been moved away from the curb & gutter where utility clearances allow.

12T. Ensure swale as a min 2% slope.

Slope labels are included with all swales. No swales are less than 2% slope.

12U. Callout sampling station.

Sampling station called out with a legend symbol and keynote.

[Site Plan Page 15]

12V. Manholes cannot encroach on curb and gutter sections-typical all.

12W. See comment on overall utility plan.

Revised to show each individual service connecting to the main separately

12X. Ensure that the water main is a min of 5 ft from the edge of concrete gutters at all times.

Comment addressed

12Y. Indicate who will maintain swales.

Note 8 has been added to GUP sheets "Proposed swales are private and will be maintained by the Owner."

12Z. Provide EDNs for all existing lines that will be used for connections, or indicate whether this will be a proposed King's Point North connection-typical all.

Comment addressed. EDNs have been provided where appropriate.

12AA. Provide calculations that this last unit can be met with adequate pressures- the length from main to home is over 150 ft. -typical.

Pressures have been verified with pressures around 55 psi, which is within range for the residential connections.

Calculations will be included in the appropriate report.

[Site Plan Page 16]

12BB. This storm will have to be a private asset. The 30 ft easement is to encompass the two forcemains.

Comment acknowledged. Storm is labeled as private and we will provide a license agreement in the future.

12CC. Cannot have manholes in swales-typ.

These manholes are outside of the swale. The north manhole indicated has a rim elevation 1'-10" above the swale flowline. In conditions of the swale flowing at full capacity, the center of the manhole is 4' clear of the water edge, and the rim elevation is 10" above the water elevation at that point.

The swale terminates at inlet 15, 20' north of the south manhole indicated.

[Site Plan Page 17]

12DD. See previous pages for comments.

Comment addressed.

12EE. Please be consistent if calling out manhole numbers. Include on all pages.

Comment addressed.

12FF. Please label as "Dry Creek Lift station".

Comment addressed.

[Site Plan Page 18]

12GG. Label as Dry Creek Lift station.

Comment addressed. Keynote has been revised.

12HH. Need to extend a water service here for the lift station. Include hydrant.

A water service has been added to the lift station, and a hydrant added across the street.

12II. As previously mentioned label either the EDN or the entity that owns assets.

This is a Parker owned utility and therefore there is no EDN. The label has been revised to state Parker Owned.

12JJ. Rod iron fencing instead of a wall.

A wall is needed for the grading. A note has been added to utilize wrought iron fence at the top of wall and around the lift station.

12KK. Label as private.

Comment addressed.

12LL. Sizes have not been confirmed as MUS has not been approved.

Sizes are consistent with the current version of the MUS and will be updated if any changes are made to the MUS in order to satisfy hydraulic requirements.

12MM. Show 470 boundary-include a note that sanitary and water to cross 470-Ensure that approvals/any necessary easements have been provided.

Crossing of 470 not included with this application. However, the easement for future crossing has been revised to extend to the eastern boundary of Kings Point South. Boundary is shown on GUP6

12NN. Adjust the arrow to point to sanitary.

Keynotes are correct. Keynote 2 is for 12" PVC Sanitary and Keynote 3 is for 12" PVC Watermain.

[Site Plan Page 19]

12OO. Label E-470 limits/boundaries.

Comment addressed.

12PP. Who is this owned and maintained by? Indicate.

This storm outfall is a COA asset and will continue to be maintained by COA. Callout has been added.

13. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve) [Site Plan Page 1]

13A. In general, PROS' comments for this Site Plan have been based on limited information available at this time. New comments focusing on other applicable requirements could come into play as the Master Plan progresses

through a concurrent review process and decisions are made regarding areas to be dedicated to satisfy land dedication requirements and the disposition of such land. [Site Plan Page 15] *Noted*

13B. Special design considerations for this crossing, such as signs, pavement markings, and active warning beacons, may be warranted for trail user safety. Consult with PROS and Public Works to address the need.

13C. As the project evolves into civil construction drawings, a temporary trail detour should be contemplated in case the regional trail is developed before the construction of this street. *Noted*

13D. Adjust proposed contours for compatibility with the High Plains Trail.

Comment addressed. Grading has been revised. ~300' of sidewalk will need to be removed and replaced to tie into proposed roadway grading.

13E. Show proposed grading for the connector trail. Label slope.

Comment addressed.

13F. Provide swale to intercept runoff and eliminate nuisance flows across the trail. Culvert or sidewalk chase to convey water to the opposite (south) side of the trail.

Flows are directed towards the drainage channel. No swale is needed.

13G. CAD files have yet to be shared and compared to ensure compatibility of grading where the regional trail construction and this development interface. *Noted*

13H. Coordinate with PROS on a new proposed property line in this vicinity, which will be associated with a tract to be dedicated to the city by the plat or conveyed by a separate document for the High Plains Trail project.

A tract and a sidewalk easement has been provided for the portion of the trail that will be maintained by COA.

[Site Plan Page 17]

13I. Label the slope of trail.

Comment addressed. The trail alignment has been modified to utilize existing contours better. Grading for the trail is now shown and slopes have been labeled.

13J. What is this proposed access road for? Temporary or permanent? It conflicts with the connector trail.

Comment addressed. The trail alignment has been modified to avoid conflict with this access road.

13K. Show proposed grading for connector trail. Label slope.

Comment addressed. Grading has been revised and is now shown and slopes have been labeled.

[Site Plan Page 19]

13L. Provide swale to intercept runoff and eliminate nuisance flows across the trail.

Flows across the trail are minimal.

[Site Plan Page 21]

13M. To comply with PROS' policy for inclusive access, what playground feature is intended to provide meaningful opportunities for children of different abilities to interact, play and learn together? A specialized piece of play equipment should be provided which goes beyond basic ADA accessibility. *Inclusive play equipment added*

13N. Is this the primary inclusive play feature for this playground? *Inclusive play equipment added*

13O. Add details for playground structures/equipment to the Landscape Detail sheet(s). Typical. *Added*

13P. Benches should be setback from the trail, perhaps placed on their own concrete pad. *Bench pads added*

13Q. Pet waste stations are needed in the park and along the connector trails. Provide where appropriate and add detail to the Landscape Detail sheet. *Pet waste stations added*

13R. Label the slope of paths/trails in the park. Typical. *Slope labels added*

13S. This bold pattern/symbology makes it difficult to read much of the plan. *Symbol changed*

13T. A concrete pattern defined by legend does not appear for paths/trails. *Added to plan*

13U. Difficult to discern on the plan where trash receptacles are provided. Typical. [Site Plan Page 22] *Labels added*

13V. This is identified as an open-style fence. Where is the 8' height fence be installed? Seems like it would be

here. *Linetype fixed*

13W. Landscape planting within the open space and trail corridor has yet to be reviewed by PROS. Comments for trees and shrubs will be provided during the next submittal/review. [Site Plan Page 30] *Noted*

13X. Where an open-style fence is adjacent to park and open space areas, it must comply with PROS standards. Refer to PROS standard detail F-1.0. Replace the 2-rail detail with the 3-rail. Or add another detail for the 3-rail and specify this type where applicable. [Plat Page 1] *Detail added*

13Y. Related to this Real Property Services comment, a note should be added to dedicate to the city a tract located in the northeastern corner of the development. The new tract will be defined in coordination with PROS and the construction drawings for the High Plains Trail. *Noted*
[Plat Page 2]

13Z. In support of the High Plains Trail project, a tract similar to this but based on the site plan and grading associated with the trail should be created. Said tract should be dedicated to the city by this plat. Its acreage/square footage will be credited toward satisfying the open space land dedication requirements of Kings Point South. *Noted*

14. Real Property (Valerie Bartell / 303-318-6342 / vbartell@auroragov.org / Comments in magenta)
[Site Plan Page 1]

14A. Add to notes section:

"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 agree 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."

[Plat Page 1]

14B. Every plat requires a Title Commitment or title policy, current within 12- days of the approval date of this plat. If the property is being purchased or has a mortgage: *Title commitment to be updated closer to recordation*

Using title work (not over 120 days old from the plat approval date), create signature blocks for the owner (shown as fee simple interest in the title work); contract purchasers (shown as the proposed insured in the title work), and the mortgage holder (any entity having a Deed of Trust shown in Schedule B of the title work) Add notary blocks for all owners and contract purchasers. The signatures must be notarized

14C. Marinating, wrong word. *Revised*

14D. Are Tracts A-P to be privately owned and maintained? Or will they be granted to the City?

Please specify and include: *Note Added*

When tracts of land are granted to the City of Aurora for any purpose, add: " _____ (ex. Tract A) is granted to the City of Aurora for _____ (ex. Public Land Purposes) and will be constructed by the developer to the City of Aurora Specifications."

or

When tracts are to be privately owned:

" _____(ex. Tract A) is to be privately owned and maintained.

[Plat Page 2]

14E. If these streets will be public: Show all public street rights-of-way, alleys, and their widths and street names. *Street widths are shown on detail sheets*

15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment responses and addressing of the 8-foot-wide utility easement between Lots 4 and 5 in Block 1 for

Kings Point South PAs 1-4. PSCo requests that the Designer assigned to the project is made aware of this alignment and that electric facilities will not cross Tract C as per normal practice.

16. Mile High Flood District (Laura Hinds / 303-455-6277 / submittals@udfcd.org)

16A. There were no comments received from the Mile High Flood District on this review cycle. *Noted*

17. Town of Parker (Brett Collins / 303-805-3276 / bcollins@parkeronline.org)

17A. There were no comments received from the Town of Parker on this review cycle. *Noted*

18. E-470 Public Highway Authority (Chuck Weiss / 303-537-3420 / cweiss@e-470.com)

18A. In addition to previous comments, E-470 has the following additional comments:

18B. It's unclear by the plans who is building this segment of the High Plains Trail.

18C. It appears there's a fence proposed in the MUE, this isn't allowed without E-470 approval. Additional detail will be required to determine if this is allowed. [Previous Comments] *Fence moved out of MUE*

18D. Occupying space for utility work, access, and any construction within the E-470 ROW, Multi-Use Easement (MUE), and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$75,000 per acre for construction and \$750 for permitting. *Noted*

18E. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. *Noted*

18F. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx> *Noted*

18G. Clearly identify the E-470 ROW, MUE, and E-470 property on all applicable drawings. *Noted*

18H. E-470 discourages residential uses adjacent to the roadway. *Noted*

18I. E-470 is not responsible for noise mitigation. *Noted*

18J. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place. *Fiber not applicable*

18K. A dig watch shall be required whenever there is construction activities near the TBMS line. *Fiber not applicable*

18L. A minimum 4' of cover is required over the fiber *Fiber not applicable*

18M. Connections to the High Point Trail will need to be approved by E-470. *Noted*

18N. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system *Noted*.

18O. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications. *Added E-470 seed mix*

18P. Landscaping in the E-470 MUE shall be limited to E-470 native seed unless approved by E-470. *Noted*

18Q. Any fencing disturbed will need to be reset meeting E-470 specifications. *Noted*

18R. The highway will be widened to 4 lanes in each direction the future. *Noted*

18S. Provide pavement and utility deflection monitoring plan for the proposed utility bore. *No current utility crossing*

18T. All runoff into the E-470 ROW shall be at or below historic rates and treated. *No utilities are installed as part of this project*

18U. Please coordinate with the City of Aurora on the design adjacent to the Aurora Parkway bridge. *Noted*

18V. Who will be responsible for maintaining the improvements constructed within the E-470 ROW/MUE? *Metro/HOA*

18W. Please provide a comment response letter to confirm comments are addressed. *Comments responses added*

18X. Additional comments will be issued as design progresses. *Noted*

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	6745	46.64	20	25	5	20	INTERIOR	R-1
37*	3	5995	50.04	20	25	5	20	INTERIOR	R-1
38*	3	6003	50.02	20	25	5	20	INTERIOR	R-1
39*	3	6003	50.01	20	25	5	20	INTERIOR	R-1
40*	3	6003	50	20	25	5	20	INTERIOR	R-1
41*	3	6116	51.5	20	25	5	20	INTERIOR	R-1
42*	3	6147	51.5	20	25	5	20	INTERIOR	R-1
43*	3	6147	51.5	20	25	5	20	INTERIOR	R-1
44*	3	6116	51.5	20	25	5	20	INTERIOR	R-1
45*	3	6108	51.5	20	25	5	20	INTERIOR	R-1
46*	3	6123	51.5	20	25	5	20	INTERIOR	R-1
47*	3	6108	51.5	20	25	5	20	INTERIOR	R-1
48*	3	6726	50.04	20	25	5	20	INTERIOR	R-1
49*	3	7359	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

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

Block 3 lots 36-49 of the Lot Area Tables were revised. The depth of these lots were shortened to accommodate the sound attenuation wall outside of the existing M.U.E.

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	2990	65	46	10	5	10
9	3	2665</					

KINGS POINT SOUTH - PA 1-4

Comment noted.

The ISP plans for Aurora Parkway should be approved prior to the approval of this site plan.

From the most recent (7/29) MP amendment submittal: "The section of Aurora Parkway from its western terminus up to E 470, along with associated utilities, will need to be constructed prior to the development of PA 1. Internal roadways constructed in PA 1 will provide two points of access, one to Kings Point Way and another to Aurora Parkway."

The Kings Point North PIP only includes the obligation of the north half of the street. This development would be responsible for the south half of the street.

Coordination with COA is ongoing in regards to who is responsible for constructing the south half of Aurora Pkwy

Comment noted. The Aurora Parkway access and the Kings Point Way access (at Street C) meet this requirement.

Advisory comment: The two points of approved access must meet the remoteness requirement mentioned in phase note 5.

Please expand on the phasing notes to describe which streets will be constructed, identifying how the required access requirements will be met.

The third bullet point of Phase 1 and Phase 2 'Phasing Notes' has been modified to expand of the streets being constructed. The proposed phases meet the requirements stated below.

Repeat comment for tracking purposes: Show the R-1 and R-2 zone district boundary on this map that also shows individual parcels. If it is not possible to adjust the site layout to show no individual parcels is split by zone district boundaries, a rezone application will be required to make this change. Resolution of this potential issue or a rezone application will need to be submitted before the site plan can be approved.

A rezone application will be submitted to COA to revise the entire parcel to be within the R-1 zone.

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
 - WATER MAIN CONSTRUCTED WITHIN PHASE LIMITS. WATER SUPPLY LOOPS FROM TWO POINTS IN AURORA PARKWAY, ONE IN TRACT C, THE OTHER IN STREET A. 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 STREET B & STREET C.
 - 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.
 - WATER MAIN CONSTRUCTED WITHIN PHASE LIMITS, IN STREET B.
 - SANITARY SEWER CONSTRUCTED WITHIN PHASE LIMITS, IN STREET B.
 - STORM DRAIN CONSTRUCTED WITHIN PHASE LIMITS, IN TRACT E AND THE INTERSECTION OF STREET B AND STREET A.
 - 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.

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.

LEGEND

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

KEYMAP:

1" = 1000'

PHASING:

- PHASE 1
- PHASE 2

REVISIONS	
#	DATE
1	
2	
3	
4	
5	
6	

PROJECT:	KINGS POINT SOUTH
DRAWING:	OVERALL SITE PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ
SCALE:	HORIZ: 1" = 120' VERT: NOT APPLICABLE
DATE:	9-21-2021

CIVIL ENGINEER:
HR GREEN
ATTN: ALEX ZARA, PE
1515 GREENWOOD VILLAGE, SUITE 1105
P: 724-602-4899
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER
OSP1

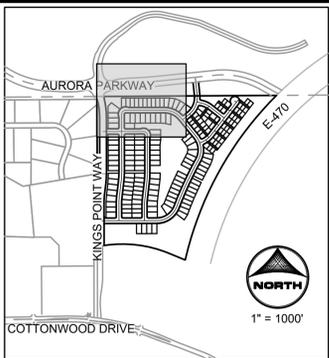
SHEET 06 OF 34
PROJECT NO. 8677-000

2022-09-21 11:49am By: amorton
4:\azara\22020001\060\0601\01-Overall_SIT_Plan.dwg

KINGS POINT SOUTH - PA 1-4

Previous comment not addressed
STOP signs and sight triangles required at alley/motor court driveway approaches with public ROW

Per email from Steve Gomez dated 10/25/22, stop signs are not required at these approaches.
Sight triangles at motor court driveways have been added.

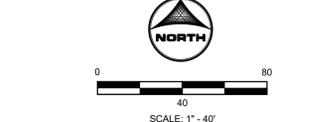


- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - FIRE HYDRANT
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EXISTING STREET LIGHT
 - PHASE LINE

- SIGNAGE LEGEND:**
- 1 STOP
 - 2A R-1 W STREET NAME SIGN
 - 2B W11-2 30"x30" W16-9p 24"x12"
 - 3 NO OUTLET
 - 4 SPEED LIMIT 25
 - 5 R3-2 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 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 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



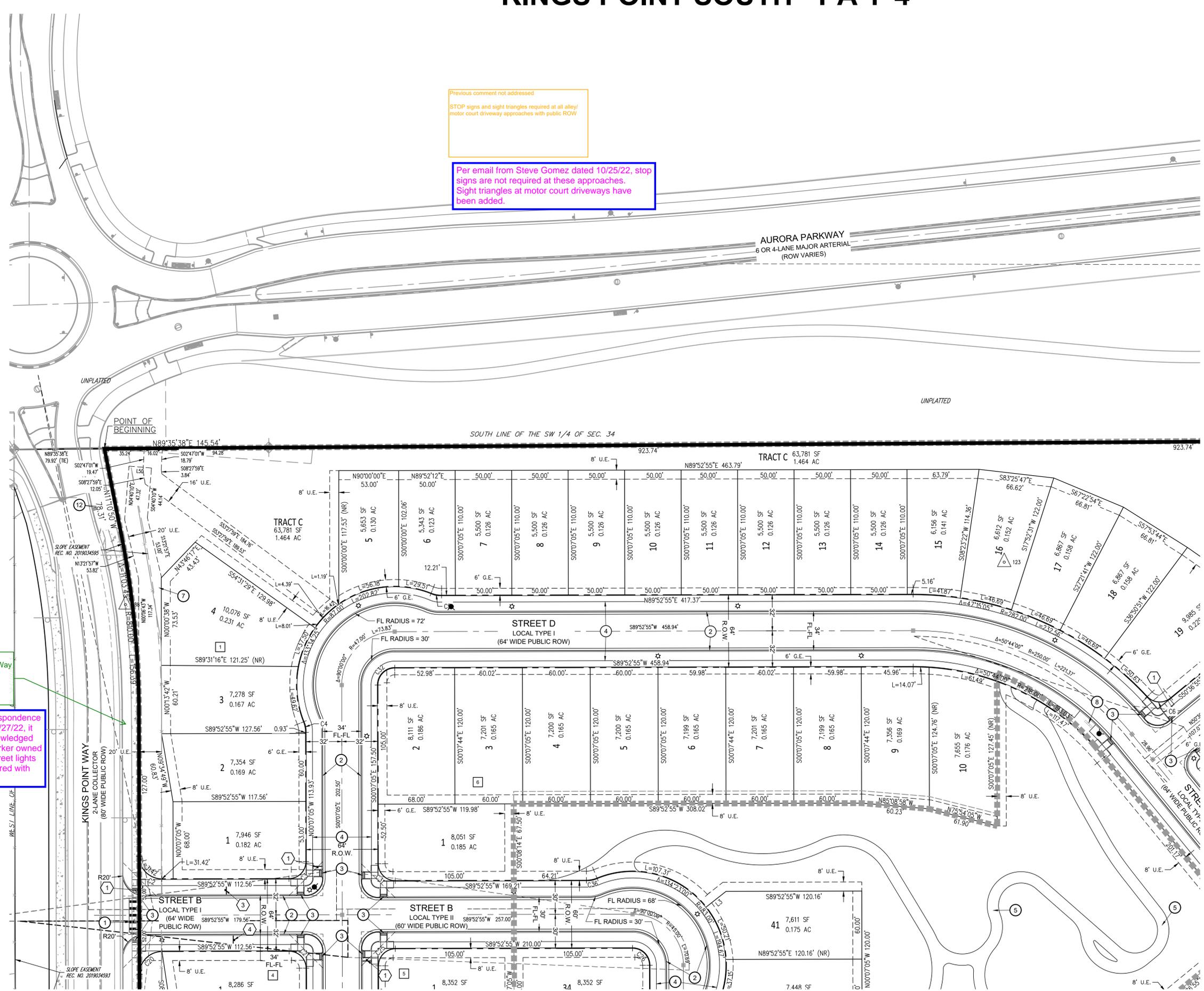
REVISIONS	
#	DATE
1	
2	
3	
4	
5	
6	

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

CIVIL ENGINEER:
HR GREEN
ATTN: ALEX ZARA, PE
1405 GREENWOOD VILLAGE, CO 80111
P: 724-602-4899
E: AZARA@HRGREEN.COM

HRGreen

SHEET NUMBER
SP1
SHEET 07 OF 34
PROJECT NO. 8677-000



Provide streetlights along Kings Point Way if they are not provided with the Kings Point Way construction plans.

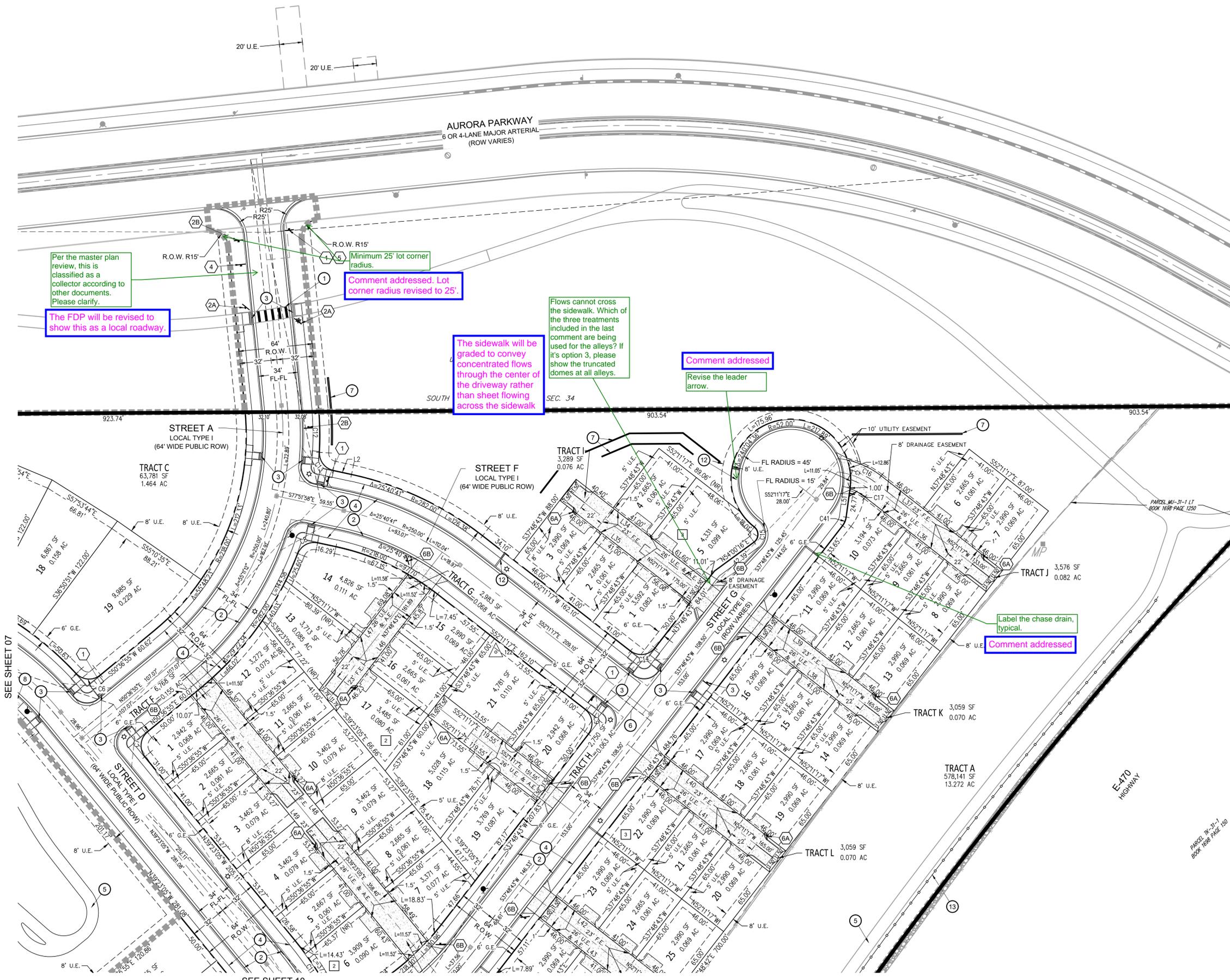
Per email correspondence with Julie on 10/27/22, it has been acknowledged that this is a Parker owned roadway and street lights will not be required with this application.

2022-09-21 11:50am By: amorton
4:Azara\azara@hrgreen.com\Site Plan.dwg

SEE SHEET 09

SEE SHEET 08

KINGS POINT SOUTH - PA 1-4



LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
SETBACK	---
SIGHT TRIANGLE	---
LANDSCAPE TRIANGLE	---
FIRE HYDRANT	▲
BLOCK NUMBER	1
LOT NUMBER	1
STREET LIGHT	☆
EXISTING STREET LIGHT	☆
PHASE LINE	-----

SIGNAGE LEGEND:

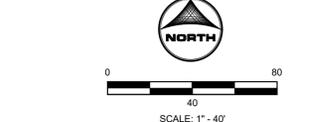
1 STOP	2A W11-2 30"x30" W16-9p 24"x12"	2B W11-2 30"x30" W16-9p 24"x12"
3 NO OUTLET	4 SPEED LIMIT 25	5 R3-2 24"x24"
6A RB-3 (CENTER) 12"x18" R7-201a 12"x6"	6B RB-3 (MOD) 12"x18" R7-201a 12"x6"	

KEYNOTES

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

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
1		
2		
3		
4		
5		
6		

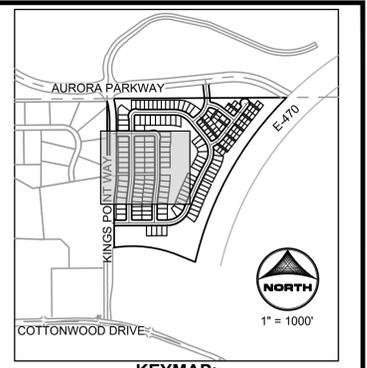
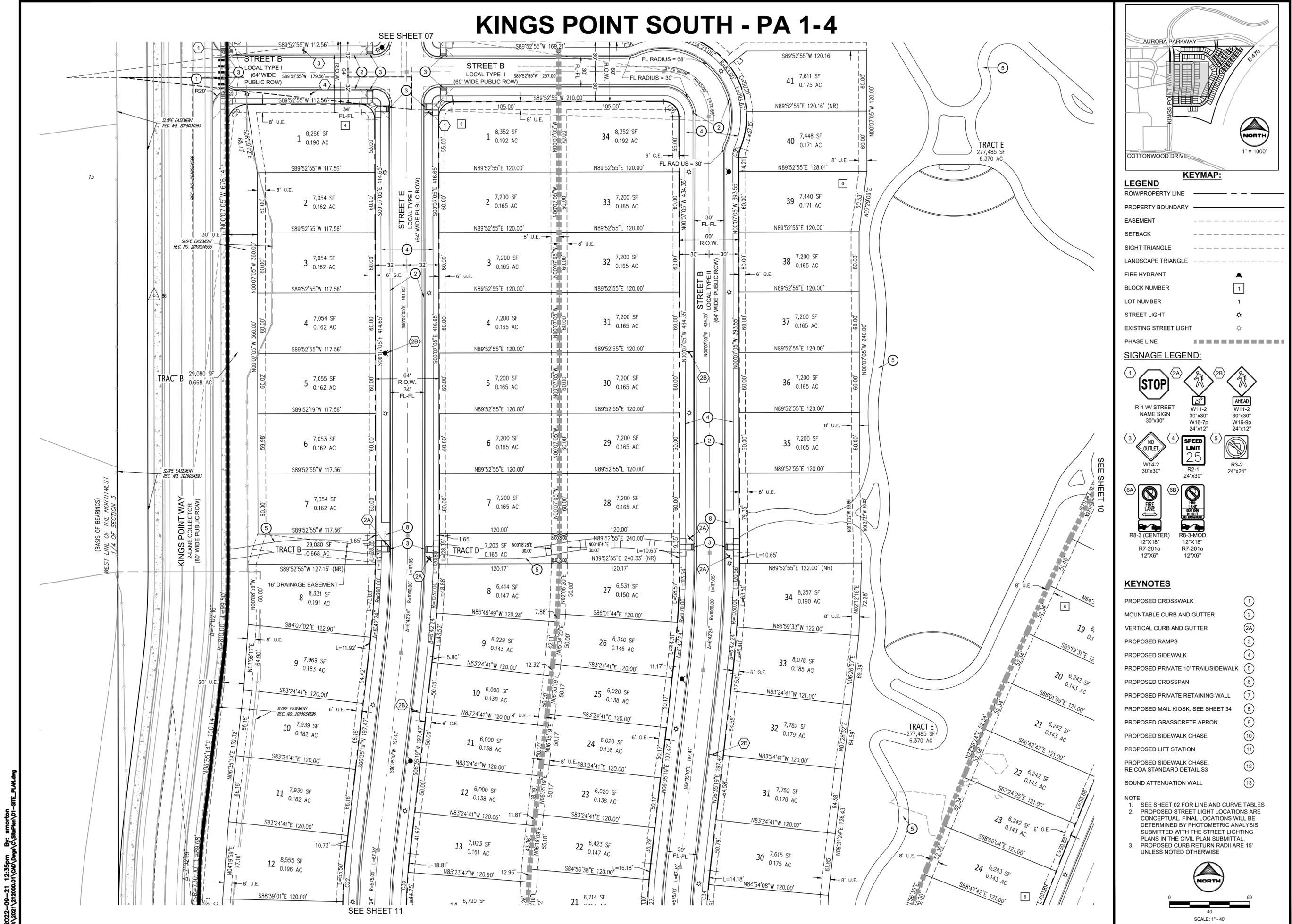
PROJECT: KINGS POINT SOUTH
 DRAWING: SITE PLAN
 CLIENT: CITY OF AURORA
 DESIGNED BY: AJZ
 DRAWN BY: STM
 CHECKED BY: AJZ
 DATE: 9-21-2021

CIVIL ENGINEER:
 HR GREEN
 ATTN: ALEX ZARA, PE
 1415 S. GREENWOOD VILLAGE, CO 80111
 P: 724-602-4999
 E: AZARA@HRGREEN.COM

SHEET NUMBER
SP2
 SHEET 08 OF 34
 PROJECT NO. 8677-000

2022-09-21 12:58pm By: amorton
 4-AZARA\1220001\122001\122001-01-SITE_PLAN.dwg

KINGS POINT SOUTH - PA 1-4

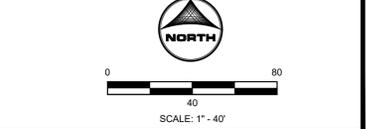


- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - FIRE HYDRANT
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EXISTING STREET LIGHT
 - PHASE LINE

- SIGNAGE LEGEND:**
- 1 STOP
 - 2A R-1 W/ STREET NAME SIGN
 - 2B W11-2 30"x30" W16-7p 24"x12"
 - 3 NO OUTLET
 - 4 SPEED LIMIT 25
 - 5 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 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 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



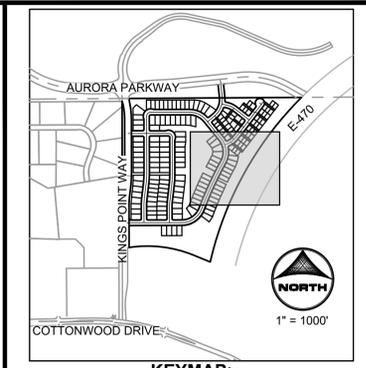
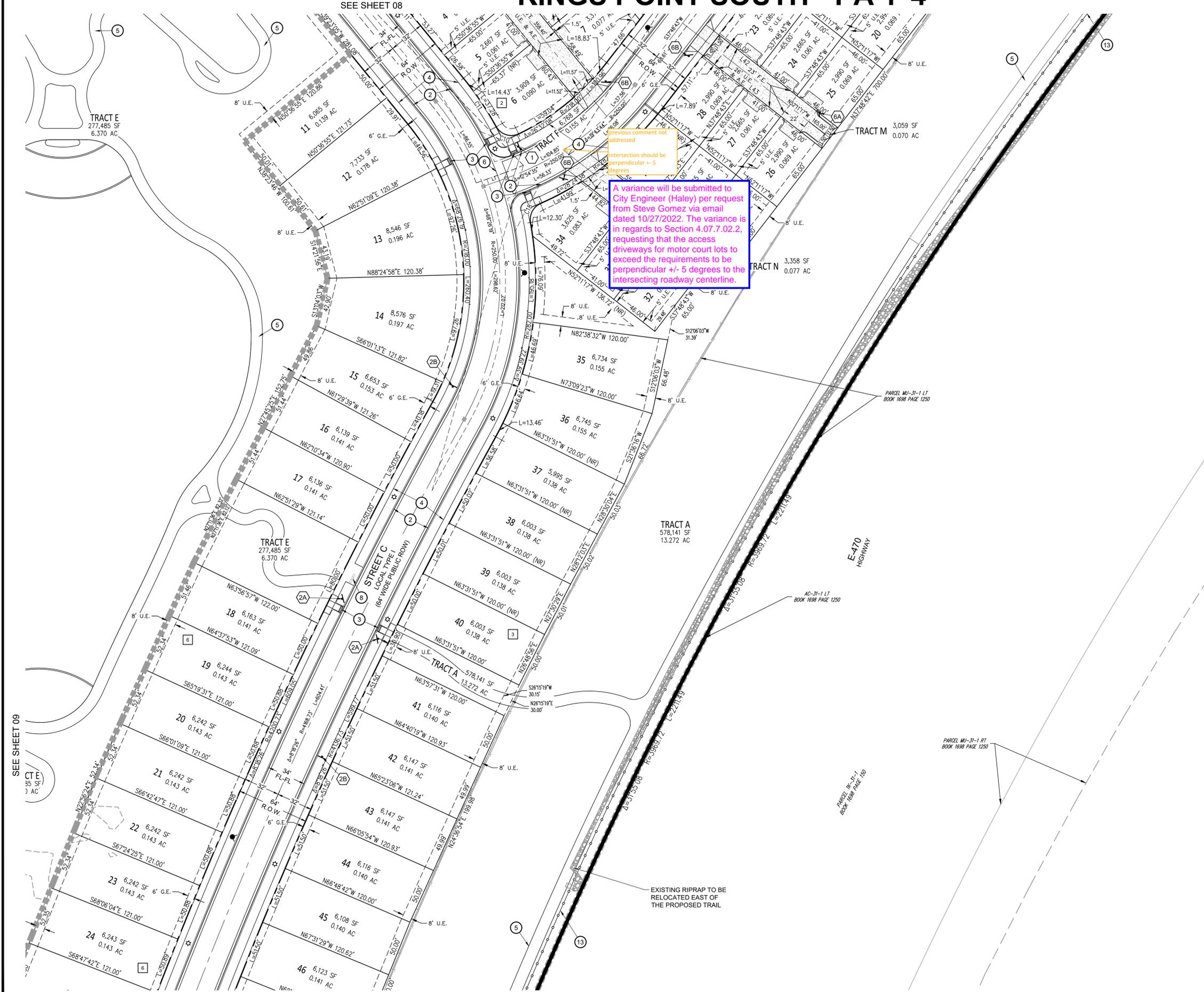
REVISIONS	
#	DATE
1	
2	
3	
4	
5	
6	

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:	9-21-2021

SHEET NUMBER	
SP3	
SHEET 09 OF 34	
PROJECT NO. 8677-000	

2022-09-21 12:35pm By: amorton
 4-AZAR\1210000\1210000\1210000-01-PA-1-4.dwg

KINGS POINT SOUTH - PA 1-4

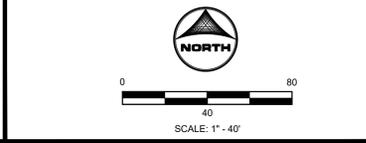


- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - FIRE HYDRANT
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EXISTING STREET LIGHT
 - PHASE LINE

- SIGNAGE LEGEND:**
- 1 STOP
 - 2A R-1 W STREET NAME SIGN 30"x30"
 - 2B W11-2 30"x30" W16-9p 24"x12"
 - 3 NO OUTLET W14-2 30"x30"
 - 4 SPEED LIMIT 25 R2-1 24"x30"
 - 5 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 RAMPS
 - 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 LIFT STATION
 - 12 PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3
 - 13 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



REVISIONS	
#	DATE
1	
2	
3	
4	
5	
6	

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

DATE: 9-21-2021

CIVIL ENGINEER:
 HR GREEN
 ATTN: ALEX ZARA, PE
 GREENWOOD VILLAGE, CO 80111
 P: 720-602-4999
 E: AZARA@HRGREEN.COM

SHEET NUMBER
SP4
 SHEET 10 OF 34
 PROJECT NO. 8677-000

2022-09-21 12:28pm By: amorton
 4:Azara\12280001\12280001.dwg - SITE PLAN.dwg

SOUTH - PA 1-4

Yes, these are connections to Kings Point North utilities (EDN 219050)

Please elaborate on these connections. Are these existing or part of the King's Point North development?

This fire hydrant is within close proximity to other fire hydrants and can be eliminated. It seems that Aurora Pkwy is required to be partially or completely constructed to provide minimum access to this site. With that being said, the highlighted fire hydrant can be removed.

Hydrant is proposed by Kings Point North (EDN 219050) which is a separate application. Please address the comment to the appropriate applicant.

These are existing UEs. Callouts have been revised accordingly. All existing linework is shown in gray color.

Are these supposed to be proposed UEs?

What does this UE serve? Dimensions?

This serves the water and sanitary utilities from EDN 219050. The width varies.

Provide EDN number for connections to existing utilities

Comment addressed (EDN 219050)

These utilities are proposed with the KPN application (EDN 219050) and will be owned by COA. The utilities are not currently in the ground, but will be existing by the time KPS construction begins.

Need to identify who owns these "existing" lines

By who?

EDN added



NOTES

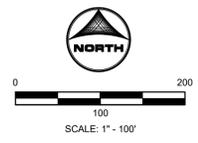
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED.
4. SEE SHEET 2 FOR TYPICAL SECTIONS.
5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
6. REFER TO TYPICAL LOT SERVICES 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

- PR. STORM MANHOLE (Symbol)
- PR. STORM INLET (Symbol)
- PR. STORM SEWER (Symbol)
- PR. SANITARY SEWER MANHOLE (Symbol)
- PR. SANITARY SEWER (Symbol)
- PR. FORCE MAIN (Symbol)
- PR. FORCE MAIN (8" FM) (Symbol)
- PR. WATERMAIN (Symbol)
- EX. STORM MANHOLE (Symbol)
- EX. STORM INLET (Symbol)
- EX. STORM SEWER (Symbol)
- EX. SANITARY SEWER MANHOLE (Symbol)
- EX. SANITARY SEWER (Symbol)
- EX. WATERMAIN (Symbol)
- EX. FIRE HYDRANT (Symbol)
- PR. SANITARY SERVICE (Symbol)
- PR. WATER SERVICE (Symbol)
- PR. FIRE HYDRANT (Symbol)
- PR. WATER VALVE (Symbol)
- PR. THRUST BLOCK (Symbol)
- PR. WATER METER (Symbol)
- BLOCK NUMBER (Symbol)
- FLOW ARROW (Symbol)
- STORM MANHOLE CALLOUT (SD-X)
- SANITARY MANHOLE CALLOUT (SS-X)

KEYNOTES

- LIFT STATION (1)
- 12" PVC SANITARY SEWER PIPE (2)
- 12" PVC WATERMAIN PIPE (3)



REVISIONS	#	DATE
	1	
	2	
	3	
	4	
	5	
	6	

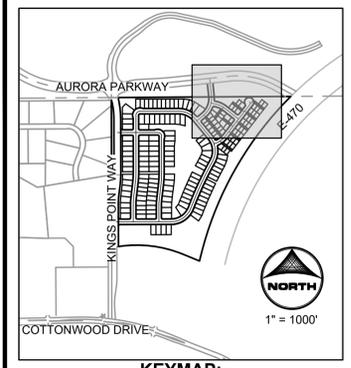
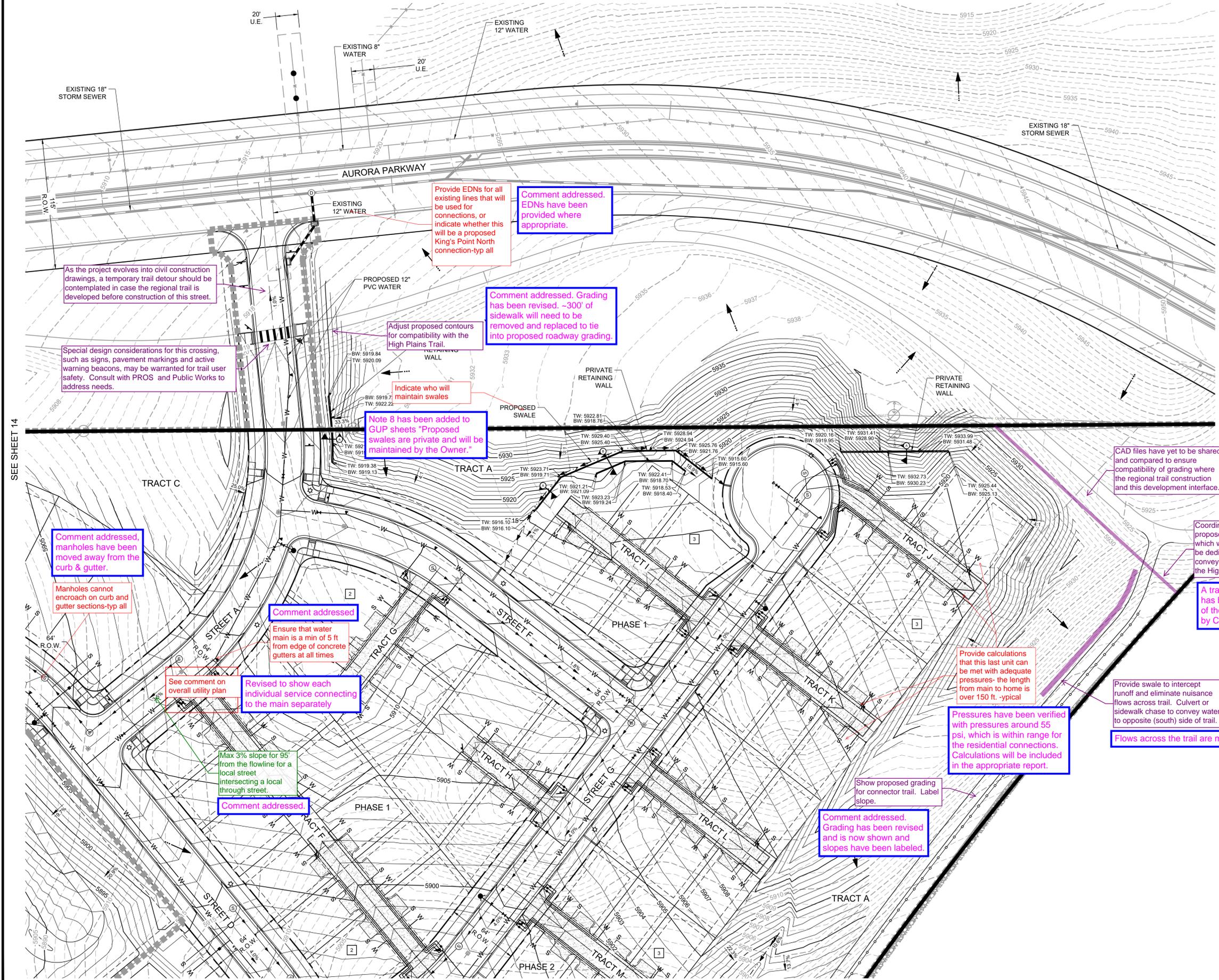
PROJECT:	KINGS POINT SOUTH
DRAWING:	OVERALL UTILITY PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ
SCALE:	HORIZ: 1" = 20'
SCALE:	VERT: NOT APPLICABLE
DATE:	9-21-2021

CIVIL ENGINEER:
HR GREEN
ATTN: ALEX ZARA, PE
1415 GREENWOOD VILLAGE, CO 80111
P: 720-602-4899
E: AZARA@HGREEN.COM



2022-09-21 12:27pm By: amorton
4:\azara\12180001\001\001\Overall_UTILITY_Plan.dwg

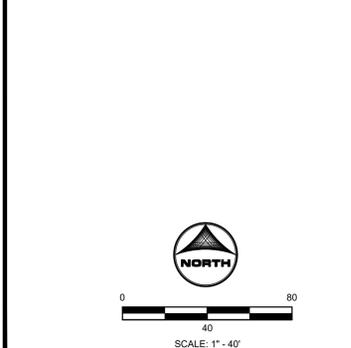
KINGS POINT SOUTH - PA 1-4



- 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.

- LEGEND**
- 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

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



REVISIONS	
#	DATE
1	
2	
3	
4	
5	
6	

PROJECT: KINGS POINT SOUTH
 DRAWING: GRADING & UTILITY PLAN
 CLIENT: CITY OF AURORA
 DESIGNED BY: AJZ
 DRAWN BY: STM
 CHECKED BY: AJZ
 SCALE: HORIZ: 1" = 40'
 VERT: NOT APPLICABLE
 DATE: 9-21-2021

CIVIL ENGINEER:
 HR GREEN
 ATTN: ALEX ZARA, PE
 SUITE 1105
 GREENWOOD VILLAGE, CO 80111
 P: 720-602-4899
 E: AZARA@HRGREEN.COM

SHEET NUMBER
GUP2
 SHEET 15 OF 34
 PROJECT NO. 8677-000

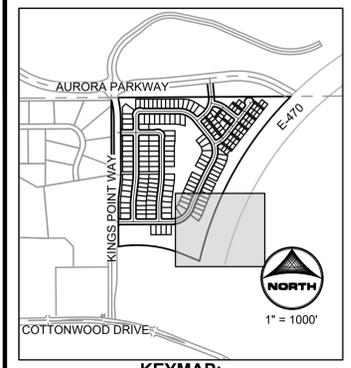
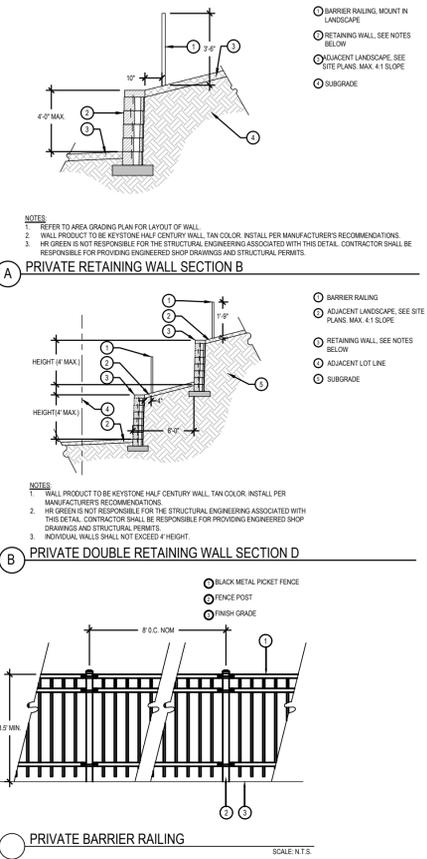
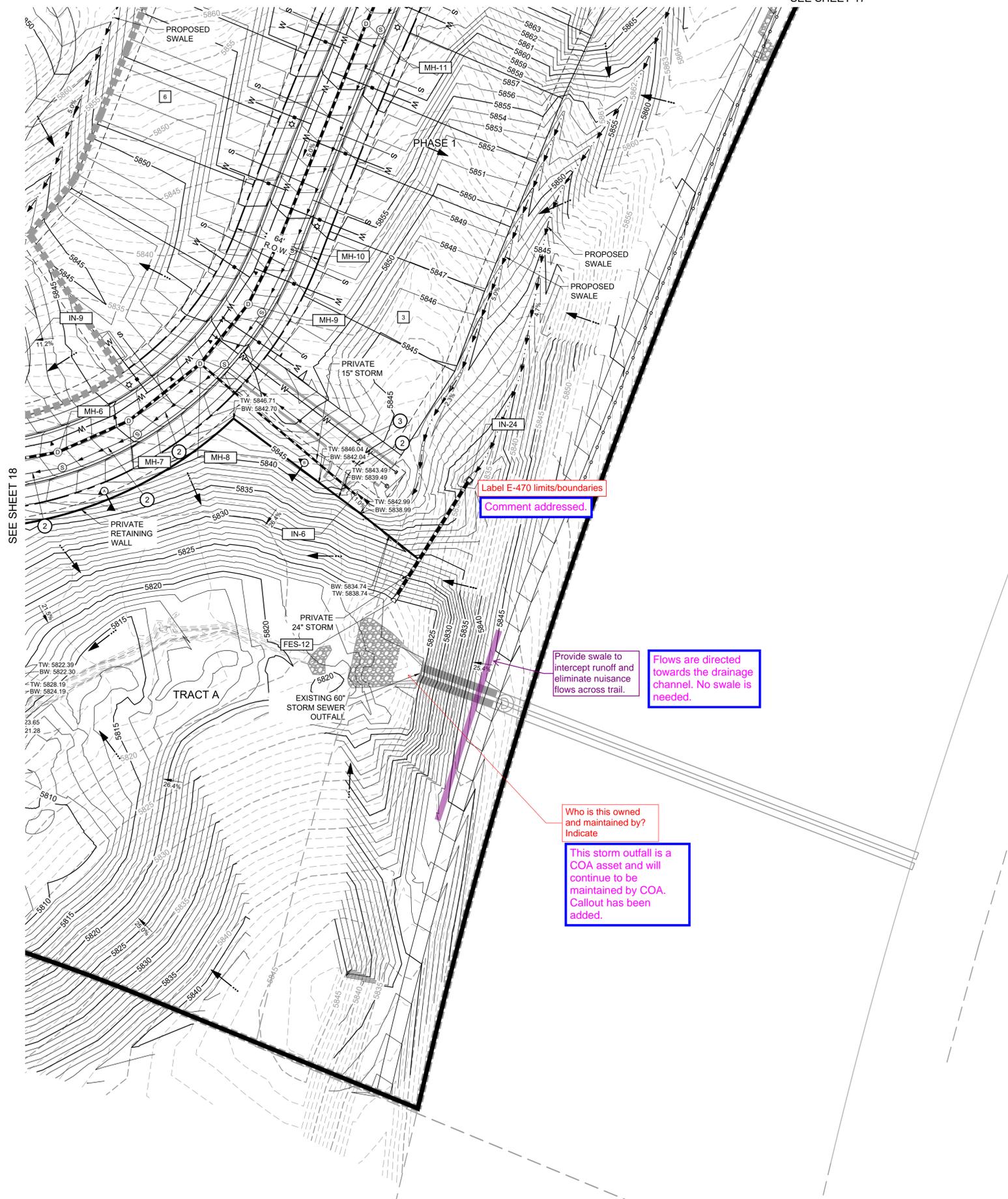
2022-09-21 11:53am By: amorton
 4\azara\220001\GUP\GUP2.dwg

SEE SHEET 14

SEE SHEET 17

KINGS POINT SOUTH - PA 1-4

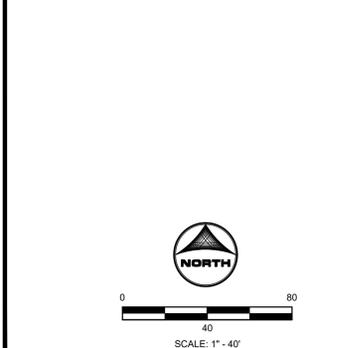
SEE SHEET 17



- NOTES**
- STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
 - SEE SHEET 02 FOR TYPICAL SECTIONS.
 - ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.
 - PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 - SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING CLEANOUTS.

- LEGEND**
- 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
 - BLOCK NUMBER
 - PROPOSED ACCESS ROAD
 - FLOW ARROW
 - STORM MANHOLE CALLOUT
 - PHASE LINE
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT
 - LIFT STATION
 - 12" PVC SANITARY SEWER PIPE
 - 12" PVC WATERMAIN PIPE

- KEYNOTES**
- LIFT STATION
 - 12" PVC SANITARY SEWER PIPE
 - 12" PVC WATERMAIN PIPE



REVISIONS	
#	DATE
1	
2	
3	
4	
5	
6	

PROJECT: KINGS POINT SOUTH
 DRAWING: GRADING & UTILITY PLAN
 CLIENT: CITY OF AURORA
 DESIGNED BY: AJZ
 DRAWN BY: STM
 CHECKED BY: AJZ
 SCALE: HORIZ: 1" = 40'
 VERT: NOT APPLICABLE
 DATE: 9-21-2021

CIVIL ENGINEER:
 HR GREEN
 ATTN: ALEX ZARA, PE
 1105 GREENWOOD VILLAGE, CO 80111
 P: 720-402-4899
 E: AZARA@HGREEN.COM

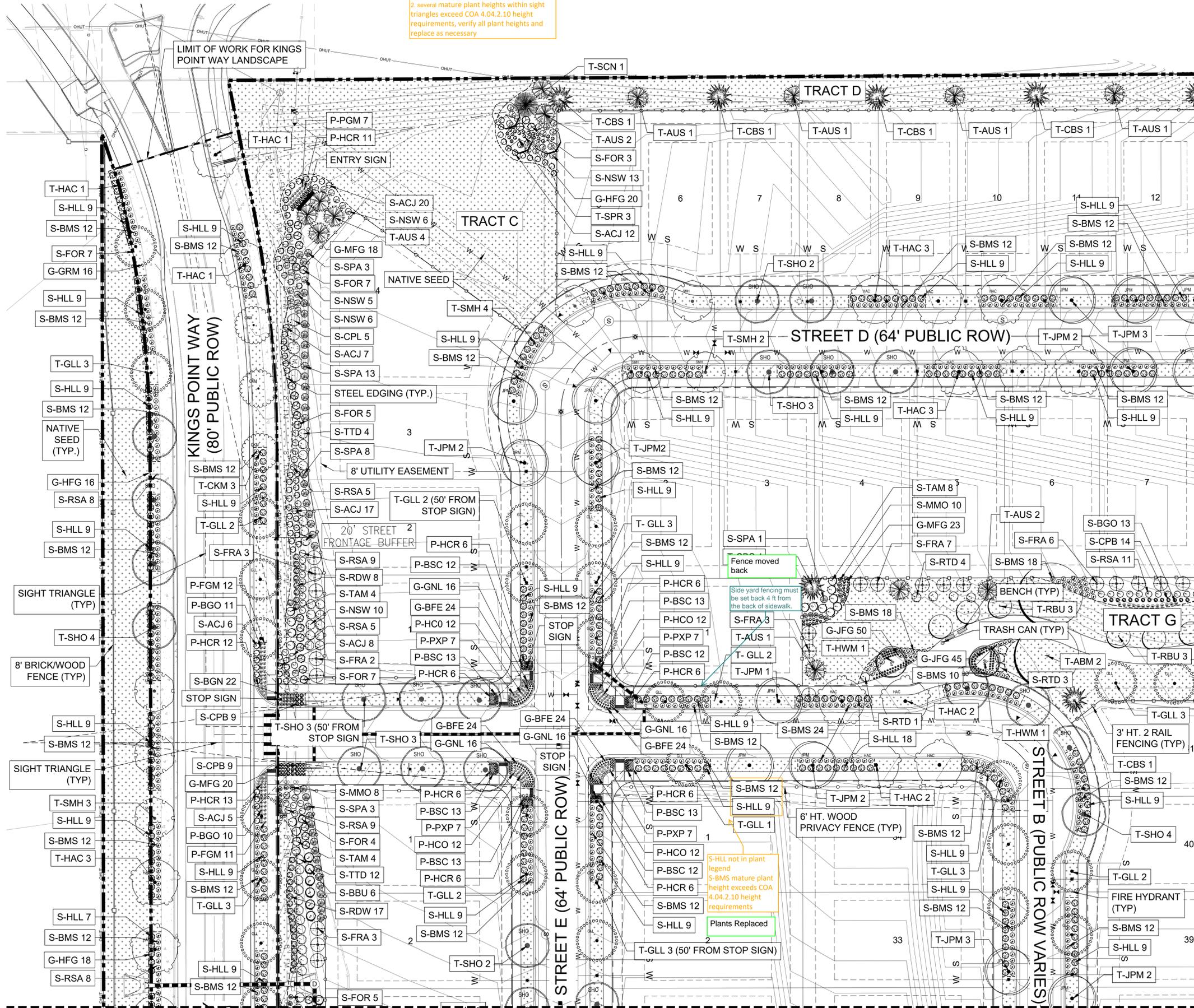
SHEET NUMBER
GUP6
 SHEET 19 OF 34
 PROJECT NO. 8677-000

2022-09-21 11:54am By: smorton
 4:Azara\12300001\12300001.dwg

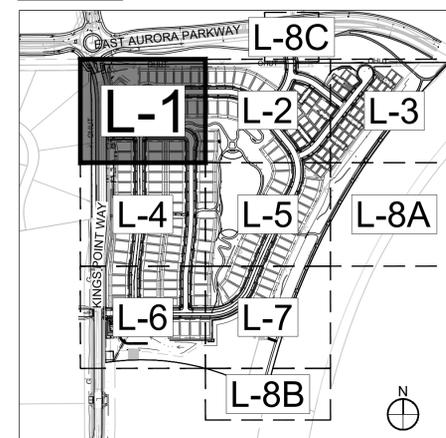
KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

Noted

1. provide sight triangles at all alley and motor court driveway approaches with public ROW
2. several mature plant heights within sight triangles exceed COA 4.04.2.10 height requirements, verify all plant heights and replace as necessary



KEY MAP



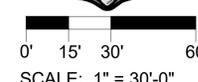
GENERAL NOTES:

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
- CONCRETE WALK
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW 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
- 8' HT. BRICKWOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

MATCHLINE - SEE SHEET L-2



NOT FOR CONSTRUCTION

REVISIONS	DATE
1ST SUBMITTAL	7-20-2022
2ND SUBMITTAL	9-21-2022

PROJECT: **KINGS POINT SOUTH**

DRAWING: **LANDSCAPE PLAN SHEET**

CITY OF AURORA

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

PLANNER/LANDSCAPE ARCHITECT:
TKH ASSOCIATES, INC. ARCHITECTS, P.L.L.C.
ATTN: JULIE GANEC, P.L.A.
AURORA, CO 80014
P: 303-770-7201
E: JGANEC@TKHASSOC.COM

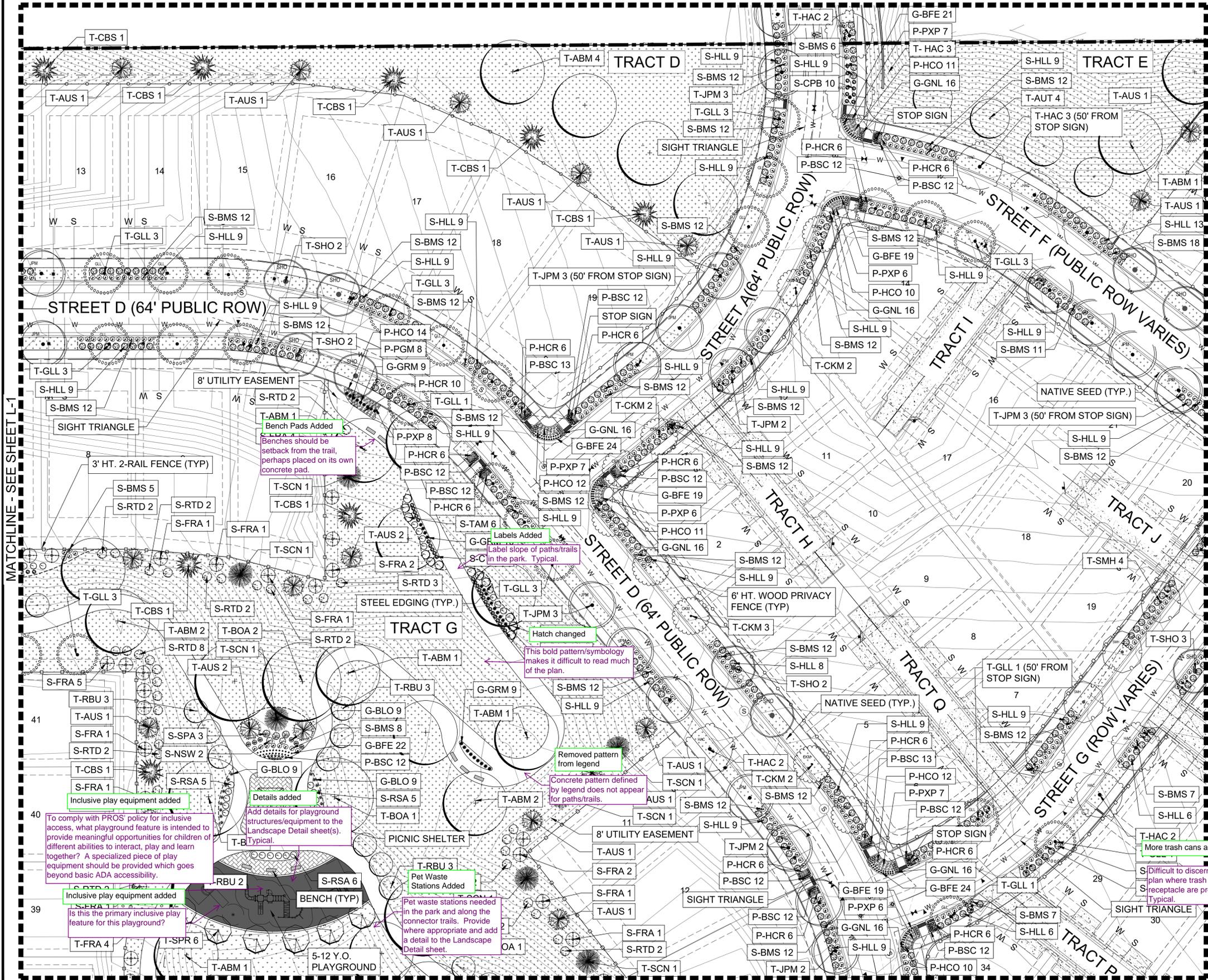
TKH associates, inc.

SHEET NUMBER: **L-1**

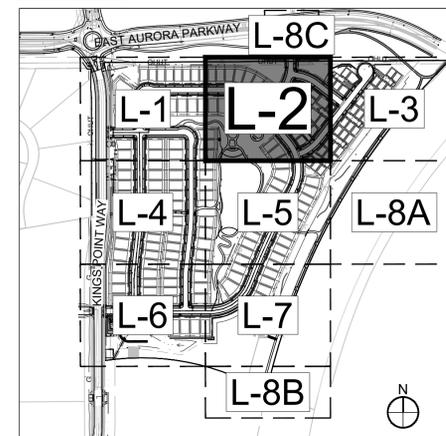
SHEET 20 OF 34
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

MATCHLINE - SEE SHEET L-8C



KEY MAP

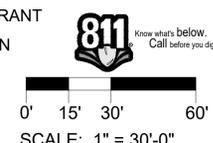


GENERAL NOTES:

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
- CONCRETE WALK
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW 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
- 8' HT. BRICK/WOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN



NOT FOR CONSTRUCTION

REVISIONS	DATE
1ST SUBMITTAL	7-20-2022
2ND SUBMITTAL	9-21-2022

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE PLAN SHEET

CITY OF AURORA

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

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

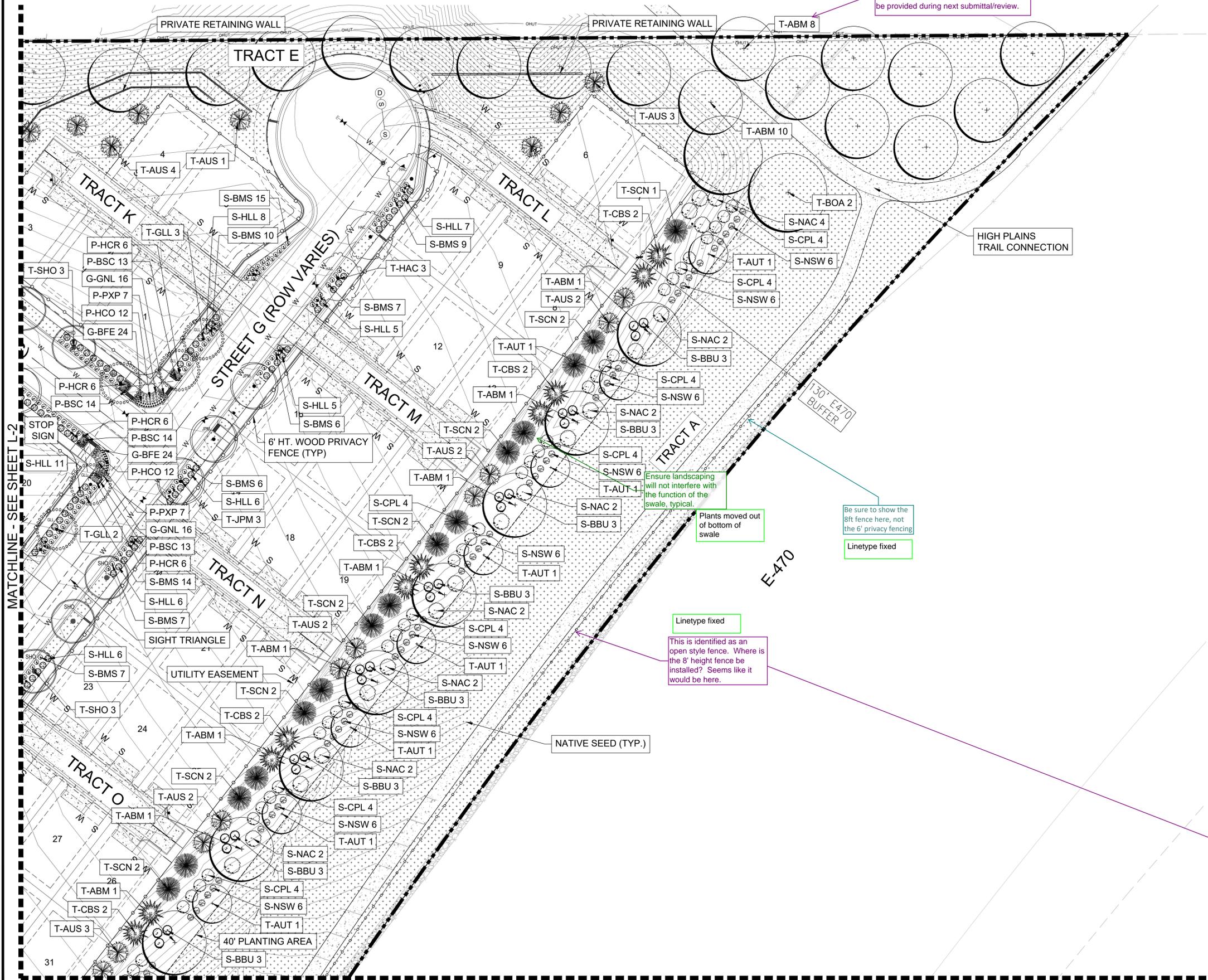
associates, inc.

SHEET NUMBER
L-2
SHEET 21 OF 34
PROJECT NO. 8677-000

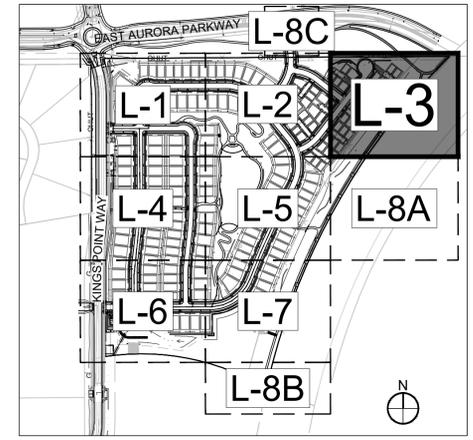
KINGS POINT SOUTH - PA 1-4

LANDSCAPE PLAN

Noted
Landscape planting within the open space and trail corridor has yet to be reviewed by PROS. Comments for trees and shrubs will be provided during next submittal/review.



KEY MAP



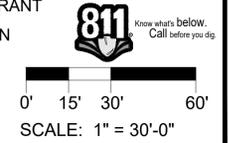
- GENERAL NOTES:**
- FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
 - ALL PROPOSED LANDINGS WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.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

LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- EASEMENT
- CONCRETE WALK
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW 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
- 8' HT. BRICK/WOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

MATCHLINE - SEE SHEET L-2

MATCHLINE - SEE SHEET L-8A



NOT FOR CONSTRUCTION

REVISIONS	DATE
1ST SUBMITTAL	7-20-2022
2ND SUBMITTAL	9-21-2022

PROJECT: **KINGS POINT SOUTH**
 DRAWING: **LANDSCAPE PLAN SHEET**
 CLIENT: **CITY OF AURORA**
 DESIGNED BY: **WP**
 DRAWN BY: **TL**
 CHECKED BY: **JG**

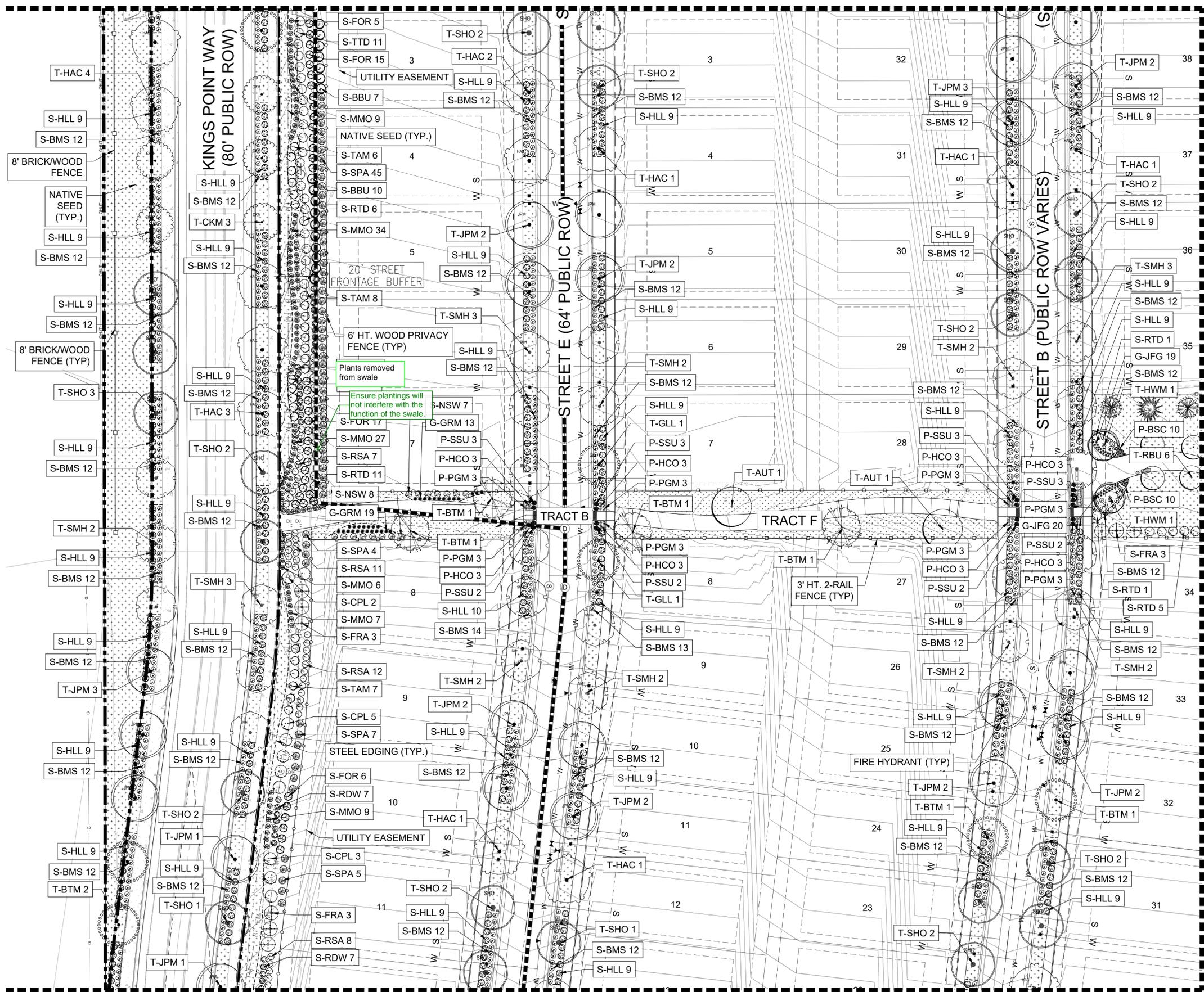
PLANNER/LANDSCAPE ARCHITECT:
 THK ASSOCIATES, INC. ARCHITECTS, P.L.L.C.
 ATTN: JULIE GANEC, P.L.A.
 1000 EAST AURORA AVENUE, SUITE 101
 AURORA, CO 80014
 P: 303-770-7201
 E: JGANEC@THKASSOC.COM



SHEET NUMBER
L-3
 SHEET 22 OF 34
 PROJECT NO. 8677-000

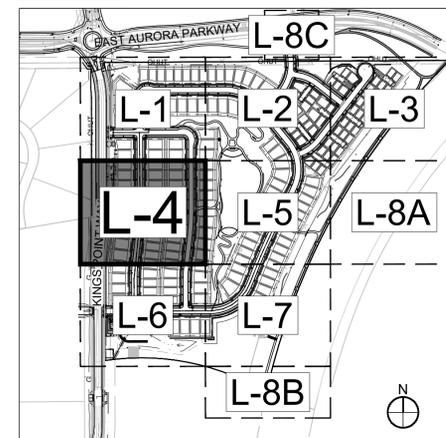
KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

MATCHLINE - SEE SHEET L-1



MATCHLINE - SEE SHEET L-6

KEY MAP

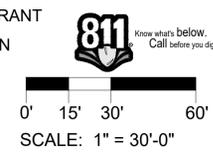


- GENERAL NOTES:
- FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
 - ALL PROPOSED LANDINGS WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
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

LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- EASEMENT
- CONCRETE WALK
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW 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
- 8' HT. BRICK/WOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

MATCHLINE - SEE SHEET L-5



NOT FOR CONSTRUCTION

REVISIONS	DATE
1	7-20-2022
2	9-21-2022
3	
4	
5	
6	

PROJECT: **KINGS POINT SOUTH**

DRAWING: **LANDSCAPE PLAN SHEET**

CLIENT: **CITY OF AURORA**

DESIGNED BY: **WP** SCALE: **1" = 20'-0"**

DRAWN BY: **TL** SCALE: **1" = 20'-0"**

CHECKED BY: **JG** DATE: **9-21-2022**

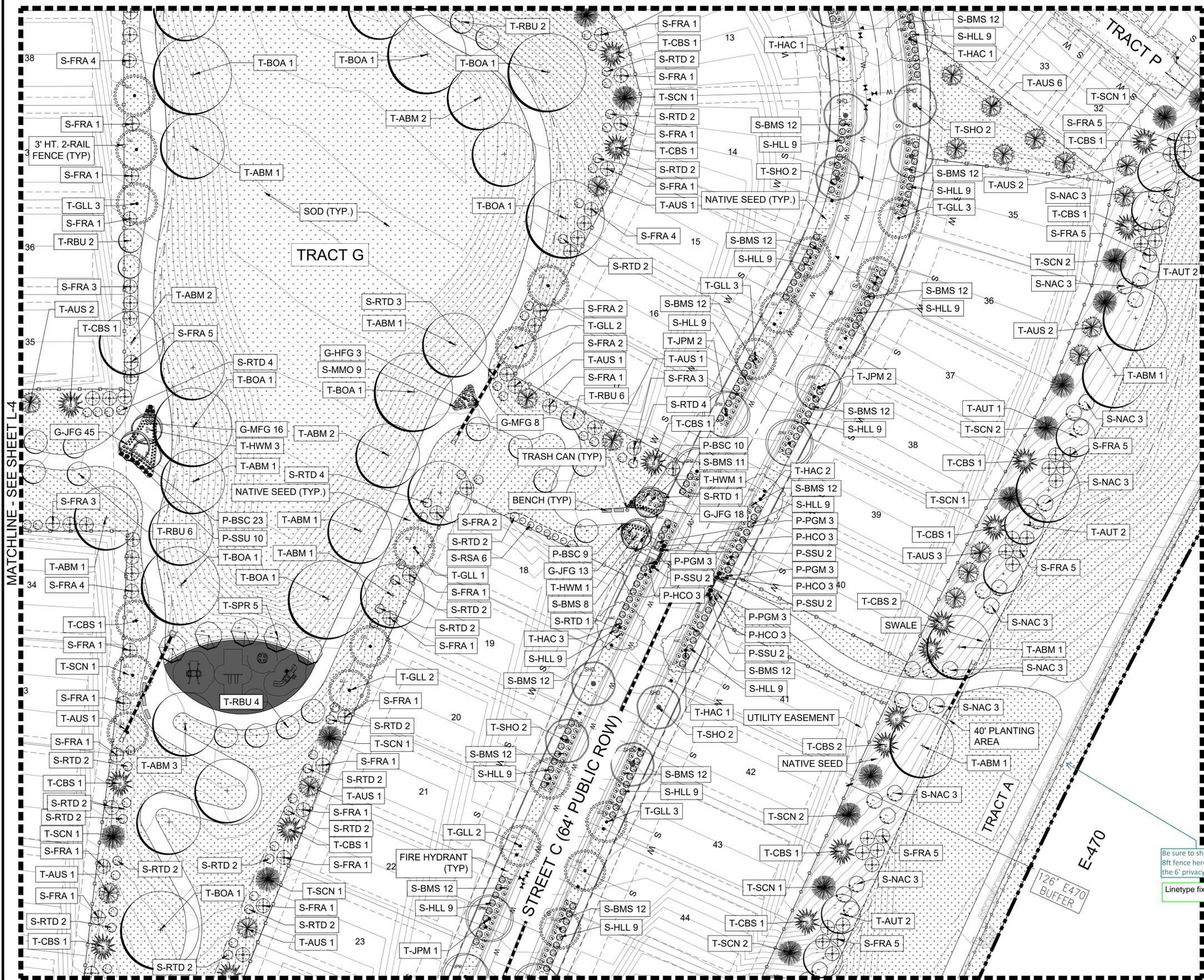
PLANNER/LANDSCAPE ARCHITECT:
 TRK ASSOCIATES, INC. ARCHITECT
 ATTN: JULIE GANEC, P.L.A.
 1000 EAST AURORA PARKWAY, SUITE 101
 AURORA, CO 80014
 P: 303-770-7201
 E: JGANEC@TRKASSOC.COM

trk associates, inc.

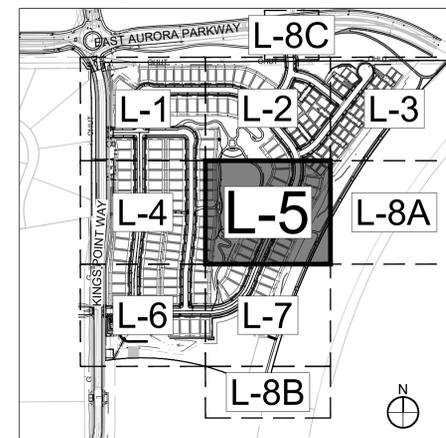
SHEET NUMBER
L-4
 SHEET 23 OF 34
 PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

MATCHLINE - SEE SHEET L-2



KEY MAP



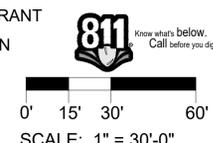
GENERAL NOTES:

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
- CONCRETE WALK
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW 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
- 8' HT. BRICK/WOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

Be sure to show the 8ft fence here, not the 6' privacy fencing
Linetype fixed



NOT FOR CONSTRUCTION

REVISIONS	DATE
1ST SUBMITTAL	7-20-2022
2ND SUBMITTAL	9-21-2022

PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE PLAN SHEET
CLIENT: CITY OF AURORA
DESIGNED BY: WP
DRAWN BY: TL
CHECKED BY: JG
SCALE: 1" = 20'-0"
DATE: 9-21-2022

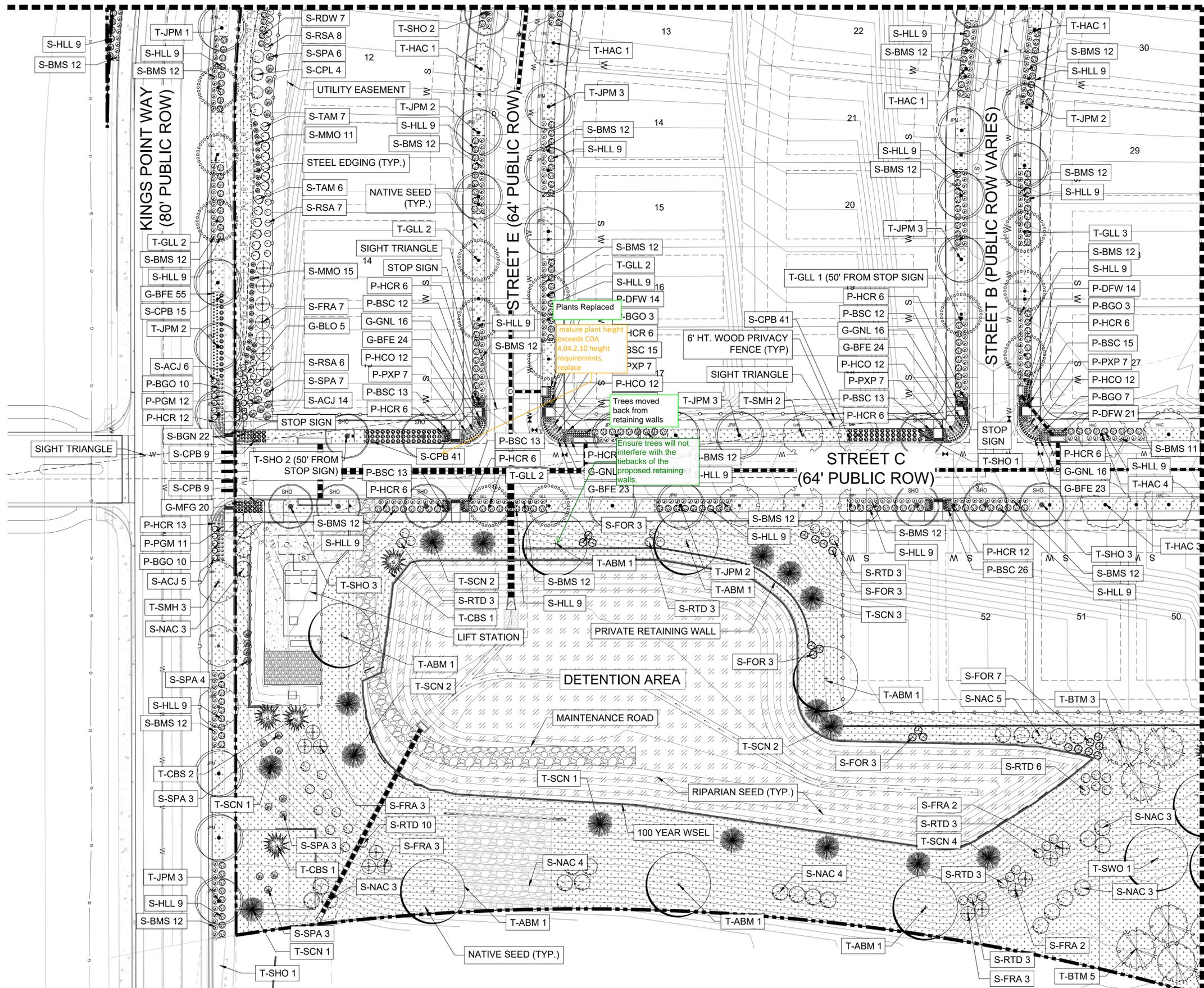
PLANNER/LANDSCAPE ARCHITECT:
TKA ASSOCIATES, INC. ATTN: JULIE GANEC, PLA
AURORA, CO 80014
P: 303-770-7201
E: JGANEC@TKASSOC.COM



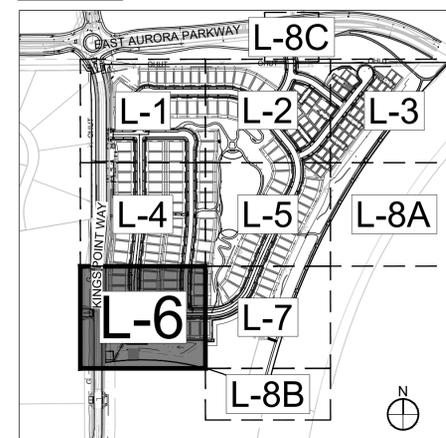
SHEET NUMBER
L-5
SHEET 24 OF 34
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

MATCHLINE - SEE SHEET L-4



KEY MAP



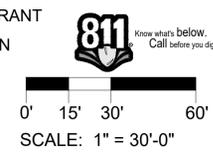
GENERAL NOTES:

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
- CONCRETE WALK
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW 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
- 8' HT. BRICK/WOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

MATCHLINE - SEE SHEET L-7



NOT FOR CONSTRUCTION

REVISIONS	DATE
1	7-20-2022
2	9-21-2022
3	
4	
5	
6	

KINGS POINT SOUTH
LANDSCAPE PLAN SHEET
CITY OF AURORA

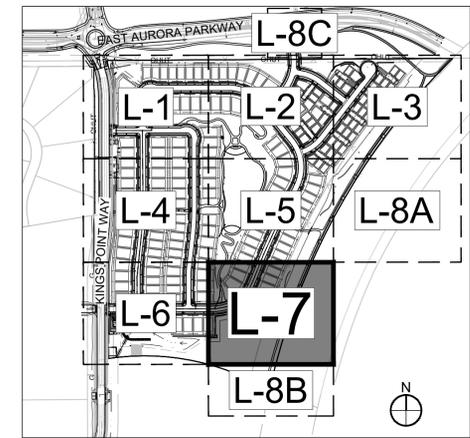
PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE PLAN SHEET 101
CLIENT: CITY OF AURORA
DESIGNED BY: WP
DRAWN BY: TL
CHECKED BY: JG
SCALE: 1" = 20'-0"
DATE: 9-21-2022

thk associates, inc.

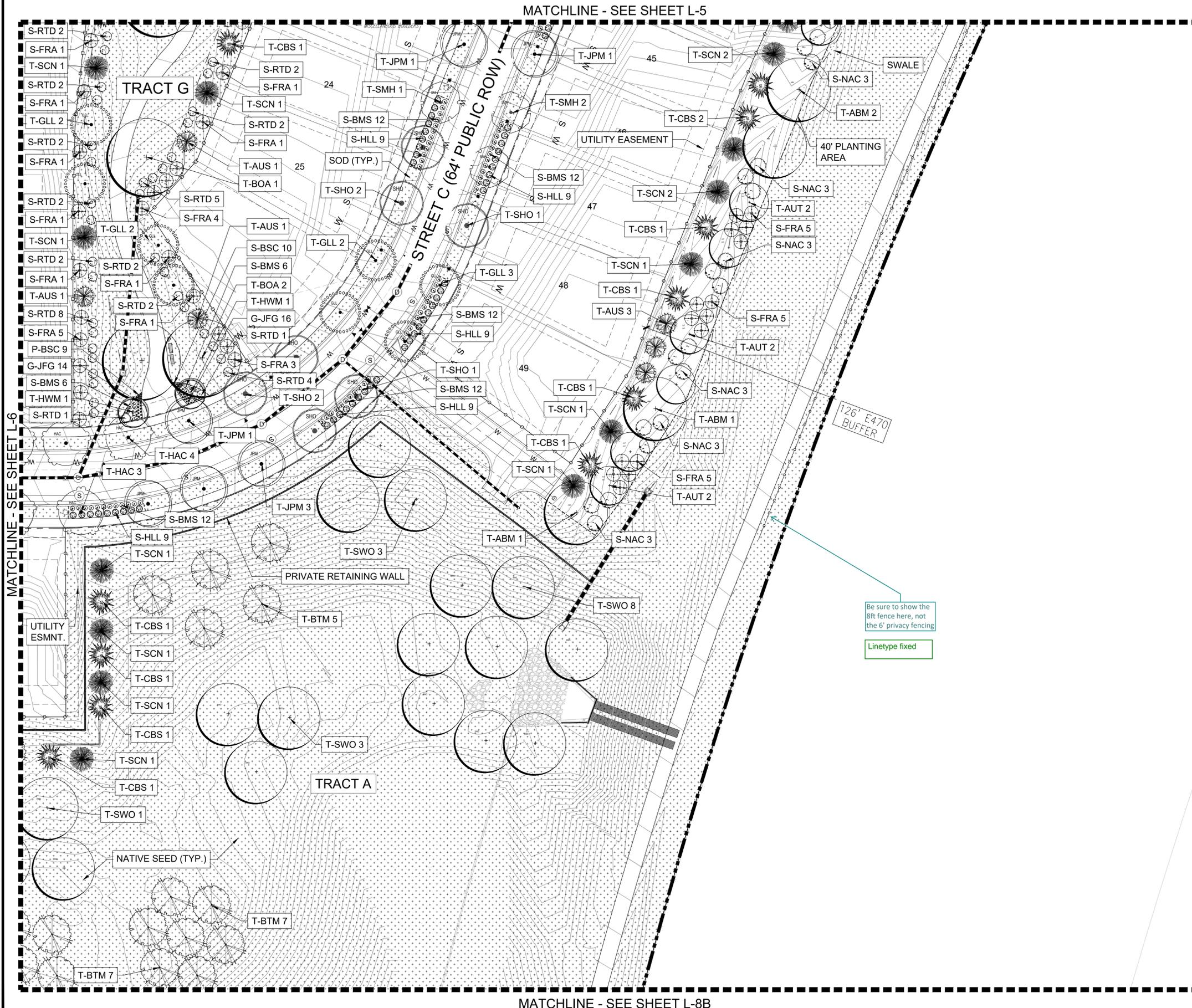
SHEET NUMBER
L-6
SHEET 25 OF 34
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

KEY MAP



NOT FOR
CONSTRUCTION



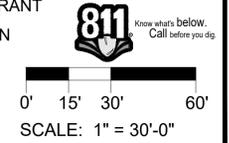
- GENERAL NOTES:
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
 2. ALL PROPOSED LANDINGS WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.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

LEGEND

- ROW / PROPERTY LINE
- ROW LINE
- LOT LINE
- EASEMENT
- CONCRETE WALK
- BRICK PAVERS
- POURED-IN-PLACE PLAY SURFACING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW 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
- 8' HT. BRICK/WOOD FENCING
- BENCH
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN

Be sure to show the 8ft fence here, not the 6' privacy fencing

Linetype fixed



#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3		
4		
5		
6		

PROJECT: **KINGS POINT SOUTH**

DRAWING: **LANDSCAPE PLAN SHEET**

CITY OF AURORA

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

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

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

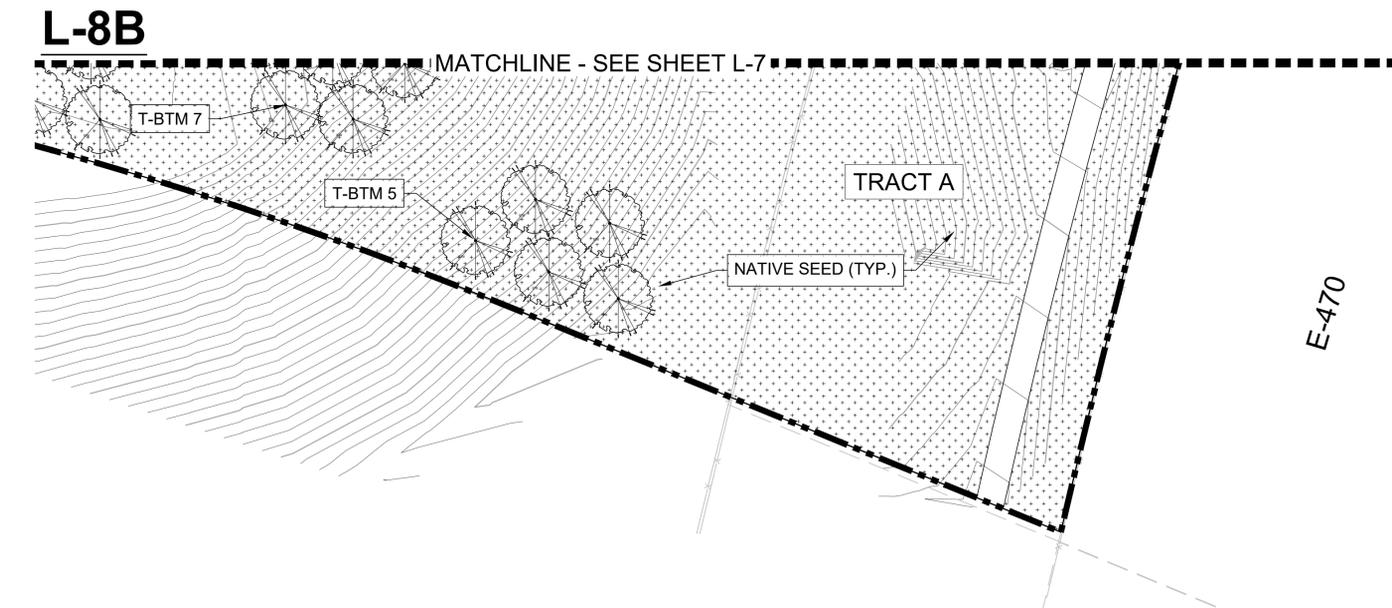
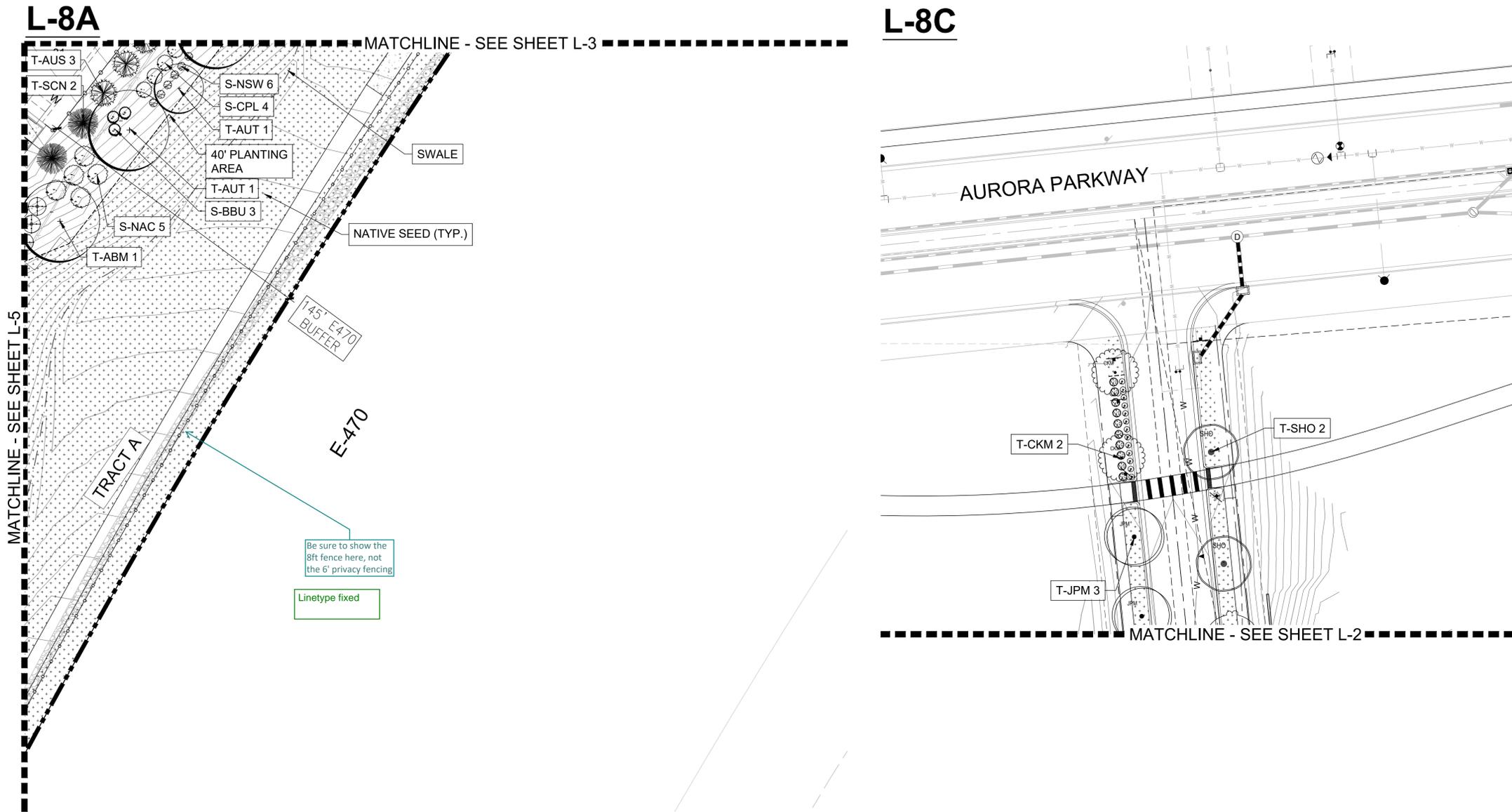


SHEET NUMBER
L-7

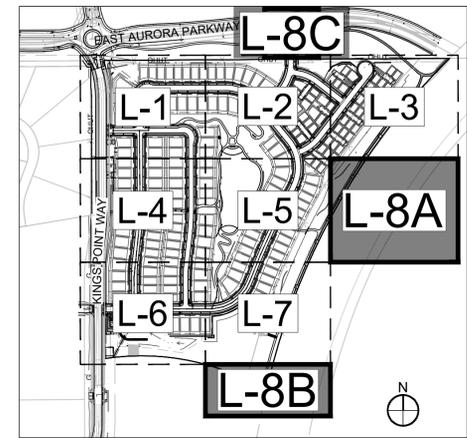
SHEET 26 OF 34
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4 LANDSCAPE PLAN

L-8C



KEY MAP

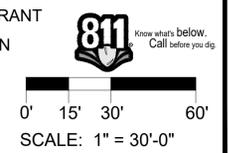


GENERAL NOTES:

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
	CONCRETE WALK
	BRICK PAVERS
	POURED-IN-PLACE PLAY SURFACING
	SOD - RTF SOD
	NATIVE SEED LOW-GROW 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
	8' HT. BRICK/WOOD FENCING
	BENCH
	TRASH RECEPTACLE
	STREET LIGHT
	FIRE HYDRANT
	STOP SIGN



NOT FOR CONSTRUCTION

REVISIONS
1 7-20-2022 1ST SUBMITTAL
2 9-21-2022 2ND SUBMITTAL

#	DATE
1	7-20-2022
2	9-21-2022
3	
4	
5	
6	

PROJECT: KINGS POINT SOUTH
DRAWING: LANDSCAPE PLAN SHEET
CLIENT: CITY OF AURORA
SCALE: 1" = 20'-0"
DATE: 9-21-2022

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



SHEET NUMBER
L-8
SHEET 27 OF 34
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS

DECIDUOUS TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	79	ABM	<i>Acer x freemanii</i>	AUTM N BLAZE MAPLE	2.5" CAL	B&B
	29	AUT	<i>Pyrus calleryana</i> 'Autumn Blaze'	AUTM N BLAZE PEAR	2.5" CAL	B&B
	19	BOA	<i>Quercus macrocarpa</i>	BUR OAK	2.5" CAL	B&B
	29	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
	76	CKO	<i>Quercus muehlenbergii</i>	CHINKAPIN OAK	2.5" CAL	B&B
	107	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
	17	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
	58	CBS	<i>Picea pungens</i>	COLORADO SPRUCE	6' HT	B&B
	68	SCN	<i>Pinus abies</i>	NORWAY SPRUCE	6' HT	B&B

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

DECIDUOUS SHRUBS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	50	BBU	<i>Euonymus elatus</i>	BURNING BUSH	5 GAL	CONT.
	44	BGN	<i>Berberis thunbergii</i> 'Golden Nugget'	GOLDEN NUGGET BARBERRY	5 GAL	CONT.
	1964	BMS	<i>Caryopteris x clandonensis</i>	BLUE MIST SPIREA	5 GAL	CONT.
	182	CPB	<i>Berberis thunbergii</i>	JAPANESE BARBERRY	5 GAL	CONT.
	59	CPL	<i>Syringa vulgaris</i>	COMMON PURPLE LILAC	5 GAL	CONT.
	84	FOR	<i>Forsythia Spring Glory</i>	SPRING GLORY FORSYTHIA	5 GAL	CONT.
	194	FRA	<i>Rhus aromatica</i>	FRAGRANT SUMAC	5 GAL	CONT.
	1397	HLL	<i>Hydrangea paniculata</i> 'Limelight'	LIMELIGHT HYDRANGEA	5 GAL	CONT.
	94	NAC	<i>Prunus tomentosa</i>	NANKING CHERRY	5 GAL	CONT.
	112	NSW	<i>Physocarpus opulifolius</i> 'Summer Wine'	SUMMER WINE NINEBARK	5 GAL	CONT.
	59	RDW	<i>Chrysothamnus var.</i>	DWARF RABBITBRUSH	5 GAL	CONT.
	128	RSA	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	5 GAL	CONT.
	203	RTD	<i>Cornus sericea</i>	RED TWIG DOGWOOD	5 GAL	CONT.
	41	TTD	<i>Cornus alba</i>	TATARIAN DOGWOOD	5 GAL	CONT.

EVERGREEN SHRUBS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	103	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
	131	SPA	<i>Juniperus chinensis</i> 'Spartan'	SPARTAN JUNIPER	5 GAL	CONT.
	67	TAM	<i>Juniperus sabina</i> 'Tamariscifolia'	TAMMY JUNIPER	5 GAL	CONT.

GRASSES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	6	BBS	<i>Andropogon gerardii</i>	BIG BLUESTEM GRASS	5 GAL	CONT.
	439	BFE	<i>Festuca glauca</i> 'Elijah Blue'	ELIJAH BLUE FESCUE	5 GAL	CONT.
	18	BLO	<i>Bouteloua gracilis</i> 'Blonde Ambition'	BLUE GRAMA GRASS	5 GAL	CONT.
	251	GNL	<i>Deschampsia cespitosa</i> 'Northern Lights'	NORTHERN LIGHTS TUFTED HAIR GRASS	5 GAL	CONT.
	64	GRM	<i>Muhlenbergia capilaris</i>	PINK MUHLY GRASS	5 GAL	CONT.
	24	HFG	<i>Pennisetum alopecuroides</i> 'Hamein'	DWARF FOUNTAIN GRASS	5 GAL	CONT.
	238	JFG	<i>Hakonechloa macra</i> 'Aureola'	GOLDEN JAPANESE FOREST GRASS	5 GAL	CONT.
	105	MFG	<i>Nassella tenuissima</i>	MEXICAN FEATHER GRASS	5 GAL	CONT.

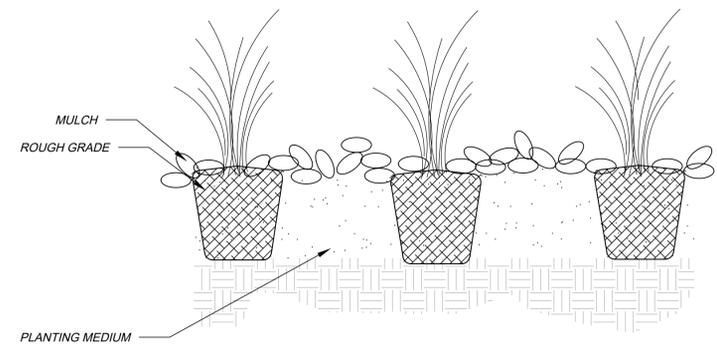
PERENNIALS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	536	BSC	<i>Amsonia jonesii</i>	COLORADO DESERT BLUE STAR	1 GAL	CONT.
	74	BGO	<i>Aurinia saxatilis</i>	BASKET OF GOLD	1 GAL	CONT.
	70	DFW	<i>Dianthus gratianopolitanus</i> 'Firewitch'	FIREWITCH DIANTHIS	1 GAL	CONT.
	288	HCR	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

GENERAL NOTES:

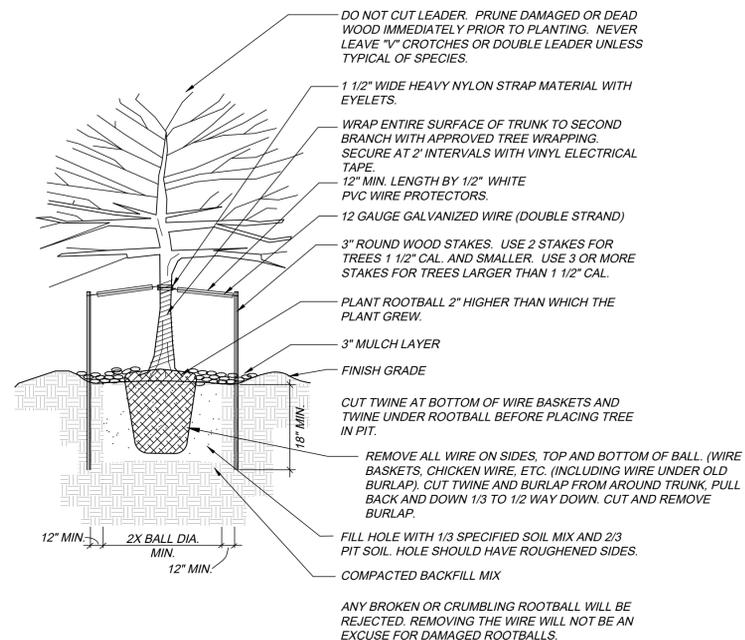
1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE.
3. DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED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

CITY OF AURORA STANDARD NOTES:

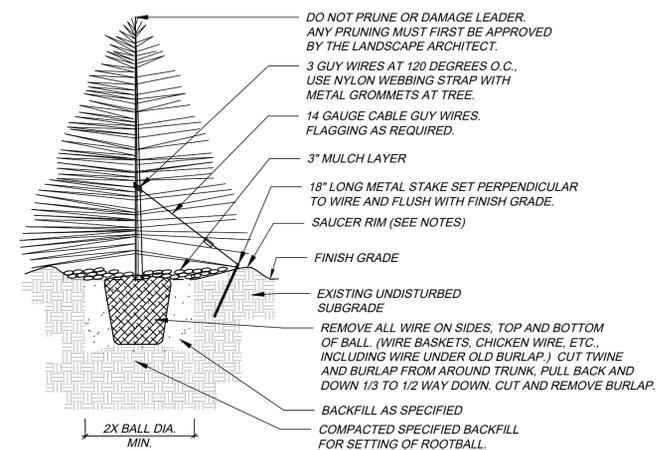
1. SOIL PREPARATION SHALL BE (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 S.F. OF AREA MINIMUM.
2. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES SHALL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE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



PERENNIAL PLANTING
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



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

EVERGREEN TREE PLANTING DETAIL
N.T.S.

REVISIONS	DATE	DESCRIPTION
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL

#	DATE	DESCRIPTION
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3		
4		
5		
6		

PROJECT:	KINGS POINT SOUTH
DRAWING:	LANDSCAPE DETAILS SHEET
CITY:	CITY OF AURORA
DESIGNED BY:	WJP
DRAWN BY:	WJP
CHECKED BY:	J.C.
SCALE:	N/A
DATE:	9-21-2022

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



KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS

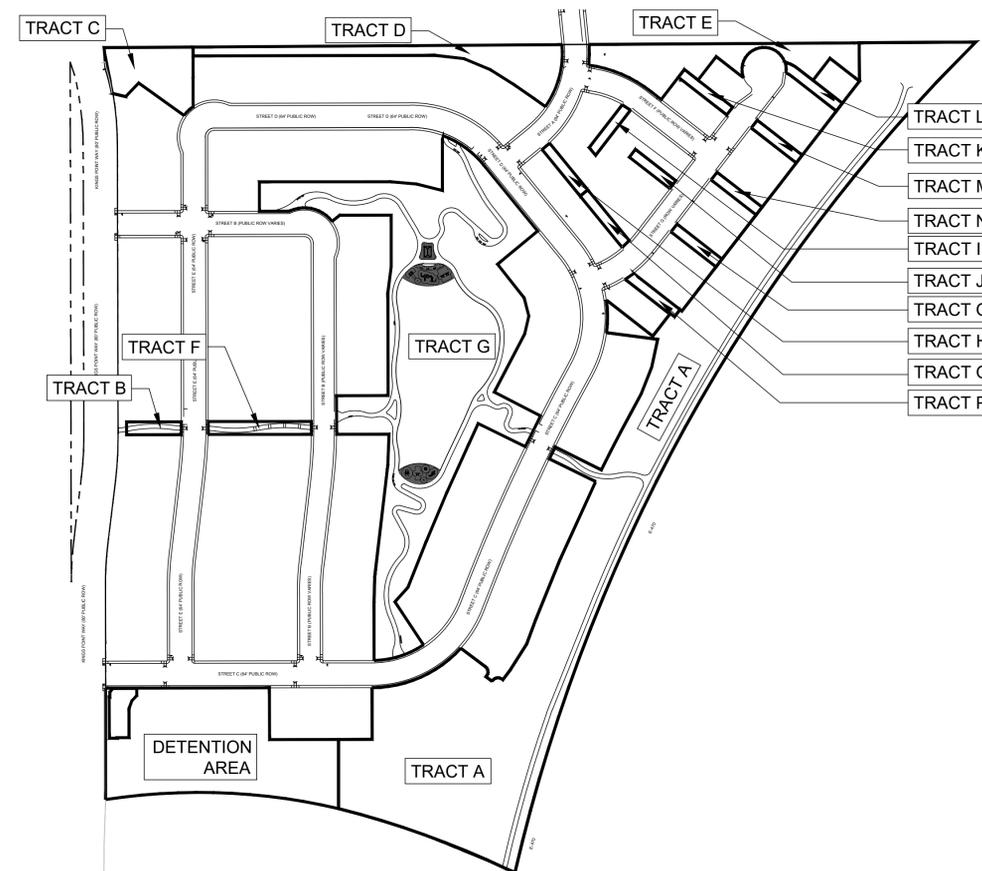
NOT FOR
CONSTRUCTION

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	417,026 S.F.	N/A	N/A	104 / 189	1043 / 244*
B	TRACT B	3,839 S.F.	N/A	N/A	1 / 2	10 / 14
C	TRACT C	23,619 S.F.	N/A	N/A	6 / 10	59 / 60
D	TRACT D	33,809 S.F.	N/A	N/A	8 / 22	85 / 0*
E	TRACT E	39,174 S.F.	N/A	N/A	10 / 23	75 / 0*
F	TRACT F	7,234 S.F.	N/A	N/A	2 / 4	18 / 0*
G	TRACT G	282,601 S.F.	N/A	N/A	71 / 158	706 / 510*
H-P	TRACT H-Q (DRIVEWAYS)	N/A	N/A	N/A	N/A	N/A

NOTE: TRACTS H-Q ARE ALL ENTRY DRIVES WITH NO ROOM TO PLANT TREES/SHRUBS
* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

PRIVATE COMMON OPEN SPACE/TRACT MAP



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	STREET 'A' EAST	425'	N/A	8'-0"	3,020	11 / 10 ¹	76 / 86
	STREET 'A' WEST	518'	N/A	8'-0"	3,430	13 / 11 ¹	86 / 106
B	STREET 'B' EAST	1,388'	N/A	8'-0"	11,417	35 / 35 ¹	285 / 293
	STREET 'B' WEST	1,353'	N/A	8'-0"	10,818	31 / 34 ¹	270 / 274
C	STREET 'C' NORTH	1,603'	N/A	8'-0"	12,752	38 / 40 ¹	319 / 338
	STREET 'C' SOUTH	1,690'	N/A	8'-0"	13,713	43 / 42	343 / 360*
D	STREET 'D' NORTH	1,178'	N/A	8'-0"	9,928	29 / 31 ¹	248 / 250
	STREET 'D' SOUTH	1,285'	N/A	8'-0"	9,580	32 / 30	240 / 250
E	STREET 'E' EAST	971'	N/A	8'-0"	7,695	24 / 24 ¹	192 / 192
	STREET 'E' WEST	971'	N/A	8'-0"	7,650	24 / 24 ¹	191 / 192
F	STREET 'F' NORTH	302'	N/A	8'-6"	2,510	8 / 7 ¹	63 / 73
	STREET 'F' SOUTH	271'	N/A	8'-6"	2,058	7 / 7 ¹	51 / 63
G	STREET 'G' NORTH	490'	N/A	8'-6"	4,376	12 / 14 ¹	109 / 126
	STREET 'G' SOUTH	533'	N/A	8'-6"	4,175	13 / 13	104 / 117
H	KINGS POINT WAY EAST	1,569'	N/A	8'-0"	13,138	39 / 39	328 / 352
	KINGS POINT WAY WEST	1,204'	N/A	8'-0"	14,205	30 / 30	355 / 355

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)	882,771 S.F.	88%
NON-IRRIGATED (DETENTION POND)	44,343 S.F.	4%
TOTAL LANDSCAPE AREA	1,005,267 S.F.	100%

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.	0'/20'	32 / 0	326 / 694*

* 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 / 122	545 / 240*

* 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
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

#	DATE	REVISIONS	
		1ST SUBMITTAL	2ND SUBMITTAL
1	7-20-2022		
2	9-21-2022		
3			
4			
5			
6			

PROJECT:	KINGS POINT SOUTH
	LANDSCAPE DETAILS SHEET
DRAWING:	CITY OF AURORA
CLIENT:	HORZ: N/A VERT: N/A
DESIGNED BY: WP	SCALE: N/A
DRAWN BY: WP	DATE: 9-21-2022
CHECKED BY: J.C.	

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GANEC, PLA
1000 17TH STREET, SUITE 101
AURORA, CO 80014
P: 303.770.7201
E: JGANEC@THKASSOC.COM



SHEET NUMBER

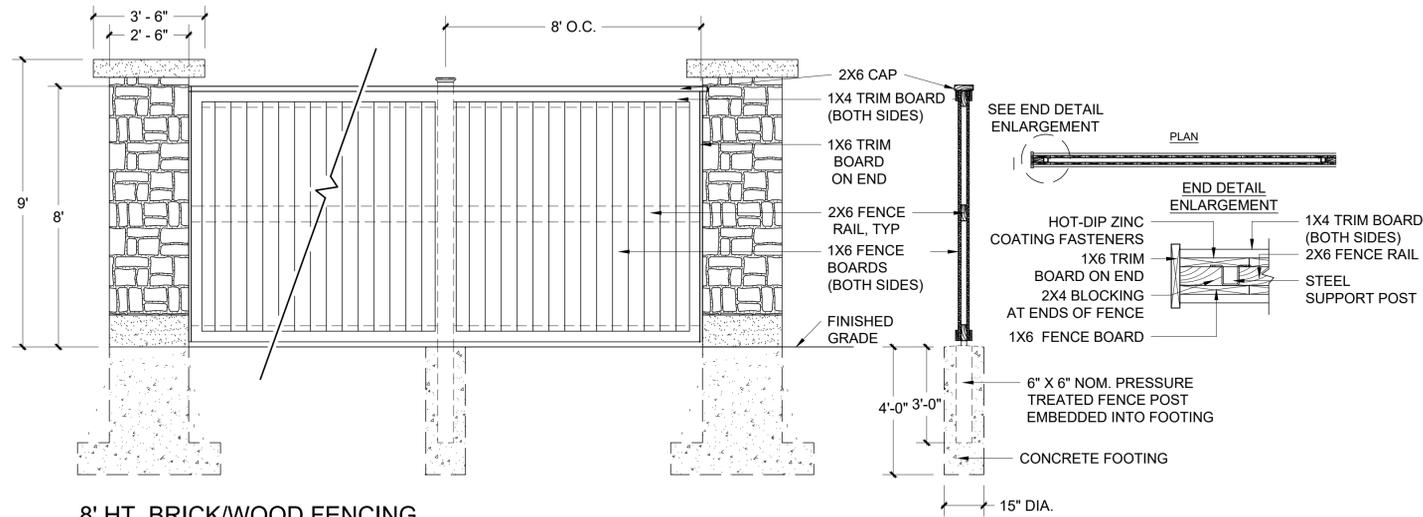
L-10

SHEET 29 OF 34
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

LANDSCAPE DETAILS

NOT FOR CONSTRUCTION



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

RFL530-SE LED
Street and Area Lighting
1/15

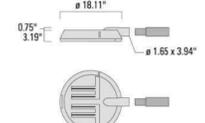


PHOTOMETRIC REQUIREMENTS

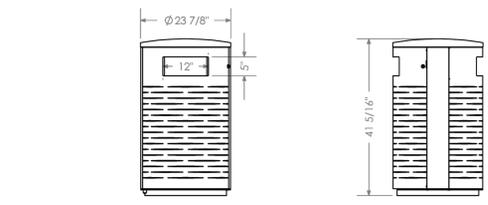
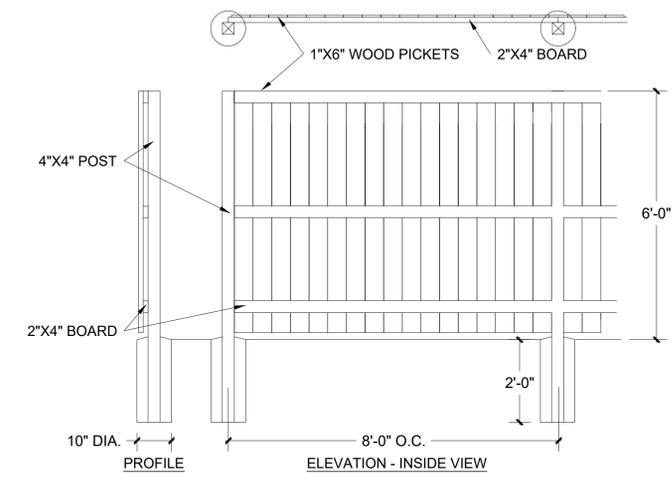
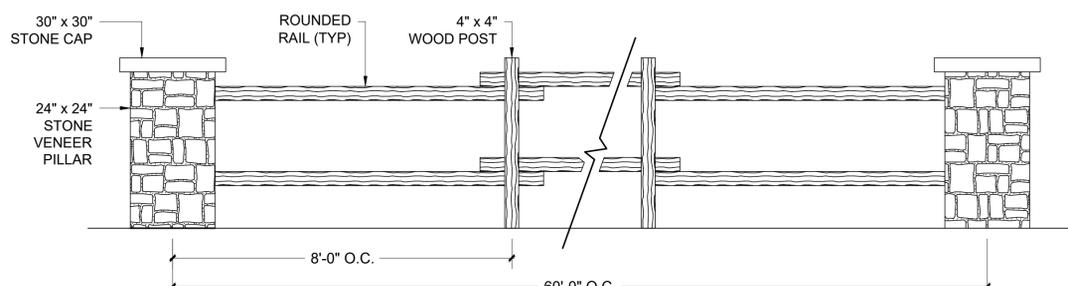
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED IN THE STREET LIGHTING PLANS WITH THE CIVIL SUBMITTAL.
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS 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".
- ALL FIXTURES, POLES AND BASES SHALL BE BLACK IN COLOR.
- POLE HEIGHTS SHALL BE 20'.
- ALL ON-SITE STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA.



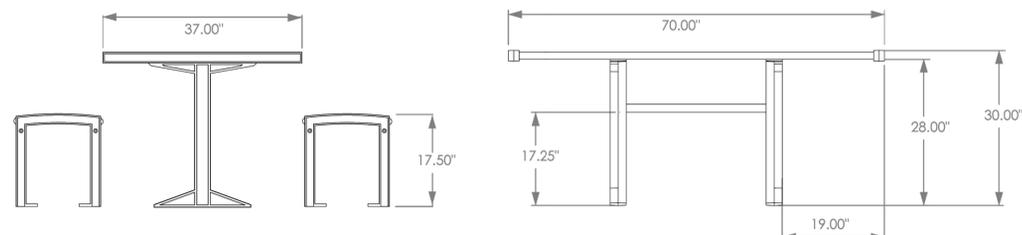
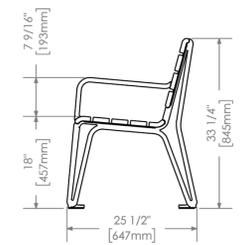
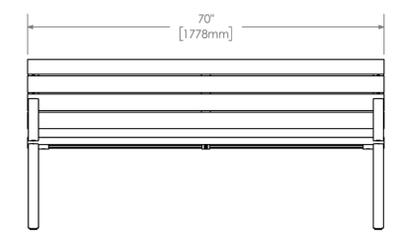
Description
Pole, Wall and pole mounted LED luminaires, Modular LED heat sinks for easy removal and future upgrading, CAD-optimized OLCB PMMA "butterfly" lens for multi-layer illumination and superior glare control, Optional 2200 K version up to max. 1000mk available. To be specified at time of ordering.



WE-EF LIGHTING USA LLC
4160 Keystone Drive | Harrisville PA 15880 | USA | Tel: +1 724 742 8333 | Fax: +1 724 742 8333 | info@we-ef.com | www.we-ef.com | 14660211511



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



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

REVISIONS	DATE	DESCRIPTION
1ST SUBMITTAL	7-20-2022	
2ND SUBMITTAL	9-21-2022	

#	DATE	DESCRIPTION
1	7-20-2022	
2	9-21-2022	
3		
4		
5		
6		

PROJECT: KINGS POINT SOUTH

DRAWING: LANDSCAPE DETAILS SHEET

CITY OF AURORA

DESIGNED BY: WP
DRAWN BY: WP
CHECKED BY: JC

DATE: 9-21-2022

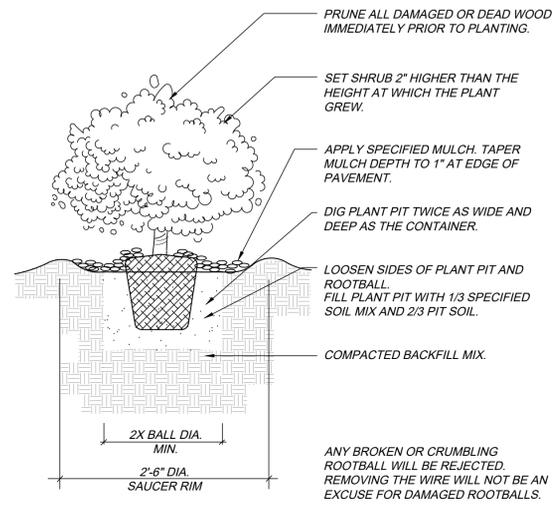
PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GANEC, P.L.A.
AURORA, CO 80014
P: 303-770-7201
E: JGANEC@THKASSOC.COM

THK associates, inc.

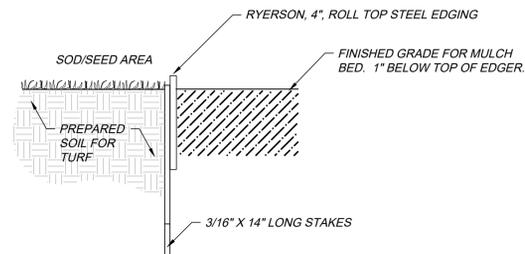
SHEET NUMBER
L-11
SHEET 30 OF 34
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

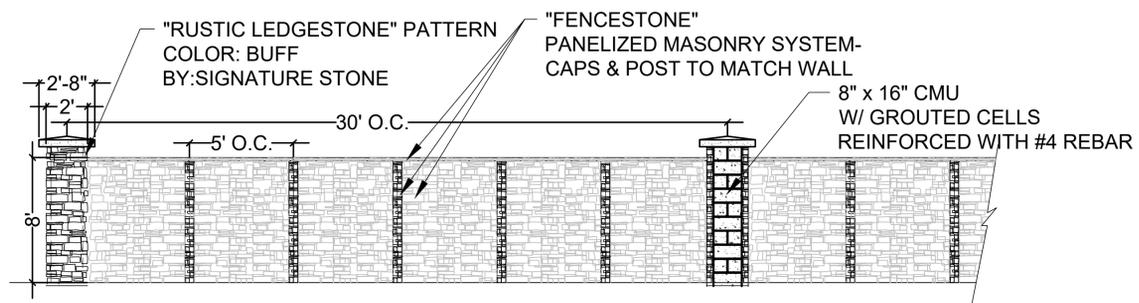
LANDSCAPE DETAILS



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

NOT FOR
CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3		
4		
5		
6		

PROJECT:	KINGS POINT SOUTH
DRAWING:	LANDSCAPE DETAILS SHEET
CITY:	CITY OF AURORA
DESIGNED BY:	WP
DRAWN BY:	WP
CHECKED BY:	JC
SCALE:	HORZ: N/A VERT: N/A
DATE:	9-21-2022

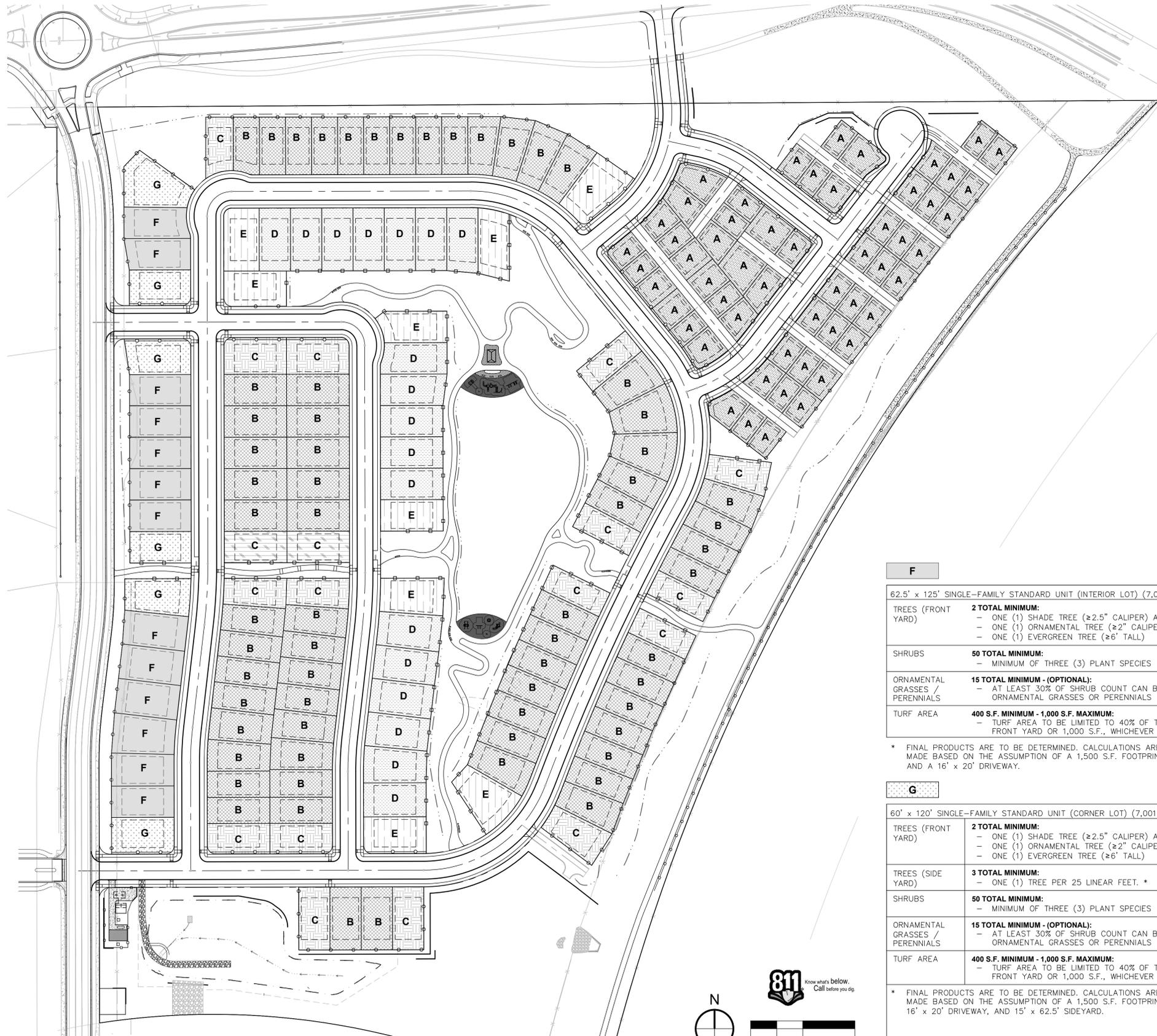
PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GANEC, PLA
1000 WEST WASHINGTON STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGANEC@THKASSOC.COM



SHEET NUMBER
L-12
SHEET 31 OF 34
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT



A	
32' x 65' SINGLE-FAMILY SMALL UNIT (≤ 3,000 S.F.)	
TREES	2 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥6' TALL)
SHRUBS	7 TOTAL MINIMUM
ORNAMENTAL GRASSES / PERENNIALS	1 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.

B	
50' x 120' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (4,700 S.F.-7,000 S.F.)	
TREES	2 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥6' TALL)
SHRUBS	32 TOTAL MINIMUM: - MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	10 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.

C	
50' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (4,700 S.F.-7,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥6' TALL)
TREES (SIDE YARD)	3 TOTAL MINIMUM: - ONE (1) TREE PER 25 LINEAR FEET. *
SHRUBS	32 TOTAL MINIMUM: - MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	10 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, 16' x 20' DRIVEWAY, AND 15' x 60' SIDEYARD.

F	
62.5' x 125' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (7,001 S.F.-11,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR - 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

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

D	
60' x 120' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (7,001 S.F.-11,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥6' TALL)
SHRUBS	43 TOTAL MINIMUM: - MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	13 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

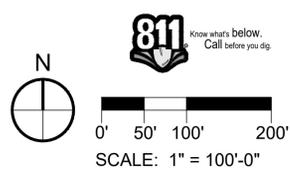
* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,500 S.F. FOOTPRINT AND A 16' x 20' DRIVEWAY.

G	
60' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (7,001 S.F.-11,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥6' TALL)
TREES (SIDE YARD)	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, 16' x 20' DRIVEWAY, AND 15' x 62.5' SIDEYARD.

E	
60' x 120' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (7,001 S.F.-11,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥6' TALL)
TREES (SIDE YARD)	3 TOTAL MINIMUM: - ONE (1) TREE PER 25 LINEAR FEET. *
SHRUBS	43 TOTAL MINIMUM: - MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	4 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, 16' x 20' DRIVEWAY, AND 15' x 60' SIDEYARD.



NOT FOR CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3		
4		
5		
6		

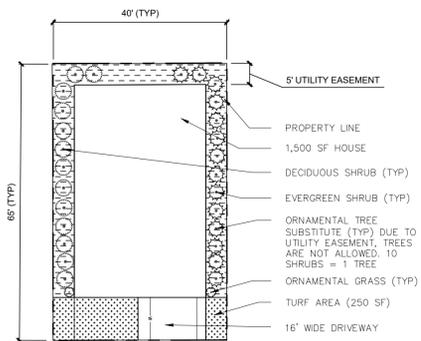
PROJECT: **KINGS POINT SOUTH**
 DRAWING: **FRONT YARD EXHIBIT**
 CLIENT: **CITY OF AURORA**
 DESIGNED BY: **JL** SCALE: **HORZ: 1" = 100' - 0"**
 DRAWN BY: **TL** SCALE: **VERT: 1" = 100' - 0"**
 CHECKED BY: **JJC** DATE: **9-21-2022**

PLANNER/LANDSCAPE ARCHITECT:
 THE ASSOCIATES, INC.
 ATTN: JULIE GAMES, PLA
 1000 WEST 10TH AVENUE, SUITE 101
 AURORA, CO 80014
 P: 303-770-7201
 E: JGAMES@THASSOC.COM

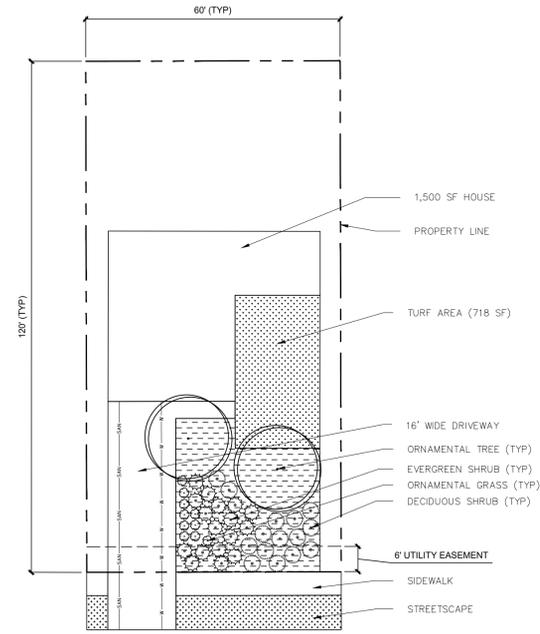


KINGS POINT SOUTH - PA 1-4

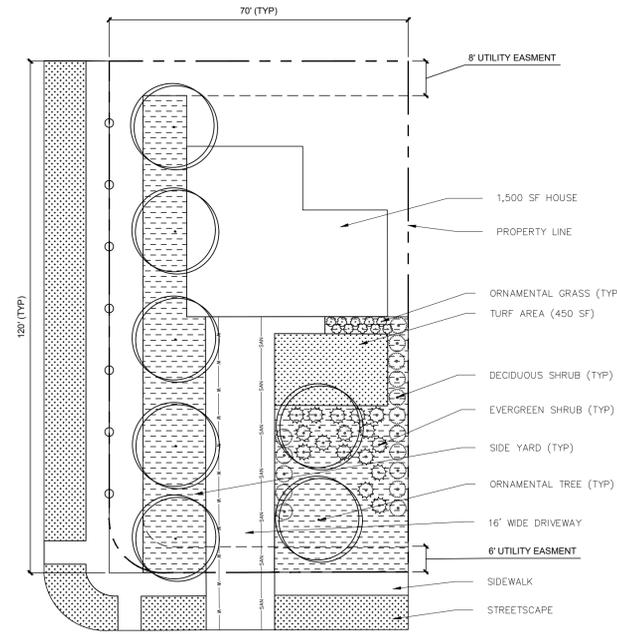
RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT



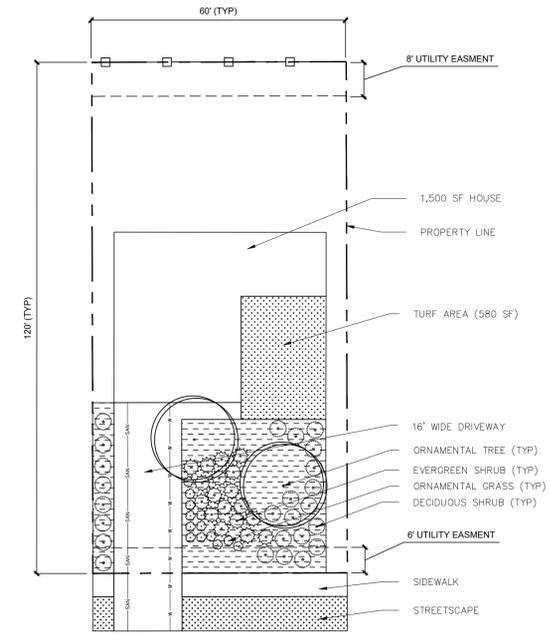
TYPICAL LOT A
1" = 20'



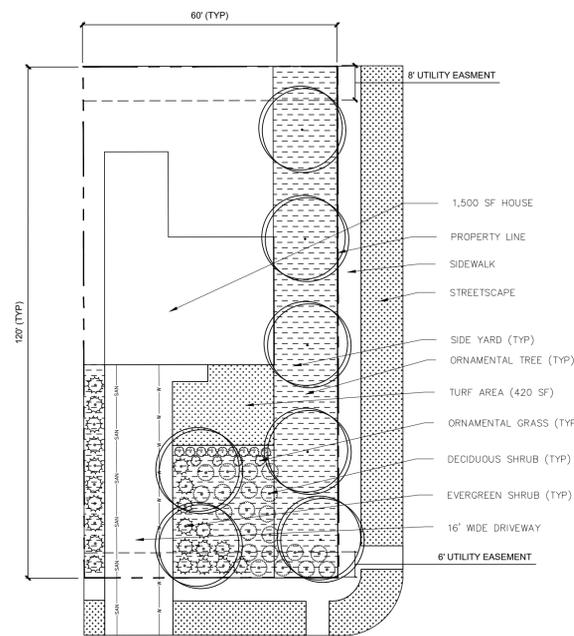
TYPICAL LOT B
1" = 20'



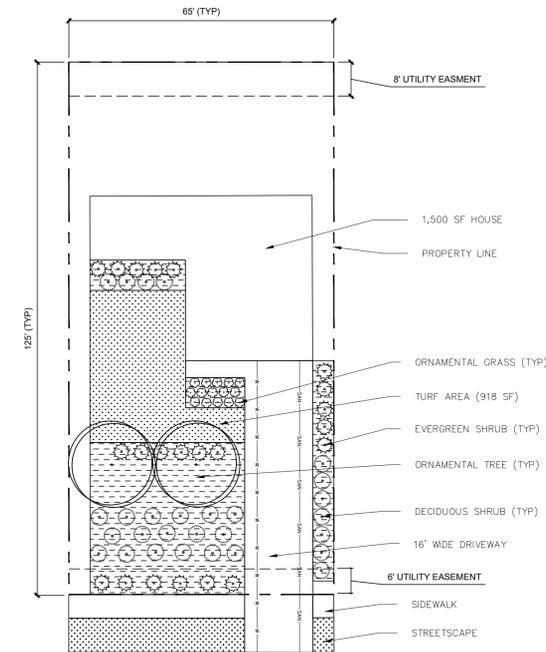
TYPICAL LOT C
1" = 20'



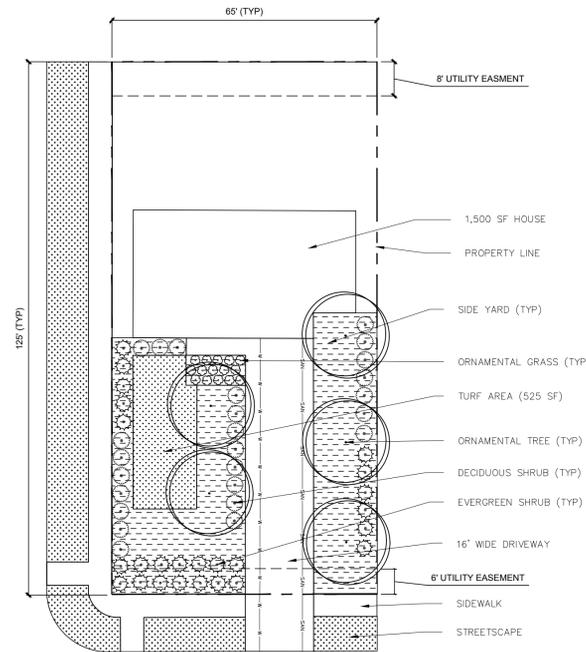
TYPICAL LOT D
1" = 20'



TYPICAL LOT E
1" = 20'



TYPICAL LOT F
1" = 20'



TYPICAL LOT G
1" = 20'

LEGEND

- PROPERTY LINE
- 3' HT. 2-RAIL FENCING
- 6' HT. WOOD PRIVACY FENCING
- UTILITY EASEMENT
- SEWER LINE
- WATER LINE
- SOD
- MULCH
- ISANTI DOGWOOD (DECIDUOUS SHRUB)
- TAMMY JUNIPER (EVERGREEN SHRUB)
- MEXICAN FEATHER GRASS (ORNAMENTAL GRASS)
- SPRING SNOW CRAB APPLE (ORNAMENTAL TREE)



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

NOT FOR
CONSTRUCTION

#	DATE	REVISIONS
1	7-20-2022	1ST SUBMITTAL
2	9-21-2022	2ND SUBMITTAL
3		
4		
5		
6		

PROJECT: **KINGS POINT SOUTH**
DRAWING: **FRONT YARD EXHIBIT**
CLIENT: **CITY OF AURORA**
DESIGNED BY: JL
DRAWN BY: JL
CHECKED BY: JLC
SCALE: HORIZ: 1" = 100' - 0"
VERT: 1" = 100' - 0"
DATE: 9-21-2022

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

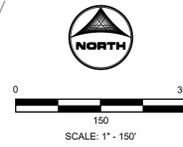
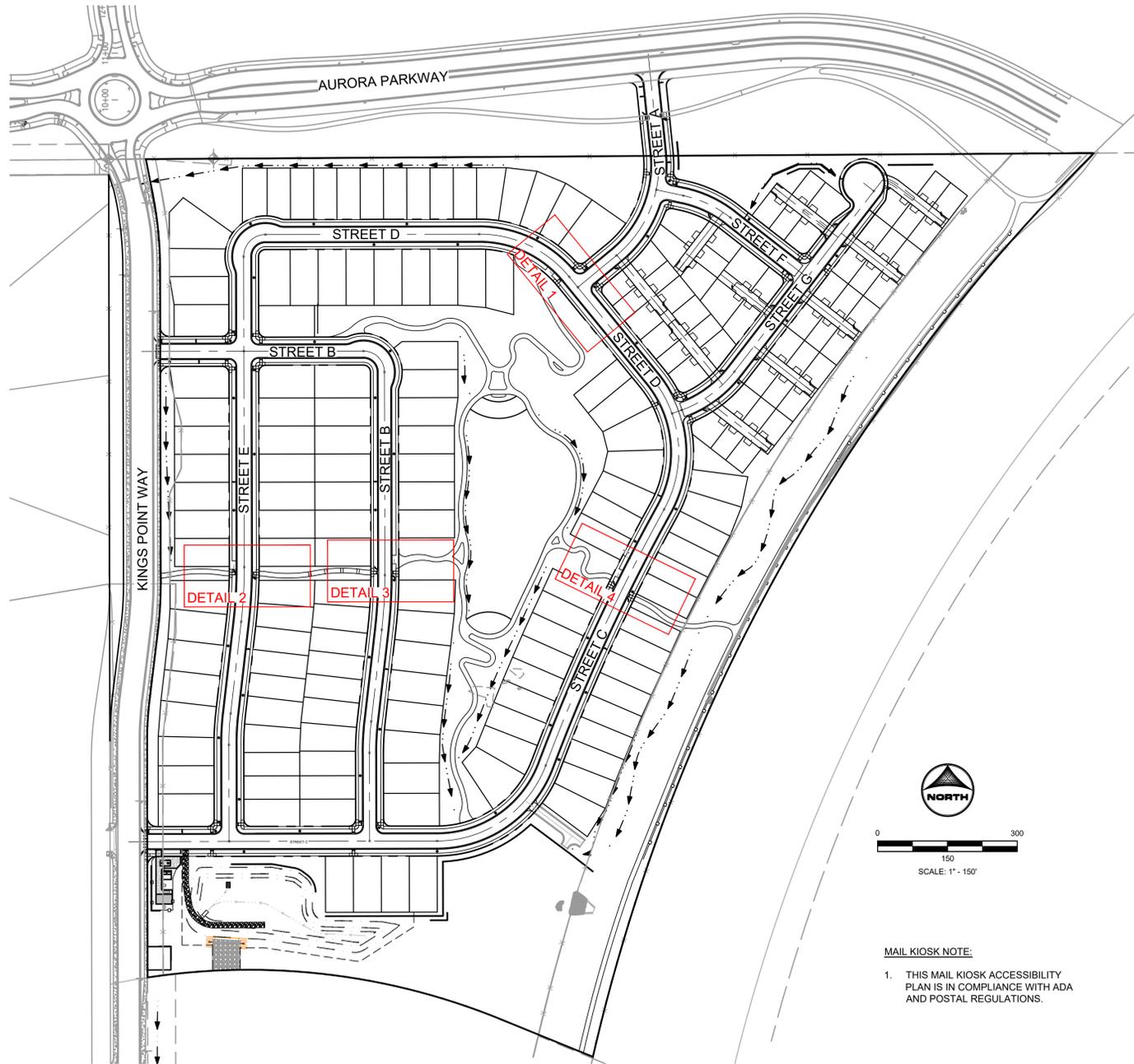


SHEET NUMBER

L-14

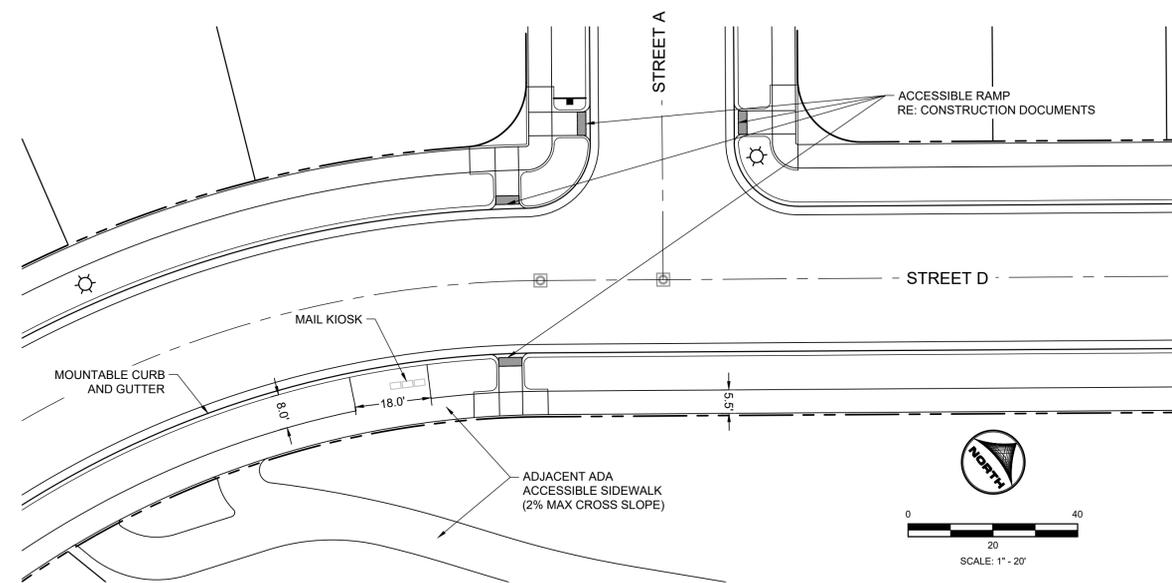
SHEET 33 OF 34
PROJECT NO. 8677-000

KINGS POINT SOUTH - PA 1-4

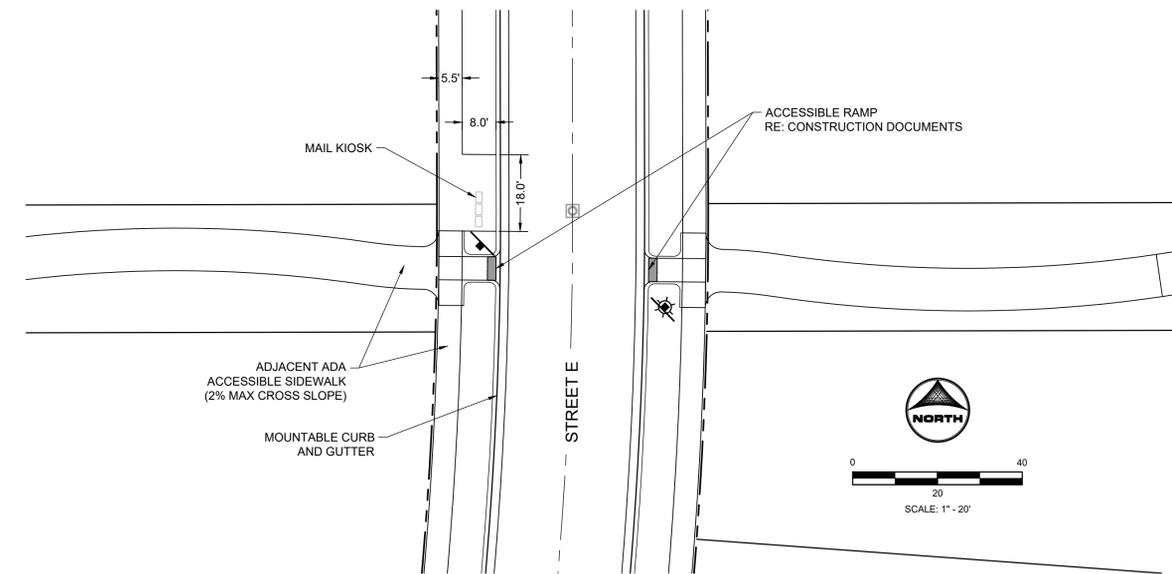


MAIL KIOSK NOTE:

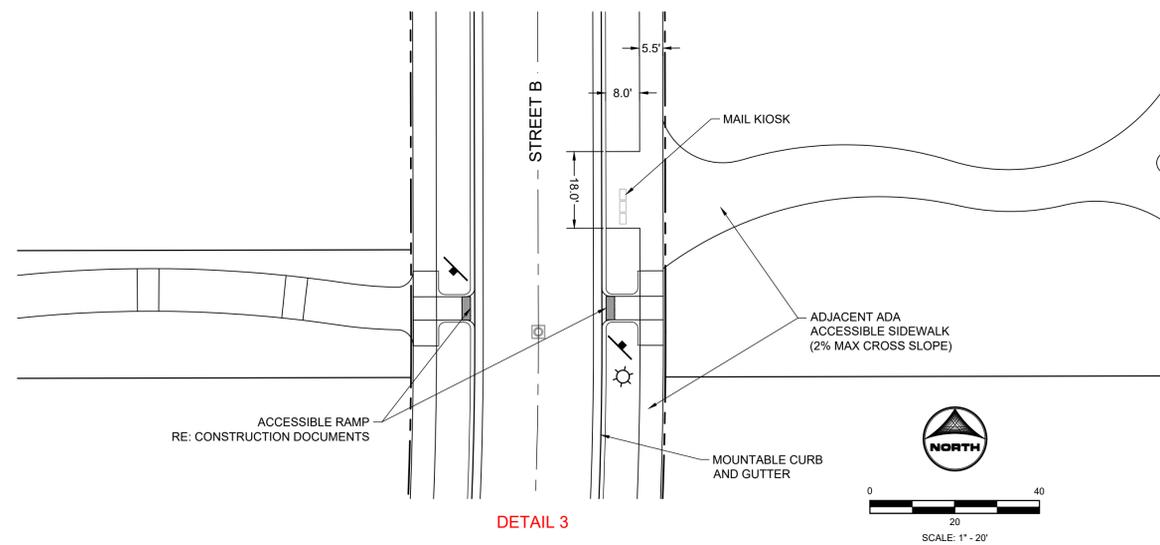
1. THIS MAIL KIOSK ACCESSIBILITY PLAN IS IN COMPLIANCE WITH ADA AND POSTAL REGULATIONS.



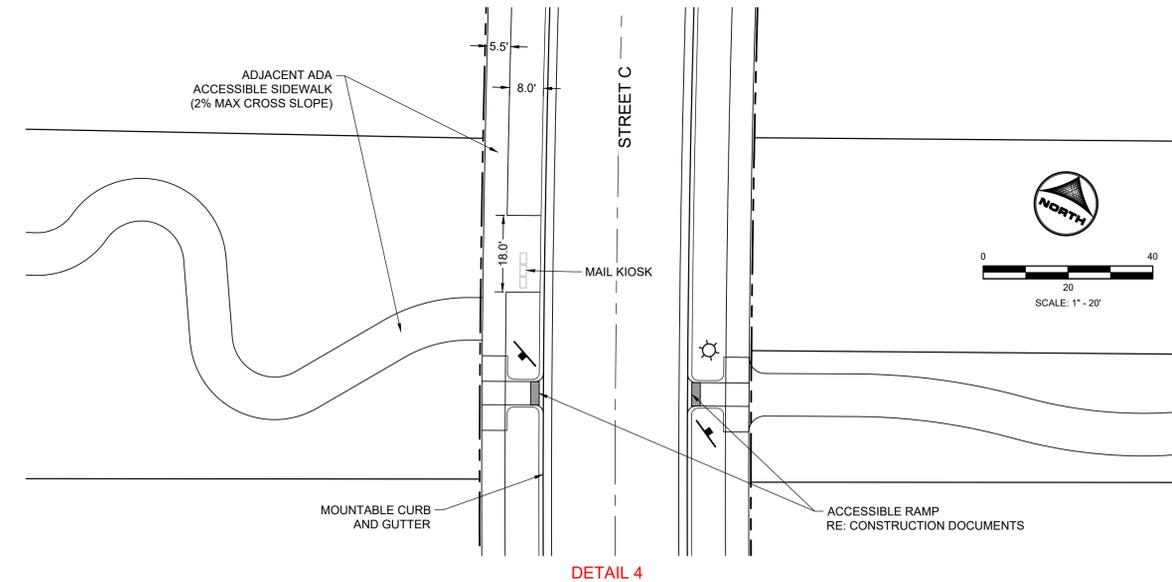
DETAIL 1



DETAIL 2



DETAIL 3



DETAIL 4

2022-09-21 11:55am By: amorton
4:\az\1\202209\1\00\Drawings\1-Mail_Kiosk_Accessibility.dwg

REVISIONS

DATE

#	DATE
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: 9-21-2021

CIVIL ENGINEER:
HR GREEN
ATTN: ALEX ZARA, PE
SUITE 1105
GREENWOOD VILLAGE, CO 80111
P: 724-602-4999
E: AZARA@HRGREEN.COM



SHEET NUMBER

MKP1

SHEET 34 OF 34
PROJECT NO. 8677-000

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

Every plat requires a Title Commitment or title policy, current within 12- days of the approval date of this plat.
If the property is being purchased or has a mortgage: Using title work (not over 120 days old from the plat approval date), create signature blocks for the owner (shown as fee simple interest in the title work); contract purchases (shown as the proposed insured in the title work), and the mortgage holder (any entity having a Deed of Trust shown in Schedule B of the title work) Add notary blocks for all owners and contract purchasers. The signatures must be notarized.

title commitment will be updated closer to recordation

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 1,891.48 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. 2018034590 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, (AND) EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

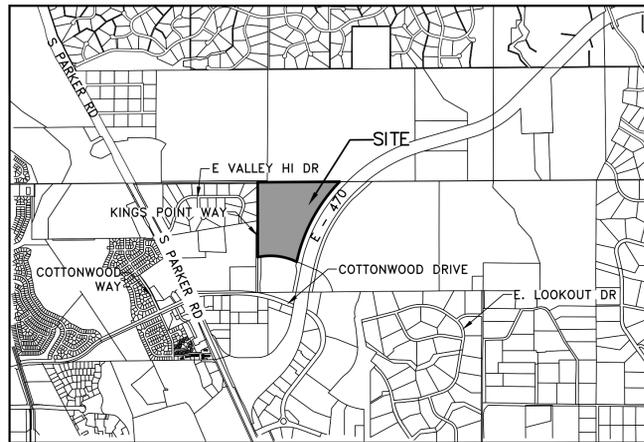
COVENANTS

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.



VICINITY MAP
SCALE 1" = 2,000'

Aztec responses in blue
Jim Lynch 11-4-22

OWNER

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ AD. BY _____, AS _____

OF LENNAR COLORADO LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Marinating, wrong word
revised

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 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. ~~NON-EXCLUSIVE~~ TRAIL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MARINATING, RECONSTRUCTING, AND USING SUCH TRAILS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
5. 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.
6. 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.
7. 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.
8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.
9. 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.
10. 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.)

note added

Are Tracts A-P to be privately owned and maintained? Or will they be granted to the City?
Please specify and include:
When tracts of land are granted to the City of Aurora for any purpose, add: "____ (ex. Tract A) is granted to the City of Aurora for _____ (ex. Public Land Purposes) and will be constructed by the developer to the City of Aurora Specifications."
or
When tracts are to be privately owned:
"____ (ex. Tract A) is to be privately owned and maintained."

CLERK AND RECORDER'S CERTIFICATE
Related to this Real Property Services comment, a note should be added to dedicate to the city a tract located in the northeastern corner of the development. The new tract will be defined in coordination with PROS and the construction drawings for the High Plains Trail.

limits still being decided

ACCEPTED FOR FILING IN THE _____ COUNTY OF DOUGLAS COUNTY,
COLORADO ON THIS _____
20____ A.D. AT _____
COUNTY CLERK AND RECORDER _____ DEPUTY
BOOK NO.: _____
PAGE NO.: _____
RECEPTION NO.: _____

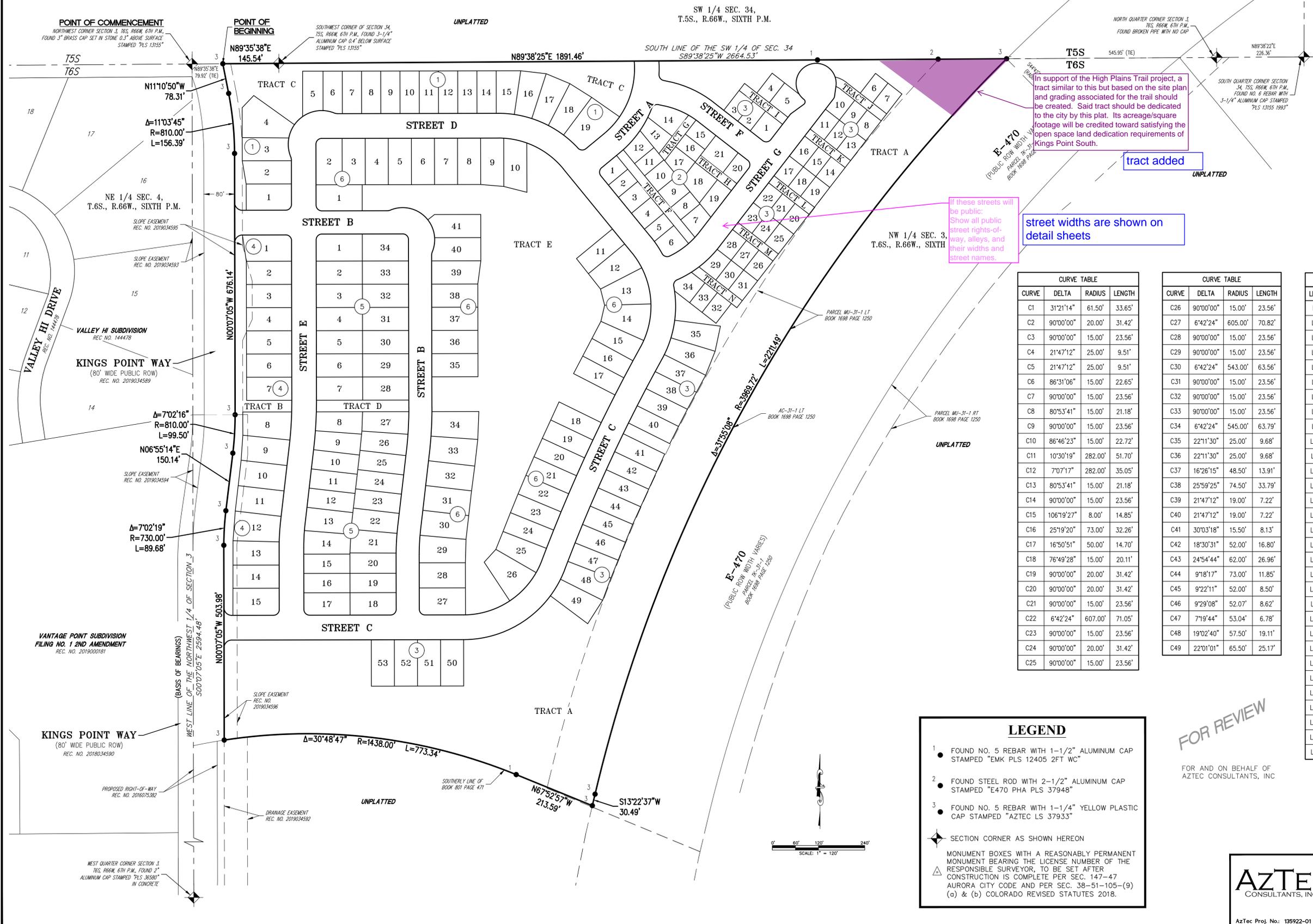
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	2022-09-20
SCALE:	N/A
SHEET 1 OF 7	

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



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'

CURVE	DELTA	RADIUS	LENGTH
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'
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'

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'

LINE	BEARING	LENGTH
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	133.00'
L37	N52°11'17"W	133.00'
L38	N52°11'17"W	133.00'
L39	N52°11'17"W	133.00'
L40	N52°11'17"W	133.00'
L41	N52°11'17"W	133.00'
L42	N52°11'17"W	133.00'
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	46.00'
L54	N52°11'17"W	46.00'
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'

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 PHA 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 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 2018.

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

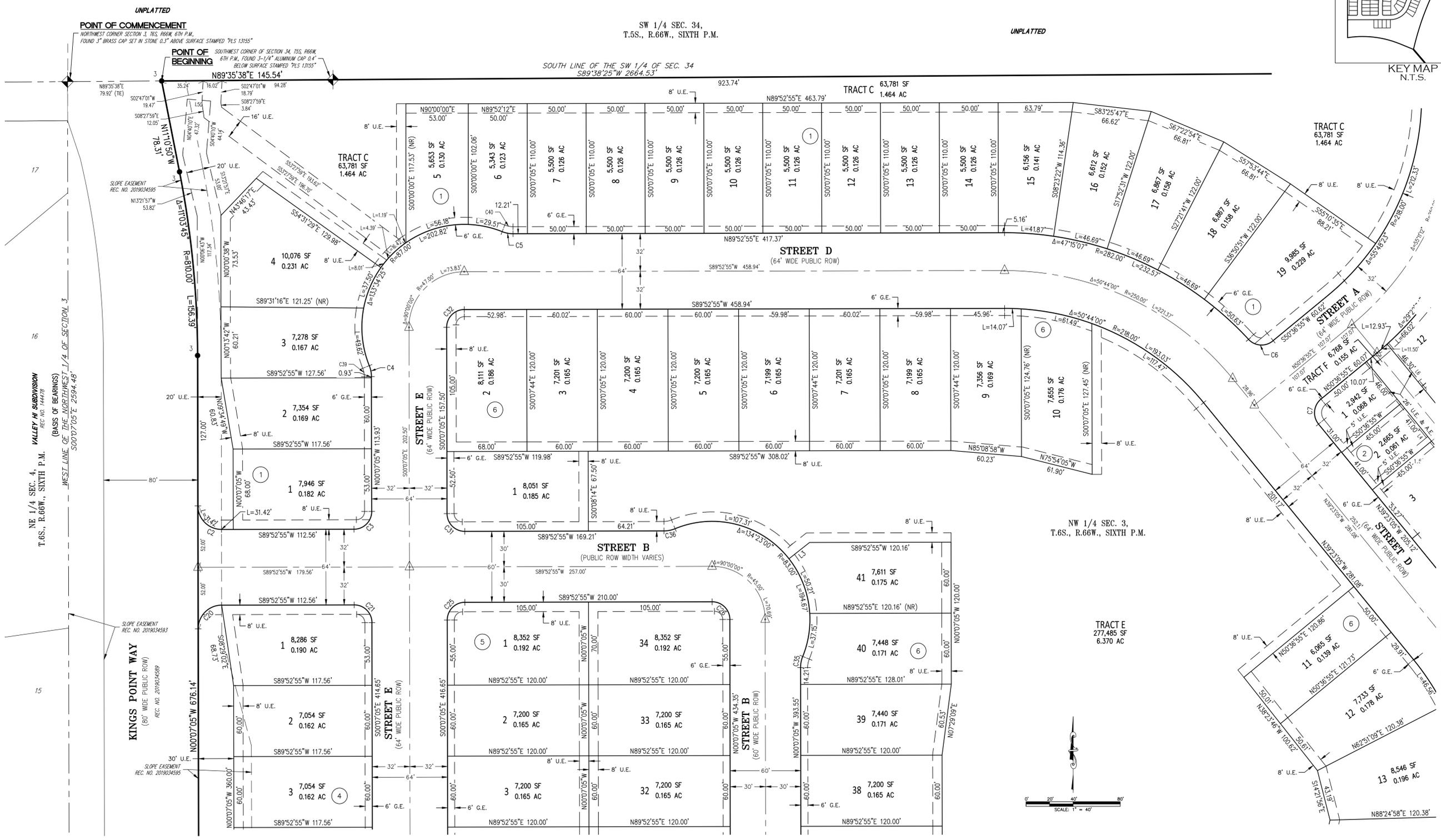
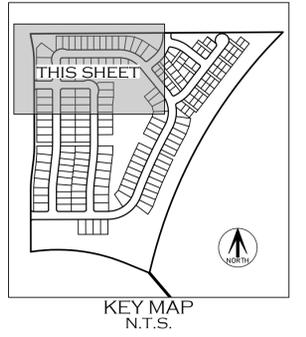
DATE OF PREPARATION: 2022-09-20
SCALE: 1" = 120'
SHEET 2 OF 7

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
(NR)	= NON-RADIAL



NE 1/4 SEC. 4
T.6S., R.66W., SIXTH P.M.
VALLEY H. SUBDIVISION
REC. NO. 14478
(BASIS OF BEARINGS)
WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3
S000705°E 2594.48'

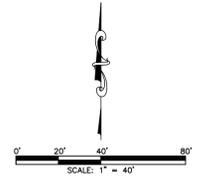
KINGS POINT WAY
(80' WIDE PUBLIC ROW)
REC. NO. 2019034593

SEE SHEET 5

SEE SHEET 5

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 2
FOR LINE AND
CURVE TABLES



SEE SHEET 4

SEE SHEET 4

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

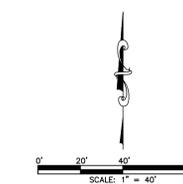
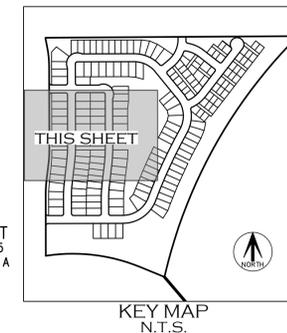
AZTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	
	DATE OF PREPARATION:	2022-09-20
SCALE:	1" = 40'	
SHEET 3 OF 7		

AzTec Proj. No: 135922-01 Drawn By: RBA

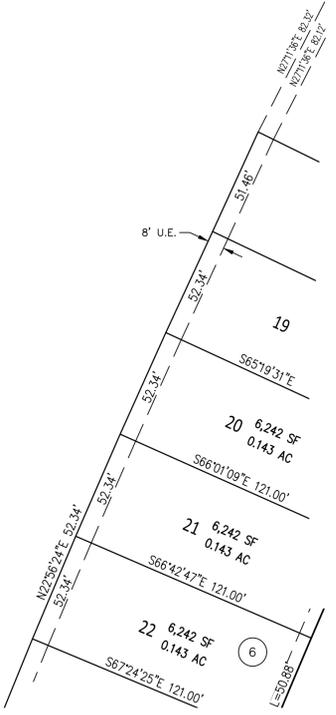
KINGS POINT SOUTH SUBDIVISION FILING NO. 1

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
(NR)	= NON-RADIAL



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



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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

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

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 7		

AzTec Proj. No.: 135922-01 Drawn By: RBA

