

LEGAL DESCRIPTION:

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

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

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NO.	REVISIONS	DATE	BY

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

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

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

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

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

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

LEGAL DESCRIPTION-CONTINUED:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NUMBER

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BY OTHERS

L.01 TO L5.01

LANDSCAPE PLANS

WAIVERS:

1. COLUMN SPACING

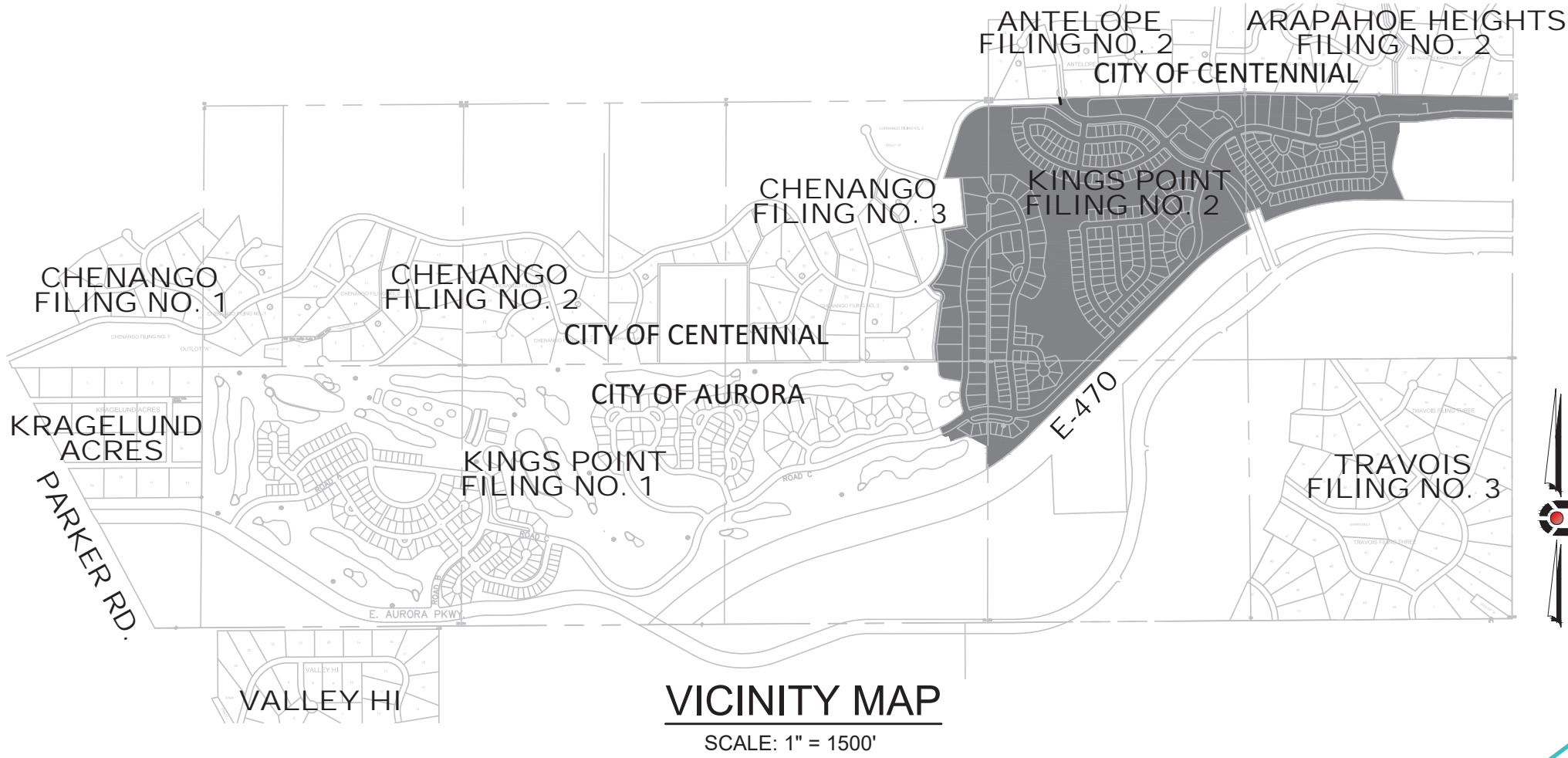
CODE REFERENCE: AURORA MUNICIPAL CODE SECTION 146-817 (A)(2); ALL FENCES THAT FACE A PUBLIC OR PRIVATE STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAL FEET AND ONE COLUMN AT EVERY FENCE CORNER AND DEAD END.

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

2. MAXIMUM NUMBER OF LOTS ON A LOOP LANE

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

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



SHEET INDEX

NUMBER	TITLE
1	COVER SHEET
2	NOTES & LOT INFORMATION TABLE
3	LOT INFORMATION TABLE
4	FDP OVERLAY PLAN
5	TYPICAL SECTIONS
6	PUBLIC IMPROVEMENT PLANS
7	KEY MAP PLAN
8	SITE PLAN
9	SITE PLAN
10	SITE PLAN
11	SITE PLAN
12	SITE PLAN
13	SITE PLAN
14	SITE PLAN
15	SITE PLAN
16	SITE PLAN
17	SITE PLAN
18	SITE PLAN
19	SITE PLAN
20	SITE PLAN

BY OTHERS

L.01 TO L5.01

LANDSCAPE PLANS

DATA:	TOTAL
LAND AREA WITHIN PROPERTY LINES	227.256 ACRES
NUMBER OF UNITS PROPOSED	353
NUMBER OF BUILDINGS	353
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	SEE TABLE 9.7 BELOW.
GROSS FLOOR AREA (PER 146-2 CITY CODE)	N/A
FLOOR AREA OF ACCESSORY USES (IF APPLICABLE)	N/A
TOTAL BUILDING COVERAGE	AS DICTATED BY SETBACKS/PER CODE
HARD SURFACE AREA	25.13 ACRES
LANDSCAPE AREA (PER 146-2 CITY CODE)	84.04 ACRES
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	E-470 LOW AND MEDIUM RESIDENTIAL
PROPOSED USES	SFD RESIDENTIAL
PERMITTED MAXIMUM SIGN AREA	96 SQ. FT. PER SIGN
TRACT AREA/ OPEN SPACE	107.79 ACRES
ROAD ROW AREA	81.998 ACRES
2009 INTERNATIONAL BUILDING CODE OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B, NON-SPRINKLERED

NOTE:
FOR NAC DATA TABLE SEE SHEET A2.1

TABLE 9.7 DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED RESIDENTIAL							
LOT TYPE	A LOT SIZE	B MINIMUM STREET FRONTAGE	C MINIMUM FRONT SETBACK	D MINIMUM SIDE SETBACKS		F MINIMUM REAR YARD	G MAXIMUM HEIGHT
				AT INTERIOR	AT CORNER		
STANDARD LOT	6,000 SQ.FT.- 8,999 SQ. FT.	55 FEET	20 FEET	6 FEET	12 FEET AT A LOCAL STREET; 20 FEET AT A COLLECTOR OR ARTERIAL	20 FEET	35 FEET
LARGE LOT	9,000 SQ.FT.- 14,000 SQ.FT.	60 FEET	25 FEET	7 FEET	15 FEET AT A LOCAL STREET; 25 FEET AT A COLLECTOR OR ARTERIAL	25 FEET	40 FEET
ESTATE LOT	15,000 SQ.FT. OR GREATER	75 FEET	25 FEET	10 FEET	15 FEET AT A LOCAL STREET; 25 FEET AT A COLLECTOR OR ARTERIAL	*30 FEET	**35 OR 40 FEET

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

CONTEXTUAL SITE PLAN No. 2 PARCEL SUMMARY					
FDP	LOT SIZE	LOT COUNT		ACRES	DU/AC
PARCEL	CATEGORY (CSP)	FDP	CSP	GROSS (FDP)	GROSS (CSP)
SINGLE FAMILY DETACHED RESIDENTIAL					
L9	EST	49	48	50.03	1.0
L10	EST	8	6	7.68	0.8
L11	EST	35	26	35.72	0.7
M15	STD	11	8	5.47	1.5
M16	STD	29	28	15.01	1.9
M17	LRG	92	91	46.37	2.0
M19	STD	72	56	22.44	2.5
M21	STD	119	90	27.43	3.3
SUBTOTAL		415	353	210.15	1.7

GROSS DENSITY CALCULATION				
	AREA (ACRES)	DUs	DU/ACRE	FDP MAX (DU/ACRE)
LOW DENSITY	96.04	80	5F	0.83
MED DENSITY	163.68	273	5F	1.67
	TOTAL:	353		

Table has been updated using FDP acreage count.
Low Density = L9, L10 & L11 = 93.43ac
Med Density = M15, M16, M17, M19 & M21 = 116.72ac
Total = 210.15ac
Area does not match area within property lines due to open space from FDP not accounted for in calculation and differing levels of detail between FDP and CSP.

CITY OF AURORA APPROVAL

CITY ATTORNEY: _____

PLANNING DIRECTOR: _____

PLANNING COMMISSION: _____

CITY COUNCIL: _____ (MAYOR)

ATTEST: _____ (CITY CLERK)

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK _____M, THIS _____

DAY OF _____ AD. 2016.

CLERK AND RECORDER: _____ DEPUTY: _____

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

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. 2017.

BY: _____ (OWNERS)

STATE OF COLORADO _____)SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD, 2017

BY: _____ (OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____(NOTARY PUBLIC) _____ (SEAL)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN COVER SHEET

JOB NUMBER: 14-030 APRIL 19, 2017

SHEET _____ OF _____ 20 _____

DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN WITH WAIVERS

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

NOTES:

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

SITE SPECIFIC NOTES:

- THE TWENTY-FIVE (25) FOOT BUFFER AREA (CONTAINED WITHIN TRACT B AND TRACT U) SHALL NOT CONTAIN TRAILS OR PATHWAYS WHICH ALLOW FOR PEDESTRIAN, EQUESTRIAN, MOTORIZED, OR NON-MOTORIZED VEHICLE USE.
- A DUST ABATEMENT PROGRAM WILL BE IMPLEMENTED PRIOR TO INITIAL CONSTRUCTION AT KINGS POINT.
- DRAINAGE FLOWS SHALL NOT EXCEED HISTORICAL PEAK FLOW RATES. KINGS POINT SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY EROSION AS A RESULT OF EXCESSIVE DRAINAGE.
- KINGS POINT SHALL REDIRECT TRAFFIC TO ALTERNATE ROUTES FOR ACCESS TO THE KINGS POINT PROJECT AND SHALL PREVENT, TO THE BEST EXTENT POSSIBLE, THE USE OF ROADS WITHIN THE ANTELOPE SUBDIVISION IN ORDER TO ACCESS KINGS POINT. KINGS POINT SHALL INSTALL SIGNAGE IN ORDER TO REDIRECT TRAFFIC TO THE ALTERNATE ROUTES DURING THE CONSTRUCTION PERIOD. SIGNS WILL BE IDENTIFIED AT TIME OF CONSTRUCTION DRAWINGS.
- PRIMARY STRUCTURES LOCATED ON LOTS IN L10 AND L11 THAT ARE ADJACENT TO 25-FOOT BUFFER FROM THE ANTELOPE SUBDIVISION SHALL BE SUBJECT TO A MINIMUM SETBACK OF FIFTY (50) FEET FROM THE SOUTH BOUNDARY OF THE BUFFER. NO ADDITIONAL STRUCTURES OR IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THIS SETBACK AREA.
- NO LIGHTED SIGNAGE SHALL BE PLACED WITHIN TWO HUNDRED (200) FEET OF THE COMMON BORDER BETWEEN THE KINGS POINT AND ANTELOPE SUBDIVISION COMMON BORDER.
- NO HORSES SHALL BE BOARDED OR PERMITTED TO GRAZE ON A CONTINUING BASIS WITHIN 100 FEET OF THE COMMON BORDER BETWEEN KINGS POINT AND ANTELOPE SUBDIVISION, NOR WITHIN ANY PORTION OF THE BUFFER AREA.
- COMMUNITY TRAIL CONNECTIONS TO MUE TRAIL WILL BE CONSTRUCTED ONCE E-470 MUE TRAIL CONSTRUCTION IS COMPLETED BY E-470.
- THE FUTURE E470 REGIONAL TRAIL IS DESIGNED AND TO BE CONSTRUCTED BY OTHERS; THE ALIGNMENT SHOWN IS LATEST AVAILABLE DESIGN.
- ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE VIA PARKER ROAD OR GARTRELL ROAD VIA DRY CREEK ROAD AND NOT THROUGH THE ADJACENT RESIDENTIAL AREAS.
- EAST DRY CREEK ROAD, KINGS POINT WAY, AND EAST AURORA PARKWAY FROM KINGS POINT WAY TO PARKER ROAD WILL BE CONSTRUCTED WITHIN THE FIRST PHASE OF KINGS POINT PROPERTY. UPON ITS COMPLETION, THE TEMPORARY ACCESS ROAD TO CHERRY CREEK MIDDLE SCHOOL NO. 8 SHALL BE ABANDONED.
- ALL TRAILS SHALL HAVE A 5% MAXIMUM SLOPE EXCEPT FOR TRAIL WITHIN TRACT P.

TRACT DESIGNATION TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	PURPOSE	OWNERSHIP / MAINT.
TRACT-A	128,392	2.947	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT-B	54,280	1.246	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-C	11,048	0.254	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-D	16,887	0.388	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-E	144,613	3.320	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-F	39,314	0.903	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-G	60,243	1.383	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-H	22,166	0.509	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-I	186,553	4.283	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-J	311,540	7.152	E470 MULTI-USE EASEMENT, PUBLIC ACCESS	METRO DISTRICT
TRACT-K	802,608	18.425	DRAINAGE, PUBLIC ACCESS	CITY OF AURORA
TRACT-L	103,363	2.373	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT-M	33,883	0.778	LIFT STATION, PUBLIC ACCESS	CITY OF AURORA
TRACT-N	241,858	5.552	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT-O	17,169	0.394	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-P	184,514	4.236	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-Q	5,154	0.118	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-R	54,178	1.244	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-S	18,400	0.422	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-T	14,644	0.336	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-U	307,462	7.058	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-V	37,839	0.869	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-W	50,459	1.158	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-X	52,569	1.207	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-Y	20,704	0.475	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-Z	43,061	0.989	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-AA	78,817	1.809	DRAINAGE, PUBLIC ACCESS	METRO DISTRICT
TRACT-BB	145,373	3.337	E470 MULTI-USE EASEMENT, PUBLIC ACCESS	METRO DISTRICT
TRACT-CC	22,877	0.525	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-DD	19,347	0.444	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-EE	88,657	2.035	NEIGHBORHOOD ACTIVITY CENTER	METRO DISTRICT
TRACT-FF	55,805	1.281	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-GG	9,569	0.220	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-HH	2,317	0.053	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-II	8,410	0.193	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-JJ	42,794	0.982	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TRACT-KK	133,214	3.058	NEIGHBORHOOD ACTIVITY CENTER	METRO DISTRICT
TRACT-LL	1,839	0.042	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT
TOTAL	3,571,920	81.998		

NO.	REVISIONS	DATE	BY

OWNER
KINGSPPOINT LLC
3033 E. FIRST AVE. #305
DENVER, CO 80206
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KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN

NOTES & LOT INFORMATION TABLE

JOB NUMBER: 14-030 APRIL 19, 2017

SHEET 2 OF 20

DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN WITH WAIVERS

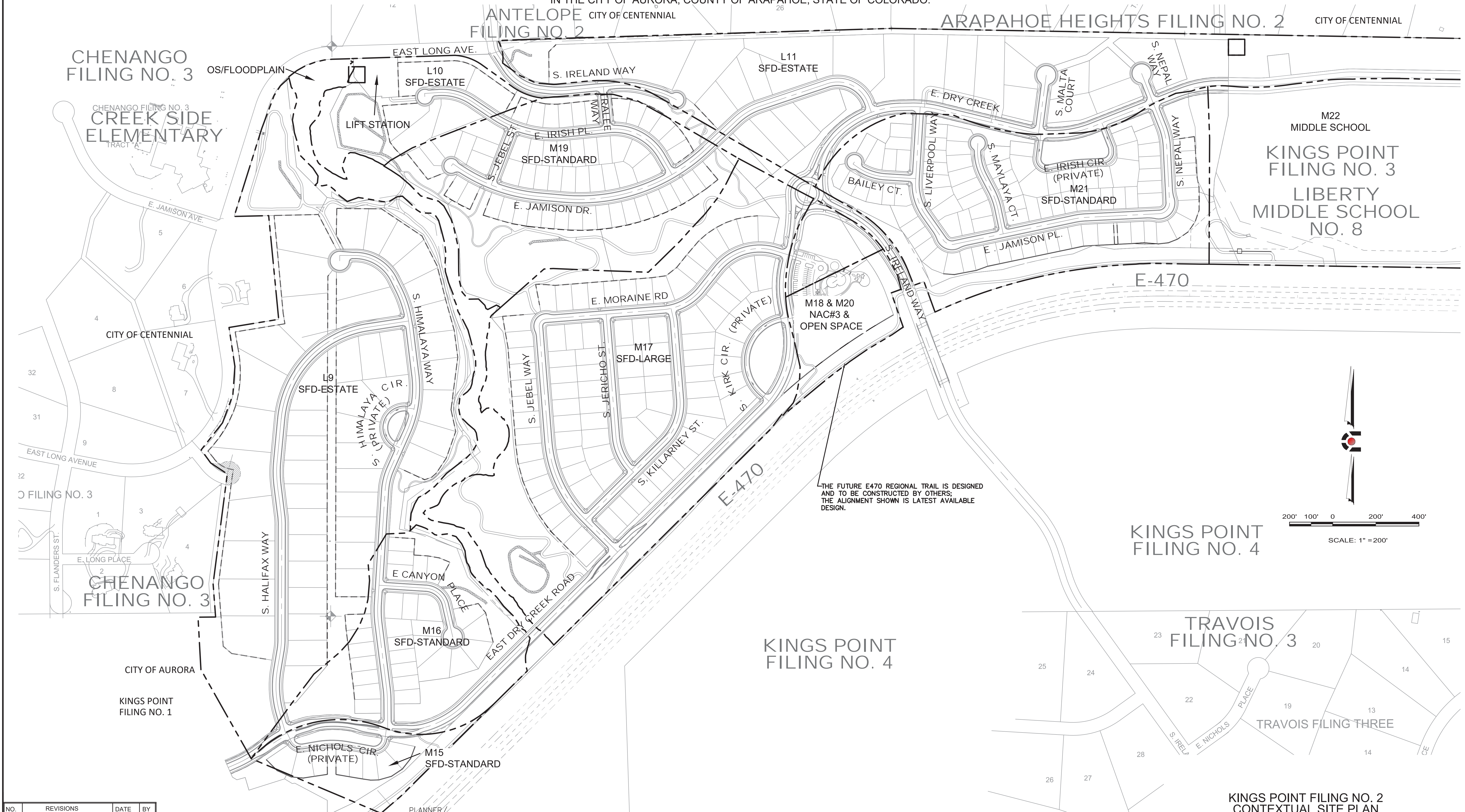
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BLOCK	LOT	DESIGNATION	LOT AREA (SF)	AREA (AC)	FRONTAGE REQUIRED (FT)	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)
1	1	STANDARD - M15 *	11,600	0.27	35	20	6	20
1	2	STANDARD - M15 *	9,993	0.23	35	20	6	20
1	3	STANDARD - M15 *	8,585	0.20	35	20	6	20
1	4	STANDARD - M15 *	7,554	0.17	35	20	6	20
1	5	STANDARD - M15 *	7,560	0.17	35	20	6	20
1	6	STANDARD - M15 *	8,054	0.19	35	20	6	20
1	7	STANDARD - M15 *	9,999	0.23	35	20	6	20
1	8	STANDARD - M15 *	9,999	0.23	35	20	6	20
2	1	ESTATE - L9	22,310	0.51	75	25	10	30
2	2	ESTATE - L9	21,934	0.50	75	25	10	30
2	3	ESTATE - L9	21,782	0.50	75	25	10	30
2	4	ESTATE - L9	21,805	0.50	75	25	10	30
2	5	ESTATE - L9	21,805	0.50	75	25	10	30
2	6	ESTATE - L9	21,805	0.50	75	25	10	30
2	7	ESTATE - L9	21,798	0.50	75	25	10	30
2	8	ESTATE - L9	21,878	0.50	75	25	10	30
2	9	ESTATE - L9	22,163	0.51	75	25	10	30
2	10	ESTATE - L9	21,973	0.50	75	25	10	30
2	11	ESTATE - L9	21,845	0.50	75	25	10	30
2	12	ESTATE - L9	31,111	0.71	75	25	10	30
2	13	ESTATE - L9	21,799	0.50	75	25	10	30
2	14	ESTATE - L9	21,783	0.50	75	25	10	30
2	15	ESTATE - L9	22,304	0.51	75	25	10/15	30
2	16	ESTATE - L9*	22,244	0.51	75	25	10/15	30
2	17	ESTATE - L9*	31,481	0.72	75	25	10	30
2	18	ESTATE - L9*	24,733	0.57	75	25	10	30
2	19	ESTATE - L9*	28,438	0.65	75	25	10	30
2	20	ESTATE - L9	22,245	0.51	75	25	10	30
2	21	ESTATE - L9	22,119	0.51	75	25	10	30
2	22	ESTATE - L9	21,791	0.50	75	25	10	30
2	23	ESTATE - L9	21,883	0.50	75	25	10	30
2	24	ESTATE - L9	22,126	0.51	75	25	10	30
2	25	STANDARD - M16	8,258	0.19	55	20	6	20
2	26	STANDARD - M16	7,800	0.18	55	20	6	20
2	27	STANDARD - M16	7,800	0.18	55	20	6	20
2	28	STANDARD - M16	7,800	0.18	55	20	6	20
2	29	STANDARD - M16	7,800	0.18	55	20	6	20
2	30	STANDARD - M16	8,225	0.19	55	20	6	20
2	31	STANDARD - M16	7,847	0.18	55	20	6	20
3	1	ESTATE - L9	44,403	1.02	75	25	10	50
3	2	ESTATE - L9	43,652	1.00	75	25	10	50
3	3	ESTATE - L9	43,604	1.00	75	25	10	50
3	4	ESTATE - L9	43,662	1.00	75	25	10	50
3	5	ESTATE - L9	46,984	1.08	75	25	10	50
3	6	ESTATE - L9	43,566	1.00	75	25	10	50
3	7	ESTATE - L9	43,682	1.00	75	25	10	50
3	8	ESTATE - L9	43,561	1.00	75	25	10	50
3	9	ESTATE - L9	44,646	1.03	75	25	10	50
3	10	ESTATE - L9 *	36,253	0.83	75	25	10/15	50
3	11	ESTATE - L9 *	28,764	0.66	75	25	10	50
3	12	ESTATE - L9 *	43,602	1.00	35	25	10	50
3	13	ESTATE - L9 *	43,584	1.00	35	25	10	50
3	14	ESTATE - L9 *	24,541	0.56	75	25	10	50
3	15	ESTATE - L9 *	21,963	0.50	75	25	10	50
3	16	ESTATE - L9 *	21,978	0.51	75	25	10	50
3	17	ESTATE - L9 *	21,869	0.50	75	25	10	50
3	18	ESTATE - L9 *	22,045	0.51	75	25	10	50
3	19	ESTATE - L9	22,141	0.51	75	25	10	50
3	20	ESTATE - L9	22,114	0.51	75	25	10	50
3	21	ESTATE - L9	21,786	0.50	75	25	10	50
3	22	ESTATE - L9	24,444	0.56	75	25	10	50
3	23	ESTATE - L9	21,835	0.50	75	25	10	50
3	24	ESTATE - L9	21,923	0.50	75	25	10	50
3	25	STANDARD - M16	7,440	0.17	55	20	6	20
3	26	STANDARD - M16	7,440	0.17	55	20	6	20
3	27	STANDARD - M16	8,619	0.20	55	20	6/12	20
3	28	STANDARD - M16	7,806	0.18	55	20	6	20
3	29	STANDARD - M16	9,718	0.22	55	20	6	20
3	30	STANDARD - M16 *	10,640	0.24	35	20	6	20
3	31	STANDARD - M16 *	11,191	0.26	35	20	6	20
3	32	STANDARD - M16 *	11,191	0.26	35	20	6	20
3	33	STANDARD - M16 *	11,191	0.26	35	20	6	20
3	34	STANDARD - M16 *	17,672	0.41	35	20	6	20
3	35	STANDARD - M16 *	12,879	0.30	35	20	6	20
3	36	STANDARD - M16 *	10,068	0.23	35	20	6	20
3	37	STANDARD - M16	11,771	0.27	55	20	20/6	20
3	38	STANDARD - M16	8,400	0.19	55	20	6	20
3	39	STANDARD - M16	9,804	0.23	55	20	6	20
3	40	STANDARD - M16	9,823	0.23	55	20	6	20
3	41	STANDARD - M16	7,440	0.17	55	20	6	20
3	42	STANDARD - M16	7,440	0.17	55	20	6	20
3	43	STANDARD - M16	7,440	0.17	55	20	6	20
3	44	STANDARD - M16	7,609	0.18	55	20	6	20
3	45	STANDARD - M16	7,830	0.18	55	20	6	20
3	46	LARGE - M17	9,000	0.21	60	25	7	25
3	47	LARGE - M17	9,000	0.21	60	25	7	25
3	48	LARGE - M17	9,410	0.22	60	25	7	25
3	49	LARGE - M17	9,588	0.22	60	25	7	25
3	50	LARGE - M17	9,588	0.22	60	25	7	25
3	51	LARGE - M17	9,588	0.22	60	25	7	25
3	52	LARGE - M17	9,588	0.22	60	25	7	25
3	53	LARGE - M17	9,588	0.22	60	25	7	25
3	54	LARGE - M17	9,036	0.21	60	25	7	25

BLOCK	LOT	DESIGNATION	LOT AREA (SF)	AREA (AC)	FRONTAGE REQUIRED (FT)	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)
3	55	LARGE - M17	9,000	0.21	60	25	7	25
3	56	LARGE - M17	9,000	0.21	60	25	7	25
3	57	LARGE - M17	9,000	0.21	60	25	7	25
3	58	LARGE - M17	9,000	0.21	60	25	7	25
3	59	LARGE - M17	9,000	0.21	60	25	7	25
3	60	LARGE - M17	9,166	0.21	60	25	7	25
3	61	LARGE - M17	9,338	0.21	60	25	7	25
3	62	LARGE - M17	9,999	0.23	60	25	7	25
3	63	LARGE - M17	9,000	0.21	60	25	7	25
3	64	LARGE - M17	9,000	0.21	60	25	7	25
3	65	LARGE - M17	9,000	0.21	60	25	7	25
3	66	LARGE - M17	9,000	0.21	60	25	7	25
3	67	LARGE - M17	9,000	0.21	60	25	7	25
3	68	LARGE - M17	9,000	0.21	60	25	7	25
3	69	LARGE - M17	10,110	0.23	60	25	7	25
3	70	LARGE - M17	11,746	0.27	60	25	7	25
3	71	LARGE - M17	9,000	0.21	60	25	7	25
3	72	LARGE - M17	9,501	0.22	60	25	7	25
3	73	LARGE - M17	10,247	0.24	60	25	7	25
3	74	LARGE - M17	10,247	0.24	60	25	7	25
3	75	LARGE - M17	10,247	0.24	60	25	7	25
3	76	LARGE - M17	10,247	0.24	60	25	7	25
3	77	STANDARD - M19	7,059	0.16	55	20	6	20
3	78	STANDARD - M19	7,059	0.16	55	20	6	20
3	79	STANDARD - M19	7,059	0.16	55	20	6	20
3	80	STANDARD - M19	7,059	0.16	55	20	6	20
3	81	STANDARD - M19	7,059	0.16	55	20	6	20
3	82	STANDARD - M19	7,059	0.16	55	20	6	20
3	83	STANDARD - M19	7,059	0.16	55	20	6	20
3	84	STANDARD - M19	7,059	0.16	55	20	6	20
3	85	STANDARD - M19	7,059	0.16	55	20	6	20
3	86	STANDARD - M19	7,059	0.16	55	20	6	20
3	87	STANDARD - M19	6,935	0.16	55	20	6	20
3	88	STANDARD - M19	6,820	0.16	55	20	6	20
3	89	STANDARD - M19	6,997	0.16	55	20	6	20
3	90	STANDARD - M19	7,076	0.16	55	20	6	20
3	91	STANDARD - M19	7,076	0.16	55	20	6	20
3	92	STANDARD - M19	7,076	0.16	55	20	6	20
3	93	STANDARD - M19	7,105	0.16	55	20	6	20
3	94	STANDARD - M19	7,105	0.16	55	20	6	20
3	95	STANDARD - M19 *	10,793	0.25	35	20	6	20
3	96	STANDARD - M19 *	7,550	0.17	35	20	6	20
3	97	STANDARD - M19 *	12,065	0.28	35	20	6	20
3	98	STANDARD - M19 *	8,767	0.20	35	20	6	20
3	99	STANDARD - M19	8,965	0.21	35	20	6/12	20
3	100	STANDARD - M19	7,147	0.16	55	20	6	20
3	101	STANDARD - M19	14,279	0.33	75	25	10	30
3	102	ESTATE - L10	21,294	0.50	75	25	10	30
3	103	ESTATE - L10 *	24,434	0.56	75	25	10	30
3	104	ESTATE - L10 *	21,790	0.50	75	25	10	30
3	105	ESTATE - L10	21,790	0.50	75	25	10	30
3	106	ESTATE - L10	43,666	1.00	75	25	10	30
3	107	ESTATE - L10	23,468	0.54	75	25	10	30
3	108	STANDARD - M19	7,495	0.17	55	20	6	20
3	109	STANDARD - M19	7,495	0.17	55	20	6	20
3	110	STANDARD - M19	7,495	0.17	55	20	6	20
3	111	STANDARD - M19	7,004	0.16	55	20	6	20
3	112	STANDARD - M19	6,820	0.16	55	20	6	20
3	113	STANDARD - M19	6,773	0.16	55	20	6/12	20
4	1	LARGE - M17	14,112	0.32	60	25	7/15	25
4	2	LARGE - M17	9,726	0.22	60	25	7	25
4	3	LARGE - M17	9,726	0.22	60	25	7	25
4	4	LARGE - M17	9,578	0.22	60	25	7	25
4	5	LARGE - M17	9,375	0.22	60	25	7	25
4	6	LARGE - M17	9,375	0.22	60	25	7	25
4	7	LARGE - M17	9,375	0.22	60	25	7	25
4	8	LARGE - M17	9,375	0.22	60	25	7	25
4	9	LARGE - M17	9,375	0.22	60	25	7	25

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

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



NO.	REVISIONS	DATE	BY
0000	0000	0000	0000
0000	0000	0000	0000
0000	0000	0000	0000
0000	0000	0000	0000

OWNER
KINGSPPOINT LLC
3033 E. FIRST AVE. #305
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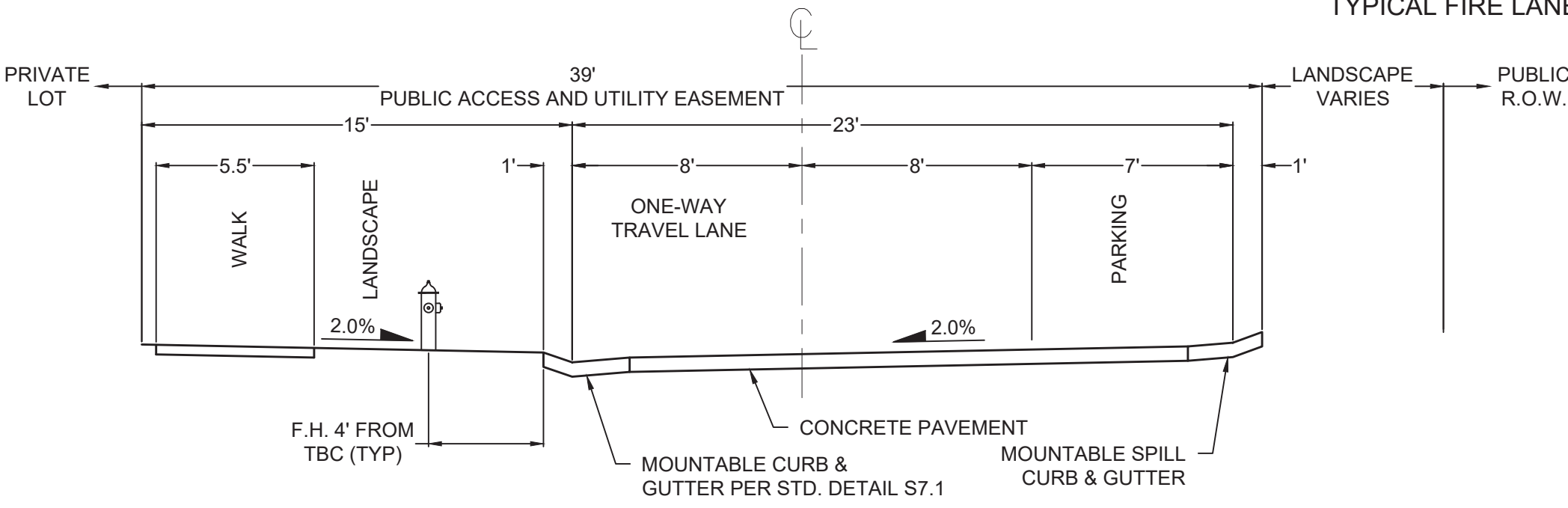
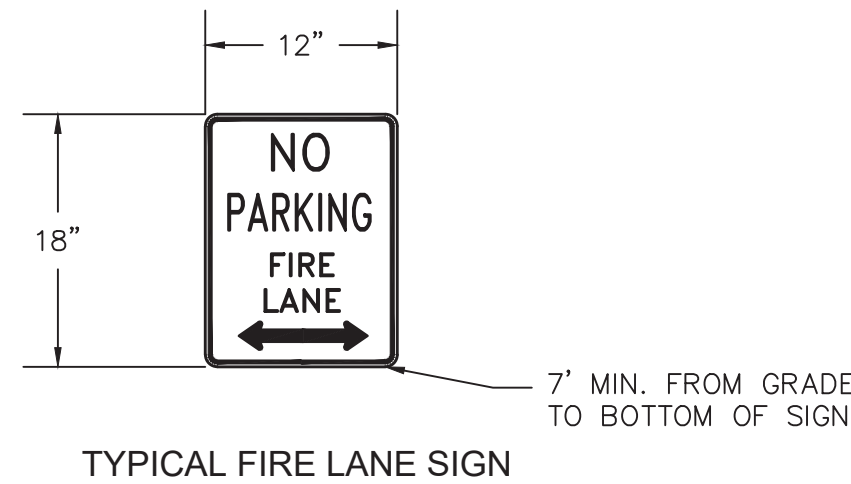
KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
FDP OVERLAY PLAN

JOB NUMBER: 14-030 APRIL 19, 2017
SHEET 4 OF 20
DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN WITH WAIVERS

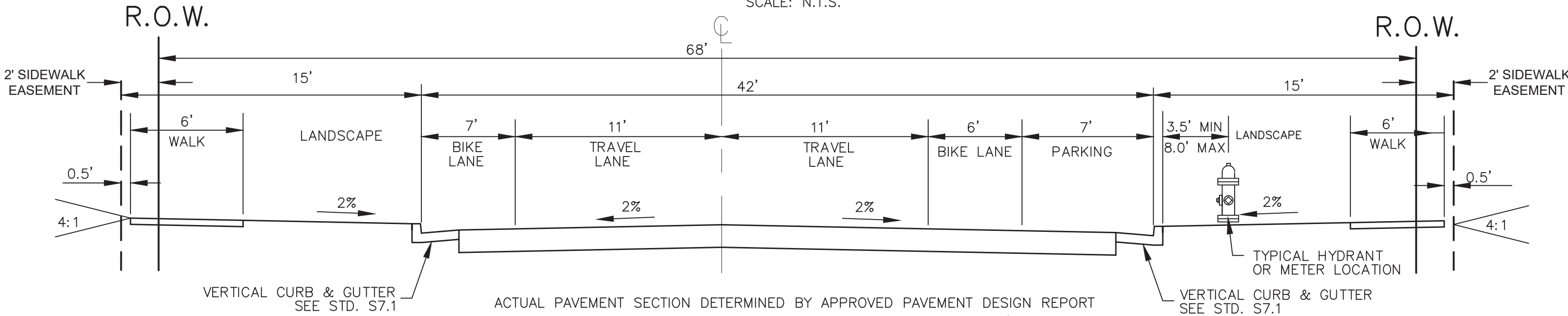
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



ACTUAL PAVEMENT SECTION DETERMINED BY APPROVED PAVEMENT DESIGN REPORT

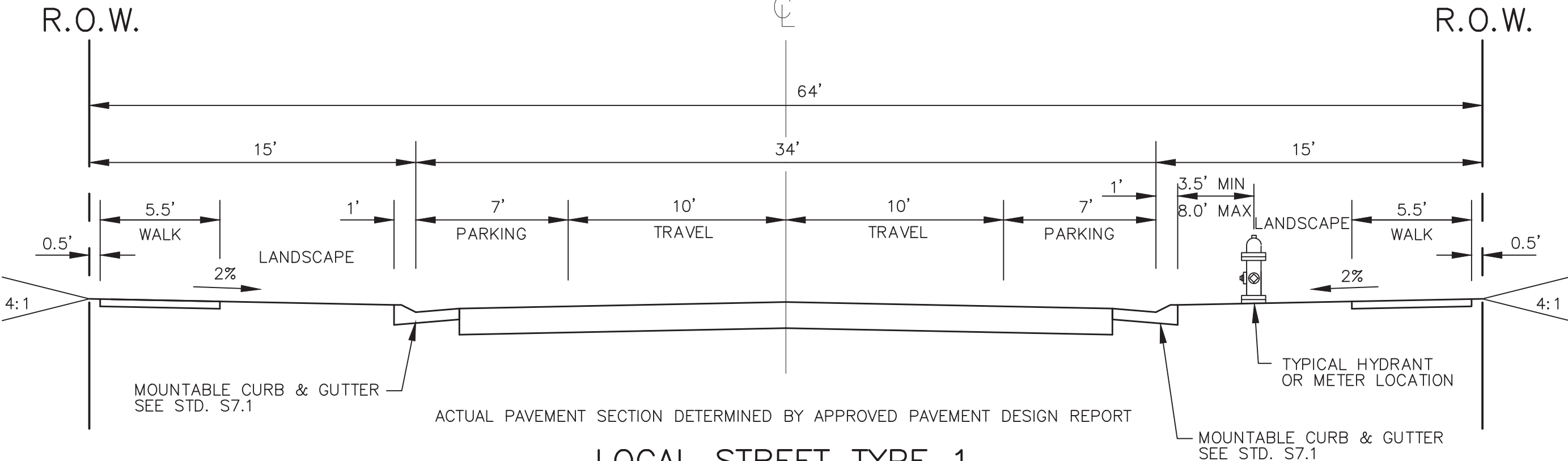
LOOP LANE

SCALE: N.T.S.



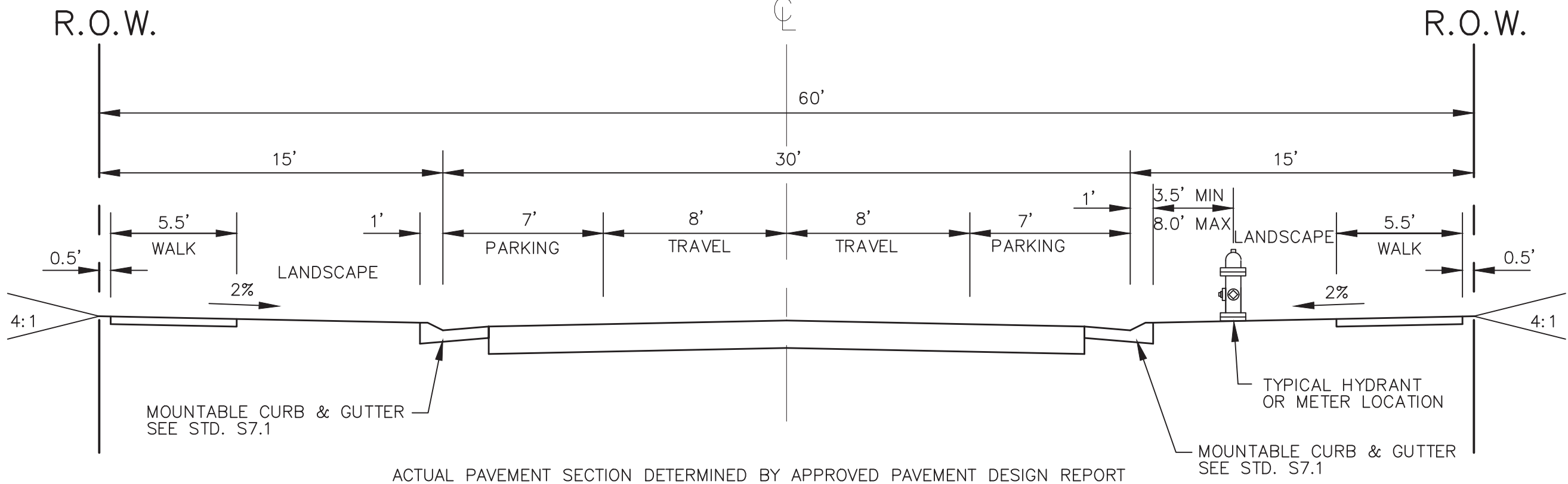
ALTERNATIVE TWO LANE COLLECTOR W/ PARKING

SCALE: N.T.S.



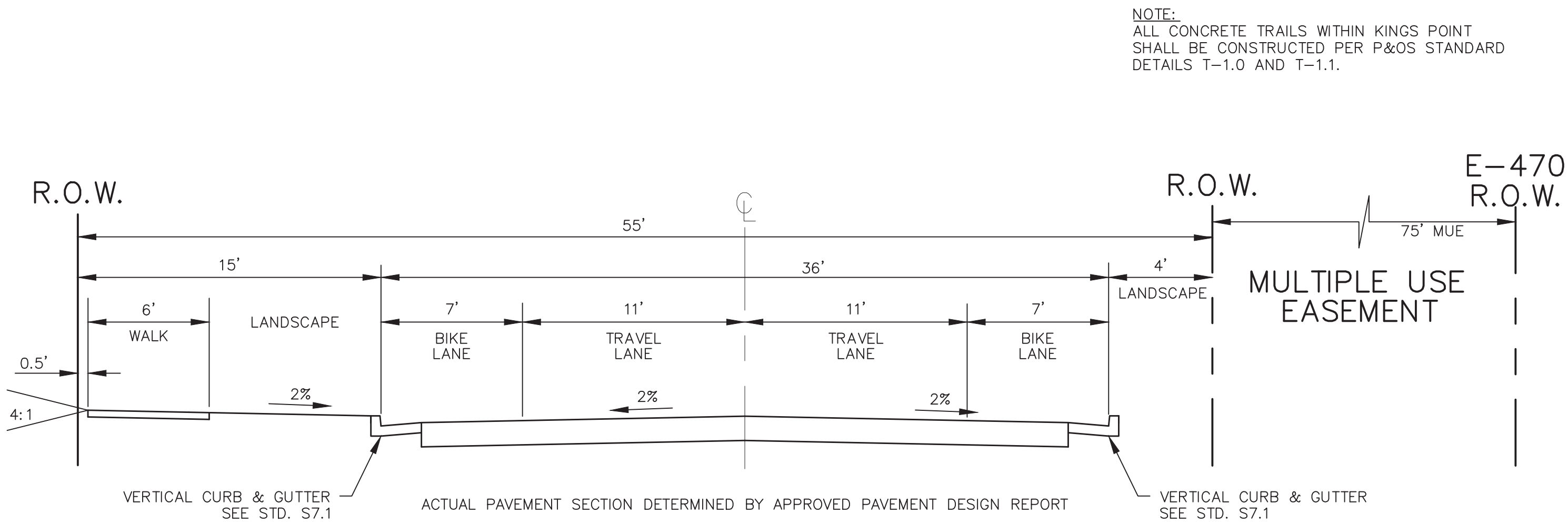
LOCAL STREET TYPE 1

SCALE: N.T.S.



LOCAL STREET TYPE 2

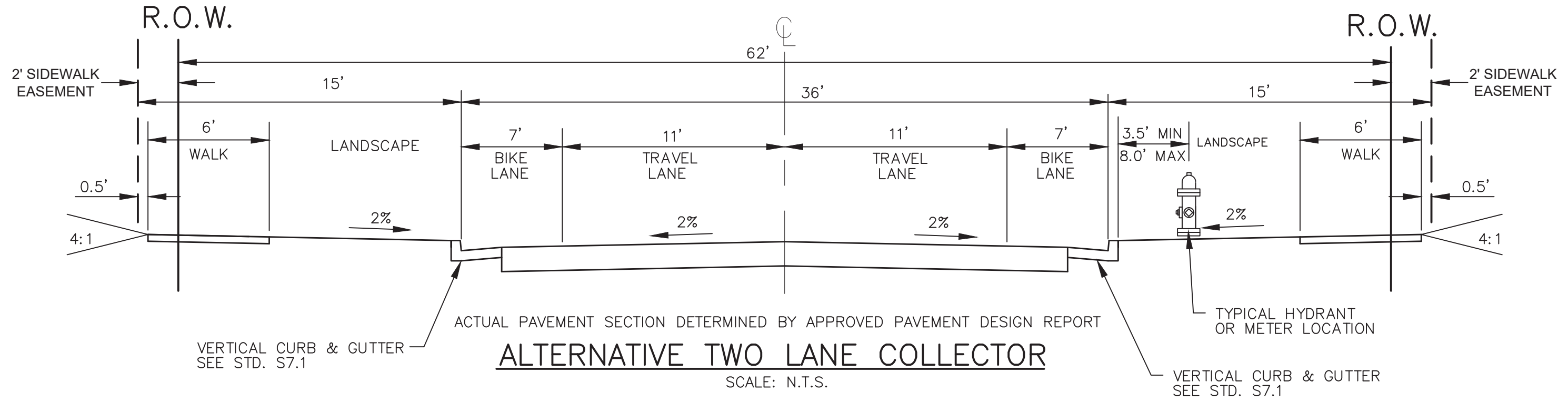
SCALE: N.T.S.



ALTERNATIVE TWO LANE COLLECTOR

ADJACENT TO E-470 MUE

SCALE: N.T.S.



ALTERNATIVE TWO LANE COLLECTOR

SCALE: N.T.S.

NOTE:
ALL CONCRETE TRAILS WITHIN KINGS POINT
SHALL BE CONSTRUCTED PER P&OS STANDARD
DETAILS T-1.0 AND T-1.1.

NO.	REVISIONS	DATE	BY

OWNER
KINGSPONT LLC
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KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN

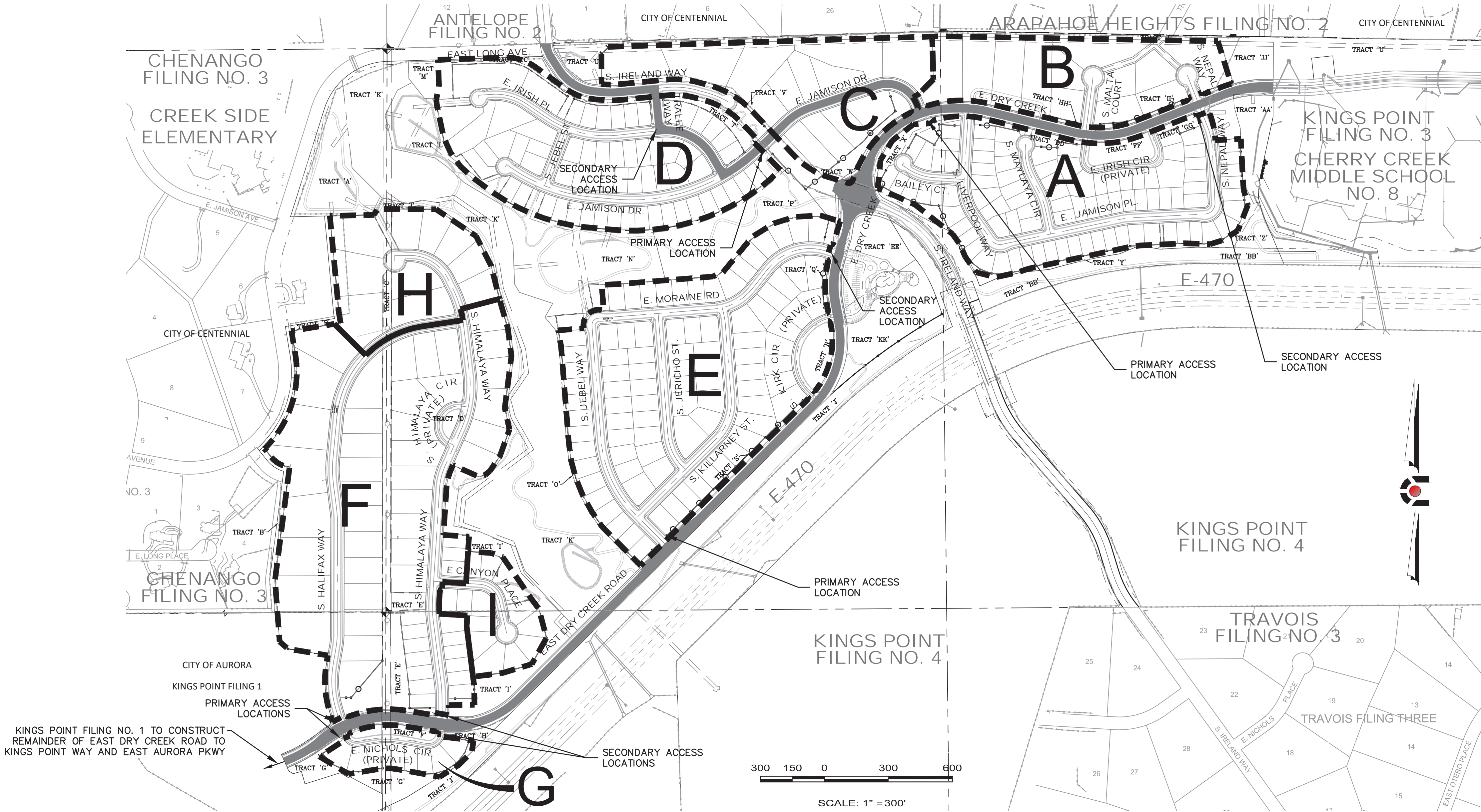
TYPICAL SECTIONS

JOB NUMBER: 14-030
SHEET 5 OF 20
DESIGNED BY: RH
DRAWN BY: DN
CHECKED BY: BC
APRIL 19, 2017

KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN WITH WAIVERS

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



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

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

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

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

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

PHASE A - REQUIRED IMPROVEMENTS

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

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

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

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

PHASE B - REQUIRED IMPROVEMENTS

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

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

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

PHASE C - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
NONE. REQUIRED ROAD IMPROVEMENTS ARE COMPLETED WITH REQUIRED INITIAL IMPROVEMENTS.

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

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

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

PHASE D - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE D.
2. S. IRELAND WAY SHALL BE REPAVED, BUT SECTION WILL REMAIN AS EXISTING.
3. CONSTRUCT E. IRISH PL., AND S. JEBEL ST. AND E. JAMISON DR. TO SOUTHERN PCR OF S. IRELAND WAY.

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

SANITARY SEWER
1. 12" SANITARY SEWER THROUGH TRACT L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE D.
DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE D.
2. DETENTION POND IN TRACT N.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE E - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE E.
2. CONSTRUCT S. KILLARNEY ST., AND S. JERICO ST. CONSTRUCT S. JEBEL WAY, E. MORAIN ROAD, AND S. KIRK CIR. TO NORTHERN PCR OF E. DRY CREEK.

UTILITY IMPROVEMENTS
WATER
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.
SANITARY SEWER
1. 8" SANITARY SEWER THROUGH TRACT N TO PHASE D ALONG E. JAMISON DR. TO 12" SANITARY SEWER THROUGH TRACT L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.
DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.
2. DETENTION POND IN TRACT N.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE F - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE F.
2. CONSTRUCT S. HIMALAYA WAY FROM E. DRY CREEK TO S. HALIFAX WAY
3. CONSTRUCT S. HALIFAX WAY FROM E. DRY CREEK ROAD TO S. HIMALAYA WAY.
4. CONSTRUCT S. HIMALAYA CIRCLE.
UTILITY IMPROVEMENTS
WATER
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.
SANITARY SEWER
1. 8" SANITARY SEWER THROUGH PHASE H ALONG S. HIMALAYA WAY TO TRACT I THROUGH TRACTS L, K & L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.
DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.
2. DETENTION POND IN TRACT A.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE G - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. CONSTRUCT E. NICHOLS CIRCLE TO SOUTHERN PCR's OF EAST DRY CREEK ROAD
UTILITY IMPROVEMENTS
WATER
1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.
SANITARY SEWER
1. 8" SANITARY SEWER THROUGH PHASES F & H ALONGS. HIMALAYA WAY TO TRACT I THROUGH TRACTS I, K & L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.
DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.
2. WATER QUALITY POND IN TRACT I.
3. ANTELOPE CREEK FROM WATER QUALITY POND OUTLET TO NORTH END OF PROPERTY.

PHASE H - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. COMPLETE CONSTRUCTION OF S. HIMALAYA WAY FROM S. HALAFAX WAY NORTH
UTILITY IMPROVEMENTS
WATER
1. COMPLETE WATER LOOP THROUGH PHASE F ALONG S. HALIFAX WAY & S. HIMALAYA WAY TO EAST DRY CREEK.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.
SANITARY SEWER
1. 8" SANITARY SEWER THROUGH TRACTS I, K & L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.
DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.
2. DETENTION POND IN TRACT A.
3. ANTELOPE CREEK FROM DETENTION POND OUTLET TO NORTH END OF PROPERTY.

PHASE I - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS
1. CONSTRUCT EAST CANYON PLACE.
UTILITY IMPROVEMENTS
WATER
1. COMPLETE WATER LOOP THROUGH PHASE F ALONG S. HALIFAX WAY & S. HIMALAYA WAY TO EAST DRY CREEK.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE I.
SANITARY SEWER
1. 8" SANITARY SEWER THROUGH PHASES F & H ALONG S. HIMALAYA WAY TO TRACT I THROUGH TRACTS I, K & L TO LIFT STATION IN TRACT M.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE I.
DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE I.
2. WATER QUALITY POND IN TRACT I.
3. ANTELOPE CREEK FROM WATER QUALITY POND OUTLET TO NORTH END OF PROPERTY.

LANDSCAPING IMPROVEMENTS PHASING

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

NO.	REVISIONS	DATE	BY

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KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN

PUBLIC IMPROVEMENT PLANS

JOB NUMBER: 14-030 APRIL 19, 2017
SHEET 6 OF 20
DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

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



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

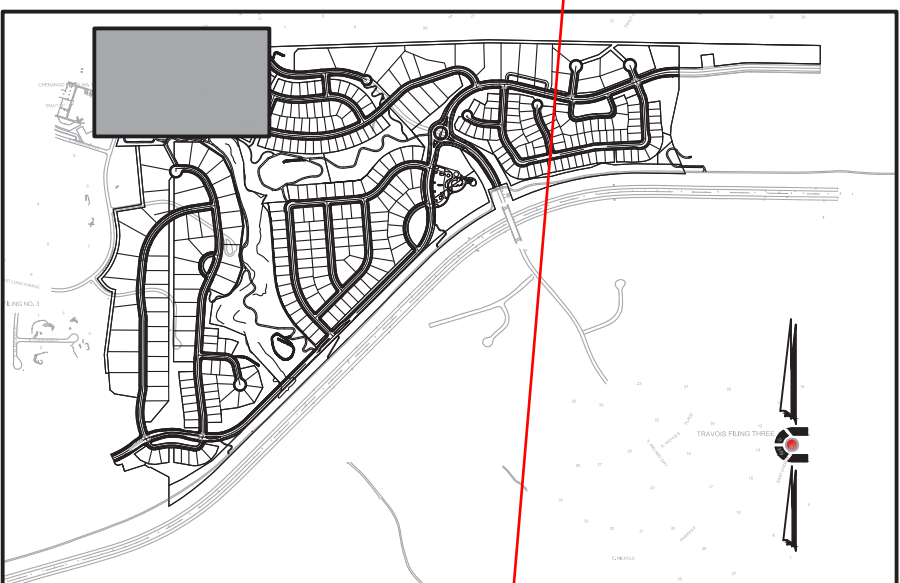
JOB NUMBER: 14-030 APRIL 19, 2017
SHEET 7 OF 20
DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

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

Scale added. These key maps are 1"=1500'.
1"=500' is not feasible. Sheet 7 provides a key map at
1"=300'

Min scale is
1"=500' (typ.)



KEY MAP
N.T.S.

LEGEND

PROPERTY LINE/R.O.W.
TRACT BOUNDARY
LOT LINE
ROAD CENTER LINE
UTILITY EASEMENT (U.E.)
GAS LINE EASEMENT (G.E.)
EX. UTILITY EASEMENTS
100 YEAR FLOOD PLAIN

HANDICAP RAMP

PROPOSED FENCE
EXISTING FENCE
PROPOSED LIGHT POLE
PROPOSED STOP SIGN

CRUSHER FINE TRAILS
CONCRETE TRAILS
RIPRAP
SANITARY/MANHOLE
WATER LINE/HYDRANT
STORM PIPE WINLET
PRIVATE IRRIGATION METER

LOT BLOCK NUMBER

CROSS WALK

SPLIT RAIL FENCE

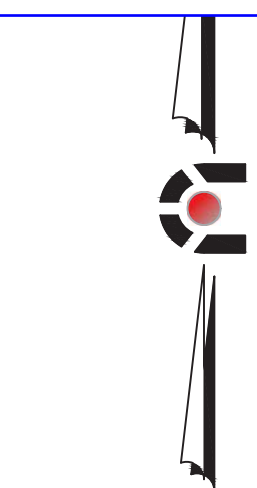
6' PRIVACY FENCE WITH COLUMNS

RETAINING WALL

8' SOUND WALL

Show COA water pressure zone
boundaries as applicable on all sheets.

All of Kings Point Filing 2 is located
within Zone 7. Zone boundary added to
Conceptual Overall Utility Plan



0 50' 100'
1 inch = 50 ft.

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN SITE PLAN

JOB NUMBER: 14-030 APRIL 19, 2017

SHEET 8 OF 20

DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

SEE SHEET 12



Show meter pit and
service lines as well
as SS services to
each lot (typ.)

Per coordination with reviewer a note
regarding meter pits has been added to
the plans (page 2) in lieu of showing
meter pits and utility service lines.

Make sure SS and
Water line sizes are
identified on multiple
sheets for clarity and
remove any
ambiguity (typ.)

Addressed

Addressed

NO.	REVISIONS	DATE	BY

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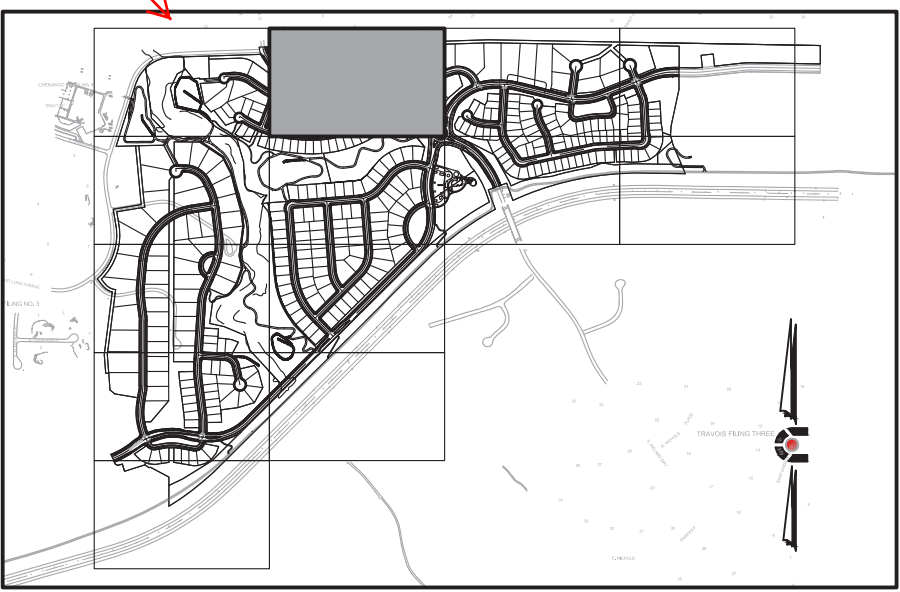
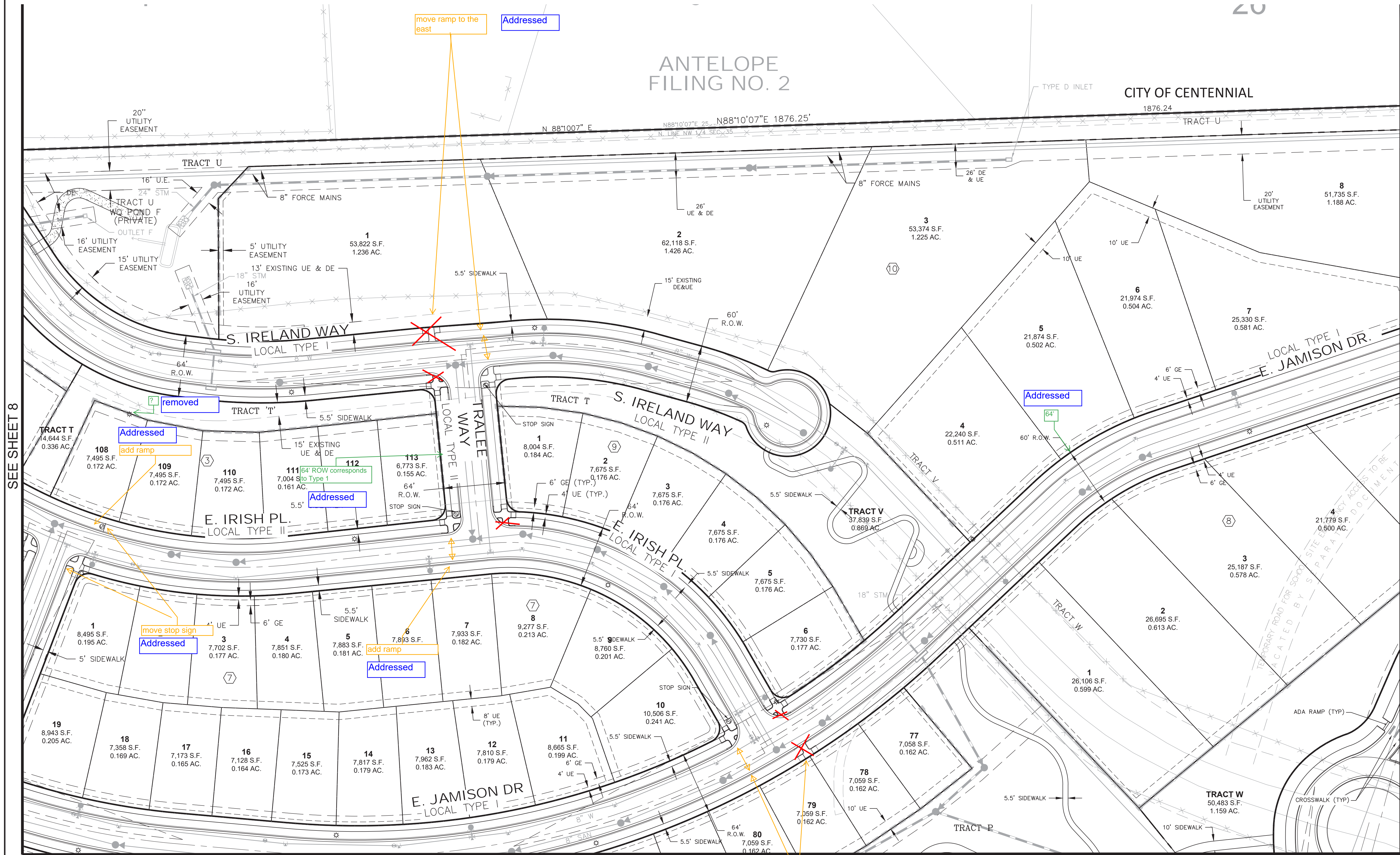
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KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
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Addressed, grid has been
turned off

Grid is missing on
other sheets



KEY MAP
N.T.S.

LEGEND

PROPERTY LINE/R.O.W.
TRACT BOUNDARY
LOT LINE
ROAD CENTER LINE
UTILITY EASEMENT (U.E.)
GAS LINE EASEMENT (G.E.)
EX. UTILITY EASEMENTS
100 YEAR FLOOD PLAIN

HANDICAP RAMP

PROPOSED FENCE
EXISTING FENCE
PROPOSED LIGHT POLE
PROPOSED STOP SIGN

CRUSHER FINE TRAILS

CONCRETE TRAILS

RIPRAP

SANITARY/MANHOLE

WATER LINE/HYDRANT

STORM PIPE WINLET

PRIVATE IRRIGATION METER

LOT BLOCK NUMBER

CROSS WALK

SPLIT RAIL FENCE

6" PRIVACY FENCE WITH
COLUMNS

RETAINING WALL

8" SOUND WALL

SEE SHEET 10

SEE SHEET 8

SEE SHEET 13

NO.	REVISIONS	DATE	BY

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

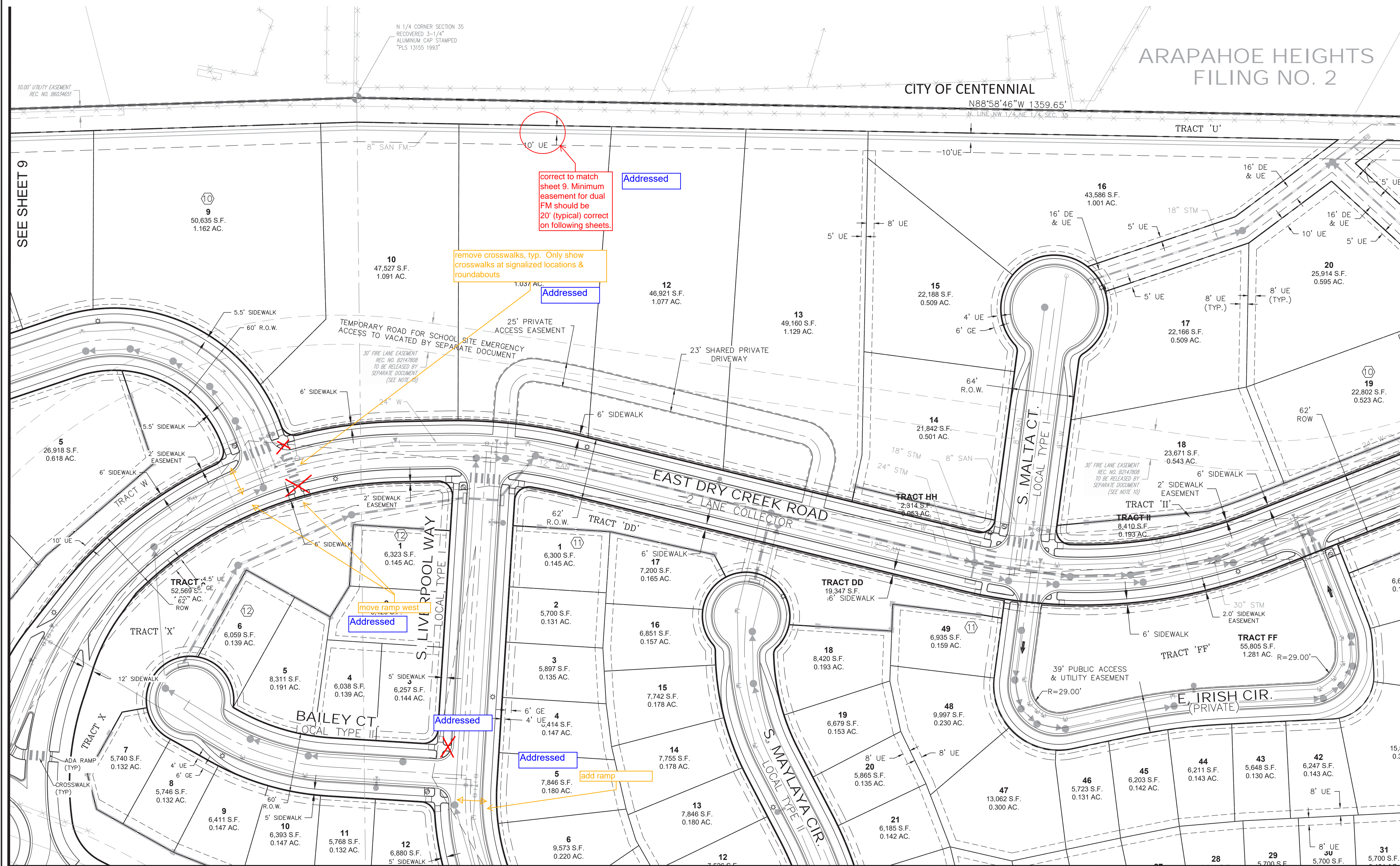
KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030
SHEET 9 OF 20
DESIGNED BY: RH
DRAWN BY: DN
APRIL 19, 2017
CHECKED BY: BC

KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN WITH WAIVERS

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



KEY MAP
N.T.S.

LEGEND

PROPERTY LINE/R.O.W.
TRACT BOUNDARY
LOT LINE
ROAD CENTER LINE
UTILITY EASEMENT (U.E.)
GAS LINE EASEMENT (G.E.)
EX. UTILITY EASEMENTS
100 YEAR FLOOD PLAIN

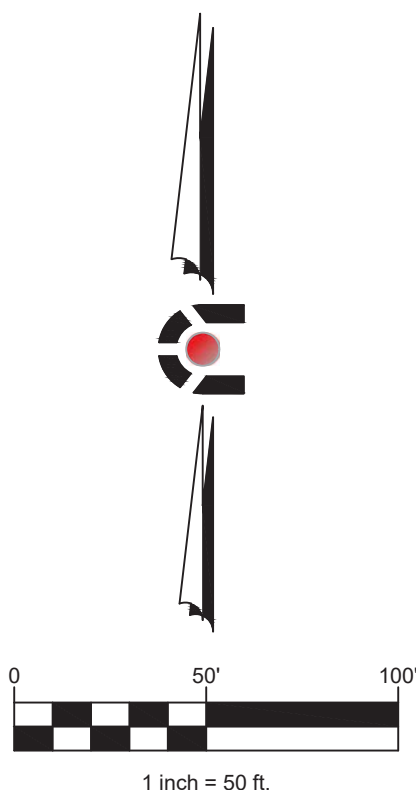
HANDICAP RAMP

PROPOSED FENCE
EXISTING FENCE
PROPOSED LIGHT POLE
PROPOSED STOP SIGN

CRUSHER FINE TRAILS
CONCRETE TRAILS
RIPRAP

SANITARY/MANHOLE
WATER LINE/HYDRANT
STORM PIPE WINLET
PRIVATE IRRIGATION METER

LOT BLOCK NUMBER
CROSS WALK
SPLIT RAIL FENCE
6' PRIVACY FENCE WITH COLUMNS
RETAINING WALL
8' SOUND WALL



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CONTACT: DEREK BROWN



SEE SHEET 14

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030
SHEET 10 OF 20
DESIGNED BY: RH
DRAWN BY: DN
APRIL 19, 2017
CHECKED BY: BC

KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
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IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

ARAPAHOE HEIGHTS
FILING NO. 2

CITY OF CENTENNIAL



KEY MAP
N.T.S.

LEGEND

PROPERTY LINE/R.O.W.
TRACT BOUNDARY
LOT LINE
ROAD CENTER LINE
UTILITY EASEMENT (U.E.)
GAS LINE EASEMENT (G.E.)
EX. UTILITY EASEMENTS
100 YEAR FLOOD PLAIN

HANDICAP RAMP

PROPOSED FENCE
EXISTING FENCE
PROPOSED LIGHT POLE
PROPOSED STOP SIGN

CRUSHER FINE TRAILS

CONCRETE TRAILS

RIPRAP

SANITARY/MANHOLE

WATER LINE/HYDRANT

STORM PIPE W/INLET

PRIVATE IRRIGATION METER

LOT BLOCK NUMBER

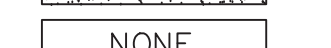
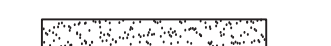
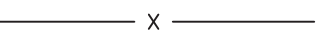
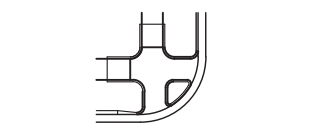
CROSS WALK

SPLIT RAIL FENCE

6' PRIVACY FENCE WITH COLUMNS

RETAINING WALL

8' SOUND WALL



0 50' 100'
1 inch = 50 ft.

SEE SHEET 10

Addressed

Overlap text

EXISTING LIBERTY MIDDLE SCHOOL
KINGS POINT FILING NO. 3

SEE SHEET 15

KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030

APRIL 19, 2017

SHEET 11 OF 20

DESIGNED BY: RH

DRAWN BY: DN

CHECKED BY: BC

NO.	REVISIONS	DATE	BY

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KINGSPONT LLC
3033 E. FIRST AVE. #305
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TEL-303-703-4444
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PLANNER/
LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK ST.
DENVER, CO 80204
TEL-303-892-1166
CONTACT: EVA MATHER

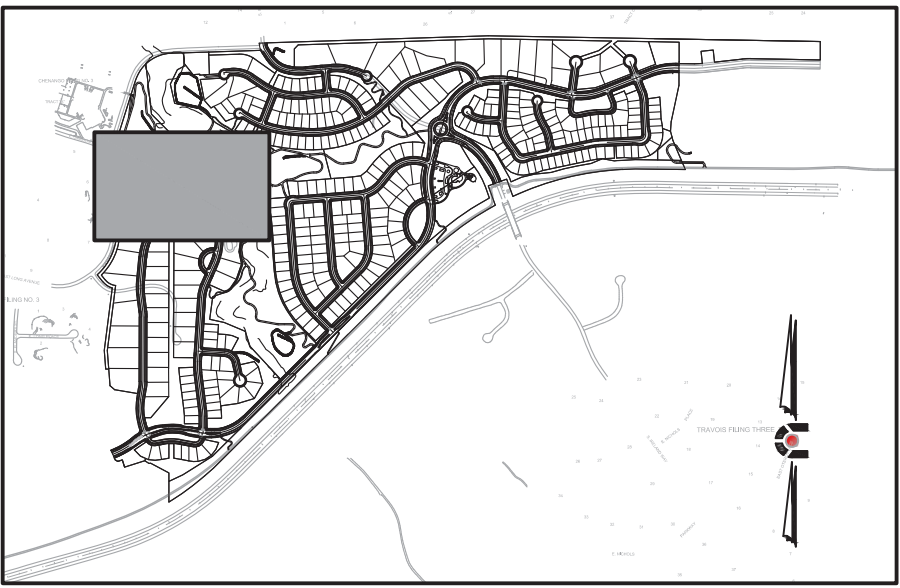
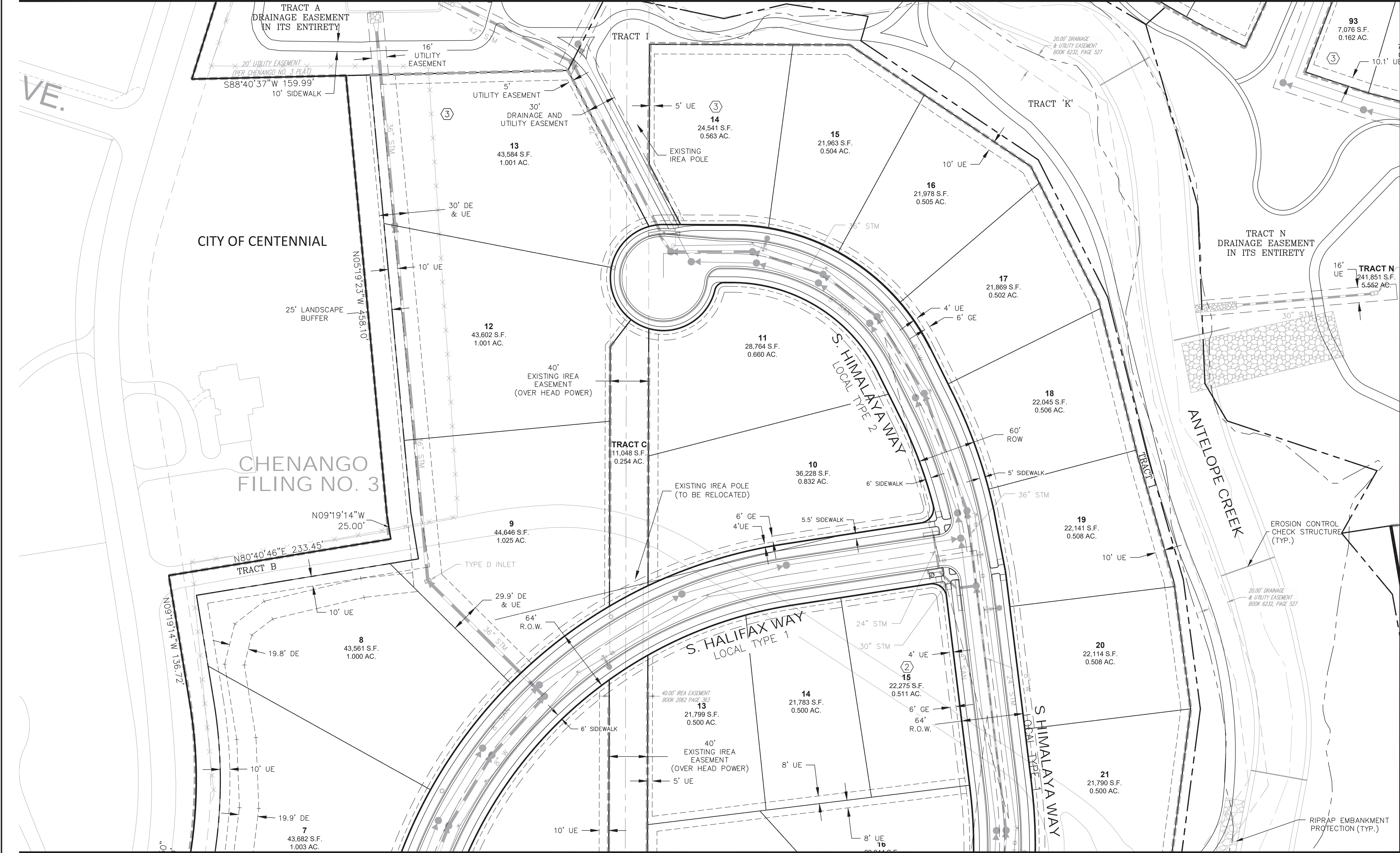
SURVEYOR
AZTEC CONSULTANTS
300 E. MINERAL AVE, STE. 1
LITTLETON, CO 80122
TEL-303-713-1898
CONTACT: DEREK BROWN



KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

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

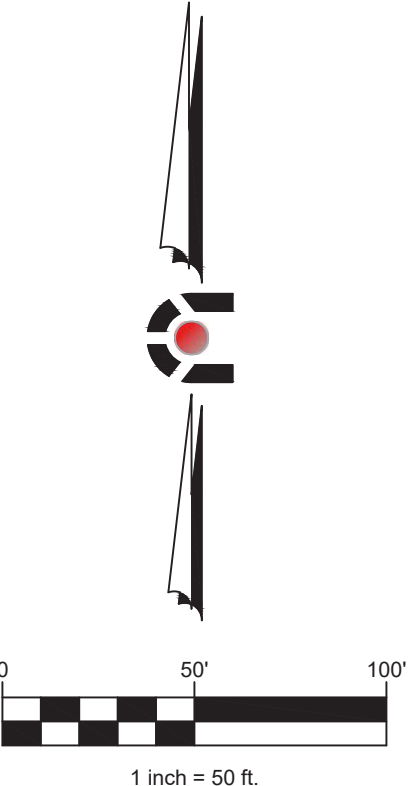
SEE SHEET 8



KEY MAP
N.T.S.

LEGEND	
PROPERTY LINE/R.O.W.	---
TRACT BOUNDARY	---
LOT LINE	---
ROAD CENTER LINE	---
UTILITY EASEMENT (U.E.)	---
GAS LINE EASEMENT (G.E.)	---
EX. UTILITY EASEMENTS	---
100 YEAR FLOOD PLAIN	---
HANDICAP RAMP	---
PROPOSED FENCE	---
EXISTING FENCE	---
PROPOSED LIGHT POLE	---
PROPOSED STOP SIGN	---
CRUSHER FINE TRAILS	---
CONCRETE TRAILS	---
RIPRAP	---
SANITARY/MANHOLE	---
WATER LINE/HYDRANT	---
STORM PIPE WINLET	---
PRIVATE IRRIGATION METER	---
LOT BLOCK NUMBER	---
CROSS WALK	---
SPLIT RAIL FENCE	---
6' PRIVACY FENCE WITH COLUMNS	---
RETAINING WALL	---
8' SOUND WALL	---

SEE SHEET 13



SEE SHEET 16

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KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN SITE PLAN

JOB NUMBER: 14-030 APRIL 19, 2017
SHEET 12 OF 20
DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

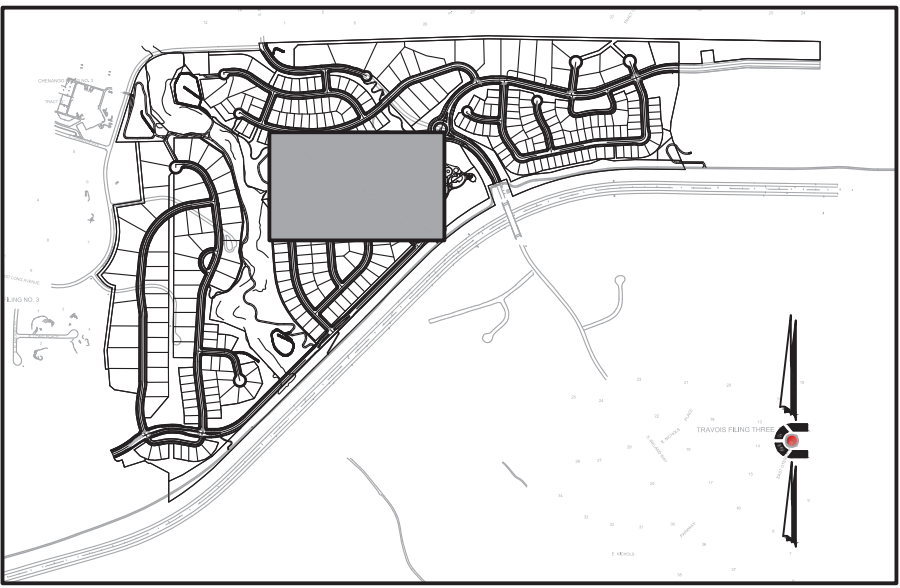
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 9



SEE SHEET 12

SEE SHEET 17

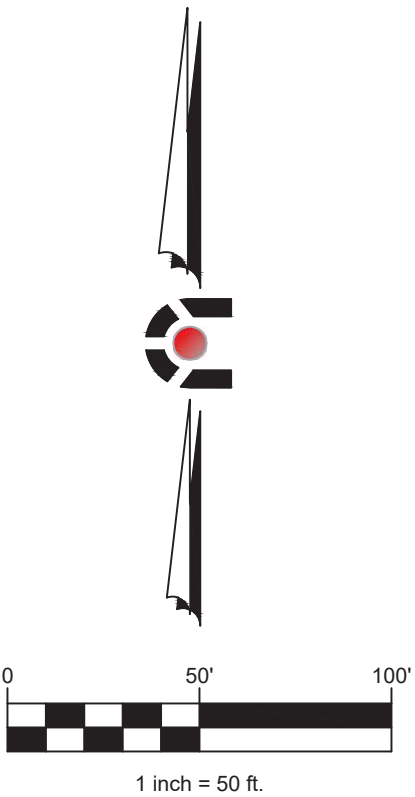


KEY MAP
N.T.S.

LEGEND

- PROPERTY LINE/R.O.W.
- TRACT BOUNDARY
- LOT LINE
- ROAD CENTER LINE
- UTILITY EASEMENT (U.E.)
- GAS LINE EASEMENT (G.E.)
- EX. UTILITY EASEMENTS
- 100 YEAR FLOOD PLAIN
- HANDICAP RAMP
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED LIGHT POLE
- PROPOSED STOP SIGN
- CRUSHER FINE TRAILS
- CONCRETE TRAILS
- RIPRAP
- SANITARY/MANHOLE
- WATER LINE/HYDRANT
- STORM PIPE WINLET
- PRIVATE IRRIGATION METER
- LOT BLOCK NUMBER
- CROSS WALK
- SPLIT RAIL FENCE
- 6' PRIVACY FENCE WITH COLUMNS
- RETAINING WALL
- 8' SOUND WALL

SEE SHEET 14



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LITTLETON, CO 80122
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KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN SITE PLAN

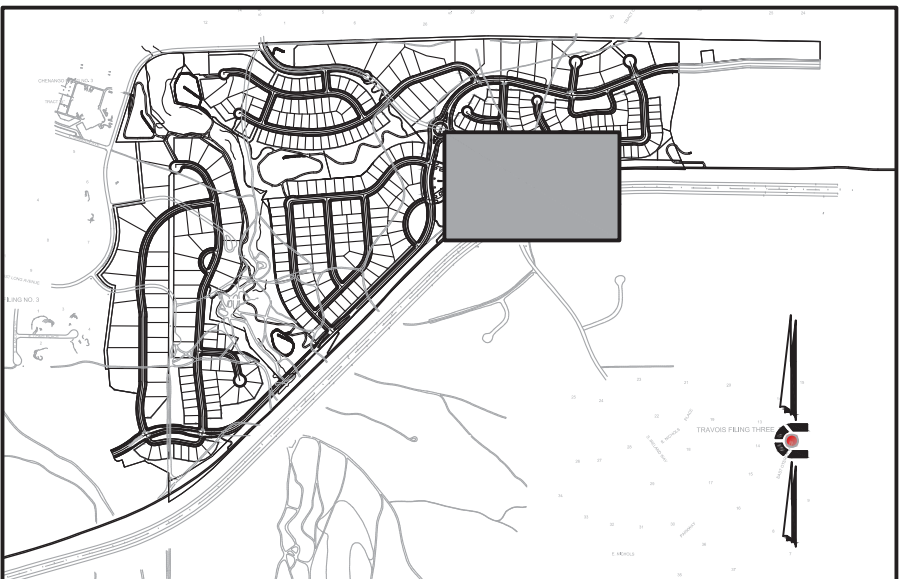
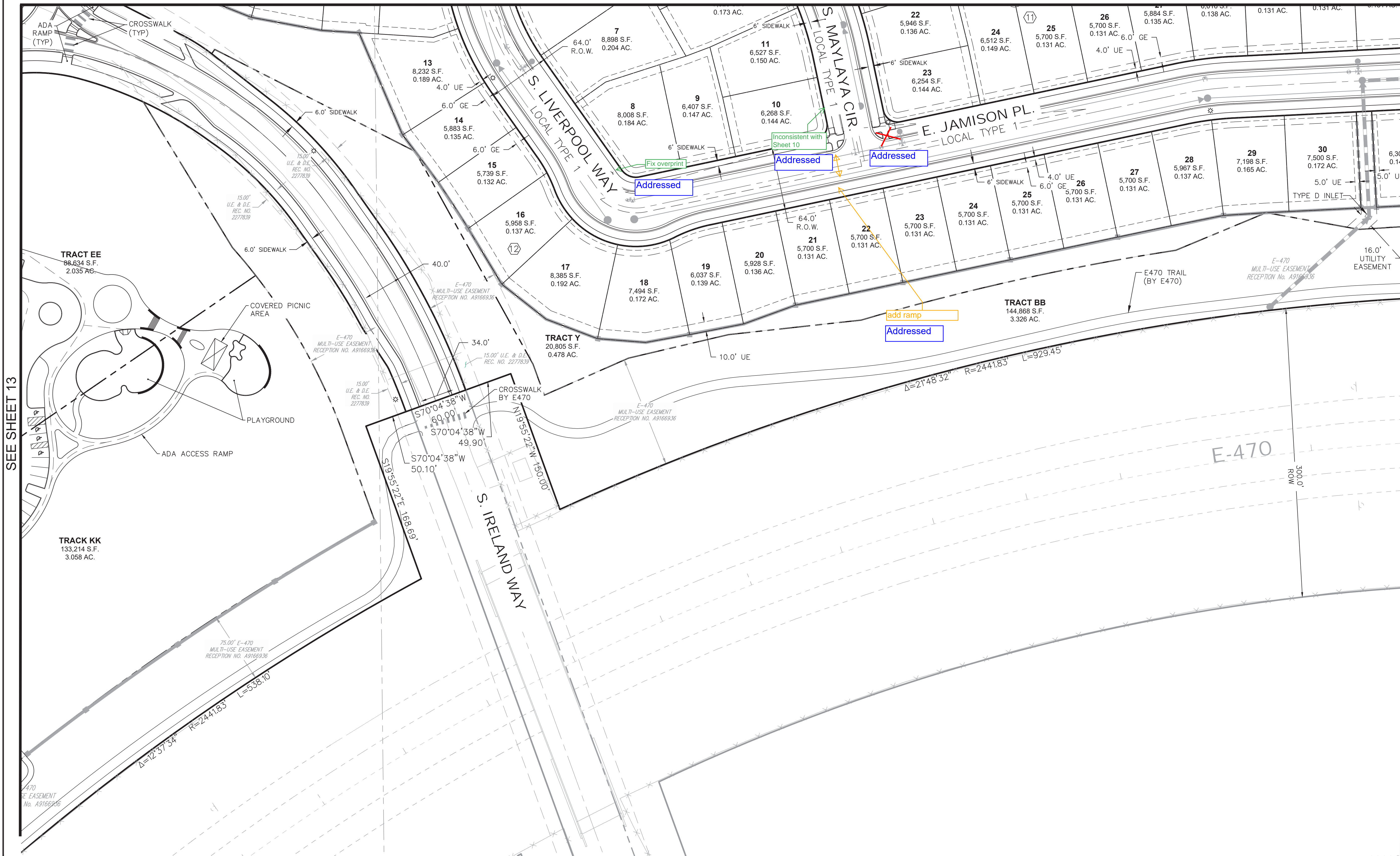
JOB NUMBER: 14-030
SHEET 13 OF 20
DESIGNED BY: RH
DRAWN BY: DN
APRIL 19, 2017
CHECKED BY: BC

KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN WITH WAIVERS

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

SEE SHEET 10



KEY MAP
N.T.S.

LEGEND

PROPERTY LINE/R.O.W.	---
TRACT BOUNDARY	---
LOT LINE	---
ROAD CENTER LINE	---
UTILITY EASEMENT (U.E.)	---
GAS LINE EASEMENT (G.E.)	---
EX. UTILITY EASEMENTS	---
100 YEAR FLOOD PLAIN	---
HANDICAP RAMP	---
PROPOSED FENCE	---
EXISTING FENCE	---
PROPOSED LIGHT POLE	---
PROPOSED STOP SIGN	---
CRUSHER FINE TRAILS	---
CONCRETE TRAILS	---
RIPRAP	---
SANITARY/MANHOLE	---
WATER LINE/HYDRANT	---
STORM PIPE WINLET	---
PRIVATE IRRIGATION METER	---
LOT BLOCK NUMBER	---
CROSS WALK	---
SPLIT RAIL FENCE	---
6' PRIVACY FENCE WITH COLUMNS	---
RETAINING WALL	---
8' SOUND WALL	---

SEE SHEET 15

SEE SHEET 13

NO.	REVISIONS	DATE	BY

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LITTLETON, CO 80122
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CONTACT: DEREK BROWN



KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN

SITE PLAN

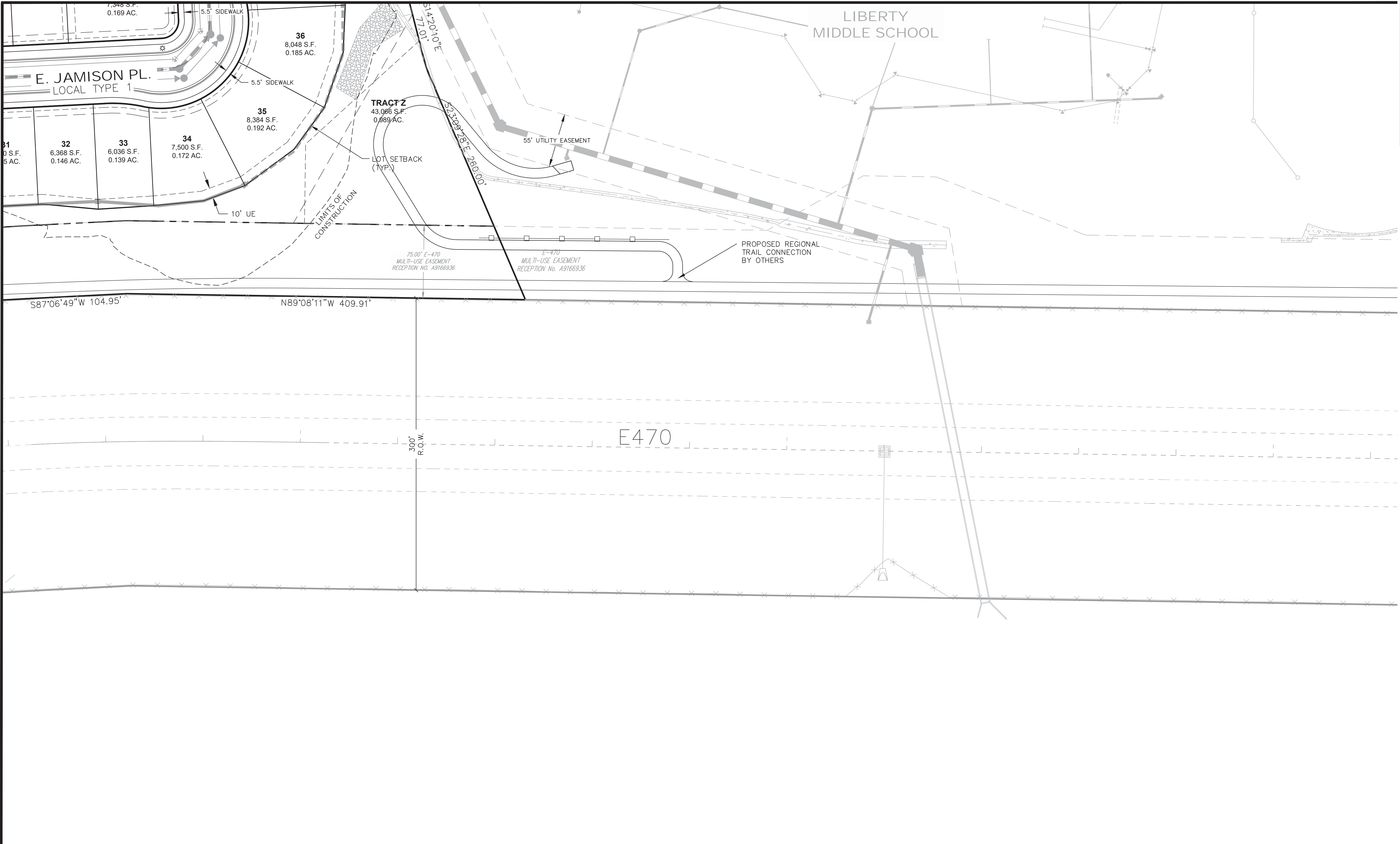
JOB NUMBER: 14-030 APRIL 19, 2017
SHEET 14 OF 20
DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN WITH WAIVERS

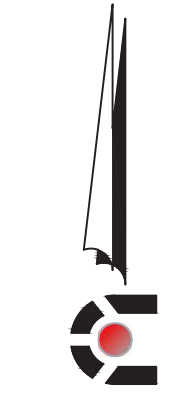
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 11



KEY MAP
N.T.S.

LEGEND	
PROPERTY LINE/R.O.W.	---
TRACT BOUNDARY	---
LOT LINE	---
ROAD CENTER LINE	---
UTILITY EASEMENT (U.E.)	---
GAS LINE EASEMENT (G.E.)	---
EX. UTILITY EASEMENTS	---
100 YEAR FLOOD PLAIN	---
HANDICAP RAMP	---
PROPOSED FENCE	---
EXISTING FENCE	---
PROPOSED LIGHT POLE	---
PROPOSED STOP SIGN	---
CRUSHER FINE TRAILS	---
CONCRETE TRAILS	---
RIPRAP	---
SANITARY/MANHOLE	---
WATER LINE/HYDRANT	---
STORM PIPE WINLET	---
PRIVATE IRRIGATION METER	---
LOT BLOCK NUMBER	---
CROSS WALK	---
SPLIT RAIL FENCE	---
6' PRIVACY FENCE WITH COLUMNS	---
RETAINING WALL	---
8' SOUND WALL	---



0 50' 100'
1 inch = 50 ft.

SEE SHEET 14

NO.	REVISIONS	DATE	BY

OWNER
KINGSPONT LLC
3033 E. FIRST AVE. #305
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LITTLETON, CO 80122
TEL-303-713-1898
CONTACT: DEREK BROWN



KINGS POINT FILING NO. 2

CONTEXTUAL SITE PLAN

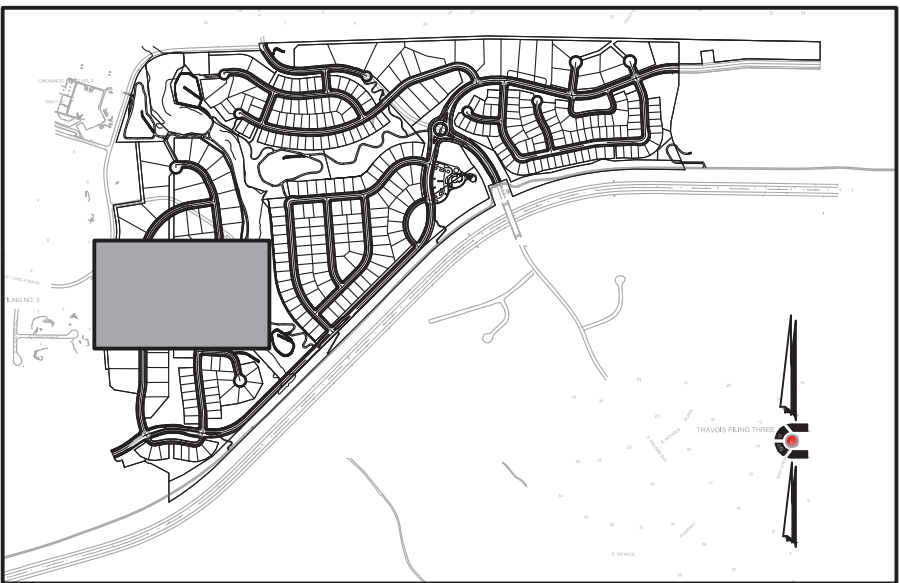
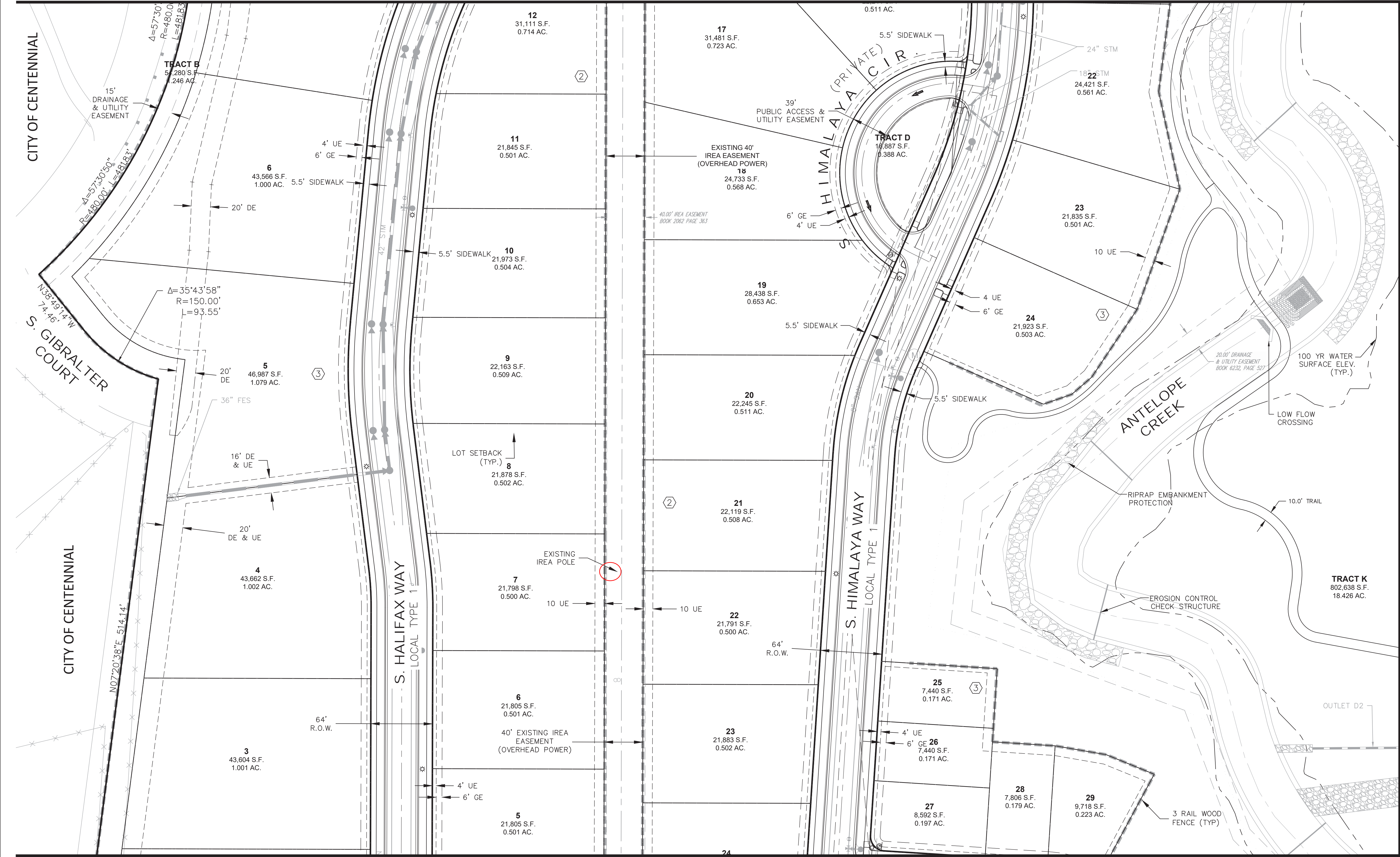
SITE PLAN

JOB NUMBER: 14-030 APRIL 19, 2017
SHEET 15 OF 20
DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

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

SEE SHEET 12



KEY MAP
N.T.S.

LEGEND

PROPERTY LINE/R.O.W.	---
TRACT BOUNDARY	---
LOT LINE	---
ROAD CENTER LINE	---
UTILITY EASEMENT (U.E.)	---
GAS LINE EASEMENT (G.E.)	---
EX. UTILITY EASEMENTS	---
100 YEAR FLOOD PLAIN	---
HANDICAP RAMP	---
PROPOSED FENCE	---
EXISTING FENCE	---
PROPOSED LIGHT POLE	---
PROPOSED STOP SIGN	---
CRUSHER FINE TRAILS	---
CONCRETE TRAILS	---
RIPRAP	---
SANITARY/MANHOLE	---
WATER LINE/HYDRANT	---
STORM PIPE WINLET	---
PRIVATE IRRIGATION METER	---
LOT BLOCK NUMBER	---
CROSS WALK	---
SPLIT RAIL FENCE	---
6' PRIVACY FENCE WITH COLUMNS	---
RETAINING WALL	---
8' SOUND WALL	---

SEE SHEET 17

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN SITE PLAN

JOB NUMBER: 14-030
SHEET 16 OF 20
DESIGNED BY: RH
DRAWN BY: DN
CHECKED BY: BC

NO.	REVISIONS	DATE	BY

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

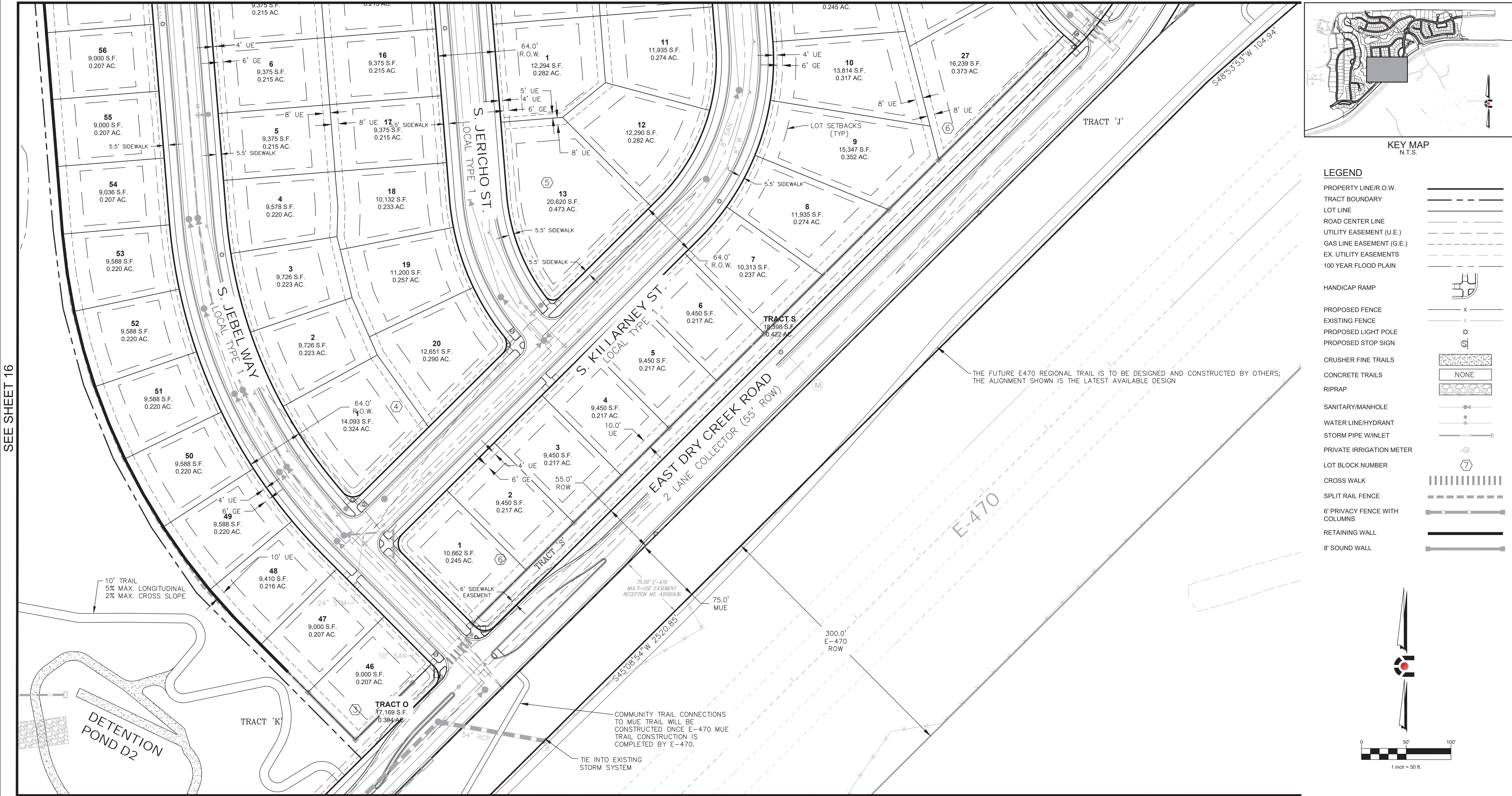


50 25 0 50 100
SCALE: 1" = 50'

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

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

SEE SHEET 13



SEE SHEET 16

SEE SHEET 19

NO.	REVISIONS	DATE	BY

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KINGSPONT LLC
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LITTLETON, CO 80122
TEL-303-713-1898
CONTACT: DEREK BROWN



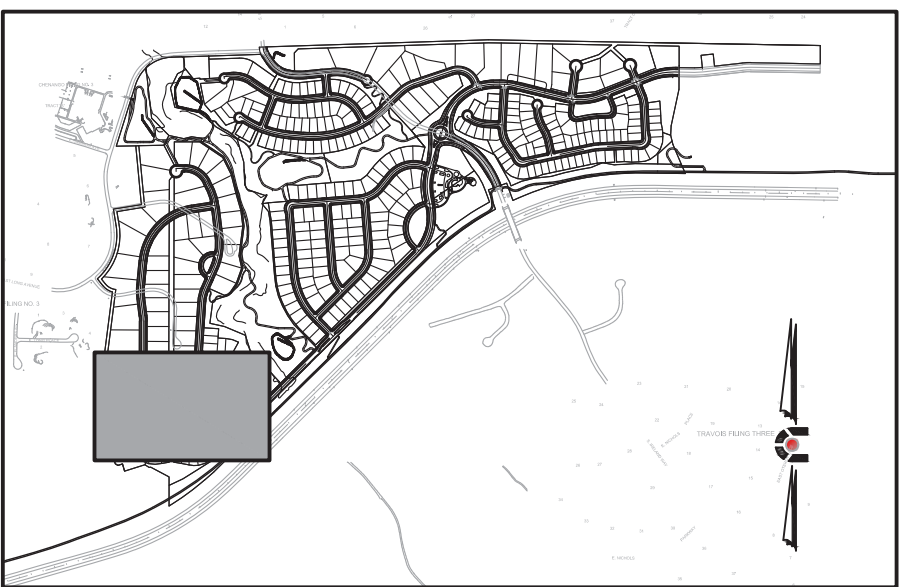
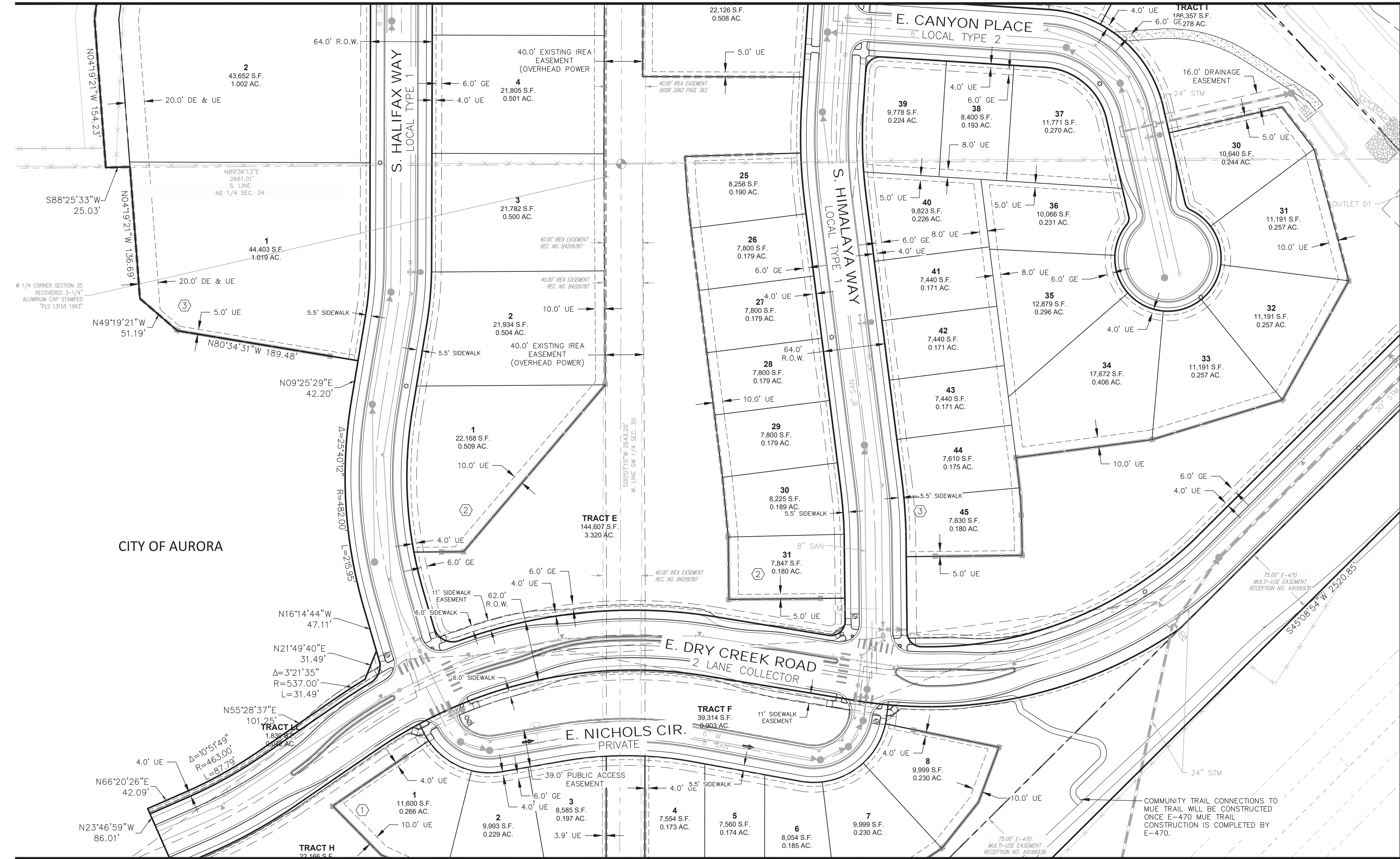
KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 APRIL 19, 2017
SHEET 17 OF 20
DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
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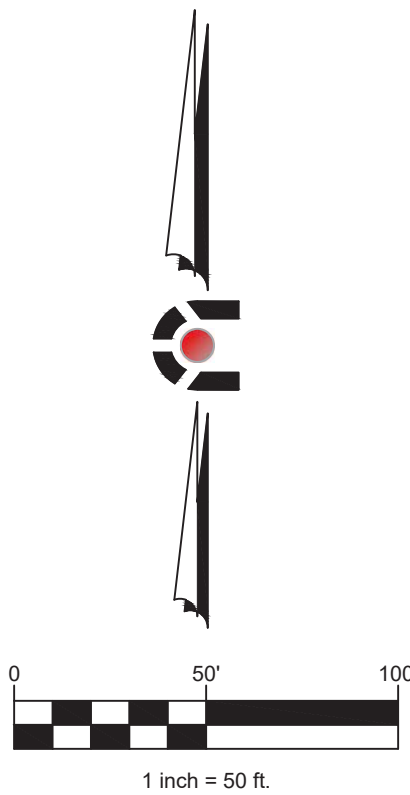
SEE SHEET 16



LEGEND

PROPERTY LINE/R.O.W.	---
TRACT BOUNDARY	---
LOT LINE	---
ROAD CENTER LINE	---
UTILITY EASEMENT (U.E.)	---
GAS LINE EASEMENT (G.E.)	---
EX. UTILITY EASEMENTS	---
100 YEAR FLOOD PLAIN	---
HANDICAP RAMP	---
PROPOSED FENCE	---
EXISTING FENCE	---
PROPOSED LIGHT POLE	---
PROPOSED STOP SIGN	---
CRUSHER FINE TRAILS	---
CONCRETE TRAILS	---
RIPRAP	---
SANITARY/MANHOLE	---
WATER LINE/HYDRANT	---
STORM PIPE WINLET	---
PRIVATE IRRIGATION METER	---
LOT BLOCK NUMBER	---
CROSS WALK	---
SPLIT RAIL FENCE	---
6' PRIVACY FENCE WITH COLUMNS	---
RETAINING WALL	---
8' SOUND WALL	---

SEE SHEET 19



SEE SHEET 20

NO.	REVISIONS	DATE	BY

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KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 APRIL 19, 2017
SHEET 18 OF 20
DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

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

SEE SHEET 17



NO.	REVISIONS	DATE	BY

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KINGSPPOINT LLC
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SURVEYOR
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LITTLETON, CO 80122
TEL-303-713-1898
CONTACT: DEREK BROWN



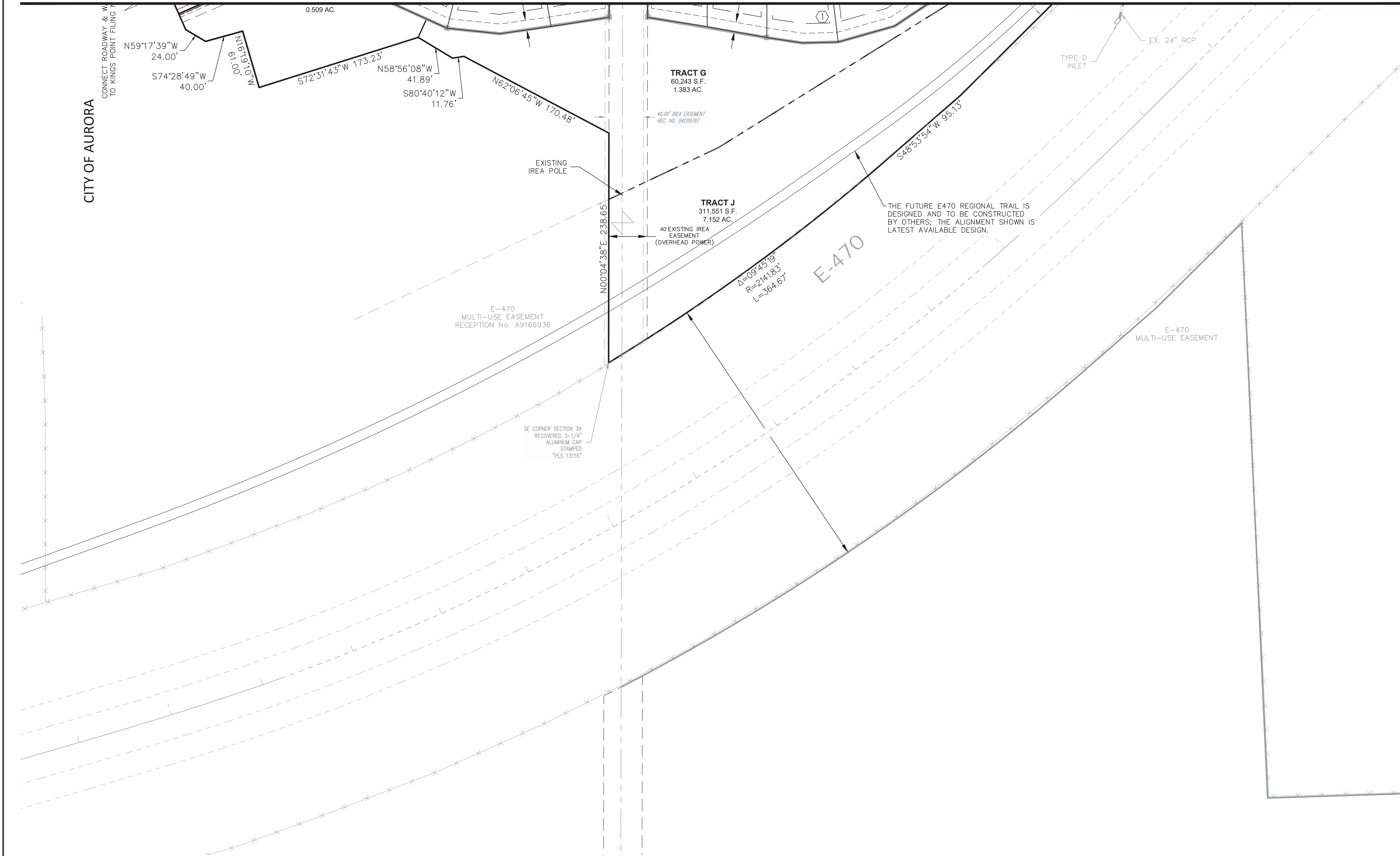
KINGS POINT FILING NO. 2
CONTEXTUAL SITE PLAN
SITE PLAN

JOB NUMBER: 14-030 APRIL 19, 2017
SHEET 19 OF 20
DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC

KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
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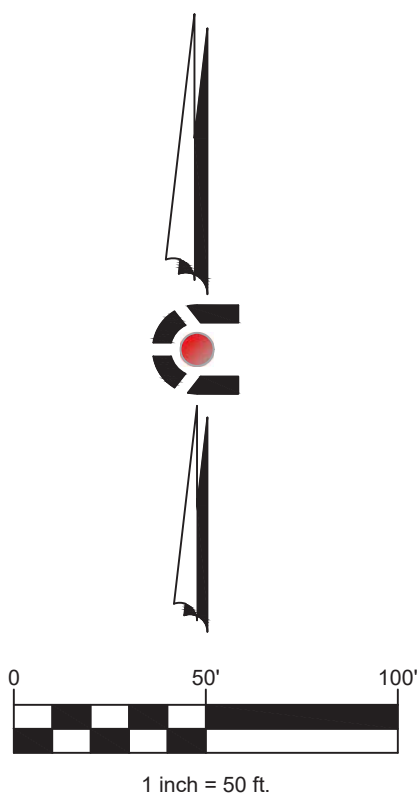
SEE SHEET 18



KEY MAP
N.T.S.

LEGEND

PROPERTY LINE/R.O.W.	
TRACT BOUNDARY	
LOT LINE	
ROAD CENTER LINE	
UTILITY EASEMENT (U.E.)	
GAS LINE EASEMENT (G.E.)	
EX. UTILITY EASEMENTS	
100 YEAR FLOOD PLAIN	
HANDICAP RAMP	
PROPOSED FENCE	
EXISTING FENCE	
PROPOSED LIGHT POLE	
PROPOSED STOP SIGN	
CRUSHER FINE TRAILS	
CONCRETE TRAILS	
RIPRAP	
SANITARY/MANHOLE	
WATER LINE/HYDRANT	
STORM PIPE WINLET	
PRIVATE IRRIGATION METER	
LOT BLOCK NUMBER	
CROSS WALK	
SPLIT RAIL FENCE	
6' PRIVACY FENCE WITH COLUMNS	
RETAINING WALL	
8' SOUND WALL	



NO.	REVISIONS	DATE	BY

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TEL-303-713-1898
CONTACT: DEREK BROWN



KINGS POINT FILING NO. 2 CONTEXTUAL SITE PLAN SITE PLAN

JOB NUMBER: 14-030 APRIL 19, 2017
SHEET 20 OF 20
DESIGNED BY: RH DRAWN BY: DN CHECKED BY: BC