



May 24, 2024

City of Aurora
Planning and Development Services Dept
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

**RE: Prairie Point Site Plan No 2 (Kings Point North) – Site Plan and Plat, 5th Submission Review
Response to Comments
CN#: 2022-4052-00, 2022-3085-00**

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, Core Consultants Inc., Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the 4th Submission Review for Site Plan 2 (Kings Point North). The following is a response to comments:

Summary of Key Comments from All Departments

- There are several comments left remaining to manhole locations. [Aurora Water]
RESPONSE: Acknowledged, they have been revised per the enclosed comments.
- Send in the Title Commitment and Certificate of Taxes Due prior to recording. [Land Development Review]
RESPONSE: Noted.
- Storm drain development fees due: \$169,542.94. [Aurora Water/TAPS]
RESPONSE: Noted.

Planning Department Comments

1. **Community Questions, Comments and Concerns**
 - a. There are no community comments on this review cycle.
RESPONSE: Noted.
2. **Completeness and Clarity of the Application**
 - a. There were no more Completeness or Clarity comments on this review.
RESPONSE: Noted.
3. **Planning Comments**
 - a. There were no more Planning comments on this review.
RESPONSE: Noted.
4. **Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)**

[Site Plan Page 4]

 - a. Update location of mail kiosk.
RESPONSE: Location revised.

[Landscape Plan Page 26]

 - b. Move this sheet to be with other LP sheets, it is out of order.

terraccina design

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10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867

RESPONSE: Location revised.

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

[Site Plan Page 21]

- a. There used to be an irrigation meter where indicated on the sheet.

RESPONSE: The irrigation meter was moved north to E. Moraine Dr. This easement was removed.

[Site Plan Page 22]

- b. Apologies -- ARVs are not required for 8" water mains.

RESPONSE: The ARV was removed.

[Site Plan Page 26]

- c. Please ensure that there is a manhole no more than 400 ft downstream of this manhole.

RESPONSE: RESPONSE: Confirmed that there is a manhole less than 400 ft downstream.

- d. Remove these valves.

RESPONSE: RESPONSE: The valves have been removed.

[Site Plan Page 27]

- e. Please move manholes away from hardscape.

RESPONSE: RESPONSE: Manhole lids have been adjusted to stay outside of hardscape areas.

- f. Provide maintenance access to these manholes.

RESPONSE: RESPONSE: Maintenance access is now shown and labeled.

[Site Plan Page 28]

- g. Sheet 28 is missing.

RESPONSE: RESPONSE: Sheet 28 has been added back into the sheet set.

[Landscape Plan Pages 4 & 6]

- h. Tree location conflicts with irrigation meter.

RESPONSE: Trees relocated.

6. Aurora Water/TAPS (Diana Porter / dsporter@auroragov.org)

[Site Plan Page 1]

- a. Storm drain development fees due: \$169,542.94

RESPONSE: Noted.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Site Plan Page 1]

- a. Add: () to "city" where indicated per checklist.

RESPONSE: () has been added.

[Plat Overall]

- b. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

RESPONSE: Updated title to be provided with mylar check set

- c. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

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- d. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
RESPONSE: Margins and scale have been checked. Updated title to be provided with mylar check set
- e. Advisory Comment: Fill in the Blanks throughout the plat.
RESPONSE: Blanks will be filled in at time of mylars and when easements are recorded.

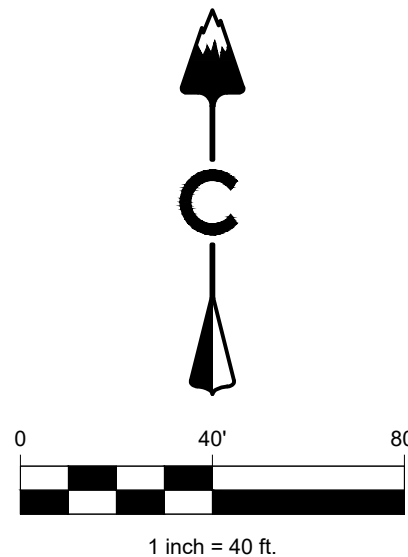
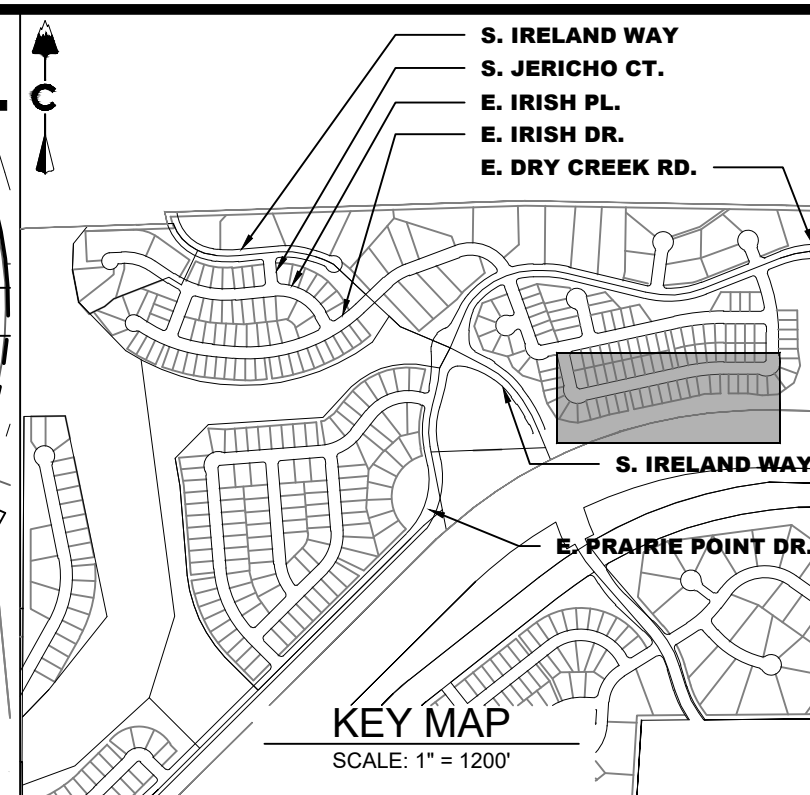
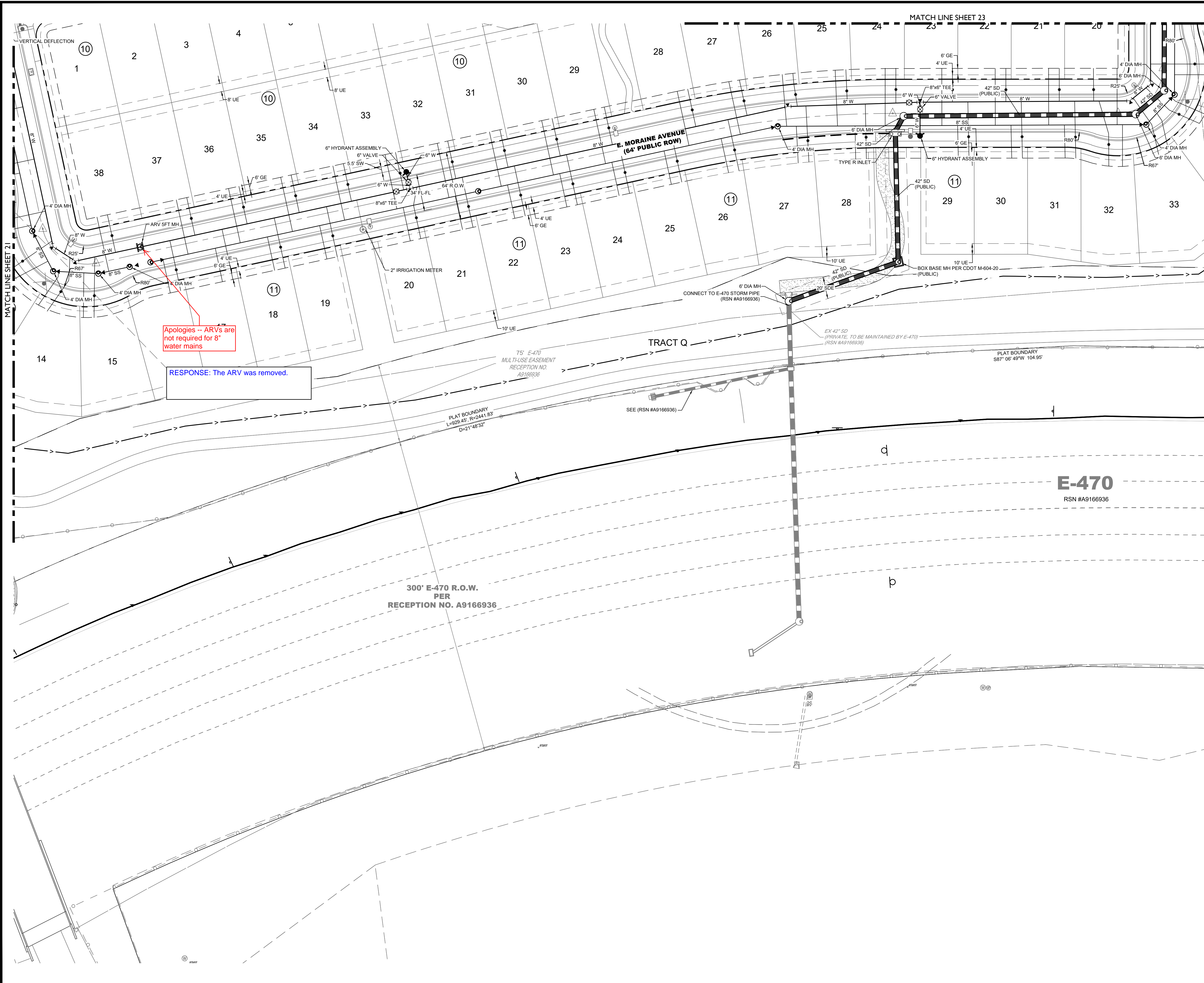
Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,

Jeff Marck

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DATE BY

REVISION DESCRIPTION

1 FIRST SUBMISSION TO THE CITY OF AURORA 9/8/2022 RH

2 SECOND SUBMISSION TO THE CITY OF AURORA 3/8/2023 RH

3 THIRD SUBMISSION TO THE CITY OF AURORA 6/2/2023 RH

4 FOURTH SUBMISSION TO THE CITY OF AURORA 3/8/2024 RH

PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

UTILITY PLAN

DESIGNED BY: JAR

DRAWN BY: SO

CHECKED BY: MHN

JOB NO. 19-032

SHEET 22

LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

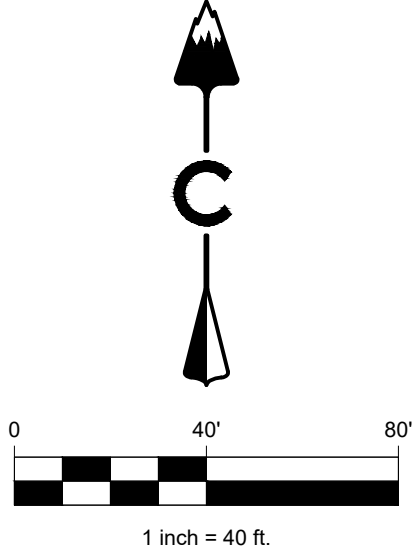
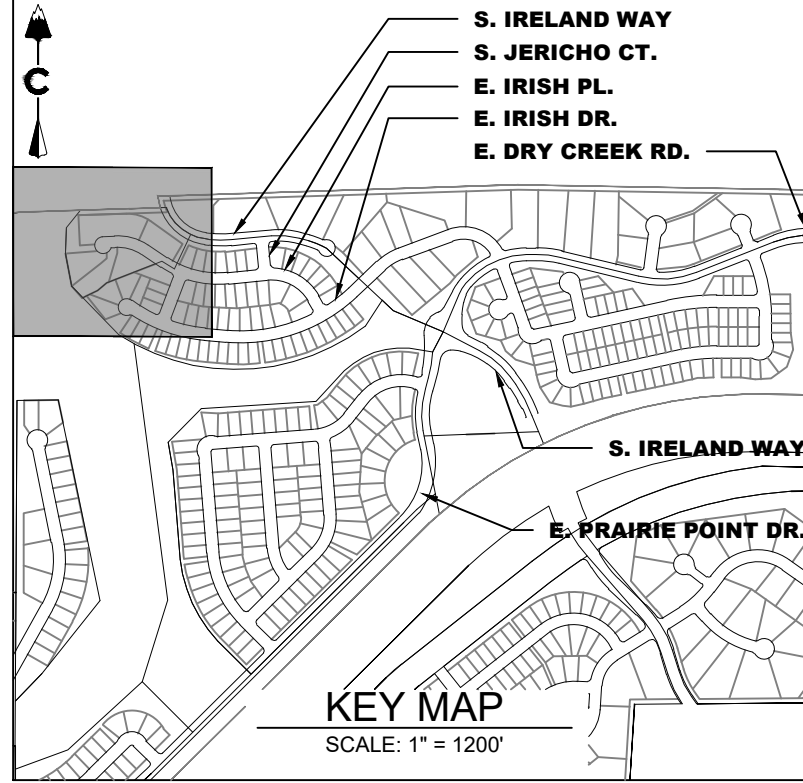
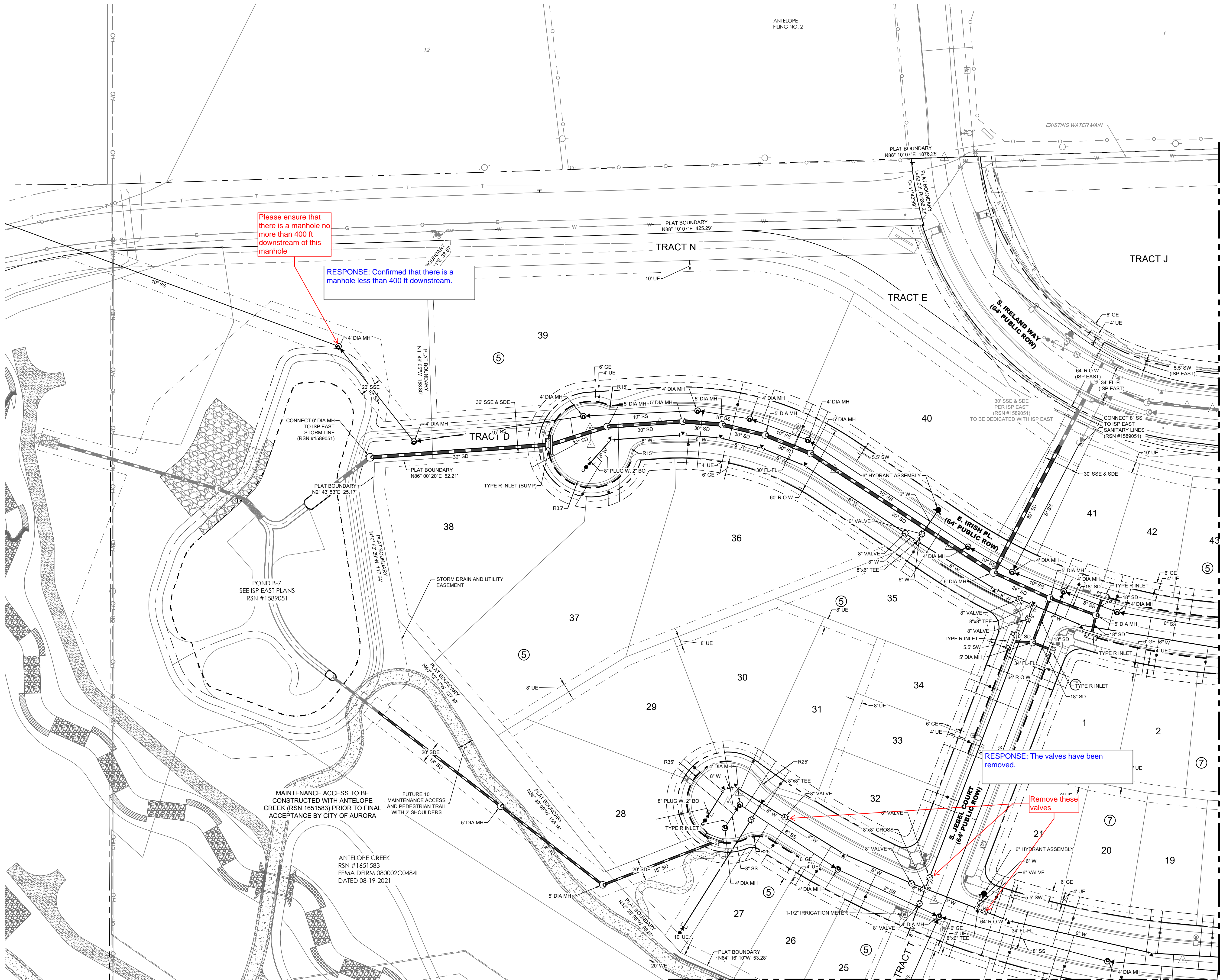
CORE CONSULTANTS, INC.

3473 S. BROADWAY

AURORA, CO 80013

303.703.4444

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#	REVISION	DESCRIPTION	DATE	BY
1	FIRST SUBMISSION	TO THE CITY OF AURORA	9/9/2022	RH
2	SECOND SUBMISSION	TO THE CITY OF AURORA	3/6/2023	RH
3	THIRD SUBMISSION	TO THE CITY OF AURORA	6/9/2023	RH
4	FOURTH SUBMISSION	TO THE CITY OF AURORA	3/9/2024	RH

EXISTING	PROPOSED	DESCRIPTION
		PROPOSED EASEMENT
		RIGHT OF WAY (R.O.W.)
		CENTERLINE
		PROJECT BOUNDARY
		PROPOSED CURB & GUTTER
		PROPOSED IRRIGATION & STUB OUT
		PROPOSED STORM & STUB OUT
		PROPOSED SANITARY & STUB OUT
		PROPOSED WATER & STUB OUT
		EXISTING IRRIGATION & STUB OUT
		EXISTING STORM & STUB OUT
		EXISTING SANITARY & STUB OUT
		EXISTING WATER & STUB OUT
		FUTURE IRRIGATION & STUB OUT
		FUTURE SANITARY & STUB OUT
		FUTURE STORM & STUB OUT
		FUTURE WATER & STUB OUT
		IRRIGATION SERVICE
		SANITARY SERVICE
		WATER SERVICE
		BLOCK NUMBER
		STREET LIGHT POLES
		POWER POLES
		GUY WIRE
		SANITARY MANHOLES
		SANITARY CLEAN OUT
		WATER VALVES
		BEND AND THRUST BLOCK
		FIRE HYDRANTS
		WATERLINE REDUCER
		WATER STUB WITH BLOW OFF
		AIR RELEASE VALVE MH & VENT PIPE
		STORM MANHOLES
		STORM INLETS
		FCS, FOREBAY, & TRICKLE CHANNEL
		OUTLET STRUCTURE
		CRUSHER FINES
		MAINTENANCE ACCESS
		RIPRAP
		EXISTING ELECTRIC
		EXISTING TELEPHONE
		EXISTING FIBER OPTIC
		EXISTING GAS
		EXISTING OVER HEAD ELECTRIC
		STORM UNDERDRAIN
		100 YEAR FLOODPLAIN
		WETLAND

NOTES:

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PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

UTILITY PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

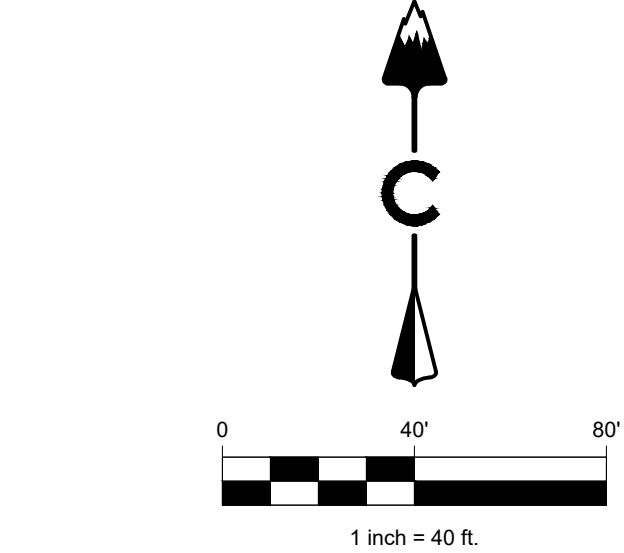
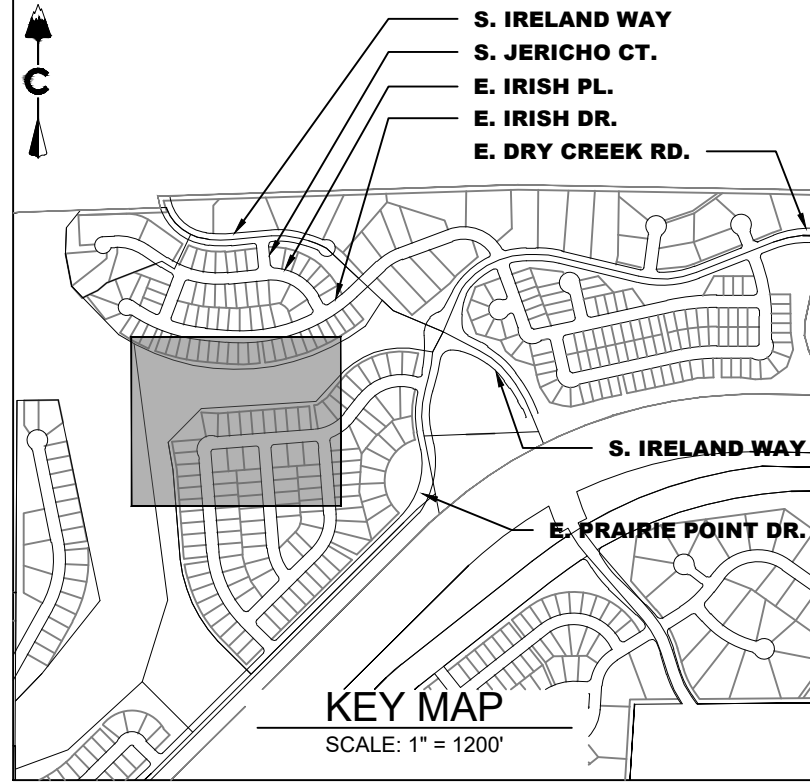
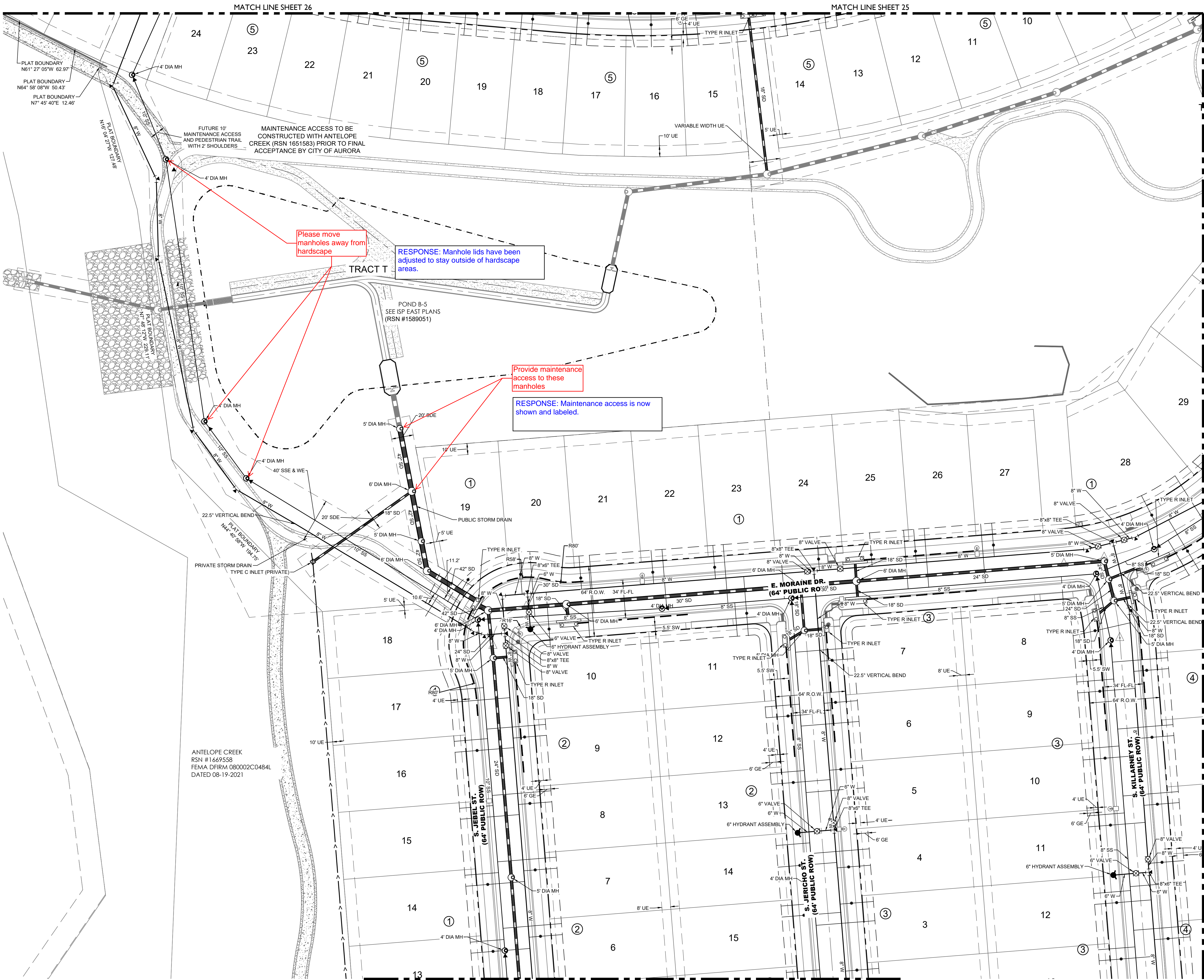
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19-032
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LEGEND			
	PROPOSED EASEMENT		
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811

#	REVISION DESCRIPTION	DATE	BY	DATE	BY
1	FIRST SUBMISSION TO THE CITY OF AURORA	9/20/2022	RH		
2	SECOND SUBMISSION TO THE CITY OF AURORA	3/6/2023	RH		
3	THIRD SUBMISSION TO THE CITY OF AURORA	6/2/2023	RH		
4	FOURTH SUBMISSION TO THE CITY OF AURORA	3/6/2024	RH		

PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

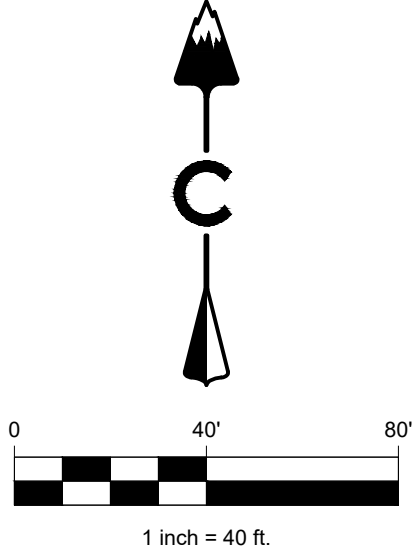
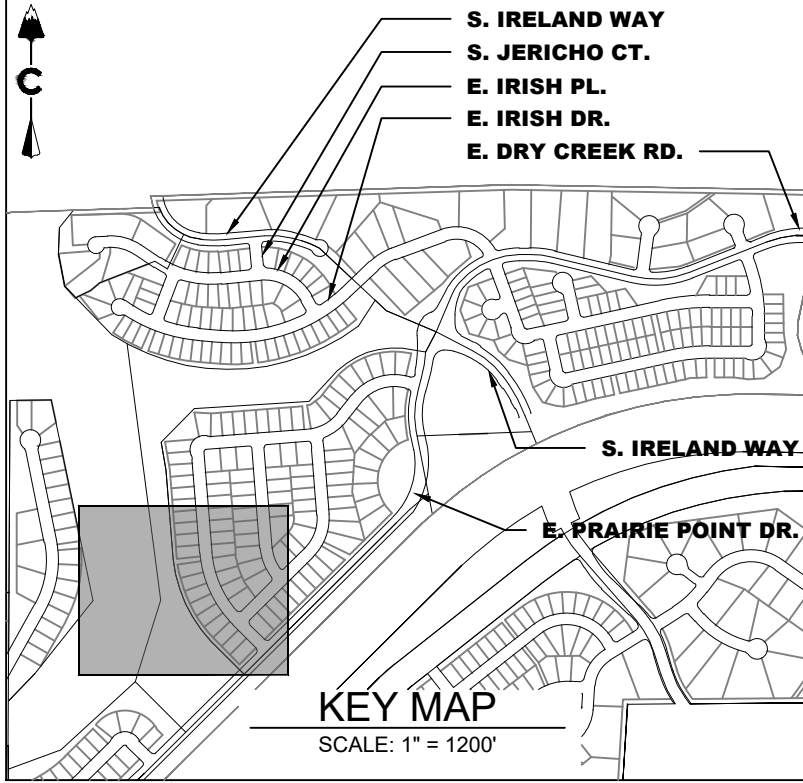
UTILITY PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

JOB NO.
19-032

SHEET
27



LEGEND

- | | |
|--|--|
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | ANTELOPE CREEK MAJOR CONTOUR |
| | ANTELOPE CREEK MINOR CONTOUR |
| | DIRECTIONAL FLOW ARROW |
| | EMERGENCY OVERFLOW ROUTE |
| | SPOT ELEVATION |
| | TOP OF FOUNDATION ELEVATION |
| | EASEMENT |
| | RIGHT OF WAY (R.O.W.) |
| | CENTERLINE |
| | PROJECT BOUNDARY |
| | PROPOSED CURB & GUTTER |
| | RETAINING WALL |
| | LIMITS OF CONSTRUCTION |
| | 100 YEAR FLOODPLAIN |
| | WETLAND |
| | A LOT, B LOT, WALKOUT, TRANSITION BLOCK NUMBER |
| | STORM MANHOLES |
| | STORM INLETS |
| | FES, FOREBAY, & TRICKLE CHANNEL |
| | OUTLET STRUCTURE |
| | PROPOSED STORM & STUB OUT |
| | EXISTING STORM & STUB OUT |
| | CRUSHER FINES |
| | MAINTENANCE ACCESS |
| | RIPRAP |
| | EXISTING ASPHALT PAVEMENT |

ABBREVIATIONS:

- | | |
|------|-------------------|
| BOTM | BOTTOM |
| FLPN | FLOODPLAIN |
| TF | TOP OF FOUNDATION |
| HP | HIGH POINT |

RESPONSE: Sheet 28 has been added back into the sheet set.

Sheet 28 is missing

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

NOT FOR CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

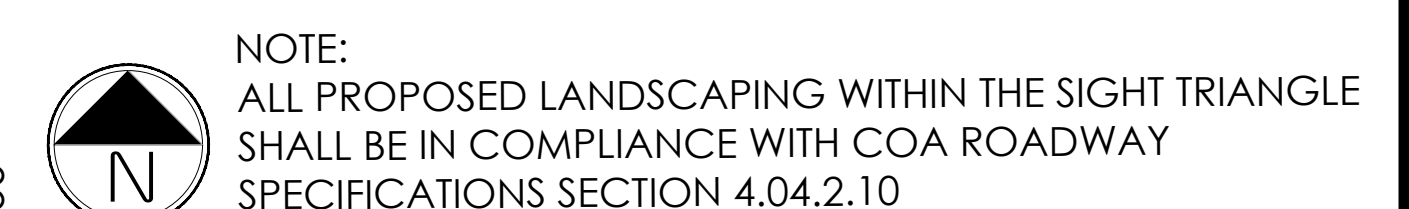
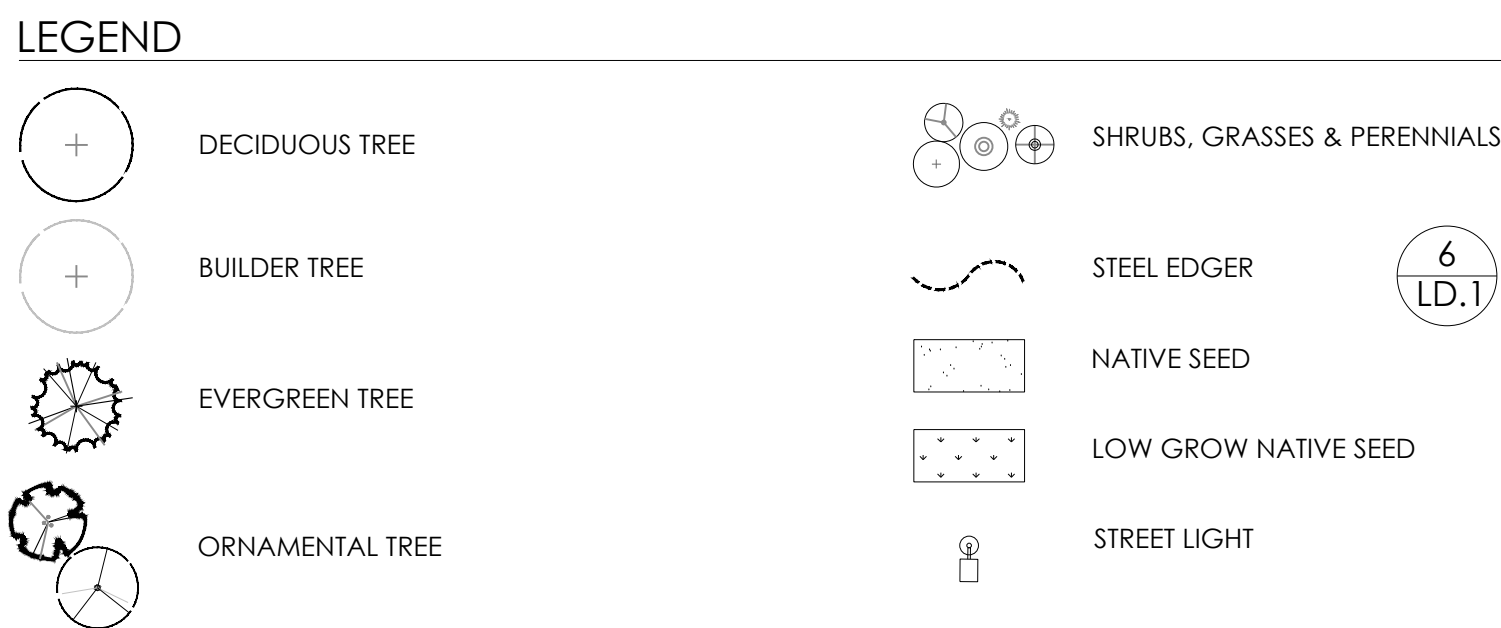
JOB NO.
19-032
SHEET
29



Know what's below.
Call before you dig.

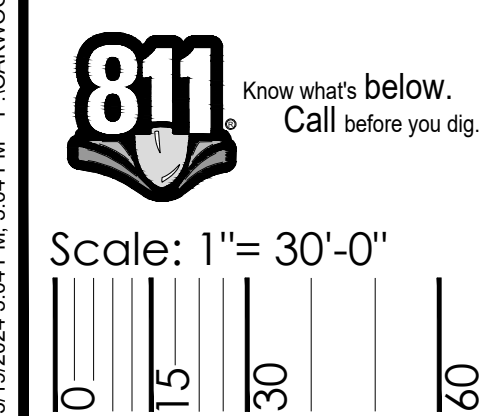
CORE CONSULTANTS, INC.
3473 S. BROADWAY
AURORA, CO 80013
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE












March 19, 2024

NOT FOR CONSTRUCTION



LEGEND

- | | | | |
|---|-----------------|---|------------------------------|
|  | DECIDUOUS TREE |  | SHRUBS, GRASSES & PERENNIALS |
|  | BUILDER TREE |  | STEEL EDGER |
|  | EVERGREEN TREE |  | NATIVE SEED |
|  | ORNAMENTAL TREE |  | LOW GROW NATIVE SEED |
| | |  | STREET LIGHT |

PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

LP.4

SHEET 43

March 19, 2024

NOT FOR CONSTRUCTION



March 19, 2024

RESPONSE:
SHEET RELOCATED.

EXISTING VEGETATION
TO REMAIN

75'-0"
MULTI-USE EASEMENT

○

 PLAY SURFACE[illegible]

NOTE:
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE
SHALL BE IN COMPLIANCE WITH COA ROADWAY
SPECIFICATIONS SECTION 4.04.2.10

PRAIRIE POINT SUBDIVISION FILING NO. 2

SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTH HALF OF 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:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, IS ASSUMED TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER BY A 2–1/2" IRON PIPE WITH A 3–1/4" ALUMINUM CAP STAMPED "T.5S, R.66W., S26/S25/S35/S36, PLS 10377 1988 JR ENGINEERING" AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A 2–3/8" STEEL PIPE WITH A 3–1/4" ALUMINUM CAP STAMPED "T.5S., R.66W., 1/4, S35/S36, PLS 10377 1988 JR ENGINEERING"; WITH ALL BEARINGS HEREIN REFERENCED THERETO:

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 00°17'32" WEST, A DISTANCE OF 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:

- NORTH 89°00'03" WEST, A DISTANCE OF 567.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 574.00 FEET;
- WESTERLY ALONG SAID CURVE 72.70 FEET THROUGH A CENTRAL ANGLE OF 07°15'25";
- TANGENT TO SAID CURVE SOUTH 83°44'32" WEST, A DISTANCE OF 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:

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

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

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

THENCE DEPARTING SAID NORTHERLY RIGHT–OF–WAY, SOUTH 00°17'32" WEST, A DISTANCE OF 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:

- CONTINUING SOUTH 00°17'32" WEST, A DISTANCE OF 103.72 FEET;
- SOUTH 12°07'45" WEST, A DISTANCE OF 305.87 FEET;
- SOUTH 03°18'26" WEST, A DISTANCE OF 77.78 FEET;
- SOUTH 14°20'10" EAST, A DISTANCE OF 77.01 FEET;
- SOUTH 23°09'28" EAST, A DISTANCE OF 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 NINE (9) COURSES:

- NORTH 89°08'11" WEST, A DISTANCE OF 409.91 FEET;
- SOUTH 87°06'49" WEST, A DISTANCE OF 104.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2441.83 FEET;
- SOUTHWESTERLY ALONG SAID CURVE 929.45 FEET THROUGH A CENTRAL ANGLE OF 21°48'32";
- NON–TANGENT TO SAID CURVE NORTH 19°55'22" WEST, A DISTANCE OF 150.00 FEET;
- SOUTH 70°04'38" WEST, A DISTANCE OF 160.00 FEET;
- 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;
- SOUTHWESTERLY ALONG SAID CURVE 538.10 FEET THROUGH A CENTRAL ANGLE OF 12°37'34";
- TANGENT TO SAID CURVE SOUTH 48°53'53" WEST, A DISTANCE OF 104.94 FEET;
- SOUTH 45°08'54" WEST, A DISTANCE OF 1,193.41 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT–OF–WAY, NORTH 44°50'51" WEST, A DISTANCE OF 327.81 FEET;

THENCE NORTH 38°09'46" WEST, A DISTANCE OF 71.60 FEET;

THENCE NORTH 30°00'21" WEST, A DISTANCE OF 78.72 FEET;

THENCE NORTH 21°50'57" WEST, A DISTANCE OF 78.72 FEET;

THENCE NORTH 13°41'32" WEST, A DISTANCE OF 83.44 FEET;

THENCE NORTH 04°33'37" WEST, A DISTANCE OF 748.02 FEET;

THENCE NORTH 44°40'58" WEST, A DISTANCE OF 194.75 FEET;

THENCE NORTH 07°48'12" WEST, A DISTANCE OF 229.11 FEET;

THENCE NORTH 16°04'27" WEST, A DISTANCE OF 127.48 FEET;

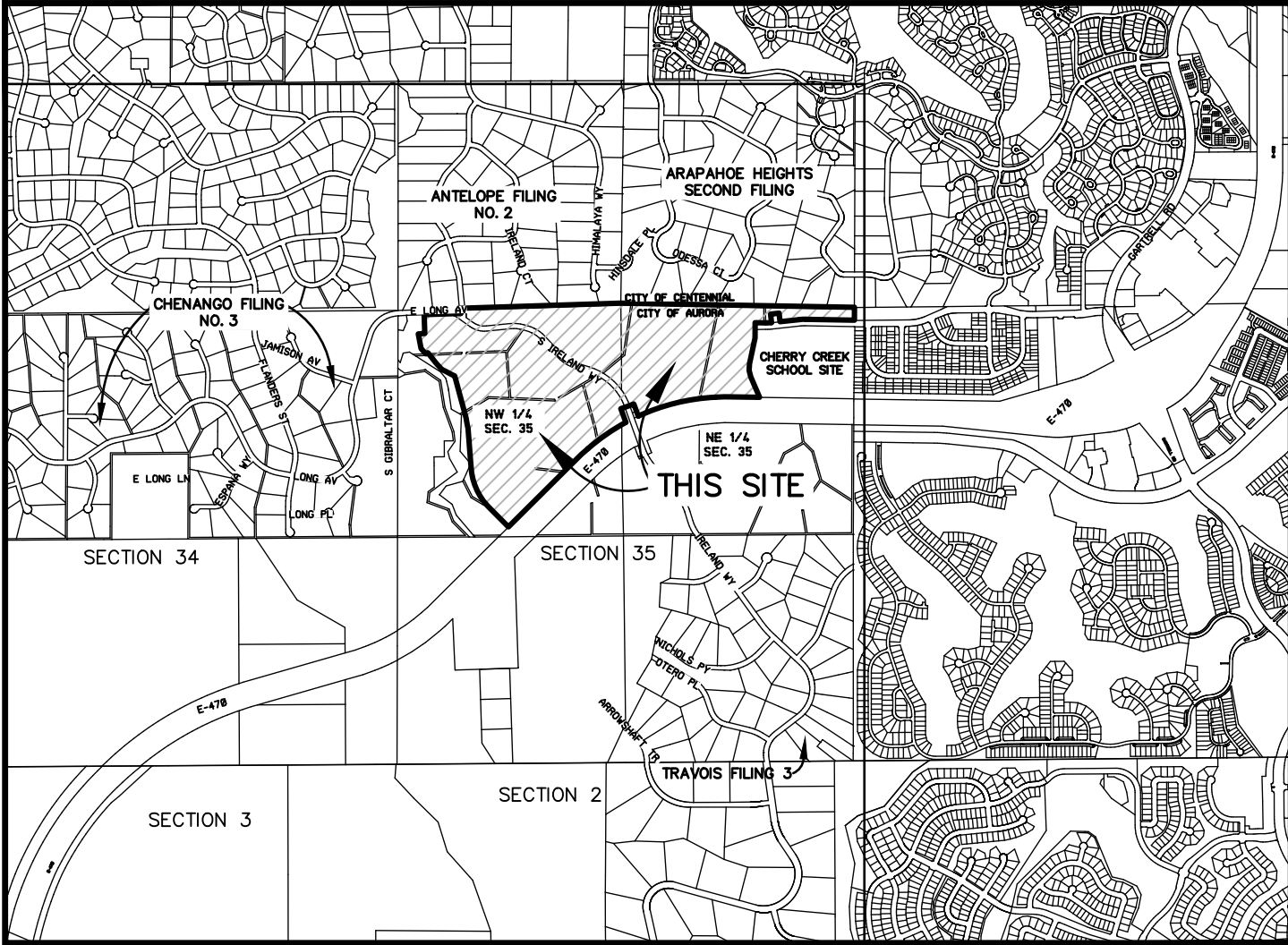
THENCE NORTH 07°45'40" EAST, A DISTANCE OF 12.46 FEET;

THENCE NORTH 64°58'08" WEST, A DISTANCE OF 50.43 FEET;

THENCE NORTH 61°27'05" WEST, A DISTANCE OF 62.97 FEET;

THENCE NORTH 64°16'10" WEST, A DISTANCE OF 53.28 FEET;

THENCE NORTH 42°25'08" WEST, A DISTANCE OF 98.83 FEET;



VICINITY MAP
SCALE 1"= 2000'

DEDICATION-CONTINUED:

THENCE NORTH 38°39'09" WEST, A DISTANCE OF 156.18 FEET;

THENCE NORTH 40°32'31" WEST, A DISTANCE OF 137.39 FEET;

THENCE NORTH 10°50'29" WEST, A DISTANCE OF 117.54 FEET;

THENCE NORTH 02°43'53" EAST, A DISTANCE OF 25.17 FEET;

THENCE NORTH 86°00'20" EAST, A DISTANCE OF 52.21 FEET;

THENCE NORTH 01°49'05" WEST, A DISTANCE OF 158.80 FEET;

THENCE NORTH 38°56'21" EAST, A DISTANCE OF 33.57 FEET;

THENCE NORTH 01°49'05" WEST, A DISTANCE OF 11.23 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF EAST LONG AVENUE AS DEDICATED ON THE PLAT OF CHENANGO FILING NO. 3 AS RECORDED AT RECEPTION NO. 1845357, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY, NORTH 88°10'07" EAST, A DISTANCE OF 425.29 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 EASTERLY HAVING A RADIUS OF 288.23 FEET AND A RADIAL BEARING OF NORTH 73°14'00" EAST;

THENCE DEPARTING SAID SOUTHERLY RIGHT–OF–WAY ALONG SAID EASTERLY RIGHT–OF–WAY OF EAST LONG AVENUE THE FOLLOWING TWO (2) COURSES:

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

THENCE DEPARTING SAID EASTERLY RIGHT–OF–WAY AND ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER NORTH 88°10'07" EAST, A DISTANCE OF 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:

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

CONTAINING AN AREA OF 135.557 ACRES, (5,904,852 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 **PRAIRIE POINT SUBDIVISION FILING NO. 2** AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACTS K AND M AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

GENERAL NOTES:

- 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".
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATIONS UTILIZING THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, FOUND TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER BY A 2–1/2" IRON PIPE WITH A 3–1/4" ALUMINUM PIPE STAMPED "T5S R66W S26/S25/S35/S36 PLS 10377 1988 JR ENGINEERING" AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A 2–3/8" STEEL PIPE WITH A 3–1/4" ALUMINUM CAP STAMPED "T5S R66W 1/4 S35/S36 PLS 10377 1988 JR ENGINEERING".
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- NON–EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

RESPONSE: Updated title and Certificate of taxes to be provided with mylar check set.

RESPONSE: Margins and scale have been checked. Updated title to be provided with mylar check set

GENERAL NOTES-CONTINUED:

- TRACT K IS GRANTED TO THE CITY OF AURORA FOR DRAINAGE PURPOSES AND TRACT M IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES. BOTH TRACTS K AND M WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
- ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.
- NON–EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- PARKS, RECREATION IMPROVEMENTS, TRAILS AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION AND PEDESTRIAN/BICYCLE CONNECTIVITY REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
- TRACTS A–J, L, AND N–R ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- STEWART TITLE QUARANTY COMPANY COMMITMENT NO. 22000310619 WITH A COMMITMENT **DATE OF AUGUST 29, 2022 AT 5:30 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.

RESPONSE: Updated title to be provided with mylar check set

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON 5/11/2021.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR,
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

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

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

CITY OF AURORA APPROVALS:

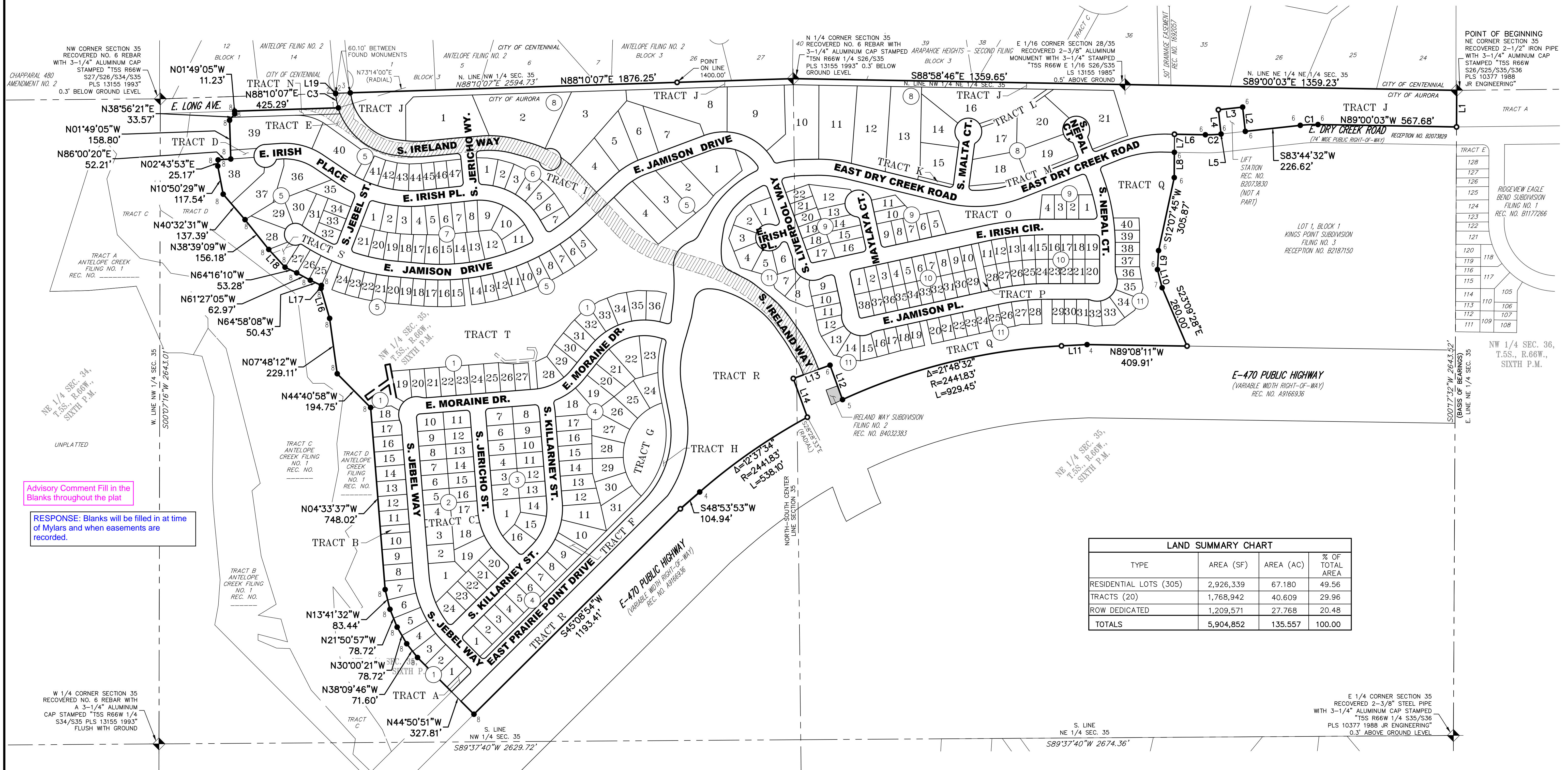
THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS K AND M AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ AD. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS AND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

CITY ENGINEER _____ DATE _____
PLANNING DIRECTOR _____ DATE _____

AzTEC CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DEVELOPER OAKWOOD LAND DEVELOPMENT		DATE OF PREPARATION:	09-01-2022
	4908 TOWER ROAD DENVER, COLORADO (303) 486-8500		SCALE:	N/A
	AzTec Proj. No: 17127-01 Drawn By: GLW		SHEET 1 OF 11	

PRAIRIE POINT SUBDIVISION FILING NO. 2

SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

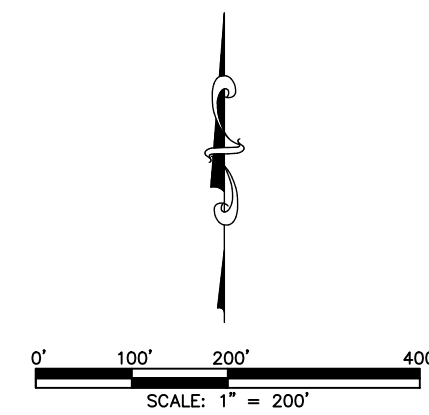


Advisory Comment Fill in the Blanks throughout the plat

RESPONSE: Blanks will be filled in at time of Mylars and when easements are recorded.

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (305)	2,926,339	67.180	49.56
TRACTS (20)	1,768,942	40.609	29.96
ROW DEDICATED	1,209,571	27.768	20.48
TOTALS	5,904,852	135.557	100.00

SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND



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

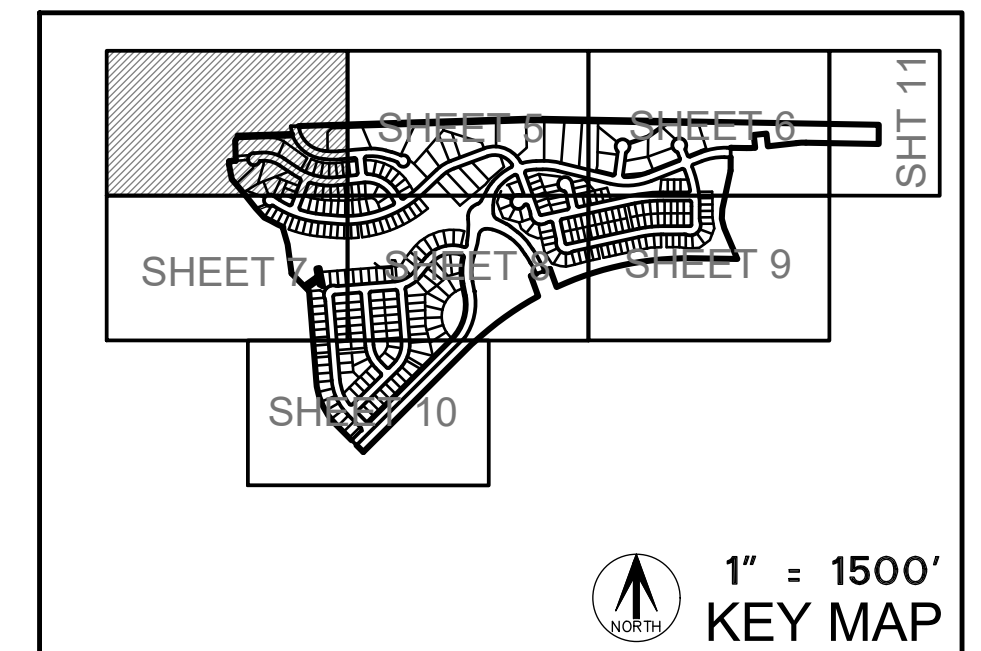
AzTec Proj. No: 171721-01 Drawn By: GLW

DEVELOPER
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

DATE OF PREPARATION:	09-01-2022
SCALE:	1" = 200'
SHEET 3 OF 11	

SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND

SEE SHEET 5

SEE SHEET 5

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 7

AZTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 171721-01 Drawn By: GLW

DEVELOPER
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

DATE OF PREPARATION:	09-01-2022
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SCALE: 1" = 50'

SHEET 4 OF 11

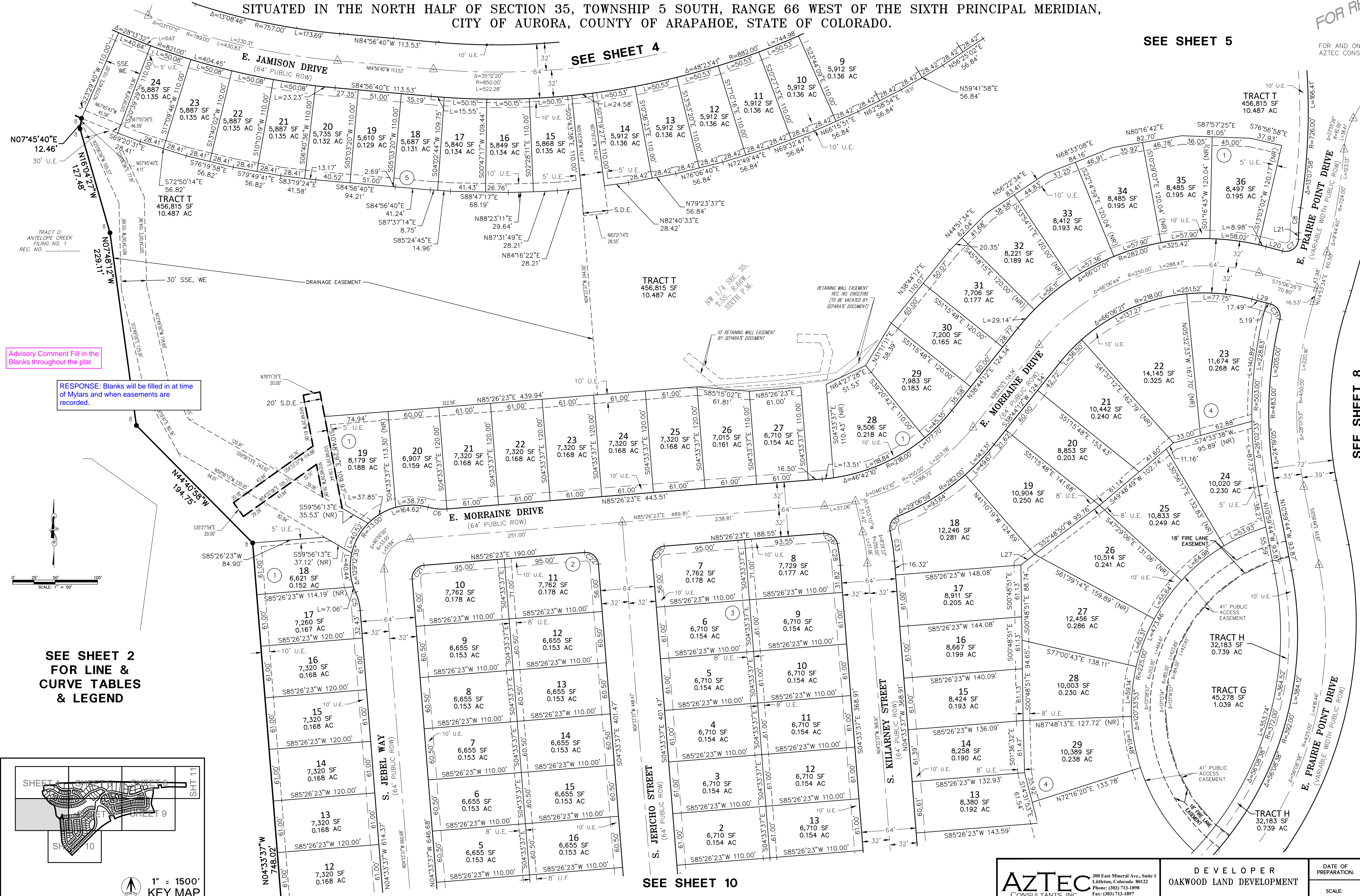
PRAIRIE POINT SUBDIVISION FILING NO. 2

SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

FOR REVIEW

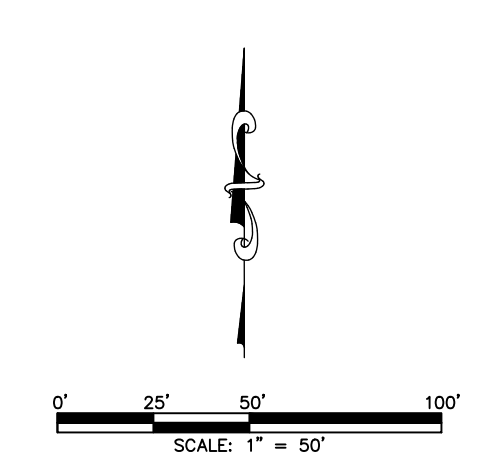
SEE SHEET 5

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

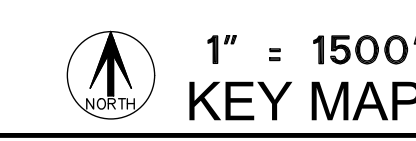
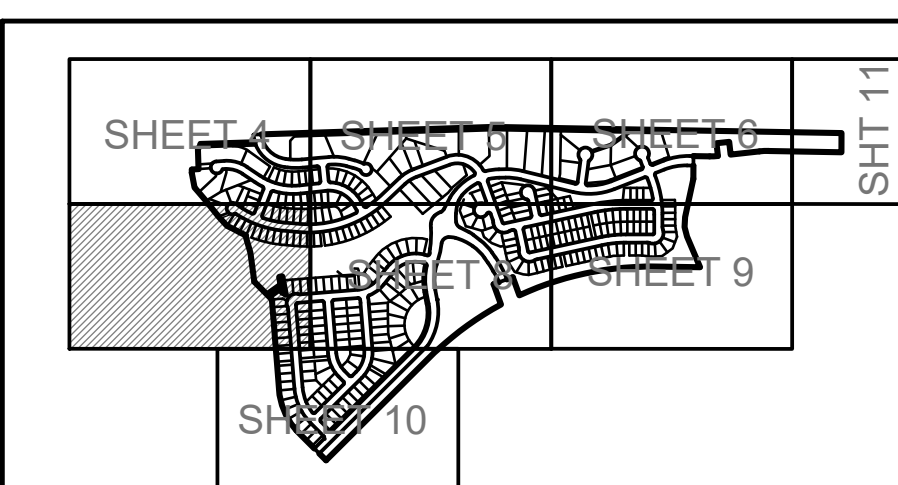


Advisory Comment Fill in the
Blanks throughout the plat

RESPONSE: Blanks will be filled in at time
of Mylars and when easements are
recorded.



SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND



SEE SHEET 10

SEE SHEET 8

AzTEC CONSULTANTS, INC. <small>AzTec Proj. No: 17121-01 Drawn By: GLW</small>	<small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DEVELOPER OAKWOOD LAND DEVELOPMENT	DATE OF PREPARATION: 09-01-2022
	4908 TOWER ROAD DENVER, COLORADO (303) 486-8500	SCALE: 1" = 50'	
	SHEET 7 OF 11		

SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 8

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

SHEET 10 OF 11

AzTec Proj. No.: 171721-01 Drawn By: GLW

Advisory Comment Fill in the Blanks throughout the plat

TRACT D
ANTELOPE
CREEK
FILING
NO. 1
REC. NO. _____