

TAB 3

MP CONTEXT MAP

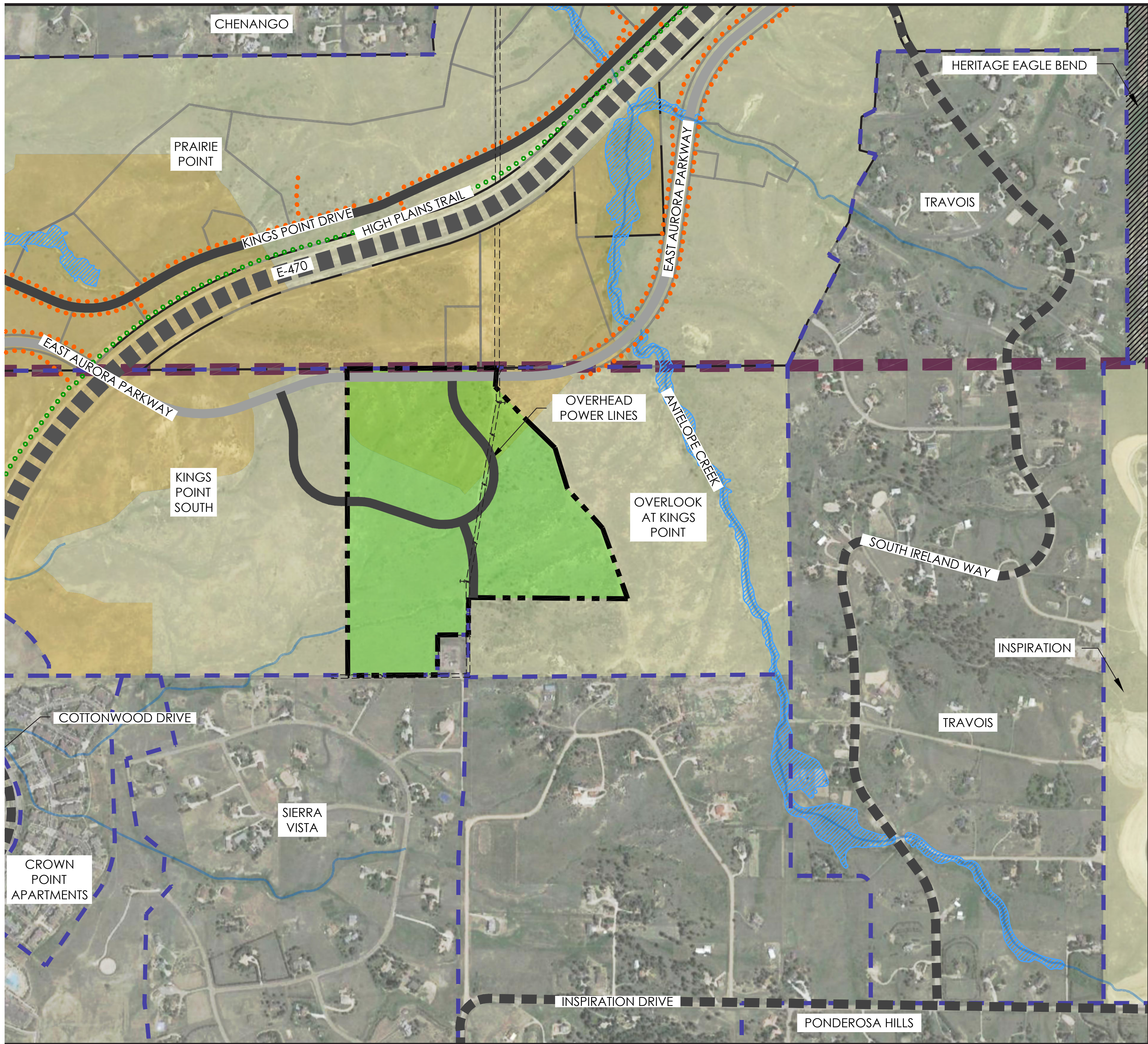
- Context Map Narrative 3.1
- Regional Location Map 3.2
- Context Map 3.3
- Proposed Zoning 3.4

1. Context Map Narrative

The Vistas at Kings Point MP (Master Plan) consists of 95.2 acres. The Vistas MP is located between Aurora Parkway to the north and Sierra Vista neighborhood to the south, Kings Point South to the West and Overlook and Kings Point to the East. The location of the proposed MP can be found in Tabs 3.3, as well as Tab 4 - Site Analysis.

The terrain has a prominent ridge on the eastern edge of the property offering expansive views to the west all the way from Pikes Peak to the south to Longs Peak to the north. An average slope of 8%-10% runs consistently from east to west. The regional location of the site is shown on Tab 3.2.

The site has been farmed for a number of years and contains little vegetation. The Cottonwood Middle Tributary barely emerges into the site from the Southwest running Northeast. A more detailed description of the site's characteristics may be found in Tab 4 – Site Analysis. The Context Map, Tab 3.3, shows existing uses, structures, streets, and parks and open space within ½ mile of the site's boundary.



LEGEND

ZONING

- R-1 (LOW - DENSITY SINGLE FAMILY RESIDENTIAL)
- R-2 (MEDIUM - DENSITY RESIDENTIAL)
- PD (PLANNED DEVELOPMENT)

ROADS

- EXISTING HIGHWAY
- EXISTING COLLECTOR
- PROPOSED COLLECTOR
- PROPOSED ARTERIAL

TRAILS

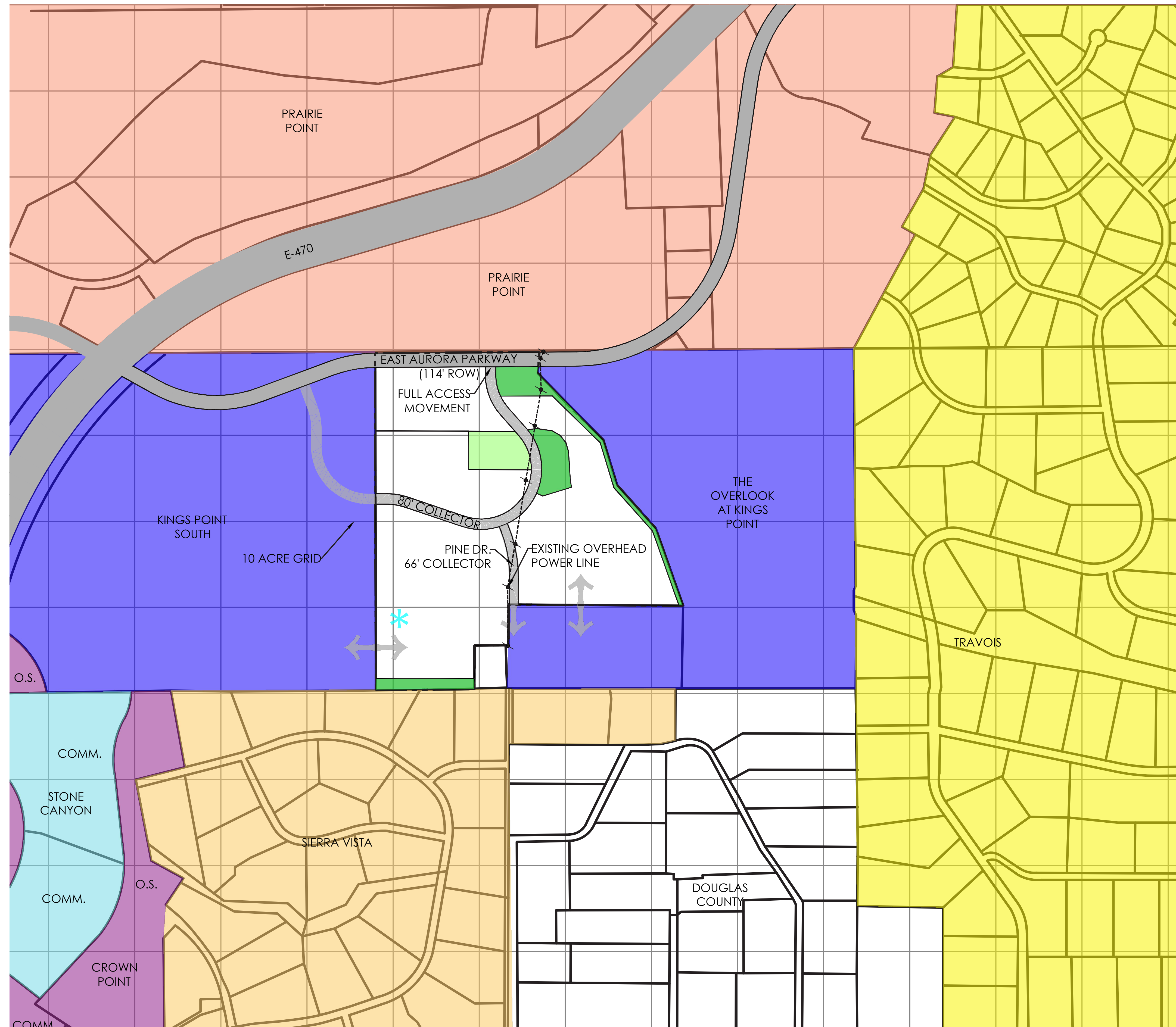
- EXISTING HIGH PLAINS TRAIL
- PROPOSED TRAIL/WALK

WATER

- STREAMS
- 100 YEAR FLOOD AREAS

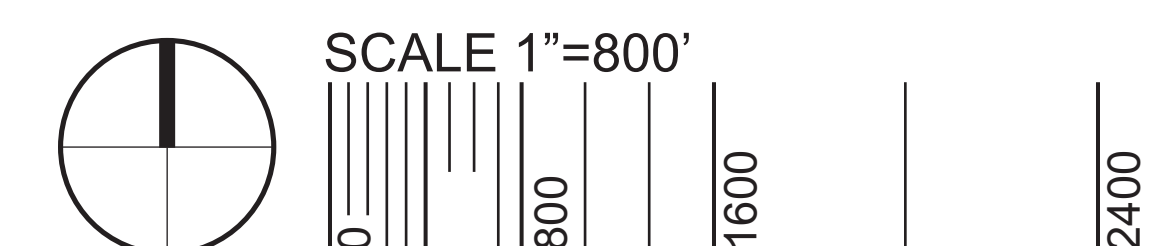
BOUNDARIES

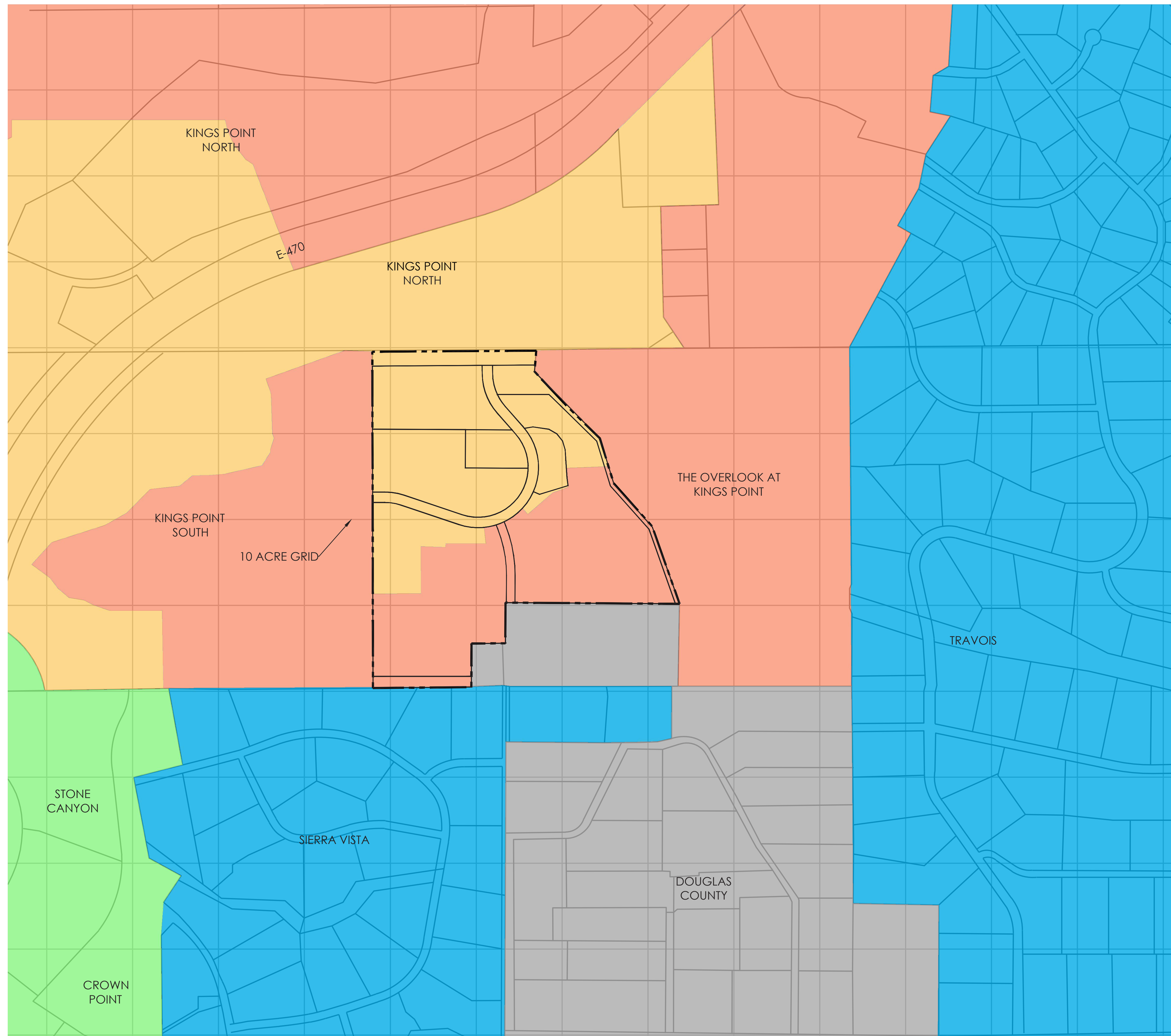
- COUNTY
- NEIGHBORHOOD
- PRAIRIE POINT PLANNING AREA
- VISTAS AT KINGS POINT PROPERTY



LEGEND

- Neighborhood Park
- Open Space
- Road Right of Way
- Property Boundary
- Detention
- Overhead Power Line and Poles





LEGEND

- Future Residential Low Density Family District
- Future Residential Medium Density District
- Rural Residential
- Agricultural
- Planned Development
- Property Boundary

