



January 24, 2023

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

RE: Prairie Point Site Plan No 1 (Kings Point North) Second Submission Review Response to Comments

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, EMK Consultants Inc., Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the Initial Submission Review for the Prairie Point Site Plan No1 (Kings Point North) and Plat. The following is a response to comments:

Summary of Key Comments from All Departments

- Storm drain development fees totaling \$195,268.42 are due. [Aurora Water/ TAPS]

RESPONSE: Fees will be provided at building permit or at time of Final Plat recordation.

- Provide the specific landscape design for the curbside landscape. [Landscaping]

RESPONSE: Based on discussions with City staff the curbside landscape requirements are shown on the Lot Typical on sheet LT1-3.

- All crossings need to be identified, signed, and marked. [Traffic Engineering]

RESPONSE: Added

- Identify how the second point access will be established to this site. [Fire/ Life Safety]

RESPONSE: Prairie Point Drive will be required to be constructed from Aurora Parkway to Liberty Middle School in the first Phase of the development. This connection will provide 2 points of access for Filing 1. Phasing for water will be looped to ensure that all Fire hydrates are live prior to any CO's issued for Filing 1.

- Identify and label all drainage, maintenance path, and utility easements. [Aurora Water]

RESPONSE: Added

- Provide certificate of taxes due and the title commitment dated within 120 days of plat acceptance. See the site plan and plat for numerous minor labeling corrections. [Real Property]

RESPONSE: Taxes due and title commitment will be updated prior to final acceptance. See redlines responses for minor label corrections.

Planning Department Comments

1. Community Questions, Comments and Concerns (Comments in teal)

- a. There were no community comments received on this review cycle.

RESPONSE: Noted.

2. Completeness and Clarity of the Application (Comments in teal)

- a. Include monument sign area in the data block on the site plan. [Landscape Plan Page 20]

RESPONSE: Added

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3. **Zoning and Land Use Comments** (Comments in teal)
a. Rezoning application materials received. There were no additional zoning or land use comments on this review.
RESPONSE: Noted
4. **Streets and Pedestrian Issues** (Comments in teal)
a. There were no streets or pedestrian issues identified on this review.
RESPONSE: Noted.
5. **Parking Issues** (Comments in teal)
a. There are no comments related to parking in this review cycle.
RESPONSE: Noted.
6. **Architectural and Urban Design Issues** (Comments in teal)
a. There were no architectural or urban design issues on this review.
RESPONSE: Noted.
7. **Signage Issues** (Comments in teal)
a. There were no signage issues identified on this review.
RESPONSE: Noted.
8. **Landscaping Issues** (Tammy Cook /954-684-0532/tdcook@auroragov.org/Comments in teal)
[Landscape Plan Page 2]
a. Provide the CN# for the planting for this area.
RESPONSE: CN# HAS BEEN ADDED
b. Revise the landscape tables where the tree counts differ on the plan counts.
RESPONSE: NUMBERS HAVE BEEN ADJUSTED
c. If the Detention Pond C1 is to be constructed as part of this project, then this note needs to be updated to include the completion and planting of the pond.
RESPONSE: NOTE HAS BEEN ADJUSTED TO INCLUDE C1 DETENTION POND
[Landscape Plan Page 3]
d. None of the Street trees are provided in groups, every single tree is a different variety. Consider grouping 3 to 5 trees of the same variety for some consistency.
RESPONSE: STREET TREE PATTERN MATCHES WHAT IS HAPPENING ON PRARIE POINT DRIVE AND AURORA PARKWAY.
e. Provide the specific landscape design for the curbside landscape. Refer to Section 146-4.7.5C Curbside Landscaping. This is typical for all streets.
RESPONSE: CURBSIDE LANDSCAPE IS INCLUDED IN FRONT YARD LANDSCAPE TYPICALS
f. Label sight triangles.
RESPONSE: SITE TRIANGLE HAS BEEN LABELED
[Landscape Plan Page 5]
g. Provide CN# for PA-3 Future Development Tract C.
RESPONSE: CN# CANNOT BE ADDED BECAUSE PA-3 IS A FUTURE PROJECT AND HAS NO CN#
[Landscape Plan Page 9]
h. Utility conflicts with street trees, please adjust.
RESPONSE: TREE LOCATIONS HAVE BEEN ADJUSTED
[Landscape Plan Page 10]
i. Adjust dimension so it is legible from matchline.
RESPONSE: DIMENSION LOCATION HAS BEEN ADJUSTED
j. Adjust note for Gas Easement so it is legible.
RESPONSE: NOTE HAS BEEN ADJUSTED
k. Label East Phillips Circle.
RESPONSE: THE ROAD NAME HAS BEEN ADDED

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- l. Add "East" to this note.

RESPONSE: NOTE HAS BEEN ADJUSTED

[Landscape Plan Page 14]

- m. Label Tract O.

RESPONSE: TRACT O HAS BEEN LABELED

[Landscape Plan Page 15]

- n. Please identify a CN# for Golf Course Plans referenced here- DA#1609-25.

RESPONSE: CN# HAS BEEN ADDED

- o. If this pond is being constructed as part of this project, then the landscaping needs to be shown with this application

RESPONSE: THE POND IS BEING CONSTRUCTED AS PART OF THE GOLF PLANS

[Landscape Plan Page 16]

- p. Provide hatch label material for this area of the site.

RESPONSE: HATCHES ARE SHOWN IN THE LEGEND

- q. The curbside landscaping for this lot must be shown as a specific typical.

RESPONSE: CURBSIDE LANDSCAPE IS INCLUDED IN FRONT YARD LANDSCAPE TYPICALS

- r. The curbside landscaping for this lot must be shown as part of the Open Space Tract.

RESPONSE: CURBSIDE LANDSCAPE IS INCLUDED IN FRONT YARD LANDSCAPE TYPICALS

[Landscape Plan Page 20]

- s. Provide specific material call-outs and colors for each detail. City staff does not have access to construction documents.

RESPONSE: PLAYGROUND PIT LABELED IN LAYOUT PLAN

[Landscape Plan Page 22]

- t. Provide specific material call-outs and colors for each detail. City staff does not have access to construction documents

RESPONSE: MATERIALS AND COLORS HAVE NOT BEEN SELECTED YET, MATERIALS AND COLORS CAN BE REVIEWED WITH SIGN PERMIT.

- u. Provide specific material call-outs and colors for the open rail fence.

RESPONSE: MATERIALS AND COLORS HAVE NOT BEEN SELECTED YET, MATERIALS AND COLORS CAN BE REVIEWED WITH SIGN PERMIT.

[Landscape Plan Page 23]

- v. The turf maximum needs to be determined now. If specific lots have sod, identify the square footage. The Public Works dept. inspectors cannot determine this in the field.

RESPONSE: A PHONE CONVERSATION WAS HAD WITH KELLY BISH & DEBBIE BICKMORE TO ADDRESS CHANGES TO THE FRONT YARD LANDSCAPE TYPICALS. CHANGED TALKED ABOUT IN THE MEETING HAVE BEEN ADDRESSED IN UPATED LANDSCAPE TYPICALS.

- w. For each Typical, provide each lot plant list and also include the curbside landscaping if that is how this will be shown.

RESPONSE: A PHONE CONVERSATION WAS HAD WITH KELLY BISH & DEBBIE BICKMORE TO ADDRESS CHANGES TO THE FRONT YARD LANDSCAPE TYPICALS. CHANGED TALKED ABOUT IN THE MEETING HAVE BEEN ADDRESSED IN UPATED LANDSCAPE TYPICALS.

- x. Specific planting must be shown per lot. City staff needs to verify that the plant material being selected will work given the size of the lots.

RESPONSE: A PHONE CONVERSATION WAS HAD WITH KELLY BISH & DEBBIE BICKMORE TO ADDRESS CHANGES TO THE FRONT YARD LANDSCAPE TYPICALS. CHANGED TALKED ABOUT IN THE MEETING HAVE BEEN ADDRESSED IN UPATED LANDSCAPE TYPICALS.

- y. Plant symbols shall be shown here which correlate to what is being shown on the typical unit planting plans.

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RESPONSE: A PHONE CONVERSATION WAS HAD WITH KELLY BISH & DEBBIE BICKMORE TO ADDRESS CHANGES TO THE FRONT YARD LANDSCAPE TYPICALS. CHANGED TALKED ABOUT IN THE MEETING HAVE BEEN ADDRESSED IN UPATED LANDSCAPE TYPICALS.

- z. If two shrub types are shown for each typical, then two different types of shrub symbols need to be shown.

RESPONSE: A PHONE CONVERSATION WAS HAD WITH KELLY BISH & DEBBIE BICKMORE TO ADDRESS CHANGES TO THE FRONT YARD LANDSCAPE TYPICALS. CHANGED TALKED ABOUT IN THE MEETING HAVE BEEN ADDRESSED IN UPATED LANDSCAPE TYPICALS.

- aa. Corner lot typicals shall also be shown as the length of the curbside landscaping is a different length for each corner lot.

RESPONSE: A PHONE CONVERSATION WAS HAD WITH KELLY BISH & DEBBIE BICKMORE TO ADDRESS CHANGES TO THE FRONT YARD LANDSCAPE TYPICALS. CHANGED TALKED ABOUT IN THE MEETING HAVE BEEN ADDRESSED IN UPATED LANDSCAPE TYPICALS.

- bb. For each Typical, provide each lot plant list and also include the curbside landscaping separately.

RESPONSE: A PHONE CONVERSATION WAS HAD WITH KELLY BISH & DEBBIE BICKMORE TO ADDRESS CHANGES TO THE FRONT YARD LANDSCAPE TYPICALS. CHANGED TALKED ABOUT IN THE MEETING HAVE BEEN ADDRESSED IN UPATED LANDSCAPE TYPICALS.

- cc. State that the specific lot will have X# of shrubs, X# of ornamental grasses and X# of perennials – no equivalents.

RESPONSE: A PHONE CONVERSATION WAS HAD WITH KELLY BISH & DEBBIE BICKMORE TO ADDRESS CHANGES TO THE FRONT YARD LANDSCAPE TYPICALS. CHANGED TALKED ABOUT IN THE MEETING HAVE BEEN ADDRESSED IN UPATED LANDSCAPE TYPICALS.

- dd. The turf must be in one consecutive location. It cannot be shown on both sides of the driveway.

RESPONSE: A PHONE CONVERSATION WAS HAD WITH KELLY BISH & DEBBIE BICKMORE TO ADDRESS CHANGES TO THE FRONT YARD LANDSCAPE TYPICALS. CHANGED TALKED ABOUT IN THE MEETING HAVE BEEN ADDRESSED IN UPATED LANDSCAPE TYPICALS.

- ee. This must be removed. The exact square footage of sod for each yard must be called out. The Square footage of turf must be known for the City staff to inspect it.

RESPONSE: A PHONE CONVERSATION WAS HAD WITH KELLY BISH & DEBBIE BICKMORE TO ADDRESS CHANGES TO THE FRONT YARD LANDSCAPE TYPICALS. CHANGED TALKED ABOUT IN THE MEETING HAVE BEEN ADDRESSED IN UPATED LANDSCAPE TYPICALS.

- ff. Provide specific curbside landscape treatment for each typical lot.

RESPONSE:

A PHONE CONVERSATION WAS HAD WITH KELLY BISH & DEBBIE BICKMORE TO ADDRESS CHANGES TO THE FRONT YARD LANDSCAPE TYPICALS. CHANGED TALKED ABOUT IN THE MEETING HAVE BEEN ADDRESSED IN UPATED LANDSCAPE TYPICALS.

9. Addressing ([Phil.Turner/303-739-7271/pcturner@auroragov.com](mailto:Phil.Turner@auroragov.com))

- a. CAD received but needs confirmation of street names including one custom street name.

RESPONSE: Names provided on Plat with one custom name for Prairie Point Drive

10. Civil Engineering ([Kristin.Tanabe/303-7398-7306/KTanabe@auroragov.org/Comments in green](mailto:Kristin.Tanabe@auroragov.org))

[Site Plan Throughout]

- a. The dimensions don't make sense for a 47' centerline radius.

RESPONSE: WITH THE PAVEMENT WIDENING ON THE OUTSIDE OF THE CURVE, THE OUTSIDE RADIUS IS OFFSET AN ADDITIONAL 8' FROM THE STANDARD CENTERLINE.

- b. Remove the reference to Xcel poles on streets. There are draft standards available from the city.

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RESPONSE: LIGHTING DETAILS WILL BE REPLACED AFTER REVIEW BY THE LIGHTING CONSULTANT.

- c. Railing is required on all walls greater than 30".

RESPONSE: ADDED.

- d. Label slopes in ponds and tracts.

RESPONSE: ADDED.

- e. Please show the storm sewer on the grading sheets.

RESPONSE: ADDED.

- f. Per Table 4.05.1.1 of the Roadway Manual, 8% may be allowed by the City Engineer where an alternate access route at 6% or less exists.

RESPONSE: ALTERNATE ROUTE AVAILABLE FROM CLIFTON DRIVE.

11. Traffic Engineering (Carl Harline/303-739-7584/charline@auroragov.org/Comments in amber)

[Site Plan Throughout]

- a. Label STOP sign & Street Name sign.

RESPONSE: ADDED.

- b. Uncontrolled crossings needs to be signed and marked.

RESPONSE: ADDED.

- c. Midblock crossings needs to be identified, marked and signed

RESPONSE: ADDED.

[Site Plan Page 1]

- d. Provide sight triangles from Nova Dr.

RESPONSE: ADDED.

[Site Plan Page 11]

- e. Sidewalk & ramps needed for mailbox kiosk.

RESPONSE: CROSSWALK ADDED FOR SIDEWALK ACCESS IS FROM SOUTH SIDE.

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

[Site Plan Page 1]

- a. Please revise the a data block to include the following. If there is no additional parking proposed, identify as N/A:

Number of buildings

2015/2021 IRC Construction Type of structure(s). Handicap Parking Spaces Provided.

Handicap Parking Spaces Required.

Parking Spaces Provided.

Parking Spaces Required.

RESPONSE: ADDED.

- b. The phasing plan and second point of access are contingent on off-site infrastructure and should include adjacent and abutting roadways and utilities such as Dry Creek. Please identify how the second point access will be established.

RESPONSE: Prairie Point Drive will be required to be constructed from Aurora Parkway to Liberty Middle School in the first Phase of the development. This connection will provide 2 or more points of access for Filing 1. See exhibit below.

- c. This is only one point of access. Currently, this intersection supports all units off E Prairie Point. If this intersection is lost we will have no emergency access to the first phase of construction. The goal in creating a second independent point of emergency access needs to follow the requirements of the 2015, IFC, Section D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

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RESPONSE: Prairie Point Drive will be required to be constructed from Aurora Parkway to Liberty Middle School in the first Phase of the development. This connection will provide 2 or more points of access for Filing 1.

- d. Advisory Note: As you already know the 2015 fire code requires single family developments that exceed 30 units to have two separate and approved access points. Which means the Plan must show the two points of access with a looped water supply to each phase of the development. The two points of access have to meet the required "remoteness" distance apart as identified in the 2015 IFC Appendix D. Basically, the plan must clearly explain how the required two points of access will be address since roads outside this filing is required. So your phasing plan must indicate which roadways from the adjacent filing will be utilized to achieve the two points of access and that issuance beyond the 30th CO is contingent upon the second point of access being established

RESPONSE: Prairie Point Drive will be required to be constructed from Aurora Parkway to Liberty Middle School in the first Phase of the development. This connection will provide 2 points of access for Filing 1. Phasing for water will be looped to ensure that all Fire hydrates are live prior to any CO's issued for Filing 1.

- e. A second point of access needs to be established and reflected from either East Prairie Point or Future Point.

RESPONSE: Prairie Point Drive will be required to be constructed from Aurora Parkway to Liberty Middle School in the first Phase of the development. This connection will provide 2 points of access for Filing 1.

- f. The connection to Dry Creek must be shown and reflected, which is required for the second point of access for PA8/9.

RESPONSE: A fire access exhibit is provided below that shows the roads in orange that will be constructed prior to any CO's being issued in Filing 1.



13. Aurora Water (Nina Khanzadeh /303-883-2060/ nkhanzad@auroragov.org/Comments in red)

[Site Plan Page 16]

- a. Label as Private.

RESPONSE: ADDED.

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- b. Callout maintenance path.
RESPONSE: ADDED.
- c. Show/label proposed drainage easement and access easement. Show/label the 100-year water surface elevation, indicate direction of emergency overflow- TYP all sheets.
RESPONSE: ADDED.
- d. Show/label proposed drainage easement and access easement. Show/label proposed maintenance access to the bottom of the pond and the top of the outlet structure outside of the pond bottom- TYP all sheets.
RESPONSE: ADDED.
- e. Label fore bays/ FES (if commingled)/outfall/outlet structure as private- TYP all sheets.
RESPONSE: ADDED.
- f. Label ROW limits.
RESPONSE: ADDED.
- g. Commingled flows here- downstream of manhole label as private.
RESPONSE: ADDED.
- h. Easement for this pipe? Clarify when stubs/lines going to ISP East- TYP.
RESPONSE: EASEMENTS ESTABLISHED IN CONJUNCTION WITH ISP WEST.
- i. Show full extents to make sure both these stubs are in an easement.
RESPONSE: EASEMENTS ESTABLISHED IN CONJUNCTION WITH ISP WEST.
- j. Show how far back the easement goes- TYP
RESPONSE: ADDED.
[Site Plan Page 17]
- k. Easement?
RESPONSE: ADDED.
- l. Where is the UE for this?
RESPONSE: ADDED.
[Site Plan Page 18]
- m. Easement for these utilities?
RESPONSE: ADDED.
- n. Conflict here.
RESPONSE: STORM SEWER & WATER SERVICES HAVE BEEN REALIGNED.
- o. Please indicate whether ROW or private streets- TYP all pages.
RESPONSE: ADDED.
- p. Disconnection?
RESPONSE: NO CONNECTION BETWEEN THESE TWO MANHOLES.
[Site Plan Page 19]
- q. Private?
RESPONSE: YES, AND LABELED.
- r. This inlet is now collecting private flows?
RESPONSE: THIS MANHOLE DOES COLLECT PRIVATE FLOWS AND HAS BEEN LABELED AS PRIVATE.
- s. Plug?
RESPONSE: OUTLET STRUCTURE ADDED.
- t. Private if mixing public and private flows together.
RESPONSE: LABELED PRIVATE.
- u. Sheet continuation?
RESPONSE: NOTE ADDED.
- v. Label ROW limits.

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- RESPONSE: ADDED.**
- w. Blow-off not necessarily at all plugs.
RESPONSE: REVISED.
- x. Ensure 5 ft separation- typ.
RESPONSE: REVISED.
- y. Label what dashed utilities mean in legend.
RESPONSE: LABELED THAT ALL DASHED UTILITY LINES ARE PART OF THE PRAIRIE POINT WEST ISP
[Site Plan Page 20]
- z. End looks to be outside of UE.
RESPONSE: REVISED.
- aa. Can't see this alignment. Page continuation number?
RESPONSE: THIS AREA IS PART OF PRAIRIE POINT WEST ISP; VIEWPORT HAS BEEN REDUCED AND NOTE ADDED.
[Site Plan Page 21]
- bb. Show full limits of UE. DE not needed because public pipe, conveying public flows.
RESPONSE: THIS IS THE FULL LIMITS OF THE UTILITY EASEMENT; THE DRAINAGE EASEMENT PORTION HAS BEEN ELIMINATED.
- cc. Would prefer to have all PRVs/ARVs in a landscaped area outside of ROW for maintenance safety.
RESPONSE: THE ARV NEEDS TO BE ON THE PIPE; THE VENT PIPE WILL BE LOCATED INSIDE THE ROW IN A LANDSCAPE AREA.
[Site Plan Page 22]
- dd. Label slopes - Max 4:1 for side slopes and min 2% for pond bottom, show/label drainage easement, show/label maintenance access to the pond bottom and the top of the outlet structure, show/label 100-year water surface elevation, indicate the direction of emergency overflow
RESPONSE: ADDED.
- ee. Ensure that PRV is placed in optimal location to avoid having on resident having high pressures compared to the other
RESPONSE: LOTS 19 AND 20 ARE SERVED BY THE MAINS IN PHILLIPS DRIVE TO THE NORTH.
- ff. Label as Private.
RESPONSE: ADDED.
- gg. Show/label proposed drainage easement and access easement. Show/label proposed maintenance access to the bottom of the pond and the top of the outlet structure outside of the pond bottom.
RESPONSE: THIS POND IS PART OF THE PRAIRIE POINT WEST ISP PLANS. THE EASEMENT HAS BEEN LABELED AS DRAINAGE AND ACCESS.
- hh. Ensure that PRV is not located directly in between two zones, as when don't one resident to have a significantly high pressure that the other- TYP.
RESPONSE: LOTS 19 AND 20 ARE SERVED BY THE MAINS IN PHILLIPS DRIVE TO THE NORTH.
[Site Plan Page 23]
- ii. Label as Private.
RESPONSE: ADDED.
- jj. Also indicate that the forebays/ outlet structure/outfall pipe are private.
RESPONSE: NOTE HAS BEEN REVISED.
[Site Plan Page 24]
- kk. Need to indicate who will own and maintain.

RESPONSE: LABELED AS PRIVATE.

[Site Plan Page 25]

- ll. Need to indicate ownership of this lines. Are they conveying public flows only, or private and public flows?

RESPONSE: LABELS ADDED.

- mm. Sheet 27 is a grading plan?

RESPONSE: REVISED TO CORRECT SHEET #.

[Site Plan Page 26]

- nn. See previous comments on labeling private forebays/ outlet structure/outfall pipes.

RESPONSE: ADDED.

- oo. Label slopes - Max 4:1 for side slopes and min 2% for pond bottom, show/label drainage easement, show/label maintenance access to the pond bottom and the top of the outlet structure, show/label 100-year water surface elevation, indicate the direction of emergency overflow

RESPONSE: ADDED.

- pp. What about the continuation pipe?

RESPONSE: ADDED.

- qq. Pipe supposed to be here?

RESPONSE: ADDED.

- rr. Easement?

RESPONSE: ADDED.

[Site Plan Page 28]

- ss. What is this for?

RESPONSE: REMOVED.

[Plat Page 5]

- tt. Is this for the 36" RCP storm as shown on page 18/54 on site plan?

RESPONSE: NO. THAT EASEMENT WILL BE DONE BY SEPARATE DOCUMENT.

14. TAPs ([Diana Porter/303-739-7395/dsporter@auroragov.org](mailto:Diana.Porter@auroragov.org))

- a. Storm Drain Development fees due 157.221 acres x \$1,242.00 = \$195,268.42.

RESPONSE: UNDERSTOOD.

- b. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

RESPONSE: UNDERSTOOD.

15. Forestry ([Rebecca Lamphear/303-739-7177/rlamphea@auroragov.org/comments in purple](mailto:Rebecca.Lamphear@auroragov.org))

- a. Waiting for bond for escrow trees and mylars.

RESPONSE: Bond and mylars will be finalized prior to approval of Filing 1

16. PROS ([Curtis Bish/303-739-7131/rlamphea@auroragov.org/Comments in purple](mailto:Curtis.Bish@auroragov.org))

- a. The city intends to acquire right-of-way for construction of the future High Plains Trail generally following these conceptual lines. Linework for the proposed permanent trail easements will be provided for the purposes of including in this plat. The easement areas should be delineated and labeled as "to be established by separate document."

RESPONSE: ADJUSTMENTS TO THE TRAIL ALIGNMNET EAST OF THE ROUNDABOUT WILL BE FORTHCOMING.

- b. Add the requested note to the cover sheet of the Site Plan.

RESPONSE: NOTE ADDED.

- c. Label the neighborhood park.

RESPONSE: LABELED.

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- d. The open, multi-purpose turf area should ideally be a minimum of 300' x 225'.
Consider shifting other park facilities / features to enlarge the playfield dimensions.
RESPONSE: THE SIZE OF THE TURF HAS BEEN MAXIMIZED WHERE POSSIBLE. DUE TO THE SIZE OF THE SITE A 300' X 225' AREA OF TURF IS NOT ACHIEVABLE.
 - e. Landscaping or a fence along the sidewalk would be beneficial for the comfort and safety of users of the playfield.
RESPONSE: OUR BUDGET DOES NOT ALLOW FOR ADDITIONAL LANDSCAPING OR FENCING
 - f. Consider providing supplemental shade for the playground through the use of sails or other means.
RESPONSE: ADDITIONAL SHADE WILL BE CONSIDERED
 - g. Include an enlargement of the playground area as a separate sheet.
RESPONSE: PLAYGROUND AREA CAN BE SEEN ON THE LAYOUT PLANS
 - h. Where an open style fence is adjacent to park and open space areas, it must comply with PROS standards.
RESPONSE: WIRE MESH HAS BEEN ADDED TO THE OPEN RAIL FENCE DETAIL. WE WOULD LIKE TO KEEP THE FOUR RAIL FENCING THE SAME ALONG THE PARK SO IT WILL MATCH WITH THE REST OF THE COMMUNITY.
 - i. Address all redline comments in the Site Plan.
RESPONSE: COMMENTS HAVE ADDRESSED
17. **Real Property** (Roger Nelson/ 720-587-2657/ ronelson@auroragov.org/ Comments in magenta)
- a. See the full redline comments on Subdivision Plat and Site Plan.,
RESPONSE: ALL COMMENTS HAVE BEEN ADDRESSED.
 - b. Provide certificate of taxes due.
RESPONSE: THE CERTIFICATE WILL BE PROVIDED WITH THE FINAL SUBMITTAL.
 - c. Provide title commitment date within 120 days of plat acceptance.
RESPONSE: AN UPDATED TITLE COMMITMENT WILL BE PROVIDED PRIOR TO FINAL APPROVAL.
[Site Plan Page 2]
 - d. Closure Report shows 6,847,811 SQ FT = 157.204 AC?
RESPONSE: CLOSURE REPORT HAS BEEN UPDATED.
[Site Plan Page 3]
 - e. Label Tracts (Typical).
RESPONSE: TRACTS HAVE BEEN LABELED.
[Site Plan Page 5]
 - f. Label Tract. [2 comments]
RESPONSE: TRACTS HAVE BEEN LABELED.
 - g. Will an offsite easement be required?
RESPONSE: GOLF CART PATHS TO BE USED FOR DRAINAGE MAINTENANCE ACCESS. ANY EASEMENT REQUIRED WILL BE DONE WITH THE FINAL PLAT FOR THE GOLF COURSE.
[Site Plan Page 7]
 - h. Label exterior B&D's (Typical).
RESPONSE: ADDED.
[Site Plan Page 8]
 - i. Label exterior B&D's
RESPONSE: ADDED.
 - j. Offsite easement for drainage maintenance road?
RESPONSE: GOLF CART PATHS TO BE USED FOR DRAINAGE MAINTENANCE ACCESS. ANY EASEMENT REQUIRED WILL BE DONE WITH THE FINAL PLAT FOR THE GOLF COURSE.

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- k. Label this easement.
RESPONSE: SIDEWALK PER PRAIRIE POINT WEST INFRASTRUCTURE SITE PLANS.
[Site Plan Page 10]
- l. Label this easement.
RESPONSE: SIDEWALK PER PRAIRIE POINT WEST INFRASTRUCTURE SITE PLANS.
- m. License agreement will be required for any portion of this wall within an easement.
RESPONSE: THIS WALL IS OUTSIDE OF ALL EASEMENTS.
[Site Plan Page 11]
- n. Label this easement.
RESPONSE: SIDEWALK PER PRAIRIE POINT WEST INFRASTRUCTURE SITE PLANS.
- o. Label Tract & Area. [2 comments]
RESPONSE: ADDED.
[Site Plan Page 12]
- p. Label this easement.
RESPONSE: SIDEWALK PER PRAIRIE POINT WEST INFRASTRUCTURE SITE PLANS.
[Plat Page 1]
- q. Remove (FKA Kings Point North).
RESPONSE: REMOVED.
- r. Various labeling is missing or needs correction. See comments on the Plat
RESPONSE: REVISED.
- s. Closure Report shows 6,847,811 SQ FT = 157.204 AC?
RESPONSE: REVISED.
[Plat Page 2]
- t. Describe the monument that the cap was found on per AES Board Rule.
RESPONSE: ADDED.
- u. Wipeout of curve text here?
RESPONSE: REVISED.
- v. Label Subdivision Name & Reception No. per City of Aurora 2022 Subdivision Plat Checklist.
RESPONSE: ADDED.
- w. Clarify these distances.
RESPONSE: REVISED.
- x. Show controlling ROW monument and fully describe the monument and cap and stamping. Also label B&D/Curve Data.
RESPONSE: REVISED.
[Plat Page 4]
- y. Show Southerly ROW lines
RESPONSE: REVISED.
- z. Dedicated to the City of Aurora?
RESPONSE: YES, ALL RIGHTS-OF-WAY ARE DEDICATED TO THE CITY.
[Plat Page 5]
- aa. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns.
RESPONSE: NOTED.
- bb. Contact Andy Niquette decationproperty@auroragov.org for the easement concerns.
RESPONSE: NOTED.
[Plat Page 6]
- cc. Is this the westerly line of the 20' U.E.?
RESPONSE: YES.

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- [Plat Page 7]
- dd. Is this being dedicated by this plat or by separate document?
RESPONSE: TO BE DEDICATED BY SEPARATE DOCUMENT.
- ee. Dedicated to the City of Aurora?
RESPONSE: THE RIGHTS-OF-WAY FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE ARE ANTICIPATED TO BE DEDICATED BY SEPARATE DOCUMENT PRIOR TO THIS PLAT BEING RECORDED. ALL OTHER STREETS SHOWN ARE DEDICATED BY THIS PLAT PER THE DEDICATION STATEMENT
- [Plat Page 8]
- ff. Dedicated to the City of Aurora?
RESPONSE: THE RIGHTS-OF-WAY FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE ARE ANTICIPATED TO BE DEDICATED BY SEPARATE DOCUMENT PRIOR TO THIS PLAT BEING RECORDED. ALL OTHER STREETS SHOWN ARE DEDICATED BY THIS PLAT PER THE DEDICATION STATEMENT.
- [Plat Page 9]
- gg. Dedicated to the City of Aurora?
RESPONSE: LABELED AS RIGHT-OF-WAY.
- hh. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns.
RESPONSE: NOTED.
- ii. Contact Andy Niquette decationproperty@auroragov.org for the easement concerns.
RESPONSE: NOTED.
- [Plat Page 11]
- jj. Is this road being dedicated by this plat?
RESPONSE: TO BE DEDICATED BY SEPARATE DOCUMENT.
- [Plat Page 12]
- kk. Is this road being dedicated by this plat?
RESPONSE: TO BE DEDICATED BY SEPARATE DOCUMENT.
- [Plat Page 13]
- ll. Is this being dedicated by this plat?
RESPONSE: TO BE DEDICATED BY SEPARATE DOCUMENT.
- mm. Is there an easement here?
RESPONSE: EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT.
- [Plat Page 14]
- nn. Access Easement?
RESPONSE: REVISED.
- [Plat Page 15]
- oo. Is this being dedicated by this plat?
RESPONSE: TO BE DEDICATED BY SEPARATE DOCUMENT.
- pp. Controlling ROW monument?
RESPONSE: ADDED.
- 18. Arapahoe County Engineering Services ([Sarah White/720-874-6500/ referrals@arapahoe.gov](mailto:Sarah.White@arapahoe.gov))**
- a. No additional comments were received from Arapahoe County on this review cycle.
RESPONSE: Noted.
- 19. E-470 Public Highway Authority ([Chuck Weiss/ 303-537-3420/ cweiss@E-470.com](mailto:Chuck.Weiss@E-470.com))**
- a. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470

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Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction. • A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. • Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx> • E-470 discourages residential uses adjacent to the roadway. • E-470 is not responsible for noise mitigation. • E-470 will be widened to 4 lanes in each direction in the future. • A 10' wide concrete regional trail will be constructed along E-470 in the future. Please coordinate with the City of Aurora, Arapahoe County, and E-470 for trail improvements which may connect to the regional trail system. • Developed flows from the site will need to be treated and discharged at or below historic rates. • An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE. • Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system. • Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications. • Any fencing disturbed will need to be reset meeting E-470 specifications. • A comment/response document would be helpful to track the revisions to each submittal. • Additional comments will be issued as design progresses.

RESPONSE: UNDERSTOOD.

20. Mile High Flood District ([Laura Hinds/ 303-455-6277/ submittals@udfcd.org](mailto:Laura.Hinds@303-455-6277))

- a. MHFD staff have no objections to the referenced project at the present time. We appreciate the opportunity to review this application and look forward to reviewing Channel C2 in further detail as the drainage design progresses.

RESPONSE: UNDERSTOOD.

21. Xcel Energy ([Donna George/ 303-571-3306/ donna.l.george@xcelenergy.com](mailto:Donna.George@303-571-3306))

- a. No additional comments from Xcel Energy were received on this review cycle.

RESPONSE: Noted.

22. CDOT ([Aaron Eyl/720-703-5737/ aaron.eyl@state.co.us](mailto:Aaron.Eyl@720-703-5737))

- a. See attached comments.

RESPONSE: WE ARE CONTINUING TO WORK WITH CDOT WITH REGARD TO THEIR COMMENTS.

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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Subject: RE: Kings Point North Master Traffic
From: "Gomez, Steven" <segomez@auroragov.org>
Date: 9/8/2022, 11:30 AM
To: "Gates, Erik" <egates@auroragov.org>, Jeff Marck <jmarck@terracinadesign.com>
CC: Anthony Files <afiles@terracinadesign.com>

Jeff,
The MTIS has been approved. The comment was intended to reference approval of the Kings Point North - Master Plan Amendment No 3, which has not been approved.

Steve Gomez, P.E., PTOE
Senior Engineer – Traffic | City of Aurora
office 303.739.7300 | email segomez@auroragov.org



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Please note upcoming out of office days:

From: Gates, Erik <egates@auroragov.org>
Sent: Thursday, September 8, 2022 9:42 AM
To: Jeff Marck <jmarck@terracinadesign.com>; Gomez, Steven <segomez@auroragov.org>
Cc: Anthony Files <afiles@terracinadesign.com>
Subject: RE: Kings Point North Master Traffic

Hello Jeff,

That comment was identified by our Traffic Engineering reviewer, Steven Gomez. I have CC'd him here.

Steven, see Jeff's question below. This is for DA-1609-22.

Thank you,

Erik Gates
Planner
Planning & Development Services | City of Aurora
Office 303.739.7132
Email egates@auroragov.org
he/him/his



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

From: Jeff Marck <jmarck@terracinadesign.com>

Sent: Thursday, September 8, 2022 9:22 AM
To: Gates, Erik <egates@auroragov.org>
Cc: Anthony Files <afiles@terracinadesign.com>
Subject: Kings Point North Master Traffic

Erik,

We had a comment on our Filing 1 Plat that the Master traffic study needs to be approved. Was it not approved as part of the Master Plan approval? Were there still outstanding comments? Please let us know so we can make sure there is nothing we are missing.

Thanks

Jeff Marck

Associate Principal

Office Phone: 303-632-8867 ex. 111

Cell Phone : 720-839-8680

Email: jmarck@TerracinaDesign.com



Terracina Design

10200 E. Girard Ave

Suite A-314

Denver, CO 80231

www.TerracinaDesign.com



PLANNING ▪ LANDSCAPE ARCHITECTURE ▪ CIVIL ENGINEERING

— Attachments: —

image001.jpg	0 bytes
image002.png	0 bytes
image003.png	0 bytes
image004.png	0 bytes
image005.jpg	0 bytes

PRAIRIE POINT FILING 1 LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE N00°23'11"E, 50.00 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE S89°36'49"E, 283.76 FEET;

THENCE S41°34'54"E, 198.06 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY 171.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 537.00 FEET AND A CENTRAL ANGLE OF 18°15'26", SUBTENDED BY A CHORD WHICH BEARS N57°32'48"E A DISTANCE OF 170.39 FEET, TO A POINT OF COMPOUND CURVE;

THENCE EASTERLY 72.16 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 432.00 FEET AND A CENTRAL ANGLE OF 09°34'16", SUBTENDED BY A CHORD WHICH BEARS N71°27'39"E A DISTANCE OF 72.08 FEET;

THENCE NORTHERLY N15°36'01"W, 215.88 FEET ALONG A LINE NON-TANGENT TO SAID CURVE;

THENCE N05°31'45"E, 316.52 FEET;

THENCE N36°46'20"E, 115.66 FEET;

THENCE N68°55'41"E, 117.69 FEET;

THENCE S82°48'59"E, 93.07 FEET;

THENCE S76°57'16"E, 240.09 FEET;

THENCE S68°42'40"E, 68.38 FEET;

THENCE S88°51'04"E, 10.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE EASTERLY 709.76 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 285.17 FEET AND A CENTRAL ANGLE OF 142°36'06", SUBTENDED BY A CHORD WHICH BEARS S80°53'37"E, 540.24 FEET;

THENCE EASTERLY S83°00'06"E, 854.76 FEET ALONG A LINE NON-TANGENT TO SAID CURVE;

THENCE S06°59'54"W, 116.05 FEET;

THENCE S52°53'25"W, 20.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE SOUTHERLY 51.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 92.00 FEET, AND A CENTRAL ANGLE OF 31°53'31", SUBTENDED BY A CHORD WHICH BEARS S21°09'49"E A DISTANCE OF 50.55 FEET;

THENCE S83°00'06"E, 263.83 FEET;

THENCE S00°28'14"E, 129.28 FEET;

THENCE S52°06'14"W, 35.00 FEET TO A POINT OF A NON-TANGENT CURVATURE;

THENCE SOUTHERLY 89.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 11°35'58", SUBTENDED BY A CHORD WHICH BEARS S19°05'13"W A DISTANCE OF 75.47 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE S63°39'45"E, A DISTANCE OF 91.59 FEET;

THENCE S18°38'56"W, 156.55 FEET;

THENCE S26°26'23"E, 157.35 FEET;

THENCE N63°33'37"E, 34.65 FEET TO A POINT OF TANGENT CURVATURE;

THENCE EASTERLY 307.30 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 458.00 FEET AND A CENTRAL ANGLE OF 38°26'36", SUBTENDED BY A CHORD WHICH BEARS N82°46'55"E A DISTANCE OF 301.57 FEET;

THENCE S77°59'47"E, 383.95 FEET TO A POINT OF TANGENT CURVATURE;

THENCE EASTERLY 91.01 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 458.00 FEET AND A CENTRAL ANGLE OF 11°23'05", SUBTENDED BY A CHORD WHICH BEARS S72°18'15"E A DISTANCE OF 90.86 FEET;

THENCE S66°36'42"E, 647.24 FEET TO A POINT OF TANGENT CURVATURE;

THENCE EASTERLY 628.47 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 667.00 FEET AND A CENTRAL ANGLE OF 53°59'09", SUBTENDED BY A CHORD WHICH BEARS N86°23'43"E A DISTANCE OF 605.48 FEET;

THENCE N59°24'09"E, 150.99 FEET;

THENCE S30°35'51"E, 274.87 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF HIGHWAY E-470 AS RECORDED AT RECEPTION NO. A9166936 OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S RECORDS AND A POINT OF NON-TANGENT CURVATURE;

THENCE SOUTHWESTERLY 778.10 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 3,969.72 FEET AND A CENTRAL ANGLE OF 11°13'50", SUBTENDED BY A CHORD WHICH BEARS S50°55'06"W, A DISTANCE OF 776.85 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ALONG SAID SOUTH LINE NON-TANGENT TO SAID CURVE S89°38'25"W, A DISTANCE OF 1,891.72 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 34;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33 S89°35'36"W, 2486.58 FEET;

THENCE N00°24'24"W, 754.43 FEET;

THENCE N32°55'00"E, 191.53 FEET;

THENCE N62°21'16"W, 49.36 FEET TO A POINT OF TANGENT CURVATURE;

THENCE WESTERLY 482.09 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 883.00 FEET AND A CENTRAL ANGLE OF 31°16'53", SUBTENDED BY A CHORD WHICH BEARS N74°50'23"W, A DISTANCE OF 476.12 FEET;

THENCE S89°31'11"W, 134.40 FEET;

THENCE S00°28'49"E, 200.00 FEET;

THENCE S09°25'50"W, 175.00 FEET;

THENCE S40°17'15"W, 130.00 FEET;

THENCE S61°49'45"W, 250.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 83 (SOUTH PARKER ROAD) AS RECORDED AT BOOK 5274, PAGE 263 OF THE ARAPAHOE COUNTY RECORDS;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE N28°10'15"W, 623.29 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE N31°58'54"W, 150.16 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE N28°04'39"W, 181.76 FEET TO THE SOUTHWEST CORNER OF KRAGELUND ACRES AS RECORDED AT BOOK 11, PAGE 41 OF THE ARAPAHOE COUNTY RECORDS;

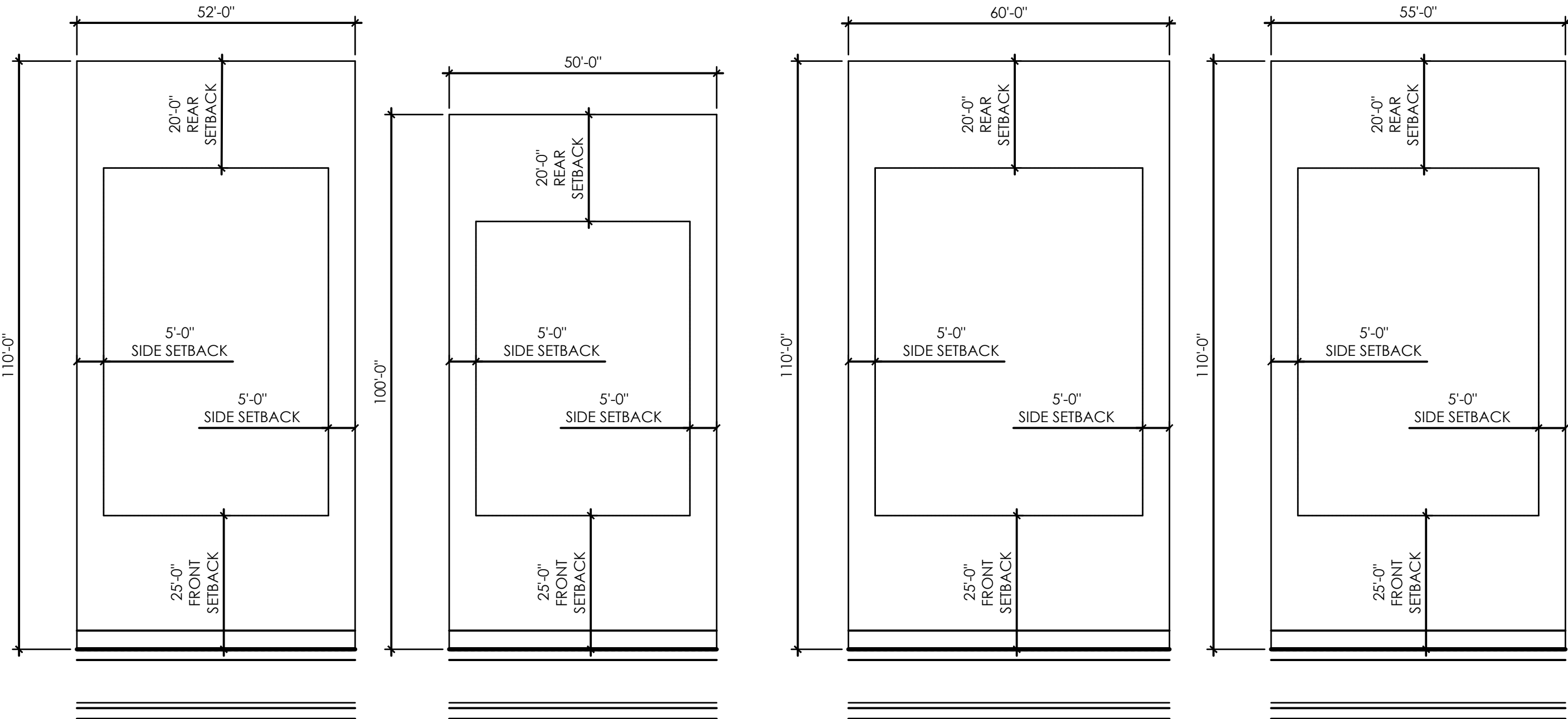
THENCE ALONG THE SOUTH LINE OF SAID KRAGELUND ACRES AND THE SOUTH LINE OF KRAGELUND ACRES AMENDMENT NO. 1 AS RECORDED AT BOOK 516, PAGE 40 OF SAID RECORDS N89°31'11"E, 1,188.66 FEET TO THE POINT OF BEGINNING, CONTAINING 6,848,545 SQUARE FEET OR 157.221 ACRES, MORE OR LESS.

Closure Report shows 6,847,811 SQ FT = 157.204 AC?

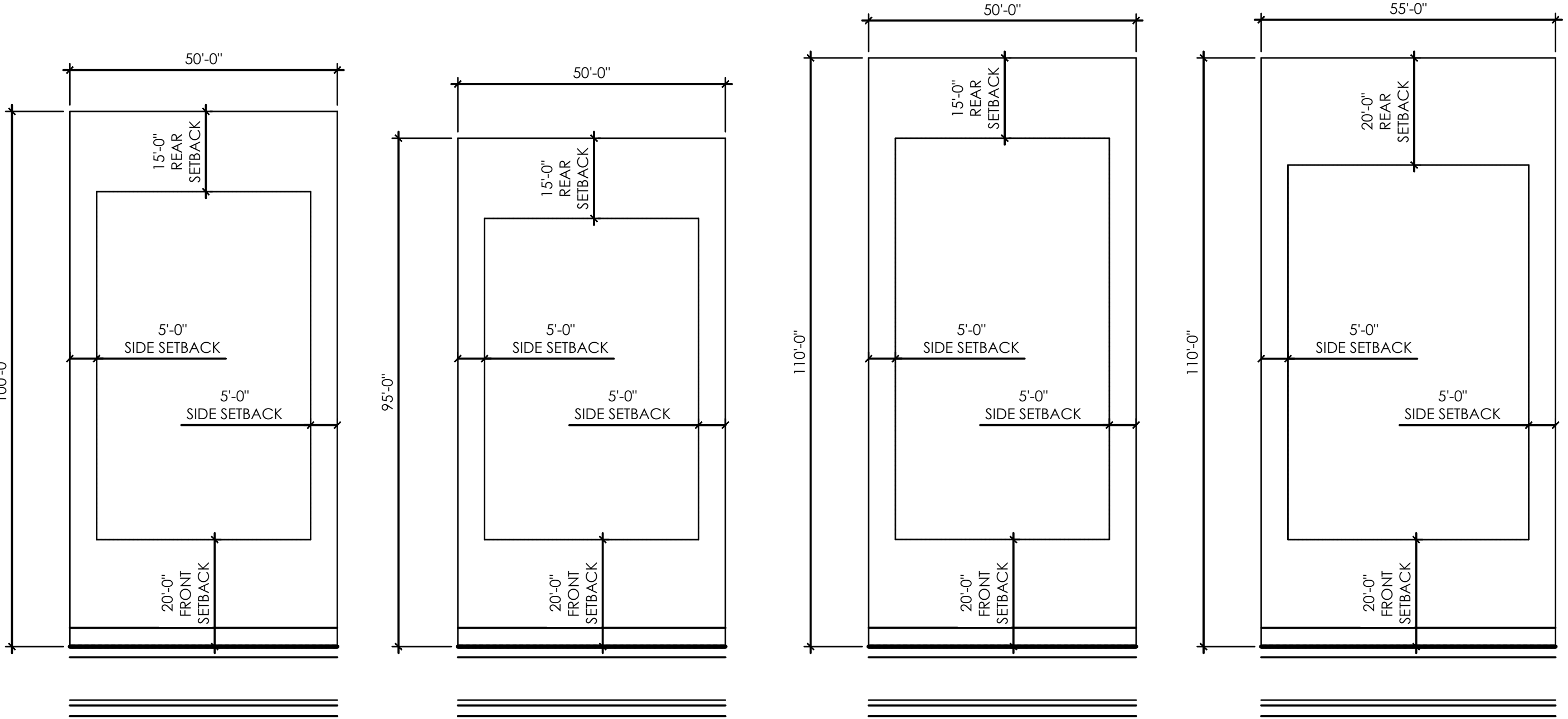
REVISED

TYPICAL LOT DIMENSIONS

R-1
NOTE: 12.5' SIDE SETBACKS
ABUTTING A LOCAL STREET




R-2
NOTE: 10.0' SIDE SETBACKS
ABUTTING A LOCAL STREET



LOT TYPICALS
1" = 20'

RIGHT-OF-WAY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C136	32.55	20.00	93°15'34"	S7°35'19"W	29.08
C137	27.94	20.00	80°03'07"	N81°20'53"E	25.73
C138	31.42	20.00	90°00'00"	N57°00'13"E	28.28
C139	31.23	20.00	89°28'16"	N27°11'00"W	28.15
C140	34.34	20.00	98°23'27"	S64°11'34"W	30.28
C141	9.61	87.00	6°19'53"	S10°29'58"W	9.61
C142	19.60	87.00	12°54'34"	S0°52'44"W	19.56
C143	7.19	87.00	4°43'56"	N80°47'01"W	7.18
C144	19.30	87.00	12°42'34"	N89°30'15"W	19.26
C145	2.52	87.00	1°39'39"	S89°10'10"W	2.52
C146	23.96	87.00	15°46'50"	S80°26'55"W	23.89

RIGHT-OF-WAY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C147	19.39	87.00	12°46'15"	N25°19'42"E	19.35
C148	16.16	281.00	3°17'41"	N20°35'26"E	16.16
C149	21.17	15.00	80°51'49"	N18°11'39"W	19.46
C150	31.52	20.00	90°18'16"	N84°41'24"W	28.36
C151	34.78	20.00	99°38'31"	S40°10'45"E	30.56
C152	31.42	20.00	90°00'00"	N32°59'47"W	28.28
C153	25.18	20.00	72°08'15"	N48°04'20"E	23.55
C154	31.42	20.00	90°00'00"	S21°36'42"E	28.28
C155	30.39	20.00	87°04'09"	N64°01'06"E	27.55
C156	30.40	20.00	87°05'44"	N23°03'50"W	27.56
C157	31.42	20.00	90°00'00"	N68°23'18"E	28.28



Know what's below.
Call before you dig.

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

BENCHMARK

CITY OF AURORA BENCHMARK S56633NE002 (F&A ZD-060)

3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE LOCATION: 60 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W

NAD 88 ELEVATION 5861.04

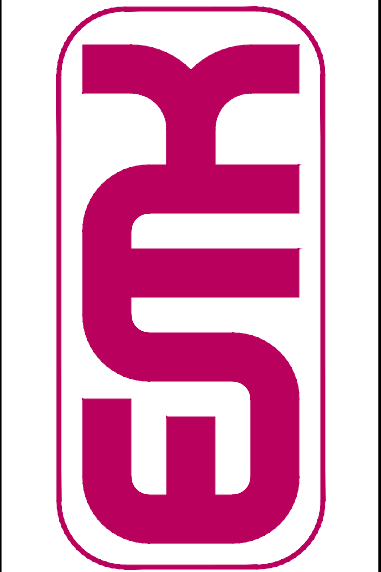
DESIGNED BY:		DRAWN BY:		CHECKED BY:		APPROVED BY:	
JWM		JS		BOM		BOM	
REVISIONS		NO.		DESCRIPTION		DATE	

PRAIRIE POINT FILING 1

LEGAL DESCRIPTION,
RIGHT-OF-WAY CURVE TABLES,
& TYPICAL LOTS

DATE: 11/22/2022
JOB NO: 12187.62

SCALE
AS NOTED



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
WWW.EMKCO.EDU

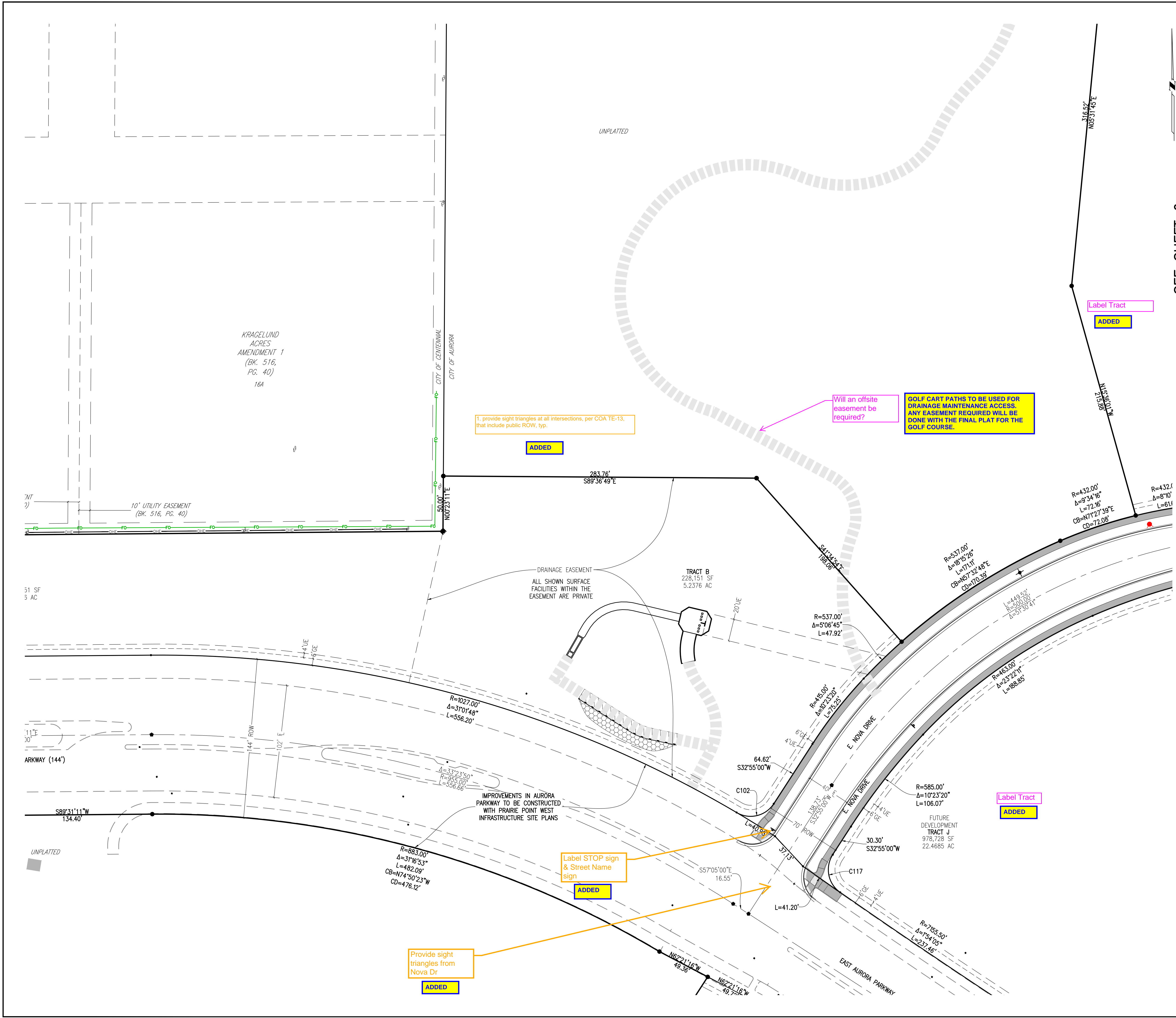
PRAIRIE POINT FILING 1 LOT SUMMARY

11/9/2022

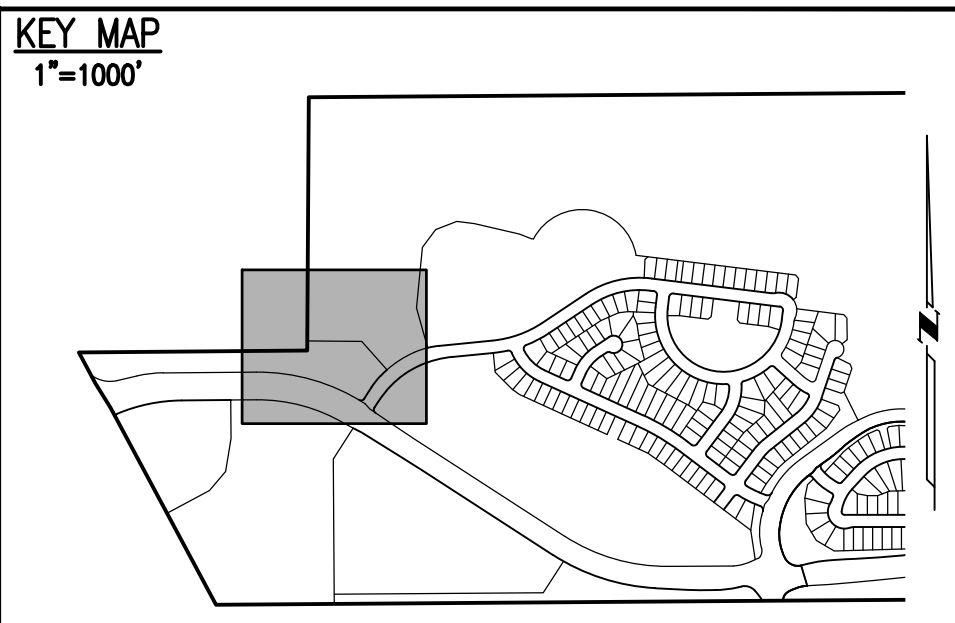
					SETBACKS		
BLOCK	LOT	AREA (SF)	ACRES	FRONTAGE	FRONT	REAR	SIDE
1	1	8847	0.2031	66.55	20	15	5 / 10
	2	8363	0.1920	58.14	20	15	5
	3	6550	0.1504	48.64	20	15	5
	4	6213	0.1426	48.19	20	15	5
	5	5572	0.1279	51.35	20	15	5
	6	5460	0.1253	52.00	20	15	5
	7	5460	0.1253	52.00	20	15	5
	8	5460	0.1253	52.00	20	15	5
	9	5460	0.1253	52.00	20	15	5
	10	5460	0.1253	52.00	20	15	5
	11	5460	0.1253	52.00	20	15	5
	12	5460	0.1253	52.00	20	15	5
	13	5460	0.1253	52.00	20	15	5
	14	5250	0.1205	50.00	20	15	5
	15	5432	0.1247	52.32	20	15	5
	16	5616	0.1289	54.83	20	15	5
	17	5563	0.1277	54.82	20	15	5
	18	5560	0.1276	54.82	20	15	5
	19	5606	0.1287	54.82	20	15	5
	20	5352	0.1229	51.02	20	15	5
	21	5250	0.1205	50.00	20	15	5
	22	5250	0.1205	50.00	20	15	5
	23	5250	0.1205	50.00	20	15	5
	24	5250	0.1205	50.00	20	15	5
	25	6247	0.1434	60.31	20	15	5 / 10
2	1	7252	0.1665	60.93	20	15	5 / 10
	2	8912	0.2046	52.53	20	15	5
3	1	5564	0.1277	55.63	20	15	5
	2	4940	0.1134	52.00	20	15	5
	3	4940	0.1134	52.00	20	15	5
	4	4940	0.1134	52.00	20	15	5
	5	4940	0.1134	52.00	20	15	5
	6	4940	0.1134	52.00	20	15	5
	7	5594	0.1284	62.51	20	15	5
	8	5768	0.1324	64.36	20	15	5
	9	5910	0.1357	64.36	20	15	5
	10	6762	0.1552	77.77	20	15	5
	11	5589	0.1283	60.41	20	15	5 / 10
	12	5162	0.1185	50.35	20	15	5
	13	9157	0.2102	56.52	20	15	5
	14	6990	0.1605	55.13	20	15	5
	15	6282	0.1442	55.10	20	15	5
	16	12252	0.2813	49.19	20	15	5
	17	10937	0.2511	49.19	20	15	5
	18	9277	0.2130	49.19	20	15	5
	19	8463	0.1943	49.19	20	15	5
	20	8335	0.1913	49.19	20	15	5
	21	8569	0.1967	49.19	20	15	5
	22	6005	0.1379	49.19	20	15	5
	23	7688	0.1765	68.56	20	15	5 / 10
	24	6983	0.1603	74.85	20	15	5
	25	5412	0.1242	52.00	20	15	5
	26	5298	0.1216	52.00	20	15	5
	27	6100	0.1400	62.00	20	15	5 / 10
	28	9047	0.2077	52.07	20	15	5
	29	8758	0.2011	52.02	20	15	5
	30	8408	0.1930	54.12	20	15	5
	31	8430	0.1935	51.17	20	15	5
	32	8256	0.1895	51.85	20	15	5
	33	8540	0.1960	52.00	20	15	5
	34	9092	0.2087	52.00	20	15	5
	35	8950	0.2055	52.00	20	15	5
	36	6050	0.1389	52.00	20	15	5
	37	5083	0.1167	52.00	20	15	5
	38	5940	0.1364	58.51	20	15	5
	39	7120	0.1635	62.35	20	15	5
	40	7750	0.1779	59.83	20	15	5
	41	6822	0.1566	75.77	20	15	5
	42	11425	0.2623	43.81	20	15	5
	43	11159	0.2562	36.09	20	15	5
	44	6341	0.1456	44.01	20	15	5
	45	4940	0.1134	52.00	20	15	5
	46	5317	0.1221	49.54	20	15	5
	47	5998	0.1377	48.61	20	15	5
	48	8195	0.1881	47.67	20	15	5
	49	5908	0.1356	63.00	20	15	5 / 10
	50	5415	0.1243	57.00	20	15	5
	51	5945	0.1365	73.63	20	15	5
	52	9610	0.2206	121.28	20	15	5 / 10

					SETBACKS		
BLOCK	LOT	AREA (SF)	ACRES	FRONTAGE	FRONT	REAR	SIDE
4	1	6365	0.1461	53.50	25	20	5
	2	6050	0.1389	55.00	25	20	5
	3	6050	0.1389	55.00	25	20	5
	4	6050	0.1389	55.00	25	20	5
	5	6050	0.1389	55.00	25	20	5
	6	6050	0.1389	55.00	25	20	5
	7	6050	0.1389	55.00	25	20	5
	8	6050	0.1389	55.00	25	20	5
	9	6050	0.1389	55.00	25	20	5
	10	6050	0.1389	55.00	25	20	5
	11	6050	0.1389	55.00	25	20	5
	12	6030	0.1384	57.33	25	20	5
	13	5688	0.1306	55.87	25	20	5
	14	6454	0.1482	47.93	25	20	5
5	1	7296	0.1675	65.00	20	15	5 / 10
	2	6050	0.1389	55.00	20	15	5
	3	6050	0.1389	55.00	20	15	5
	4	6050	0.1389	55.00	20	15	5
	5	6050	0.1389	55.00	20	15	5
	6	6050	0.1389	55.00	20	15	5
	7	6050	0.1389	55.00	20	15	5
	8	7350	0.1687	65.00	20	15	5
6	1	6480	0.1488	60.93	20	15	5
	2	5671	0.1302	49.74	20	15	5
	3	5384	0.1236	49.30	20	15	5
	4	5552	0.1275	49.30	20	15	5
	5	6937	0.1593	55.91	20	15	5 / 10
	6	7353	0.1688	78.69	20	15	5 / 10
	7	5000	0.1148	50.00	20	15	5
	8	5000	0.1148	50.00	20	15	5
	9	6436	0.1477	40.18	20	15	5
	10	14133	0.3245	37.35	20	15	5
	11	8796	0.2019	40.47	20	15	5
	12	5879	0.1350	68.00	20	15	5
	13	5200	0.1194	52.00	20	15	5
	14	5200	0.1194	52.00	20	15	5
	15	6617	0.1519	51.67	20	15	5
	16	5853	0.1344	49.05	20	15	5
	17	5612	0.1288	48.59	20	15	5
	18	4940	0.1134	52.00	20	15	5
	19	4940	0.1134	52.00	20	15	5
	20	4940	0.1134	52.00	20	15	5
	21	4940	0.1134	52.00	20	15	5
	22	5928	0.1361	73.58	20	15	5
	23	4940	0.1134	52.00	20	15	5
	24	4940	0.1134	52.00	20	15	5
	25	6314	0.1449	69.89	20	15	5 / 10
7	1	5426	0.1246	58.00	20	15	5 / 10
	2	4942	0.1134	52.00	20	15	5
	3	4942	0.1134	52.00	20	15	5
	4	4942	0.1134	52.00	20	15	5
	5	5323	0.1222	49.10	20	15	5
	6	5906	0.1356	47.52	20	15	5
	7	7134	0.1638	48.64	20	15	5
	8	9352	0.2147	77.68	20	15	5 / 10
	9	8140	0.1869	57.19	20	15	5
	10	7173	0.1647	60.32	20	15	5 / 10
	11	5420	0.1244	52.00	20	15	5
	12	5921	0.1359	52.20	20	15	5
	13	7877	0.1808	55.63	20	15	5 / 10
	14	8878	0.2038	56.00	20	15	5
	15	7964	0.1828	56.00	20	15	5
	16	6804	0.1562	56.00	20	15	5
	17	6447	0.1480	57.46	20	15	5
	18	5875	0.1349	51.68	20	15	5
	19	5130	0.1178	54.00	20	15	5
	20	5130	0.1178	54.00	20	15	5
	21	5424	0.1245	58.00	20	15	5

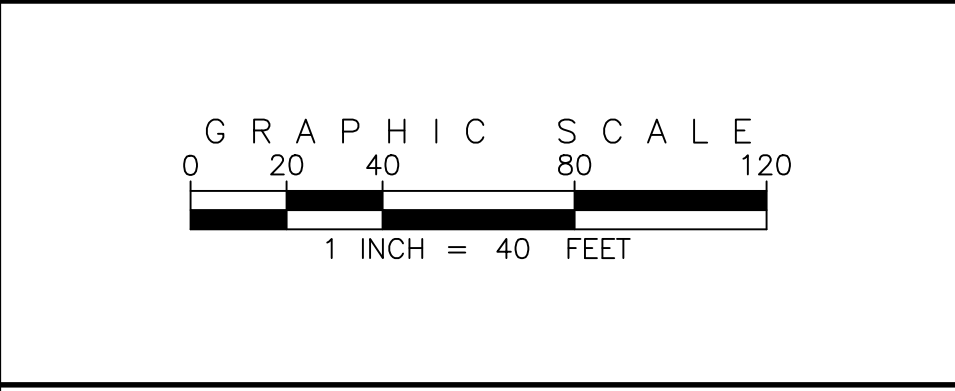
BLOCK					SETBACKS		
		LOT	AREA (SF)	ACRES	FRONTAGE	FRONT	REAR
8	1	6439	0.1478	64.23	20	15	5 / 10
	2	5000	0.1148	50.00	20	15	5
	3	5481	0.1258	48.02	20	15	5
	4	5481	0.1258	47.95	20	15	5
	5	5686	0.1305	47.95	20	15	5
	6	5959	0.1368	47.95	20	15	5
	7	6154	0.1413	47.95	20	15	5
	8	6094	0.1399	47.95	20	15	5
	9	5918	0.1359	48.07	20	15	5
	10	5350	0.1228	50.00	20	15	5
	11	5350	0.1228	50.00	20	15	5
	12	5350	0.1228	50.00	20	15	5
	13	5350	0.1228	50.00	20	15	5
	14	5350	0.1228	50.00	20	15	5
	15	5350	0.1228	50.00	20	15	5
	16	5350	0.1228	50.00	20	15	5
	17	6229	0.1430	65.00	20	15	5 / 10
9	1	11054	0.2538	61.57	20	15	5 / 10
	2	7738	0.1776	46.65	20	15	5
	3	8417	0.1932	42.97	20	15	5
	4	8393	0.1927	42.84	20	15	5
	5	8771	0.2014	42.98	20	15	5
	6	6257	0.1437	53.57	20	15	5
	7	6464	0.1484	53.24	20	15	5
	8	6391	0.1467	53.00	20	15	5
	9	6332	0.1454	53.00	20	15	5
	10	6274	0.1440	53.00	20	15	5
	11	6215	0.1427	53.00	20	15	5
	12	6157	0.1413	53.00	20	15	5
	13	6098	0.1400	53.00	20	15	5
	14	6164	0.1415	50.09	20	15	5
	15	5500	0.1263	50.00	20	15	5
	16	5500	0.1263	50.00	20	15	5
	17	5500	0.1263	50.00	20	15	5
	18	5486	0.1260	50.77	20	15	5
	19	5178	0.1189	45.19	20	15	5
	20	8993	0.2064	49.81	20	15	5
	21	8698	0.1997	45.19	20	15	5
	22	5605	0.1287	50.81	20	15	5
	23	5767	0.1324	50.00	20	15	5
	24	5684	0.1305	50.00	20	15	5
	25	5600	0.1286	50.00	20	15	5
	26	5516	0.1266	50.00	20	15	5
	27	5890	0.1352	57.03	20	15	5
10	1	8260	0.1896	85.46	20	15	5
	2	7703	0.1768	73.03	20	15	5
	3	8860	0.2034	81.15	20	15	5
	4	12269	0.2817	110.17	20	15	5
	5	7830	0.1797	53.53	20	15	5
	6	7114	0.1633	50.00	20	15	5
	7	6511	0.1495	50.00	20	15	5
	8	5909	0.1356	50.00	20	15	5
	9	5607	0.1287	50.00	20	15	5
	10	5607	0.1287	50.00	20	15	5
	11	6478	0.1487	60.00	20	15	5 / 10
	12	6017	0.1381	55.00	20	15	5
	13	8333	0.1913	64.35	20	15	5 / 10
	14	6884	0.1580	48.87	20	15	5
	15	6400	0.1469	52.00	20	15	5
	16	6992	0.1605	57.63	20	15	5
	17	7191	0.1651	59.44	20	15	5
	18	6641	0.1525	52.00	20	15	5
	19	6568	0.1508	52.00	20	15	5
	20	6270	0.1439	51.00	20	15	5
	21	5565	0.1277	51.00	20	15	5
	22	5114	0.1174	51.00	20	15	5
	23	5369	0.1233	51.00	20	15	5
	24	8218	0.1887	81.36	20	15	5 / 10
11	1	6096	0.1399	45.42	20	15	5
	2	5740	0.1318	49.10	20	15	5
	3	7388	0.1696	43.24	20	15	5
	4	8081	0.1855	43.24	20	15	5
	5	7647	0.1755	43.24	20	15	5
	6	7693	0.1766	43.24	20	15	5
	7	5669	0.1301	49.43	20	15	5
	8	5500	0.1263	50.00	20	15	5
	9	5500	0.1263	50.00	20	15	5
	10	5500	0.1263	50.00	20	15	5
	11	6233	0.1431	47.59	20	15	5
	12	8271	0.1899	42.19	20	15	5
	13	8045	0.1847	42.37	20	15	5



SEE SHEET 6



SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	



SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
ROW	RIGHT-OF-WAY	
DE	DRAINAGE EASEMENT	
GE	GAS EASEMENT	
UE	UTILITY EASEMENT	
WSEL	100 YEAR WATER SURFACE ELEVATION	
TOW	TOP OF WALL	
BOW	BOTTOM OF WALL	

- SITE PLAN NOTES**
- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
 - MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
 - ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
 - ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
 - ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
 - ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.
 - STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
 - INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.

EMK CONSULTANTS, INC.
LAND DEVELOPING
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
WWW.EMKCC.COM

Know what's below.
Call before you dig.

CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
EAST 1/4 SECTION 33, T5S, R66W
EAST 1/4 SECTION 33, T5S, R66W
NAD 88 ELEVATION 5861.04

NO.	REVISIONS	DESCRIPTION	DESIGNED BY	DATE
1	ADD	ADD	ADD	ADD
2	ADD	ADD	ADD	ADD
3	ADD	ADD	ADD	ADD
4	ADD	ADD	ADD	ADD
5	ADD	ADD	ADD	ADD
6	ADD	ADD	ADD	ADD
7	ADD	ADD	ADD	ADD
8	ADD	ADD	ADD	ADD
9	ADD	ADD	ADD	ADD
10	ADD	ADD	ADD	ADD

PRAIRIE POINT FILING 1

SITE PLANS

DATE: 11/22/2022

JOB NO: 12187.62

SCALE
HORIZONTAL
1" = 40'

5 of 54



KEY MAP
1"=1000'

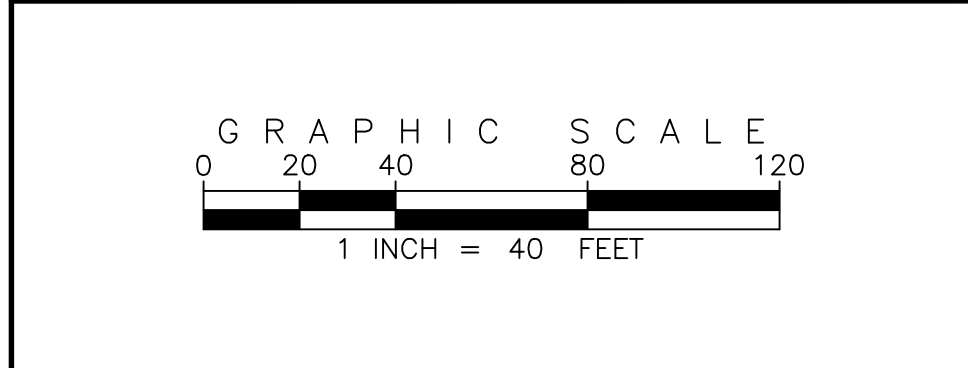
SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD, SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	

SCALE: VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING

0 1" 0

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
3. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
4. ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
6. ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
7. ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.
8. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
9. INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.

DESIGNED BY: JWM	DRAWN BY: JS	CHECKED BY: BOM	APPROVED BY: BOM
REVISIONS			
NO.	DESCRIPTION	DATE	BY
PRAIRIE POINT FILING 1			
SITE PLANS			
DATE: 11/22/2022			
JOB NO: 12187.62			
SCALE HORIZONTAL 1" = 40'			
6 of 54			

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Know what's below.
Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATELY 22.7 FEET WEST OF
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST
EAST 1/4 SECTION 33, T5S, R66W
NAD 88 ELEVATION 5861.04

SEE SHEET 6

Label exterior B&D's (Typical)
ADDED

Signing and markings for uncontrolled crosswalk
ADDED ALL

Label STOP sign and Street Name sign
ADDED ALL

Label STOP sign, provide Street Name sign
ADDED ALL

Labeled
Label as: NEIGHBORHOOD PARK

TRACT D
3,300 SF
0.0758 AC

TRACT E
134,133 SF
3.0795 AC

TRACT F
6,050 SF
0.1389 AC

TRACT C
563,714 SF
12.9411 AC

SEE LANDSCAPE PLANS FOR PARK AMENITIES

E. NOVA DRIVE

E. NOVA CIRCLE

E. CLIFTON DRIVE

S. YAMPA DRIVE

LOT 1: 6365 SF

LOT 2: 6050 SF

LOT 3: 6050 SF

LOT 4: 6050 SF

LOT 5: 7296 SF

LOT 6: 6050 SF

LOT 7: 6050 SF

LOT 8: 6050 SF

LOT 9: 6050 SF

LOT 10: 6050 SF

LOT 11: 5589 SF

LOT 12: 5162 SF

LOT 13: 9157 SF

LOT 14: 6990 SF

LOT 15: 6282 SF

LOT 16: 12252 SF

LOT 17: 10937 SF

LOT 18: 9277 SF

LOT 19: 8463 SF

LOT 20: 8335 SF

LOT 21: 8569 SF

LOT 22: 6050 SF

LOT 23: 7688 SF

LOT 24: 6985 SF

LOT 25: 8430 SF

LOT 26: 8236 SF

LOT 27: 8408 SF

LOT 28: 8758 SF

LOT 29: 8430 SF

LOT 30: 8408 SF

LOT 31: 8430 SF

LOT 32: 8236 SF

LOT 33: 8540 SF

LOT 34: 9092 SF

LOT 35: 8950 SF

LOT 36: 6050 SF

LOT 37: 5083 SF

LOT 38: 940 SF

LOT 39: 7120 SF

LOT 40: 7750 SF

LOT 41: 6822 SF

LOT 42: 11425 SF

LOT 43: 11159 SF

LOT 44: 6341 SF

LOT 45: 4940 SF

LOT 46: 4940 SF

LOT 47: 4940 SF

LOT 48: 4940 SF

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LOT 136: 4940 SF

LOT 137: 4940 SF

LOT 138: 4940 SF

LOT 139: 4940 SF

LOT 140: 4940 SF

LOT 141: 4940 SF

LOT 142: 4940 SF

LOT 143: 4940 SF

LOT 144: 4940 SF

LOT 145: 4940 SF

LOT 146: 4940 SF

LOT 147: 4940 SF

LOT 148: 4940 SF

LOT 149: 4940 SF

LOT 150: 4940 SF

LOT 151: 4940 SF

LOT 152: 4940 SF

LOT 153: 4940 SF

LOT 154: 4940 SF

LOT 155: 4940 SF

LOT 156: 4940 SF

LOT 157: 4940 SF

LOT 158: 4940 SF

LOT 159: 4940 SF

LOT 160: 4940 SF

LOT 161: 4940 SF

LOT 162: 4940 SF

LOT 163: 4940 SF

LOT 164: 4940 SF

LOT 165: 4940 SF

LOT 166: 4940 SF

LOT 167: 4940 SF

LOT 168: 4940 SF

LOT 169: 4940 SF

LOT 170: 4940 SF

LOT 171: 4940 SF

LOT 172: 4940 SF

LOT 173: 4940 SF

LOT 174: 4940 SF

LOT 175: 4940 SF

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LOT 194: 4940 SF

LOT 195: 4940 SF

LOT 196: 4940 SF

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LOT 199: 4940 SF

LOT 200: 4940 SF

LOT 201: 4940 SF

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LOT 205: 4940 SF

LOT 206: 4940 SF

LOT 207: 4940 SF

LOT 208: 4940 SF

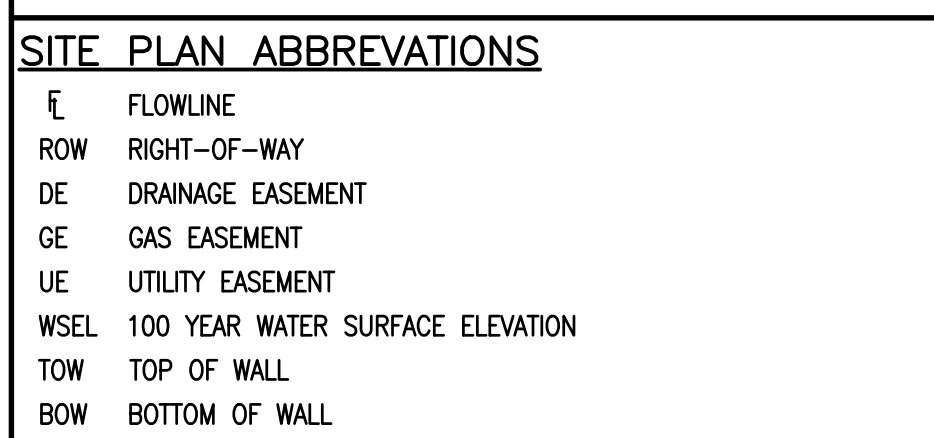
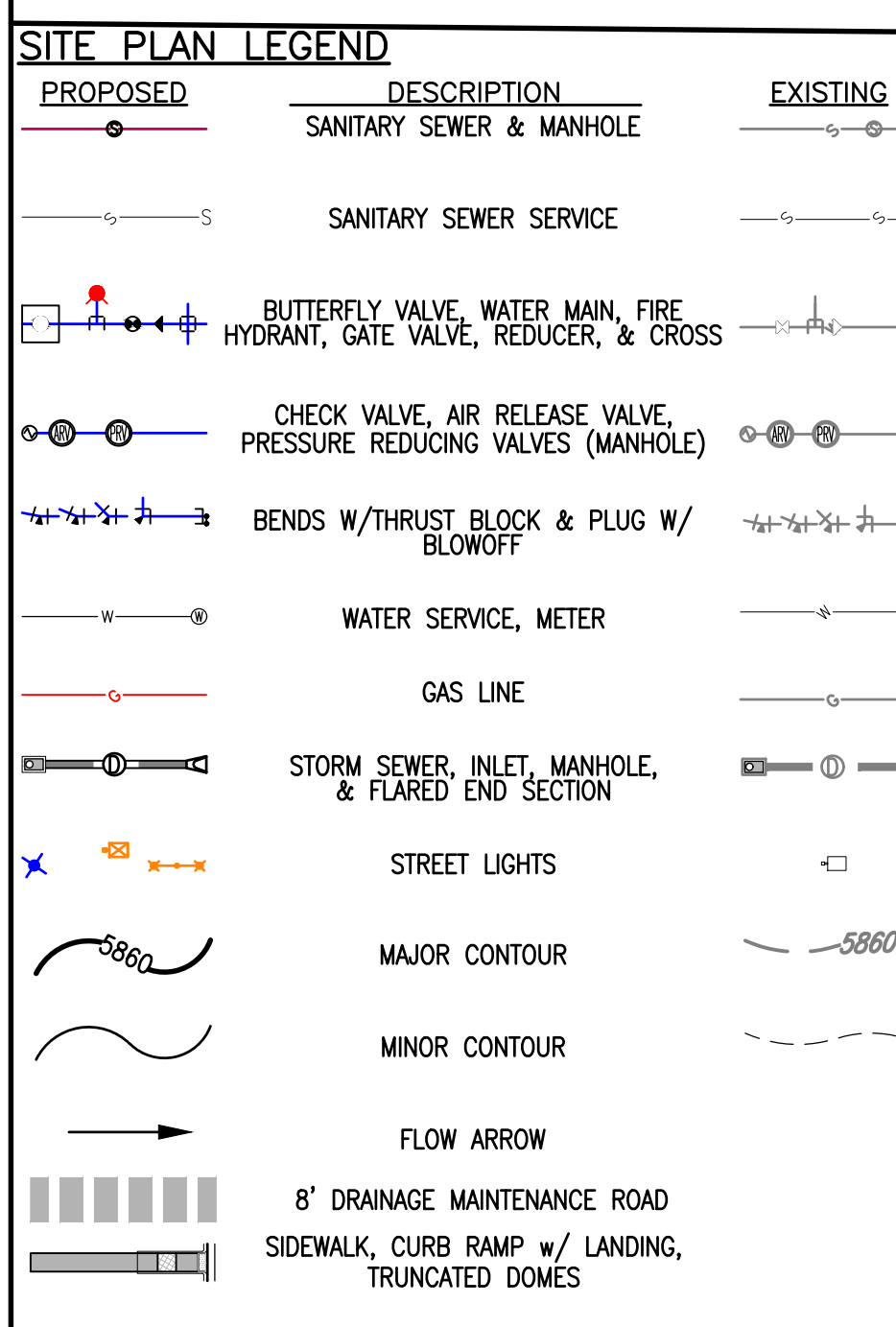
LOT 209: 4940 SF

LOT 210: 4940 SF

LOT 21

SEE SHEET 8

SEE SHEET 9



- ## SITE PLAN NOTES
1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
 2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
 3. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
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 5. TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
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 7. ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLANS.
 8. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN AND THE CIVIL PLAN SUBMITTAL.
 9. INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION POND C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR A HOMES WITHIN THIS SITE PLAN.

811

Know what's below.

Call before you dig.

ON ORIGINAL DRAWING
0" = 1"
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

BENCHMARK

CITY OF AURORA BENCHMARK 2583533C002 (FVA 7D-068)
APPROXIMATELY 13 INCHES ABOVE GROUND SURFACE
APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE
EAST/WEST 3 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST
EAST 1/4 SECTION 33, T3S, R6E
NAVD 88 ELEVATION 5861.04

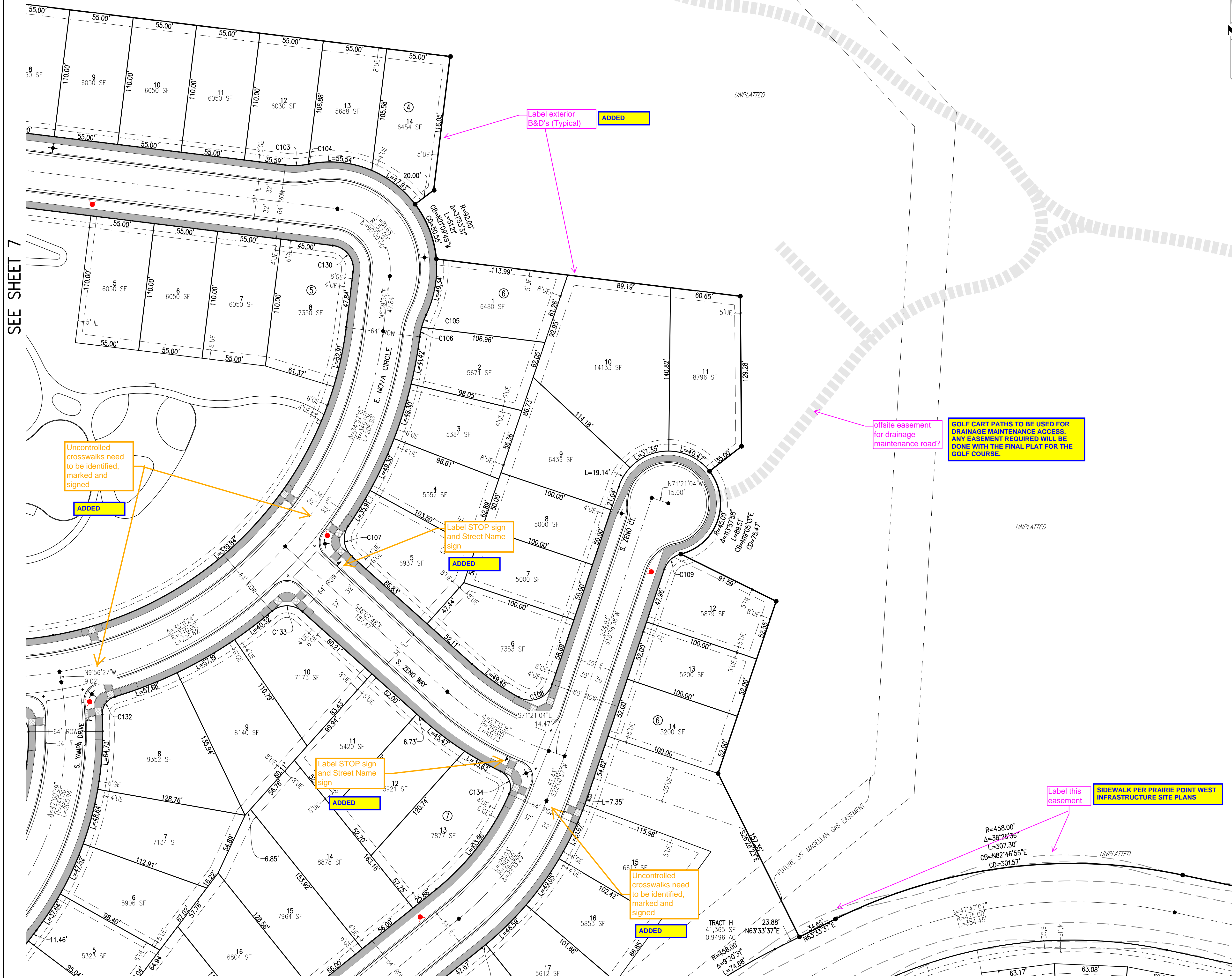
JOB	REVISIONS			DATE	BY
	NO.	DESCRIPTION			
DRAWN BY: JS	△				
CHECKED BY: BOM	△				
APPROVED BY: BOM	△				
	△				

PRAIRIE POINT FILING 1

SITE PLANS

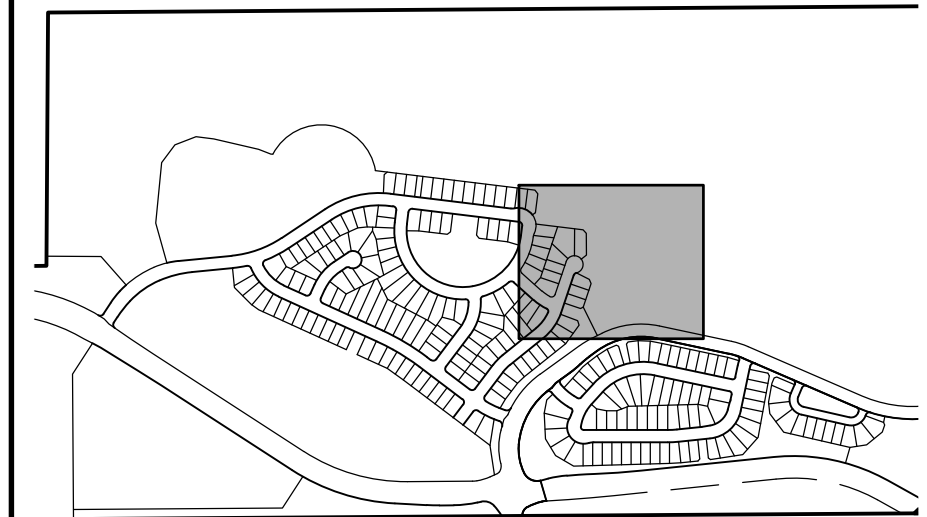
DATE: 11/22/2022
 JOB NO: 12187.62
 SCALE
 HORIZONTAL
 1" = 40'
 7 of 54

SEE SHEET 7



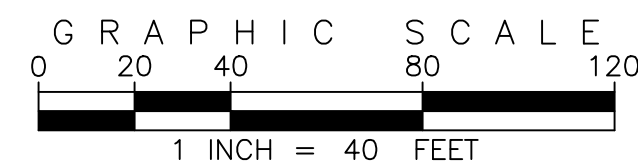
SEE SHEET 10

KEY MAP
1"=1000'



SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	



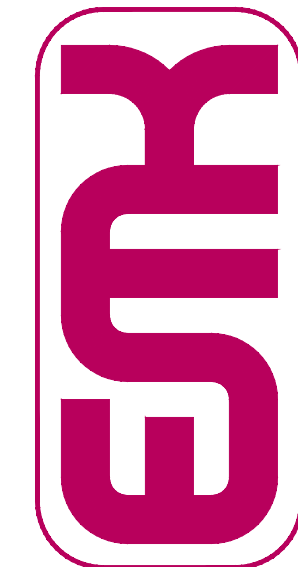
SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

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EMK CONSULTANTS, INC.
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(303)694-1520
WWW.EMKCONS.COM



Know what's below.
Call before you dig.
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE LOCATION OF THE BENCHMARK IS 65 FEET WEST OF
EAST 1/4 SECTION 33, T5S, R66W
NAD 88 ELEVATION 5861.04

NO.	REVISIONS	DATE	BY
1	DESIGNED BY: JWM		
2	DRAWN BY: JS		
3	CHECKED BY: BOM		
4	APPROVED BY: BOM		

PRAIRIE POINT FILING 1
SITE PLANS

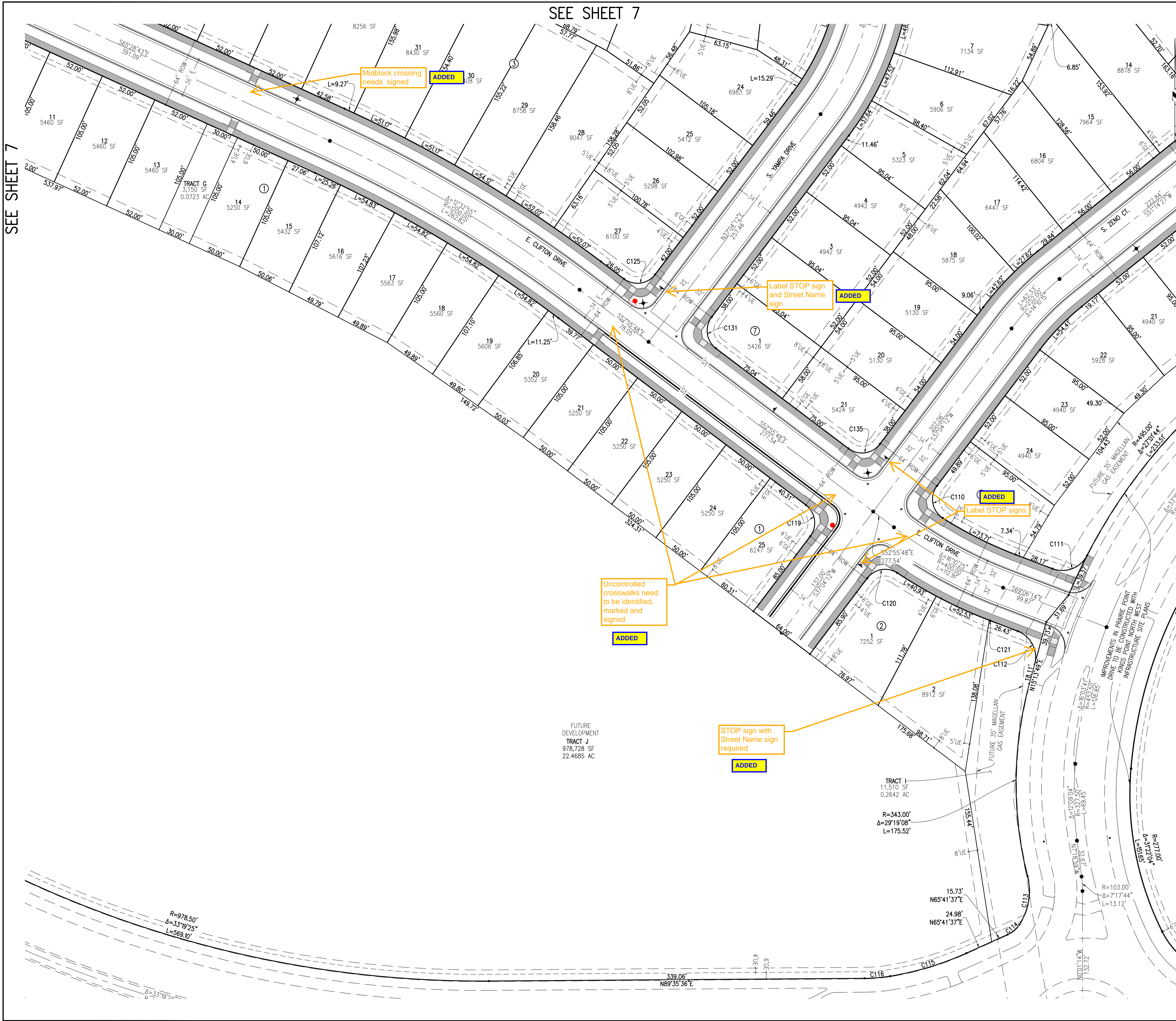
DATE: 11/22/2022
JOB NO: 12187.62

SCALE
HORIZONTAL
1" = 40'

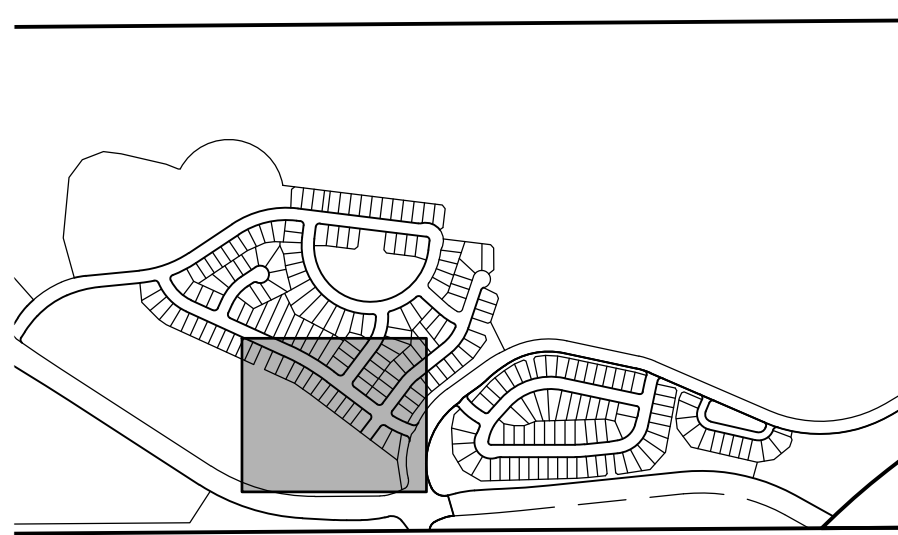
SEE SHEET 7

SEE SHEET 7

SEE SHEET 10

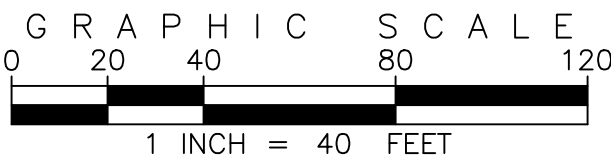


KEY MAP
1"=1000'



SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	



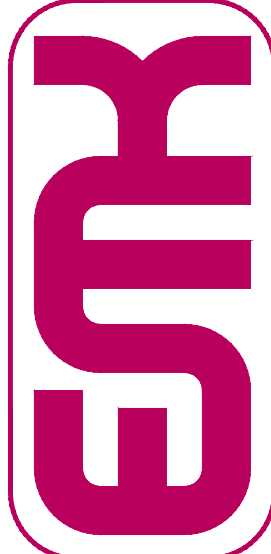
SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

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WWW.EMKCONS.COM
(303)694-1150



SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig.
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE LOCATION OF THE BENCHMARK IS 100 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W
NAD 83 ELEVATION 5861.04

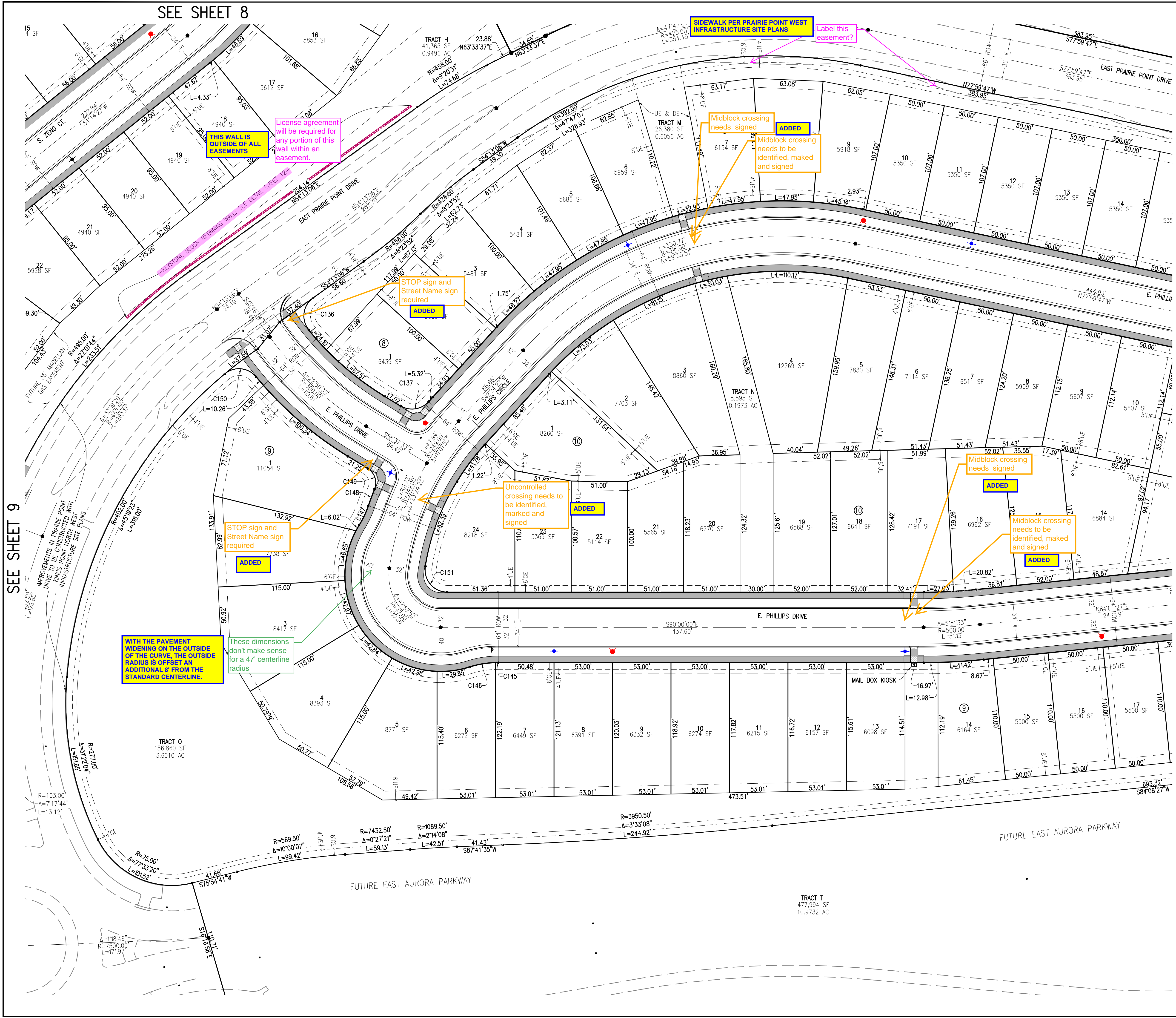
NO.	REVISIONS	DATE	BY
	DESCRIPTION		

DESIGNED BY:	AW
DRAWN BY:	JS
CHECKED BY:	DOM
APPROVED BY:	DOM

PRAIRIE POINT FILING 1
SITE PLANS

DATE: 11/22/2022
JOB NO: 12187.62

SCALE
HORIZONTAL
1" = 40'



KEY MAP
1"=1000'

SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	

GRAPHIC SCALE
0 20 40 80 120
1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

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Know what's below.
Call before you dig.

REVISIONS

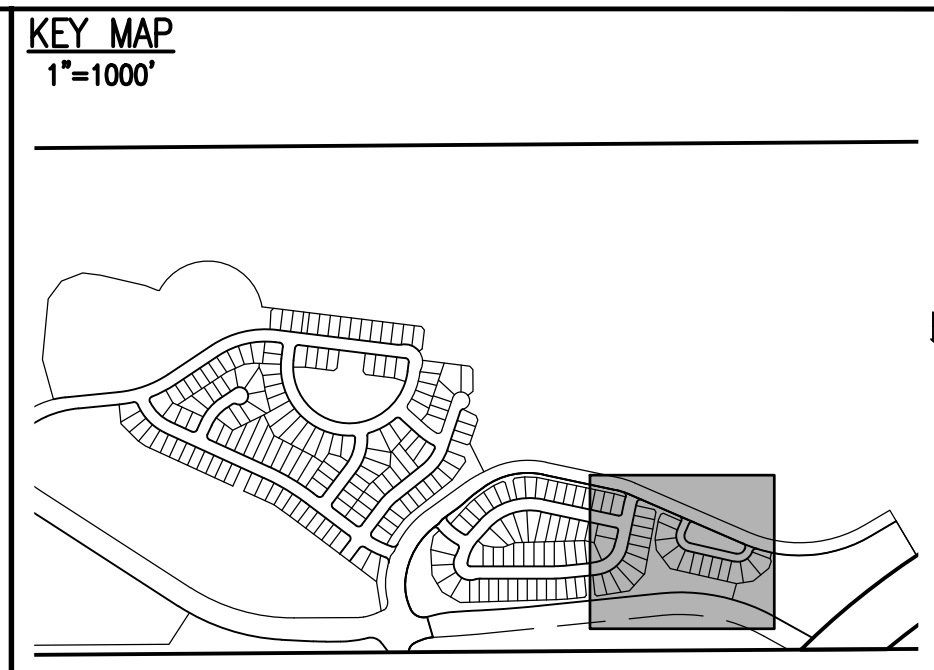
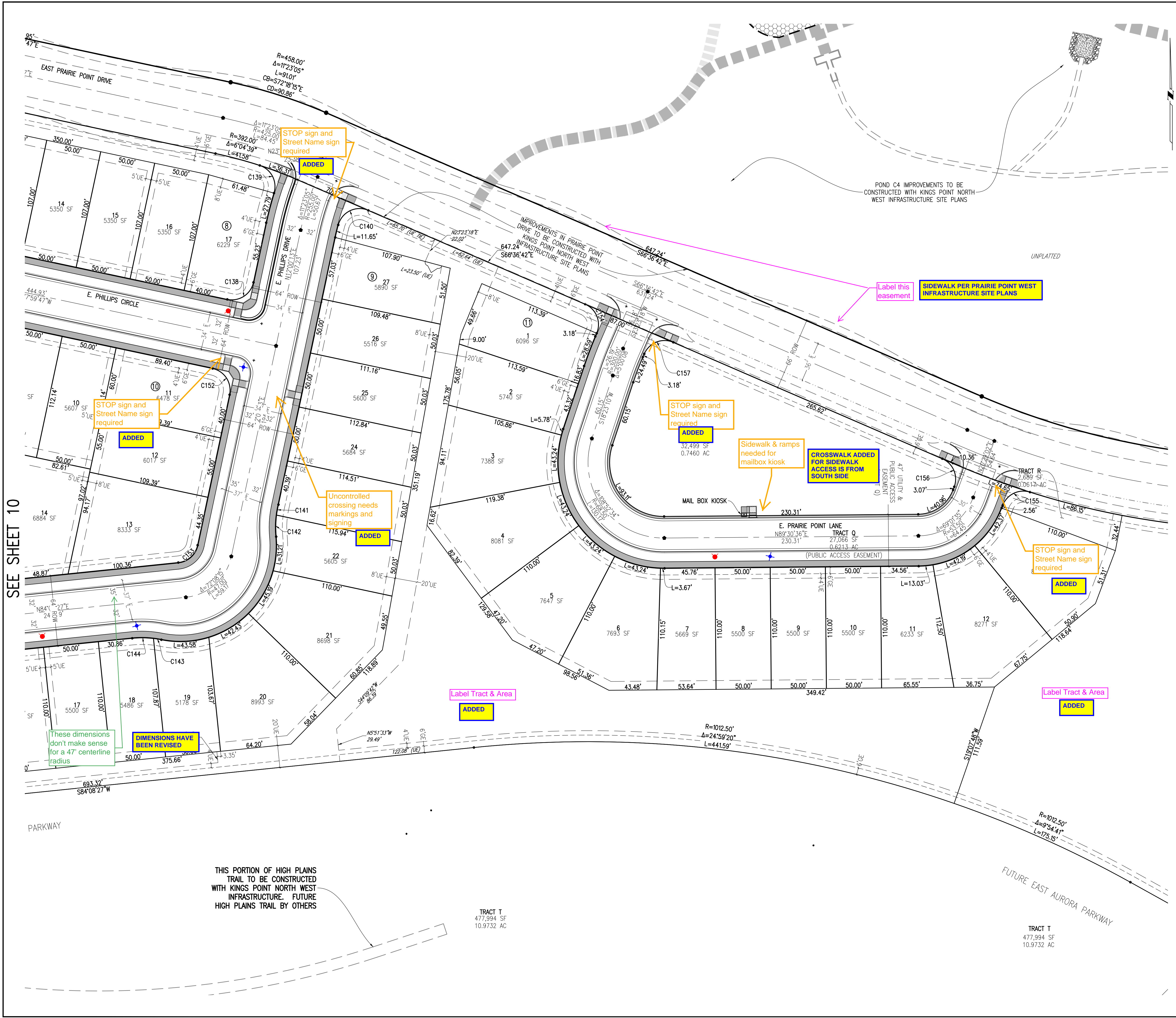
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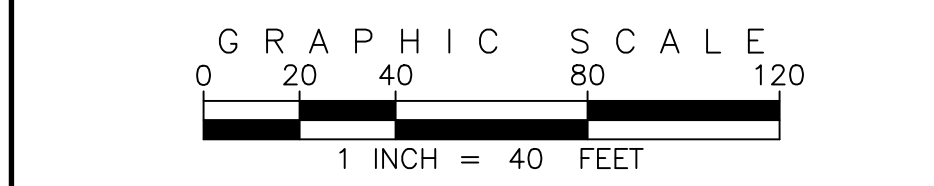
PRAIRIE POINT FILING 1

SITE PLANS

DATE: 11/22/2022
JOB NO: 12187.62
SCALE
HORIZONTAL
1" = 40'
10 of 54



SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
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	SANITARY SEWER SERVICE	
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	GAS LINE	
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	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
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	SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	



SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
ROW	RIGHT-OF-WAY	
DE	DRAINAGE EASEMENT	
GE	GAS EASEMENT	
UE	UTILITY EASEMENT	
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TOW	TOP OF WALL	
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REVISIONS

NO.	DESCRIPTION	DATE	BY

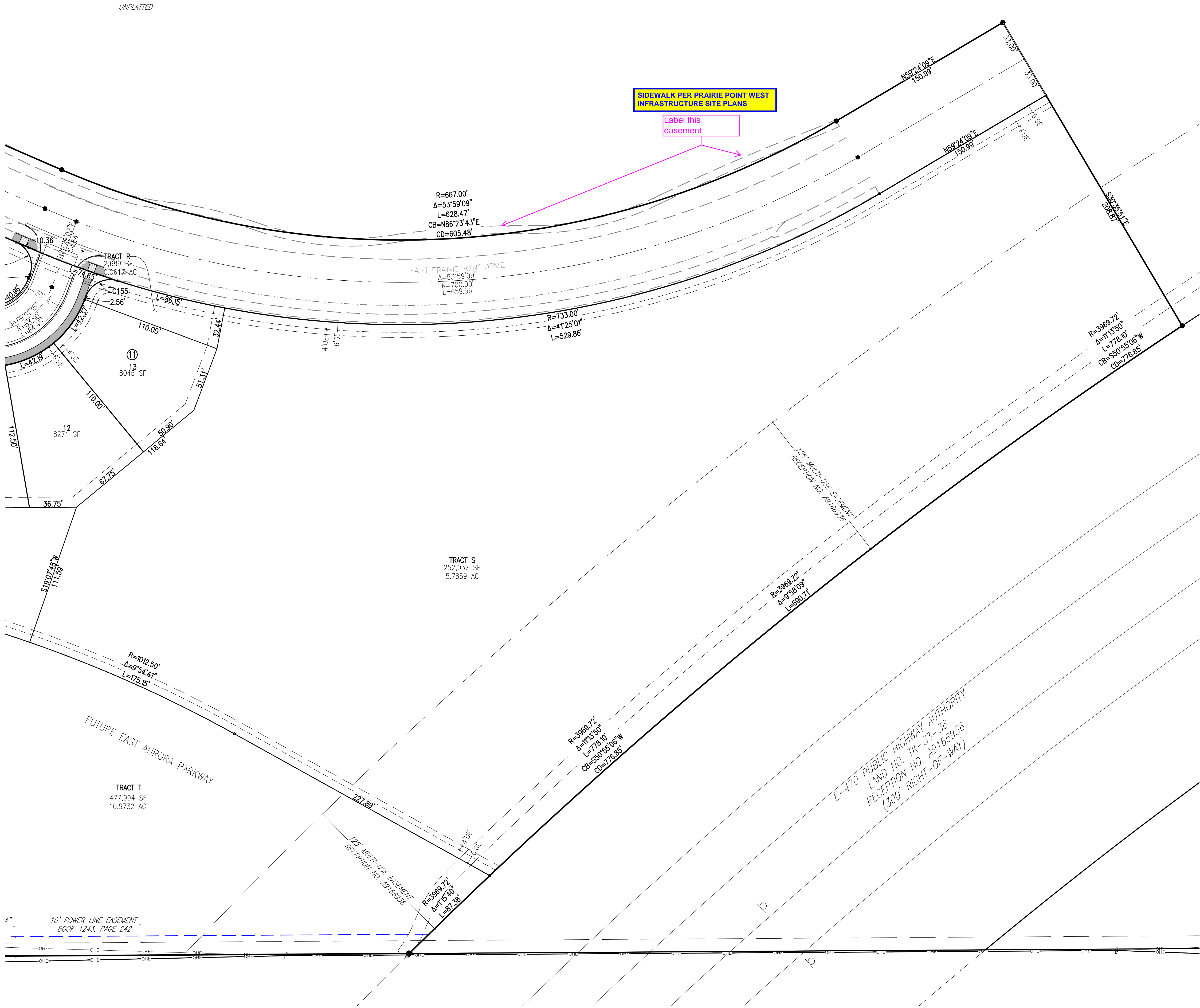
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DRAWN BY: *JS*
CHECKED BY: *DM*
APPROVED BY: *DM*

PRAIRIE POINT FILING 1

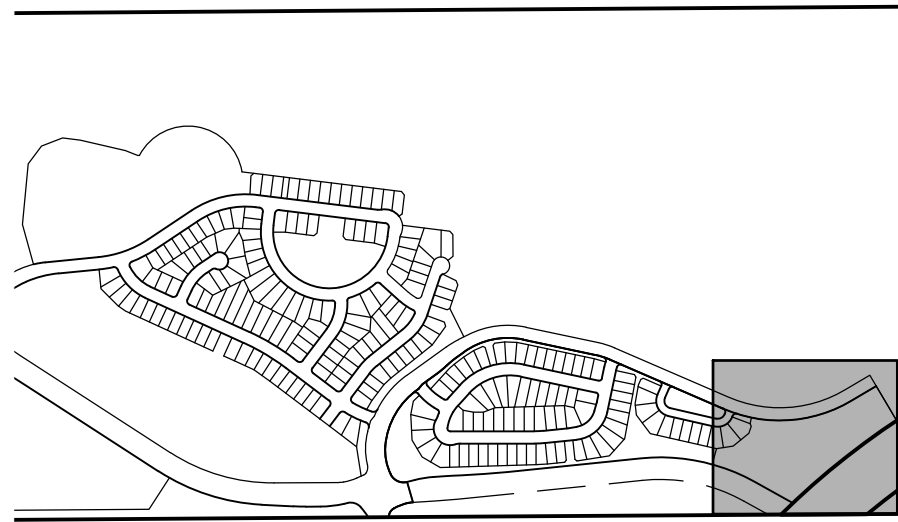
SITE PLANS

DATE: 11/22/2022
JOB NO: 12187.62
SCALE
HORIZONTAL
1" = 40'
11 of 54

SEE SHEET 11

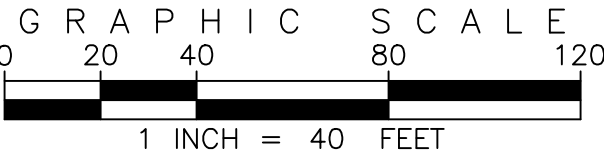


KEY MAP
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SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
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	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD, SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	



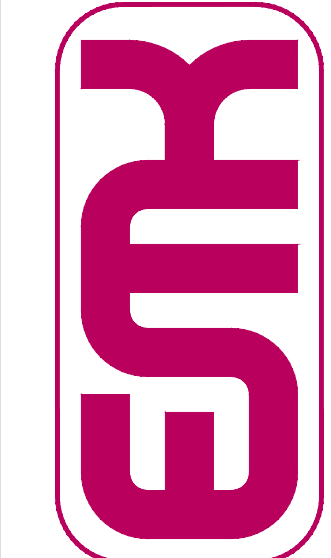
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BOW	BOTTOM OF WALL

SITE PLAN NOTES

- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
- ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
- ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
- ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
- ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.

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CENTENNIAL, COLORADO 80112-2019
(303)694-1150
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Know what's below.
Call before you dig.
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE LOCATION OF 100 YEAR WATER SURFACE ELEVATION OF
EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

REVISIONS	NO.	DATE	BY
DESCRIPTION			

DESIGNED BY:	DATE:
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

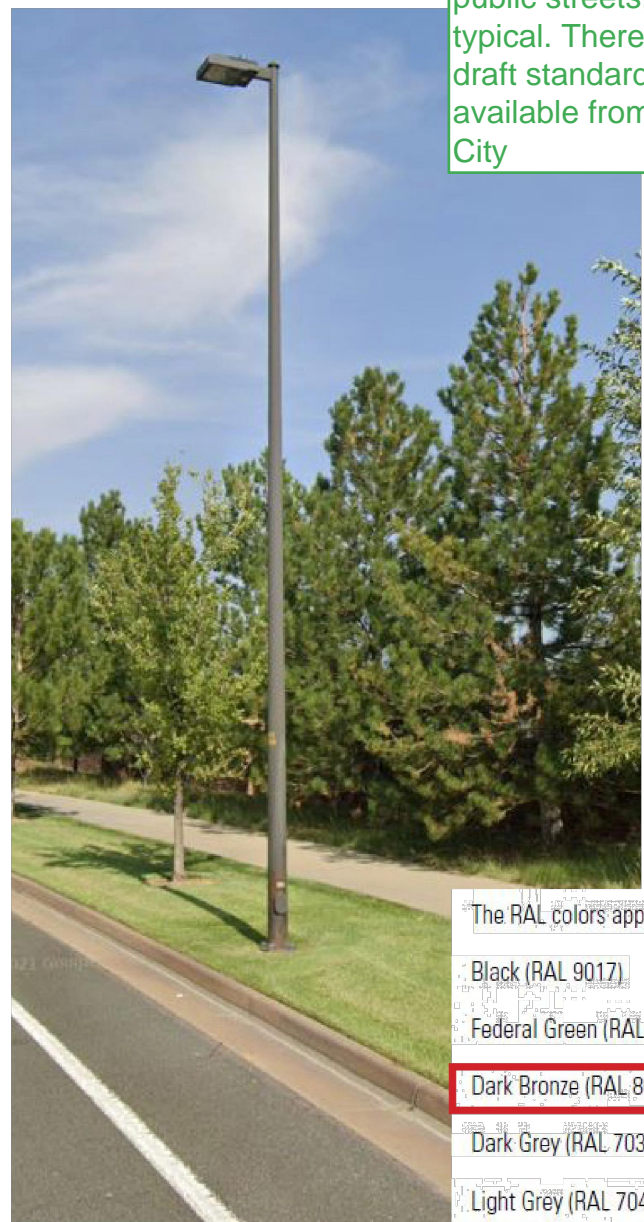
PRAIRIE POINT FILING 1	SITE PLANS
------------------------	------------

DATE: 11/22/2022
JOB NO: 12187.62

SCALE
HORIZONTAL
1" = 40'

Remove reference to Xcel poles on public streets, typical. There are draft standards available from the City

LIGHTING DETAILS WILL BE REPLACED AFTER REVIEW BY THE LIGHTING CONSULTANT.



- TEEL TENON TOP - SIDE VIEW**
- Luminaires:**
Cobrahead
Curvilinear
Rectilinear
Shoobox
Rectilinear
- Colors:**
Black
Federal Green
Dark Bronze
Galvanized
Light Grey
Dark Grey
- Arms:**
Single Mast
Double Mast
Single Spoke
Double Spoke
- Heights:**
30 ft
35 ft
40 ft

** THE AURORA PARKWAY XCEL STREET LIGHT POST AND LUMINAIRES SHALL MATCH THE EXISTING FIXTURES INSTALLED ALONG E. AURORA PARKWAY AT S. QUEMOY WAY, SOUTH OF E-470.

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

The RAL colors approved by Xcel Energy are shown below:

Black (RAL 9017)	
Federal Green (RAL 6012)	
Dark Bronze (RAL 8019)	
Dark Grey (RAL 7039)	
Light Grey (RAL 7047)	

XCEL POLE @ AURORA PARKWAY

PRAIRIE POINT

STREET LIGHTING - AURORA PARKWAY

July 19, 2022



- RECTILINEAR**
- Arms:**
Single Mast
Double Mast
Single Spoke
Double Spoke
- Poles:**
Steel Tenon Top
Dart Arm
Fiberglass Tenon Top
- Colors:**
Black
Dark Bronze
Light Grey

** THE AURORA PARKWAY XCEL STREET LIGHT POST AND LUMINAIRES SHALL MATCH THE EXISTING FIXTURES INSTALLED ALONG E. AURORA PARKWAY AT S. QUEMOY WAY, SOUTH OF E-470.

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

The RAL colors approved by Xcel Energy are shown below:

Black (RAL 9017)	
Federal Green (RAL 6012)	
Dark Bronze (RAL 8019)	
Dark Grey (RAL 7039)	
Light Grey (RAL 7047)	

XCEL LUMINAIRE @ AURORA PARKWAY

PRAIRIE POINT

STREET LIGHTING - AURORA PARKWAY

July 19, 2022



- STEEL SINGLE SPOKE ARM**
- Luminaires:**
LED Cobrahead
Curvilinear
Rectilinear
Shoobox Rectilinear
- Poles:**
Steel Tenon Top
- Colors:**
Black
Federal Green
Dark Bronze
Galvanized
Light Grey
Dark Grey

** THE AURORA PARKWAY XCEL STREET LIGHT POST AND LUMINAIRES SHALL MATCH THE EXISTING FIXTURES INSTALLED ALONG E. AURORA PARKWAY AT S. QUEMOY WAY, SOUTH OF E-470.

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

The RAL colors approved by Xcel Energy are shown below:

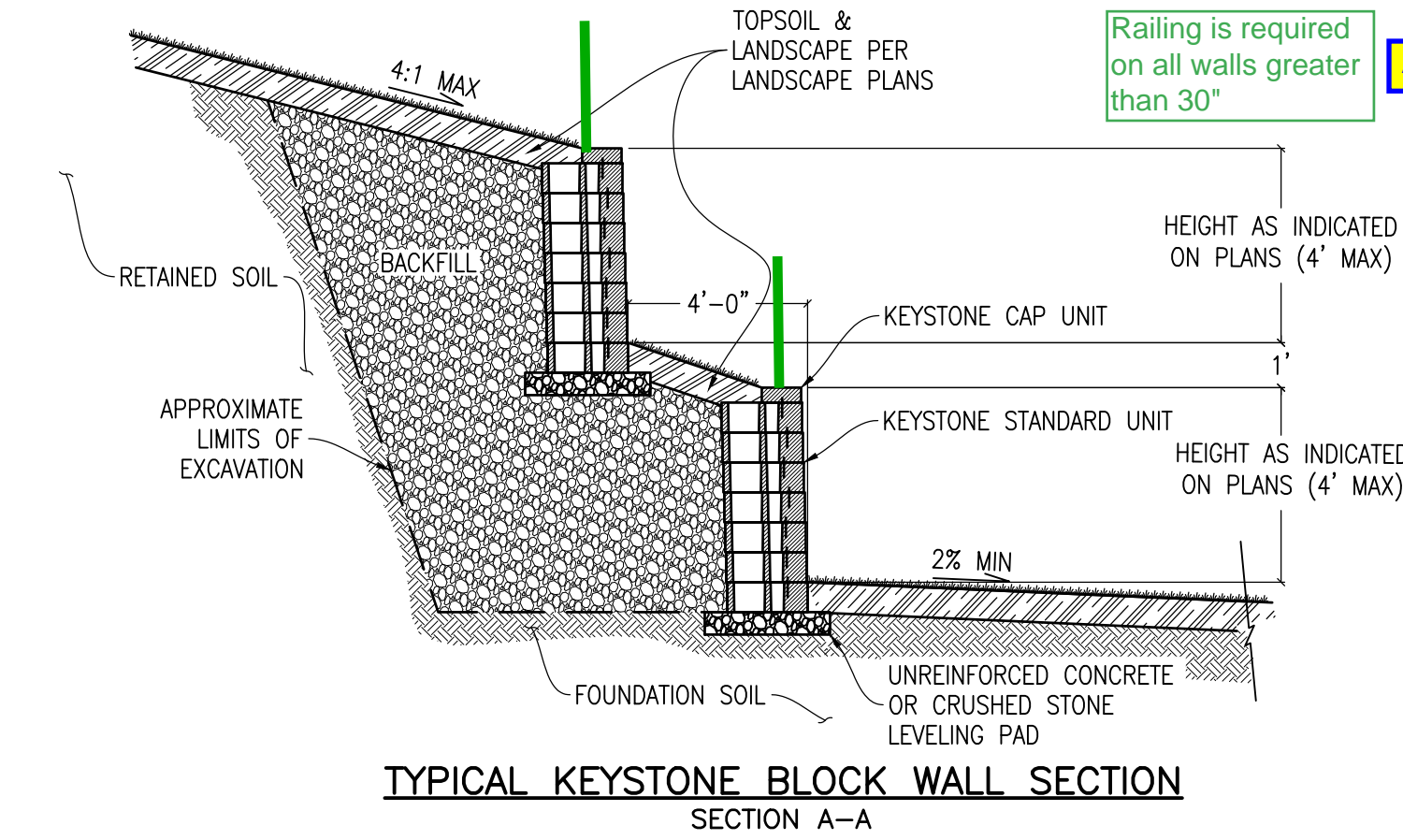
Black (RAL 9017)	
Federal Green (RAL 6012)	
Dark Bronze (RAL 8019)	
Dark Grey (RAL 7039)	
Light Grey (RAL 7047)	

XCEL ARMS @ AURORA PARKWAY

PRAIRIE POINT

STREET LIGHTING - AURORA PARKWAY

July 19, 2022



Railing is required on all walls greater than 30"

ADDED

NOTES

1. EXPOSED WALL HEIGHT FOR INDIVIDUAL WALLS SHALL NOT EXCEED 4'.
2. EXPOSED WALL HEIGHT GREATER THAN 30" WILL REQUIRE RAILINGS OR BARRIERS.
3. FOUNDATION, BACKFILL, AND GRID DEPTHS PER DESIGN / BUILD CONTRACTOR AND MANUFACTURER'S REQUIREMENTS.
4. WALL DESIGN TO BE SUBMITTED TO AND APPROVED BY CITY OF AURORA PRIOR TO CONSTRUCTION.

Refer to Section 4.02.7.08.1 and 4.02.7.08.2 of the Roadway manual for structural or global stability analysis that are required to be submitted with the civil plans

ADDED

NOTE: LIGHTING DETAILS ARE CONCEPTUAL. FINAL LIGHTING DETAILS TO BE IN CONFORMANCE WITH CITY OF AURORA STANDARDS AND SPECIFICATIONS.



POLE:

- NAME: SUBLIMATION, TAPERED SQUARE STEEL POST (ANCHOR BOLTS AND FULL BASE COVER INCLUDED)
- MODEL #: **TBD**
- MANUFACTURER: RAGNI LIGHTING
- SUPPLIER: THE MH COMPANIES
- CONTACT: LK ASSENMACHER
- lassenmacher@mhlighting.com
- COLOR: WALNUT
- LEAD TIME: 16-20 WEEKS

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

COMMUNITY STREETS - LIGHT POST

PRAIRIE POINT

STREET LIGHTING - COMMUNITY STREETS

July 19, 2022



Dark Bronze (RAL 8019)

LIGHT FIXTURE:

- NAME: KARINA
- MODEL #: **TBD**
- MANUFACTURER: RAGNI LIGHTING
- SUPPLIER: THE MH COMPANIES
- CONTACT: LK ASSENMACHER
- lassenmacher@mhlighting.com
- COLOR: RAL 8019
- LEAD TIME:

ARM:

- NAME: AMATURA ARM
- MODEL #: **TBD**
- MANUFACTURER: RAGNI LIGHTING
- SUPPLIER: THE MH COMPANIES
- CONTACT: LK ASSENMACHER
- lassenmacher@mhlighting.com
- COLOR: RAL 8019, to match fixture
- LEAD TIME:

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

COMMUNITY STREETS - FIXTURE & ARM

PRAIRIE POINT

STREET LIGHTING - COMMUNITY STREETS

July 19, 2022



- BOLLARD**
- NAME: UNSHIELDED BOLLARD WITH SAFETY GUARD
 - MODEL #: **TBD**
 - MANUFACTURER: BEGA LIGHTING
 - SUPPLIER: THE MH COMPANIES
 - CONTACT: LK ASSENMACHER
 - lassenmacher@mhlighting.com
 - COLOR: RAL 8019
 - LEAD TIME: **TBD**

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS



COMMUNITY PARKS - BOLLARD

PRAIRIE POINT

POCKET PARK BOLLARDS

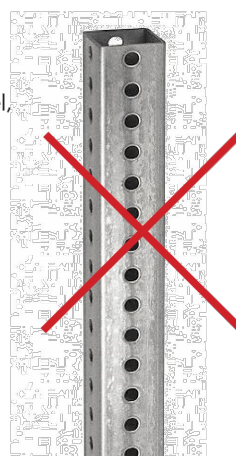
July 19, 2022



POLE:

- NAME: SUBLIMATION, TAPERED SQUARE STEEL POST (ANCHOR BOLTS AND FULL BASE COVER INCLUDED)
- MODEL #: **TBD**
- MANUFACTURER: RAGNI LIGHTING
- SUPPLIER: THE MH COMPANIES
- CONTACT: LK ASSENMACHER
- lassenmacher@mhlighting.com
- COLOR: WALNUT
- LEAD TIME: 16-20 WEEKS

DO NOT USE:
Square Sign Post, Steel, Silver, Galvanized



**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

COMMUNITY STREET SIGN POSTS

PRAIRIE POINT

STREET SIGNS- COMMUNITY STREETS

July 19, 2022



SIGN FRAME

- FRAME COLOR: RAL 8019

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

POLE:

- NAME: SUBLIMATION, TAPERED SQUARE STEEL POST (ANCHOR BOLTS AND FULL BASE COVER INCLUDED)
- MODEL #: **TBD**
- MANUFACTURER: RAGNI LIGHTING
- SUPPLIER: THE MH COMPANIES
- CONTACT: LK ASSENMACHER
- lassenmacher@mhlighting.com
- COLOR: WALNUT
- LEAD TIME: 16-20 WEEKS

COMMUNITY SIGNS - PAINTED FRAME

PRAIRIE POINT

STREET SIGNS

July 19, 2022



STREET NAME SIGN

- FRAME COLOR: RAL 8019

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

POLE:

- NAME: SUBLIMATION, TAPERED SQUARE STEEL POST (ANCHOR BOLTS AND FULL BASE COVER INCLUDED)
- MODEL #: **TBD**
- MANUFACTURER: RAGNI LIGHTING
- SUPPLIER: THE MH COMPANIES
- CONTACT: LK ASSENMACHER
- lassenmacher@mhlighting.com
- COLOR: WALNUT
- LEAD TIME: 16-20 WEEKS

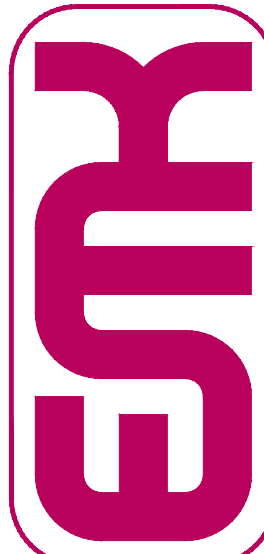
STREET NAMING SIGNS

PRAIRIE POINT

STREET SIGNS

July 19, 2022

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ENGINEERING & SURVEYING



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(303) 694-1520
WWW.EMKCONS.COM

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FRA 2D -060)
APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST
EAST 1/4 SECTION 33, T5S, R66W
NAVD 88 ELEVATION 5861.04

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig.

811

REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: JAW

DRAWN BY: JS

CHECKED BY: BOW

APPROVED BY: BOW

PRAIRIE POINT FILING 1

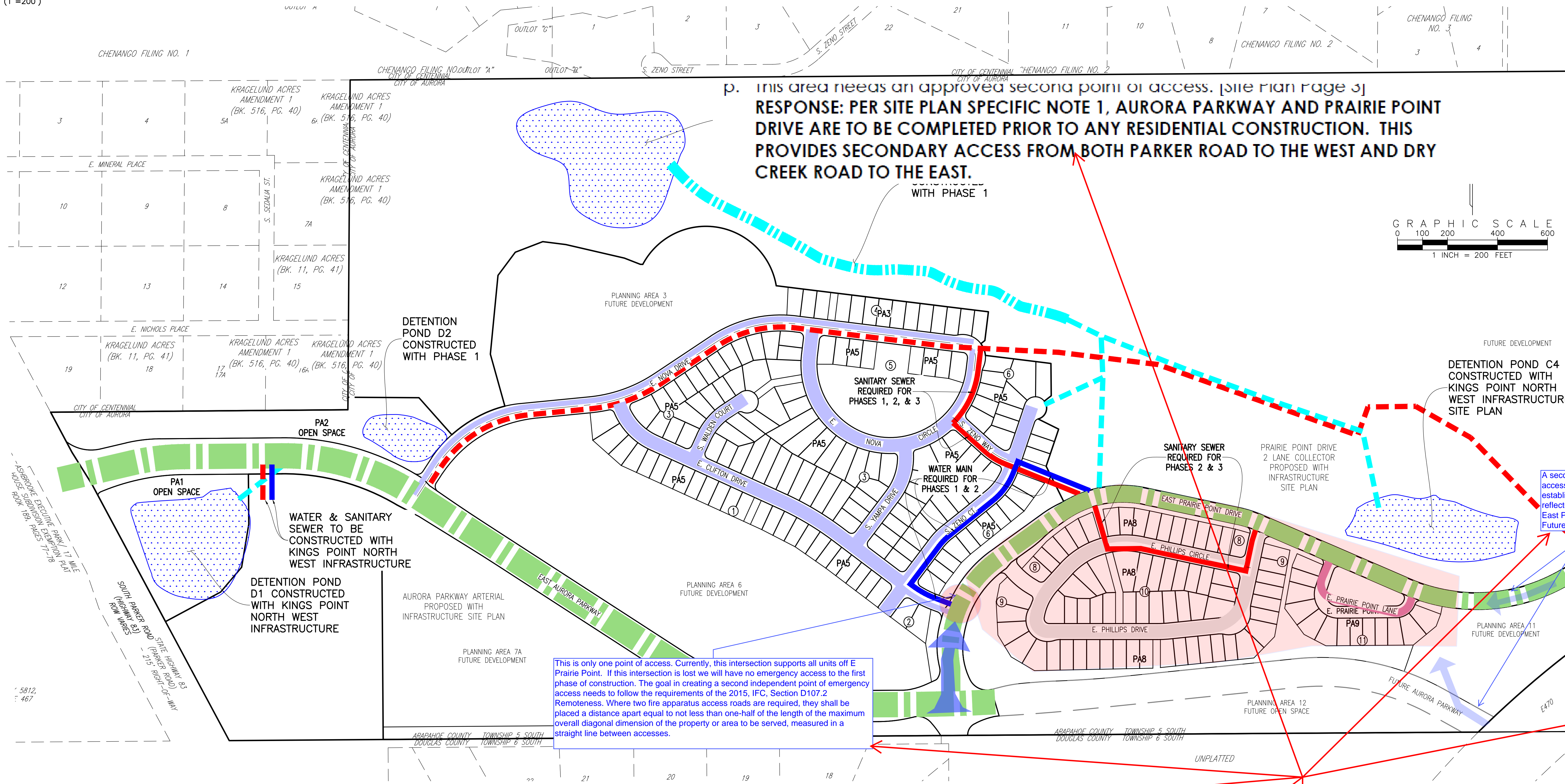
STREET LIGHTING, TRAFFIC SIGN, & RETAINING WALL DETAILS

DATE: 11/22/2022

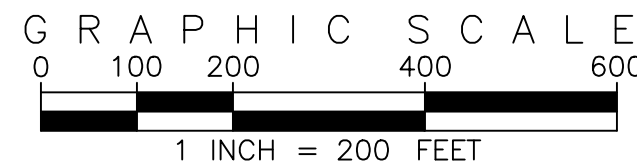
JOB NO: 12187.62

SCALE
HORIZONTAL
N/A

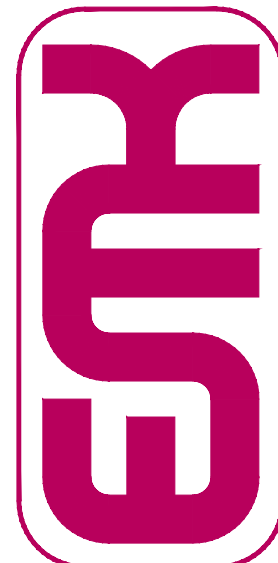
PUBLIC IMPROVEMENTS PHASING PLAN
(1"=200')



p. This area needs an approved second point of access. [Site Plan Page 3]
RESPONSE: PER SITE PLAN SPECIFIC NOTE 1, AURORA PARKWAY AND PRAIRIE POINT DRIVE ARE TO BE COMPLETED PRIOR TO ANY RESIDENTIAL CONSTRUCTION. THIS PROVIDES SECONDARY ACCESS FROM BOTH PARKER ROAD TO THE WEST AND DRY CREEK ROAD TO THE EAST.



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ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

It's below.
can before you dig.

DATE BY

The connection to Dry Creek must be shown and reflected, which is required for the second point of access for PA8/9.

PUBLIC IMPROVEMENT PHASING

REQUIRED IMPROVEMENTS PRIOR TO ACCEPTANCE OF FILING 1 IMPROVEMENTS

1. GRADING AND EROSION CONTROL PER THE MASS GRADING PLANS.
2. ALL WATER, SANITARY SEWER, AND DRAINAGE IMPROVEMENTS IN AURORA PARKWAY AND PRAIRIE POINT DRIVE.
3. SANITARY SEWER IN NOVA DRIVE.
4. POND C4 AND POND D1 IMPROVEMENTS.
5. ALL STORM SEWER PROPOSED WITH THE KINGS POINT NORTH WEST INFRASTRUCTURE SITE PLANS.
6. ALL ROADWAY IMPROVEMENTS FOR PARKER ROAD (STATE HIGHWAY 83), AURORA PARKWAY, AND PRAIRIE POINT DRIVE.

PHASE 1 (NORTH OF AURORA PARKWAY AND WEST OF PRAIRIE POINT DRIVE)

1. ALL WATER, SANITARY SEWER, AND DRAINAGE IMPROVEMENTS IN NOVA DRIVE, NOVA CIRCLE, CLIFTON DRIVE, WALDEN COURT, YAMPA DRIVE ZENO WAY, AND ZENO COURT.
2. POND C1 AND POND D2 IMPROVEMENTS.
3. CHANNEL C2 IMPROVEMENTS.
4. ALL ROADWAY IMPROVEMENTS FOR NOVA DRIVE, NOVA CIRCLE, CLIFTON DRIVE, WALDEN COURT, YAMPA DRIVE ZENO WAY, AND ZENO COURT.

PHASE 2 (BETWEEN FUTURE AURORA PARKWAY AND PRAIRIE POINT DRIVE)

1. POND C1 AND CHANNEL C2 IMPROVEMENTS.
2. SANITARY SEWER WITHIN ZENO WAY AND NOVA CIRCLE FROM ZENO WAY TO NOVA DRIVE WITHIN PHASE 1.
3. SANITARY SEWER AND WATER MAIN FROM PRAIRIE POINT DRIVE TO THE INTERSECTION OF ZENO COURT AND ZENO WAY.
4. WATER MAIN IN CLIFTON DRIVE FROM PRAIRIE POINT DRIVE TO ZENO COURT AND IN ZENO COURT TO ZENO WAY WITHIN PHASE 1.
5. ALL WATER, SANITARY SEWER, AND DRAINAGE IMPROVEMENTS IN PHILLIPS DRIVE, PHILLIPS CIRCLE AND CONNECTING TO PRAIRIE POINT DRIVE.

PHASE 3 (PRAIRIE POINT LANE SOUTH OF PRAIRIE POINT DRIVE)

1. POND C1 AND CHANNEL C2 IMPROVEMENTS.
2. SANITARY SEWER IN NOVA CIRCLE FROM THE INTERSECTION OF NOVA DRIVE AND NOVA CIRCLE, IN ZENO WAY, AND CONNECTING TO PRAIRIE POINT DRIVE WITHIN PHASE 1; FROM PRAIRIE POINT DRIVE SOUTH TO PHILLIPS CIRCLE, EAST IN PHILLIPS CIRCLE TO PHILLIPS DRIVE, NORTH IN PHILLIPS DRIVE TO PRAIRIE POINT DRIVE; AND IN PRAIRIE POINT LANE.
3. WATER MAIN IN PRAIRIE POINT LANE.

The phasing plan and second point of access are contingent on off-site infrastructure and should include adjacent and abutting roadways and utilities such as Dry Creek. Please identify how the second point access will be established.

LEGEND

- IMPROVEMENTS TO BE INSTALLED WITH KINGS POINT NORTH WEST INFRASTRUCTURE
- SANITARY SEWER TO BE INSTALLED WITH KINGS POINT NORTH WEST INFRASTRUCTURE
- STORM SEWER TO BE INSTALLED WITH KINGS POINT NORTH WEST INFRASTRUCTURE
- PHASE 1 INFRASTRUCTURE, INCLUDING STREET IMPROVEMENTS AND ALL REMAINING UTILITIES NOT PREVIOUSLY INSTALLED
- PHASE 2 INFRASTRUCTURE, INCLUDING STREET IMPROVEMENTS AND ALL REMAINING UTILITIES NOT PREVIOUSLY INSTALLED
- PHASE 3 INFRASTRUCTURE, INCLUDING STREET IMPROVEMENTS AND ALL REMAINING UTILITIES NOT PREVIOUSLY INSTALLED
- SANITARY SEWER TO BE INSTALLED WITH PHASE 1, 2, OR PHASE 3 INFRASTRUCTURE
- WATER MAIN TO BE INSTALLED WITH PHASE 1 OR PHASE 2 INFRASTRUCTURE
- CHANNEL C2 TO BE INSTALLED WITH PHASE 1 INFRASTRUCTURE
- DETENTION PONDS TO BE INSTALLED WITH PHASE AS NOTED

NOTE 6 HAS BEEN EXPANDED AND
DETAIL ADDED TO DELINEATE THE
REQUIRED ACCESS POINTS FROM
PARKER ROAD TO EXISTING DRY
CREEK ROAD VIA THE COMPLETION
OF AURORA PARKWAY AND PRAIRIE
POINT DRIVE.

Advisory Note:

As you already know the 2015 fire code requires single family developments that exceed 30 units to have two separate and approved access points. Which means the Plan must show the two points of access with a looped water supply to each phase of the development. The two points of access have to meet the required "remoteness" distance apart as identified in the 2015 IFC Appendix D. Basically, the plan must clearly explain how the required two points of access will be address since roads outside this filing is required. So your phasing plan must indicate which roadways from the adjacent filing will be utilized to achieve the two points of access and that issuance beyond the 30th CO is contingent upon the second point of access being established.

PRAIRIE POINT FILING 1

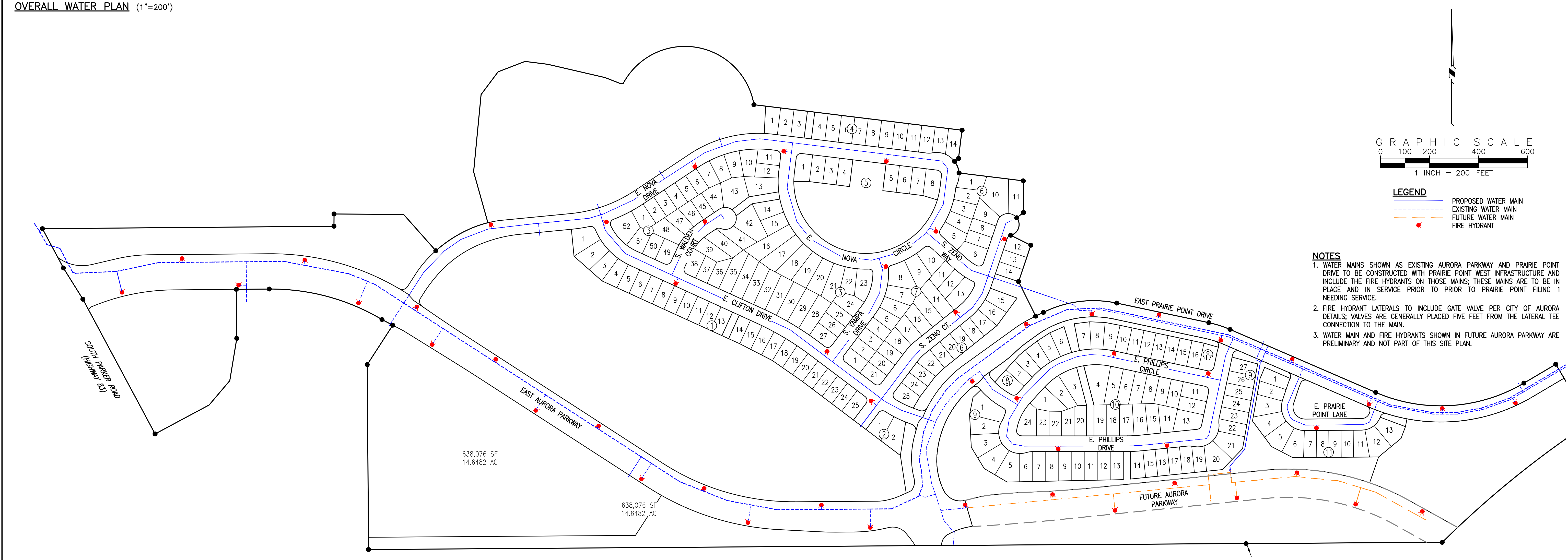
PUBLIC IMPROVEMENT
PHASING PLAN

DATE: 11/22/2022

JOB NO: 12187.62

SCALE
AS NOTED

13 of 54



- NOTES**
1. WATER MAINS SHOWN AS EXISTING AURORA PARKWAY AND PRAIRIE POINT DRIVE TO BE CONSTRUCTED WITH PRAIRIE POINT WEST INFRASTRUCTURE AND INCLUDE THE FIRE HYDRANTS ON THOSE MAINS; THESE MAINS ARE TO BE IN PLACE AND IN SERVICE PRIOR TO PRAIRIE POINT FILING 1 NEEDING SERVICE.
 2. FIRE HYDRANT LATERALS TO INCLUDE GATE VALVE PER CITY OF AURORA DETAILS; VALVES ARE GENERALLY PLACED FIVE FEET FROM THE LATERAL TEE CONNECTION TO THE MAIN.
 3. WATER MAIN AND FIRE HYDRANTS SHOWN IN FUTURE AURORA PARKWAY ARE PRELIMINARY AND NOT PART OF THIS SITE PLAN.

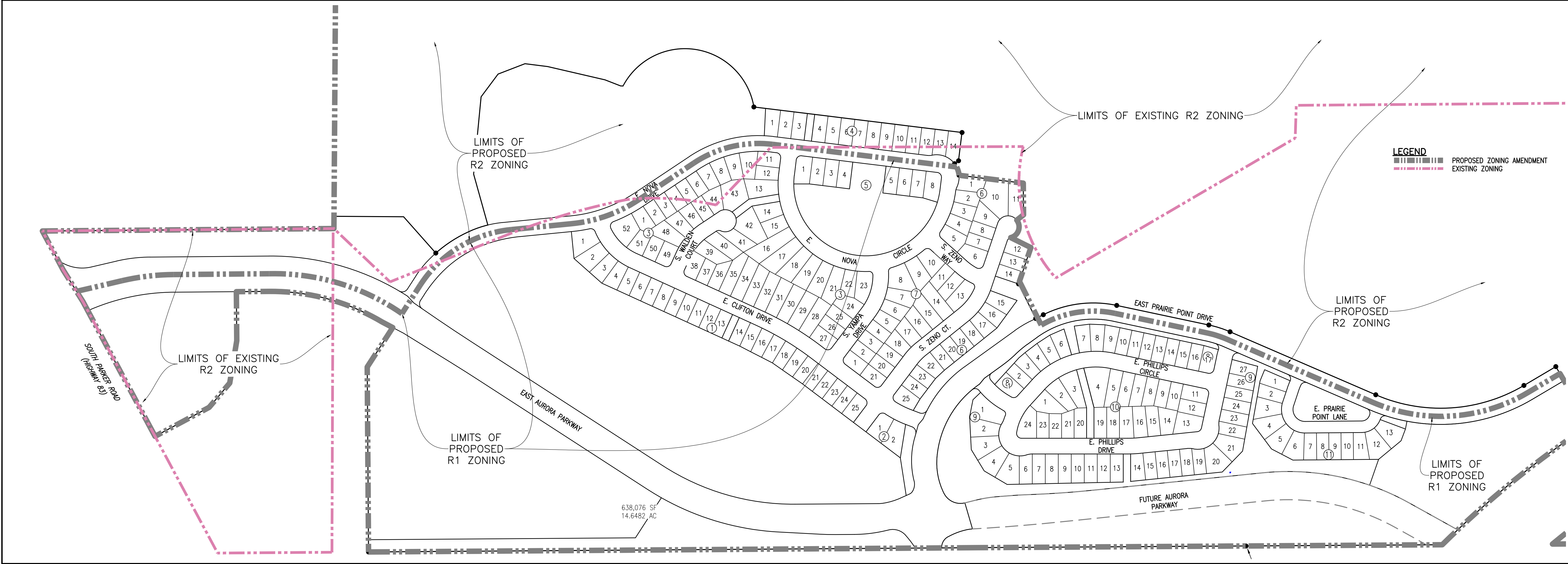
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
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CENTENNIAL, COLORADO 80112-2019
(303)694-1520
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EMK

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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FKA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. PERMANENTLY EMBEDDED IN CONCRETE. 4 INCH DIAMETER OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04



REVISIONS

NO.	DESCRIPTION	DATE	BY

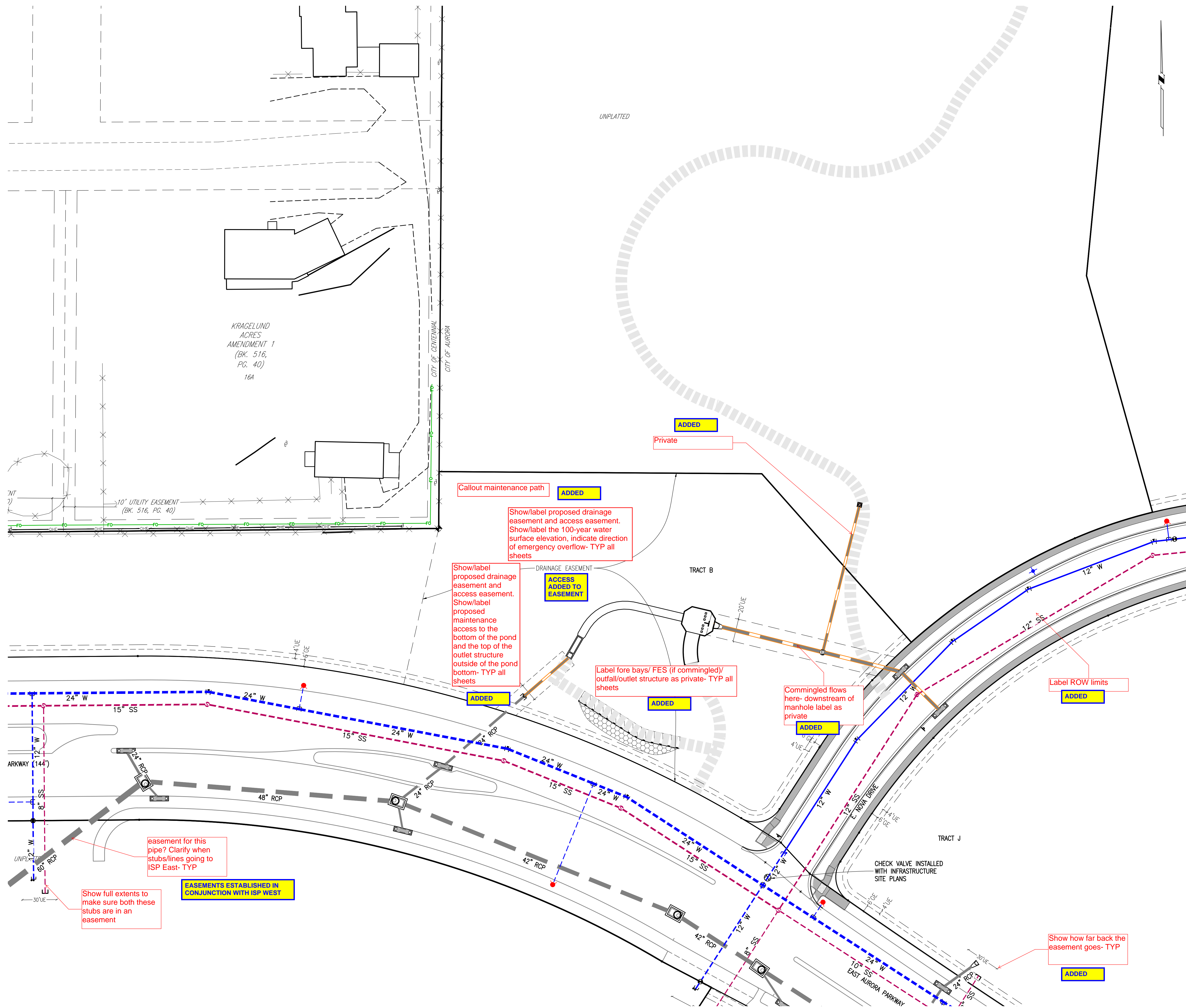
DESIGNED BY: *LM*
DRAWN BY: *JS*
CHECKED BY: *BM*
APPROVED BY: *BM*

KINGS POINT NORTH WEST ISP

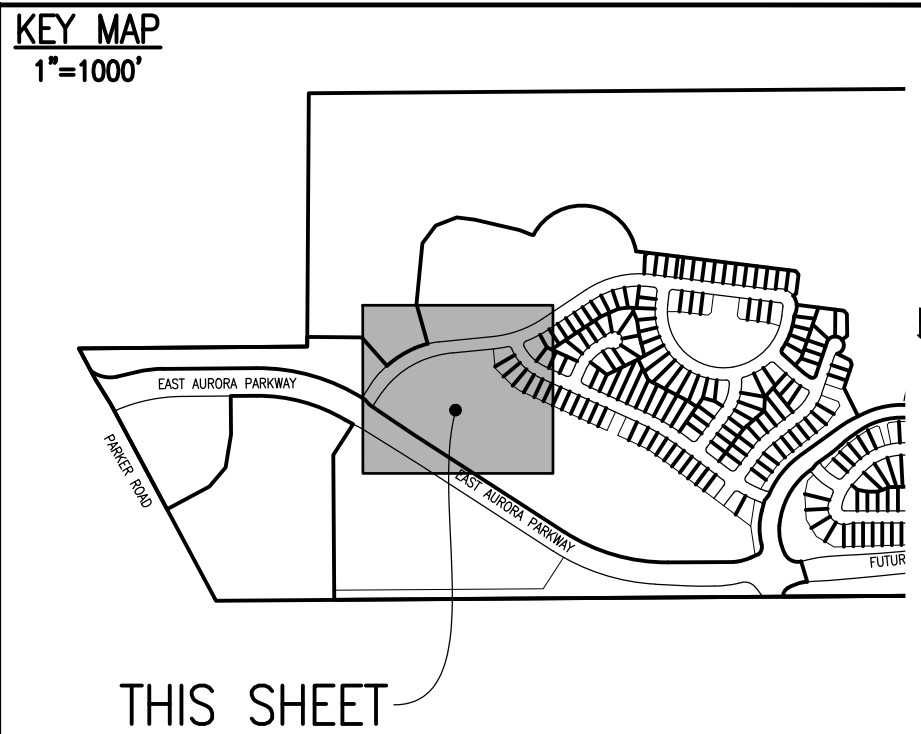
OVERALL WATER PLAN & ZONING EXHIBIT

DATE: 11/22/2022
JOB NO: 12187.62
SCALE AS NOTED

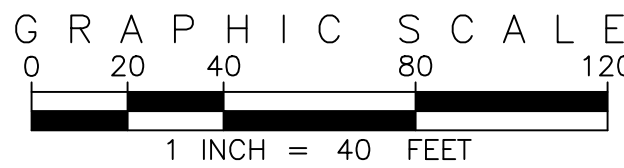
14 of 54



SEE SHEET 16



SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THROW BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	



SITE PLAN ABBREVIATIONS

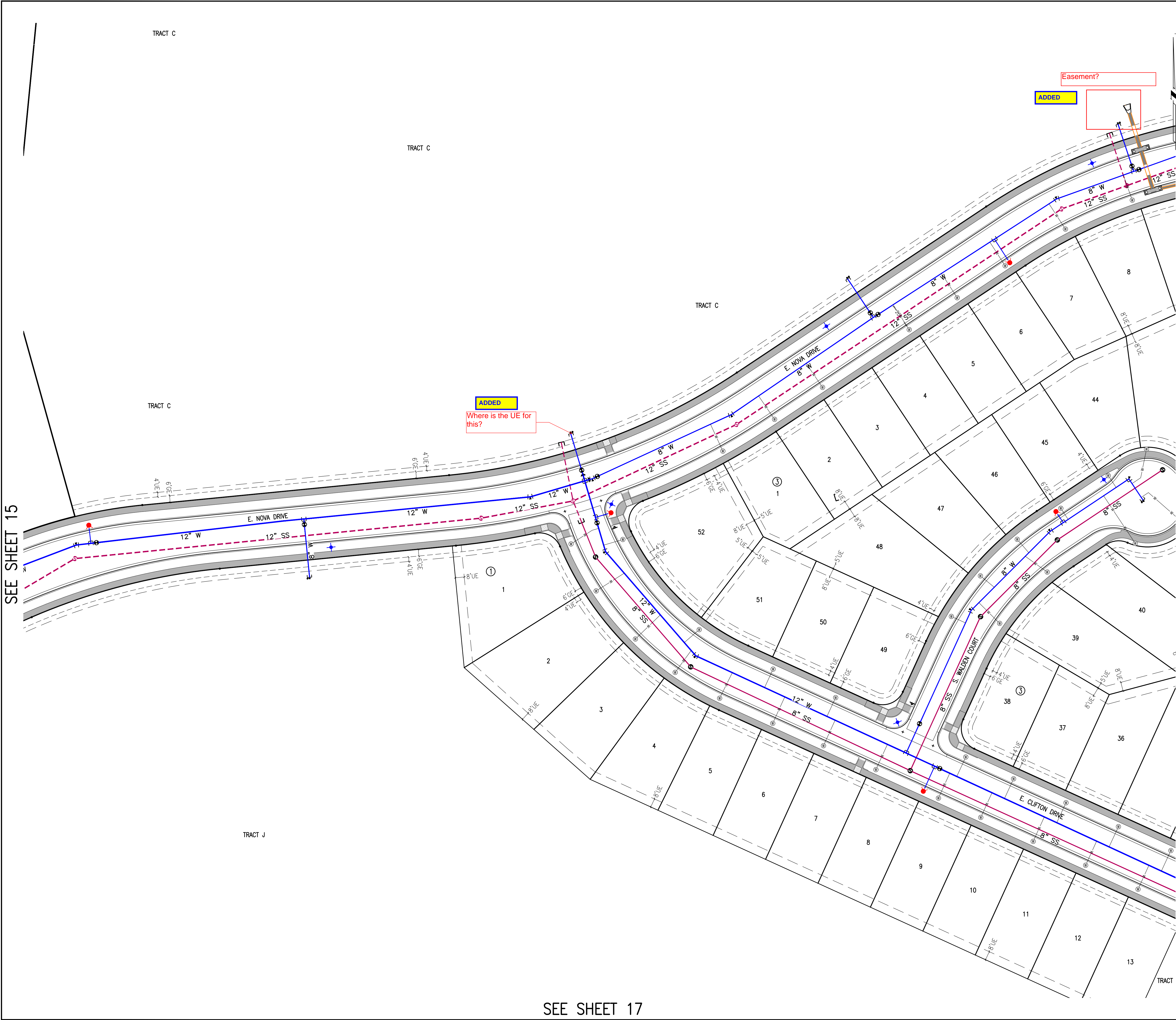
FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

- ## SITE PLAN NOTES
1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
 2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET W/ WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIIUS.
 3. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
 4. ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE W/ THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 5. TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FIRM REVIEW WITH THE CONSTRUCTION DOCUMENTS.
 6. ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
 7. ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 10' ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.
 8. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN FOR THE CIVIL PLAN SUBMITTAL.
 9. INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION POND C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR A HOMES WITHIN THIS SITE PLAN.

<div>EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303) 694-1520 www.EMK.com</div>									
<div>EMK</div>									
<div>SCALE VERIFICATION BAR IS ONE INCH SCALE ON ORIGINAL DRAWING</div> <div>0'1"</div> <div>IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY</div>									
<div><div>811</div><div>Know what's below. Call before you dig.</div></div>									
<div><div>BENCHMARK</div><div>CITY OF AURORA BENCHMARK 556633NE002 (FKA ZD-060) 3 INCH DIAMETER BRASS CAP ON 30 INCH STEEL PIPE IN CONCRETE, APPROXIMATELY 10 FEET NORTH AND 10 FEET WEST OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.1 FEET WEST EAST 1/4 SECTION 33, T3S, R66W NAD 88 ELEVATION 5561.04</div></div>									

SEE SHEET 15

SEE SHEET 18



KEY MAP
1"=1000'

THIS SHEET

SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8" DRAINAGE MAINTENANCE ROAD SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	

GRAPHIC SCALE

0 20 40 80 120

1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

FL FLOWLINE
ROW RIGHT-OF-WAY
DE DRAINAGE EASEMENT
GE GAS EASEMENT
UE UTILITY EASEMENT
WSEL 100 YEAR WATER SURFACE ELEVATION
TOW TOP OF WALL
BOW BOTTOM OF WALL

SITE PLAN NOTES

1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
3. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
4. ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
6. ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
7. ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.
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REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: JWM
DRAWN BY: JS
CHECKED BY: BOM
APPROVED BY: BOM

PRAIRIE POINT FILING 1

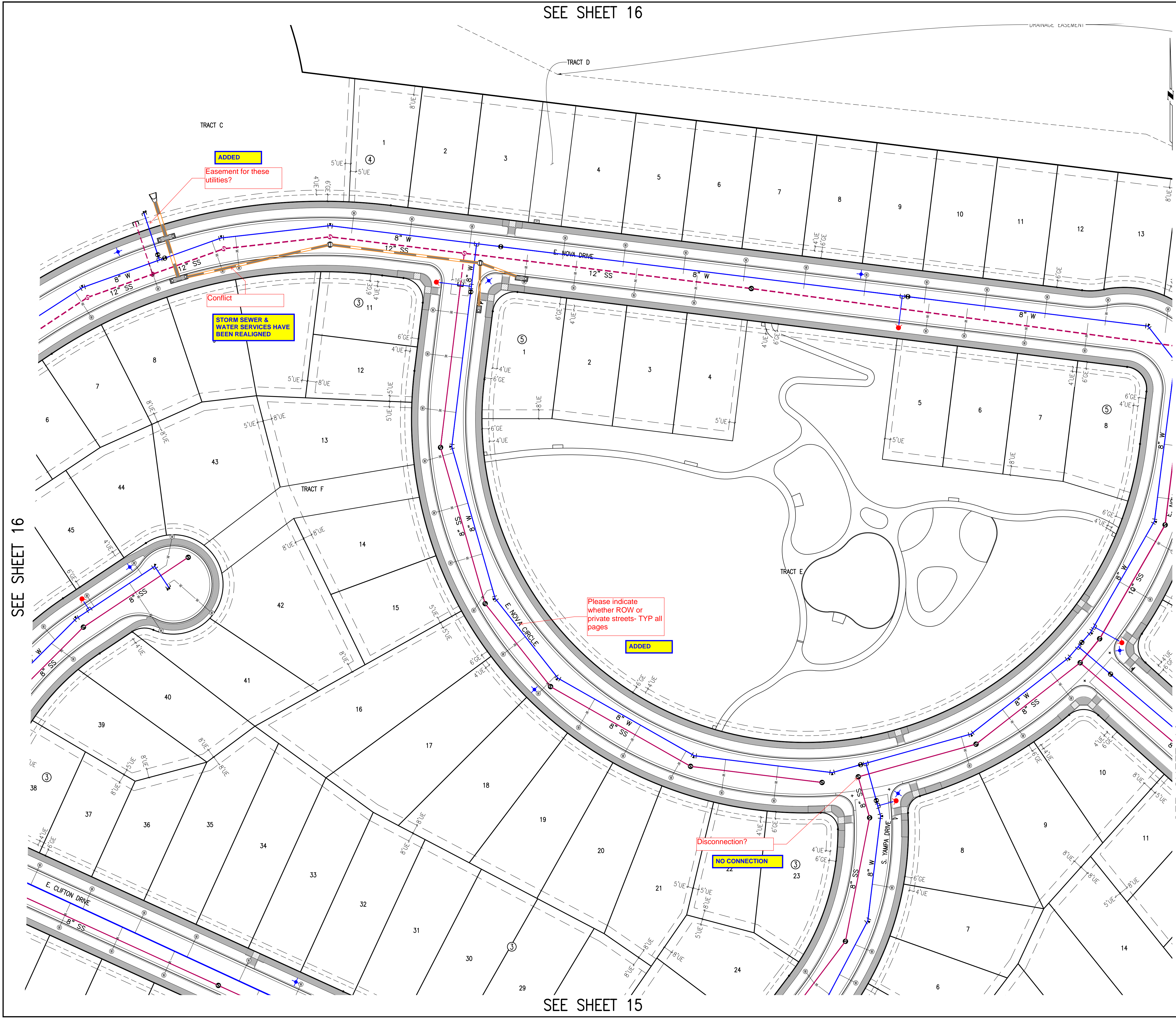
UTILITY PLAN

DATE: 11/22/2022
JOB NO: 12187.62
SCALE
HORIZONTAL
1" = 40'
16 of 54

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
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CENTENNIAL, COLORADO 80112-2019
(303)694-1520
WWW.EMKCO.EDU

EMK

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATELY 100 FEET WEST OF THE INTERSECTION OF WEST OF
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04



KEY MAP
1"=1000'

THIS SHEET

SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD, SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	

GRAPHIC SCALE

0 20 40 80 120

1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

FL FLOWLINE
ROW RIGHT-OF-WAY
DE DRAINAGE EASEMENT
GE GAS EASEMENT
UE UTILITY EASEMENT
WSEL 100 YEAR WATER SURFACE ELEVATION
TOW TOP OF WALL
BOW BOTTOM OF WALL

SITE PLAN NOTES

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- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: JWM
DRAWN BY: JS
CHECKED BY: BOM
APPROVED BY: BOM

PRAIRIE POINT FILING 1

UTILITY PLAN

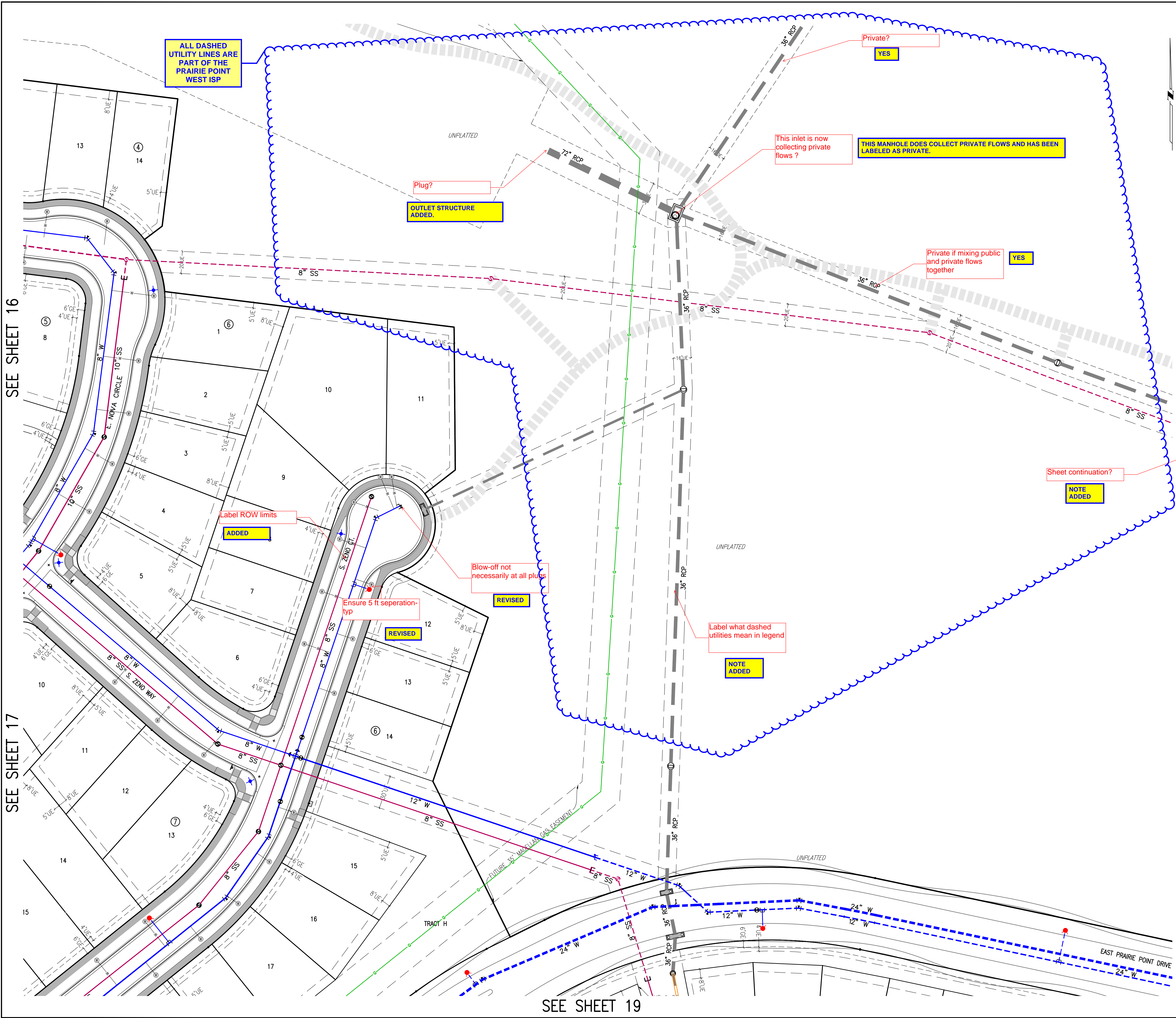
DATE: 11/22/2022
JOB NO: 12187.62
SCALE
HORIZONTAL
1" = 40'
17 of 54

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EMK

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE LOCATION OF THE BENCHMARK IS 22.7 FEET WEST OF
EAST 1/4 SECTION 33, T5S, R66W
NAD 88 ELEVATION 5861.04

811
Know what's below.
Call before you dig.



KEY MAP
1"=1000'

THIS SHEET

SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD, SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	

GRAPHIC SCALE
0 20 40 80 120
1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

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REVISIONS

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DESIGNED BY: JWM
DRAWN BY: JS
CHECKED BY: BOM
APPROVED BY: BOM

PRAIRIE POINT FILING 1

UTILITY PLAN

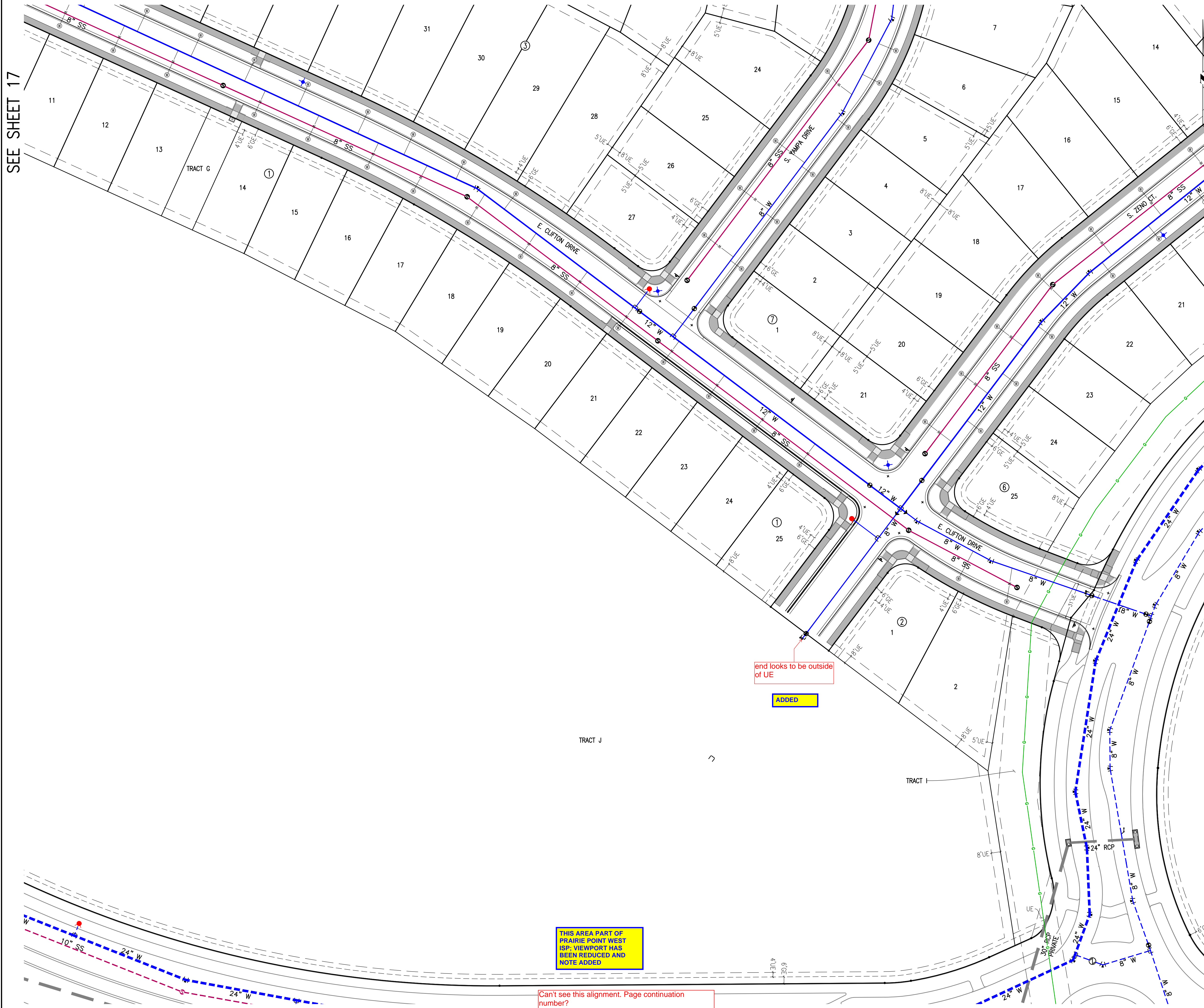
DATE: 11/22/2022
JOB NO: 12187.62
SCALE: HORIZONTAL 1" = 40'
18 of 54

EMK CONSULTANTS, INC.
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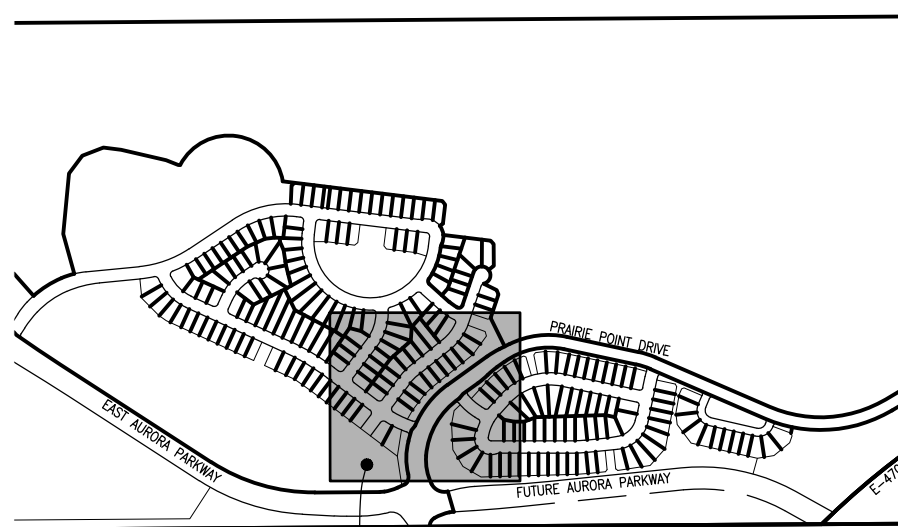
SEE SHEET 17

SEE SHEET 18

SEE SHEET 20



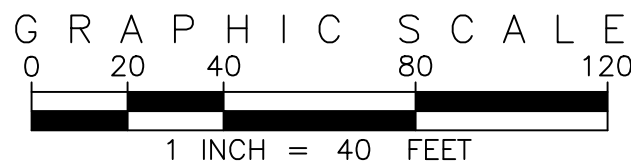
KEY MAP
1"=1000'



THIS SHEET

SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	



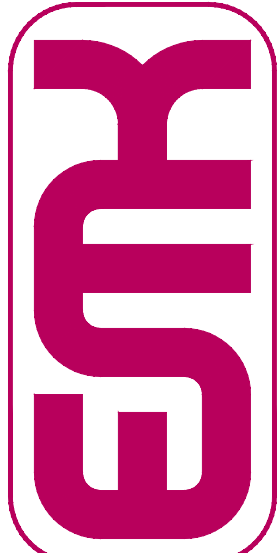
SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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Know what's below. Call before you dig.
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CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
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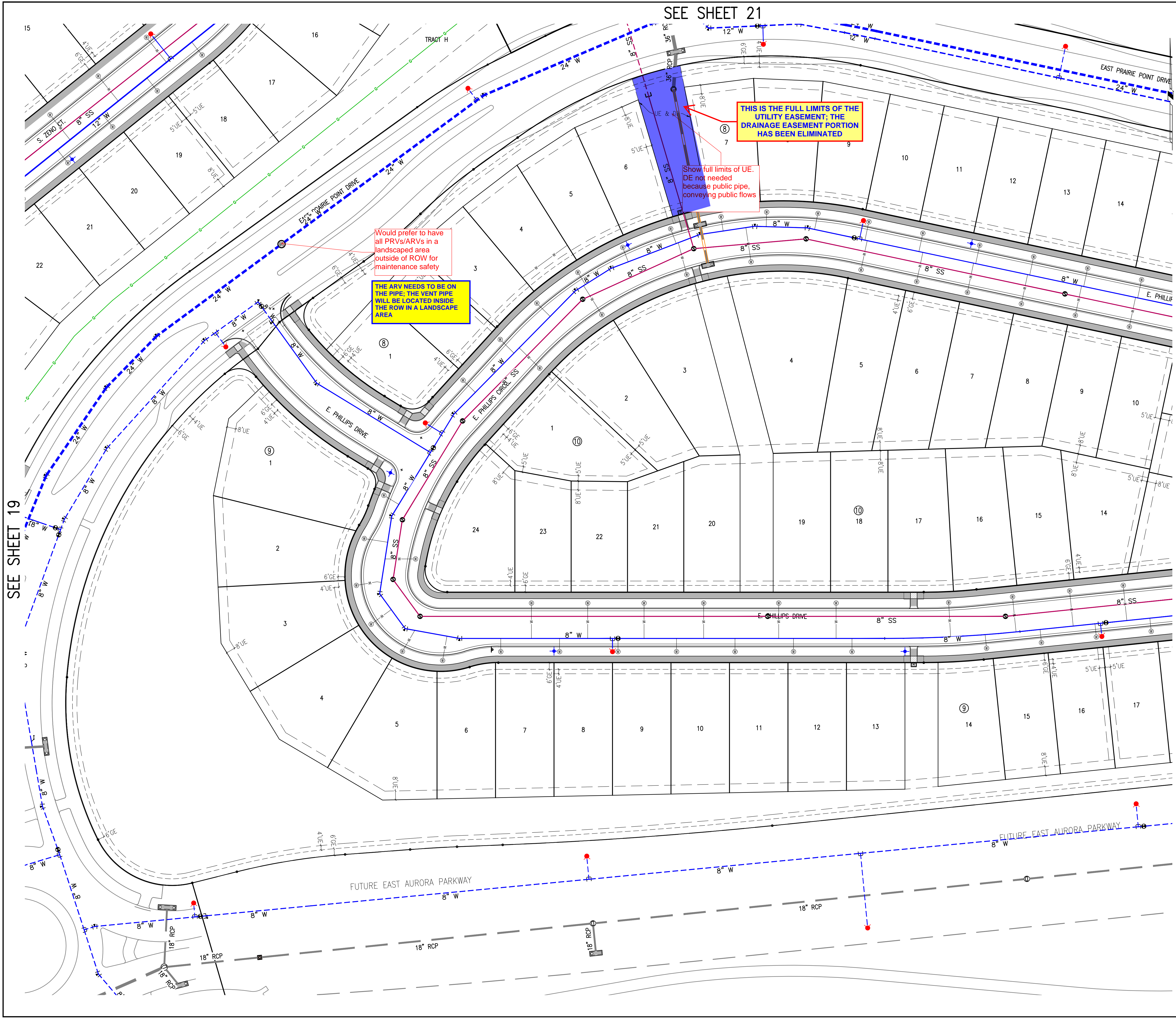
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DESIGNED BY: JWM
DRAWN BY: JS
CHECKED BY: BOM
APPROVED BY: BOM

PRAIRIE POINT FILING 1
UTILITY PLAN

DATE: 11/22/2022
JOB NO: 12187.62

SCALE
HORIZONTAL
1" = 40'



SEE SHEET 19

SEE SHEET 21

KEY MAP
1"=1000'

SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
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GRAPHIC SCALE
0 20 40 80 120
1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

FL	FLOWLINE
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REVISIONS

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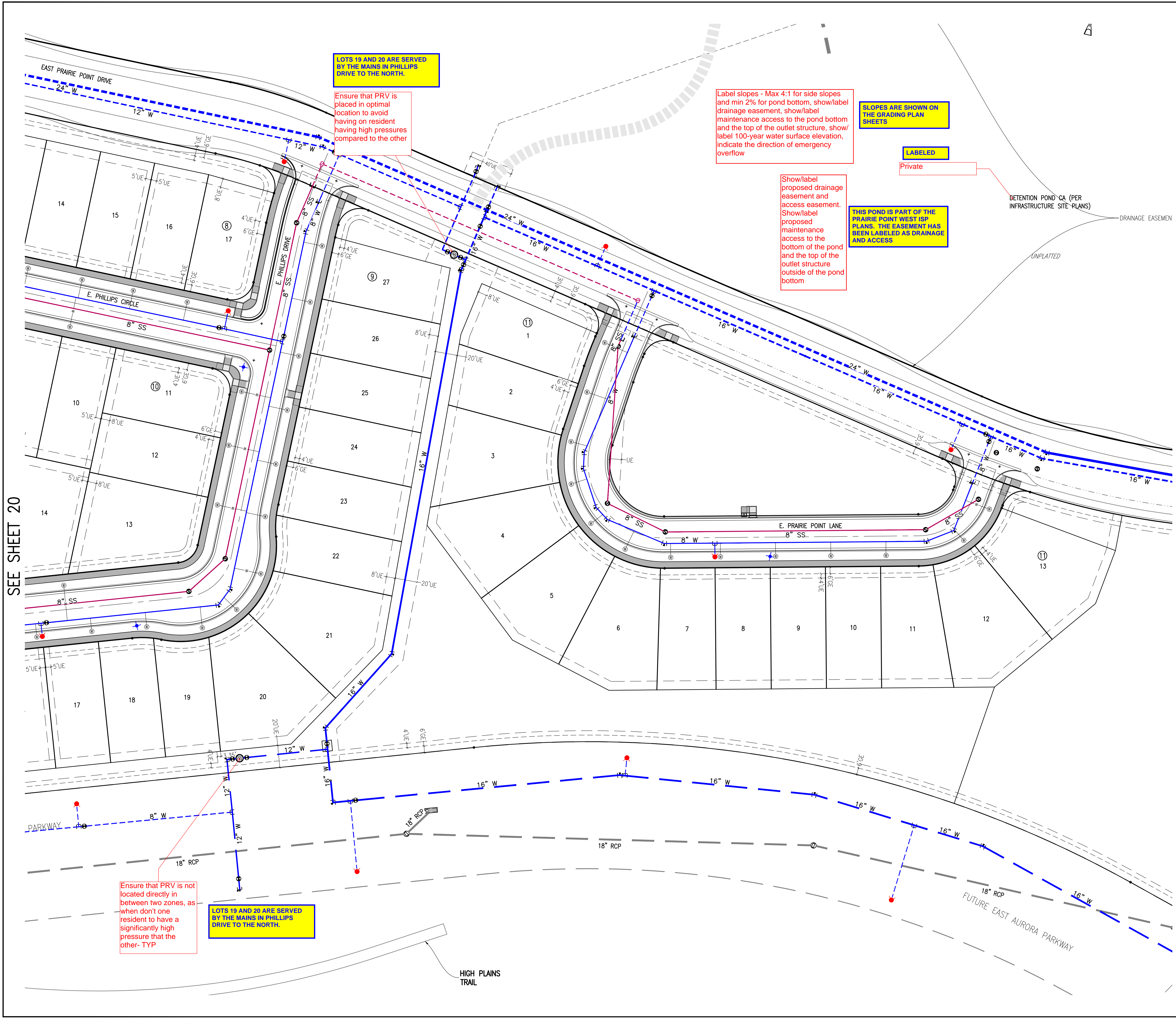
PRAIRIE POINT FILING 1

UTILITY PLAN

DATE: 11/23/2022
JOB NO: 12187.62
SCALE
HORIZONTAL
1" = 40'
20 of 54

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SEE SHEET 20



KEY MAP
1"=1000'

THIS SHEET

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
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	GAS LINE	
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	MAJOR CONTOUR	
	MINOR CONTOUR	
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SITE PLAN NOTES

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- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
- ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
- ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
- ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
- ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.

REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *LM*

DRAWN BY: *JS*

CHECKED BY: *DOM*

APPROVED BY: *DOM*

DATE: 11/23/2022

JOB NO: 12187.62

SCALE
HORIZONTAL
1" = 40'

21 of 54

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
WWW.EMKCO.EDU

EMK

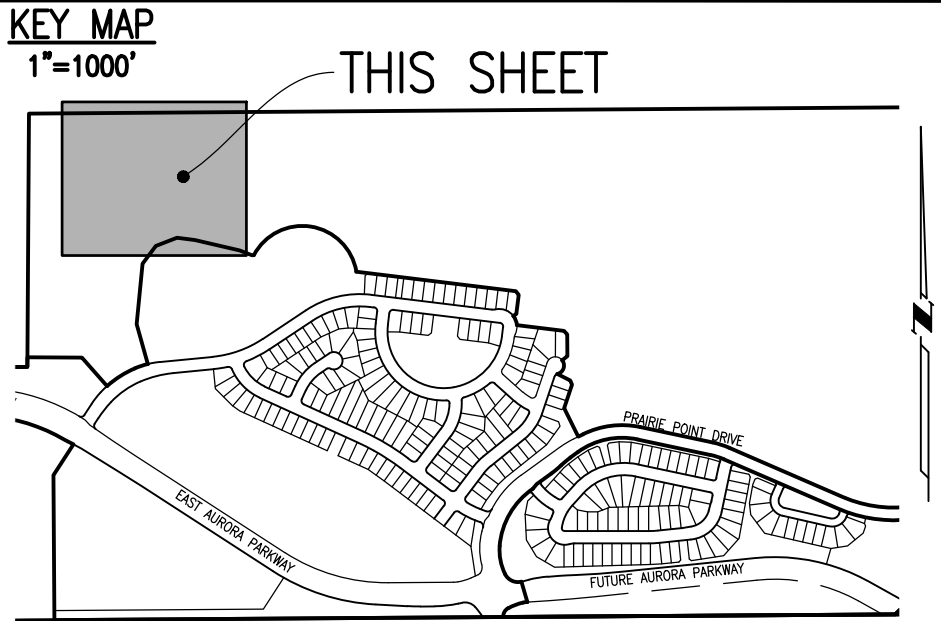
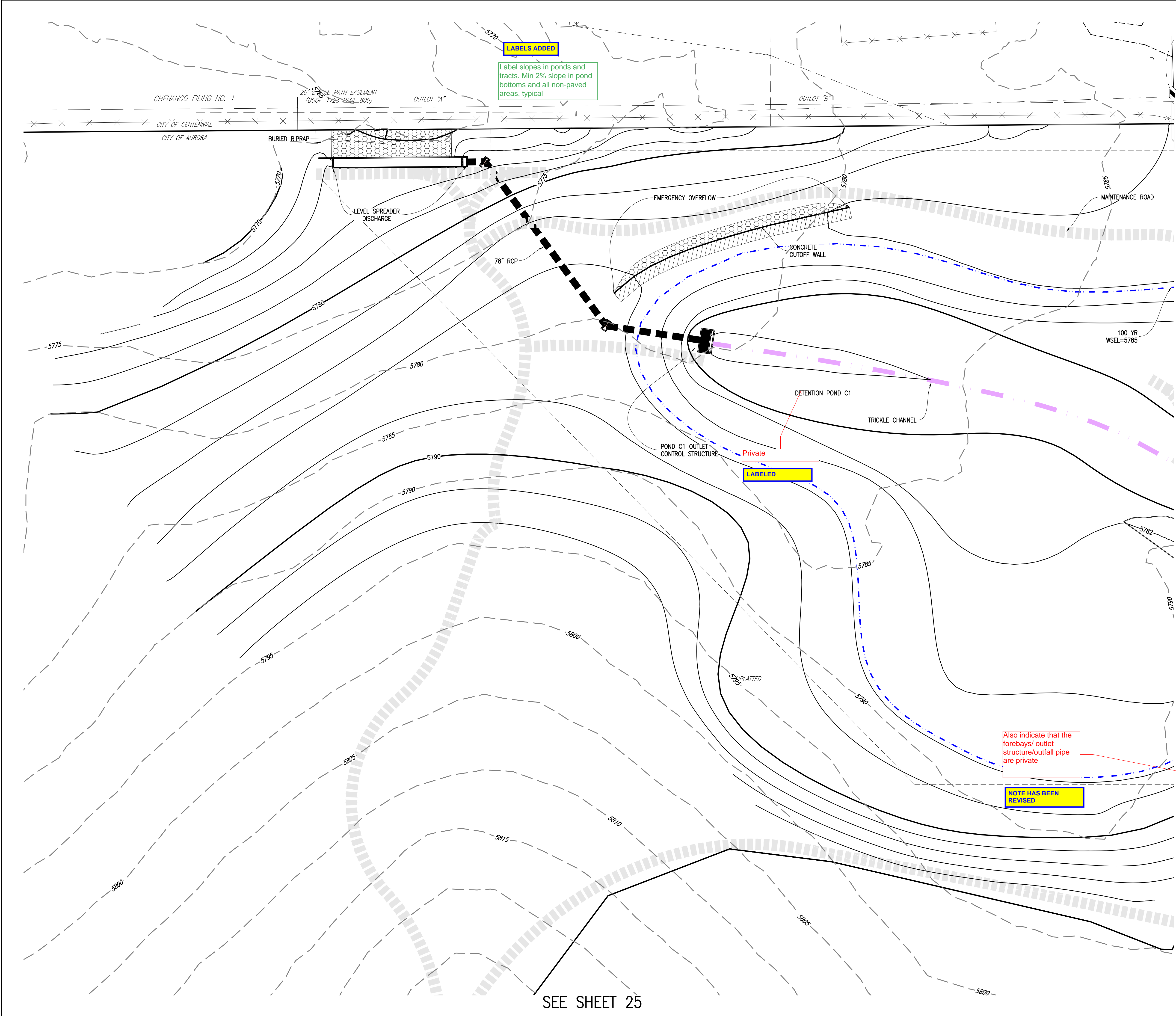
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE ELEVATION 5566.00 FEET OF
EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST
EAST 1/4 SECTION 33, T5S, R66W
NAD 88 ELEVATION 5561.04

Know what's below.
Call before you dig.

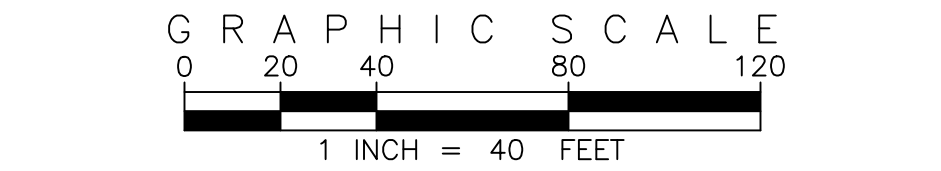
811

PRAIRIE POINT FILING 1

UTILITY PLAN



SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	



SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
ROW	RIGHT-OF-WAY	
DE	DRAINAGE EASEMENT	
GE	GAS EASEMENT	
UE	UTILITY EASEMENT	
WSEL	100 YEAR WATER SURFACE ELEVATION	
TOW	TOP OF WALL	
BOW	BOTTOM OF WALL	

- SITE PLAN NOTES**
1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
 2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
 3. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
 4. ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 5. TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
 6. ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
 7. ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADI ARE AS NOTED ON THE PLAN.
 8. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
 9. INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.

SEE SHEET 23

SEE SHEET 25

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
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7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1120
WWW.EMK-CO.COM

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

0 1" 0

Know what's below.
Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FRA 20'-06") CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W
NAVD 88 ELEVATION 5861.04

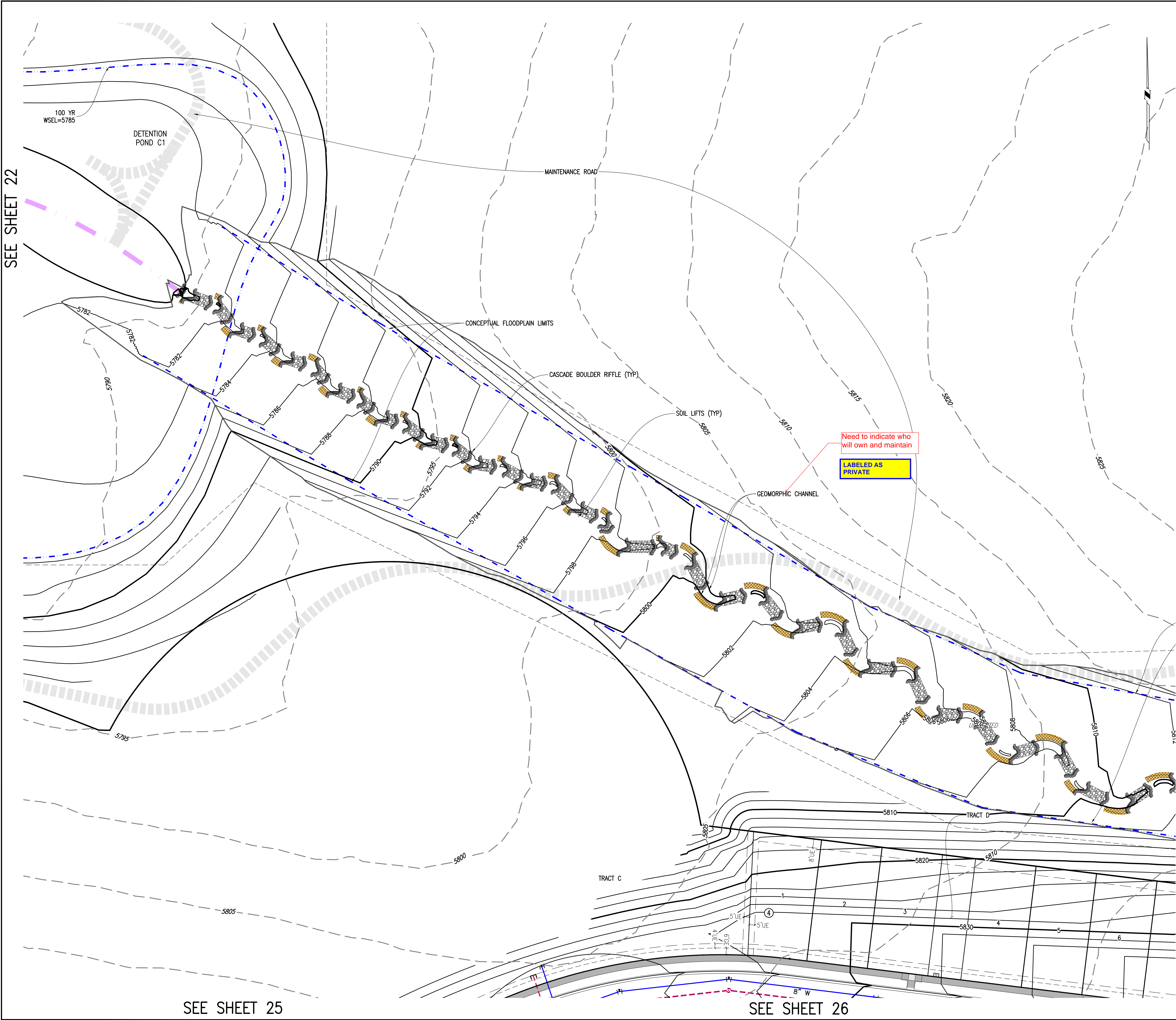
REVISIONS	NO.	DESCRIPTION	DATE	BY

DESIGNED BY: JAW
DRAWN BY: JS
CHECKED BY: BOW
APPROVED BY: BOW

PRAIRIE POINT FILING 1
POND C1 GRADING & SITE PLAN

DATE: 11/22/2022
JOB NO: 12187.62
SCALE
HORIZONTAL
1" = 40'
22 of 54

SEE SHEET 22



SEE SHEET 25

SEE SHEET 26

SEE SHEET 24

KEY MAP
1"=1000'

PROPOSED

DESCRIPTION

EXISTING

SANITARY SEWER & MANHOLE

BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS

BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF

GAS LINE

STREET LIGHTS

MINOR CONTOUR

8' DRAINAGE MAINTENANCE ROAD

0 1" 0

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE ELEVATION 5800.00. 4 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE ELEVATION 5800.00. EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

GRAPHIC SCALE
0 20 40 80 120
1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

FL FLOWLINE

ROW RIGHT-OF-WAY

DE DRAINAGE EASEMENT

GE GAS EASEMENT

UE UTILITY EASEMENT

WSEL 100 YEAR WATER SURFACE ELEVATION

TOW TOP OF WALL

BOW BOTTOM OF WALL

DESIGNED BY: JWM

DRAWN BY: JS

CHECKED BY: BOM

APPROVED BY: BOM

1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.

2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.

3. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.

4. ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

5. TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.

6. ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.

7. ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.

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

9. INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.

REVISIONS

NO.

DESCRIPTION

DATE

BY

1

2

3

4

5

6

7

8

9

PRAIRIE POINT FILING 1

POND C1 & CHANNEL C2
GRADING & SITE PLAN

DATE: 11/22/2022

JOB NO: 12187.62

SCALE
HORIZONTAL
1" = 40'

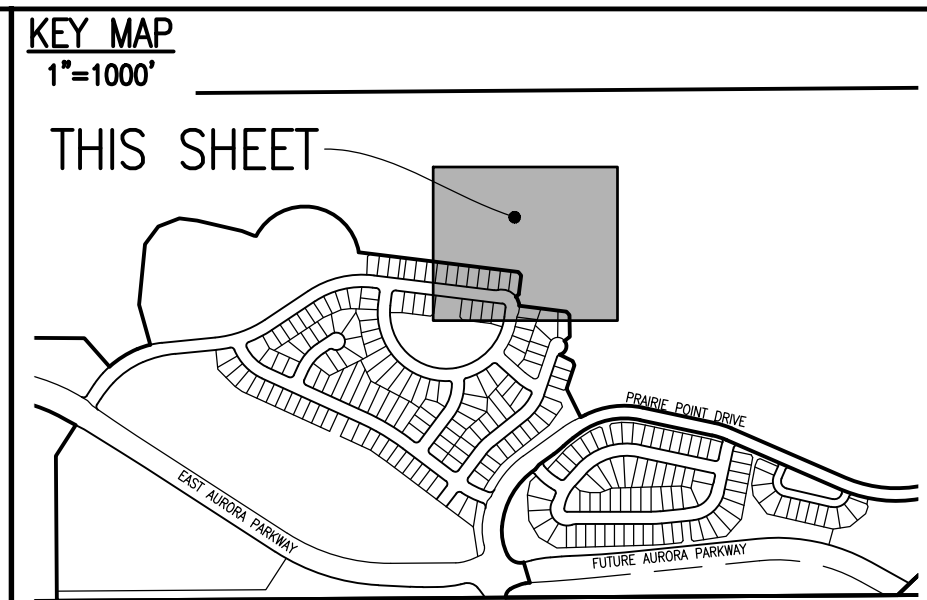
23 of 54

SEE SHEET 23

SEE SHEET 15

SEE SHEET 26

SEE SHEET 27



PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	

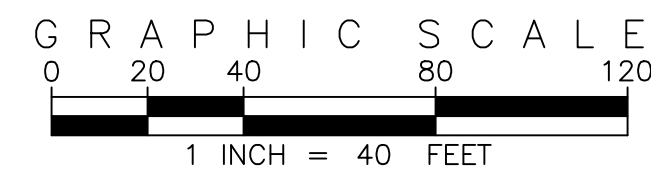
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
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EMK

Know what's below.
Call before you dig.

SCALE: VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. ELEVATION 5861.04. 100 YEAR WATER SURFACE ELEVATION OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W. NAD 88 ELEVATION 5861.04.

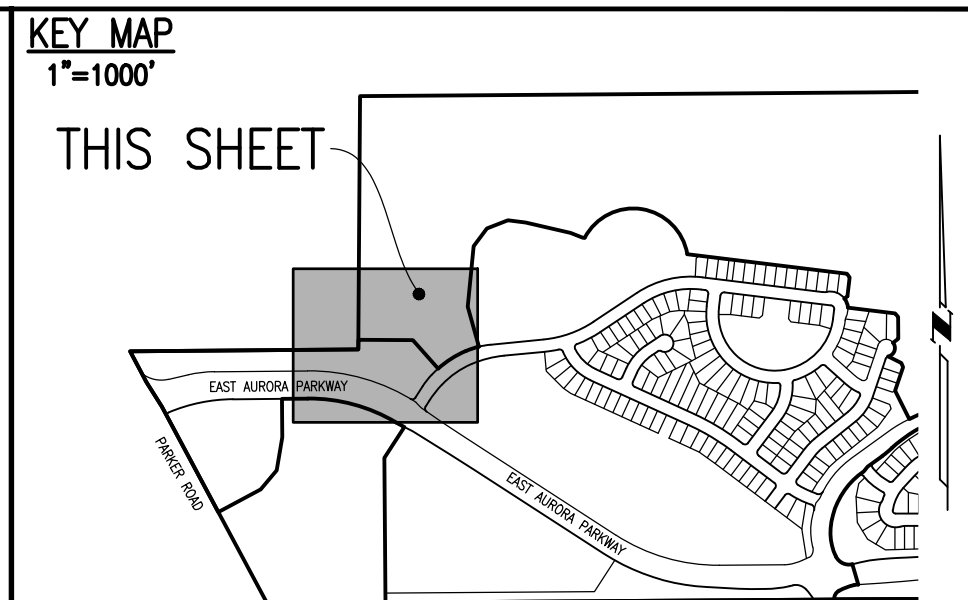
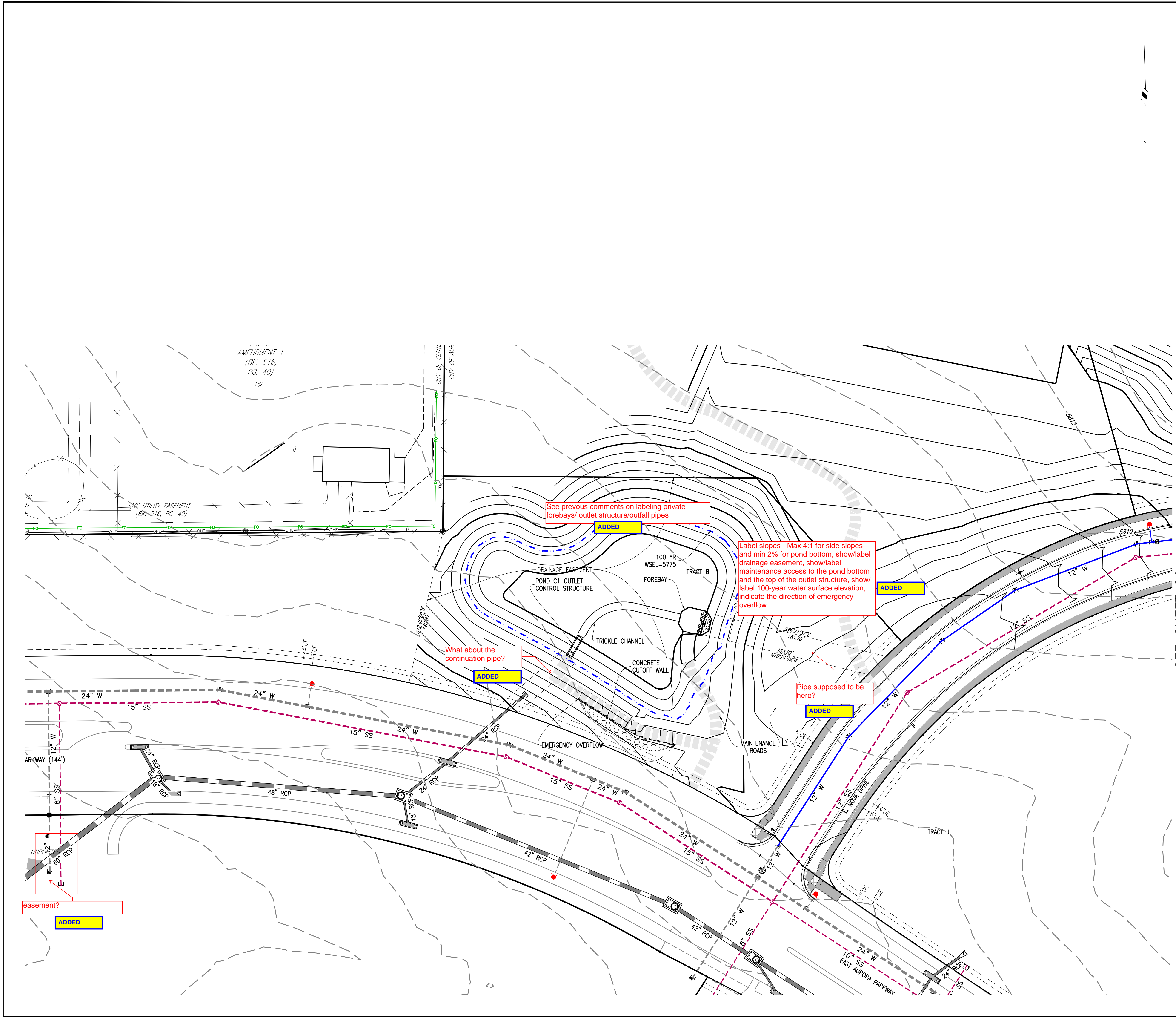


SITE PLAN ABBREVIATIONS	
FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

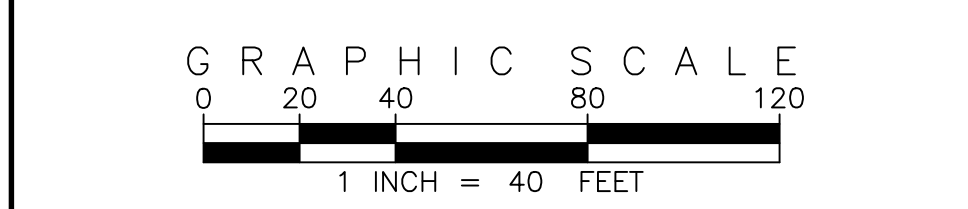
- SITE PLAN NOTES
- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
 - MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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 - STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
 - INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.

REVISIONS	
NO.	DESCRIPTION
1	DESIGNED BY: JWM
2	DRAWN BY: JS
3	CHECKED BY: BOM
4	APPROVED BY: BOM

DATE: 11/22/2022
JOB NO: 12187.62
SCALE: HORIZONTAL 1" = 40'



SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	



SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
ROW	RIGHT-OF-WAY	
DE	DRAINAGE EASEMENT	
GE	GAS EASEMENT	
UE	UTILITY EASEMENT	
WSEL	100 YEAR WATER SURFACE ELEVATION	
TOW	TOP OF WALL	
BOW	BOTTOM OF WALL	

- SITE PLAN NOTES**
1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
 2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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EMK CONSULTANTS, INC.
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7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1150
WWW.EMKCC.COM

Know what's below.
Call before you dig.

CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE ELEVATION OF THE SURFACE OF THE PIPE IS 5810.00 FEET OF
EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

REVISIONS	NO.	DESCRIPTION	DATE	BY

DESIGNED BY: JWM
DRAWN BY: JS
CHECKED BY: BDM
APPROVED BY: BDM

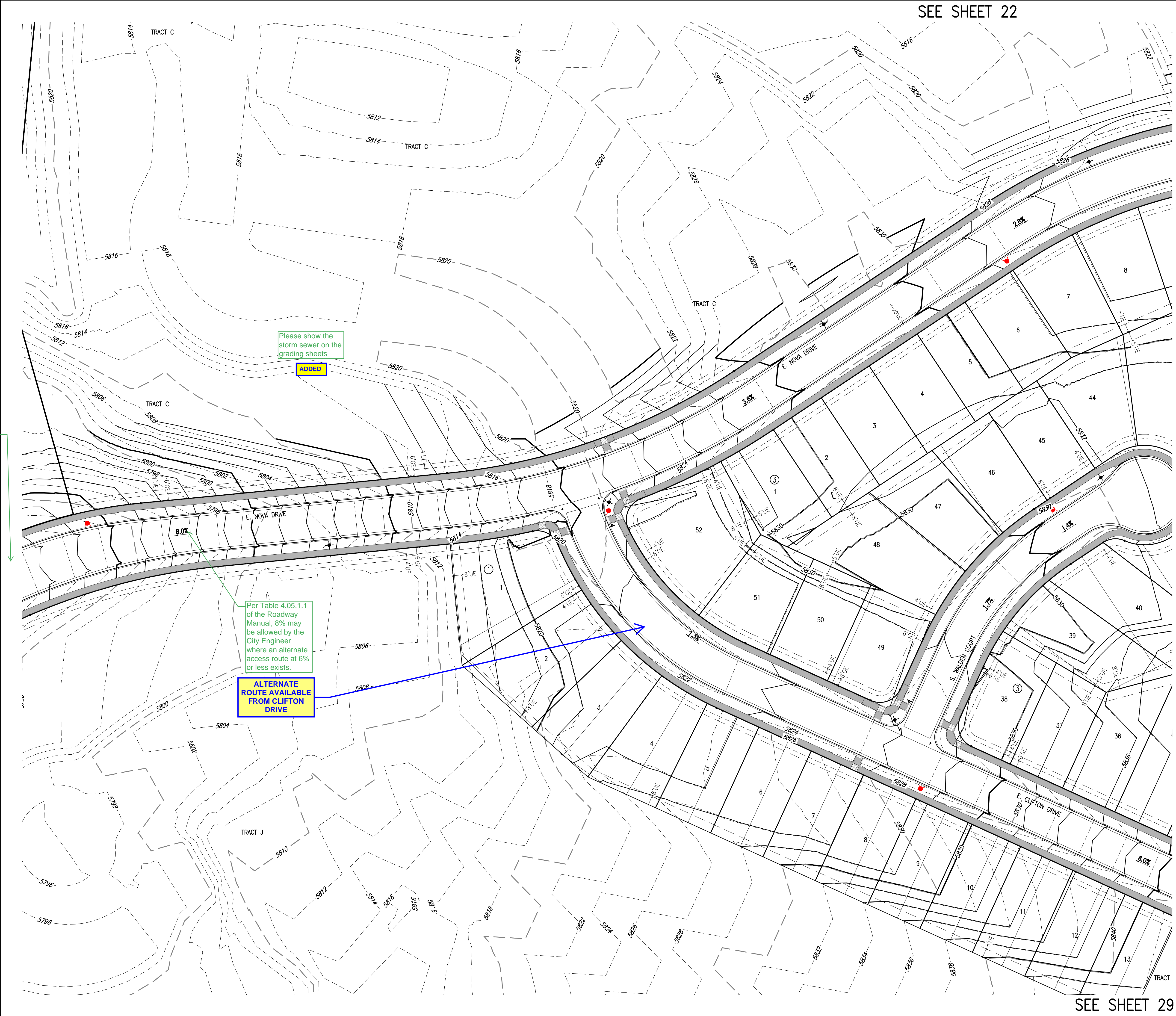
PRAIRIE POINT FILING 1

POND D2 GRADING
& SITE PLAN

DATE: 11/22/2022
JOB NO: 12187.62

SCALE
HORIZONTAL
1" = 40'

25 of 54



SEE SHEET 22

SEE SHEET 27

SEE SHEET 29

KEY MAP
1"=1000'

THIS SHEET

SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD, SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	

GRAPHIC SCALE
0 20 40 80 120
1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

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CENTENNIAL, COLORADO 80112-2019
WWW.EMKCONS.COM
(303)694-1520

811
Know what's below.
Call before you dig.

REVISIONS

NO.	DESCRIPTION	DATE	BY

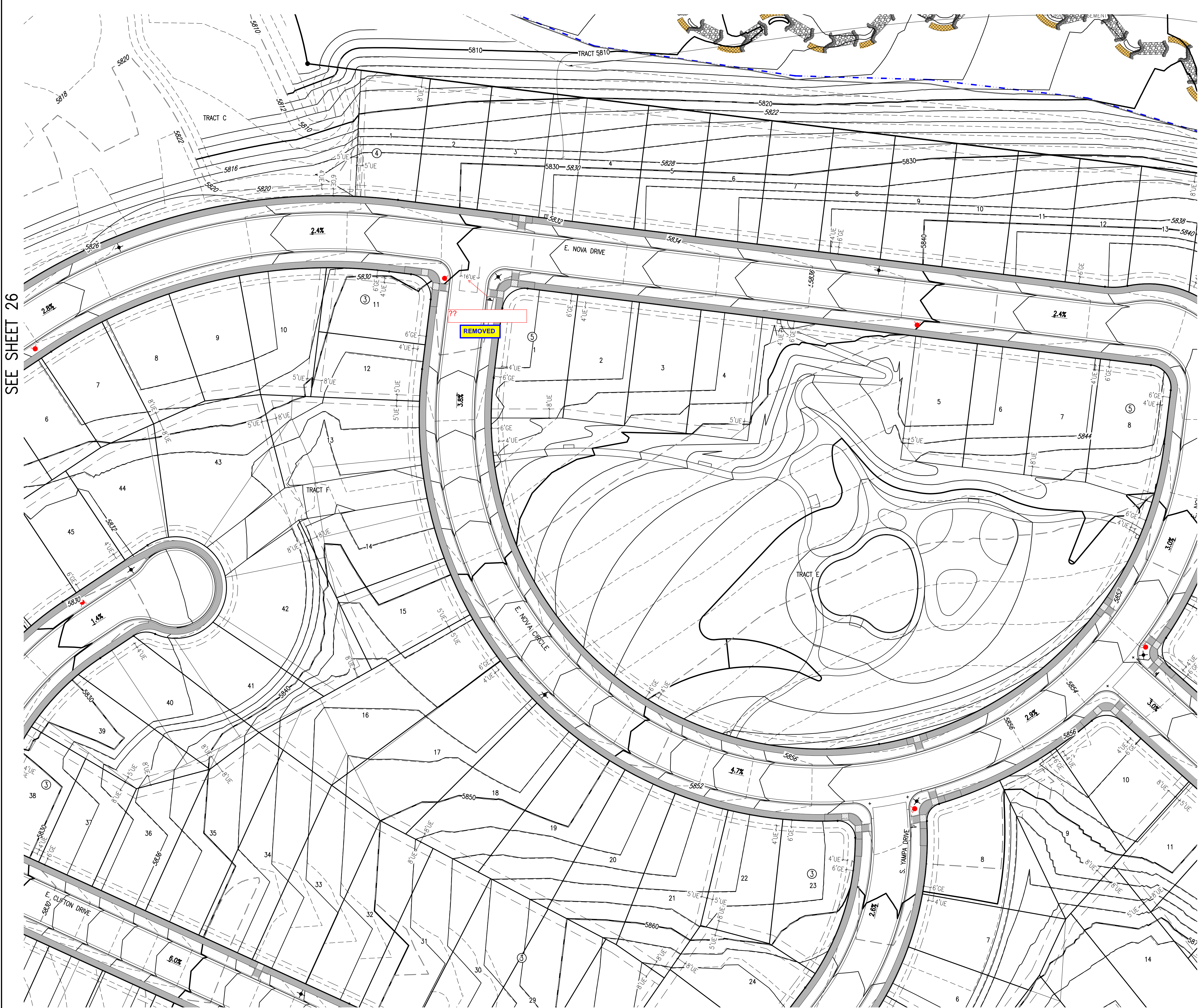
DESIGNED BY: JWM
DRAWN BY: JS
CHECKED BY: BOM
APPROVED BY: BOM

PRAIRIE POINT FILING 1

GRADING PLAN

DATE: 11/23/2022
JOB NO: 12187.62
SCALE
HORIZONTAL
1" = 40'

26 of 54

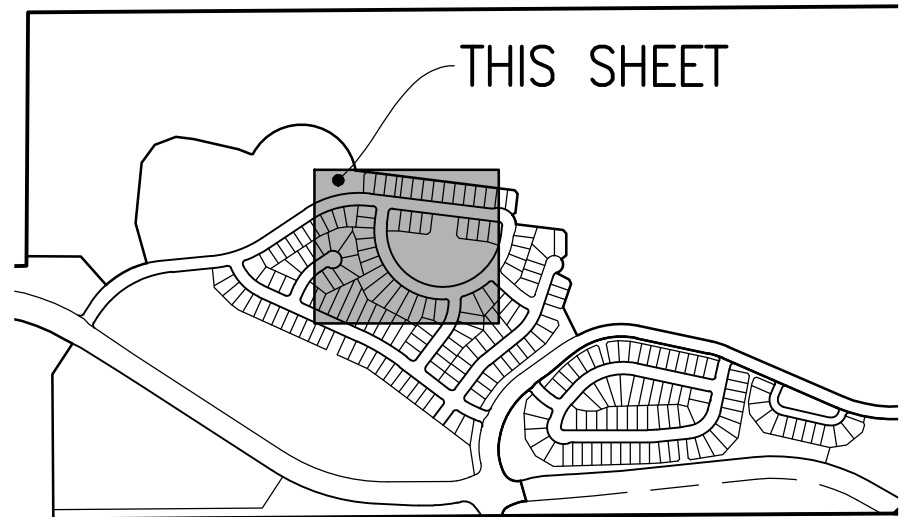


SEE SHEET 26

SEE SHEET 29

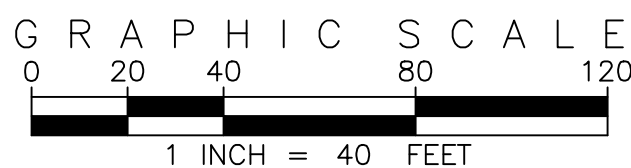
SEE SHEET 28

KEY MAP
1"=1000'



SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD, SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	



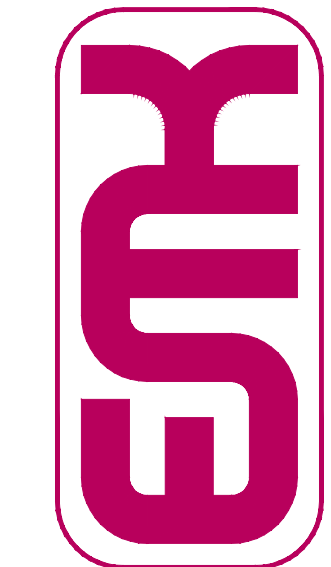
SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

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- INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
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7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
WWW.EMKCONS.COM
(303)694-1520



Know what's below.
Call before you dig.
811
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE LOCATION OF 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

REVISIONS	NO.	DESCRIPTION	DATE	BY

DESIGNED BY: JWM	DRAWN BY: JS	CHECKED BY: BOM	APPROVED BY: BOM
------------------	--------------	-----------------	------------------

PRAIRIE POINT FILING 1	GRADING PLAN
DATE: 11/23/2022	JOB NO: 12187.62
SCALE HORIZONTAL 1" = 40'	27 of 54

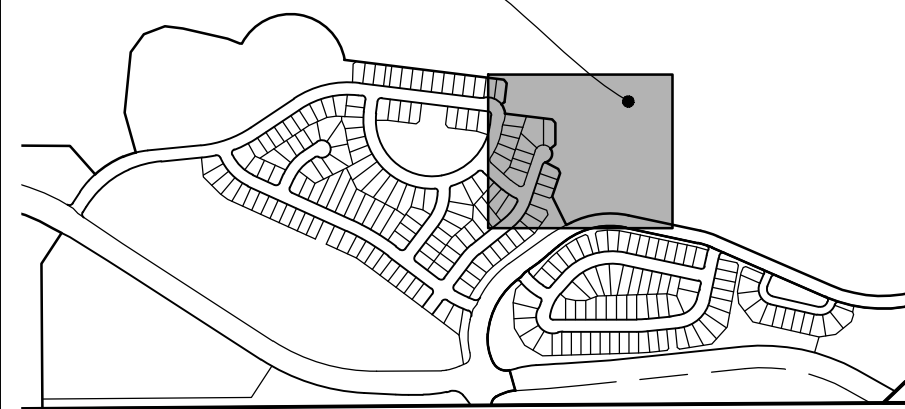
SEE SHEET 27

SEE SHEET 29

SEE SHEET 30

KEY MAP
1"=1000'

THIS SHEET



SITE PLAN LEGEND

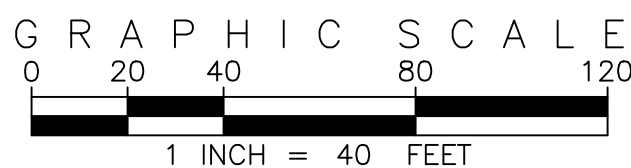
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	

Know what's below. Call before you dig.



SCALE: VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

BENCH-MARK: 556633NE002 (P&A ZD-060) 3" INCH DIAMETER BRASS CAP ON 30" INCH LONG STEEL PIPE IN CONCRETE. 10' NORTH OF THE 10' WIDE SIDEWALK OF EAST WEST 4" STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W. NAD 88 ELEVATION 5861.04.



SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
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- INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.

REVISIONS		BY	DATE
NO.	DESCRIPTION		

DESIGNED BY: <i>JWM</i>	DRAWN BY: <i>JS</i>	CHECKED BY: <i>DOM</i>	APPROVED BY: <i>DOM</i>
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PRAIRIE POINT FILING 1

GRADING PLAN

DATE: 11/23/2022
JOB NO: 12187.62

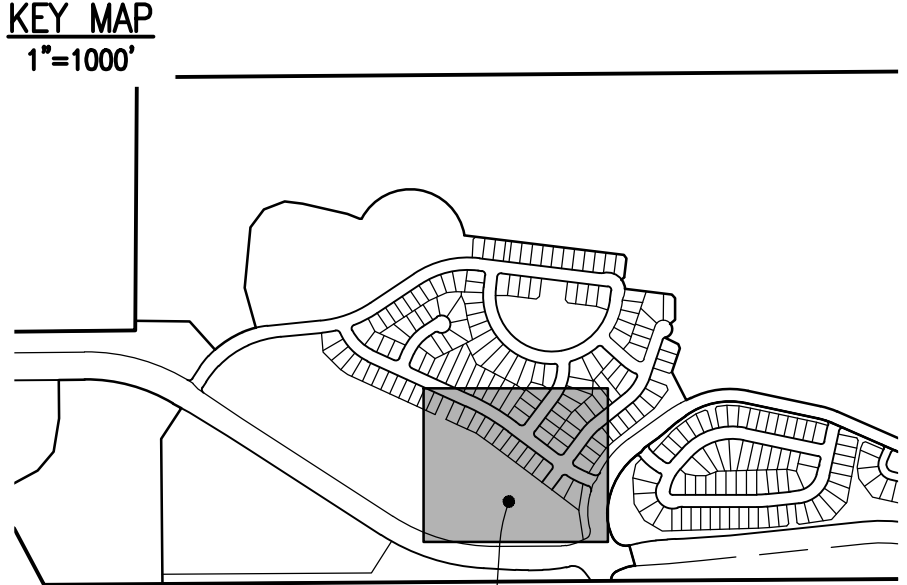
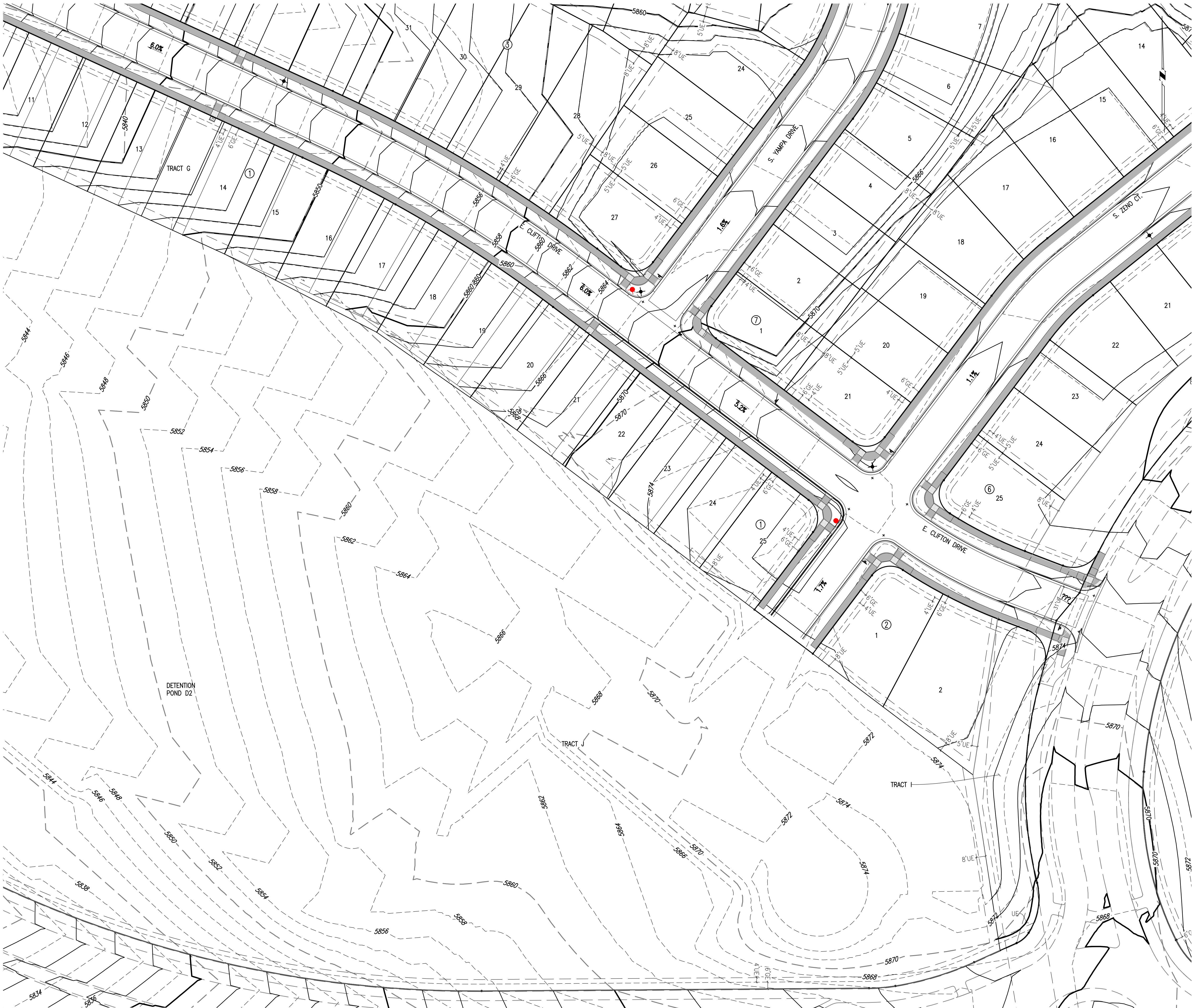
SCALE
HORIZONTAL
1" = 40'

28 of 54

SEE SHEET 26

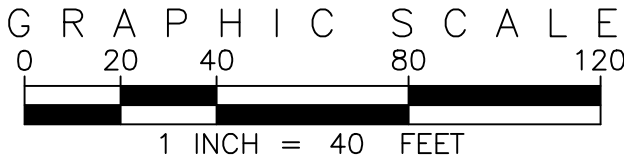
SEE SHEET 27

SEE SHEET 30



THIS SHEET

SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	



SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
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DE	DRAINAGE EASEMENT	
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UE	UTILITY EASEMENT	
WSEL	100 YEAR WATER SURFACE ELEVATION	
TOW	TOP OF WALL	
BOW	BOTTOM OF WALL	

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EMK CONSULTANTS, INC.
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Know what's below. Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE ELEVATION 5861.04. EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

REVISIONS		DATE	
NO.	DESCRIPTION	DATE	BY

PRAIRIE POINT FILING 1

GRADING PLAN

DATE: 11/23/2022
JOB NO: 12187.62
SCALE HORIZONTAL 1" = 40'
29 of 54

SEE SHEET 28

TRACT H

TRACT M

TRACT N

TRACT O

E. PHILLIPS DRIVE

EAST PRAIRIE POINT DRIVE

FUTURE EAST AURORA PARKWAY

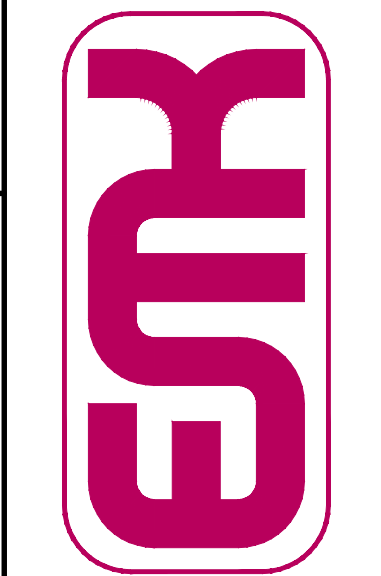
SEE SHEET 29


SEE SHEET 31

SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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	GAS LINE	
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	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOWNS	

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CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com





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SCALE VERIFICATION BAR IS ONE INCH LONG ON ORIGINAL DRAWING

0" 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

BENCHMARK

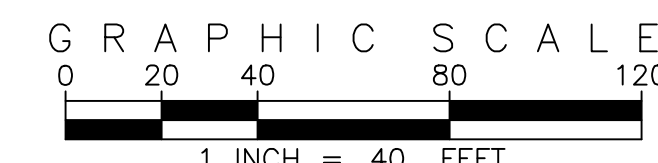
CITY OF AURORA BENCHMARK 535633XN002 (FXA ZD-060)

13 INCH DIAMETER BRASS CAP ON 30 INCH LONG IRON ROD IN CONCRETE

10' 0" 10' 0" 10' 0" 10' 0"

EAST 1/4 SECTION 4, STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 3, T55, REBUILT

NAVD 88 ELEVATION 9361.04



SITE PLAN ABBREVIATIONS

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GE	GAS EASEMENT
UE	UTILITY EASEMENT
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REVISIONS					
DESIGNED BY:	NO.	DESCRIPTION	DATE	BY	
<i>MW</i>	✓				
	✓				
<i>JS</i>	✓				
	✓				
<i>BOM</i>	✓				
	✓				
<i>BOM</i>	✓				
	✓				

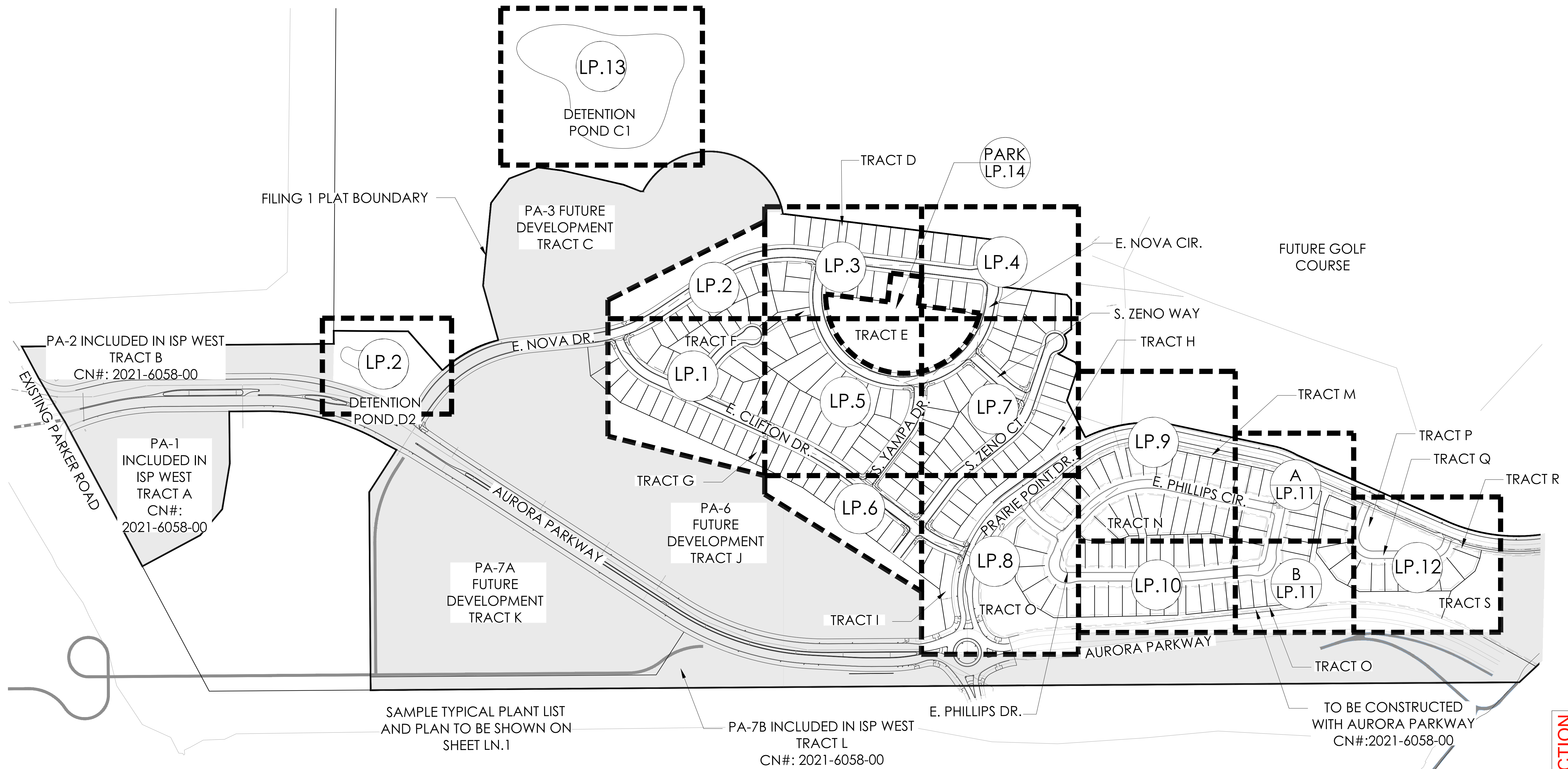
PRAIRIE POINT FILING 1

GRADING PLAN

DATE: 11/23/2022
JOB NO: 12187.62

SCALE
HORIZONTAL
1" = 40'

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SHEET INDEX

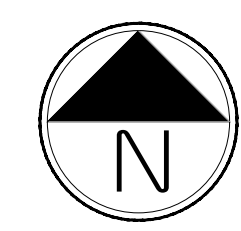
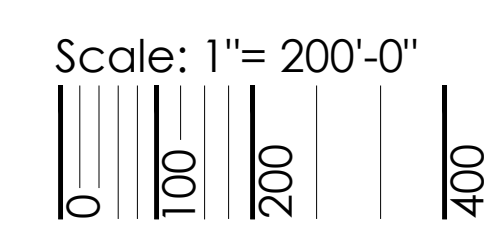
SHEET #	SHEET NAME
32	LS.1
33	LN.1
34-47	LP.1-LP.14
48	LG.1
49-50	LL.1-LL.2
51	LD.2
52	LH.1
53	LF.1
54	LT.1

LEGEND

- LP.X SHEET NUMBER
- MATCHLINE
- FILING 1 PLAT BOUNDARY

NOTE: SAMPLE TYPICAL LOT PLANT LIST AND TYPICALS TO BE SHOWN ON SHEET LT.1

LANDSCAPE ARCHITECT
TERRACINA DESIGN
10200 E. GIRARD AVE, SUITE A-314
DENVER, CO 80231
(303) 632-8867
CONTACT: SARAH MOLL



PROJECT NAME

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

OVERALL
LANDSCAPE
PLAN

SHEET NUMBER

LS.1

SHEET 32

November 16, 2022

NOT FOR CONSTRUCTION

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OPEN SPACE REQUIREMENTS

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	*SHRUBS PROVIDED	
						5 GAL	1 GAL
TRACT D	OPEN SPACE	3,300	1	1	8	11	0
TRACT F	OPEN SPACE	6,050	2	3 7	15	6	0
TRACT G	OPEN SPACE	3,150	1	1	8	10	0
TRACT H	OPEN SPACE/ST. PERIMETER	41,365	10	6	103	249	9
TRACT I	OPEN SPACE/ST. PERIMETER	11,510	3	0	29	59	22
TRACT M	OPEN SPACE/ST. PERIMETER	26,380	7	15	66	65	40
TRACT N	OPEN SPACE	8,995	2	3	21	12	0
TRACT O	OPEN SPACE/ST. PERIMETER	156,860	39	74 82	392	434	109
TRACT P	OPEN SPACE	35,010	9	10	88	80	0
TRACT R	OPEN SPACE/ST. PERIMETER	2,689	1	3	7	12	8
TRACT S	OPEN SPACE/ST. PERIMETER	10,456	3	4	26	23	8
TOTALS		305,365	77	120	763	961	196
NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS							
NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS							
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVLENT NOTED ABOVE.							
* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)							
* WHERE THE NUMBER FOR TREES PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE SHRUB EQUIVALENT NOTED ABOVE.							

OPEN SPACE DEDICATION

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TOTAL TRACT AREA (A.C.)	OWNERSHIP
TRACT A	OPEN SPACE	242,150	5.6	METRO DISTRICT
TRACT B	OPEN SPACE	228,195	5.2	METRO DISTRICT
TRACT E	NEIGHBORHOOD PARK	134,358	3.1	METRO DISTRICT

STREET PERIMETER BUFFER TABLE

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	SHRUBS PROVIDE (5 GAL/1GAL)*	
								5 GAL	1 GAL
TRACT H (PRAIRIE POINT DR.)	OPEN SPACE/ST. PERIMETER BUFFER	555	20'	20'-100'	14	7	139	220	9
TRACT O (E. AURORA PKWY.)	OPEN SPACE/ST. PERIMETER BUFFER	1,643	20'	20'-40'	42	52	411	281	89
TRACT O (PRAIRIE POINT DR.)	OPEN SPACE/ST. PERIMETER BUFFER	510	20'	20'-160'	13	23	128	110	30
TRACT O (E. PRAIRIE POINT DR.)	OPEN SPACE/ST. PERIMETER BUFFER	240	20'	20'	6	8	60	40	9
TRACT R (E. PRAIRIE POINT DR.)	OPEN SPACE/ST. PERIMETER BUFFER	97	20'	20'-35'	2	3	24	12	21
TRACT S (E. AURORA PKWY.)	OPEN SPACE/ST. PERIMETER BUFFER	60	20'	20'-35'	2	4	15	17	7
TOTALS		3,105			79	97	776	680	165
NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS									
NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS									
NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.									
NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE WHEN GREATER THAN 100 FEET.									
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.									
* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)									

SEED MIXES

AURORA PROS MIXTURE 2 - MID GRASS PRAIRIE						
COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**	
GRASSES						
BUFFALOGRASS	BUCHLOE DACTYLOIDES	X	SHAP'S	4		
SIDEOATS GRAMA*	BOULETELOUA CURTIPENDULA	X	BUTTE	6		
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	4		
JUNEGRASS	KOELERIA CRISTATA	X	NATIVE	1		
WESTERN WHEATGRASS*	PASCOPYRUM SMITHII	X	ARIBA	7		
LITTLE BLUESTEM*	SCHIZACHYRIUM SCOPARIUM	X	BLAZE	2		
SAND DROPSEED*	SPOROBOULUS CRYPTANDRUS	X	NATIVE	1		
GREEN NEEDLEGRASS	STIPA VIRIDULA (AKA NASELLA)	X	LORDORN	5		
TOTAL POUNDS PLS/ACRE						
WILDFLOWERS						
FRINGED SAGE	ARTEMISIA FRIGIDA	X	NATIVE		1	
SMOOTH ASTER	ASTER LAEVIS	X	NATIVE		2	
WHITE YARROW	ACHILLEA LANUGINOSA	X	NATIVE		1	
LOUISIANA SAGE	ARTEMISIA LUDOVISCIANA	X	NATIVE		1	
BLANKETFLOWER	GAILLARDIA ARISTATA	X	NATIVE		4	
SHOWY GOLDENEYE	HELIOPSIS MULTIFLORA (AKA VIGUIERA)	X	NATIVE		2	
SHOWY LOCOWEED	OXYTROPIS LAMBERTII	X	NATIVE		2	
SILKY LOCOWEED	OXYTROPIS SERICEA	X	NATIVE		2	
SIDEBELLS PENSTEMON	PENSTEMON SECUNDIFLORA	X	NATIVE		2	
WAND PENSTEMON	PENSTEMON VIRGATUS	X	NATIVE		2	
SCARLET GLOBEMALLOW	SPHAERALCEA COCCINIA	X	NATIVE		3	
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A30 LBS/ACRE RATE FOR MIX						
**1/4 LBS MINIMUM PER SPECIES ORDER						

AURORA PROS MIXTURE 13 - SHORT GRASS TRAIL OR ROADSIDE						
COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**	
GRASSES						
BUFFALOGRASS	BUCHLOE DACTYLOIDES	X	SHAP'S	15		
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	15		
TOTAL POUNDS PLS/ACRE						
30						
OPTIONAL WILDFLOWERS						
FRINGED SAGE	ARTEMISIA FRIGIDA	X	NATIVE		2	
BLANKETFLOWER	GAILLARDIA ARISTATA	X	NATIVE		3	
BLUEBELLS	CAMPANULA ROTUNDIFOLIA	X	NATIVE		1	
SHOWY LOCOWEED	OXYTROPIS LAMBERTII	X	NATIVE		3	
SIDEBELLS PENSTEMON	PENSTEMON SECUNDIFLORA	X	NATIVE		3	
SCARLET GLOBEMALLOW	SPHAERALCEA COCCINIA	X	NATIVE		3	
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A30 LBS/ACRE RATE FOR MIX						
**1/4LBS MINIMUM PER SPECIES ORDER						

TURF SHALL BE KENTUCKY BLUEGRASS BLEND AS DESCRIBED IN SPECIFICATION SECTION 02480, SEEDING AND SODDING, OF THE AURORA PROS STANDARDS AND SPECIFICATIONS.

SEED MIX AVAILABLE THROUGH:
PAWNEE BUTTES SEED, INC.
605 25TH ST.
GREELEY, COLORADO 80631
(970) 356-7002

DETENTION POND REQUIREMENTS

LANDSCAPED AREA	AREA	TREES REQUIRED (1 TREE/ 4000 SF)	TREES PROVIDED	SHRUBS / GRASS REQUIRED (10 SHRUB/ 4000 SF)	SHRUBS PROVIDED
DETENION POND D2	47,514	12	20	119	53
NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS = (3) 1 GAL. GRASS					
NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS					
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENTS IS MET THROUGH NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)					
EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.					
NOTE: 1. REFER TO GOLF LANDSCAPE PLANS FOR DETENTION POND C1 LANDSCAPING.					

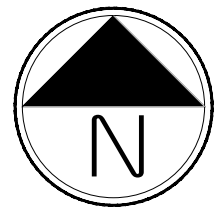
Provide the CN# for the planting for this area.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES					
CO	52	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B
GD	58	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B
GTI	53	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B
GTS	62	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B
QM	65	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B
QS	43	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B
SJP	22	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B
UDJ	44	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	ELM, DISCOVERY	2.5" CAL	B&B
ORNAMENTAL TREES					
AAS	11	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2" CAL	B&B
ATH	16	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2" CAL	B&B
CLC	16	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2" CAL	B&B
MSS	14	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2" CAL	B&B
PNK	24	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8" MULTI	B&B
EVERGREEN TREES					
PE	22	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	26	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	14	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	21	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS					
JCA	3	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	126	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.
JHW	27	JUNIPERUS HORIZONTALIS 'WILTONII'	JUNIPER, WILTON CARPET	#5	CONT.
JHY	27	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JSA	93	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	13	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JMO	72	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JPS	40	JUNIPERUS X PRITZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
PMW	21	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PMM	47	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
DECIDUOUS SHRUBS					
AAB	44	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKECHERRY, BRILLIANT RED	#5	CONT.
ACL	115	AMORPHA CANESCENS	LEADPLANT	#5	CONT.
AMA	146	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
AGB	52	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONT.
AFS	89	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CAI	41	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CSA	103	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.
CSF	9	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOWTWIG	#5	CONT.
CCB	122	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CCR	62	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	#5	CONT.
CMF	15	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
ENG	45	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.
FPA	11	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
FPP	4	FORESTIERA PUBESCENS VAR. PUBESCENS	NEW MEXCIO PRIVET	#5	CONT.
PAR	60	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.
PPB	24	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	#5	CONT.
RTI	70	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RGL	46	RHUS GLABRA 'LACINIATIAL	CUTLEAF SMOOTH SUMAC	#5	CONT.
RRL	6	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
PERENNIALS					
AMH	69	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.
AMY	82	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	105	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT.
ARK	11	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.
ARS	68	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AJC	150	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
ALC	117	BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.
EWW	13	ERIOGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
GLC	24	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
KSE	67	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY 'STARK'S EARLY HYBRID'	#1	CONT.
OMI	30	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.
OSR	19	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLM	98	OSTEOSPERMUM LAVENDER MIST 'P066S'	SUN DAISY, LAVENDER MIST	#1	CONT.
PGP	54	PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL', P010S	PENSTEMON, PRAIRIE JEWEL	#1	CONT.
PAJ	12	PESSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.
RFG	40	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
SAS	254	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	96	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.
SSM	33	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SFS	56	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONT.
ZCL	60	CAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES					
AGB	42	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BCS	53	BOULETELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#1	CONT.
BGB	140	BOULETELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	123	BOULETELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
SNI	52	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SNP	35	SPOROBOULUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#1	CONT.
SWG	25	SPOROBOULUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.
PVH	129	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.
**WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.					

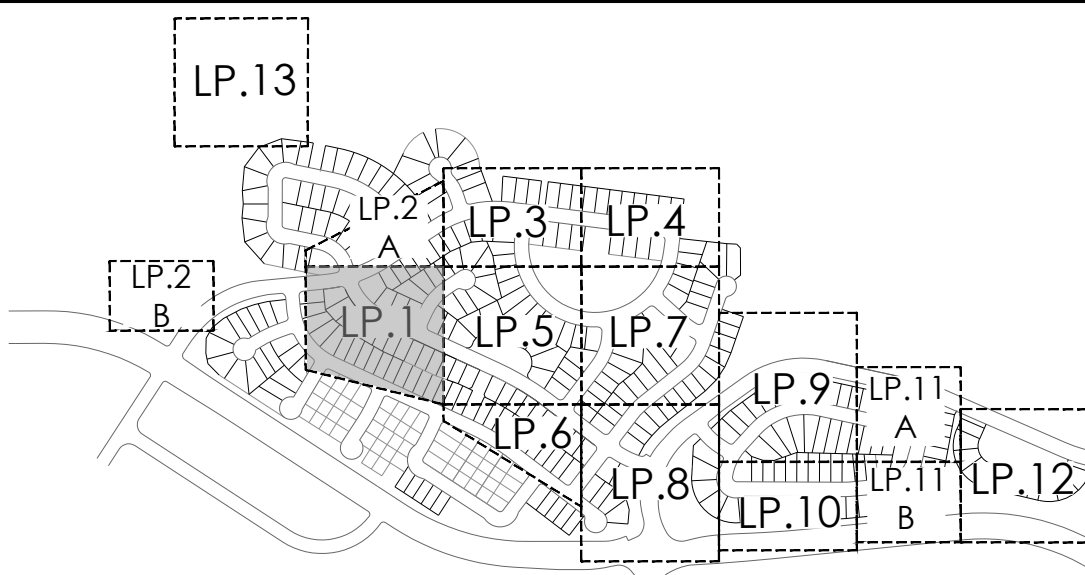
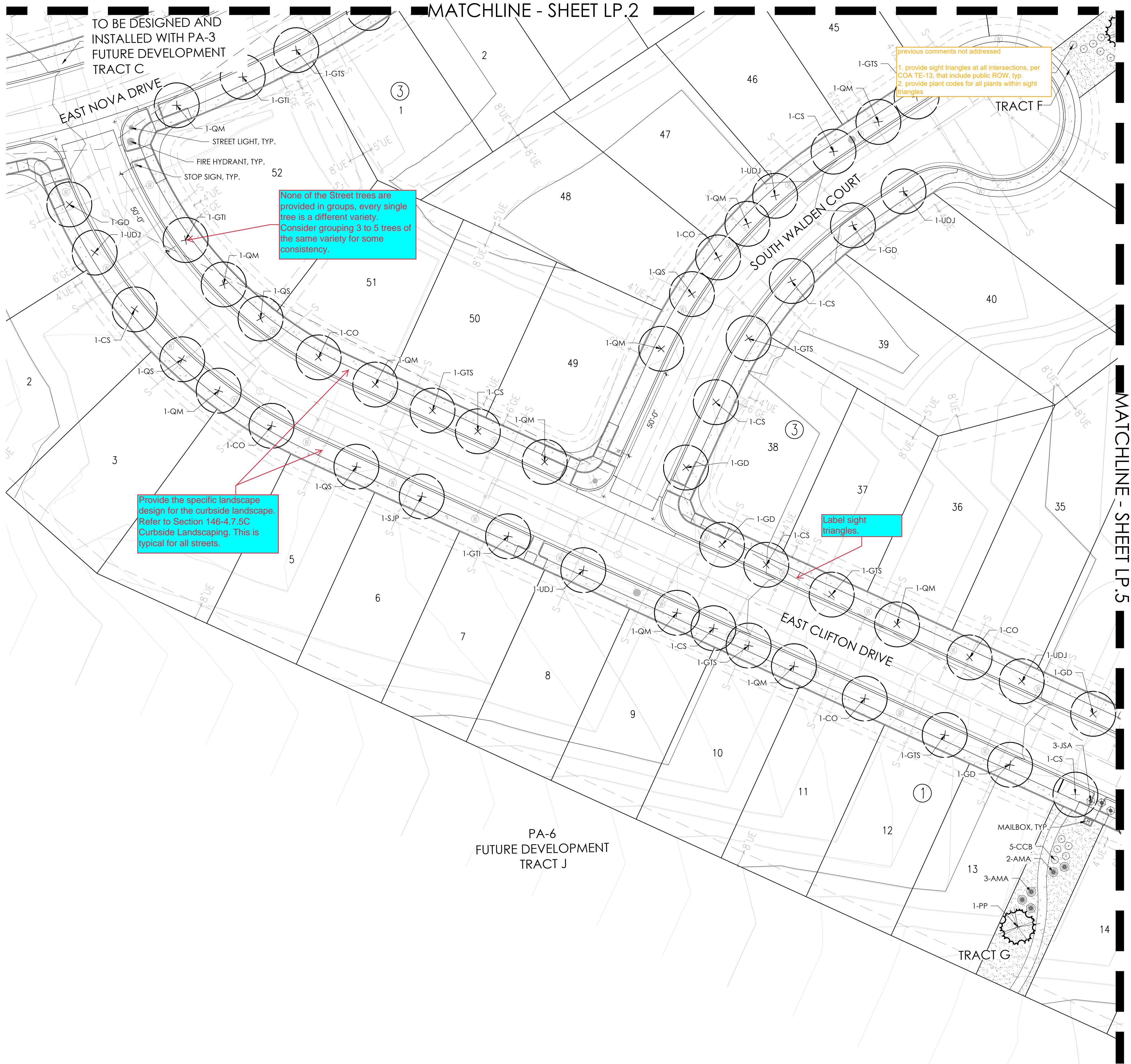
If Detention Pond C1 is to be constructed as part of this project, then this note needs to be updated to include the completion of the pond.

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Scale: 1"= 30'-0"

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



KEYMAP

LEGEND

- ⊗ BUILDER TREE
- ⊗ EVERGREEN TREE
- ⊗ SHRUBS, GRASSES & PERENNIALS
- ⊗ STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- NATIVE SEED
- M MAILBOX

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CO	CORYLUS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
CC	CORYLUS COURNIA	TURKISH FILBERT	2.5' CAL	B&B
GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QS	QUERCUS 'SHUMMARD'	OAK, SHUMMARD	2.5' CAL	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
CLC	CRATAEGUS LAEVOGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY PLUM'	PRINCESS KAY PLUM	6-8' MULTI	B&B
EVERGREEN TREES				
FE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONI.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONI.
JHW	JUNIPERUS HORIZONTALIS 'WILTON'	JUNIPER, WILTON CARPET	#5	CONI.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONI.
JA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONI.
JB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONI.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONI.
JP	JUNIPERUS X FRUTICOSA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONI.
FMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONI.
FMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONI.
DECIDUOUS SHRUBS				
AAB	ARONIA ARBURFOLIA 'BRILLIANTISSIMA'	CHOKECHERRY, BRILLIANT RED	#5	CONI.
ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONI.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC, BLACK	#5	CONI.
AGB	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONI.
ARS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONI.
CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONI.
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONI.
CSF	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOW TWIG	#5	CONI.
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONI.
CMF	CHAMAERAPARIA MILLEFOLIUM	FERNBUSH	#5	CONI.
ENG	ERICACEA NAUSEOSA 'SIF. NAUSEOSA VAR. GLABRATA'	SARIBUSH, TALL GREEN	#5	CONI.
FPA	FALLUSIA PARADOXA	APACHE PLUME	#5	CONI.
FAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONI.
RTT	RHUS WILCOBIA	SUMAC, THREE-LEAF	#5	CONI.
RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONI.
PERENNIALS				
AMM	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONI.
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONI.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONI.
ARK	AGASTACHE KUDOS GOLD	HYSSOP, KUDOS GOLD	#1	CONI.
ARS	AGASTACHE RUBRIS	HYSSOP, SUNSET	#1	CONI.
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONI.
BLC	BERLANDIERA LYRAIA	CHOCOLATE FLOWER	#1	CONI.
BWV	ERODIUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONI.
GLC	GAURIA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONI.
KSE	KNIPHOFIA STARKS EARLY HYBRID	TORCH LILY STARKS EARLY HYBRID	#1	CONI.
OMI	ONCHOTHERA MACROCARPA 'ANGIANA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONI.
OSR	ONCHOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONI.
OLM	OSTEOSPERMUM LAVENDER MIST 'POGGS'	SUN DASY, LAVENDER MIST	#1	CONI.
PFP	PERISTEMON GRANDIFLORUS 'PRAIRIE JEWEL', PD105	PENSTEMON, PRAIRIE JEWEL	#1	CONI.
PAJ	PERISCARIA ARIFNE	HIMALAYAN BORDER JEWEL	#1	CONI.
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONI.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONI.
SCA	SALVIA GRECOI 'BURBANKS RED'	BURBANKS RED SALVIA	#1	CONI.
SM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONI.
SFS	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONI.
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONI.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONI.
BCS	BOULEOULIA CURTIPENDULA	SIDE OATS GRAMA GRASS	#1	CONI.
BCR	BOULEOULIA GRACILIS	BLUE GRAMA GRASS	#1	CONI.
BGA	BOULEOULIA GRACILIS 'BLOND AMBITION' PP 2204B	BLOND AMBITION GRAMA GRASS	#1	CONI.
SNI	SCORPASTRUM NUTANS	INDIAN GRASS	#1	CONI.
SHF	SPOROBOLUS HETEROPHYLLUS	PRAIRIE DROPSEED GRASS	#1	CONI.
SWG	SPOROBOLUS WRIGHTII	GIANT SACAJAWAN GRASS	#1	CONI.
FVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONI.

NOT FOR CONSTRUCTION

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

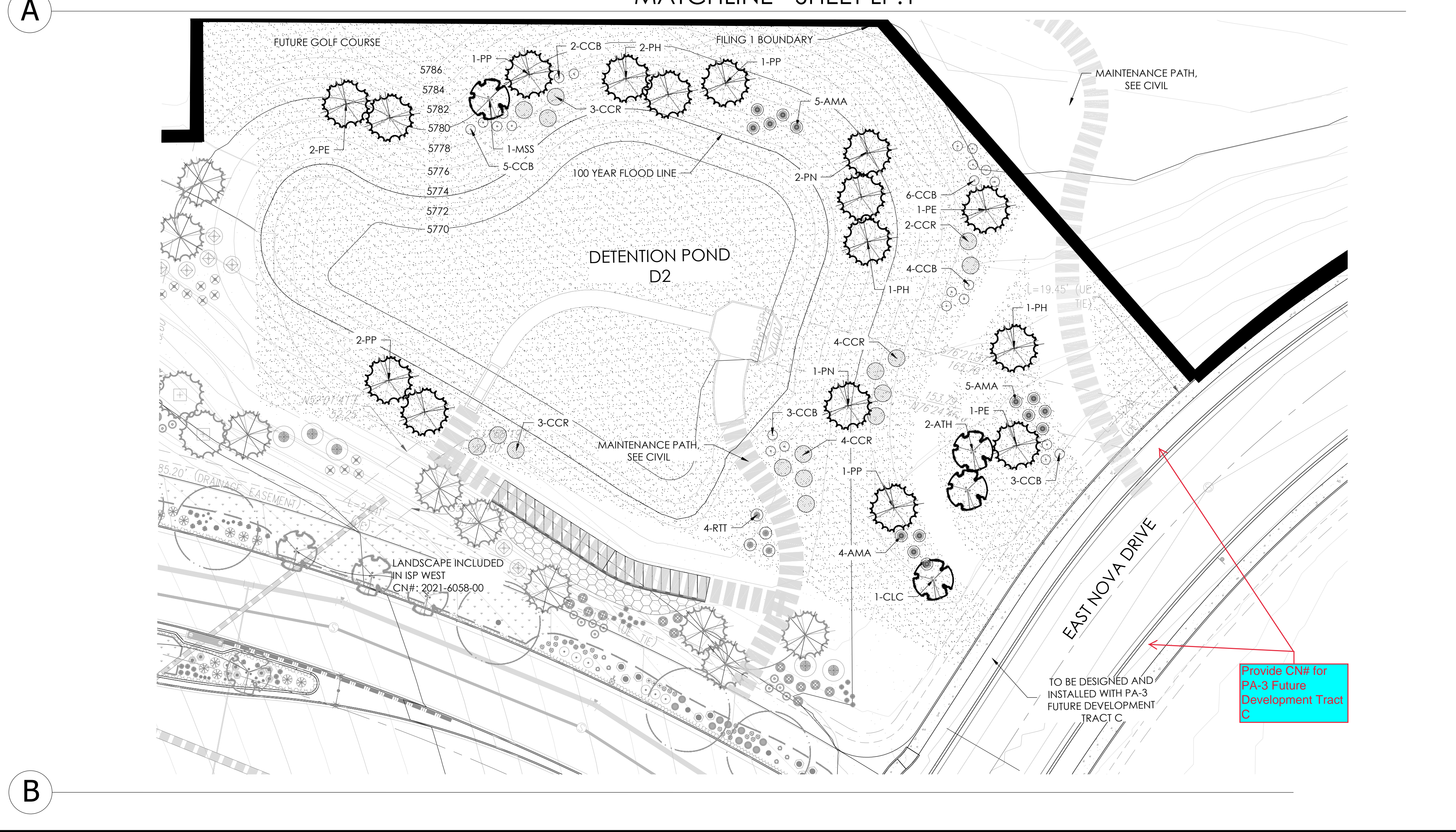
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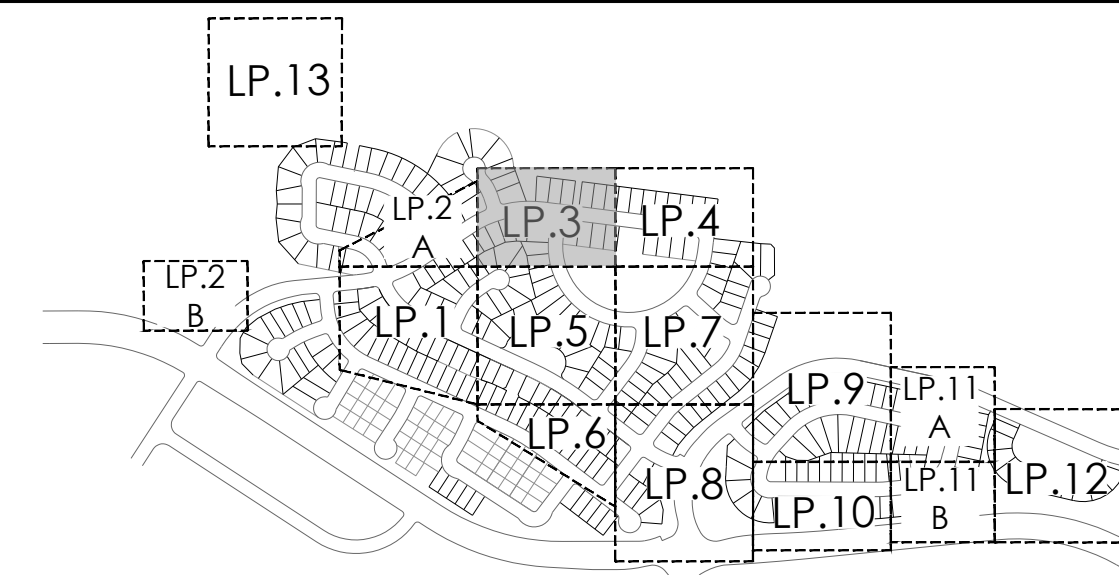
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November 16, 2022



PROJECT NAME

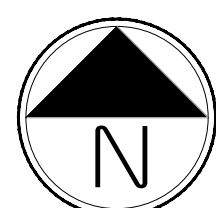




LEGEND

- ## PLANT LEGEND

811 Know what's below.
Call before you dig.



Scale: 1" = 30'-0"

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

NOT FOR CONSTRUCTION

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

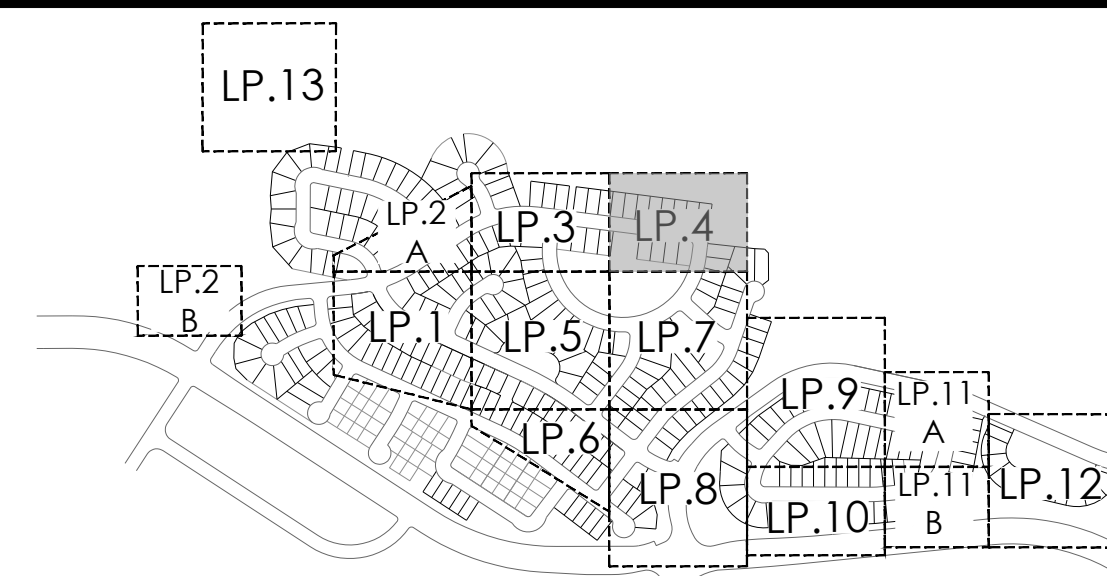
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SHEET 36

November 16, 2022







td terracina
design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303-632-8867

PROJECT NAME



KEYMAP

LEGEND

-  BUILDER TREE
 SHRUBS, GRASSES & PERENNIALS
 STREET LIGHT
 FIRE HYDRANT
 CONCRETE WALK, SEE CIVIL
 STEEL EDGER

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CO	CELTIS OCCIDENTALIS	HACKBERRY / WESTERN	2.5' CAL	B&B
CO	CORYLUS CORNUA	TURKISH FILBERT	2.5' CAL	B&B
CO	CORYLUS LADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2' CAL	B&B
GT	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GT	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
GR	QUERCUS SHUMMARDI	OAK, SHUMMARDI	2.5' CAL	B&B
SF	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
ORNAMENTAL TREES				
AA	AMELANCHIER ALNIFOLIA	SERVICE BERRY, SAKAOGON	7' CAL	B&B
AT	ACEB. SP. TAIWANC. 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
CL	CRATAEGUS LEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	7' CAL	B&B
MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
PN	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
EVERGREEN TREES				
PE	PNUS EDULIS	PINE, PINOEN	6' HT	B&B
PN	PNUS HEUDERCHI (LEUCODERMIS)	PINE, BOWMAN	6' HT	B&B
PN	PNUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PNUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIFERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	JUNIFERUS HORIZONTALIS 'BAF HARBOUR'	JUNIPER, BAF HARBOUR	#5	CONT.
JHW	JUNIFERUS HORIZONTALIS 'WILSON'	JUNIPER, WILSON CANYON	#5	CONT.
JNY	JUNIFERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORA YOUNGSTOWN	#5	CONT.
JSA	JUNIFERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	JUNIFERUS SABINA 'BROADCROM'	JUNIPER, BROADCROM	#5	CONT.
AG	ARJUNIA X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JFS	JUNIFERUS X PHITZERIANA 'SABROOK GOLD'	JUNIPER, SABROOK GOLD	#5	CONT.
PMW	PNUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PMW	PNUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
DECIDUOUS SHRUBS				
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.
ACA	AMOPHILA ANESCENS	LEADLIN	#5	CONT.
AAK	ARJUNIA LEUCOCARPA 'ALBUM MAGIC'	CHOKEBERRY, ALBUM MAGIC, BLACK	#5	CONT.
AGB	ACEB. SP. GRANDIDENTUM	MAPLE, BITCOOTH	#5	CONT.
AFS	ARTEMISIA NIVOSA	SAGEBRUSH, SAND	#5	CONT.
CS	CORNUS ALBA 'VICTORY HALO'	DOGWOOD, VICTORY HALO	#5	CONT.
CS	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAVIMEXIA'	DOGWOOD, YELLOW LIGW	#5	CONT.
CAF	CARYOPHTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CMF	CHAMAEDORADA MILEFOOLIUM 'HEIDI'	YARROW, MOONSHINE	#1	CONT.
ENG	ERIC AMERICA NAUSEOSA SP. NAUSEOSA VAR. GLABRATA	RABBITBUSH, TALL GREEN	#5	CONT.
PA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
PAR	PEROVSKIA ARIFOLICA PLUM	SAGE, RUSSIAN	#5	CONT.
RTS	RUSSIA TRILORATA	SILVAC, THREE-LEAF	#5	CONT.
RL	REBIS KURUMI 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILEFOOLIUM 'MOONSHINE'	YARROW, COMMON RED	#1	CONT.
AMY	ACHILLEA MILEFOOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
AO	AGASTACHE CANA 'DOUBLE BUBBLEBUNT'	HYSSOP, DOUBLE BUBBLEBUNT	#1	CONT.
ARK	AGASTACHE KUDDS GOLD	HYSSOP, KUDDS GOLD	#1	CONT.
AS	AGASTACHE RUBRIS	HYSSOP, SUNSET	#1	CONT.
ACJ	ANASONIA JONISSEI	COLORADO DROSEDF BLUE STAR	#1	CONT.
BLC	BERL ANDERIA LYATA	CHOCOLATE FLOWER	#1	CONT.
EWB	EWINGIA WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MEAL	#1	CONT.
GC	GAURA (INDHIMER) 'CANTON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
KSE	KNIPHOFA 'STARS & EARLY HYBRID'	TOUCH LILY 'STARS & EARLY HYBRID'	#1	CONT.
OM	CANTHIERA KACAPACAN 'INCANA SILVER BLADE'	PINKWIG, SILVER BLADE	#1	CONT.
SP	SPICEBUSH (SPECIOSA) ROSEA	EVING PINK, NEW MEXICO	#1	CONT.
OLM	OSTEOSPERMUM LAVENDER MISS 'POIDS'	SUN DAZZ, LAVENDER MISS	#1	CONT.
PQF	PENSTEMON GRANDIFOLIOS 'PRIDE JEWEL', 'POIDS'	PENSTEMID, PRABIE, JEWEL	#1	CONT.
PA	PEROVSKIA ARIFENS	HIBISCUS, SPICER, JEWEL	#1	CONT.
GR	RUBRICKA FLGIDA 'GOLDSBURM'	BLACK-EYED SUSAN	#1	CONT.
SA	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SFG	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.
SA	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT, PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACIPHLYLLA	SAGE, MOJAVE	#1	CONT.
ZAL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDI	BIG BLUESTEM GRASS	#1	CONT.
BGB	BOULEDOUA CURTIPENDULA	SIDEWAYS GRAMA GRASS	#1	CONT.
BGB	BOULEDOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGB	BOULEDOUA GRACILIS 'BLOND AMBITION' PP 2048	BLOND AMBITION GRAMA GRASS	#1	CONT.
SN	SORCHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SPH	SPOROBOLUS HETEROPUS	PEARIE DROPSIED GRASS	#1	CONT.
WCB	WILCOXIA WRIGHTII	GRANT GRASS ARON GRASS	#1	CONT.
FW	ANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.

NOT FOR CONSTRUCTION

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
PLANS

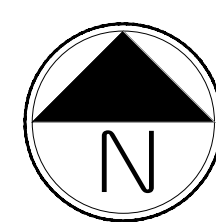
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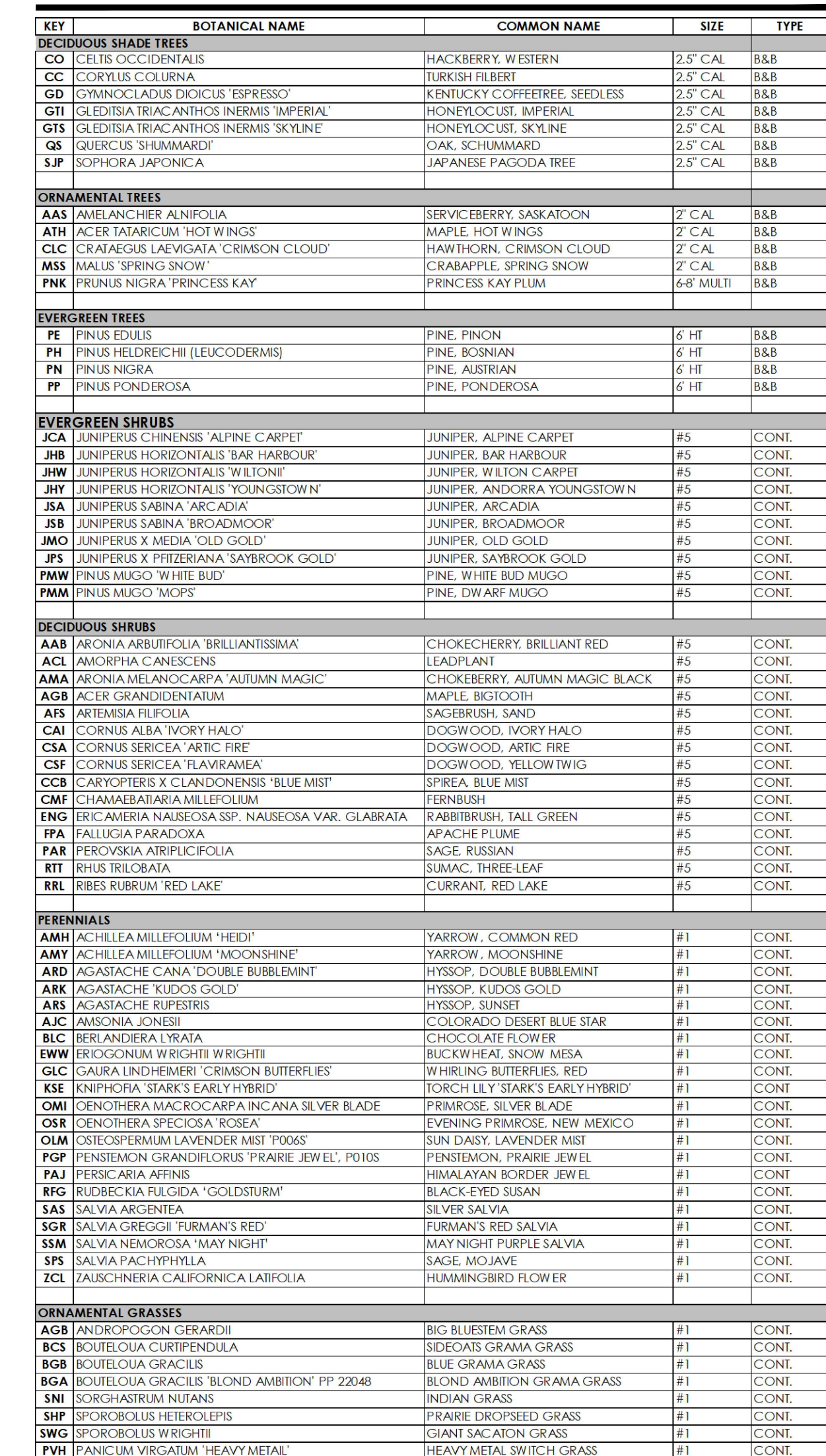
November 16, 2022

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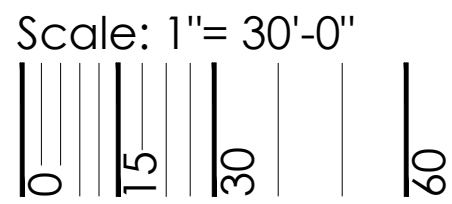
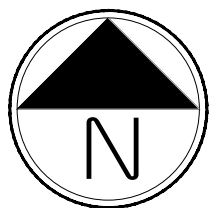
NOTE:
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT
TRIANGLE SHALL BE IN COMPLIANCE WITH COA
ROADWAY SPECIFICATIONS SECTION 4.04.2.10



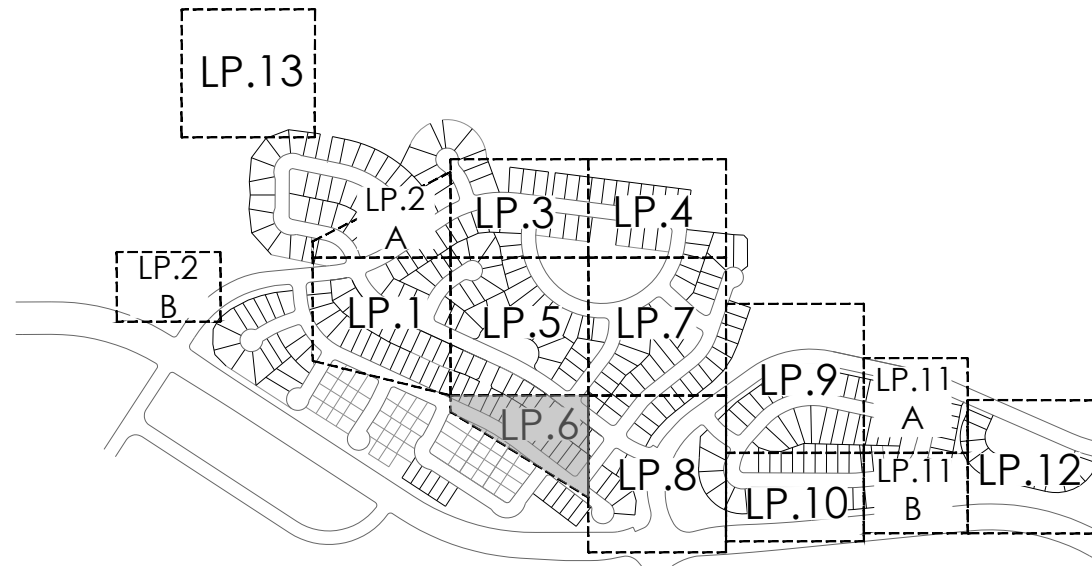
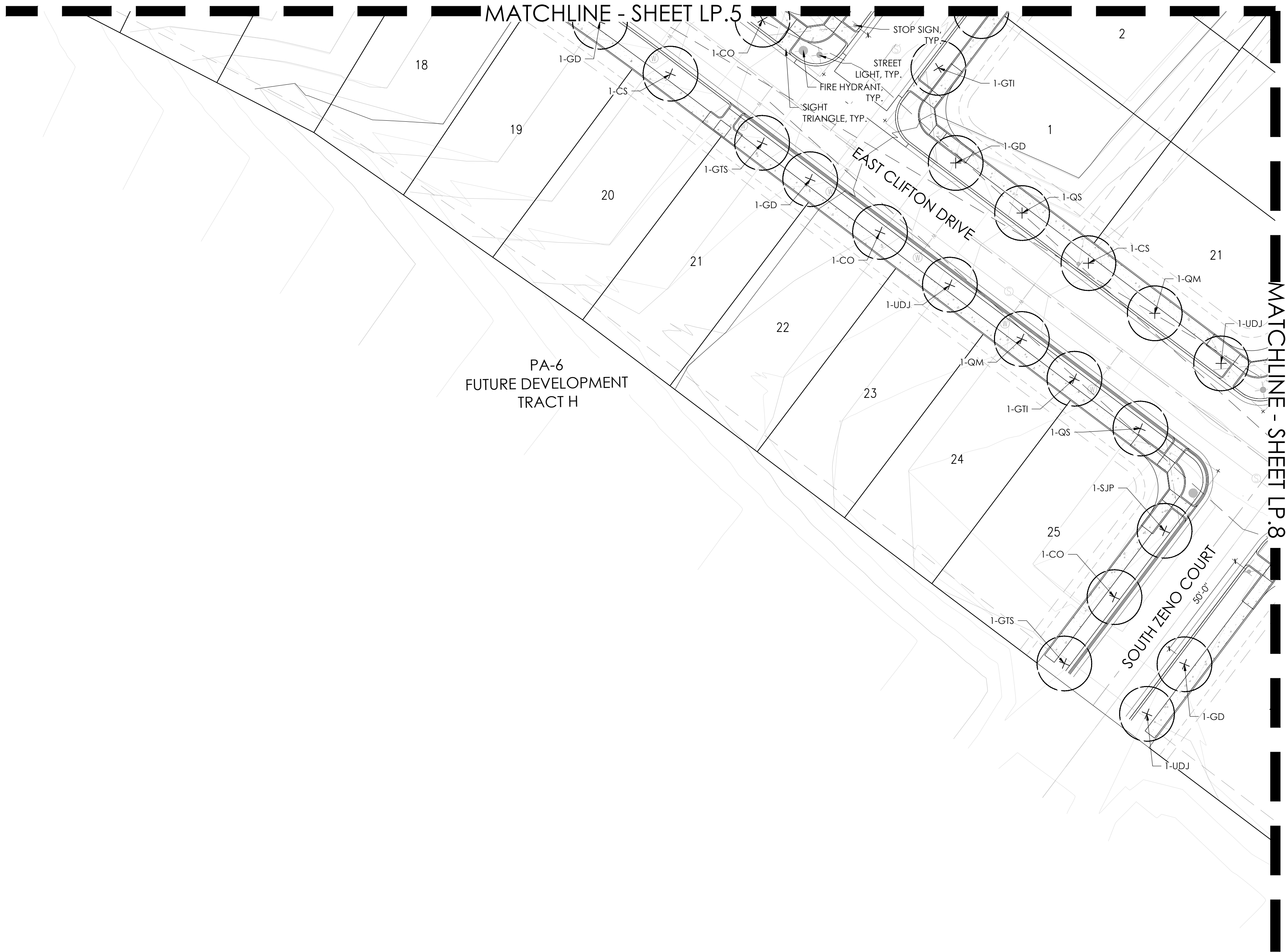
November 16, 2022

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



KEYMAP

LEGEND

- BUILDER TREE
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CO	CORYLUS CORNUTIS	HACKBERRY, WESTERN	2.5' CAL	B&B
CC	CORYLUS COLURNA	TURKISH FILBERT	2.5' CAL	B&B
GD	GYMNOCEDRUS DIOCLUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B
GTI	GLEDITSIA TRIACANTHOS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDITSIA TRIACANTHOS 'NERMIS SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QS	QUERCUS 'SHUMMARD'	OAK, SCHUMMARD	2.5' CAL	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	7' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	7' CAL	B&B
CLC	CELEBRACUS LAEVEGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	7' CAL	B&B
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	7' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
EVERGREEN TREES				
PE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHIMPENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILTON'	JUNIPER, WILTON CARPET	#5	CONT.
JNY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDROMEDA YOUNGSTOWN	#5	CONT.
JSA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JPS	JUNIPERUS X PETERERANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
FWW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
FMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
DECIDUOUS SHRUBS				
AAB	ARCONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKECHERRY, BRILLIANT RED	#5	CONT.
ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.
AHA	ARCONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AGB	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONT.
ARS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CIA	CORNUS SERICEA 'ARCTIC FIRE'	DOGWOOD, ARCTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOWTWIG	#5	CONT.
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPirea, BLUE MIST	#5	CONT.
CNF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
ENG	ERIC AMERIA 'NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA'	RAEBRITBUSH, TALL GREEN	#5	CONT.
FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.
RT	RIBES TRICOLORA	SUMAC, THREE-LEAF	#5	CONT.
RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT.
ARK	AGASTACHE KUDOS GOLD	HYSSOP, KUDOS GOLD	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BERLANDIERIA LYRATA	CHOCOLATE FLOWER	#1	CONT.
ENW	ERIGONON WRIGHTII WRIGHTII	BLACKWHEAT, SNOW MESA	#1	CONT.
GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
KSE	KNIPHORIA 'STARK'S EARLY HYBRID'	TORCH LILY 'STARK'S EARLY HYBRID'	#1	CONT.
OMI	CENOOTHERA MACROCARPA INCANNA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.
OSR	CENOOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLM	OSTEOSPERMUM LAVENDER MIST 'POOKS'	SUN DAISY, LAVENDER MIST	#1	CONT.
PPF	PENSTEMON GRANDIFLORUS 'PRARIE JEWEL', F010S	PENSTEMON, PRARIE JEWEL	#1	CONT.
PAJ	PERICARPA PERENS	HIMALAYAN ROBERT, JEWEL	#1	CONT.
RFG	RUBBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GRECOGRI TURMAN'S RED'	TURMAN'S RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SPS	SALVIA PACHYPHYLLA	SAGE, MOLAVE	#1	CONT.
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BGS	BOULEGIA CURTIPENDULA	SIBERIAN GRAMA GRASS	#1	CONT.
BGB	BOULEGIA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOULEGIA GRACILIS 'BLOND AMBITION' PP 2204B	BLOND AMBITION GRAMA GRASS	#1	CONT.
SNI	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SHP	SPOROBOLUS HETEROPSEUS	PRARIE HETEROSEED GRASS	#1	CONT.
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.
FVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.

NOT FOR CONSTRUCTION

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

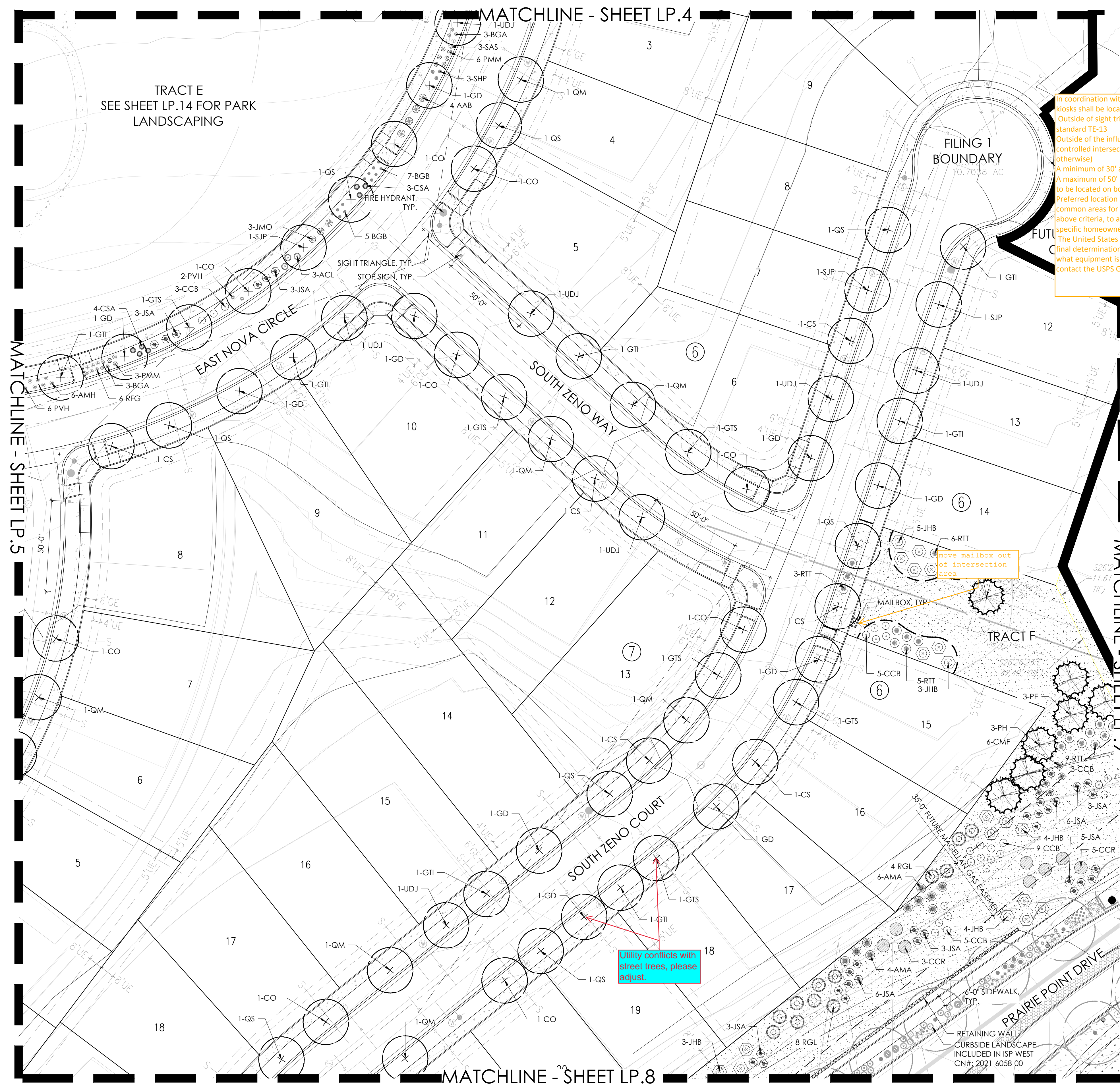
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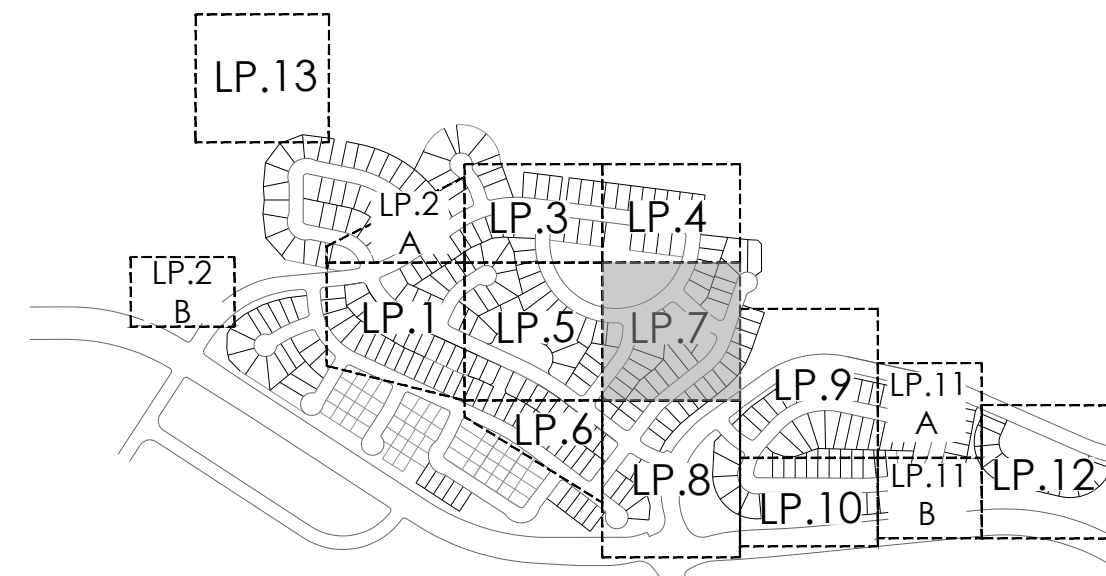
November 16, 2022



PROJECT NAME














- In coordination with any Postal Service requirements, mail kiosks shall be located:
 - Outside of sight triangles as defined by COA Roadway Manual, standard TE-13
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)
 - A minimum of 30' away from stop signs (for stop sign visibility)
 - A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
 - Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress
- The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994D



KEYMAP

LEGEND

-  BUILDER TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  SHRUBS, GRASSES & PERENNIALS
-  STEEL EDGER
-  NATIVE SEED
-  LOW GROW NATIVE SEED
-  STREET LIGHT
-  FIRE HYDRANT
-  CONCRETE WALK, SEE CIVIL
-  MAILBOX

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CO	CELTIS OCCIDENTALIS	HACKBERRY Y. ESTERN	2.5' CAL	B&B
CO	CORYLUS CORNUTA	TURKISH FILBERT	2.5' CAL	B&B
CG	QUERCUS LAEVIS 'DOLCE ESpresso'	KENTUCKY COFFEESSEE, SEEDLESS	2.5' CAL	B&B
GT	GLEDISIA TRIACANTHOS INERMS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GT5	GLEDISIA TRIACANTHOS INERMS 'SKYLINE	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QS	QUERCUS SHUMMAYERI	OCOK, SCHUMMAYER	2.5' CAL	B&B
SF	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
ORNAMENTAL TREES				
AA5	AMELANCHIER ALNIFOLIA	SPRING EBBERY, SAKAKOTON	7' CAL	B&B
ATB	ACER TATARICUM 'ZOTI WINGS	MAPLE 'HOT WINGS	7' CAL	B&B
CG	CRAEAEUS LAEWATIA 'CRIMSON CLOUD	HAWTHORN, CRIMSON CLOUD	7' CAL	B&B
M5	MALLUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	7' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY	PRINCESS KAY PLUM	6-8' MULTI	B&B
EVERGREEN TREES				
PE	PNUS EDULIS	PINE, PINE	6' HT	B&B
PH	PNUS HEDERICHA [EUUCODERMIS]	PINE, BUSHY	6' HT	B&B
PN	PNUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PN	PNUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINESS 'ALPINE CARPET	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.
JHJ	JUNIPERUS HORIZONTALIS 'WILSON'	JUNIPER, WILSON CARPET	#5	CONT.
JHJ	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORA YOUNGSTOWN	#5	CONT.
JA	JUNIPERUS SABINA 'ARCADIA	JUNIPER, ARCADIA	#5	CONT.
JA	JUNIPERUS SABINA 'BROADMORAD	JUNIPER, BROADMORAD	#5	CONT.
JO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JFS	JUNIPERUS X PHILIZIANA SATBROOK GOLD'	JUNIPER, SATBROOK GOLD'	#5	CONT.
FMW	PNUS MUGO 'WHITE BUD	PINE, WHITE BUD MUGO	#5	CONT.
FMW	PNUS MUGO 'MOPS	PINE, DWARF MUGO	#5	CONT.
DECIDUOUS SHRUBS				
AAB	ARONIA ARBUTICOLA 'BRILLANTISSIMA	CHOKEBERRY, BRILLANT RED	#5	CONT.
AC1	AMOPHILA C. ANSERS	LEADPLANT	#5	CONT.
AMA	ARONIA-MELANICA 'AUBURN MAGIC'	CHOKEBERRY, AUBURN MAGIC BLACK	#5	CONT.
AGA	ACER GRANDIDENTAL	MAPLE, BITOOTH	#5	CONT.
AS5	AREMISA FILIFOLIA	SACBERRUSH, SAND	#5	CONT.
CG	CORNUS ALBA 'NORT HALL'	DOGWOOD, NORT HALL	#5	CONT.
CSA	CORNUS SERICEA 'ARCTIC FIRE	DOGWOOD, ARCTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAMRAMEA'	DOGWOOD, YELLOW WIG	#5	CONT.
CM2	CARYOPHYTES X CLANDONENSIS 'BLUE MIST'	SPIGEL, BLUE MIST	#5	CONT.
CM2	CHAMAENABIA MELANOCALYX	CHAMAENABIA	#5	CONT.
ENG	ERIC AMERIA NAURESA SSP. NAURESA VAR. GLABRATA	RABBITBUSH, TALL GREEN	#5	CONT.
IPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
PER	PEREVSKYA ARIFOLIA FLUX	SAGE, RUSSIAN	#5	CONT.
RL	PNUS TRICOLORA	SUMAC, THREE-LEAF	#5	CONT.
RL	RIBES 'RUBUM' 'RED LAKE'	CURRENT, RED LAKE	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
AG	AGASTACHE CANA 'DOUBLE BUBBLEBUNT'	HYSSOP, DOUBLE BUBBLEBUNT	#1	CONT.
AG	AGASTACHE KUDS GOLD	HYSSOP, KUDS GOLD	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
EW5	BERLANDIERA LYMA	CHOCOLATE FLOWER	#1	CONT.
CG	CECRODYNUM WRIGHTII WRIGHTII	BUCK-HONEY, SNOW MIST	#1	CONT.
BLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
SK5	KNIPHOFIA 'STARKS EARLY HYBRID'	TOUCH LILY 'STARKS EARLY HYBRID'	#1	CONT.
OSK	GEOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLF	CESTROFERMAL LAVANDER MISS 'PRADIS	SUN DAZZ, LAVANDER MISS	#1	CONT.
PM	PENTSTEMON GRANDIFOLIOS 'PINK JEWEL, P1015	PENTSTEMON, PEARLE JEWEL	#1	CONT.
PA	PEROVSKIA AFRICA	HUNGARY HUNGARY JEWEL	#1	CONT.
RF5	RUBICORDA FLUGIDA 'GOLDSBURM'	BLACK-EYED SUSAN	#1	CONT.
AS5	SALVA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVA GREGGII 'TORMANS RED'	TORMANS RED SALVIA	#1	CONT.
SM	SALVA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SP5	SALVA PACIPHILLIA	SAGE, MOJAVE	#1	CONT.
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BGS	BOUELOIA CURTIPENDULA	SIDECASTS GRAMA GRASS	#1	CONT.
BGA	BOUELOIA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOUELOIA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
SNI	SINUSHAIRIUM NIGRANS	INDIAN GRASS	#1	CONT.
SWP	SPOROCARPUS HEIKERLOEPS	PKAIRIE DROPPED GRASS	#1	CONT.
SH	SINUSHAIRIUM WRIGHTII	GUNT LACE GRASS	#1	CONT.

NOT FOR CONSTRUCTION

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

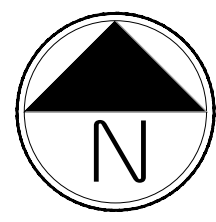
LANDSCAPE PLANS

SHEET NUMBER

LP.7

SHEET 40

November 16, 2022



Scale: 1"= 30'-0"

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

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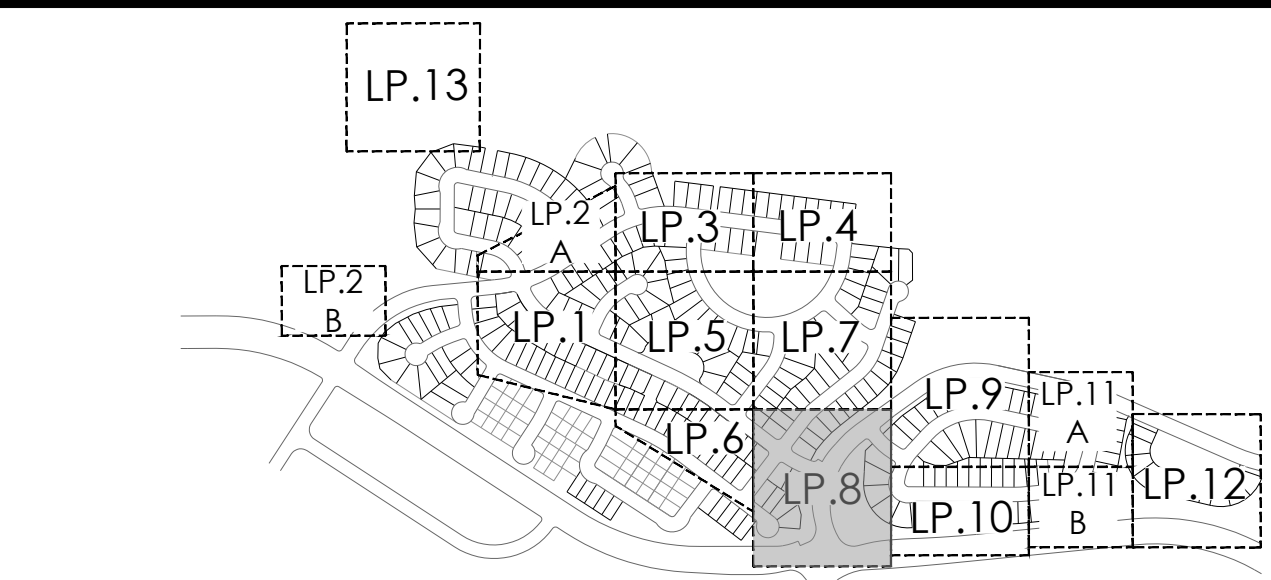
Adjust dimension so it is legible from matchline.

Adjust note for Gas Easement so it is legible.

see COA TS-13 for sight triangle requirements

Label East Phillips Circle

Add "East" to this note.



KEYMAP

LEGEND

- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- NATIVE SEED
- LOW GROW NATIVE SEED
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CO	CORYLUS CORNUTA	HICKBERRY, WESTERN	2.5' CAL	B&B
CC	CORYLUS COLURNA	TURKISH FILBERT	2.5' CAL	B&B
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QS	QUERCUS SHUMMARDI	OAK, SHUMMARD	2.5' CAL	B&B
SJP	SOPIHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2' CAL	B&B
ATH	ACER TADARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
CTC	CRATAEGUS LADYANA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MSS	MAULS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
EVERGREEN TREES				
PE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILTONI'	JUNIPER, WILTON CARPET	#5	CONT.
JNY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JSA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JS	JUNIPERUS X PFEIFFERANA 'SUNBROOK GOLD'	JUNIPER, SUNBROOK GOLD	#5	CONT.
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
DECIDUOUS SHRUBS				
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKECHERRY, BRILLIANT RED	#5	CONT.
ACL	AMORPHIA CANESCENS	LEAD PLANT	#5	CONT.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKECHERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AGB	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONT.
ARS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'WORTH HALO'	DOGWOOD, WORTH HALO	#5	CONT.
CSA	CORNUS SERICEA 'ARCTIC FIRE'	DOGWOOD, ARCTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOW TWIG	#5	CONT.
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CMF	CHAMAENADIARIA MILLEFOLIUM	PERNIBUSH	#5	CONT.
ENG	ERICACEA NAUSEOSA 'SSE'	RABBITBRUSH, TALL GREEN	#5	CONT.
FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
PAR	PEROVSKIA AIRILICIFOLIA	SAGE, RUSSIAN	#5	CONT.
BT	BUTYRARIUM	SUMAC, THREE-LEAF	#5	CONT.
RRL	RIBES RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILLEFOLIUM 'HEDI'	YARROW, COMMON RED	#1	CONT.
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT.
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AIC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
BIC	BEIL ANDERIA L. VARIA	CHOCOLATE FLOWER	#1	CONT.
EWV	ERIOGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WIRLING BUTTERFLIES, RED	#1	CONT.
KSE	KNIPHOFIA 'SPARKS EARLY HYBRID'	TORCH LILY 'SPARKS EARLY HYBRID'	#1	CONT.
OMI	OENOTHERA MACROCARPA 'ANNA SILVER BLADE'	SILVER BLOOM	#1	CONT.
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLM	OSTEOSPERMUM LAVENDER MIST 'POOLS'	SUN DASY, LAVENDER MIST	#1	CONT.
PFP	PENTSTEMON GRANIFLORUS 'PRAIRIE JEWEL', POISS	PENTSTEMON, PRAIRIE JEWEL	#1	CONT.
PAJ	PERISCARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.
RFG	RUBECUNDIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GRECOGI TURMANS RED	TURMANS RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONT.
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BGS	BOULEDOU CURTIPENDULA	SEEDS GRAMA GRASS	#1	CONT.
BGB	BOULEDOU GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOULEDOU GRACILIS 'BLOND AMBITION' PP 2048	BLOND AMBITION GRAMA GRASS	#1	CONT.
SNI	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SWP	SPOKOROLUS HETEROLEPIS	PRAIRIE DOGPOOP GRASS	#1	CONT.
SWG	SPOKOROLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVYMETAL SWITCH GRASS	#1	CONT.

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

PROJECT NAME

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE PLANS

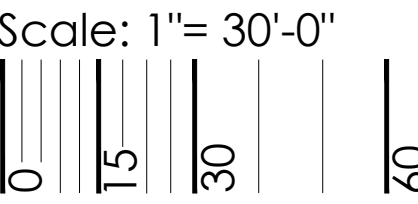
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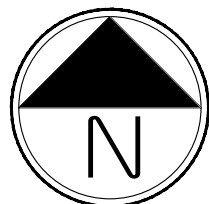
SHEET 41

November 16, 2022

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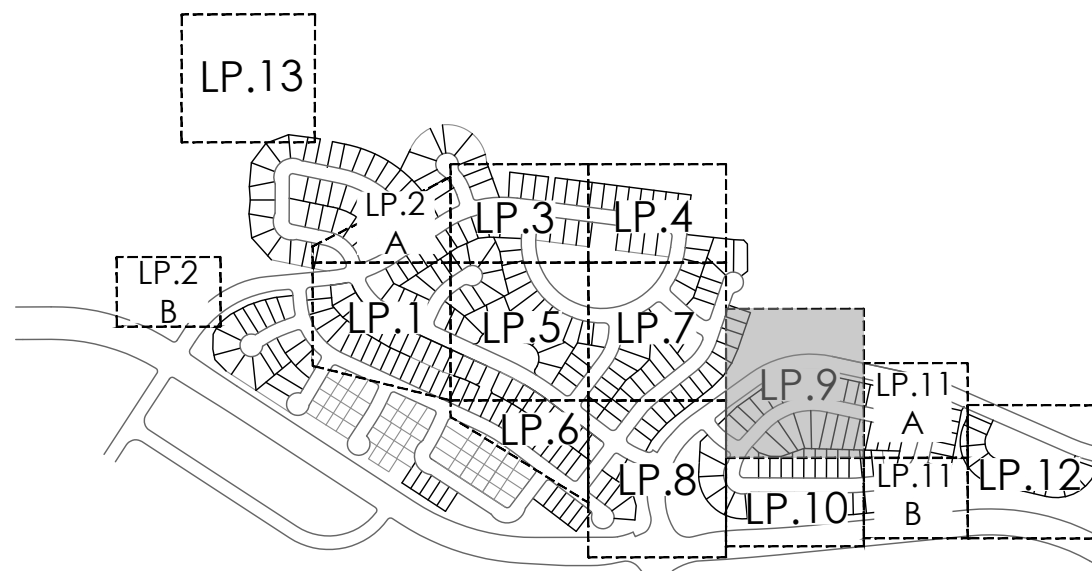
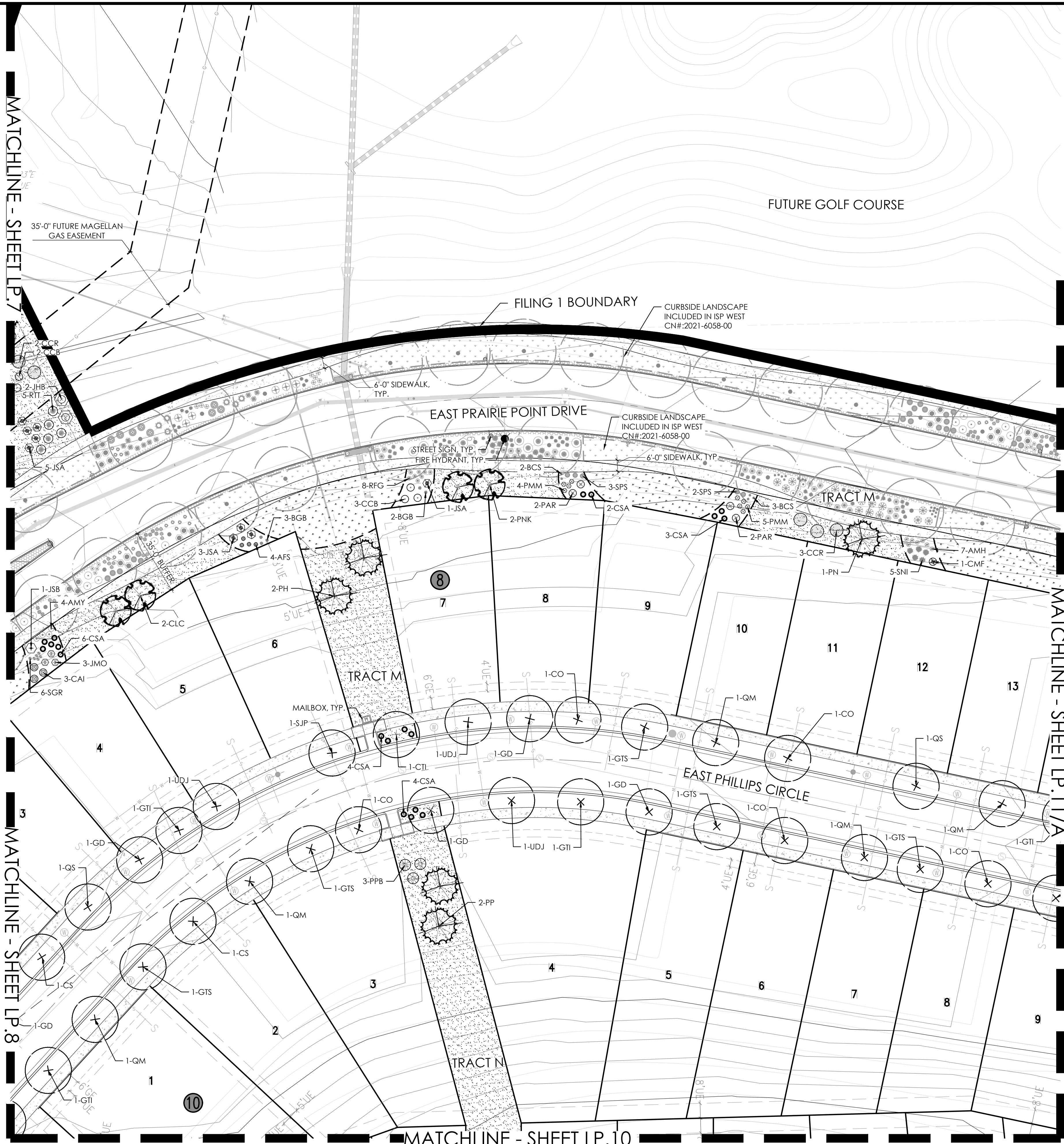


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Scale: 1"= 30'-0"

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



KEYMAP

LEGEND

- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- NATIVE SEED
- LOW GROW NATIVE SEED
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- MAILBOX

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
CC	CORYLUS COLURNA	TURKISH FILBERT	2.5' CAL	B&B
GU	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B
GH	GLEDITSIA TRIACANTHOS 'HERMIS IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDITSIA TRIACANTHOS 'HERMIS SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QS	QUERCUS 'SHUMMARD'	OAK, SCHUMMARD	2.5' CAL	B&B
JP	JAPONICA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SAKAKIAOON	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
CLC	'CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	'PRINCESS KAY' PLUM	6'6" MULTI	B&B
EVERGREEN TREES				
PE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOHNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JWH	JUNIPERUS HORIZONTALIS 'WILTON'	JUNIPER, WILTON CARPET	#5	CONT.
JNY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JSA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JMO	JUNIPERUS X AUREA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JFS	JUNIPERUS X PHITZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
FMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
FMH	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
DECIDUOUS SHRUBS				
AAS	ARONIA ARBURIFOLIA 'BRILLANTISSIMA'	CHOKECHERRY, BRILLIANT RED	#5	CONT.
ACL	ANACARDIUM C. ANACARDIS	LEOPARDANT	#5	CONT.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
AGB	ACER GRANDIDENTIFOLIUM	MAPLE, BIGTOOTH	#5	CONT.
ARS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CAL	CORNUS ALBA 'WORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOW TWIG	#5	CONT.
CCR	CARYOPHTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
ENG	ERIC AMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRAIA	RABBITRUSH, TALL GREEN	#5	CONT.
IPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
PAR	PEROVSKIA ABRUTICIFOLIA	SAGE, RUSSIAN	#5	CONT.
RTI	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RRL	RIBES RUBRUM 'RED LAKE'	CURRIANT, RED LAKE	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.
AMT	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ABD	AGASTACHE CANA 'DOUBLE BUBBLEBUNT'	HYSSOP, DOUBLE BUBBLEBUNT	#1	CONT.
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AJC	ARTEMISIA 'JONES'	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BERLANDIERIA VIVATA	CHOCOLATE FLOWER	#1	CONT.
EWV	ERIOGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
KSE	KNIPHOFIA 'SPARK'S EARLY HYBRID'	TOUCH-LILY 'SPARK'S EARLY HYBRID'	#1	CONT.
OMI	OENOTHERA MACROCARPA 'INC ANA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONT.
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
QUM	OSISPERMUM LAVENDER MIST 'FRODO'	SUN DAST, LAVENDER MIST	#1	CONT.
PGF	PENTSTEMON GRANDIFOLIUS 'PRAIRIE JEWEL', P0105	PENTSTEMON, PRAIRIE JEWEL	#1	CONT.
PAJ	PERISCARIA AFFINS	HIMALAYAN BORDER JEWEL	#1	CONT.
RFQ	RUDBECKIA FULLIGIDA 'GOLDSURM'	BLACK-EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACHYPHYLLA	SAGE, MC JAVE	#1	CONT.
TCL	TAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES				
AGA	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BCS	BOUPELOUA CURTIPENDULA	SIDEWAYS GRAMA GRASS	#1	CONT.
BGB	BOUPELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOUPELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
SNL	SORCHASTRUM NUBANS	INDIAN GRASS	#1	CONT.
SHF	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED GRASS	#1	CONT.
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.
FVH	'Panicum virgatum' 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.

NOT FOR CONSTRUCTION

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

LP.9

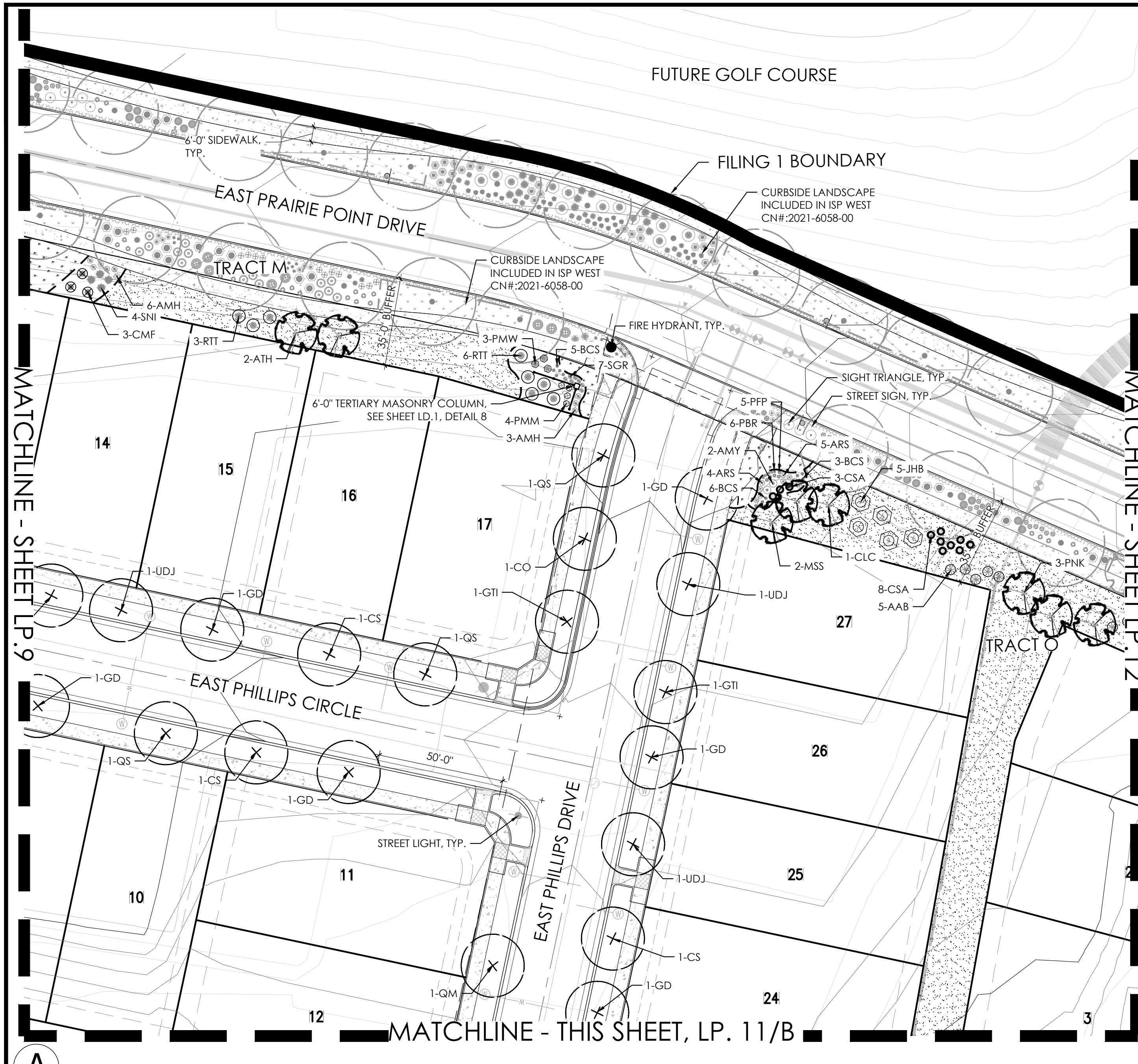
SHEET 42

November 16, 2022



PROJECT NAME

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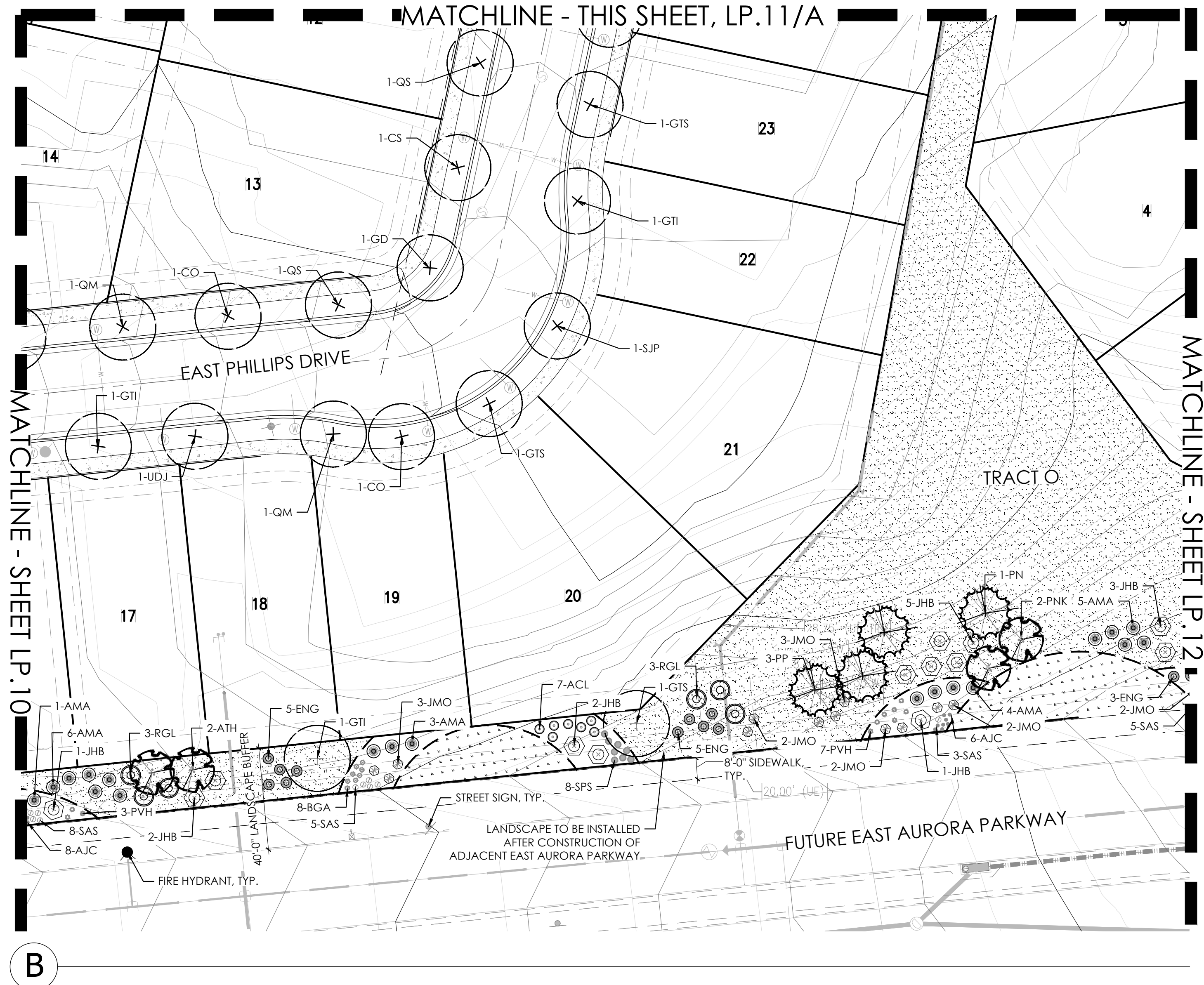
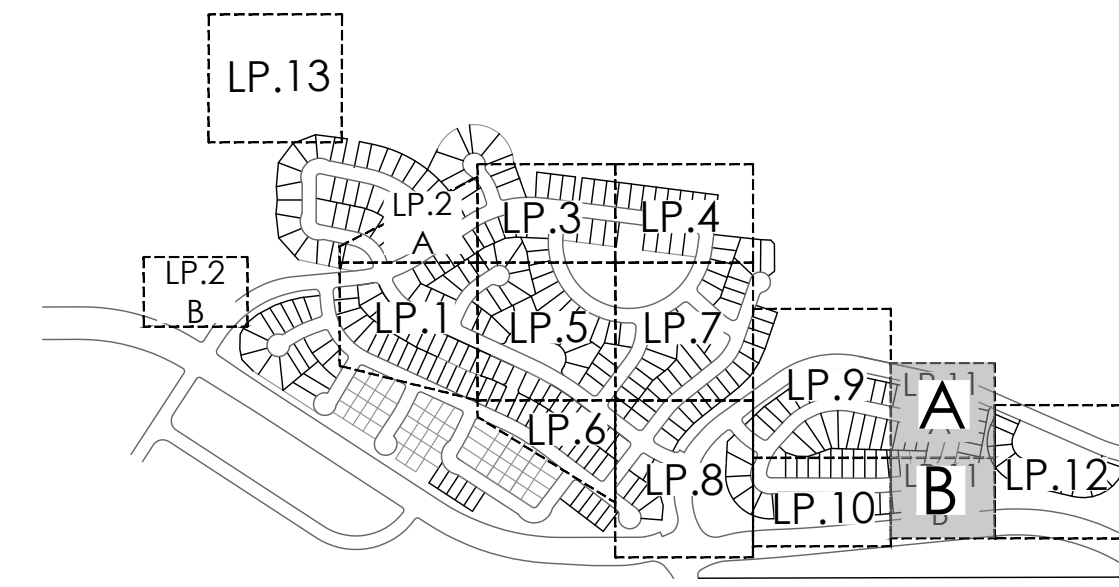
PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERENNIALS	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				PERENNIALS			
CELIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B	ACHILLEA MILLEFOLIUM 'HEDY'	YARROW, COMMON RED	#1	CONT.
CORYLUS CORNINA	TURKISH FILBERT	2.5' CAL	B&B	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT.
GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.
GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.
QUERCUS 'SHUMMARD'	OAK, SCHUMMARD	2.5' CAL	B&B	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B	AMMONIA JONSSII	COLORADO DESERT BLUE STAR	#1	CONT.
ORNAMENTAL TREES				CHERLANDERIA LYRATA	CHOCOLATE FLOWER	#1	CONT.
AVELANCHIER ALBIFOLIA	SERVICEBERRY, SASKATOON	2' CAL	B&B	ERIOGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
CRAEAGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY, STARK'S EARLY HYBRID	#1	CONT.
MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.
PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
EVERGREEN TREES				OSTEOSPERMUM LAVENDER MIST 'P006S'	SUN DASY, LAVENDER MIST	#1	CONT.
PINUS EDULIS	PINE, PINON	6' HT	B&B	PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL', P010S	PENSTEMON, PRAIRIE JEWEL	#1	CONT.
PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.
PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
EVERGREEN SHRUBS				SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.
JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONT.
JUNIPERUS HORIZONTALIS 'WILSONII'	JUNIPER, WILSON CARPET	#5	CONT.	SAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.	ORNAMENTAL GRASSES			
JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS	#1	CONT.
JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
JUNIPERUS X PIZZIRIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.	SPOROBOLUS HEIERLEAFIS	PRAIRIE DROPSEED GRASS	#1	CONT.
DECIDUOUS SHRUBS				SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.
ARCONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKECHERRY, BRILLIANT RED	#5	CONT.	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.
AXORHIZA CANESCENS	LEADPLANT	#5	CONT.	WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERSCAPE AND NO-WATER PLANT LIST.			
ARCONIA MELANOCARPA 'AURUM MAGIC'	CHOKEBERRY, AURUM MAGIC, BLACK	#5	CONT.				
ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONT.				
ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.				
CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.				
CORNUS SERICEA 'ARIC FIRE'	DOGWOOD, ARIC FIRE	#5	CONT.				
CORNUS SERICEA 'FLAVIRAMA'	DOGWOOD, YELLOWTWIG	#5	CONT.				
CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.				
CHAMAEBATARIA MILEFOLIUM	FERNBUSH	#5	CONT.				
ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.				
FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.				
PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.				
RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.				
RIBES RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#5	CONT.				

LEGEND

- ⊗ BUILDER TREE
- 🌲 EVERGREEN TREE
- 🌳 ORNAMENTAL TREE
- 🌿 SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- 🌱 NATIVE SEED
- 🌱 LOW GROW NATIVE SEED
- 💡 STREET LIGHT
- 🔥 FIRE HYDRANT
- 🚶 CONCRETE WALK, SEE CIVIL

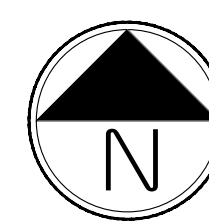
KEYMAP



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



Know what's below.
Call before you dig.



Scale: 1"= 30'-0"

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PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
PLANS

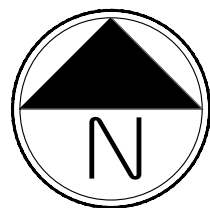
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SHEET 44

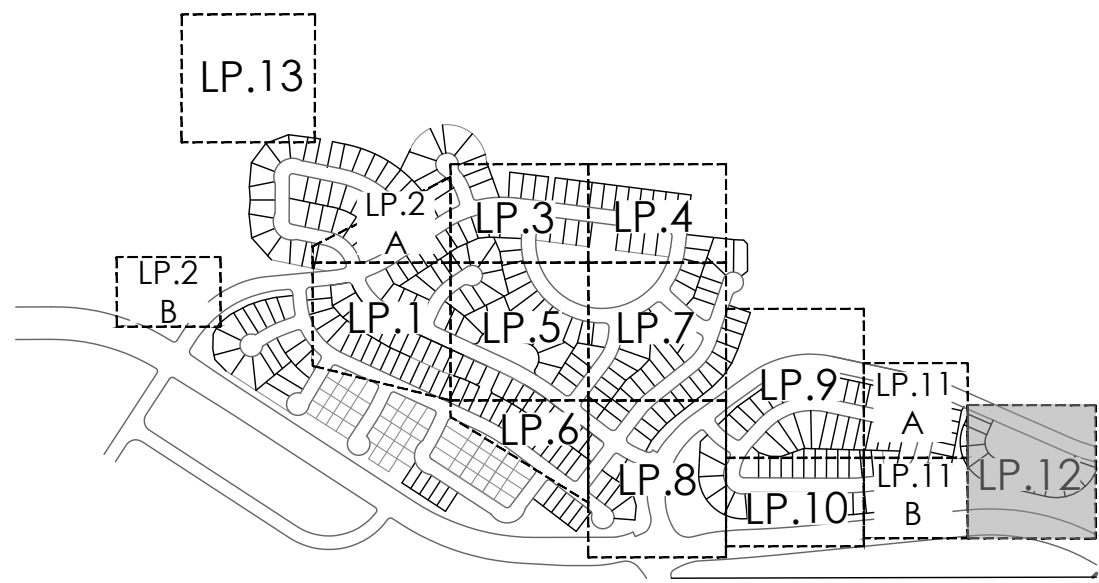
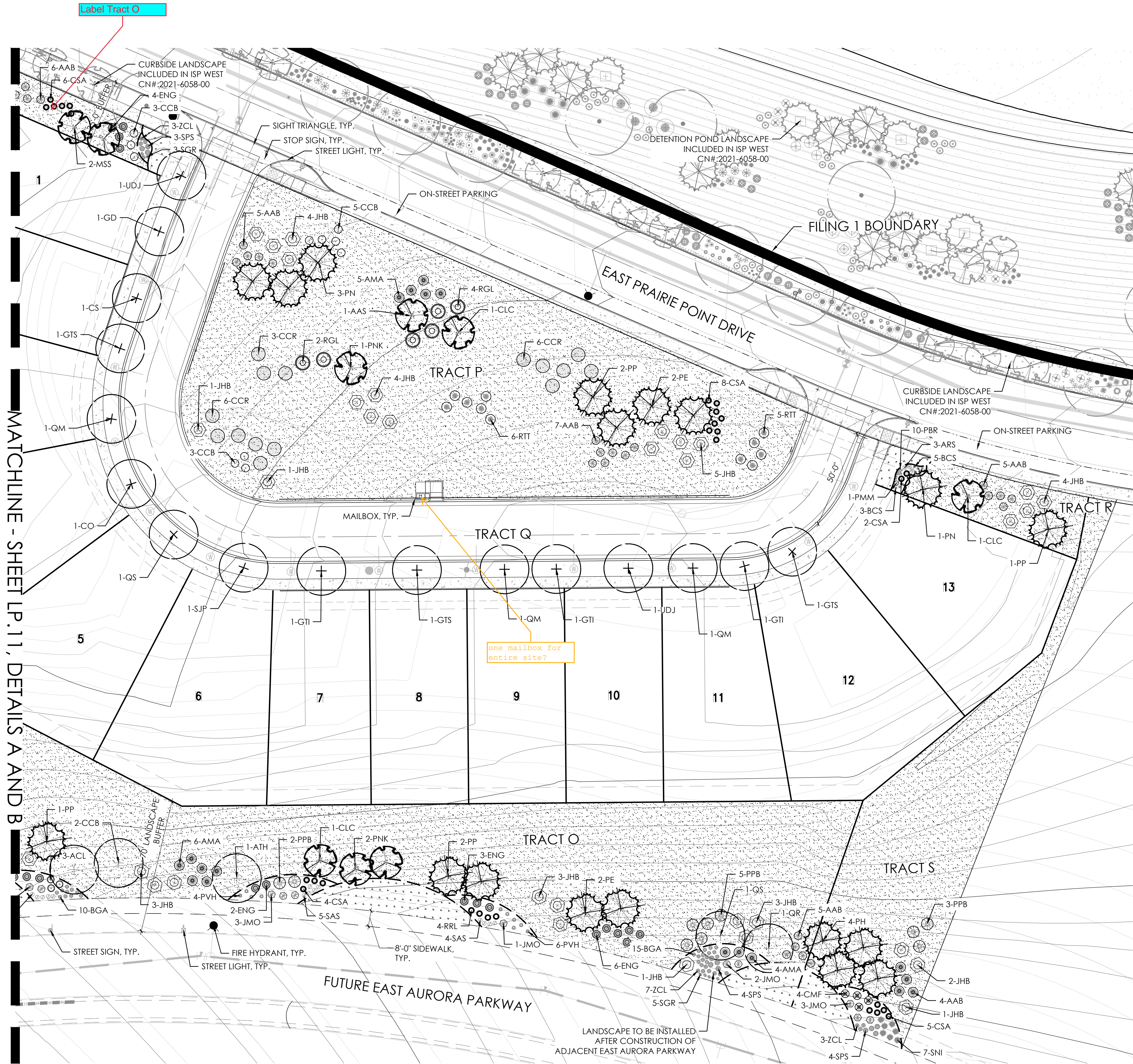
November 16, 2022

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Scale: 1"= 30'-0"

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



KEYMAP

LEGEND

- × BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- NATIVE SEED
- LOW GROW NATIVE SEED
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- MAILBOX

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	25' CAL	B&B
CC	CORNUS COLUMBIA	TURKISH FLUST	25' CAL	B&B
GD	GYMNOCLADUS DIOXUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	25' CAL	B&B
GI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	25' CAL	B&B
GTS	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	HONEYLOCUST, SKYLINE	25' CAL	B&B
QK	QUERCUS SHUMMARDI	OAK, SCHUMMARD	25' CAL	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	25' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	7' CAL	B&B
ATH	ACER TAIWANICUM 'HOT WINGS'	MAPLE, HOT WINGS	7' CAL	B&B
CLC	CRATAEGUS LAEVOGATA 'CRIMSON CLOUD'	HAWTHORN, 'CRIMSON CLOUD'	7' CAL	B&B
MSS	MALES 'SPRING SNOW'	CRABAPPLE, 'SPRING SNOW'	7' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	'PRINCESS KAY' PLUM	6-8' MULTI	B&B
EVERGREEN TREES				
FE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDRECHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PF	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILTON'	JUNIPER, WILTON CARPET	#5	CONT.
JHT	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JSA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JFS	JUNIPERUS X PFTZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
FMW	PINUS MUGO 'WHITE BUD MUGO'	PINE, WHITE BUD MUGO	#5	CONT.
FMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
DECIDUOUS SHRUBS				
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	'CHOCCHERRY, BRILLANT RED'	#5	CONT.
ACL	AMORPHIA CANESCENS	LEADPLANT	#5	CONT.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	'CHOCCHERRY, AUTUMN MAGIC BLACK'	#5	CONT.
AGB	ACER GRANDIDENTATUM	MAPLE, BECOTTH	#5	CONT.
AFS	AREMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOW TWIG	#5	CONT.
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPREA, BLUE MIST	#5	CONT.
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
ENG	ERICAMERIA NAUSEOSA SP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.
IFA	FALLUGIA PARADOXA	AFRICHE PLUME	#5	CONT.
FAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.
RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RLL	RIBES RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILLEFOLIUM 'HEDY'	'YABROW, COMMON RED'	#1	CONT.
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	'YABROW, MOONSHINE'	#1	CONT.
ARD	AGASTACHE 'CANAL DOUBLED BUBBLEMINT'	HYSSOP, DOUBLED BUBBLEMINT	#1	CONT.
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AJC	ANEMONA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.
BNW	BRICKWHEAT, SNOW MESA	BUCKWHEAT, SNOW MESA	#1	CONT.
GLC	CAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
KSE	KNIPHOFIA 'SIARK'S EARLY HYBRID'	TORCH LILY, SIARK'S EARLY HYBRID	#1	CONT.
OMI	CENOTHEIRA MACROCARPA INCANNA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.
OSR	CENOTHEIRA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLM	OSTEOCOPERMUM LAVENDER MIST 'POOSE'	SUN DANCY, LAVENDER MIST	#1	CONT.
PQP	PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL', P0105	PENSTEMON, PRAIRIE JEWEL	#1	CONT.
FAJ	PERISCANIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.
BGS	RUBRICOLA FILIGIDA 'GOLDSURM'	BLACK EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GREGGII 'TURNMAN'S RED'	TURNMAN'S RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MIDNIGHT'	MIDNIGHT PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONT.
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BCS	BOULELOUIA CURTIPENDULA	SIDEWAYS GRAMA GRASS	#1	CONT.
BGB	BOULELOUIA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOULELOUIA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
SNI	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SHF	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSID GRASS	#1	CONT.
SWB	SPOROBOLUS VIRGATUS	GIANT SACARON GRASS	#1	CONT.
PVN	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.

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PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

LP.12

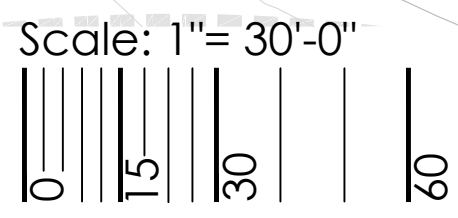
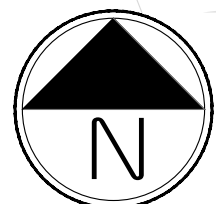
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November 16, 2022

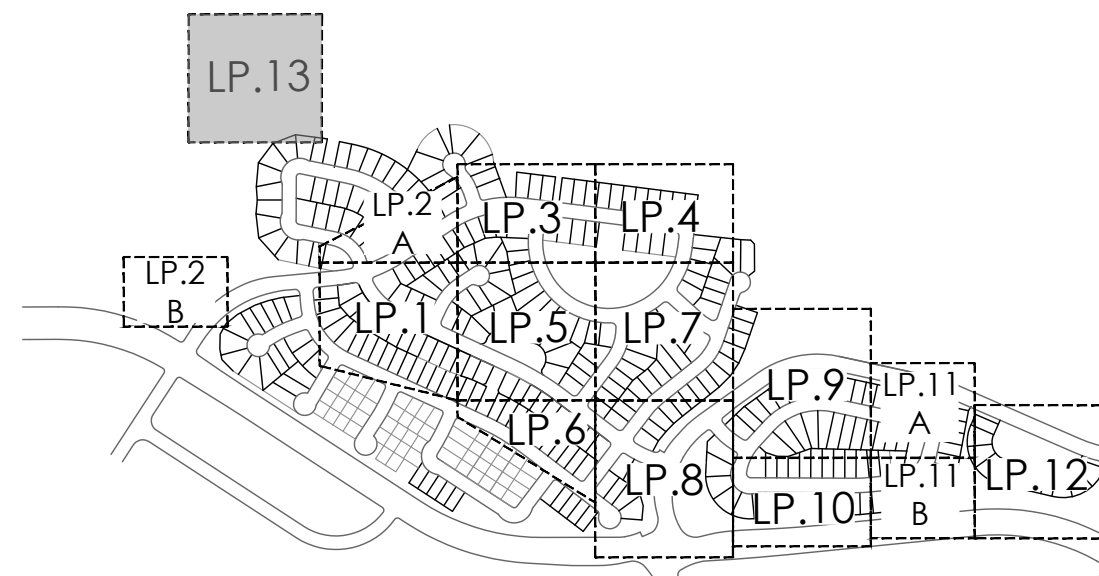
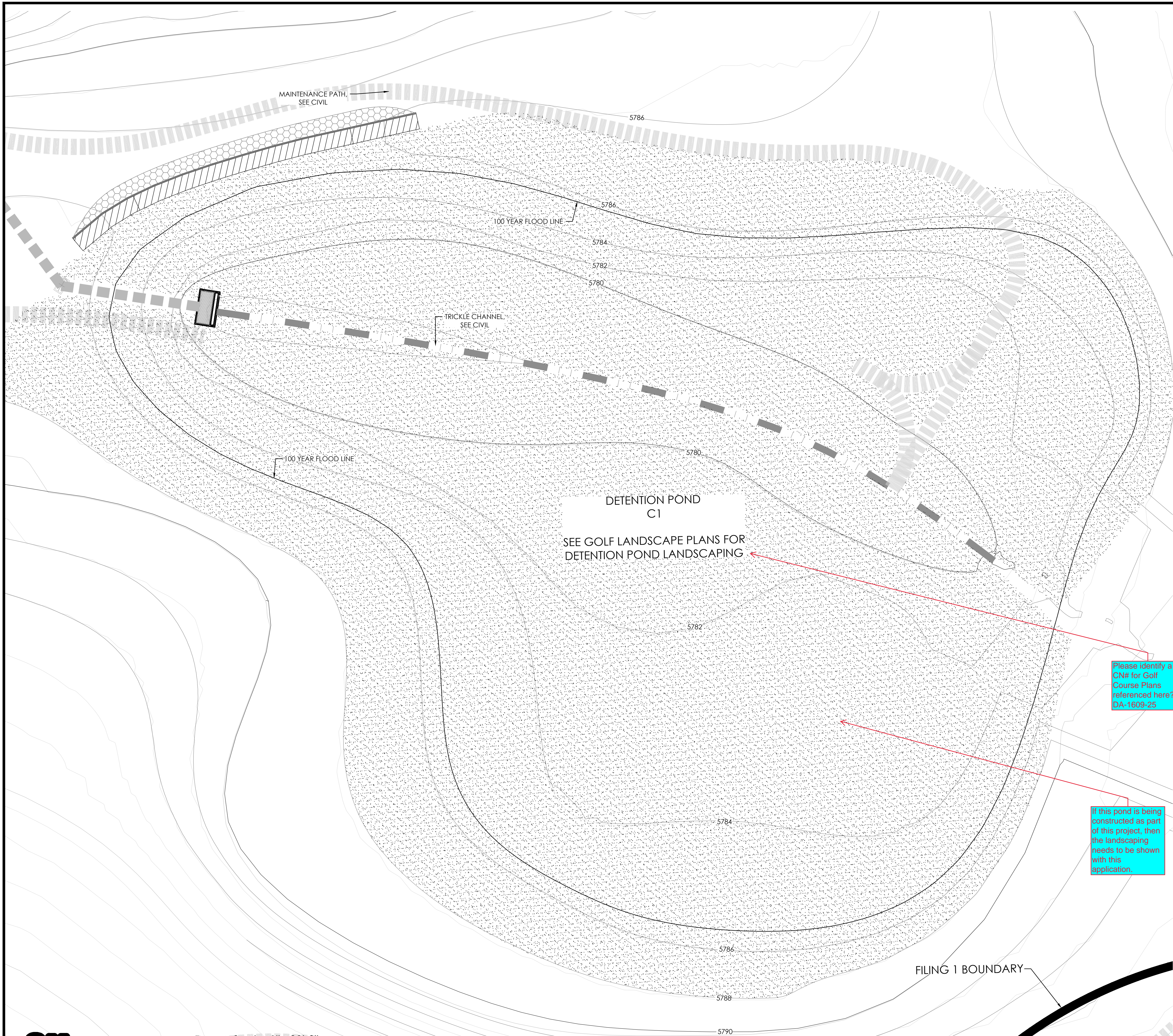


PROJECT NAME

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



KEYMAP

LEGEND

NATIVE SEED

Please identify a CN# for Golf Course Plans referenced here? DA-1609-25

If this pond is being constructed as part of this project, then the landscaping needs to be shown with this application.

NOT FOR CONSTRUCTION



PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
PLANS

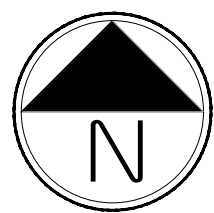
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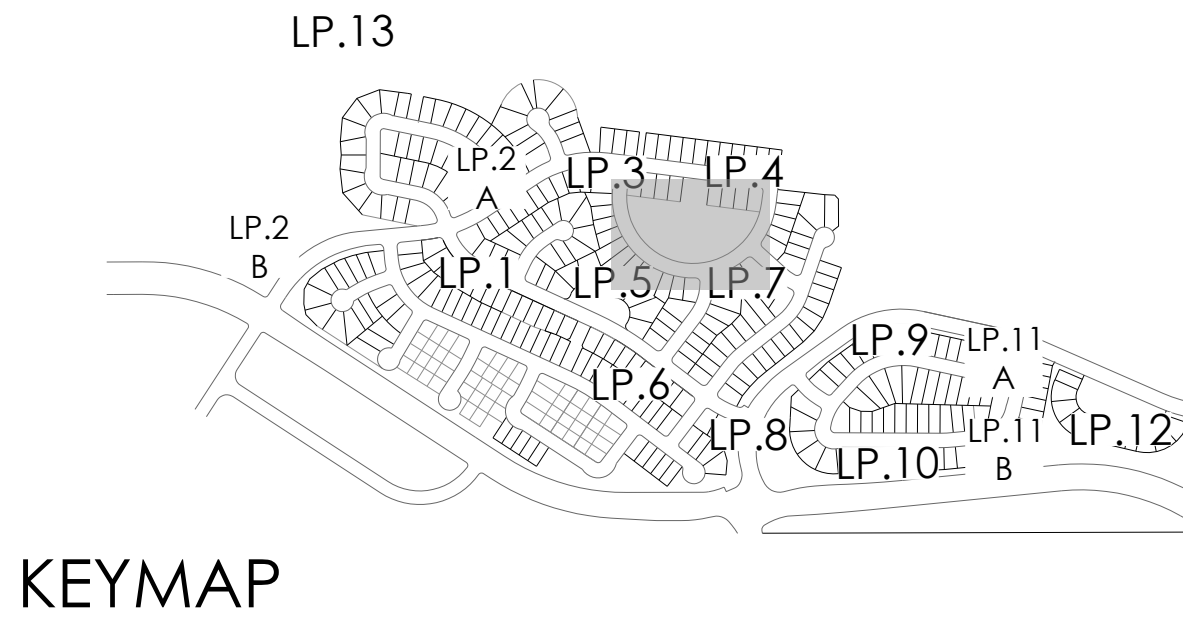
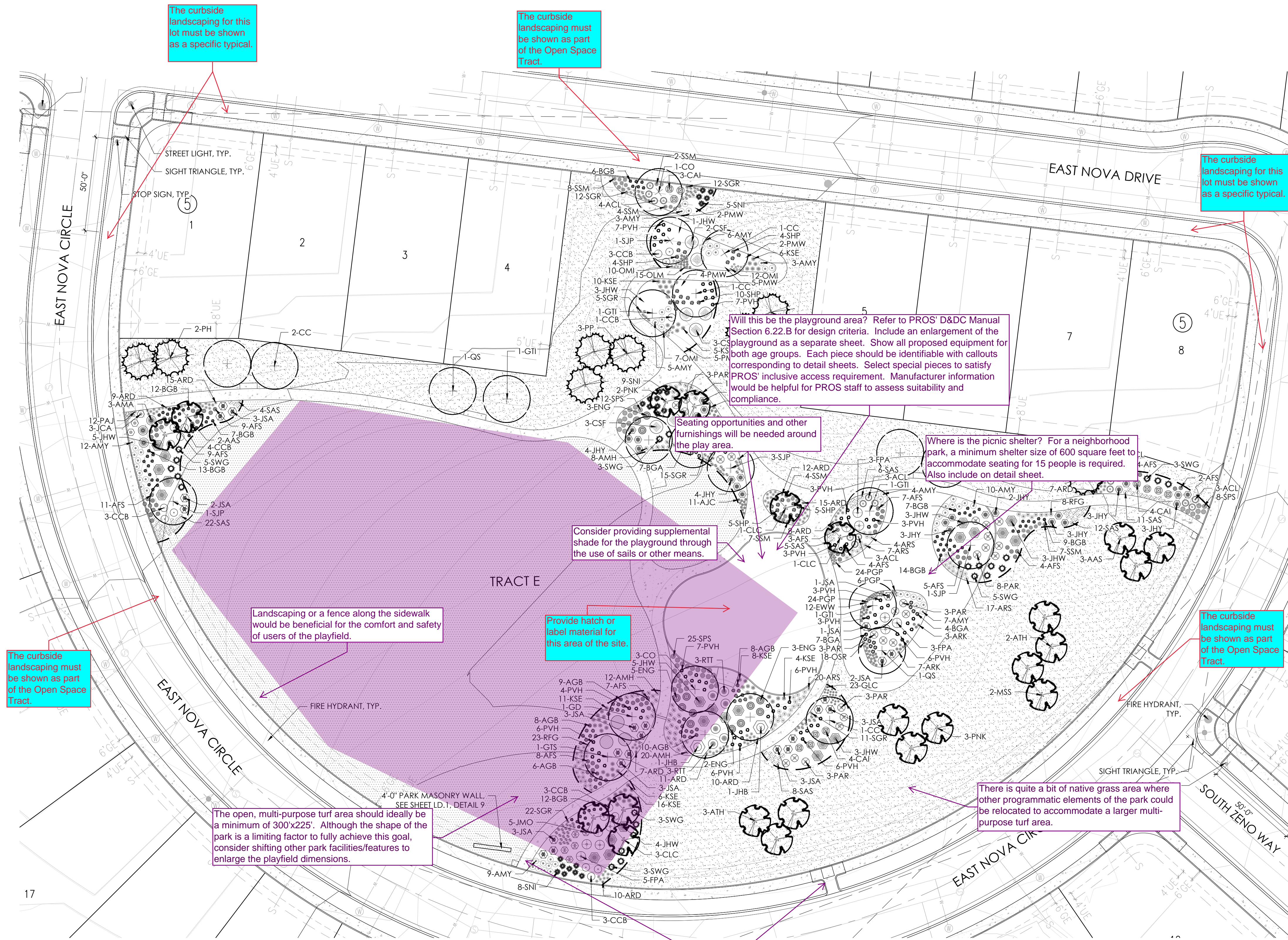
November 16, 2022

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Scale: 1"= 30'-0"

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



KEYMAP

LEGEND

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- SOD
- NATIVE SEED
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CC	CORYLUS COURNANA	HACKBERRY WESTERN	2.5' CAL	B&B
CC	CORYLUS COURNANA	TURKISH FILBERT	2.5' CAL	B&B
GD	GYMNOCADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B
GTL	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
GS	GUERCUS SHUMMARDII	OAK, SCHUMMARD	2.5' CAL	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6'8" MULTI	B&B
EVERGREEN TREES				
FE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILTON'	JUNIPER, WILTON CARPET	#5	CONT.
JJA	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDROMEDA YOUNGSTOWN	#5	CONT.
JSA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JMD	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JPS	JUNIPERUS X FRUTICOSA 'SANTROCK GOLD'	JUNIPER, SANTROCK GOLD	#5	CONT.
JMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
JMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
DECIDUOUS SHRUBS				
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOCHECHERRY, BRILLANT RED	#5	CONT.
ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOCHECHERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AGB	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONT.
AFS	ARTEMISA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'VICTORY HALL'	DOGWOOD, VICTORY HALL	#5	CONT.
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOW TWIG	#5	CONT.
CCB	CARYOPHTERIS X CLANDONENSIS 'BLUE MIST'	SPIREEA, BLUE MIST	#5	CONT.
CMB	CHAMAEBATARIA MILEFOLIUM	FERNBUSH	#5	CONT.
ENG	ERICAMERIA NAUSEOSA S.P. 'GLABRATA'	RABBITBRUSH, TALL GREEN	#5	CONT.
FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
FAR	PEROVSKIA AIRIFICIFOLIA	SAGE, RUSSIAN	#5	CONT.
RTT	RIBES BRILLANTIA	SUMAC, THREE-LEAF	#5	CONT.
RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.
AMY	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, RUPESTRIS	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AJC	ARTEMISA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
BIC	BERLANDIERA LYNSAE	CHOCHECHERRY	#1	CONT.
EWV	ERIGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LIT, STARK'S EARLY HYBRID	#1	CONT.
OMI	CENOTHERA MACROCARPA 'INCANA SILVER BLADE'	FRANCOE, SILVER BLADE	#1	CONT.
OSR	CENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLM	CISTOCYPHELLUM LAVENDER MIST 'PODS'	SUN DASY, LAVENDER MIST	#1	CONT.
PNF	PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL, POLOS'	PENSTEMON, PRAIRIE JEWEL	#1	CONT.
PAJ	PERISCARIA AFFRINS	HIMALAYAN BORDER, JEWEL	#1	CONT.
RFG	RUDBECKIA FULGIDA 'GOLDSURF'	BLACK-EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONT.
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BGS	BOULELOUA CURIPENDULA	SIDEWAYS GRAMA GRASS	#1	CONT.
BGB	BOULELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOULELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
SMI	SORCHASTRUM NIGRANS	INDIAN GRASS	#1	CONT.
SHF	SPOROBOLUS HEILOPS	PRAIRIE DROPSEED GRASS	#1	CONT.
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.

NOT FOR CONSTRUCTION

PARK
LANDSCAPE
PLANS

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

PROJECT NAME

SHEET TITLE

SHEET NUMBER

LP.14

SHEET 47

November 16, 2022



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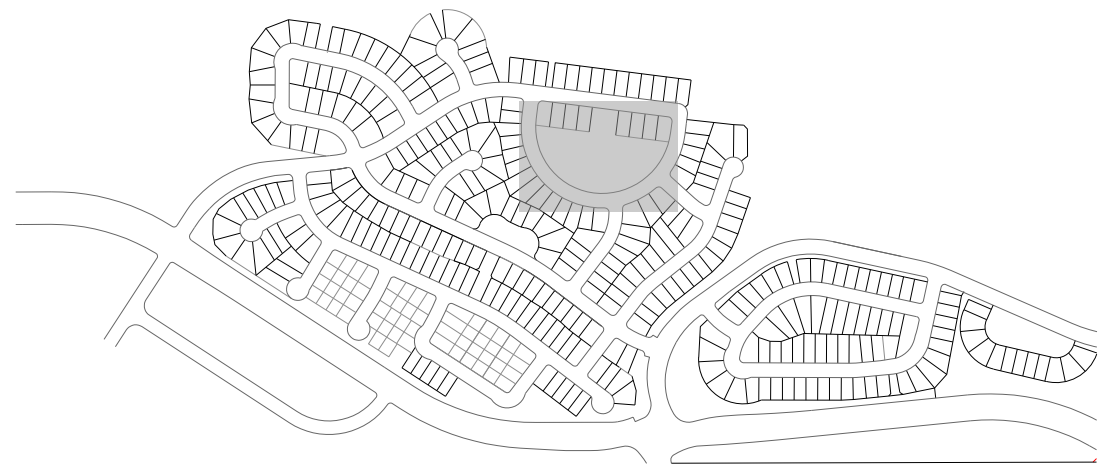
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Scale: 1"= 30'-0"



KEYMAP

LEGEND

- STEEL EDGER (6 LD.1)
- PEDESTRIAN CONCRETE (7 LD.1)
- STREET LIGHT

SITE FURNISHING LEGEND

- 1 BAR STOOL
- 2 BAR TABLE
- 3 BENCH
- 4 LOUNGE BENCH
- 5 HARVEST PICNIC TABLE
- 6 PICNIC TABLE
- 7 LARGE ROUND BENCH
- 8 PET WASTE STATION
- 9 TRASH
- 10 BBQ GRILL



PROJECT NAME

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LAYOUT PLANS

SHEET NUMBER

LL.1

SHEET 49

November 15, 2022

NOT FOR CONSTRUCTION

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1 BAR STOOL



2 BAR TABLE



3 BENCH



4 LOUNGE BENCH



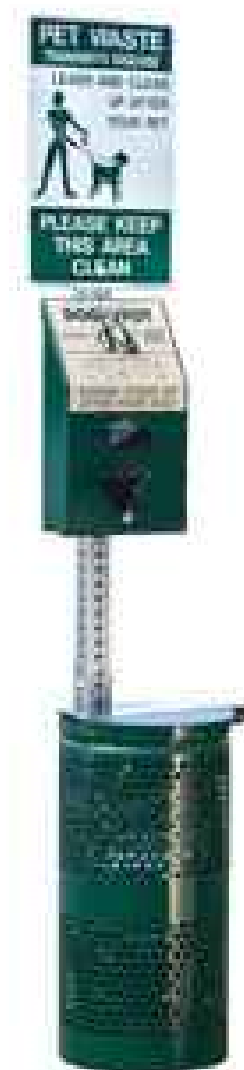
5 HARVEST PICNIC TABLE



6 PICNIC TABLE



7 LARGE ROUND BENCH



8 PET WASTE STATION



9 TRASH



10 BBQ GRILL

NOTE:
ALL IMAGES ARE FOR REFERENCE ONLY. FINAL
STRUCTURES AND COLORS TO BE DETERMINED AT
CONSTRUCTION DOCUMENTS.

PROJECT NAME

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LAYOUT
DETAILS

SHEET NUMBER

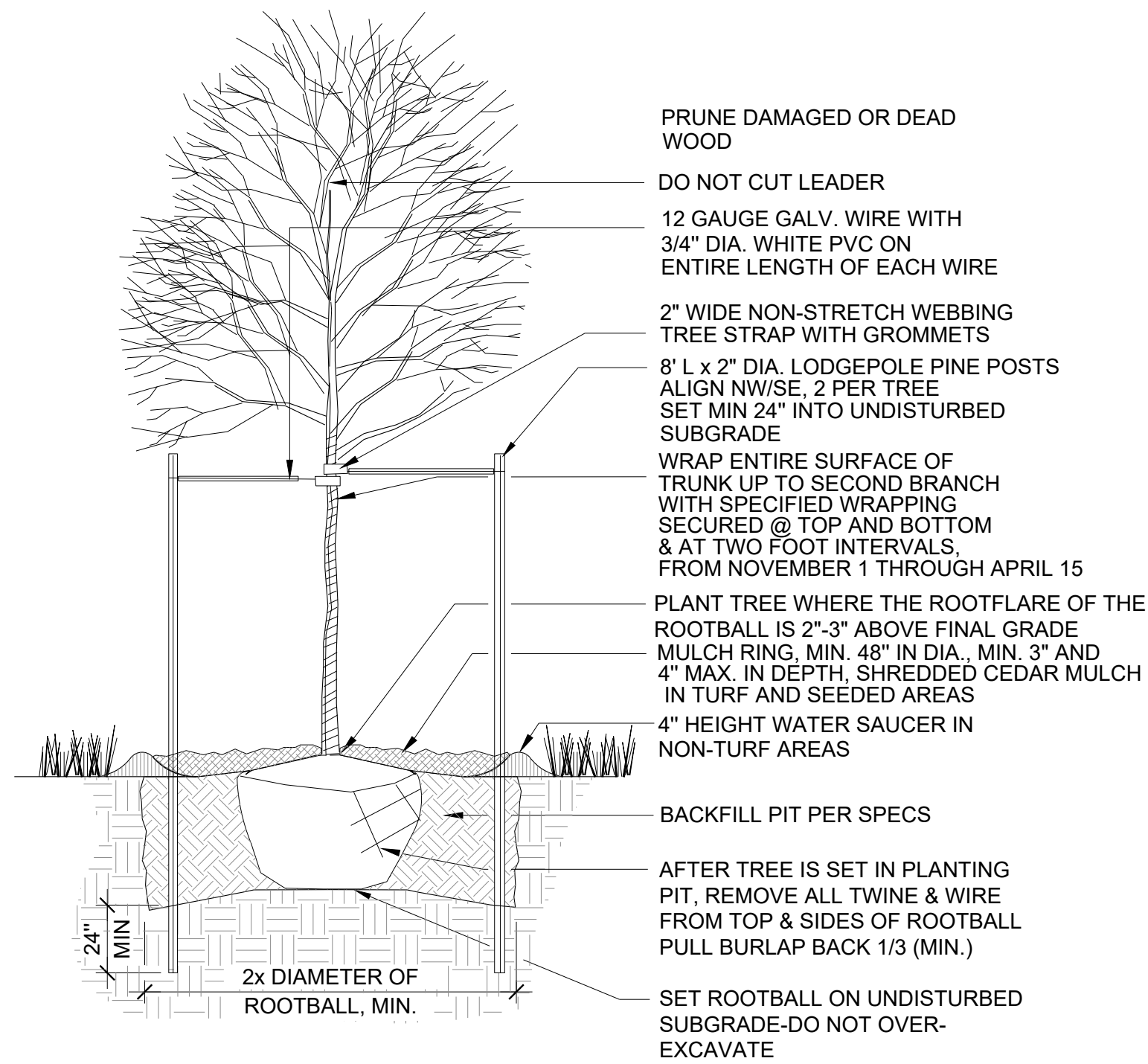
LL.2

SHEET 50

November 15, 2022

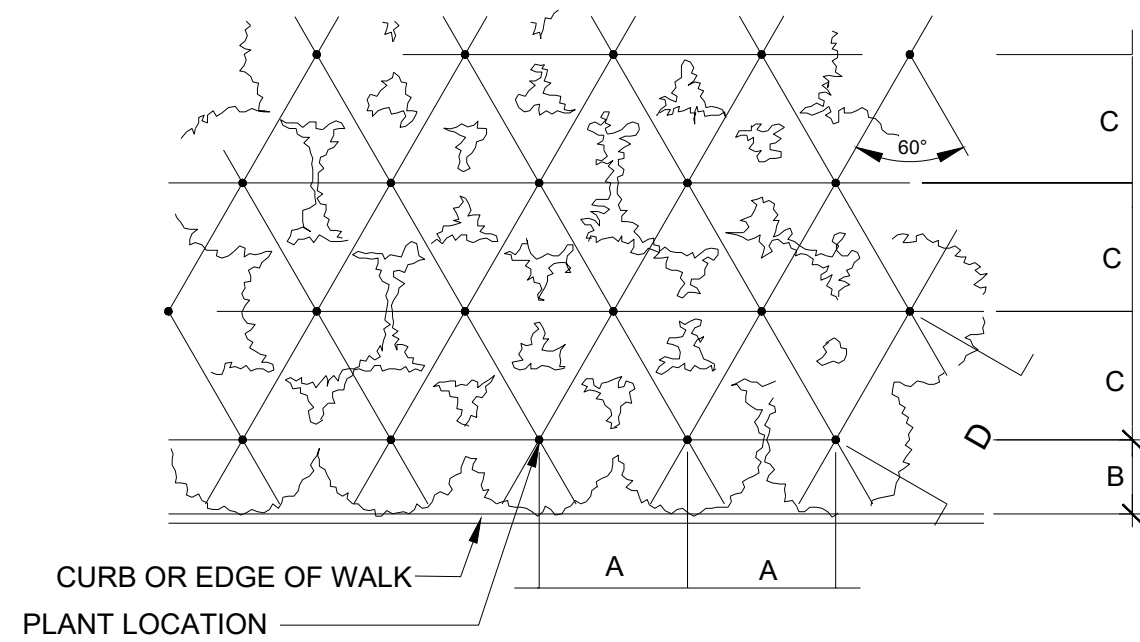
NOT FOR CONSTRUCTION

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1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS

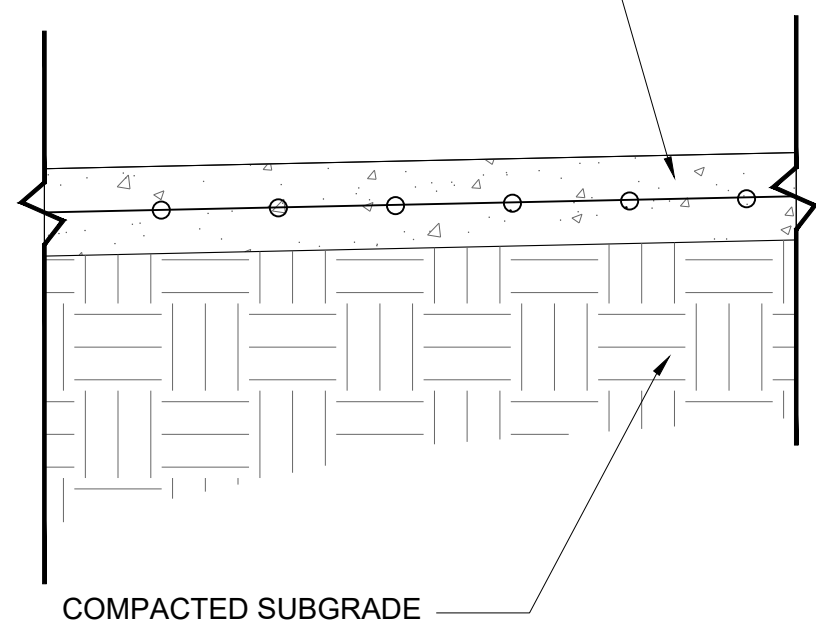


PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

4 PERENNIAL PLANT SPACING DETAIL

SCALE: NTS

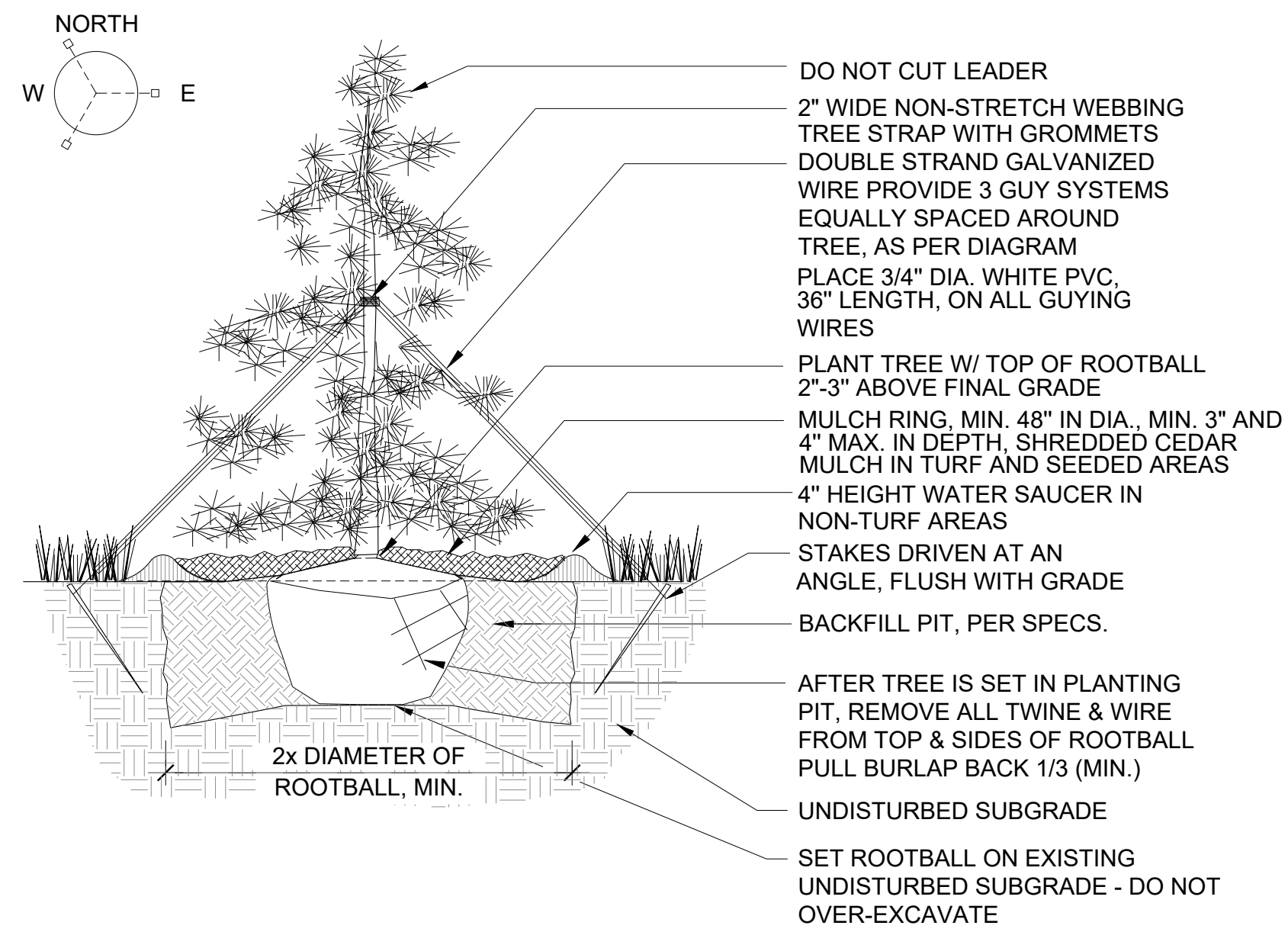
6" CONCRETE SIDEWALK WITH W2.1 X W2.1 WIRE MESH REINFORCEMENT



- NOTES:
1. COMPACTION LEVEL IS 95% MODIFIED PROCTOR ASTM D 1556, +/- 2% OF OPTIMUM MOISTURE.

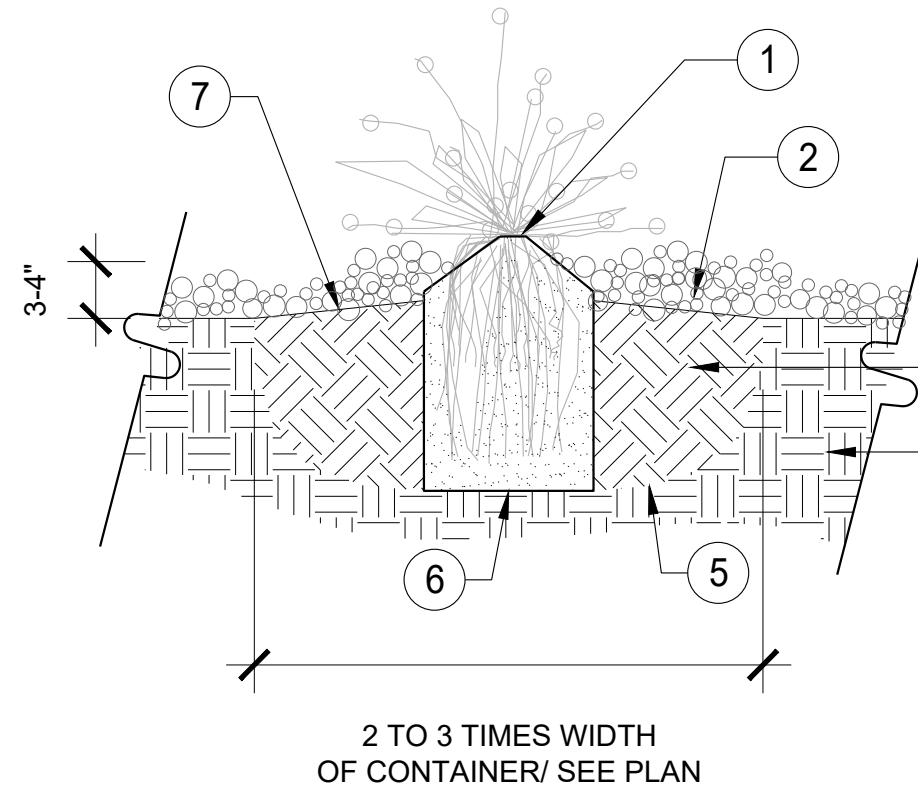
7 PEDESTRIAN CONCRETE DETAIL

SCALE: NTS



2 EVERGREEN TREE PLANTING DETAIL

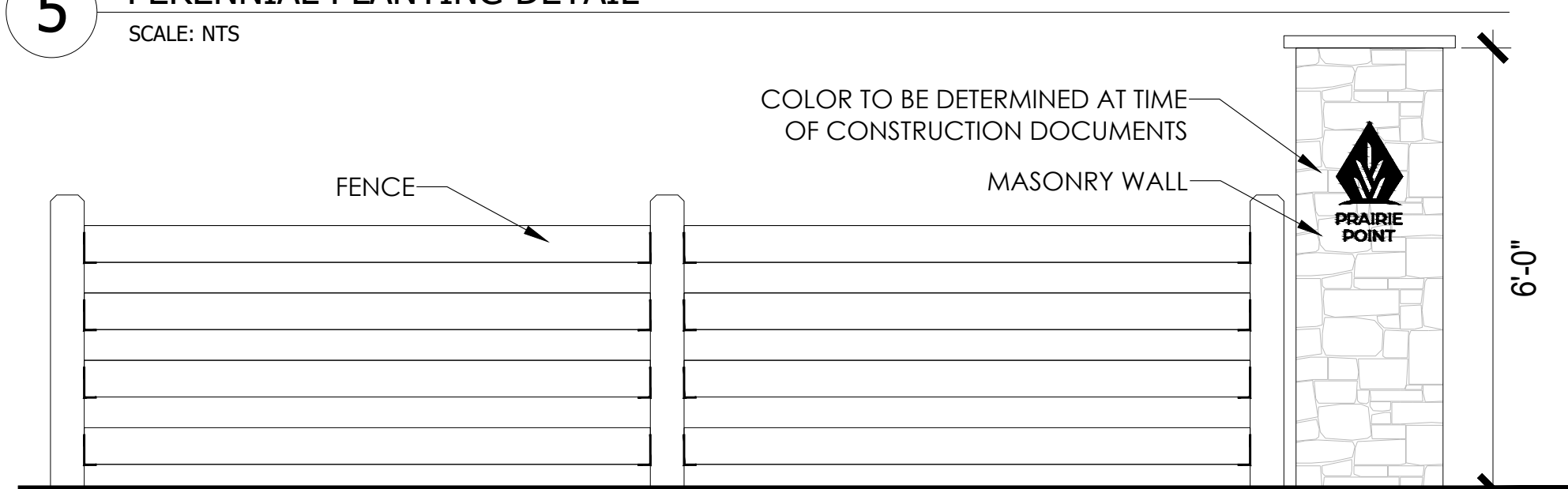
SCALE: NTS



- NOTES:
1. DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
 2. PRUNE ALL DEAD FOLIAGE.
 3. HANDLE ONLY BY ROOTBALL.
 4. REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
 5. PLACE BEST SIDE TO MOST FREQUENT VIEWING, NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
 6. BACKFILL 3/4 OF THE HOLE AND WATER THOROUGHLY WHILE WORKING SOIL WITH HANDS TO ELIMINATE ANY AIR POCKETS.
 7. REMOVE 2" OF MULCH FROM AROUND BASE OF PLANT.

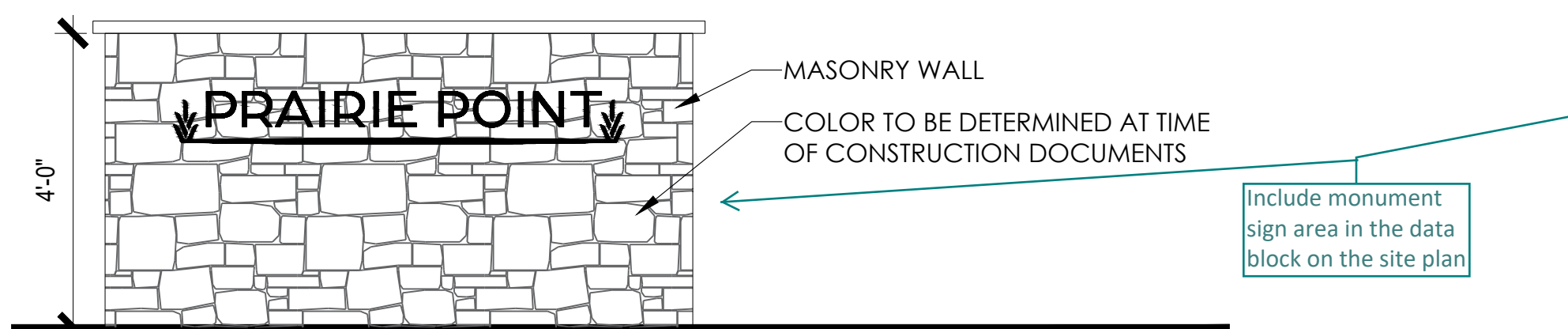
5 PERENNIAL PLANTING DETAIL

SCALE: NTS



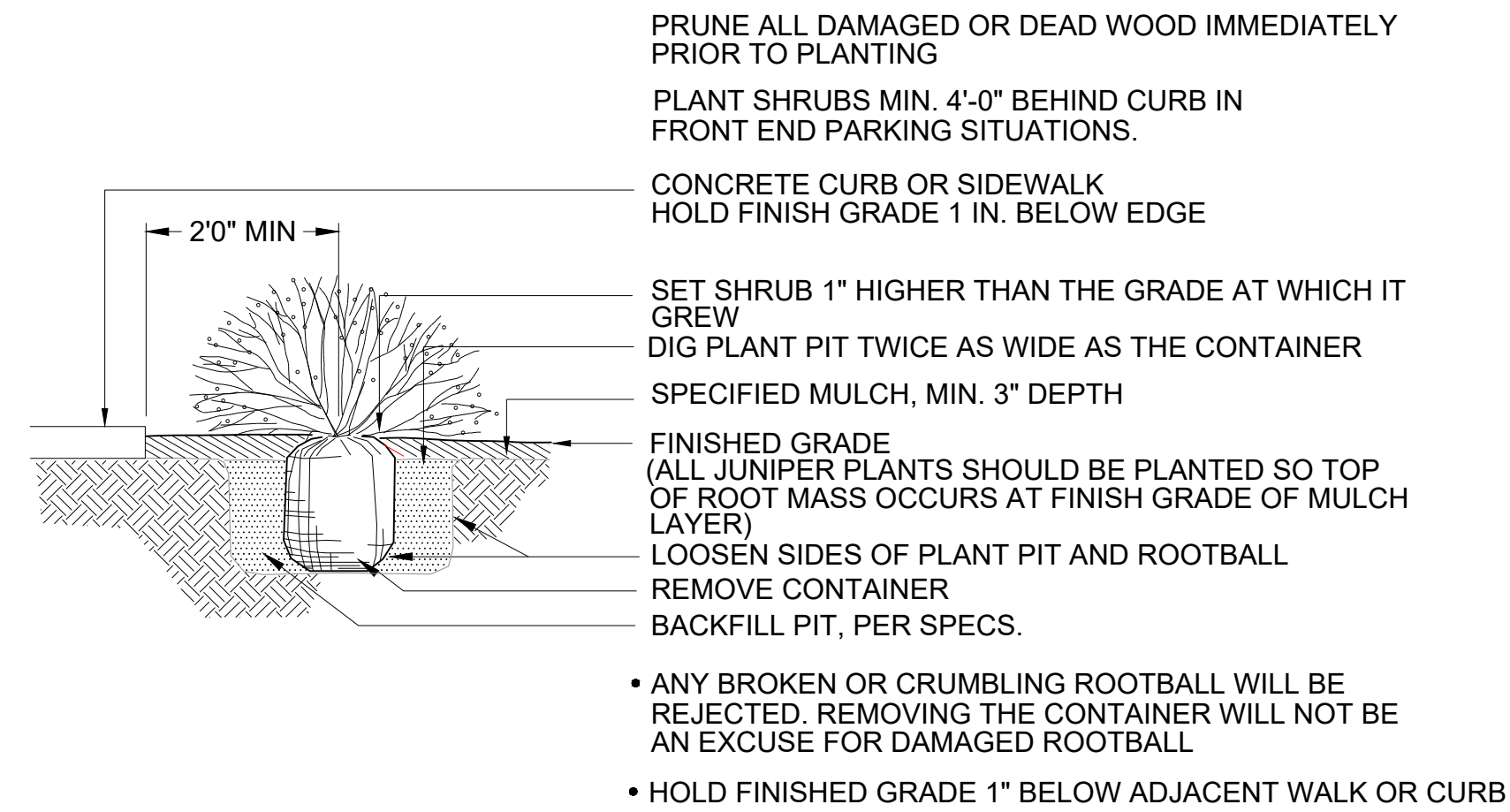
8 TERTIARY MASONRY COLUMN WITH FENCE

SCALE: NTS



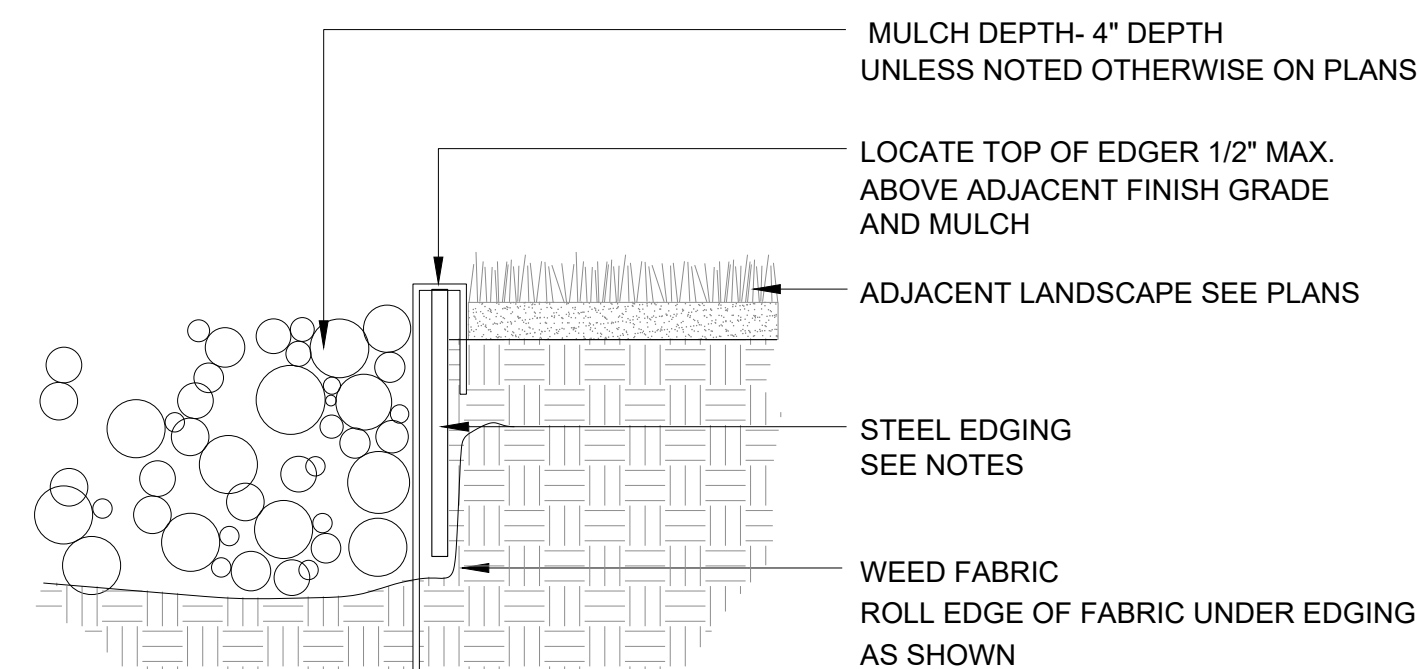
9 PARK MASONRY WALL

SCALE: NTS



3 SHRUB PLANTING DETAIL

SCALE: NTS

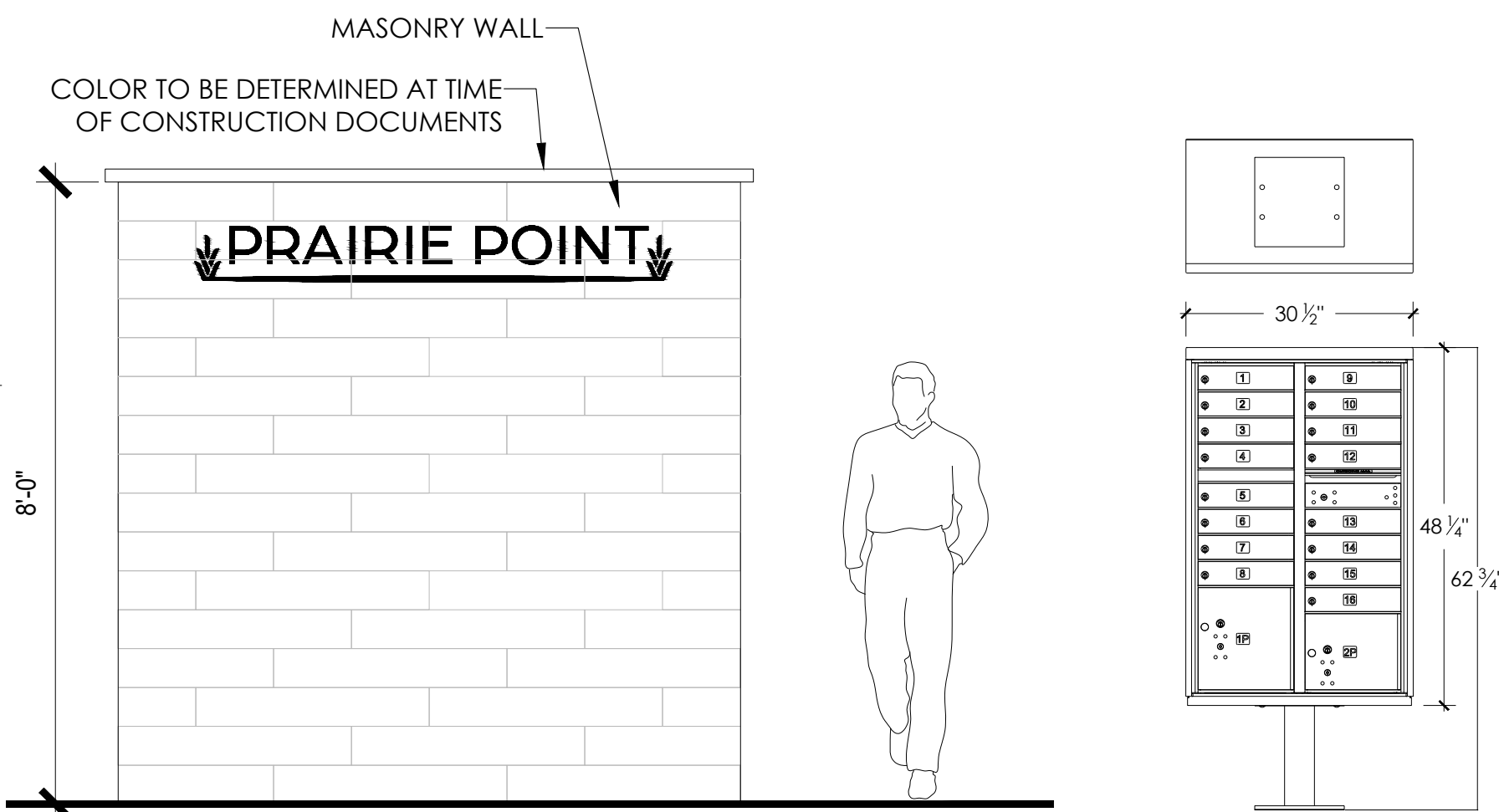


- NOTES:
1. STEEL EDGING TO BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
 2. EDGING SHALL BE POWDER COATED, BLACK
 3. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE
 4. ALL JOINTS SHALL BE SECURELY STAKED.

6 STEEL EDGING

SCALE: NTS

Provide specific material call-outs and colors for each detail. City staff does not have access to construction documents.



10 DIRECTIONAL MASONRY WALL

SCALE: NTS

NOTE:
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STRUCTURES TO BE DETERMINED AT CONSTRUCTION
DOCUMENTS.

PROJECT NAME

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
DETAILS

SHEET NUMBER

LD.1

SHEET 51

November 16, 2022

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- LEGEND
- HIGH WATER USE:
COOL SEASON GRASSES

LOW WATER USE: SHRUB BED

Z-ZONE: NATIVE SEED AREA

+

DECIDUOUS CANOPY TREE
61 TREES

EVERGREEN TREE
100 TREES

ORNAMENTAL TREE
85 TREES

HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	51,029	7%	
LOW WATER USE	38,621	5%	
Z-ZONE	620,902	87%	
*TOTAL	710,552	100%	
* INCLUDES ALL HIGH WATER USE, LOW WATER USE, AND Z ZONE IN TRACT AREAS.			
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	61	260	15,860
EVERGREEN/ORNAMENTAL TREES	128	1,410	180,480
TOTAL	189		196,340
TOTAL AREA	906,892		

*TOTAL LANDSCAPE AREA (SF) DOES NOT INCLUDE FRONT YARD CURBSIDE LANDSCAPE ADJACENT TO INTERIOR LOTS. TOTAL LANDSCAPE AREA INCLUDES LANDSCAPE IN FRONT OF TRACTS AND IN TRACTS NOT INCLUDING AREA WITHIN 100 YEAR FLOOD PLAIN.

811

Know what's below.
Call before you dig.

N

Scale: 1"= 150'-0"

0

75

150

300

NOT FOR CONSTRUCTION

terraccina

td design

10200 E. Girard Ave, Ste A-314
Denver, CO 80231
PH: 303.632.8867

PROJECT NAME

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

HYDROZONE
MAP

SHEET NUMBER

LH.1

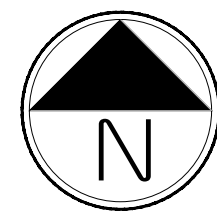
SHEET 52

November 15, 2022

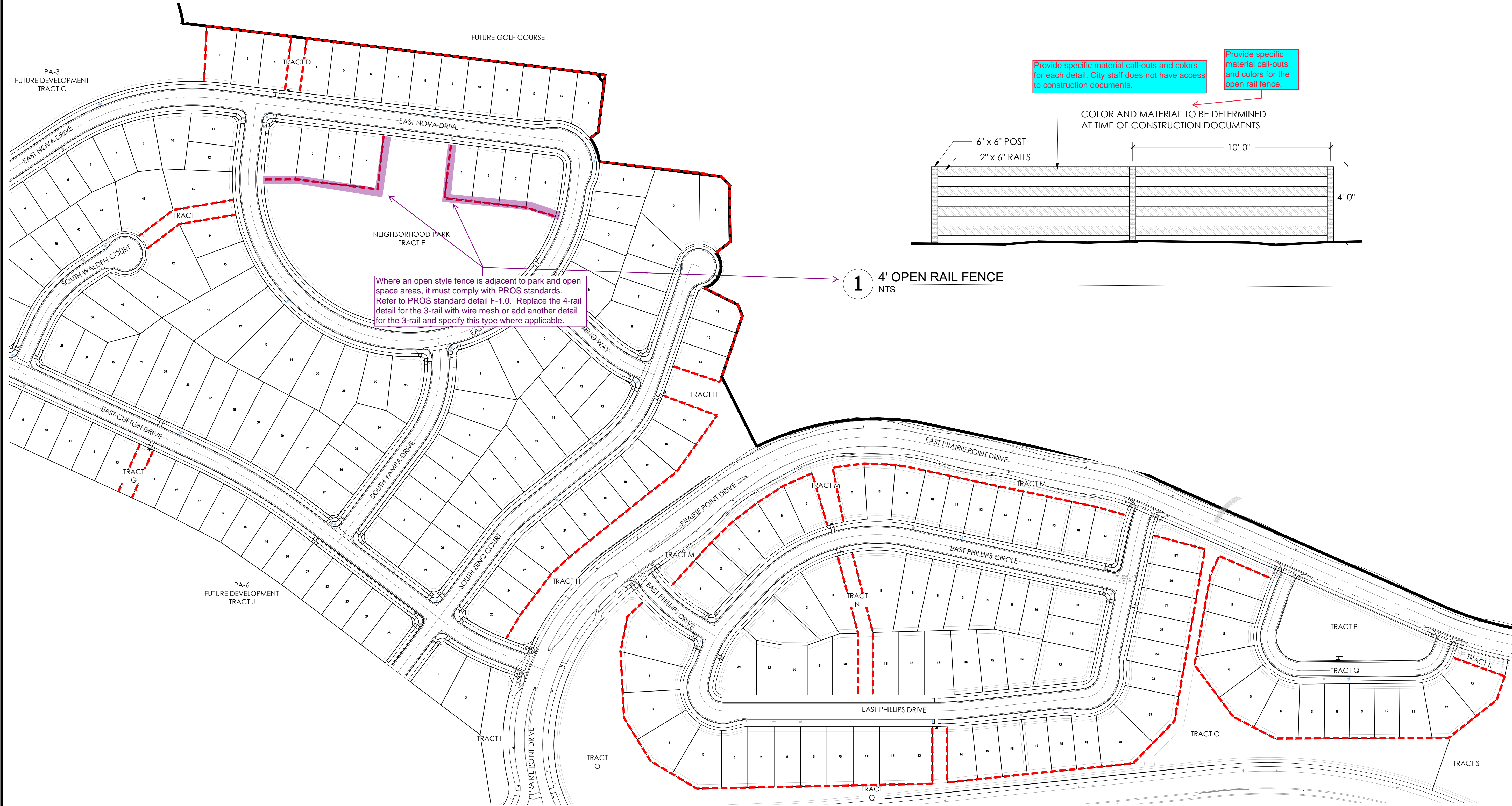
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Know what's below.
Call before you dig.

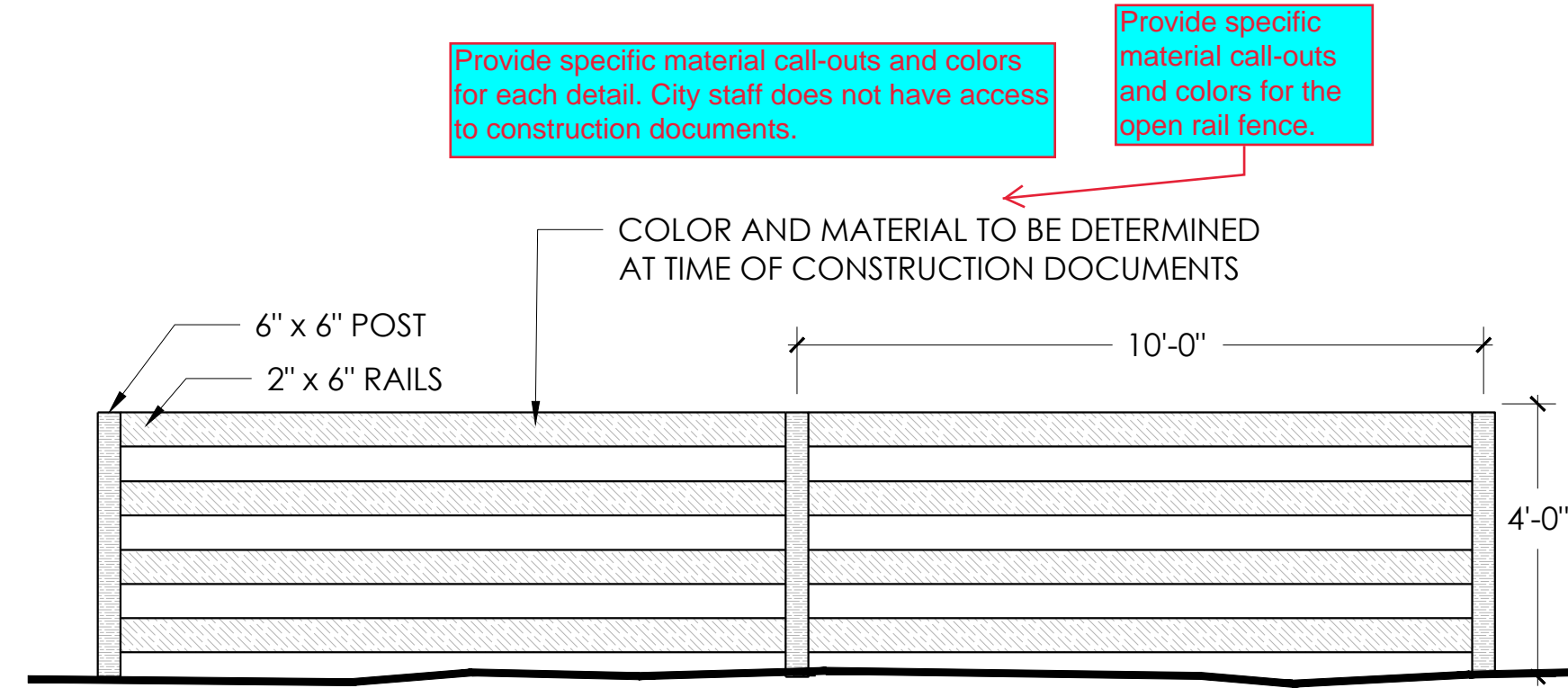


Scale: 1"= 100'-0"
0 50 100 200



LEGEND

--- OPEN RAIL FENCE



1 4' OPEN RAIL FENCE
NTS

Where an open style fence is adjacent to park and open space areas, it must comply with PROS standards. Refer to PROS standard detail F-1.0. Replace the 4-rail detail for the 3-rail with wire mesh or add another detail for the 3-rail and specify this type where applicable.

Provide specific material call-outs and colors for each detail. City staff does not have access to construction documents.

Provide specific material call-outs and colors for the open rail fence.

PROJECT NAME

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

FENCING
PLANS

SHEET NUMBER

LF.1

SHEET 53

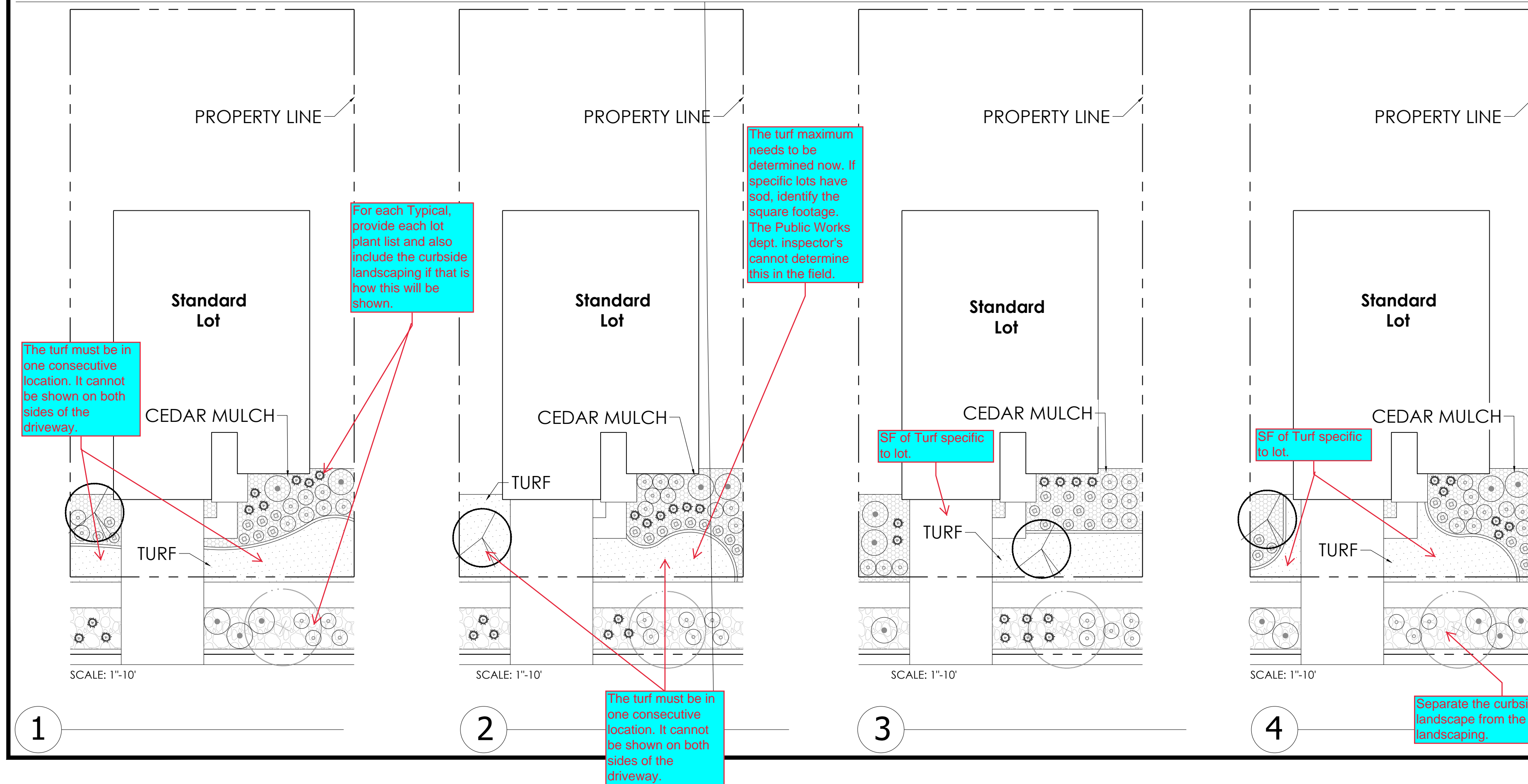
November 15, 2022

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SINGLE FAMILY LANDSCAPE TYPICALS



LEGEND

- SHADE, ORNAMENTAL OR EVERGREEN TREE
- SHRUBS
- PERENNIALS
- GRASSES

STANDARD FRONT YARD LOT REQUIREMENTS

~~PROVIDE A MINIMUM OF:
1 SHADE TREE
OR
1 ORNAMENTAL TREE
OR
1 EVERGREEN TREE~~

~~16 SHRUBS REQUIRED PER LOT OR EQUIVALENT:
-11 SHRUBS PROVIDED
-9 PERENNIALS PROVIDED
-6 GRASSES PROVIDED
(1 SHRUB = 3 GRASSES OR 3 PERENNIALS)~~

~~TURF MIN. = 400 SF CONTIGUOUS TURF OR MAX. = 40% MAX. OR 1000 SF~~

~~*STREET TREES NOT COUNTED TOWARD MEETING THE FRONT YARD LANDSCAPE REQUIREMENTS
*THE LANDSCAPE DESIGN FOR THE FRONT YARD MAY NOT REPEAT UNTIL THE 4TH LOT IF NECESSARY.
THE PLANT SELECTION AND LAYOUT MUST BE DIFFERENT~~

STANDARD STREETScape LOT REQUIREMENTS

~~PROVIDE A MINIMUM OF:
1 SHRUB PER 40 SQUARE FEET
1 SHADE TREE, SEE LANDSCAPE PLANS FOR STREET TREE LOCATIONS~~

~~SHRUB REQUIREMENT EQUIVALENT:
1 SHRUB = (3) 5 GALLON ORNAMENTAL GRASSES~~

RESIDENTIAL FRONT YARD PLANT LIST

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		PERENNIALS	
PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	ACHILLEA SP.	YARROW, VARIOUS
QUERCUS CRIMSON SPIRE	OAK, CRIMSON SPIRE	CENTRANTHUS RUBER	RED VALERIAN
QUERCUS SKINNY GENES	OAK, SKINNY GENES FASTIGIATE	ECHINACEA PURPUREA	PURPLE CONEFLOWER
QUERCUS STREETSPIRE	OAK, STREETSPIRE	HEMEROCALLIS SP.	DAYLILY, VARIOUS
QUERCUS X WREI REGAL PRINCE	OAK, REGAL PRINCE	LEUCANTHEMUM SP.	DAISY, SHASTA
ORNAMENTAL SHADE TREES		RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	SALVIA SP.	SALVIA, VARIOUS
PYRUS CALLERYANA AUTUMN BLAZE	PEAR, AUTUMN BLAZE	ORNAMENTAL GRASS	
EVERGREEN TREES		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
PINUS ARISTATA	PINE, BRISTLECONE	PANICUM VIRGATUM SP.	SWITCH GRASS, VARIOUS
PINUS EDULIS	PINE, PINON	PENNISETUM ALPELUCIDUM	DWARF FOUNTAIN GRASS
PINUS NIGRA	PINE, AUSTRIAN		
PINUS PONDEROSA	PINE, PONDEROSA		
DECIDUOUS SHRUBS			
CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA		
CHRYSOTHAMNUS NAUSEOSUS ALBAICULIS	TALL BLUE RABBITBRUSH		
CYTISUS PURGANS SPANISH GOLD	SPANISH GOLD BROOM		

PROJECT NAME

PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
TYPICALS

SHEET NUMBER

LT.1

SHEET 54

November 16, 2022

NOT FOR CONSTRUCTION

PRAIRIE POINT SUBDIVISION FILING 1 (FKA KINGS POINT NORTH)
BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

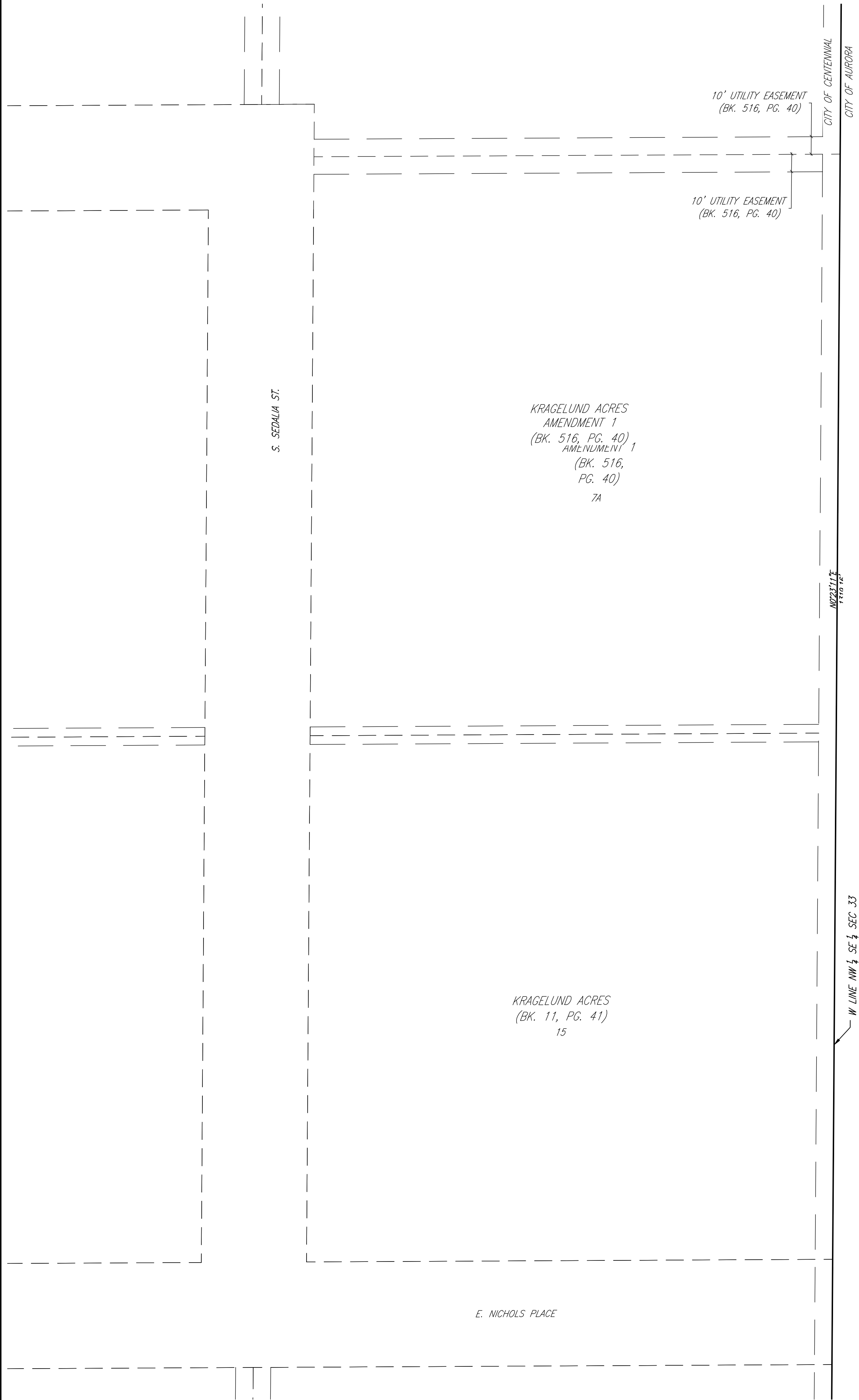
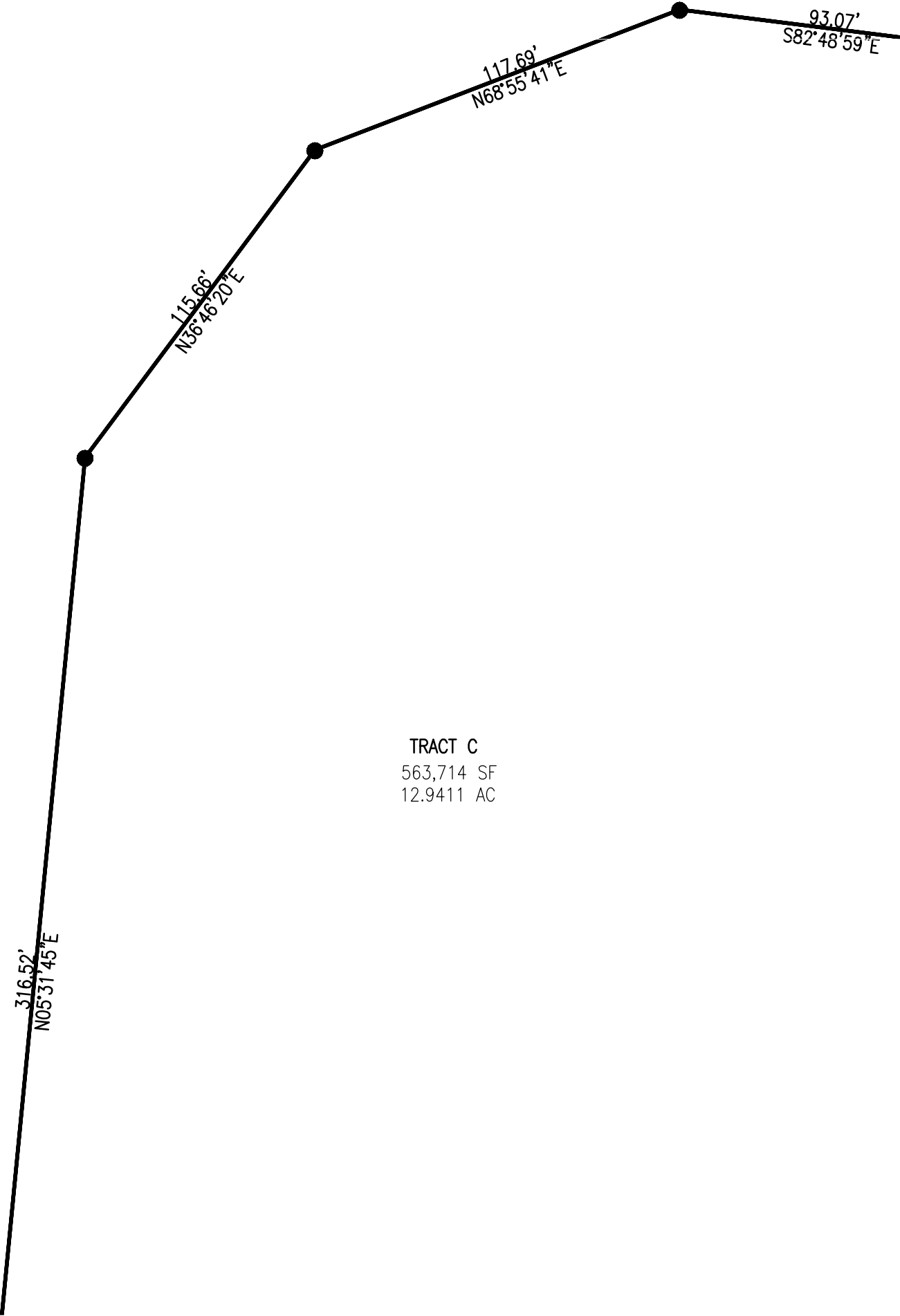


Table with 6 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, LENGTH. Contains curve data for C101 through C118.

Table with 6 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, LENGTH. Contains curve data for C120 through C145.

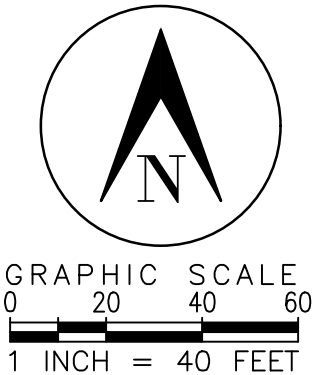
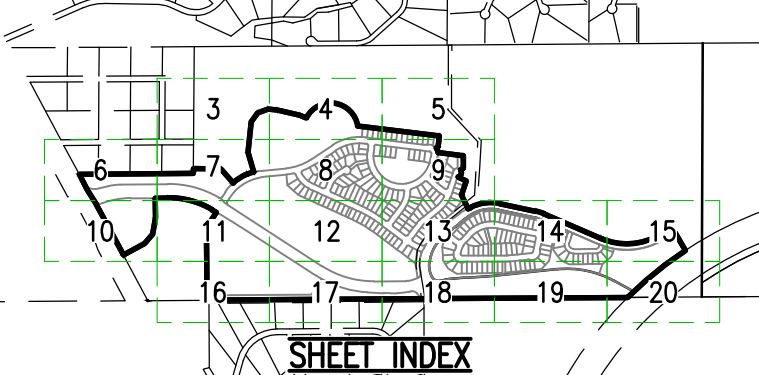
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- NOTES
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
 - SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
 - SEE SHEET ## FOR EASEMENT DETAILS

Table with 2 columns: Legend symbols and descriptions. Includes symbols for FOUND SECTION CORNER, FOUND SURVEY MONUMENT, SET 18\"/>

SEE SHEET 7



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LAND DEVELOPMENT ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)684-1520 www.EMKC.com
JOB NO. 12187.62
SHEET 3 OF 20

EDITED

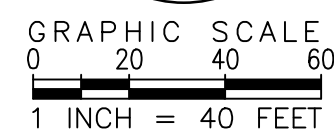
SEE SHEET 5

EDITED

E. NOVA DRIVE

Dedicated to the
City of Aurora?

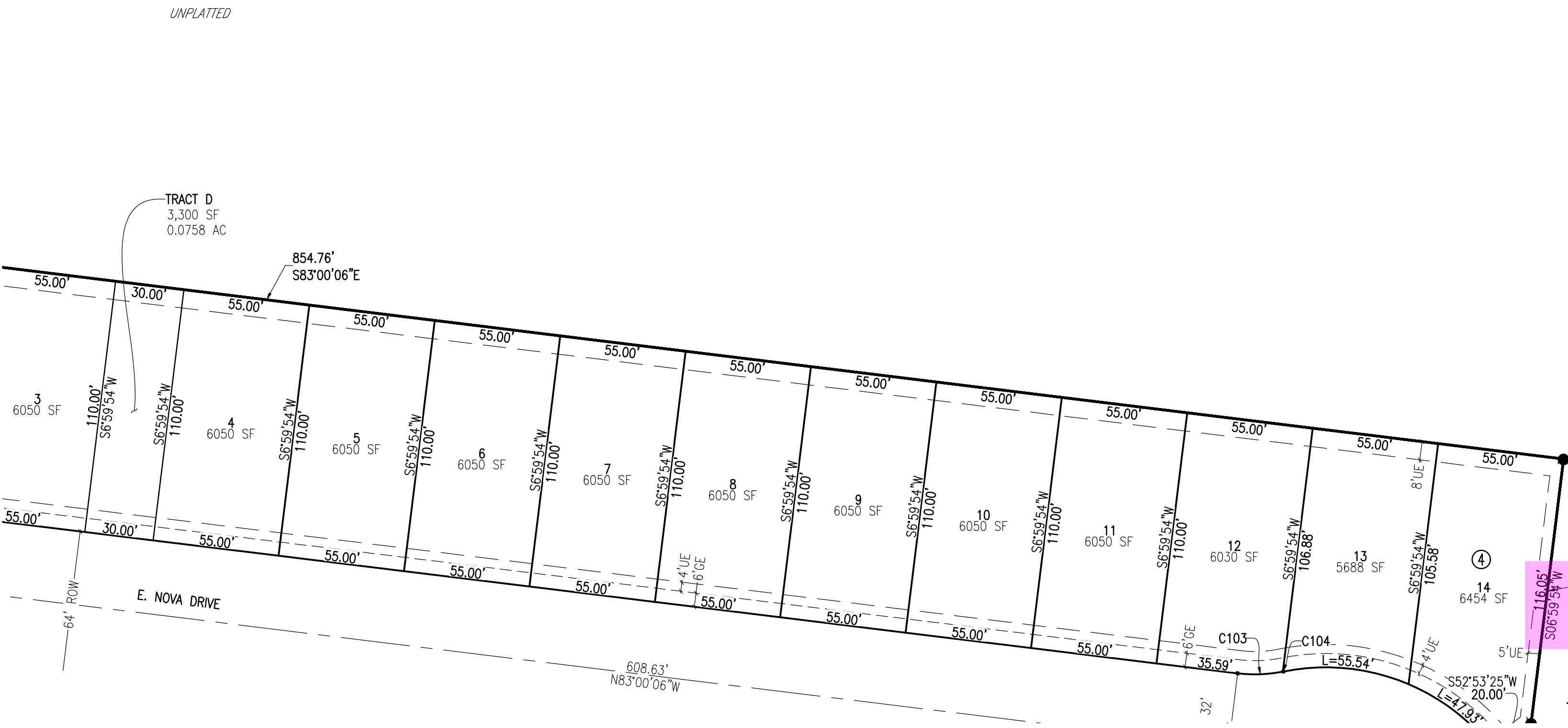
EDITED



SHEET 4 OF 20

PRAIRIE POINT SUBDIVISION FILING 1 (FKA KINGS POINT NORTH) Remove (FKA Kings Point North)
BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 4



NOTE 1: 35' PIPELINE EASEMENT TO BE VACATED BY SEPARATE DOCUMENT

Contact Andy Niquette
releaseeasements@auroragov.org for the easement concerns

REACHED OUT TO ANDY.

Is this for the 36" RCP storm as shown on page 18/54 on site plan?

NO. THAT EASEMENT WILL BE DONE BY SEPARATE DOCUMENT.

NOTE 2: 36" PIPELINE EASEMENT TO BE VACATED BY SEPARATE DOCUMENT

Contact Andy Niquette
decactionproperty@auroragov.org for the easement concerns

REACHED OUT TO ANDY.

PROJECT ENGINEER IS COORDINATING WITH AURORA ON THESE FUTURE EASEMENTS

Redundant B&D's?

EDITED

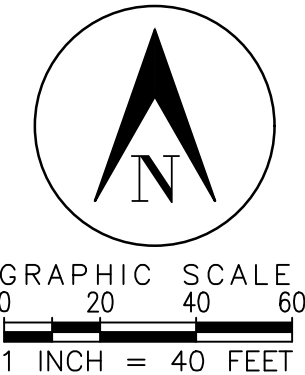
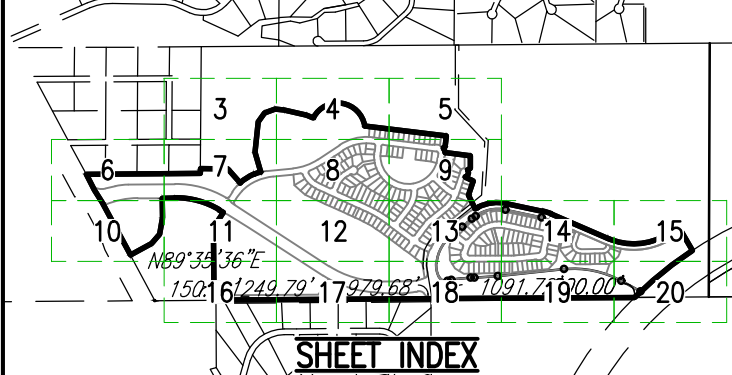
SEE SHEET 9

NOTES

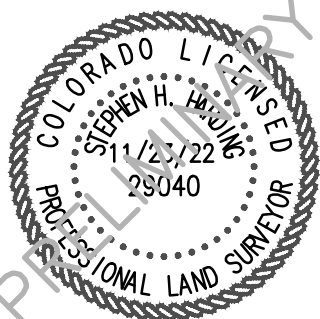
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
- SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
- SEE SHEET ## FOR EASEMENT DETAILS

LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040
- SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX
- GAS EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SIDEWALK EASEMENT



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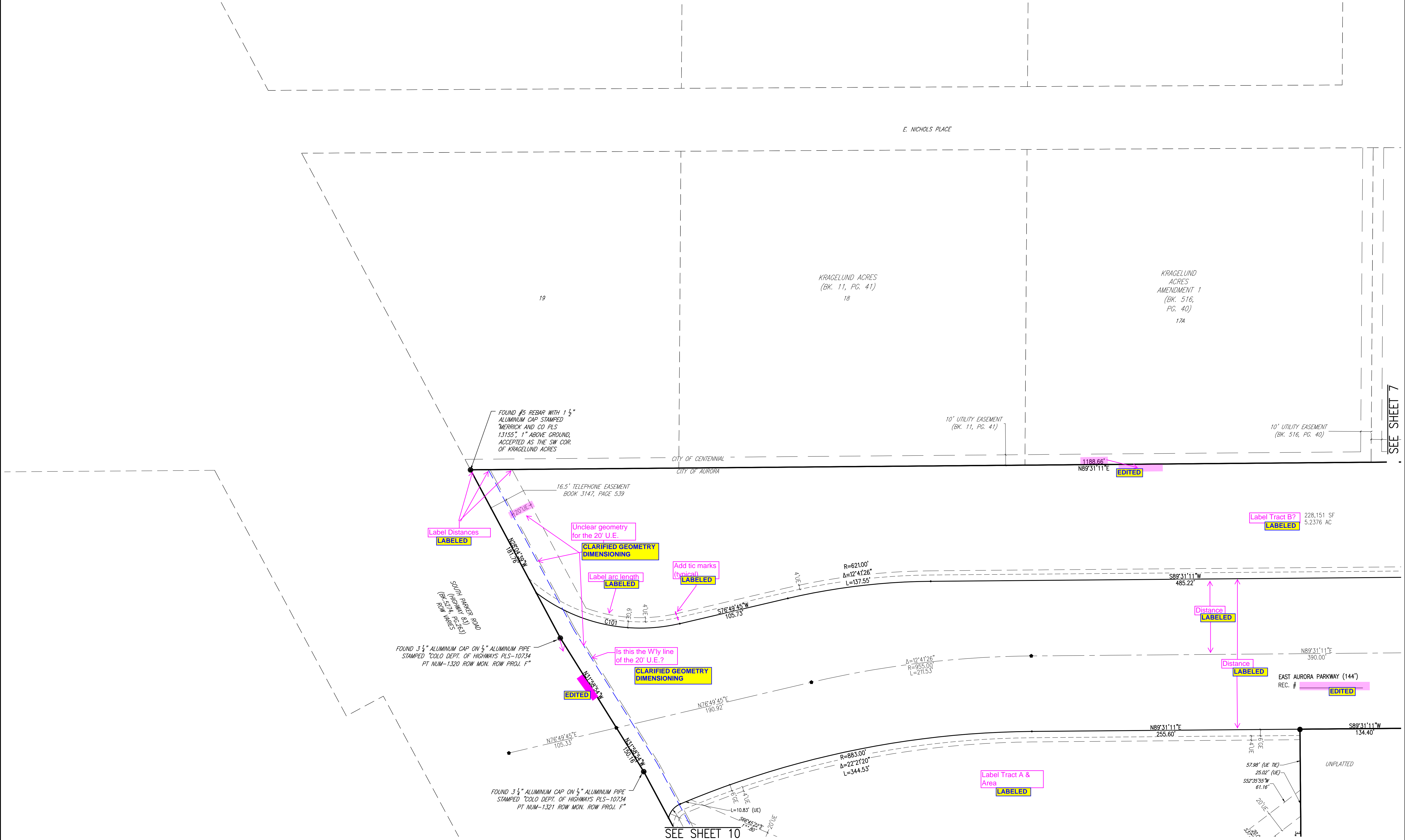
PRAIRIE POINT FILING 1

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PREPARED BY

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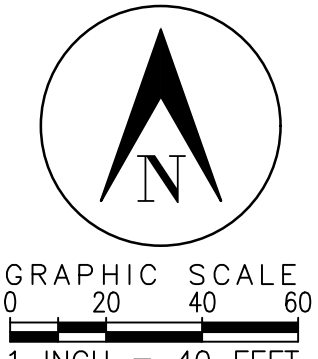
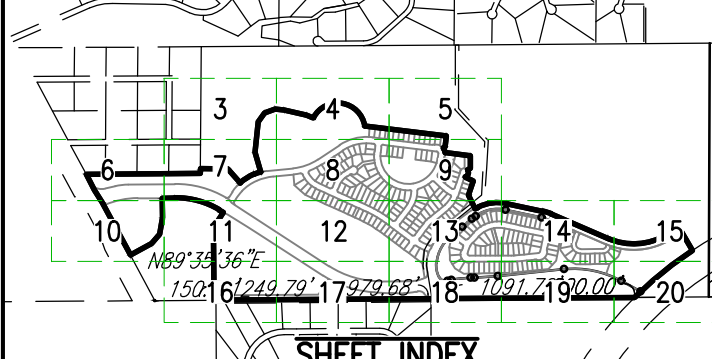
SHEET 5 OF 20

PRAIRIE POINT SUBDIVISION FILING 1 (FKA KINGS POINT NORTH) Remove (FKA Kings Point North)
BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

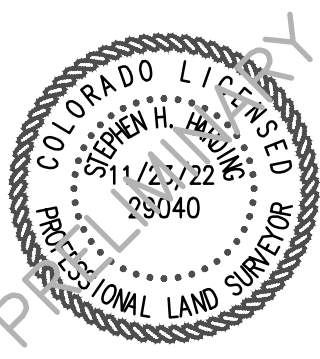


- NOTES
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
 - SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
 - SEE SHEET ## FOR EASEMENT DETAILS

LEGEND	
●	FOUND SECTION CORNER AS DESCRIBED
●	FOUND SURVEY MONUMENT AS DESCRIBED
●	SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040
●	SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX
●	GAS EASEMENT
●	UTILITY EASEMENT
●	DRAINAGE EASEMENT
●	SIDEWALK EASEMENT



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CENTENNIAL, COLORADO 80112-2019
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JOB NO. 12187.62
SHEET 6 OF 20

PRAIRIE POINT SUBDIVISION FILING 1 (FKA KINGS POINT NORTH) Remove (FKA Kings Point North)
BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 8

1 AC

TRACT C
563,714 SF
12.9411 AC

TRACT C
563,714 SF
12.9411 AC

TRACT E
134,133 SF
3.0793 AC

TRACT J
978,728 SF
22.4685 AC

SEE SHEET 7

SEE SHEET 9

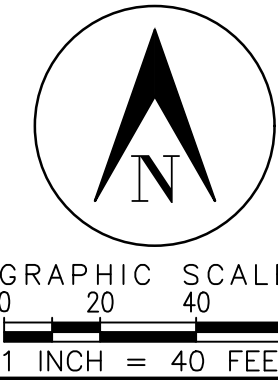
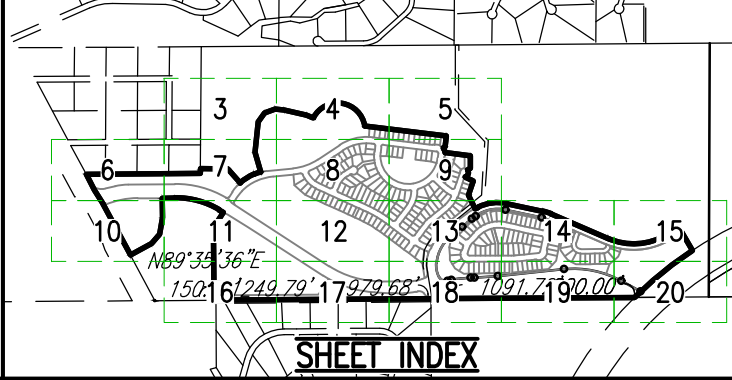
SEE SHEET 12

NOTES

- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
- SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
- SEE SHEET ## FOR EASEMENT DETAILS

LEGEND

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- FOUND SURVEY MONUMENT AS DESCRIBED
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- GAS EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SIDEWALK EASEMENT



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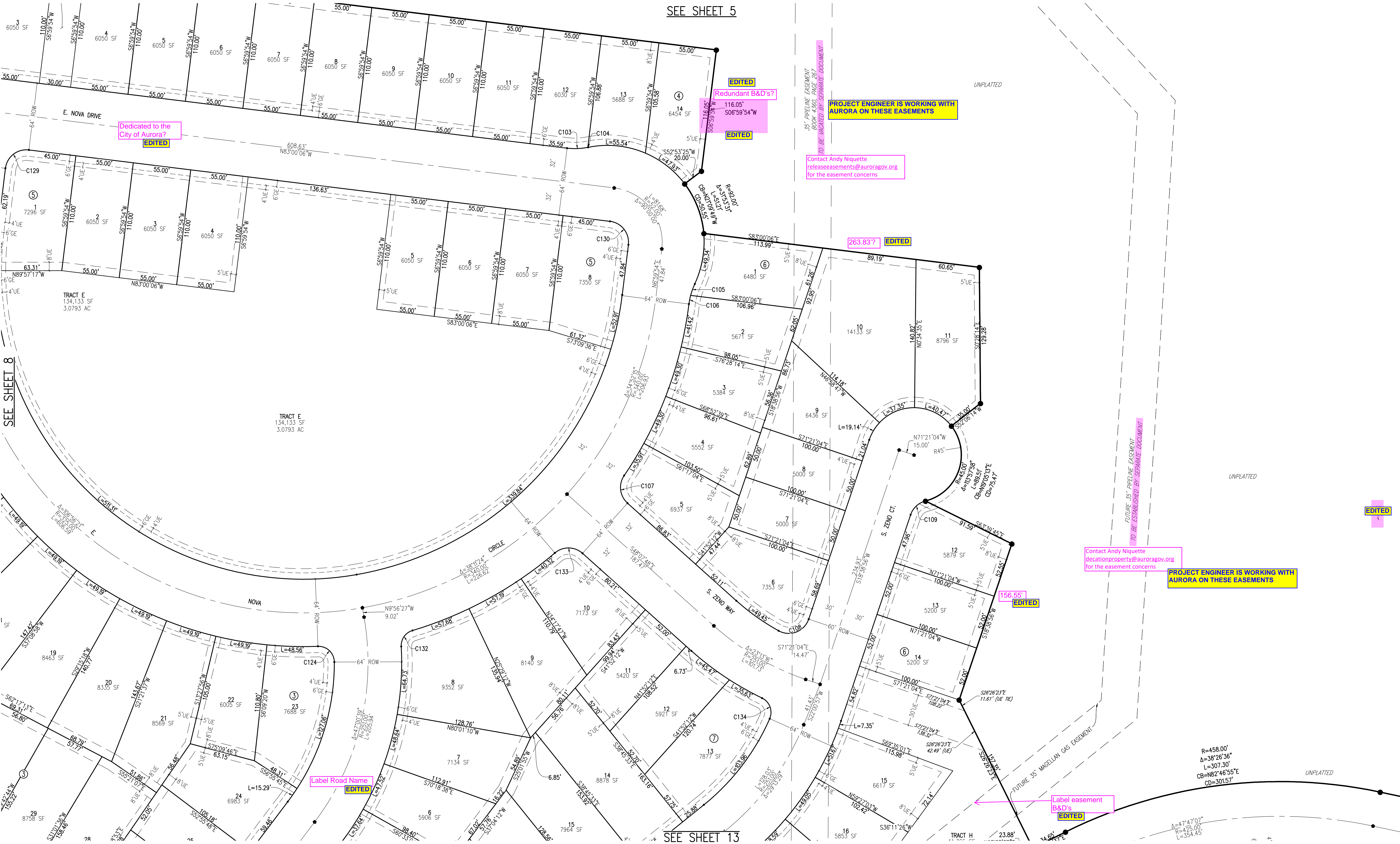


PRAIRIE POINT FILING 1

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JOB NO. 12187.62
SHEET 8 OF 20

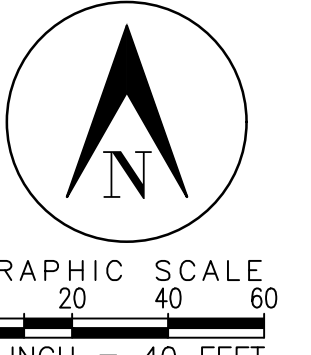
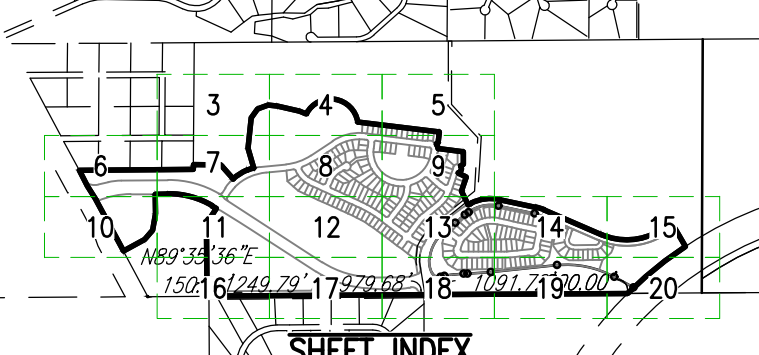
PRAIRIE POINT SUBDIVISION FILING 1 (FKA KINGS POINT NORTH) Remove (FKA Kings Point North) EDITED
BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 5



- NOTES
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
 - SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
 - SEE SHEET ## FOR EASEMENT DETAILS

LEGEND	
●	FOUND SECTION CORNER AS DESCRIBED
●	FOUND SURVEY MONUMENT AS DESCRIBED
●	SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040
●	SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX
●	GAS EASEMENT
●	UTILITY EASEMENT
●	DRAINAGE EASEMENT
●	SIDEWALK EASEMENT



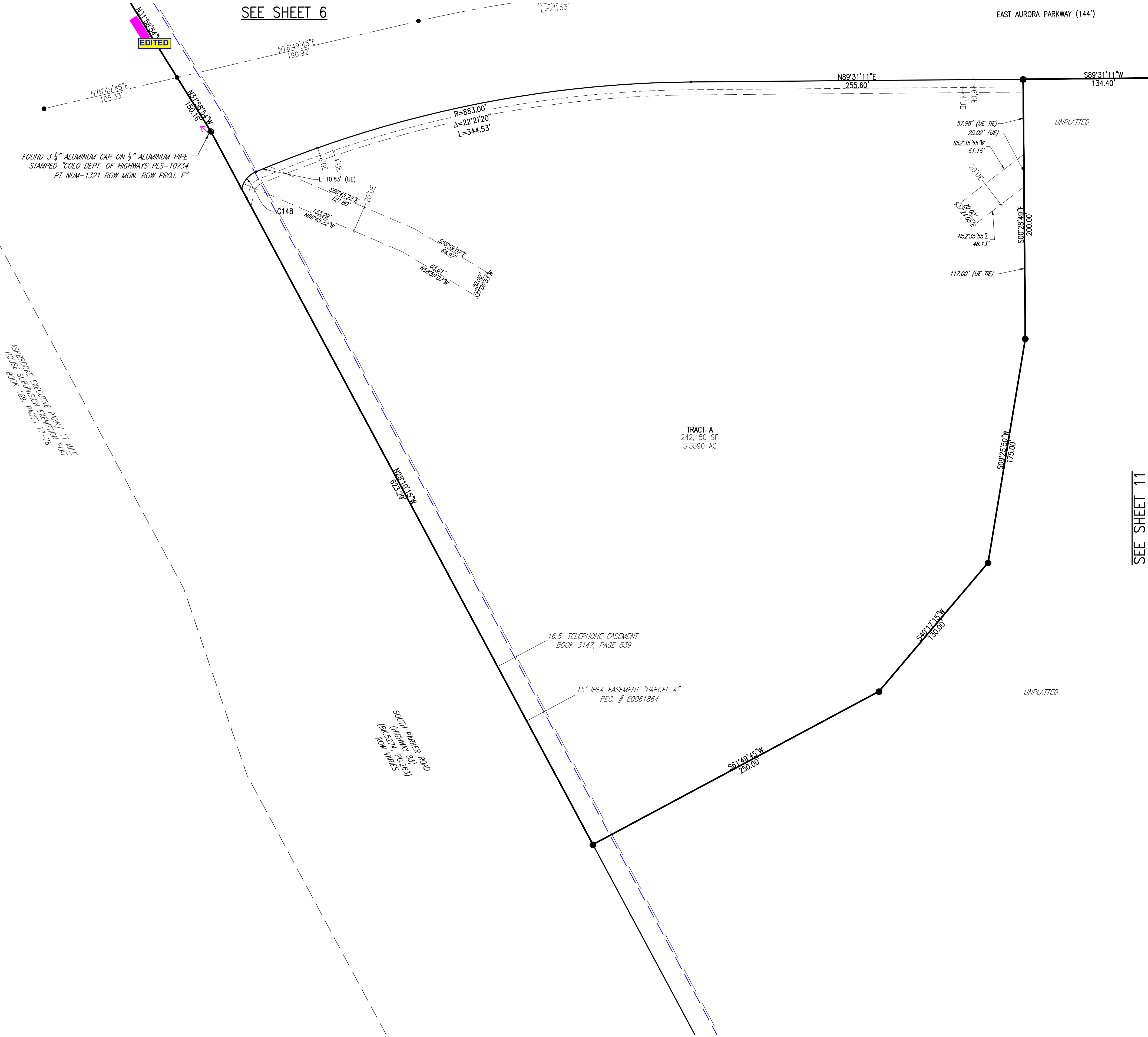
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SHEET 9 OF 20

PRAIRIE POINT SUBDIVISION FILING 1 (FKA KINGS POINT NORTH)
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

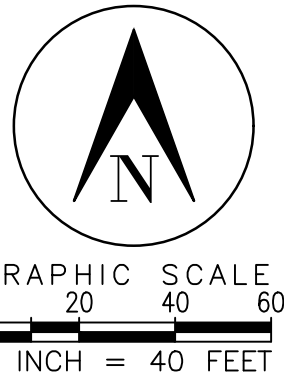
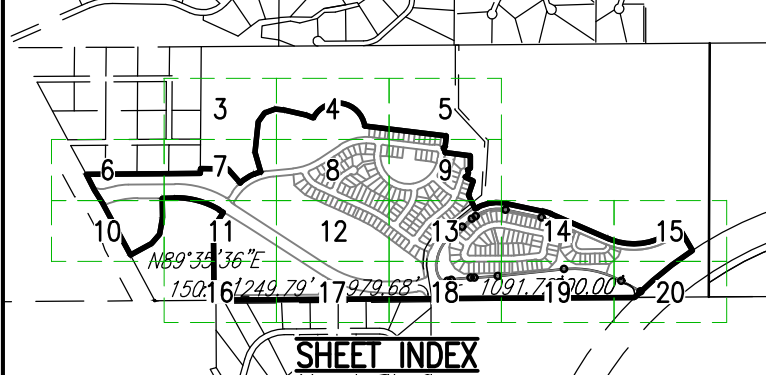
SEE SHEET 6



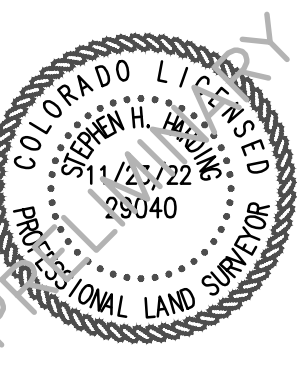
SEE SHEET 11

- NOTES
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
 - SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
 - SEE SHEET ## FOR EASEMENT DETAILS

LEGEND	
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FOUND SURVEY MONUMENT AS DESCRIBED	
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GAS EASEMENT	
UTILITY EASEMENT	
DRAINAGE EASEMENT	
SIDEWALK EASEMENT	



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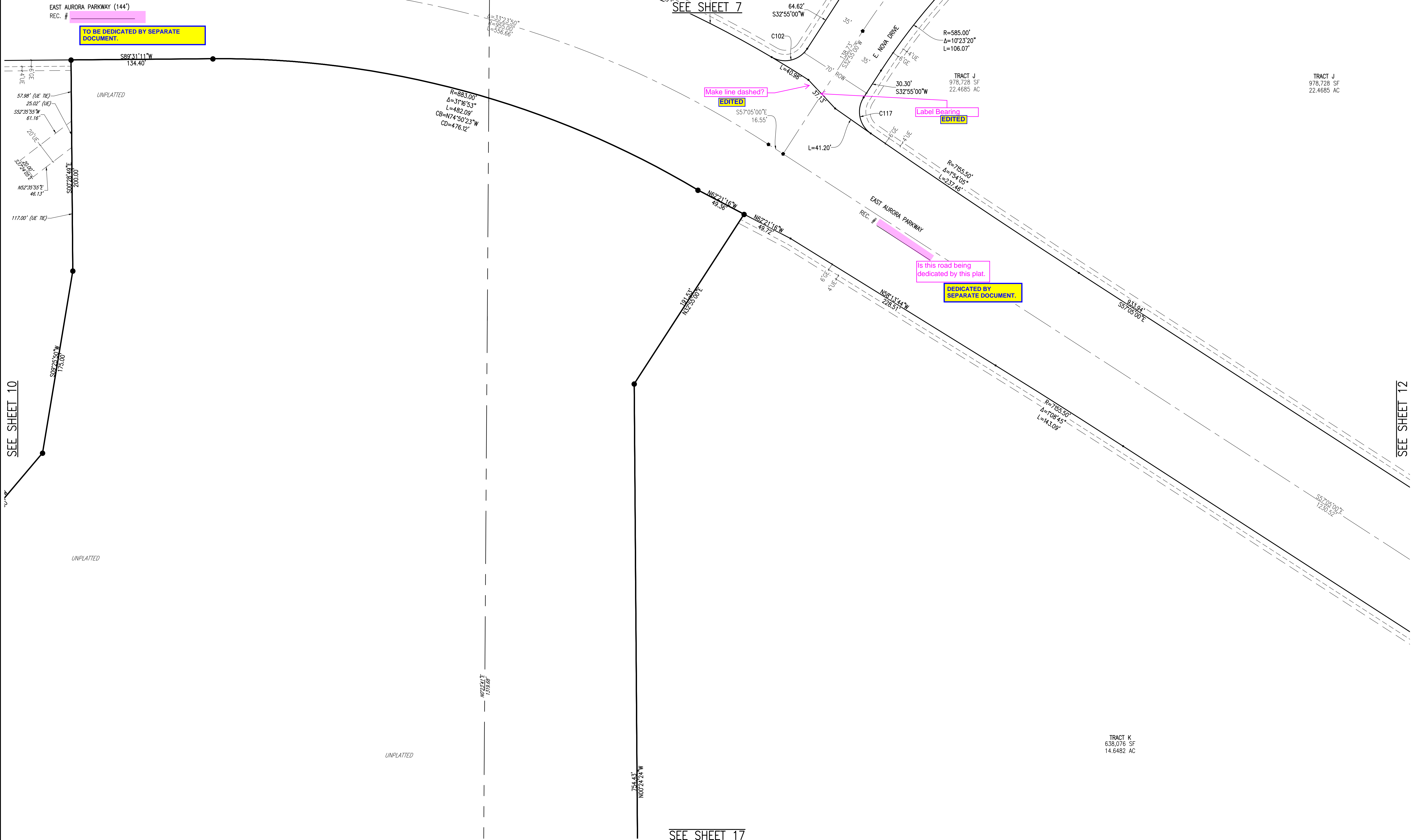
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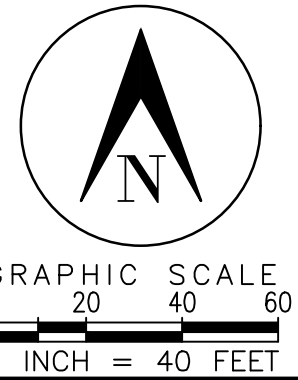
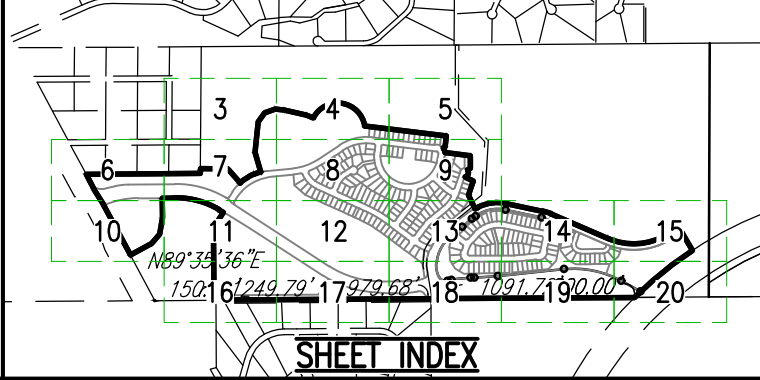
SHEET 10 OF 20

PRAIRIE POINT SUBDIVISION FILING 1 (FKA KINGS POINT NORTH) Remove (FKA Kings Point North)
BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

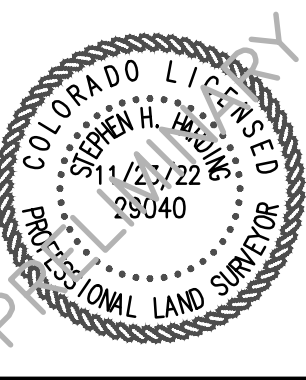


- NOTES
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
 - SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
 - SEE SHEET ## FOR EASEMENT DETAILS

LEGEND	
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	FOUND SURVEY MONUMENT AS DESCRIBED
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GE	GAS EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SE	SIDEWALK EASEMENT

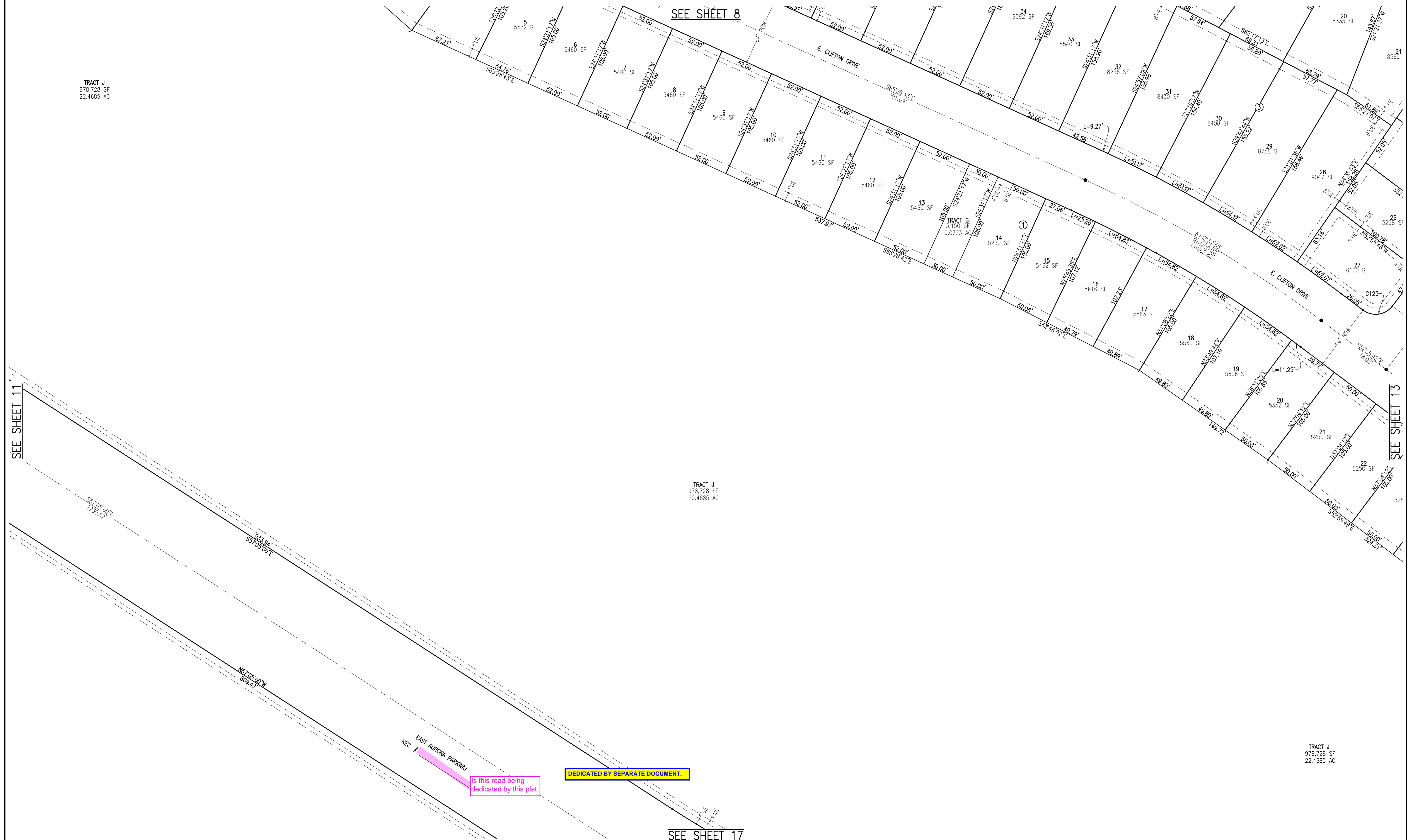


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SHEET 11 OF 20

PRAIRIE POINT SUBDIVISION FILING 1 (FKA KINGS POINT NORTH) [Remove \(FKA Kings Point North\)](#)
BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. [EDITED](#)
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



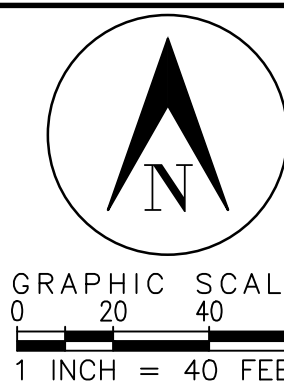
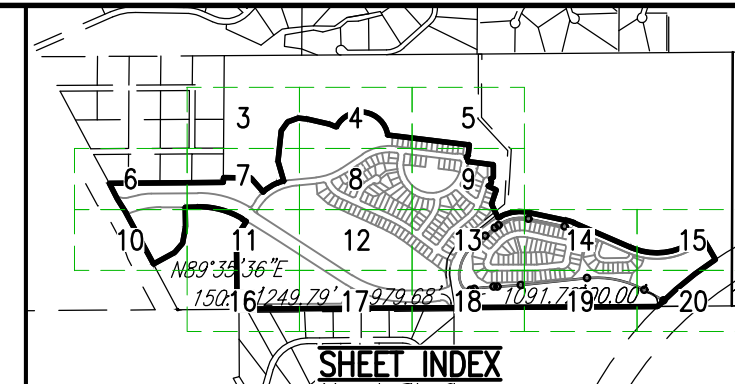
NOTES

1. SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
2. SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
3. SEE SHEET ## FOR EASEMENT DETAILS

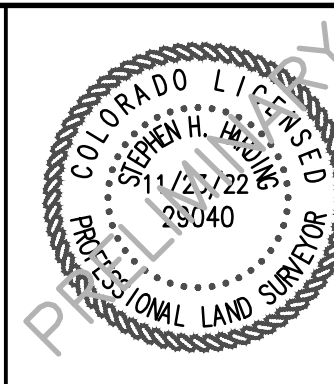
LEGEND

- | | |
|----|---|
| ◆ | FOUND SECTION CORNER AS DESCRIBED |
| ● | FOUND SURVEY MONUMENT AS DESCRIBED |
| ● | SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040 |
| ● | SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX |
| GE | GAS EASEMENT |
| UE | UTILITY EASEMENT |
| DE | DRAINAGE EASEMENT |
| SE | SIDEWALK EASEMENT |

DEDICATED BY SEPARATE DOCUMENT.



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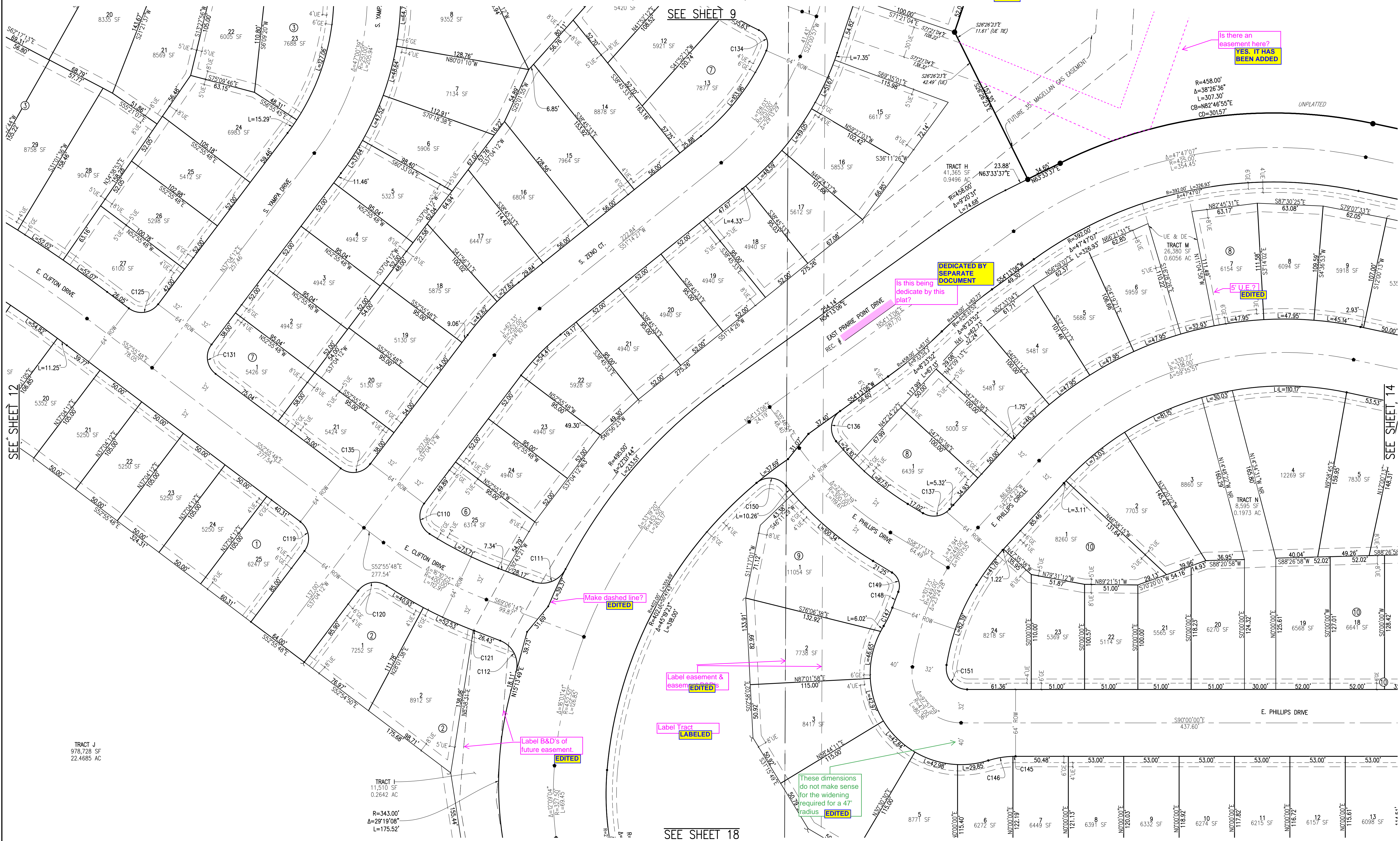


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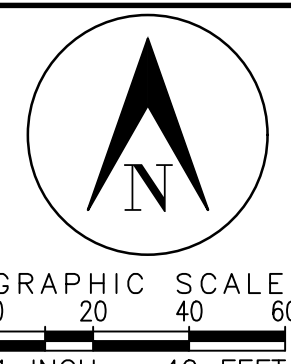
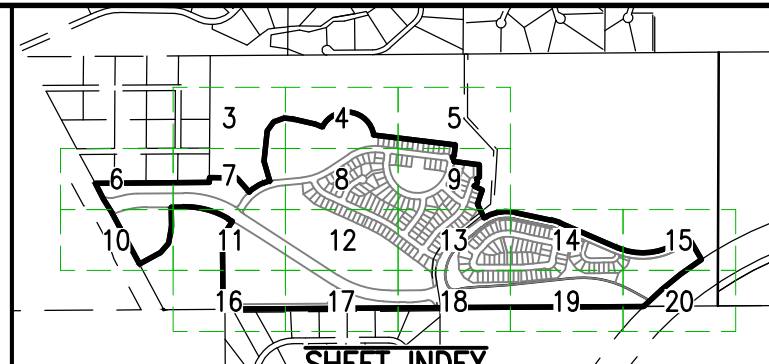
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- NOTES
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
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 - SEE SHEET ## FOR EASEMENT DETAILS

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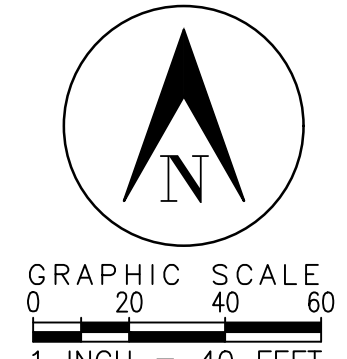
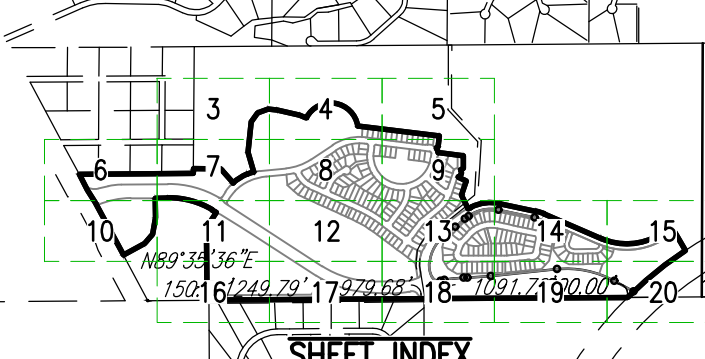
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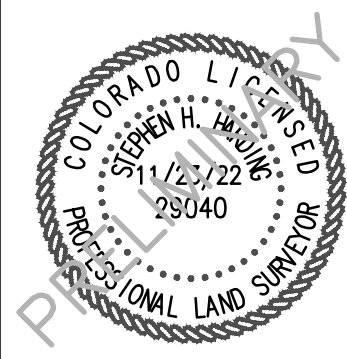


- NOTES**
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 - SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
 - SEE SHEET ## FOR EASEMENT DETAILS

- LEGEND**
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 - GAS EASEMENT
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - SIDEWALK EASEMENT



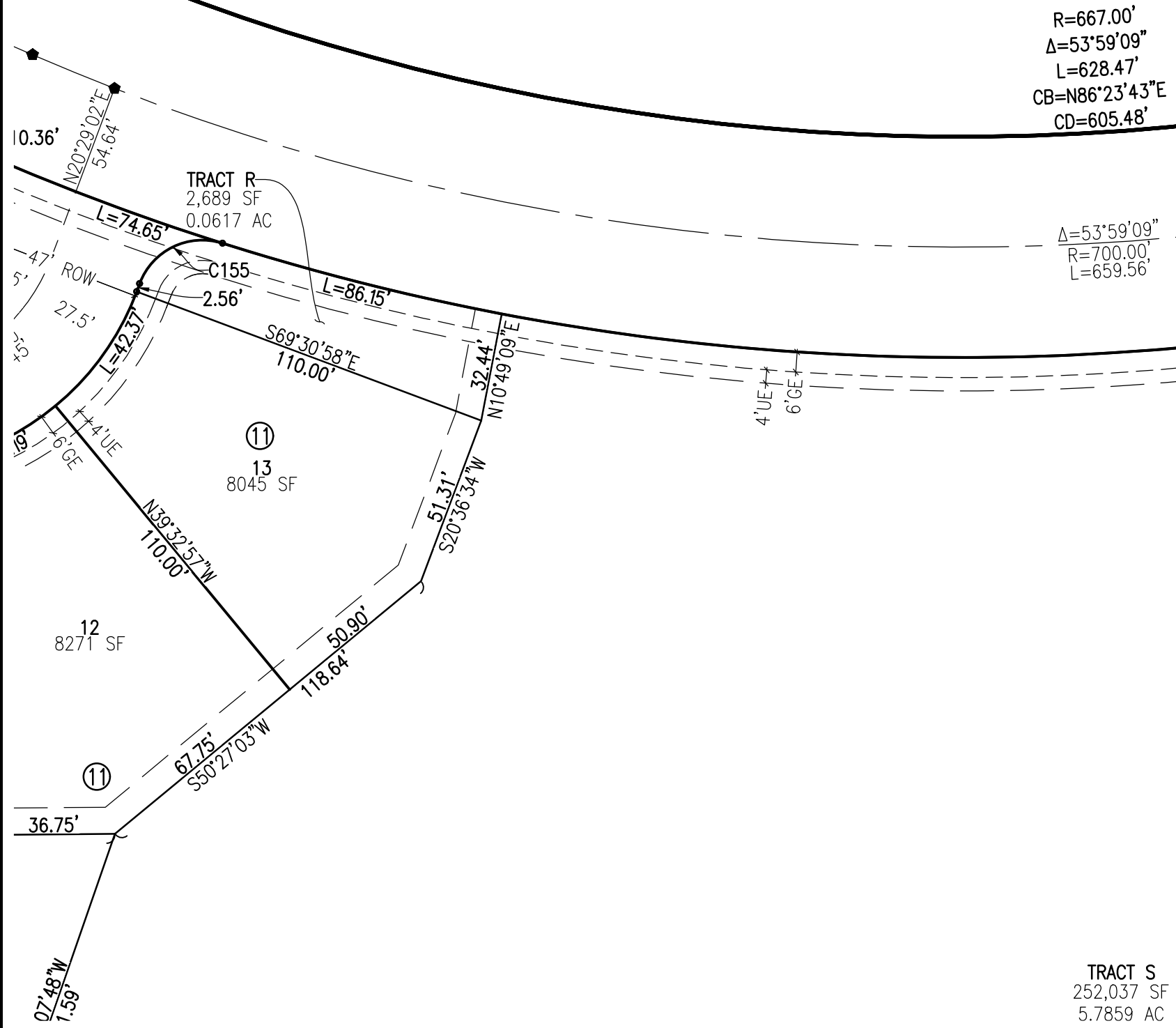
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SHEET 14 OF 20

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 14



EAST PRAIRIE POINT DRIVE

Is this being dedicated by this plat?
TO BE DEDICATED BY SEPARATE DOCUMENT

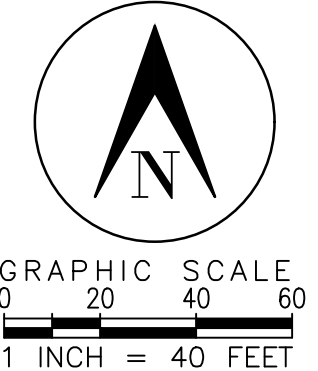
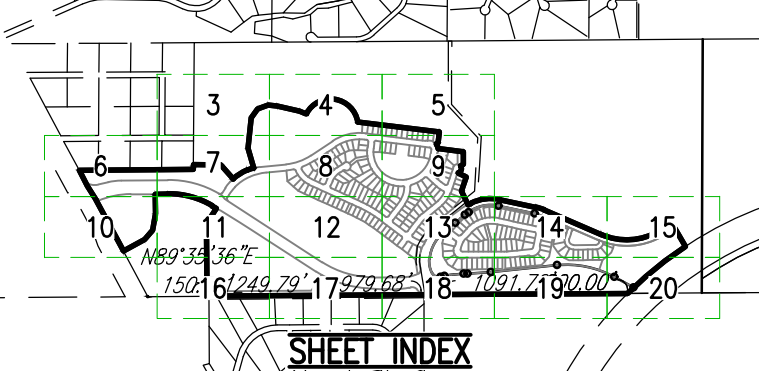
Controlling ROW monument?
SEARCHED FOR CONTROLLING MONUMENTATION ON E-470 R-O-W. DID NOT FIND.

E-470 PUBLIC HIGHWAY AUTHORITY
LAND NO. TK-33-36
RECEPTION NO. A9166936
(300' RIGHT-OF-WAY)

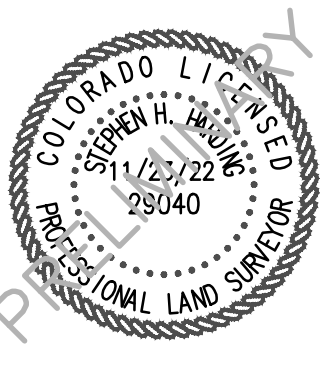
175' MULT-USE EASEMENT
RECEPTION NO. A9166936

SEE SHEET 20

Table with 2 columns: Legend symbols and descriptions. Includes notes on section corners, monuments, rebar, and easements (gas, utility, drainage, sidewalk).



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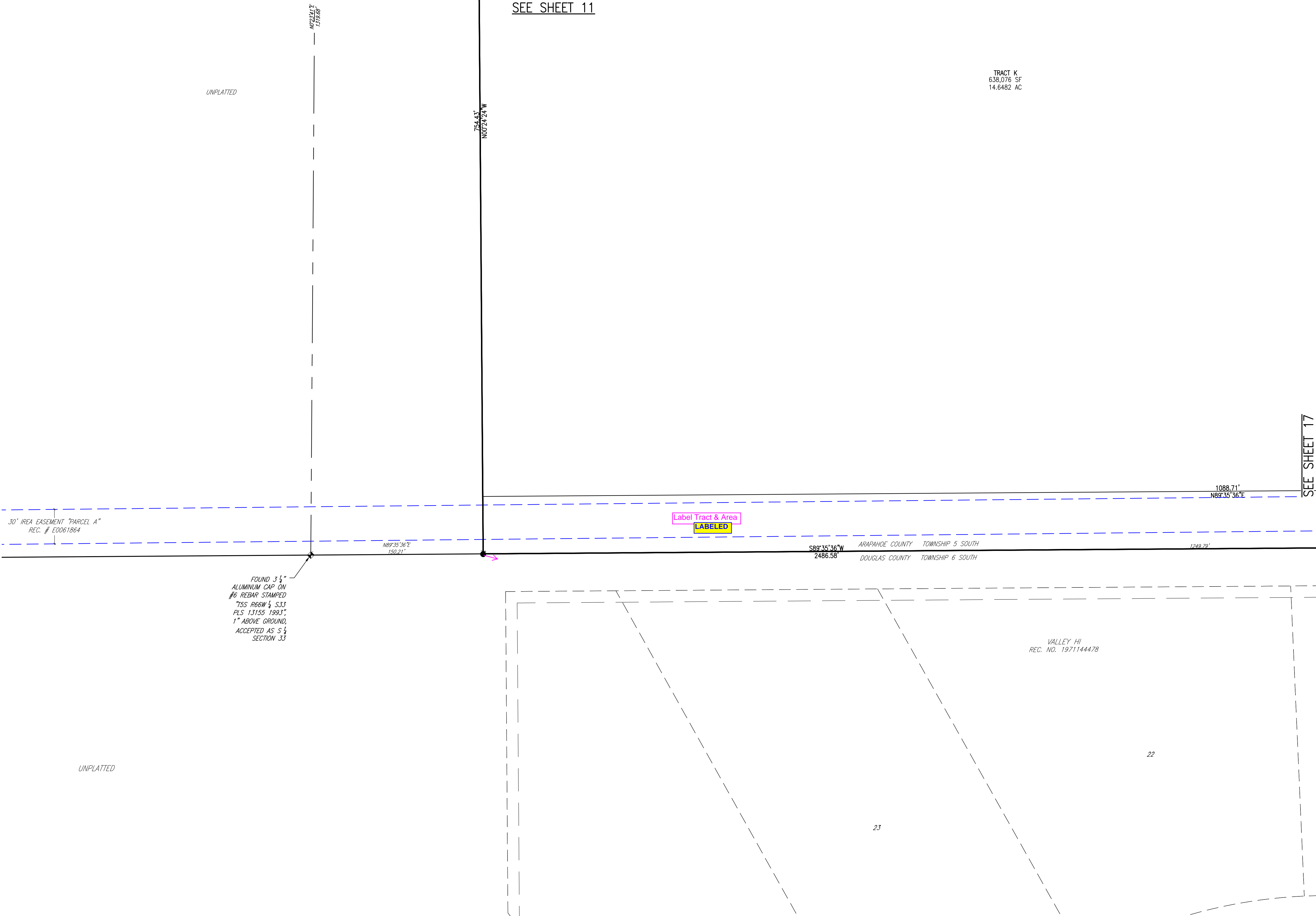
PRAIRIE POINT SUBDIVISION FILING 1 (FKA KINGS POINT NORTH)
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EDITED

SEE SHEET 11

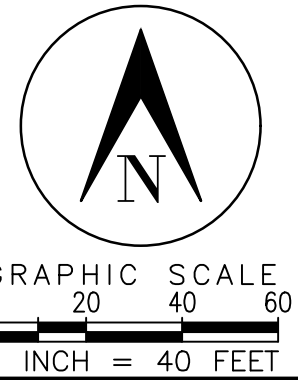
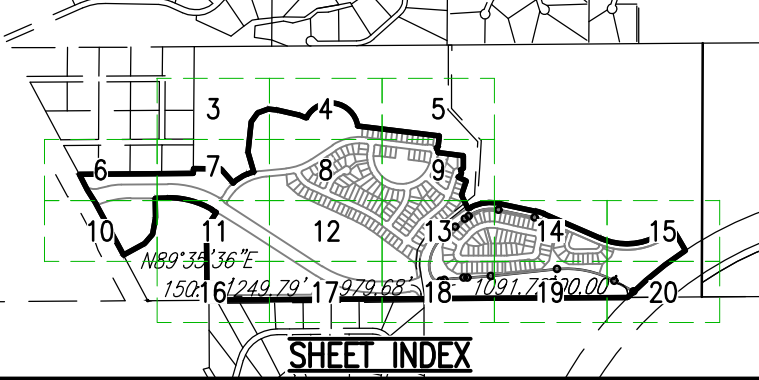
TRACT K
638,076 SF
14.6482 AC

SEE SHEET 17

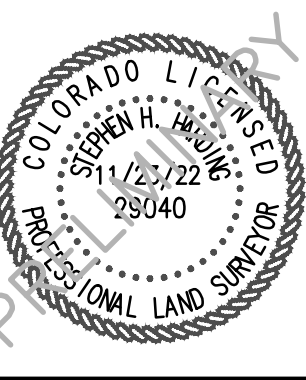


- NOTES
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UTILITY EASEMENT	
DRAINAGE EASEMENT	
SIDEWALK EASEMENT	

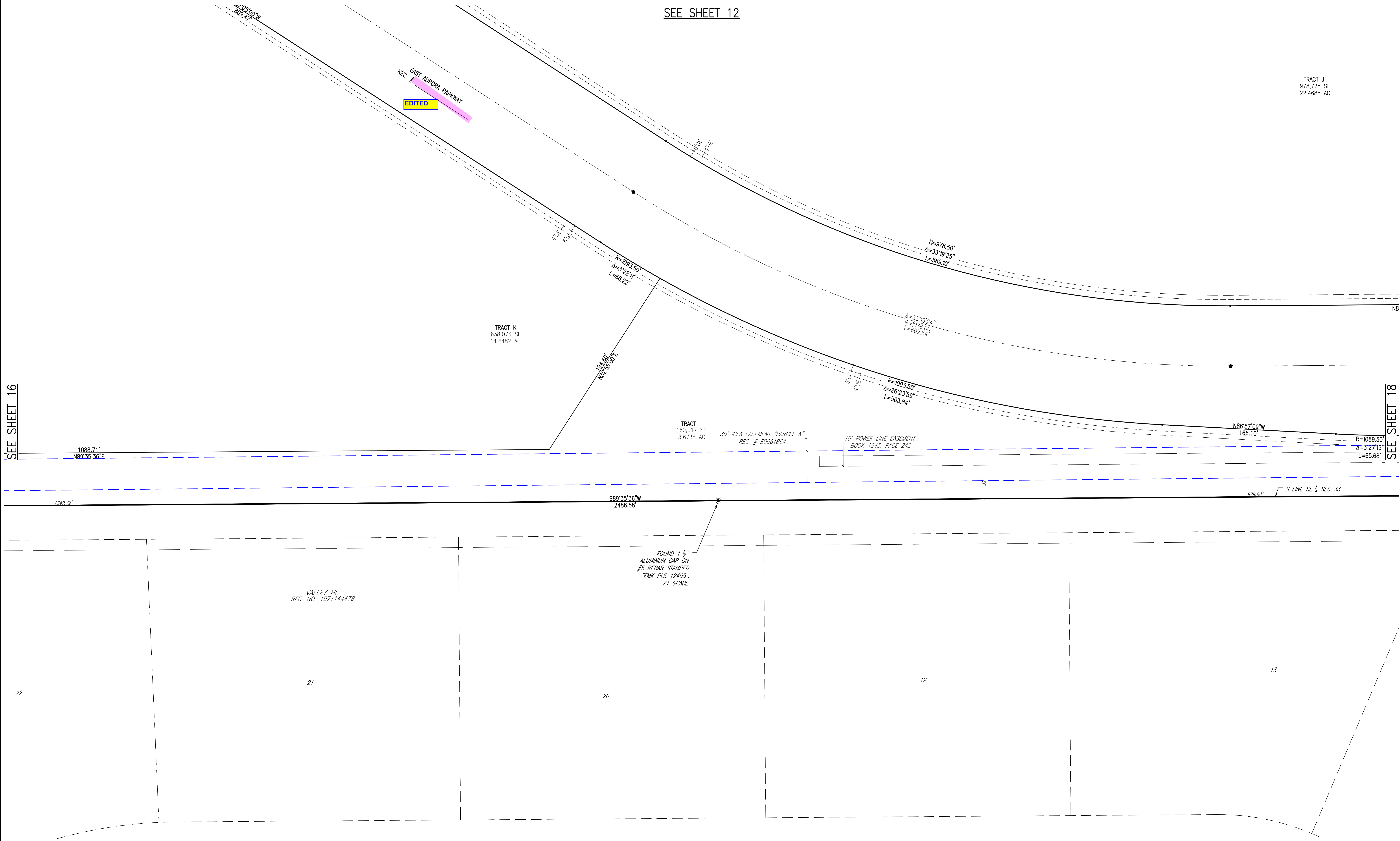


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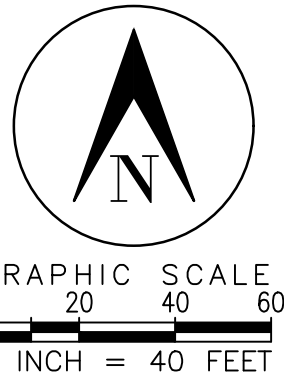
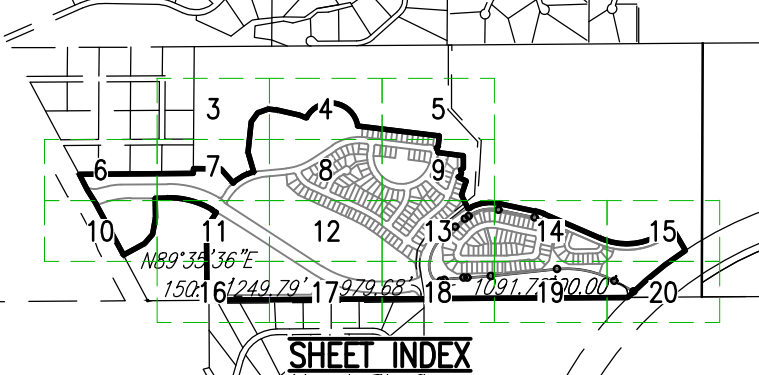
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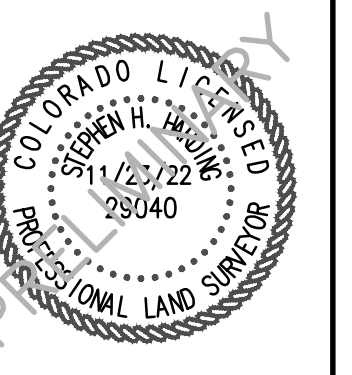


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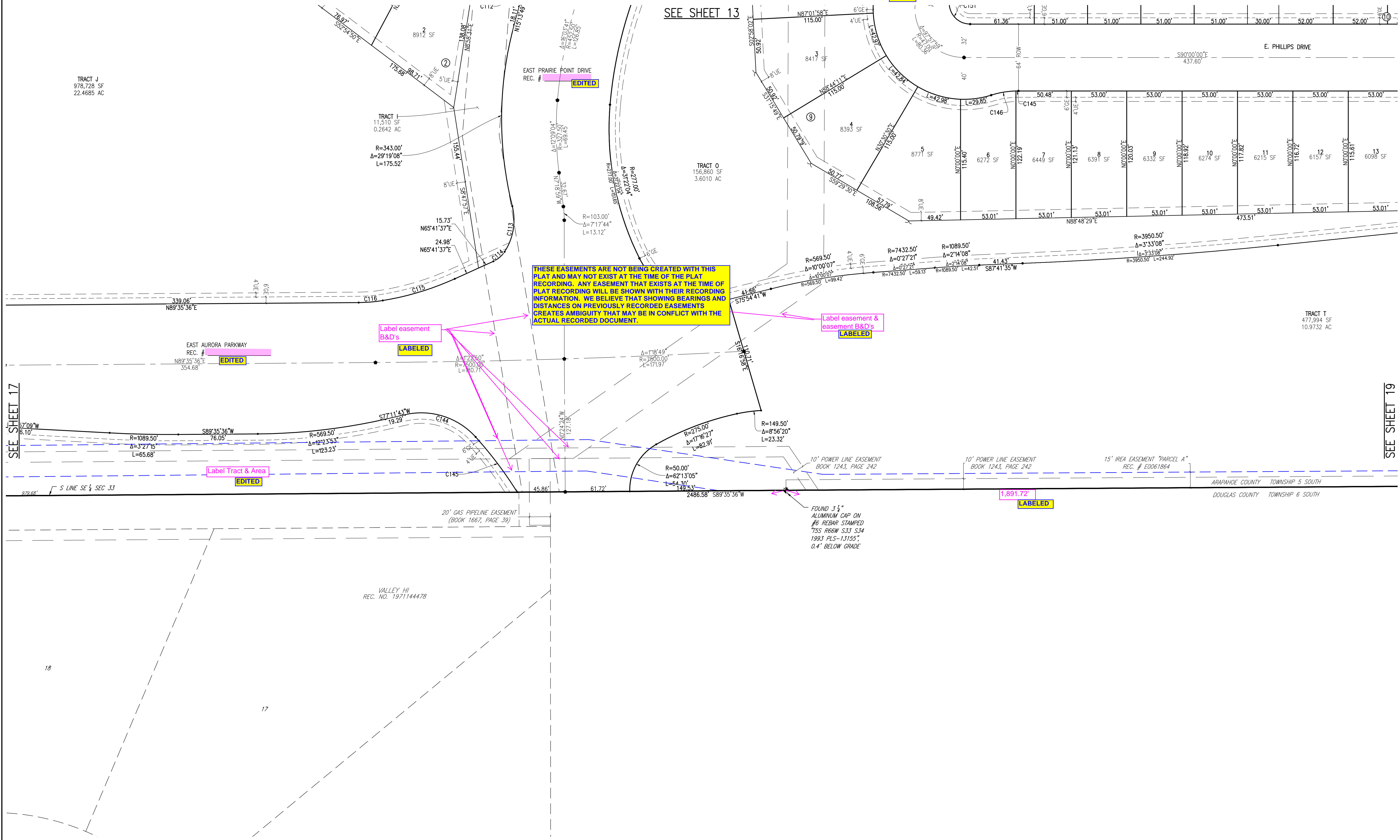


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- DRAINAGE EASEMENT
- SIDEWALK EASEMENT

SHEET INDEX

GRAPHIC SCALE

0 20 40 60

1 INCH = 40 FEET

PRAIRIE POINT FILING 1

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SHEET 18 OF 20

EDITED



LABELED

Label Tract & Area

LABELED

SEE SHEET 18

SEE SHEET 20

DE COUNTY	TOWNSHIP 5 SOUTH
45 COUNTY	TOWNSHIP 6 SOUTH

10' POWER LINE EASEMENT
BOOK 1243, PAGE 242

1091.72' 1891.72' N89°38'25"E

15' IREA EASEMENT "PARCEL A"
REC. # E0061864

LINE SW $\frac{1}{4}$ SEC 34

15' IREA EASEMENT "PARCEL A"
REC. # E0061864

10' POWER LINE EASEMENT
BOOK 1243, PAGE 242

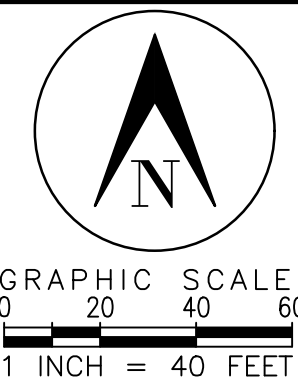
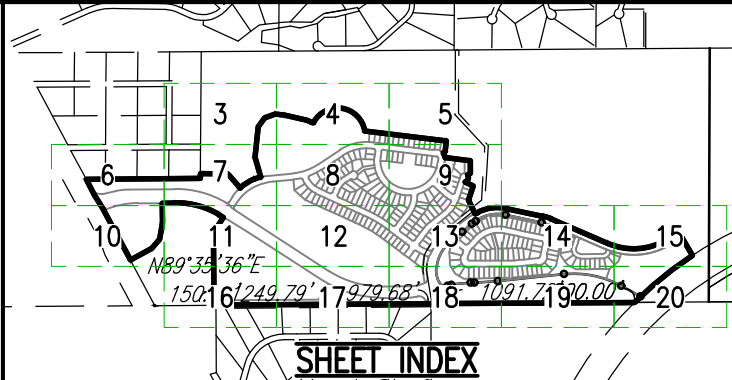
SET 1 1/2"
ALUMINUM CAP ON
#5 REBAR STAMPED
"EMK PLS 29040",
AT GRADE

UNPLATTED

1. SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
2. SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
3. SEE SHEET ## FOR EASEMENT DETAILS

GE
UE
DE
SE

FOUND SECTION CORNER AS DESCRIBED
FOUND SURVEY MONUMENT AS DESCRIBED
SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040
SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX
GAS EASEMENT
UTILITY EASEMENT
DRAINAGE EASEMENT
SIDEWALK EASEMENT



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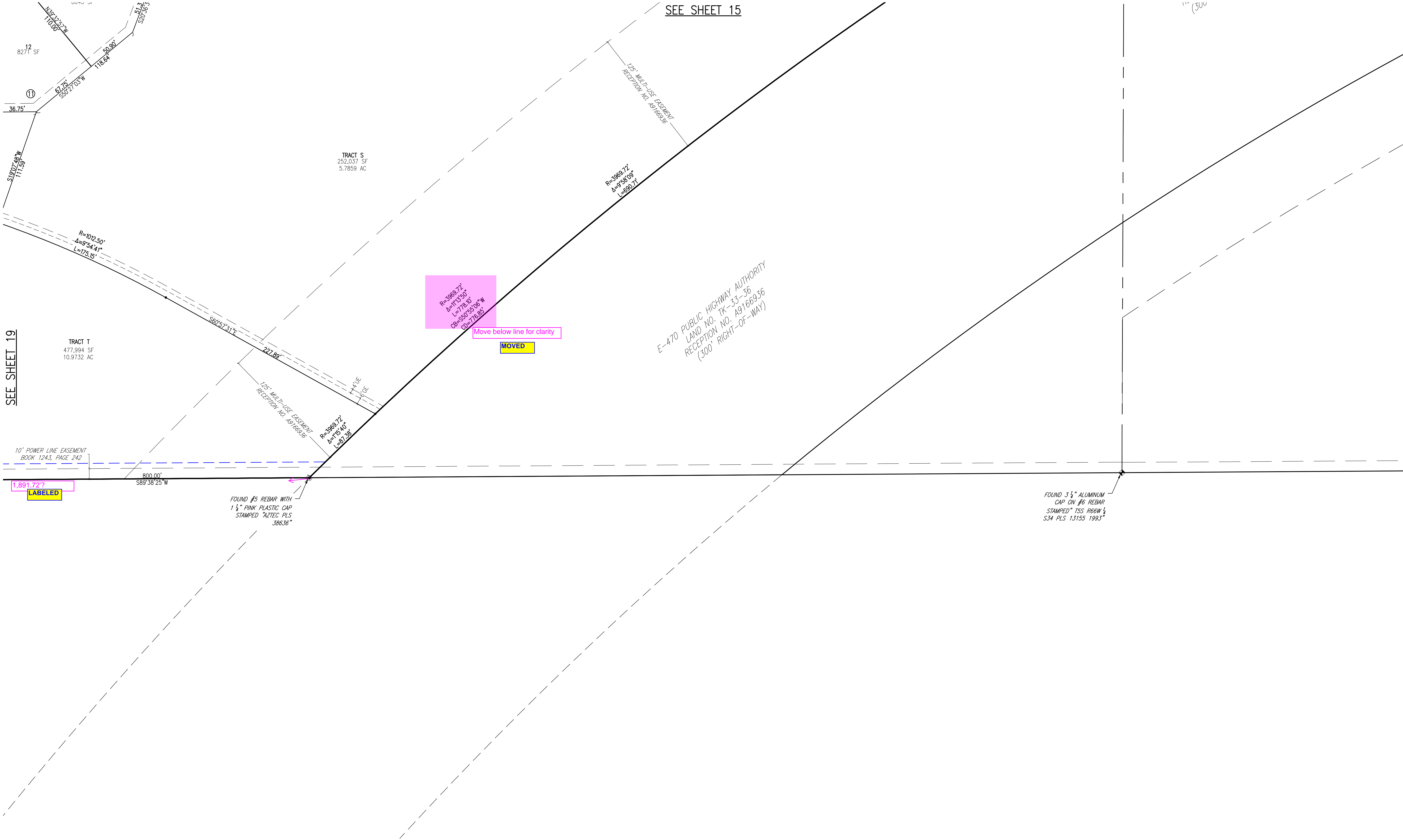
DATE PREPARED: 11/23/22
PREPARED BY

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ENGINEERING & SURVEYING
 7006 SOUTH ALTON WAY, BLDG. F
 CENTENNIAL, COLORADO 80112-2019
 (303)694-1520 www.EMKC.com
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SHEET 19 OF 20

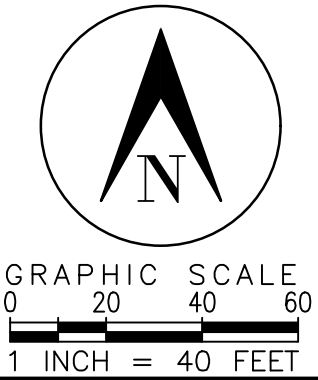
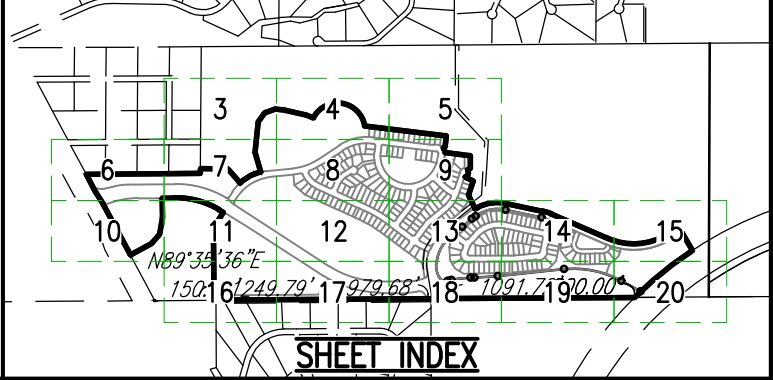
PRAIRIE POINT SUBDIVISION FILING 1 (FKA KINGS POINT NORTH)
BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Remove (FKA Kings Point North)
EDITED



- NOTES
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
 - SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
 - SEE SHEET ## FOR EASEMENT DETAILS

LEGEND	
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