



December 20, 2022

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

RE: Prairie Point West (fka Kings Point Northwest) ISP 4th Submission Review Response to Comments

Dear Mr. Bauer,

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 Kings Point Northwest ISP. The following is a response to comments:

Planning Department Comments-Mark Barnes / 303-578-5787 / mbarnes@chipmanglasser.com

1. Community Questions, Comments and Concerns

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

RESPONSE: Noted.

2. Planning Comments (Comments in teal)

- a. Please include an amendment block on this title page to track any future amendments to this plan.

RESPONSE: AN AMENDMENT BLOCK IS INCLUDED BELOW THE LAND USE SUMMARY.

Landscaping Comments-Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in teal

3. ISP West Landscape Comments (Comments in teal)

- a. Provide the remaining required landscape notes. A note regarding the proposed lighting as well as the note regarding future installation, maintenance, and replacement of landscaping. Refer to the Cover Sheet regarding the wording of this note and refer to the Landscape Reference Manual. [Landscape Plan Page 1]

RESPONSE: Updated intersection triangles are in discussion with the city. Triangles to be added at a later submittal.

- b. The landscape plans are part of the overall Site Plan submittal package and therefore the title block for all the sheets should be consistent, the sheet numbering as well.

RESPONSE: Noted and revised.

- c. LP.17 is missing from this plan set. The next sheet is LP.18. [Landscape Plan Page 18]

RESPONSE: Noted and revised.

4. Planning Transportation (Comments in teal) Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org

- a. There were no more comments from Planning Transportation on this review.

RESPONSE: Noted.

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REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Comments in green) Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org

[ISP Page 1]

- a. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

RESPONSE: UNDERSTOOD.

- b. Add the following required site plan notes:

'In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above-ground utilities within a drainage easement requires prior written approval by the City Engineer.'

'The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometric plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the site location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the streetlights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted. 'Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, and the cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.'

RESPONSE: THE NOTES HAVE BEEN REVISED.

6. Traffic Engineering (Comments in amber) Steven Gomez / 303-739-7300 / segomez@auroragov.org

[ISP Page 1]

- a. This ISP will not be approved until the Kings Point North/Prairie Point Master documents have been approved.

RESPONSE: UNDERSTOOD.

- b. ISP Previous comment not addressed- Add a note:

'The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.'

RESPONSE: NOTE 19 HAS BEEN ADDED.

- c. Replace Note:

'(Applicant/owner name, address, phone) shall be responsible for payment of 50% of the traffic signalization costs for the intersection of Aurora Parkway and Parker Road, when traffic signal warrants are satisfied. Traffic signal warrants to consider

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shall be as described in the most recently adopted version of the Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warranty purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movements and 50% of right-turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant/owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirements.'

RESPONSE: THE NOTE HAS BEEN REPLACED.

[ISP Page 7]

- d. Provide a design checks package (Geometric speeds (fast paths), swept path of trucks, sight distance (SSD and ISD), and a dimensioned layout. See the example in the pages following this sheet, per Road Design Manual Section 2)

RESPONSE: A DESIGN CHECKS PACKAGE WAS EMAILED TO STEVE GOMEZ ON 12/2/22.

- e. Provide signing and marking on separate sheets per Road Design Manual Section 2.10.3 (2017).

RESPONSE: SEPARATE DETAILED SIGNING AND MARKING PLANS WILL BE INCLUDED WITH THE CIVIL CONSTRUCTION PLANS.

- f. Show YIELD line as 18" x 2 x 2 (Typical)

RESPONSE: YIELD LINES HAVE BEEN ADDED.

- g. Redevelop the west leg geometry to prevent the right lane from having easier access to the circle (Path overlap). Separate the RT-only lane into a yielding bypass lane using a vane island or separation island. Ensure that the RT lane is 'snagged' i.e., its trajectory does not favor using it to make a faster path into the roundabout.

RESPONSE: THE WEST LEG STRIPING GEOMETRY HAS BEEN REVISED.

- h. Do not build a two-lane circulatory that is fed by a single lane upstream. Strip it back to a single lane either off the face of the splitter island or the central island to restrict the width to approximately 18ft.

RESPONSE: THE STRIPING GEOMETRY HAS BEEN REVISED

- i. All Confirm truck apron width for WB-67 left-turns or U-turns.

RESPONSE: THE DESIGN CHECKS PACKAGE CONFIRMS THIS.

- j. Don't mark the crossing until the leg is opened.

RESPONSE: CROSSING MARKING HAS BEEN REMOVED.

- k. Bullnose doesn't exist if the splitter island is raised up to the circle.

RESPONSE: THIS IS A TRANSITION TO A RAISED LANDSCAPE MEDIAN AND NOT A PART OF A SPLITTE ISLAND.

- l. Use conventional MUTCD arrows, not 'fish-hook' markings.

RESPONSE: THE MARKINGS HAVE BEEN REPLACED.

- m. Remove the breaks in diagonal hatching.

RESPONSE: BREAKS HAVE BEEN REMOVED.

- n. Add tactile truncated domes at the 'top' of the ramp.

RESPONSE: AS THIS IS A BIKE BYPASS RAMP, TRUNCATED DOMES ARE NOT REQUIRED.

- o. Remove solid marking and diagonal hatch pattern. Just use skip white markings to end the bike lane. See the pasted bike lane termination image to the right.

RESPONSE: STRIPING HAS BEEN REVISED.

- p. Confirm the 18ft. face of curb dimension for minimum entry and exit widths. Prove width is suitable for a bus and a City Fire Truck not needing the truck apron.

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RESPONSE: THE DESIGN CHECKS PACKAGE CONFIRMS THIS.

- q. Confirm the 18ft. face of curb dimension for minimum entry and exit widths. Prove width is suitable for a bus and a City Fire Truck not needing the truck apron.

RESPONSE: THE DESIGN CHECKS PACKAGE CONFIRMS THIS.

[ISP Page 9]

- r. Entry widths may need to be slightly more than 28ft. to keep a WB-50 in the lane. Use a gore striping pattern to separate 2 - 12ft. lanes.

RESPONSE: THE DESIGN CHECKS PACKAGE CONFIRMS THIS.

- s. This is excessive for a two-lane exit. Revise to 28ft. Excessive lane widths lead to excess speeds and poor lane discipline. Trucks larger than WB-50 and a City fire truck do not need to stay in the lane.

RESPONSE: THE GEOMETRY WAS BASED ON THE DESIGN CHECKS PACKAGE THAT WAS REVIEWED BY THE CITY IN 2016 AND 2019. THE DESIGN CHECKS PACKAGE CONFIRMS THIS.

- t. Revise to 28ft. max 2- 12ft. lanes plus 2ft. gutters/shy distance.

RESPONSE: THE GEOMETRY WAS BASED ON THE DESIGN CHECKS PACKAGE THAT WAS REVIEWED BY THE CITY IN 2016 AND 2019. THE DESIGN CHECKS PACKAGE CONFIRMS THIS.

- u. This is excessive for a circulating width of 2 lanes. Use a maximum of 28ft. 2- 12fr. lanes plus 2 x 2ft. gutters.

RESPONSE: THE GEOMETRY WAS BASED ON THE DESIGN CHECKS PACKAGE THAT WAS REVIEWED BY THE CITY IN 2016 AND 2019. THE DESIGN CHECKS PACKAGE CONFIRMS THIS.

- v. The minimum bullnose radius (face of curb dimension) is 3 ft.

RESPONSE: RADIUS HAS BEEN REVISED.

[Landscape Plan Page 3]

- w. Add and verify all intersection triangles are per COA TE-13.

RESPONSE: Updated and labeled.

[Landscape Plan Page 5]

- x. Add intersection sight triangles per COA TE-13.

RESPONSE: Updated and labeled.

[Landscape Plan Page 11]

- y. These sight triangles are not consistent with COA TE-13, update.

RESPONSE: Updated and labeled.

7. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

- a. There were no more comments from Fire/Life Safety on this review.

RESPONSE: ACKNOWLEDGED.

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

[ISP Page 1]

- a. Would recommend including Prairie Point in the title to clear up confusion in the future.

RESPONSE: TITLE HAS BEEN REVISED.

[ISP Page 4]

- b. Previous comment responses stated that sheets 1-4 would identify future ROW. Please show on these sheets.

[ISP Page 5]

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RESPONSE: THE FUTURE RIGHTS-OF-WAY ARE NOW SHOWN.

- c. Previous comment responses stated that sheets 1-4 would identify future ROW. Please show on these sheets.

RESPONSE: FUTURE RIGHTS-OF-WAY HAVE BEEN NOTED.

[ISP Page 10]

- d. See note on the cover sheet. Need to define plan set, multiple names can get confusing.

RESPONSE: THE PROJECT MOVING FORWARD IS NOW REFERRED TO AS PRAIRIE POINT. ON THE COVER SHEET WE HAVE ADDED "FKA KINGS POINT NORTH".

[ISP Page 12]

- e. Note that valves and flange elevations, etc. to be included in Civil Plans- Typical.

RESPONSE: SITE PLAN NOTE 10 HAS BEEN ADDED TO ADDRESS THIS.

- f. Identify. Size? Ownership? Indicate if existing. It is currently a different line type than what is being used for the proposed.

RESPONSE: THE PIPE DISPLAY HAS BEEN CORRECTED AND THE REQUESTED INFORMATION ADDED.

[ISP Page 13]

- g. Stub?

RESPONSE: THE CONTINUATION OF THIS PIPE HAS BEEN NOTED TO BE ON SHEET 18.

- h. Width of the bottom portion of the easement?

RESPONSE: ADDED.

- i. Cut-off text here.

RESPONSE: FIXED.

- j. Indicate on utility pages, where future ROW is on utility pages- Typical.

RESPONSE: ADDED.

- k. According to MUS, lines going northeast from Aurora Parkway are 8"- confirm.

RESPONSE: CORRECTED.

- l. If the storm is to be maintained by Aurora, include that Storm lines to be maintained by Aurora Water, unless otherwise noted. -Typical.

RESPONSE: NOTES HAVE BEEN REVISED.

[ISP Page 14]

- m. Label: Private

RESPONSE: LABEL ADDED.

- n. Easements are not required for the private storm- however, it is up to your discretion if you would like a "private" drainage easement – Typical.

RESPONSE: AFTER DISCUSSIONS WITH THE CITY, IT WAS AGREED THAT DRAINAGE EASEMENTS WOULD BE DESIGNATED FOR USE BY THE METRO DISTRICT, BUT GIVING THE CITY THE RIGHT TO MAINTAIN SHOULD THE DISTRICT FAIL IN ITS OBLIGATIONS.

- o. Are these dashed items to be included in the ISP for the eastern portion? Clarify- Typical all sheets.

RESPONSE: THE DASHED LINES ARE INDICATING FUTURE IMPROVEMENTS FOR REFERENCE ONLY AND ARE NOT PART OF THE ISP. A NOTE HAS BEEN ADDED.

- p. Is this within the ROW? If not, an easement is needed.

RESPONSE: EASEMENT HAS BEEN ADDED.

- q. This preference is to have any public utility outside of any concrete medians- Typical. Is there any way to adjust this

RESPONSE: GIVEN THE NUMBER OF UTILITIES AND THE ROUNDABOUT GEOMETRY ITSELF, THE ONLY WAY TO AVOID KEEPING ALL THE UTILITIES FROM CROSSING CONCRETE AREAS WOULD BE TO ADD NUMEROUS MANHOLES OR FITTINGS, ALL OF WHICH WOULD REQUIRE MAINTENANCE OR PERHAPS REPLACEMENT IN THE FUTURE. THE WATER MAINS HAVE BEEN

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KEPT OUT OF THE CONCRETE AREAS AND THE FITTINGS MINIMIZED. THE GRAVITY LINES (SEWER AND STORM SEWER) HAVE BEEN ALLOWED TO CROSS CONCRETE AREAS AS THEY HAVE LESS POTENTIAL FOR REQUIRING REPLACEMENT.

[ISP Page 15]

r. Is this King's Point Dr as listed on MUS? Please include in parentheses to avoid confusion- Typical all sheets.

RESPONSE: THE KEY MAP HAS BEEN REVISED.

[ISP Page 16]

s. Street names are missing as compared to the other keymaps.

RESPONSE: STREET NAMES ADDED.

t. Is this meant to be extended to the south where the UE is located?

RESPONSE: THE PRELIMINARY EASEMENT WAS SET TO BE LARGER THAN NEEDED AS IT WILL LIKELY BE VACATED ONCE THE FINAL PLAT FOR THE ADJOINING PLANNING AREA IS RECORDED.

u. Size?

RESPONSE: ADDED.

v. Why so large for just a blow-off?

RESPONSE: THE PRELIMINARY EASEMENT WAS SET TO BE LARGER THAN NEEDED AS IT WILL LIKELY BE VACATED ONCE THE FINAL PLAT FOR THE ADJOINING PLANNING AREA IS RECORDED.

w. Note all hydrants are to be in landscaped areas.

RESPONSE: SHEET SITE PLAN NOTE 10 NOW ADDRESSES THIS.

x. Identify ROW limits

RESPONSE: ROW LIMITS ARE INDICATED TO THE RIGHT.

y. If outside of ROW easement is needed.

RESPONSE: EASEMENT ADDED.

z. Size? PRV vault to also be within easement if outside of ROW.

RESPONSE: SIZE AND EASEMENT ADDED.

[ISP Page 17]

aa. Stub outside of UE.

RESPONSE: EASEMENT HAS BEEN REVISED.

bb. Preference is to have water sampling stations off a hydrant in a landscaped area in a park. Are any parks presented in this portion of King's Point? Include in PA-4 according to MUS.

RESPONSE: WATER SAMPLING STATION HAS BEEN MOVED TO THE HYDRANT TO THE EAST, WHICH IS SOUTH OF THE DETENTION POND.

[ISP Page 18]

cc. Where is the 24" water to connect to the 12"?

RESPONSE: THE CONNECTION POINT HAS BEEN LABELED ON THE REDLINE COMMENTS. THE WATER AND SEWER LINES ARE NOW SHOWN IN COLOR TO BETTER DISTINGUISH THEM FROM THE OTHER LINEWORK.

dd. What is this serving?

RESPONSE: THIS EASEMENT HAS BEEN ELIMINATED.

[ISP Page 19]

ee. Need more information on this keymap.

RESPONSE: STREET NAMES HAVE BEEN ADDED TO THE KEY MAP FOR REFERENCE.

ff. Sizes?

RESPONSE: THIS WAS A FUTURE STORM SEWER SYSTEM AND HAS BEEN ELIMINATED FROM THE ISP.

gg. Label as private.

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RESPONSE: THIS WAS A FUTURE STORM SEWER SYSTEM AND HAS BEEN ELIMINATED FROM THE ISP.

[ISP Page 20]

hh. Need more information on this keymap.

RESPONSE: STREET NAMES HAVE BEEN ADDED TO THE KEY MAP FOR REFERENCE.

ii. Note that the slope is to be limited to 4:1 for maintenance staff to access vehicles.

RESPONSE: UNDERSTOOD. THE CIVIL CONSTRUCTION DOCUMENTS WILL COMPLY WITH THIS.

jj. Size?

RESPONSE: EASEMENT SIZE HAS BEEN LABELED.

kk. Private [two comments]

RESPONSE: THESE PORTIONS OF THE STORM SEWER SYSTEM DRAIN PUBLIC RIGHTS-OF-WAY AND SHOULD BE PUBLIC.

[ISP Page 21]

ll. Need more information on this keymap.

RESPONSE: STREET NAMES HAVE BEEN ADDED TO THE KEY MAP FOR REFERENCE.

[ISP Page 26]

mm. Call out maintenance path for all ponds- Typical.

RESPONSE: THE MAINTENANCE PATHS HAVE BEEN CALLED OUT AND DESIGNATED IN THE LEGEND.

9. **Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)**

[ISP Page 1]

a. This site plan will not be approved until Tree Protection Plan has been approved.

RESPONSE: UNDERSTOOD.

10. **Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta)**

a. Continue to work on the license Agreements (licenseagreement@auroragov.org) and the Easement Dedications with Andy Niquette (aniquett@auroragov.org).

RESPONSE: UNDERSTOOD.

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

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 working with you as the drainage design progresses.

RESPONSE: Noted.

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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LEGAL DESCRIPTION

LEGAL DESCRIPTION (COVERS BOTH WEST AND EAST INFRASTRUCTURE)

A PARCEL OF LAND LOCATED IN SECTIONS 33, 34, AND 35, 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: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 BEARS NORTH 88°10'07" EAST, A DISTANCE OF 2,594.73 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 88°10'07" EAST, A DISTANCE OF 718.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°10'07" EAST, A DISTANCE OF 61.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 83°40'44" EAST;

THENCE DEPARTING SAID NORTH LINE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°35'14", AN ARC LENGTH OF 291.40 FEET;

THENCE SOUTH 82°54'30" EAST, A DISTANCE OF 22.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 468.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'56", AN ARC LENGTH OF 103.86 FEET; THENCE NORTH 84°22'34" EAST, A DISTANCE OF 122.72 FEET;

THENCE NORTH 85°40'24" EAST, A DISTANCE OF 88.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°37'26" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°55'15", AN ARC LENGTH OF 157.01 FEET;

THENCE SOUTH 74°42'11" EAST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°55'54", AN ARC LENGTH OF 74.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°49'28", AN ARC LENGTH OF 7.13 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 266°32'52", AN ARC LENGTH OF 209.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°16'04", AN ARC LENGTH OF 8.08 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 370.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'13", AN ARC LENGTH OF 60.62 FEET; THENCE NORTH 74°42'11" WEST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'06", AN ARC LENGTH OF 139.60 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°18'09", AN ARC LENGTH OF 23.38 FEET; THENCE SOUTH 05°37'26" EAST, A DISTANCE OF 108.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°07'03", AN ARC LENGTH OF 21.50 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°43'35", AN ARC LENGTH OF 287.14 FEET; THENCE SOUTH 30°00'54" EAST, A DISTANCE OF 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°29'54", AN ARC LENGTH OF 24.48 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 818.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°49'33", AN ARC LENGTH OF 140.28 FEET; THENCE NORTH 46°39'39" EAST, A DISTANCE OF 201.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 332.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°47'58", AN ARC LENGTH OF 132.11 FEET; THENCE NORTH 69°27'37" EAST, A DISTANCE OF 276.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 232.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°43'00", AN ARC LENGTH OF 330.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°39'14", AN ARC LENGTH OF 19.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°21'27", AN ARC LENGTH OF 106.78 FEET; THENCE NORTH 88°52'50" EAST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 533.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 137.70 FEET; THENCE SOUTH 76°19'03" EAST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 467.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 286.29 FEET; THENCE NORTH 68°33'29" EAST, A DISTANCE OF 441.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 531.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'29", AN ARC LENGTH OF 207.98 FEET; THENCE SOUTH 89°00'03" EAST, A DISTANCE OF 29.22 FEET TO THE WESTERLY RIGHT-OF-WAY OF EAST DRY CREEK ROAD RECORDED AT RECEPTION NO. 82073829 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°17'32" WEST, A DISTANCE OF 74.00 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 89°00'03" WEST, A DISTANCE OF 49.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 465.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'29", AN ARC LENGTH OF 182.13 FEET; THENCE SOUTH 68°33'29" WEST, A DISTANCE OF 420.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 533.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 326.75 FEET; THENCE NORTH 76°19'03" WEST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 467.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 120.65 FEET; THENCE SOUTH 88°52'50" WEST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 392.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°18'38", AN ARC LENGTH OF 330.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 333.15 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°09'33" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'06", AN ARC LENGTH OF 46.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 149.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°24'20" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°55'57", AN ARC LENGTH OF 41.57 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 799.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°37'01", AN ARC LENGTH OF 64.42 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°07'19", AN ARC LENGTH OF 67.78 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°53'34", AN ARC LENGTH OF 52.69 FEET; THENCE SOUTH 62°57'41" EAST, A DISTANCE OF 80.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27°02'50" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°06'36", AN ARC LENGTH OF 38.88 FEET; THENCE SOUTH 51°50'35" EAST, A DISTANCE OF 71.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 433.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 37°34'23" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'24", AN ARC LENGTH OF 131.30 FEET; THENCE SOUTH 35°03'13" EAST, A DISTANCE OF 45.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 730.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'07", AN ARC LENGTH OF 192.84 FEET; THENCE SOUTH 19°55'06" EAST, A DISTANCE OF 1.70 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E-470 RECORDED AT RECEPTION NO. A9166396 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 70°04'49" WEST, A DISTANCE OF 66.00 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 19°55'06" WEST, A DISTANCE OF 1.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 664.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°52'08", AN ARC LENGTH OF 44.84 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'34", AN ARC LENGTH OF 5.71 FEET; THENCE NORTH 33°07'48" WEST, A DISTANCE OF 43.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 65.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°36'54", AN ARC LENGTH OF 5.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 658.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'19", AN ARC LENGTH OF 75.09 FEET; THENCE NORTH 35°03'13" WEST, A DISTANCE OF 45.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 361.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'56", AN ARC LENGTH OF 128.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 410.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°12'59" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°23'04", AN ARC LENGTH OF 153.02 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'48", AN ARC LENGTH OF 53.24 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 57.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°15'32", AN ARC LENGTH OF 77.85 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25,611.29 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'04", AN ARC LENGTH OF 67.57 FEET; THENCE SOUTH 15°33'32" WEST, A DISTANCE OF 77.63 FEET;

THENCE SOUTH 17°02'09" WEST, A DISTANCE OF 25.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 411.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°01'53", AN ARC LENGTH OF 201.08 FEET; THENCE SOUTH 10°59'44" EAST, A DISTANCE OF 76.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 476.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°26'01", AN ARC LENGTH OF 377.45 FEET; THENCE SOUTH 45°08'54" WEST, A DISTANCE OF 2,181.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,533.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 39°30'36" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'34", AN ARC LENGTH OF 659.87 FEET; THENCE SOUTH 65°24'58" WEST, A DISTANCE OF 1,017.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 68.63 FEET; THENCE SOUTH 74°00'05" WEST, A DISTANCE OF 1,287.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,434.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 620.18 FEET; THENCE SOUTH 59°24'09" WEST, A DISTANCE OF 303.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 733.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 690.66 FEET; THENCE NORTH 66°36'42" WEST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 77.89 FEET; THENCE NORTH 77°59'47" WEST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°47'07", AN ARC LENGTH OF 326.93 FEET; THENCE SOUTH 54°13'06" WEST, A DISTANCE OF 49.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 428.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'52", AN ARC LENGTH OF 62.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 458.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'52", AN ARC LENGTH OF 67.13 FEET; THENCE SOUTH 54°13'06" WEST, A DISTANCE OF 94.00 FEET;

THENCE SOUTH 39°05'44" WEST, A DISTANCE OF 31.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 402.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°28'12" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°41'43", AN ARC LENGTH OF 355.69 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 277.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'04", AN ARC LENGTH OF 151.65 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°33'20", AN ARC LENGTH OF 101.52 FEET;

THENCE SOUTH 16°16'58" EAST, A DISTANCE OF 110.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 149.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°12'11" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'20", AN ARC LENGTH OF 23.32 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°16'27", AN ARC LENGTH OF 82.91 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°13'05", AN ARC LENGTH OF 54.30 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°35'36" WEST, A DISTANCE OF 107.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°01'19" WEST;

THENCE DEPARTING SAID SOUTH LINE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'38", AN ARC LENGTH OF 66.28 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 70.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°41'57", AN ARC LENGTH OF 74.16 FEET; THENCE SOUTH 77°11'43" WEST, A DISTANCE OF 19.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 569.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'53", AN ARC LENGTH OF 123.23 FEET; THENCE SOUTH 89°35'36" WEST, A DISTANCE OF 76.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,089.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°27'15", AN ARC LENGTH OF 65.68 FEET; THENCE NORTH 86°57'09" WEST, A DISTANCE OF 166.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,093.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°52'10", AN ARC LENGTH OF 570.06 FEET; THENCE NORTH 57°05'00" WEST, A DISTANCE OF 809.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 7,155.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'45", AN ARC LENGTH OF 143.09 FEET; THENCE NORTH 58°13'44" WEST, A DISTANCE OF 228.51 FEET;

THENCE NORTH 62°21'16" WEST, A DISTANCE OF 99.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 883.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°48'04" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'53", AN ARC LENGTH OF 482.09 FEET; THENCE SOUTH 89°31'11" WEST, A DISTANCE OF 390.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 883.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°21'20", AN ARC LENGTH OF 344.53 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 19.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°14'35", AN ARC LENGTH OF 17.99 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH PARKER ROAD;

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

- 1. NORTH 28°10'15" WEST, A DISTANCE OF 50.17 FEET;
- 2. NORTH 31°58'54" WEST, A DISTANCE OF 150.16 FEET;
- 3. NORTH 28°04'39" WEST, A DISTANCE OF 48.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 164.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°22'28" EAST;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°32'43", AN ARC LENGTH OF 144.68 FEET;

THENCE NORTH 76°49'45" EAST, A DISTANCE OF 105.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 621.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'26", AN ARC LENGTH OF 137.55 FEET; THENCE NORTH 89°31'11" EAST, A DISTANCE OF 485.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,027.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°18'58", AN ARC LENGTH OF 597.18 FEET; THENCE SOUTH 42°56'11" EAST, A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 7,155.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 35°08'53" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'52", AN ARC LENGTH OF 278.65 FEET; THENCE SOUTH 57°05'00" EAST, A DISTANCE OF 933.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 978.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°19'25", AN ARC LENGTH OF 569.10 FEET; THENCE NORTH 89°35'36" EAST, A DISTANCE OF 339.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 149.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°52'03", AN ARC LENGTH OF 23.14 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'57", AN ARC LENGTH OF 72.15 FEET; THENCE NORTH 65°41'37" EAST, A DISTANCE OF 40.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°22'01", AN ARC LENGTH OF 14.12 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°24'55", AN ARC LENGTH OF 45.52 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 343.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°19'08", AN ARC LENGTH OF 175.52 FEET; THENCE NORTH 15°13'49" EAST, A DISTANCE OF 57.83 FEET;

THENCE NORTH 39°41'51" EAST, A DISTANCE OF 31.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 495.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 67°22'02" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'08", AN ARC LENGTH OF 272.88 FEET; THENCE NORTH 54°13'06" EAST, A DISTANCE OF 254.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 458.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'31", AN ARC LENGTH OF 74.68 FEET; THENCE NORTH 63°33'37" EAST, A DISTANCE OF 58.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

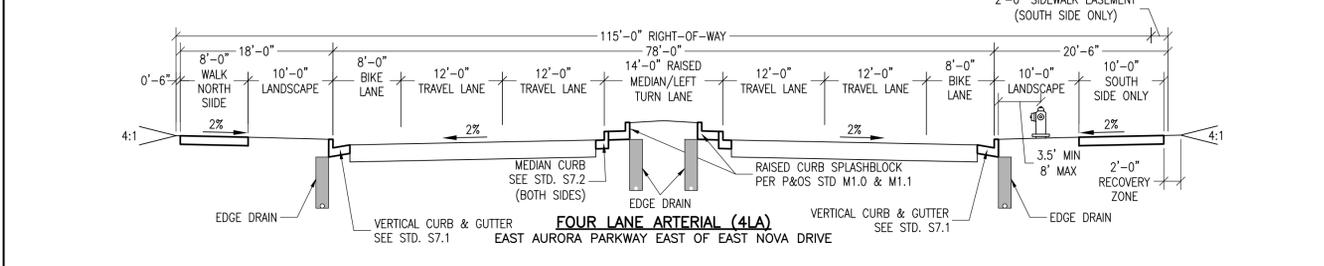
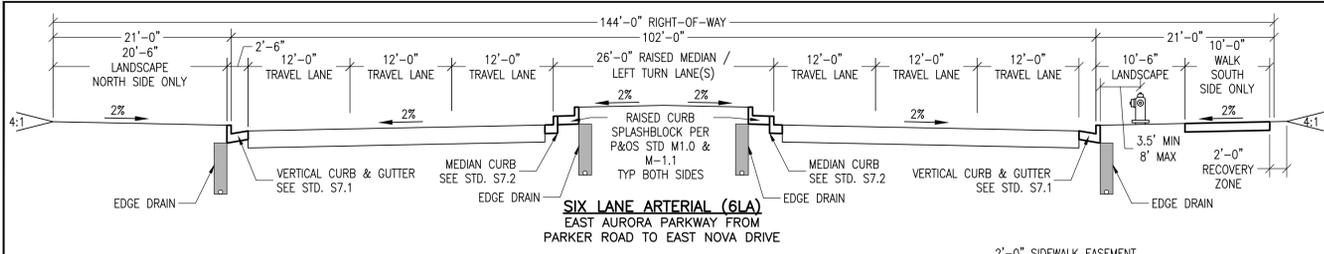
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°26'36", AN ARC LENGTH OF 307.30 FEET; THENCE SOUTH 77°59'47" EAST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 91.01 FEET; THENCE SOUTH 66°36'42" EAST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 667.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 628.47 FEET; THENCE NORTH 59°24'09" EAST, A DISTANCE OF 303.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,500.00 FEET;

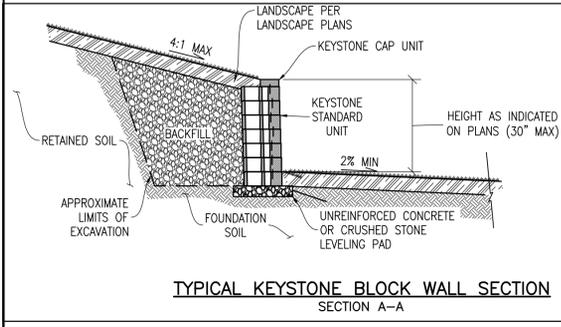
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 637.00 FEET; THENCE NORTH 74°00'05" EAST, A DISTANCE OF 1,287.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE EASTERLY ALONG SAID CUR



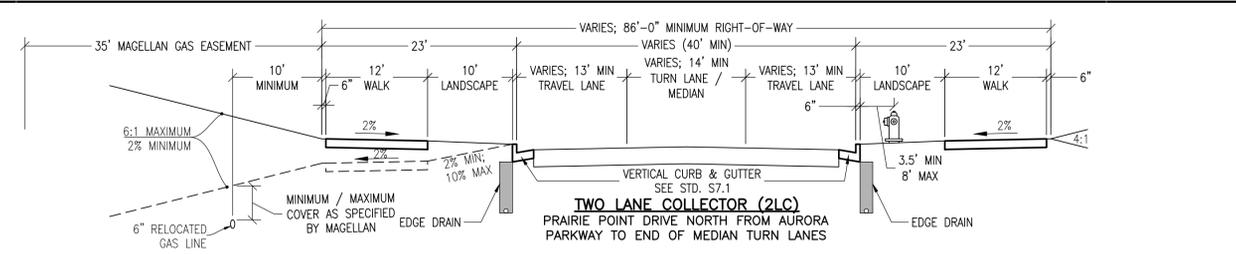
ARTERIAL SIDEWALK NOTES

1. SIDEWALK WIDTHS VARY ON ARTERIAL ROADWAYS DEPENDING ON LOCATION AND USE. WALK WIDTHS ARE IN CONFORMANCE WITH THE MASTER PLAN.
2. WALKS FOR SIX LANE ARTERIAL HAVE BEEN ELIMINATED FOR PORTIONS SO AS TO NOT ENCOURAGE PEDESTRIAN USAGE. THE ELIMINATED WALK AREAS WILL BE REPLACED BY LANDSCAPING.



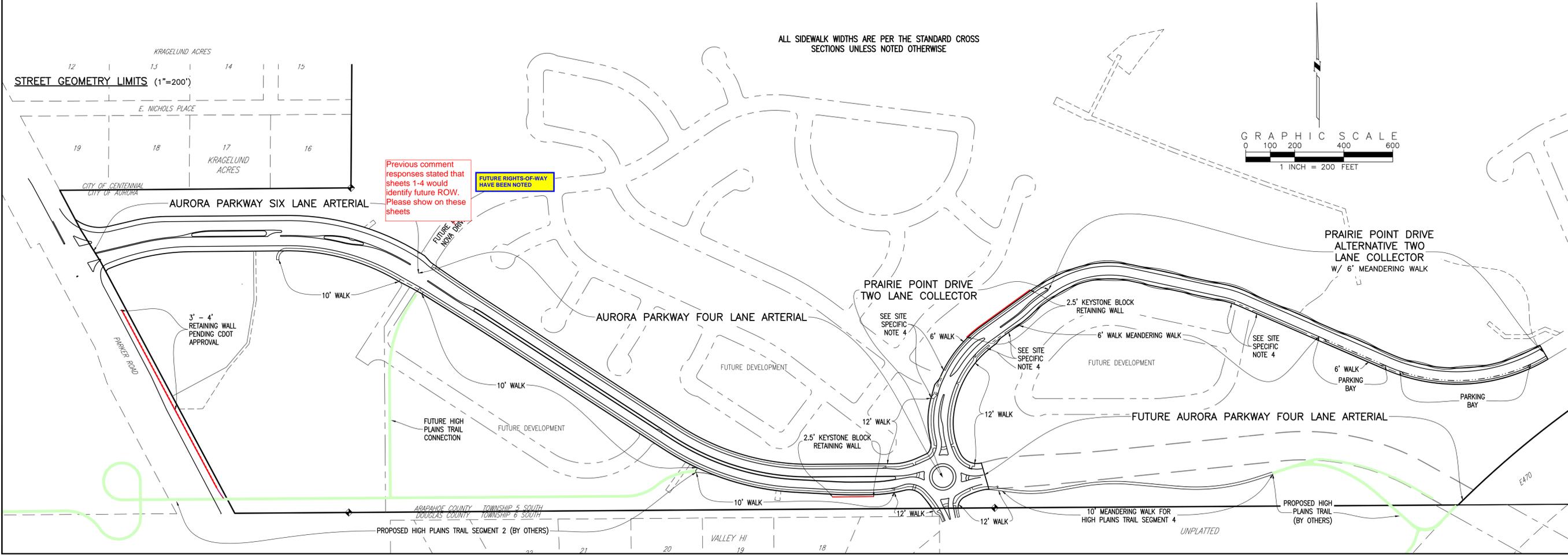
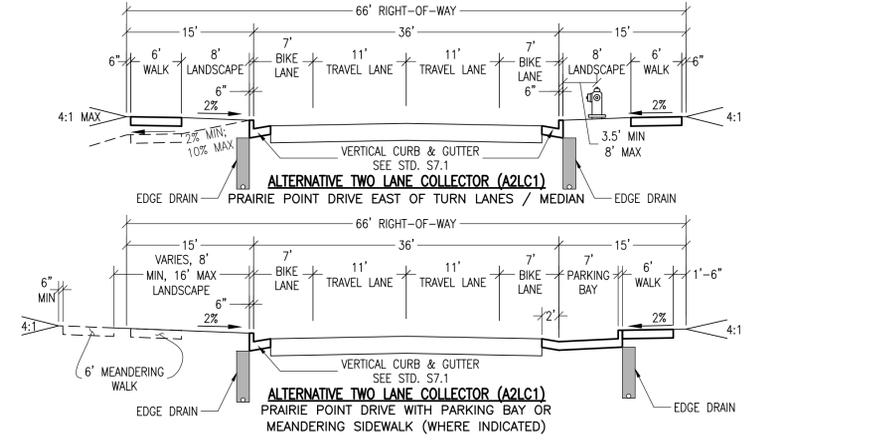
NOTES

1. EXPOSED WALL HEIGHT FOR INDIVIDUAL WALLS SHALL NOT EXCEED 30'.
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.



TWO LANE COLLECTOR NOTES

1. FLOWLINE WIDTH FOR KINGS POINT DRIVE (TWO LANE COLLECTOR, 2LC) VARIES FROM ROUNDABOUT AT AURORA PARKWAY PAST MEDIAN TURN LANES FOR FUTURE DEVELOPMENT PARCELS. FLOWLINE WIDTH REDUCES TO 36' AT STA 20+00±.
2. BIKE LANES TRANSITION FROM ON STREET FOR ALTERNATIVE TWO LANE COLLECTOR (A2LC1) TO OFF STREET IN TWO LANE COLLECTOR (2LC).
3. PARKING BAYS AND / OR MEANDERING WALK WHERE INDICATED ON PLAN.
4. LANDSCAPE AREA AND WALK MAY SLOPE AWAY FROM CURB WHERE NEEDED TO ACCOMMODATE GRADING FOR MAGELLAN GAS LINE.



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

EMK

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

BENCHMARK: 55663346002 (FRA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE ELEVATION 5611.00 FEET WEST AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5616.04

NO.	DESCRIPTION	DATE	BY

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

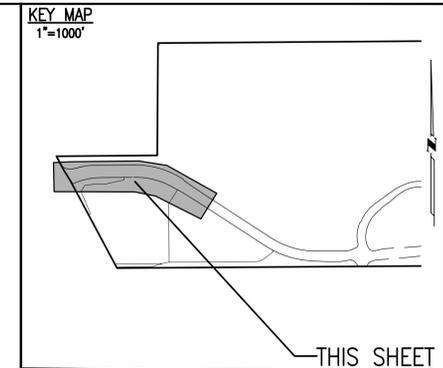
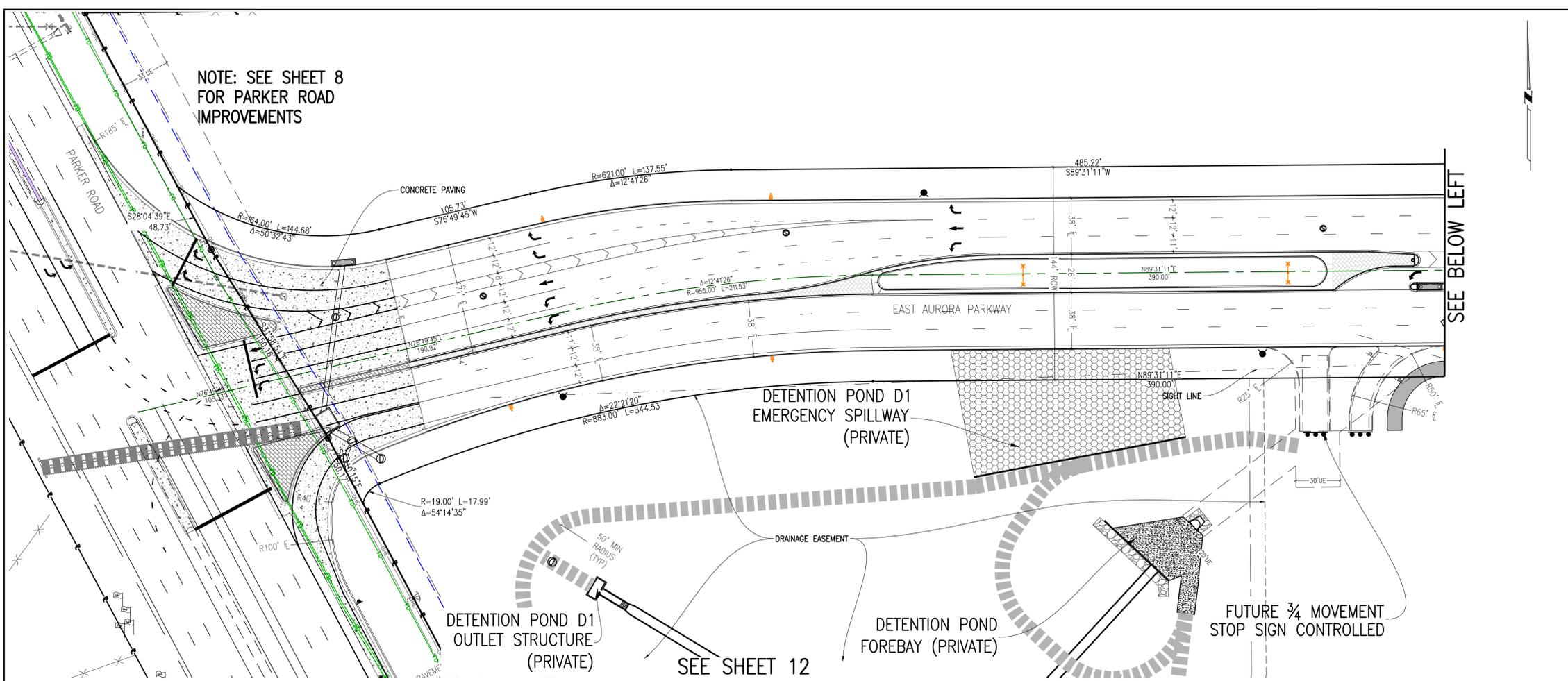
KINGS POINT NORTH WEST ISP
STREET & RETAINING WALL CROSS SECTIONS; SIDEWALK PLAN

DATE: 10/25/2022
JOB NO: 12187.61
SCALE AS NOTED

4 of 51

G:\12187.61 KINGS POINT INFRASTRUCTURE\SITE PLANS\ISP COVERSHEET.dwg, 10/25/2022 5:04:10 PM, bdm

NOTE: SEE SHEET 8 FOR PARKER ROAD IMPROVEMENTS



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. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

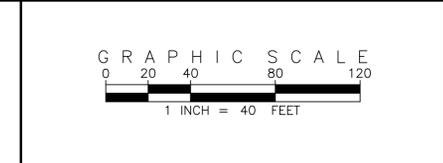
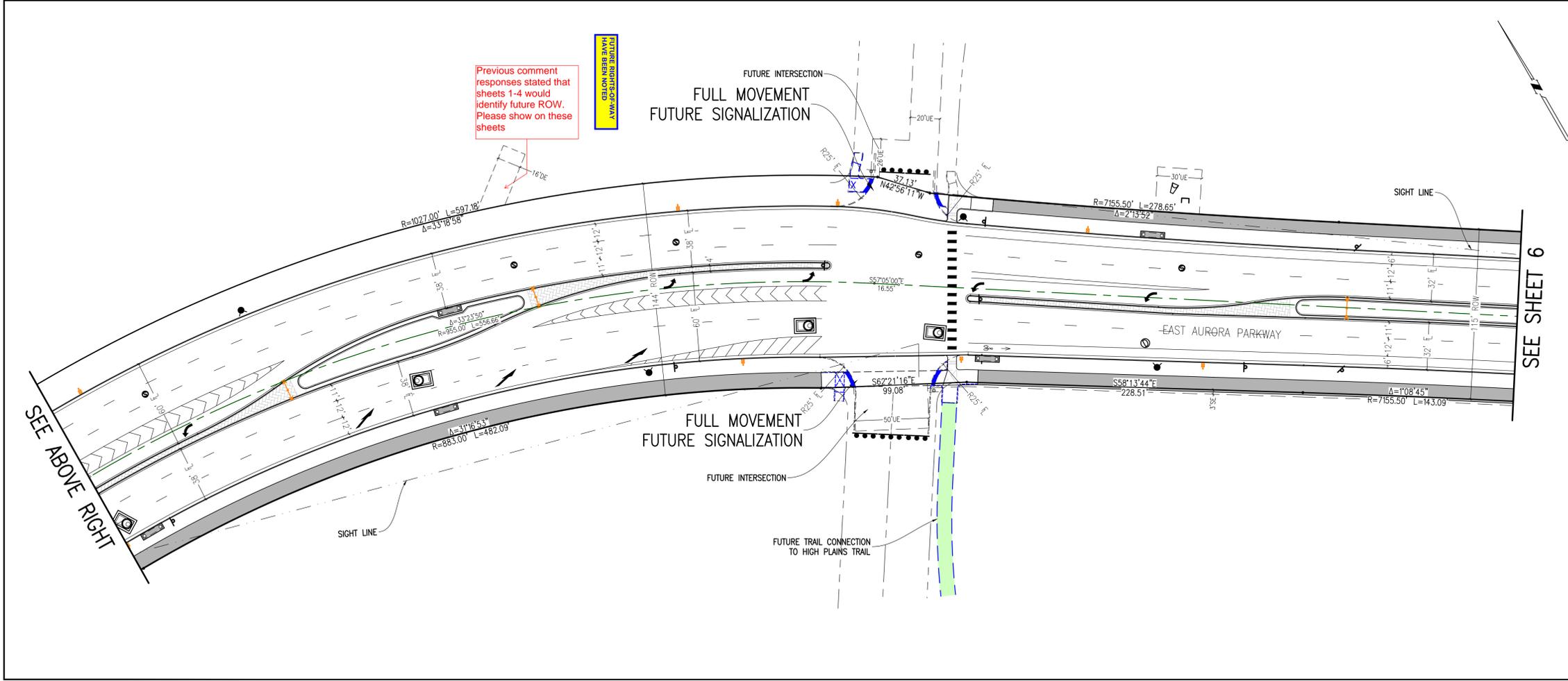
Know what's below. Call before you dig.

811

BENCHMARK: 566333000 (FRA ZD-060) 3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE LOCATION: 100' WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04.

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CENTENNIAL, COLORADO 80112-2019
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EMK



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 WATER DETENTION PONDS ARE PRIVATE AND TO BE MAINTAINED BY PRAIRIE POINT COMMUNITY AUTHORITY BOARD.

REVISIONS

NO.	DESCRIPTION	DATE	BY

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

SEE ABOVE RIGHT

SEE SHEET 6

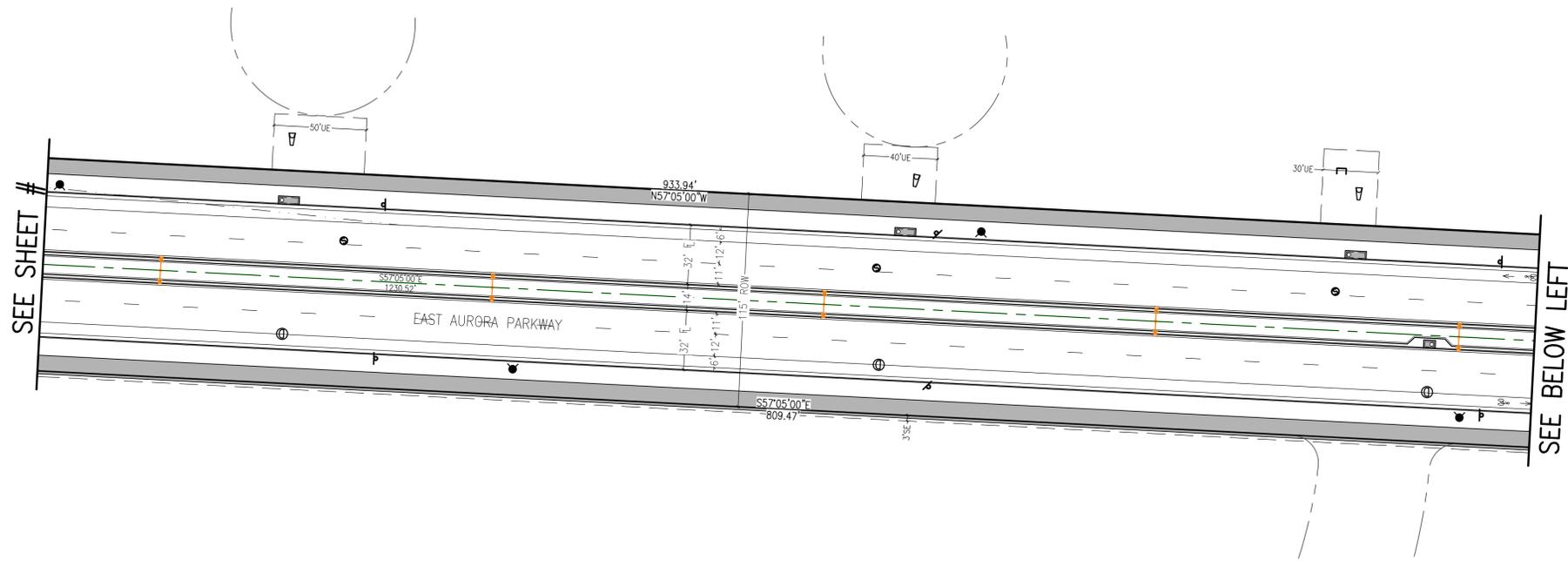
KINGS POINT NORTH WEST ISP

AURORA PARKWAY SITE PLANS

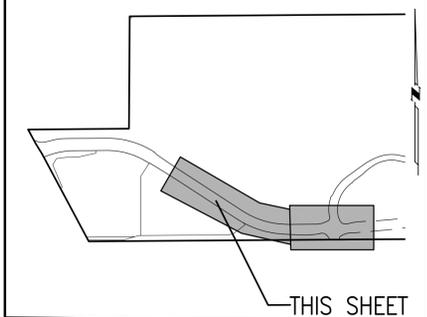
DATE: 10/25/2022
JOB NO: 12187.61

SCALE
HORIZONTAL
1" = 40'

5 of 51



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	

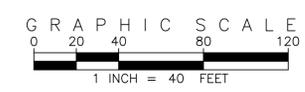
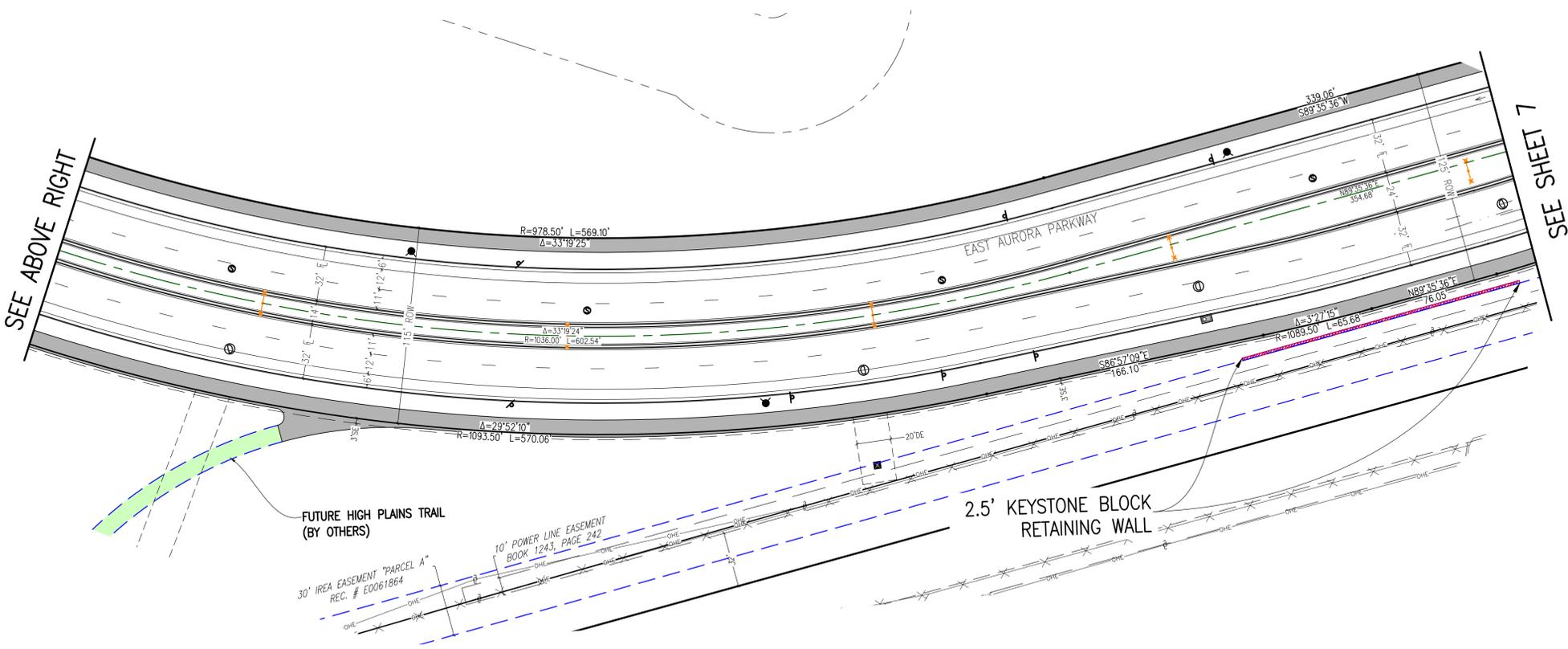
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Know what's below. Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 50 FEET WEST OF WEST END OF EAST AURORA PARKWAY. APPROXIMATELY 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04



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

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 WATER DETENTION PONDS ARE PRIVATE AND TO BE MAINTAINED BY PRAIRIE POINT COMMUNITY AUTHORITY BOARD.

NO.	DESCRIPTION	DESIGNED BY	DATE

DESIGNED BY: *JM*
DRAWN BY: *JS*
CHECKED BY: *BCM*
APPROVED BY: *BCM*

KINGS POINT NORTH WEST ISP

AURORA PARKWAY SITE PLANS

DATE: 10/25/2022
JOB NO: 12187.61

SCALE
HORIZONTAL
1" = 40'

PRAIRIE POINT DRIVE
SEE SHEET 10

Show YIELD line as 18" x 2 x 2 (TYP.)

YIELD LINES HAVE BEEN ADDED

THE STRIPING GEOMETRY HAS BEEN REVISED

GAS LINE TO BE RELOCATED BY MAGELLAN PIPELINE

Do not build a two-lane circulatory that is fed by a single lane upstream. Strip it back to a single lane either off the face of the splitter island or the central island to restrict the width to approximately 18ft.

Don't mark the crossing until the leg is opened

CROSSING MARKING HAS BEEN REMOVED

Remove the breaks in diagonal hatching

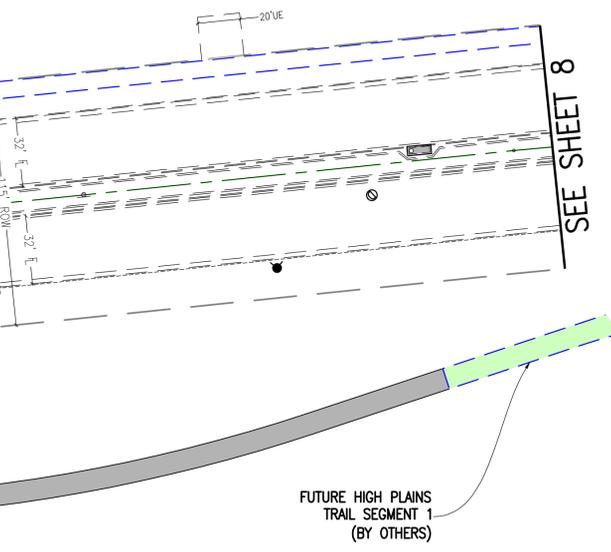
BREAKS HAVE BEEN REMOVED

Confirm 18ft. face of curb dimension for minimum entry and exit widths. Prove width is suitable for a bus and a City Fire Truck not needing the truck apron.

THE DESIGN CHECKS PACKAGE CONFIRMS THIS

NOTE: SEE SHEET 9 FOR ROUNDABOUT GEOMETRY, ROADWAY WIDTHS, & SIGHT LINES

EXISTING KINGS POINT WAY



General Comments:
- Provide a design checks package (Geometric speeds (fast paths), swept path of trucks, sight distance (SSD and ISD) and a dimensioned layout. See the example in the pages following this sheet, per Road Design Manual Section 2)
- Provide signing and marking on separate sheets per Road Design Manual Section 2.10.3 (2017)

Redevelop the west leg geometry to prevent the right lane from having easier access to the circle (Path overlap). Separate the RT-only lane into a yielding bypass lane using a vane island or separation island. Ensure that the RT lane is 'snagged' i.e., its trajectory does not favor using it to make a faster path into the roundabout.

Bull-nose doesn't exist if the splitter island is raised up to the circle

Use a conventional MUTCD arrows, not 'fish-hook' markings

Add tactile truncated domes at the 'top' of the ramp.

Remove solid marking and diagonal hatch pattern. Just use skip white markings to end bike lane. See the pasted bike lane termination image to the right

Remove solid marking and diagonal hatch pattern. Just use skip white markings to end bike lane. See the pasted bike lane termination image to the right

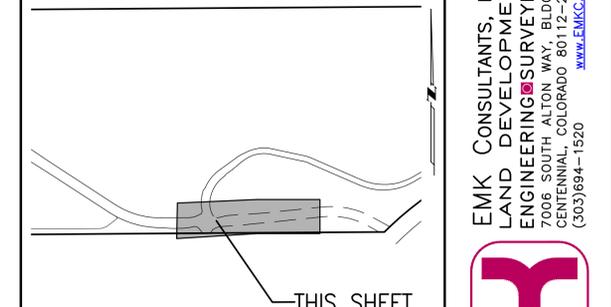
Remove solid marking and diagonal hatch pattern. Just use skip white markings to end bike lane. See the pasted bike lane termination image to the right

Remove solid marking and diagonal hatch pattern. Just use skip white markings to end bike lane. See the pasted bike lane termination image to the right

Remove solid marking and diagonal hatch pattern. Just use skip white markings to end bike lane. See the pasted bike lane termination image to the right

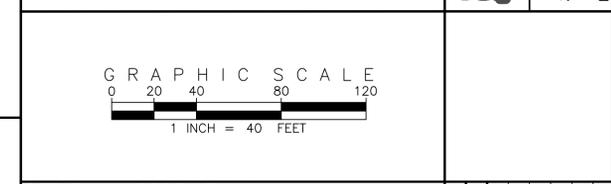
Remove solid marking and diagonal hatch pattern. Just use skip white markings to end bike lane. See the pasted bike lane termination image to the right

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	
	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.
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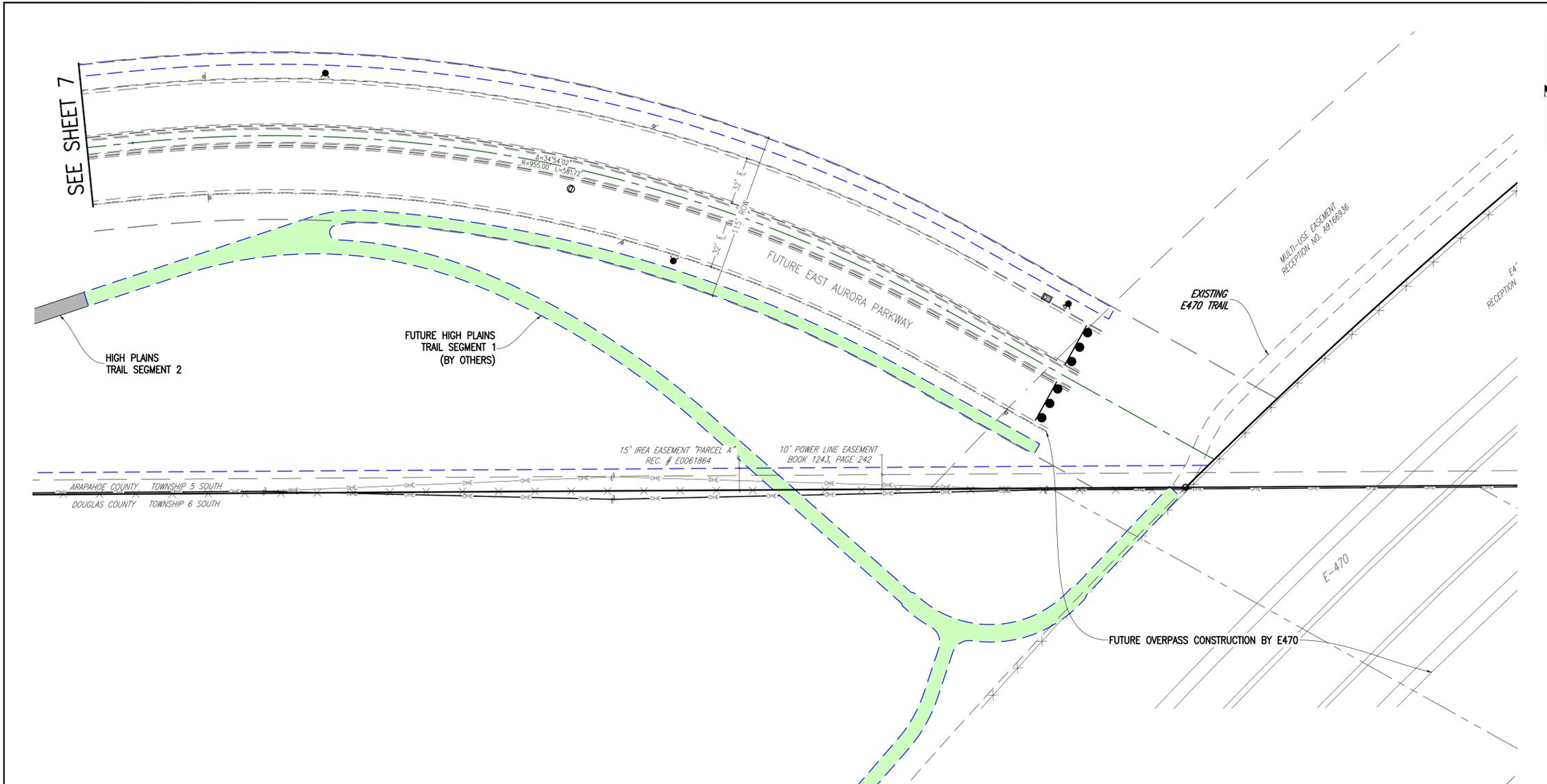
Know what's below. Call before you dig.
SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE ELEVATION 5666.00 FEET. 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04

REVISIONS

NO.	DESCRIPTION	DATE	BY

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

KINGS POINT NORTH WEST ISP
AURORA PARKWAY SITE PLANS
DATE: 10/26/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'
7 of 51



KEY MAP
1"=1000'

THIS SHEET

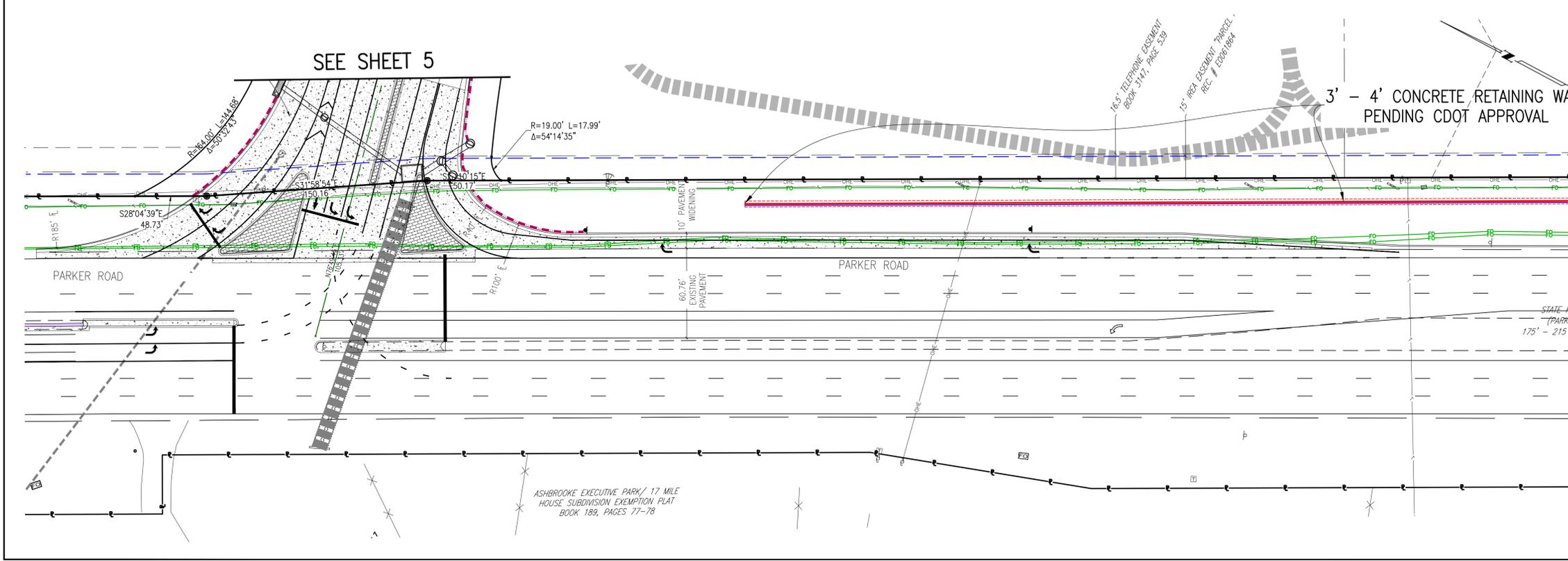
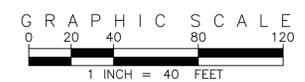
SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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	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	

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

BENCHMARK: 5663336000 (P&A ZD-060) 3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 20 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04.



SITE PLAN ABBREVIATIONS

E	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
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WWW.EMKCONS.COM

EMK

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

REVISIONS

NO.	DESCRIPTION	DATE	BY

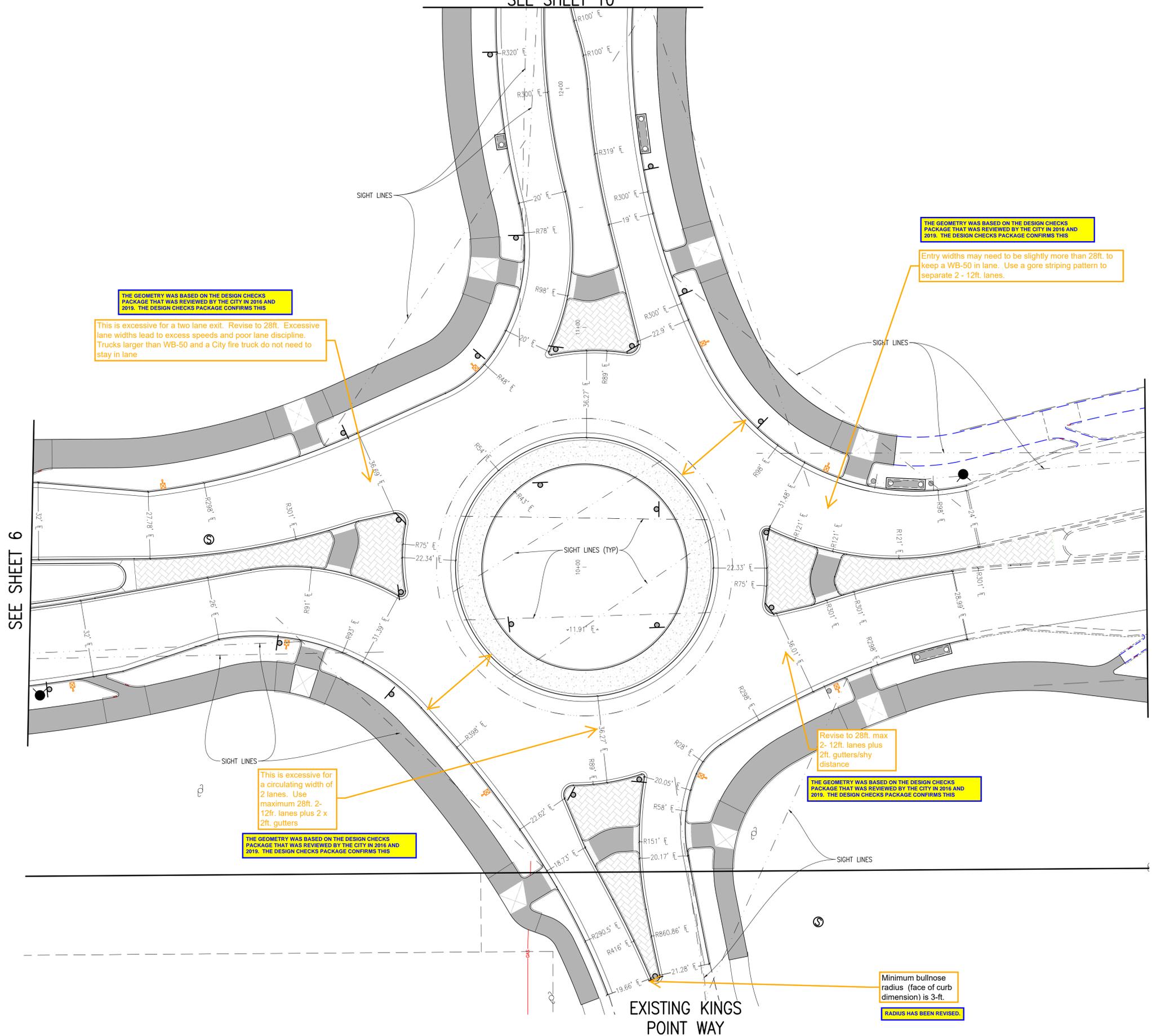
KINGS POINT NORTH WEST ISP

AURORA PARKWAY & PARKER ROAD SITE PLANS

DATE: 10/25/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'

8 of 51

PRAIRIE POINT DRIVE
SEE SHEET 10



SEE SHEET 6

SEE SHEET 7

EXISTING KINGS POINT WAY

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 10 20 40 120
1 INCH = 20 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

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JM*
DRAWN BY: *JS*
CHECKED BY: *BOB*
APPROVED BY: *BOB*

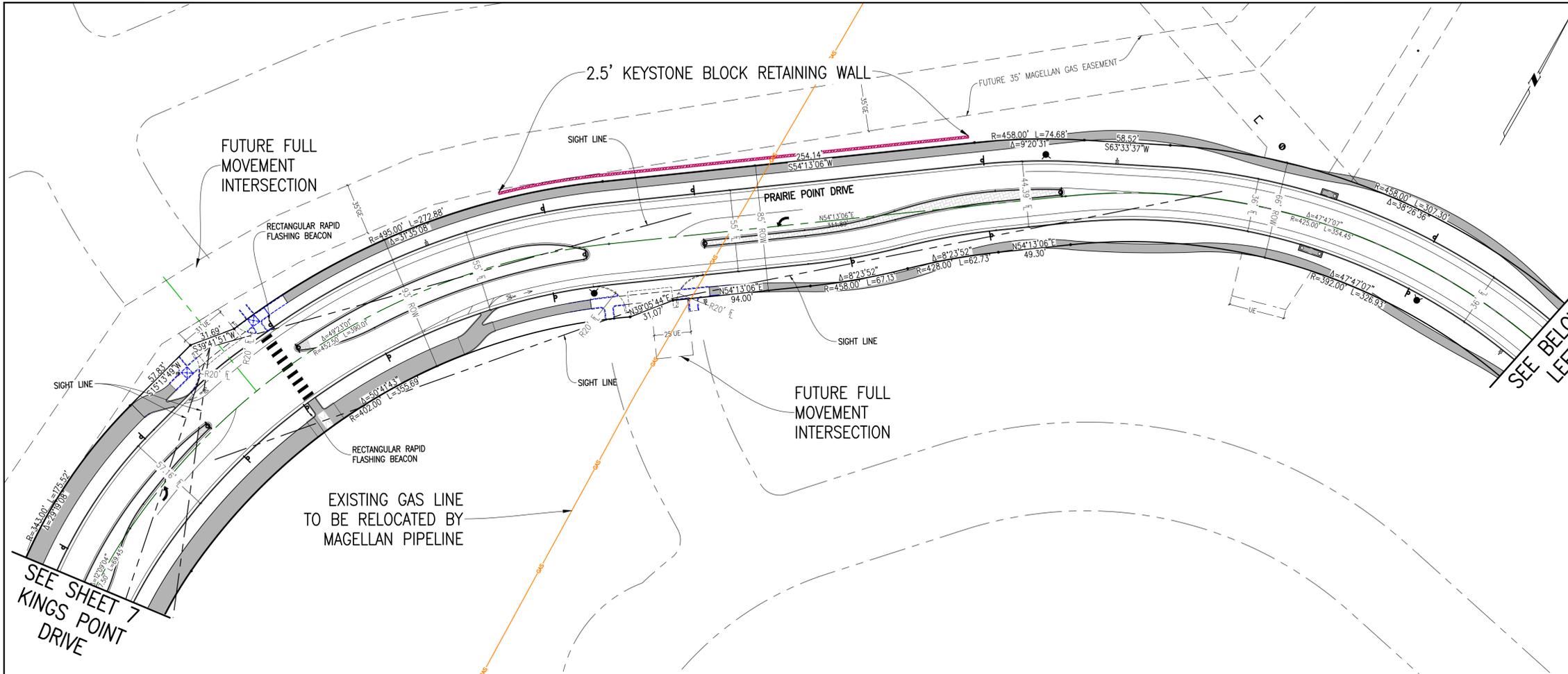
KINGS POINT NORTH WEST ISP
AURORA PARKWAY - KINGS POINT DRIVE ROUNDABOUT GEOMETRY

DATE: 10/25/2022
JOB NO: 12187.61

SCALE
HORIZONTAL
1" = 40'

9 of 51

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KEY MAP
1"=1000'

SITE PLAN LEGEND

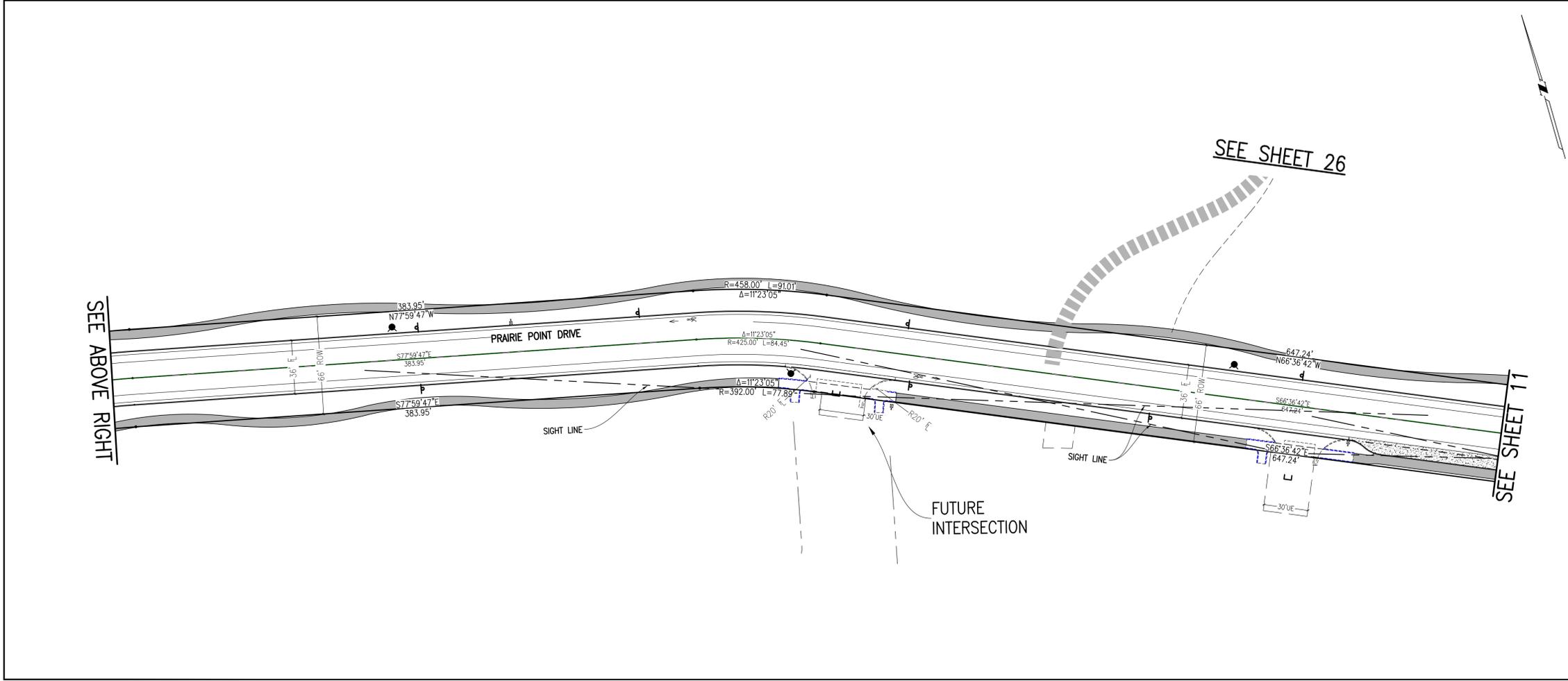
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
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	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	

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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

811 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. APPROXIMATE LOCATION: 50.00 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5861.04

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

SITE PLAN ABBREVIATIONS

E	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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See note on cover sheet. Need to define plan set, multiple names can get confusing

THE PROJECT MOVING FORWARD IS NOW REFERRED TO AS PRAIRIE POINT. ON THE COVER SHEET WE HAVE ADDED 'FKA KINGS POINT NORTH'

REVISIONS

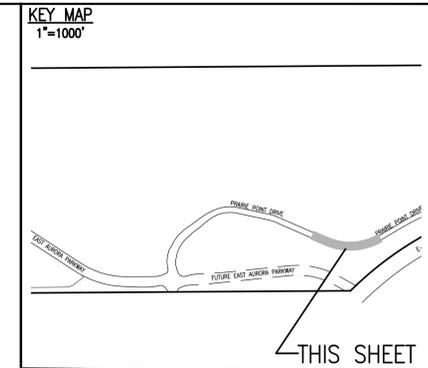
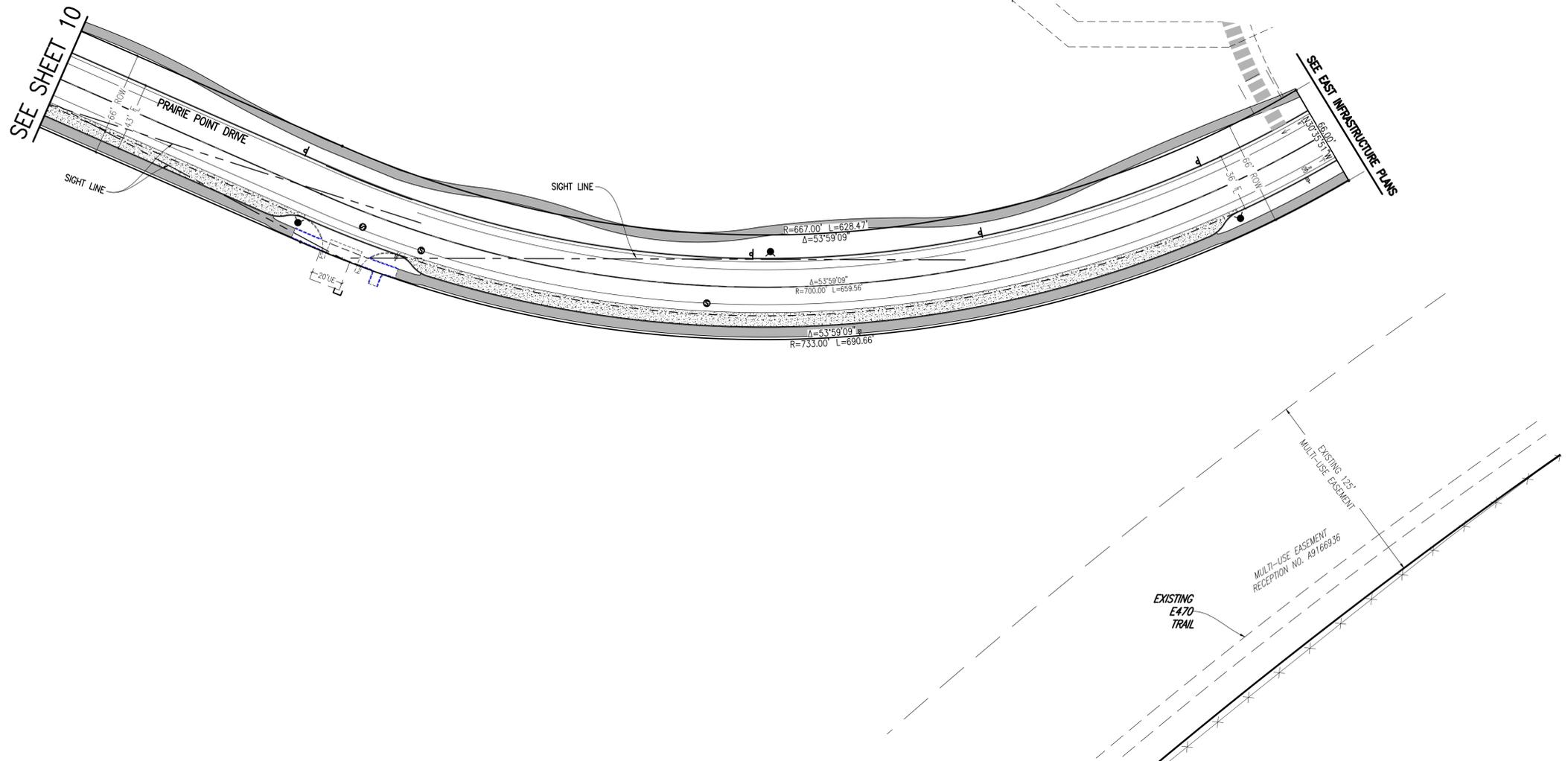
NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JM*
DRAWN BY: *JS*
CHECKED BY: *BCM*
APPROVED BY: *BCM*

KINGS POINT NORTH WEST ISP

PRAIRIE POINT DRIVE SITE PLANS

DATE: 10/25/2022
JOB NO: 12187.61
SCALE: HORIZONTAL 1" = 40'
10 of 51



SITE PLAN LEGEND

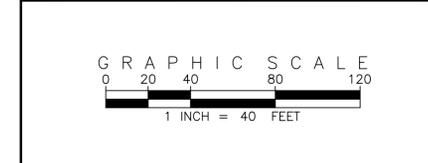
PROPOSED	DESCRIPTION	EXISTING
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	SANITARY SEWER SERVICE	
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	MINOR CONTOUR	
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	8' DRAINAGE MAINTENANCE ROAD SIDEWALK, CURB RAMP W/LANDING, TRUNCATED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

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0 1" 1" SCALE

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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: 50' NORTH AND 22.7 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. 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.
- 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 WATER DETENTION PONDS ARE PRIVATE AND TO BE MAINTAINED BY PRAIRIE POINT COMMUNITY AUTHORITY BOARD.

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

REVISIONS

NO.	DESCRIPTION	DATE	BY

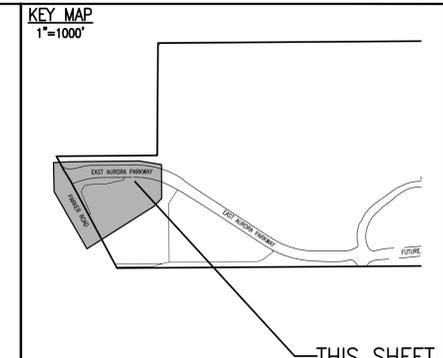
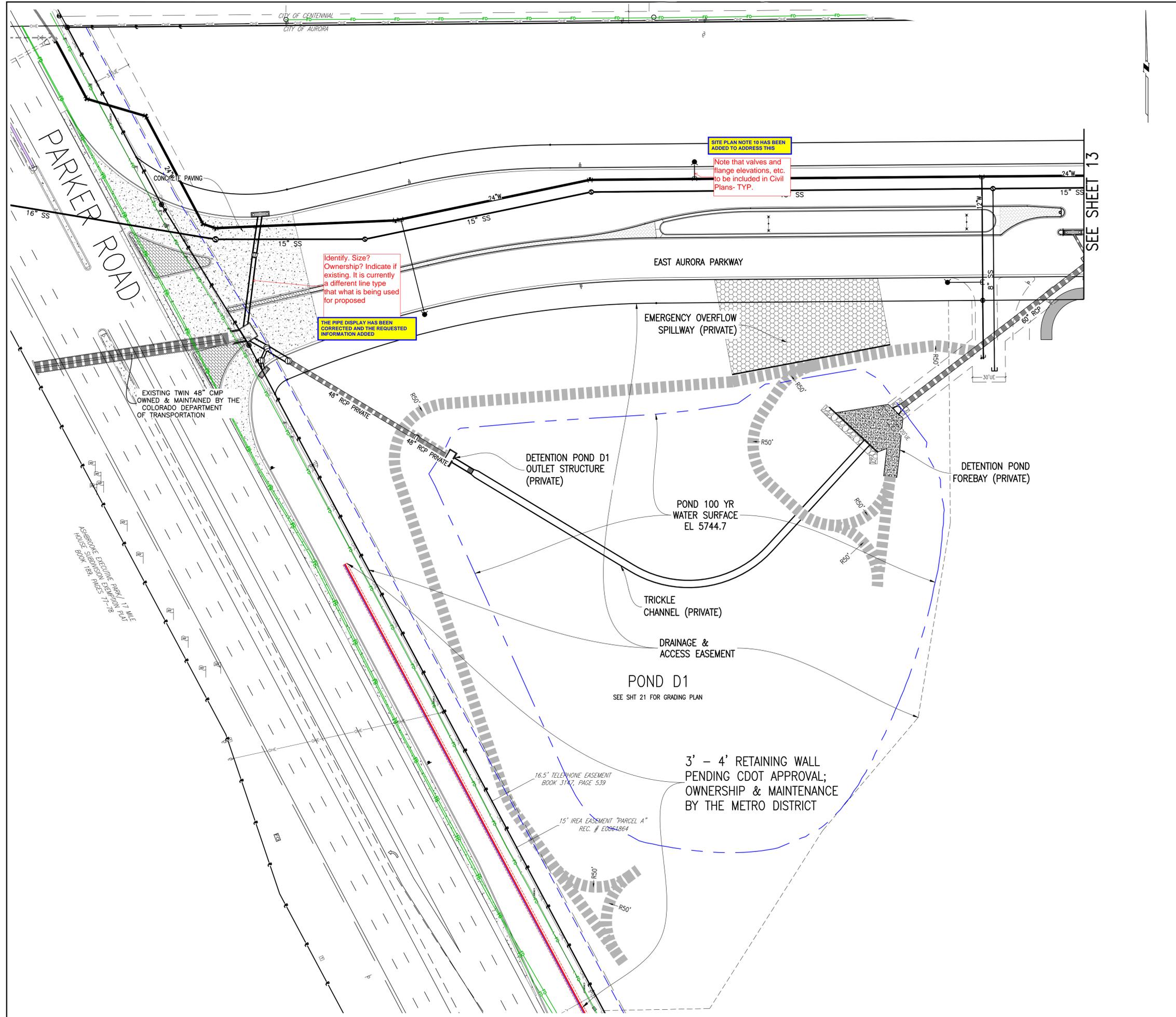
DESIGNED BY: *JM*
DRAWN BY: *JS*
CHECKED BY: *BCM*
APPROVED BY: *BCM*

KINGS POINT NORTH WEST ISP

PRAIRIE POINT DRIVE SITE PLANS

DATE: 10/25/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'

11 of 51



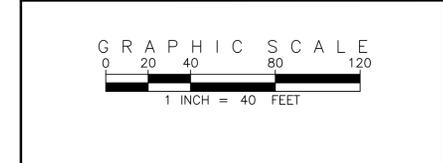
SITE PLAN LEGEND

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" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig.

BENCHMARK 556633NE002 (FRA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE POINT OF INTERSECTION OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W. NAD 88 ELEVATION 5661.04



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**
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REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: **AM**
DRAWN BY: **JS**
CHECKED BY: **BCM**
APPROVED BY: **BCM**

KINGS POINT NORTH WEST ISP

AURORA PARKWAY UTILITY PLANS

DATE: 10/25/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'
12 of 51

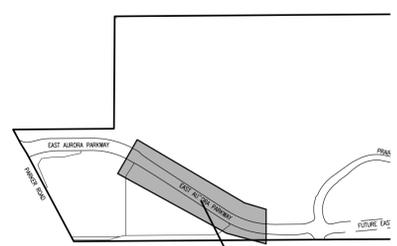
THE CONTINUATION OF THIS PIPE HAS BEEN NOTED TO BE ON SHEET 18

FIXED
Cut-off text

Width of bottom portion of easement? ADDED

Indicate on utility pages, where future ROW is on utility pages- TYP. ADDED

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	

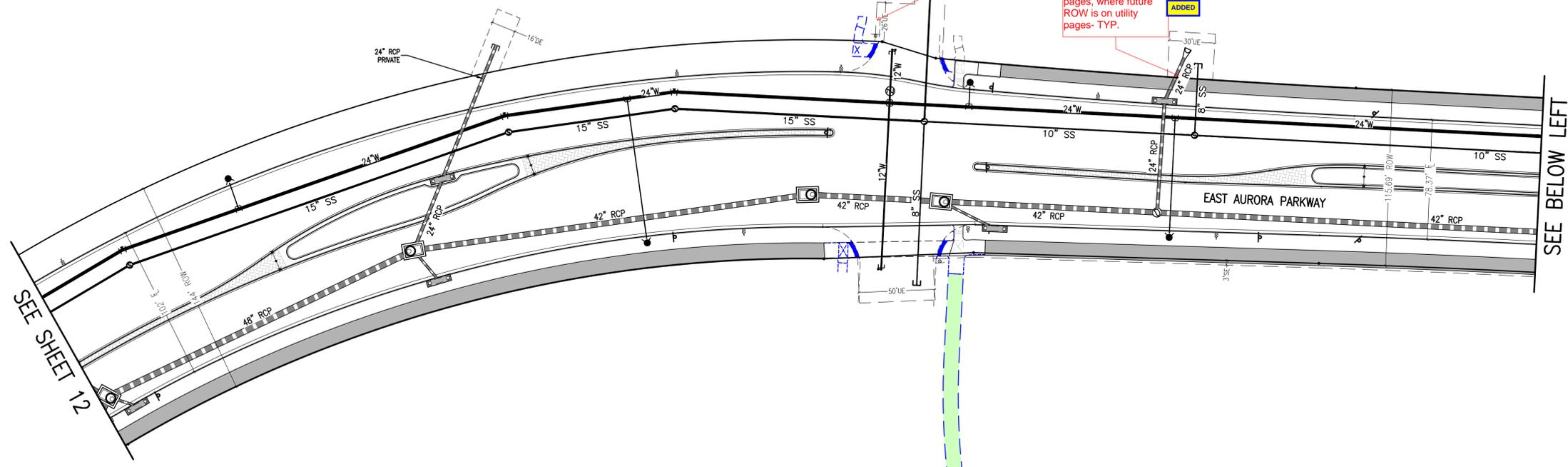
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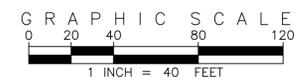
Know what's below. Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 50 FEET WEST AND 10 FEET SOUTH OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W NAD 88 ELEVATION 5661.04



SEE SHEET 12

SEE BELOW LEFT



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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6. ALL STORM WATER DETENTION PONDS ARE PRIVATE AND TO BE MAINTAINED BY PRAIRIE POINT COMMUNITY AUTHORITY BOARD.

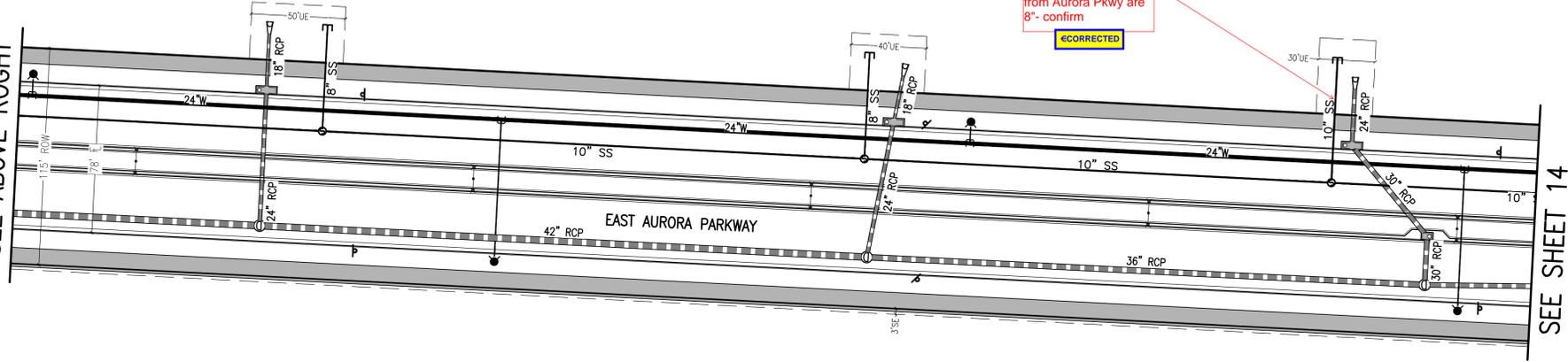
If storm is to be maintained by Aurora, include that Storm lines to be maintained by Aurora Water, unless otherwise noted. - TYP

NOTES HAVE BEEN REVISED

According to MUS, lines going northeast from Aurora Pkwy are 8'- confirm

CORRECTED

SEE ABOVE ROGHT



SEE SHEET 14

NO.	DESCRIPTION	DATE	BY

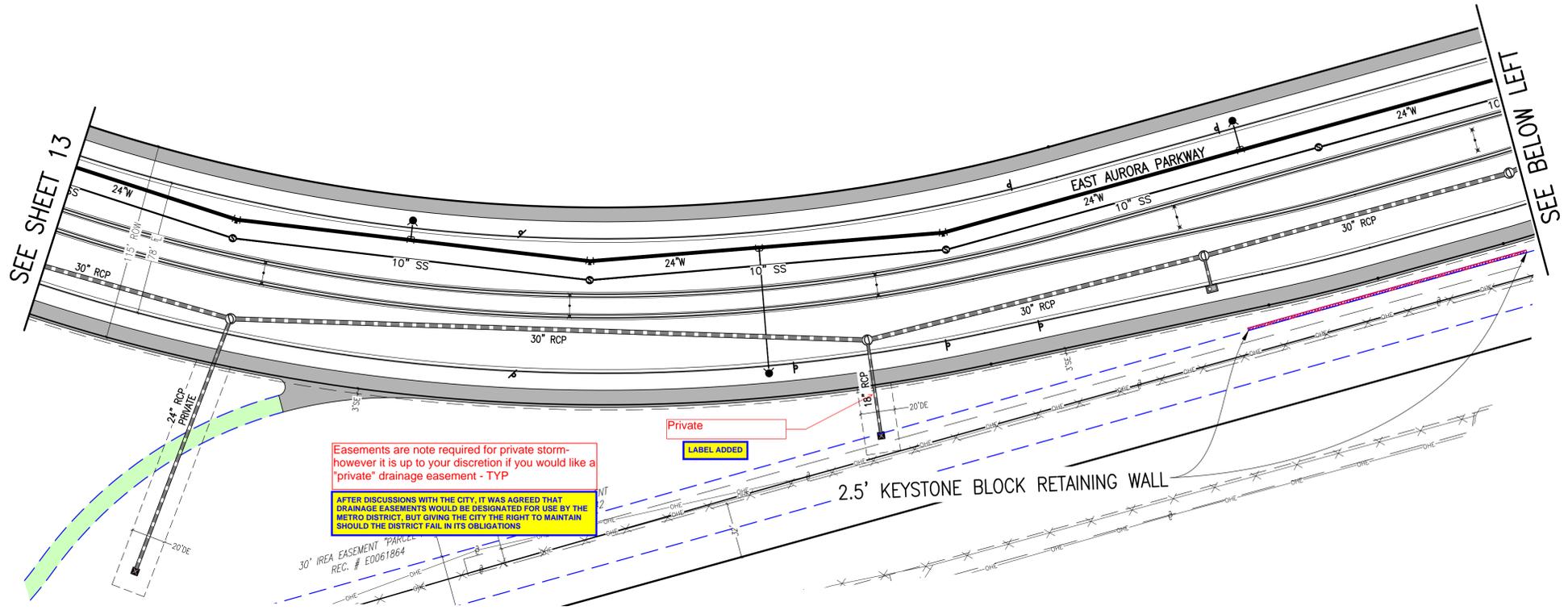
DESIGNED BY: JWM
DRAWN BY: JS
CHECKED BY: BOM
APPROVED BY: BOM

KINGS POINT NORTH WEST ISP
AURORA PARKWAY UTILITY PLANS

DATE: 10/25/2022

JOB NO: 12187.61

SCALE HORIZONTAL 1" = 40'



Easements are note required for private storm- however it is up to your discretion if you would like a "private" drainage easement - TYP

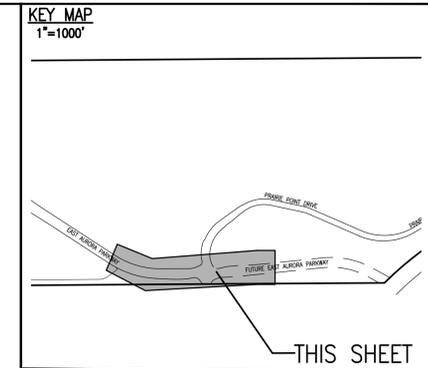
AFTER DISCUSSIONS WITH THE CITY, IT WAS AGREED THAT DRAINAGE EASEMENTS WOULD BE DESIGNATED FOR USE BY THE METRO DISTRICT, BUT GIVING THE CITY THE RIGHT TO MAINTAIN SHOULD THE DISTRICT FAIL IN ITS OBLIGATIONS

Private LABEL ADDED

2.5' KEYSTONE BLOCK RETAINING WALL

SEE SHEET 13

SEE BELOW LEFT



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	

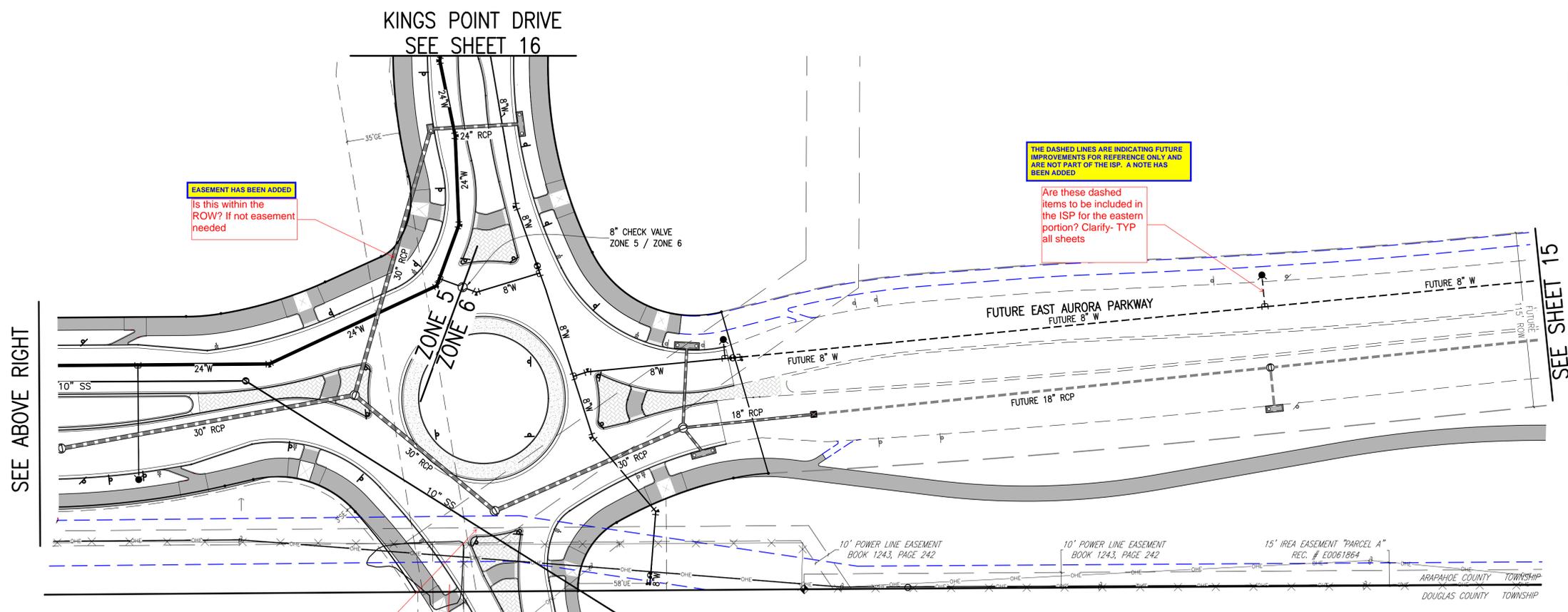
EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520 WWW.EMKCONS.COM

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Know what's below. Call before you dig.

BENCHMARK 5566333600Z (FRA ZD-060) 3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 6.0 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04



EASEMENT HAS BEEN ADDED Is this within the ROW? If not easement needed

THE DASHED LINES ARE INDICATING FUTURE IMPROVEMENTS FOR REFERENCE ONLY AND ARE NOT PART OF THE ISP. A NOTE HAS BEEN ADDED

Are these dashed items to be included in the ISP for the eastern portion? Clarify- TYP all sheets

KINGS POINT DRIVE SEE SHEET 16

SEE ABOVE RIGHT

SEE SHEET 15



SITE PLAN ABBREVIATIONS	
	FLOWLINE
	RIGHT-OF-WAY
	DRAINAGE EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	100 YEAR WATER SURFACE ELEVATION
	TOP OF WALL
	BOTTOM OF WALL

- SITE PLAN NOTES**
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NO.	REVISIONS	DATE

GIVEN THE NUMBER OF UTILITIES AND THE ROUNDABOUT GEOMETRY ITSELF, THE ONLY WAY TO AVOID KEEPING ALL THE UTILITIES FROM CROSSING CONCRETE AREAS WOULD BE TO ADD NUMEROUS MANHOLES OR FITTINGS, ALL OF WHICH WOULD REQUIRE MAINTENANCE OR PERHAPS REPLACEMENT IN THE FUTURE. THE WATER MAINS HAVE BEEN KEPT OUT OF THE CONCRETE AREAS AND THE FITTINGS MINIMIZED. THE GRAVITY LINES (SEWER AND STORM SEWER) HAVE BEEN ALLOWED TO CROSS CONCRETE AREAS AS THEY HAVE LESS POTENTIAL FOR REQUIRING REPLACEMENT.

This preference is to have any public utility outside of any concrete medians- TYP. Is there any way to adjust this?

KINGS POINT NORTH WEST ISP

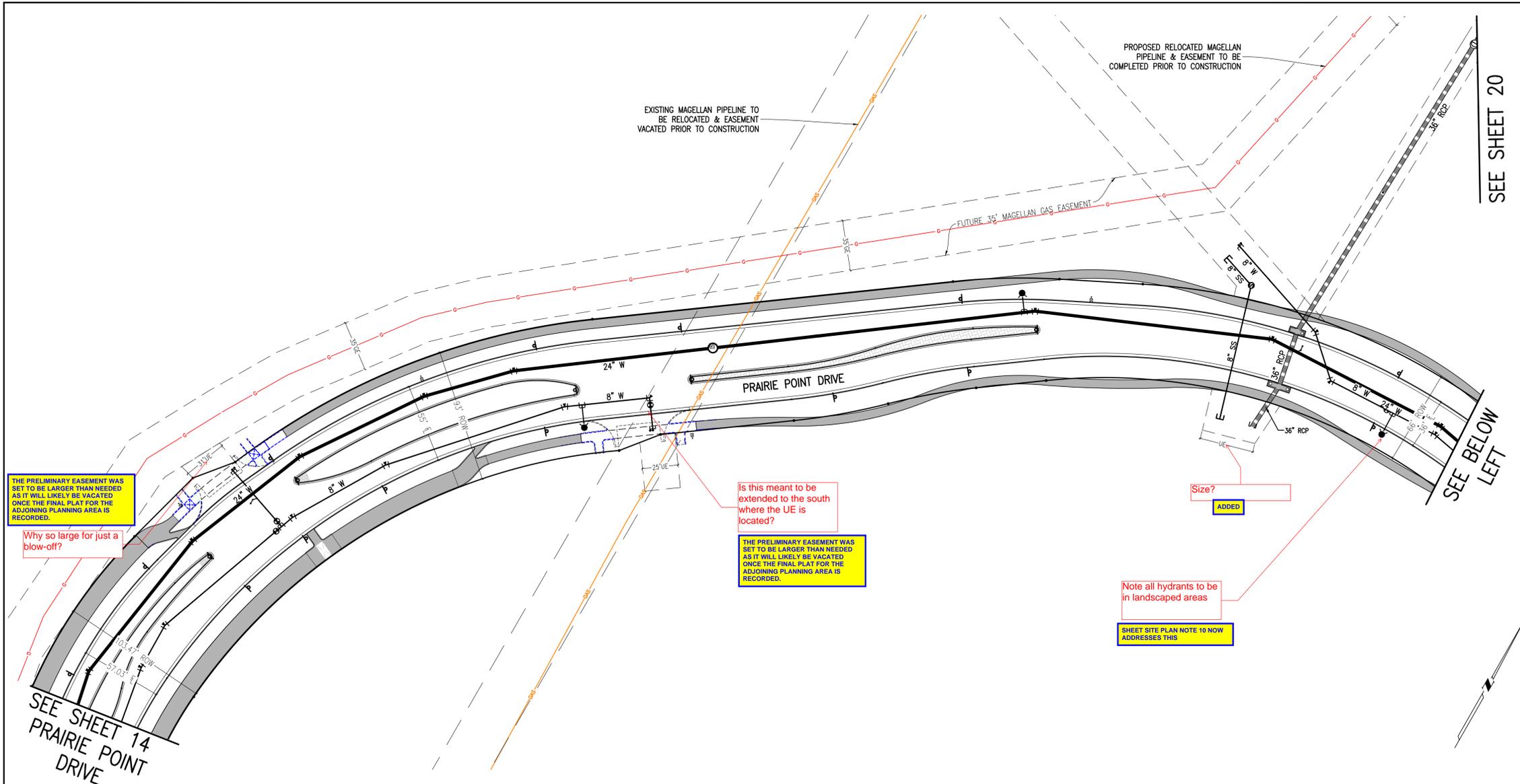
AURORA PARKWAY UTILITY PLANS

DATE: 10/25/2022

JOB NO: 12187.61

SCALE HORIZONTAL 1" = 40'

14 of 51



KEY MAP
1"=1000'

STREET NAMES ADDED
Street names missing as compared to the other key maps-

THIS SHEET

SITE PLAN LEGEND

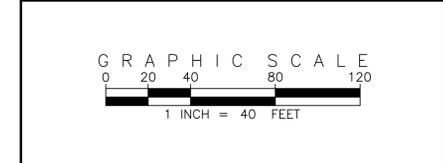
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM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

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

0 1" 1" = 40'

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

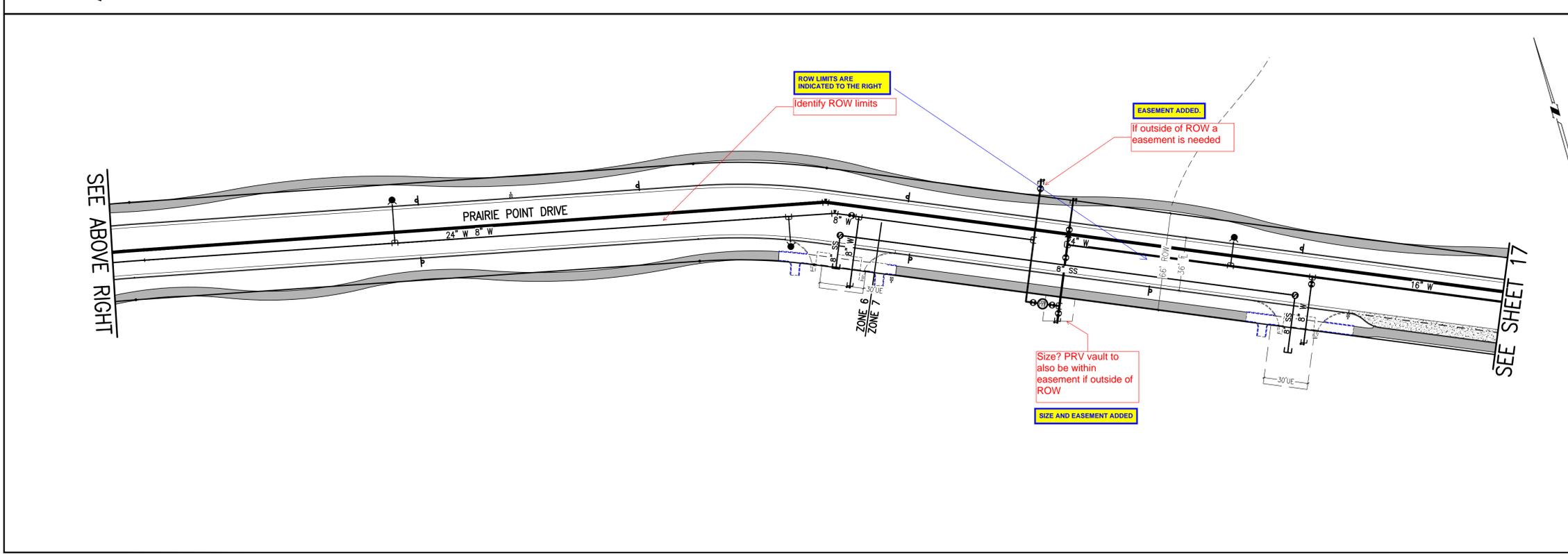
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 50 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04.



SITE PLAN ABBREVIATIONS

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ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
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REVISIONS

NO.	DESCRIPTION	DATE	BY

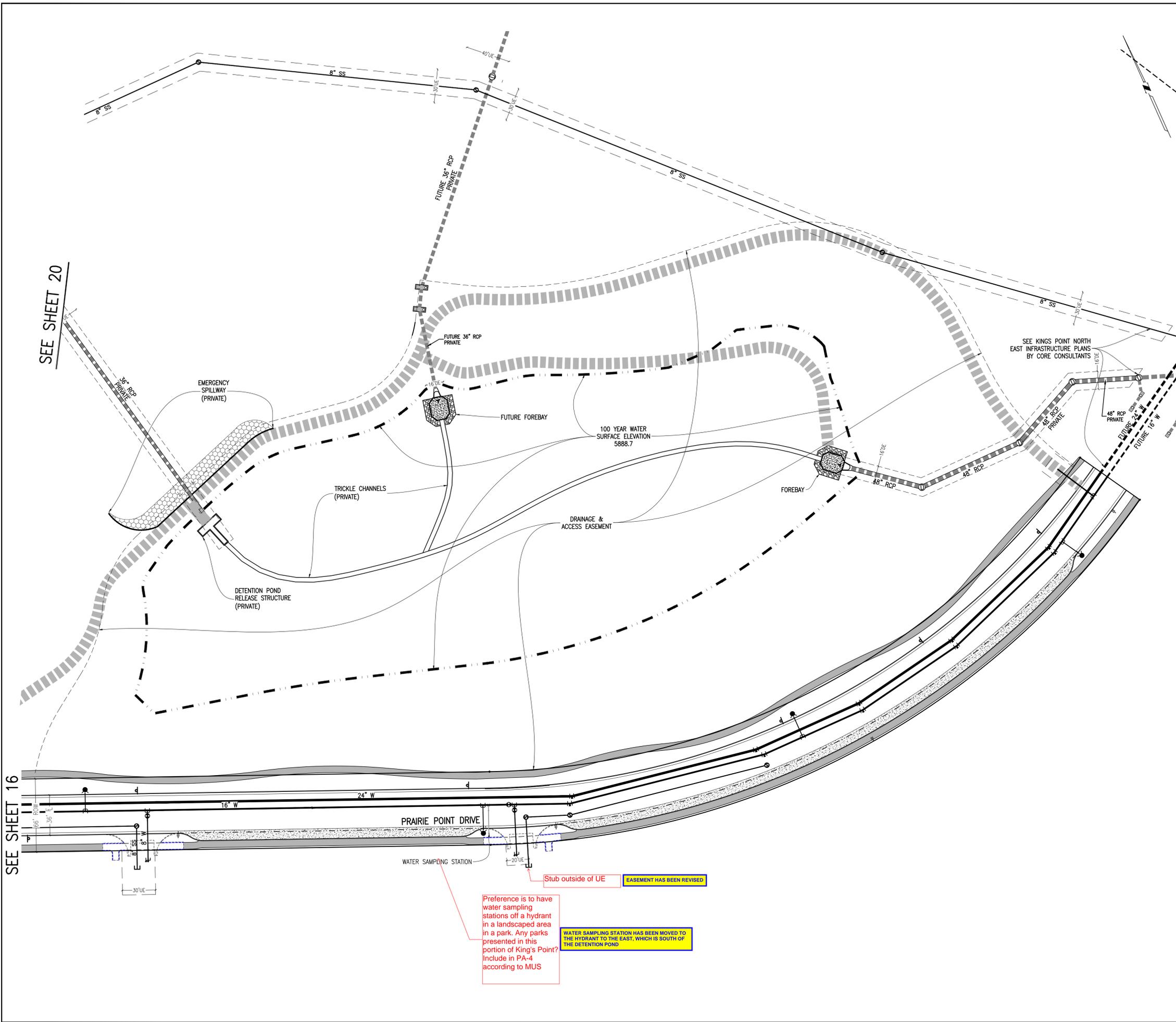
DESIGNED BY: *AM*
DRAWN BY: *JS*
CHECKED BY: *BOB*
APPROVED BY: *BOB*

KINGS POINT NORTH WEST ISP

PRAIRIE POINT DRIVE UTILITY PLANS

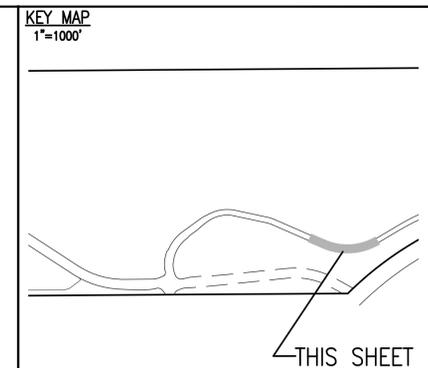
DATE: 10/25/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'

16 of 51



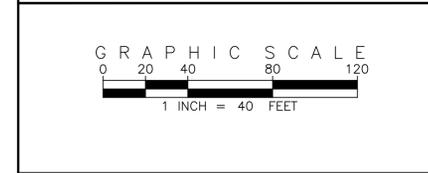
SEE SHEET 20

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/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

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Know what's below.
 Call before you dig.

811

BENCHMARK
 CITY OF AURORA BENCHMARK 556633NE002 (FRA 210-060) 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 EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JMM*
 DRAWN BY: *JS*
 CHECKED BY: *EM*
 APPROVED BY: *EM*

KINGS POINT NORTH WEST ISP

**PRAIRIE POINT DRIVE
 UTILITY PLANS**

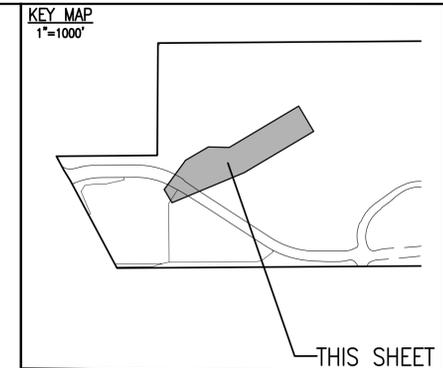
DATE: 10/25/2022
 JOB NO: 12187.61
 SCALE: HORIZONTAL
 1" = 40'

17 of 51

Stub outside of UE EASEMENT HAS BEEN REVISED

Preference is to have water sampling stations off a hydrant in a landscaped area in a park. Any parks presented in this portion of King's Point? Include in PA-4 according to MUS

WATER SAMPLING STATION HAS BEEN MOVED TO THE HYDRANT TO THE EAST, WHICH IS SOUTH OF THE DETENTION POND



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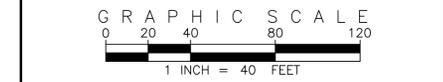


PROPOSED	DESCRIPTION	EXISTING
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	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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	BENDS W/ THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	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	

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Know what's below. Call before you dig.

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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

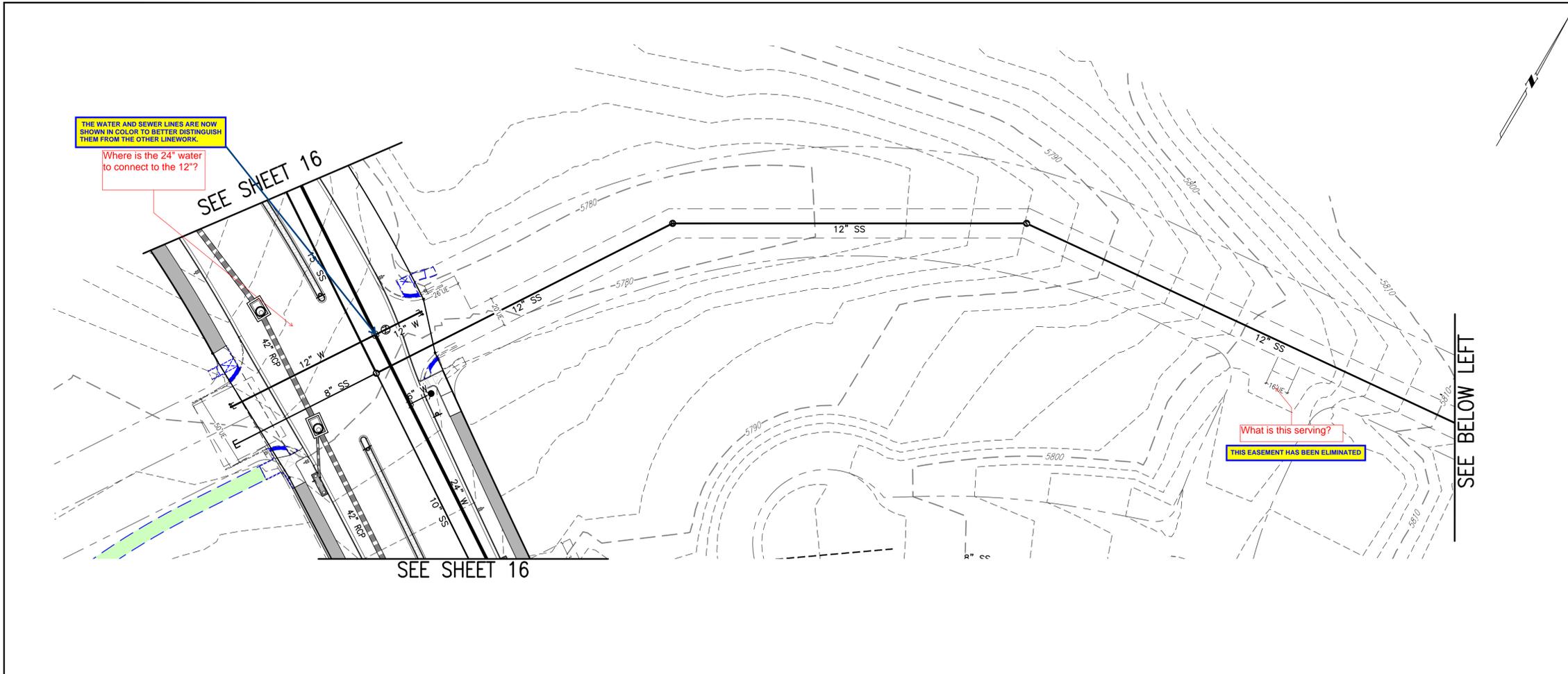
- SITE PLAN NOTES**
- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
 - MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
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 - TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
 - ALL STORM WATER DETENTION PONDS ARE PRIVATE AND TO BE MAINTAINED BY PRAIRIE POINT COMMUNITY AUTHORITY BOARD.

REVISIONS	
NO.	DESCRIPTION

DESIGNED BY: *JM*
 DRAWN BY: *JS*
 CHECKED BY: *BCM*
 APPROVED BY: *BCM*

KINGS POINT NORTH WEST ISP
 OFFSITE UTILITY PLANS

DATE: 10/25/2022
 JOB NO: 12187.61
 SCALE HORIZONTAL 1" = 40'
 18 of 51



THE WATER AND SEWER LINES ARE NOW SHOWN IN COLOR TO BETTER DISTINGUISH THEM FROM THE OTHER LINEWORK.

Where is the 24" water to connect to the 12"?

What is this serving?
 THIS EASEMENT HAS BEEN ELIMINATED

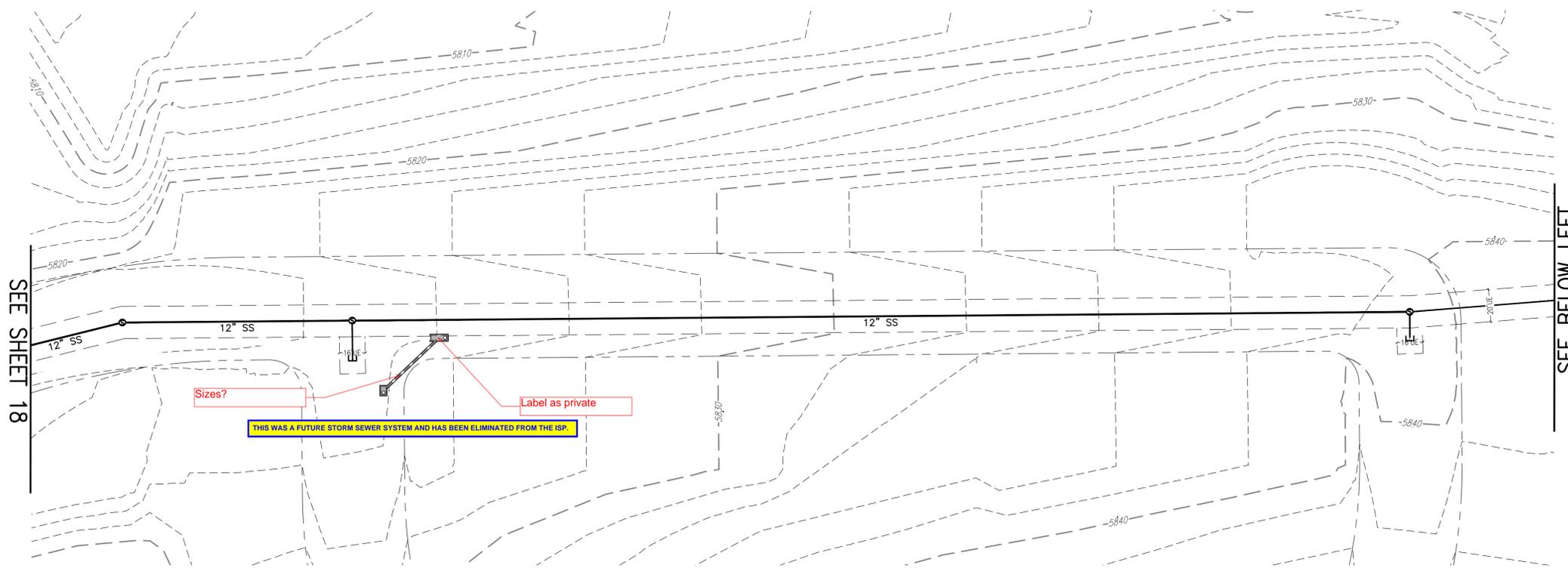
SEE SHEET 16

SEE SHEET 16

SEE BELOW LEFT

SEE ABOVE RIGHT

SEE SHEET 19



SEE SHEET 18

SEE BELOW LEFT

Sizes?
Label as private
THIS WAS A FUTURE STORM SEWER SYSTEM AND HAS BEEN ELIMINATED FROM THE ISP.

KEY MAP
1"=1000'

Need more information on this key map

STREET NAMES HAVE BEEN ADDED TO THE KEY MAP FOR REFERENCE.

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	

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 5666.00. 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R65W NAD 88 ELEVATION 5661.04

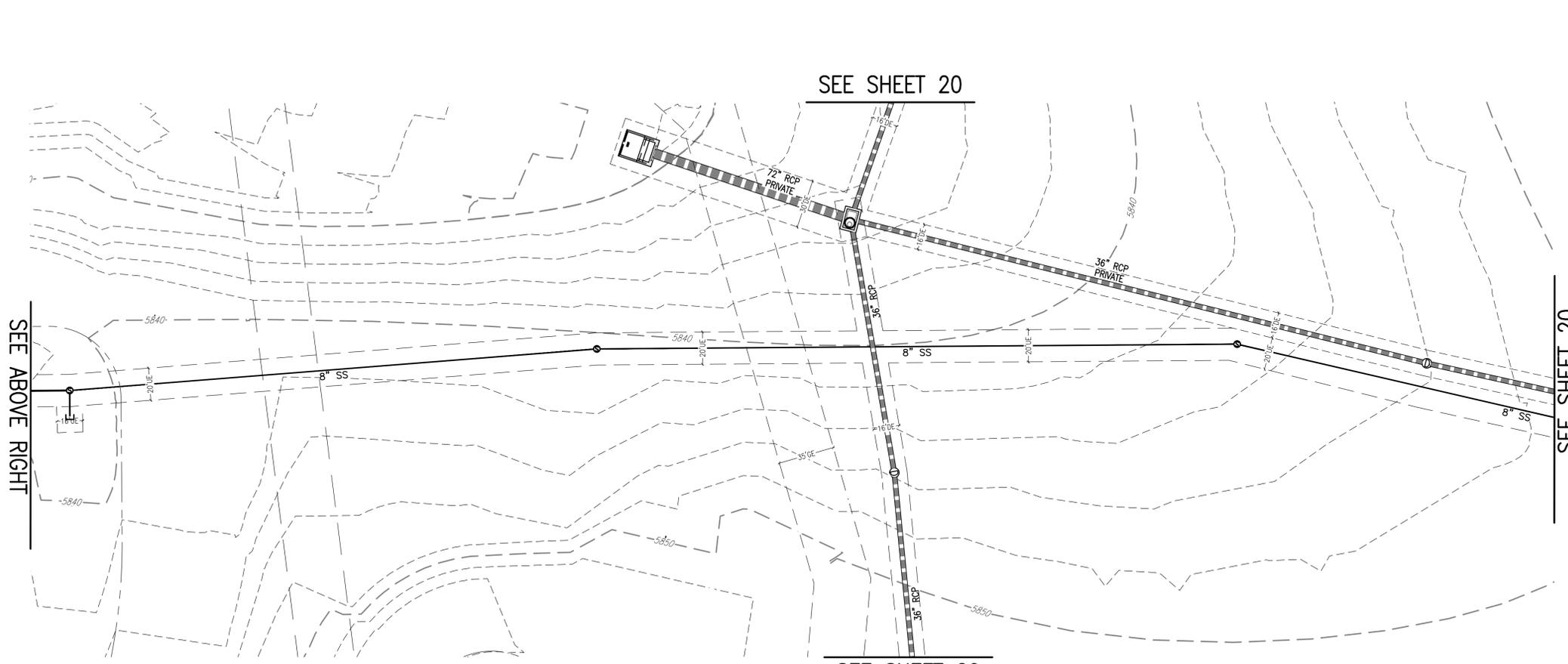
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
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CENTENNIAL, COLORADO 80112-2019
(303)694-1520
WWW.EMKCC.COM

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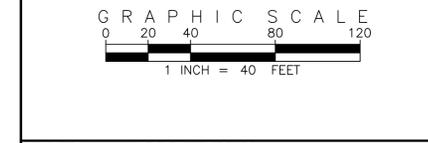


SEE ABOVE RIGHT

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20



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

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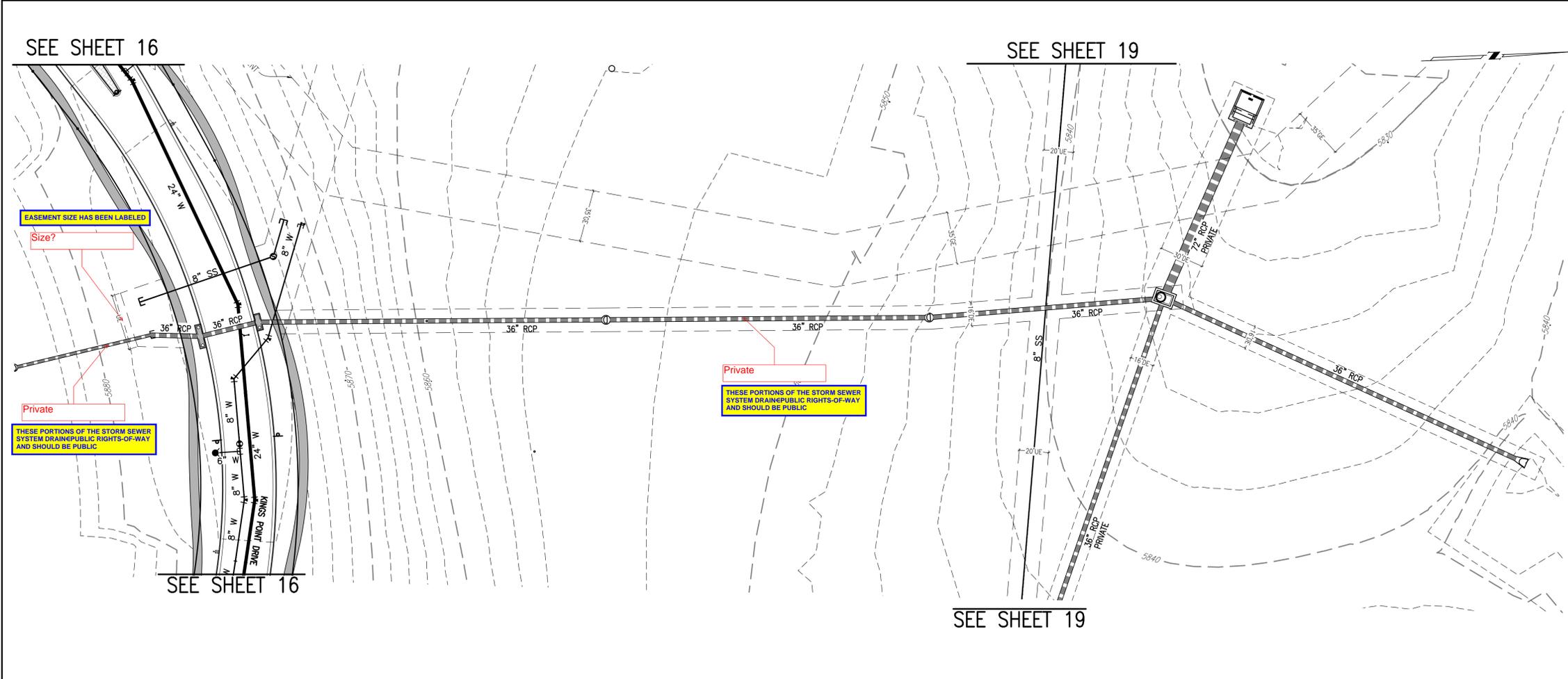
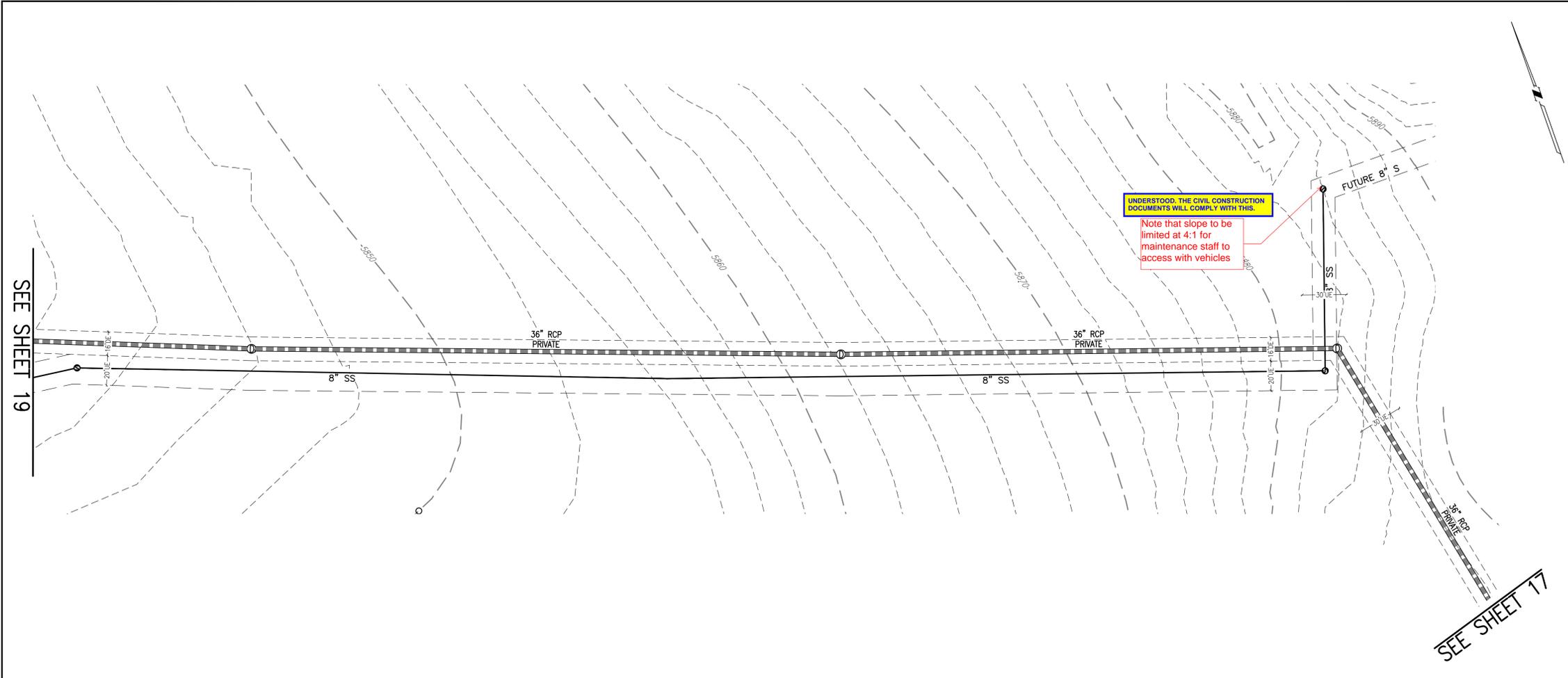
REVISIONS

NO.	DESCRIPTION	DATE	BY

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

KINGS POINT NORTH WEST ISP

OFFSITE UTILITY PLANS



KEY MAP
1"=1000'

Need more information on this key map

STREET NAMES HAVE BEEN ADDED TO THE KEY MAP FOR REFERENCE

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	

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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 556633600Z (FVA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATELY 10 FEET WEST OF THE EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R65W NAD 88 ELEVATION 5861.04

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

SITE PLAN ABBREVIATIONS

E	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

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JM*
DRAWN BY: *JS*
CHECKED BY: *BCM*
APPROVED BY: *BCM*

KINGS POINT NORTH WEST ISP

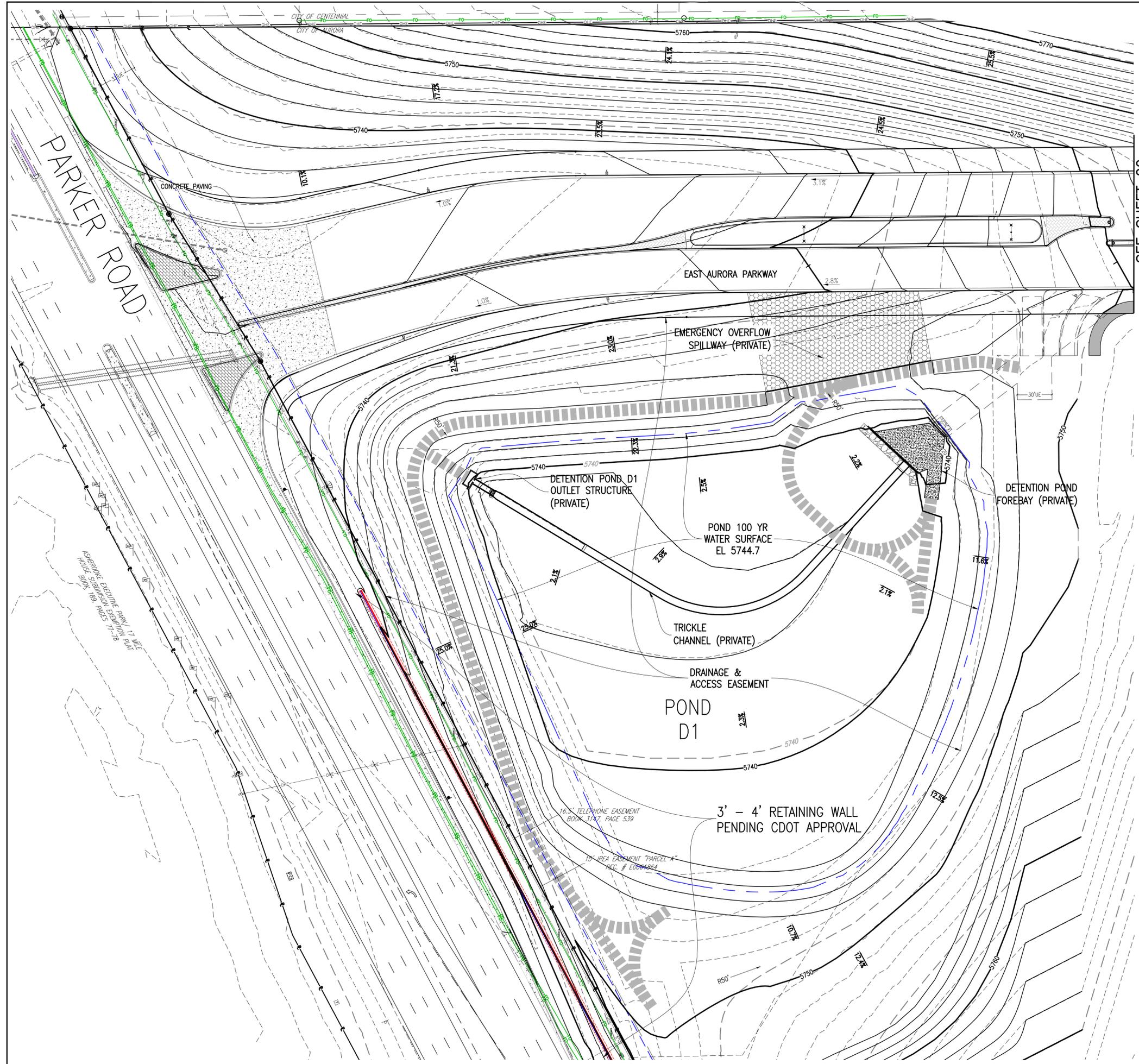
OFFSITE UTILITY PLANS

DATE: 10/25/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'

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20 of 51



SEE SHEET 22

KEY MAP
1"=1000'

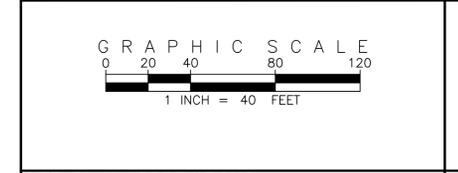
Need more information on this key map

STREET NAMES HAVE BEEN ADDED TO THE KEY MAP FOR REFERENCE

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

E	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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811

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE022 (FRA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE ELEVATION 5666.00. POINT OF INTERSECTION OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04.

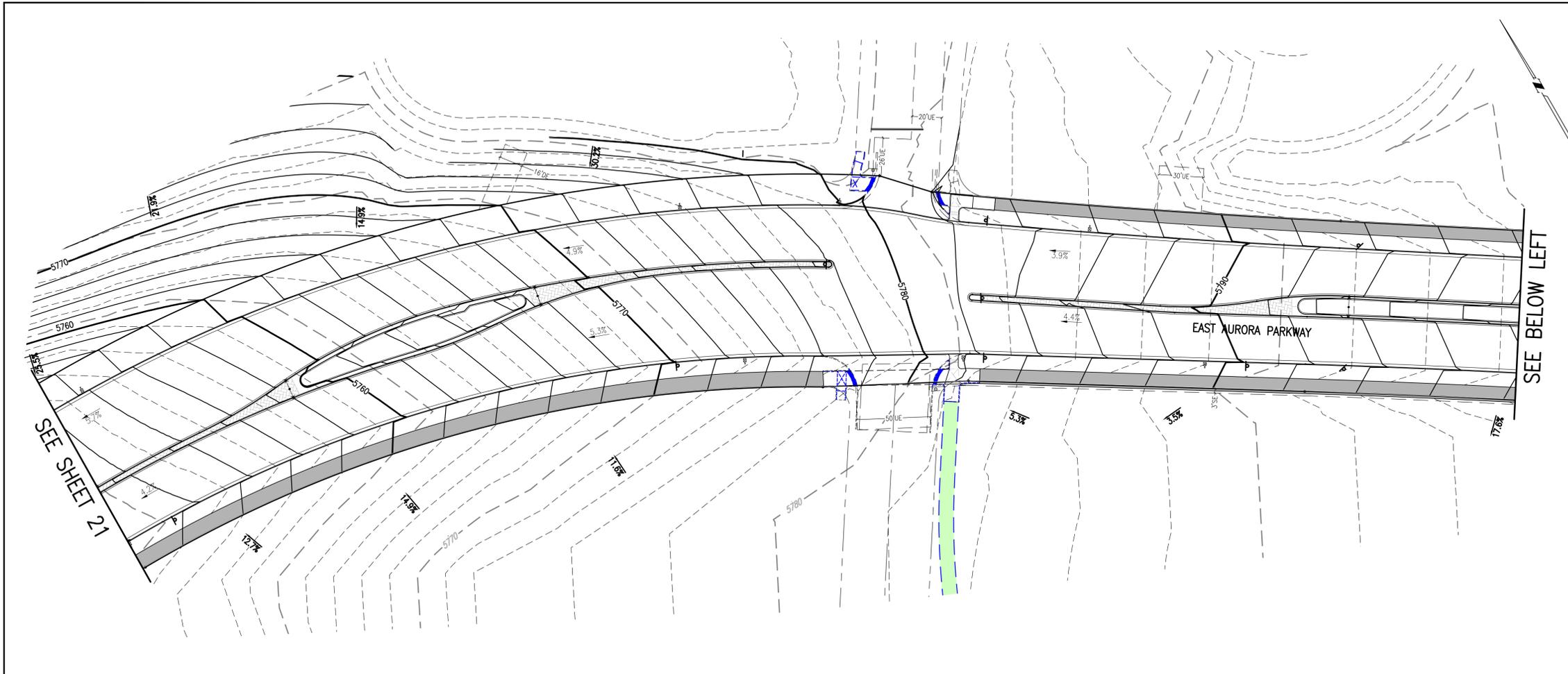
REVISIONS

NO.	DESCRIPTION	DATE	BY

KINGS POINT NORTH WEST ISP

AURORA PARKWAY & POND D1 GRADING PLANS

DATE: 10/25/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'
21 of 51



KEY MAP
1"=1000'

THIS SHEET

SITE PLAN LEGEND

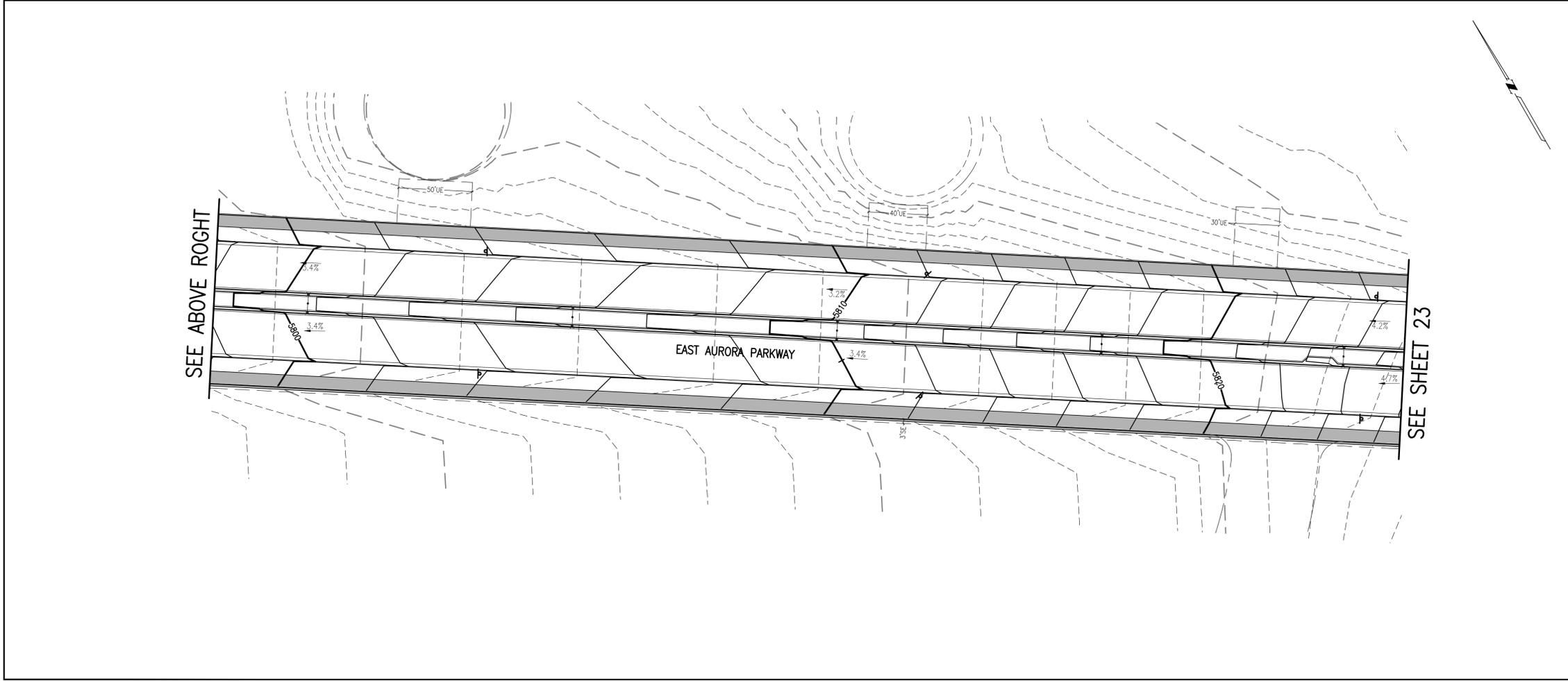
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM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

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Know what's below. Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE ELEVATION 5666.00 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04

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



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

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JWM*
DRAWN BY: *JS*
CHECKED BY: *BCM*
APPROVED BY: *BCM*

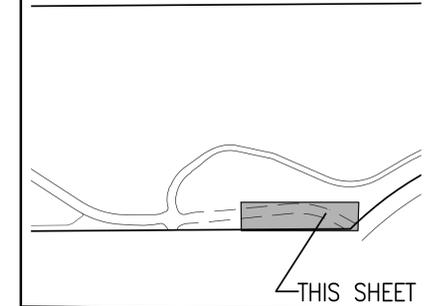
KINGS POINT NORTH WEST ISP
AURORA PARKWAY GRADING PLANS

DATE: 10/25/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'

22 of 51



KEY MAP
1"=1000'



SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
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	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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	MAJOR CONTOUR	
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	FLOW ARROW	
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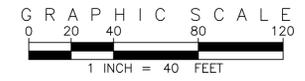
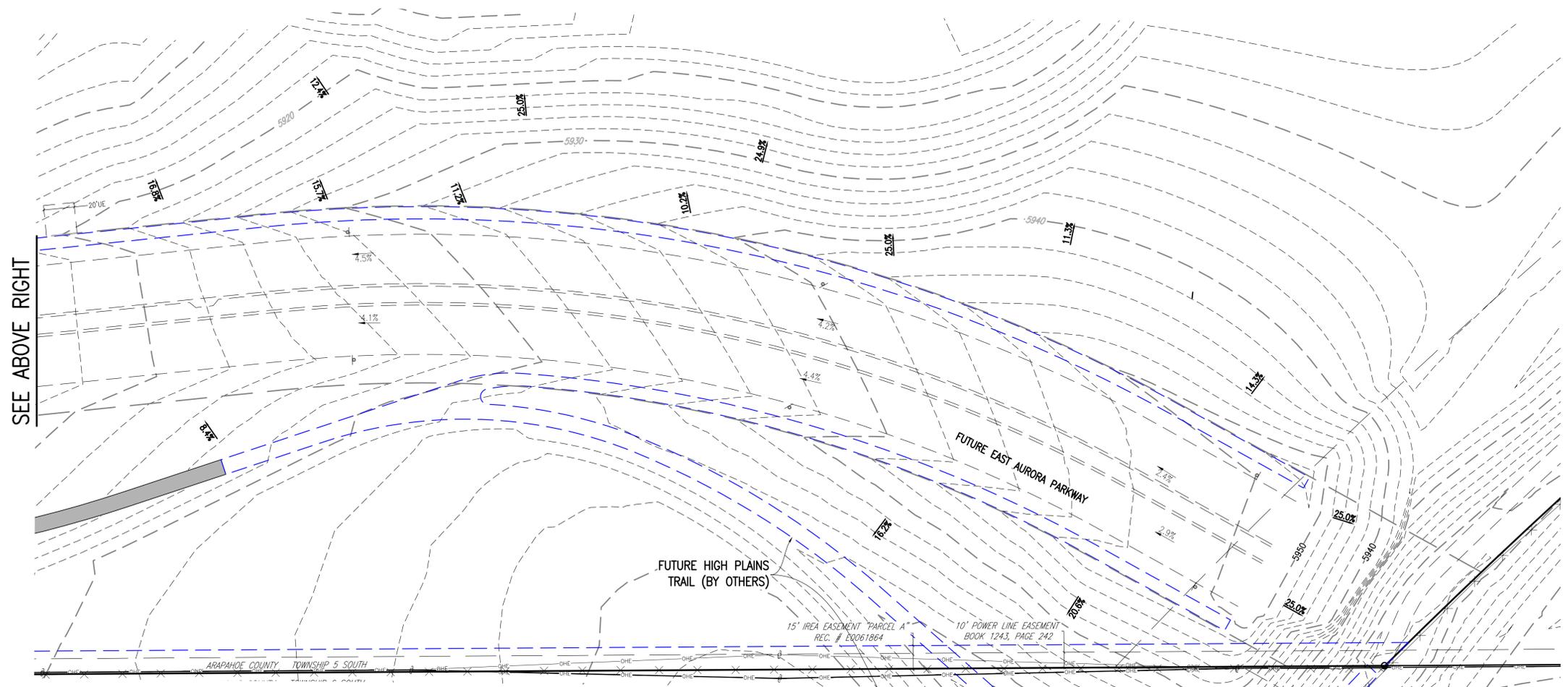
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NO.	DESCRIPTION	DATE	BY

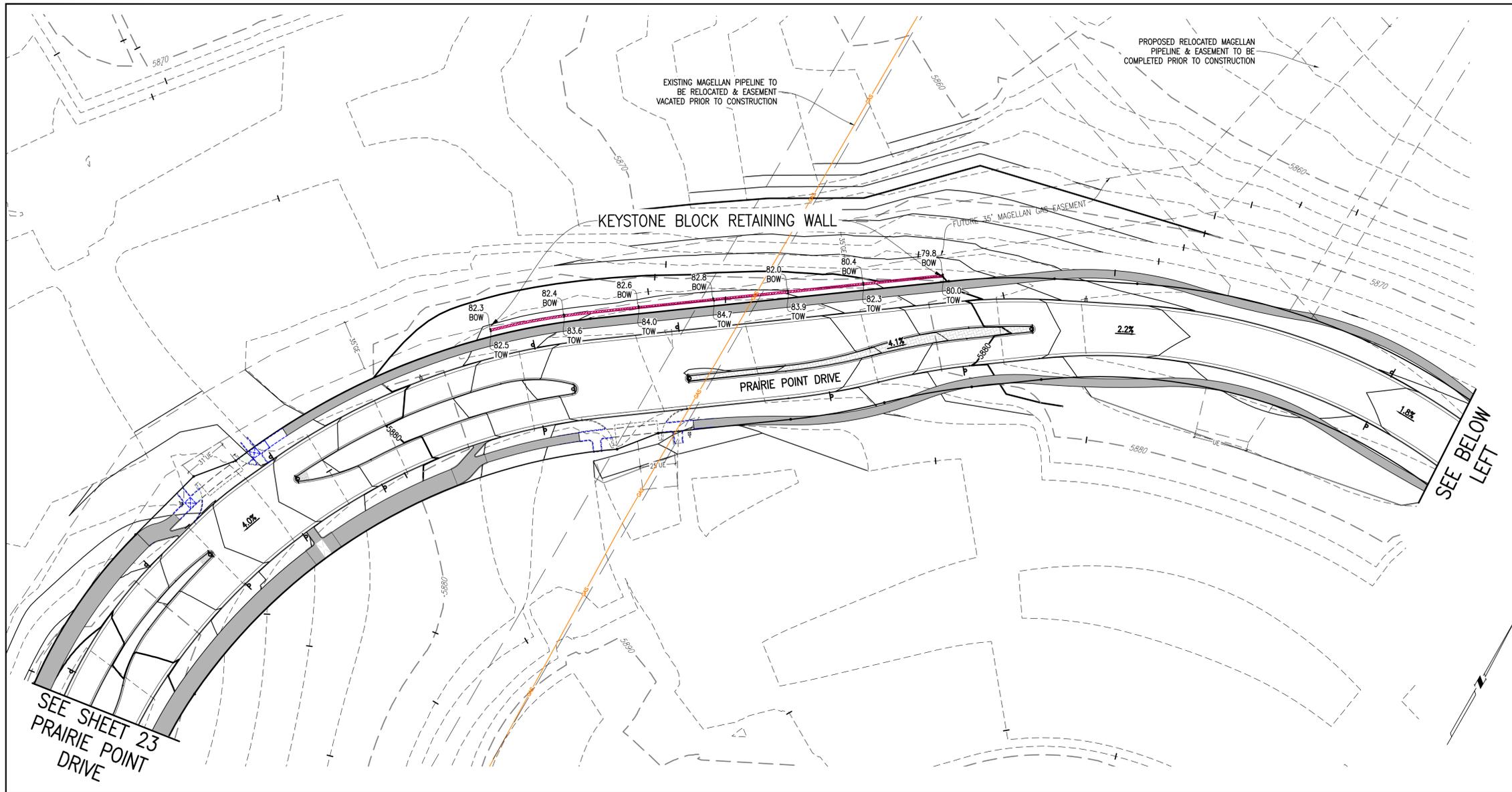
KINGS POINT NORTH WEST ISP

AURORA PARKWAY GRADING PLANS

DATE: 10/26/2022

JOB NO: 12187.61

SCALE HORIZONTAL 1" = 40'



KEY MAP
1"=1000'

THIS SHEET

SITE PLAN LEGEND

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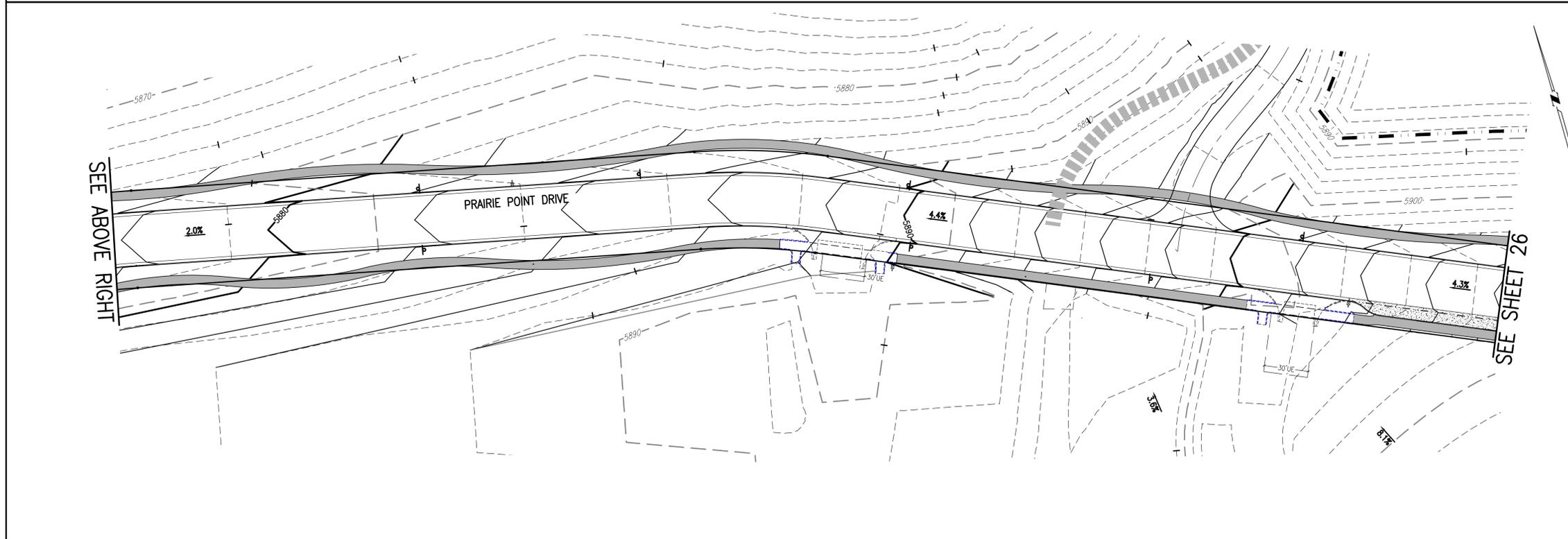
Know what's below. Call before you dig.

BENCHMARK: CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060) 3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 50 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5861.04.

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

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SITE PLAN ABBREVIATIONS

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REVISIONS

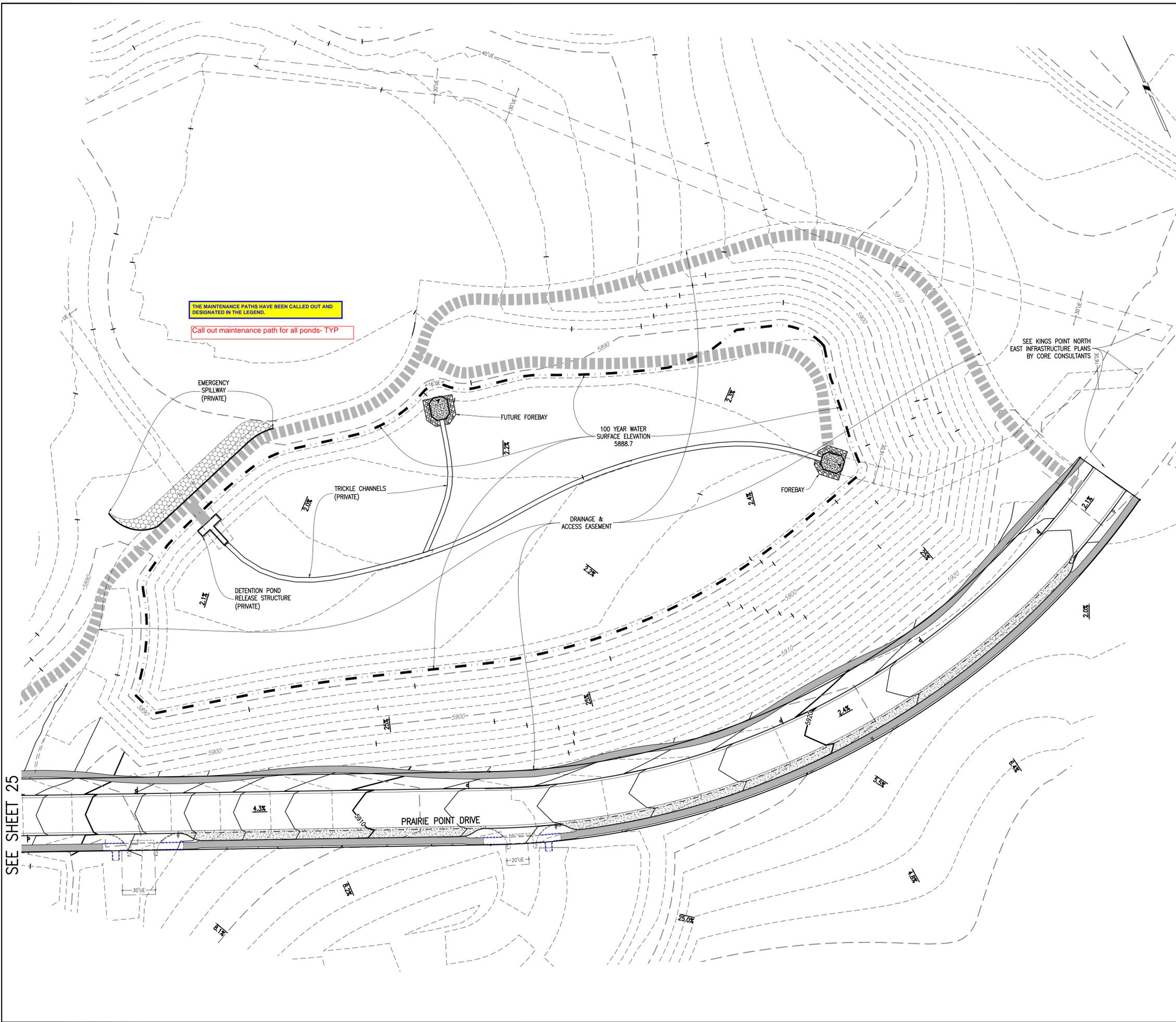
NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *AM*
DRAWN BY: *JS*
CHECKED BY: *BOB*
APPROVED BY: *BOB*

KINGS POINT NORTH WEST ISP

PRAIRIE POINT DRIVE GRADING PLANS

DATE: 10/26/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'
25 of 51



KEY MAP
1"=1000'

THIS SHEET

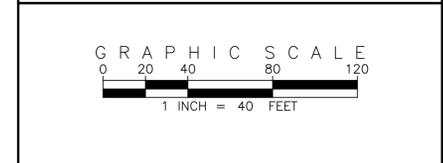
SITE PLAN LEGEND

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

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FRA 210-060) 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 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**
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 WATER DETENTION PONDS ARE PRIVATE AND TO BE MAINTAINED BY PRAIRIE POINT COMMUNITY AUTHORITY BOARD.

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

REVISIONS

NO.	DESCRIPTION	DATE	BY

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

KINGS POINT NORTH WEST ISP
PRAIRIE POINT DRIVE & POND C4 GRADING PLANS

DATE: 10/25/2022
JOB NO: 12187.61

SCALE
HORIZONTAL
1" = 40'

26 of 51

Kings Point Master Plant List

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
16	CS	CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B	L-M
20	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B	L-M
21	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L-M
24	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L-M
19	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L
23	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B	L-M
2	QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN	2.5" CAL	B&B	L-M
22	QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B	L-M
19	SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B	M
25	UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM	2.5" CAL	B&B	M
ORNAMENTAL TREES						
2	AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2' CAL	B&B	L-M
2	ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	2' CAL	B&B	L-M
22	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	2' CAL	B&B	L-M
26	ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B	L-M
20	ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	2' CAL	B&B	L-M
26	CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	2' CAL	B&B	L-M
10	MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC	2' CAL	B&B	L-M
18	MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	2' CAL	B&B	L-M
15	MRJ	MALUS X RED 'JEWEL'	CRABAPPLE, RED 'JEWEL'	2' CAL	B&B	L-M
15	MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B	L-M
21	PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY	2' CAL	B&B	M
12	SYR	SYRINGA RETICULATA	JAPANESE LILAC	2' CAL	B&B	M
EVERGREEN TREE						
42	PE	PINUS EDULIS	PINE, PINON	6' HT	B&B	L-M
39	PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B	L-M
42	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B	L-M
76	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B	L-M
EVERGREEN SHRUBS						
221	JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER	#5	CONT.	M
276	JPS	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER	#5	CONT.	M
82	PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.	L
188	PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.	L
DECIDUOUS SHRUBS						
146	AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.	L
364	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	H
60	AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.	L
639	AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.	H
122	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
34	CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	CONT.	H
204	ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.	L
39	ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.	L
35	FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.	H
41	FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO	#5	CONT.	H
194	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	M
179	RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT	#5	CONT.	M
103	RTT	RHUS TRILOBATA	SUMAC, THREE LEAF	#5	CONT.	H
28	SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER	#5	CONT.	H
PERENNIALS						
111	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	M
50	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	M
98	AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.	L
12	ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT.	M
9	ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.	M
8	AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW	#1	CONT.	M
12	BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.	H
38	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.	H
25	OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.	H
15	OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.	M
13	PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.	M
88	PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	#1	CONT.	M
10	PFP	PENSTEMON FRUTICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.	M
183	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.	M
11	SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.	M
9	SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	M
116	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	H
ORNAMENTAL GRASSES						
349	AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#5	CONT.	H
318	BGS	BOUTELOUA CURTIPENDULA	SIDEOLATA GRAMA GRASS	#5	CONT.	H
18	BGB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#5	CONT.	H
301	BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#5	CONT.	H
275	PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	#5	CONT.	H
125	SNI	SORGHASTRUM NUTANS	INDIAN GRASS	#5	CONT.	M
155	SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#5	CONT.	H
72	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#5	CONT.	H

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

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

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN ROCK MULCH.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRONCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5. VII

Provide the remaining required landscape notes. A note regarding the proposed lighting as well as the note regarding future installation, maintenance and replacement of landscaping. Refer to the Cover Sheet regarding the wording of this note and refer to the Landscape Reference Manual.

NATIVE SEED AREA: MIXTURE 13 - SHORTGRASS TRAIL OR ROADSIDE

LOT DATA TABLE					
COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
BUFFALOGRASS*	BUCHLOE DACTYLOIDES	X	SHARPS	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
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 A 30 LBS/ACRE RATE FOR MIX					



RESPONSE:
LANDSCAPE NOTES ADDED.

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

CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	STREET LENGTH (LF)	AREA	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS / GRASSED REQUIRED (1 SHRUB / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED	SHRUB/GRASSES PROVIDED TOTAL
AURORA PARKWAY (NORTH)	3,469	23,008	87	87	575	345	230	575
AURORA PARKWAY (SOUTH)	3,293	34,275	82	83	857	516	341	857
KINGS POINT DR. (NORTH)	3,037	30,595	76	78	765	459	306	765
KINGS POINT DR. (SOUTH)	1,739	17,299	43	46	432	259	173	432
TOTAL	11,538	105,177	119	123	2,629	1,580	1,050	2,630

NOTE: CURBSIDE LANDSCAPING QUANTITIES DO NOT INCLUDE ROUNDABOUT DUE TO THE AURORA REQUIRED UTILITIES AND LIGHTING.

The landscape plans are part of the overall Site Plan submittal package and therefore the title block for all the sheets should be consistent. The sheet numbering as well.

DETENTION POND REQUIREMENTS

LANDSCAPED AREA	AREA	TREES REQUIRED (1 TREE / 4000 SF)	TREES PROVIDED	SHRUBS / GRASS REQUIRED (10 SHRUB / 4000 SF)	SHRUBS PROVIDED	PROVIDED	PROVIDED TOTAL
DETENTION POND D1	98,641	25	29	247	265	18	283
DETENTION POND C4	143,880	36	42	360	360	N/A	360
TOTAL	242,521	61	71	606	625	18	643

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS,

NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE

EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND DETENTION PONDS.

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)	TREE EQUIVALENT SHRUBS	*SHRUBS PROVIDED	SHRUB AND TREE EQUIVALENTS TOTAL
FUTURE TRACT 1	OPEN SPACE	159219	40	42	398	24	374	398
FUTURE TRACT 2	OPEN SPACE	169774	42	43	424	12	418	430
TOTALS		328,993	82	85	822	36	792	828

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS

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 EQUIVALENT NOTED ABOVE



PROJECT NAME



KINGS POINT NORTH
AURORA, COLORADO
SITE PLAN FOR INFRASTRUCTURE,
WEST

SHEET TITLE

LANDSCAPE
NOTES

SHEET NUMBER

LN.1

SHEET 27 OF 51

October 26, 2022

NOT FOR CONSTRUCTION

NOTES:

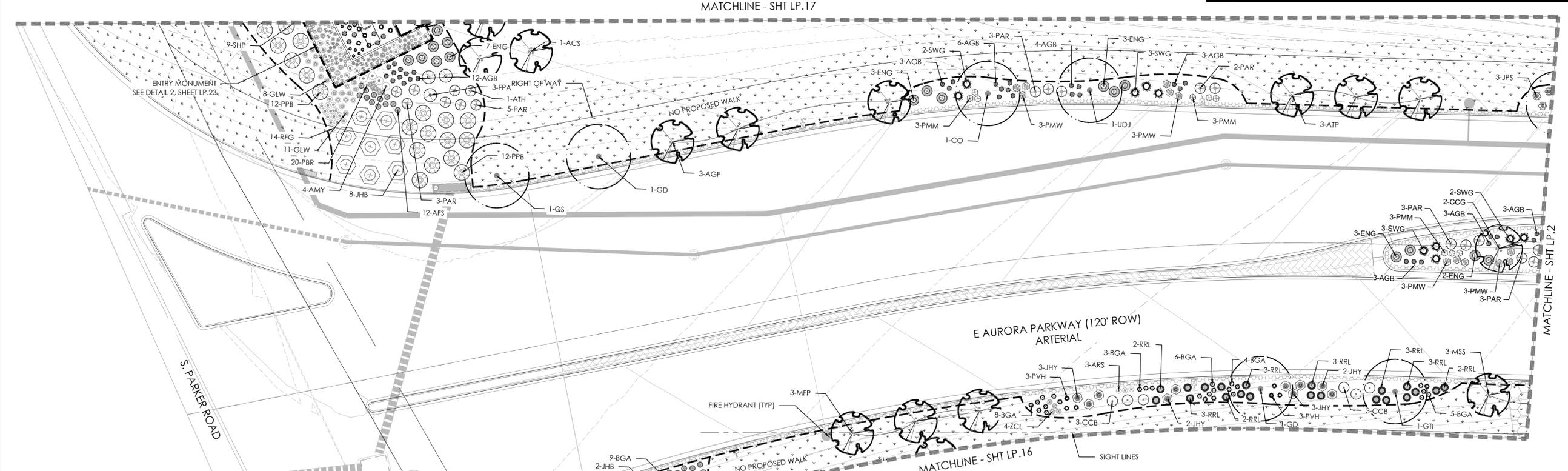
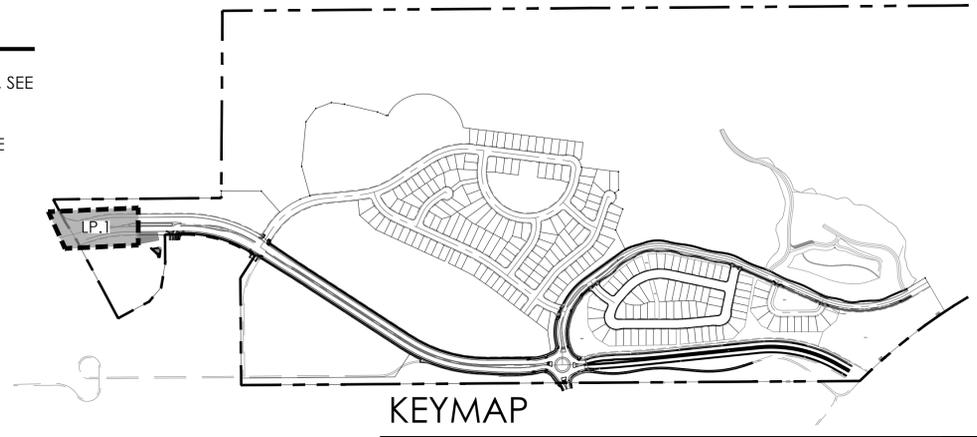
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.

add and verify all intersection triangles are per COA TE-13

RESPONSE:
UPDATED INTERSECTION TRIANGLES ARE IN DISCUSSION WITH THE CITY. TRIANGLES TO BE ADDED AT A LATER SUBMITTAL.

LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS & PERENNIALS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- COBBLE SPLASH EDGE
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT



PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMWARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMLR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI 'INERMIS'	HAWTHORN, COCKSPUR THORNLESS
MIM	MALLUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MFP	MALLUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MJF	MALLUS X RED 'JEWEL'	CRABAPPLE, RED JEWEL
MSS	MALLUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PRINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PHM	PRINUS MUGO 'HOPE'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHIA CANESCENS	LEAD PLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBRUSH
ENG	ERICACERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICACERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
PPP	FORSTIERIA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPPLICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTI	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERIA LIRATA	CHOCOLATE FLOWER
GLW	GALEA LINDHEIMERI	WHIRLING BUTTERFLIES
OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PERISCARIA AFFINIS	HIMALAYAN BORDER JEWEL
PBS	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO
PPF	PENSTEMON FRUTICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUBRICKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GREGGII 'BURMAN'S RED'	BURMAN'S RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZALUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGB	BOUTELOUA GRACILI	BLUE GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PMH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SMI	SCORPASTRUM HUENS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSIED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

Scale: 1" = 20'-0"



NOT FOR CONSTRUCTION

KINGS POINT NORTH
AURORA, COLORADO
SITE PLAN FOR INFRASTRUCTURE,
WEST

SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

LP.1

SHEET 29 OF 51

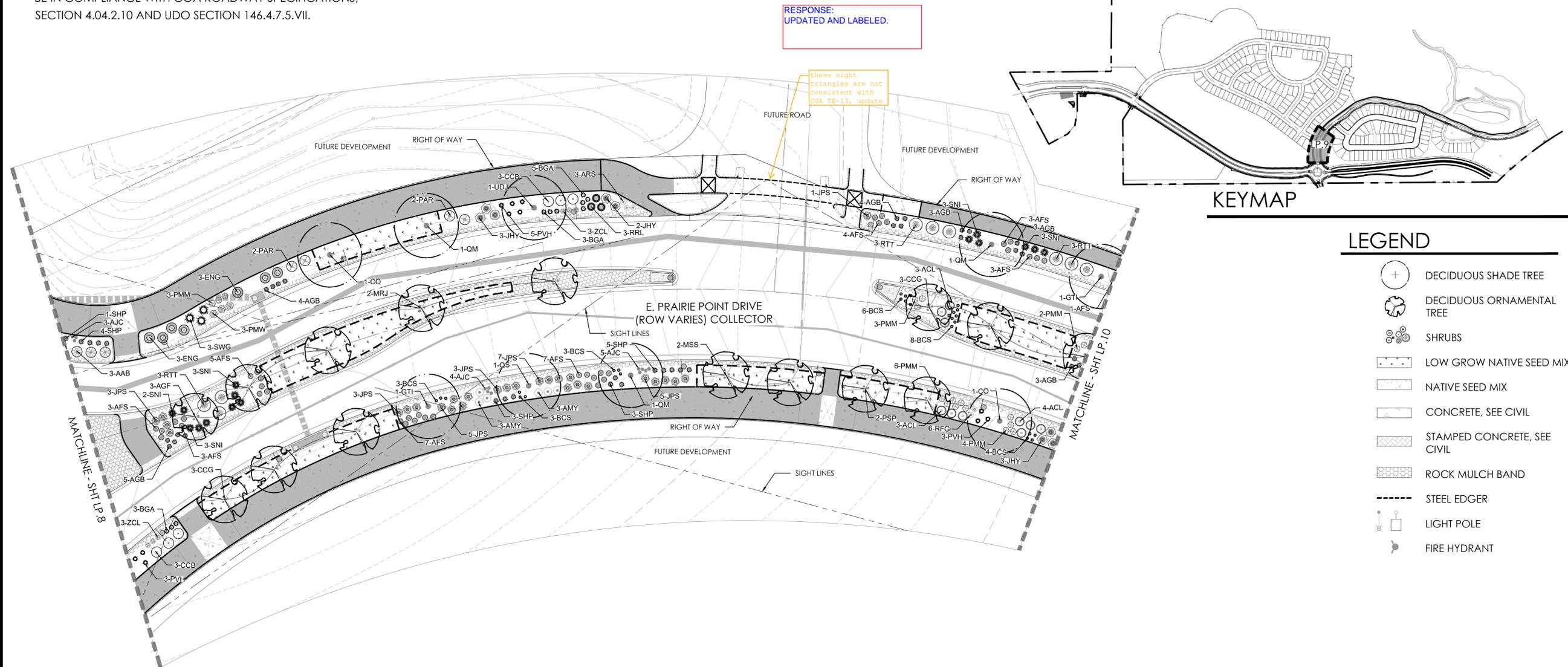
October 26, 2022

PROJECT NAME



NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



RESPONSE:
UPDATED AND LABELED.

these sight triangles are not consistent with COA TE-13, update

KEYMAP

LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- ROCK MULCH BAND
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GII	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALIA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRIS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY
SYR	STRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PRITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHIA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPTERIS X GLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
PPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PEROVSKIA AFFINIS	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO
PPF	PENSTEMON FRUITICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SSM	SALVIA X SILVESTRIIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
TCL	TAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA GRASS
BGB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SORGHASTRUM NUTANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

PROJECT NAME



KINGS POINT NORTH
AURORA, COLORADO
SITE PLAN FOR INFRASTRUCTURE,
WEST

SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

LP.9

SHEET 37 OF 51

October 26, 2022

NOT FOR CONSTRUCTION



Scale: 1" = 20'-0"

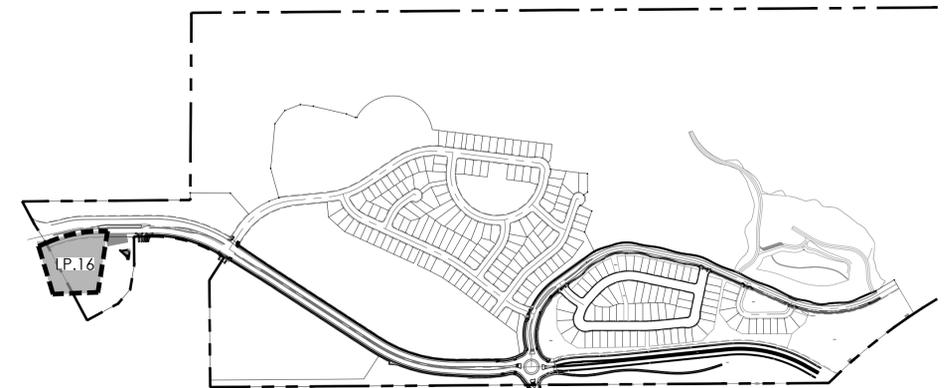


LEGEND

-  DECIDUOUS SHADE TREE
-  DECIDUOUS ORNAMENTAL TREE
-  SHRUBS
-  LOW GROW NATIVE SEED MIX
-  NATIVE SEED MIX
-  CONCRETE, SEE CIVIL
-  STAMPED CONCRETE, SEE CIVIL
-  ROCK MULCH BAND
-  STEEL EDGER
-  LIGHT POLE
-  FIRE HYDRANT
-  BW BOTTOM OF WALL

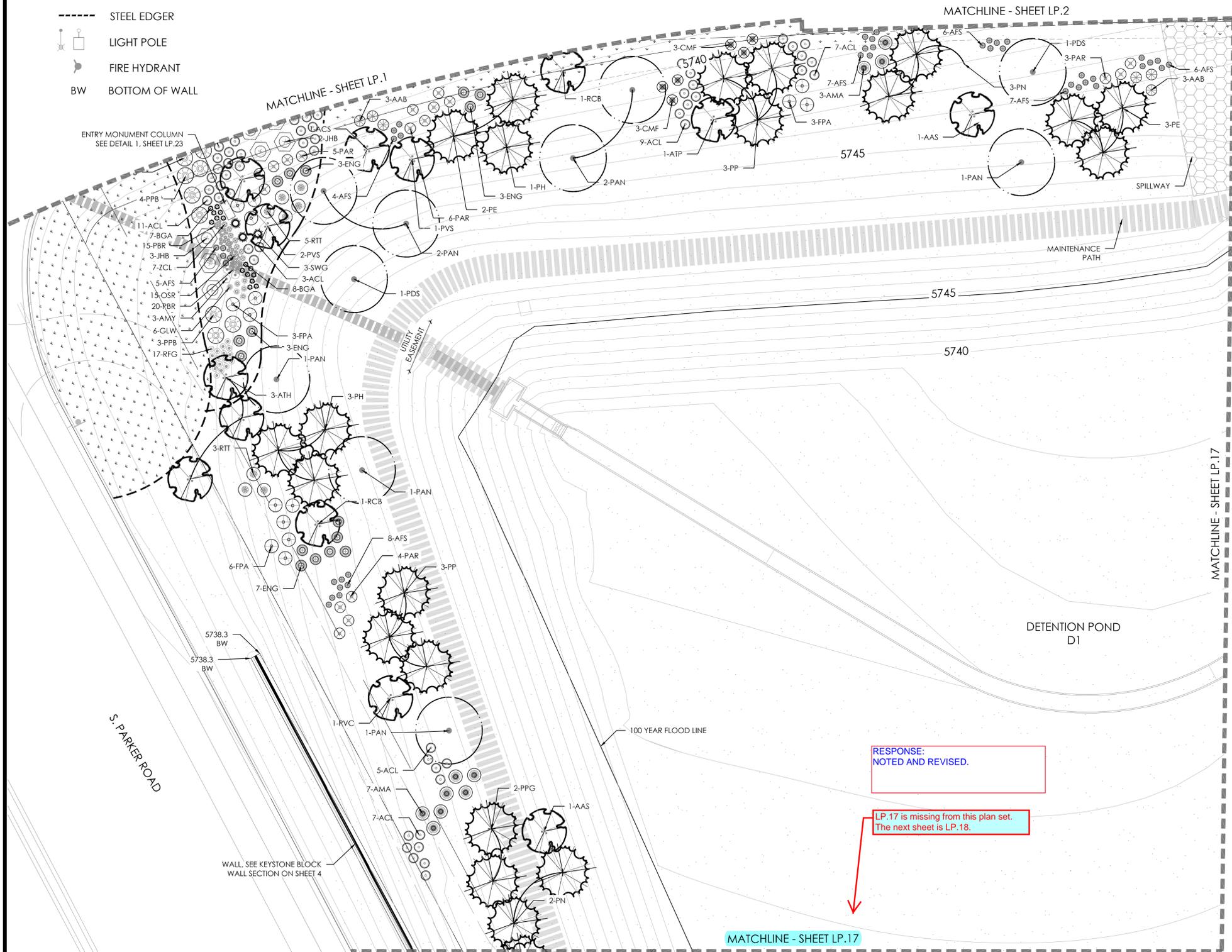
NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



KEYMAP

PLANT LEGEND



RESPONSE:
NOTED AND REVISED.

LP.17 is missing from this plan set.
The next sheet is LP.18.

NOT FOR CONSTRUCTION

**KINGS POINT NORTH
AURORA, COLORADO
SITE PLAN FOR INFRASTRUCTURE,
WEST**

SHEET TITLE

**LANDSCAPE
PLAN**

SHEET NUMBER

LP.16

SHEET 44 OF 51

October 26, 2022



Scale: 1" = 20'-0"



PROJECT NAME

