November 10, 2023

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

RE: Prairie Point Site Plan No 3 (Kings Point North) – Site Plan and Plat, 2nd Submission Review Response to Comments
CN#: 2023-4009-00, 2023-3026-00

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, Redland, Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the Initial Submission Review for Site Plan 3 (Kings Point North). The following is a response to comments:

Summary of Key Comments from All Departments

- Outstanding fees totaling $55,796.10 are due prior to the next review submission.
  RESPONSE: Fees Paid
- Please address the specific Adjustment criteria in the Narrative, not the Hardship Variance criteria. [Planning]
  RESPONSE: Revised
- When reviewing the Prairie Point Golf Course plan submittal, it is not clear where the planting for parcels - D, G, O, S, V, W and X are being provided. Please provide clarification why these tracts are being landscaped in connection with the Golf Course? [Landscaping]
  RESPONSE: To avoid confusion in submittal and future construction of the Golf Course, all landscape from Tracts D, G, O, Q, S, V, W and X have been added to the Prairie Point Golf Course Site Plans.
- No walls are permitted to be over 8'. Provide tiered walls or a variance request for the height. Provide a variance request for the wall directly to the reviewer email: jbingham@auroragov.org. [Civil Engineering]
  RESPONSE: A detail is now provided on the plans and a variance request is included with this submittal.
- Add crosswalk bars and ped ramp signs. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements. [Traffic Engineering]
  RESPONSE: Revised as requested.
- A 2nd means of emergency access is required from the north. The access would need to be granted by agreement from Chenango through the neighborhood to the northwest in the City of Centennial. [Fire/Life Safety]
  RESPONSE: The access is to be provided with the golf course improvements. The 23' wide access is shown on the plans as "by others". An AutoTurn exhibit showing a fire truck using the access is included with this submittal.
- A number of trees need to be shown further away from utility lines. [Aurora Water]
  RESPONSE: Trees have been adjusted.

- Storm Drainage Development Fees totaling $107,974.51 have yet to be paid. [TAPS]
  RESPONSE: Will be paid at building permit.
- Please see the reviews and attached review letters from outside agencies. [Xcel Energy, E-470 Public Highway Authority]
  RESPONSE: See Responses Below

Planning Department Comments

1. **Community Questions, Comments and Concerns**
   a. There are no community comments on this first review cycle.
      RESPONSE: Noted

2. **Completeness and Clarity of the Application**
   a. The "adjustments" listed on the site plan should only be to address major adjustments from UDO standards. Variances from public works standards are addressed and processed through the public works department. Revise the letter of introduction and the cover sheet adjustments accordingly.
      RESPONSE: Adjustments on the site plan cover have been revised as requested. [Narrative]
   b. The criteria for approval used in the Narrative is the hardship variance criteria. You need to be using and addressing the Major Adjustment criteria for approval found in Section 146-5.4.4.D.3 instead.
      RESPONSE: Revised

3. **Zoning and Land Use Comments**
   [Site Plan Page 1]
   a. List the residential density in the data tables as well.
      RESPONSE: The table has been revised as requested.

4. **Pedestrian and Connectivity Issues**
   a. There were no Pedestrian or Connectivity issues on this review.
      RESPONSE: Noted.

5. **Parking Issues**
   a. There were no Parking Issues identified on this review.
      RESPONSE: Noted.

6. **Architectural and Urban Design Issues**
   a. There were no Architectural or Urban Design Issues on this review.
      RESPONSE: Noted.

7. **Signage Issues**
   a. There were no more signage comments on this review.
      RESPONSE: Noted.

8. **Landscaping (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)**
   a. The Table below is from the Golf Course submittal CN#2022-3093-00: 2022-6062-00. There is no mention of Parcels: D, G, O, Q, S, V, W or X as stated in these plans that the landscaping will be provided for these open space parcels as part of the Golf Course CN#2022-3093-00: 2022-6062-00. Please clarify.

RESPONSE: To avoid confusion in submittal and future construction of the Golf Course, all landscape from Tracts D, G, O, Q, S, V, W and X have been added to the Prairie Point Golf Course Site Plans. Notes added, "Refer to golf for landscaping CN#2022-3093-00, 2022-6062-00."
[Landscape Plan Page 2]

b. Why do Tract V & W not have the requirements noted if all of these other Tracts noted are also being installed as part of the Golf Course CN#2022-3093-00: 2022-6062-00?
RESPONSE: To avoid confusion in submittal and future construction of the Golf Course, all landscape from Tracts D, G, O, Q, S, V, W and X have been added to the Prairie Point Golf Course Site Plans. Notes added, "Refer to golf for landscaping CN#2022-3093-00, 2022-6062-00."

c. When reviewing the Prairie Point Golf Course CN#2022-3093-00: 2022-6062-00 plan submittal, it is not clear where the planting for parcels - D, G, O, S, V, W and X are being provided. Please provide clarification why these tracts are being landscaped in connection with the Golf Course CN#2022-3093-00: 2022-6062-00 and not part of this CSP application?
RESPONSE: To avoid confusion in submittal and future construction of the Golf Course, all landscape from Tracts D, G, O, Q, S, V, W and X have been added to the Prairie Point Golf Course Site Plans. Notes added, "Refer to golf for landscaping CN#2022-3093-00, 2022-6062-00."

d. Include Tract I, provide the Future Water Tank, and include the requirements for the landscaping for this Tract as well as the required planting on the Planting Plans.
RESPONSE: Per discussion on 10/11, Tract I is to be landscaped with a separate site plan. The Future Water Tank tract and landscape design is not in the scope of this site plan.
[Landscape Plan Page 3]

e. On all Legends: This should also be referencing the Aurora Pros Mixture 13- Short Grass Trail or Roadside.
RESPONSE: Reference to the Aurora PROS seed mixes have been made in the legend.

f. On all Legends: This should also be referencing the Aurora Pros Mixture 2-Mid Grass Prairie.
RESPONSE: Reference to the Aurora PROS seed mixes have been made in the legend.
[Landscape Plan Page 7]

g. It is our understanding that the Water Tank design will be completed by an outside consultant as part of a civil plan review process. The tract that the water tank will be located in must be landscaped as part of this plan submission as Planning staff does not have access to nor do they review civil plan drawings. Coordinate with Aurora Water on an approximate location and size of the water tank and provide the landscaping for the tract accordingly.
RESPONSE: Per discussion on 10/11, Tract I is to be landscaped with a separate site plan. The Future Water Tank tract and landscape design is not in the scope of this site plan.

h. Add: Street Frontage.
RESPONSE: Street Frontage label and linear footage added.

i. Add Street Frontage.
RESPONSE: Street Frontage and linear footage added.
[Landscape Plan Page 15]

j. Add Street Frontage.
RESPONSE: Street Frontage and linear footage added.
[Landscape Plan Page 16]

k. Label and dimension the 40' Rec. Easement.
RESPONSE: Easement labeled and dimensioned on all applicable sheets.
[Landscape Plan Page 23]

l. For all typicals: more than one boulder is required, please note the number.
RESPONSE: Landscape boulder quantities were updated.

m. For all Typicals: Provide more than one boulder on each lot for the yard feature.
RESPONSE: Additional boulders added to the xeric yard designs. Legend updated to specify a 2x2x2 boulder.

n. For all Typical Sheets: Refer to Sheet 65 for front yard Plant List.
RESPONSE: Landscape typical notes added to each sheet.

9. <u>Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)</u>

a. CAD file received for preliminary addressing and street naming. No more comments.
RESPONSE: Revised Street names provided on plat and all other documents.

10. <u>Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)</u>

[Site Plan Page 1]

a. This site plan will not be approved until the ISPs showing required infrastructure are approved. DA-1609-25.
RESPONSE: Comment noted, thank you.
[Site Plan Page 10]

b. Show the connections to the sidewalk in Prairie Point Drive.
RESPONSE: Revised as requested.

c. It appears that there is a plotting error or this label is in the wrong location.
RESPONSE: The label has been revised as requested.
[Site Plan Page 11]

d. Typical all sheets, the RSN for this project is 1589051.
RESPONSE: The RSN has been revised as requested.
[Site Plan Page 12]

e. additional sidewalk easement is required to encompass the portion of the sidewalk outside of the existing easement and the ROW.
RESPONSE: Revised as requested.
[Site Plan Page 15]

f. Dimension/label the fire lane easement for this emergency access.
RESPONSE: The dimension has been added as requested.

g. Comments on DA-1609-25 have indicated that the fire lane is to be entirely paved with asphalt, concrete, or hidden pavement structures. Ensure the changes made on that site plan are correctly reflected here.
RESPONSE: The plans have been revised to coordinate.
[Site Plan Page 16]

h. Please add the following required notes to the grading plan:
- Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
- The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.

- The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.

RESPONSE: The notes have been added as requested.
[Site Plan Page 17]

i. Remove crosspans from all sheets, typical.
RESPONSE: Revised as requested.

j. Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway Manual. Either check this slope label or provide an additional label closer to the intersection showing compliance.
RESPONSE: This was a labeling error and has been corrected.
[Site Plan Page 18]

k. Provide a variance request for the wall directly to my email: jbingham@auroragov.org. Identify the criteria that the variance is requested for (4.02.7.04), the justification, and the mitigation provided for the retaining walls over 4'.
RESPONSE: The request has been provided.
[Site Plan Page 19]

l. No walls are permitted to be over 8'. Provide tiered walls or a variance request for the height.
RESPONSE: A detail and variance request are included with this submittal.

m. Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway Manual. Either check this slope label or provide an additional label closer to the intersection showing compliance.
RESPONSE: This was a labeling error and has been corrected.
[Site Plan Page 20]

n. No walls are permitted to be over 8'. Provide tiered walls or a variance request for the height. No portion of a wall may encroach into easements or ROW including tiebacks, foundations, and footings. A variance for the clearance will also likely be required per Section 4.02.7.07.2 of the Roadway Manual.
RESPONSE: A detail and variance request are included with this submittal.

o. Typical all walls: provide a typical detail. The detail should identify the max height, required railing, and material.
RESPONSE: A detail is now included on the plans.

11. <u>Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)</u>

[Site Plan Page 9]

a. Add crosswalk bars and ped ramp signs.
RESPONSE: Revised as requested.
[Site Plan Page 10]

b. Relocate mailbox, doesn't meet min 50' spacing from ped ramp criteria.
RESPONSE: Revised as requested.
[Site Plan Page 11]

c. Add crosswalk bars and ped ramp signs.
RESPONSE: Revised as requested.
[Site Plan Page 14]

d. Add crosswalk bars and ped ramp signs.
RESPONSE: Revised as requested.
[Site Plan Page 37]

e. Previous comment not addressed. Show RRFB and associated signs. [2 comments]
RESPONSE: Revised as requested.
[Site Plan Page 38]

f. Add crosswalk bars and ped crossing signs.
RESPONSE: Revised as requested.
[Landscape Plan Page 3]

g. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements.
RESPONSE: Noted.
[Landscape Plan Page 11]

h. Not in plant list. Verify meets COA 4.04.2.10 height requirements.
RESPONSE: "CAK" is on the plant list and is listed as a Feather Reed Grass, Calamagrostis Acutiflora 'Karl Foerster." The 2-CAK has been replaced with 2-SSL, Little Bluestem Grass. Verified height of 12-18".

i. Verify mature plant height meets COA 4.04.2.10 requirements. remove/replace as necessary.
RESPONSE: 7-ACS removed, replaced with 4-PBP (Creeping Western Sand Cherry) Verified height of 15-28".

12. <u>Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)</u>

[Site Plan Pages 35]

a. Per Pre-App Notes, it was noted that: 1) A 2nd means of emergency access is required from the north. 2)The access would need to be granted by agreement from Chenango through the neighborhood to the northwest in the City of Centennial. 3)Ensure the access road was of an approved road base capable of supporting the imposed load of an 85,000-pound fire apparatus. 4)Provide the access road with roll over curbs at both ends. Show a detail of the curb at both locations. 5)Install access control gates or bollards with Knox hardware. Verify the compliance with IFC Section 503.2.1, 503.2.3, 503.5, and 503.6
RESPONSE: An emergency access agreement has already been made with Chenango. The access road has been designed to meet the above requested requirements and rollover curb as requested. For design information and control gate selection please see the Prairie Point Golf Course plans.

b. Justify the emergency access road width of 20-feet, the minimum width requirement for COA apparatus access is 23-feet.
RESPONSE: Revised to 23-feet as requested.

c. Provide an auto-turn detail for fire apparatus turn into and out of this location. Shall meet the minimum requirement of 26-feet inside and 52-feet outside to accommodate COA Cyclone fire apparatus.
RESPONSE: Auto-turn provided within the response to comments, see page 11 of this PDF.

13. <u>Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in red)</u>

[Site Plan Page 1]

a. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
RESPONSE: Noted, thank you.

[Site Plan Page 18]

b. Verify that approval from AW Drainage has been given for this inlet to be publicly owned and maintained.
RESPONSE: Will verify with AW Drainage the ownership and maintenance of this inlet.
[Site Plan Page 19]

c. Latest iteration of ISP East does not show a manhole at this location; please verify and reconcile.
RESPONSE: Plans have been coordinated and verified as requested.

d. ISP East show a manhole and inlet at this location; verify and reconcile.
RESPONSE: Plans have been coordinated and verified as requested.

e. Verify that approval from AW Drainage has been given for this inlet to be publicly owned and maintained.
RESPONSE: Will verify with AW Drainage the ownership and maintenance of this inlet.
[Site Plan Page 20]

f. Latest iteration of ISP East shows a manhole and inlet approximately 39.38 ft away from the manhole to the west of it; please verify and reconcile.
RESPONSE: Plans have been coordinated and verified as requested.

g. Latest iteration of ISP East does not show a manhole and inlet at this location; please verify and reconcile.
RESPONSE: Plans have been coordinated and verified as requested.
[Site Plan Page 21]

h. Verify that the design of the storm line along Prairie Point Dr matches the latest iteration of ISP East and reconcile where necessary (Typical).
RESPONSE: Plans have been coordinated and verified as requested.
[Site Plan Page 27]

i. Hydrant on dead-end main longer than 150 ft: In the coming Civil Plan review, provide calculations to show a minimum residual pressure of 20 psi at this hydrant.
RESPONSE: Most cul-de-sacs have been evaluated under fire flows and max day demand as part of the master utility report by Core approved June 15, 2022. If a dead end has not been evaluated calculations will be provided on the civil plans for review as requested.
[Site Plan Page 28]

j. Hydrant on dead-end main longer than 150 ft: In the coming Civil Plan review, provide calculations to show a minimum residual pressure of 20 psi at this hydrant.
RESPONSE: Most cul-de-sacs have been evaluated under fire flows and max day demand as part of the master utility report by Core approved June 15, 2022. If a dead end has not been evaluated calculations will be provided on the civil plans for review as requested.

k. There is a typo on the sheet.
RESPONSE: Revised as requested.

l. Provide maintenance access to these manholes per AW specs.
RESPONSE: Revised as requested.

m. Sanitary services shall have individual taps at the main.
RESPONSE: Revised as requested.
[Site Plan Page 31]

n. There is a typo on the sheet.
RESPONSE: Revised as requested.

o. Provide hydraulic calculations for this hydrant on the Civil Plan.
RESPONSE: Most cul-de-sacs have been evaluated under fire flows and max day demand as part of the master utility report by Core approved June 15, 2022. If a

dead end has not been evaluated calculations will be provided on the civil plans for review as requested.
[Site Plan Page 35]

p. There is a typo on the sheet.
RESPONSE: Revised as requested.
[Landscape Plan Throughout]

q. Trees shall be 10 ft away from inlet.
RESPONSE: Tree location has been adjusted where appropriate.

r. Trees shall be 2 ft away from sanitary service line.
RESPONSE: Tree location has been adjusted where appropriate.

s. Trees shall be 5 ft away from water service line.
RESPONSE: Tree location has been adjusted where appropriate.

t. Provide minimum horizontal clearance between tree and sanitary service line.
RESPONSE: Tree location has been adjusted where appropriate.

14. PROS (Curt Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)
[Site Plan Page 2]

a. Change indicated note to #1.
RESPONSE: Revised as requested.

b. Add heading titled PARKS, RECREATION & OPEN SPACE in the notes.
RESPONSE: Revised as requested.

15. TAPS (Aurora Water) (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

a. Drainage Development Fees: 86.93 x $1,242.00 = $107,974.51.
RESPONSE: will be paid at building permit

16. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

a. Comments from Land Development Review are forthcoming. Please reach out to the reviewer directly for updates.
RESPONSE: Noted.

17. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

a. Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk acknowledges the comment responses for Prairie Point F3 and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision: "Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form."
RESPONSE: Aurora has not allowed this note on preliminary or final plats in the past on this project.

18. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

a. In addition to previous comments, E-470 has the following additional comment: The work shown within the MUE will require an E-470 permit.

RESPONSE: Noted, thank you.
[Previous Comments]

b. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is $750.00 and $75,000 per acre for construction.
RESPONSE: Noted, thank you.

c. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
RESPONSE: No encroachment into E-470 is being proposed with this application.

d. Here is a link to our permit: https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx
RESPONSE: Noted, thank you.

e. Clearly identify the E-470 ROW and MUE on all applicable drawings.
RESPONSE: Revised as requested.

f. The plat should reference both the ROW and MUE, it's unclear if the Prairie Point ROW lies entirely outside the MUE.
RESPONSE: Please see Prairie Point ISP East plans for information regarding Prairie Point Drive.

g. E-470 discourages residential uses adjacent to the roadway.
RESPONSE: Noted, thank you.

h. E-470 is not responsible for noise mitigation.
RESPONSE: Noted, thank you.

i. E-470 will be widened to 4 lanes in each direction in the future.
RESPONSE: Noted, thank you.

j. No structures are allowed in the MUE. Developed flows from the site will need to be treated and discharged at or below historic rates.
RESPONSE: Noted, thank you.

k. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
RESPONSE: Noted, thank you.

l. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
RESPONSE: Noted, thank you.

m. Landscaping is only allowed in the outer 25' of the MUE.
RESPONSE: Noted.

n. Any fencing disturbed will need to be reset to meet E-470 specifications.
RESPONSE: Noted, thank you.

o. A comment/response document would be helpful to track the revisions to each submittal.
RESPONSE: Noted, thank you.

p. Additional comments will be issued as the design progresses.
RESPONSE: Noted, thank you.

19. <u>Cherry Creek Schools (Matt Schaefer / 720-554-5053 / mschaefer2@cherrycreekschools.org)</u>

a. No additional comments were received from Cherry Creek Schools on this review.
RESPONSE: Noted.

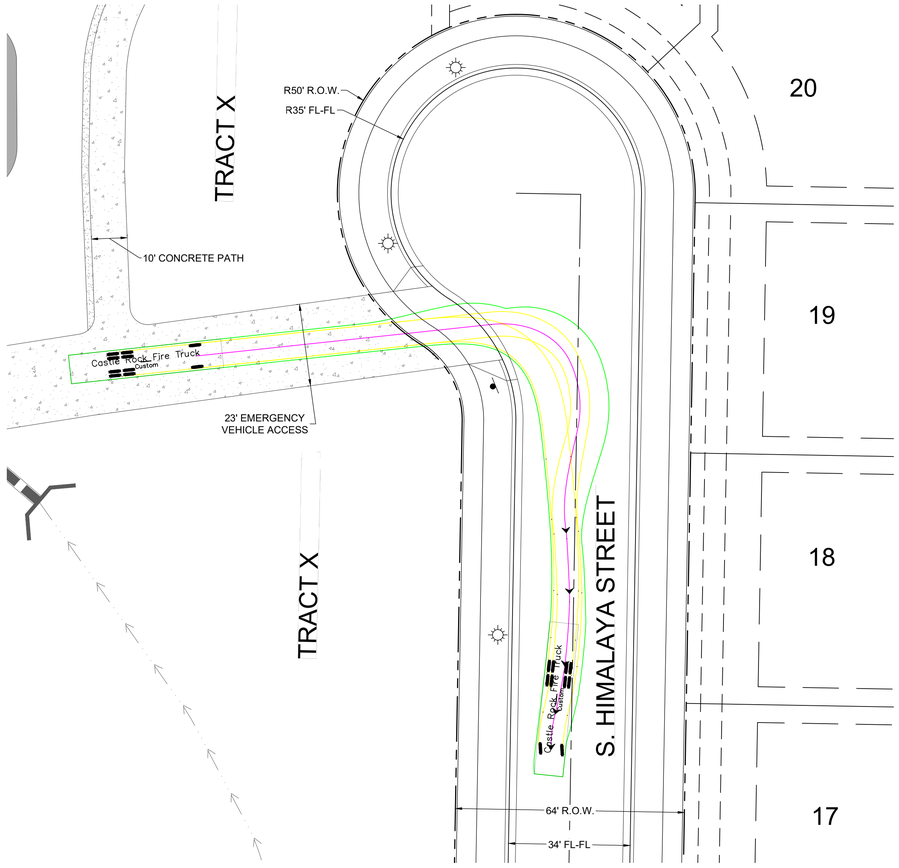
Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,

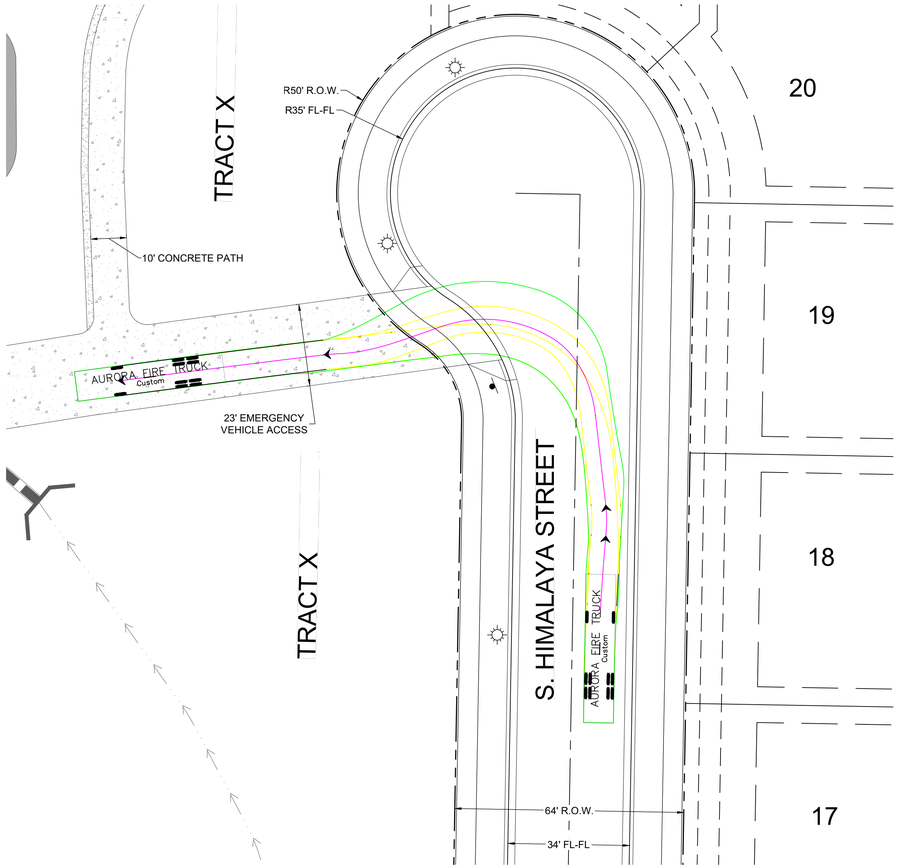
Jeff Marck

terracina design

Landscape Architecture ▪ Planning ▪ Civil Engineering
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867



FIRE TRUCK EMERGENCY ACCESS IN:



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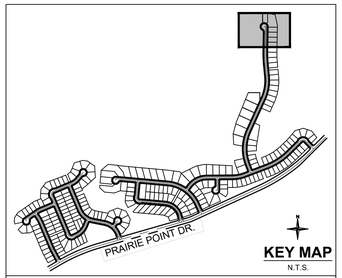
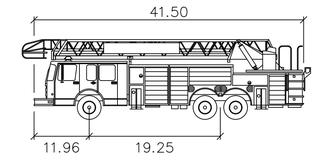


BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8& 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



AURORA FIRE TRUCK

	feet
Width	: 8.33
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 31.9

15 YEARS Redland
WHERE GREAT PLACES BEGIN
720.283.6783 REDLAND.COM
▪ Land Planning ▪ Civil Engineering ▪ Landscape Architecture ▪ Construction Management

NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO: 22033.01

PRAIRIE POINT FILING 3
EXHIBIT
EMERGENCY ACCESS FIRE TRUCK AUTOTURN

SHEET
1 OF 1

L:\2022\22033 - Prairie Point\CADD\Exhibits\22033.01- Emergency Access AutoTurn Exhibit.dwg tab: Layout1 Nov 02, 2023 - 10:12am lludwig

15 YEARS Redland
WHERE GREAT PLACES BEGIN

720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120

REDLAND.COM

October 20, 2023

Ms. Julie Bingham
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Prairie Point – Site Plan 3
Variance Request Letter
DA#: 1609-26, Case #: 2023-4009, 2023-3026-00

Dear Ms. Bingham:

Please accept this letter on behalf of Clayton Properties Group II, Inc the applicant for the Prairie Point – Site Plan 3 and Plat Applications. The intent of this letter is to request a maximum standards variance from one provision within the Aurora Roadway Design and Construction Specifications, 2023 manual. The standard to which we are seeking a variance is the maximum height of a retaining wall (4.02.7.04.3) shall not exceed 8' in height.

Standard:

Section 4.02.7.04.3 - All other retaining wall heights shall not exceed eight feet except when approved by variance by the Public Works Engineering Division. Walls shall be terraced until the required amount of slope has been taken up. Slopes between walls shall not exceed four feet of run to one foot of rise (4:1).

Variance from Standard:
The project proposes to utilize a maximum wall height of 13.5 feet.

Justification:

The purpose of the retaining walls for Prairie Point – Site Plan 3 is to allow the surrounding development to be constructed while saving the Black Forest Trees in the area. Without the need to preserve these trees it is highly likely that these walls could be constructed within the Aurora standard of less than 8' in height if not completely eliminated.

The Aurora standard for tiered walls requires no steeper than a 4:1 grade between the walls. The option for tiered walls is not viable in this case since the existing grade in the area is steeper than 3:1. The 4:1 maximum slope between tiered walls would only be increasing the total combined wall height.

The areas where the walls are being utilized are horizontally limited due to the locations of the existing trees and proposed development/surrounding infrastructure. The tiered wall system would greatly increase the horizontal distance required for the walls and the wall construction, which could lead to construction activities encroaching into the root system of the trees. This could cause irreparable damage to the root system of the trees that could ultimately lead to the loss of the trees.

The walls are currently being proposed as formed structural concrete walls and structural designs will be provided with the construction documents for Prairie Point Site Plan 3. It is also anticipated that hand rails will be placed on top of the walls to further mitigate any falling hazards.

On behalf of Clayton Properties Group II, Inc and the project team, thank you for your time and consideration reviewing this variance request. Please let me know if you have any questions.

Sincerely,

Evan Rumney, P.E.
Project Engineer

Evan Rumney

From: Young, Sarah <syoung@auroragov.org>
Sent: Thursday, November 9, 2023 2:58 PM
To: Evan Rumney
Cc: Ben Baltzer
Subject: RE: [External] RE: Prairie Point Filing 3 Turf Ordinance Analysis

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Drainage Team – Vern and I discussed this with Oakwood a couple of months ago and this variance is approved due to the configuration of this upper basin and drainage being split to multiple subbasins (thus reduced risk) in addition to the already approved downstream infrastructure and conveyance.

As for the inlets, please include a note that says the inlet structure is publicly owned and maintained but the surface maintenance is private.

Sarah Young, P.E.
Preferred pronouns: she, her, hers
Aurora Water Assistant General Manager – Planning, Engineering and Technology | City of Aurora
office 303.739.7279 | *mobile* 303.908.8945

Facebook | Twitter | Nextdoor | AuroraTV.org

One of Aurora's core values is respect. Sharing personal gender pronouns is one way to practice respect for the diversity that makes Aurora great.

From: Evan Rumney <erumney@redland.com>
Sent: Thursday, November 9, 2023 8:05 AM
To: Young, Sarah <syoung@auroragov.org>
Cc: Ben Baltzer <bbaltzer@redland.com>
Subject: RE: [External] RE: Prairie Point Filing 3 Turf Ordinance Analysis

Sarah,

During our meeting on the Prairie Point Filing 3 PDR and the turf ordinance back in September it was decided that Filing 3 would be allowed to utilize the impervious values prior to the turf ordinance and increased impervious values recently published. We submitted our PDR under that assumption and received a comment that we need something in writing confirming the approval of the old impervious values.

Also, on the attached we received a comment to confirm with AW that the inlets behind a few lots that collect flows from adjacent open space areas needs approval to be publicly owned and maintained. Would you mind looking at this and letting me know if we can confirm this? I have highlighted the comments and inlets in question in a magenta cloud on the attached.

Thank you,

EVAN RUMNEY, P.E.
Project Manager

15 YEARS Redland

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Littleton, CO 80120
Office: (720) 283-6783 x135
Cell: (720) 626-8185
erumney@redland.com
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TERRACINA DESIGN
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AZTEC
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TEL: (303) 713-1898
CONTACT: TONY PEALL, PLS
EMAIL: TPEALL@AZTECCONSULTANTS.COM

CITY/TOWN
CITY OF AURORA
AURORA, CO 80016

Noted, thank you.

The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

This site plan will not be approved until the ISP's showing required infrastructure are approved.DA-1609-25

SITE PLAN ADJUSTMENTS:

1. ORDINANCE: SECTION 4.02.7.04.3, ALL RETAINING WALL HEIGHTS SHALL NOT EXCEED 8' EXCEPT WHEN APPROVED BY VARIANCE BY THE PUBLIC WORKS ENGINEERING DIVISION.

   RATIONALE: REQUESTING AN INCREASE IN MAXIMUM RETAINING WALL HEIGHT TO NOT EXCEED 13.5'. THE PROPOSED RETAINING WALLS THAT EXCEED THE ALLOWABLE 8' WALL HEIGHT ARE BEING UTILIZED IN ORDER TO ELIMINATE THE NEED TO REMOVE EXISTING BLACK FOREST TREES PER THE TREE PROTECTION PLAN FOR PRAIRIE POINT.

2. ORDINANCE: SECTION 4.03.2 -CROSS PANS ARE NOT ALLOWED ACROSS COLLECTOR OR ARTERIAL ROADWAYS, NOR ARE THEY ALLOWED ON ROADWAYS WITH STORM SEWER SYSTEMS.

   RATIONALE: REQUESTING AN ADJUSTMENT TO ALLOW FOR THE USE OF CROSS PANS ACROSS STREETS AT INTERSECTIONS THAT ARE IN A STOP CONDITION. THE PROPOSED SITE HAS STEEP GRADES AND TO MEET THE CITY OF AURORA STANDARDS FOR INLET PLACEMENT REQUIRES ROADWAY WARPING WITH UNDESIRABLE CROSS SLOPES AND LOW POINTS AS WELL AS CONFLICTS WITH THE ADA RAMPS. CROSS PANS CAN BE UTILIZED TO MINIMIZE THE AMOUNT OF WARPING AND REQUIRED LOW POINTS LEADING UP TO AND WITHIN THE CURB RETURNS. INLETS WILL BE UTILIZED ON THE UPSTREAM SIDE OF THE INTERSECTION WHERE APPLICABLE AS WELL AS WHERE FLOWLINE WARPING BEGINS.

3. ORDINANCE: 146.4.3.10.C LOT DESIGN & LAYOUT (DOUBLE FRONTAGE LOTS) ADJUSTMENTS: DOUBLE FRONTAGE HOMES ALLOWED ADJACENT TO PRAIRIE POINT DRIVE, GIVEN THAT A MINUMUM 20' LANDSCAPE BUFFER IS PROVIDED.

   RATIONALE: A LARGE PERCENTAGE OF THE SITE EXCEEDS 10% SLOPES. IN MANY CASES AREAS CONNECTING ALL LOCAL ROADS TO THE COLLECTORS TO ELIMINATE DOUBLE FRONTAGE LOTS CAUSES MORE GRADING AND DISTURBANCE TO THE SITE. ALLOWING DOUBLE FRONTAGE LOTS IN AREAS PROVIDES A GRADE TRANSITION ZONE BETWEEN THE COLLECTOR AND DEVELOPMENT. TO REDUCE THE IMPACTS, A MINUMUM 20' LANDSCAPE BUFFER IS PROPOSED THAT WILL ADEQUATELY SET BACK FENCES AND SCREEN FENCES FROM THE ROAD. IN MOST AREAS THE BUFFER IS LARGER TO PROVIDE ADDITIONAL LANDSCAPE BETWEEEN THE REAR FENCES AND THE ROAD.

   IMPACTED LOTS:
   TOTAL NUMBER OF LOTS: 26
   BLOCK 2, LOTS 22-26
   BLOCK 6, LOTS 11-13, 15-32

DATA TABLE		
	AC	%
LAND AREA	86.93	100
HARD SURFACE AREA	11.98	14%
LANDSCAPE AREA	16.54	19%
NUMBER OF UNITS PROPOSED	235	
NUMBER OF BUILDINGS PROPOSED	235	
NUMBER OF DOUBLE FRONTED UNITS	26	
NUMBER OF STORIES	3	
MAX HEIGHT OF BUILDINGS	38'	
STRUCTURE SPRINKLED	NO	
PHASED NATIVE GRASS (IF APPLICBLE)	N/A	
PRESENT ZONING CLASSIFICATION	R-1 RESIDENTIAL, SUBAREA C LOW-DENSITY DISTRICT	
PERMITTED MAXIMUM SIGN AREA	N/A	
PARKING SPACES REQUIRED	N/A	
HANDICAP SPACES PROVIDES	N/A	
LOT AREA (AC)	48.72	
TRACT AREA (AC)	23.05	
PUBLIC R.O.W. (AC)	15.76	

REVISED AS REQUESTED

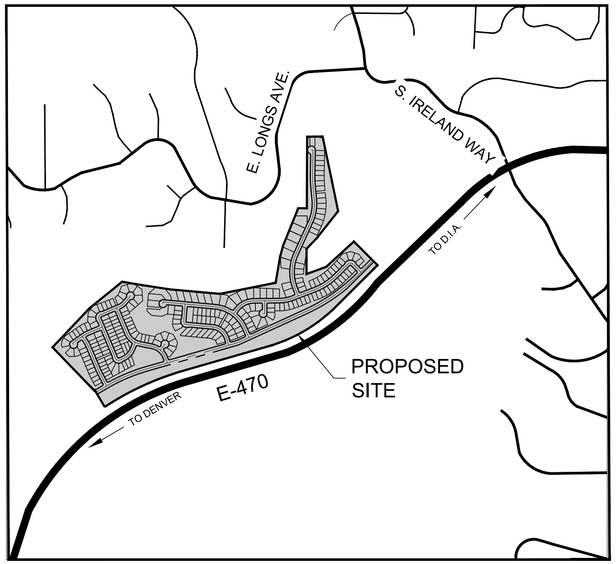
List the residential density in the data tables as well.

PLANNING AREA	LAND USE CATEGORY	LAND USE AREA PER MASTER PLAN (IN ACRES)	PROPOSED AREA (IN ACRES)	MAXIMUM NUMBER OF DWELLING UNITS PER MASTER PLAN	PROPOSED UNITS
PA-14	RESIDENTIAL	32.8	32.8	110	102
PA-15	WATER TANK	2.6	2.6	0	0
PA-16	RESIDENTIAL	36.4	36.4	110	86
PA-17	RESIDENTIAL	4.5	4.5	6	6
PA-18	RESIDENTIAL	9.2	9.2	25	23
PA-19	RESIDENTIAL	10.6	10.6	30	18
TOTAL				281	235

PRAIRIE POINT SITE PLAN 3

SITE PLAN WITH ADJUSTMENTS

THE SOUTH HALF AND THE NORTH EAST QUARTER OF SECTION 34
AND EAST HALF OF SECTION OF 35, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
1" = 1000'

N

SHEET LIST TABLE	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	NOTES & LEGAL DESCRIPTION
3	LOT TABLES
4	STREET DETAILS
5	PHASING PLAN
6	SITE PLAN INDEX
7	SITE PLAN
8	SITE PLAN
9	SITE PLAN
10	SITE PLAN
11	SITE PLAN
12	SITE PLAN
13	SITE PLAN
14	SITE PLAN
15	SITE PLAN
16	GRADING PLAN INDEX
17	GRADING PLAN
18	GRADING PLAN
19	GRADING PLAN
20	GRADING PLAN
21	GRADING PLAN
22	GRADING PLAN
23	GRADING PLAN
24	GRADING PLAN
25	GRADING PLAN
26	UTILITY PLAN INDEX
27	UTILITY PLAN
28	UTILITY PLAN
29	UTILITY PLAN
30	UTILITY PLAN
31	UTILITY PLAN
32	UTILITY PLAN
33	UTILITY PLAN
34	UTILITY PLAN
35	UTILITY PLAN
36	SIGNAGE AND LIGHTING PLAN INDEX
37	SIGNAGE AND LIGHTING PLAN
38	SIGNAGE AND LIGHTING PLAN
39	KEY MAP
40	LANDSCAPE NOTES
41-57	LANDSCAPE PLANS
58	PARK LAYOUT PLAN
59	PARK LANDSCAPE PLANS
60-65	LANDSCAPE TYPICALS
66	HYDROZONE MAP
67	IRRIGATION TYPES EXHIBIT
68	OPEN SPACE EXHIBIT
69	FENCING PLAN
70	DETAILS

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8& 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK DESCRIPTION

CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.

ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

SIGNATURE BLOCKS

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

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____,

COLORADO AT _____O'CLOCK_____M, THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY: _____

IN WITNESS THEREOF, _____HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____DAY OF _____AD. _____.

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF _____)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____AD, _____BY

_____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____ NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS:_____

AMENDMENTS			
NUMBER	DATE	DESCRIPTION	SHEETS REVISED

15 YEARS Redland WHERE GREAT PLACES BEGIN
720.283.6783 REDLAND.COM
▪ Land Planning ▪ Civil Engineering ▪ Landscape Architecture ▪ Construction Management

NOT FOR CONSTRUCTION

PROJECT NO.	22033.01	NOTES
DATE	NO.	FIRST SUBMITTAL
05-26-23	1	

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
COVER SHEET

SHEET 1

I:\2022\22033 – Prairie Point\CAD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 – Cover Sheet.dwg tab: 1 COVER SHEET Aug 24, 2023 – 2:42pm lladwig

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34, AND THE EAST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER _____, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 34 BEARS SOUTH 89°36'13" WEST, A DISTANCE OF 2661.01 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 80°06'14" EAST, A DISTANCE OF 617.07 FEET TO THE MOST EASTERLY CORNER OF SAID PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF TRACT A, ANTELOPE CREEK SUBDIVISION FILING NO. 1 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER _____AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHWESTERLY LINE THENCE SOUTH 44°51'06" EAST, A DISTANCE OF 340.44 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST PRAIRIE POINT DRIVE AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER _____;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1) SOUTH 45°08'54" WEST, A DISTANCE OF 257.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,467.00 FEET;

2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'04", AN ARC LENGTH OF 872.67 FEET;

3) 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 392.00 FEET;

4) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 58.74 FEET

5) 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 2,500.00 FEET;

6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 637.00 FEET;

7) SOUTH 59°24'09" WEST, A DISTANCE OF 152.06 FEET TO AN EASTERLY LINE OF LOT 1, BLOCK 1 OF SAID PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY, NORTHERLY AND SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 THE FOLLOWING THIRTEEN (13) COURSES:

1) NORTH 27°00'33" WEST, A DISTANCE OF 508.77 FEET;

2) SOUTH 87°04'01" WEST, A DISTANCE OF 118.65 FEET;

3) NORTH 46°33'13" WEST, A DISTANCE OF 276.95 FEET;

4) NORTH 43°26'47" EAST, A DISTANCE OF 701.62 FEET;

5) NORTH 51°04'59" EAST, A DISTANCE OF 582.25 FEET;

6) SOUTH 80°22'17" EAST, A DISTANCE OF 297.54 FEET;

7) SOUTH 81°59'01" EAST, A DISTANCE OF 68.40 FEET;

8) SOUTH 81°18'24" EAST, A DISTANCE OF 308.81 FEET;

9) SOUTH 84°48'24" EAST, A DISTANCE OF 699.06 FEET;

10) NORTH 78°48'25" EAST, A DISTANCE OF 796.43 FEET;

11) NORTH 76°51'54" EAST, A DISTANCE OF 205.00 FEET;

12) NORTH 80°31'14" EAST, A DISTANCE OF 388.28 FEET;

13) NORTH 47°34'27" EAST, A DISTANCE OF 645.83 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 86.936 ACRES, (3,786,941SQUARE FEET), MORE OR LESS.

GENERAL NOTES

1. SITE BENCHMARK:

   CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.

   PROJECT BENCHMARK ELEVATION = 6057.71 FEET
   (NAVD 88 DATUM)

2. ALL STREETS ARE PUBLIC LOCAL TYPE 1 UNLESS OTHERWISE NOTED.

3. 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 CITY ENGINEER.

4. 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. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS 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 SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING 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 STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

OVERALL SITE NOTES

1. 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

3. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY SHALL HAVE THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT FOR ALL PURPOSES FOR WHICH THE SAME WERE ACQUIRED, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN,INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AT ANY TIME AND SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

4. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

5. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

6. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

7. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

8. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

9. ARCHITECTURAL FEATURES (I.E BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

10. 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 ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

11. THE STREET LIGHT 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 BR THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT 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 LAN SHOWING SITE LOCATIONS 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 STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

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

13. KINGS POINT NORTH MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE OVERALL KINGS POINT NORTH DEVELOPMENT AREA. DIVIDING THE SCOPE OF WORK BETWEEN THE TWO ISP'S FOR KINGS POINT NORTH EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY.

14. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WITHIN THE RIGHT OF WAY, INCLUDING CURBSIDE LANDSCAPE, WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO FINAL ACCEPTANCE OF THE ACCOMPANYING ROADS. LANDSCAPING WILL BE INSTALLED WITHIN TRACTS AND DETENTION PONDS AS DELINEATED ON THE PLAN CONCURRENT WITH ADJACENT FILING.

15. "THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (C) PER THE APPROVED PUBLIC IMPROVEMENT PLAN."

ROADWAY AND WATER MAIN REQUIREMENTS

1. KINGS POINT NORTH MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE OVERALL KINGS POINT NORTH DEVELOPMENT AREA. DIVIDING THE SCOPE OF WORK BETWEEN THE TWO INFRASTRUCTURE SITE PLANS FOR KINGS POINT NORTH EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY.

2. THE CITY OF AURORA IS RESPONSIBLE FOR THE INSTALLATION OF THE TRAFFIC SIGNALS AT AURORA PARKWAY AND STATE HIGHWAY 83 (PARKER ROAD) PRIOR TO THE OPENING OF AURORA PARKWAY TO TRAFFIC. THE APPLICANT WILL PAY FIFTY PERCENT OF THE ESCROW FUNDS REQUIRED FOR THE INTERSECTION; THE CITY IS RESPONSIBLE FOR OBTAINING THE REMAINING FIFTY PERCENT OF THE FUNDING REQUIRED FROM THE 17 MILE HOUSE ENTRANCE ON THE WEST SIDE OF THE INTERSECTION.

ARTERIAL SIDEWALKS

1. FUTURE CONSTRUCTION OF THE HIGH PLAINS TRAIL ALONG THE SOUTHERN BORDER BETWEEN PARKER ROAD AND THE AURORA PARKWAY ROUNDABOUT AND THE FUTURE OVERPASS FOR PEDESTRIAN CROSSING OF PARKER ROAD ELIMINATES THE NEED FOR SIDEWALKS EXTENDING TO PARKER ROAD AS INDICATED ON THE PLAN. THE REQUEST WAS MADE BY THE COLORADO DEPARTMENT OF TRANSPORTATION TO NOT HAVE ON-GRADE PEDESTRIAN CROSSING AT THE INTERSECTION OF AURORA PARKWAY AND PARKER ROAD.

2. THE SIDEWALK ON THE SOUTH SIDE OF AURORA PARKWAY FROM THE FUTURE COMMERCIAL ENTRANCE EAST TO THE FIRST INTERSECTION WILL BE 8' DUE TO LIMITED PEDESTRIAN USE.

3. THE SIDEWALK ADJACENT TO THE SOUTH SIDE OF AURORA PARKWAY FROM THE HIGH PLAINS TRAIL CONNECTION, WEST OF THE ROUND ABOUT, TO THE FUTURE CONNECTION WEST OF THE FUTURE OVERPASS OVER E470, IS INCREASED TO 10' WIDTH.

SIDEWALKS

1. PRIOR TO REQUEST FOR ACCEPTANCE OF THE INFRASTRUCTURE, IT IS ANTICIPATED THAT FUTURE ADJACENT DEVELOPMENTS WILL HAVE BEEN REVIEWED THROUGH THEIR INDIVIDUAL CSP PROCESSES AND CONSTRUCTION PLANS SUBMITTED WHICH WILL INCLUDE THE COMPLETE INTERSECTION DESIGN. SHOULD THIS NOT HAPPEN, SIDEWALKS WILL BE CONSTRUCTED THROUGH THE FUTURE INTERSECTION.

DETENTION

1. DEVELOPER AGREEMENTS WITH THE CHENANGO HOMEOWNERS ASSOCIATION PROHIBIT CONSTRUCTION OF AN INTERIM POND. THE UPSTREAM DETENTION POND C4 WILL BE CONSTRUCTED AND SIZED FOR FUTURE FULLY DEVELOPED CONDITIONS. AS SUCH, POND C4 WILL PROVIDE SUFFICIENT DETENTION TO ACCOUNT FOR THE PROPOSED CONSTRUCTION OF KINGS POINT DRIVE. THE HYDROLOGIC ROUTING PRESENTED IN THE PRELIMINARY DRAINAGE STUDY INDICATES THAT THE DISCHARGE TO THE CHENANGO SUBDIVISION WILL NOT EXCEED HISTORIC RATES. FUTURE DEVELOPMENT DOWNSTREAM OF POND C4 WILL REQUIRE A PERMANENT POND TO BE CONSTRUCTED UPSTREAM OF THE DISCHARGE TO THE CHENANGO SUBDIVISION. THAT POND WILL PROVIDE BOTH DETENTION AND WATER QUALITY ENHANCEMENTS.

UTILITY EASEMENTS

1. UTILITY EASEMENTS ("U.E.") AND SIDEWALK EASEMENTS ("SE") SHOWN ARE CONCEPTUAL; FINAL DETERMINATION WILL BE MADE WITH THE CONSTRUCTION DOCUMENTS.

2. UTILITY EASEMENTS ("U.E.") ARE TO BE DEDICATED TO THEIR SPECIFIC UTILITIES.

STREET LIGHTS

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL. THIS WILL INCLUDE TYPICAL LIGHT FIXTURES BASED ON STREET CLASSIFICATION.

STORM SEWER AND DRAINAGE FACILITEIS

1. ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE KINGS POINT METROPOLITAN DISTRICT.

2. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC

ADDITIONAL NOTES

1. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED "NO PARKING - FIRE LANE".

4. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.

5. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.

6. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT - (DIMENSIONAL STANDARDS)

STANDARD:
CITY OF AURORA, AURORA MUNICIPAL CODE, ARTICLE 11, SECTION 146-1101 TABLE 11.2 AND SECTION 146-913 TABLE 9.7. FOR: SINGLE FAMILY & ATTACHED DWELLING LOT SIZES: >6000 SF MINIMUM STREET FRONTAGE : SUBAREA A: 50', SUBAREA B: 60' FRONT SETBACK: 20' SINGLE FAMILY & ATTACHED DWELLING LOT REAR SETBACK: 20' SINGLE FAMILY & ATTACHED DWELLING LOT SIDE SETBACK (INTERIOR): 5' SINGLE FAMILY & ATTACHED DWELLING LOT SIDE ON OPEN SPACE: 25' SINGLE FAMILY & ATTACHED DWELLING LOT MAXIMUM BUILDING HEIGHT: 38' SINGLE FAMILY & ATTACHED DWELLING LOT.

Add heading titled PARKS, RECREATION & OPEN SPACE.

Change note to #1.

revised as requested

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO.	22033.01	NOTES
NO.	1	FIRST SUBMITTAL
DATE	06-26-23	

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
NOTES & LEGAL DESCRIPTION

SHEET
2

I:\2022\22033 - Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Cover Sheet.dwg tdb: 2 NOTES & LEGAL DESCRIPTION Aug 24, 2023 - 11:18am lludwig

LOT DATA / BLOCK 1						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
2	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
3	6987.35	58.11	20	15	5	SINGLE FAMILY DETACHED
4	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
5	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
6	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
7	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
8	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
9	6695.09	62.05	20	15	5	SINGLE FAMILY DETACHED
10	11357.94	219.54	20	15	12.5	SINGLE FAMILY DETACHED
11	8534.91	53.74	20	15	5	SINGLE FAMILY DETACHED
12	10637.13	45.27	20	15	5	SINGLE FAMILY DETACHED
13	12162.09	38.27	20	15	5	SINGLE FAMILY DETACHED
14	8634.14	59.80	20	15	5	SINGLE FAMILY DETACHED
15	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
16	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
17	6761.25	59.17	20	15	5	SINGLE FAMILY DETACHED
18	7280.16	56.77	20	15	5	SINGLE FAMILY DETACHED
19	6728.56	61.17	20	15	5	SINGLE FAMILY DETACHED
20	8238.05	182.63	20	15	5	SINGLE FAMILY DETACHED
21	8555.62	57.67	20	15	5	SINGLE FAMILY DETACHED
22	9967.99	52.14	20	15	5	SINGLE FAMILY DETACHED
23	9793.03	52.39	20	15	5	SINGLE FAMILY DETACHED
24	6996.33	62.00	20	15	5	SINGLE FAMILY DETACHED
25	7232.67	60.93	20	15	5	SINGLE FAMILY DETACHED
26	7198.00	61.00	20	15	5	SINGLE FAMILY DETACHED
27	8347.32	70.74	20	15	5	SINGLE FAMILY DETACHED
28	10849.90	113.42	20	15	5	SINGLE FAMILY DETACHED
29	8900.02	86.72	20	15	5	SINGLE FAMILY DETACHED
30	10274.98	45.27	20	15	5	SINGLE FAMILY DETACHED
31	10335.44	45.27	20	15	5	SINGLE FAMILY DETACHED
32	10308.03	45.27	20	15	5	SINGLE FAMILY DETACHED
33	10546.69	44.13	20	15	5	SINGLE FAMILY DETACHED
34	7154.55	66.56	20	15	5	SINGLE FAMILY DETACHED
35	9920.61	50.01	20	15	5	SINGLE FAMILY DETACHED
36	8363.64	176.15	20	15	12.5	SINGLE FAMILY DETACHED
37	5720.00	52.00	20	15	5	SINGLE FAMILY DETACHED
38	5800.01	52.73	20	15	5	SINGLE FAMILY DETACHED
39	5720.00	52.00	20	15	5	SINGLE FAMILY DETACHED
40	5720.00	52.00	20	15	5	SINGLE FAMILY DETACHED
41	5786.03	52.00	20	15	5	SINGLE FAMILY DETACHED
42	7843.48	94.46	20	15	5	SINGLE FAMILY DETACHED
43	7711.67	92.86	20	15	5	SINGLE FAMILY DETACHED
44	6251.68	63.12	20	15	5	SINGLE FAMILY DETACHED
45	5720.00	52.00	20	15	5	SINGLE FAMILY DETACHED
46	5720.00	52.00	20	15	5	SINGLE FAMILY DETACHED
47	6136.50	51.34	20	15	5	SINGLE FAMILY DETACHED
48	6423.73	48.62	20	15	5	SINGLE FAMILY DETACHED
49	6423.73	48.62	20	15	5	SINGLE FAMILY DETACHED
50	6423.73	48.62	20	15	5	SINGLE FAMILY DETACHED
51	6423.73	48.62	20	15	5	SINGLE FAMILY DETACHED
52	6423.73	48.62	20	15	5	SINGLE FAMILY DETACHED
53	5977.91	50.68	20	15	5	SINGLE FAMILY DETACHED

LOT DATA / BLOCK 3						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	6789.97	166.94	20	15	12.5	SINGLE FAMILY DETACHED
2	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
3	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
4	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
5	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
6	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
7	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
8	5522.75	51.00	20	15	5	SINGLE FAMILY DETACHED
9	5622.75	51.00	20	15	5	SINGLE FAMILY DETACHED
10	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
11	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
12	6661.71	164.56	20	15	12.5	SINGLE FAMILY DETACHED
13	6661.71	164.56	20	15	12.5	SINGLE FAMILY DETACHED
14	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
15	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
16	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
17	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
18	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
19	5610.13	51.00	20	15	5	SINGLE FAMILY DETACHED
20	5725.56	51.41	20	15	5	SINGLE FAMILY DETACHED
21	6277.08	53.49	20	15	5	SINGLE FAMILY DETACHED
22	7579.92	53.30	20	15	5	SINGLE FAMILY DETACHED
23	10082.00	194.74	20	15	12.5	SINGLE FAMILY DETACHED

LOT DATA / BLOCK 2						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	5500.00	50.00	20	15	5	SINGLE FAMILY DETACHED
2	5500.00	50.00	20	15	5	SINGLE FAMILY DETACHED
3	5860.31	57.64	20	15	5	SINGLE FAMILY DETACHED
4	6108.76	56.40	20	15	5	SINGLE FAMILY DETACHED
5	6380.00	58.00	20	15	5	SINGLE FAMILY DETACHED
6	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
7	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
8	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
9	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
10	5623.90	51.01	20	15	5	SINGLE FAMILY DETACHED
11	5785.36	51.33	20	15	5	SINGLE FAMILY DETACHED
12	7957.69	183.45	20	15	12.5	SINGLE FAMILY DETACHED
13	7217.99	169.62	20	15	12.5	SINGLE FAMILY DETACHED
14	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
15	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
16	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
17	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
18	5610.00	51.00	20	15	5	SINGLE FAMILY DETACHED
19	5608.30	51.02	20	15	5	SINGLE FAMILY DETACHED
20	5537.58	49.08	20	15	5	SINGLE FAMILY DETACHED
21	9358.13	47.32	20	15	5	SINGLE FAMILY DETACHED
22	14652.65	43.75	20	15	5	SINGLE FAMILY DETACHED
23	9567.87	45.85	20	15	5	SINGLE FAMILY DETACHED
24	6839.24	52.41	20	15	5	SINGLE FAMILY DETACHED
25	7019.87	51.10	20	15	5	SINGLE FAMILY DETACHED
26	8061.55	56.27	20	15	5	SINGLE FAMILY DETACHED

LOT DATA / BLOCK 4						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	9281.96	82.23	20	15	5	SINGLE FAMILY DETACHED
2	9281.13	97.10	20	15	5	SINGLE FAMILY DETACHED
3	12037.72	129.49	20	15	5	SINGLE FAMILY DETACHED
4	7800.00	60.00	20	15	5	SINGLE FAMILY DETACHED
5	7800.00	60.00	20	15	5	SINGLE FAMILY DETACHED
6	7800.00	60.00	20	15	5	SINGLE FAMILY DETACHED
7	7800.00	60.00	20	15	5	SINGLE FAMILY DETACHED
8	7800.00	60.24	20	15	5	SINGLE FAMILY DETACHED
9	12427.38	56.71	20	15	5	SINGLE FAMILY DETACHED
10	12345.68	45.23	20	15	5	SINGLE FAMILY DETACHED
11	7612.63	50.40	20	15	5	SINGLE FAMILY DETACHED
12	8190.02	60.69	20	15	5	SINGLE FAMILY DETACHED
13	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
14	7651.71	173.56	20	15	12.5	SINGLE FAMILY DETACHED
15	23023.38	90.00	20	15	5	SINGLE FAMILY DETACHED
16	26035.21	104.62	20	15	5	SINGLE FAMILY DETACHED
17	14751.89	70.90	20	15	5	SINGLE FAMILY DETACHED
18	16448.41	62.66	20	15	5	SINGLE FAMILY DETACHED
19	25950.43	94.22	20	15	5	SINGLE FAMILY DETACHED
20	18248.49	95.67	20	15	5	SINGLE FAMILY DETACHED
21	14638.15	95.67	20	15	5	SINGLE FAMILY DETACHED
22	14638.15	95.67	20	15	5	SINGLE FAMILY DETACHED
23	14638.15	95.67	20	15	5	SINGLE FAMILY DETACHED
24	14638.15	95.67	20	15	5	SINGLE FAMILY DETACHED
25	14638.15	95.67	20	15	5	SINGLE FAMILY DETACHED
26	15374.39	88.19	20	15	5	SINGLE FAMILY DETACHED
27	15692.32	86.42	20	15	5	SINGLE FAMILY DETACHED
28	15692.32	213.43	20	15	12.5	SINGLE FAMILY DETACHED
29	15524.73	87.19	20	15	5	SINGLE FAMILY DETACHED
30	13536.01	91.14	20	15	5	SINGLE FAMILY DETACHED
31	16344.62	93.33	20	15	5	SINGLE FAMILY DETACHED
32	15938.26	84.98	20	15	5	SINGLE FAMILY DETACHED
33	12925.14	90.00	20	15	5	SINGLE FAMILY DETACHED
34	12378.77	90.00	20	15	5	SINGLE FAMILY DETACHED
35	11659.59	90.00	20	15	5	SINGLE FAMILY DETACHED
36	18590.40	267.82	20	15	12.5	SINGLE FAMILY DETACHED
37	12150.13	105.65	20	15	5	SINGLE FAMILY DETACHED

LOT DATA / BLOCK 5						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	7180.07	58.72	20	15	5	SINGLE FAMILY DETACHED
2	7653.03	55.42	20	15	5	SINGLE FAMILY DETACHED
3	7789.05	55.08	20	15	5	SINGLE FAMILY DETACHED
4	7815.47	54.96	20	15	5	SINGLE FAMILY DETACHED
5	8686.66	56.81	20	15	5	SINGLE FAMILY DETACHED
6	7561.08	58.97	20	15	5	SINGLE FAMILY DETACHED
7	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
8	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
9	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
10	6699.26	60.63	20	15	5	SINGLE FAMILY DETACHED
11	6668.95	60.63	20	15	5	SINGLE FAMILY DETACHED
12	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
13	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
14	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED
15	7014.63	68.74	20	15	5	SINGLE FAMILY DETACHED
16	7360.22	75.36	20	15	5	SINGLE FAMILY DETACHED
17	7729.72	83.40	20	15	5	SINGLE FAMILY DETACHED
18	8550.16	87.16	20	15	5	SINGLE FAMILY DETACHED
19	7337.06	75.36	20	15	5	SINGLE FAMILY DETACHED
20	7334.47	75.36	20	15	5	SINGLE FAMILY DETACHED
21	6816.24	64.53	20	15	5	SINGLE FAMILY DETACHED
22	6600.00	60.00	20	15	5	SINGLE FAMILY DETACHED

LOT DATA / BLOCK 6						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	7040.00	64.00	20	15	5	SINGLE FAMILY DETACHED
2	7267.87	62.89	20	15	5	SINGLE FAMILY DETACHED
3	7823.82	61.72	20	15	5	SINGLE FAMILY DETACHED
4	7734.23	61.72	20	15	5	SINGLE FAMILY DETACHED
5	9705.27	188.34	20	15	12.5	SINGLE FAMILY DETACHED
6	9294.76	108.68	20	15	5	SINGLE FAMILY DETACHED
7	8321.63	89.25	20	15	5	SINGLE FAMILY DETACHED
8	10265.01	193.49	20	15	12.5	SINGLE FAMILY DETACHED
9	12214.03	57.28	20	15	5	SINGLE FAMILY DETACHED
10	12954.93	45.27	20	15	5	SINGLE FAMILY DETACHED
11	11411.90	45.49	20	15	5	SINGLE FAMILY DETACHED
12	12686.50	56.47	20	15	5	SINGLE FAMILY DETACHED
13	8589.82	53.22	20	15	5	SINGLE FAMILY DETACHED
14	7651.71	173.56	20	15	12.5	SINGLE FAMILY DETACHED
15	7800.00	60.00	20	15	5	SINGLE FAMILY DETACHED
16	8425.57	58.19	20	15	5	SINGLE FAMILY DETACHED
17	8959.94	57.94	20	15	5	SINGLE FAMILY DETACHED
18	8699.15	57.94	20	15	5	SINGLE FAMILY DETACHED
19	8055.05	59.20	20	15	5	SINGLE FAMILY DETACHED
20	7800.00	60.00	20	15	5	SINGLE FAMILY DETACHED
21	11655.72	114.47	20	15	5	SINGLE FAMILY DETACHED
22	9614.52	66.60	20	15	5	SINGLE FAMILY DETACHED
23	7074.84	60.69	20	15	5	SINGLE FAMILY DETACHED
24	7106.29	60.47	20	15	5	SINGLE FAMILY DETACHED
25	7105.01	60.44	20	15	5	SINGLE FAMILY DETACHED
26	7105.03	60.44	20	15	5	SINGLE FAMILY DETACHED
27	7106.35	60.47	20	15	5	SINGLE FAMILY DETACHED
28	7066.31	60.74	20	15	5	SINGLE FAMILY DETACHED
29	6819.30	62.00	20	15	5	SINGLE FAMILY DETACHED
30	6820.00	62.00	20	15	5	SINGLE FAMILY DETACHED
31	6820.00	62.00	20	15	5	SINGLE FAMILY DETACHED
32	8068.72	177.26	20	15	12.5	SINGLE FAMILY DETACHED

LOT DATA / BLOCK 7						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	8410.20	78.64	20	15	5	SINGLE FAMILY DETACHED
2	8197.25	60.02	20	15	5	SINGLE FAMILY DETACHED
3	8797.05	176.52	20	15	12.5	SINGLE FAMILY DETACHED
4	9243.86	76.35	20	15	5	SINGLE FAMILY DETACHED
5	7207.37	69.95	20	15	5	SINGLE FAMILY DETACHED
6	7207.37	69.95	20	15	5	SINGLE FAMILY DETACHED
7	7207.37	69.53	20	15	5	SINGLE FAMILY DETACHED
8	7187.12	62.00	20	15	5	SINGLE FAMILY DETACHED
9	6820.00	62.00	20	15	5	SINGLE FAMILY DETACHED
10	6820.00	61.68	20	15	5	SINGLE FAMILY DETACHED
11	6815.94	56.90	20	15	5	SINGLE FAMILY DETACHED
12	10663.36	57.39	20	15	5	SINGLE FAMILY DETACHED
13	10848.63	59.18	20	15	5	SINGLE FAMILY DETACHED
14	8452.07	62.02	20	15	5	SINGLE FAMILY DETACHED
15	7142.96	41.00	20	15	5	SINGLE FAMILY DETACHED

LOT DATA / BLOCK 8						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	9440.89	85.74	20	15	5	SINGLE FAMILY DETACHED
2	10274.08	95.40	20	15	5	SINGLE FAMILY DETACHED
3	23529.03	238.60	20	15	5	SINGLE FAMILY DETACHED
4	8773.50	37.90	20	15	5	SINGLE FAMILY DETACHED
5	9216.38	69.55	20	15	5	SINGLE FAMILY DETACHED
6	9752.25	67.89	20	15	5	SINGLE FAMILY DETACHED
7	9752.63	67.89	20	15	5	SINGLE FAMILY DETACHED
8	9738.17	67.89	20	15	5	SINGLE FAMILY DETACHED
9	9744.21	67.89	20	15	5	SINGLE FAMILY DETACHED
10	9523.64	68.63	20	15	5	SINGLE FAMILY DETACHED
11	9100.00	70.00	20	15	5	SINGLE FAMILY DETACHED
12	9100.21	70.00	20	15	5	SINGLE FAMILY DETACHED
13	9414.15	75.24	20	15	5	SINGLE FAMILY DETACHED
14	9450.48	75.96	20	15	5	SINGLE FAMILY DETACHED
15	9205.37	71.82	20	15	5	SINGLE FAMILY DETACHED
16	9100.00	70.00	20	15	5	SINGLE FAMILY DETACHED
17	9100.00	70.00	20	15	5	SINGLE FAMILY DETACHED
18	9100.00	70.00	20	15	5	SINGLE FAMILY DETACHED
19	9100.00	70.00	20	15	5	SINGLE FAMILY DETACHED
20	18688.10	40.00	20	15	5	SINGLE FAMILY DETACHED
21	9437.46	60.29	20	15	5	SINGLE FAMILY DETACHED

LOT DATA / BLOCK 9						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	18445.54	124.09	20	15	5	SINGLE FAMILY DETACHED
2	21986.77	125.29	20	15	5	SINGLE FAMILY DETACHED
3	22471.60	127.04	20	15	5	SINGLE FAMILY DETACHED
4	21864.00	120.00	20	15	5	SINGLE FAMILY DETACHED
5	22453.18	120.00	20	15	5	SINGLE FAMILY DETACHED
6	25205.40	67.30	20	15	5	SINGLE FAMILY DETACHED

TRACT DATA		
TRACT	AREA (A.C.)	OWNERSHIP
A	0.46	METRO DISTRICT
B	0.11	H.O.A.
C	0.12	H.O.A.
D	0.83	METRO DISTRICT
E	0.15	H.O.A.
F	0.40	H.O.A.
G	0.66	METRO DISTRICT
H	0.09	H.O.A.
I	2.28	H.O.A.
J	8.63	METRO DISTRICT
K	0.61	H.O.A.
L	0.20	METRO DISTRICT
M	0.16	H.O.A.
N	0.10	H.O.A.
O	0.27	METRO DISTRICT
P	1.98	H.O.A.
Q	0.58	METRO DISTRICT
R	0.10	H.O.A.
S	1.30	METRO DISTRICT
T	0.90	H.O.A.
U	0.11	H.O.A.
V	0.19	METRO DISTRICT
W	1.03	METRO DISTRICT
X	1.57	METRO DISTRICT
Y	0.09	H.O.A.
Z	0.13	H.O.A.

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NO.	DATE	NOTES

PROJECT NO: 22033.01

NO	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

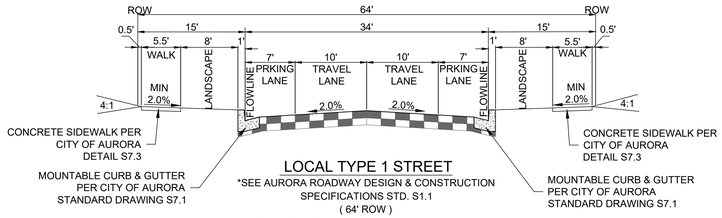
PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

SITE PLAN

LOT TABLES

SHEET 3

I:\2022\22033 – Prairie Point\CAD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 – Cover Sheet.dwg tab: 3 LOT TABLES Aug 24, 2023 – 11:18am lludwig

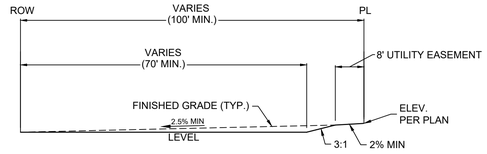


LOCAL TYPE 1 STREET

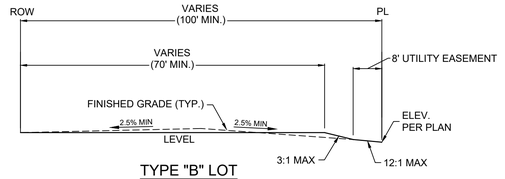
*SEE AURORA ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS STD. S1.1

(64' ROW)

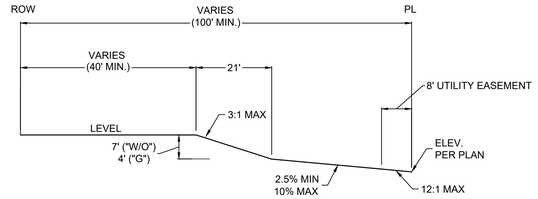
- STREET TYPE: LOCAL
- ADJACENT LAND USE: MU-OA-R1
- BACK-TO-BACK CURB WIDTH: 36'
- NUMBER OF LANES: 2
- PEDESTRIAN LEVEL ACTIVITY: LOW
- PAVEMENT TYPE: R3



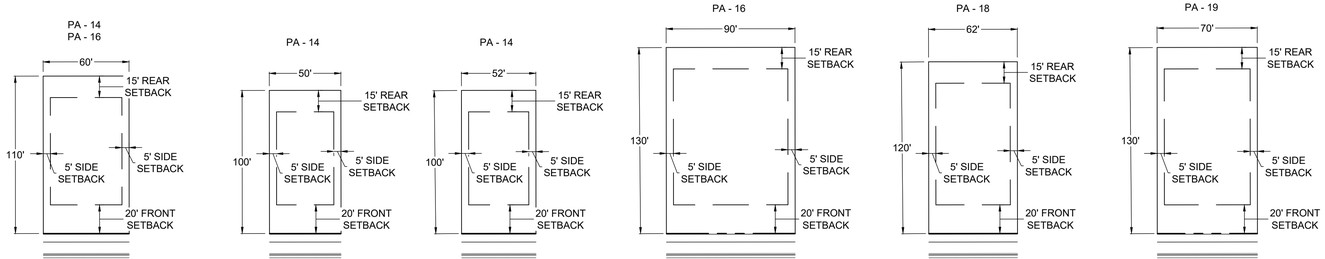
TYPE "A" LOT



TYPE "B" LOT



TYPE "W/O" & "G" LOTS



NOTES:

1. SIDE SETBACKS ADJACENT TO LOCAL STREETS ARE 12.5'.
2. SIDE SETBACKS ADJACENT TO COLLECTOR STREETS ARE 20'.

TYPICAL LOTS

EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- WATER LINE
- RAW WATER LINE
- NON-POTABLE WATER LINE
- IRRIGATION LINE
- SANITARY SEWER
- STORM SEWER
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- FIBER OPTICS LINE
- OVERHEAD ELECTRIC LINE
- CABLE TELEVISION
- CONTOUR MAJOR
- CONTOUR MINOR

PROPOSED LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- SETBACK
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER (CATCH)
- CURB AND GUTTER (SPILL)
- SIDEWALK
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- MANHOLE w/ DIA. (FT.)
- INLET
- FLARED END SECTION
- WATER BEND
- WATER CROSS
- WATER TEE
- WATER REDUCER
- WATER VALVE
- FIRE HYDRANT
- PLUG/CAP
- SANITARY SEWER SERVICE (* INDICATES NON-TYPICAL LOCATION)
- WATER SERVICE (* INDICATES NON-TYPICAL LOCATION)
- UTILITY CROSSING
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- LIMITS OF CONSTRUCTION / SAWCUT
- PEDESTRIAN ACCESSIBLE ROUTE

ABC	AGGREGATE BASE COARSE
ARV	AIR RELEASE VALVE
BB MH	BOX BASE MANHOLE
BC	BUILDING CORNER
BFE	BASEMENT FLOOR ELEVATION
B.O.P.	BOTTOM OF PIPE (ELEVATION)
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
D.E.	DRAINAGE EASEMENT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
E	EAST
EC	END CURVE RETURN
EG	EXISTING GRADE/GROUND
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FM	FORCE MAIN
FO	FIBER OPTIC
G.E.	GAS EASEMENT
GB	GRADE BREAK
GFE	GARAGE FINISH FLOOR
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
IBV	INLINE BUTTERFLY VALVE
INV	INVERT (ELEVATION)
IRR	IRRIGATION
L	LEFT
LF	LINEAR FEET/FOOT
LP	LOW POINT
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
N	NORTH
PC	POINT ON CURVE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURVE RETURN
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS OR RIGHT
R.O.W.	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
S.D.M.E.	SIDEWALK, DRAINAGE, AND MAINTENANCE EASEMENT
S.M.E.	SIDEWALK AND MAINTENANCE EASEMENT
S.W.E.	SIDEWALK EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STM	STORMWATER
STM MH	STORMWATER MANHOLE
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TC	TOP OF CURB
TOF	TOP OF FOUNDATION
T.O.P.	TOP OF PIPE (ELEVATION)
TW	TOP OF WALL
TYP	TYPICAL
U.E.	UTILITY EASEMENT
VC	VERTICAL CURVE
W	WEST
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE

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NOTES	NO.	DATE

PROJECT NO.	22033.01	NOTES
DATE	NO.	
05-26-23	1	FIRST SUBMITTAL

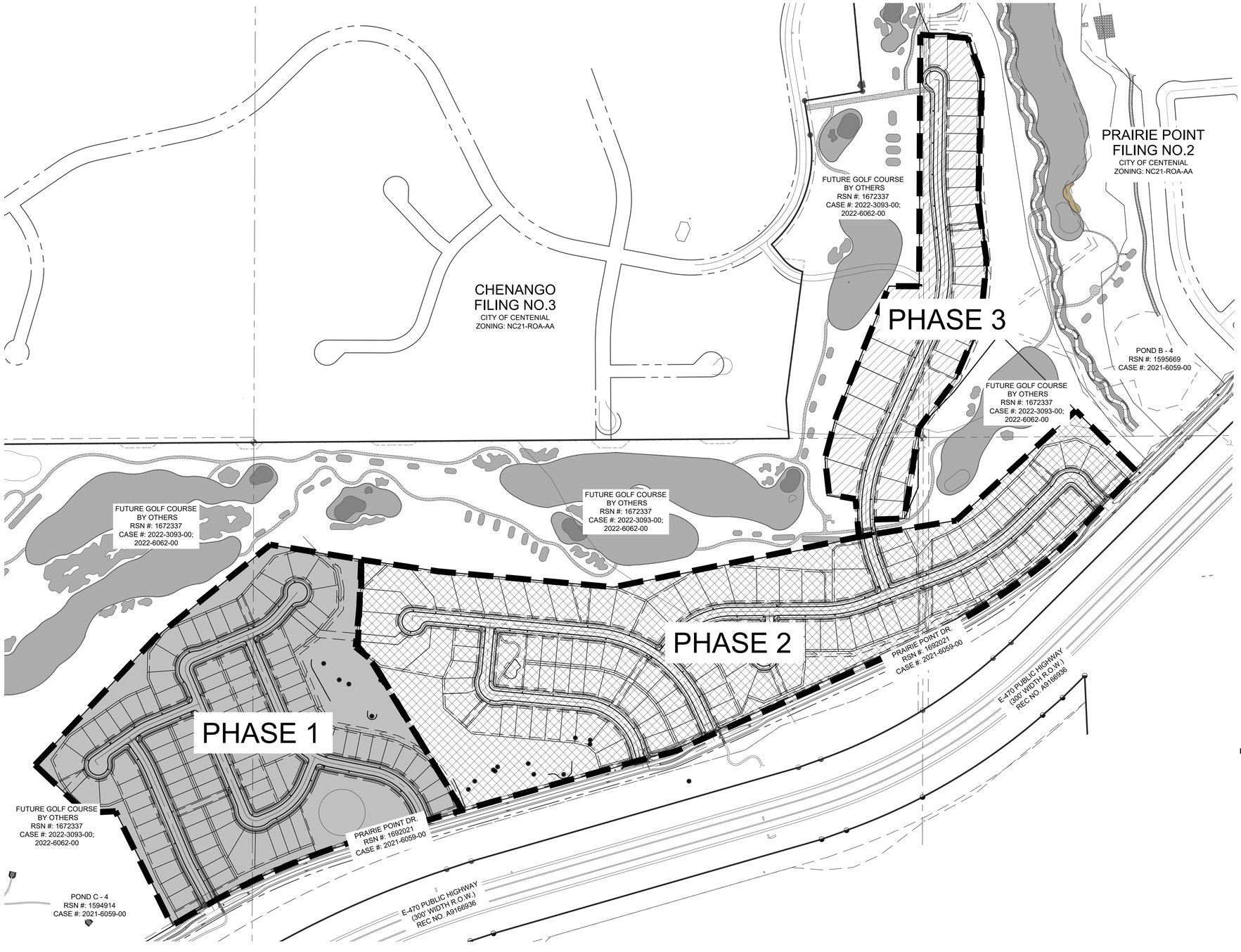
PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

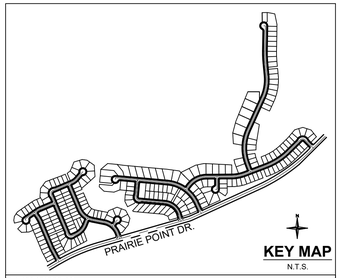
SITE PLAN

STREET DETAILS

SHEET 4

I:\2022\22033 - Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Cover Sheet.dwg tab: 4 STREET DETAILS Aug 24, 2023 - 11:18am lludwig





BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8& 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

1. PRIOR TO ANY GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED FOR DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE ANY ONE OF, OR COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 -IN RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
2. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150' OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS, OR FIRE APPLIANCES.
5. DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS…(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL BUT NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D107.2).

LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE BOUNDARY

PHASE 1:
- PLANNING AREA 14
- PLANNING AREA 15

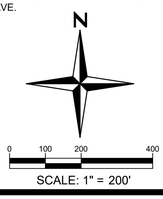
PHASE 2:
- PLANNING AREA 16
- PLANNING AREA 18

PHASE 3:
- PLANNING AREA 17
- PLANNING AREA 18
- PLANNING AREA 19

PHASE 1:
PROPOSED FIRE ACCESS:
- PRIMARY ACCESS IS WESTERN ACCESS POINT OFF OF PRAIRIE POINT DRIVE (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE).
- SECONDARY ACCESS IS EASTERN ACCESS POINT OFF OF PRAIRIE POINT DRIVE(PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE).

PHASE 2:
PROPOSED FIRE ACCESS:
- PRIMARY ACCESS IS WESTERN ACCESS POINT OFF OF PRAIRIE POINT DRIVE (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE).
- SECONDARY ACCESS IS EASTERN ACCESS POINT OFF OF PRAIRIE POINT DRIVE(PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE).

PHASE 3:
PROPOSED FIRE ACCESS:
- PRIMARY ACCESS OFF OF PHASE 2 AND PHASE 3 CONNECTION POINT.
- SECONDARY ACCESS OFF OF EMERGENCY ACCESS PATH CONNECTING TO EXISTING E. LONGS AVE.



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

You MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING. This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation, or fence post installation. Digging without calling can disrupt service to the surrounding neighborhoods. It may harm you and those around you, and potentially result in fines and repair costs.

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NOT FOR CONSTRUCTION

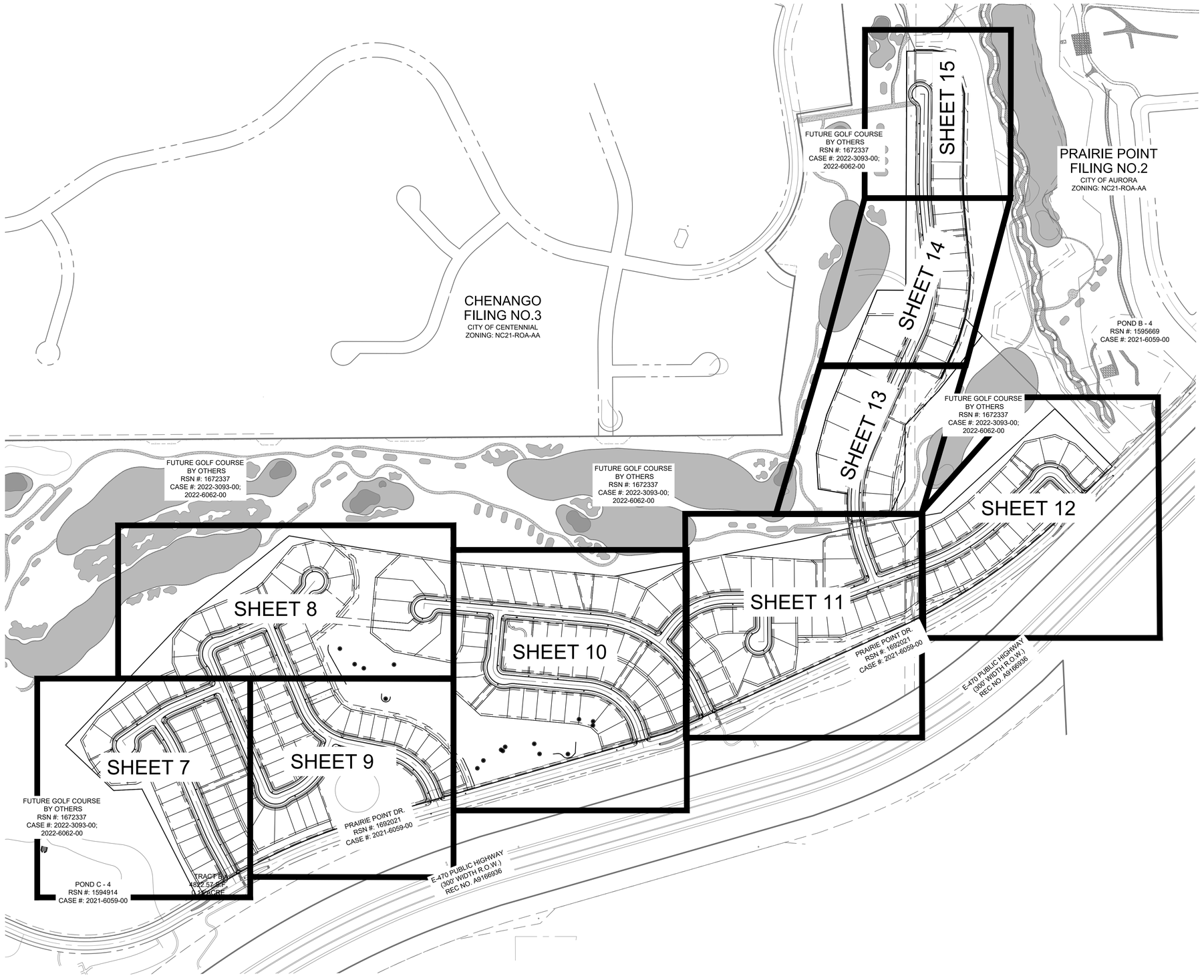
NO.	DATE	NOTES

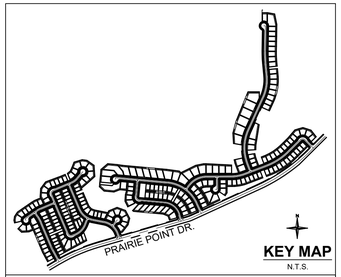
PROJECT NO.	22033.01
DATE	NO.	NOTES
05-26-23	1	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
PHASING PLAN

SHEET 5

I:\2022\22033 - Prairie Point\C4D\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Phasing Plan.dwg tab: 5 PHASING PLAN Aug 24, 2023 - 11:20am lludwig





BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
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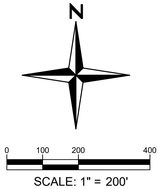
BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8& 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

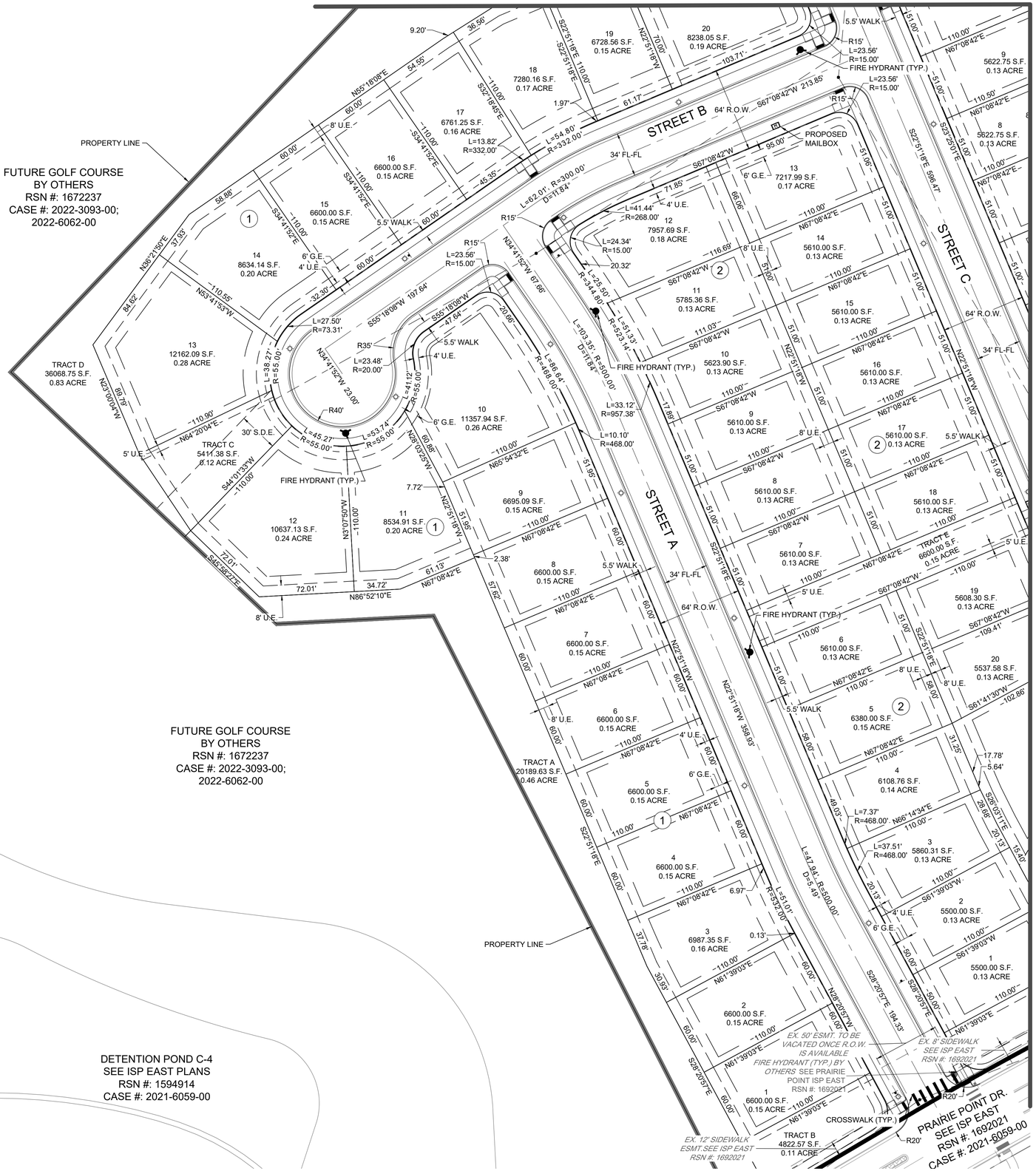
PROJECT NO: 22033.01		
DATE	NO	NOTES
05-26-23	1	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
SITE PLAN INDEX

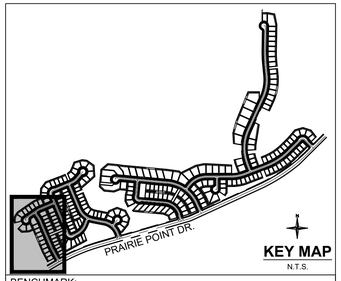
SHEET
6

I:\2022\22033 - Prairie Point\CAD\Sheet Sets\220331 Prairie Point\Conceptual Site Plan\220331.01 - Site Plan.dwg tab: 6 SITE PLAN INDEX Aug 24, 2023 - 11:21am lladwig

MATCHLINE - SEE SHEET 8



MATCHLINE - SEE SHEET 9



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THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8& 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

LEGEND:

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- (2) BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED STREET LIGHT

N

0 20 40 80

SCALE: 1" = 40'

Know what's below. Call before you dig.

You MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING. This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation, or fence post installation. Digging without calling can disrupt service to the surrounding neighborhoods. It may harm you and those around you, and potentially result in fines and repair costs.

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NOT FOR CONSTRUCTION

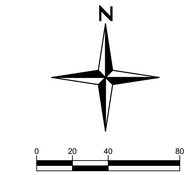
NO.	DATE	NOTES

PROJECT NO.	22033.01	NOTES
NO.	1	FIRST SUBMITTAL
DATE	06-26-23	

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
SITE PLAN

SHEET 7

I:\2022\22033 - Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Site Plan.dwg tab: 7 SITE PLAN Aug 24, 2023 - 11:21am lludwig



LEGEND:

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- EXISTING EASEMENT LINE
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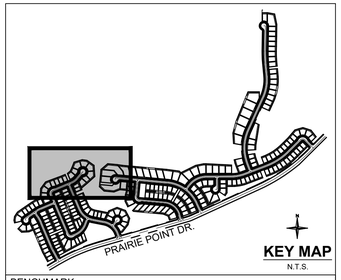

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8& 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

FUTURE GOLF COURSE
BY OTHERS
RSN #: 1672237
CASE #: 2022-3093-00;
2022-6062-00

10' CONCRETE CART PATH
BY OTHERS

PROPERTY LINE

PROPOSED SWALE
(PRIVATE)

PROPOSED MAILBOX

PROPOSED
RETAINING WALL

PROTECTED TREES

FIRE HYDRANT (TYP.)

5.5' WALK

TRACT G
28533.79 S.F.
0.66 ACRE

TRACT J
375807.43 S.F.
8.63 ACRE

TRACT J
375807.43 S.F.
8.63 ACRE

STREET D

STREET E

STREET G

64' R.O.W.

34' FL-FL

30' S.D.E. & S.S.E.

20' D.E.

6' G.E.

4' U.E.

8' U.E.

5' U.E.

Lots and areas:

- 1: 16448.41 S.F., 0.38 ACRE
- 2: 14751.89 S.F., 0.34 ACRE
- 3: 25950.43 S.F., 0.60 ACRE
- 4: 18248.49 S.F., 0.42 ACRE
- 10: 5610.00 S.F., 0.13 ACRE
- 11: 5610.00 S.F., 0.13 ACRE
- 12: 6661.71 S.F., 0.15 ACRE
- 13: 6661.71 S.F., 0.15 ACRE
- 14: 5610.00 S.F., 0.13 ACRE
- 15: 5610.00 S.F., 0.13 ACRE
- 16: 5610.00 S.F., 0.13 ACRE
- 21: 8555.62 S.F., 0.20 ACRE
- 22: 9967.99 S.F., 0.23 ACRE
- 23: 9793.03 S.F., 0.22 ACRE
- 24: 6996.33 S.F., 0.16 ACRE
- 25: 7232.67 S.F., 0.17 ACRE
- 26: 7198.00 S.F., 0.17 ACRE
- 27: 8347.32 S.F., 0.19 ACRE
- 28: 10849.90 S.F., 0.25 ACRE
- 29: 8900.02 S.F., 0.20 ACRE
- 30: 10274.98 S.F., 0.24 ACRE
- 31: 10335.44 S.F., 0.24 ACRE
- 32: 10308.03 S.F., 0.24 ACRE
- 33: 10546.69 S.F., 0.24 ACRE
- 34: 7154.55 S.F., 0.16 ACRE
- 35: 9920.61 S.F., 0.23 ACRE
- 36: 8363.64 S.F., 0.19 ACRE
- 37: 5720.00 S.F., 0.13 ACRE
- 38: 5800.01 S.F., 0.13 ACRE
- 39: 5720.00 S.F., 0.13 ACRE
- 40: 5720.00 S.F., 0.13 ACRE
- 23023.38 S.F., 0.53 ACRE
- 26035.21 S.F., 0.60 ACRE

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 10

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▪ Civil Engineering ▪ Construction Management

NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO 22033.01

NO	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
SITE PLAN

SHEET
8

L:\2022\22033 - Prairie Point\CAD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Site Plan.dwg tab: 8 SITE PLAN Aug 24, 2023 - 11:22am lludwig

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 10

TRACT J
375807.43 S.F.
8.63 ACRE

PROTECTED TREE

PROPOSED RETAINING WALL

PROPOSED SWALE (PRIVATE)

PROPOSED RETAINING WALL

STREET E

STREET F

FUTURE WATER TANK

TRACT I
99266.32 S.F.
2.28 ACRE

TRACT F
17286.11 S.F.
0.40 ACRE

PRAIRIE POINT DR.
SEE ISP EAST
RSN #: 1692021
CASE #: 2021-6059-00

E-470 PUBLIC HIGHWAY
(300' WIDTH ROW)
REC. NO. A9166936

EX. 49' ESMT. TO BE VACATED ONCE R.O.W. IS AVAILABLE

EX. 12' SIDEWALK ESMT.SEE ISP EAST RSN #: 1692021

EX. 8' SIDEWALK SEE ISP EAST RSN #: 1692021

EX. MULTI-USE ESMT. MU-37-39 LT REC NO. A9166396

FIRE HYDRANT (TYP.) BY OTHERS

FIRE HYDRANT (TYP.) BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

STREET LIGHT BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

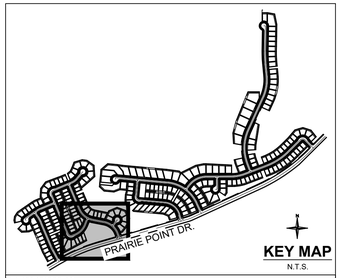
CROSSWALK (TYP.)

8' WALK BY OTHERS

PROPOSED MAILBOX
FIRE HYDRANT (TYP.)

revised as requested, signs added to signage and striping plan

add crosswalk bars and ped ramp signs



BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
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- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- (2) BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED STREET LIGHT

N

0 20 40 80

SCALE: 1" = 40'

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15 YEARS Redland
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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO.	22033.01
NO.	NOTES
1	FIRST SUBMITTAL
DATE	
05-26-23	

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

SITE PLAN

SITE PLAN

SHEET 9

I:\2022\22033 – Prairie Point\CAD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 – Site Plan.dwg, tab: 9 SITE PLAN, Aug 24, 2023 – 11:22am, lludwig

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 11

PROPERTY LINE

FUTURE GOLF COURSE
BY OTHERS
RSN #: 1672237
CASE #: 2022-3093-00;
2022-6062-00

10' CONCRETE CART PATH
BY OTHERS

PROPERTY LINE

N84°48'24"W

95.67'

8' U.E.

5' U.E.

87.00'

17.47'

S66°21'58"E
122.82'

TRACT O
11881.16 S.F.
0.27 ACRE

S59°11'06"W
126.68'

95.65'

S29°31'40"E
141.88'

20
18248.49 S.F.
0.42 ACRE

14638.15 S.F.
0.34 ACRE

TRACT L
8564.68 S.F.
0.20 ACRE

14809.98 S.F.
0.34 ACRE

15374.39 S.F.
0.35 ACRE

15524.73 S.F.
0.36 ACRE

15692.32 S.F.
0.36 ACRE

4

5.5' WALK

6' G.E.

4' U.E.

revised as requested

HYDRANT (TYP.)

STREET G

S84°48'24"E 729.16'

34' FL-FL

64' R.O.W.

L=23.56'
R=15.00'

R15'

L=55.68'
R=570.43'

L=86.42'
R=532.00'

L=525.54'
R=500.00'
D=60.22°

L=109.37'
R=516.31'

L=87.19'
R=340.07'

L=47.05'
R=332.00'

L=22.27'
R=15.00'

FIRE HYDRANT (TYP.)

STREET J

S37°12'15"W 79.72'

L=68.26'
R=268.00'

34.74'

L=22.27'
R=15.00'

R15'

PROPOSED MAILBOX

relocate mailbox, doesn't meet min 50' spacing from ped ramp criteria

FIRE HYDRANT (TYP.)

TRACT K
26412.79 S.F.
0.61 ACRE

6' WALK

5.5' WALK

STREET H

S5°11'36"W 237.00'

N5°11'36"E 26.34'

34' FL-FL

64' R.O.W.

L=21.18'
R=65.00'

L=13.17'
R=87.00'

R30'

L=73.83'
D=90.00°

R=47.00'

L=50.40'
R=84.22'

L=45.23'
R=86.80'

R73'

N72°01'36"E

37.55'

95.77'

N88°01'28"E

60.00'

57.12'

S25°15'54"W

61.38'

S84°48'24"E
110.00'

55.00'

70.00'

90.00'

N84°48'24"W
95.00'

15
23023.38 S.F.
0.53 ACRE

7651.71 S.F.
0.18 ACRE

6600.00 S.F.
0.15 ACRE

8190.02 S.F.
0.19 ACRE

7612.63 S.F.
0.17 ACRE

11
6668.95 S.F.
0.15 ACRE

12
6600.00 S.F.
0.15 ACRE

13
6600.00 S.F.
0.15 ACRE

14
6600.00 S.F.
0.15 ACRE

15
7014.63 S.F.
0.16 ACRE

16
7360.22 S.F.
0.17 ACRE

17
7729.72 S.F.
0.18 ACRE

18
8550.16 S.F.
0.20 ACRE

19
7337.06 S.F.
0.17 ACRE

20
7334.47 S.F.
0.17 ACRE

21
6816.24 S.F.
0.16 ACRE

22
6600.00 S.F.
0.15 ACRE

10
6699.26 S.F.
0.15 ACRE

9
6600.00 S.F.
0.15 ACRE

8
6600.00 S.F.
0.15 ACRE

7
6600.00 S.F.
0.15 ACRE

6
7561.08 S.F.
0.17 ACRE

5
8686.66 S.F.
0.20 ACRE

TRACT M
6866.78 S.F.
0.16 ACRE

4
7815.47 S.F.
0.18 ACRE

3
7789.05 S.F.
0.18 ACRE

2
7653.03 S.F.
0.18 ACRE

1
7180.07 S.F.
0.16 ACRE

3
12037.72 S.F.
0.28 ACRE

2
9281.13 S.F.
0.21 ACRE

1
9281.96 S.F.
0.21 ACRE

12345.68 S.F.
0.28 ACRE

12427.38 S.F.
0.29 ACRE

7784.29 S.F.
0.18 ACRE

7800.00 S.F.
0.18 ACRE

7800.00 S.F.
0.18 ACRE

7800.00 S.F.
0.18 ACRE

7800.00 S.F.
0.18 ACRE

TRACT J
375807.43 S.F.
8.63 ACRE

PROTECTED TREES

PROPOSED RETAINING WALL

revised as requested.

PROTECTED TREES

RETAINING WALL BY OTHERS
SEE PRAIRIE
POINT ISP EAST
RSN #: 1692021

PROTECTED TREES

EX. 12' SIDEWALK
ESMT. SEE ISP EAST
RSN #: 1692021

EX. 8' SIDEWALK
SEE ISP EAST
RSN #: 1692021

PRAIRIE POINT DR.
SEE ISP EAST
RSN #: 1692021
CASE #: 2021-6059-00

STREET LIGHT
BY OTHERS SEE PRAIRIE
POINT ISP EAST
RSN #: 1692021

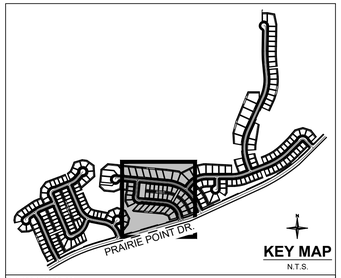
Show the connections to the sidewalk in Prairie Point Drive.

It appears that there is a plotting error or this label is in the wrong location.

EX. 49' ESMT. TO BE VACATED ONCE R.O.W. IS AVAILABLE

CROSSWALK (TYP.)

E-470 PUBLIC HIGHWAY
(300' WIDTH ROW)
REC. NO. A9166936



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- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- (2) BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED BUILDING SETBACK

N

0 20 40 80

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO: 22033.01

NO.	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

SITE PLAN

SITE PLAN

SHEET 10

I:\2022\22033 – Prairie Point\CAD\Sheet Sets\220331 Prairie Point\Conceptual Site Plan\220331 – Site Plan.dwg tab: 10 SITE PLAN Aug 24, 2023 – 11:23am lludwig

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

FUTURE GOLF COURSE
BY OTHERS
RSN #: 1672237
CASE #: 2022-3093-00;
2022-6062-00

10' CONCRETE CART PATH
BY OTHERS

PROPERTY LINE

CROSSWALK (TYP.)

STREET M

STREET J

STREET K

STREET G

PRAIRIE POINT DR.

TRACT Q
25186.06 S.F.
0.58 ACRE

TRACT S
51089.08 S.F.
1.17 ACRE

TRACT Z
5446.68 S.F.
0.13 ACRE

TRACT P
86452.63 S.F.
1.98 ACRE

1 8410.20 S.F. 0.19 ACRE
2 8197.25 S.F. 0.19 ACRE
3 8793.72 S.F. 0.20 ACRE
4 12105.18 S.F. 0.28 ACRE
5 9705.27 S.F. 0.22 ACRE
6 9294.76 S.F. 0.21 ACRE
7 8321.63 S.F. 0.19 ACRE
8 10265.01 S.F. 0.24 ACRE
9 12214.03 S.F. 0.28 ACRE
10 12954.93 S.F. 0.30 ACRE
11 11411.90 S.F. 0.26 ACRE
12 12686.50 S.F. 0.29 ACRE
13 8589.82 S.F. 0.20 ACRE
14 7651.71 S.F. 0.18 ACRE
15 7800.00 S.F. 0.18 ACRE
16 8425.57 S.F. 0.19 ACRE
17 8959.94 S.F. 0.21 ACRE
18 8699.15 S.F. 0.20 ACRE
19 8055.05 S.F. 0.18 ACRE
20 7800.00 S.F. 0.18 ACRE
21 11655.72 S.F. 0.27 ACRE
13630.44 S.F. 0.31 ACRE
16344.62 S.F. 0.38 ACRE
15938.26 S.F. 0.37 ACRE
12925.14 S.F. 0.30 ACRE
12378.77 S.F. 0.28 ACRE
11659.59 S.F. 0.27 ACRE
18590.40 S.F. 0.43 ACRE
4137.33 S.F. 0.09 ACRE

EX. POWER POLE

EX. 40' ESMT. REC. NO. E0067184

EX. 8' SIDEWALK SEE ISP EAST RSN #: 1692021

EX. 12'SIDEWALK ESMT.SEE ISP EAST RSN #: 1692021

EX. MULTI-USE ESMT. MU-37-39 I.T REC. MO. A9166396

E-470 PUBLIC HIGHWAY
(300' WIDTH ROW)
REC. NO. A9166936

PROPOSED MAILBOX

PROPOSED SWALE
(PRIVATE)

FIRE HYDRANT (TYP.)

FIRE HYDRANT (TYP.) BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

FIRE HYDRANT (TYP.) BY OTHRES SEE PRAIRIE POINT ISP EAST RSN #: 1692021

STREET LIGHT BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

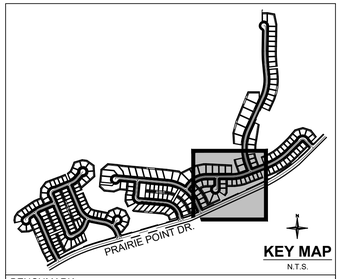
EX. 49' ESMT. TO BE VACATED ONCE R.O.W. IS AVAILABLE

add crosswalk bars and raised ramp signs

revised as requested, signs added to signage and striping plan

revised as requested.

Typical all sheets, the RSN for this project is 1589051.



BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

BASIS OF BEARING:
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LEGEND:

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- (2) BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED STREET LIGHT

N

0 20 40 80

SCALE: 1" = 40'

Know what's below. Call before you dig.

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NO.	DATE	NOTES

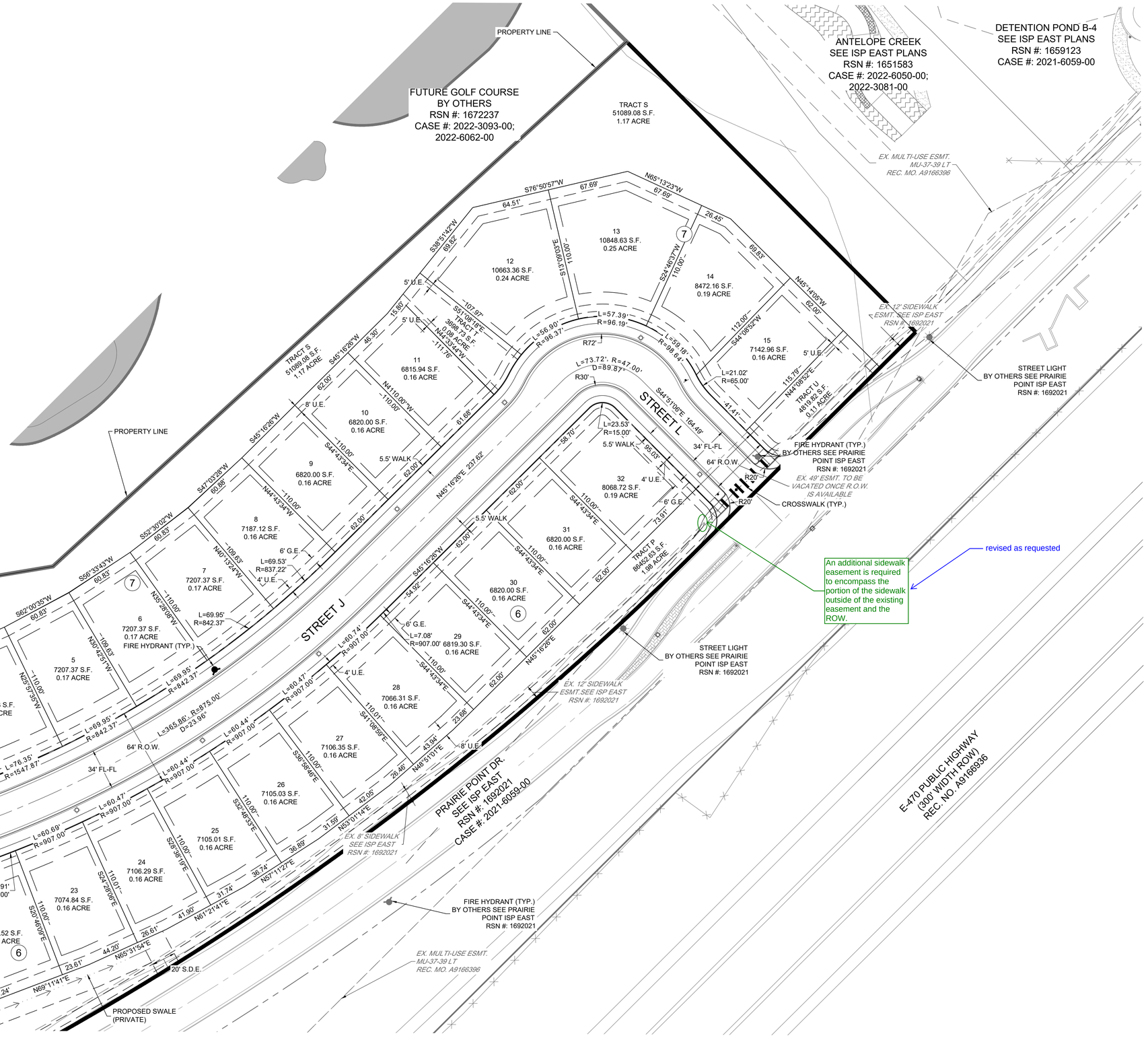
NO.	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

PROJECT NO. 22033.01

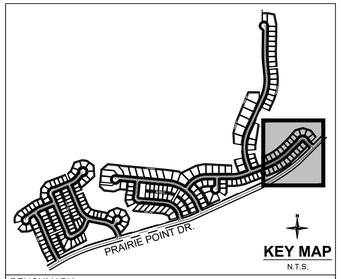
PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
SITE PLAN

SHEET 11

I:\2022\22033 – Prairie Point\CAD\Sheet Sets\220331.01 Prairie Point\Conceptual Site Plan\220331.01 – Site Plan.dwg, tab: 11 SITE PLAN, Aug 24, 2023 – 2:46pm, lludwig



MATCHLINE - SEE SHEET 11



BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
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- PROPOSED FLARED END SECTION
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NO.	DATE	NOTES

PROJECT NO	2033.01	NOTES
NO.	DATE	
1	05-26-23	FIRST SUBMITTAL

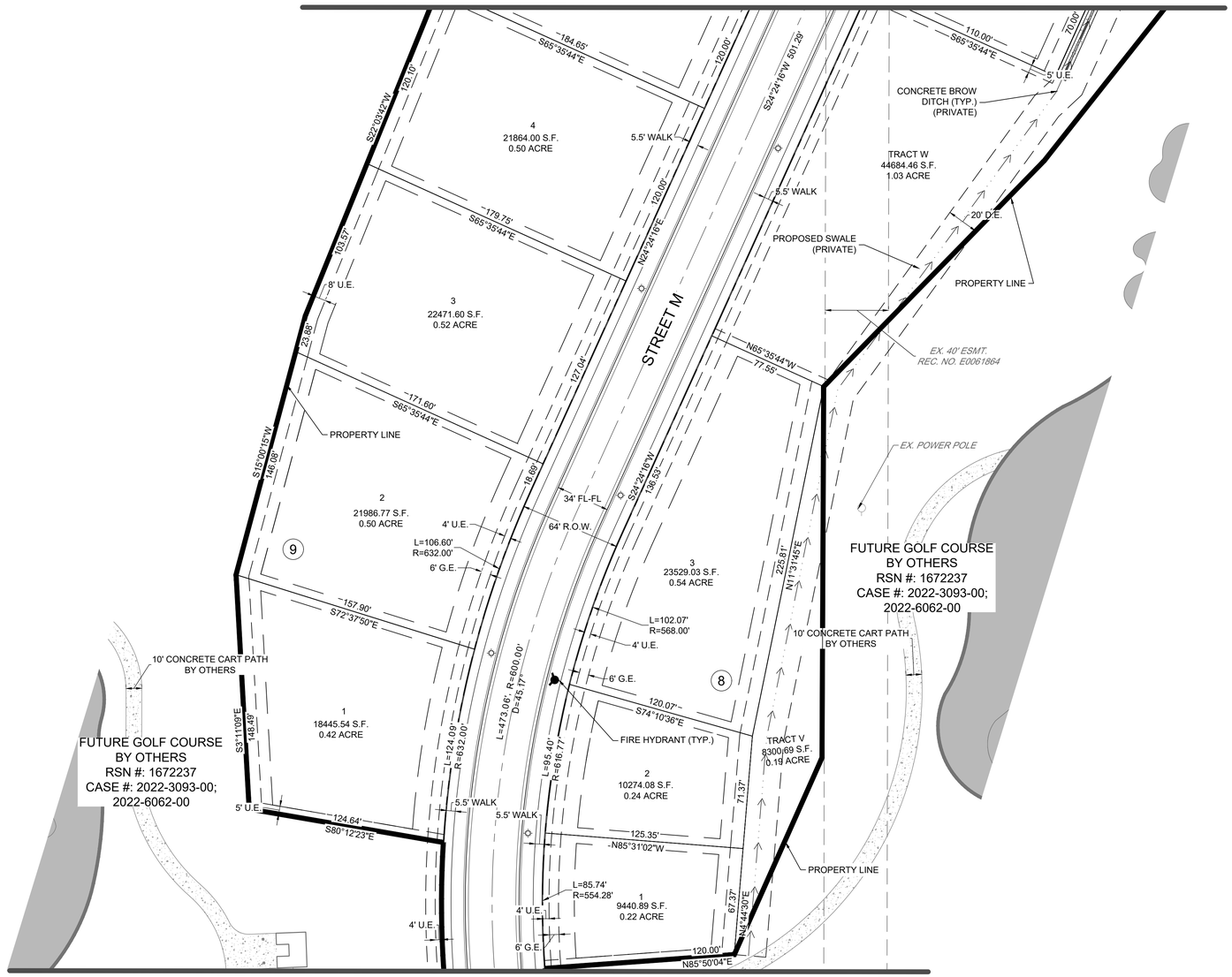
PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

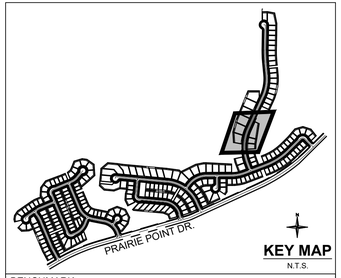
SITE PLAN

SITE PLAN

SHEET 12

I:\2022\22033 — Prairie Point\CAD\Sheet Sets\220331 Prairie Point\Conceptual Site Plan\220331.01 — Site Plan.dwg tdp: 12 SITE PLAN Aug 24, 2023 – 11:24am lludwig





BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
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- PROPOSED BUILDING SETBACK
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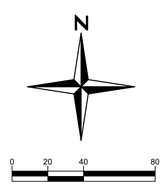

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

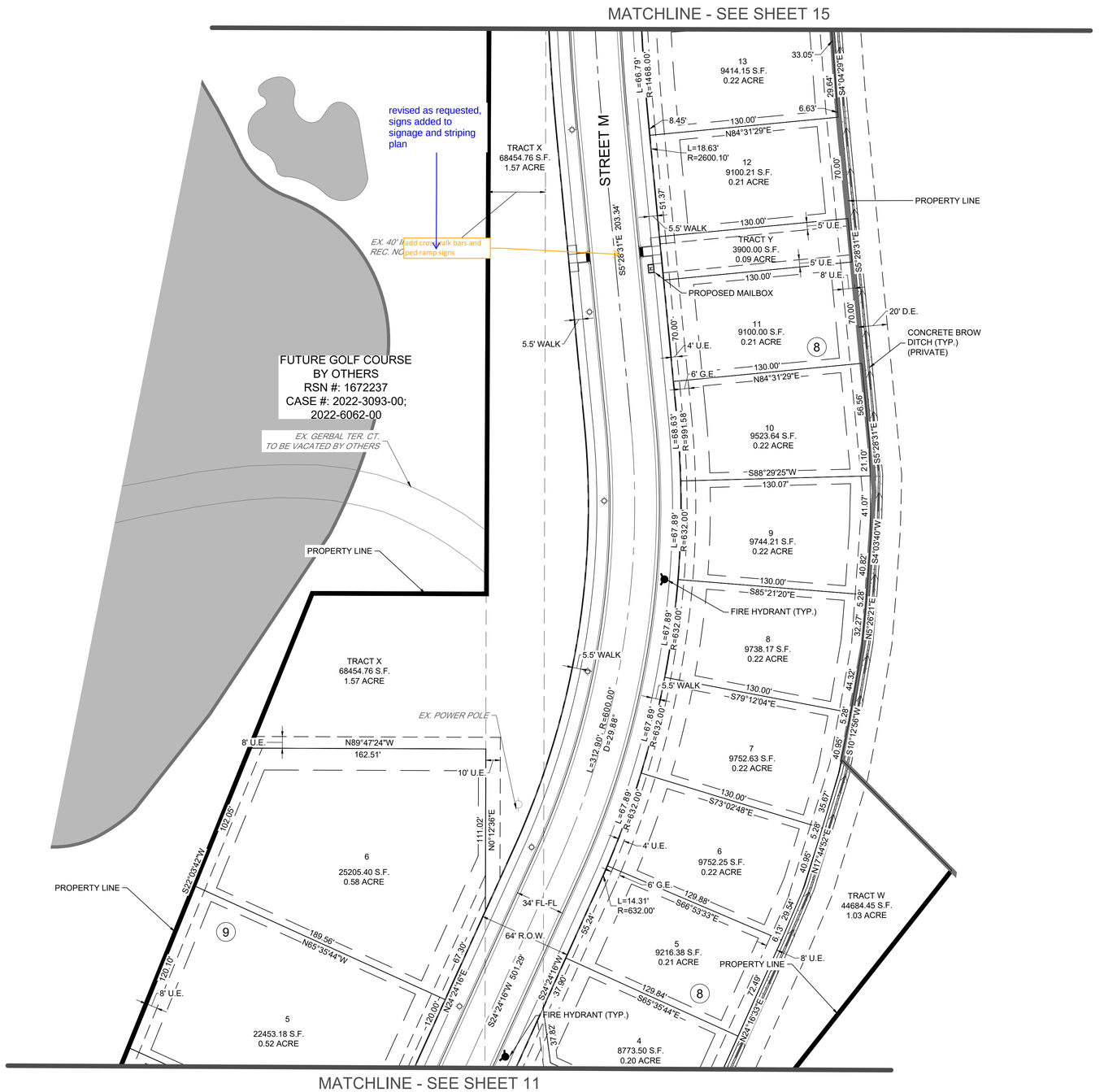
PROJECT NO: 22033.01

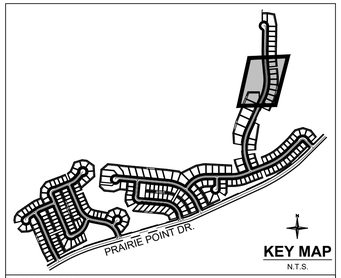
NO.	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
SITE PLAN

SHEET 13

L:\2022\22033 - Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Site Plan.dwg tab: L3 SITE PLAN Aug 24, 2023 - 11:24am lludwig





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N

0 20 40 80

SCALE: 1" = 40'

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NO.	DATE	NOTES

PROJECT NO	22033.01

NO.	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

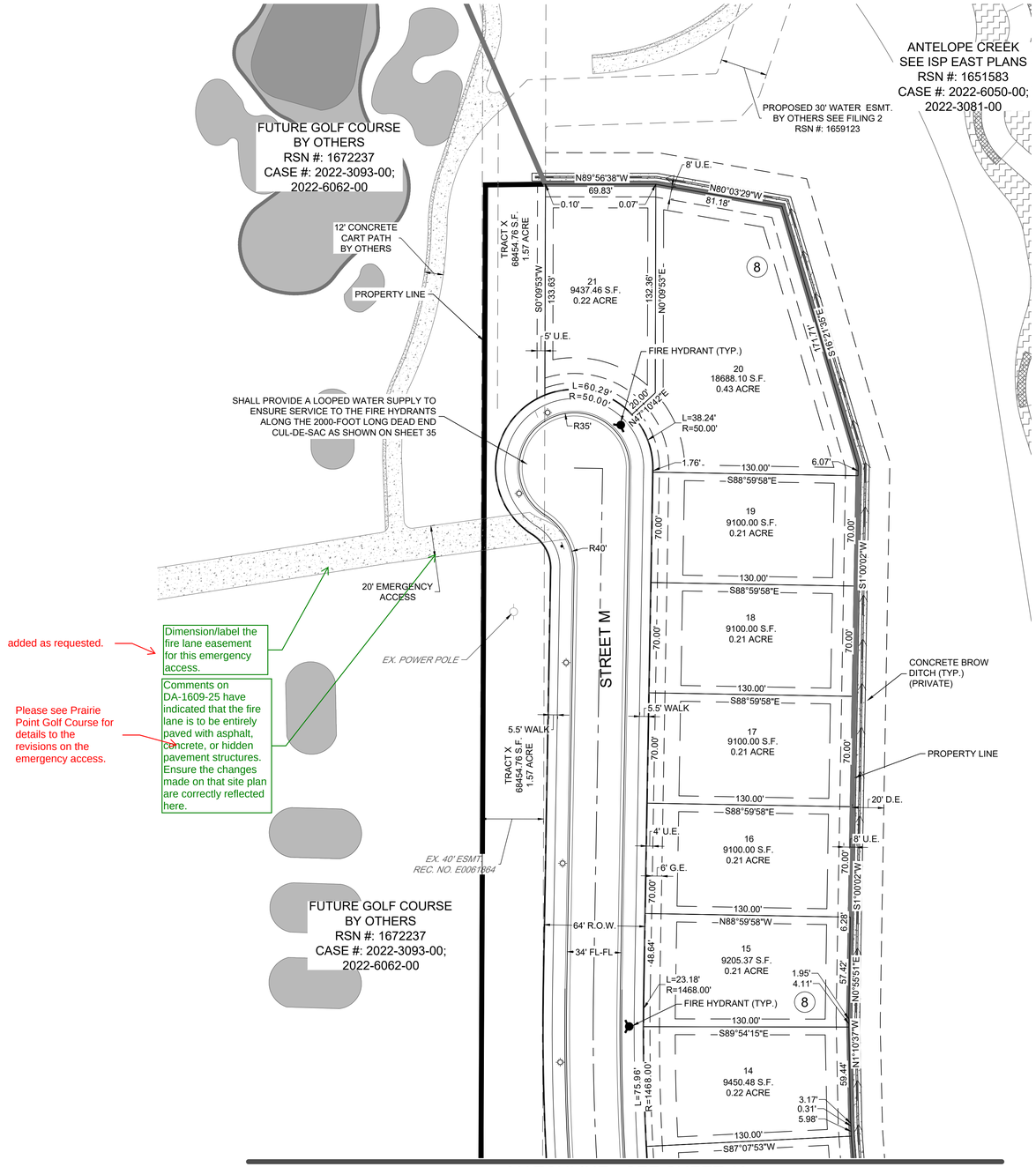
PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

SITE PLAN

SITE PLAN

SHEET 14

I:\2022\22033 - Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Site Plan.dwg tab: 14 SITE PLAN Aug 24, 2023 - 11:24am lludwig

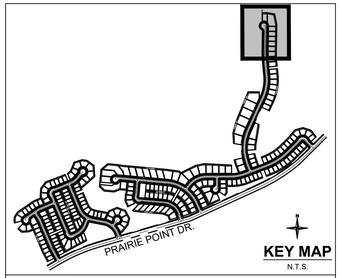


Dimension/label the fire lane easement for this emergency access.

added as requested.

Comments on DA-1609-25 have indicated that the fire lane is to be entirely paved with asphalt, concrete, or hidden pavement structures. Ensure the changes made on that site plan are correctly reflected here.

Please see Prairie Point Golf Course for details to the revisions on the emergency access.



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SCALE: 1" = 40'

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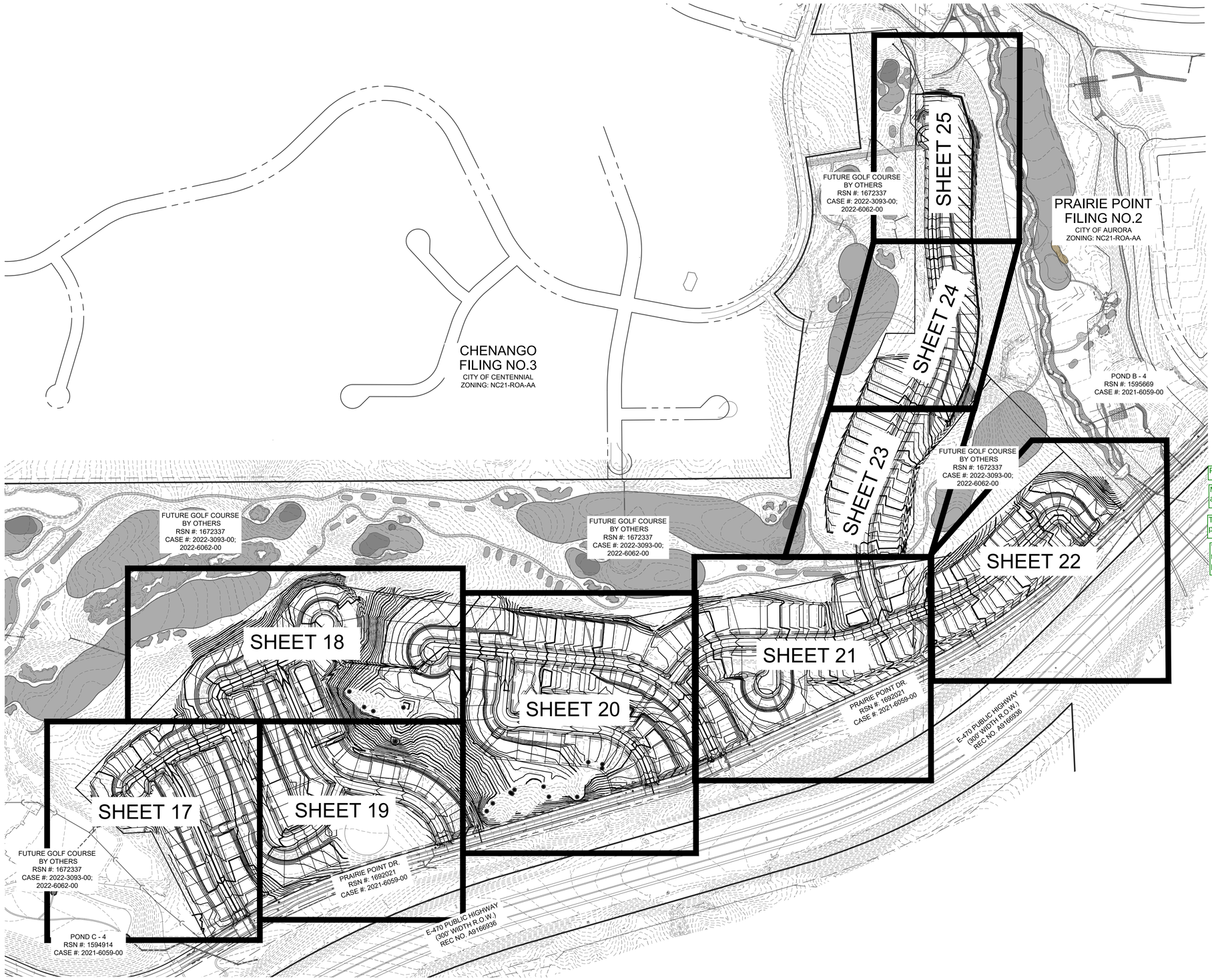
NO.	DATE	NOTES

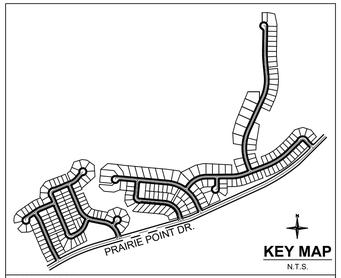
PROJECT NO.	22033.01	
DATE	NO.	NOTES
05-26-23	1	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
SITE PLAN

SHEET
15

I:\2022\22033 - Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Site Plan.dwg tab: 15 SITE PLAN Aug 24, 2023 - 11:25am lludwig





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NOTES:

1. ALL SLOPES ARE MAXIMUM OF 3H:1V UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS.
3. THE MINIMUM SLOPE FOR CONCRETE IS 0.5%, THE MINIMUM SLOPE FOR ASPHALT IS 1%, AND THE MINIMUM SLOPE IN UNPAVED AREAS IS 2%.
4. MAX HEIGHT FOR RETAINING WALLS IS 4' IN RESIDENTIAL AREAS PER SECTION 4.02.7.04 OF THE ROADWAY MANUAL.
5. RAILING IS REQUIRED FOR WALLS OVER 30".

Please add the following required notes to the grading plan:

Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.

The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.

The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.

added as requested

N

0 100 200 400

SCALE: 1" = 200'

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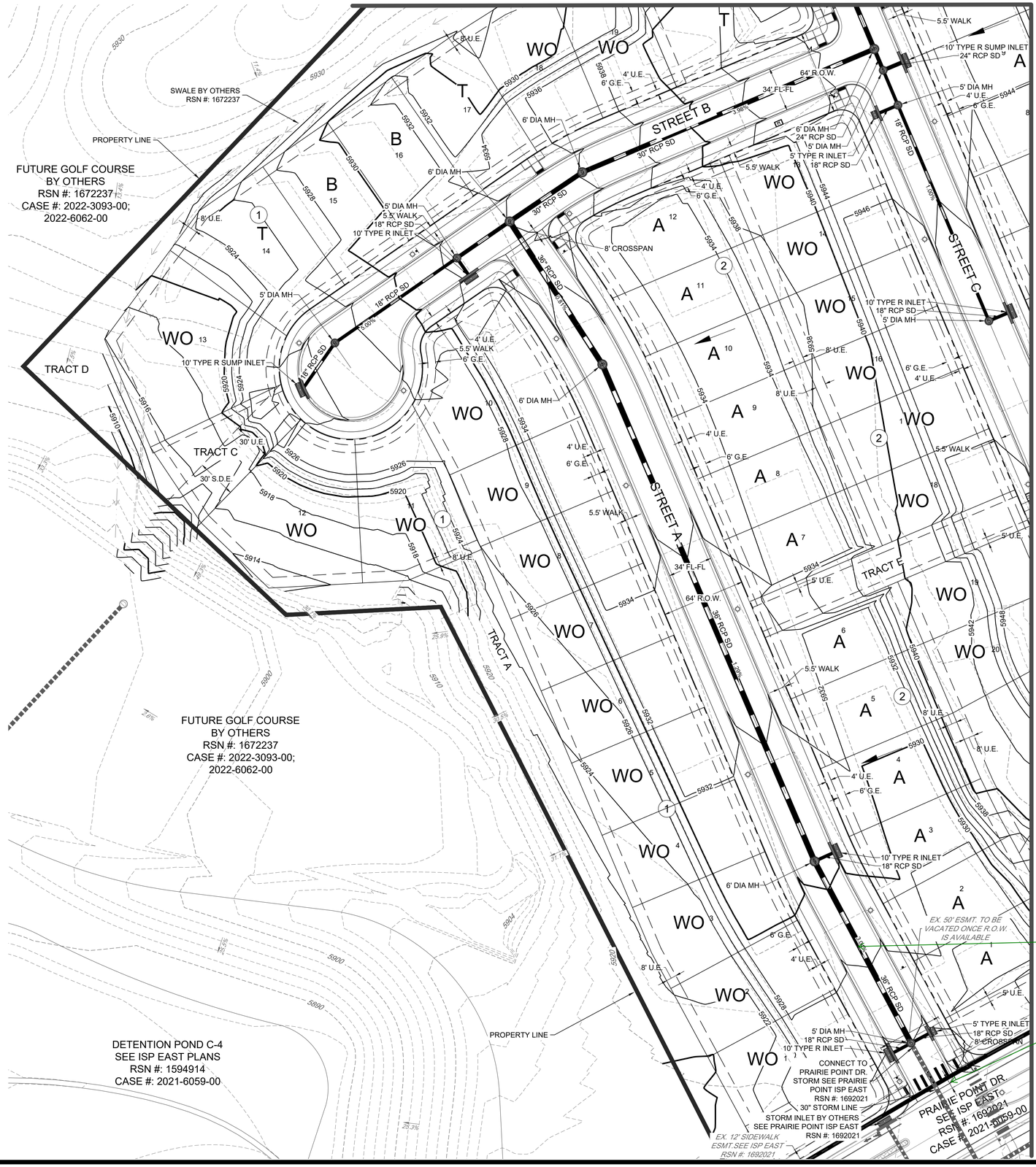
PROJECT NO	22033.01	NOTES
DATE	NO	
05-26-23	1	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
GRADING PLAN INDEX

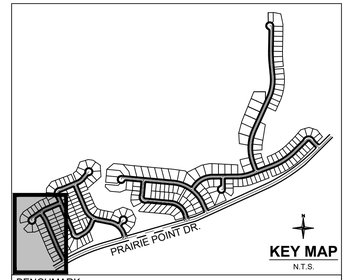
SHEET
16

L:\2022\22033 – Prairie Point\CAD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 – Grading Plan.dwg tab: 16 GRADING PLAN INDEX Aug 24, 2023 – 11:27am lludwig

MATCHLINE - SEE SHEET 18



MATCHLINE - SEE SHEET 19



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5. RAILING IS REQUIRED FOR WALLS OVER 30".

LEGEND:

- (2) BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- A B G WO T LOT TYPE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- 5281 PROPOSED CONTOUR MAJOR
- 5280 PROPOSED CONTOUR MINOR
- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STREET LIGHT

revised as requested.

Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway Manual. Either check this slope label or provide an additional label closer to the intersection showing compliance.

Crosspans removed from site plan and OUP sheets. Left in grading plan to show drainage patterns.

Remove crosspans from all sheets, typical.

N

0 20 40 80

SCALE: 1" = 40'

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DATE	NO.	NOTES
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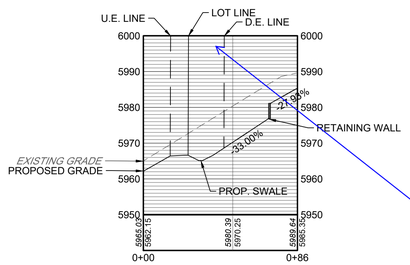
PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
GRADING PLAN

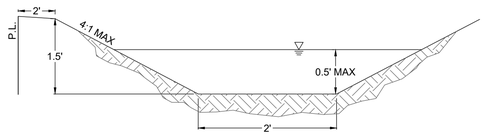
SHEET 17

I:\2022\22033 – Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 – Grading Plan.dwg tabs: 17 GRADING PLAN Aug 24, 2023 – 11:27pm lludwig

SECTION E - E PROFILE

H: 1" = 40'
V: 1" = 20'





PRIVATE SWALE SECTION A - A
REAR YARD DIVERSION SWALE
N.T.S.

LEGEND:

- (2) BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- A B G WO T LOT TYPE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- 5281 PROPOSED CONTOUR MAJOR
- 5280 PROPOSED CONTOUR MINOR
- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STREET LIGHT

NOTES:

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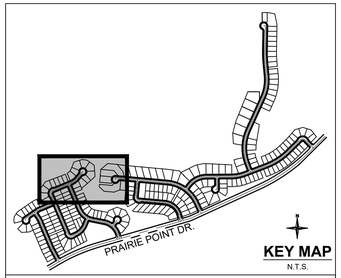
3. THE MINIMUM SLOPE FOR CONCRETE IS 0.5%, THE MINIMUM SLOPE FOR ASPHALT IS 1%, AND THE MINIMUM SLOPE IN UNPAVED AREAS IS 2%.
4. MAX HEIGHT FOR RETAINING WALLS IS 4' IN RESIDENTIAL AREAS PER SECTION 4.02.7.04 OF THE ROADWAY MANUAL.
5. RAILING IS REQUIRED FOR WALLS OVER 30".



BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

BASIS OF BEARING:
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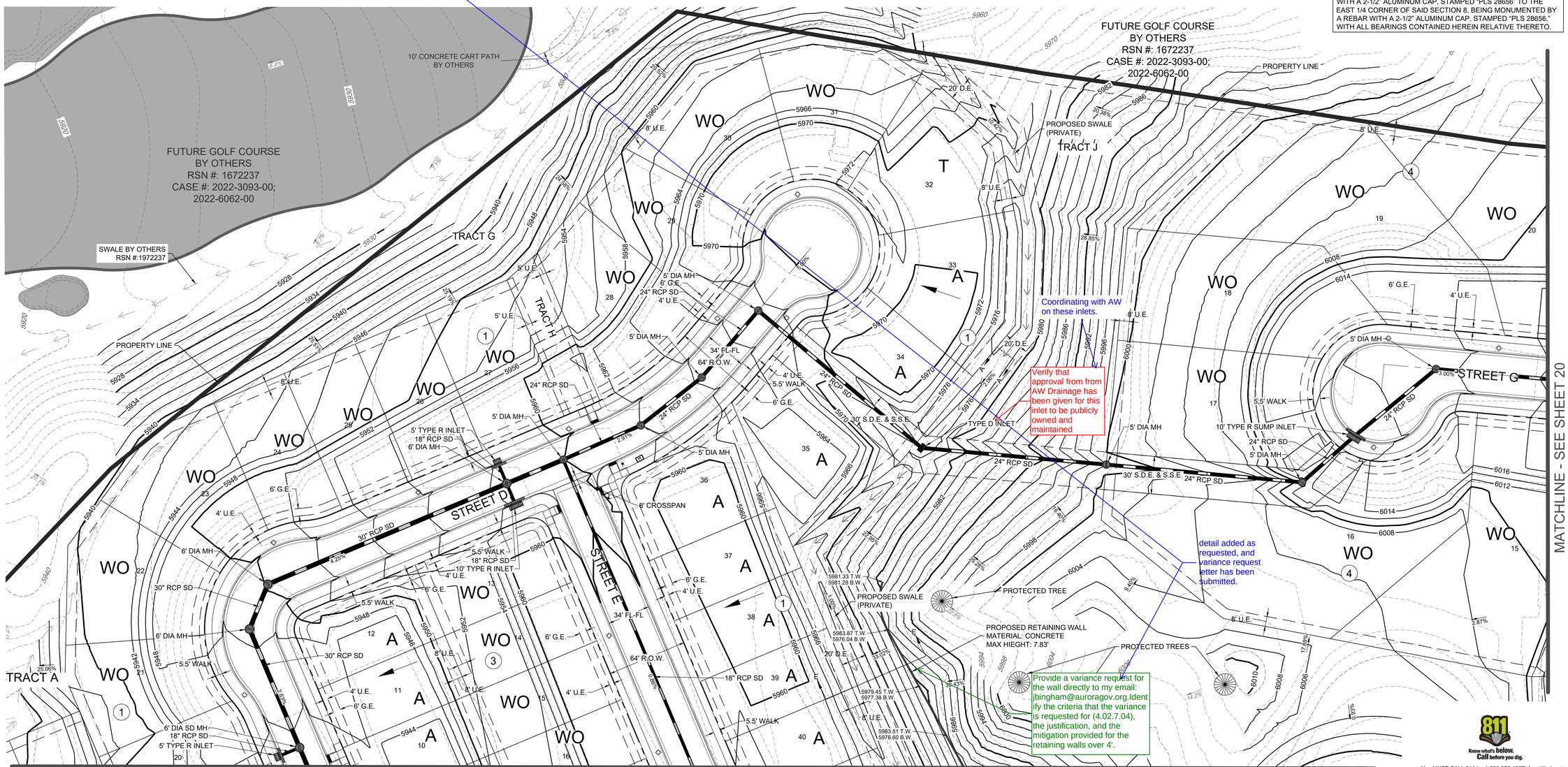
N

0 20 40 80

SCALE: 1" = 40'



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15 YEARS Redland
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▪ Civil Engineering ▪ Construction Management

NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO 22033.01

NO	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
GRADING PLAN

SHEET 18

I:\2022\22033 – Prairie Point\CAD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 – Grading Plan.dwg tab: 18 GRADING PLAN Aug 24, 2023 – 11:28am lladwig

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 20

STREET E

STREET F

TRACT J

TRACT I

TRACT F

PROPOSED RETAINING WALL

MATERIAL: CONCRETE
MAX HEIGHT: 10.03'

No walls are permitted to be over 8'. Provide tiered walls or a variance request for the height.

detail added as requested, and variance request letter has been submitted.

PROTECTED TREE

PROPOSED SWALE (PRIVATE)

TYPE D INLET

See comment on previous

10' TYPE R INLET

18" RCP SD

30' S.D.E.

5' DIA MH

64' R.O.W.

34' FL-FL

5.5' WALK

4' U.E.

6' G.E.

8' U.E.

20' D.E.

Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway Manual. Either check this slope label or provide an additional label closer to the intersection showing compliance.

revised as requested.

FUTURE WATER TANK

EX. 49' ESMT. TO BE VACATED ONCE R.O.W. IS AVAILABLE

5' TYPE R INLET

CONNECT TO PRAIRIE POINT DR. STORM SEE PRAIRIE POINT ISP EAST RSN #: 1692021

STORM INLET BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

EX. 8' SIDEWALK SEE ISP EAST RSN #: 1692021

EX. 12' SIDEWALK ESMT.SEE ISP EAST RSN #: 1692021

PRAIRIE POINT DR. SEE ISP EAST RSN #: 1692021 CASE #: 2021-6059-00

30" STORM LINE BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

6' DIA. STORM MH BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

8' CROSSPAN

CONNECT TO PRAIRIE POINT DR. STORM SEE PRAIRIE POINT ISP EAST RSN #: 16920

ISP East show a manhole and inlet at this location; verify and reconcile

Latest iteration of ISP East does not show a manhole at this location; please verify and

revised as requested. Coordination to add this manhole in the correct location on the next submittal of ISP East has taken place.

STREET LIGHTING - BY OTHERS

EX. MULTI-USE ESMT. MU-37-39 LT REC. NO. A9166396

E-470 PUBLIC HIGHWAY (300' WIDTH ROW) REC. NO. A9166936

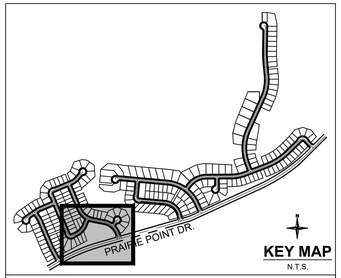
PROPOSED SWALE (PRIVATE)

18" RCP SD
5' TYPE R INLET

TYPE D INLET
20' S.D.E.

5' U.E.

18" RCP SD
5' DIA MH



BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
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NOTES:

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4. MAX HEIGHT FOR RETAINING WALLS IS 4' IN RESIDENTIAL AREAS PER SECTION 4.02.7.04 OF THE ROADWAY MANUAL.
5. RAILING IS REQUIRED FOR WALLS OVER 30".

LEGEND:

- (2) BLOCK NUMBER
- 2 LOT NUMBER
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- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
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- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
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- 5280 PROPOSED CONTOUR MINOR
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- R.O.W.
- LOT LINE
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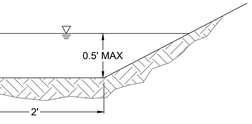
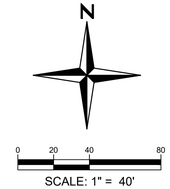
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STREET LIGHT



PRIVATE SWALE SECTION A - A
REAR YARD DIVERSION SWALE
N.T.S.



SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO. 22033.01

NO.	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
GRADING PLAN

SHEET 19

I:\2022\22033 - Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Grading Plan.dwg tab: 19 GRADING PLAN Aug 24, 2023 - 11:28am lladwig

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 21

FUTURE GOLF COURSE
BY OTHERS
RSN #: 1672237
CASE #: 2022-3093-00;
2022-6062-00

PROPERTY LINE

10' CONCRETE CART PATH
BY OTHERS

TRACT O

TRACT L

STREET G

STREET H

STREET I

STREET J

TRACT K

TRACT J

TRACT M

TRACT N

64' R.O.W.

34' FL-FL

5.5' WALK

6' G.E.

4' U.E.

8' U.E.

5' U.E.

6' WALK

8' CROSSPAN

10' TYPE R INLET
18" RCP SD
18" RCP SD
5' DIA MH

5' TYPE R INLET
18" RCP SD
5' DIA MH

18" RCP SD
10' TYPE R INLET

18" RCP SD
5' TYPE R INLET

18" RCP SD
5' DIA MH
10' TYPE R INLET

18" RCP SD
5' DIA MH
5.5' WALK

24" RCP SD

STORM INLET BY OTHERS
SEE PRAIRIE POINT ISP EAST
RSN #: 1692021

STREET LIGHTING
BY OTHERS

PROTECTED TREES

PROPOSED RETAINING WALL
MATERIAL: CONCRETE
MAX HEIGHT: 13.41'

PROPOSED RETAINING WALL
MATERIAL: CONCRETE
MAX HEIGHT: 10.43'

5978.97 T.W.
5978.95 B.W.

5985.74 T.W.
5977.83 B.W.

6023.02 T.W.
6023.02 B.W.

6013.90 T.W.
6006.68 B.W.

6005.79 T.W.
6005.70 B.W.

6012.02 T.W.
6002.06 B.W.

EX. 12" SIDEWALK
ESMT.SEE ISP EAST
RSN #: 1692021

EX. 49' ESMT. TO BE
VACATED ONCE R.O.W.
IS AVAILABLE

PRAIRIE POINT DR.
SEE ISP EAST
RSN #: 1692021
CASE #: 2021-6062-00

39.38 ft

CONNECT TO
PRAIRIE P
STORM S
POINT ISP
RSN #: 16
5' DIA MH

detail added as requested, and variance request letter has been submitted.

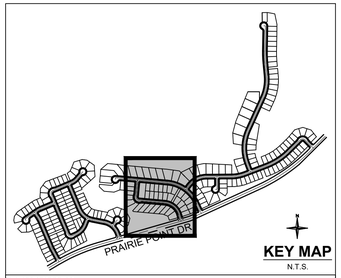
No walls are permitted to be over 8'. Provide tiered walls or a variance request for the height. No portion of a wall may encroach into easements or ROW including tiebacks, foundations, and footings. A variance for the clearance will also likely be required per Section 4.02.7.07.2 of the Roadway Manual.

Typical all walls: provide a typical detail. The detail should identify the max height, required railing, and material.

Latest iteration of ISP East does not show a manhole and inlet at this location; please verify and reconcile

Latest iteration of ISP East shows a manhole and inlet approximately 39.38 ft away from the manhole to the west of it; please verify and reconcile

revised as requested. Coordination to add this manhole in the correct location on the next submittal of ISP East has taken place.



BENCHMARK:
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LEGEND:

- (2) BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- A B G WO T LOT TYPE
- 6280 EXISTING CONTOUR MAJOR
- 6281 EXISTING CONTOUR MINOR
- 6280 PROPOSED CONTOUR MAJOR
- 6281 PROPOSED CONTOUR MINOR
- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STREET LIGHT

N

0 20 40 80

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

PROJECT NO.	NO	NOTES
22033.01		
DATE	NO	FIRST SUBMITTAL
05-26-23	1	

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
GRADING PLAN

SHEET
20

L:\2022\22033 – Prairie Point\CAD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 – Grading Plan.dwg Lob: 20 GRADING PLAN Aug 24, 2023 – 11:28am lludwig

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 20

10' CONCRETE CART PATH BY OTHERS

FUTURE GOLF COURSE BY OTHERS RSN #: 1672237 CASE #: 2022-3093-00; 2022-6062-00

PROPERTY LINE

SWALE BY OTHERS RSN #: 1672237

TRACT Q

TRACT R

TRACT S

TRACT Z

TRACT P

STREET M

STREET J

STREET K

STREET G

PRAIRIE POINT DR. SEE ISP EAST RSN #: 1692021 CASE #: 2021-6059-00

EX. 12'SIDEWALK ESMT.SEE ISP EAST RSN #: 1692021

EX. 8' SIDEWALK SEE ISP EAST RSN #: 1692021

EX. 40' ESMT. REC. NO. E0061864

EX. 49' ESMT. TO BE VACATED ONCE R.O.W. IS AVAILABLE

EX. MULTI-USE ESMT. MU-37-39 LT REC. NO. A9166936

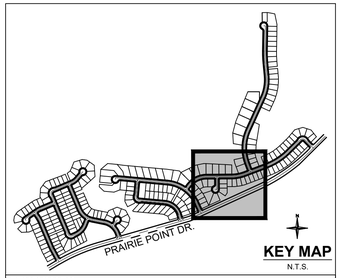
E-470 PUBLIC HIGHWAY (300' WIDTH ROW) REC. NO. A9166936

PROPOSED SWALE (PRIVATE)

storm line design verified.

Verify that the design of the storm line along Prairie Point Dr matches the latest iteration of ISP East and reconcile where necessary (TYP)

CONNECT TO PRAIRIE POINT DR. STORM SEE PRAIRIE POINT ISP EAST



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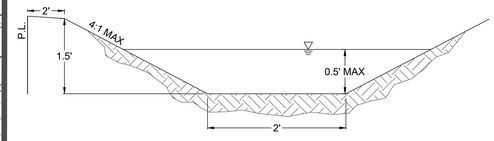

PRIVATE SWALE SECTION A - A
REAR YARD DIVERSION SWALE
N.T.S.

LEGEND:

- BLOCK NUMBER
- LOT NUMBER
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- PROPOSED SIDEWALK
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- PROPOSED MID-BLOCK RAMP
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- PROPOSED STREET LIGHT

N

0 20 40 80

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

PROJECT NO: 22033.01

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

SITE PLAN

GRADING PLAN

SHEET 21

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- EXISTING STORM SEWER
- PROPOSED STREET LIGHT

MATCHLINE - SEE SHEET 21

PROPERTY LINE

FUTURE GOLF COURSE BY OTHERS RSN #: 1672237 CASE #: 2022-3033-00; 2022-6062-00

ANTELOPE CREEK SEE ISP EAST PLANS RSN #: 1651583 CASE #: 2022-6050-00; 2022-3081-00

DETENTION POND B-4 SEE ISP EAST PLANS RSN #: 1659123 CASE #: 2021-6059-00

TRACT S

TRACT T

TRACT U

TRACT P

STREET J

STREET L

64' R.O.W.

34' FL-FL

24" RCP SD

18" RCP SD

15" RCP SD

10' TYPE R INLET 18" RCP SD 5' DIA MH

5' TYPE R INLET 18" RCP SD

5' DIA MH

TYPE D INLET 18" RCP SD

6' G.E.

4' U.E.

8' U.E.

5.5' WALK

EX. 49' ESMT. TO BE VACATED ONCE R.O.W. IS AVAILABLE

8' CROSSWALK

HEAD WALL BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

30" STORM LINE BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

8'X8' RCBC BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

EX. 12' SIDEWALK ESMT. SEE ISP EAST RSN #: 1692021

CONNECT TO PRAIRIE POINT DR. STORM SEE PRAIRIE POINT ISP EAST RSN #: 1692021

18" STORM LINE BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

24" STORM LINE BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

STREET LIGHTING BY OTHERS

PROPOSED SWALE (PRIVATE)

20' S.D.E.

20' D.E.

CONNECT TO PRAIRIE POINT DR. STORM SEE PRAIRIE POINT ISP EAST RSN #: 1692021

30" STORM LINE

6' DIA. STORM MH

STORM INLET BY OTHERS SEE PRAIRIE POINT ISP EAST RSN #: 1692021

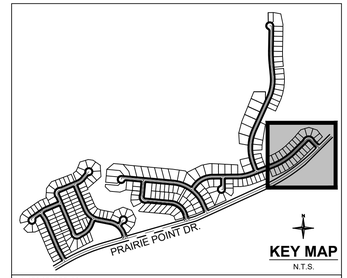
EX. 8' SIDEWALK SEE ISP EAST RSN #: 1692021

EX. 12' SIDEWALK ESMT.SEE ISP EAST RSN #: 1692021

PRAIRIE POINT DR. SEE ISP EAST RSN #: 1692021 CASE #: 2021-6059-00

EX. MULTI-USE ESMT. MU-37-39 LT REC. MO. A9166396

E-470 PUBLIC HIGHWAY (300' WIDTH ROW) REC. NO. A9166936



BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

BASIS OF BEARING:
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NOTES:

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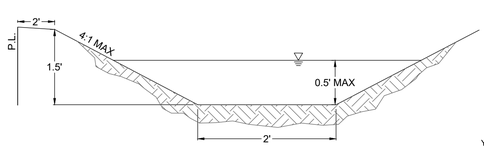
2. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS.
3. THE MINIMUM SLOPE FOR CONCRETE IS 0.5%, THE MINIMUM SLOPE FOR ASPHALT IS 1%, AND THE MINIMUM SLOPE IN UNPAVED AREAS IS 2%.
4. MAX HEIGHT FOR RETAINING WALLS IS 4' IN RESIDENTIAL AREAS PER SECTION 4.02.7.04 OF THE ROADWAY MANUAL.
5. RAILING IS REQUIRED FOR WALLS OVER 30".



PRIVATE SWALE SECTION A - A
REAR YARD DIVERSION SWALE
N.T.S.

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

You MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING. This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation, or fence post installation. Digging without calling can disrupt service to the surrounding neighborhoods. It may harm you and those around you, and potentially result in fines and repair costs.

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO.	22033.01	NOTES
DATE	NO.	
05-26-23	1	FIRST SUBMITTAL

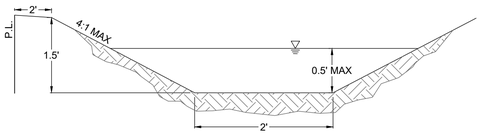
PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

SITE PLAN

GRADING PLAN

SHEET 22

I:\2022\22033 - Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Grading Plan.dwg tab: 22 GRADING PLAN Aug 24, 2023 - 11:29am lludwig



PRIVATE SWALE SECTION A - A
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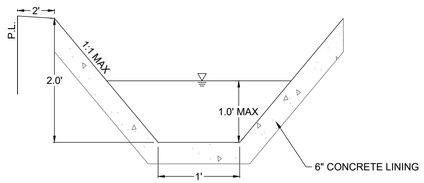
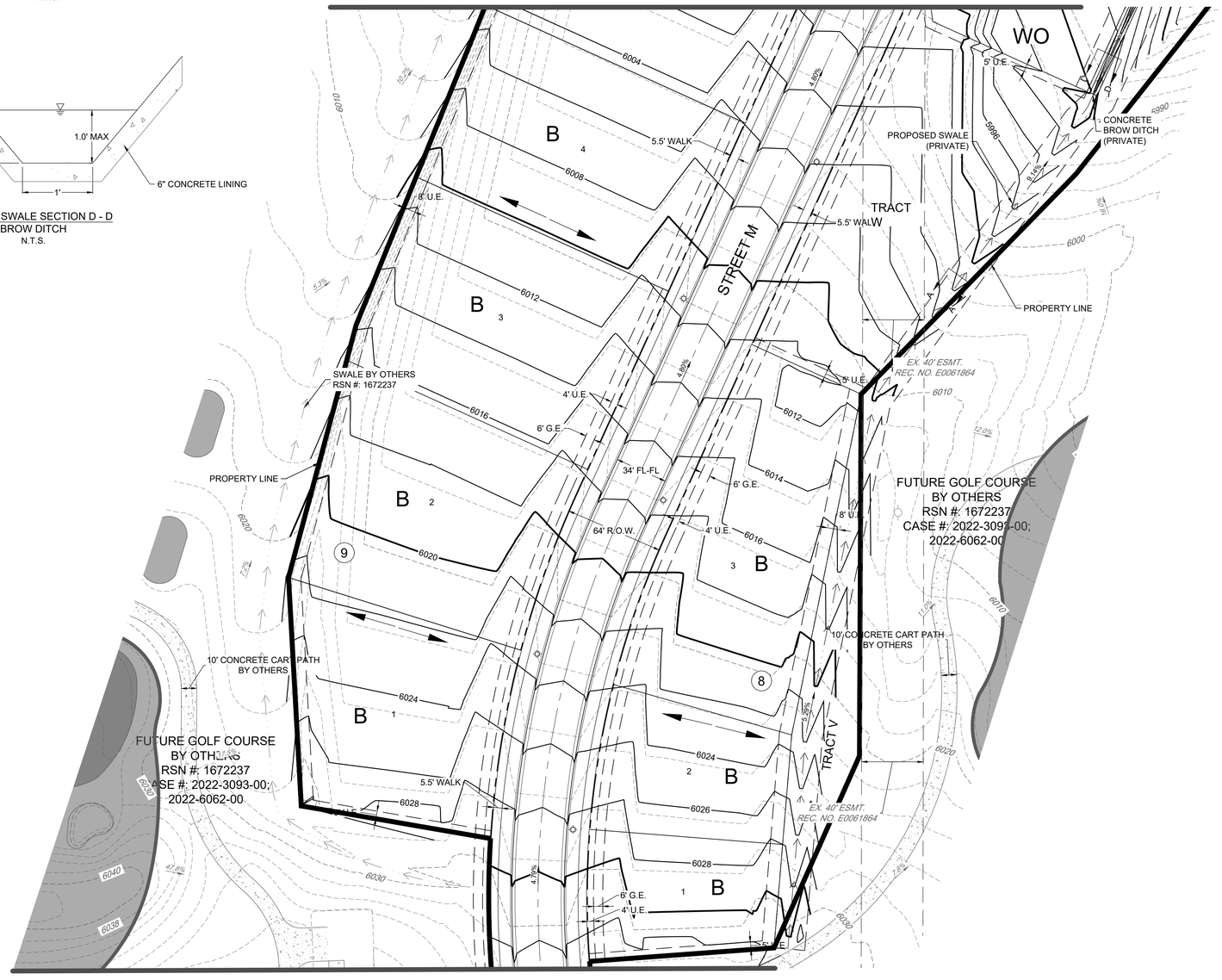
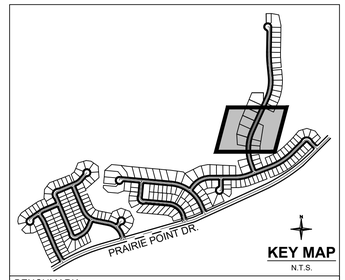


PRIVATE SWALE SECTION D - D
BROW DITCH
N.T.S.

MATCHLINE - SEE SHEET 24



MATCHLINE - SEE SHEET 21



BENCHMARK:
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LEGEND:

- (2) BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- A B G WO T LOT TYPE
- 5281 EXISTING CONTOUR MAJOR
- 5280 EXISTING CONTOUR MINOR
- 5281 PROPOSED CONTOUR MAJOR
- 5280 PROPOSED CONTOUR MINOR
- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STREET LIGHT

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

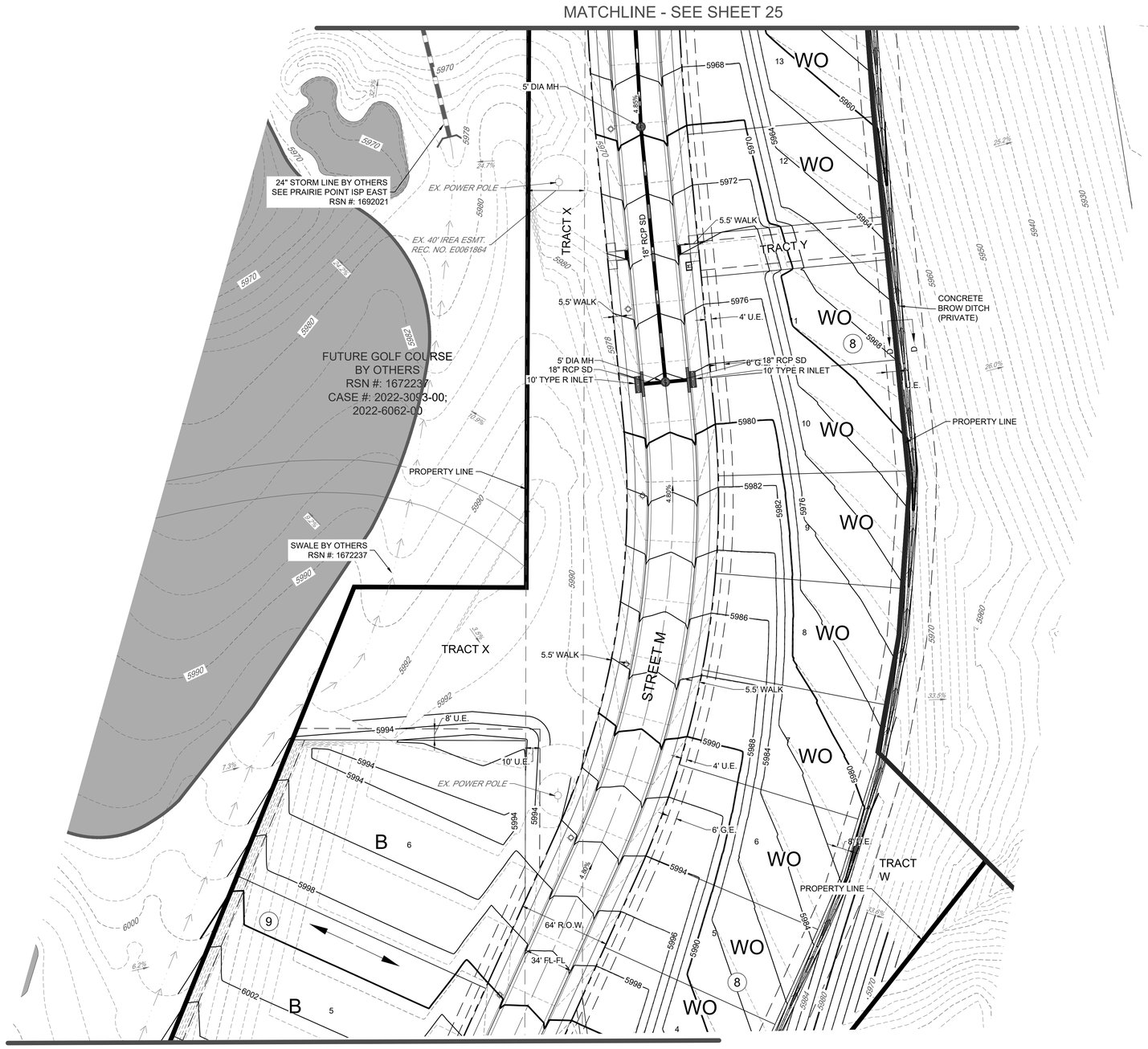
NO.	DATE	NOTES

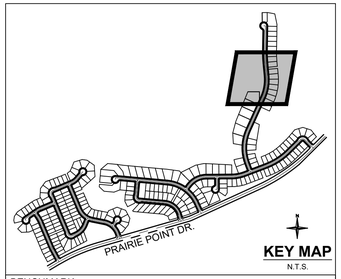
PROJECT NO: 22033.01	
NO.	NOTES
1	FIRST SUBMITTAL
DATE	
05-26-23	

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
GRADING PLAN

SHEET 23

I:\2022\22033 - Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Grading Plan.dwg tab: 23 GRADING PLAN Aug 24, 2023 - 11:29am lluidwig





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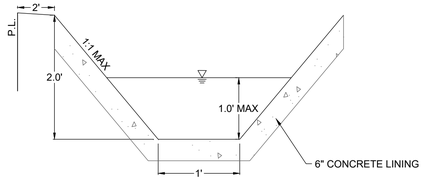

PRIVATE SWALE SECTION D - D
BROW DITCH
N.T.S.

SCALE: 1" = 40'

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NO.	DATE	NOTES

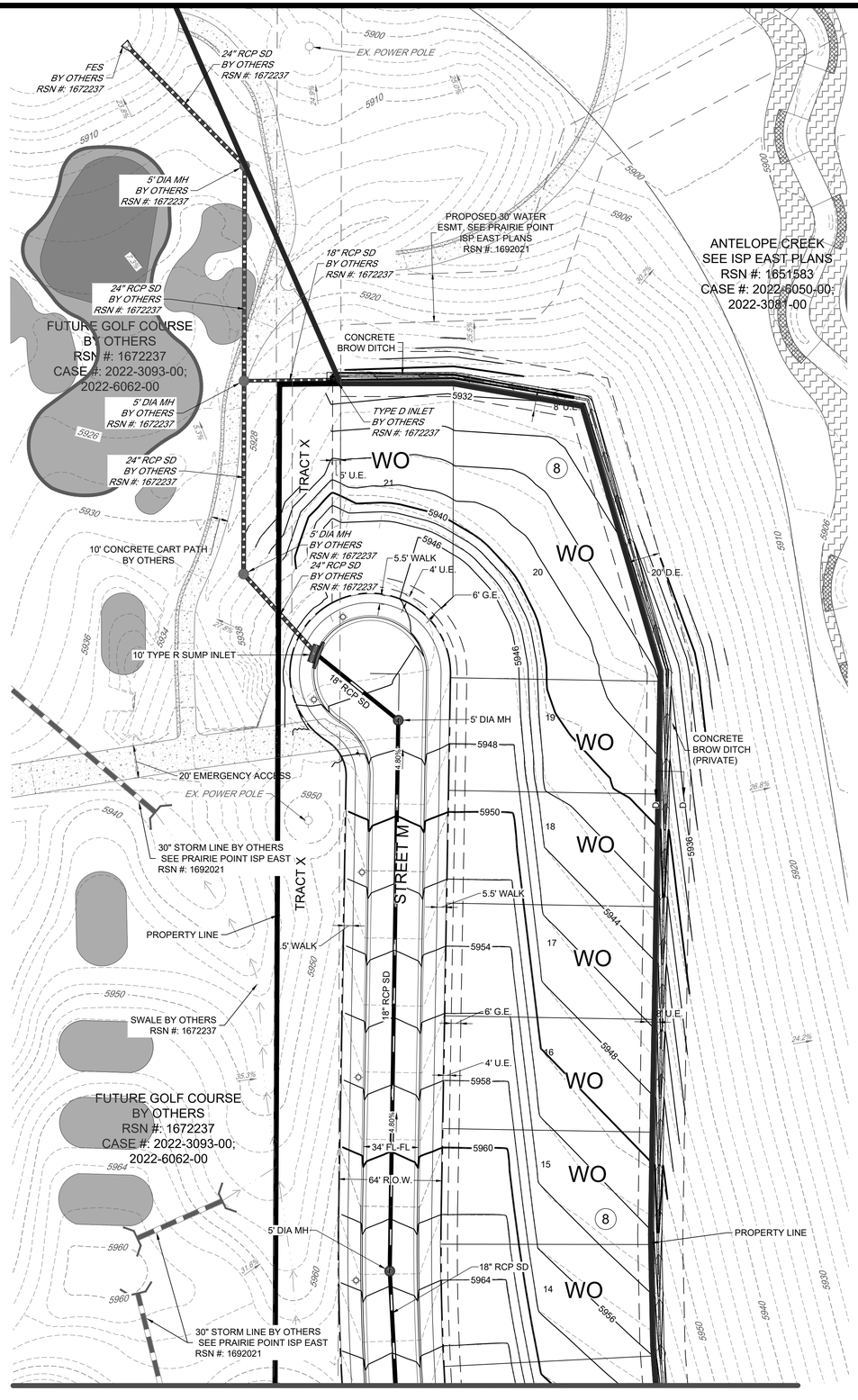
PROJECT NO: 22033.01

NO	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

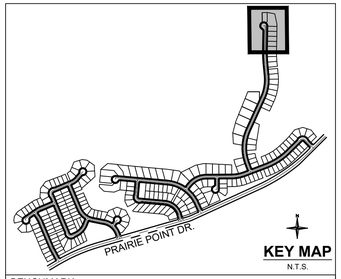
PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
GRADING PLAN

SHEET 24

L:\2022\22033 – Prairie Point\CAD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 – Grading Plan.dwg tobi 24 GRADING PLAN Aug 24, 2023 – 11:29am lladwig



MATCHLINE - SEE SHEET 24



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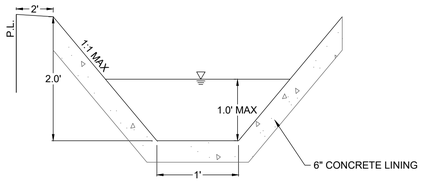

PRIVATE SWALE SECTION D - D
BROW DITCH
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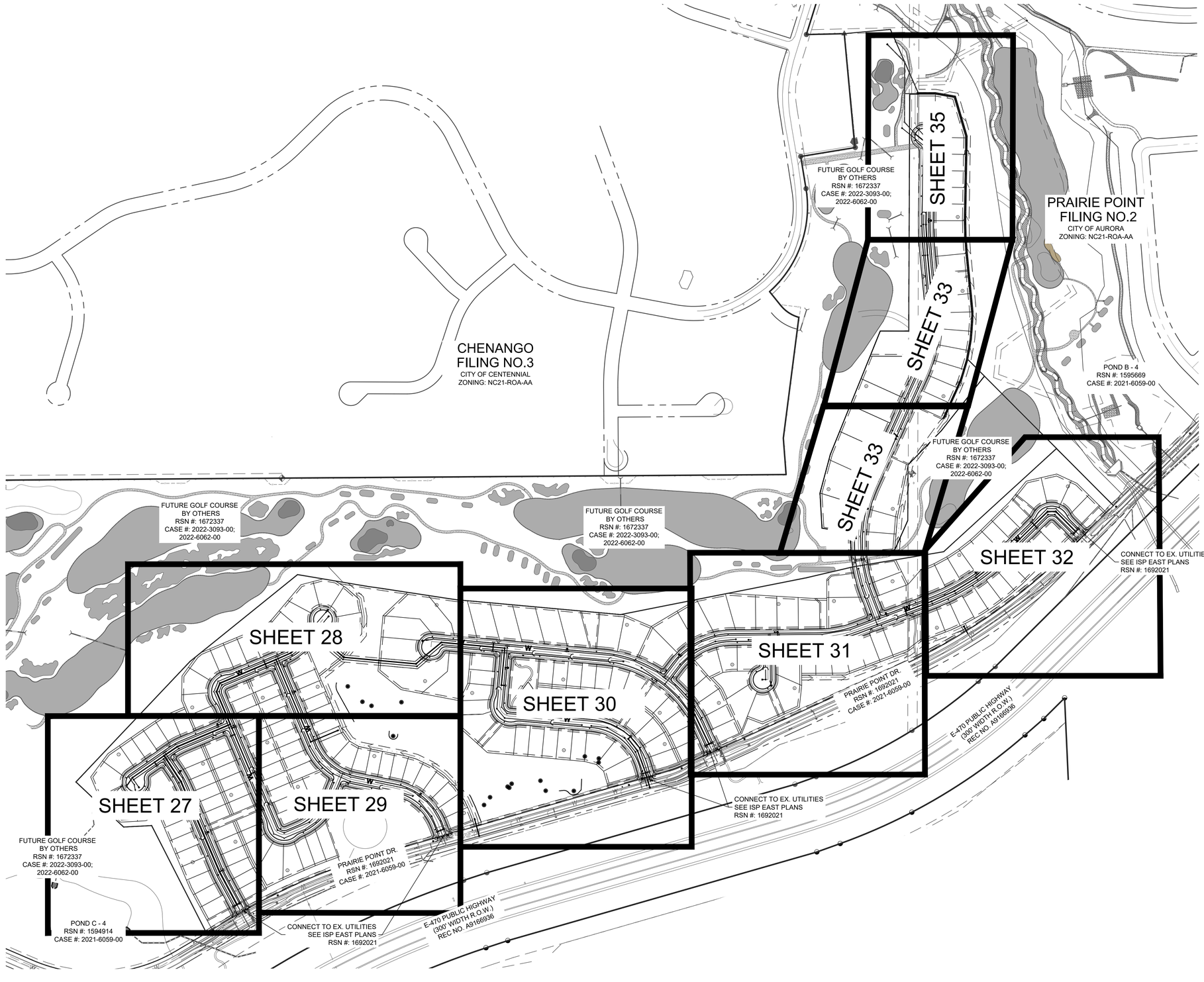
NO.	DATE	NOTES

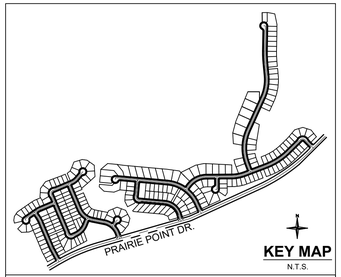
PROJECT NO.	22033.01	NOTES
DATE	NO	
05-26-23	1	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
GRADING PLAN

SHEET
25

L:\2022\22033 – Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 – Grading Plan.dwg tab: 25 GRADING PLAN Aug 24, 2023 – 11:29am lladwig





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NOTES:

1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 3'6" AND 8'0" FROM THE BACK OF CURB.
2. ALL PONDS, FOREBAY'S, WIER'S, AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY METRO DISTRICT.
3. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
5. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.
8. FRONT LOT 10' UTILITY EASEMENT OUTSIDE OF RIGHT OF WAY ON LOCAL ROADWAYS INCLUDES A 6' GAS UTILITY EASEMENT AND A 4' DRY UTILITY EASEMENT.

N

0 100 200 400

SCALE: 1" = 200'

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DATE	NOTES
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PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
UTILITY PLAN INDEX

SHEET
26

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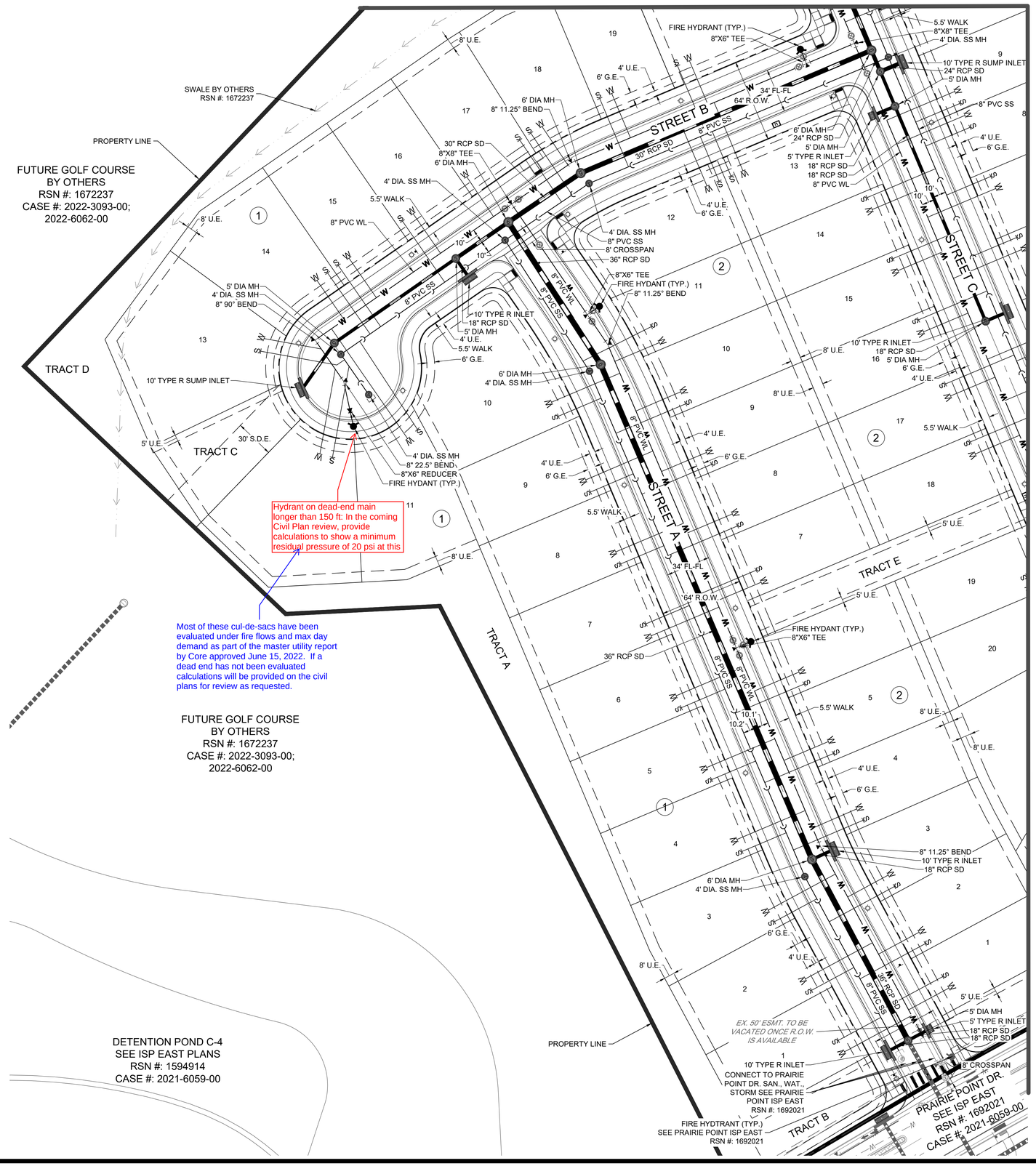
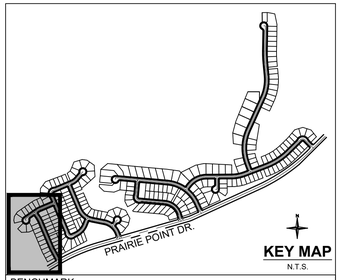
MATCHLINE - SEE SHEET 28



MATCHLINE - SEE SHEET 29



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LEGEND:

- STORM SEWER
- SANITARY SEWER
- WATER LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT
- (2) BLOCK NUMBER
- 2 LOT NUMBER
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- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- SANITARY SEWER SERVICE
- WATER SERVICE
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED STREET LIGHT

NOTES:

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8. FRONT LOT 10' UTILITY EASEMENT OUTSIDE OF RIGHT OF WAY ON LOCAL ROADWAYS INCLUDES A 6' GAS UTILITY EASEMENT AND A 4' DRY UTILITY EASEMENT.

N

0 20 40 80

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO: 22033.01

NO	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
UTILITY PLAN

SHEET 27

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LEGEND:

- STORM SEWER
- SANITARY SEWER
- WATER LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT
- BLOCK NUMBER
- LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPERTY LINE
- R.O.W.
- LOT LINE
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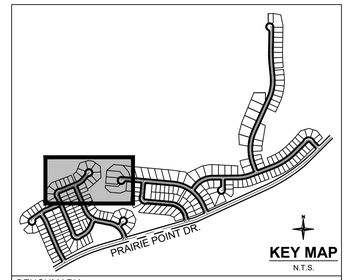

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
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N

0 20 40 80

SCALE: 1" = 40'

FUTURE GOLF COURSE
BY OTHERS
RSN #: 1672237
CASE #: 2022-3093-00;
2022-6062-00

10' CONCRETE CART PATH
BY OTHERS

SWALE BY OTHERS
RSN #: 1672237

PROPERTY LINE

TRACT A

TRACT G

TRACT H

TRACT J

STREET D

STREET E

STREET G

please see response on page 27.

See comment on previous

Sanitary services shall have individual taps at the main

revised as requested.

Fix spelling

Provide maintenance access to these manholes per AW specs

PROPOSED SWALE (PRIVATE)

PROPOSED RETAINING WALL

PROTECTED TREE

PROTECTED TREES

FIRE HYDRANT (TYP.)
8"X6" REDUCER

8" PVC WL
5' DIA MH
4' DIA. SS MH

5' U.E.
8' U.E.
4' U.E.
6' G.E.
20' D.E.

24" RCP SD
5' DIA MH
8" PVC SS

8" 11.25" BEND
34' FL-FL
64' R.O.W.

5' TYPE R INLET
8"X8" TEE
18" RCP SD
6' DIA MH

4' DIA. SS MH
8" PVC SS
8' CROSSPAN

5.5' WALK
10' TYPE R INLET

8" 45° BEND
6' DIA MH
30" RCP SD

8" PVC WL
6' DIA SD MH

30' S.D.E. & S.D.E.
TYPE D INLET

8"X6" REDUCER
FIRE HYDRANT (TYP.)

10' TYPE R SUMP INLET

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 33

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NO.	DATE	NOTES

PROJECT NO.	NO.	NOTES
22033.01	1	FIRST SUBMITTAL
DATE		
05-26-23		

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
UTILITY PLAN

SHEET
28

I:\2022\22033 - Prairie Point\CADD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Utility Plan.dwg tab: 28 UTILITY PLAN Aug 24, 2023 - 11:31am lludwig

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 30

PROPOSED RETAINING WALL

PROTECTED TREE

TRACT J

PROPOSED SWALE (PRIVATE)

TYPE D INLET

30' S.D.E.

18" RCP SD

10' TYPE R INLET

18" RCP SD

8" 11.25° BEND

5' DIA MH

4' DIA. SS MH

8" PVC WL

8" PVC SS

6' G.E.

8' U.E.

5.5' WALK

4' U.E.

20' D.E.

8" 11.25° BEND

8" PVC WL

8" 11.25° BEND

8" 11.25° BEND

8"X8" TEE

8" 11.25° BEND

4' U.E.

6' G.E.

5.5' WALK

STREET E

64' R.O.W.

34' FL-FL

8" PVC WL

8" PVC SS

4' DIA. SS MH

8" PVC SS

FIRE HYDRANT (TYP.)

8"X6" TEE

8" 11.25° BEND

RETAINING WALL

8" 11.25° BEND

8" 11.25° BEND

PROTECTED TREE

20' S.D.E.

TYPE D INLET

18" RCP SD

5' U.E.

5' DIA MH

5' TYPE R INLET

FIRE HYDRANT (TYP.) SEE PRAIRIE POINT ISP EAST RSN #: 1692021

18" RCP SD

CONNECT TO PRAIRIE POINT DR. SAN., WAT., STORM SEE PRAIRIE POINT ISP EAST RSN #: 1692021

FUTURE WATER TANK

TRACT I

4' DIA. SS MH

8" PVC SS

8" 11.25° BEND

EX. 49' ESMT. TO BE VACATED ONCE R.O.W. IS AVAILABLE

5' DIA MH

18" RCP SD

5' TYPE R INLET

8' CROSSPAN

STREET LIGHT BY OTHERS

STREET F

8" PVC SS

8" PVC WL

4' DIA. SS MH

5' U.E.

6' G.E.

4' U.E.

5.5' WALK

STORM INLET SEE PRAIRIE POINT ISP EAST RSN #: 1692021

24" WATER LINE SEE PRAIRIE POINT ISP EAST RSN #: 1692021

EX. 8' SIDEWALK SEE ISP EAST RSN #: 1692021

EX. 12' SIDEWALK ESMT.SEE ISP EAST RSN #: 1692021

8' U.E.

PRAIRIE POINT DR.
SEE ISP EAST
RSN #: 1692021
CASE #: 2021-6059-00

8" SANITARY LINE SEE PRAIRIE POINT ISP EAST RSN #: 1692021

6' DIA. STORM MH SEE PRAIRIE POINT ISP EAST RSN #: 1692021

16" WATER LINE SEE PRAIRIE POINT ISP EAST RSN #: 1692021

TRACT F

30" STORM LINE SEE PRAIRIE POINT ISP EAST RSN #: 1692021

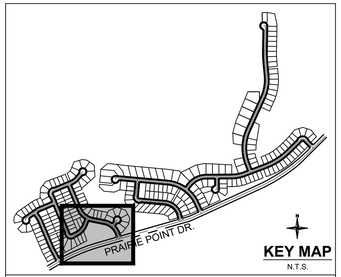
FIRE HYDRANT (TYP.) SEE PRIARIE POINT ISP EAST RSN #: 1692021

4' DIA. SANITARY MH SEE PRAIRIE POINT ISP EAST RSN #: 1692021

STREET LIGHT BY OTHERS

EX. MULTI-USE ESMT. MU-37-39 LT REC. MO. A9166396

E-470 PUBLIC HIGHWAY (300' WIDTH ROW) REC. NO. A9166936



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- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT
- BLOCK NUMBER
- LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
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NO.	DATE	NOTES

PROJECT NO.	22033.01	
DATE	NO.	NOTES
05-26-23	1	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

SITE PLAN

UTILITY PLAN

SHEET 29

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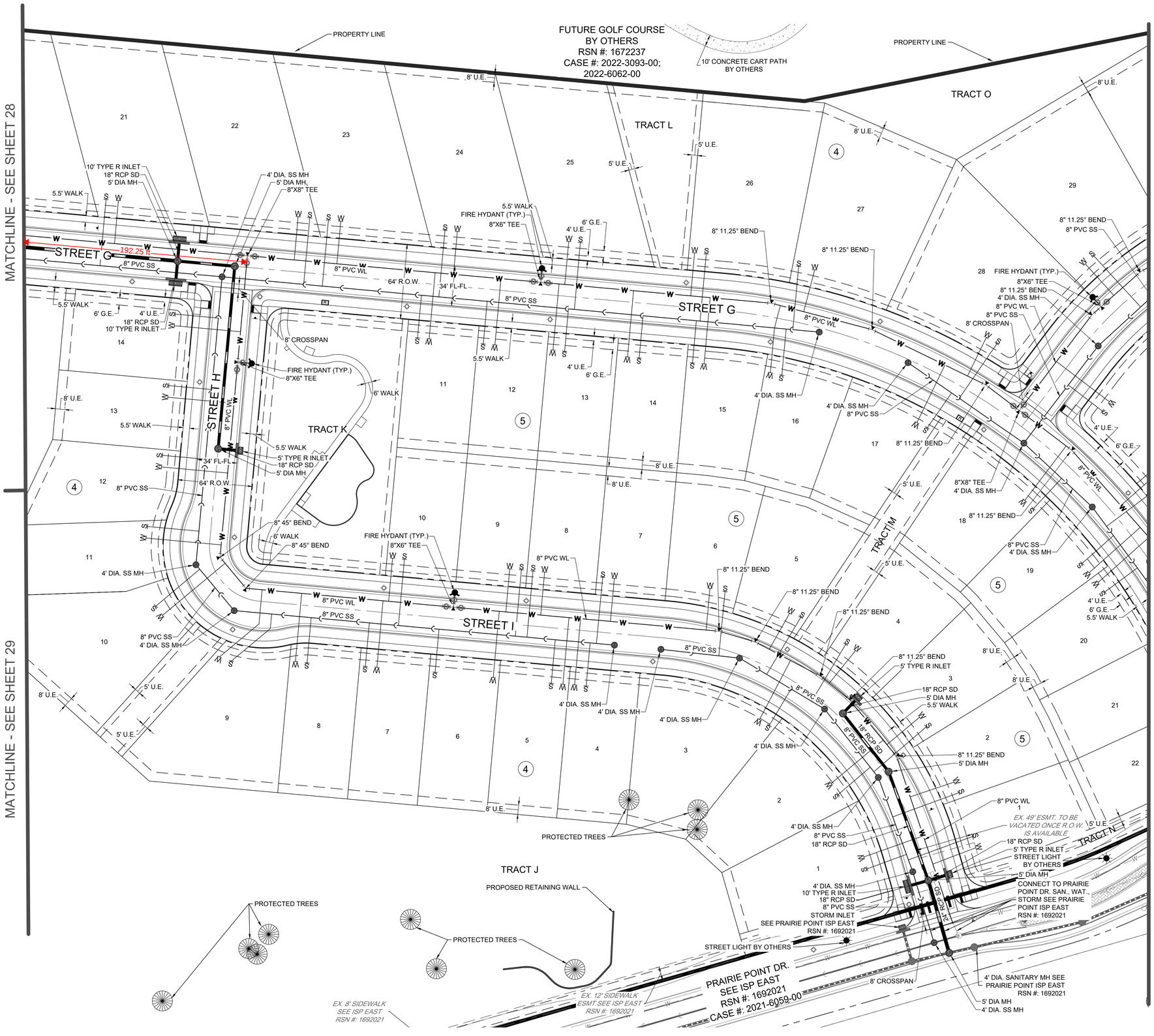

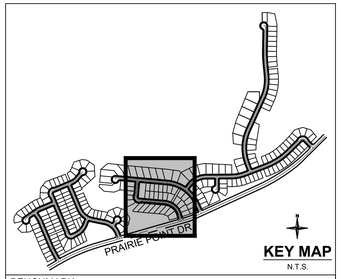

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- EXISTING ELECTRIC LINE
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- EXISTING METER
- EXISTING FIRE HYDRANT
- BLOCK NUMBER
- LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPERTY LINE
- R.O.W.
- LOT LINE
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- EXISTING EASEMENT LINE
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PROJECT NO.	22033.01
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1	FIRST SUBMITTAL
DATE	
05-26-23	

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
UTILITY PLAN

SHEET
30

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MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 32

10' CONCRETE CART PATH BY OTHERS

FUTURE GOLF COURSE BY OTHERS
RSN #: 1672237
CASE #: 2022-3093-00; 2022-6062-00

SWALE BY OTHERS RSN #: 1672237

PROPERTY LINE

TRACT Q

TRACT R

TRACT S

TRACT Z

TRACT P

STREET M

STREET J

STREET K

STREET G

PRAIRIE POINT DR. SEE ISP EAST RSN #: 1692021 CASE #: 2021-6059-00

E-470 PUBLIC HIGHWAY (300' WIDTH ROW) REC. NO. A9166936

EX. 40' ESMT. REC. NO. E0061864

EX. 49' ESMT. TO BE VACATED ONCE R.O.W. IS AVAILABLE

EX. MULTI-USE ESMT. MU-37-39 LT REC. NO. A9166936

EX. 8' SIDEWALK SEE ISP EAST RSN #: 1692021

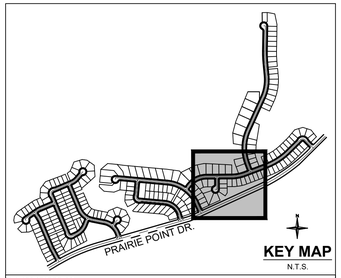
EX. 12' SIDEWALK ESMT. SEE ISP EAST RSN #: 1692021

Fix spelling

revised as requested.

please see response on page 27.

Provide hydraulic calculations for this hydrant on the Civil Plan



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- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT
- (2) BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
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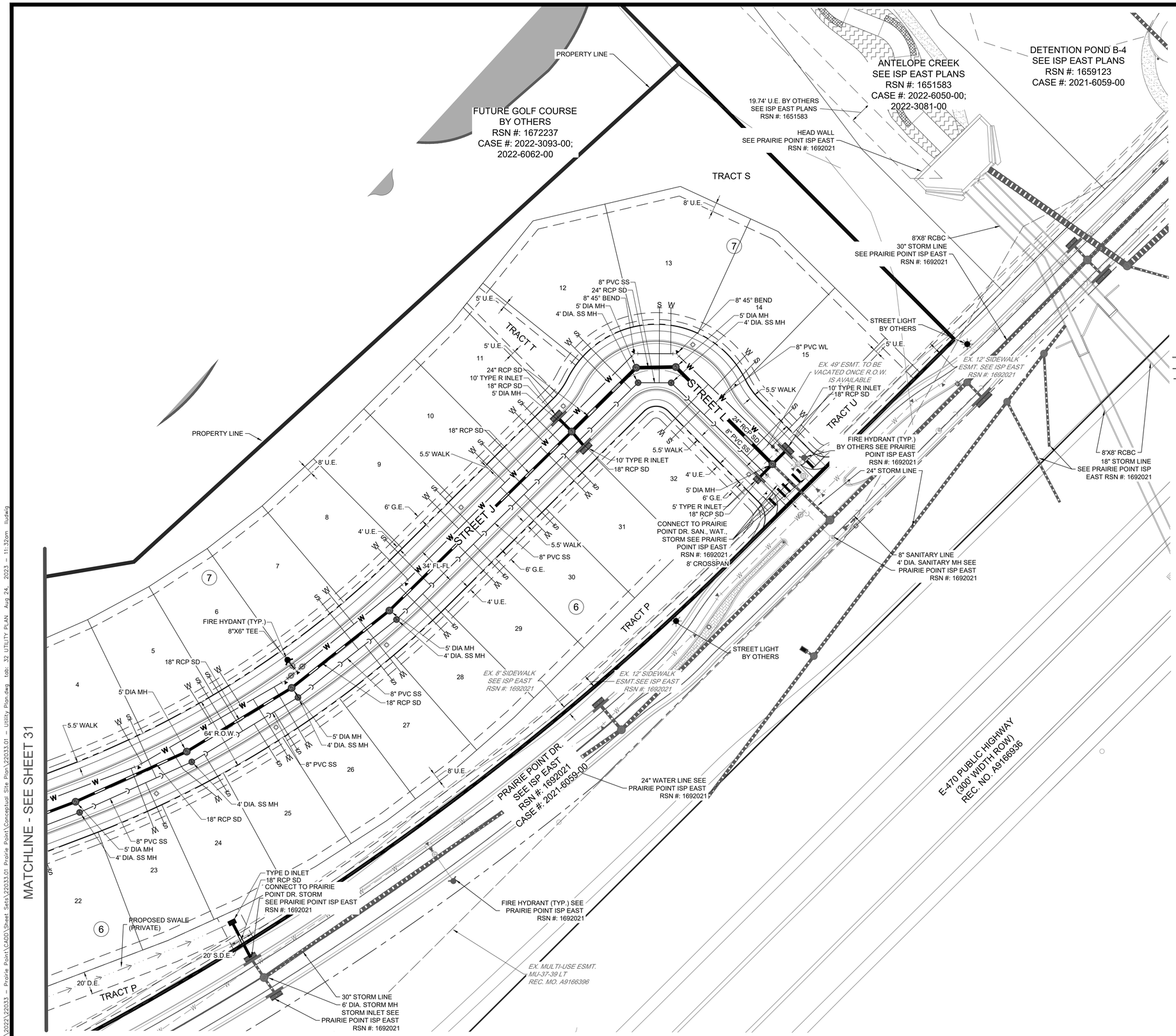
1	05-26-23	FIRST SUBMITTAL

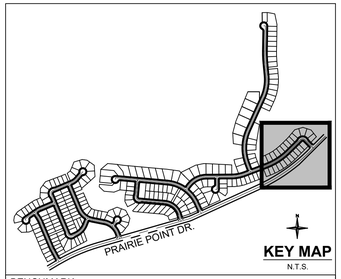
PROJECT NO. 22033.01

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
UTILITY PLAN

SHEET 31

I:\2022\22033 - Prairie Point\C4D\Sheet Sets\220331 Prairie Point\Conceptual Site Plan\22033.01 - Utility Plan.dwg tab: 31 UTILITY PLAN Aug 24, 2023 - 11:32am ludwig





BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8& 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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- PROPOSED MID-BLOCK RAMP
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NOTES:

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N

0 20 40 80

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

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05-26-23	1	FIRST SUBMITTIAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
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UTILITY PLAN

SHEET
32

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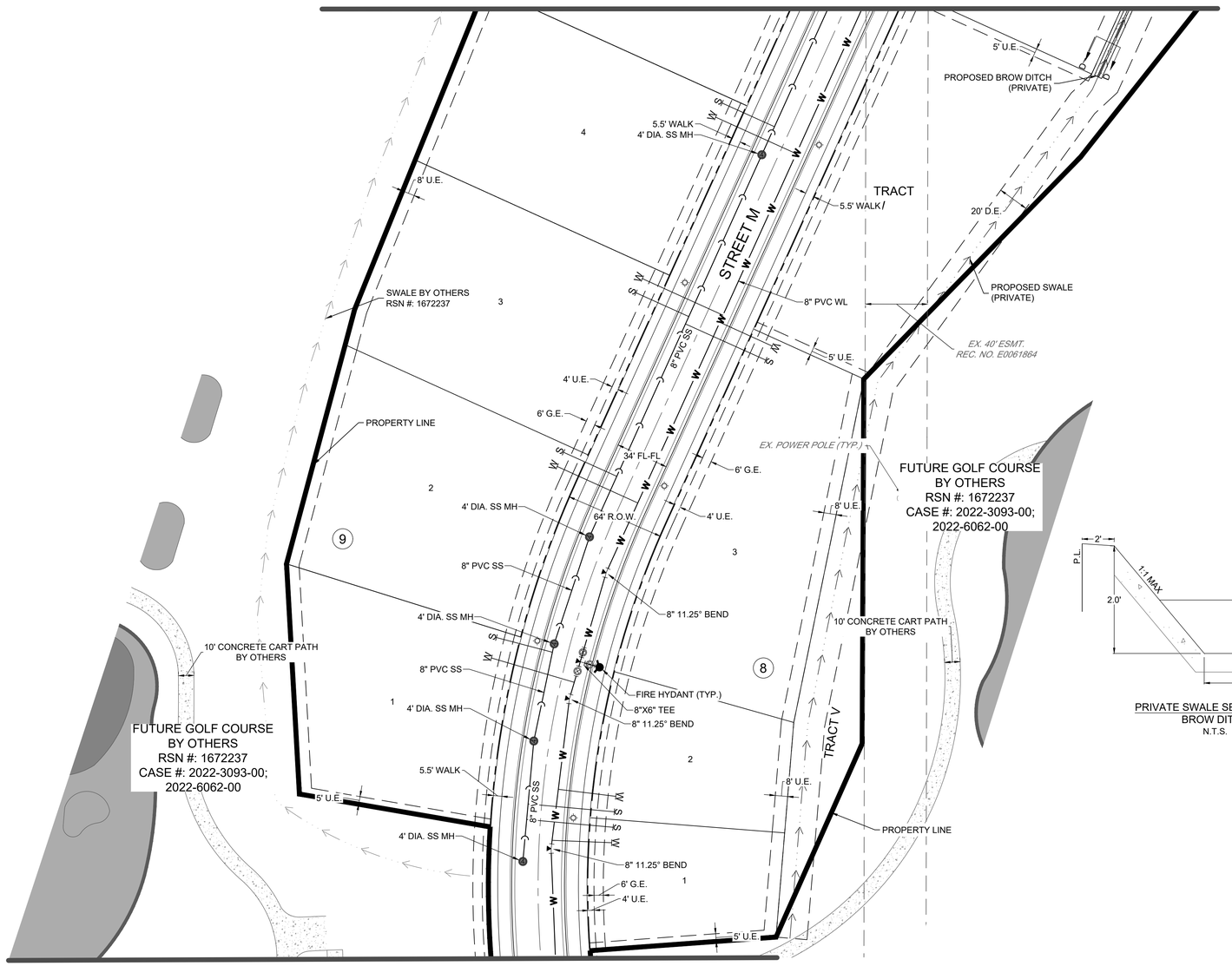

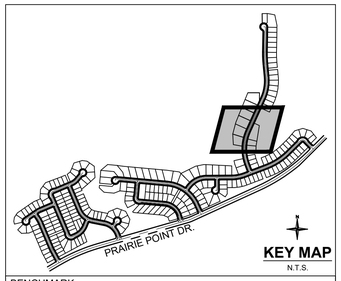

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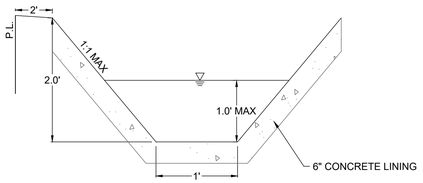

PRIVATE SWALE SECTION D - D
BROW DITCH
N.T.S.

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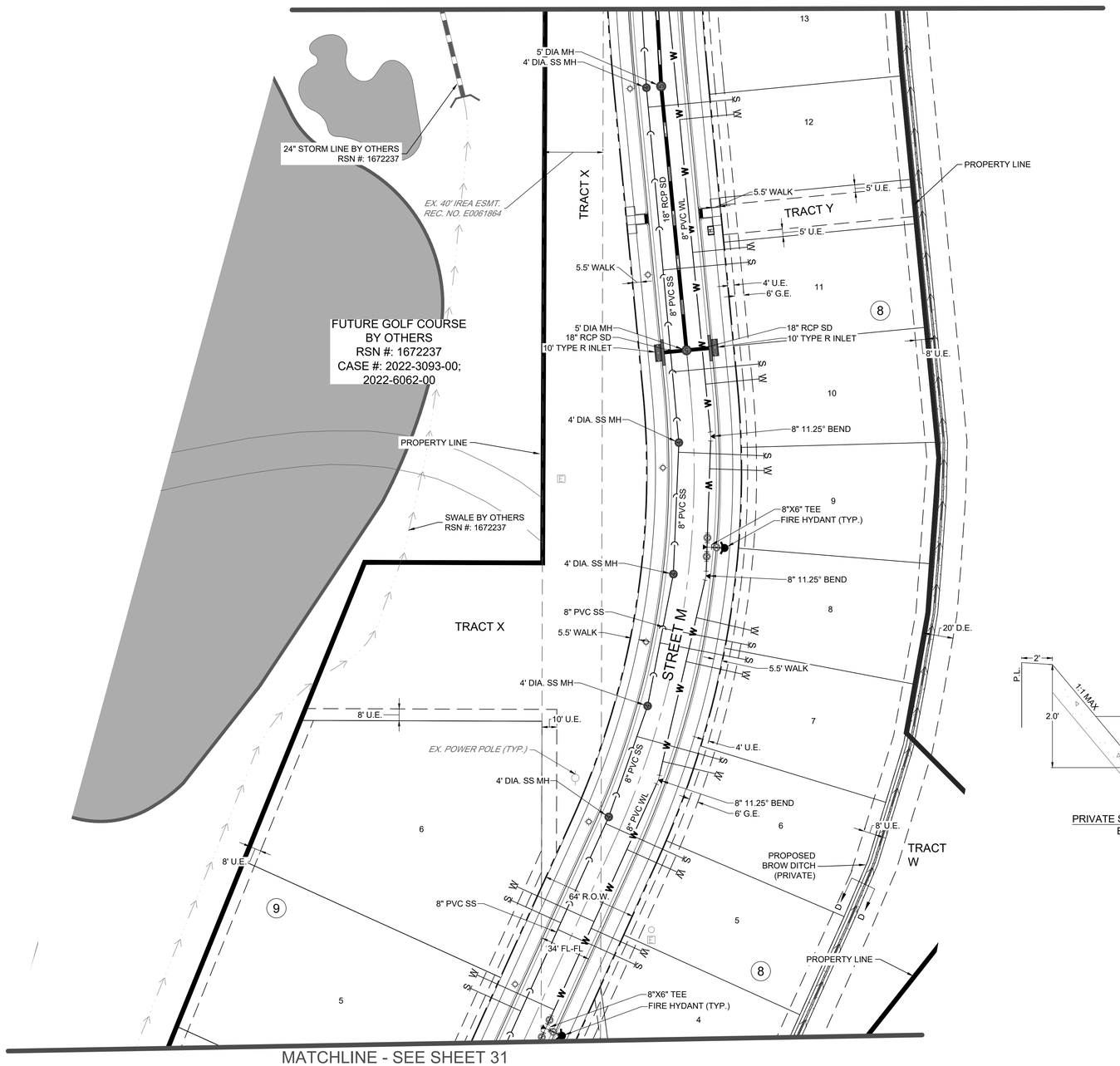

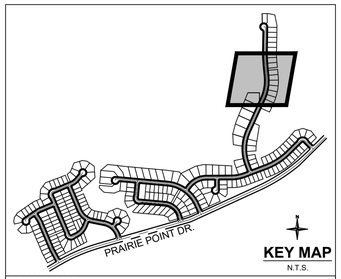

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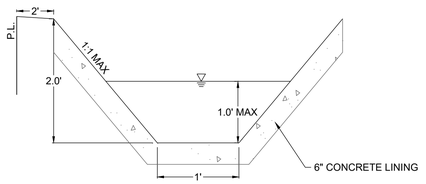

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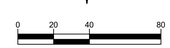

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PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
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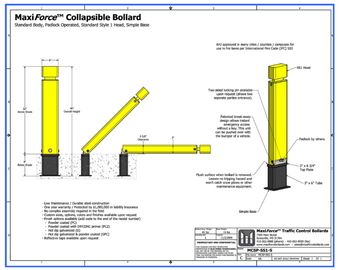
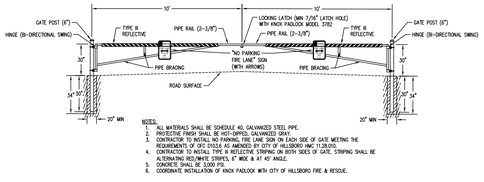
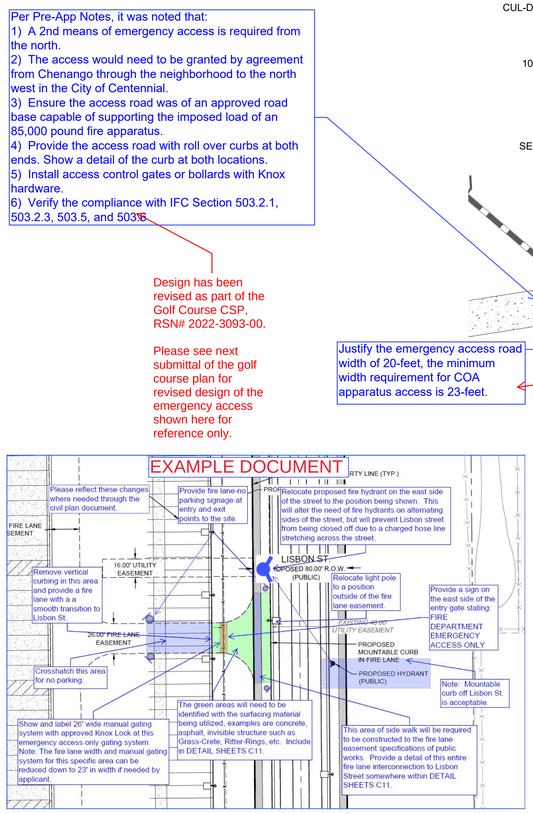






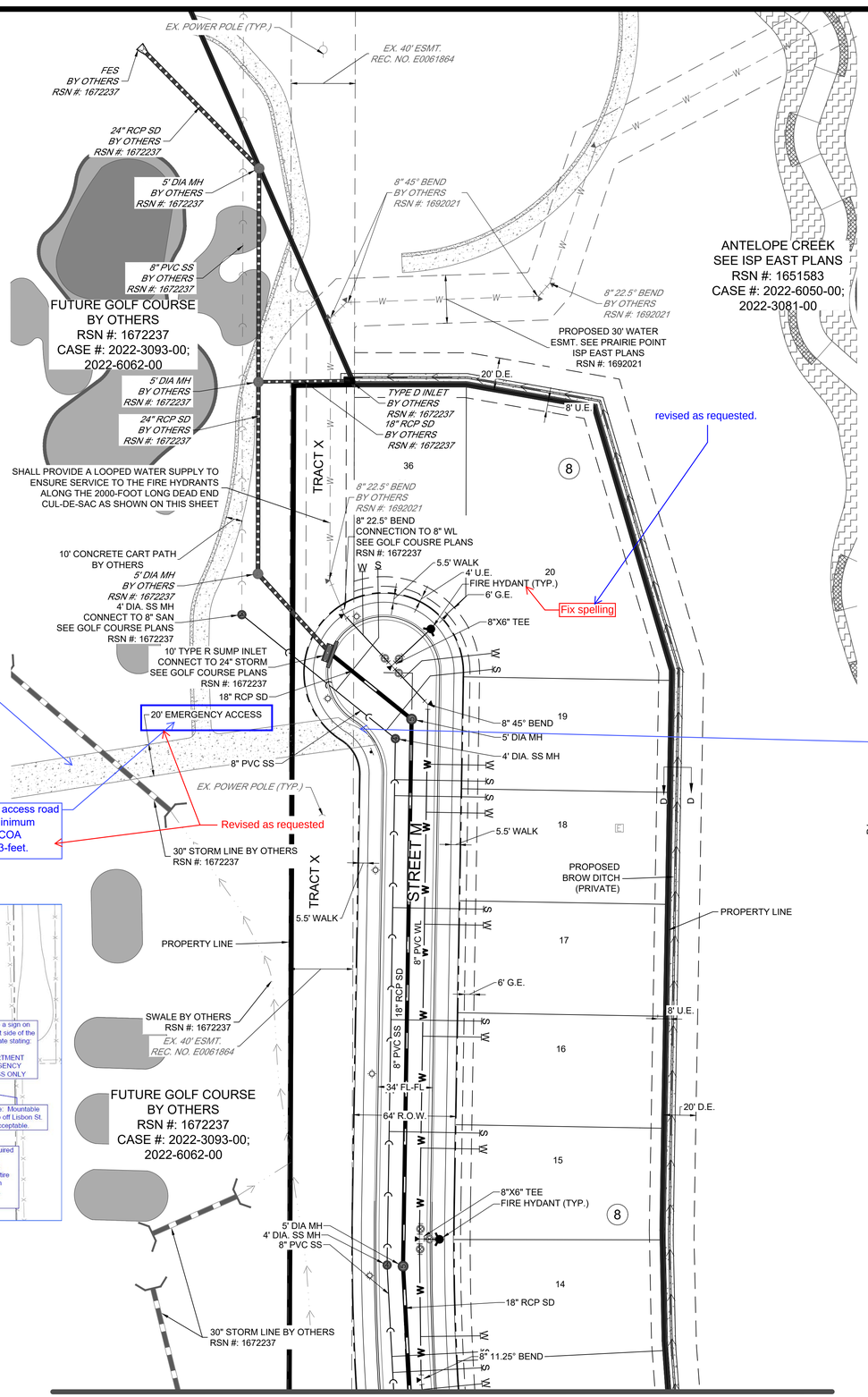
Per Pre-App Notes, it was noted that:
1) A 2nd means of emergency access is required from the north.
2) The access would need to be granted by agreement from Chenango through the neighborhood to the north west in the City of Centennial.
3) Ensure the access road was of an approved road base capable of supporting the imposed load of an 85,000 pound fire apparatus.
4) Provide the access road with roll over curbs at both ends. Show a detail of the curb at both locations.
5) Install access control gates or bollards with Knox hardware.
6) Verify the compliance with IFC Section 503.2.1, 503.2.3, 503.5, and 503.6.

Design has been revised as part of the Golf Course CSP, RSN# 2022-3093-00.

Please see next submittal of the golf course plan for revised design of the emergency access shown here for reference only.

Justify the emergency access road width of 20-feet, the minimum width requirement for COA apparatus access is 23-feet.

Revised as requested



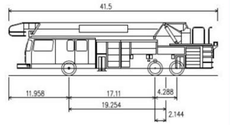
revised as requested.

Fix spelling

Please utilize the following fire apparatus vehicle to show adequate turning movements throughout the internal fire lane easements and site entry points. Turning movements should not abut curbing (1' minimum distance), cross over fire lane boundaries or enter parking areas within the site.

LEGEND:

FIRE TRUCK FRONT BUMPER
FIRE TRUCK TIRE PATH

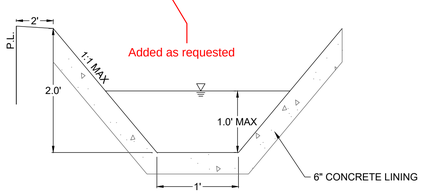


OVERALL LENGTH	41.500ft
OVERALL WIDTH	8.330ft
OVERALL BODY HEIGHT	10.475ft
MIN. BODY GROUND CLEARANCE	0.906ft
TRACK WIDTH	8.250ft
LOCK-TO-LOCK TIME	6.00s
MAX. STEERING ANGLE (VIRTUAL)	31.90°

AURORA FIRE TRUCK DETAIL
N.T.S.

Provide a auto-turn detail for fire apparatus turn into and out of this location. Shall meet the minimum requirement of 26-feet inside and 52-feet outside to accommodate COA Cyclone fire apparatus.

Added as requested



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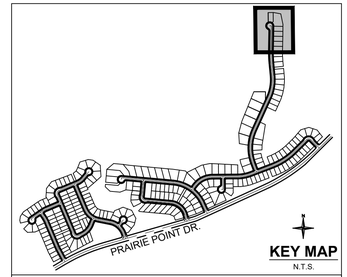

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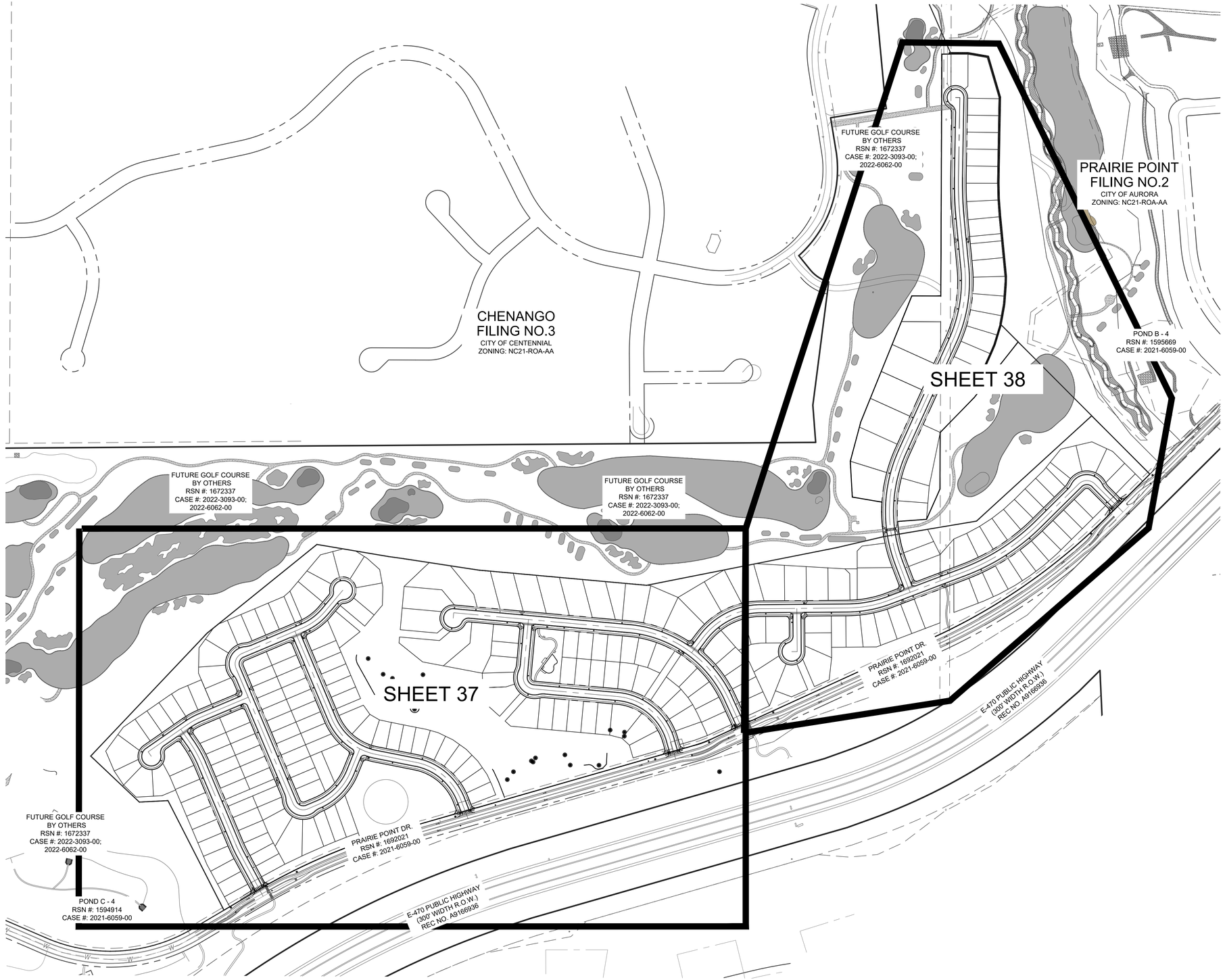

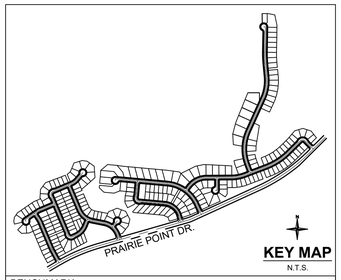

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THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8& 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

N

0 100 200 400

SCALE: 1" = 200'

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

You MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING. This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation, or fence post installation. Digging without calling can disrupt service to the surrounding neighborhoods. It may harm you and those around you, and potentially result in fines and repair costs.

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO: 22033.01

NO	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
SIGNAGE AND LIGHTING PLAN INDEX

SHEET 36

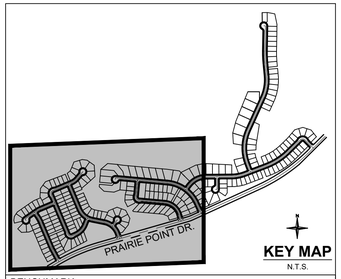
L:\2022\22033 – Prairie Point\CAD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 – Signage Plan.dwg tobi 36 SIGNAGE AND LIGHTING PLAN INDEX Aug 24, 2023 – 11:35am lludwig

LEGEND

A	B	C	D	E	F
STOP	STREET NAME	SPEED LIMIT 25	NO OUTLET	AUTHORIZED VEHICLES ONLY	
R1-1 30"X30" SINGLE LANE	D3-1; VARIES X 12	R2-1 24"X30"	W14-2 30"X30"	R5-11 24"X30"	W11-2 30"X30" 16"X24"

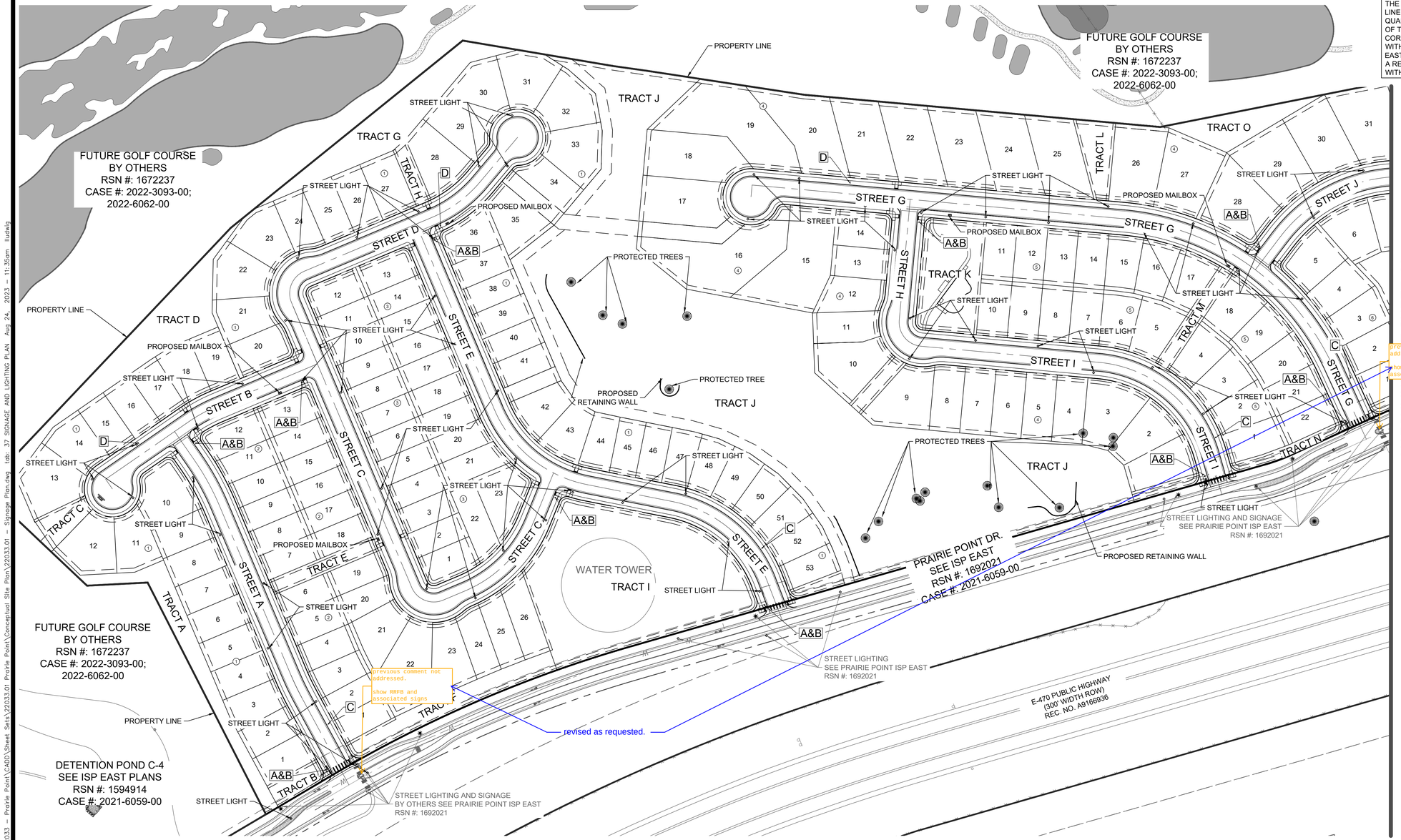
NOTE:

1. ALL SIGNS SHALL BE MUTCD COMPLIANT.



BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8& 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



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You MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING. This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation, or fence post installation. Digging without calling can disrupt service to the surrounding neighborhoods. It may harm you and those around you, and potentially result in fines and repair costs.

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES
PROJECT NO:	22033.01	
1	05-26-23	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
SIGNAGE AND LIGHTING PLAN

SHEET 37

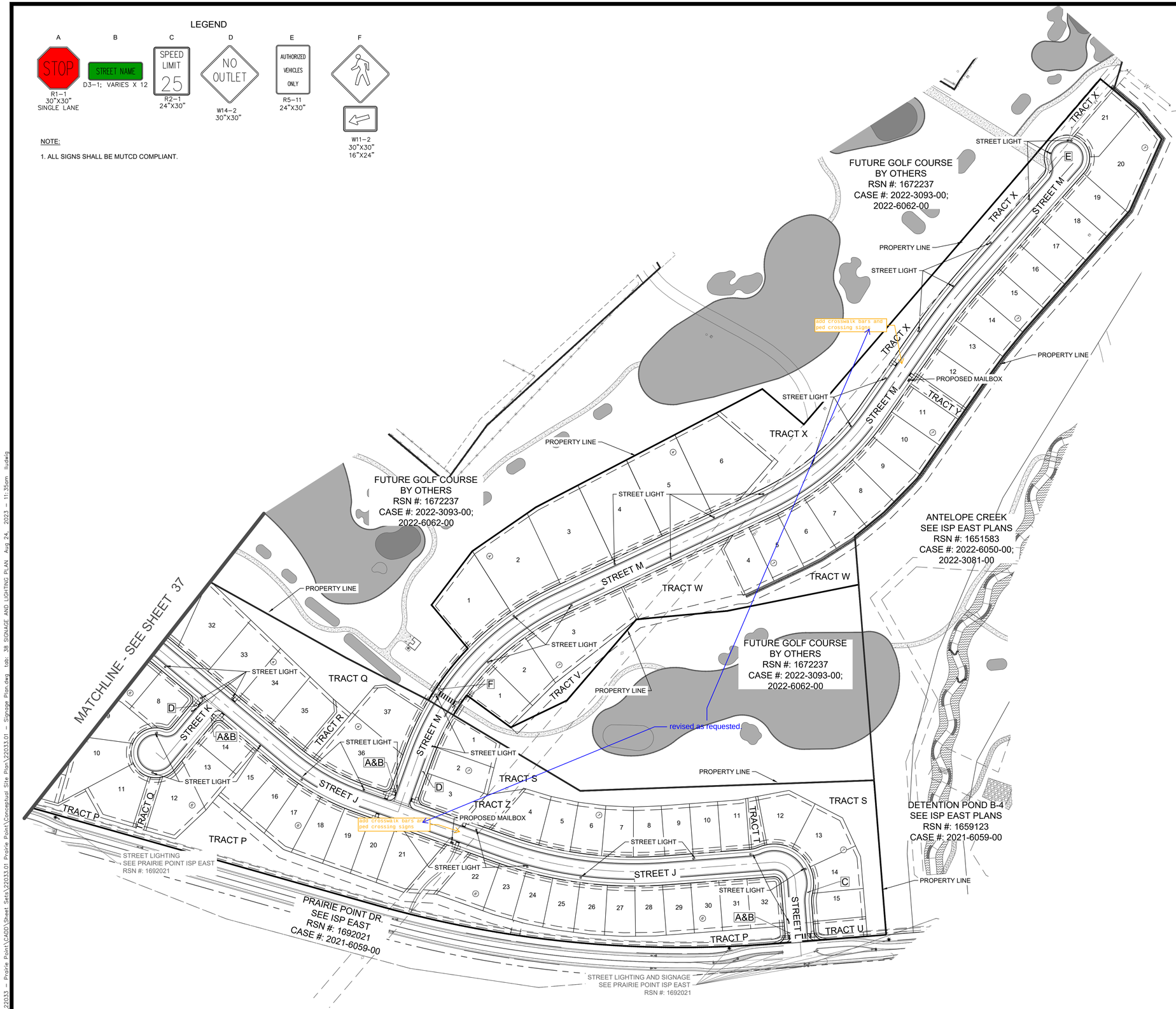
I:\2022\22033 - Prairie Point\CAD\Sheet Sets\220331 Prairie Point\Conceptual Site Plan\220331.01 - Signage Plan.dwg tab: 37 SIGNAGE AND LIGHTING PLAN Aug 24, 2023 - 11:35am lluzwig

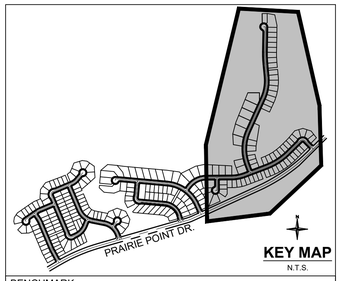
LEGEND

A	B	C	D	E	F
STOP	STREET NAME	SPEED LIMIT 25	NO OUTLET	AUTHORIZED VEHICLES ONLY	
R1–1 30"X30" SINGLE LANE	D3–1; VARIES X 12	R2–1 24"X30"	W14–2 30"X30"	R5–11 24"X30"	W11–2 30"X30" 16"X24"

NOTE:

1. ALL SIGNS SHALL BE MUTCD COMPLIANT.





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N

0 50 100 200

SCALE: 1" = 100'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO.	22033.01	
DATE	NO	NOTES
05-26-23	1	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
SIGNAGE AND LIGHTING PLAN

SHEET 38

L:\2022\22033 – Prairie Point\CAD\Sheet Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 – Signage Plan.dwg tobi 38 SIGNAGE AND LIGHTING PLAN Aug 24, 2023 – 11:35am lludwig

SHEET INDEX

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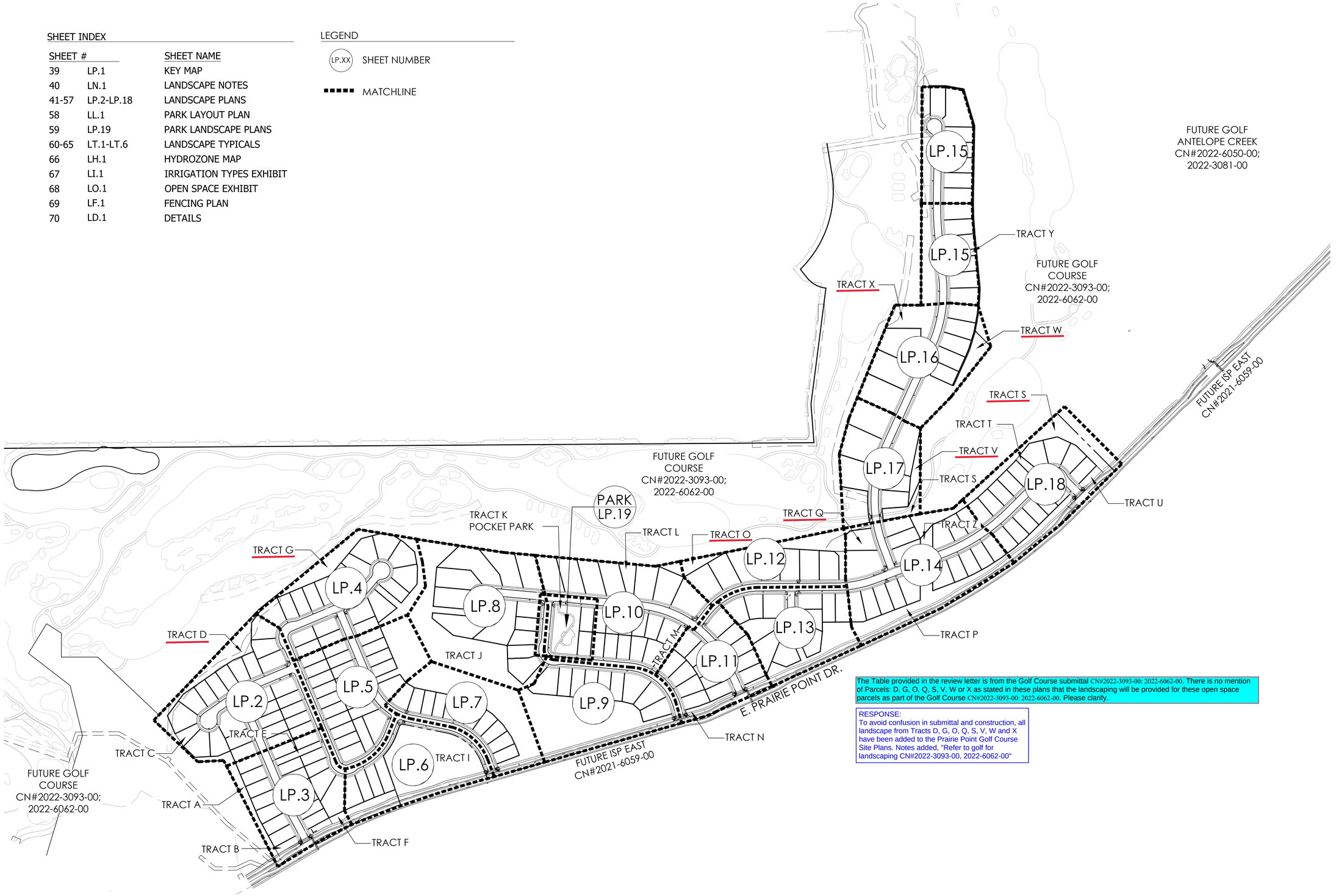
39	LP.1	KEY MAP
40	LN.1	LANDSCAPE NOTES
41-57	LP.2-LP.18	LANDSCAPE PLANS
58	LL.1	PARK LAYOUT PLAN
59	LP.19	PARK LANDSCAPE PLANS
60-65	LT.1-LT.6	LANDSCAPE TYPICALS
66	LH.1	HYDROZONE MAP
67	LI.1	IRRIGATION TYPES EXHIBIT
68	LO.1	OPEN SPACE EXHIBIT
69	LF.1	FENCING PLAN
70	LD.1	DETAILS

LEGEND

(LP.XX) SHEET NUMBER

MATCHLINE



The Table provided in the review letter is from the Golf Course submittal CN#2022-3093-00: 2022-6062-00. There is no mention of Parcels: D, G, O, Q, S, V, W or X as stated in these plans that the landscaping will be provided for these open space parcels as part of the Golf Course CN#2022-3093-00: 2022-6062-00. Please clarify.

RESPONSE:
To avoid confusion in submittal and construction, all landscape from Tracts D, G, O, Q, S, V, W and X have been added to the Prairie Point Golf Course Site Plans. Notes added, "Refer to golf for landscaping CN#2022-3093-00, 2022-6062-00"

Know what's below. Call before you dig.

N

Scale: 1"= 200'-0"

0 100 200 400

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

terracina design
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

KEY MAP

NOT FOR CONSTRUCTION

SHEET NUMBER

LP.1

SHEET39

AUGUST 24, 2023

LANDSCAPE SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES					
78	CS	CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B
64	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B
64	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B
74	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B
77	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B
81	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B
8	QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN	2.5" CAL	B&B
48	QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B
49	SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B
64	UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	ELM, DISCOVERY	2.5" CAL	B&B
ORNAMENTAL TREES					
6	AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2" CAL	B&B
14	AGF	ACER GINNALA FLAME	MAPLE, AMUR, FLAME	2" CAL	B&B
10	ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2" CAL	B&B
4	ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	2" CAL	B&B
7	CCG	CRATAEGUS CURS-GALLI INERMIS	HAWTHORN, CRIMSON CLOUD	2" CAL	B&B
10	CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, COCKSPUR, THORNLESS	2" CAL	B&B
7	MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2" CAL	B&B
5	MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	2" CAL	B&B
4	PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
5	SRI	SYRINGA RETICULATA	JAPANSES TREE LILAC	2" CAL	B&B
	EVERGREEN TREES				
41	PE	PINUS EDULIS	PINE, PINON	6' HT	B&B
40	PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
61	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
86	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS					
67	JCA	JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTRONG	#5	CONT.
12	JCG	JUNIPERUS COMMUNIS 'GREEN CARPET'	JUNIPER, GREEN CARPET	#5	CONT.
6	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONT.
6	JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
60	JSA	JUNIPERUS SABRIA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
2	JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
60	PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
DECIDUOUS SHRUBS					
55	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.
95	ACS	ARTEMISIA CANA	SILVER SAGEBRUSH	#5	CONT.
44	AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
9	AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
77	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
86	CCR	COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
101	CLB	CYTISUS X 'LENA'	LENA BROOM	#5	CONT.
16	ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATE	RABBITBRUSH, TALL GREEN	#5	CONT.
33	ENR	ERICAMERIA NAUSEOSA	RABBITBRUSH, TALL BLUE	#5	CONT.
74	FAP	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
75	FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONT.
146	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.
26	PBP	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	#5	CONT.
35	PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF	#5	CONT.
123	PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTIALLA, GOLD STAR	#5	CONT.
39	PLC	PHILADELPLUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.
11	RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
80	RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
73	RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD SHRUB	#5	CONT.
PERENNIALS					
46	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
23	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
7	AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
55	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.
51	KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY 'STARK'S EARLY HYBRID'	#1	CONT
44	OLM	OSTEOSPERMUM LAVENDER MIST 'PO06S'	SUN DAISY, LAVENDER MIST	#1	CONT.
9	PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT
23	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
30	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES					
48	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
20	AGG#5	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#5	CONT.
73	BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#1	CONT.
3	BCS #5	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#5	CONT.
24	BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
41	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	CONT.
84	CAK#5	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#5	CONT.
124	PVH	PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONT.
4	PVH#5	PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS	#5	CONT.
24	SSL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONT.
64	SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#1	CONT.
10	SHP#5	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#5	CONT.
85	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.

*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
** #1 GAL ORNAMENTAL GRASSES TO BE USED IN TRACTS AND OPEN SPACE, #5 GAL ORNAMENTAL GRASSES TO BE USED IN CURBSIDE LANDSCAPE.

CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	TOTAL AREA (SF)	SHRUBS/GRASSES REQUIRED (1 SHRUB/40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED
STREET A (EAST)	270	7	4	3
STREET B (WEST)	206	5	3	2
STREET C (WEST)	215	5	3	2
STREET D (NORTH)	192	5	3	2
STREET D (SOUTH)	245	6	4	2
STREET E (EAST)	240	6	4	2
STREET G (SOUTHWEST)	215	5	3	2
STREET G (NORTH)	228	6	4	2
STREET G (SOUTHEAST)	245	6	4	2
STREET G (NORTH OF PARK)	1038	26	16	10
STREET H (WEST OF PARK)	1790	45	27	18
STREET I (SOUTH OF PARK)	1002	25	15	10
STREET I (SOUTH)	611	15	9	6
STREET I (NORTH)	237	6	4	2
STREET J (NORTHWEST)	244	6	4	2
STREET J (NORTH, MIDDLE)	487	12	7	5
STREET J (NORHTEAST)	326	8	5	3
STREET J (SOUTH)	424	11	7	4
STREET K (SOUTH)	170	4	2	2
STREET M (WEST)	1217	30	18	12
STREET M (EAST)	342	9	5	4
STREET M (EAST, ADJACENT TO TRACT W)	2469	62	37	25
STREET M (EAST, ADJACENT TO TRACT Y)	240	6	4	2
			192	124
TOTALS	**12653**	**316**	**316**	

STREET TREE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
STREET A (EAST)	1 TREE/40 LF	638	16	16
STREET A (WEST)	1 TREE/40 LF	641	17	17
STREET B (NORTH)	1 TREE/40 LF	463	12	12
STREET B (SOUTH)	1 TREE/40 LF	398	10	11
STREET C (EAST)	1 TREE/40 LF	643	17	17
STREET C (WEST)	1 TREE/40 LF	618	16	16
STREET D (NORTH)	1 TREE/40 LF	604	16	16
STREET D (SOUTH)	1 TREE/40 LF	527	14	14
STREET E (EAST)	1 TREE/40 LF	1,021	26	26
STREET E (WEST)	1 TREE/40 LF	927	24	24
STREET F (NORTH)	1 TREE/40 LF	308	8	8
STREET F (SOUTH)	1 TREE/40 LF	342	9	9
STREET G (NORTH)	1 TREE/40 LF	1,355	34	36
STREET G (SOUTH)	1 TREE/40 LF	1,292	33	33
STREET H (EAST)	1 TREE/40 LF	170	5	5
STREET H (WEST)	1 TREE/40 LF	252	7	7
STREET I (NORTH)	1 TREE/40 LF	740	19	19
STREET I (SOUTH)	1 TREE/40 LF	685	18	18
STREET J (NORTH)	1 TREE/40 LF	1,717	43	44
STREET J (SOUTH)	1 TREE/40 LF	1,690	43	43
STREET K (EAST)*	1 TREE/40 LF	168	5	5
STREET K (WEST)*	1 TREE/40 LF	233	6	6
STREET L (EAST)	1 TREE/40 LF	183	5	5
STREET L (WEST)	1 TREE/40 LF	81	3	3
STREET M (EAST)	1 TREE/40 LF	2,121	54	54
STREET M (WEST)	1 TREE/40 LF	963	25	25
TOTAL		**18,780**	**485**	**489**

*NOTE: FOR STREET K WHERE THE REQUIREMENTS ARE NOT MET ON THE EAST AND WEST SIDE OF THE STREET THEY ARE PROVIDED IN THE OVERALL TOTAL PROVIDED. THIS IS DUE TO THE STOP SIGN SET BACK AND TRACT LANDSCAPE/UTILITY EASEMENTS.

STREET FRONTAGE BUFFER REQUIREMENTS

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH (LF)	PROVIDED STREET BUFFER WIDTH (LF)	TREES REQUIRED (1/40 LF)	TOTAL TREES PROVIDED	TREES PROVIDED EXCEEDING REQUIREMENT (1 TREE = 10 SHRUBS)	SHRUBS REQUIRED (10/40 LF)	SHRUBS PROVIDED (5 GAL)	GRASSES PROVIDED (1 GAL)	GRASS TO SHRUBS EQUIVILENTS (1 GAL GRASS / 3 = (1) 5 GAL SHRUB	EXCEEDING TREES PROVIDED TO SHRUBS EQUIVILENTS (1 TREE = 10 SHRUBS)
TRACT F (E PRAIRIE POINT DR)	STREET FRONTAGE BUFFER	323	20'	50'-55'	9	10	1	81	102	31	10	10
TRACT P (E PRAIRIE POINT DR)	STREET FRONTAGE BUFFER	1,641	20'	35'-155'	42	49	7	410	413	190	63	70
TOTALS		**1,964**	**N/A**	**N/A**	**51**	**59**	**8**	**491**	515	74		80
									TOTAL SHRUBS PROVIDED WITH EQUIVILENTS			
									595			

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS

TRACT REQUIREMENTS

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TOTAL TREES PROVIDED	TREES PROVIDED EXCEEDING REQUIREMENT (1 TREE = 10 SHRUBS)	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	SHRUBS PROVIDED	EXCEEDING TREES PROVIDED TO SHRUBS EQUIVILENTS (1 TREE = 10 SHRUBS)
							5 GAL	
TRACT A	OPEN SPACE	20,190	5	10	5	50	0	50
TRACT B	OPEN SPACE	4,823	1	3	2	12	12	18
TRACT C	OPEN SPACE	5,411	1	1	0	14	14	0
TRACT D	OPEN SPACE	36,028	9	18	9	90	0	90
TRACT E	OPEN SPACE	6,600	2	2	0	17	17	0
TRACT G	OPEN SPACE	28,552	7	14	7	71	0	69
TRACT H	OPEN SPACE	3,828	1	1	0	10	10	0
TRACT J	OPEN SPACE	391,797	98	180	82	979	160	821
TRACT K	POCKET PARK	26,413	7	23	16	66	104	164
TRACT L	OPEN SPACE	8,565	2	3	1	21	11	9
TRACT M	OPEN SPACE	6,688	2	2	0	17	17	0
TRACT N	OPEN SPACE	4,522	1	3	2	11	33	19
TRACT O	OPEN SPACE	11,819	3	6	3	30	0	30
TRACT P	OPEN SPACE	10,870	3	5	2	27	27	23
TRACT Q	OPEN SPACE	25,161	6	13	7	63	6	67
TRACT R	OPEN SPACE	4,137	1	1	0	10	10	0
TRACT S	OPEN SPACE	51,152	13	26	13	128	9	132
TRACT T	OPEN SPACE	3,681	1	1	0	9	9	0
TRACT U	OPEN SPACE	4,830	1	3	2	12	44	18
TRACT V	TO BE LANDSCAPED AND INSTALLED WITH GOLF COURSE, REFER TO GOLF PLANS CN#2022-3093-00; 2022-6062-00							
TRACT W	TO BE LANDSCAPED AND INSTALLED WITH GOLF COURSE, REFER TO GOLF PLANS CN#2022-3093-00; 2022-6062-00							
TRACT X	OPEN SPACE	68,366	17	30	13	171	43	129
TRACT Y	OPEN SPACE	3,900	1	1	0	10	10	0
TRACT Z	OPEN SPACE	5,447	1	2	1	14	12	6
							548	1644
TOTALS		**732,780**	**183**	**348**	**165**	**1832**	**TOTAL SHRUBS PROVIDED WITH EQUIVILENTS**	
							2192	

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE= (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUBS = (3) 1 GAL. GRASSES
NOTE: ONLY 5 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS
NOTE: WHERE THE NUMBER OF TREES AND SHRUBS IS LOWER OR HIGHER THAN WHAT IS REQUIRED, THE REQUIREMENT IS AS NOTED IN THE TABLE ABOVE
NOTE: TRACTS D, G, O, Q, S, V, W, X TO BE LANDSCAPED AND INSTALLED WITH GOLF COURSE

RESPONSE:
To avoid confusion in submittal and construction, all landscape from Tracts D, G, O, Q, S, V, W and X have been added to the Prairie Point Golf Course Site Plans. Notes added, "Refer to golf for landscaping CN#2022-3093-00, 2022-6062-00"

Why do Tract V & W not have the requirements noted if all of these other Tracts noted are also being installed as part of the Golf Course CN#2022-3093-00:

RESPONSE:
To avoid confusion in submittal and construction, all landscape from Tracts D, G, O, Q, S, V, W and X have been added to the Prairie Point Golf Course Site Plans. Notes added, "Refer to golf for landscaping CN#2022-3093-00, 2022-6062-00"

When reviewing the Prairie Point Golf Course CN#2022-3093-00: 2022-6062-00 plan submittal, it is not clear where the planting for parcels - D, G, O, S, V, W and X are being provided. Please provide clarification why these tracts are being landscaped in connection with the Golf Course CN#2022-3093-00: 2022-6062-00 and not part of this CSP application?

SEED MIXES

AURORA PROS MIXTURE 2 - MID GRASS PRAIRIE

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

AURORA PROS MIXTURE 13 - SHORT GRASS TRAIL/LOW GROW OR ROADSIDE

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

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

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

LANDSCAPE NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WITHIN THE RIGHT OF WAY, INCLUDING CURBSIDE LANDSCAPE, WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO FINAL ACCEPTANCE OF THE ACCOMPANYING ROAD, LANDSCAPING WILL BE INSTALLED WITHIN THE TRACTS AND DETENTION PONDS AS DELINEATED ON THE PLAN CONCURRENT WITH ADJACENT FILING.
2. 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.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. 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.
5. SHRUB BEDS SHALL CONTAIN ROCK MULCH.
6. TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
7. 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.
8. 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 ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. 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
10. WHERE CURBSIDE LANDSCAPING OCCURS IN FRONT OF THE INDIVIDUAL LOTS, REFER TO THE LOT TYPICALS AND PLANTING REQUIREMENTS ON SHEETS LT.1-LT.6

Include Tract I , provide the Future Water Tank, and include the requirements for the landscaping for this Tract as well as the required planting on the Planting Plans.

RESPONSE:
Per discussion on 10/11, Tract I is to be landscaped with a separate site plan. The Future Water Tank tract and landscape design is not in the scope of this site plan.

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12200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

LANDSCAPE NOTES

SHEET NUMBER

LN.1

SHEET 40

AUGUST 24, 2023

LEGEND

- TURF
- LOW GROW NATIVE SEED
- NATIVE SEED
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- DECIDUOUS SHRUBS
- FILING 3 BOUNDARY
- STEEL EDGER
- STREET LIGHT

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

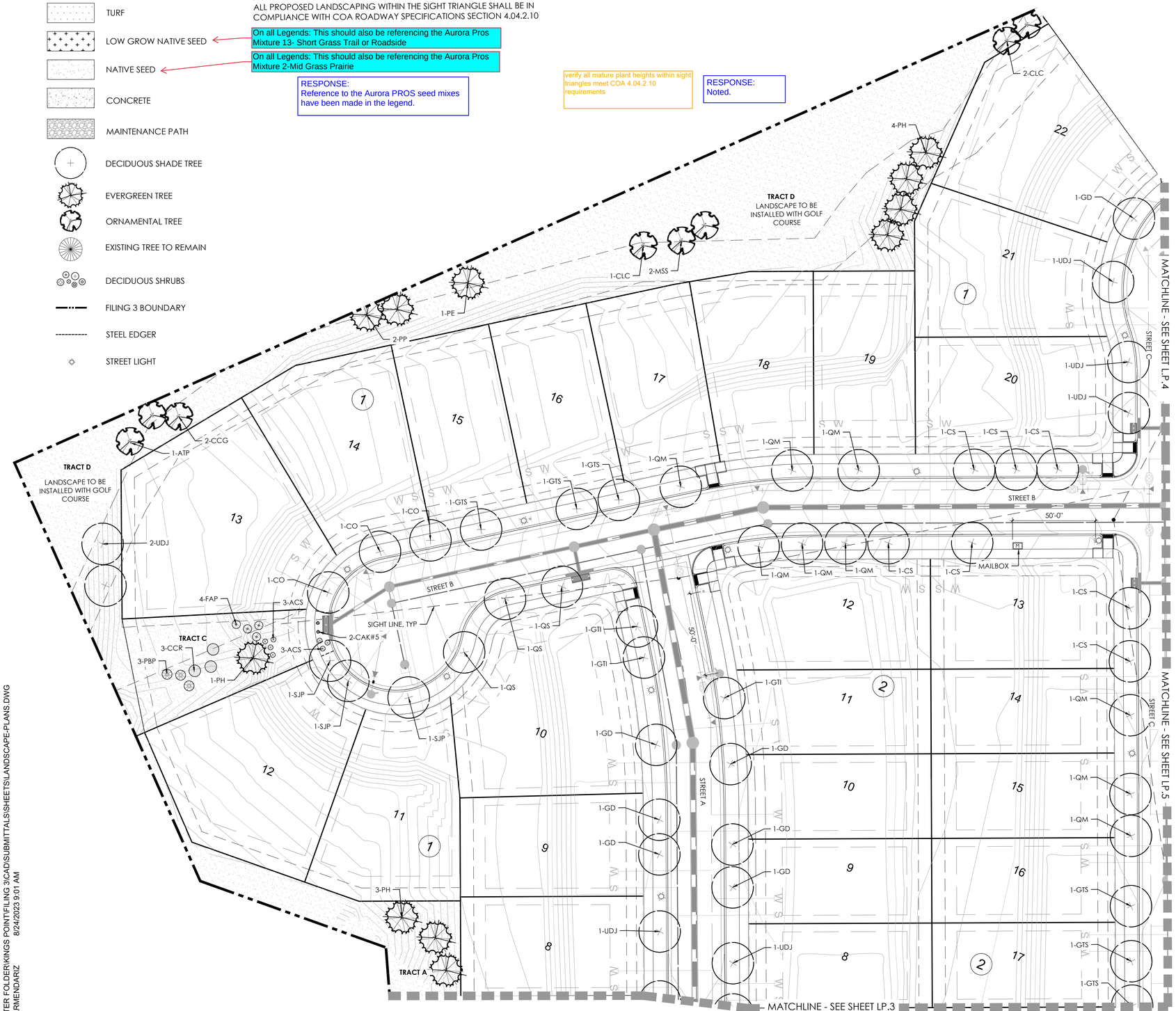
On all Legends: This should also be referencing the Aurora Pros Mixture 13- Short Grass Trail or Roadside

On all Legends: This should also be referencing the Aurora Pros Mixture 2-Mid Grass Prairie

RESPONSE:
Reference to the Aurora PROS seed mixes have been made in the legend.

verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements

RESPONSE:
Noted.



KEYMAP

PLANT LIST

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 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'	ELM, DISCOVERY
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
AGF	ACER GINNALA FLAME	MAPLE, AMUR, FLAME
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CURS-GALLI INERMIS	HAWTHORN, CRIMSON CLOUD
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, COCKSPUR, THORNLESS
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
SRI	SYRINGA RETICULATA	JAPANSES TREE LILAC
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JCA	JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTRONG
JCG	JUNIPERUS COMMUNIS 'GREEN CARPET'	JUNIPER, GREEN CARPET
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN
JSA	JUNIPERUS SABRIA 'ARCADIA'	JUNIPER, ARCADIA
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
DECIDUOUS SHRUBS		
ACL	AMORPHA CANESCENS	LEADPLANT
ACS	ARTEMISIA CANA	SILVER SAGEBRUSH
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CCR	COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE
CLB	CYTISUS X 'LENA'	LENA BROOM
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATE	RABBITBRUSH, TALL GREEN
ENR	ERICAMERIA NAUSEOSA	RABBITBRUSH, TALL BLUE
FAP	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
PBP	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY
PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF
PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTIALLA, GOLD STAR
PLC	PHILADELPLUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE
RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE
RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF
RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD SHRUB
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY 'STARK'S EARLY HYBRID'
OLM	OSTEOSPERMUM LAVENDER MIST 'P006S'	SUN DAISY, LAVENDER MIST
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
PVH	PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS
SSL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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Scale: 1"= 30'-0"
0 15 30 60

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Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

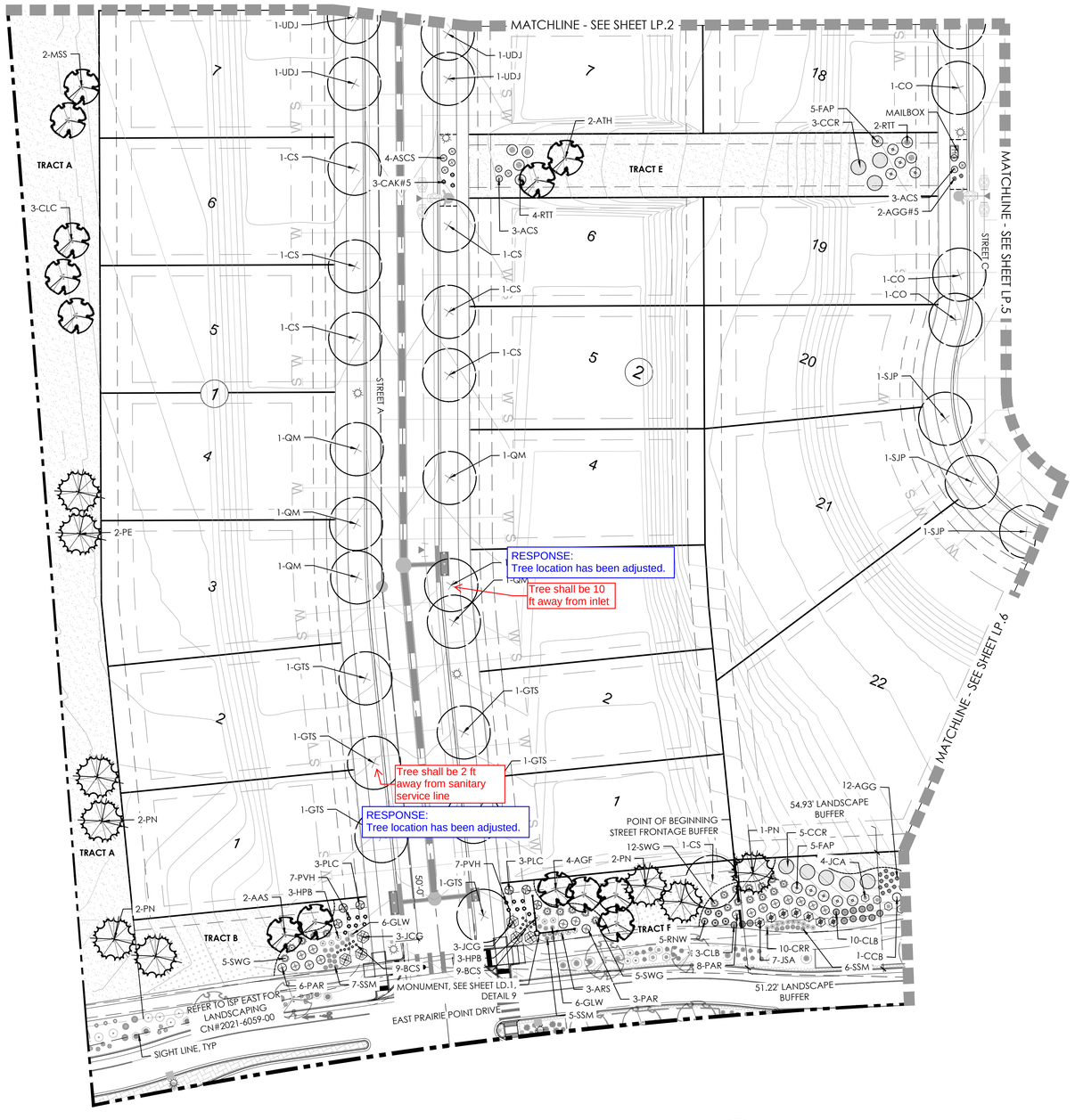
NOT FOR CONSTRUCTION

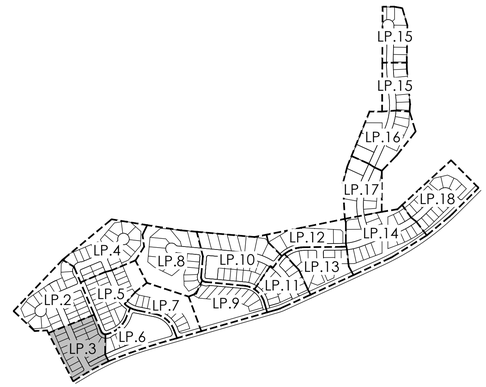
SHEET NUMBER

LP.2

SHEET41

AUGUST 24, 2023





KEYMAP

LEGEND

- TURF
- LOW GROW NATIVE SEED
- NATIVE SEED
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
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KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY 'STARK'S EARLY HYBRID'
OLM	OSTEOSPERMUM LAVENDER MIST 'P006S'	SUN DAISY, LAVENDER MIST
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
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BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
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SWG	SPOROBOLUS WRIGHTIII	GIANT SACATON GRASS

Scale: 1"= 30'-0"

0 15 30 60

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

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CLARISSA ARMENDARIZ

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terracina design
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 3

AURORA, COLORADO

SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

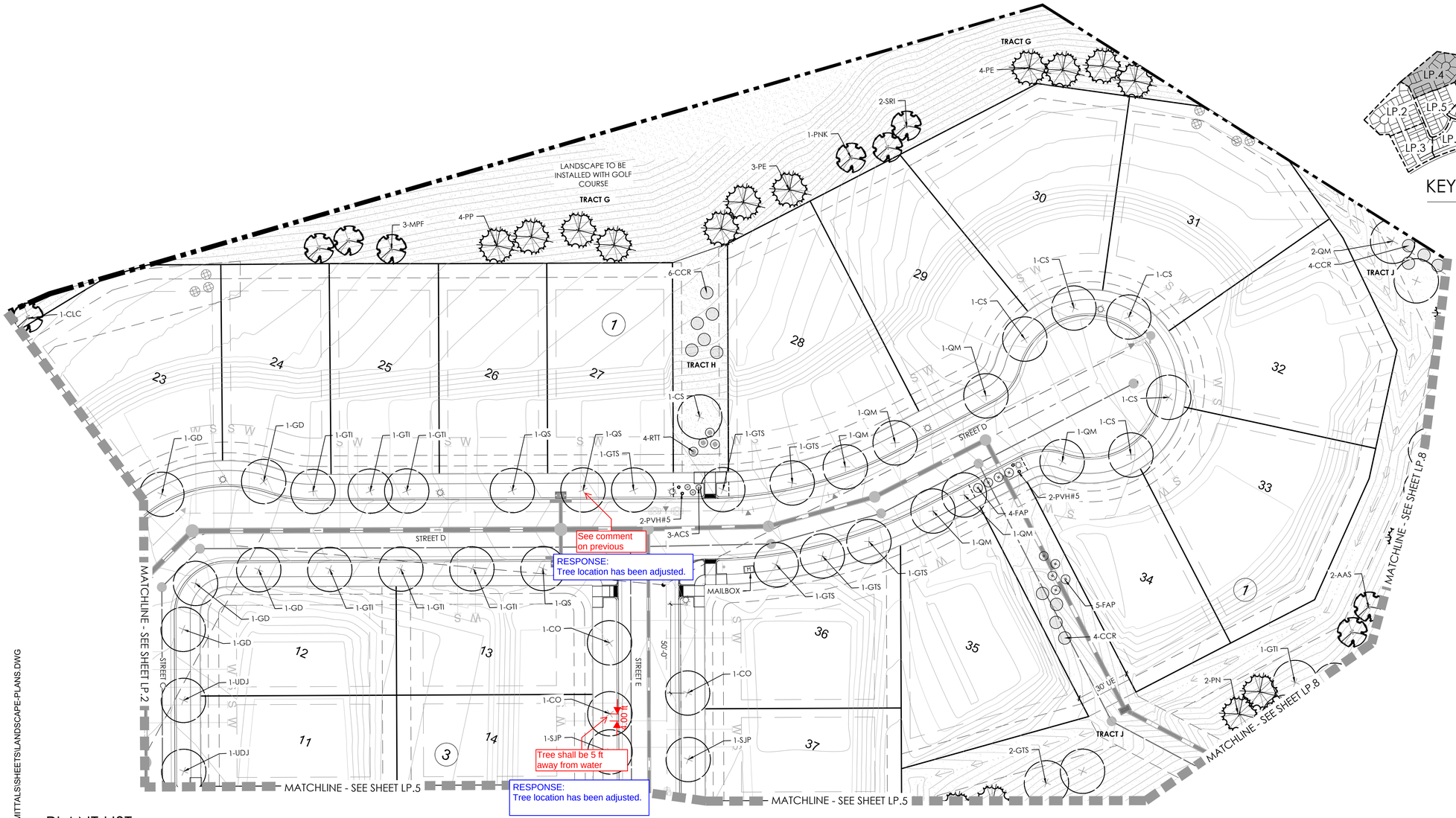
LANDSCAPE PLANS

SHEET NUMBER

LP.3

SHEET42

AUGUST 24, 2023



KEYMAP

LEGEND

- TURF
- LOW GROW NATIVE SEED
- NATIVE SEED
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
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- STREET LIGHT

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME
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CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	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'	ELM, DISCOVERY
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
AGF	ACER GINNALA FLAME	MAPLE, AMUR, FLAME
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CURS-GALLI INERMIS	HAWTHORN, CRIMSON CLOUD
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SRI	SYRINGA RETICULATA	JAPANSES TREE LILAC

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PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
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CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
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CLB	CYTISUS X 'LENA'	LENA BROOM

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BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
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AURORA, COLORADO
SITE PLAN

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LANDSCAPE PLANS

NOT FOR CONSTRUCTION

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LP.4

SHEET43

AUGUST 24, 2023

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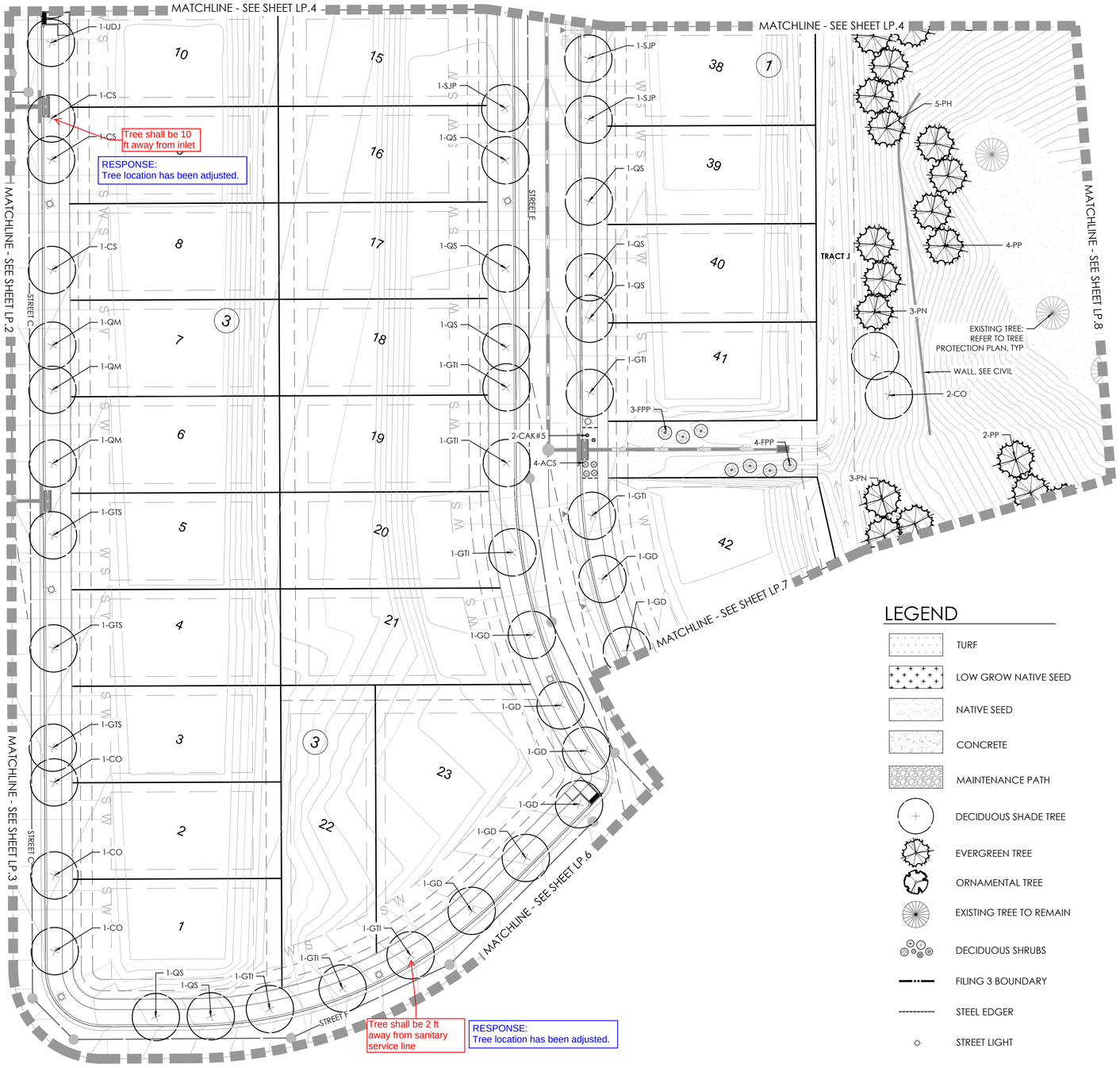

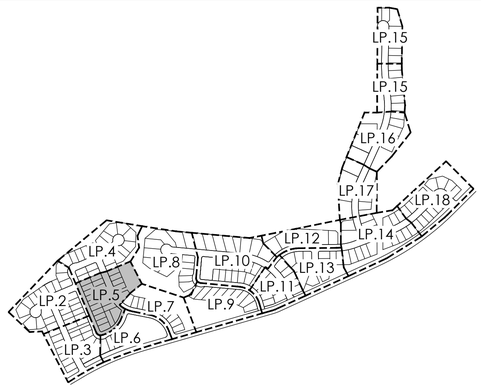

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PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

LANDSCAPE PLANS

SHEET NUMBER

LP.5

SHEET44

AUGUST 24, 2023

LEGEND

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- LOW GROW NATIVE SEED
- NATIVE SEED
- CONCRETE
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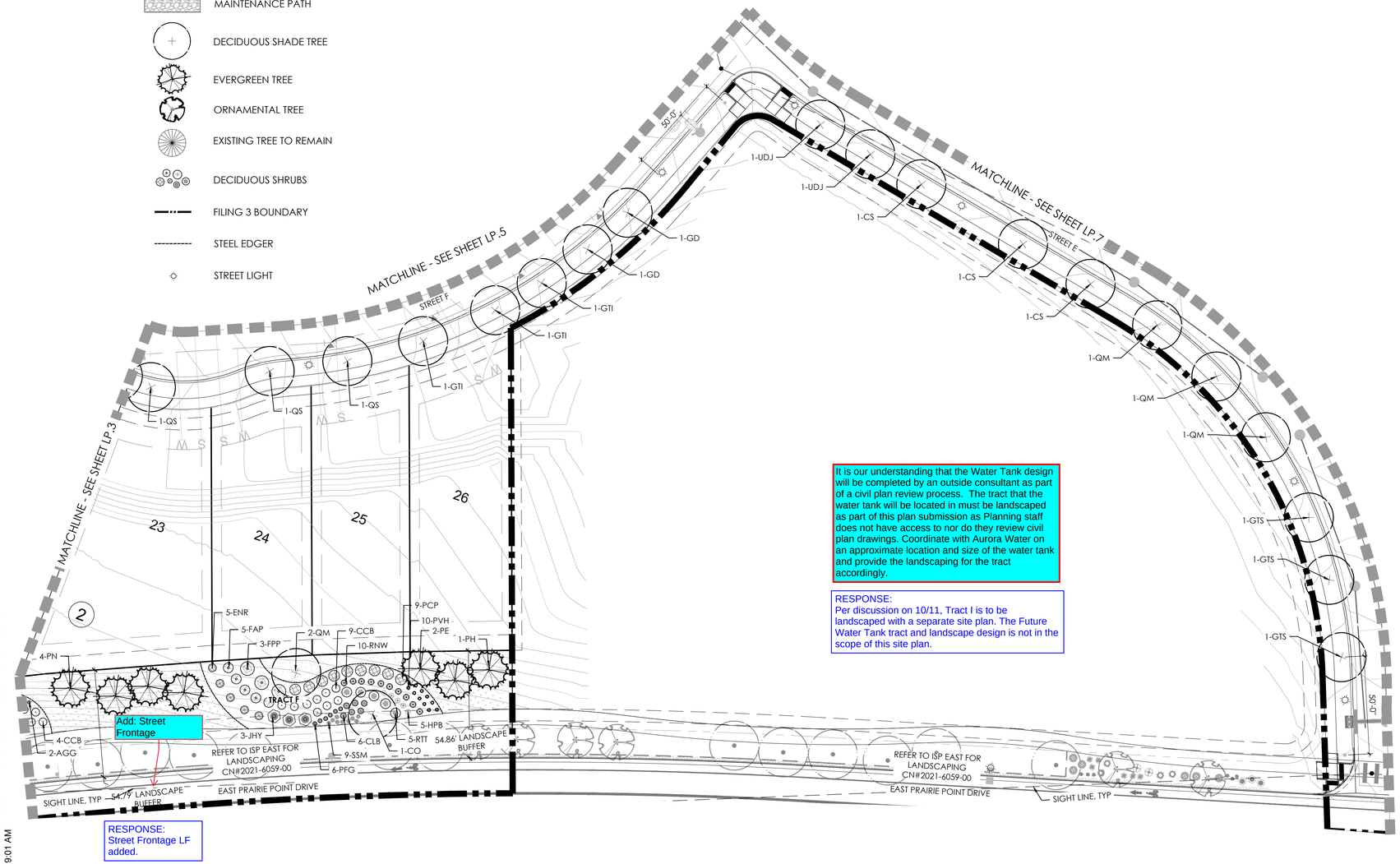

It is our understanding that the Water Tank design will be completed by an outside consultant as part of a civil plan review process. The tract that the water tank will be located in must be landscaped as part of this plan submission as Planning staff does not have access to nor do they review civil plan drawings. Coordinate with Aurora Water on an approximate location and size of the water tank and provide the landscaping for the tract accordingly.

RESPONSE:
Per discussion on 10/11, Tract I is to be landscaped with a separate site plan. The Future Water Tank tract and landscape design is not in the scope of this site plan.

RESPONSE:
Street Frontage LF added.

KEYMAP

PLANT LIST

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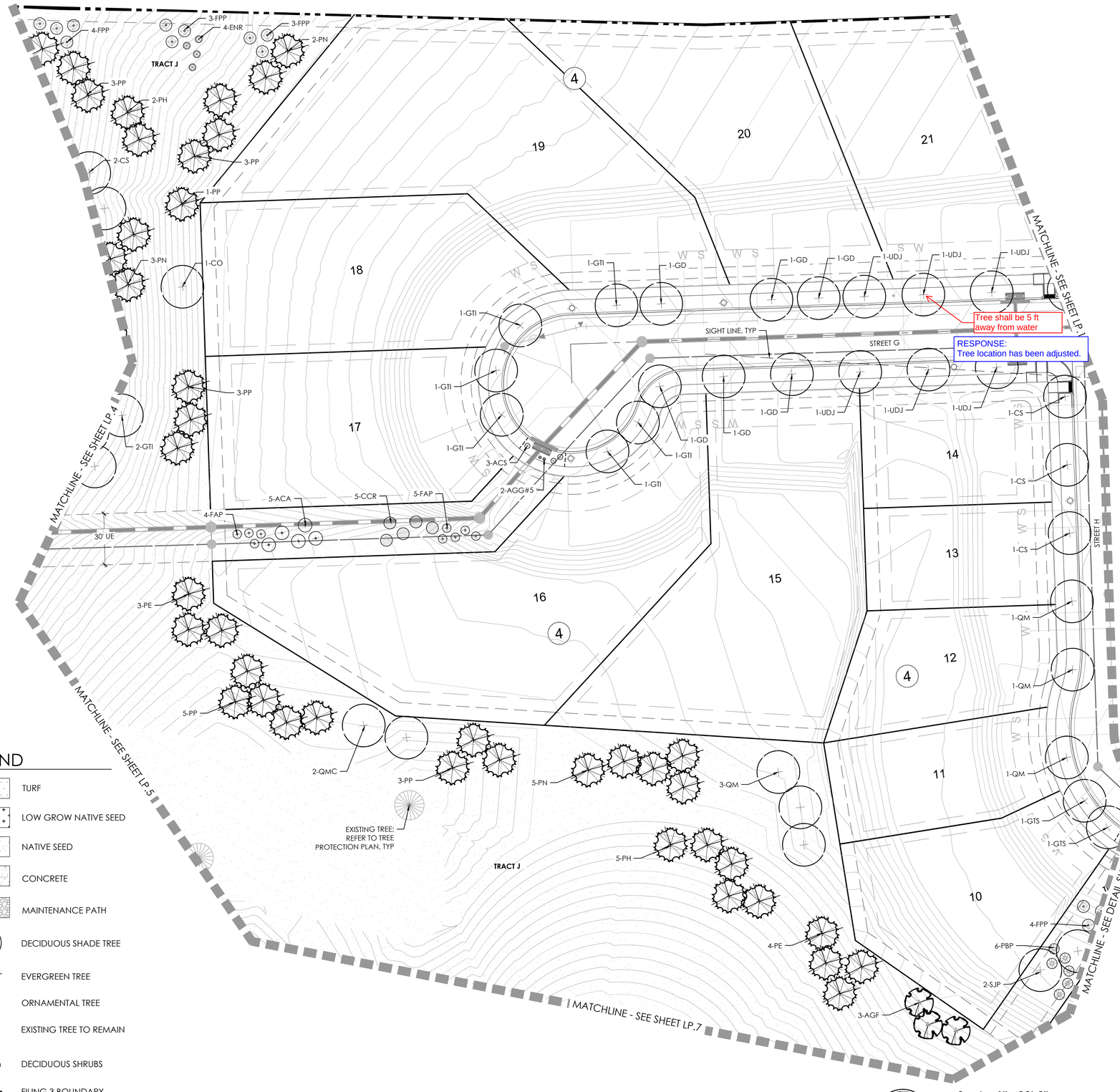
LP.6

SHEET45

AUGUST 24, 2023



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ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CURS-GALLI INERMIS	HAWTHORN, CRIMSON CLOUD
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, COCKSPUR, THORNLESS
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
SRI	SYRINGA RETICULATA	JAPANSES TREE LILAC
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JCA	JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTRONG
JCG	JUNIPERUS COMMUNIS 'GREEN CARPET'	JUNIPER, GREEN CARPET
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN
JSA	JUNIPERUS SABRIA 'ARCADIA'	JUNIPER, ARCADIA
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
DECIDUOUS SHRUBS		
ACL	AMORPHA CANESCENS	LEADPLANT
ACS	ARTEMISIA CANA	SILVER SAGEBRUSH
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CCR	COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE
CLB	CYTISUS X 'LENA'	LENA BROOM
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATE	RABBITBRUSH, TALL GREEN
ENR	ERICAMERIA NAUSEOSA	RABBITBRUSH, TALL BLUE
FAP	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
PBP	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY
PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF
PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTIALLA, GOLD STAR
PLC	PHILADELPLUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE
RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE
RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF
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AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY 'STARK'S EARLY HYBRID'
OLM	OSTEOSPERMUM LAVENDER MIST 'P006S'	SUN DAISY, LAVENDER MIST
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
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AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS
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LEGEND

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- LOW GROW NATIVE SEED
- NATIVE SEED
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
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- FILING 3 BOUNDARY
- STEEL EDGER
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NOTE:
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N

Scale: 1"= 30'-0"
0 15 30 60

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CLARISSA ARMENDARIZ

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

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

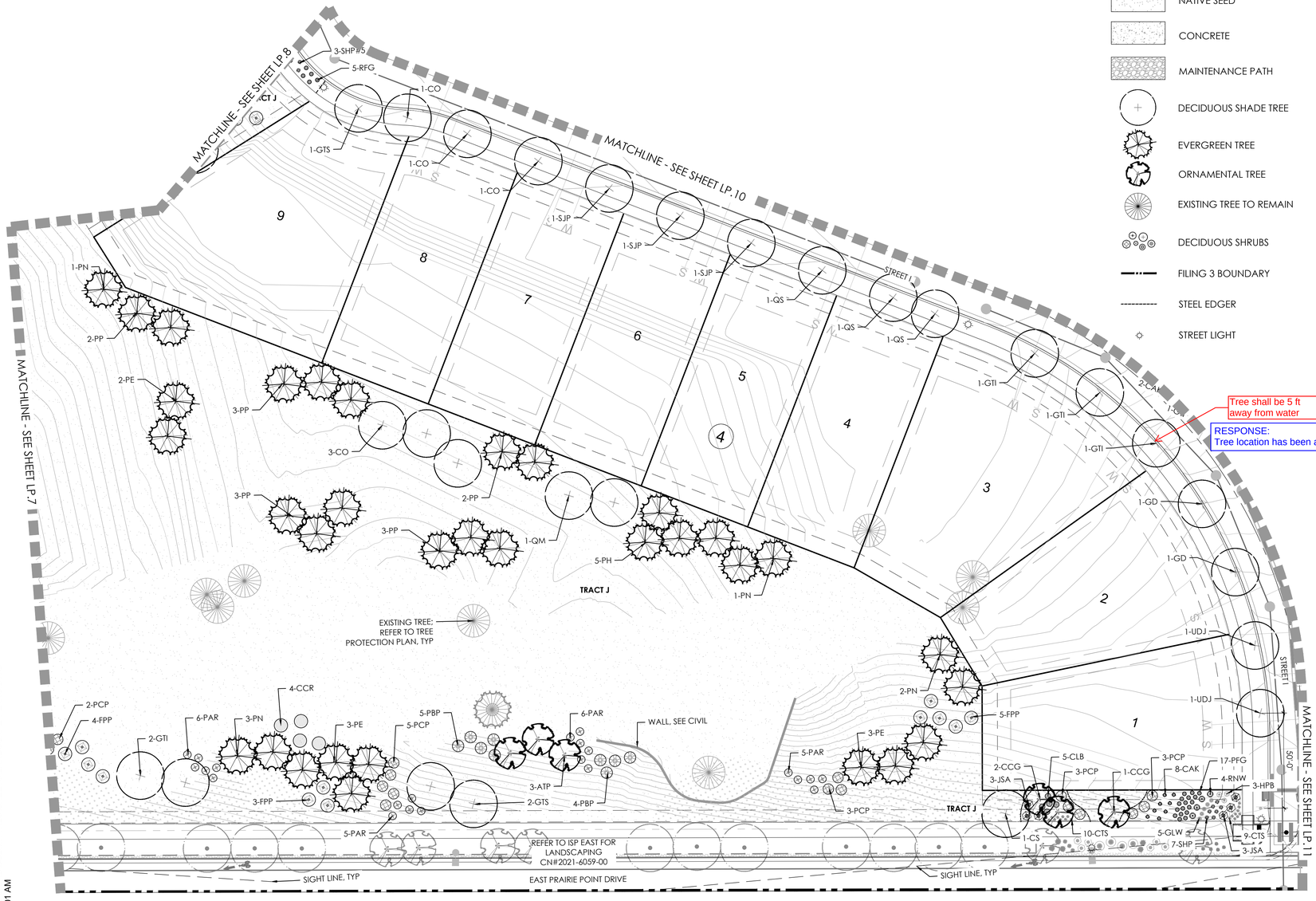
NOT FOR CONSTRUCTION

SHEET NUMBER

LP.8

SHEET47

AUGUST 24, 2023



Tree shall be 5 ft away from water

RESPONSE:
Tree location has been adjusted.

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PLANT LIST

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GTI	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
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PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

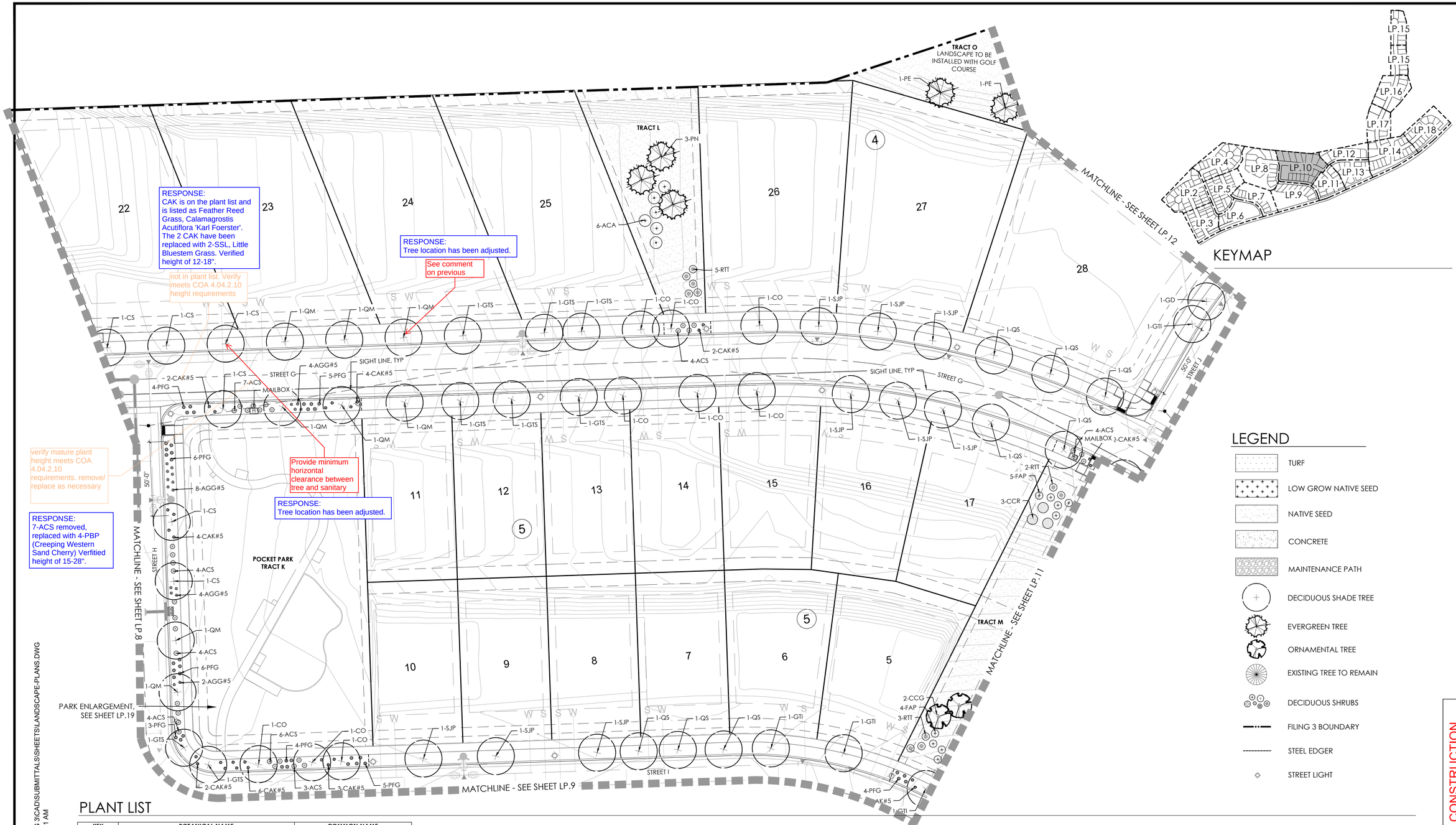
LANDSCAPE PLANS

SHEET NUMBER

LP.9

SHEET48

AUGUST 24, 2023



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10200 E. Girard Ave. Ste A-314
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ph: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

NOT FOR CONSTRUCTION

SHEET NUMBER

LP.10

SHEET49

AUGUST 24, 2023

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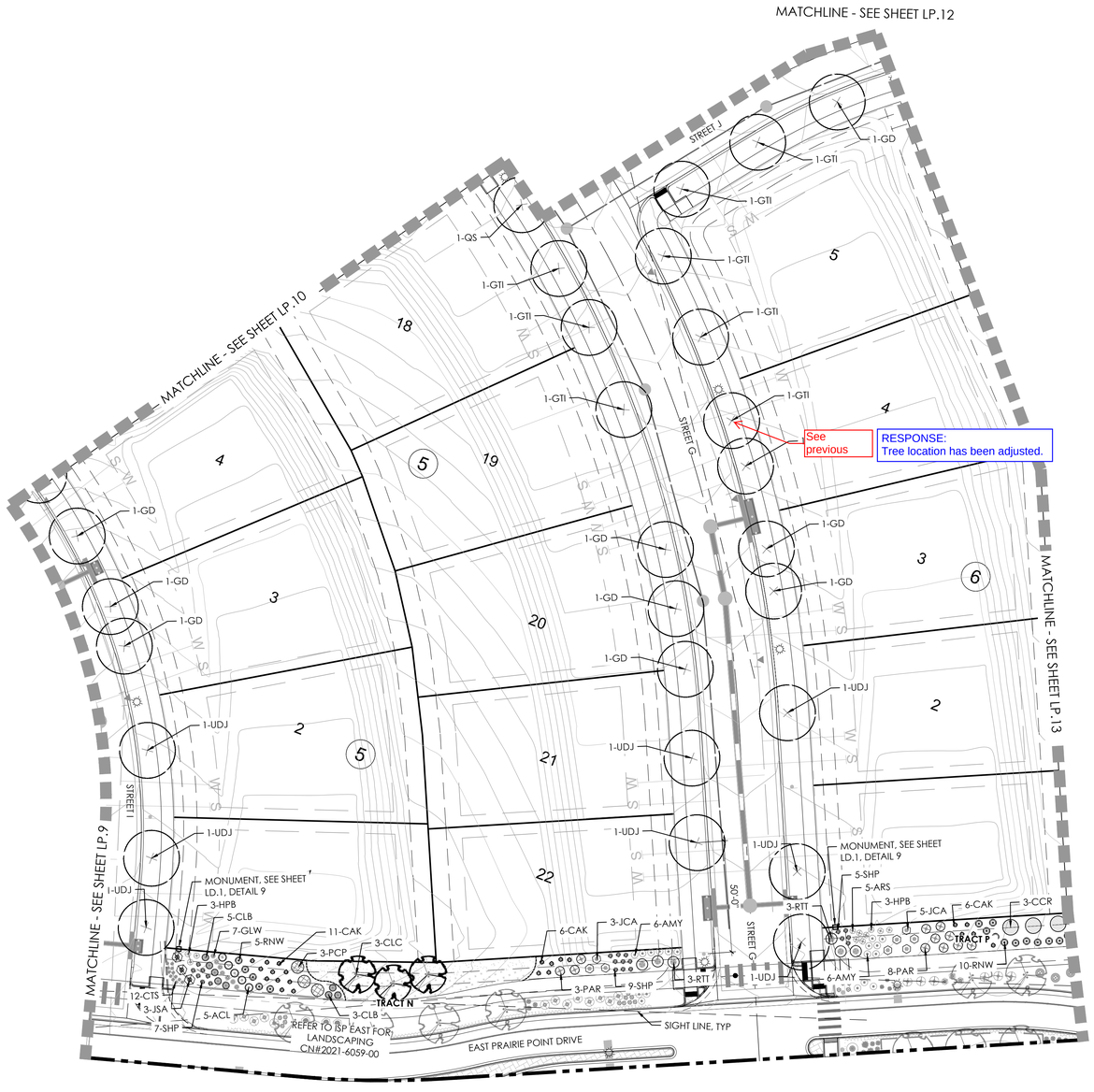

KEYMAP

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- TURF
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PBP	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY
PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF
PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTIALLA, GOLD STAR
PLC	PHILADELPLUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE
RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE
RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF
RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD SHRUB
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY 'STARK'S EARLY HYBRID'
OLM	OSTEOSPERMUM LAVENDER MIST 'P0065'	SUN DAISY, LAVENDER MIST
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
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SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

Scale: 1"= 30'-0"

0 15 30 60

NOTE:
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P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SHEETS\LANDSCAPE-PLANS.DWG
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CLARISSA ARMENDARIZ

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

terracina design
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

LANDSCAPE PLANS

SHEET NUMBER

LP.11

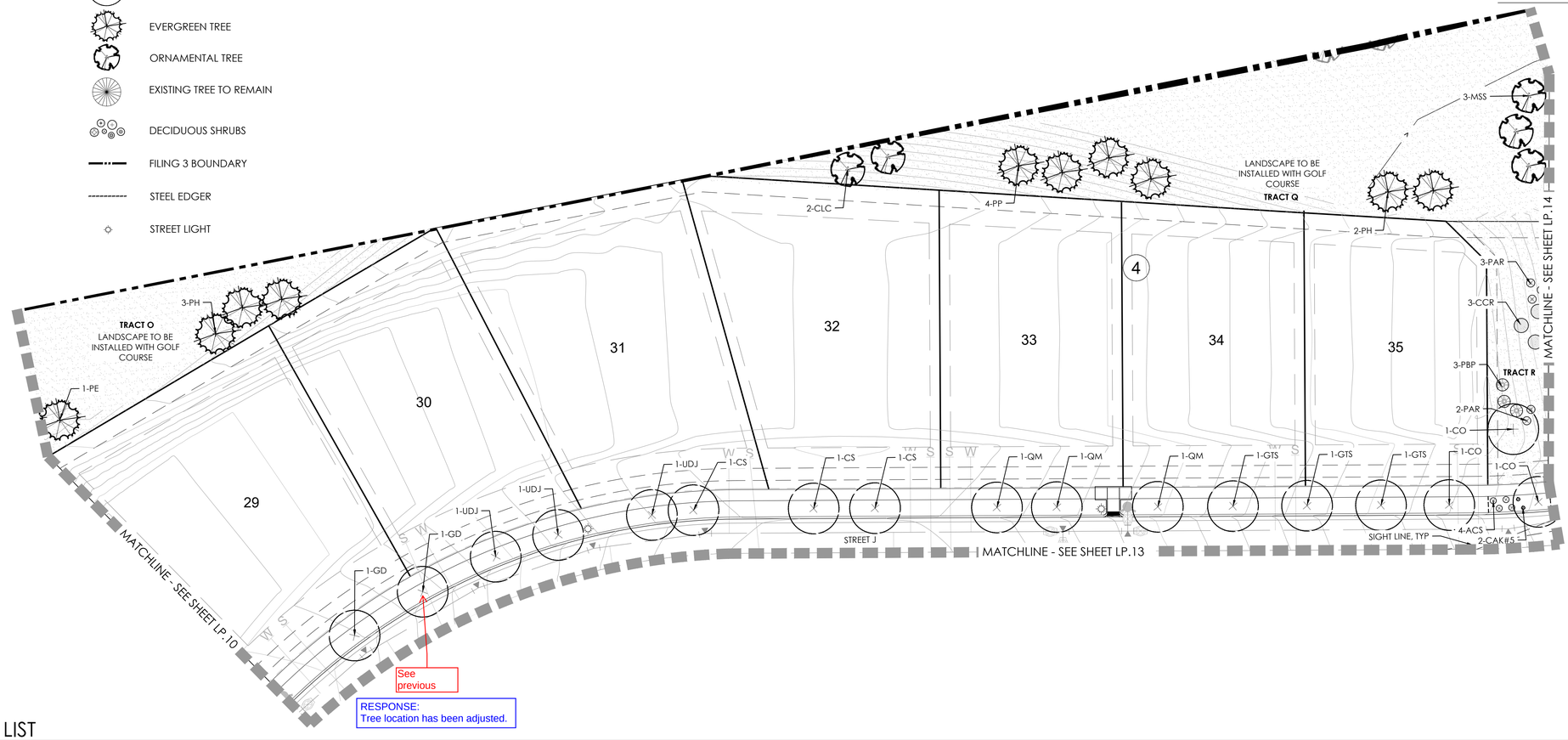
SHEET50

AUGUST 24, 2023

LEGEND

- TURF
- LOW GROW NATIVE SEED
- NATIVE SEED
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- DECIDUOUS SHRUBS
- FILING 3 BOUNDARY
- STEEL EDGER
- STREET LIGHT

KEYMAP



PLANT LIST

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 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'	ELM, DISCOVERY
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
AGF	ACER GINNALA FLAME	MAPLE, AMUR, FLAME
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CURS-GALLI INERMIS	HAWTHORN, CRIMSON CLOUD
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, COCKSPUR, THORNLESS
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
SRI	SYRINGA RETICULATA	JAPANSES TREE LILAC

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PP	PINUS PONDEROSA	PINE, PONDEROSA
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JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN
JSA	JUNIPERUS SABRIA 'ARCADIA'	JUNIPER, ARCADIA
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
DECIDUOUS SHRUBS		
ACL	AMORPHA CANESCENS	LEADPLANT
ACS	ARTEMISIA CANA	SILVER SAGEBRUSH
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CCR	COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE
CLB	CYTISUS X 'LENA'	LENA BROOM

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ph: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

NOT FOR CONSTRUCTION

SHEET NUMBER

LP.12

SHEET51

AUGUST 24, 2023

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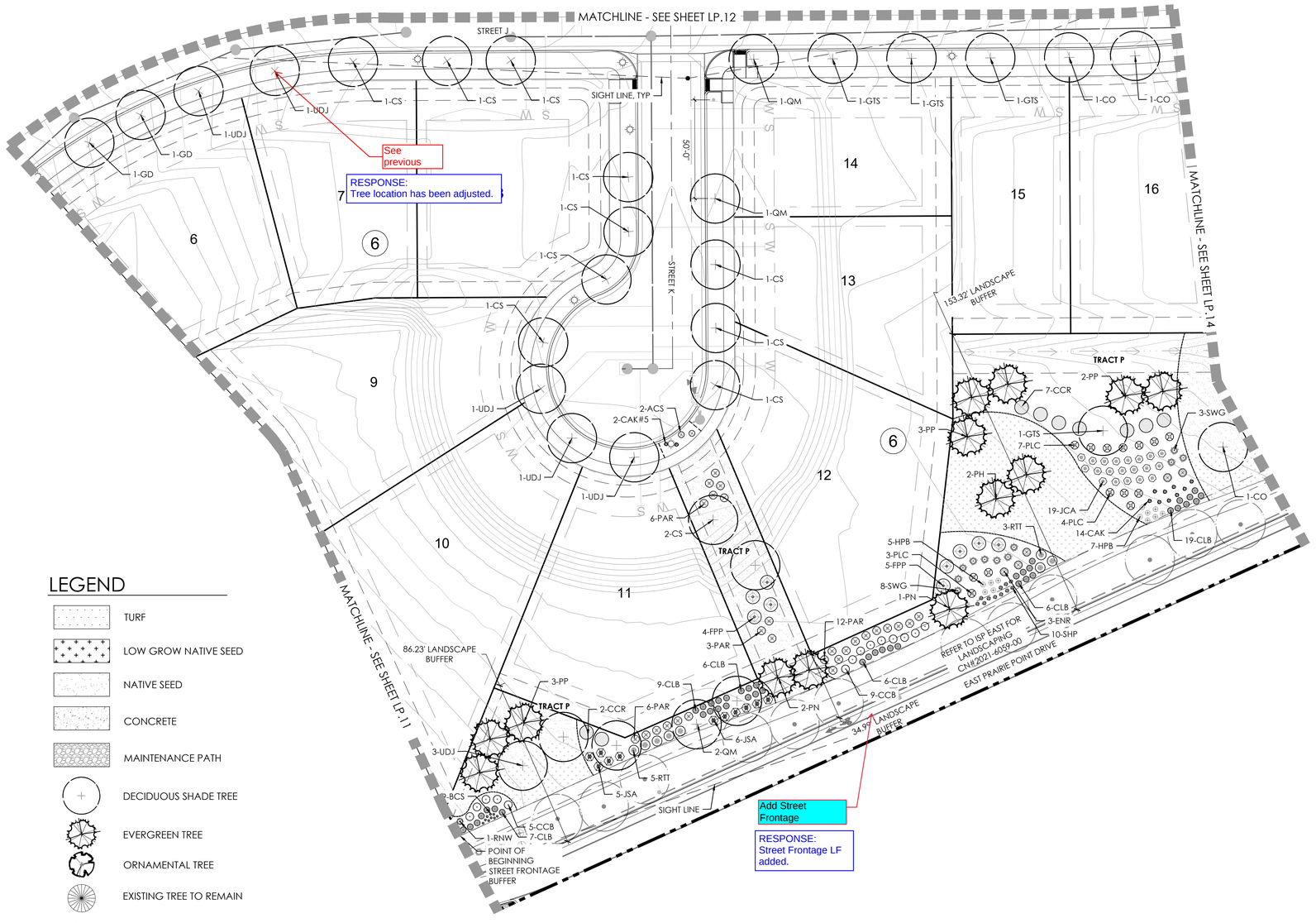

KEYMAP

LEGEND

- TURF
- LOW GROW NATIVE SEED
- NATIVE SEED
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
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Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

NOT FOR CONSTRUCTION

SHEET NUMBER

LP.13

SHEET52

AUGUST 24, 2023

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LEGEND

- TURF
- LOW GROW NATIVE SEED
- NATIVE SEED
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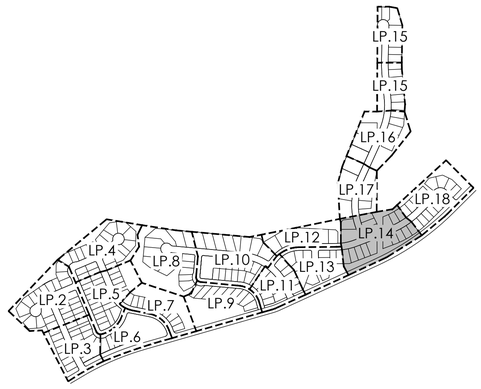

KEYMAP

PLANT LIST

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PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

NOT FOR CONSTRUCTION

SHEET NUMBER

LP.14

SHEET53

AUGUST 24, 2023

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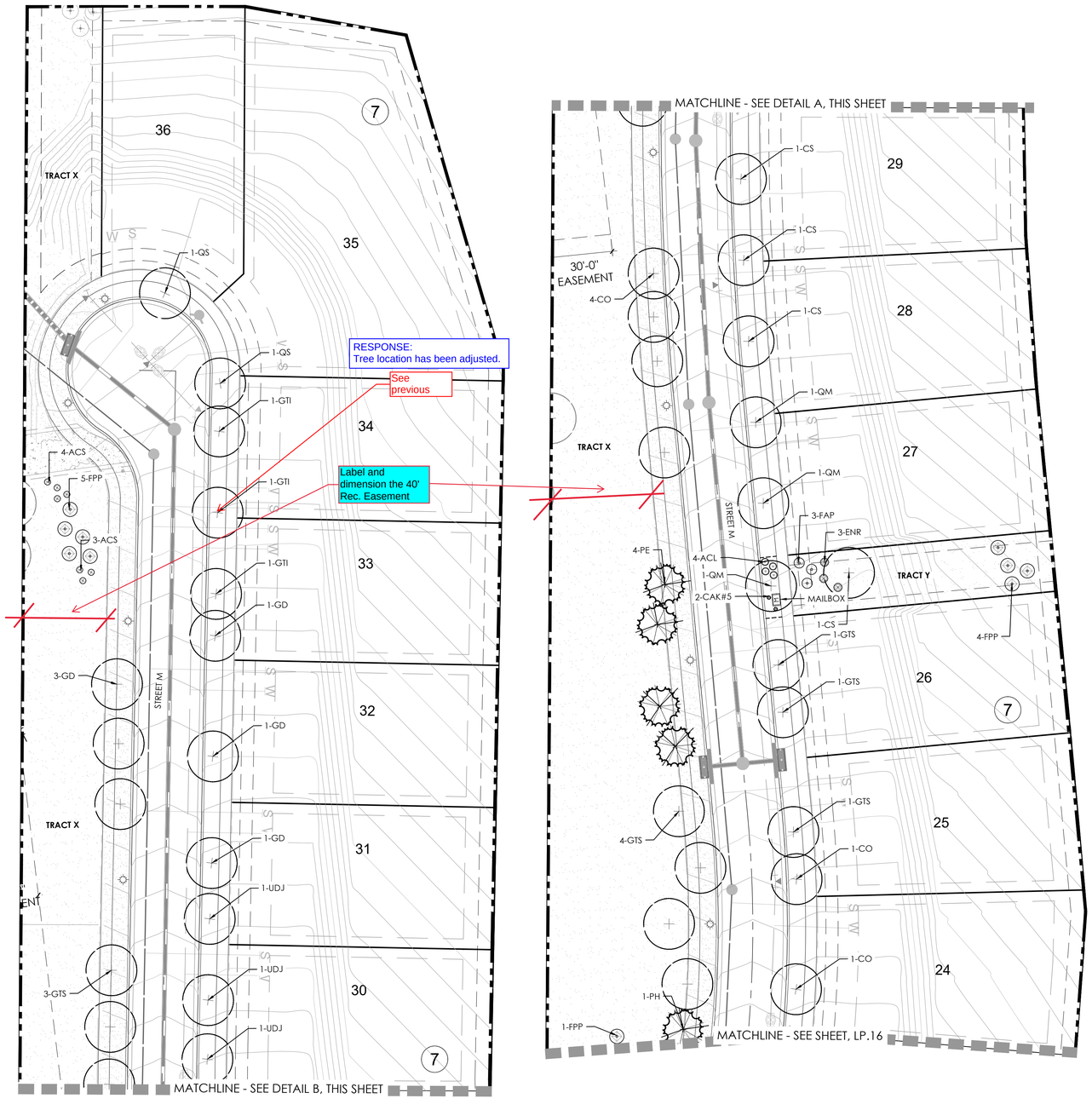
8/24/2023 9:02 AM
CLARISSA ARMENDARIZ



KEYMAP

LEGEND

- TURF
- LOW GROW NATIVE SEED
- NATIVE SEED
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- DECIDUOUS SHRUBS
- FILING 3 BOUNDARY
- STEEL EDGER
- STREET LIGHT

PLANT LIST

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 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'	ELM, DISCOVERY
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
AGF	ACER GINNALA FLAME	MAPLE, AMUR, FLAME
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CURS-GALLI INERMIS	HAWTHORN, CRIMSON CLOUD
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, COCKSPUR, THORNLESS
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
SRI	SYRINGA RETICULATA	JAPANSES TREE LILAC
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JCA	JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTRONG
JCG	JUNIPERUS COMMUNIS 'GREEN CARPET'	JUNIPER, GREEN CARPET
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN
JSA	JUNIPERUS SABRIA 'ARCADIA'	JUNIPER, ARCADIA
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
DECIDUOUS SHRUBS		
ACL	AMORPHA CANESCENS	LEADPLANT
ACS	ARTEMISIA CANA	SILVER SAGEBRUSH
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CCR	COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE
CLB	CYTISUS X 'LENA'	LENA BROOM
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATE	RABBITBRUSH, TALL GREEN
ENR	ERICAMERIA NAUSEOSA	RABBITBRUSH, TALL BLUE
FAP	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
PBP	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY
PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF
PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTIALLA, GOLD STAR
PLC	PHILADELPLUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE
RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE
RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF
RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD SHRUB
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY 'STARK'S EARLY HYBRID'
OLM	OSTEOSPERMUM LAVENDER MIST 'P006S'	SUN DAISY, LAVENDER MIST
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
PVH	PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS
SSL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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

N

Scale: 1"= 30'-0"
0 15 30 60

P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SHEETS\LANDSCAPE-PLANS.DWG
8/24/2023 9:02 AM
CLARISSA ARMENDARIZ

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terracina design
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

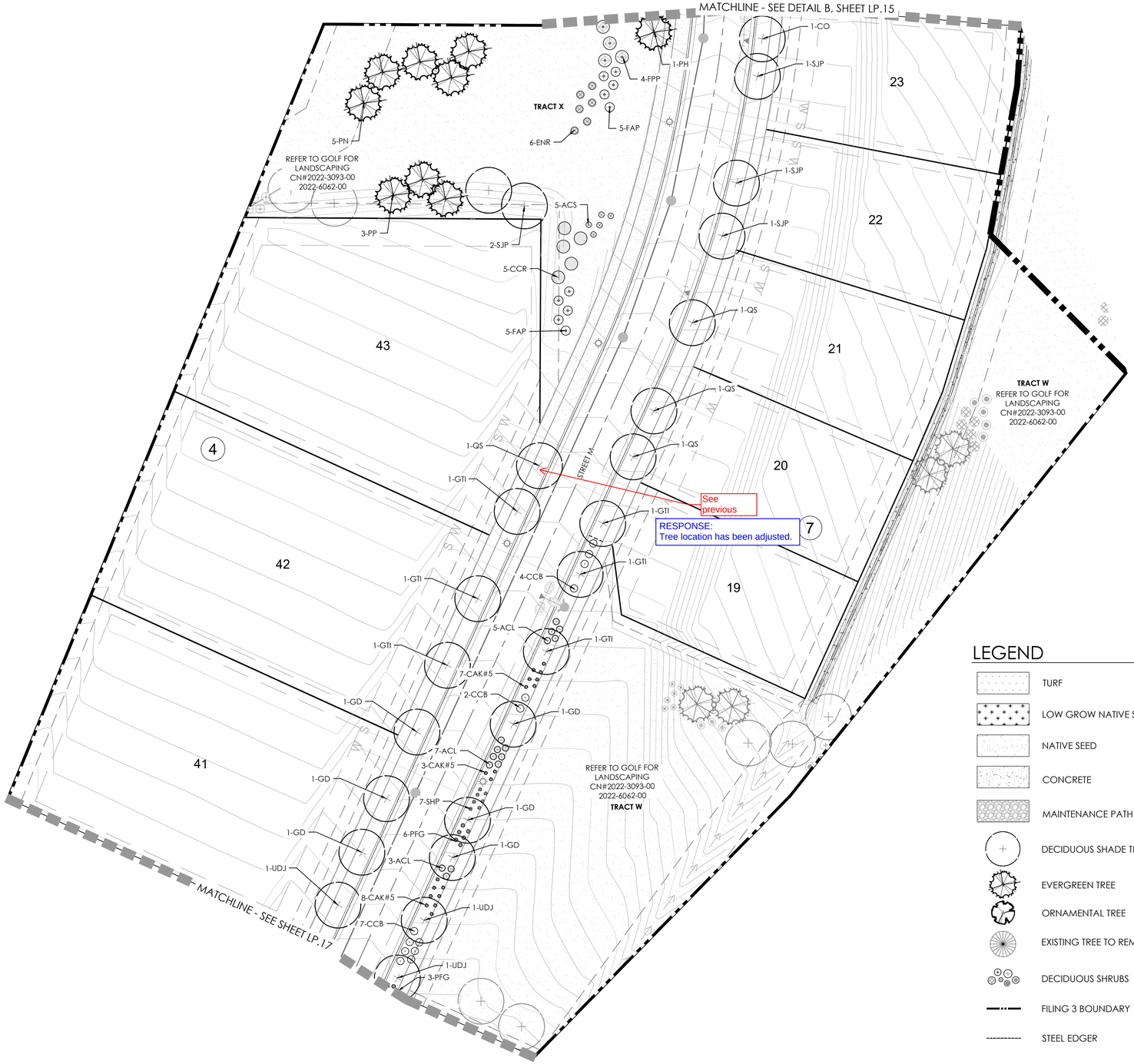
LANDSCAPE PLANS

SHEET NUMBER

LP.15

SHEET54

AUGUST 24, 2023



KEYMAP

PLANT LIST

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ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
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CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, COCKSPUR, THORNLESS
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PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
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OLM	OSTEOSPERMUM LAVENDER MIST 'P006S'	SUN DAISY, LAVENDER MIST
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BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
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- STEEL EDGER
- STREET LIGHT

N

Scale: 1"= 30'-0"

0 15 30 60

NOTE:
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P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SHEETS\LANDSCAPE-PLANS.DWG
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CLARISSA ARMENDARIZ

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

terracina design
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.662.8867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

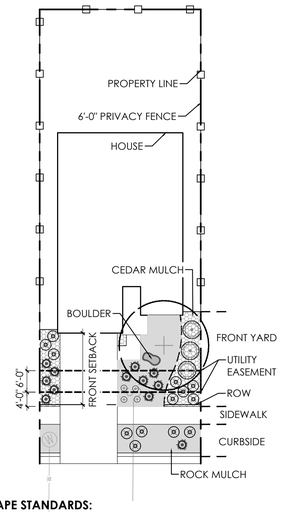
NOT FOR CONSTRUCTION

SHEET NUMBER

LP.16

SHEET55

AUGUST 24, 2023



RESPONSE:
Landscape boulder quantities updated.

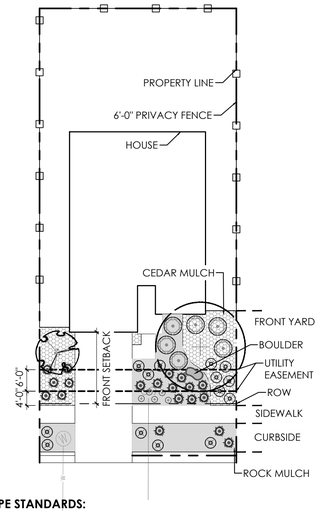
For all typicals: more than one boulder is required, please note the number.

LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, ONE (1) LANDSCAPE BOULDER
2. **CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND ONE (1) GRASSES IN CURBSIDE LANDSCAPE

A SINGLE FAMILY HOME (MID-BLOCK LOT) 40'-50'

SCALE: 1"=20'

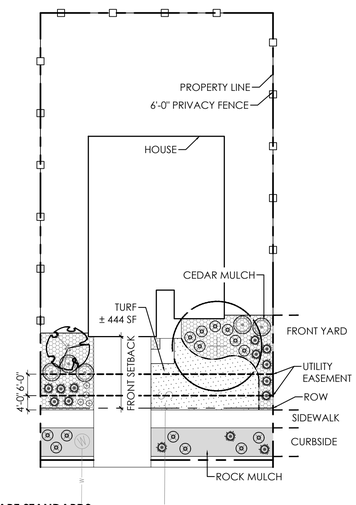


LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) ORNAMENTAL TREE AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TWENTY ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, ONE (1) LANDSCAPE BOULDER
2. **CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

B SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60'

SCALE: 1"=20'



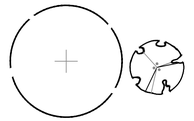
LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS TWELVE (12) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
2. **CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

C SINGLE FAMILY HOME (MID-BLOCK LOT) 60'-70'

SCALE: 1"=20'

LEGEND



FRONT YARD SHADE TREE OR ORNAMENTAL TREE

SHRUBS

GRASS

PERENNIAL

BOULDER

TURF

1 ½" HORIZON RIVER ROCK

CEDAR MULCH

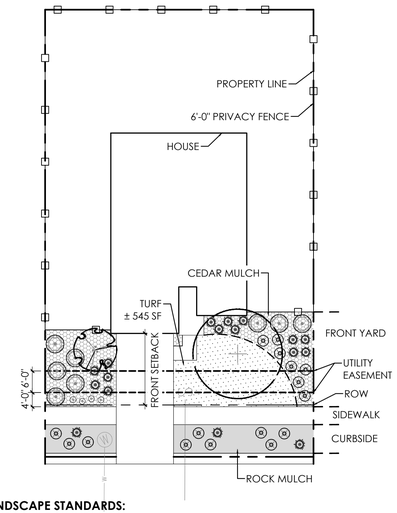
FENCING

For all Typicals: Provide more than one boulder on each lot for the yard feature.

RESPONSE:
Additional boulders added to the xeric yard designs. Legend updated to specify a 2x2x2 boulder.

For all Typical Sheets: Refer to Sheet 65 for front yard Plant List.

RESPONSE:
Landscape typical notes added to each sheet.

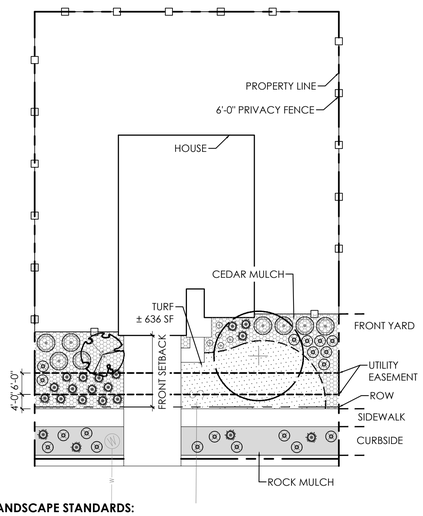


LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
2. **CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

D SINGLE FAMILY HOME (MID-BLOCK LOT) 70'-80'

SCALE: 1"=20'

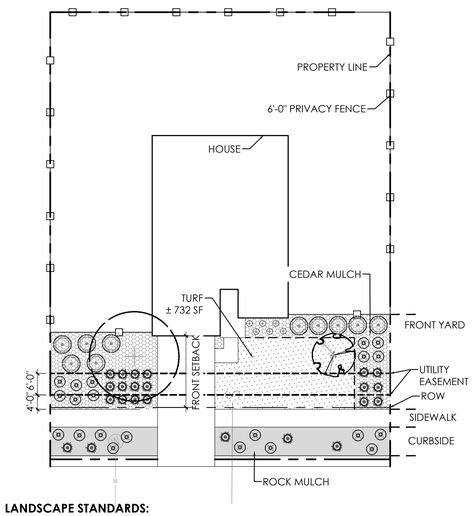


LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND TWENTY ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
2. **CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS TEN (10) AND FOUR (4) GRASSES IN CURBSIDE LANDSCAPE

E SINGLE FAMILY HOME (MID-BLOCK LOT) 80'-90'

SCALE: 1"=20'



LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND TWENTY FOUR (24) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
2. **CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIVE (5) GRASSES IN CURBSIDE LANDSCAPE

F SINGLE FAMILY HOME (MID-BLOCK LOT) 90'-100'

SCALE: 1"=20'

Know what's below. Call before you dig.

terracina design
11200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE TYPCIALS

NOT FOR CONSTRUCTION

SHEET NUMBER

LT.2

SHEET 61

AUGUST 24, 2023

P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SHEETS\LANDSCAPE-TYPICALS.DWG
8/24/2023 9:03 AM
CLARISSA ARMENDARIZ

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

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

PRAIRIE POINT SUBDIVISION FILING NO. 3

TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND
A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

DEDICATION:

? Revised to WEST

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34, AND THE EAST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER _____, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND; Noted

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 34 BEARS SOUTH 89°36'13" WEST, A DISTANCE OF 2661.01 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 80°06'14" EAST, A DISTANCE OF 617.07 FEET TO THE MOST EASTERLY CORNER OF SAID PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF TRACT A, ANTELOPE CREEK SUBDIVISION FILING NO. 1 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER _____ AND THE **POINT OF BEGINNING**; Noted

THENCE ALONG SAID SOUTHWESTERLY LINE THENCE SOUTH 44°51'06" EAST, A DISTANCE OF 340.44 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST PRAIRIE POINT DRIVE AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER _____; Noted

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN (7) COURSES:

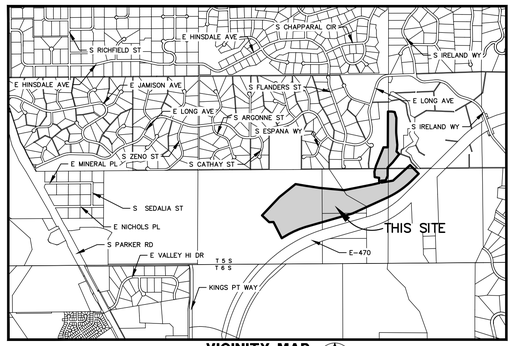
1) SOUTH 45°08'54" WEST, A DISTANCE OF 257.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,467.00 FEET;
2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'04", AN ARC LENGTH OF 872.67 FEET;
3) SOUTH 65°24'58" WEST, A DISTANCE OF 1,017.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 392.00 FEET;
4) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 58.74 FEET
5) 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 2,500.00 FEET;
6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 637.00 FEET;
7) SOUTH 59°24'09" WEST, A DISTANCE OF 152.06 FEET TO AN EASTERLY LINE OF LOT 1, BLOCK 1 OF SAID PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY, NORTHERLY AND SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 THE FOLLOWING THIRTEEN (13) COURSES:

1) NORTH 27°00'33" WEST, A DISTANCE OF 508.77 FEET;
2) SOUTH 87°04'01" WEST, A DISTANCE OF 118.65 FEET;
3) NORTH 46°33'13" WEST, A DISTANCE OF 276.95 FEET;
4) NORTH 43°26'47" EAST, A DISTANCE OF 701.62 FEET;
5) NORTH 51°04'59" EAST, A DISTANCE OF 582.25 FEET;
6) SOUTH 80°22'17" EAST, A DISTANCE OF 297.54 FEET;
7) SOUTH 81°59'01" EAST, A DISTANCE OF 68.40 FEET;
8) SOUTH 81°18'24" EAST, A DISTANCE OF 308.81 FEET;
9) SOUTH 84°48'24" EAST, A DISTANCE OF 699.06 FEET;
10) NORTH 78°48'25" EAST, A DISTANCE OF 796.43 FEET;
11) NORTH 76°51'54" EAST, A DISTANCE OF 205.00 FEET;
12) NORTH 80°31'14" EAST, A DISTANCE OF 388.28 FEET;
13) NORTH 47°34'27" EAST, A DISTANCE OF 645.83 FEET TO THE **POINT OF BEGINNING**,

CONTAINING AN AREA OF 86.936 ACRES, (3,786,941 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PRAIRIE POINT SUBDIVISION FILING NO. 3 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



VICINITY MAP
SCALE 1"= 2000'

COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

TITLE: _____

STATE OF _____)
SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ____, 2022 Revised

BY _____, AS _____, OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

See the Advisory Comments on the top of this page Noted

GENERAL NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATIONS UTILIZING THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE SOUTHEAST QUARTER SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST, FOUND TO BEAR SOUTH 89°36'13" WEST AND IS MONUMENTED AT THE EAST QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "T5S, R66W, 1/4 S34/S35. PLS 13155 1993" FLUSH WITH GROUND AND THE CENTER QUARTER CORNER WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 13155, T5S, R66W, C S34, 1993".
3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
5. ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.
6. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TOWN AND COUNTRY TITLE SERVICES COMMITMENT NO. 37387, WITH AN EFFECTIVE DATE OF JUNE 02, 2023 AT 8:00 A.M. WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
8. PARKS, RECREATION IMPROVEMENTS, TRAILS AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION AND PEDESTRIAN/BICYCLE CONNECTIVITY REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
9. TRACTS A-Y ARE TO BE PRIVATELY OWNED AND MAINTAINED.

check this Revised

add Z Revised

All owners of Lots or Tracts adjacent to *(insert names of any arterial, collector, and continuous Type 1 local streets here)* **shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.**

Added

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON 06/22/2021.

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

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

FOR REVIEW

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

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

CITY OF AURORA APPROVALS:

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

_____ _____
CITY ENGINEER DATE

_____ _____
PLANNING DIRECTOR DATE

LAST REVISED 2023-08-23

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

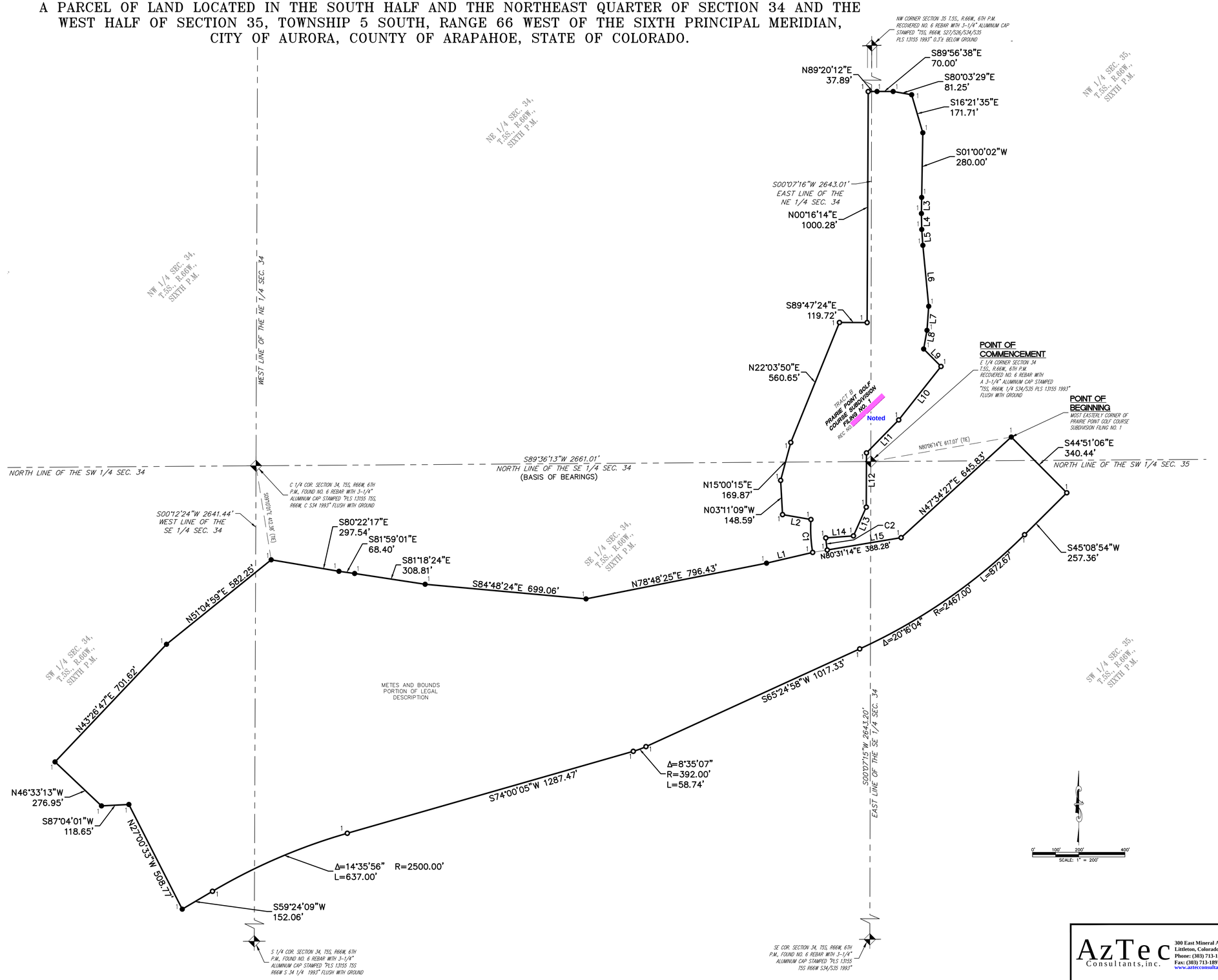
AzTec Proj. No.: 17121-01 Drawn By: RBA

DEVELOPER
OAKWOOD LAND DEVELOPMENT
4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

DATE OF PREPARATION:	2023-05-24
SCALE:	N/A
SHEET 1 OF 9	

PRAIRIE POINT SUBDIVISION FILING NO. 3

TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND
A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.T. SIGHT TRIANGLE
- ROW RIGHT-OF-WAY
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.

SEE SHEET 9
FOR LINE AND
CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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DEVELOPER
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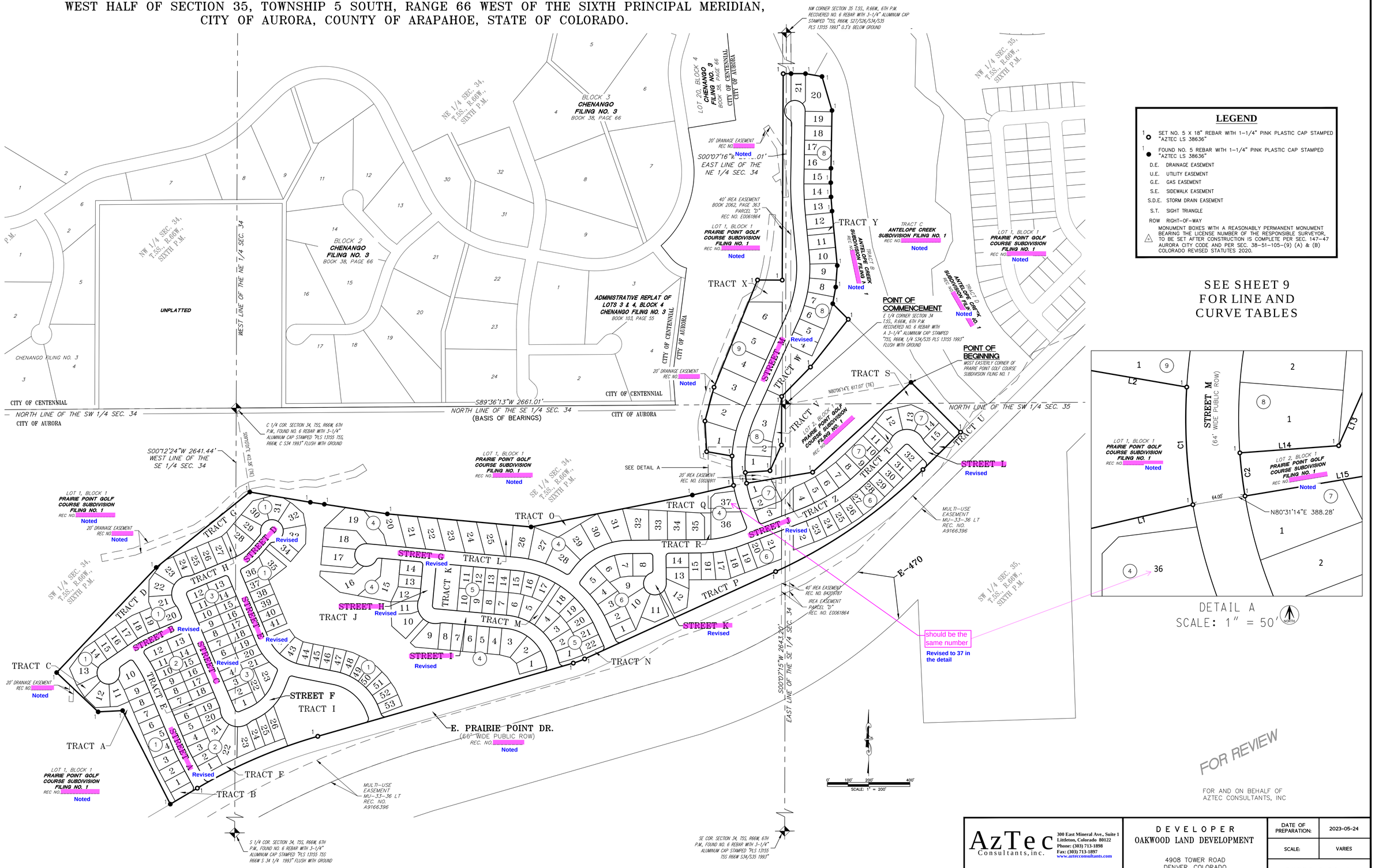
DENVER, COLORADO
(303) 486-8500

DATE OF PREPARATION:	2023-05-24
SCALE:	1" = 200'
SHEET 2 OF 9	

PRAIRIE POINT SUBDIVISION FILING NO. 3

TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND
A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- D.E. DRAINAGE EASEMENT
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SEE SHEET 9 FOR LINE AND CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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

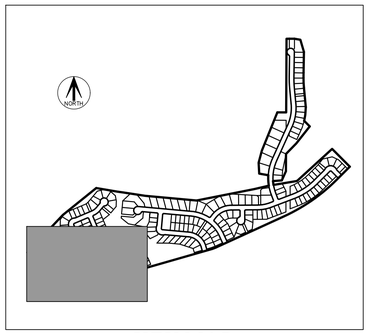
AzTec Proj. No.: 171721-01 Drawn By: RBA

DEVELOPER
OAKWOOD LAND DEVELOPMENT
4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

DATE OF PREPARATION:	2023-05-24
SCALE:	VARIES

PRAIRIE POINT SUBDIVISION FILING NO. 3

TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND
A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
N.T.S.

SEE SHEET 5

SEE SHEET 5

SEE SHEET 6

SEE SHEET 9
FOR LINE AND
CURVE TABLES

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- D.E. DRAINAGE EASEMENT
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- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SCALE: 1" = 50'

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www.azteccconsultants.com

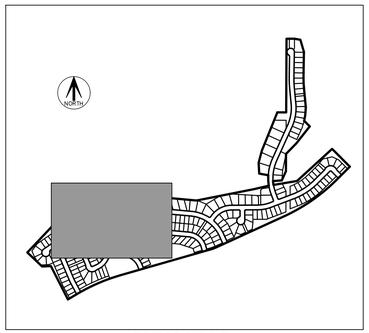
AzTec Proj. No.: 17121-01 Drawn By: RBA

DEVELOPER
OAKWOOD LAND DEVELOPMENT
4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

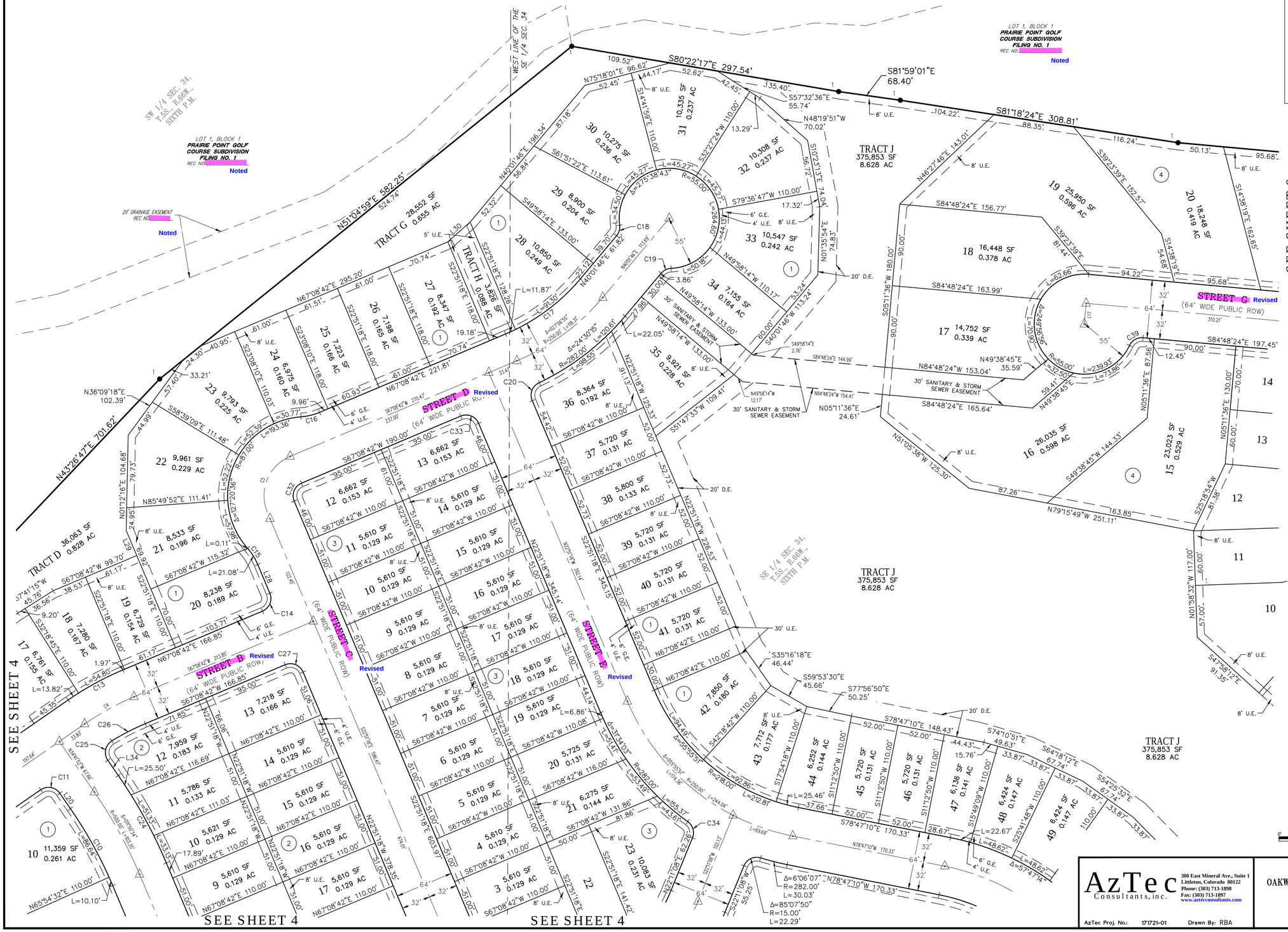
DATE OF PREPARATION:	2023-05-24
SCALE:	1" = 50'
SHEET 4 OF 9	

PRAIRIE POINT SUBDIVISION FILING NO. 3

TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND
A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
N.T.S.



LEGEND

- 1 ○ SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
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DATE OF PREPARATION:	2023-05-24
SCALE:	1" = 50'

PRAIRIE POINT SUBDIVISION FILING NO. 3

TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND
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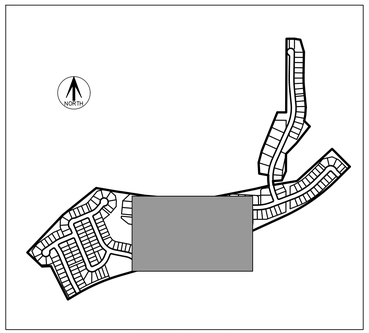

KEY MAP
N.T.S.

SEE SHEET 5

SEE SHEET 7

STREET G Revised (64' WIDE PUBLIC ROW)

STREET H Revised (64' WIDE PUBLIC ROW)

STREET I Revised (64' WIDE PUBLIC ROW)

STREET J Revised (64' WIDE PUBLIC ROW)

STREET K Revised (64' WIDE PUBLIC ROW)

E. PRAIRIE POINT DR. (66' WIDE PUBLIC ROW) REC. NO. Noted

LOT 1, BLOCK 1 PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 REC NO. Noted

TRACT L 8,565 SF 0.197 AC

TRACT O 11,819 SF 0.271 AC

TRACT M 6,807 SF 0.156 AC

TRACT J 375,853 SF 8.628 AC

TRACT K 26,413 SF 0.606 AC

TRACT N 4,522 SF 0.104 AC

MULTI-USE EASEMENT MU-33-36 LT REC. NO. A9166396

UNPLATTED

E-470 ROW

20' DRAINAGE EASEMENT

20' D.E.

SE 1/4 SEC. 34, T.5S., R.66W., SIXTH P.M.

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"

D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
S.E. SIDEWALK EASEMENT
S.D.E. STORM DRAIN EASEMENT
S.T. SIGHT TRIANGLE
ROW RIGHT-OF-WAY

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.

SEE SHEET 9 FOR LINE AND CURVE TABLES

SCALE: 1" = 50'

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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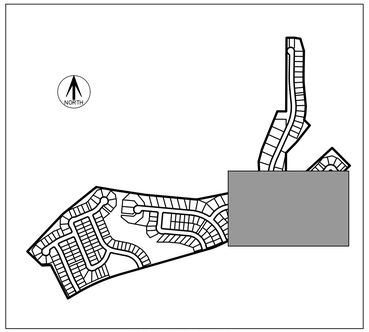
DATE OF PREPARATION:	2023-05-24
SCALE:	1" = 50'
SHEET 6 OF 9	

PRAIRIE POINT SUBDIVISION FILING NO. 3

TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND
A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE
WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
N.T.S.

SEE SHEET 8

SEE SHEET 8

SEE SHEET 6

SEE SHEET 6

LOT 1, BLOCK 1
PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1
REC NO. [redacted] Noted

LOT 2, BLOCK 1
PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1
REC NO. [redacted] Noted

20' DRAINAGE EASEMENT REC NO. [redacted] Noted

20' IREA EASEMENT REC. NO. E0029911

SE 1/4 SEC. 34, T.5S., R.66W., SIXTH P.M.

EAST LINE OF THE SE 1/4 SEC. 34

TRACT Q 25,161 SF 0.578 AC

TRACT S 51,152 SF 1.174 AC

TRACT Z 5,447 SF 0.125 AC

TRACT R 4,137 SF 0.095 AC

TRACT P 86,432 SF 1.984 AC

STREET M (64' WIDE PUBLIC ROW) Revised

STREET L (64' WIDE PUBLIC ROW) Revised

E. PRAIRIE POINT DR. (66' WIDE PUBLIC ROW) REC. NO. [redacted] Noted

Revised to a 20' SDE

add the easement line bearing and distances

this is a direct offset of 20' from the lot lines.
a distance has been added to the last leg as it ties to the "SDE"

40' IREA EASEMENT REC. NO. E4209787

IREA EASEMENT PARCEL "D" REC. NO. E0061864

MULTI-USE EASEMENT MU-33-36 LT REC. NO. A9166396

E-470 ROW

SW 1/4 SEC. 35, T.5S., R.66W., SIXTH P.M.

SEE SHEET 9
FOR LINE AND
CURVE TABLES

LEGEND

- 1 ○ SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.T. SIGHT TRIANGLE
- ROW RIGHT-OF-WAY
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.

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

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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

AzTec Proj. No.: 17121-01 Drawn By: RBA

DEVELOPER
OAKWOOD LAND DEVELOPMENT
4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

DATE OF PREPARATION:	2023-05-24
SCALE:	1" = 50'
SHEET 7 OF 9	

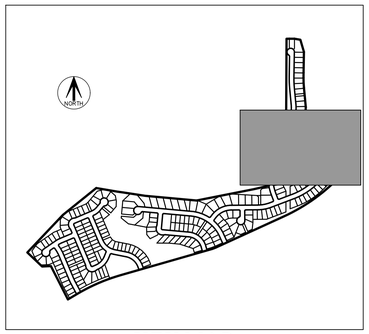
PRAIRIE POINT SUBDIVISION FILING NO. 3

TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND
A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

add the easement line bearing and distances
Added

SEE SHEET 9

SEE SHEET 9



KEY MAP
N.T.S.

TRACT X 68,366 SF 1.569 AC

S89°47'24"E 119.72'

8' U.E.

S89°47'24"E 162.36'

10' U.E.

114.82'

102.05'

N22°03'50"E 560.65'

120.10'

S65°35'44"E 189.57'

S65°35'44"E 184.67'

S65°35'44"E 179.76'

103.57'

N15°00'15"E 169.87'

145.99'

S72°37'50"E 157.90'

N03°11'09"W 148.59'

L=124.09'

L=106.60'

18.69'

23.88'

S65°35'44"E 171.63'

127.04'

NORTH LINE OF THE SE 1/4 SEC. 34

NE 1/4 SEC. 34, T.5S., R.66W., SIXTH P.M.

6 25,194 SF 0.578 AC

5 22,455 SF 0.515 AC

4 21,866 SF 0.502 AC

3 22,473 SF 0.516 AC

2 21,991 SF 0.505 AC

1 18,446 SF 0.423 AC

9

8' U.E.

5' U.E.

4' U.E.

6' G.E.

20' DRAINAGE EASEMENT REC NO. Noted

LOT 1, BLOCK 1 PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 REC NO. Noted

Revised

STREET M (64' WIDE PUBLIC ROW)

S00°09'52"W 111.17'

48.42'

EAST LINE OF THE NE 1/4 SEC. 34

R=568.00'

Δ=29°52'48"

L=329.59'

L=67.89'

R=632.00'

Δ=29°52'48"

L=67.89'

R=600.00'

L=312.90'

Δ=29°52'48"

L=67.89'

N85°21'20"W 130.04'

N79°12'04"W 130.04'

N73°02'48"W 130.00'

N66°53'33"W 130.10'

L=14.31'

N65°35'44"W 130.00'

S65°35'44"E 110.10'

N24°19'34"E 175.97'

8 9,763 SF 0.224 AC

7 9,772 SF 0.224 AC

6 9,781 SF 0.225 AC

5 9,230 SF 0.212 AC

4 8,782 SF 0.202 AC

8' U.E.

5' U.E.

N47°17'43"E 18.07'

64'

32'

32'

33.20'

48.72'

37.10'

44.86'

93.36'

48.50'

S16°57'12"W

33.48'

55.24'

72.49'

70.00'

L7

L8

L69

L9

L10

L11

TRACT W 44,630 SF 1.025 AC

N45°46'40"E 271.65'

20' D.E.

add the easement line bearing and distances

direct 20' offset from lot lines, bearings and distances have been added where needed.

TRACT B ANTELOPE CREEK SUBDIVISION FILING NO. 1 REC NO. Noted

TRACT C ANTELOPE CREEK SUBDIVISION FILING NO. 1 REC NO. Noted

NW 1/4 SEC. 35, T.5S., R.66W., SIXTH P.M.

LOT 2, BLOCK 1 PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 REC NO. Noted

POINT OF BEGINNING
MOST EASTERLY CORNER OF PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1

N80°06'14"E 617.07' (TIE)

DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

N65°35'18"W 77.56'

5' U.E.

8' U.E.

4' U.E.

6' G.E.

3 23,529 SF 0.540 AC

L=146.53'

L=102.07'

N11°31'47"E 225.80'

L12

20' D.E.

POINT OF COMMENCEMENT
E 1/4 CORNER SECTION 34
T.5S., R.66W., 6TH P.M.
RECOVERED NO. 6 REBAR WITH
A 3-1/4" ALUMINUM CAP STAMPED
"T5S, R66W, 1/4 S34/S35 PLS 13155 1993"
FLUSH WITH GROUND

(NOT A PART)

NORTH LINE OF THE SW 1/4 SEC. 35

TRACT S 51,152 SF 1.174 AC

S44°51'06"E 340.44'

N47°34'27"E 645.83'

N76°50'57"E 132.20'

S65°13'23"E 94.14'

67.69'

64.51'

8' U.E.

S13°09'03"E 110.00'

10,831 SF 0.249 AC

6' G.E.

4' U.E.

L=57.59'

R=87.00'

S24°46'37"W 110.00'

26.45'

69.83'

S45°14'05"E 175.25'

82.00'

N38°55'47"E 112.94'

27.32'

69.82'

S51°08'18"E 107.97'

46.30'

15.80'

L=19.20'

Δ=12°73'05"

L=193.17'

R=87.00'

L=0.16'

Δ=0°06'26"

L=39.78'

Δ=26°11'19"

L=21.02'

S44°08'52"W 112.00'

S44°08'52"W 115.79'

43.42'

41.41'

L67

C53

5' U.E.

S44°43'34"E 111.76'

L=20.86'

L=0.32'

C52

61.68'

S44°43'34"E 110.00'

S44°43'34"E 110.00'

S44°43'34"E 110.00

PRAIRIE POINT SUBDIVISION FILING NO. 3

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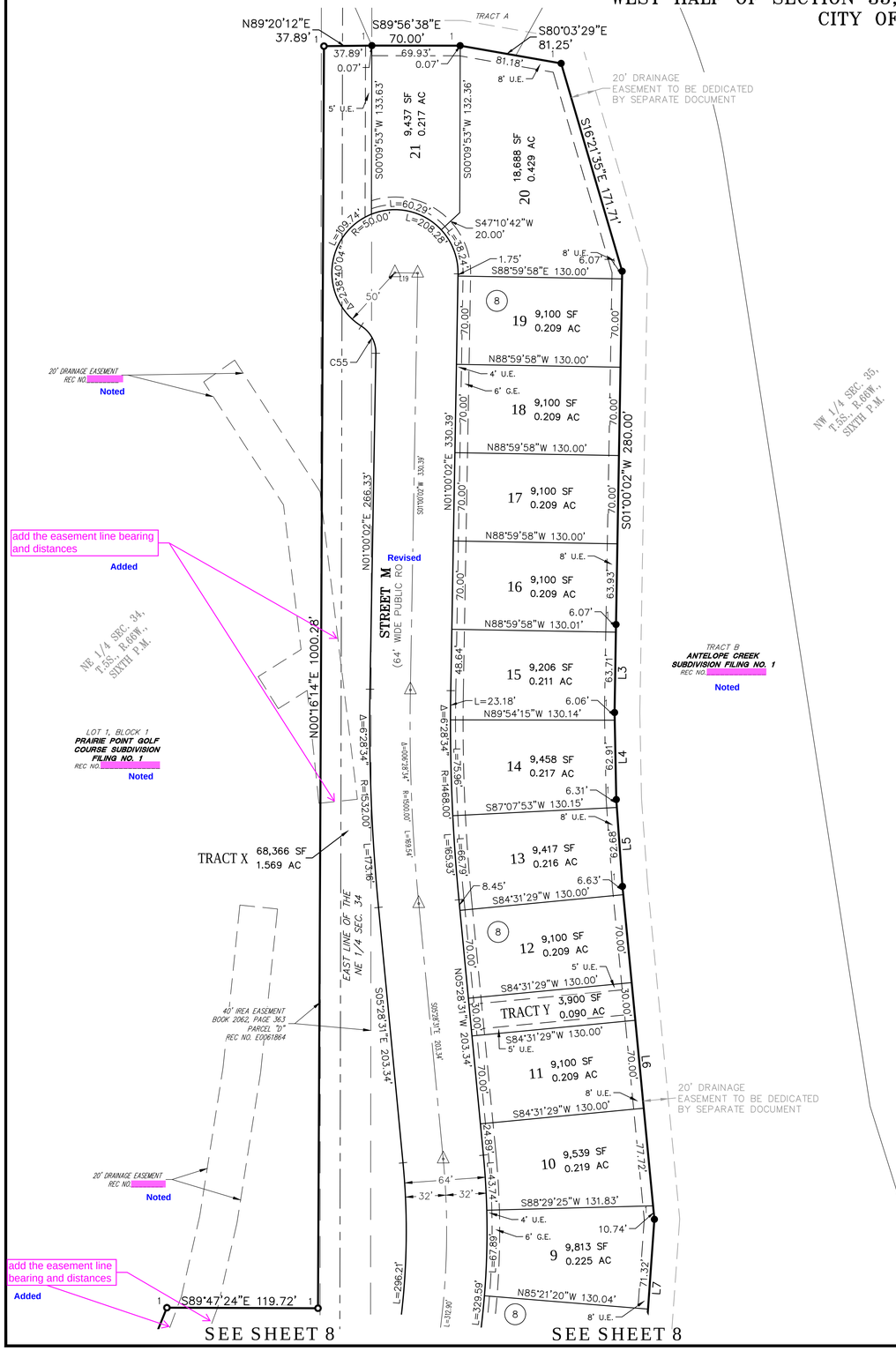
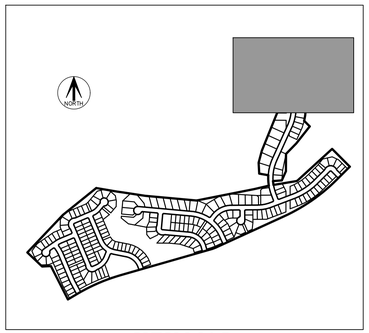
A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.





KEY MAP
N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°51'54"E	205.00'
L2	N80°12'23"W	124.64'
L3	S00°55'51"W	69.77'
L4	S01°07'18"E	68.97'
L5	S04°04'29"E	69.00'
L6	S05°28'31"E	265.09'
L7	S04°03'40"W	104.53'
L8	S10°12'56"W	81.93'
L9	S44°51'06"E	106.70'
L10	S38°20'23"W	295.23'
L11	S44°19'00"W	199.43'
L12	S00°16'14"W	234.93'
L13	S24°00'39"W	136.37'
L14	S85°50'04"W	120.00'
L15	N80°31'14"E	324.28'
L16	N34°41'52"W	23.00'
L17	S05°11'36"W	23.00'
L18	S89°31'16"W	23.00'
L19	N88°59'58"W	18.00'
L20	N34°41'52"W	20.66'
L21	S55°18'08"W	47.52'
L22	S23°28'23"E	7.72'
L23	N22°51'18"W	2.38'
L24	S45°58'27"E	72.01'
L25	N44°01'33"E	6.47'
L26	S33°49'18"E	69.71'
L27	N36°35'18"E	35.76'
L28	N22°51'18"W	34.29'
L29	S22°51'18"E	29.92'
L30	N48°19'35"E	32.80'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S28°20'57"E	35.53'
L32	S26°03'11"E	28.68'
L33	S23°18'22"E	5.64'
L34	S34°41'52"E	20.32'
L35	N67°16'21"E	51.08'
L36	N68°47'50"E	50.02'
L37	N69°55'59"E	52.00'
L38	N20°59'55"W	24.67'
L39	S20°59'55"E	33.76'
L40	N67°08'42"E	46.45'
L41	S15°59'55"E	28.49'
L42	S48°01'33"E	31.36'
L43	N72°01'36"E	37.53'
L44	S37°12'15"W	34.74'
L45	S84°48'24"E	17.47'
L46	S69°13'51"W	43.95'
L47	S45°28'44"E	28.28'
L48	N90°00'00"E	51.09'
L49	N44°45'38"E	28.40'
L50	S15°59'55"E	28.49'
L51	S24°35'02"E	62.28'
L52	S24°35'02"E	60.00'
L53	S24°35'02"E	39.94'
L54	S24°35'02"E	42.21'
L55	N27°45'44"W	39.70'
L56	N27°45'44"W	17.07'
L57	N27°45'44"W	22.62'
L58	N33°44'31"W	35.00'
L59	N40°07'38"W	44.75'
L60	N44°44'26"W	12.87'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N82°10'49"W	32.81'
L62	N37°12'15"E	34.74'
L63	N82°16'36"E	39.85'
L64	S34°25'39"E	9.18'
L65	S24°35'02"E	45.41'
L66	N45°12'51"E	23.68'
L67	N44°51'06"W	62.81'
L68	N07°30'59"W	37.83'
L69	S10°12'56"W	3.89'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	12°58'13"	632.00'	143.07'
C2	5°18'50"	568.00'	52.68'
C3	5°30'11"	500.00'	47.94'
C4	11°50'34"	300.00'	62.01'
C5	90°00'00"	47.00'	73.83'
C6	90°00'00"	47.00'	73.83'
C7	89°52'28"	47.00'	73.72'
C8	87°45'05"	20.00'	30.63'
C9	5°29'38"	532.00'	51.01'
C10	11°50'34"	468.00'	96.73'
C11	90°00'00"	15.00'	23.56'
C12	68°21'30"	19.81'	23.63'
C13	11°50'34"	332.00'	68.62'
C14	90°00'00"	15.00'	23.56'
C15	18°40'18"	65.00'	21.18'
C16	18°40'18"	65.00'	21.18'
C17	27°06'55"	218.00'	103.17'
C18	47°49'21"	15.00'	12.52'
C19	47°49'21"	15.00'	12.52'
C20	88°33'40"	15.00'	23.19'
C21	85°00'00"	20.00'	29.67'
C22	90°38'10"	20.00'	31.64'
C23	5°29'38"	468.00'	44.88'
C24	11°50'34"	532.00'	109.96'
C25	92°58'59"	15.00'	24.34'
C26	8°51'34"	268.00'	41.44'
C27	90°00'00"	15.00'	23.56'
C28	18°40'18"	65.00'	21.18'
C29	18°18'44"	65.00'	20.77'
C30	95°00'00"	20.00'	33.16'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	76°36'29"	15.00'	20.06'
C35	90°00'00"	20.00'	31.42'
C36	18°40'18"	65.00'	21.18'
C37	18°40'18"	65.00'	21.18'
C38	90°00'00"	15.00'	23.56'
C39	69°56'56"	15.00'	18.31'
C40	85°04'15"	15.00'	22.27'
C41	90°00'00"	15.00'	23.56'
C42	90°00'00"	20.00'	31.42'
C43	90°00'00"	20.00'	31.42'
C44	90°00'00"	20.00'	31.42'
C45	85°04'15"	15.00'	22.27'
C46	90°00'00"	15.00'	23.56'
C47	69°56'56"	15.00'	18.31'
C48	90°00'00"	15.00'	23.56'
C49	89°52'28"	15.00'	23.53'
C50	90°00'00"	20.00'	31.42'
C51	90°00'00"	15.00'	23.56'
C52	18°40'18"	65.00'	21.18'
C53	18°40'18"	65.00'	21.18'
C54	90°00'00"	20.00'	31.42'
C55	58°40'04"	25.00'	25.60'

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.T. SIGHT TRIANGLE
- ROW RIGHT-OF-WAY
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0' 25' 50' 100'
SCALE: 1" = 50'

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FOR AND ON BEHALF OF
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AzTec Proj. No.: 171721-01 Drawn By: RBA

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

DATE OF PREPARATION:	2023-05-24
SCALE:	1" = 50'
SHEET 9 OF 9	

Parcel Map Check Report

Client: Prepared by:

Aztec Consultants
300 E. Mineral Ave. Ste 1 Littleton Co 80122
Date: 8/17/2023 2:34:55 PM

Parcel Name: Boundary Mapcheck - boundary mapcehck
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
"North:166,370.425'" "East:210,778.001'"

Segment# 1: Line
"Course: S44° 51' 06""E" Length: 340.44'
"North: 166,129.075'" "East: 211,018.104'"

Segment# 2: Line
"Course: S45° 08' 54""W" Length: 257.36'
"North: 165,947.566'" "East: 210,835.653'"

Segment# 3: Curve
Length: 872.67' "Radius: 2,467.00'"
"Delta: 20°16'04""" Tangent: 440.94'
Chord: 868.13' "Course: S55° 16' 56""W"
"Course In: N44° 51' 06""W""Course Out: S24° 35' 02""E"
"RP North: 167,696.508'" "East: 209,095.742'"
"End North: 165,453.134'" "East: 210,122.076'"

Segment# 4: Line
"Course: S65° 24' 58""W" "Length: 1,017.33'"
"North: 165,029.899'" "East: 209,196.964'"

Segment# 5: Curve
Length: 58.74' Radius: 392.00'
"Delta: 8°35'07""" Tangent: 29.42'
Chord: 58.68' "Course: S69° 42' 31""W"
"Course In: N24° 35' 02""W""Course Out: S15° 59' 55""E"
"RP North: 165,386.366'" "East: 209,033.882'"
"End North: 165,009.549'" "East: 209,141.923'"

Segment# 6: Line
"Course: S74° 00' 05""W" "Length: 1,287.47'"
"North: 164,654.704'" "East: 207,904.319'"

Segment# 7: Curve
Length: 637.00' "Radius: 2,500.00'"
"Delta: 14°35'56""" Tangent: 320.23'
Chord: 635.28' "Course: S66° 42' 07""W"
"Course In: S15° 59' 55""E""Course Out: N30° 35' 51""W"
"RP North: 162,251.533'" "East: 208,593.354'"
"End North: 164,403.443'" "East: 207,320.844'"

Segment# 8: Line
"Course: S59° 24' 09""W" Length: 152.06'
"North: 164,326.044'" "East: 207,189.956'"

Segment# 9: Line
"Course: N27° 00' 33""W" Length: 508.77'
"North: 164,779.325'" "East: 206,958.907'"

Segment# 10: Line
"Course: S87° 04' 01""W" Length: 118.65'
"North: 164,773.254'" "East: 206,840.413'"

Segment# 11: Line
"Course: N46° 33' 13""W" Length: 276.95'
"North: 164,963.705'" "East: 206,639.342'"

Segment# 12: Line
"Course: N43° 26' 47""E" Length: 701.62'
"North: 165,473.094'" "East: 207,121.829'"

Segment# 13: Line
"Course: N51° 04' 59""E" Length: 582.25'
"North: 165,838.860'" "East: 207,574.853'"

Segment# 14: Line
"Course: S80° 22' 17""E" Length: 297.54'
"North: 165,789.093'" "East: 207,868.201'"

Segment# 15: Line
"Course: S81° 59' 01""E" Length: 68.40'
"North: 165,779.554'" "East: 207,935.933'"

Segment# 16: Line
"Course: S81° 18' 24""E" Length: 308.81'
"North: 165,732.879'" "East: 208,241.195'"

Segment# 17: Line
"Course: S84° 48' 24""E" Length: 699.06'
"North: 165,669.602'" "East: 208,937.385'"

Segment# 18: Line
"Course: N78° 48' 25""E" Length: 796.43'
"North: 165,824.201'" "East: 209,718.666'"

Segment# 19: Line
"Course: N76° 51' 54""E" Length: 205.00'
"North: 165,870.787'" "East: 209,918.303'"

Segment# 20: Curve
Length: 143.07' Radius: 632.00'
"Delta: 12°58'13""" Tangent: 71.84'
Chord: 142.76' "Course: N2° 59' 40""W"
"Course In: N80° 31' 14""E""Course Out: N86° 30' 33""W"
"RP North: 165,974.873'" "East: 210,541.673'"
"End North: 166,013.355'" "East: 209,910.845'"

Segment# 21: Line
"Course: N80° 12' 23""W" Length: 124.64'
"North: 166,034.556'" "East: 209,788.022'"

Segment# 22: Line
"Course: N3° 11' 09""W" Length: 148.59'
"North: 166,182.917'" "East: 209,779.764'"

Segment# 23: Line
"Course: N15° 00' 15""E"   Length: 169.87'
"North: 166,346.995'" "East: 209,823.741'"

Segment# 24: Line
"Course: N22° 03' 50""E"   Length: 560.65'
"North: 166,866.586'" "East: 210,034.344'"

Segment# 25: Line
"Course: S89° 47' 24""E"   Length: 119.72'
"North: 166,866.148'" "East: 210,154.063'"

Segment# 26: Line
"Course: N0° 16' 14""E"   "Length: 1,000.28'"
"North: 167,866.416'" "East: 210,158.787'"

Segment# 27: Line
"Course: N89° 20' 12""E"   Length: 37.89'
"North: 167,866.855'" "East: 210,196.674'"

Segment# 28: Line
"Course: S89° 56' 38""E"   Length: 70.00'
"North: 167,866.787'" "East: 210,266.674'"

Segment# 29: Line
"Course: S80° 03' 29""E"   Length: 81.25'
"North: 167,852.759'" "East: 210,346.704'"

Segment# 30: Line
"Course: S16° 21' 35""E"   Length: 171.71'
"North: 167,688.001'" "East: 210,395.069'"

Segment# 31: Line
"Course: S1° 00' 02""W"   Length: 280.00'
"North: 167,408.044'" "East: 210,390.180'"

Segment# 32: Line
"Course: S0° 55' 51""W"   Length: 69.77'
"North: 167,338.283'" "East: 210,389.046'"

Segment# 33: Line
"Course: S1° 07' 18""E"   Length: 68.97'
"North: 167,269.326'" "East: 210,390.396'"

Segment# 34: Line
"Course: S4° 04' 29""E"   Length: 69.00'
"North: 167,200.500'" "East: 210,395.299'"

Segment# 35: Line
"Course: S5° 28' 31""E"   Length: 265.09'
"North: 166,936.620'" "East: 210,420.593'"

Segment# 36: Line
"Course: S4° 03' 40""W"   Length: 104.53'
"North: 166,832.352'" "East: 210,413.190'"

Segment# 37: Line
"Course: S10° 12' 56""W"   Length: 81.93'

"North: 166,751.721'" "East: 210,398.660'"

Segment# 38: Line
"Course: S44° 51' 06""E" Length: 106.70'
"North: 166,676.078'" "East: 210,473.913'"

Segment# 39: Line
"Course: S38° 20' 23""W" Length: 295.23'
"North: 166,444.515'" "East: 210,290.775'"

Segment# 40: Line
"Course: S44° 19' 00""W" Length: 199.43'
"North: 166,301.825'" "East: 210,151.448'"

Segment# 41: Line
"Course: S0° 16' 14""W" Length: 234.93'
"North: 166,066.898'" "East: 210,150.339'"

Segment# 42: Line
"Course: S24° 00' 39""W" Length: 136.37'
"North: 165,942.328'" "East: 210,094.849'"

Segment# 43: Line
"Course: S85° 50' 04""W" Length: 120.00'
"North: 165,933.611'" "East: 209,975.166'"

Segment# 44: Curve
Length: 52.68' Radius: 568.00'
"Delta: 5°18'50""" Tangent: 26.36'
Chord: 52.66' "Course: S6° 49' 21""E"
"Course In: N85° 50' 04""E""Course Out: S80° 31' 14""W"
"RP North: 165,974.870'" "East: 210,541.665'"
"End North: 165,881.324'" "East: 209,981.421'"

Segment# 45: Line
"Course: N80° 31' 14""E" Length: 324.28'
"North: 165,934.731'" "East: 210,301.273'"

Segment# 46: Line
"Course: N47° 34' 27""E" Length: 645.83'
"North: 166,370.431'" "East: 210,777.993'"

"Perimeter: 14,868.95'" "Area: 3,786,941Sq.Ft."
Error Closure: 0.009 "Course: N51° 55' 30""W"
Error North : 0.0059 East: -0.0075

"Precision 1: 1,652,106.67"