

TAB 4

MP SITE ANALYSIS

- Form A - Site Analysis 4.1
- Existing Plans Map 4.2
- Natural Features Map 4.3

1. General Site Character

Briefly describe the existing location and physical character of your site. What are its most important and distinguishing features?

The Site

The Vistas Master Plan (MP) is made up of 95.2 acres in the City of Aurora and Douglas County. The site is located south of E-470 between Aurora Parkway to the north and Sierra Vista neighborhood to the south, Kings Point South to the West and Overlook at KP to the East. The location of the proposed MP can be found in Tabs 3.3, as well as Tab 4 - Site Analysis.

Existing Land Use

The site is currently zoned R-1 and R-2 and is currently an undeveloped site.

Surrounding Land Uses

The majority of land uses surrounding our site is Low-Medium Density residential homes ranging in lot sizes. Following E-470 a little further southwest will lead to commercial use near the Crown Pointe Apartments as seen on the Regional Location Map – Tab 3.2 and the Context Map – Tab 3.3.

Topography and Landform

The landform and topography consist of a prominent ridge on the east side of the property at an elevation around 6090, and with an average 8-10% slope from east to west, the site dramatically drops to an elevation of 5910 on the west side of the property.

Ten-foot contours are shown on Tab 4.3, Natural Features Map

A. Water Features

There are no water features identified on the property.

B. Floodplains

There are no floodplains identified on the property.

C. Springs

No springs have been identified on the property.

D. Riparian Areas

There are no riparian areas identified on the property.

E. Water Table

The water table will be determined during further site analysis and assessment.

Natural or Geologic Hazard Areas

The following generalized soil and geologic information was obtained from the Colorado Geological Survey and is shown on Tab 4.3 entitled Natural Feature

A. Soils

The Natural Resource Conservation Service identifies the following on the site:

1. BtE – Bresser – Truckton sandy loams, 5 - 25% slopes. Group B filtration.
2. St – Stapleton-Bresser association. Group A Filtration.

B. Geology

The Geologic Map of Colorado identifies the following on the site:

1. Tkdi - Denver Formation or lower part of Dawson Arkose along the western portion of the site which includes Arkasis sandstone, shale, mudstone, conglomerate, and local coal beds.
2. Tdu – Upper Part of Dawson Arkose which makes up a majority of the site includes arkosic sandstone, conglomerate, and shale. Included green mountain conglomerates south of golden.

(Source: “Geologic Map of Colorado,” Colorado Geological Survey, 1979).

No geologic hazards have been identified on the site to date.

Existing Vegetation and Black Forest Trees

There are a few stands of Black Forest Pines located on the Natural Features Map Tab 4.3. In all probability, most of the site will need to be graded in order to meet City requirements. If they cannot be saved, we will provide mitigation in conformance with the Black Forest Ordinance.

Existing Utilities

An Alta Survey has been prepared and is included in Tab 14 which identifies existing easements on the site. Also See Tab 4.2 for more information.

There is an Existing power line that runs from the South from Pine Dr. through our site to the North.

Airport Overlay District

The entire site is outside of Airport Influence District and Noise Impact Boundary Area.

Significant Views

The backdrop of the prominent ridge on the east boundary of site offers exceptional views from Pikes Peak to the south, west to Mount Evans and further north to Longs Peak.

Vegetation / Drainage

A natural channelized area known as Cottonwood Middle Tributary that exists in the southwest.

Existing Structures:

There is an existing power line that runs from the south from existing Pine Dr through our site to the north across Aurora Parkway.

Wildlife:

The site was historically farmed and grazed so there is limited habitat for wildlife; however, the following generalized wildlife habitat information was obtained from the Colorado Division of Wildlife:

The entire site is the overall range for goose, jackrabbit, jumping mouse, and pocket mouse. This information is shown on Tab 4.3 entitled Natural Features Map.

(Source: "Natural Diversity Information Source - Significant Wildlife Habitat Maps - Adams, Arapahoe, and Denver Counties, Colorado." Colorado Division of Wildlife, September 1998).

Proposed Land Uses

The proposed MP area is within the R-2 (Medium Density Residential) and R-1 (Low-Density Residential) zone district. A mix of Single-Family Attached/Detached and Multi-Family will be majority of the proposed Land Uses.

2. Site Assets

Based on your site analysis, what are your site's most important physical assets and potential amenities? Consider location, relationship to existing and proposed transportation networks, scenic beauty, recreation potential, special natural resources, etc.

The greatest natural physical feature of our site is the existing slope gradient of the land which provides the spectacular daytime views of the front range mountains

and evening views of the lights of southeast metropolitan Denver. These views will be protected by the careful grading and subdivision design layout of the streets and lot arrangements in the plan. Because of the steep slope of the site, the majority of the site will have to be graded in order to meet all engineering criteria and requirements of the city. There are a few stands of Black Forest Pines on the site. An effort will be made to save a few of these pines, but they may be lost to the necessary grading that has to take place on the land. If they cannot be saved, we will provide mitigation in conformance with the Black Forest Ordinance.

Historical/Archeological

The Colorado Historical Society Office of Archaeology and Historic Preservation conducted a search of the Colorado Inventory of Cultural Resources; several items have been inventoried on the site, but none were found to have significant historic or archaeological value. The Colorado Historical Society search of the "Inventory of Cultural Resources" indicated this property was not eligible for designation as a historic site because of the severely dilapidated condition of the buildings and lack of unique architectural qualities.

3. Site Restrictions

Based on your site analysis, what are the physical restrictions and site characteristics that may pose a challenge to development? Consider location, nature of surrounding conditions, environmental pollution, lack of existing infrastructure, steep slopes, etc.

This site is limited by the steep slopes found throughout the property which determine the ultimate location of roads, lots, and other infrastructure. Black Forest areas will be preserved as much as possible and steer design at the site plan level. An existing above ground power line also bisects the site running north to south which we will try to avoid during the site plan process.

Existing/Planned Streets

There are no roads currently constructed within or adjacent to this MP. Per the approved Prairie Point Master Plan, Aurora Parkway is proposed to be located entirely within Vistas at King's Point along the northern property boundary. The remainder of Aurora Parkway to the east and west will be constructed and paid for via a cost sharing agreement between the multiple owners along this roadway.

Collector Road A is proposed to bisect our site connecting Aurora Parkway with the Kings Point South development to the west. This collector will provide access to both developments.

Another collector road known as Pine Drive is proposed to connect Road A to the southern boundary of the development. This would provide access to existing development to the south.

4. Design Response to Site Assets

How does your proposed development plan take advantage of all the site assets identified by your analysis?

The careful subdivision layout of the minor streets and lots should create a strong “sense of place” in a community where all have spectacular views of the foreground and mountains to the west in the daytime, and views at night to the lights serving the foreground of this urban area.

5. Design Response to Site Challenges

How does your development plan deal with the site's development constraints as identified above? Have you considered alternate strategies to deal with these problems? If so, why did you select the particular approach shown on your development plan?

Our land use plan deals with the site's constraint's identified above by using the natural slopes of the site to plan and design the ultimate road and lot layouts. Open spaces were specifically selected to preserve as many Black forest trees as possible while designing the site appropriately. Power lines are also being avoided as much as possible with the concept designs.

Highway and Airport Noise

The entire site is outside of Airport Influence District and Noise Impact Boundary Area.

Grading

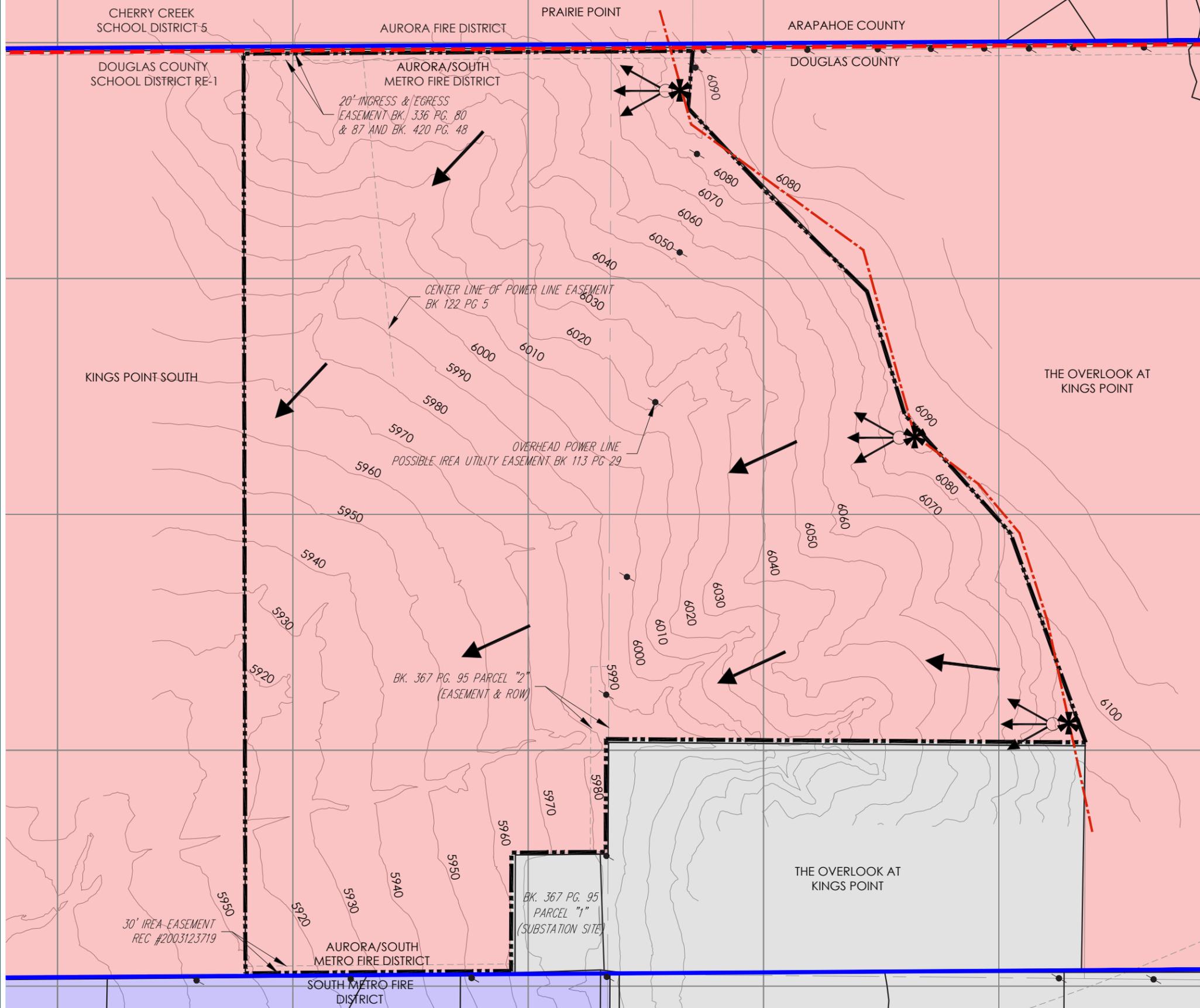
Grading will follow the natural contours as much as possible and will be limited around power poles as much as possible. Horizontal movement of power poles would trigger burial relocation of the power line. Vertical movement would not trigger any burial of the power lines.

6. Development Impacts on Existing Site Conditions

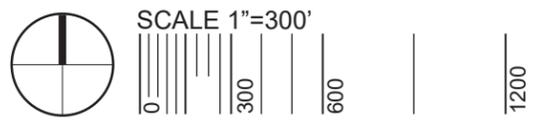
What are the impacts of your project on the existing character of the site and its immediate surroundings? What improvements will your development make? How have any impacts been mitigated? Consider impacts on environmental quality, aesthetic appearance, existing open space and natural features, physical infrastructure, etc.

The proposed plan offers to take advantage of the amazing views that this site has to offer. Not everyone has the opportunity to view the front range and the city of Denver, and we aim to take advantage of that by offering each owner, a unique place to live.

The construction of the Vistas MP will change the existing rural/agricultural character of the land to that of a planned community. The impacts of this change will be mitigated by the preservation of a generous amount of open space, parks, and trails, and the design of the community as a pedestrian-friendly development that has a combination of housing, parks, and recreational uses.



- LEGEND**
- Aurora Water
 - Sierra Vista Douglas Mutual Water
 - Douglas County Water
 - Fire District Jurisdictions
 - School District Boundary
 - Property Boundary
 - Ridge Line
 - Existing Utility Pole
 - High Point
 - Slope Direction
 - Significant Views of Front Range



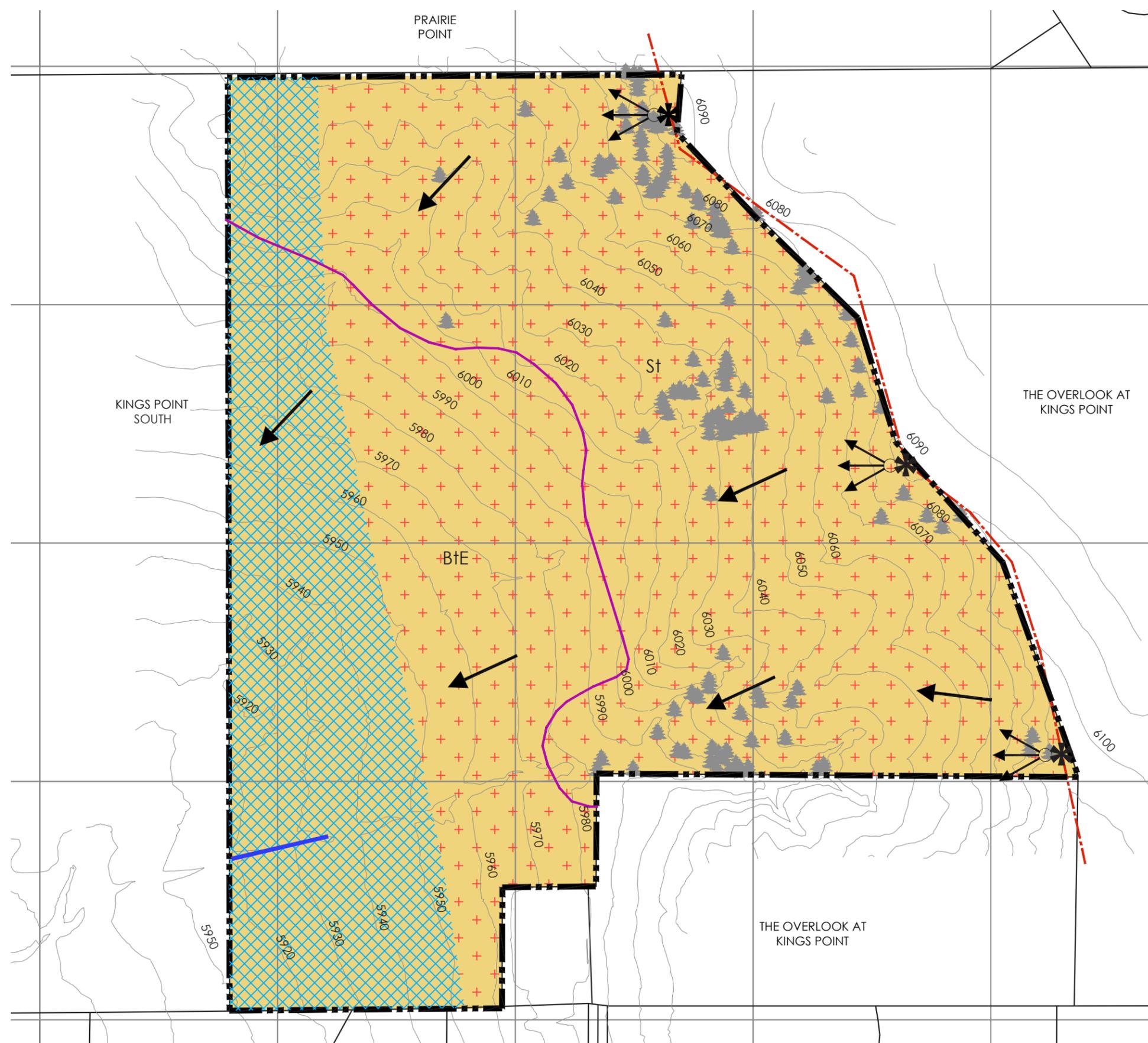
VISTAS AT KINGS POINT MASTER PLAN

AURORA, CO

JANUARY 17, 2024

EXISTING CONDITIONS MAP

TAB 4.2



LEGEND

-  TKdl - DENVER FORMATION OR LOWER PART OF DAWSON ARKOSE - ARKOSIC SANDSTONE, SHALE, MUDSTONE, CONGLOMERATE, AND LOCAL COAL BEDS.
-  Tdu - UPPER PART OF DAWSON ARKOSE - ARKOSIC SANDSTONE, CONGLOMERATE, AND SHALE. INCLUDED GREEN MOUNTAIN CONGLOMERATES SOUTH OF GOLDEN
-  OVERALL RANGE - WHITE-TAILED JACKRABBIT, PREBLE'S MEADOW JUMPING MOUSE AND OLIVE-BACKED POCKET MOUSE DISTRIBUTION
-  Property Boundary
-  Ridge Line
-  Cottonwood Middle Tributary
-  Soil Boundary
 - BtE - Bresser - Truckston sandy loams, 5 to 25% slopes
 - St - Stapleton-Bresser Association
-  High Point
-  Slope Direction
-  Significant Views of Front Range
-  Existing Black Forest Tree

