August 24, 2023

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

RE: Prairie Point Site Plan No 3 (Kings Point North) – Site Plan and Plat, Initial 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
- More fencing detail is needed as well as potentially increased setbacks. [Planning]
  RESPONSE: Corner lot fencing will be changed to 3'-6" and a 18" setback from walk will remain.
- Why are some Tracts within this site plan area proposed to be installed with the Golf Course and not this CSP application? [Landscaping]
  RESPONSE: The tract adjacent to the golf course will be owned and maintained by the golf course. To ensure construction timing and consistency with the golf course the landscape and irrigation will be installed with the golf course.
- Public streets shall have public streetlights in conformance with COA standards. Additional information is requested in relation to this. [Civil Engineering]
  RESPONSE: The additional information requested has been added to the CSP street section.
- There are a number of missing ped ramps and crosswalks that need to be added. Mailbox locations need to be shown as well. [Traffic Engineering]
  RESPONSE: Pedestrian ramps have been revised and mailbox locations have been added.
- A second point of emergency access is required for the north cul-de-sac at the end of street H. [Fire/Life Safety]
  RESPONSE: A fire access lane is provided to E Long Ave. to the west and will be constructed with the golf course and Filing 3. The easement is granted with the Golf Course Plat DA- 1609-25.
- Depict the existing easement, as shown on the ISPs, and indicate that the easements will be vacated once ROW is available. [Aurora Water]
  RESPONSE: Existing easements have been added as shown on the ISP's and noted to be vacated once ROW is available as requested.

- Storm Drainage Development Fees totaling $107,974.51 have yet to be paid. [TAPS]
  RESPONSE: Will be paid at building permit
- Numerous labeling and numbering corrections were identified. See the site plan and plat for the full redline comments. [Land Development Review]
  RESPONSE: Site plan being revised to match the plat.
- Please see the reviews and attached review letters from outside agencies. [Xcel Energy, E-470 Public Highway Authority, Cherry Creek School District]
  RESPONSE: Outside agencies comments reviewed and response porvided

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. Outstanding fees totaling $55,796.10 are due in prior to the City accepting the next review submission.
      RESPONSE: Fees paid
      [Narrative]
   b. Please directly address each of the Criteria for Approval Major Adjustments found in Section 146-5.4.4.D.3 of the UDO.
      RESPONSE: narrative revised to include criteria for approval listed under the Section 146-5.4.D.3 of the UDO
      [Site Plan Page 1]
   c. A brief description of the adjustment, with a reference to the code section that relief is being requested from, needs to be included on this cover sheet. List the number of double-fronted lots as well.
      RESPONSE: Adjustments and number of double fronted lots has been added to the cover as requested.
   d. Add a north arrow to the vicinity map.
      RESPONSE: Added
      [Landscape Plan Page 1]
   e. Tract labels do not match between the site plan and landscape plans. I have highlighted the tracts on this key map that differ between the two. Please make sure all labels match in the next submittal.
      RESPONSE: Tract and road labels were updated per the PLAT plans.
      [Plat Page 3]
   f. Tract names should match between the site plan, landscape plan, and plat. See similar comment on the landscape plans.
      RESPONSE: Revised to match plat on all documents.

3. **Zoning and Land Use Comments**
   a. In the data table please provide the land area and proposed number of units per planning area in the Master Plan. This site plan covers PA-14 – PA-19
      RESPONSE: We added the number of allowed units and proposed units for each planning area. The Master Plan land area does not net out ROW and will be completely different then what is shown on the plat. We excluded the lands areas to avoid confusion on the discrepancies between Master Plan and Plats.
   b. The hard surface and landscape numbers in the data table need to be included.
      RESPONSE: HArd surface and landscape numbers added to data table as requested.

c. Per the rezone approved at first reading at City Council on June 28th, this entire site appears to be in the R-1 zone district.
RESPONSE: Revised as requested.

4. **Pedestrian and Connectivity Issues**
[Landscape Plan Page 1]
a. A pedestrian path is encouraged through Tracts E, M, P, & T on the Landscape Plan to provide further connectivity throughout the neighborhoods.
RESPONSE: A pedestrian path was not added to Tracts M and E due to the extreme grade change. A path was added in Tract P as a connection from E. Prairie Point Dr.

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

6. **Architectural and Urban Design Issues**
[Site Plan Page 3]
a. 5 ft side setback is only allowed for residential uses with a side not abutting a public street. In the R-1 district adjacent to a local street, a 12.5 ft side setback is required. Adjacent to a collector or arterial street, a 20 ft side setback is required. Please update as appropriate.
RESPONSE: Setbacks have been revised to match the R-1 zone district as requested.
[Site Plan Page 4]
b. Make a note or show that side setbacks are 12.5 ft adjacent to a local street and 20 ft adjacent to a collector street.
RESPONSE: Note has been added on page 4 as requested.
[Landscape Plan Page 23]
c. A number of retaining walls are shown on the site plan as well, please provide a detail for their design.
RESPONSE: Please see civil plans for retaining walls.
[Landscape Plan Page 26]
d. If individual lot fencing is different than the open space fencing, a detail of lot fencing will need to be provided as well.
RESPONSE: A detail was provided – Sheet LD.1, Detail 8.
[Landscape Plan Pages 27-29]
e. What is the height of this fence? An 18 in setback from the sidewalk on corner lots is only allowed for 42 in max height fences. Otherwise, an up to 6 ft fence may be used, but it must be set back 4 ft from the back of the walk.
RESPONSE: A 3'-6" fence will be used on corner lots for landscape typicals.

7. **Signage Issues**
[Site Plan Page 1]
a. Advisory: If monument signage ends up being proposed, the area of such signage will need to be included in a data table.
RESPONSE: Signage area has been added to the data table as requested.

8. **Landscaping (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)**
[Narrative]

a. This is not a complete adjustment request since this is just meeting the UDO requirements. An adjustment is required to offer mitigating measures to offset the adjustment request. Any time the rear lots of single-family residential homes abut a street, a 20' wide buffer is required. What are the mitigating measures in excess of code requirements being offered to offset the double frontage lots? Upsized plant material, increased quantities? This is applicable to the rear lots of homes in tract F, P and U.
   RESPONSE: The minimum buffer per the code is 20' but we are providing on average 40' of buffer from walk to the back fence. With the additional buffer size we are able to provide larger areas of native seed and a few more trees and shrubs. We feel that we are not providing a lot of additional trees and shrubs but they have room to grow and feel more natural in the larger buffer. With the 20' buffer the required amount of trees and shrubs feel very forced.
   [Landscape Plan Page 2]
b. Add a note here that reads " Please provide a note at the bottom of the table stating why the street trees are not being met."
   RESPONSE: A note was added for street K.
c. What's the asterisk referring to? If one of the notes at the bottom, then add the asterisk at the bottom of Change Table Label to "Street Frontage Buffer Requirements".
   RESPONSE: The asterick was removed.
d. Tract J is deficient on the provided shrubs. Additional shrubs shall be shown on the planting plans.
   RESPONSE: Street buffer LF has been remeasured and recalculated.
e. For Tract: F: Per UDO – 1 tree & 10 shrubs per 40LF. = For 327' -8 trees (50% evergreen) & 82 shrubs required.
   RESPONSE: Street buffer LF has been remeasured and recalculated.
f. Also add in parenthesis "E. Prairie Point Drive".
   RESPONSE: E Prairie Point Dr added to the tract name.
g. For Tract J, also add in parenthesis East Prairie Point Drive.
   RESPONSE: E. Prairie Point Dr added to the tract name.
h. For Tract J: Per UDO – 1 tree & 10 shrubs per 40 LF. = 1182 LF = 30 trees (50% evergreen) & 300 shrubs required.
   RESPONSE: Street buffer LF has been remeasured.
i. For Tract P: Per UDO – 1 tree & 10 shrubs per 40 LF. = For 1698 LF = 42 trees (50% evergreen) & 425 shrubs required.
   RESPONSE: Street buffer LF has been remeasured.
j. 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: Tract I will not be provided. Final design of water tank has not been determined. The city will submit a separate set of landscape plans for this tract.
k. These requirements are more restrictive than the street frontage buffer requirements within the UDO. If these requirements are to provide mitigation measures due to the adjustment request, please provide this explanation in the LOI, on the Cover Sheet and on the Landscape Sheets to explain this.
   RESPONSE: Noted.
l. Add note here which reads: Where curbside landscaping occurs in front of the individual lots, refer to the lot typicals and planting requirements on Sheets 63 through 68.

RESPONSE: An additional note was added to the landscape notes section of this sheet.

m. Why do Tract V & W not have the requirements noted if all of these other Tracts noted below are also being installed as part of the Golf Course?
RESPONSE: While the Filing 3 boundary encroaches into the Golf Course area, Tract V & W do not have any additional landscape being added to the tracts.

n. Compare the Civil Street names and Tract Letters with the Landscape Sheets, as there seem to be some discrepancies.
RESPONSE: Tract labels were updated per PLAT model.

o. Should this just read "the requirement is as noted in the table above??"
RESPONSE: The note has been updated.

p. These grass seed mixtures and what is specified or listed in the legend on each sheet do not match.
RESPONSE: Seed mixes updated.

q. Update this note to reflect the note that has been included on the Cover Sheet of the Site Plan submittal.
    - 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.

RESPONSE: The landscape note has been updated.

r. Why are these tracts being landscaped in connection with the Golf Course and not part of this CSP application?
RESPONSE: The tract adjacent to the golf course will be owned and maintained by the golf course. To ensure construction timing and consistency with the golf course the landscape and irrigation will be installed with the golf course.

s. The abbreviation for the 5-gallon grasses vs. the 1-gallon grasses should be different. A note at the bottom of the table will not suffice.
RESPONSE: 5 and 1 gallon grasses are labeled different. Example: "AGG#5" and "AGG"

t. This hatch does not coincide with any of the native seed hatches in the legends on each sheet.
RESPONSE: Seed mixes updated.

u. This is ok, but the plant schedule should reflect a different abbreviation for any grasses that are being specified as 5-gallon versus those that are being specified as 1 gallon.
RESPONSE: 5 and 1 gallon grasses are labeled different. Example: "AGG#5" and "AGG"

[Landscape Plan Page 3]

v. Include the grading on all landscape plan sheets.
RESPONSE: Grading turned on all sheets.

w. Make sure the title/ seed grass mixes coincide with what is listed on Sheet 40 or LN.1.
RESPONSE: Sheet LN.1 was updated with accurate hatches.

x. If there are detention ponds in any of the tracts, include the ponds and if those were previously landscaped with a separate Case Number, please indicate those Case Numbers.

RESPONSE: There are not any detention ponds in the submittal.

y. For the irrigation for the native grasses, please specify if this will be temporary irrigation.
RESPONSE: Please review added sheet "AI.1 Irrigation Zones Exhibit" for locations of permanent, non irrigated, and irrigation to be determined by the golf course.
[Landscape Plan Page 4]

z. Provide some evergreen trees behind this lot per the UDO requirements for the street frontage buffer.
RESPONSE: Evergreen trees provided.

aa. Include the edger on the planting plans.
RESPONSE: Edger will not be provided in conditions where native seed is adjacent to native seed to achieve a "natural" blend.
[Landscape Plan Page 6]

bb. Note existing trees to be protected, refer to Tree Disposition Plans.
RESPONSE: "Existing tree; refer to tree protection plan, typ" labeled on each application sheet.

cc. Please label what this is.
RESPONSE: "Wall, See Civil" labeled on each application sheet.
[Landscape Plan Page 7]

dd. Where is the landscaping for this tract? Show the future Water Tank, if the landscaping is part of a different CSP, show it and gray back the landscaping that was provided for it and reference the Case Number where the landscaping can be found.
RESPONSE: Final design of water tank has not been determined. City will submit separate landscape plans for this tract.

ee. Label and dimension street frontage landscape buffer. Per the Letter of Introduction, street frontage buffers will only be provided where there are double frontage lots.
RESPONSE: Point of beginning street frontage buffer labeled. Dimension added.
[Landscape Plan Page 8]

ff. Note tree to be protected, refer to Tree Disposition Plans.
RESPONSE: "Existing tree; refer to tree protection plan, typ" labeled on each applicable sheet.

gg. Include the edger on the planting plans.
RESPONSE: RESPONSE: Edger will not be provided in conditions where native seed is adjacent to native seed to achieve a "natural" blend.
[Landscape Plan Page 10]

hh. Include the edger on the planting plans.
RESPONSE: Steel edger will not be provided in conditions where native seed is adjacent to native seed. Elimination of steel edger will achieve a more "natural" blend.

ii. Please label what this is.
RESPONSE: Noted.

jj. Note tree to be protected, refer to Tree Disposition Plans.
RESPONSE: "Existing tree; refer to tree protection plan, typ" labeled on each applicable sheet
[Landscape Plan Page 12]

kk. Remove this tract designation as this is a lot.
RESPONSE: Tract label removed.
[Landscape Plan Page 14]

ll. Label and dimension the street frontage buffer.

RESPONSE: Street frontage buffer dimensioned and labeled.

mm. Include the edger on the planting plans.
RESPONSE: Edger will not be provided in conditions where native seed is adjacent to native seed. Elimination of steel edger will achieve a more "natural" blend.
[Landscape Plan Page 15]

nn. Label and dimension the street frontage landscape buffer. Per the UDO, street frontage buffers are measured from the flow line when rear lots abut streets.
RESPONSE: Street frontage buffer dimensioned and labeled.
[Landscape Plan Page 16]

oo. Label and dimension the 40' Rec. Easement.
RESPONSE: The easement has been labeled and dimensioned.
[Landscape Plan Page 17]

pp. If this landscape is to be installed as part of another project, provide the name and CN#.
RESPONSE: Note added, "Refer to golf for landscaping CN#2022-3093-00, 2022-6062-00"
[Landscape Plan Page 18]

qq. If this landscape is to be installed as part of another project, provide the name and CN#.
RESPONSE: Note added, "Refer to golf for landscaping CN#2022-3093-00, 2022-6062-00"
[Landscape Plan Page 19]

rr. Label and dimension the street frontage landscape buffer.
RESPONSE: Street frontage buffer dimensioned and labeled.
[Landscape Plan Page 25]

ss. Having this information shown below the typical planting would be preferred. The curbside landscaping should also be shown with the typical unit.
RESPONSE: The sheet organization has been changed to have the landscape information under each typical.

tt. A special landscape feature has not been noted on each typical. While the side yard landscaping has been included on the typicals, the requirements have not been included in the descriptions on this sheet. Please update.
RESPONSE: Per UDO, only one (1) special landscape feature is required in xeric yards without turf.

uu. Please reorganize the sheet order and have these lot typicals and descriptions follow Sheet 58.
RESPONSE: Sheets were reorganized.
[Landscape Plan Page 26]

vv. Refer to Sheet 63 for front yard Plant List.
RESPONSE: A note provided on LT.1 has been provided to redirect to LT.6.

ww. For all Typicals: Provide more than one boulder on each lot for the yard feature.
RESPONSE: Per UDO, only one (1) special landscape feature is required in xeric yards without turf.

xx. Label the dimension for the utility easements and sidewalk.
RESPONSE: Sidewalk and utility easements labeled and dimensioned.

yy. Provide a scale for each typical or list NTS.
RESPONSE: Each typical has been provided and labeled as 20 scale.

zz. Align the Typical yard landscape requirements (from previous sheet) under each lot typical.
RESPONSE: Requirements location updated.

9. **Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)**
   a. Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:
      - Parcels
      - Street lines
      - Building footprints (If available)

      Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: https://auroragov.org/CADtoGISstandards OR by contacting CADGIS@auroragov.org.
      RESPONSE: CAD .dwg file provided.

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

    [Site Plan Page 1]
    a. This site plan will not be approved until the ISPs showing required infrastructure are approved.
       RESPONSE: Noted, thank you.
       [Site Plan Page 2]
    b. This note does not appear to apply to this project.
       RESPONSE: Note has been revised as requested.
    c. This note does not apply to this project.
       RESPONSE: Note has been revised as requested.
    d. Please add the following note: "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."
       RESPONSE: Note has been added as requested.
       [Site Plan Page 4]
    e. If this street section is not proposed as part of this site plan, please remove it.
       RESPONSE: Street section has been removed as requested.
    f. Public streets shall have public streetlights in conformance with COA standards. For each street type, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes - Back-to-back curb width - Pedestrian Activity Level - Pavement Type: R3, for all lighting calculations This information (if it's not already shown) can be added to the street sections provided if desired.
       RESPONSE: Information has been added below the street section as requested.
       [Site Plan Page 5]
    g. If this cul de sac length is approved by Fire and Life Safety, the secondary emergency access shall contain a connecting pedestrian path and comply with all life safety requirements per section 4.04.1.05 of the Roadway Manual.

RESPONSE: The secondary access road to the west is a part of the Golf Course Plans RSN# 1672237, case# 2022-3093-00 and 2022-6062-00. Please see these documents for the design of the emergency access connection.
[Site Plan Page 8]

h. The minimum radius for a local street is 250' per section 4.04.4 in the Roadway Manual.
RESPONSE: Revised as requested.

i. Please remove all cross pans from the site plan. This is a new standard comment with site plans. The locations and design of cross pans will be reviewed and approved through the civil plans. (typical)
RESPONSE: Revised as requested.

j. Add radius label for the FL of the cul de sac.
RESPONSE: Added as requested.

k. Add FL radii for the eyebrows of the streets, typical.
RESPONSE: FL radii added as requested.
[Site Plan Page 9]

l. Remove this ramp.
RESPONSE: Ramp has been removed as requested.
[Site Plan Page 10]

m. The minimum radius for a local street is 250' per section 4.04.4 in the Roadway Manual.
RESPONSE: Revised as requested.

n. Remove this ramp.
RESPONSE: Ramp has been removed as requested.

o. Remove this ramp.
RESPONSE: Ramp has been removed as requested.

p. Show the curb ramps at the curb cuts, typical.
RESPONSE: Ramps added as requested.
[Site Plan Page 11]

q. Remove this ramp.
RESPONSE: Ramp removed as requested.

r. Show/label the sidewalk easement for the sidewalk. (typical all sheets)
RESPONSE: Sidewalk easement added as requested.
[Site Plan Page 12]

s. Show where the sidewalk is from the ISP. A sidewalk easement may be required to encompass the proposed sidewalk outside of the ROW. If one has already been dedicated, show/label it on this site plan.
RESPONSE: Sidewalk from the ISP has been added as well as the sidewalk easement as requested.
[Site Plan Page 16]

t. Add note: "The minimum slope for concrete is 0.5%, the minimum slope for asphalt is 1%, and the minimum slope in unpaved areas is 2%."
RESPONSE: Added as requested.
[Site Plan Page 17]

u. Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway Manual.
RESPONSE: Slope has been revised as requested.
[Site Plan Page 18]

v. Identify the material of the proposed walls, provide a typical section. Label the max height or height range of the retaining wall. Max 4' in residential areas per Section

4.02.7.04 of the Roadway Manual. Railing is required for walls over 30". (Comments typical for all walls)
RESPONSE: Material and max height have been added to the wall labels as requested.

w. Structural calcs may be required with the civil plans in conformance with section 4.02.7.03.3.1 of the Roadway Manual.
RESPONSE: Noted, structural calculations will be provided with final construction documents.
[Site Plan Page 19]

x. Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway Manual.
RESPONSE: Slope has been revised as requested.

y. Label the max height or height range of the retaining wall. Max 4' in residential areas per Section 4.02.7.04 of the Roadway Manual.
RESPONSE: Max height has been added to the wall labels, a waiver will be requested for these walls as they are designed to eliminate the need to remove existing Black Forest Trees as part of the tree protection plan.
[Site Plan Page 20]

z. Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway
RESPONSE: Slope has been revised as requested.

aa. Label the max height or height range of the retaining wall. Max 4' in residential areas per Section 4.02.7.04 of the Roadway Manual.
RESPONSE: Max height has been added to the wall labels, a waiver will be requested for these walls as they are designed to eliminate the need to remove existing Black Forest Trees as part of the tree protection plan.
[Site Plan Page 22]

bb. Max 3:1 slopes, typical.
RESPONSE: Slopes have been revised as requested.
[Site Plan Page 25]

cc. Is this emergency access proposed with a different plan set?
RESPONSE: Yes, the secondary access road to the west is a part of the Golf Course Plans RSN# 1672237, case# 2022-3093-00 and 2022-6062-00. Please see these documents for the design of the emergency access connection.

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

[Site Plan Page 1]

a. The traffic memo says 236 buildings.
RESPONSE: Updated Conformance Memo and trip generation estimates to reflect 235 dwelling units throughout the memo.

b. These lot/tract/row numbers don't line up with narrative.
RESPONSE: Revised tracts and lot numbers

c. Plans shall be consistent with Prairie Point aka Kings Point North-East ISP package.
RESPONSE: Revised as requested.
[Site Plan Page 5]

d. The master TIS called this Kings Point Dr.
RESPONSE: We are revising the road name to Prairie Point Dr. to match the name of the project.
[Site Plan Page 7]

e. this ramp. [2 comments]
RESPONSE: Revised as requested.

f. Seems like proposed curb returns are redoing existing ones - make sure existing curb ramps are addressed in this. Missing curb ramps for crossing Street A. Add crosswalk striping. Curb return locations have been coordinated with the ISP curb return locations.
RESPONSE:

g. Not seeing any indication of where mailboxes are being placed - add to plan and legend.
RESPONSE: Mailboxes added

h. In coordination with any Postal Service requirements, mail kiosks shall be located: Outside of sight triangles as defined by COA Roadway Manual, standard TE-13 Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise) A minimum of 30' away from stop signs (for stop sign visibility) A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway) Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994.
RESPONSE: Mail Kiosks have been added to the plans per the above guidelines as requested.
[Site Plan Page 9]

i. Add E-W ped ramps and crosswalk striping here.
RESPONSE: Ramps added as requested.

j. Align these ramps.
RESPONSE: Ramps aligned as requested.

k. Remove this ramp.
RESPONSE: Ramp removed as requested.
[Site Plan Page 10]

l. Add E-W ped ramps and crosswalk striping.
RESPONSE: Added as requested.

m. Remove this ramp.
RESPONSE: Ramp removed as requested.
[Site Plan Page 11]

n. Add E-W ped ramps and crosswalk striping.
RESPONSE: Added as requested.

o. Add crosswalk striping and crosswalk signs.
RESPONSE: Added as requested.

p. Remove this ramp.
RESPONSE: Ramp removed as requested.
[Site Plan Page 12]

q. Add ped ramps on Street H and crosswalk striping.
RESPONSE: Added as requested.
[Site Plan Page 37]

r. Add size.
RESPONSE: Added as requested.

s. If utility vehicles will use this easement add sign E.

RESPONSE: Grade is too steep through this section, utility vehicle access will not be granted. w

t. Show RRFB and associated signs. [2 comments]
RESPONSE: Please see Prairie Point ISP East RSN# 1692021 for RRFB and sign locations crossing Prairie Point Dr.
[Site Plan Page 28]

u. Add warning signs for cart crossing.
RESPONSE: Pedestrian crossing signs added as requested.
[Landscape Plan Page 3]

v. Add sight triangles at all intersections including public ROW and add to legend.
RESPONSE: Sight triangles were labeled at all intersections.
[Traffic Conformance Letter Page 1]

w. The site plan narrative says 235 units.
RESPONSE: Updated Conformance Memo and trip generation estimates to reflect 235 dwelling units.

x. PA 15 appears to just be for a water tank - adjust description accordingly.
RESPONSE: Updated.

y. Label cut off.
RESPONSE: Replaced vicinity map entirely.

z. Include a site map that's more zoomed in so it is clear where the site is located in relation to the streets mentioned in this sentence and the next paragraph.
RESPONSE: Replaced vicinity map with a more zoomed in map. The new map includes streets mentioned in the memo.

aa. Label E-470.
RESPONSE: Replaced map entirely.
[Traffic Conformance Letter Page 2]

bb. Is this what the site plan is calling E Prairie Point Dr? Also, this road isn't called out in Fig 2 to demonstrate access discussed.
RESPONSE: Yes, Kings Point Drive has been changed to E Prairie Point Dr. This has been updated in the report text and figures.

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

[Site Plan Pages 5, 15, & 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 is 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. 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.
RESPONSE: A fire access lane is provided to E Long Ave. to the west at the end of Street M. It will be constructed with the golf course. The easement is granted with the Golf Course Plat DA- 1609-25. The access drive will be constructed prior to the final construction of homes on Street M. the access has been approved by Chenango and City of Centennial. We also discussed and received approval with South Metro Fire for joint use of the access if needed. The access road will be constructed per all required standards for the loads of fire apparatus and roll over curbs will be

provided. Knox box will be provided, and access control will be installed. The road will comply with all IFC requirements at the time of construction documents.

b. The applicant shall provide a looped water supply to ensure service to the fire hydrants along the 2000-foot long dead-end cul-de-sac as shown on Sheet 35 - Utility Plan.
RESPONSE: A looped water supply will be provided. Please see Prairie Point Filing 3 RSN# 1659123 for the design of the water loop.

13. **Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in red)**
[Site Plan Page 2]
   a. Note that utility easements are to be dedicated to their specific utilities -Typical.
   RESPONSE: Noted, thank you.
   [Site Plan Page 27]
   b. Depict the existing easement, as shown on the ISPs, and indicate that the easements will be vacated once ROW is available-Typical all sheets.
   RESPONSE: Note and easements have been added as requested.
   [Site Plan Page 28]
   c. List that swales are private- Typical.
   RESPONSE: Revised as requested.
   d. Fix the overlapping text.
   RESPONSE: Revised as requested.
   [Site Plan Page 29]
   e. See previous comments on existing easements.
   RESPONSE: Revised as requested.
   [Site Plan Page 33]
   f. Label: Private.
   RESPONSE: Revised as requested.

14. **PROS (Curt Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)**
[Site Plan Page 2]
   a. Add standard PROS note: 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.
   RESPONSE: Added as requested.

15. **Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)**
   a. There were no Forestry comments on this review.
   RESPONSE: Noted

16. **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: Fees will be paid at building permit

17. **Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)**
   a. Please adhere to the Advisory Comments shown on the plat.
   RESPONSE: Noted

b. See other comments on the plat and site plan.
RESPONSE: noted
c. Change the description to include the northern portion of the plat.
RESPONSE: Description includes entire plat boundary.
d. Fill in all the blanks as indicated.
RESPONSE: will add when known.
e. Correct all the Lot line distances that do not match the total distances.
RESPONSE: Distances rounded accordingly
f. Add all the street names as indicated.
RESPONSE: Will revised when known
g. Show all the easements existing and proposed on the plat and site plan.
RESPONSE: All easements shown unless being revised on adjacent plats in progress.
h. Some numbers are missing.
RESPONSE: Reviewed and added any missing information.

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

a. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for Prairie Point Site Plan No. 3 (Kings Point North). The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
RESPONSE: Application will be submitted when the project is creating Construction Documents or earlier depending on the timing of development.
b. For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.
RESPONSE: Noted

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

a. We have no objection at this time and look forward to reviewing future submittals.
RESPONSE: Noted

20. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / planning@arapahoegov.com)

a. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.
RESPONSE: Noted

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

a. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 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.
b. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
RESPONSE: No disturbance of E-470 ROW is anticipated with the construction of Prairie Point Filing 3.

c. Here is a link to our permit: https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx
RESPONSE: Noted, thank you.
d. Clearly identify the E-470 ROW and MUE on all applicable drawings.
RESPONSE: labels and leaders added to sheet 3 overall
e. The plat should reference both the ROW and MUE, it's unclear if the Prairie Point ROW lies entirely outside the MUE.
RESPONSE: labels and leaders added to sheet 3 overall
f. E-470 discourages residential uses adjacent to the roadway.
RESPONSE: Noted
g. E-470 is not responsible for noise mitigation.
RESPONSE: Noted
h. E-470 will be widened to 4 lanes in each direction in the future.
RESPONSE: Noted
i. 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: No structures are proposed in the MUE
j. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
RESPONSE: Metro district will maintain any portion the MUE that is within the property and on tracts that will be owned by the district.
k. 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
l. Landscaping is only allowed in the outer 25' of the MUE.
RESPONSE: Noted.
m. Any fencing disturbed will need to be reset to meet E-470 specifications.
RESPONSE: Noted
n. A comment/response document would be helpful to track the revisions to each submittal.
RESPONSE: Response letter provided with each submittal.
o. Additional comments will be issued as the design progresses.
RESPONSE: Noted

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

a. Cherry Creek Schools will serve the students residing in Prairie Point Site Plan No 3 at Creekside Elementary, Liberty Middle and Cherry Creek High. All boundaries are subject to change when necessary to promote the efficient utilization of school facilities.
RESPONSE: Noted
b. Student Yield: Prairie Point Site Plan No 3 with 235 single-family detached units is expected to result in a growth in enrollment of approximately 76 elementary, 43 middle and 50 high school students by project build out.
RESPONSE: Noted
c. See school capacities compared to projections table in the letter.
RESPONSE: Noted
d. The Castle Rock Development Company previously met the requirements for land dedication or cash-in-lieu of land dedication for the Prairie Point development via

dedication of the school site for Liberty Middle School. No further school land dedication or cash-in-lieu of land is required for this development. If zoning or platting were to be adjusted to significantly increase the number of proposed dwelling units then an additional dedication may be requested.
RESPONSE: Noted

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

Sincerely,

Jeff Marck

(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.)**

(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.)**

PRAIRIE POINT SUBDIVISION FILING NO. 3

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:

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;

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, (3,786,941 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 A AND Y AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

these are stated as 'privately' owned

Only include Tracts being granted to the City for some purpose

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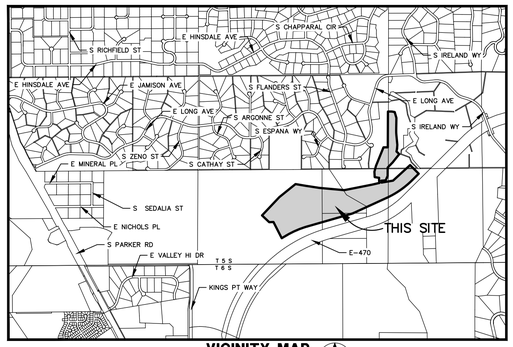
REVISED



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

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

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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, R662, 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.

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.

See the Advisory Comment on this page

REVISED

Only include Tracts being granted to the City for some purpose

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS K AND M 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 AND TRACTS K AND M ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

_____ _____
CITY ENGINEER DATE

_____ _____
PLANNING DIRECTOR DATE

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

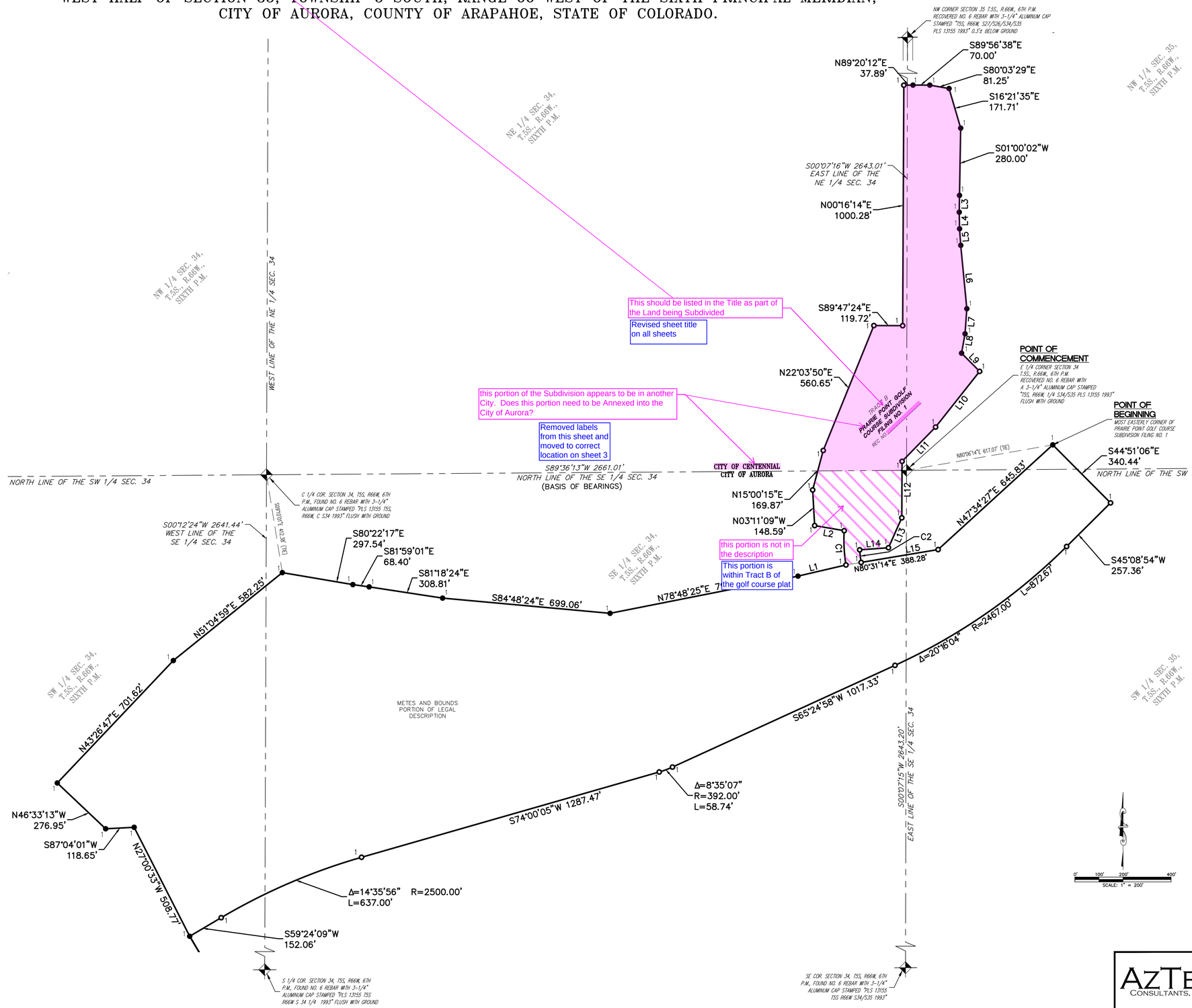
AzTec Proj. No.: 17121-01 Drawn By: RBA

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

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

PRAIRIE POINT SUBDIVISION FILING NO. 3

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.T.	SIGHT TRIANGLE
ROW	RIGHT-OF-WAY

REVISED

add any Water easements as needed by Aurora Water

⚠ 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

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.: 171721-01 Drawn By: RBA

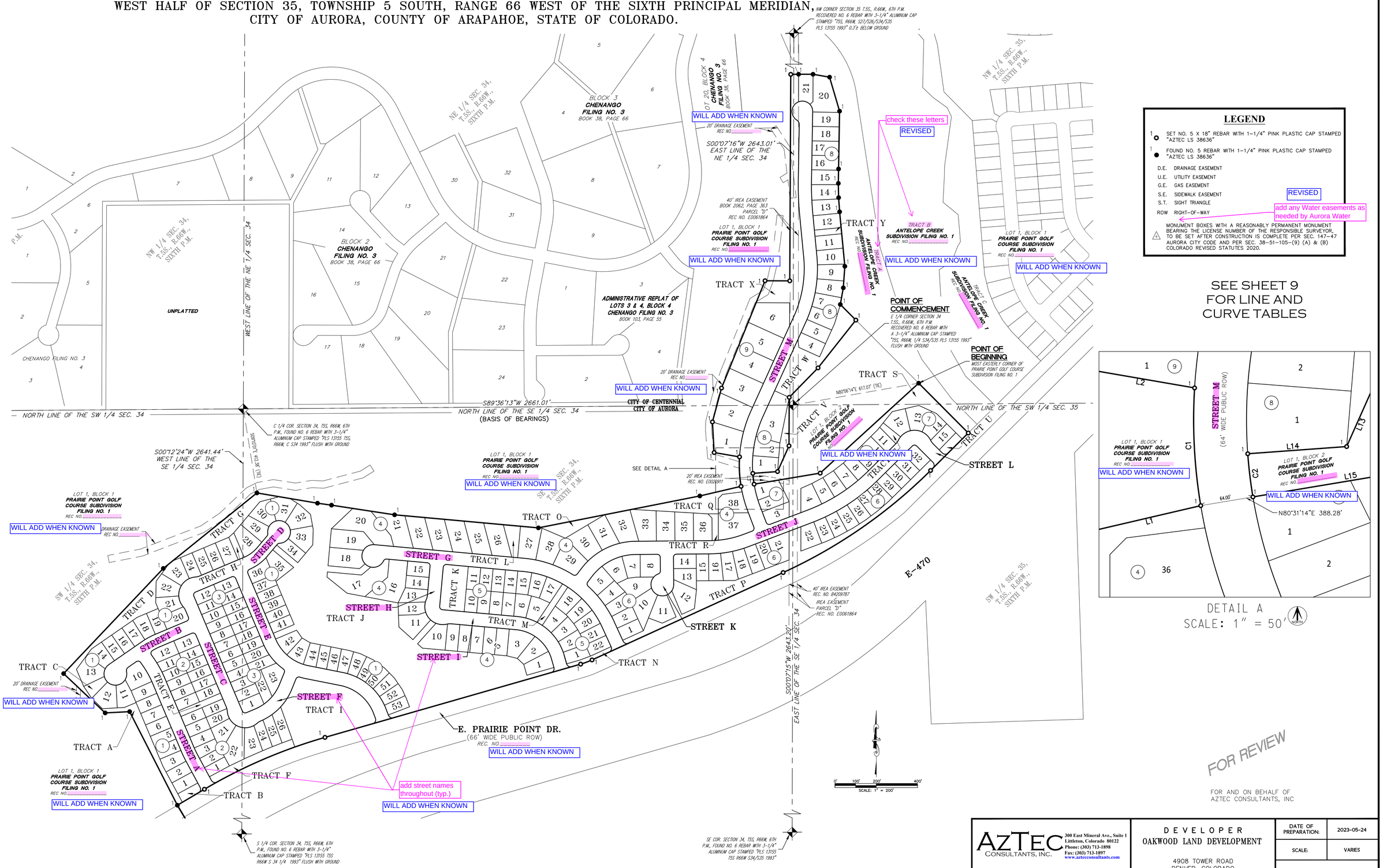
DEVELOPER
OAKWOOD LAND DEVELOPMENT
4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

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

PRAIRIE POINT SUBDIVISION FILING NO. 3

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.

Tract names should match between the site plan, landscape plan, and plat. See similar comment on the landscape plans.



LEGEND

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- 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.T.	SIGHT TRIANGLE
ROW	RIGHT-OF-WAY

REVISED

add any Water easements as needed by Aurora Water

△ 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

DETAIL A
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.: 171721-01 Drawn By: RBA

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

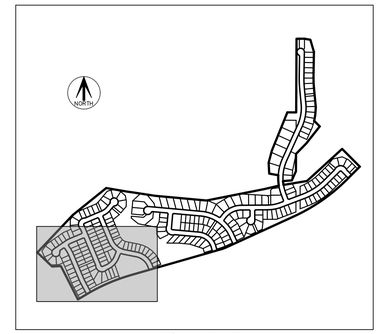
DATE OF PREPARATION:	2023-05-24
SCALE:	VARIES

PRAIRIE POINT SUBDIVISION FILING NO. 3

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.

SEE SHEET 5

SEE SHEET 5



KEY MAP
N.T.S.

TRACT J
375,728 SF
8.626 AC

TRACT I
99,270 SF
2.279 AC

TRACT C
5,411 SF
0.124 AC

TRACT A
20,190 SF
0.463 AC

TRACT B
4,823 SF
0.111 AC

TRACT E
6,600 SF
0.152 AC

TRACT F
17,379 SF
0.399 AC

TRACT D
36,028 SF
0.827 AC

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

show and label the existing easement

Will add when known

Will add when known

REVISED

add tic mark

REVISED

Will add when known

confirm this with Aurora Water

REVISED

REVISED

add any Water easements as needed by Aurora Water

REVISED

add the bearing and distance to Centerline pin - add interx pin

No centerline data exists for this street as it was described in a boundary style metes and bounds fashion.

add tic mark

REVISED

add the bearing and distance to Centerline pin - add interx pin

No centerline data exists for this street as it was described in a boundary style metes and bounds fashion.

Will add when known

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.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

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

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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300 East Mineral Ave., Suite 1
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www.aztecconsultants.com

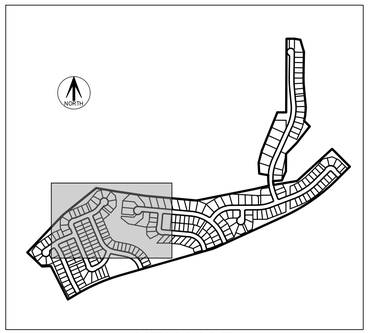
AzTec Proj. No.: 17121-01 Drawn By: RBA

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

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

PRAIRIE POINT SUBDIVISION FILING NO. 3

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 6

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

SEE SHEET 9
FOR LINE AND
CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SCALE: 1" = 50'

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.T. SIGHT TRIANGLE
ROW RIGHT-OF-WAY

REVISED
add any Water easements as needed by Aurora Water

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.

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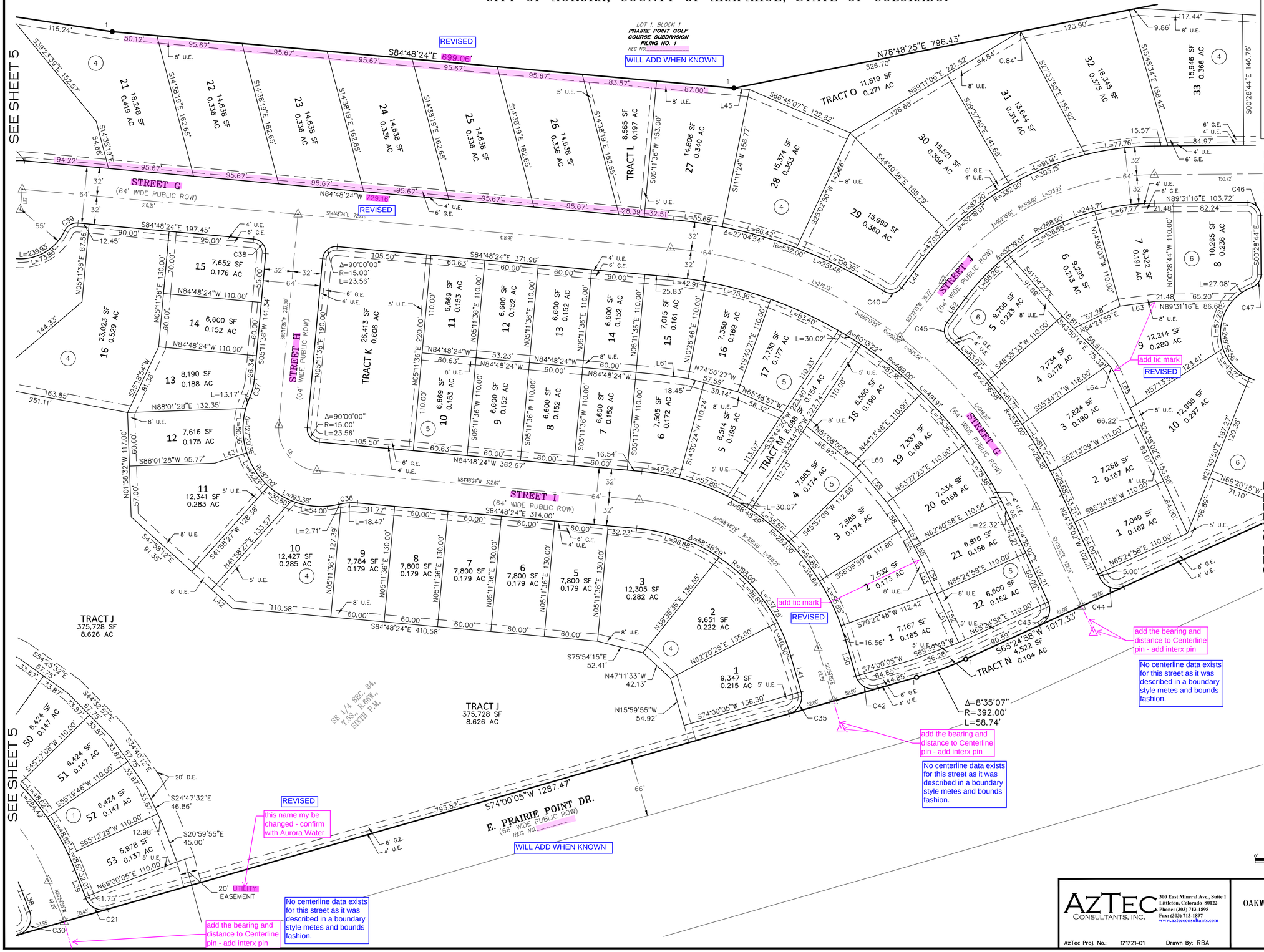
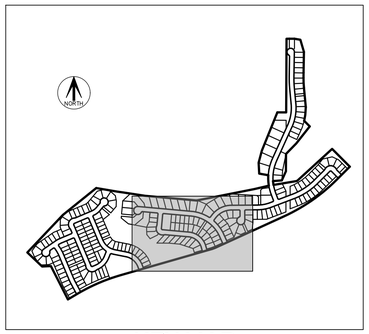
DEVELOPER
OAKWOOD LAND DEVELOPMENT
4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

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

PRAIRIE POINT SUBDIVISION FILING NO. 3

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

- ○ 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.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

SCALE: 1" = 50'

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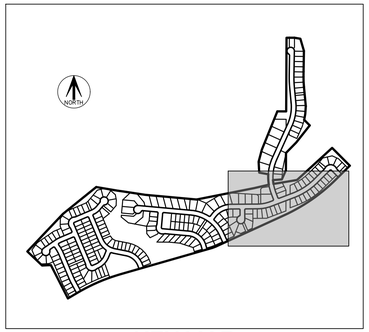
DENVER, COLORADO
(303) 486-8500

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

PRAIRIE POINT SUBDIVISION FILING NO. 3

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 6

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

WILL ADD WHEN KNOWN

20' DRAINAGE EASEMENT REC NO. _____

WILL ADD WHEN KNOWN

add: Lot, Block (or Tract) Subdivision w/ Filing No.

REVISED

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

EAST LINE OF THE SE 1/4 SEC. 34

20' DRAINAGE EASEMENT

20' IREA EASEMENT REC. NO. E0020911

N85°31'02"W 125.40'

N78°48'25"E 796.43'
335.15'

N82°42'50"E 95.82'

N89°31'16"E 145.42'

N86°38'37"W 368.00'

S89°31'16"W 360.58'

N89°31'16"E 162.86'

N89°31'16"E 103.72'

S89°31'16"W 110.00'

S89°31'16"W 186.32'

N89°31'16"E 86.68'

N57°13'50"E 123.41'

S65°24'58"W 1017.33'

N69°13'51"E 280.32'

N69°13'51"W 330.02'

S69°13'51"W 192.07'

S69°13'53"W 139.67'

S69°13'53"W 330.02'

N69°11'41"E 132.08'

N65°31'54"E 70.58'

S65°21'02"W 67.42'

N69°20'15"W 71.10'

N65°55'14"E 73.61'

N21°40'50"E 187.27'

S24°35'02"E 153.88'

N20°46'09"W 83.15'

S20°46'09"E 83.15'

N20°46'09"W 85.15'

S00°28'44"E 42.96'

N06°17'08"E 92.11'

S00°28'44"E 130.00'

N00°07'15"E 74.92'

N00°02'14"W 117.65'

S00°02'14"E 117.62'

N00°28'44"W 110.00'

S00°28'44"E 146.76'

S00°28'44"E 140.73'

S00°28'44"E 134.69'

S00°28'44"E 109.89'

S00°28'44"E 131.83'

S00°00'00"E 73.97'

S00°00'00"E 70.00'

S00°00'00"E 127.67'

S00°00'00"E 131.83'

N00°28'44"W 131.61'

S00°28'44"E 178.61'

N66°08'42"W 120.73'

N22°57'36"W 123.69'

N22°57'36"W 115.50'

N66°16'16"E 56.21'

N61°39'47"E 60.81'

N52°09'14"E 60.81'

N47°24'15"E 60.86'

N56°54'31"E 60.81'

S44°43'34"E 110.00'

S40°13'24"E 110.00'

S35°28'08"E 110.00'

S30°42'51"E 110.00'

S25°57'35"E 110.00'

N44°43'34"W 110.00'

N41°08'59"W 110.01'

N36°56'46"W 110.00'

N32°48'33"W 110.00'

N28°38'19"W 110.00'

N24°28'06"W 110.01'

N20°46'09"W 110.00'

S20°46'09"E 130.00'

S18°22'45"E 130.58'

S12°08'21"E 137.58'

S05°53'57"E 132.97'

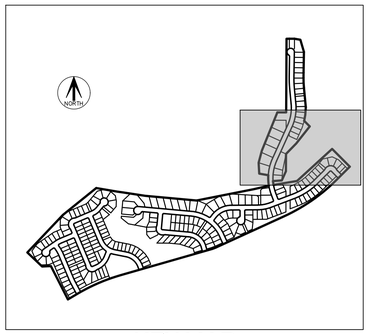
S00°28'44"E 130.00'

S00°28'44"E 130.00'

S00°28'44"E 130.00

PRAIRIE POINT SUBDIVISION FILING NO. 3

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 9

SEE SHEET 9

REVISED
check this letter

TRACT A
ANTELOPE CREEK SUBDIVISION FILING NO. 1
REC NO._____
WILL ADD WHEN KNOWN

TRACT B
ANTELOPE CREEK SUBDIVISION FILING NO. 1
REC NO._____
WILL ADD WHEN KNOWN

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.T. SIGHT TRIANGLE
- ROW RIGHT-OF-WAY

REVISED

add any Water easements as needed by Aurora Water

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TRACT X 68,366 SF 1.569 AC

TRACT W 44,630 SF 1.025 AC

TRACT V 8,300 SF 0.191 AC

TRACT T 3,681 SF 0.085 AC

TRACT U 4,830 SF 0.111 AC

TRACT S 56,598 SF 1.299 AC

STREET M (64' WIDE PUBLIC ROW)

STREET L (64' WIDE PUBLIC ROW)

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

WILL ADD WHEN KNOWN

LOT 1, BLOCK 1 PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 REC NO._____
WILL ADD WHEN KNOWN

20' DRAINAGE EASEMENT REC NO._____
WILL ADD WHEN KNOWN

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

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

LOT 1, BLOCK 2 PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 REC NO._____ (NOT A PART)
WILL ADD WHEN KNOWN

REVISED
add: "to be dedicated"
DRAINAGE EASEMENT BY SEPARATE DOCUMENT

20' IREA EASEMENT REC NO. E0020911

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

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

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

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

EAST LINE OF THE NE 1/4 SEC. 34

NORTH LINE OF THE SE 1/4 SEC. 34

NORTH LINE OF THE SW 1/4 SEC. 35

SEE SHEET 7

SEE SHEET 7

SEE SHEET 9
FOR LINE AND CURVE TABLES

No centerline data exists for this street as it was described in a boundary style metes and bounds fashion.

add the bearing and distance to Centerline pin - add interx pin

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

FOR REVIEW

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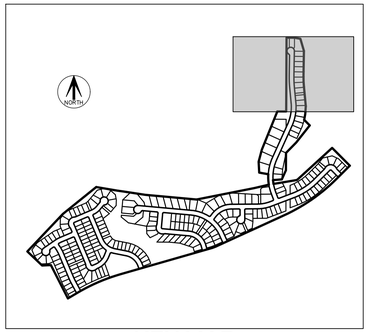
DENVER, COLORADO
(303) 486-8500

DATE OF PREPARATION:	2023-05-24
SCALE:	1" = 50'
SHEET 8 OF 9	

PRAIRIE POINT SUBDIVISION FILING NO. 3

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.

label Tract
add Tract line
REVISED
add "to be dedicated"
check this letter
WILL ADD WHEN KNOWN
20' DRAINAGE EASEMENT BY SEPARATE DOCUMENT
20' DRAINAGE EASEMENT REC NO.
STREET M (64' WIDE PUBLIC ROW)
TRACT X 68,366 SF 1.569 AC
TRACT Y 3,900 SF 0.090 AC
TRACT A ANTELOPE CREEK SUBDIVISION FILING NO. 1 REC NO.
LOT 1, BLOCK 1 PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 REC NO.
40' IREA EASEMENT BOOK 2062, PAGE 363 PARCEL "D" REC NO. E0061864
NE 1/4 SEC. 34, T.5S., R.66W., SIXTH P.M.
NW 1/4 SEC. 35, T.5S., R.66W., SIXTH P.M.
N89°20'12"E 37.89'
S89°56'38"E 70.00'
S80°03'29"E 81.25'
S16°21'35"E 171.71'
S47°10'42"W 20.00'
S88°59'58"E 130.00'
N88°59'58"W 130.00'
N88°59'58"W 130.01'
S88°29'25"W 131.83'
N85°21'20"W 130.04'
S89°47'24"E 119.72'
N00°16'14"E 1000.28'
N01°00'02"E 266.33'
S01°00'02"W 280.00'
S05°28'31"E 203.34'
N05°28'31"W 203.34'
S84°31'29"W 130.00'
N84°31'29"W 130.00'
S87°07'53"W 130.15'
N89°54'15"W 130.14'
S89°31'16"W 23.00'
S05°11'36"W 23.00'
N34°41'52"W 23.00'
S85°50'04"W 120.00'
S24°00'39"W 136.37'
S00°16'14"W 234.93'
S44°19'00"W 199.43'
S38°20'23"W 295.23'
S10°12'56"W 81.93'
S04°03'40"W 104.53'
S04°04'29"E 69.00'
S01°07'18"E 68.97'
S00°55'51"W 69.77'
N80°12'23"W 124.64'
N76°51'54"E 205.00'
Δ=6°28'34" R=1532.00' L=173.16'
Δ=28°23'54" R=1468.00' L=727.56'
Δ=90°00'00" R=50.00' L=78.54'
Δ=42°38'04" R=50.00' L=103.74'
Δ=90°00'00" R=50.00' L=78.54'
Δ=6°28'34" R=1468.00' L=165.93'
Δ=6°28'34" R=1468.00' L=165.79'
Δ=6°28'34" R=1468.00' L=75.96'
Δ=6°28'34" R=1468.00' L=310.90'
L=60.29'
L=208.28'
L=23.18'
L=67.89'
L=329.59'
L=296.21'
L=64.74'
L=64.89'
L=77.72'
L=71.32'
L=62.68'
L=62.91'
L=63.71'
L=63.93'
L=48.64'
L=48.64'
L=48.64

Parcel Map Check Report

Client: Prepared by:

Aztec Consultants
300 E. Mineral Ave. Ste 1 Littleton Co 80122
Date: 6/5/2023 4:53:53 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: S10° 12' 56""W"        Length: 3.89'
"North: 166,747.893'"   "East: 210,397.970'"

Segment# 39: Line
"Course: N10° 12' 56""E"        Length: 3.89'
"North: 166,751.721'"   "East: 210,398.660'"

Segment# 40: Line
"Course: S44° 51' 06""E"        Length: 106.70'
"North: 166,676.078'"   "East: 210,473.913'"

Segment# 41: Line
"Course: S38° 20' 23""W"        Length: 295.23'
"North: 166,444.515'"   "East: 210,290.775'"

Segment# 42: Line
"Course: S44° 19' 00""W"        Length: 199.43'
"North: 166,301.825'"   "East: 210,151.448'"

Segment# 43: Line
```


these B & D's are not show on the plat (maybe add a Detail?)

Revised closure report provided, these two distances have been removed.

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

Segment# 44: Line
"Course: S24° 00' 39""W"   Length: 136.37'
"North: 165,942.328'"   "East: 210,094.849'"

Segment# 45: Line
"Course: S85° 50' 04""W"   Length: 120.00'
"North: 165,933.611'"   "East: 209,975.166'"

Segment# 46: 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# 47: Line
"Course: N80° 31' 14""E"   Length: 324.28'
"North: 165,934.731'"   "East: 210,301.273'"

Segment# 48: Line
"Course: N47° 34' 27""E"   Length: 645.83'
"North: 166,370.431'"   "East: 210,777.993'"

"Perimeter: 14,876.74'" "Area: 3,786,941Sq.Ft."
Error Closure: 0.009   "Course: N51° 55' 30""W"
Error North : 0.0059   East: -0.0075

"Precision 1: 1,652,971.11"

Revised 1990

COLORADO LAND SURVEY MONUMENT RECORD

REPORT ONE MONUMENT ONLY ON THIS FORM

REPRODUCTION OF THIS FORM IS AUTHORIZED.

All items to be filled in by the Land Surveyor using permanent black lettering and lines which can be reproduced. (Except)*

1. TYPE OF MONUMENT (Check one) ▶ ☐ Section Corner ☐ Bench mark ■ Quarter Corner ☐ Other _____

2. DESCRIPTION OF MONUMENT FOUND AND MONUMENT MARKINGS.

FOUND #5 REBAR - NO CAP

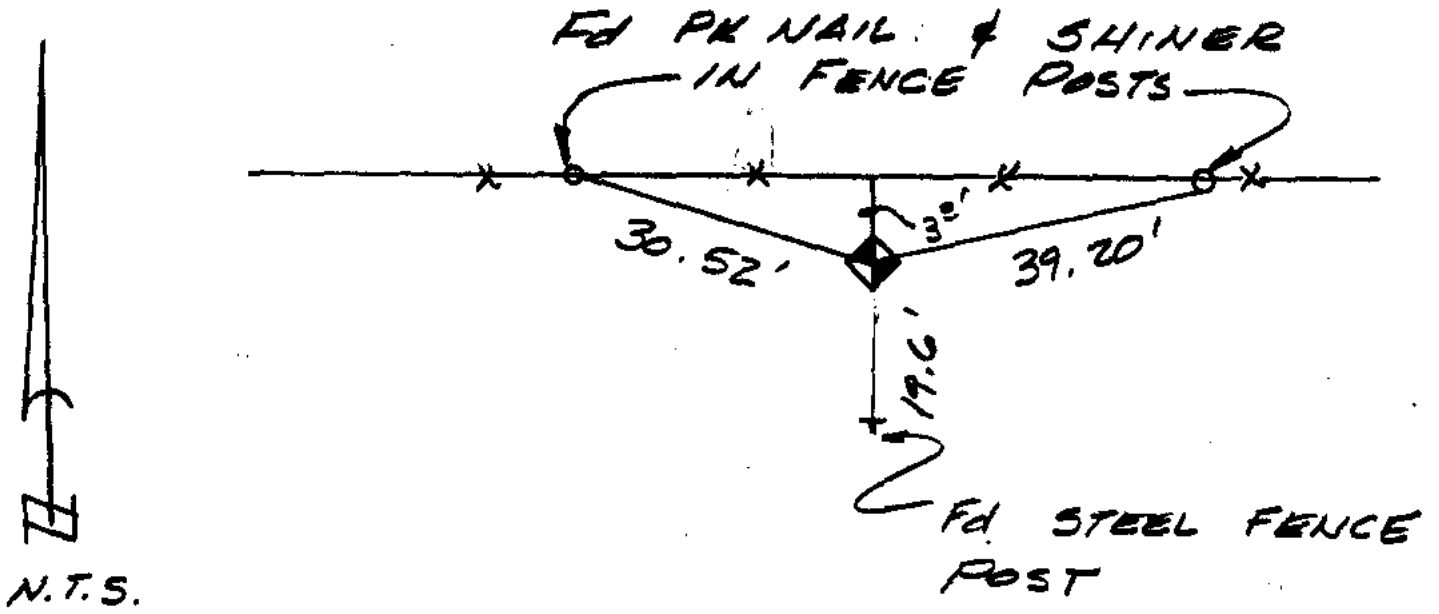
REPLACED FOUND MONUMENT WITH THE MONUMENT DESCRIBED IN ITEM 3 BELOW.

3. DESCRIPTION OF MONUMENT AND MONUMENT MARKINGS ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.

SET 3¼" ALUM CAP ON #6 REBAR STAMPED AS SHOWN
CAP IS SET FLUSH W/ GROUND

PLS 13155 T5S R66W S34 C 1993

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE.



Date of Field Work 5/21/93

1102/65 272-8449

5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Signature Doyle L. Abrahamson

Firm Name: Merrick & Company

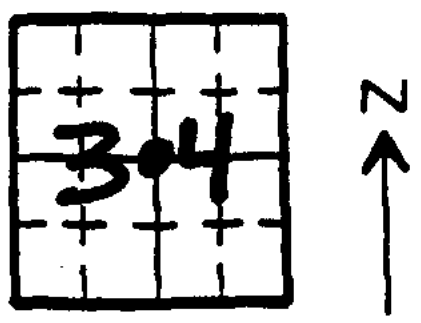
Firm Address: 10855 E. Bethany Dr. Denver, 80222

Phone: (303) 751-0741

Date 6/1/93

6. LOCATION DIAGRAM

1" = 1 Mile



• ● = Location of Monument

Surveyor's Seal

*(Do not fill in)

Accepted for Filing

State Board of Registration for Professional Engineers and Land Surveyors:

By Judy Quintana

Date FEB 14 1994

RECEIVED AT OFFICE OF THE COUNTY CLERK:

_____ COUNTY

By _____

Date _____

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

7. SEC. 34 . T 5S . R 66W . 6TH P

COUNTY ARAP INDEX REF. NO. 15-C

8. SEC. _____ . T _____ . R _____ . _____ P

COUNTY _____ INDEX REF. NO. _____

Revised 1990

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1. TYPE OF MONUMENT (Check one) ▶ [X] Section Corner [ ] Bench mark [ ] Quarter Corner [ ] Other _____

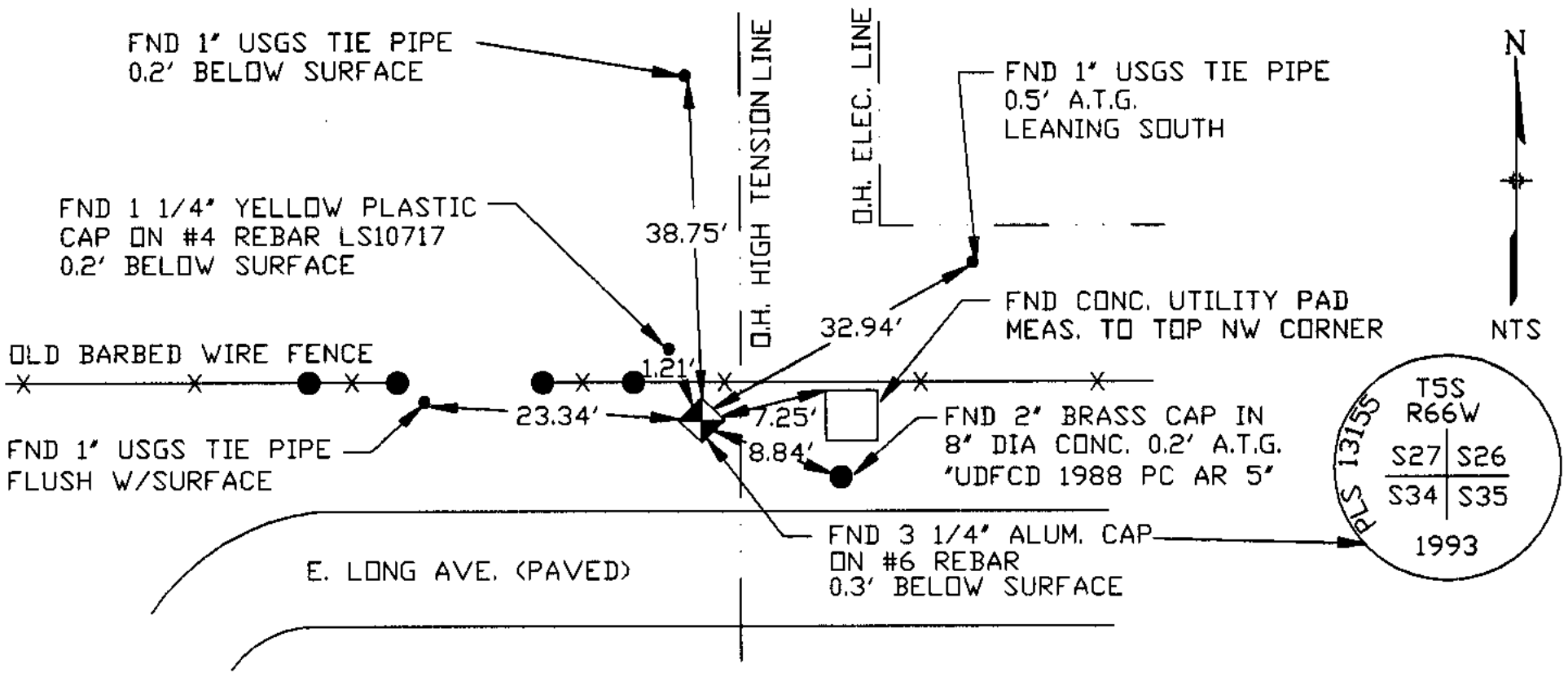
2. DESCRIPTION OF MONUMENT FOUND AND MONUMENT MARKINGS.

FOUND 3-1/4" ALUMINUM CAP (MARKED AS SHOWN IN SKETCH BELOW) ON #6 REBAR 0.3' BELOW SURFACE.

RECEIVED
FEB 2 1995
COLO. ST. BD. OF REG.
FOR PE AND PLS

3. DESCRIPTION OF MONUMENT AND MONUMENT MARKINGS ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE



Date of Field Work 2-15-94

5. CERTIFICATION

This is to certify that I was in responsible charge of the survey work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Signature Lee E. Lovell PLS 24960

Firm Name: WESTERN STATES SURVEYING, INC.

Firm Address: 19029 EAST PLAZA DRIVE #252 PARKER, CO. 80134

Phone: (303) 841-7436

Date 2-18-94

E-470 Public Highway Authority

*(Do not fill in)

Accepted for filing

ACCEPTED
APR 03 1995
COLO. ST. BD. OF REG.
FOR PE AND PLS

State Board of Registration for Professional Engineers and Land Surveyors

By _____

Date _____

RECEIVED AT THE OFFICE OF THE COUNTY CLERK;

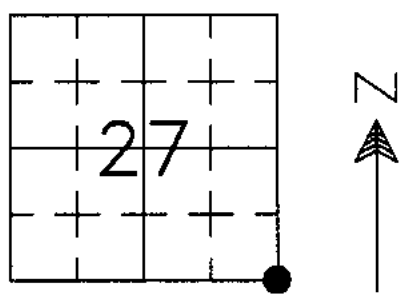
_____ COUNTY

By _____

Date _____

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

6. LOCATION DIAGRAM
1" = 1 Mile



● = Location of Monument

COLORADO REGISTERED
LEE E. LOVELL
24960
PROFESSIONAL LAND SURVEYOR

Surveyor's Seal

7. SEC. 27, T 5 S, R 66 W, 6th P.M.
COUNTY ARAPAHOE INDEX REF. NO. 17-E

8. SEC. _____, T _____, R _____, _____ P.M.
COUNTY _____ INDEX REF. NO. _____

Department of Regulatory Agencies
PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS BOARD.
1560 Broadway, Suite 1370, Denver, Colorado 80202 (303)894-7788

Revised 1990

COLORADO LAND SURVEY MONUMENT RECORD

REPORT ONE MONUMENT ONLY ON THIS FORM
REPRODUCTION OF THIS FORM IS AUTHORIZED.

All items to be filled in by the Land Surveyor using permanent black lettering and lines which can be reproduced. (Except)*

1. TYPE OF MONUMENT (Check one) ▶ ☐ Section Corner ☐ Bench mark ☒ Quarter Corner ☐ Other _____

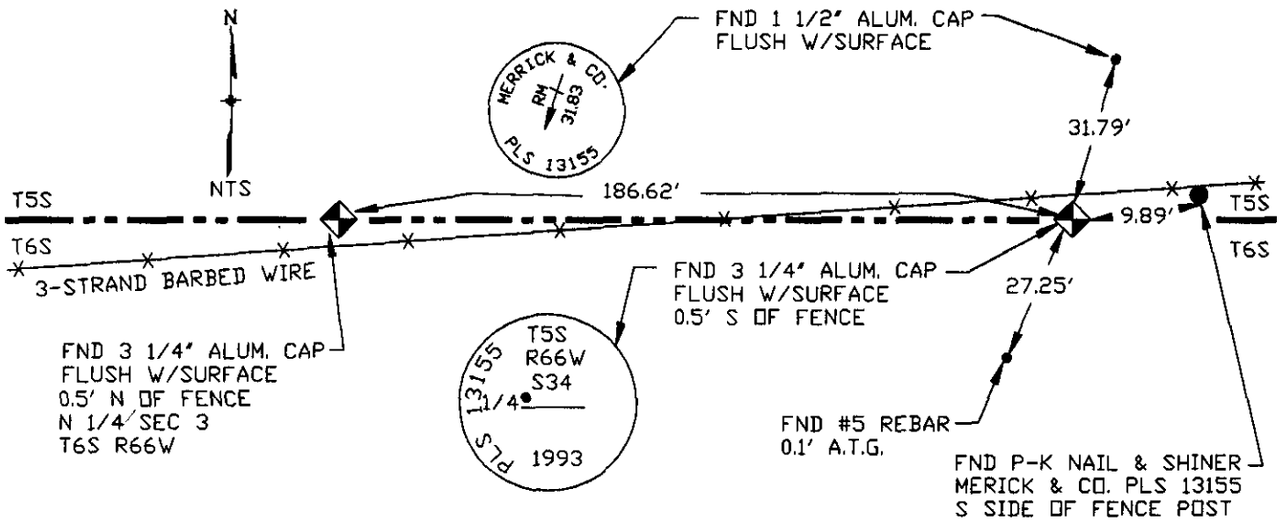
2. DESCRIPTION OF MONUMENT FOUND AND MONUMENT MARKINGS.

FOUND 3-1/4" ALUMINUM CAP (MARKED AS SHOWN IN SKETCH BELOW) FLUSH WITH SURFACE 0.5' SOUTH OF FENCE.

RECEIVED
FEB 2 1995
COLO. ST. BD. OF REG.
FOR PE AND PLS

3. DESCRIPTION OF MONUMENT AND MONUMENT MARKINGS ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE



Date of Field Work 11-30-93

5. CERTIFICATION

This is to certify that I was in responsible charge of the survey work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Signature Lee E Lovell PLS 24960
Firm Name: WESTERN STATES SURVEYING, INC.
Firm Address: 19029 EAST PLAZA DRIVE #252 PARKER, CO. 80134
Phone: (303) 841-7436
E470 Public Highway Authority

Date 2-01-94

*(Do not fill in)

Accepted for Filing

State Board of Registration for Professional Engineers and Land Surveyors:

ACCEPTED
APR 03 1995
COLO. ST. BD. OF REG.
FOR PE AND PLS

By _____

Date _____

RECEIVED AT THE OFFICE OF THE COUNTY CLERK;

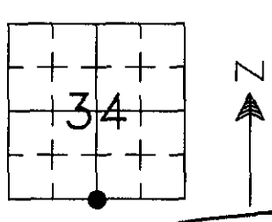
_____ COUNTY

By _____

Date _____

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

6. LOCATION DIAGRAM
1" = 1 Mile



• = Location of Monument

COLORADO REGISTERED
LEE E. LOVELL
24960
PROFESSIONAL LAND SURVEYOR

Surveyor's Seal

7. SEC. 34, T 5 S, R 66 W, 6th P.M.
COUNTY ARAPAHOE INDEX REF. NO. 15-A

8. SEC. 3, T 6S, R 66W, _____ P.M.
COUNTY DOUGLAS INDEX REF. NO. I 15Z

Department of Regulatory Agencies
PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS BOARD.
1560 Broadway, Suite 1370, Denver, Colorado 80202 (303)894-7788

Revised 1990

COLORADO LAND SURVEY MONUMENT RECORD

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1. TYPE OF MONUMENT ▶ (Check one)
   - [X] Section Corner
   - [ ] Quarter Corner
   - [ ] Bench mark
   - [ ] Other _____

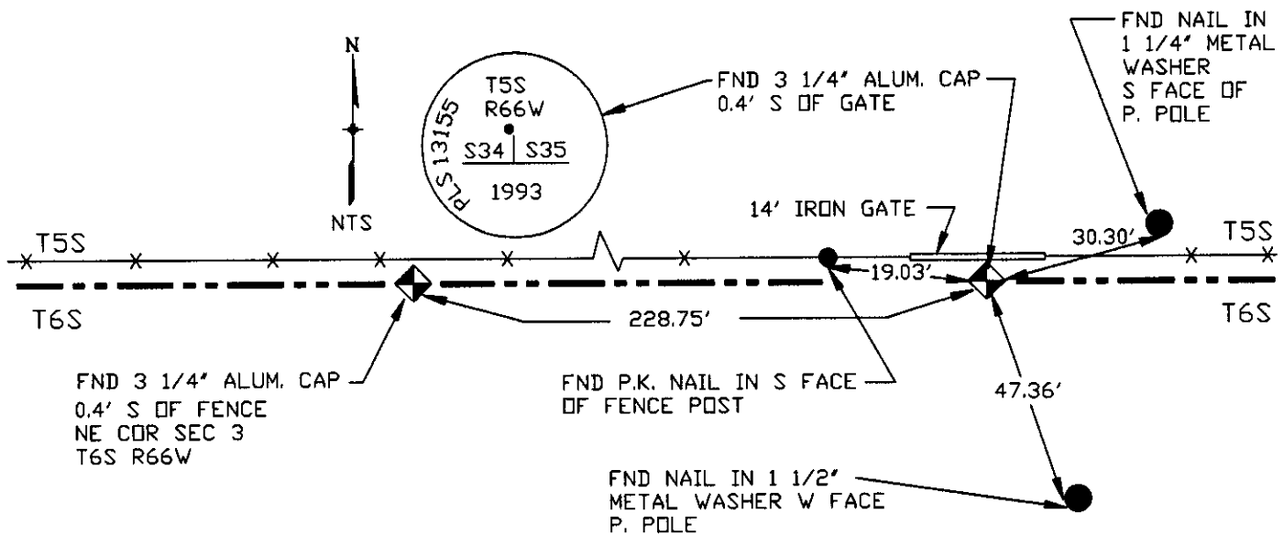
2. DESCRIPTION OF MONUMENT FOUND AND MONUMENT MARKINGS.

FOUND 3-1/4" ALUMINUM CAP (MARKED AS SHOWN IN SKETCH BELOW) 0.4' SOUTH OF GATE.

RECEIVED
FEB 2 1995
COLO. ST. BD. OF REG.
FOR PE AND PLS

3. DESCRIPTION OF MONUMENT AND MONUMENT MARKINGS ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE



Date of Field Work 11-30-93

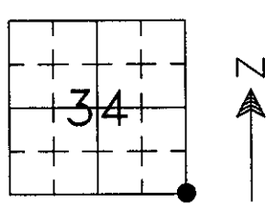
5. CERTIFICATION

This is to certify that I was in responsible charge of the survey work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Signature Lee E Lovell PLS 24960
Firm Name: ~~WESTERN STATES~~ SURVEYING, INC.
Firm Address: 19029 EAST PLAZA DRIVE #252 PARKER, CO. 80134
Phone: (303) 841-7436
E470 Public Highway Authority

Date 2-01-94

6. LOCATION DIAGRAM
1" = 1 Mile



• = Location of Monument

COLORADO REGISTERED
LEE E. LOVELL
24960
PROFESSIONAL LAND SURVEYOR

Surveyor's Seal

*(Do not fill in)

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RECEIVED
APR 03 1995
COLO. ST. BD. OF REG.
FOR PE AND PLS

State Board of Registration for Professional Engineers and Land Surveyors

By _____

Date _____

RECEIVED AT THE OFFICE OF THE COUNTY CLERK;

_____ COUNTY

By _____

Date _____

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

7. SEC. 34, T 5 S, R 66 W, 6th P.M.
COUNTY ARAPAHOE INDEX REF. NO. 17-A

8. SEC. 3, T 6S, R 66W, _____ P.M.
COUNTY Douglas INDEX REF. NO. I 17

Department of Regulatory Agencies
PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS BOARD.
1560 Broadway, Suite 1370, Denver, Colorado 80202 (303)894-7788

1306

Revised 1990

COLORADO LAND SURVEY MONUMENT RECORD

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1. TYPE OF MONUMENT ▶ (Check one)

☐ Section Corner ☐ Bench mark
☒ Quarter Corner ☐ Other _____

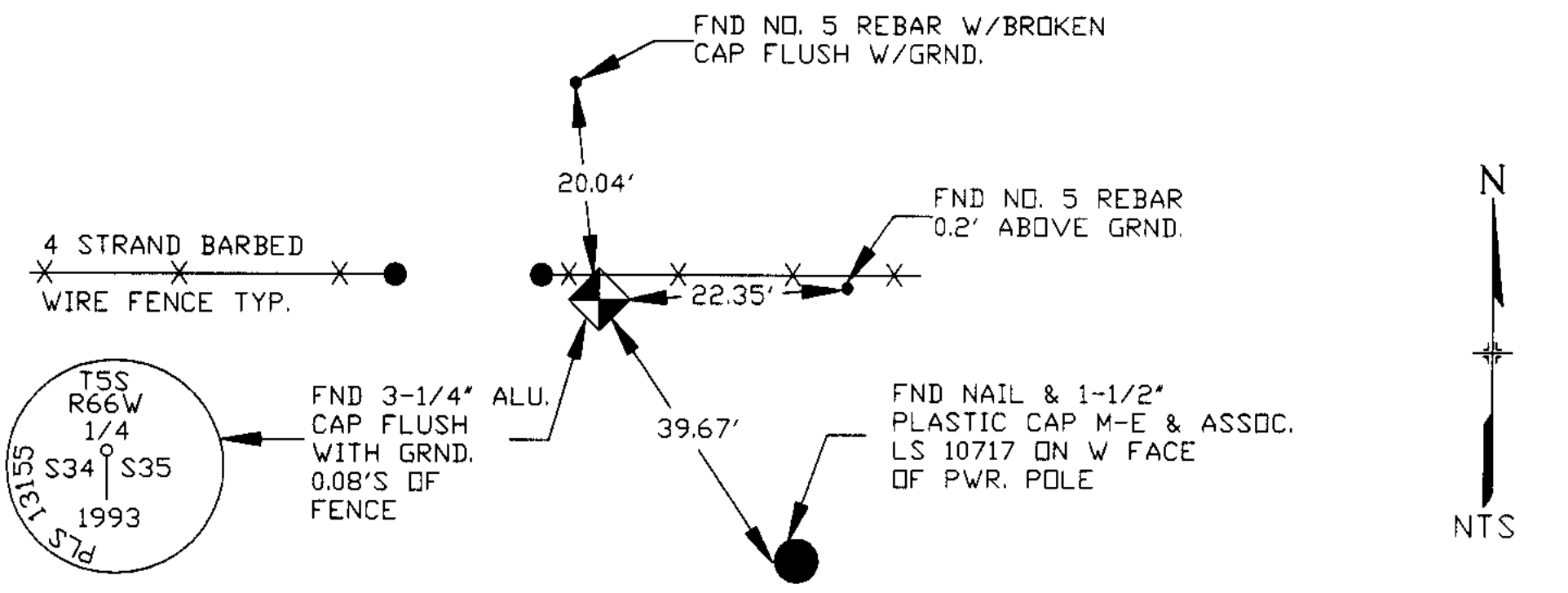
2. DESCRIPTION OF MONUMENT FOUND AND MONUMENT MARKINGS.

FOUND 3–1/4" ALUM. CAP MARKED PLS 13155 (SEE SKETCH BELOW) FLUSH WITH GROUND

RECEIVED
FEB 2 1995
COLO. ST. BD. OF REG.
FOR PE AND PLS

3. DESCRIPTION OF MONUMENT AND MONUMENT MARKINGS ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE



Date of Field Work 11–30–93

5. CERTIFICATION

This is to certify that I was in responsible charge of the survey work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Signature Lee E Lovell PLS 24960
Firm Name: WESTERN STATES SURVEYING, INC.
Firm Address: 19029 EAST PLAZA DRIVE #252 PARKER, CO. 80134
Phone: (303) 841–7436
E470 Public Highway Authority

Date 1–05–94

*(Do not fill in)

Accepted for Filing

ACCEPTED
APR 03 1995
COLO. ST. BD. OF REG.
FOR PE AND PLS

State Board of Registration for Professional Engineers and Land Surveyors

By _____

Date _____

RECEIVED AT THE OFFICE OF THE COUNTY CLERK;

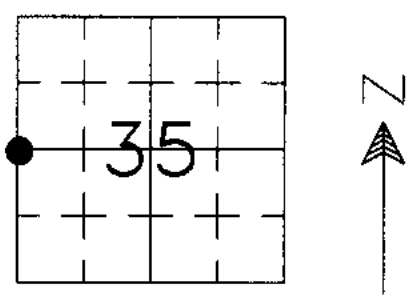
_____ COUNTY

By _____

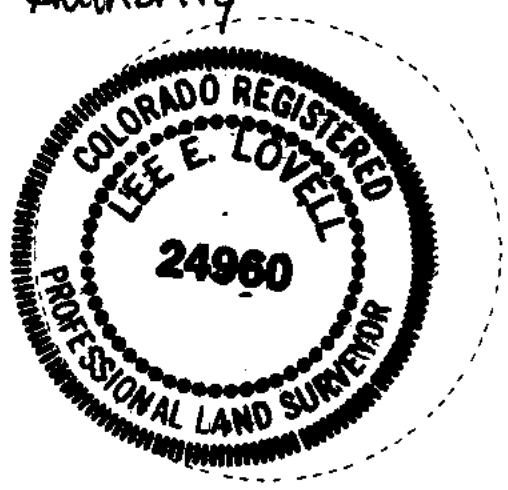
Date _____

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

6. LOCATION DIAGRAM
1" = 1 Mile



● = Location of Monument



Surveyor's Seal

7. SEC. 35 , T 5 S , R 66 W , 6th P.M.
COUNTY ARAPAHOE INDEX REF. NO. 17–C

8. SEC. _____ , T _____ , R _____ , _____ P.M.
COUNTY _____ INDEX REF. NO. _____

Department of Regulatory Agencies
PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS BOARD.
1560 Broadway, Suite 1370, Denver, Colorado 80202 (303)894–7788

1305

PRAIRIE POINT SITE PLAN 3

CONTEXTUAL 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

PROJECT TEAM

OWNER/ DEVELOPER
CLAYTON PROPERTIES GROUP II, INC.
4908 TOWER ROAD
DENVER, CO 80249
TEL: 303-486-8500
CONTACT: RANDY BAUER
EMAIL: RBAUER@OAKWOOKHOMESCO.COM

CIVIL ENGINEER
REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
TEL: (720) 283-6783
CONTACT: EVAN RUMNEY, P.E.
EMAIL: ERUMNEY@REDLAND.COM

PLANNER/ARCHITECT
TERRACINA DESIGN
10200 E. GIRARD AVE, STE A-314
DENVER, COLORADO 80231
TEL: (303) 632-8867
CONTACT: JEFF MARCK
EMAIL: JMARCK@TERRACINADESIGN.COM

SURVEYOR
AZTEC
300 E. MINERAL AVENUE, #1
LITTLETON, COLORADO 80122
TEL: (303) 713-1898
CONTACT: TONY PEALL, PLS
EMAIL: TPEALL@AZTECCONSULTANTS.COM

CITY/TOWN
CITY OF AURORA
AURORA, CO 80016

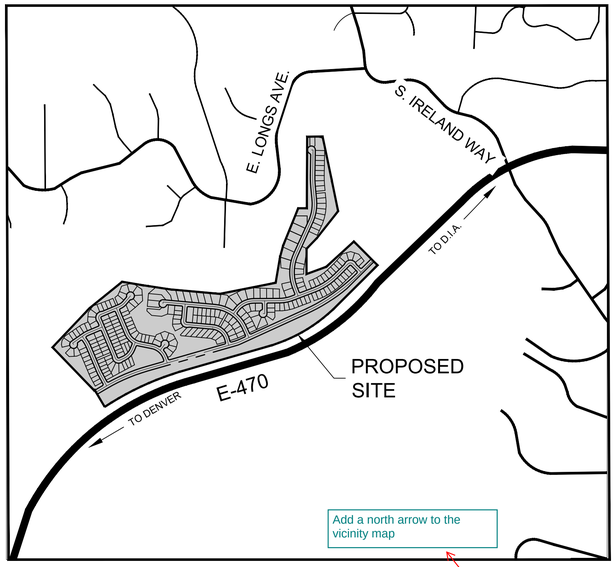
Plans shall be consistent with Prairie Point aka Kings Point North-East ISP package

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

noted, thank you

A brief description of the adjustment, with a reference to the code section that relief is being requested from, needs to be included on this cover sheet. List the number of double-fronted lots as well.

ADDED AS REQUESTED



Add a north arrow to the vicinity map

VICINITY MAP
1" = 1000'

ADDED AS REQUESTED

In this data table please provide the land area and proposed number of units per planning area in the Master Plan. This site plan covers PA14 - PA19

DATA TABLE		
	AC	%
LAND AREA	86.93	100
HARD SURFACE AREA		
LANDSCAPE AREA		
NUMBER OF UNITS PROPOSED	235	
NUMBER OF BUILDINGS PROPOSED	235	
NUMBER OF STORIES	3	
MAX HEIGHT OF BUILDINGS	38'	
STRUCTURE SPRINKLED	NO	
PHASED NATIVE GRASS (IF APPLICBLE)	N/A	
PRESENT ZONING CLASSIFICATION	R-2 RESIDENTIAL, SUBAREA C MEDIUM-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)	22.08	
PUBLIC R.O.W. (AC)	16.13	

These hard surface and landscape numbers need to be included.

traffic memo says 236

235 IS CORRECT

Per the rezone approved at first reading at City Council on June 28th, this entire site appears to be in the R-1 zone district

Advisory: If monument signage ends up being proposed, the area of such signage will need to be included in a data table.

Revised as requested.

these don't line up with narrative

AREAS HAVE BEEN REVISED

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
41-58	LANDSCAPE PLANS
59	HYDROZONE MAP
60	OPEN SPACE EXHIBIT
61	FENCING PLAN
62	DETAILS
63-68	LANDSCAPE TYPICALS

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

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▪ Land Planning ▪ Civil Engineering

NOT FOR CONSTRUCTION

NOTES	NO.	DATE

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\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 – Cover Sheet.dwg tab: 1 COVER SHEET Jun 05, 2023 – 10:38am lluda

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 [redacted]. 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 [redacted] 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 [redacted];

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. PER CITY OF AURORA FIRE DEPARTMENT, NO TEMPORARY OR PERMANENT FIRE STATIONS ARE REQUIRED FOR THE MURPHY CREEK EAST DEVELOPMENT. AURORA FIRE DEPARTMENT MAY BE CONTACTED AT (303) 326-8999.

4. 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.

5. 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, REPLACE, RELOCATE , MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO 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. ~~PRIOR TO THE FINAL ACCEPTANCE OF PUBLIC~~ IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED ~~WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER~~ AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS ~~FOR THE ADJACENT SITE SHOWING THE CURB CUT.~~

14. 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.

15. 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.

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.

REVISED AS REQUESTED

This does not appear to apply to this project.

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.

Note that utility easements are to be dedicated to their specific utilities -TYP

ADDED AS REQUESTED

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.

REVISED AS REQUESTED

ADDED AS REQUESTED

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.

Add standard PROS note:
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.

REVISED AS REQUESTED

This note does not apply to this project.

Please add the following note:
"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."

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▪ Land Planning ▪ Civil Engineering

NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO: 22033.01	
DATE	NO.
05-26-23	1

NOTES: FIRST SUBMITTAL

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 tab: 2 NOTES & LEGAL DESCRIPTION Jun 05, 2023 - 10:38am lladwig

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	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	10923.32	113.69	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	9895.84	49.86	20	15	5	SINGLE FAMILY DETACHED
36	8270.81	176.46	20	15	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

TRACT DATA		
TRACT	AREA (A.C.)	OWNERSHIP
A	0.11	H.O.A.
B	1.29	METRO DISTRICT
C	0.12	H.O.A.
D	0.66	METRO DISTRICT
E	0.09	H.O.A.
F	8.63	METRO DISTRICT
G	0.15	H.O.A.
H	0.40	H.O.A.
I	2.28	H.O.A.
J	0.10	H.O.A.
K	0.15	H.O.A.
L	0.61	H.O.A.
M	0.20	METRO DISTRICT
N	0.27	METRO DISTRICT
O	0.58	METRO DISTRICT
P	0.09	H.O.A.
Q	1.98	H.O.A.
R	1.30	METRO DISTRICT
S	0.08	H.O.A.
T	0.19	METRO DISTRICT
U	1.03	METRO DISTRICT
V	0.09	H.O.A.
W	1.57	METRO DISTRICT
X	0.11	H.O.A.

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	5	SINGLE FAMILY DETACHED
13	7217.99	169.62	20	15	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 3						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	6789.97	166.94	20	15	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	5	SINGLE FAMILY DETACHED
13	6661.71	164.56	20	15	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	5	SINGLE FAMILY DETACHED

A 5 ft side setback is only allowed for residential uses with a side not abutting a public street. In the R-1 district adjacent to a local street, a 12.5 ft side setback is required. Adjacent to a collector or arterial street, a 20 ft side setback is required. Please update as appropriate.

Revised as requested.

LOT DATA / BLOCK 4						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	9346.59	82.49	20	15	5	SINGLE FAMILY DETACHED
2	9651.36	98.61	20	15	5	SINGLE FAMILY DETACHED
3	12304.68	131.11	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	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	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	5	SINGLE FAMILY DETACHED
37	12150.13	105.65	20	15	5	SINGLE FAMILY DETACHED
38	18445.54	124.09	20	15	5	SINGLE FAMILY DETACHED
39	21986.77	125.29	20	15	5	SINGLE FAMILY DETACHED
40	22471.60	127.04	20	15	5	SINGLE FAMILY DETACHED
41	21864.00	120.00	20	15	5	SINGLE FAMILY DETACHED
42	22453.18	120.00	20	15	5	SINGLE FAMILY DETACHED
43	25205.40	67.30	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	7166.62	58.75	20	15	5	SINGLE FAMILY DETACHED
2	7532.41	55.85	20	15	5	SINGLE FAMILY DETACHED
3	7585.17	55.85	20	15	5	SINGLE FAMILY DETACHED
4	7582.89	55.85	20	15	5	SINGLE FAMILY DETACHED
5	8513.88	57.88	20	15	5	SINGLE FAMILY DETACHED
6	7481.30	59.14	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	7034.04	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	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	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	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	5	SINGLE FAMILY DETACHED

LOT DATA / BLOCK 7						
LOT #	SQ FOOTAGE	FRONTAGE (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	SIDE SETBACK (FT)	CLASSIFICATION
1	7142.96	41.00	20	15	5	SINGLE FAMILY DETACHED
2	8452.07	62.02	20	15	5	SINGLE FAMILY DETACHED
3	10848.63	59.18	20	15	5	SINGLE FAMILY DETACHED
4	10663.36	57.39	20	15	5	SINGLE FAMILY DETACHED
5	6815.94	56.90	20	15	5	SINGLE FAMILY DETACHED
6	6820.00	61.68	20	15	5	SINGLE FAMILY DETACHED
7	6820.00	62.00	20	15	5	SINGLE FAMILY DETACHED
8	7187.12	62.00	20	15	5	SINGLE FAMILY DETACHED
9	7207.37	69.53	20	15	5	SINGLE FAMILY DETACHED
10	7207.37	69.95	20	15	5	SINGLE FAMILY DETACHED
11	7207.37	69.95	20	15	5	SINGLE FAMILY DETACHED
12	9243.86	76.35	20	15	5	SINGLE FAMILY DETACHED
13	8797.05	176.52	20	15	5	SINGLE FAMILY DETACHED
14	8197.25	60.02	20	15	5	SINGLE FAMILY DETACHED
15	8410.20	78.64	20	15	5	SINGLE FAMILY DETACHED
16	9440.89	85.74	20	15	5	SINGLE FAMILY DETACHED
17	10274.08	95.40	20	15	5	SINGLE FAMILY DETACHED
18	23529.03	238.60	20	15	5	SINGLE FAMILY DETACHED
19	8773.50	37.90	20	15	5	SINGLE FAMILY DETACHED
20	9216.38	69.55	20	15	5	SINGLE FAMILY DETACHED
21	9752.25	67.89	20	15	5	SINGLE FAMILY DETACHED
22	9752.63	67.89	20	15	5	SINGLE FAMILY DETACHED
23	9738.17	67.89	20	15	5	SINGLE FAMILY DETACHED
24	9744.21	67.89	20	15	5	SINGLE FAMILY DETACHED
25	9523.64	68.63	20	15	5	SINGLE FAMILY DETACHED
26	9100.00	70.00	20	15	5	SINGLE FAMILY DETACHED
27	9100.21	70.00	20	15	5	SINGLE FAMILY DETACHED
28	9414.15	75.24	20	15	5	SINGLE FAMILY DETACHED
29	9450.48	75.96	20	15	5	SINGLE FAMILY DETACHED
30	9205.37	71.82	20	15	5	SINGLE FAMILY DETACHED
31	9100.00	70.00	20	15	5	SINGLE FAMILY DETACHED
32	9100.00	70.00	20	15	5	SINGLE FAMILY DETACHED
33	9100.00	70.00	20	15	5	SINGLE FAMILY DETACHED
34	9100.00	70.00	20	15	5	SINGLE FAMILY DETACHED
35	18688.10	40.00	20	15	5	SINGLE FAMILY DETACHED
36	9437.46	60.29	20	15	5	SINGLE FAMILY DETACHED

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

NOT FOR CONSTRUCTION

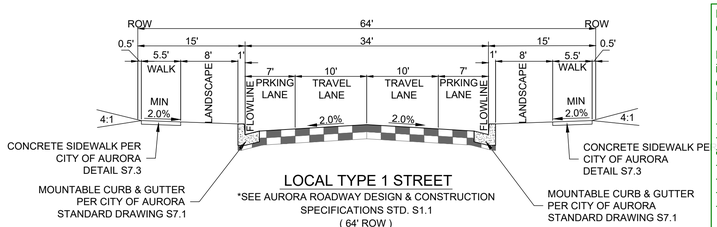
NOTES
NO.
DATE

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

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

SHEET
3

I:\2022\22033 – prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 – Cover Sheet.dwg tdb: 3 LOT TABLES jun 05, 2023 – 10:38am ludwig



LOCAL TYPE 1 STREET
*SEE AURORA ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS STD. S1.1
(64' ROW)

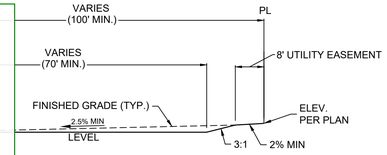
Public streets shall have public streetlights in conformance with COA standards.

For each street type, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

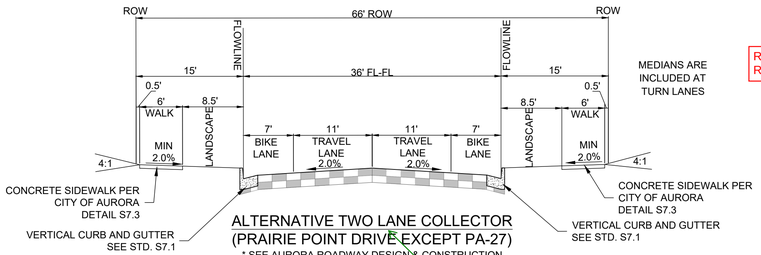
- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

This information (if it's not already shown) can be added to the street sections provided if desired.

REVISED AS REQUESTED



TYPE "A" LOT

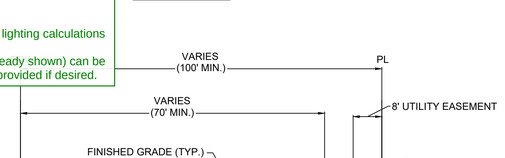


MEDIANS ARE INCLUDED AT TURN LANES

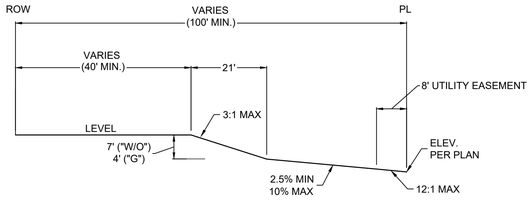
ALTERNATIVE TWO LANE COLLECTOR
(PRAIRIE POINT DRIVE EXCEPT PA-27)
* SEE AURORA ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS STD. S1.3
(66' ROW)

If this street section is not proposed as part of this site plan, please remove it.

REVISED AS REQUESTED



TYPE "B" LOT



TYPE "W/O" & "G" LOTS

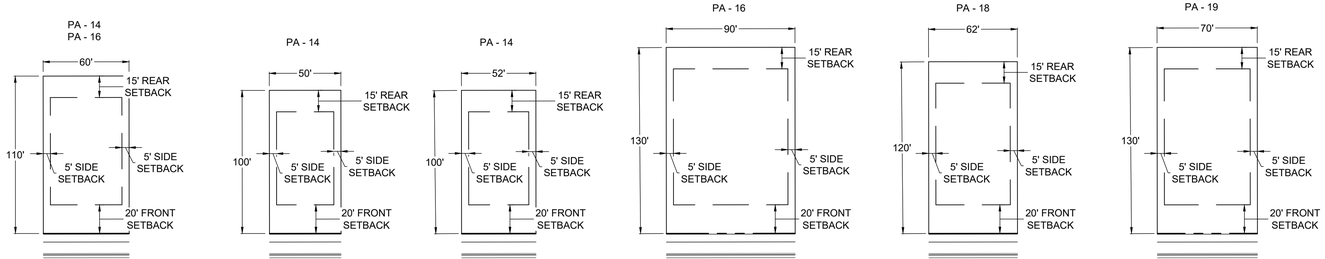
EXISTING LEGEND

- 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



TYPICAL LOTS

Make a note or show that side setbacks are 12.5 ft adjacent to a local street and 20 ft adjacent to a collector street.

PROVIDED AS REQUESTED

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

NOTE HAS BEEN ADDED ON PLAN SHEETS, PLEASE SEE SHEET 35.

Shall provide a looped water supply to ensure service to the fire hydrants along the 2000-foot long dead end cul-de-sac as shown on Sheet 35 - Utility Plan.

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.
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

EMERGENCY ACCESS IS BY OTHERS SEE FUTURE GOLF COURSE PLANS RSN#: 1672237 CASE#: 2022-3093-00: 2022-6062-00

If this cul de sac length is approved by Fire and Life Safety, the secondary emergency access shall contain a connecting pedestrian path and comply with all life safety requirements per section 4.04.1.05 of the Roadway Manual.

CHENANGO FILING NO.3
CITY OF CENTENIAL
ZONING: NC21-ROA-AA

FUTURE GOLF COURSE BY OTHERS RSN #: 1672337 CASE #: 2022-3093-00; 2022-6062-00

PRAIRIE POINT FILING NO.2
CITY OF CENTENIAL
ZONING: NC21-ROA-AA

PHASE 3

POND B - 4
RSN #: 1595669
CASE #: 2021-6059-00

FUTURE GOLF COURSE BY OTHERS RSN #: 1672337 CASE #: 2022-3093-00; 2022-6062-00

FUTURE GOLF COURSE BY OTHERS RSN #: 1672337 CASE #: 2022-3093-00; 2022-6062-00

PHASE 2

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

E-470 PUBLIC HIGHWAY (300' WIDTH R.O.W.) REC NO. A9166936

master TIS called this Kings Point Dr

NAME HAS SINCE BEEN CHANGED, PLEASE SEE RSN 1589046 AND 1692021

PHASE 1

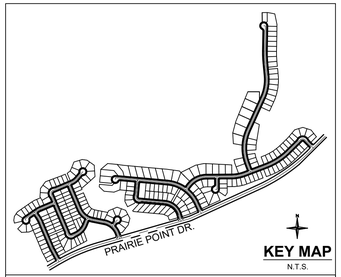
663' - 2" (N-S)

FUTURE GOLF COURSE BY OTHERS RSN #: 1672337 CASE #: 2022-3093-00; 2022-6062-00

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

POND C - 4
RSN #: 1594914
CASE #: 2021-6059-00

E-470 PUBLIC HIGHWAY (300' WIDTH R.O.W.) 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:
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.

N

0 100 200 400
SCALE: 1" = 200'

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.	23033.01	NOTES
DATE	NO.	
05-26-23	1	FIRST SUBMITTAL

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

SHEET 5

\\2022\22033 – prairie point\C4DD\sheet sets\23033.01 prairie point\conceptual site plan\23033.01 – Phasing Plan.dwg tab: 5 PHASING PLAN Jun 05, 2023 – 10:39am ludwig

CHENANGO
FILING NO.3
CITY OF CENTENNIAL
ZONING: NC21-ROA-AA

PRAIRIE POINT
FILING NO.2
CITY OF AURORA
ZONING: NC21-ROA-AA

FUTURE GOLF COURSE
BY OTHERS
RSN #: 1672337
CASE #: 2022-3093-00;
2022-6062-00

SHEET 15
SHEET 14
SHEET 13
SHEET 12
SHEET 11
SHEET 10
SHEET 9
SHEET 8
SHEET 7

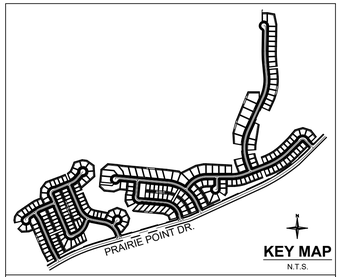
POND B - 4
RSN #: 1595669
CASE #: 2021-6059-00

POND C - 4
RSN #: 1594914
CASE #: 2021-6059-00

TRACT A
4822.57 S.F.
0.11 ACRE

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

E-470 PUBLIC HIGHWAY
(300' WIDTH, R.O.W.)
REC NO. A9166936



KEY MAP
N.T.S.

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

0 100 200 400

SCALE: 1" = 200'

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

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

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

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

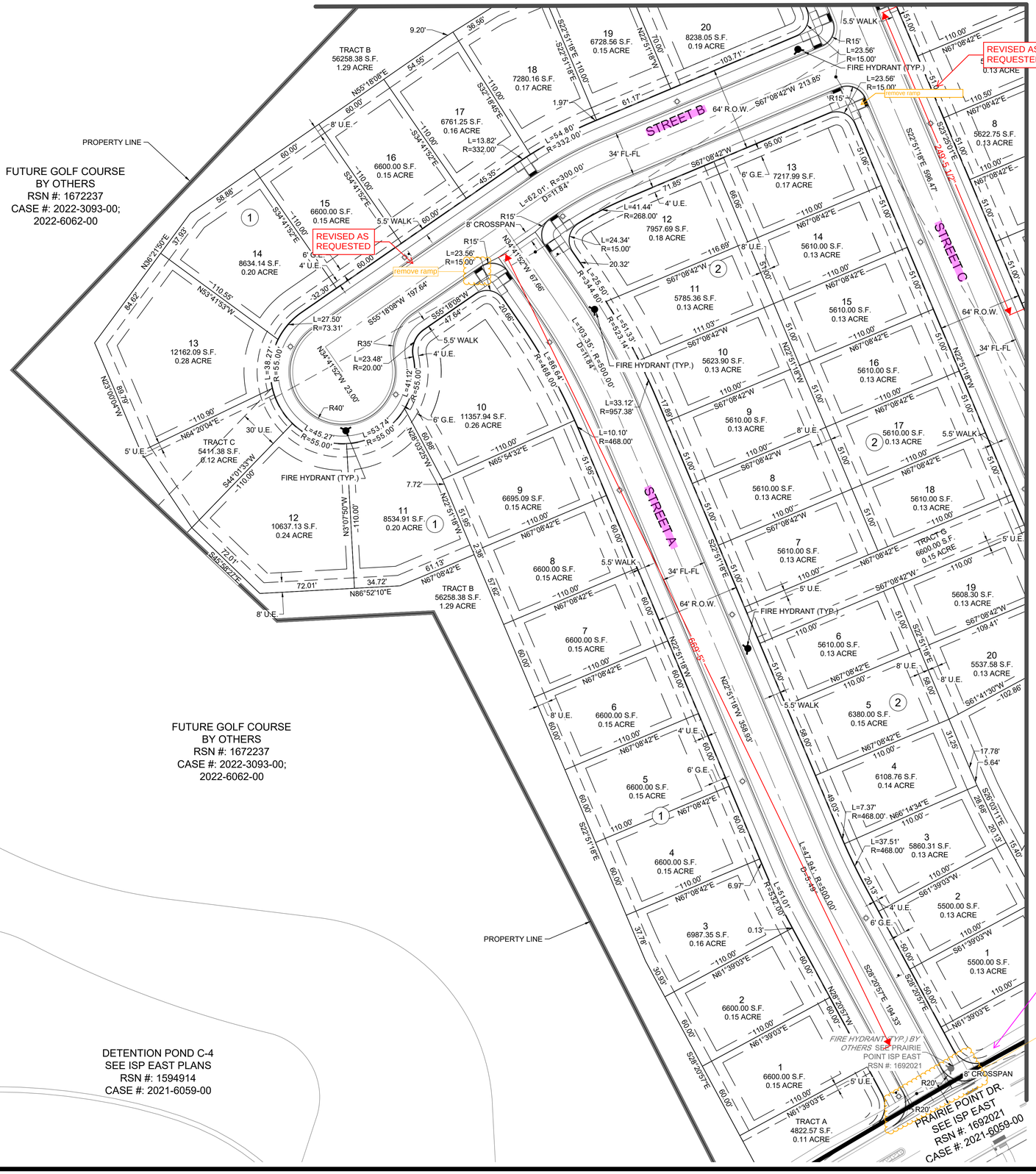
SITE PLAN

SITE PLAN INDEX

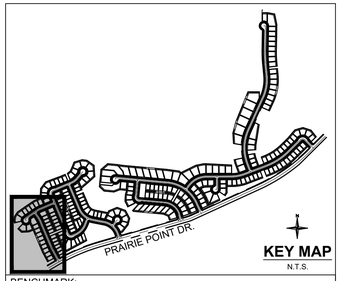
SHEET 6

I:\2022\22033 - prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Site Plan.dwg tab: 6 SITE PLAN INDEX Jun 05, 2023 - 10:40am ludwig

MATCHLINE - SEE SHEET 8



MATCHLINE - SEE SHEET 9



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Make sure the Lot line dimensions and and easement names match the proposed plat.

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

not seeing any indication of where mailboxes are being placed - add to plan and legend

In coordination with any Postal Service requirements, mail kiosks shall be located:

Outside of sight triangles as defined by COA Roadway Manual, standard TE-13

Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)

A minimum of 30' away from stop signs (for stop sign visibility)

A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)

Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress

The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not.

Please contact the USPS Growth Coordinator @ 303-853-6994

REVISED AS REQUESTED

add the easements

seems like proposed curb returns are redoing existing ones - make sure existing curb ramps are addressed in this

missing curb ramps for crossing Street A

add crosswalk striping

REVISED AS REQUESTED

0 20 40 80
SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

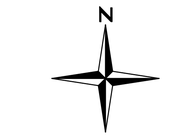
NOTES	NO.	DATE

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

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

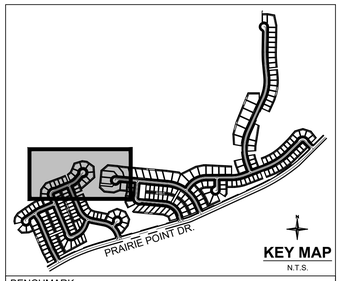
SHEET 7

I:\2022\22033 - prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Site Plan.dwg tab: 7 SITE PLAN jun 05, 2023 - 10:40am liudw



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



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REVISED AS REQUESTED

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

10' CONCRETE CART PATH
BY OTHERS

PROPERTY LINE

PROPOSED SWALE

REVISED AS REQUESTED

Add radius label for the FL of the cul de sac.

FIRE

5.5' WALK

TRACT D
28533.79 S.F.
0.66 ACRE

TRACT F
375807.43 S.F.
8.63 ACRE

TRACT E
3839.14 S.F.
0.09 ACRE

PROPOSED RETAINING WALL

PROTECTED TREES

FIRE HYDRANT (TYP.)

STREET C

STREET D

STREET F

64' R.O.W.

34' FL-FL

Add FL radii for the eyebrows of the streets, typical.

REVISED AS REQUESTED

REVISED AS REQUESTED

The minimum radius for a local street is 250' per section 4.04.4 in the Roadway Manual.

Please remove all cross pans from the site plan. This is a new standard comment with site plans. The locations and design of cross pans will be reviewed and approved through the civil plans. (typical)

8' CROSSPAN

30' U.E.

20' D.E.

8' U.E.

4' U.E.

6' G.E.

5' U.E.

1	31	10335.44 S.F. 0.24 ACRE
2	30	10274.98 S.F. 0.24 ACRE
3	32	10308.03 S.F. 0.24 ACRE
4	33	10546.69 S.F. 0.24 ACRE
5	34	7154.55 S.F. 0.16 ACRE
6	35	9895.84 S.F. 0.23 ACRE
7	36	8270.81 S.F. 0.19 ACRE
8	37	5720.00 S.F. 0.13 ACRE
9	38	5800.01 S.F. 0.13 ACRE
10	39	5720.00 S.F. 0.13 ACRE
11	40	5720.00 S.F. 0.13 ACRE
12	28	10923.32 S.F. 0.25 ACRE
13	27	8347.32 S.F. 0.19 ACRE
14	26	7198.00 S.F. 0.17 ACRE
15	25	7232.67 S.F. 0.17 ACRE
16	24	6996.33 S.F. 0.16 ACRE
17	23	9793.03 S.F. 0.22 ACRE
18	22	9967.99 S.F. 0.23 ACRE
19	21	8555.62 S.F. 0.20 ACRE
20	29	8900.02 S.F. 0.20 ACRE
21	12	6661.71 S.F. 0.15 ACRE
22	13	6661.71 S.F. 0.15 ACRE
23	14	5610.00 S.F. 0.13 ACRE
24	11	5610.00 S.F. 0.13 ACRE
25	15	5610.00 S.F. 0.13 ACRE
26	10	5610.00 S.F. 0.13 ACRE
27	16	5610.00 S.F. 0.13 ACRE
28	4	18248.49 S.F. 0.42 ACRE
29		25950.43 S.F. 0.60 ACRE
30		16448.41 S.F. 0.38 ACRE
31		14751.89 S.F. 0.34 ACRE
32		26035.21 S.F. 0.60 ACRE
33		23023.38 S.F. 0.53 ACRE

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 10

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	05-26-23	FIRST SUBMITTAL
NO.	1	

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

SHEET
8

I:\2022\22033 – prairie point\CAD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 – Site Plan.dwg tab: 8 SITE PLAN Jun 05, 2023 – 10:41am lluskwg

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 10

TRACT F
375807.43 S.F.
8.63 ACRE

PROTECTED TREE

PROPOSED RETAINING WALL

PROPOSED SWALE

PROPOSED RETAINING WALL

REVISED AS REQUESTED

Remove this ramp.

align ramps

REVISED AS REQUESTED

REVISED AS REQUESTED

add E-W ped ramps and crosswalk striping

REVISED AS REQUESTED

extend these easements

REVISED AS REQUESTED

Make sure the Lot line dimensions and and easement names match the proposed plat.

REVISED AS REQUESTED

STREET D

STREET C

FUTURE WATER TANK

TRACT I
99266.32 S.F.
2.28 ACRE

TRACT H
17286.11 S.F.
0.40 ACRE

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

FIRE HYDRANT (TYP.)
BY OTHERS

8' WALK BY OTHERS

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

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

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

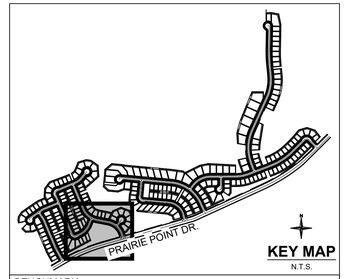
FIRE HYDRANT (TYP.)
BY OTHERS SEE PRAIRIE
POINT ISP EAST
RSN #: 1692021

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

FIRE HYDRANT (TYP.)

8' CROSSPAN

PRAIRIE POINT DR.



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.

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'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

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

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

SITE PLAN

SITE PLAN

SHEET 9

I:\2022\22033 - prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Site Plan.dwg, tab: 9 SITE PLAN Jun 05, 2023 - 10:42am ludwig

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.

87.00'

17.47'

S66°21'58"E 122.82'

TRACT N
11881.16 S.F.
0.27 ACRE

S59°11'06"W 126.68'

141.88'

S29°31'40"E

5' U.E.

TRACT M
8564.68 S.F.
0.20 ACRE

20
18248.49 S.F.
0.42 ACRE

14638.15 S.F.
0.34 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

S14°38'19"E 162.65'

N14°38'19"W 162.65'

S5°11'36"W 156.77'

158.77'

142.26'

S44°40'36"E 155.79'

5.5' WALK

6' G.E.

4' U.E.

FIRE HYDRANT (TYP.)

REVISED AS REQUESTED

Remove this ramp.

Remove ped ramp

STREET F

S84°48'24"E 729.16'

8' CROSSP

4' FL-FL

64' R.O.W.

L=23.56'
R=15.00'

R15'

L=55.68'
R=570.43'

32.51'

L=86.42'
R=532.00'

L=87.19'
R=340.07'

L=22.27'
R=15.00'

L=47.05'
R=332.00'

L=109.37'
R=516.31'

L=525.54', R=500.00'
D=60.22°

L=75.36'
R=468.00'

L=42.91'
R=468.00'

L=83.40'
R=468.00'

L=87.16'
R=468.00'

L=15.36'
R=468.00'

L=75.36'
R=468.00'

L=68.
R=268.

34.74'

S37°12'15"W 79.72'

L=22.27'
R=15.00'

8' CROSSPAN

90.00'

N84°48'24"W 95.00'

7651.71 S.F.
0.18 ACRE

15
23023.38 S.F.
0.53 ACRE

70.00'

55.00'

S84°48'24"E 110.00'

S5°11'36"W 237.00'

S5°11'36"W 60.00'

6600.00 S.F.
0.15 ACRE

8' U.E.

TRACT L
26412.79 S.F.
0.61 ACRE

FIRE HYDRANT (TYP.)

6' WALK

5.5' WALK

60.63'

60.00'

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
7034.04 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

S5°11'36"W 110.00'

N5°11'36"E 110.00'

S10°26'46"W 110.00'

N19°40'21"E 110.00'

S14°30'24"W 110.24'

S33°44'26"W 113.07'

N33°44'26"E 110.00'

S44°13'48"W 110.00'

N53°27'23"E 110.00'

S40°07'38"E 44.75'

N62°40'58"E 110.54'

S65°24'58"W 110.00'

N65°24'58"E 90.00'

S5°11'36"W 110.50'

N5°11'36"E 110.00'

S84°48'24"E 110.00'

6' G.E.

4' U.E.

6' WALK

5.5' WALK

6' G.E.

4' U.E.

8190.02 S.F.
0.19 ACRE

S25°15'54"W 61.38'

S84°48'24"E 110.00'

34' FL-FL

64' R.O.W.

26.34'

N5°11'36"E

L=21.18'
R=65.00'

L=13.17'
R=87.00'

132.35'

7612.63 S.F.
0.17 ACRE

L=50.40'
R=84.22'

L=73.83', R=47.00'
D=90.00°

L=46.24'
R=86.80'

95.77'
N88°01'28"E

37.55'

N72°01'36"E

60.00'

57.12'

L=54.00'
R=87.00'

L=18.47'
R=65.00'

41.77'

2.71'

12345.68 S.F.
0.28 ACRE

128.38'
N41°58'27"W

S41°58'27"E 133.07'

5' U.E.

8' U.E.

S48°01'33"E 31.36'

S48°01'33"E 91.26'

110.58'

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

3
12304.68 S.F.
0.28 ACRE

PROTECTED TREES

S84°48'24"E

60.00'

S5°11'36"W 127.39'

S5°11'36"W 130.00'

N5°11'36"E 130.00'

S5°11'36"W 130.00'

N5°11'36"E 130.00'

S5°11'36"W 130.00'

N5°11'36"E 130.00'

S5°11'36"W 130.00'

L=59.14'
R=298.06'

L=57.88'
R=262.00'

L=276.21', R=250.00'
D=68.81°

L=55.85'
R=262.00'

L=98.88'
R=198.00'

L=98.61'
R=198.00'

L=40.30'
R=198.00'

L=55.85'
R=262.00'

L=55.85'
R=262.00'

L=16.56'
R=262.00'

4' U.E.

3
7585.17 S.F.
0.17 ACRE

2
7532.41 S.F.
0.17 ACRE

1
7166.62 S.F.
0.16 ACRE

2
9651.36 S.F.
0.22 ACRE

1
9346.59 S.F.
0.21 ACRE

8' U.E.

6' G.E.

N70°22'48"E 112.42'

N58°09'59"E 111.80'

N33°44'31"W 35.00'

N24°35'00"W 39.94'

S65°24'58"W 2.28'

22.52'

17.07'

60.00'

90.00'

N62°20'25"E 135.00'

N38°38'36"E 135.55'

S75°54'15"E 52.41'

N47°11'33"W 42.19'

N3°56'51"W 226.15'

S74°00'05"W 136.30'

N74°00'05"E 54.85'

N69°39'49"E 56.28'

42.19'

97.14'

5' U.E.

R20'

8' CROSSPAN

TRACT J
N65°24'58"E
4538.06 S.F.
0.10 ACRE

TRACT F
375807.43 S.F.
8.63 ACRE

PROPOSED RETAINING WALL

PROTECTED TREES

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

PROTECTED TREES

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

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

add E-W ped ramps and crosswalk striping

REVISED AS REQUESTED

Show the curb ramps at the curb cuts, typical.

STREET LIGHT

RSN #: 1692021

extend these easements

REVISED AS REQUESTED

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

The minimum radius for a local street is 250' per section 4.04.4 in the Roadway Manual.

REVISED AS REQUESTED

Remove this ramp.

REVISED AS REQUESTED

PRAIRIE POINT DR

KEY MAP
N.T.S.

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.

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

N

0 20 40 80

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO.	23033.01	NOTES
DATE	NO.	
05-26-23	1	FIRST SUBMITTAL

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

SITE PLAN

SITE PLAN

SHEET 10

\\2022\22033 – prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 – Site Plan.dwg tab: 10 SITE PLAN Jun 05, 2023 – 10:42am ludwig

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

REVISED AS REQUESTED

add crosswalk striping and crosswalk signs

STREET J

5' U.E.

S80°22'42"W 120.00'

EX. POWER POLE

N08°23'56"W 55.02'

TRACT R
56484.70 S.F.
1.30 ACRE

S66°16'16"W 58.21'

S0°02'14"E 117.62'

15
8410.20 S.F.
0.19 ACRE

132.96'

N69°13'51"E

50.28'

7

14
8197.25 S.F.
0.19 ACRE

L=31.87'
R=471.12'

139.67'

N69°13'51"E

74.96'

N0°11'18"E

33.46'

13
8797.05 S.F.
0.20 ACRE

L=23.56'
R=15.00'

FIRE HYDRANT (TYP.)

97.96'

N69°13'51"E

REVISED AS REQUESTED

4' U.E.

remove ramp

S69°13'51"W 330.02'

5.5' WALK

5' U.E.

R15'

8' CROSSPAN

114.47'

S0°02'14"E 117.65'

TRACT Q
86452.63 S.F.
1.98 ACRE

21
11655.72 S.F.
0.27 ACRE

139.15'

S0°07'14"W

S20°46'09"E 130.00'

20
7800.00 S.F.
0.18 ACRE

64.85'

N69°13'51"E

60.00'

S69°13'51"W

EX. 40' ESMT.
REC. NO. E0061804

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

20' D.E.

72.84'

64.64'

19
8055.05 S.F.
0.18 ACRE

N14°32'45"W 130.58'

S20°46'09"E 130.00'

18
8699.15 S.F.
0.20 ACRE

N14°32'45"W 130.58'

S20°46'09"E 130.00'

17
8959.94 S.F.
0.21 ACRE

S5°53'57"E 132.97'

16
8425.57 S.F.
0.19 ACRE

S0°28'44"E 130.00'

15
7800.00 S.F.
0.18 ACRE

S0°28'44"E 130.00'

14
7651.71 S.F.
0.18 ACRE

110.00'

S89°31'16"W

6' G.E.

8' U.E.

13
8589.82 S.F.
0.20 ACRE

40.17'

70.00'

19.83'

53.22'

R30'

L=18.31'
R=15.00'

S89°31'16"W 23.00'

5.5' WALK

R40'

L=33.07'
R=55.65'

L=45.49'
R=55.00'

FIRE HYDRANT (TYP.)

5' U.E.

12
12686.50 S.F.
0.29 ACRE

42.96'

92.11'

N6°17'08"E

TRACT Q
86452.63 S.F.
1.98 ACRE

PROPOSED SWALE

STREET I

L=27.08'
R=55.00'

L=57.28'
R=55.00'

L=45.27'
R=55.00'

S0°28'44"E 178.61'

S0°28'44"E 110.00'

N89°31'16"E

S89°31'16"W 360.58'

8' CROSSPAN

R15'

L=23.56'
R=15.00'

64' R.O.W.

34' FL-FL

4' U.E.

6' G.E.

5.5' WALK

L=57.94'
R=532.00'

L=50.33'
R=532.79'

L=22.19'
R=874.22'

L=177.07'
R=500.00'
D=20.29'

L=125.70'
R=468.00'

L=9.97'
R=468.00'

STREET H

N89°31'16"E

L=77.76'
R=332.00'

L=91.14'
R=332.00'

L=273.93'
R=300.00'
D=52.32'

L=67.77'
R=268.00'

L=108.68'
R=268.00'

L=22.32'
R=468.00'

L=61.72'
R=532.00'

L=29.88'
R=532.00'

S65°24'58"W

S24°35'02"E

N65°24'

S69°20'15"E

N65°55'14"E

N65°21'02"E

N22°57'36"W

S22°57'36"E

N24°35'02"W

S57°13'50"W

N34°25'39"W

S46°55'33"W

N43°30'14"W

N64°24'59"E

N82°16'36"E

N89°31'16"E

N41°04'27"W

S15°48'30"E

S0°28'44"E

N0°28'44"W

S44°45'38"W

S82°42'50"W 95.82'

28.40'

R=610.56'

L=473.06'

D=45°47'

L=78.64'

R=610.56'

S78°48'25"W 123.90'

9.86'

117.44'

8' U.E.

90.20'

90.21'

70.15'

N86°40'28"W

28.26'

S27°33'55"E 154.76'

N15°48'30"W 154.47'

146.61'

140.62'

134.46'

109.89'

N0°28'44"W

4137.33 S.F.
0.09 ACRE
TRACT P

151.83'

70.00'

145.42'

S89°31'16"W

64' R.O.W.

34' FL-FL

5.5' WALK

6' G.E.

4' U.E.

L=23.56'
R=15.00'

R15'

43.96'

S20°46'09"E 130.15'

74.61'

55.00'

FIRE HYDRANT (TYP.)

5' U.E.

90.00'

90.00'

80.03'

15.57'

84.97'

4' U.E.

6' G.E.

FIRE HYDRANT (TYP.)

5.5' WALK

5' U.E.

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

12105.18 S.F.
0.28 ACRE

13630.44 S.F.
0.31 ACRE

TRACT O
25186.06 S.F.
0.58 ACRE

10' CONCRETE CART PATH
BY OTHERS

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

PROPERTY LINE

6
9294.76 S.F.
0.21 ACRE

7
8321.63 S.F.
0.19 ACRE

8
10265.01 S.F.
0.24 ACRE

5.5' WALK

5
9705.27 S.F.
0.22 ACRE

4
7734.23 S.F.
0.18 ACRE

9
12214.03 S.F.
0.28 ACRE

3
7823.82 S.F.
0.18 ACRE

10
12954.93 S.F.
0.30 ACRE

11
11411.90 S.F.
0.26 ACRE

2
7267.87 S.F.
0.17 ACRE

1
7040.00 S.F.
0.16 ACRE

TRACT Q
86452.63 S.F.
1.98 ACRE

STREET F

S24°35'02"E 155.21'

N41°04'27"W 91.69'

S15°48'30"E 110.00'

N24°35'02"W 45.41'

187.27'

S21°40'08"W

111.00'

N62°13'09"E

S0°28'44"E 110.00'

S0°28'44"E 70.00'

S0°28'44"E 65.86'

S0°28'44"E 134.46'

S0°28'44"E 151.83'

S0°28'44"E 140.62'

S0°28'44"E 146.61'

N0°28'44"W 109.89'

S0°28'44"E 134.46'

S0°28'44"E 65.86'

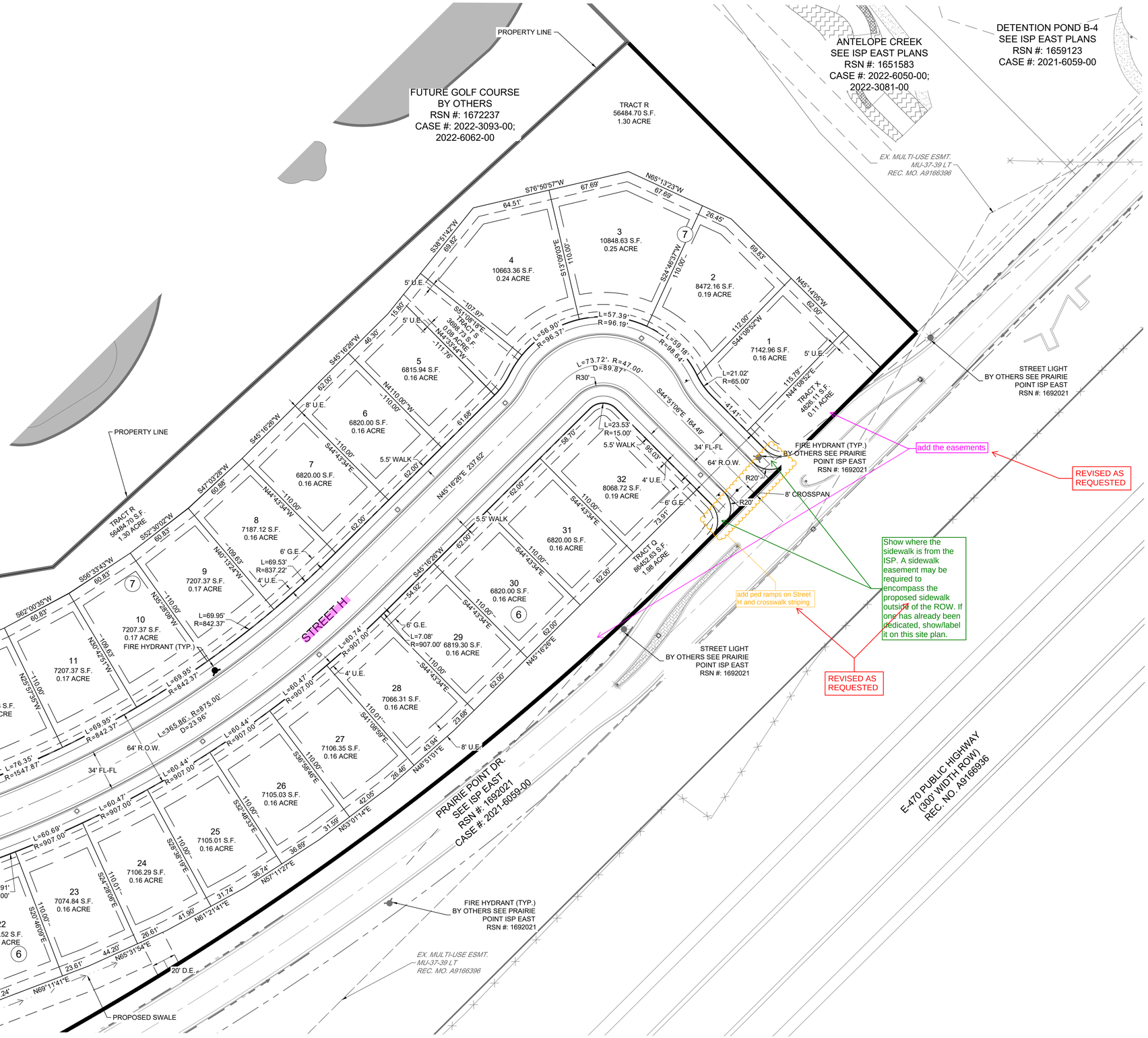
S0°28'44"E 70.00'

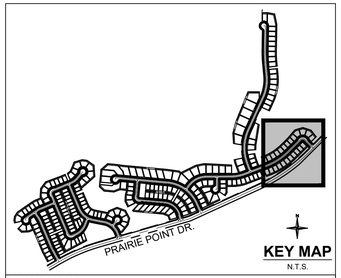
S0°28'44"E 110.00'

S0°28'44"E 130.00'

S0°28'44"E 130.00'

S0°28'44"E 130





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.

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

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

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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

SHEET 12

I:\2022\22033 - prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Site Plan.dwg, tab: 12 SITE PLAN, Jun 05, 2023 - 10:44am, lludwig

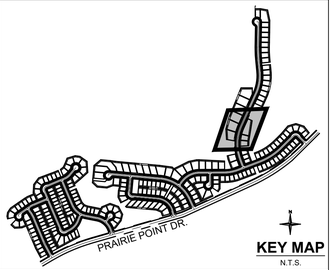
MATCHLINE - SEE SHEET 15

REVISED AS REQUESTED

REVISED TO MATCH PLAT

~184.65'
S65°35'44"E
120.00'
S24°24'16"W 501.29'
110.00'
S65°35'44"E
70.00'
5' U.E.
CONCRETE BROW DITCH (TYP.)
S22°03'12"W
120.10'
21864.00 S.F.
0.50 ACRE
5.5' WALK
TRACT U
44684.46 S.F.
1.03 ACRE
~179.75'
S65°35'44"E
103.57'
8' U.E.
120.00'
N24°24'16"E
5.5' WALK
20' D.E.
PROPOSED SWALE
PROPERTY LINE
22471.60 S.F.
0.52 ACRE
STREET J
29.88'
127.04'
N65°35'44"W
77.55'
EX. 40' ESMT.
REC. NO. E0061864
~171.60'
S65°35'44"E
PROPERTY LINE
S15°00'15"W
146.08'
18.89'
EX. POWER POLE
21986.77 S.F.
0.50 ACRE
4' U.E.
34' FL-FL
64' R.O.W.
S24°24'16"W
186.53'
4
L=106.60'
R=632.00'
6' G.E.
18
23529.03 S.F.
0.54 ACRE
225.81'
N17°31'45"E
FUTURE GOLF COURSE
BY OTHERS
RSN #: 1672237
CASE #: 2022-3093-00;
2022-6062-00
~157.90'
S72°37'50"E
L=102.07'
R=568.00'
4' U.E.
10' CONCRETE CART PATH
BY OTHERS
10' CONCRETE CART PATH
BY OTHERS
6' G.E.
7
120.07'
S74°10'36"E
18445.54 S.F.
0.42 ACRE
L=473.06'
R=600.00'
D=45.17°
S3°11'09"E
148.49'
L=124.09'
R=632.00'
L=95.40'
R=616.77'
FIRE HYDRANT (TYP.)
TRACT T
8300/69 S.F.
0.19 ACRE
FUTURE GOLF COURSE
BY OTHERS
RSN #: 1672237
CASE #: 2022-3093-00;
2022-6062-00
17
10274.08 S.F.
0.24 ACRE
71.37'
5' U.E.
5.5' WALK
5.5' WALK
~124.64'
S80°12'23"E
125.35'
N85°31'02"W
PROPERTY LINE
L=85.74'
R=554.28'
16
9440.89 S.F.
0.22 ACRE
67.37'
N3°44'30"E
4' U.E.
4' U.E.
6' G.E.
120.00'
N85°50'04"E

MATCHLINE - SEE SHEET 11



KEY MAP
N.T.S.

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)

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- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- (2) BLOCK NUMBER
- 2 LOT NUMBER
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- PROPOSED STREET LIGHT

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

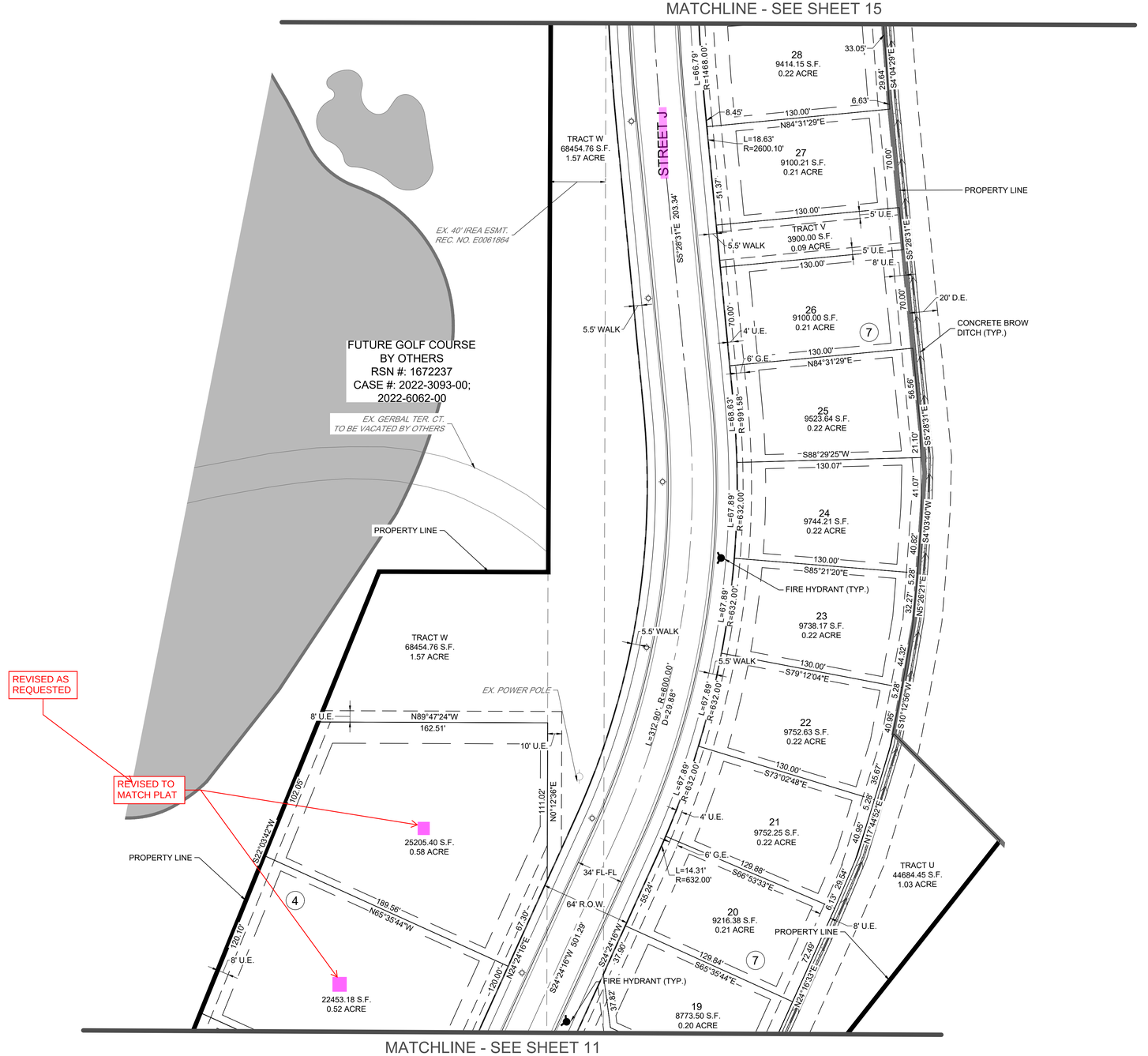
SITE PLAN

SITE PLAN

SHEET 13

L:\2022\22033 - prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Site Plan.dwg tab: 13 SITE PLAN Jun 05, 2023 - 10:44pm lludwig

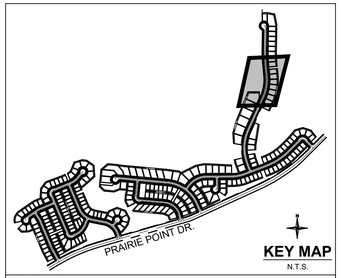
MATCHLINE - SEE SHEET 15



MATCHLINE - SEE SHEET 11

REVISED AS REQUESTED

REVISED TO MATCH PLAT



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N

0 20 40 80

SCALE: 1" = 40'

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NO.	DATE	NOTES

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

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

SITE PLAN

SITE PLAN

SHEET 14

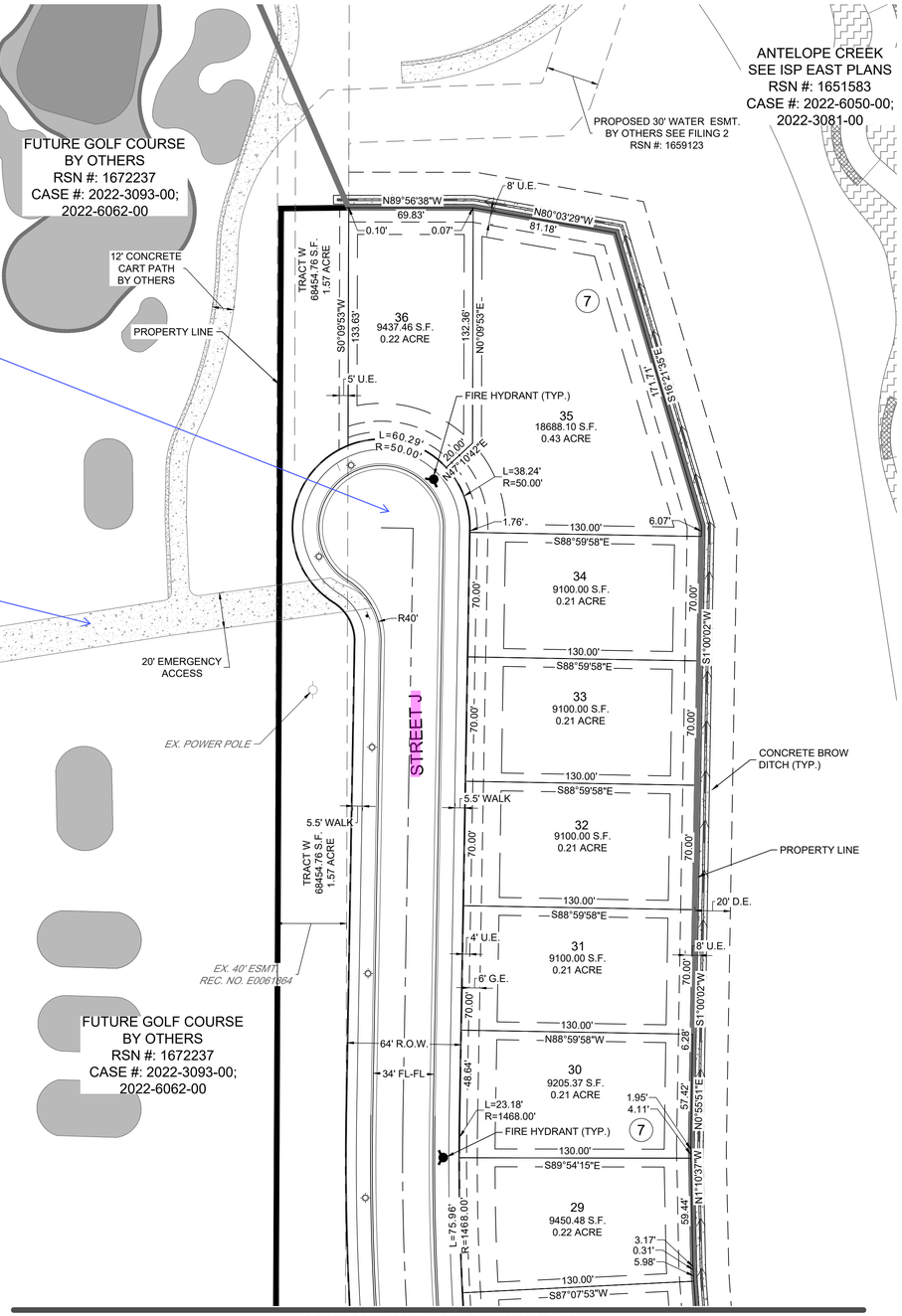
I:\2022\22033 – prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 – Site Plan.dwg tab: 14 SITE PLAN Jun 05, 2023 – 10:45am lluzwig

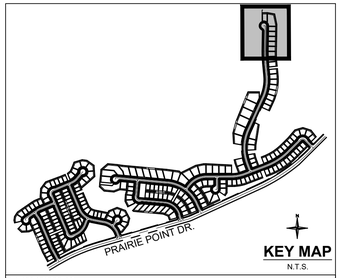
ADDED AS REQUESTED

Shall provide a looped water supply to ensure service to the fire hydrants along the 2000-foot long dead end cul-de-sac as shown on Sheet 35 - Utility Plan.

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.
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

EMERGENCY ACCESS IS BY OTHERS
SEE FUTURE GOLF COURSE PLANS
RSN#: 1672237
CASE#: 2022-3093-00: 2022-6062-00





BENCHMARK:
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N

0 20 40 80

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

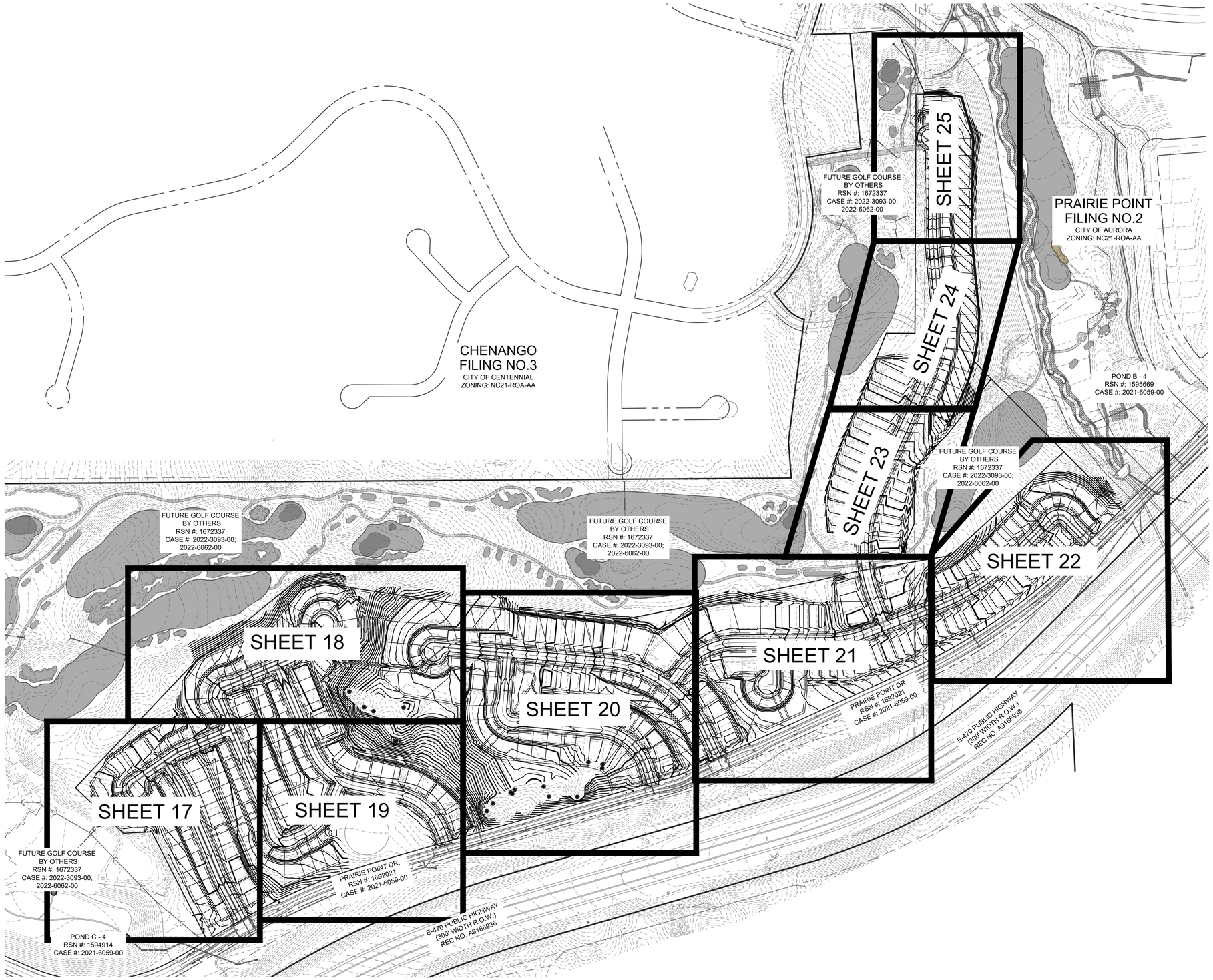
NO.	DATE	NOTES

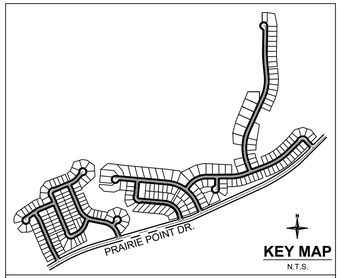
PROJECT NO	22033.01	
DATE	NO	NOTES
05-26-23	1	FIRST SUBMITTAL

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

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 Jun 05, 2023 - 10:46am lladwg





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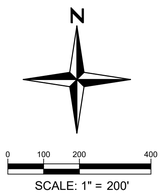
Add note:

"The minimum slope for concrete is 0.5%, the minimum slope for asphalt is 1%, and the minimum slope in unpaved areas is 2%."

REVISED AS REQUESTED



811
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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO 22033.01

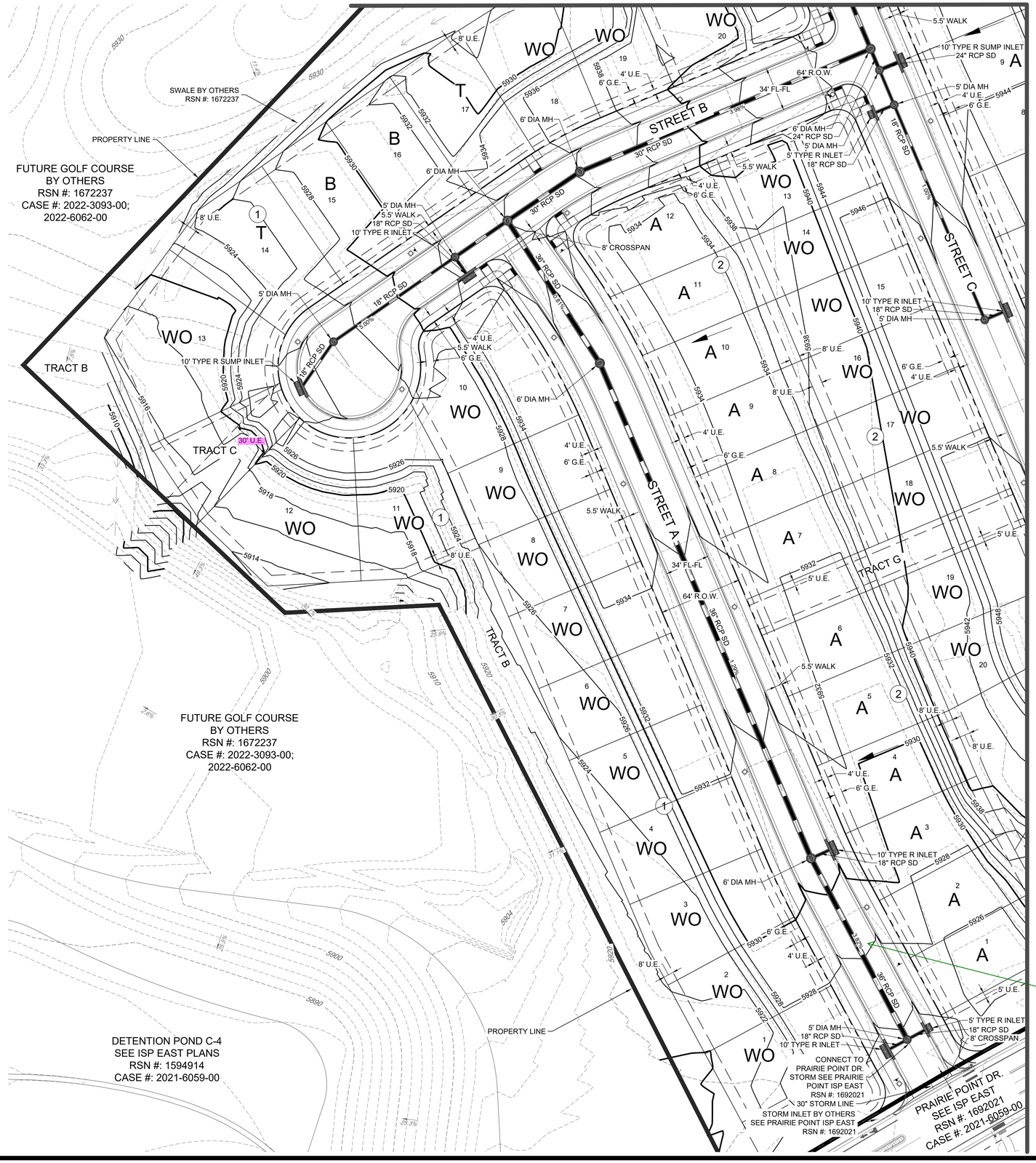
DATE	NO	NOTES
05-26-23	1	FIRST SUBMITTAL

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

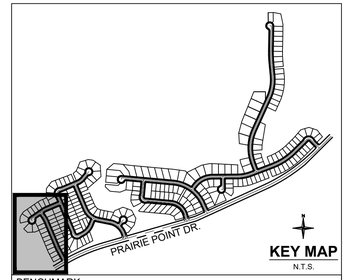
SHEET
16

L:\2022\22033 – prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 – Grading Plan.dwg tab: 16 GRADING PLAN INDEX Jun 05, 2023 – 10:48am tludwig

MATCHLINE - SEE SHEET 18



MATCHLINE - SEE SHEET 19



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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.

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

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.

N

0 20 40 80

SCALE: 1" = 40'

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

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NOT FOR CONSTRUCTION

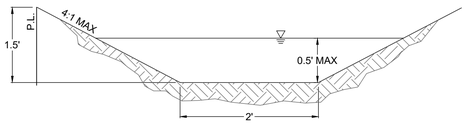
NOTES	NO.	DATE

PROJECT NO.	2303.01
DATE	NO.	NOTES
05-26-23	1	FIRST SUBMITTAL

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

SHEET 17

I:\2022\22033 – prairie point\CAD\Layout sets\22033.01 prairie point\conceptual site plan\22033.01 – Grading Plan.dwg tab: 17 GRADING PLAN Jun 05, 2023 – 10:48am ludwig



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
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- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
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- PROPERTY LINE
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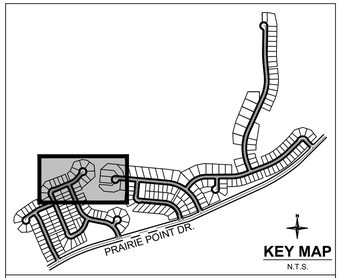
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STREET LIGHT



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.

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 #:1972237

PROPERTY LINE

TRACT A
TRACT D
TRACT E
TRACT F

STREET C
STREET D
STREET F

PROPOSED SWALE

TYPE D INLET

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

10' TYPE R SUMP INLET
24" RCP SD
5' DIA MH

CDOT Concentric
18" RCP SD
5' TYPE R INLET

5' DIA MH
6' G.E.
24" RCP SD
4' U.E.

30" RCP SD
5.5' WALK
18" RCP SD
10' TYPE R INLET
8' CROSSPAN
34' FL-FL
64' R.O.W.
20' D.E.
30' U.E.
8' U.E.
5' U.E.

5981.33 T.W.
5981.28 B.W.
5983.87 T.W.
5976.04 B.W.
5976.87
5979.45 T.W.
5977.38 B.W.
5983.51 T.W.
5978.60 B.W.

Identify the material of the proposed walls, provide a typical section.

Label the max height or height range of the retaining wall. Max 4' in residential areas per Section 4.02.7.04 of the Roadway Manual.

Railing is required for walls over 30".

(Comments typical for all walls)

Structural calcs may be required with the civil plans in conformance with section 4.02.7.03.3.1 of the Roadway Manual.

REVISED AS REQUESTED AND NOTED, THANK YOU. STRUCUTRAL CALCS WILL BE PROVIDED WITH CIVIL PLANS

MATCHLINE - SEE SHEET 17
MATCHLINE - SEE SHEET 19
MATCHLINE - SEE SHEET 20

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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
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 Jun 05, 2023 – 10:48am ludwig

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 20

PROPOSED RETAINING WALL

PROTECTED TREE

Label the max height or height range of the retaining wall. Max 4' in residential areas per Section 4.02.7.04 of the Roadway Manual.

REVISED AS REQUESTED

PROPOSED SWALE

TYPE D INLET

10' TYPE R INLET

18" RCP SD

30' D.E.

20' D.E.

5' DIA MH

STREET D

STREET C

64' R.O.W.

34' FL-FL

5.5' WALK

4' U.E.

6' G.E.

8' U.E.

5' U.E.

FUTURE WATER TANK

TRACT I

TRACT H

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.

5' DIA MH
18" RCP SD
5' TYPE R INLET
CONNECT TO PRAIRIE POINT DR. STORM SEE PRAIRIE POINT ISP EAST RSN #: 1692021

PROPOSED SWALE
TYPE D INLET
18" RCP SD
5' TYPE R INLET
20' D.E.
5' U.E.
18" RCP SD
5' DIA MH

8' CROSSPAN

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

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

STREET LIGHTING BY OTHERS

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

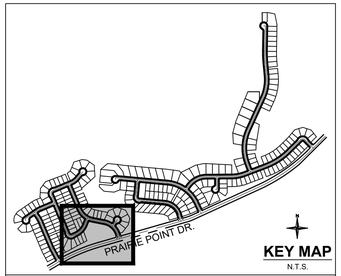
PRAIRIE POINT DR.
SEE ISP EAST
RSN #: 1692021
CASE #: 2021-6059-00

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

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



BENCHMARK:
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LEGEND:

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- PROPOSED CURB RETURN SIDEWALK RAMP
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- A B G WO T LOT TYPE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
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- SECTION LINE
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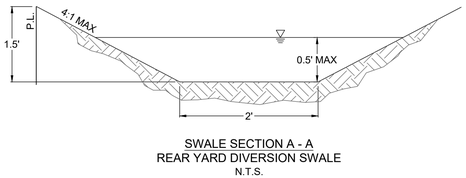
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- STORM SEWER
- EXISTING STORM SEWER
- **PROPOSED STREET LIGHT**



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

N

0 20 40 80

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO. 22033.01
DATE 05-26-23
NO 1
NOTES 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 tdb: 19 GRADING PLAN Jun 05, 2023 - 10:48am lludwig

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 N

TRACT M

TRACT L

TRACT K

TRACT J

TRACT F

STREET F

STREET G

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

18" RCP SD
10' TYPE R INLET

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

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

18" RCP SD
5' TYPE R INLET

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

5.5' WALK
18" RCP SD
5' DIA MH

PROTECTED TREES

PROPOSED RETAINING WALL

STORM INLET BY OTHERS
SEE PRAIRIE POINT ISP EAST
RSN #: 1692021
CASE #: 2021-6059-00

Label the max height or height range of the retaining wall. Max 4' in residential areas per Section 4.02.7.04 of the Roadway Manual.

REVISED AS REQUESTED

6023.02 T.W.
6023.02 B.W.

6013.90 T.W.
6006.68 B.W.

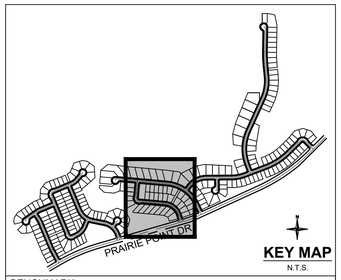
6005.79 T.W.
6005.70 B.W.

6012.02 T.W.
6002.06 B.W.

STREET LIGHTING
BY OTHERS

CONNECT TO
PRAIRIE POINT DR.
STORM SEE PRAIRIE
POINT ISP EAST
RSN #: 1692021
5' DIA MH

PRAIRIE POINT DR



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
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- 6281 PROPOSED CONTOUR MAJOR
- 6280 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

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
20

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MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 20

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

10' CONCRETE CART PATH
BY OTHERS

PROPERTY LINE

SWALE BY OTHERS
RSN #: 1672237

TRACT O

STREET J

TRACT R

EX. 40' ESMT.
REC. NO. E0061864

STREET H

TRACT P

TRACT Q

STREET I

STREET F

PROPOSED SWALE

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

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

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

STREET LIGHTING
BY OTHERS

CONNECT TO
PRAIRIE POINT DR.
STORM SEE PRAIRIE

KEY MAP
N.T.S.

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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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
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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

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

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

SHEET
21

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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
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- EDGE OF PAVEMENT
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STREET LIGHT

MATCHLINE - SEE SHEET 21

PROPERTY LINE

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

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

Max 3:1 slopes, typical.

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

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

REVISED AS REQUESTED.

TRACT R

TRACT T

TRACT L

TRACT Q

STREET H

64' R.O.W.

5' DIA MH

24" RCP SD

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

5.5' WALK

8' U.E.

4' U.E.
6' G.E.

5' D.E.

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

5' TYPE R INLET
18" RCP SD
8' CROSSPAN

34' FL-FL

STREET LIGHTING
BY OTHERS

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

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

TYPE D INLET
18" RCP SD

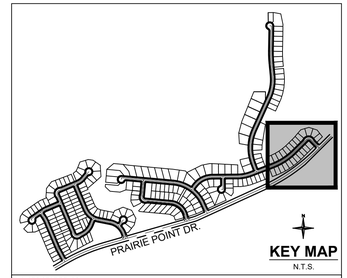
PROPOSED SWALE

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

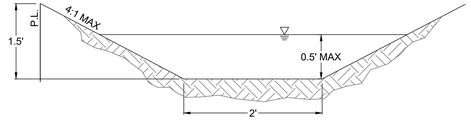
EX. MULTI-USE ESMT.
MU-37-39 LT
REC. MO. A9166396



KEY MAP
N.T.S.

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.



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

N

0 20 40 80

SCALE: 1" = 40'

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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• Civil Engineering

NOT FOR CONSTRUCTION

NO.	DATE	NOTES

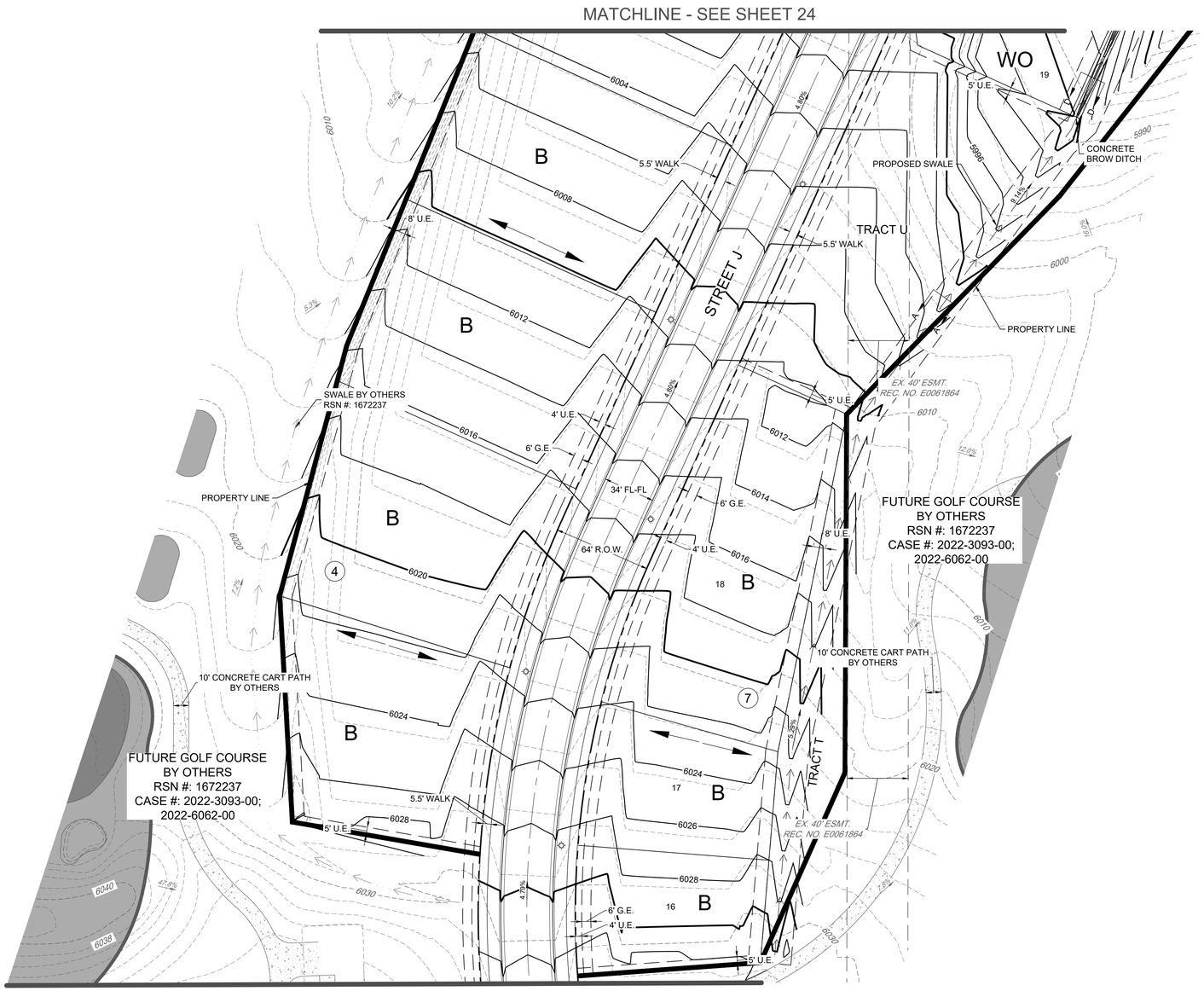
PROJECT NO: 22033.01

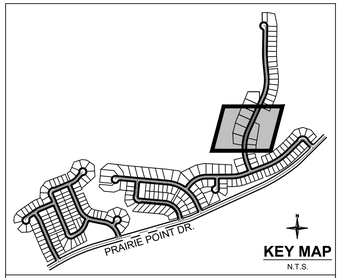
NO	DATE	NOTES
1	05-26-23	FIRST SUBMITTAL

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

SHEET
22

I:\2022\22033 - prairie point\CAD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Grading Plan.dwg tabs: 22 GRADING PLAN Jun 05, 2023 - 10:49am liudaig





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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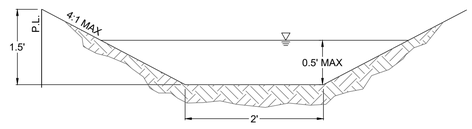
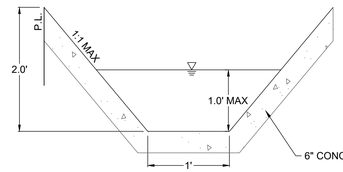
LEGEND:

- (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
- 6280 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



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



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

SCALE: 1" = 40'

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

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NOT FOR CONSTRUCTION

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

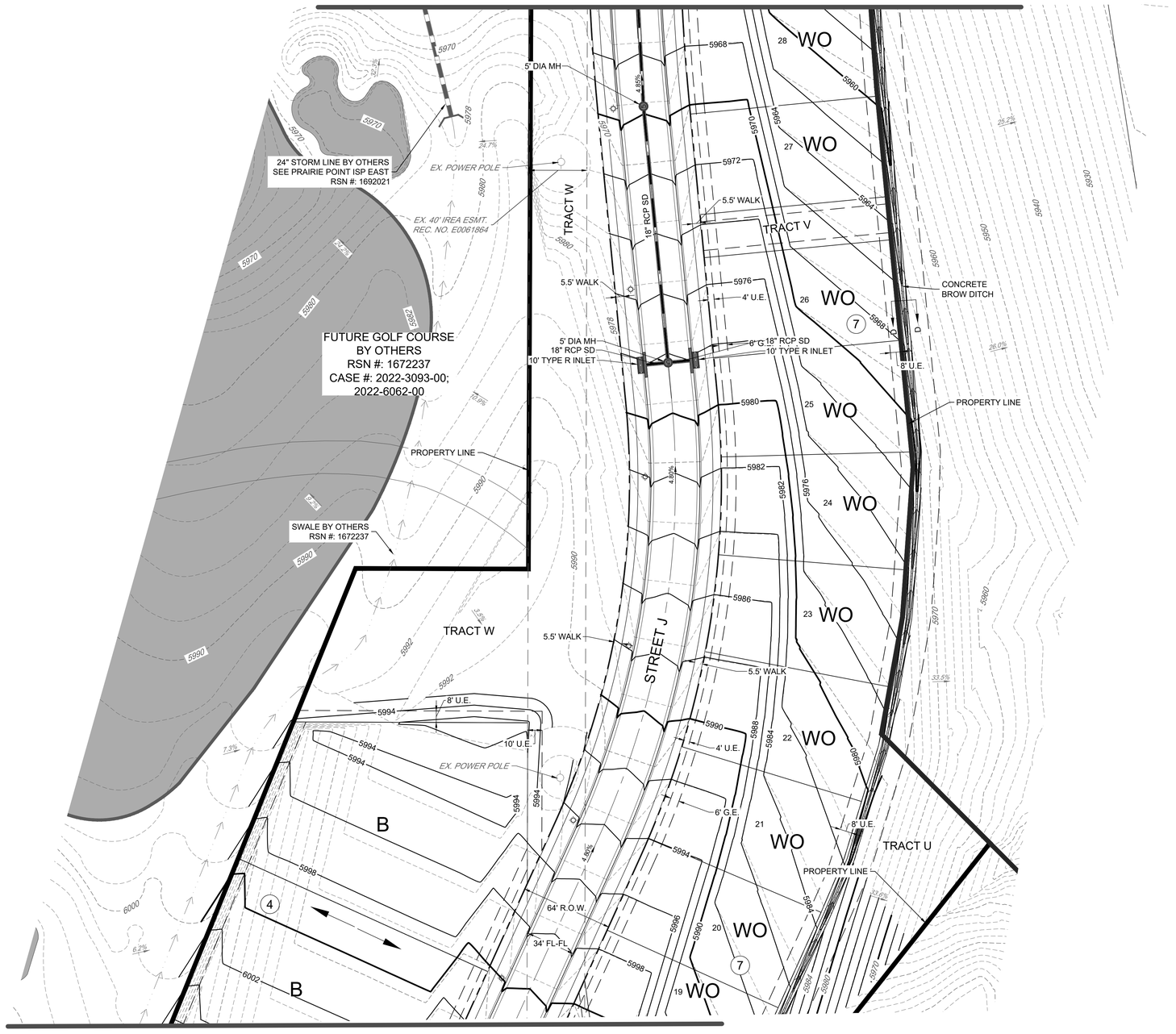
PROJECT NO. 23033.01

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

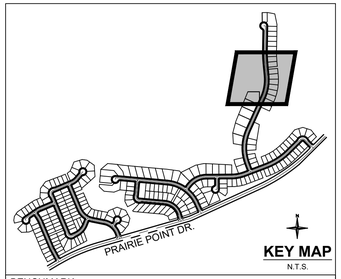
SHEET 23

I:\2022\23033 – prairie point\CADD\sheet sets\23033.01 prairie point\conceptual site plan\23033.01 – Grading Plan.dwg tab: 23 GRADING PLAN Jun 05, 2023 – 10:49am lludwig

MATCHLINE - SEE SHEET 25



MATCHLINE - SEE SHEET 23

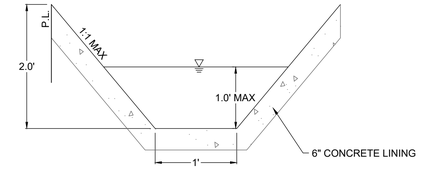


BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

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.

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



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

N

0 20 40 80

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

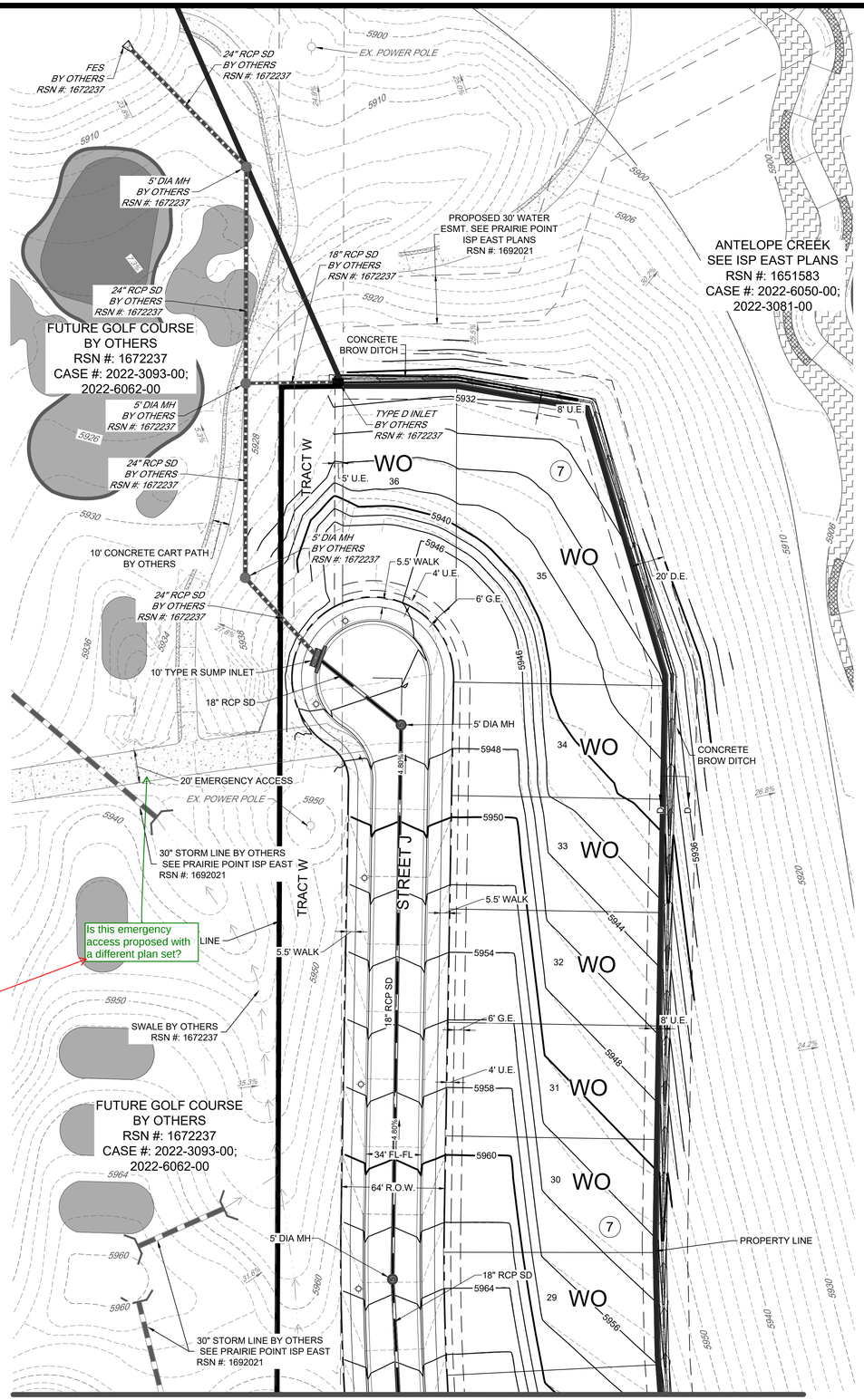
NO.	DATE	NOTES

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

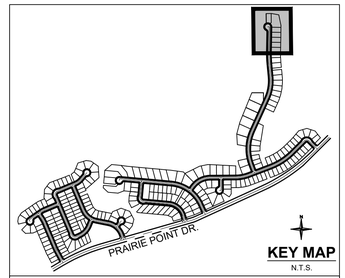
PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS
SITE PLAN
GRADING PLAN

SHEET 24

I:\2022\22033 — prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 — Grading Plan.dwg tab: 24 GRADING PLAN jun 05, 2023 - 10:50am liudwig



MATCHLINE - SEE SHEET 24



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
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- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- 5281 PROPOSED CONTOUR MAJOR
- 5280 PROPOSED CONTOUR MINOR
- PROPERTY LINE
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- LOT LINE
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- ROAD CENTERLINE
- EDGE OF PAVEMENT
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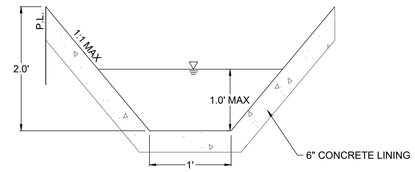
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STREET LIGHT



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

N

0 20 40 80

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

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

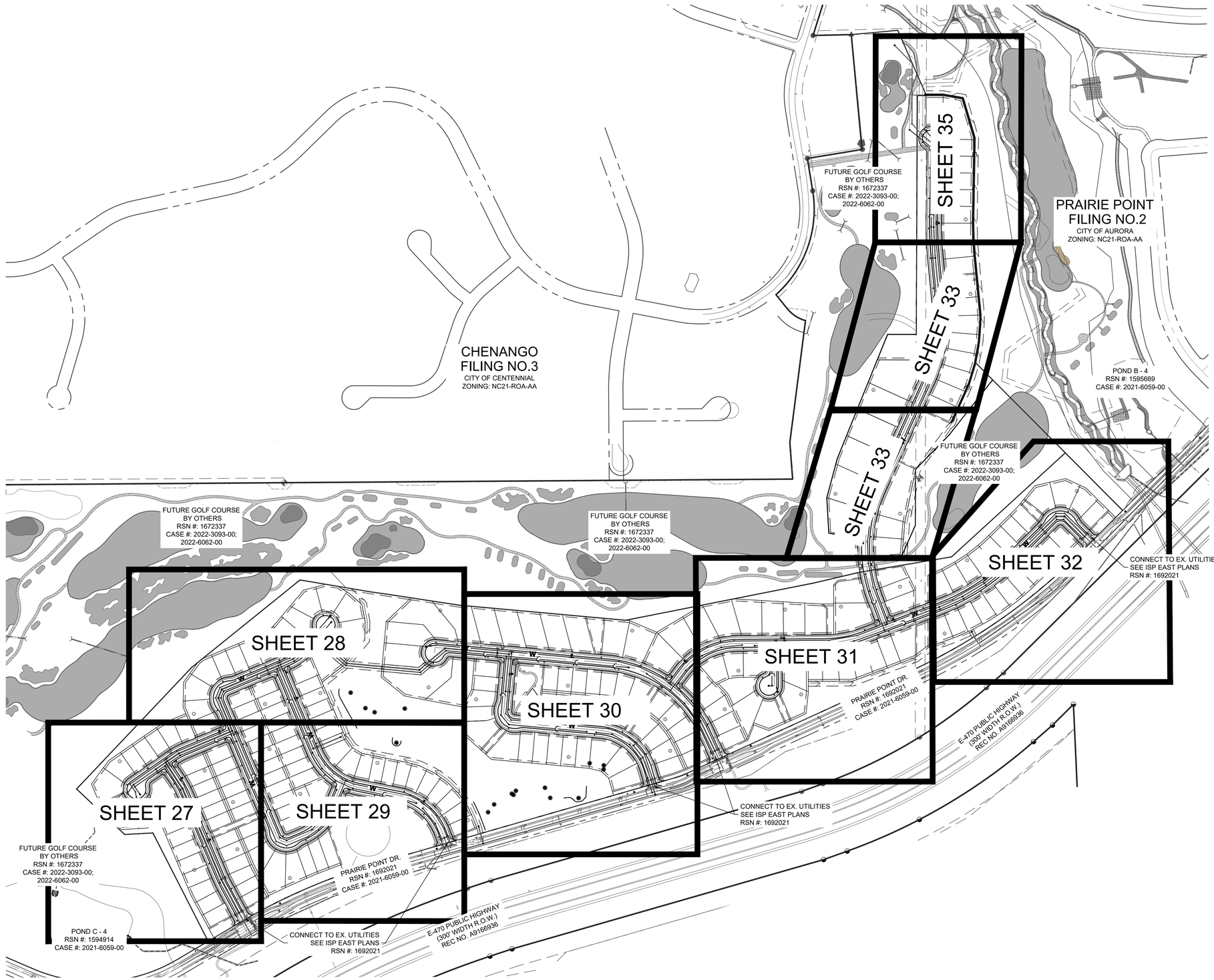
PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

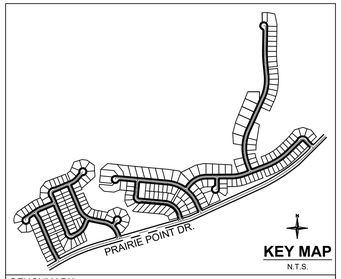
SITE PLAN

GRADING PLAN

SHEET 25

I:\2022\22033 - prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Grading Plan.dwg, tab: 25 GRADING PLAN, Jun 05, 2023 - 10:50am, lludwig





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N

0 100 200 400

SCALE: 1" = 200'

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NOT FOR CONSTRUCTION

DATE	NO.	NOTES

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

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

SHEET
26

I:\2022\22033 - prairie point\CAD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Utility Plan.dwg tab: 26 UTILITY PLAN INDEX Jun 05, 2023 - 10:51am lludwig

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 29

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

TRACT B

TRACT C

TRACT G

TRACT A

PROPERTY LINE

SWALE BY OTHERS
RSN #: 1672237

STREET A

STREET B

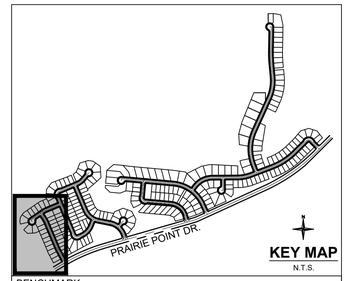
STREET C

PRAIRIE POINT DR.

DETENTION POND C-4
SEE ISP EAST PLANS
RSN #: 1594914
CASE #: 2021-6059-00

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

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



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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
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPERTY LINE
- R.O.W.
- LOT LINE
- 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:

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.

REVISED AS REQUESTED

Depict the existing easement, as shown on the ISPs, and indicate that the easements will be vacated once ROW is available-TYP all sheets

N

0 20 40 80

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

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

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

SHEET
27

L:\2022\22033 – prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 – Utility Plan.dwg tab: 27" UTILITY PLAN Jun 05, 2023 – 10:51am ltudwig

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
- 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:

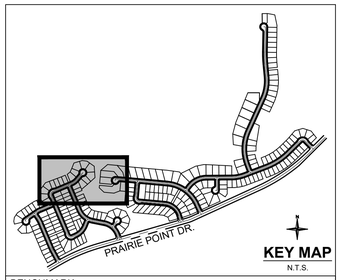
1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE LOCATED WITHIN 3'6" AND 8'0" FROM THE BACK OF CURB.
2. ALL PONDS, FOREBAYS, INLET AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY METRO DISTRICT.
3. ALL STORM SEWER SYSTEMS ARE 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.

DEMO PLAN LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT

Fix

REVISED AS REQUESTED



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'

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 D

TRACT E

TRACT F

STREET C

STREET D

STREET F

PROPOSED SWALE

List that swales are private- TYP

PROPOSED RETAINING WALL

PROTECTED TREE

PROTECTED TREES

FIRE HYDRANT (TYP.)
8"X6" REDUCER

8"X8" TEE
5' DIA MH
4' DIA. SS MH

8" 45° BEND
6' DIA MH

8" 11.25" BEND

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

18" RCP SD
6' DIA MH

5' TYPE R INLET

10' TYPE R INLET

24" RCP SD
5' DIA MH

30" RCP SD

8" PVC SS
4' DIA. SS MH

8" PVC SS
8' CROSSPAN

34' FL-FL
64' R.O.W.

5.5' WALK

6' G.E.

4' U.E.

8' U.E.

20' D.E.

30' U.E.

TYPE D INLET

24" RCP SD
8" PVC SS

10' TYPE R SUMP INLET

24" RCP SD

5' DIA MH
4' DIA. SS MH

8"X6" TEE
FIRE HYDRANT (TYP.)

18" RCP SD
8" PVC WL

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 33

Know what's below. Call before you dig.

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO.	22033.01	NOTES
NO.	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 Jun 05, 2023 - 10:51am ltudwig

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 30

PROPOSED RETAINING WALL

PROTECTED TREE

TRACT F

PROPOSED SWALE

TYPE D INLET

30' 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

STREET D

STREET C

64' R.O.W.

34' FL-FL

FIRE HYDRANT (TYP.)

8"X6" TEE

8"X8" TEE

RETAINING WALL

PROTECTED TREE

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

8' CROSSPAN

STREET LIGHT BY OTHERS

REVISED AS REQUESTED

See previous comments on existing easements

STORM INLET SEE PRAIRIE POINT ISP EAST RSN #: 1692021

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

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

FUTURE WATER TANK

TRACT I

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

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

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

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

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

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

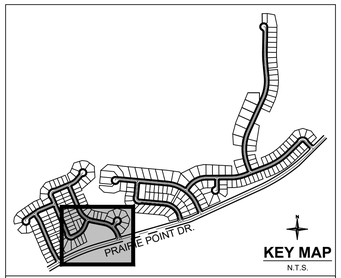
4' DIA. SANITARY MH SEE PRAIRIE POINT ISP EAST RSN #: 1692021

STREET LIGHT BY OTHERS

TRACT H

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

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



BENCHMARK:
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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
- 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:

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.
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N

0 20 40 80

SCALE: 1" = 40'

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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

UTILITY PLAN

SHEET 29

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MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 31

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

10' CONCRETE CART PATH
BY OTHERS

PROPERTY LINE

TRACT M

TRACT N

TRACT L

TRACT K

TRACT J

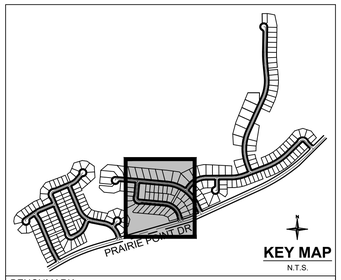
TRACT F

STREET F

STREET G

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

10' TYPE R INLET
18" RCP SD
5' DIA MH
5.5' WALK
4' DIA. SS MH
8"X8" TEE
8" PVC SS
8" PVC WL
64' R.O.W.
34' FL-FL
6' G.E.
4' U.E.
8' U.E.
5' U.E.
8' CROSSPAN
FIRE HYDRANT (TYP.)
8"X6" TEE
6' WALK
5' TYPE R INLET
8" 45° BEND
8" 11.25° BEND
PROTECTED TREES
PROPOSED RETAINING WALL
STREET LIGHT BY OTHERS
STORM INLET
SEE PRAIRIE POINT ISP EAST
RSN #: 1692021
CONNECT TO PRAIRIE
POINT DR. SAN., WAT.,
STORM SEE PRAIRIE
POINT ISP EAST
RSN #: 1692021
4' DIA. SANITARY MH SEE
PRAIRIE POINT ISP EAST
RSN #: 1692021



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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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
- 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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N

0 20 40 80

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
UTILITY PLAN

SHEET
30

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MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 32

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 O

TRACT R

TRACT P

TRACT Q

STREET J

STREET H

STREET I

STREET F

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

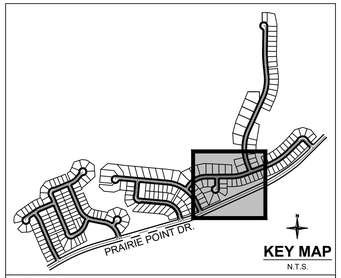
PROPOSED SWALE

20' D.E.

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

STREET LIGHT BY OTHERS
24" WATER LINE SEE
PRAIRIE POINT ISP EAST
RSN #: 1692021

CONNECT TO PRAIRIE POINT DR. SAN., WAT., STORM SEE PRAIRIE POINT ISP EAST



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- 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
- EASEMENT LINE
- EXISTING EASEMENT LINE
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- EDGE OF PAVEMENT
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N

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• Land Planning • Civil Engineering • Construction Management

NOT FOR CONSTRUCTION

NO.	DATE	NOTES

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

PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

SITE PLAN

UTILITY PLAN

SHEET 31

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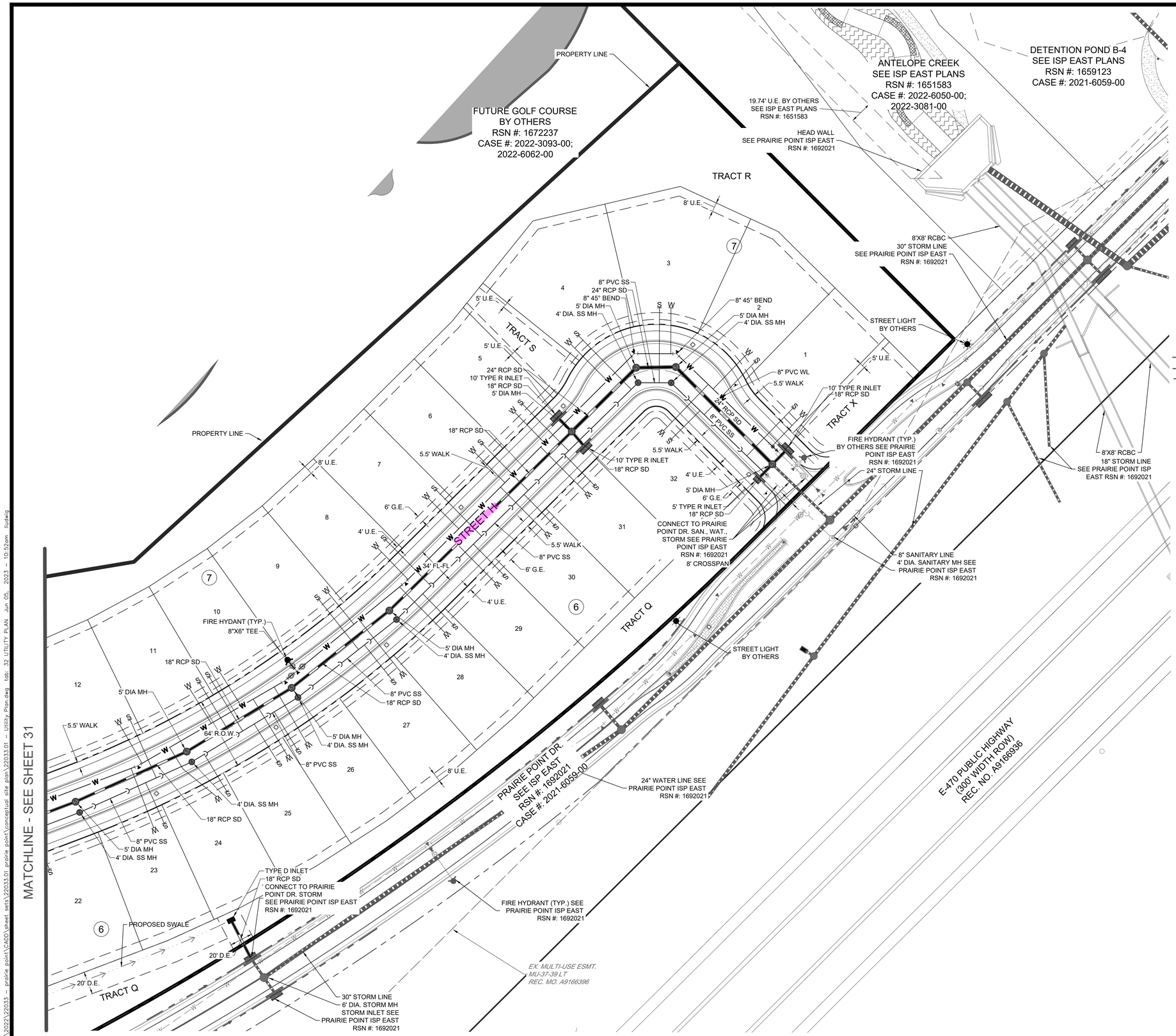

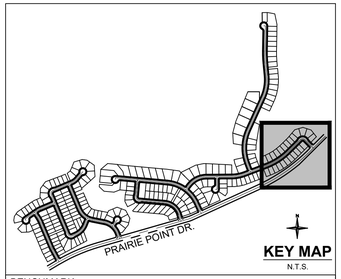

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- SANITARY SEWER
- WATER LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT
- (2) BLOCK NUMBER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

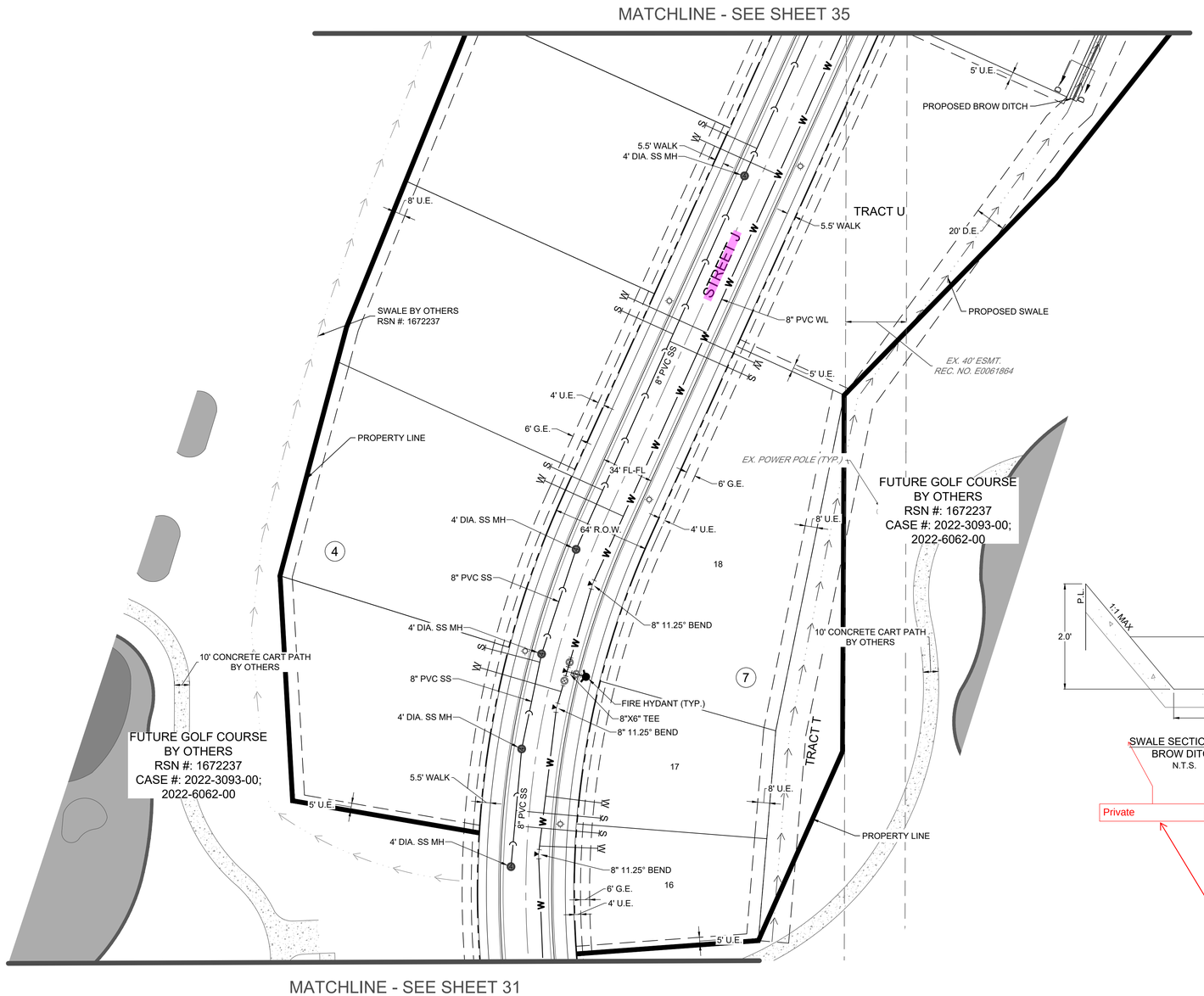
NO.	DATE	NOTES

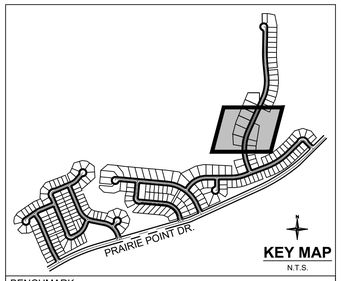
PROJECT NO.	22033.01
DATE	NO.	NOTES
05-26-23	1	FIRST SUBMITTAL

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

SHEET
32

I:\2022\22033 – prairie point\CAD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 – Utility Plan.dwg tobr 32 UTILITY PLAN Jun 05, 2023 – 10:52am tludwig



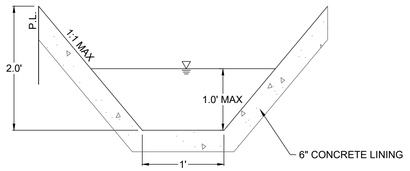


BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

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.

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
- 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



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

Private

REVISED AS REQUESTED

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.
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N

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

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

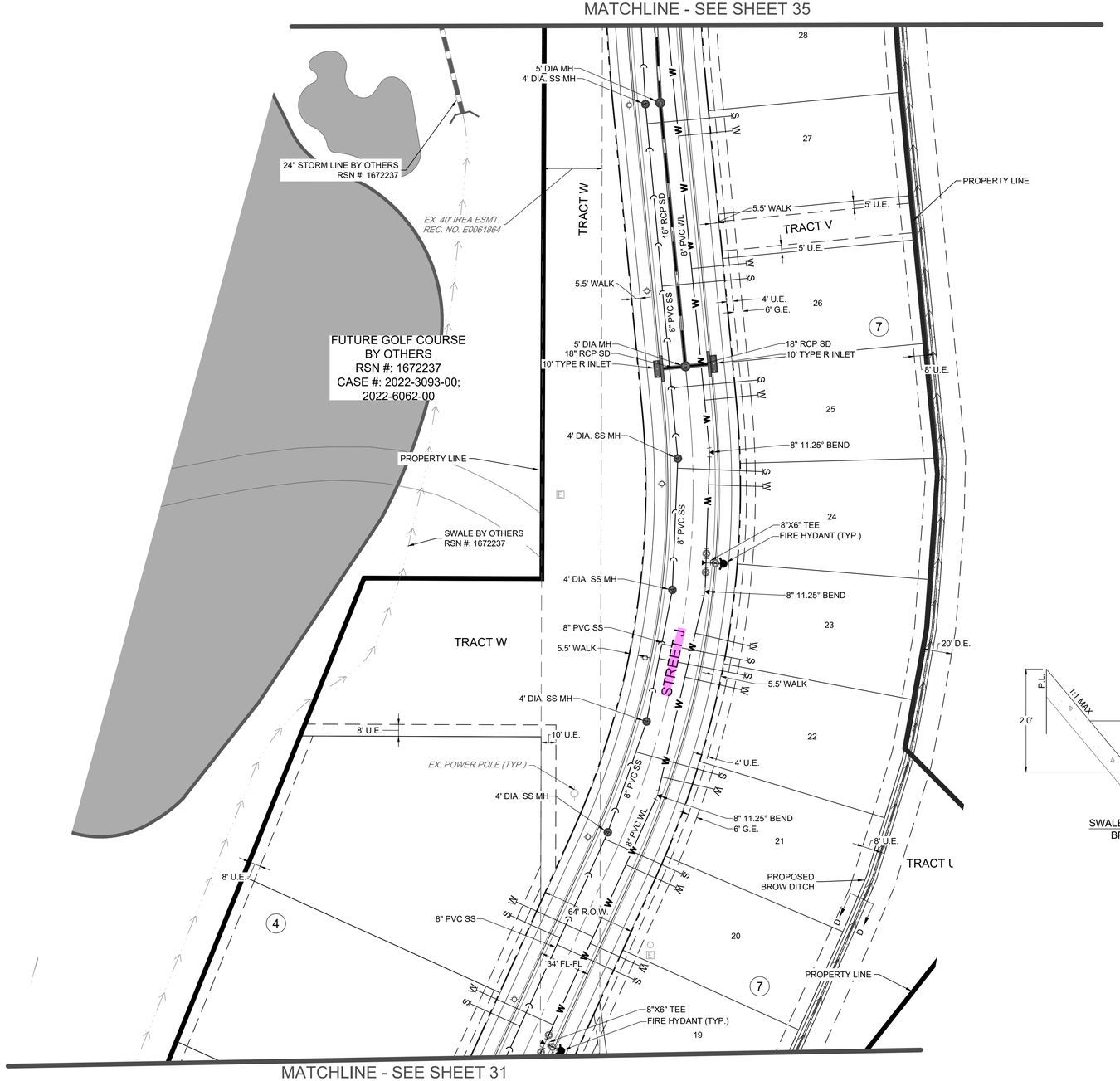
PRAIRIE POINT 3 (KINGS POINT) WITH ADJUSTMENTS

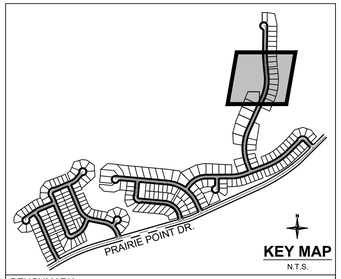
SITE PLAN

UTILITY PLAN

SHEET 33

I:\2022\22033 – prairie point\CAD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 – Utility Plan.dwg tab: 33 UTILITY PLAN Jun 05, 2023 – 10:53am lluidwig





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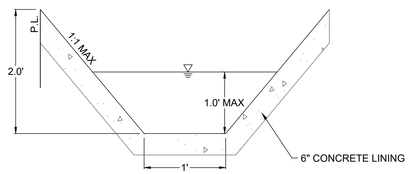

SWALE SECTION D - D
BROW DITCH
N.T.S.

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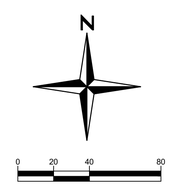

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

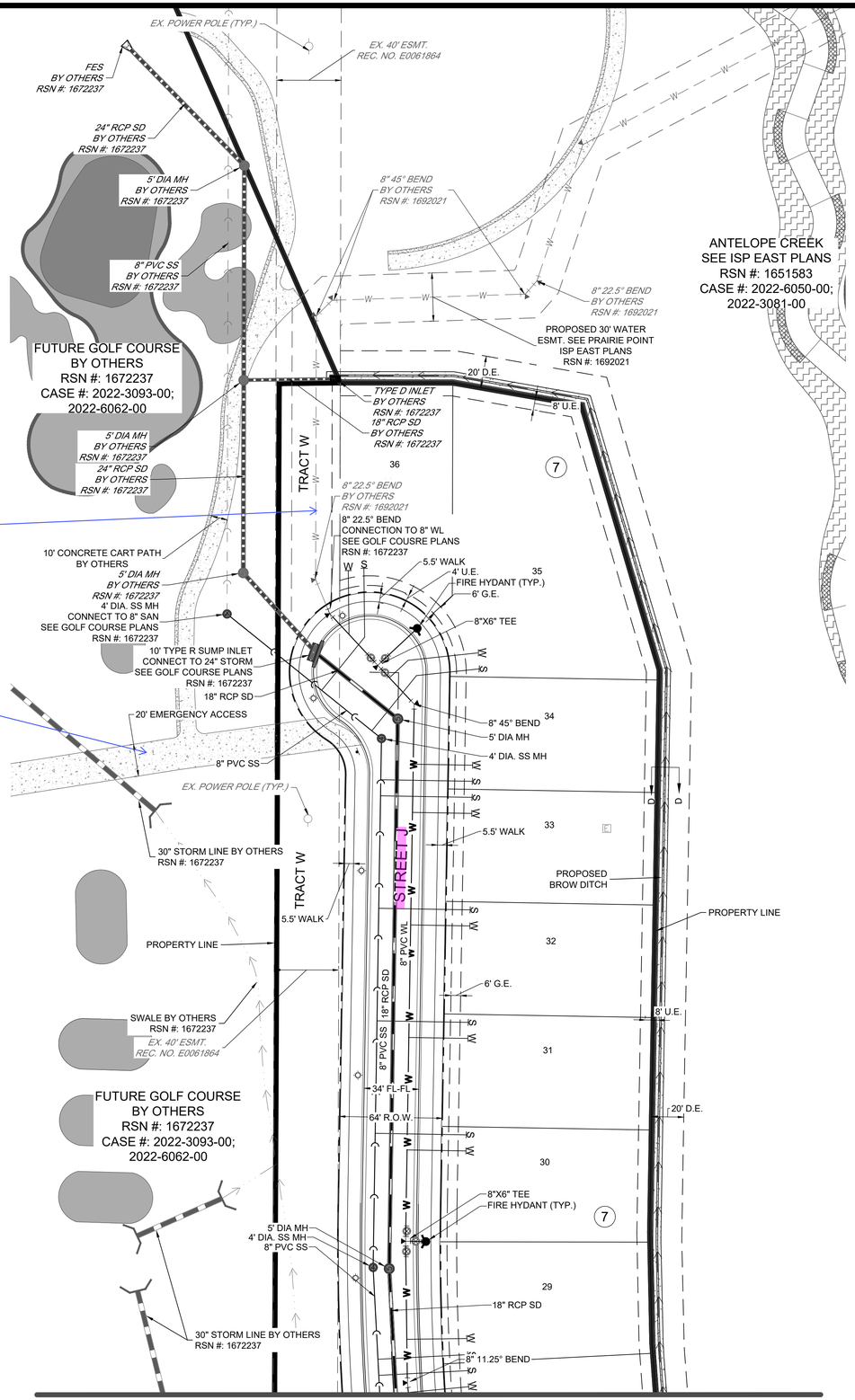
PROJECT NO.	23033.01
DATE	05-26-23

NO.	NOTES
1	FIRST SUBMITTAL

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

SHEET
34

I:\2022\23033 - prairie point\CADD\sheet sets\23033.01 prairie point\conceptual site plan\23033.01 - Utility Plan.dwg tab: 34 UTILITY PLAN Jun 05, 2023 - 10:53am lludwig



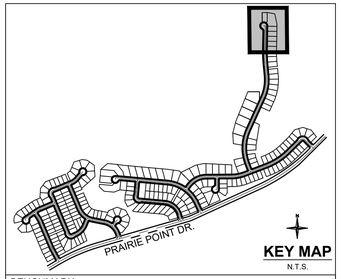
MATCHLINE - SEE SHEET 33

ADDED AS REQUESTED

Shall provide a looped water supply to ensure service to the fire hydrants along the 2000-foot long dead end cul-de-sac as shown on Sheet 35 - Utility Plan.

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.
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

EMERGENCY ACCESS IS BY OTHERS
SEE FUTURE GOLF COURSE PLANS
RSN#: 1672237
CASE#: 2022-3093-00: 2022-6062-00



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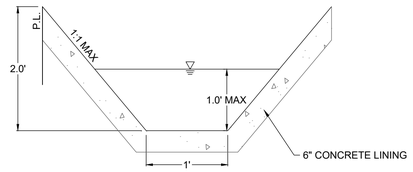

SWALE SECTION D - D
BROW DITCH
N.T.S.

SCALE: 1" = 40'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

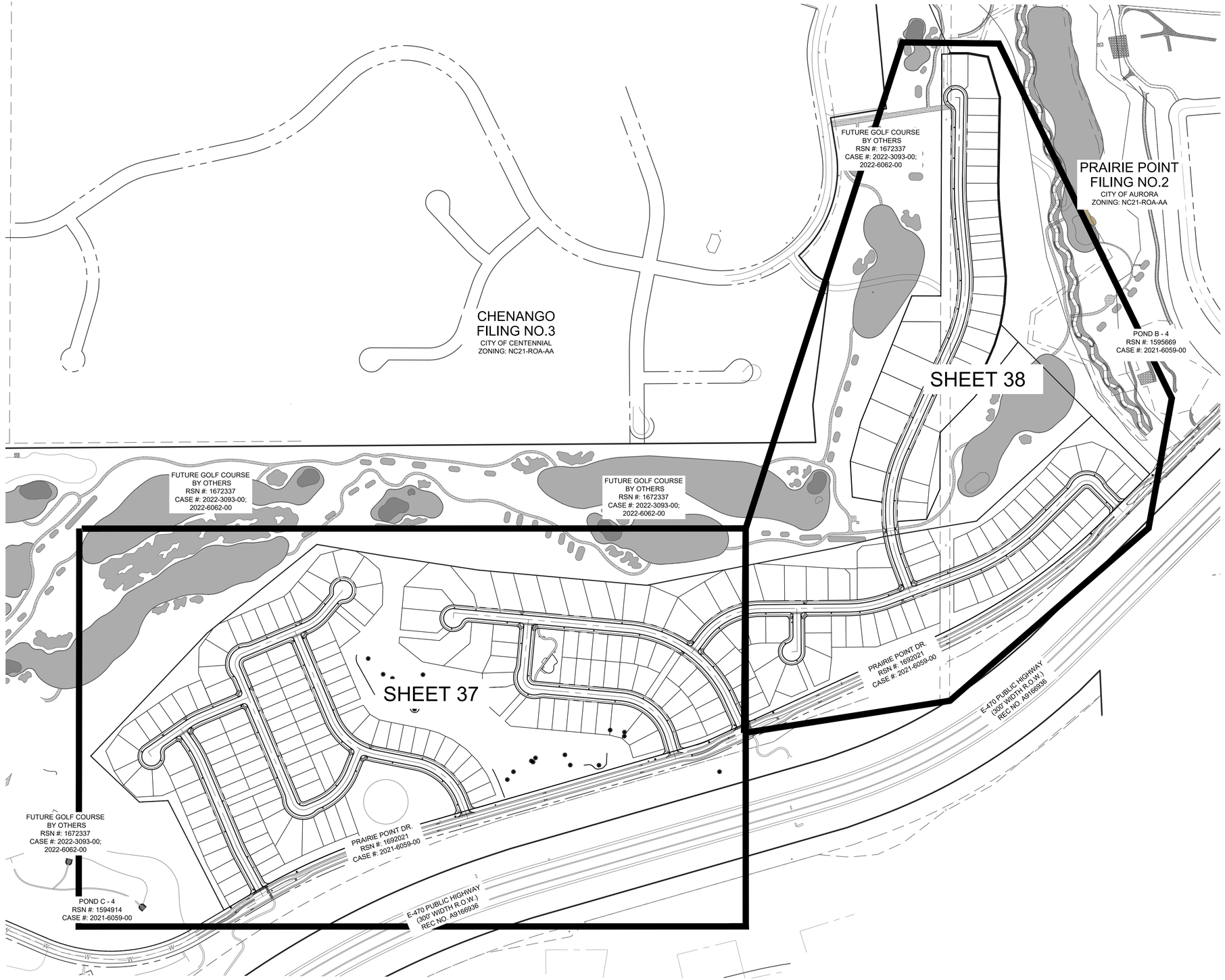
PROJECT NO.	22033.01
DATE	05-26-23

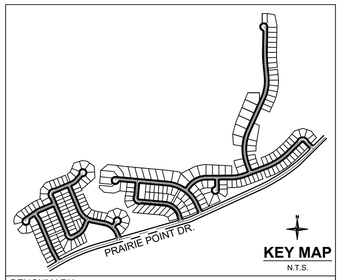
NO.	NOTES
1	FIRST SUBMITTIAL

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

SHEET
35

I:\2022\22033 - prairie point\CAD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Utility Plan.dwg tab: 35 UTILITY PLAN Jun 05, 2023 - 10:53am tludwig





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DATE	NO	NOTES
05-26-23	1	FIRST SUBMITTAL

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

SHEET
36

L:\2022\22033 – prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 – Signage Plan.dwg tab: 36 SIGNAGE AND LIGHTING PLAN INDEX Jun 05, 2023 – 10:54am lludwig

LEGEND

A: STOP — R1–1, 30"X30", SINGLE LANE

B: STREET NAME — D3–1; VARIES X 12

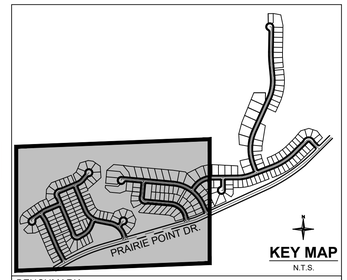
C: SPEED LIMIT 25 — R2–1, 24"X30"

D: NO OUTLET — W14–2 — add size — REVISED AS REQUESTED

E: AUTHORIZED VEHICLES ONLY — R5–11, 24"X30"

NOTE:

1. ALL SIGNS SHALL BE MUTCD COMPLIANT.



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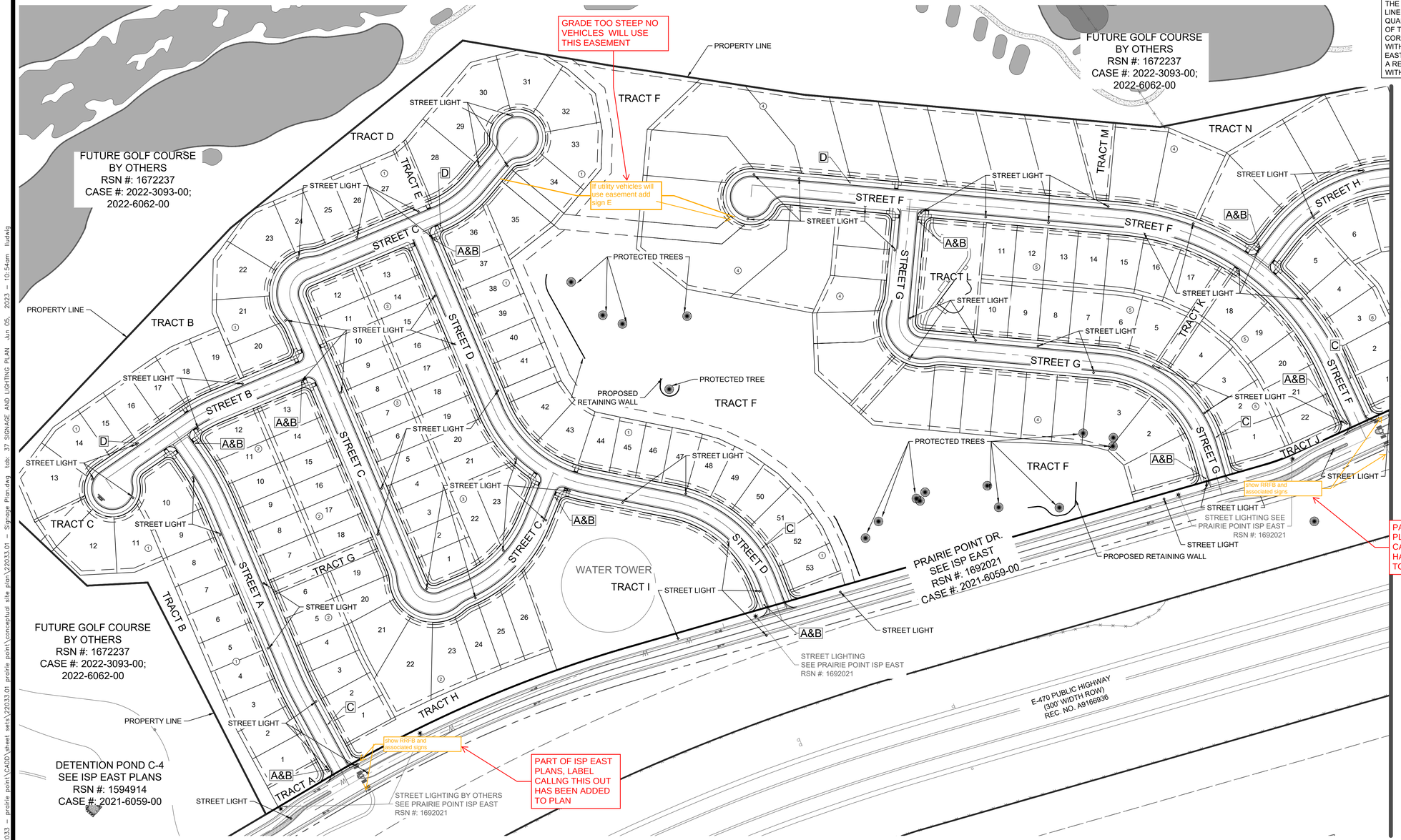

MATCHLINE - SEE SHEET 38

N

0 50 100 200

SCALE: 1" = 100'

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NO.	DATE	NOTES

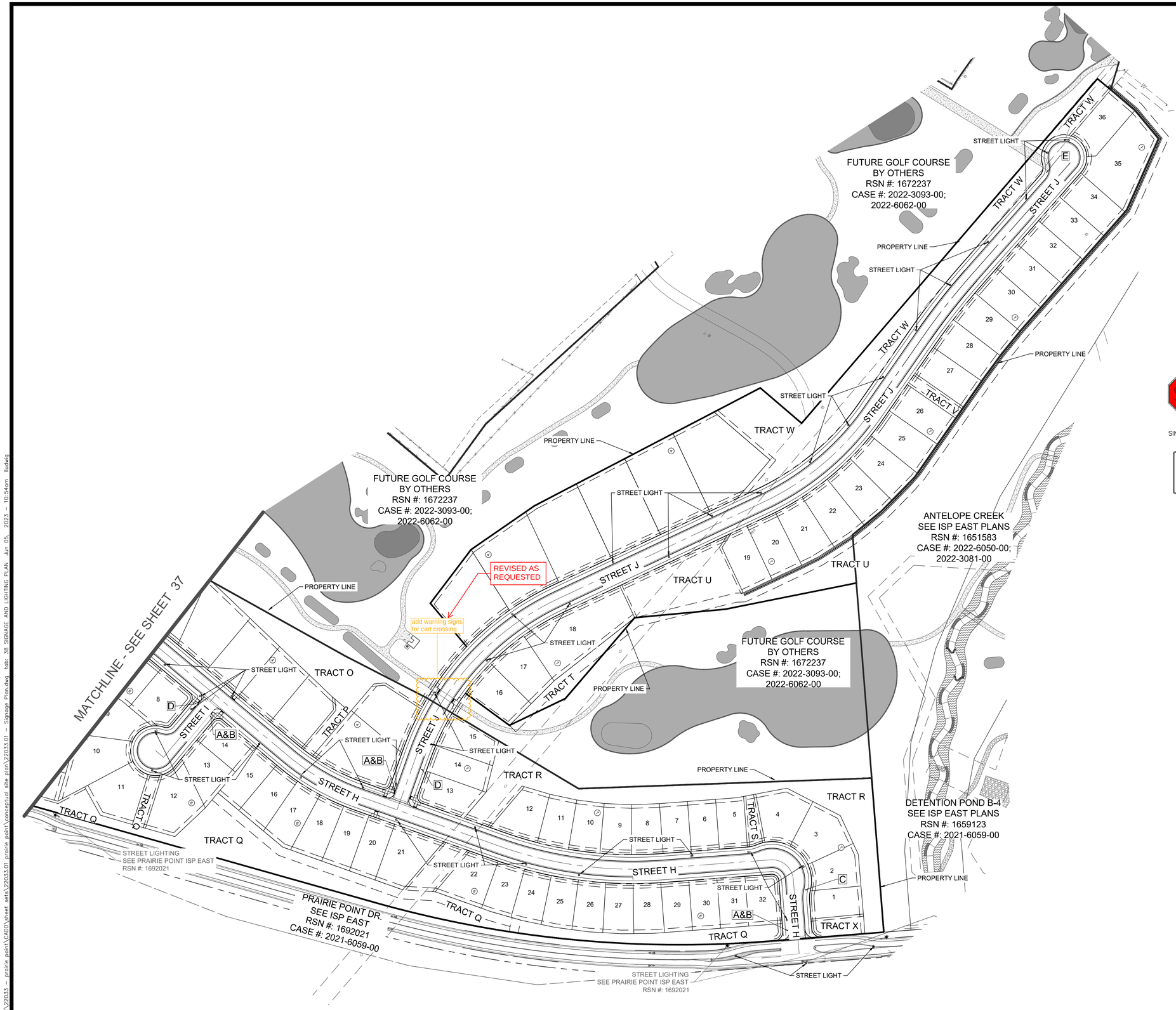
PROJECT NO: 22033.01	
DATE	NO.
05-26-23	1

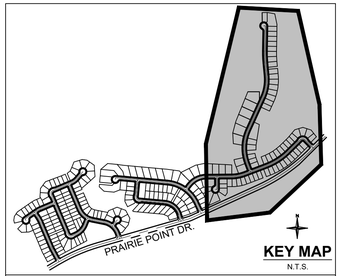
NOTES: FIRST SUBMITTAL

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

SHEET 37

I:\2022\22033 - prairie point\CAD\Sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Signage Plan.dwg tab: 37 SIGNAGE AND LIGHTING PLAN Jun 05, 2023 - 10:54am liudwig





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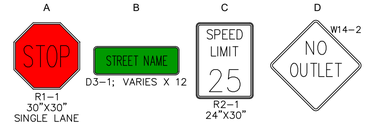
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

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.

LEGEND



NOTE:

1. ALL SIGNS SHALL BE MUTCD COMPLIANT.

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.

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

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

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

SHEET
38

L:\2022\22033 – prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 – Signage Plan.dwg tab: 38 SIGNAGE AND LIGHTING PLAN Jun 05, 2023 – 10:54am lludwig

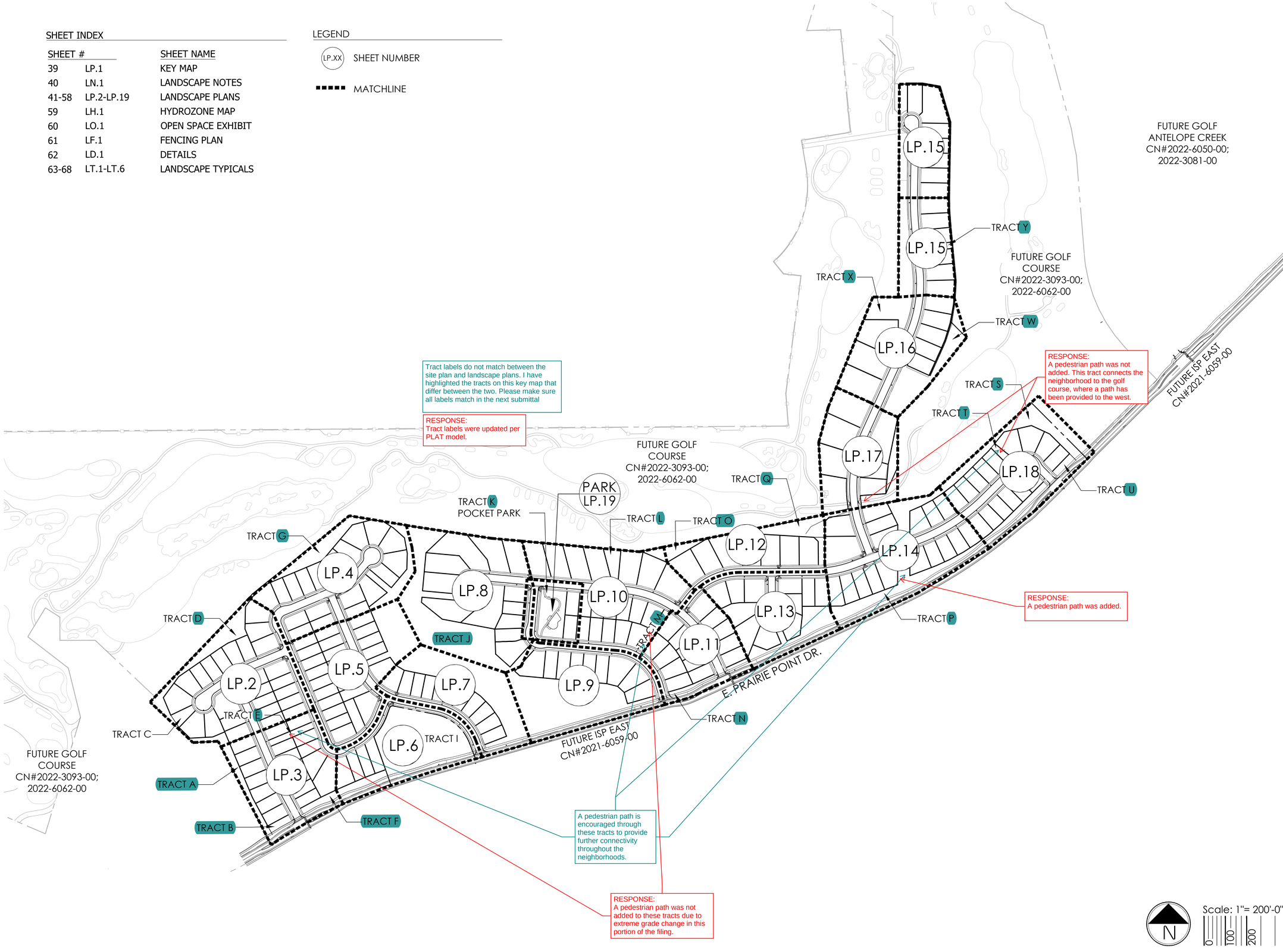
SHEET INDEX

SHEET #		SHEET NAME
39	LP.1	KEY MAP
40	LN.1	LANDSCAPE NOTES
41-58	LP.2-LP.19	LANDSCAPE PLANS
59	LH.1	HYDROZONE MAP
60	LO.1	OPEN SPACE EXHIBIT
61	LF.1	FENCING PLAN
62	LD.1	DETAILS
63-68	LT.1-LT.6	LANDSCAPE TYPICALS

LEGEND

LP.XX — SHEET NUMBER

MATCHLINE



N

Scale: 1"= 200'-0"

0 100 200 400

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

KEY MAP

SHEET NUMBER

LP.1

SHEET39

JUNE 6, 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		
61	PN	PINUS NIGRA	PINE, AUSTRIAN		
86	PP	PINUS PONDEROSA	PINE, PONDEROSA		
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 S	ER, ARCADIA	#5	CONT.
2	JSB	JUNIPERUS S	ER, BROADMOOR	#5	CONT.
60	PMW	PINUS MUG	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 BLAC	#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		
39	PLC	PHILADELPLUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENN		
11	RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE		
80	RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF		
73	RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD SHRUB		
PERENNIALS					
46	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE		
23	ARS	AGASTACHE	HYSSOP, SUNSET		
7	AJC	AMSONIA JO	COLORADO DESERT BLUE STAR	#1	CONT.
55	GLW	GAURA LIND	WHIRLING BUTTERFLIES	#1	CONT.
51	KSE	KNIPHOFIA '	TORCH LILY 'STARK'S EARLY HYBRID'	#1	CONT
44	OLM	OSTEOSPERM	SUN DAISY, LAVENDER MIST	#1	CONT.
9	PAJ	PERSICARIA	N BORDER JEWEL	#1	CONT
23	RFG	RUDBECKIA	D SUSAN	#1	CONT.
30	ZCL	ZAUSCHNER	IRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES					
48	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
20	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#5	CONT.
73	BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#1	CONT.
3	BCS	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	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#5	CONT.
124	PVH	PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONT.
4	PVH	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	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.

RESPONSE:
E Prairie Point Dr added to the tract name.

Also add in parenthesis "E. Prairie Point Drive"

RESPONSE:
E Prairie Point Dr added to the tract name.

For Tract J, also add in parenthesis East Prairie Point Drive.

RESPONSE:
Street Buffer LF has been remeasured.

RESPONSE:
Noted.

RESPONSE:
An additional note was added to the landscape notes section of this sheet.

RESPONSE:
Tract labels were updated per PLAT model.

RESPONSE:
5 and 1 gallon grasses are labeled different.
Example: "AGG#5" and "AGG"

The abbreviation for the 5 gallon grasses vs. the 1 gallon grasses should be different. A note at the bottom of the table will not suffice.

This is ok, but the plant schedule should reflect a different abbreviation for any grasses that are being specified as 5 gallon versus those that are being specified as 1 gallon.

RESPONSE:
5 and 1 gallon grasses are labeled different.
Example: "AGG#5" and "AGG"

CURBSIDE LANDSCAPE REQUIREMENTS

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

RESPONSE:
Table label changed.

RESPONSE:
Street Buffer LF has been remeasured.

327'

RESPONSE:
Tree requirement calculations have been adjusted to 1 tree per 40 LF.

Change Table Label to "Street Frontage Buffer Requirements"

Per UDO1 tree & 10 shrubs per 40 LF= 8 trees (50% evergreen) & 82 shrubs.

TRACT	TRACT DESCRIPTION	STREET BUFFER LENGTH (LF)	TREES REQUIRED (OPEN SPACE 1/25 LF)	TOTAL TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/25 LF)	*SHRUBS PROVIDED
						5 GAL
TRACT I	STREET PERIMETER BUFFER	~~492~~	~~17~~	~~17~~	~~171~~	~~171~~
TRACT J	STREET PERIMETER BUFFER	~~190~~	~~8~~	~~0~~	~~76~~	~~76~~
TRACT P	STREET PERIMETER BUFFER	~~1,149~~	~~46~~	~~46~~	~~460~~	~~460~~
	TOTALS	1,766	71	71	706	707

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

1182

Per UDO 1 tree & 10 shrubs per 40LF=30 trees (50% evergreen) & 300 shrubs.

Per UDO 1 tree & 10 shrubs per 40LF=42 trees (50% evergreen) & 425 shrubs.

1698

These requirements are more restrictive than the street frontage buffer requirements within the UDO. If these requirements are to provide mitigation measures due to the adjustment request, please provide this explanation in the LOI, on the Cover Sheet and on the Landscape Sheets to explain this.

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:
While the Filing 3 boundary encroaches into the Golf Course area, Tract V & W do not have any additional landscape being added to the tracts.

Why do Tract V & W not have the requirements noted if all of these other Tracts noted below are also being installed as part of the Golf Course?

Add note here which reads: Where curbside landscaping occurs in front of the individual lots, refer to the lot typicals and planting requirements on Sheets 63 through 68.

Compare the Civil Street names and Tract Letters with the Landscape Sheets, as there seems to be some discrepancies.

These grass seed mixtures and what is specified or listed in the legend on each sheet do not match.

RESPONSE:
Seed mixes updated.

Why are these tracts being landscaped in connection with the Golf Course and not part of this CSP application?

RESPONSE:
The tract adjacent to the golf course will be owned and maintained by the golf course. To ensure construction timing and consistency with the golf course the landscape and irrigation will be installed with the golf course.

AURORA PROS MIXTURE 2 - MID GR

COMMON NAME	SCIENTIFIC NAME				
GRASSES					
BUFFALOGRASS	BUCHLOE DACTYLOIDES				
SIDEOATS GRAMA*	BOUTELOUA CURTIPENDU				
BLUE GRAMA*	CHONDROSUM GRACILE				
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 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

RESPONSE:
The landscape note has been updated.

15. 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.

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 4
STREET K (WEST)	1 TRE		6	6 7
STREET L (EAST)	1 TRE		5	5
STREET L (WEST)	1 TRE		3	3
STREET M (EAST)	1 TRE		54	54
STREET M (WEST)	1 TRE		25	25 44
TOTAL			**485**	**489**

RESPONSE:
A note was added for street K.

Add a note here that reads " Please provide a note at the bottom of the table stating why the street trees are not being met."

RESPONSE:
Tract J has been removed from the Street Frontage Buffer Requirements.

RESPONSE:
Trees north from lot 43 are not street trees, they are included in Tract X landscape requirements as open space.

What's the asterisk referring to? If one of the notes at the bottom, then add the asterisk at the bottom of the table..

RESPONSE:
The asterick was removed.

TRACT REQUIREMENTS

Tract J is deficient on the provided shrubs. Additional shrubs shall be shown on the planting plans.

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TOTAL TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	*SHRUBS PROVIDED	TREES PROVIDED EXCEEDING REQUIREMENT (1 TREE = 10 SHRUBS)
						5 GAL	
TRACT A	OPEN SPACE	20,190	5	10	50	0	5
TRACT B	OPEN SPACE	4,823	1	3	12	12	2
TRACT C	OPEN SPACE	5,411	1	1	14	14	0
TRACT D	OPEN SPACE	36,028	9	18	90	0	9
TRACT E	OPEN SPACE	6,600	2	2	17	17	0
TRACT G	OPEN SPACE	28,552	7	14	71	0	7
TRACT H	OPEN SPACE	3,828	1	1	10	10	0
TRACT J	OPEN SPACE	391,797	98	180	979	160	82
TRACT K	POCKET PARK	26,413	7	23	66	104	16
			2	3	21	11	1
			2	2	17	17	0
			1	3	11	33	2
			3	6	30	0	3
			3	5	27	27	2
TRACT Q	OPEN SPACE	25,161	6	13	63	6	7
TRACT R	OPEN SPACE	4,137	1	1	10	10	0
TRACT S	OPEN SPACE	56,598	14	27	141	12	13
TRACT T	OPEN SPACE	3,681	1	1	9	9	0
TRACT U	OPEN SPACE	4,830	1	3	12	44	2
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	171	43	13
TRACT Y	OPEN SPACE	3,900	1	1	10	10	0
	TOTALS	732,779	183	347	1832	539	164

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 MET THROUGH THE NOTED ABOVE.
NOTE: TRACTS D, G, O, Q, S, V, W, X TO BE LANDSCAPED AND INSTALLED WITH GOLF COURSE

This hatch does not coincide with any of the native seed hatches in the legends on each sheet.

RESPONSE:
Seed mixes updated.

should this just read "the requirement is as noted in the table above??"

RESPONSE:
The note has been updated.

Update this note to reflect the note that has been included on the Cover Sheet of the Site Plan submittal.

RESPONSE:
The landscape note has been updated.

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 WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
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

Know what's below. Call before you dig.

terracina design
12200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.2867

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE NOTES

NOT FOR CONSTRUCTION

SHEET NUMBER

LN.1

SHEET 40

JUNE 6, 2023

LEGEND

- TURF
- LOW GROW NATIVE SEED
- IRRIGATED NATIVE GRASS
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- DECIDUOUS SHRUBS
- FILING 3 BOUNDARY

Make sure the title/ seed grass mixes coincide with what is listed on Sheet 40 or LN.1

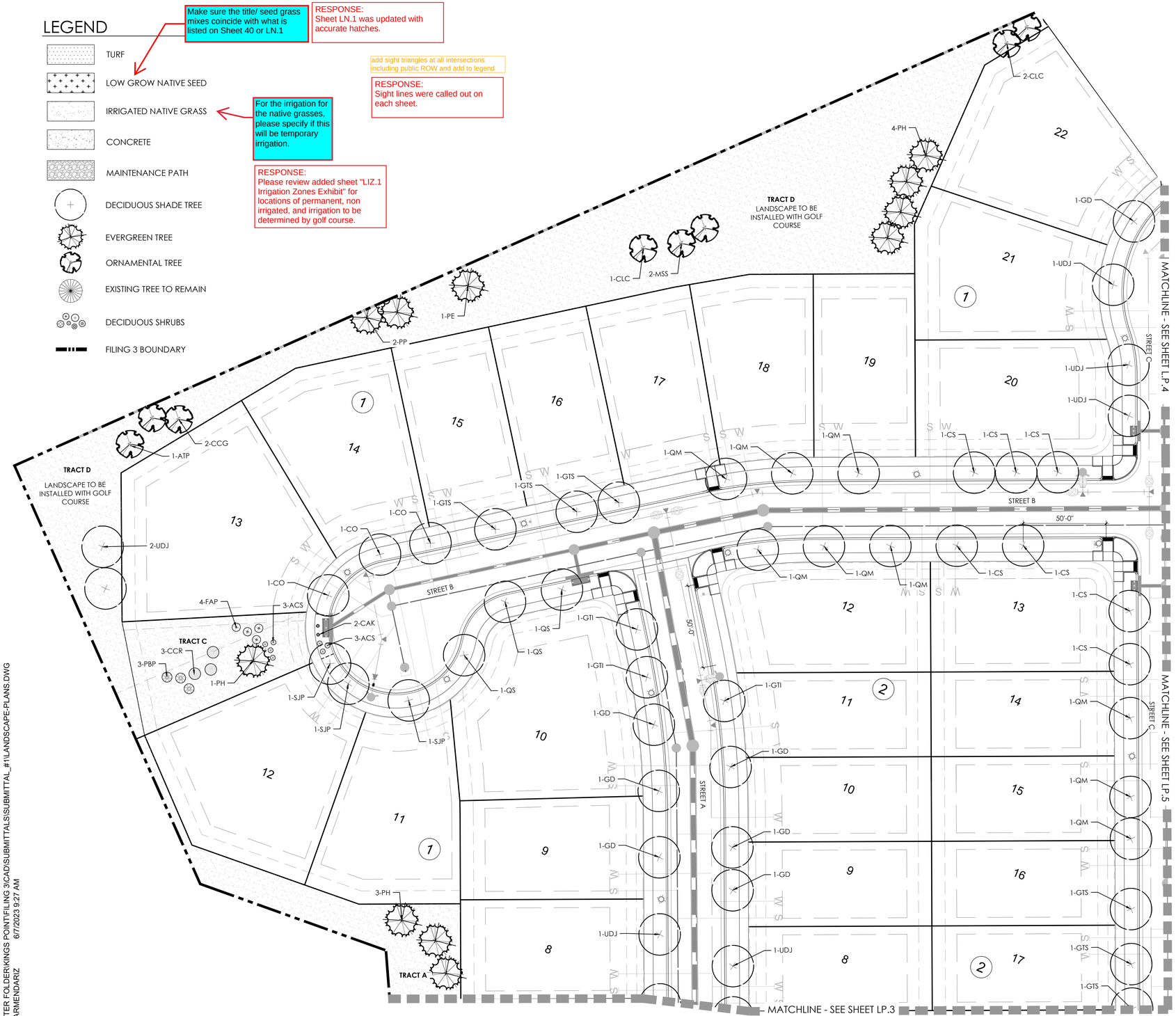
RESPONSE:
Sheet LN.1 was updated with accurate hatches.

add sight triangles at all intersections including public ROW and add to legend

RESPONSE:
Sight lines were called out on each sheet.

For the irrigation for the native grasses, please specify if this will be temporary irrigation.

RESPONSE:
Please review added sheet "LIZ.1 Irrigation Zones Exhibit" for locations of permanent, non irrigated, and irrigation to be determined by golf course.

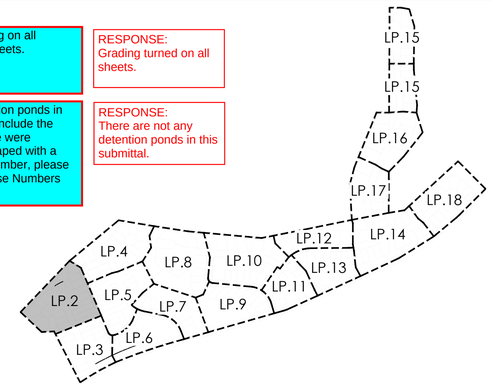


Include the grading on all landscape plan sheets.

RESPONSE:
Grading turned on all sheets.

If there are detention ponds in any of the tracts, include the ponds and if those were previously landscaped with a separate Case Number, please indicate those Case Numbers

RESPONSE:
There are not any detention ponds in this submittal.



KEYMAP

PLANT LIST

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DECIDUOUS SHADE TREES		
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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
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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		
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AGF	ACER GINNALA FLAME	MAPLE, AMUR, FLAME
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
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JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR
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BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
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PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

NOT FOR CONSTRUCTION

SHEET NUMBER

LP.2

SHEET41

JUNE 6, 2023

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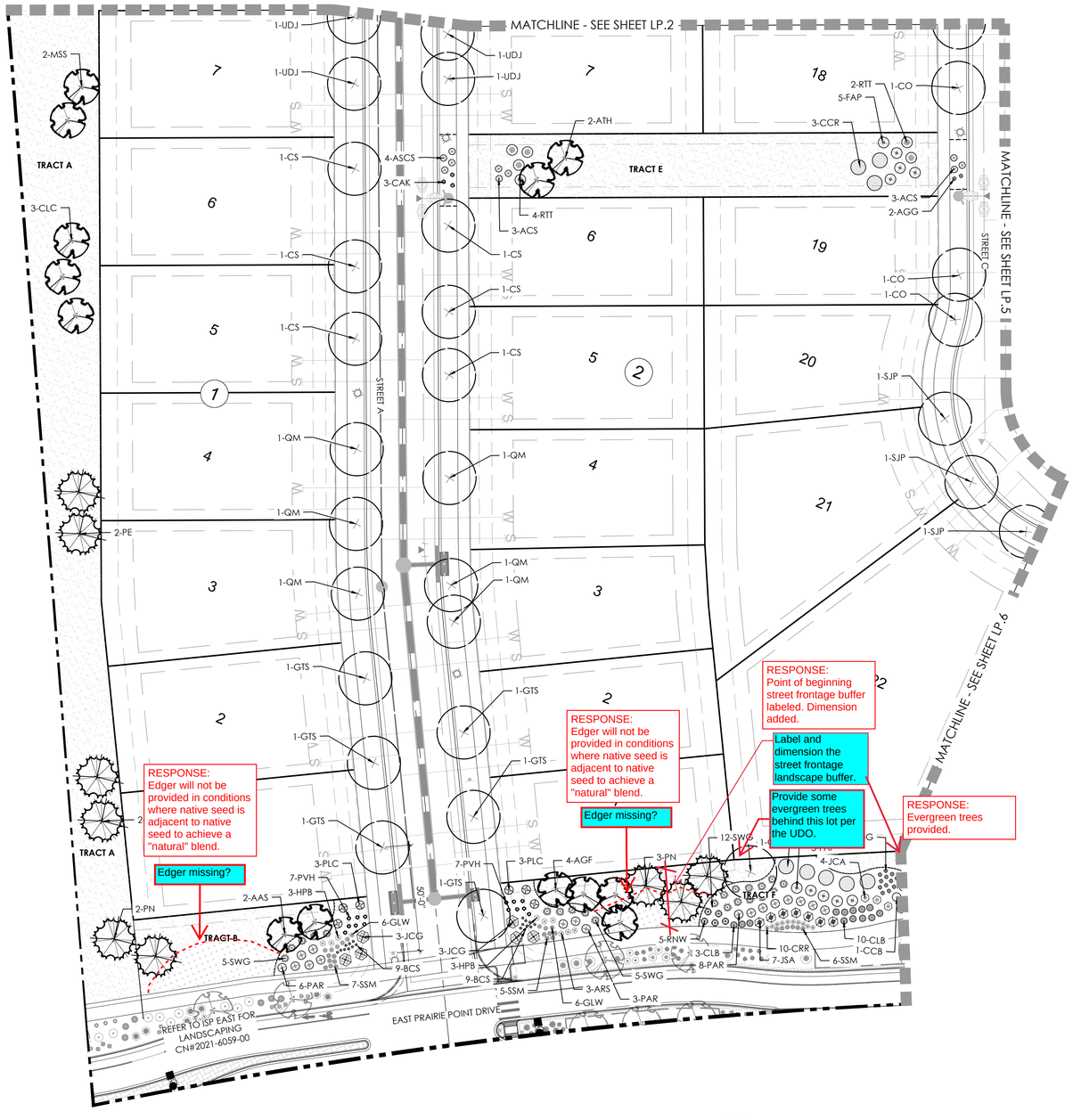
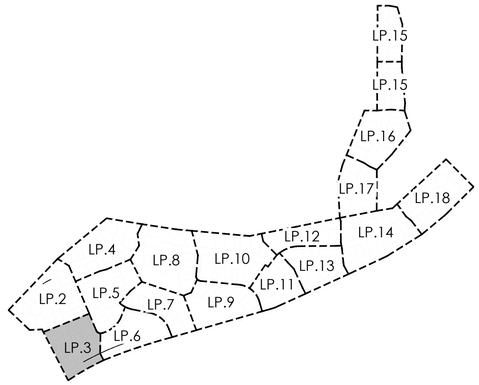
CLARISSA ARMENDARIZ





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- TURF
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C:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SUBMITTAL_#1\LANDSCAPE-PLANS.DWG
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811 Know what's below. Call before you dig.

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PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

NOT FOR CONSTRUCTION

SHEET NUMBER

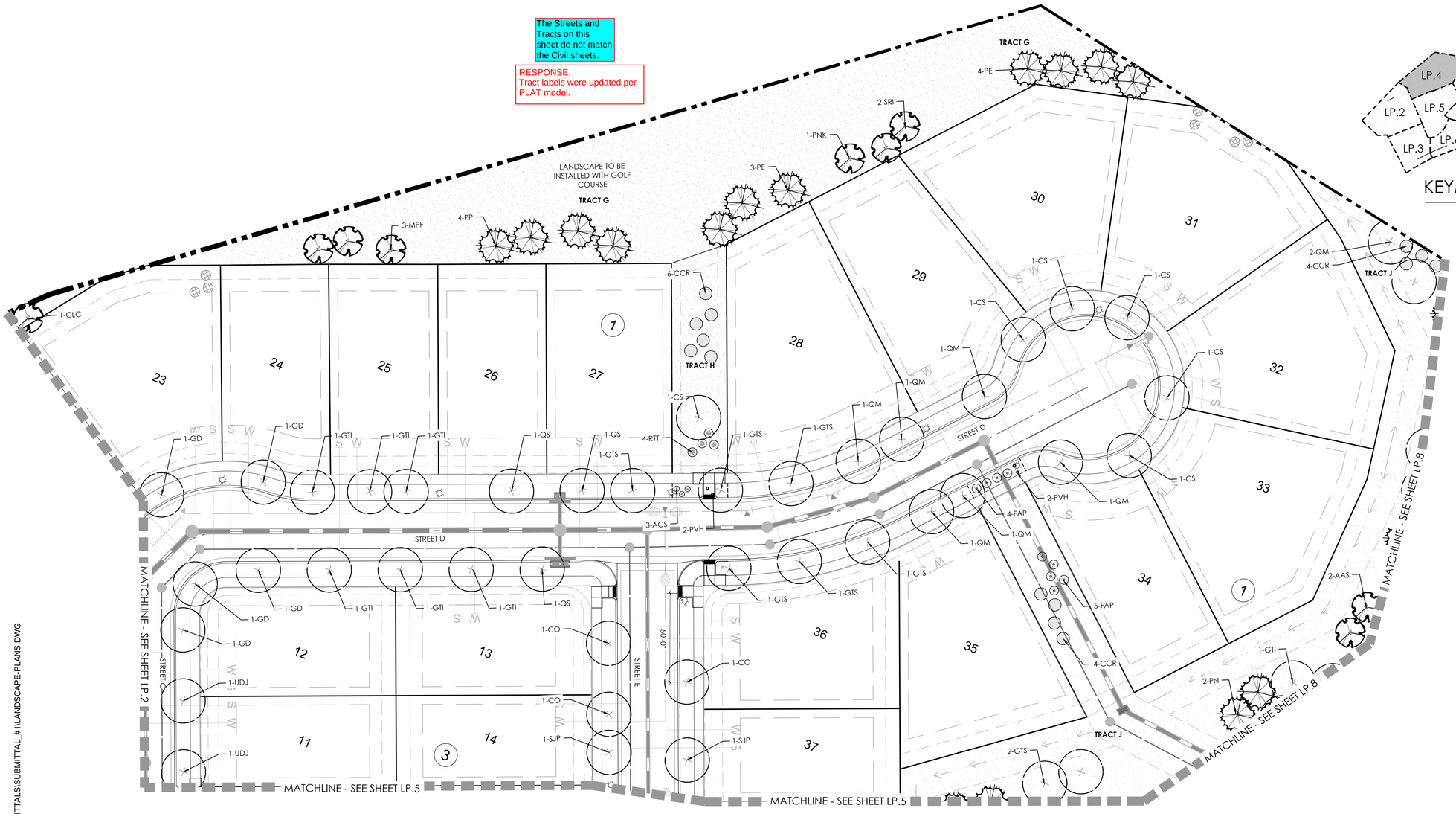
LP.3

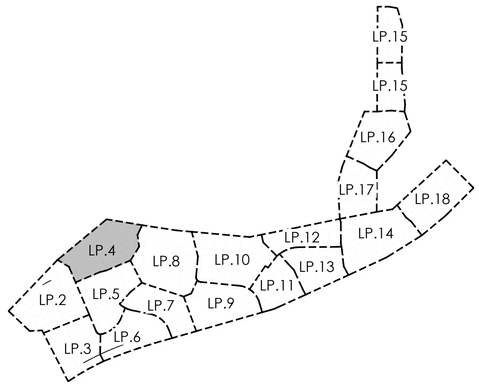
SHEET42

JUNE 6, 2023

The Streets and Tracts on this sheet do not match the Civil sheets.

RESPONSE:
Tract labels were updated per PLAT model.





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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
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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
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Scale: 1"= 30'-0"

0 15 30 60

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.4

SHEET43

JUNE 6, 2023

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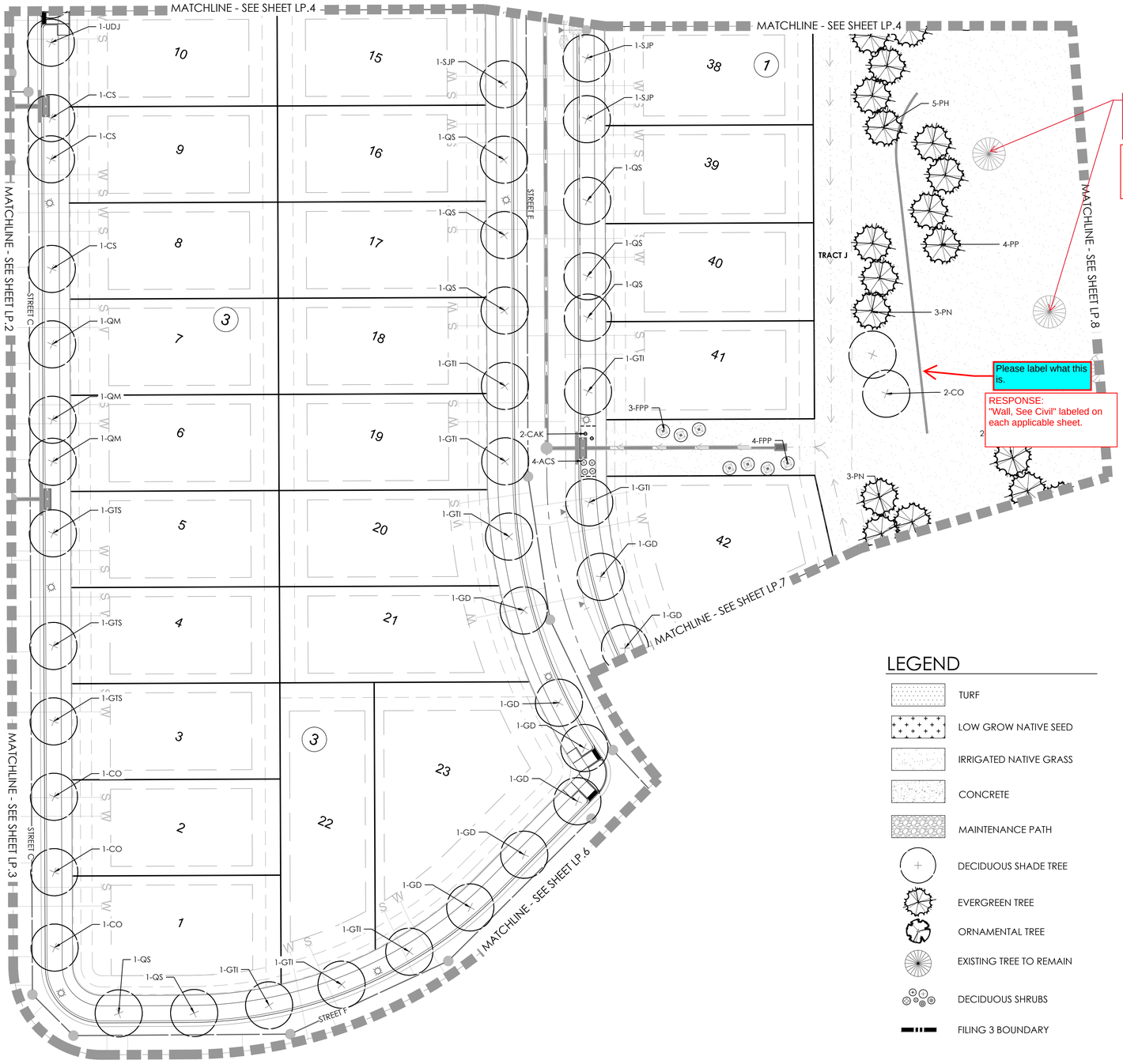

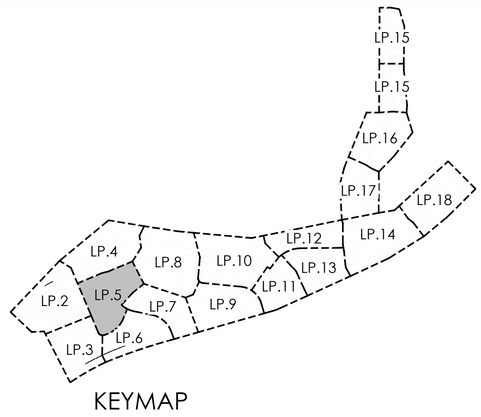

KEYMAP

LEGEND

- TURF
- LOW GROW NATIVE SEED
- IRRIGATED NATIVE GRASS
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
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GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
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UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	ELM, DISCOVERY
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AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
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AURORA, COLORADO
SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

LANDSCAPE PLANS

SHEET NUMBER

LP.5

SHEET44

JUNE 6, 2023

LEGEND

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- IRRIGATED NATIVE GRASS
- CONCRETE
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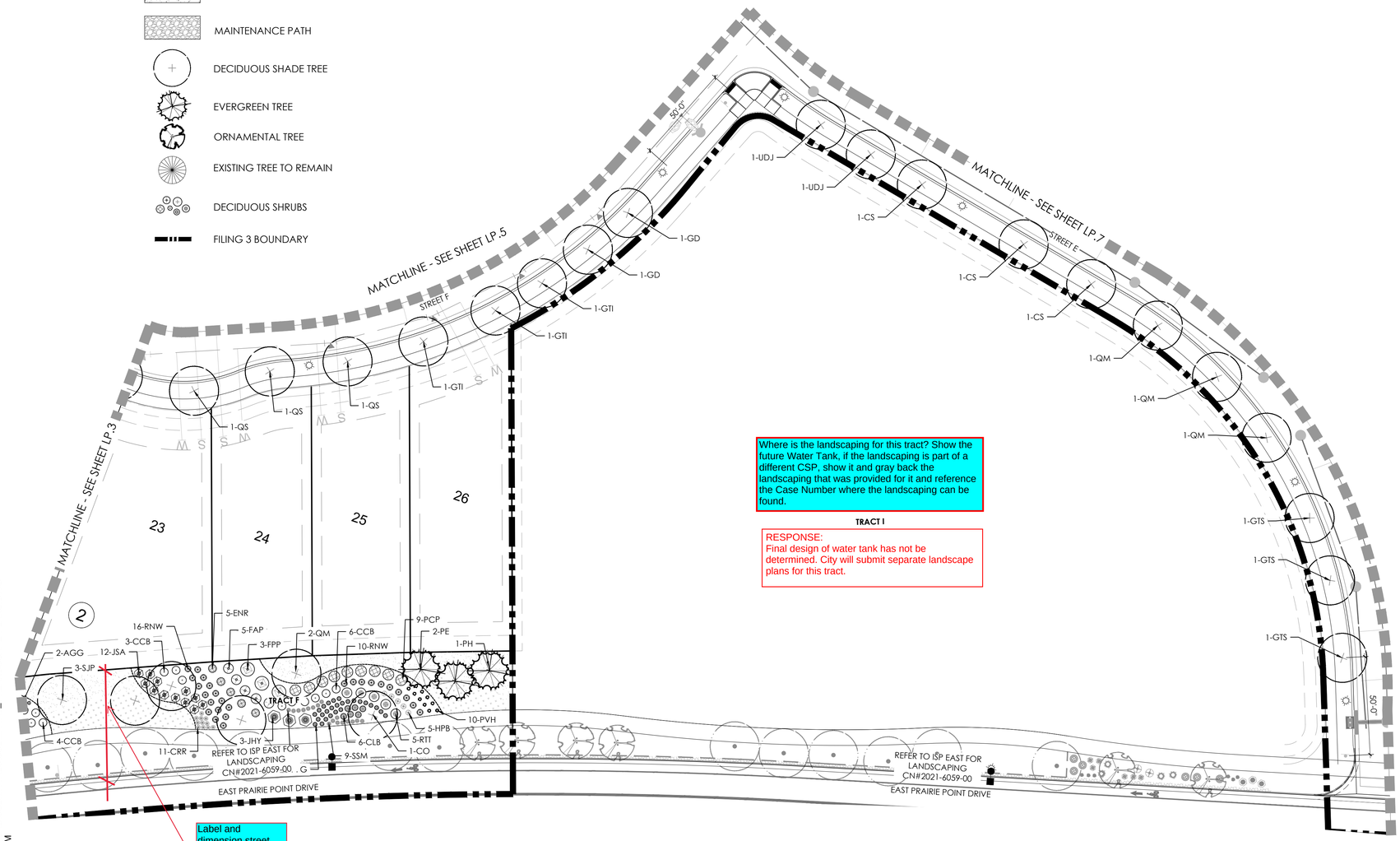

Where is the landscaping for this tract? Show the future Water Tank, if the landscaping is part of a different CSP, show it and gray back the landscaping that was provided for it and reference the Case Number where the landscaping can be found.

TRACT I

RESPONSE:
Final design of water tank has not be determined. City will submit separate landscape plans for this tract.

Label and dimension street frontage landscape buffer. Per the Letter of Introduction, street frontage buffers will only be provided where there are double frontage lots.

RESPONSE:
Landscape buffer dimensioned.

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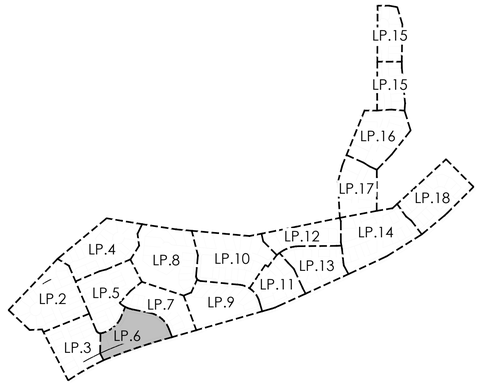

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LANDSCAPE PLANS

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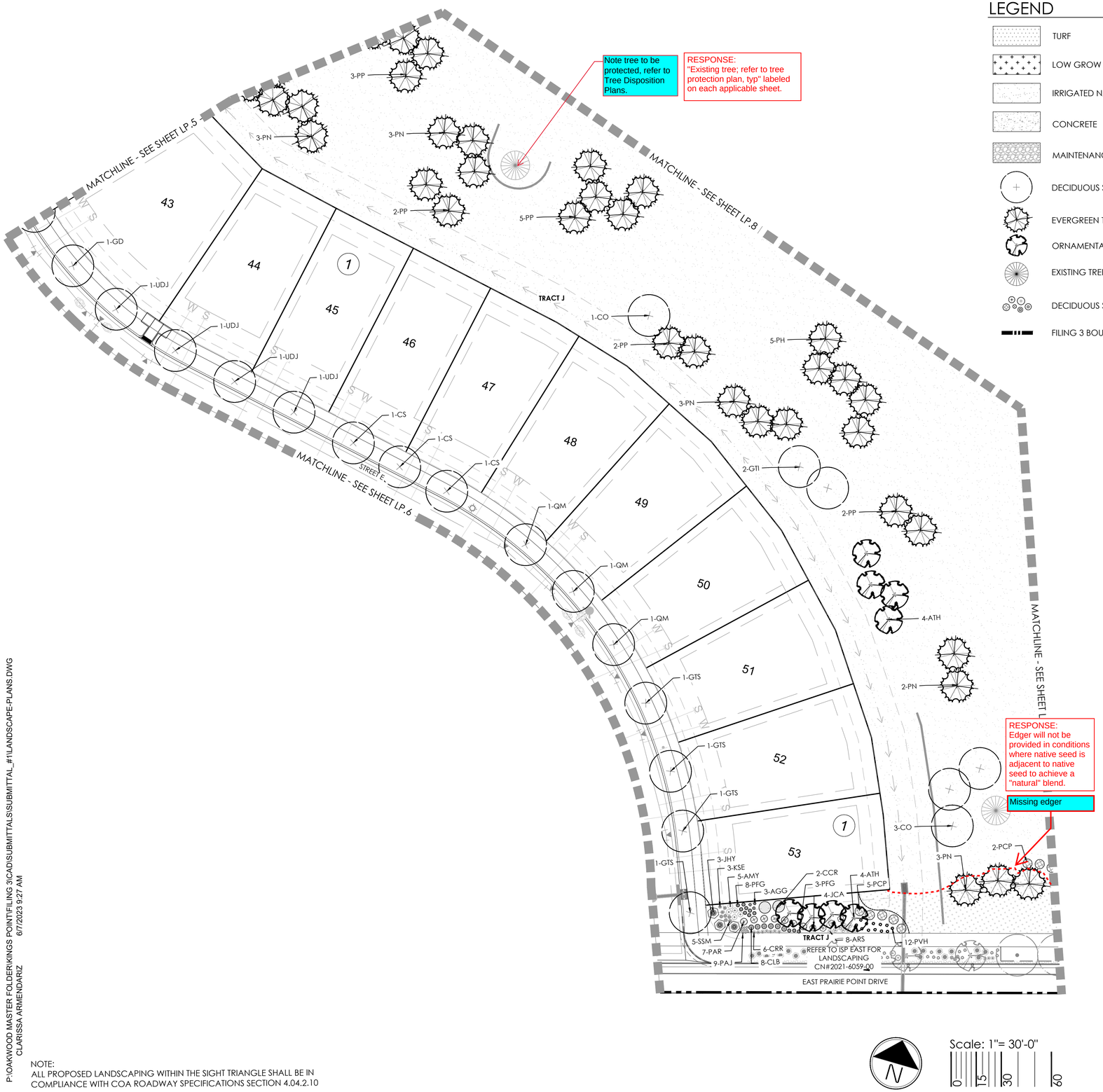
LP.6

SHEET45

JUNE 6, 2023



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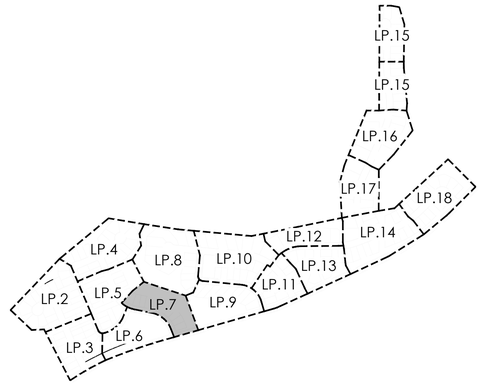

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SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

N

Scale: 1"= 30'-0"

0 15 30 60

NOTE:
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CLARISSA ARMENDARIZ

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terracina design
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.562.8667

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

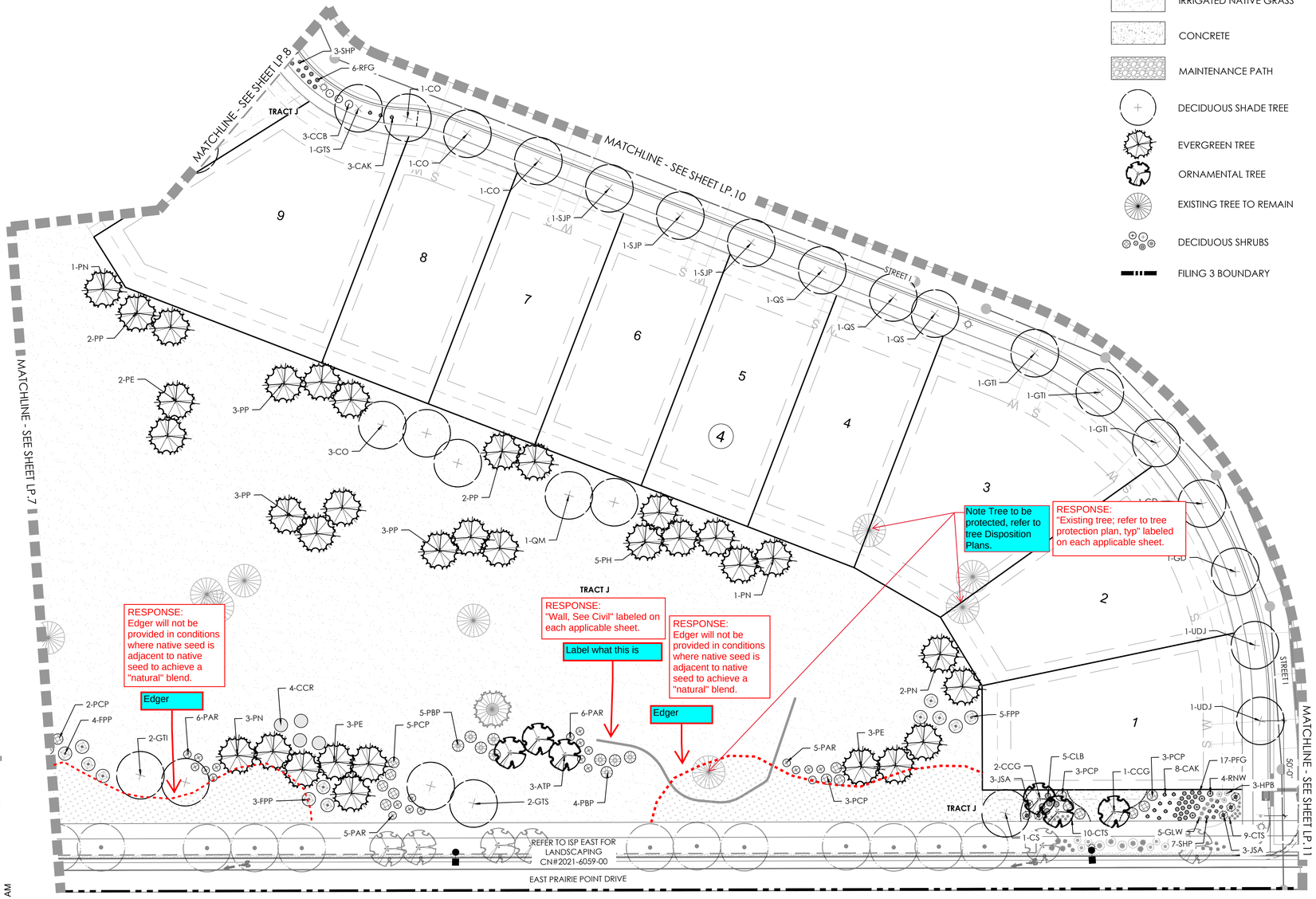
NOT FOR CONSTRUCTION

SHEET NUMBER

LP.7

SHEET46

JUNE 6, 2023



LEGEND

- TURF
- LOW GROW NATIVE SEED
- IRRIGATED NATIVE GRASS
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- DECIDUOUS SHRUBS
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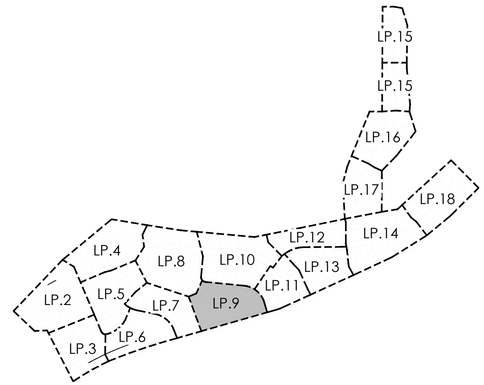

KEYMAP

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
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PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
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JCG	JUNIPERUS COMMUNIS 'GREEN CARPET'	JUNIPER, GREEN CARPET
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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
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ACL	AMORPHA CANESCENS	LEADPLANT
ACS	ARTEMISIA CANA	SILVER SAGEBRUSH
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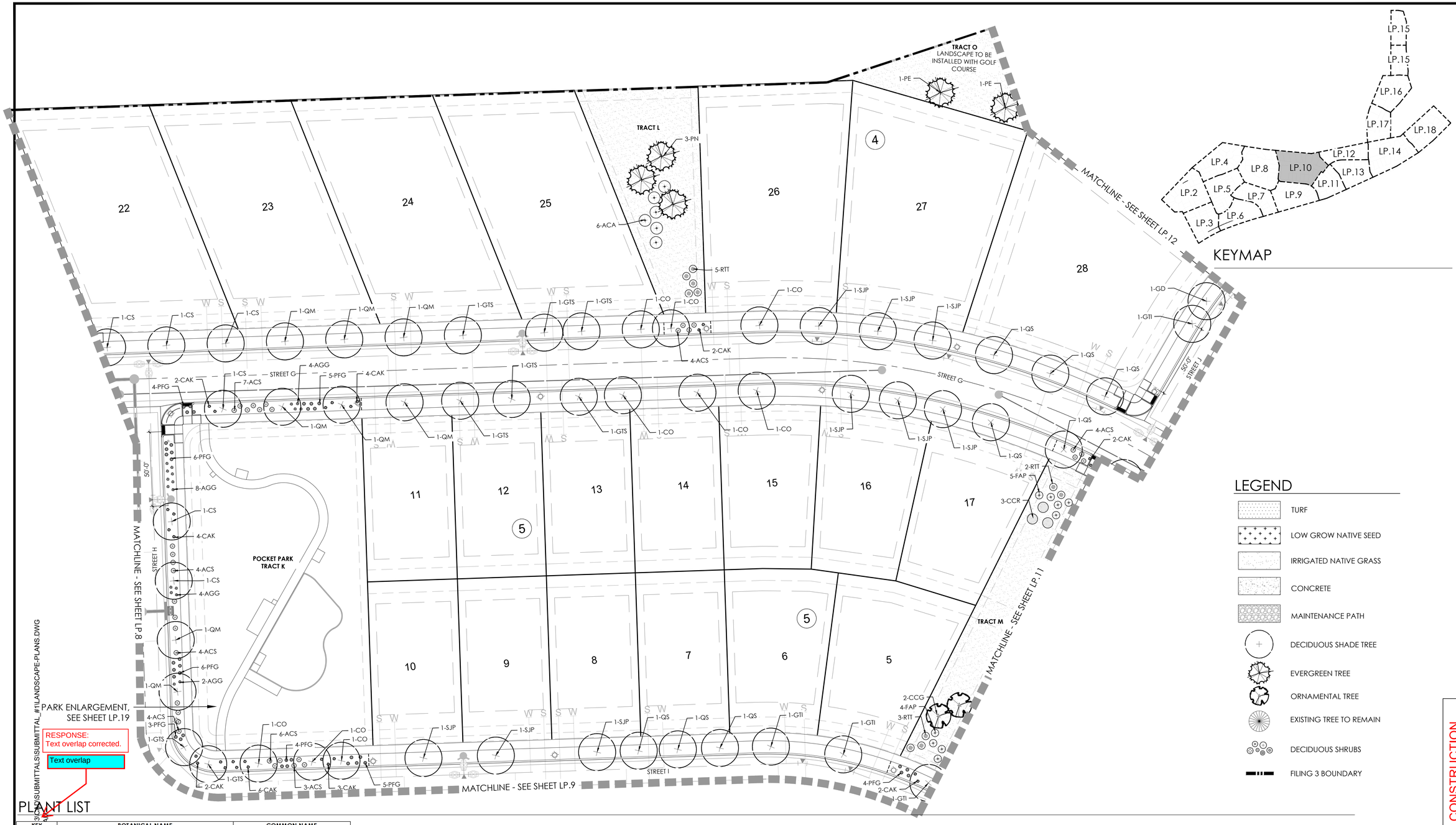
SHEET NUMBER

LP.9

SHEET48

JUNE 6, 2023



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N

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0 15 30 60

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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

JUNE 6, 2023

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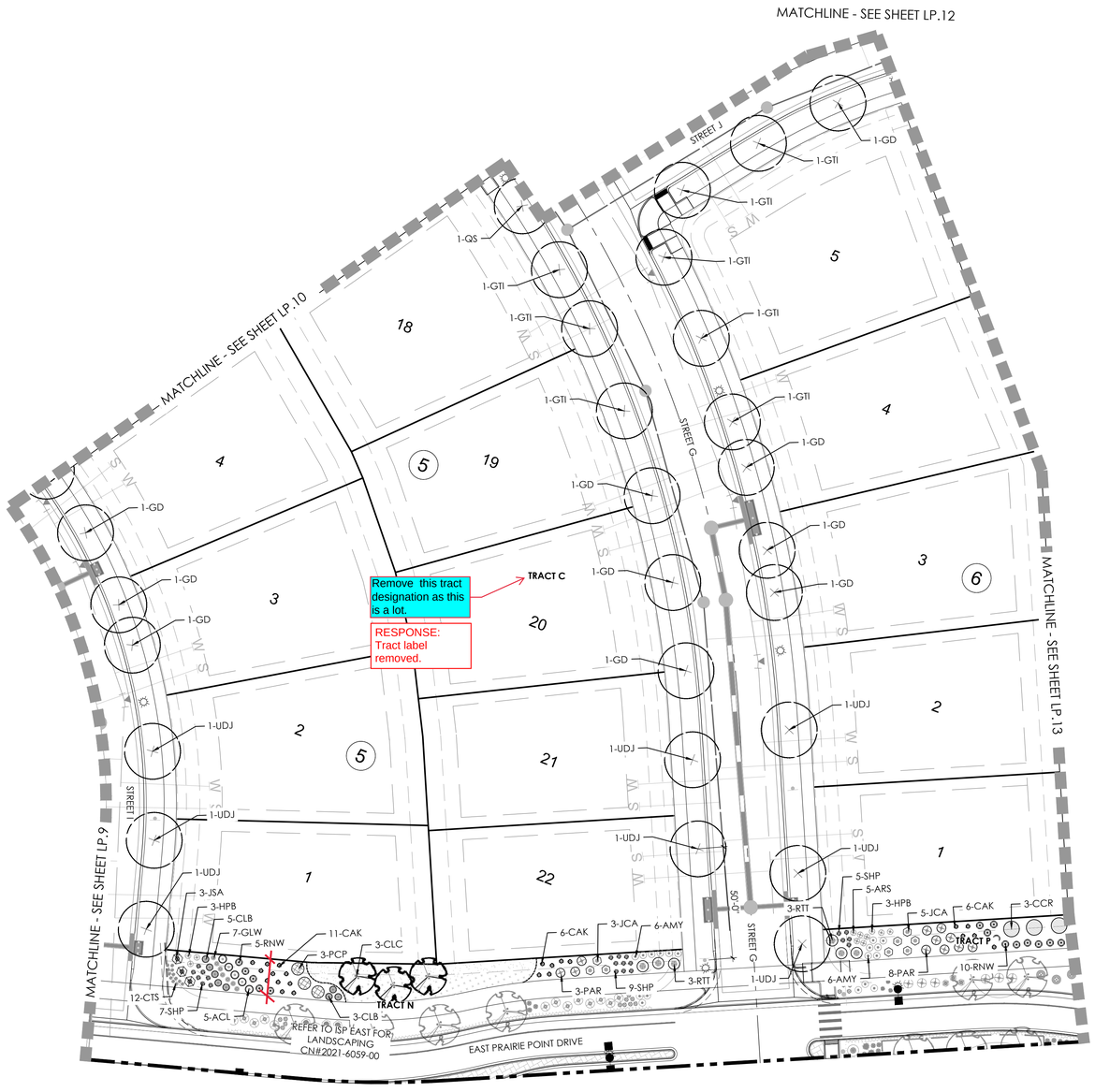

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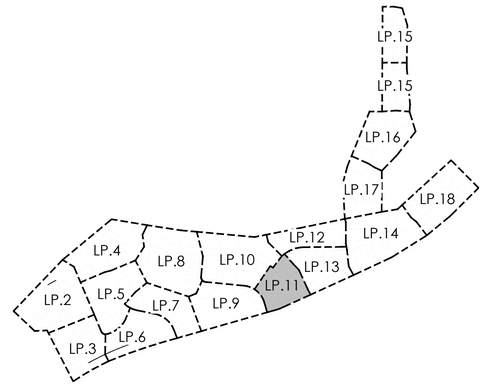

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SHEET TITLE

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SHEET NUMBER

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SHEET50

JUNE 6, 2023

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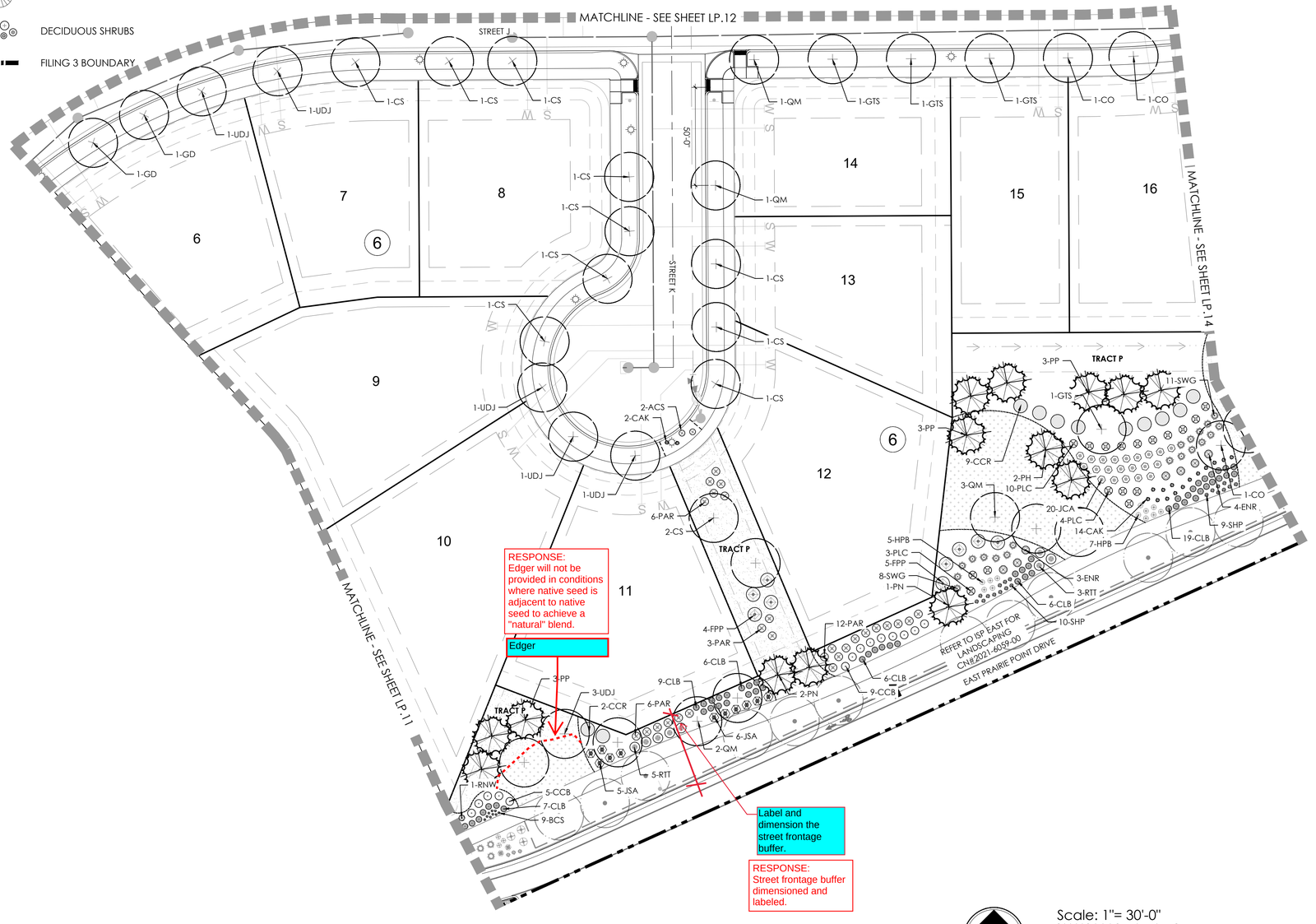

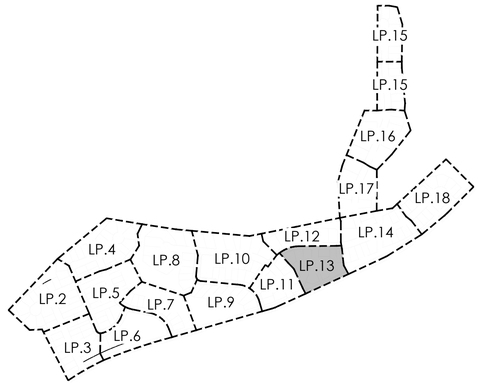

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CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	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
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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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
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AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY 'STARK'S EARLY HYBRID'
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BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
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0 15 30 60

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P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SUBMITTAL_#1\LANDSCAPE-PLANS.DWG
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CLARISSA ARMENDARIZ

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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

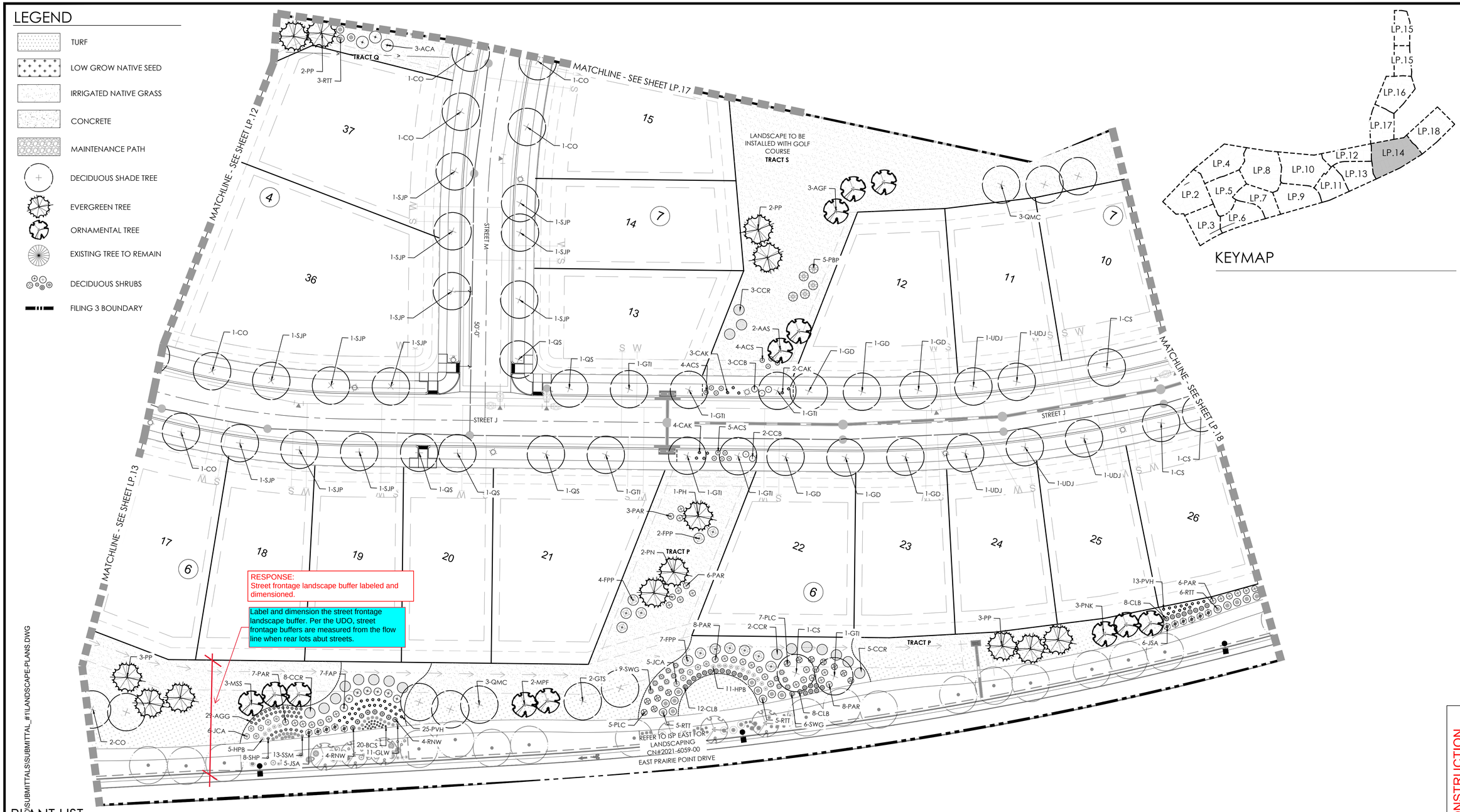
LP.13

SHEET52

JUNE 6, 2023

LEGEND

- TURF
- LOW GROW NATIVE SEED
- IRRIGATED NATIVE GRASS
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- DECIDUOUS SHRUBS
- FILING 3 BOUNDARY



KEYMAP

PLANT LIST

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N

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0 15 30 60

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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.14

SHEET53

JUNE 6, 2023

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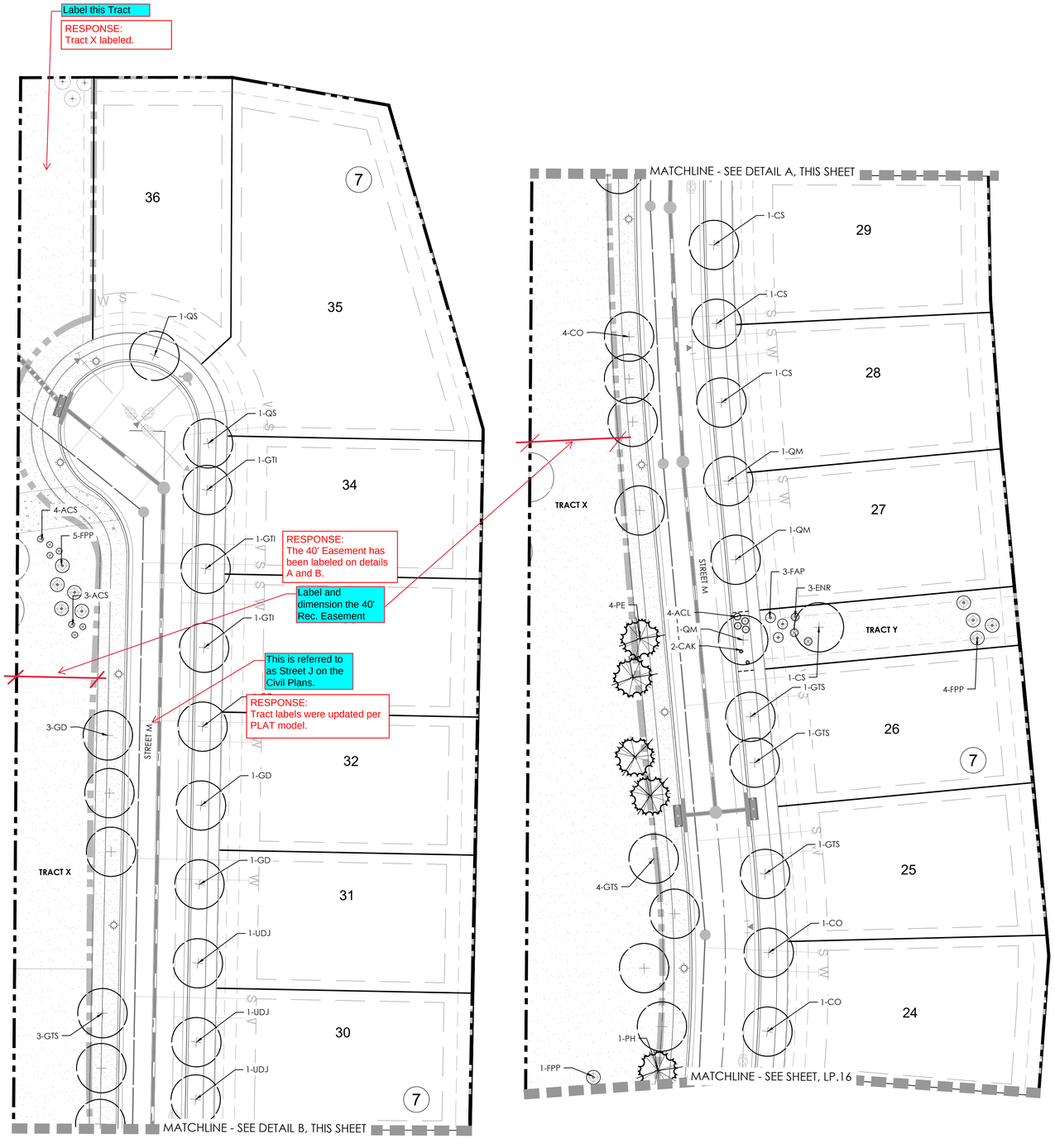

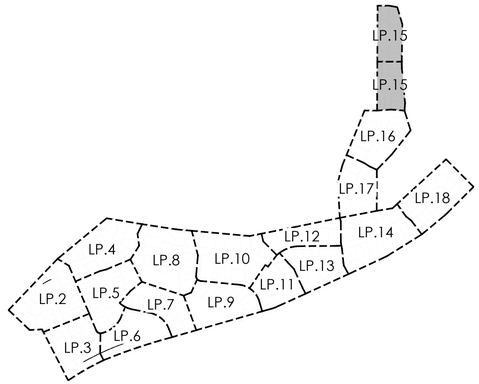

KEYMAP

LEGEND

- TURF
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CLARISSA ARMENDARIZ

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terracina design
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.662.8667

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

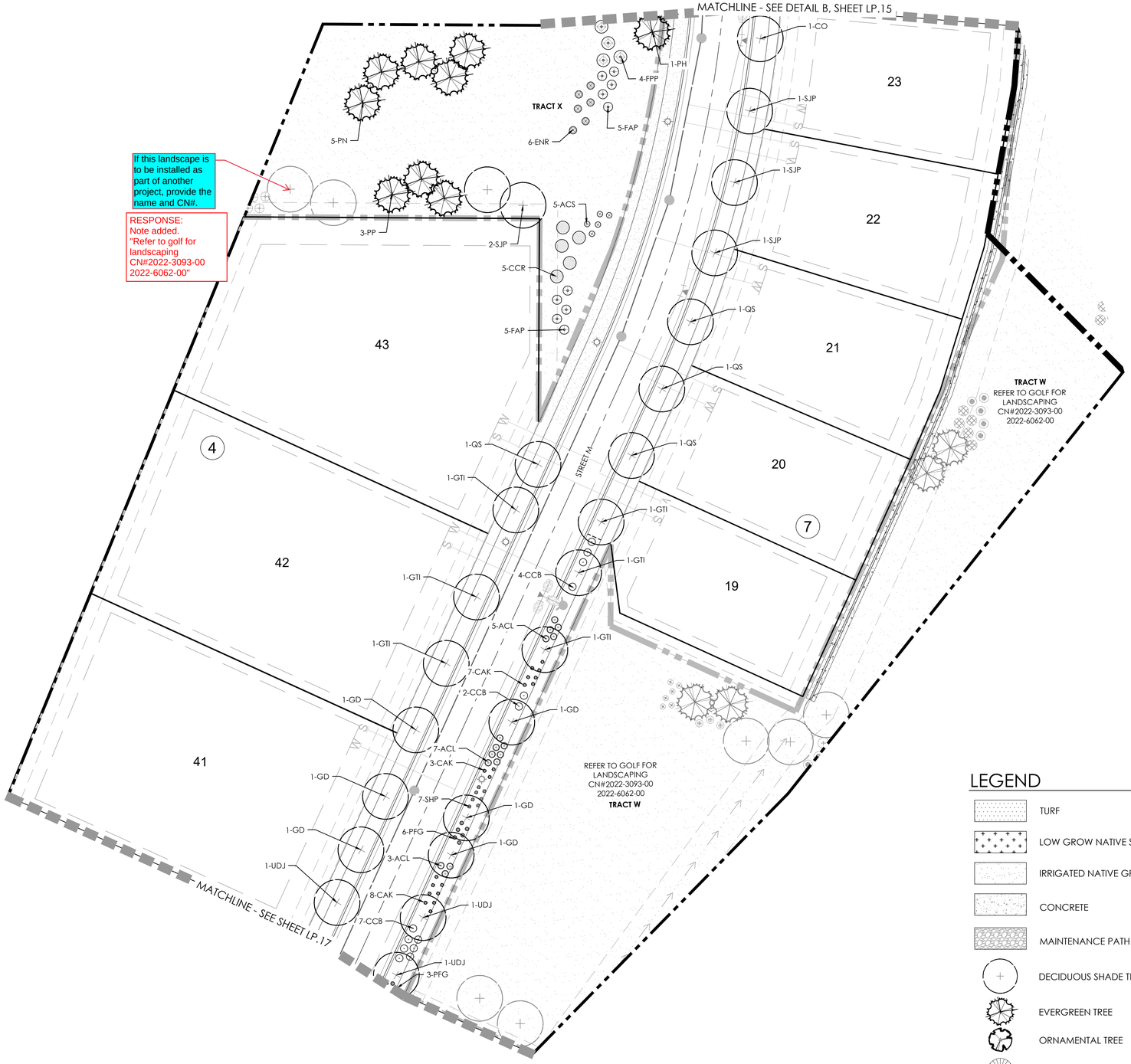
NOT FOR CONSTRUCTION

SHEET NUMBER

LP.15

SHEET54

JUNE 6, 2023



If this landscape is to be installed as part of another project, provide the name and CN#.

RESPONSE:
Note added.
"Refer to golf for landscaping
CN#2022-3093-00
2022-6062-00"

N

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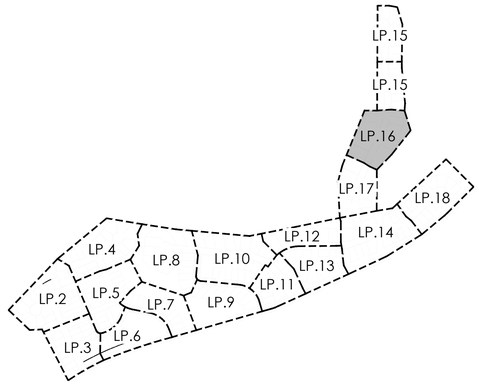

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PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JCA	JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTRONG
JCG	JUNIPERUS COMMUNIS 'GREEN CARPET'	JUNIPER, GREEN CARPET
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 '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		
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BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
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PVH	PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS
SSL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTIII	GIANT SACATON GRASS

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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

NOT FOR CONSTRUCTION

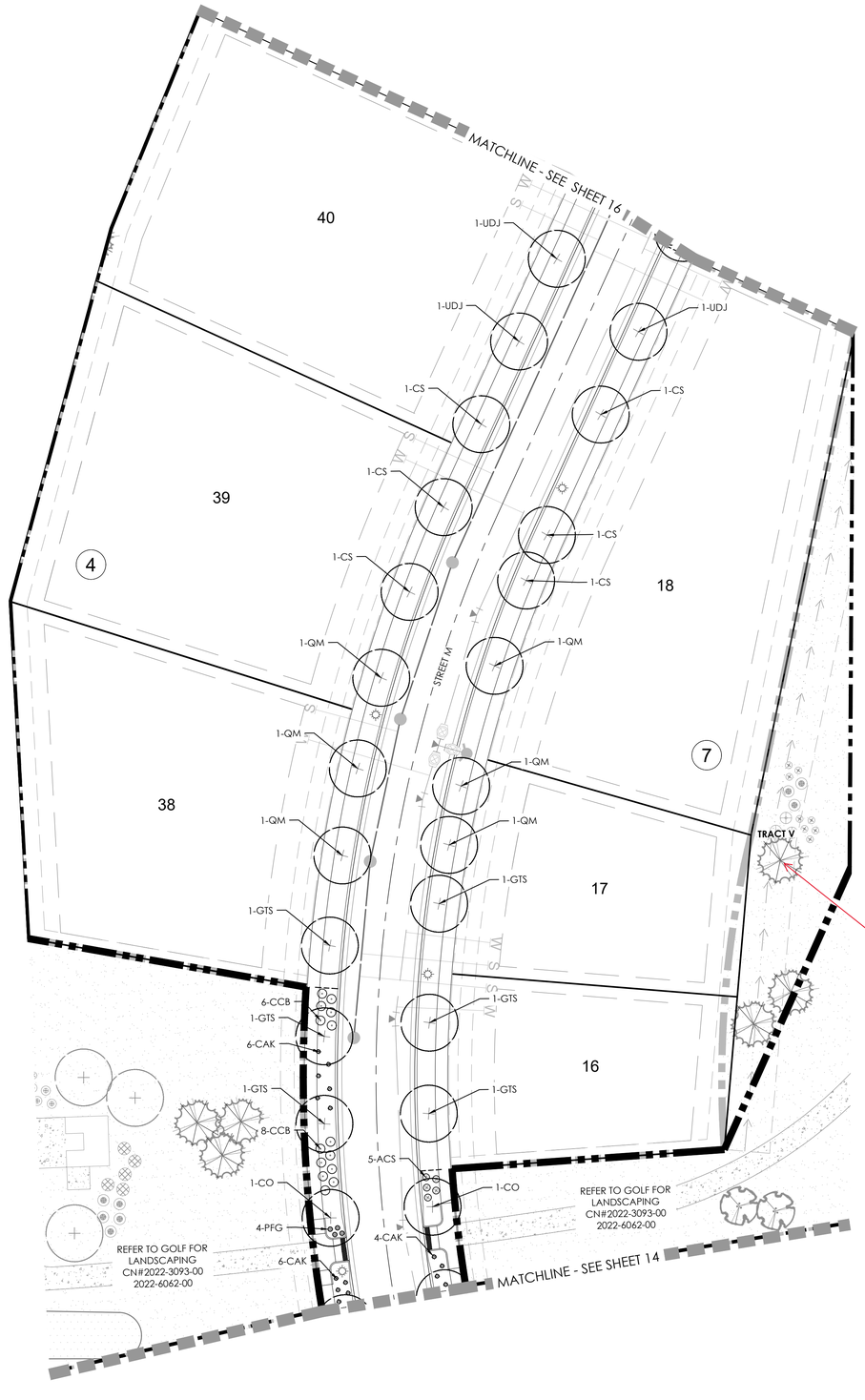
LANDSCAPE PLANS

SHEET NUMBER

LP.16

SHEET55

JUNE 6, 2023

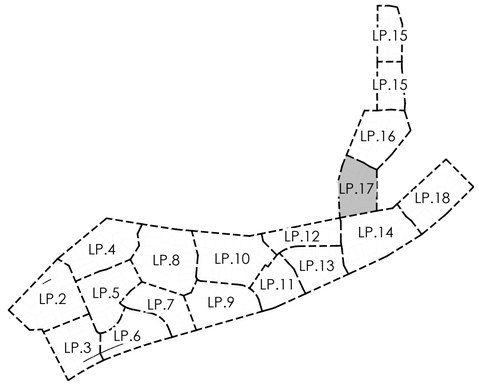


If this landscape is to be installed as part of another project, provide the name and CN#.

RESPONSE:
Note added.
"Refer to golf for landscaping CN#2022-3093-00, 2022-6062-00"

LEGEND

- TURF
- LOW GROW NATIVE SEED
- IRRIGATED NATIVE GRASS
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- DECIDUOUS SHRUBS
- FILING 3 BOUNDARY



KEYMAP

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
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
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N

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

P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SUBMITTAL_#1\LANDSCAPE-PLANS.DWG
6/7/2023 9:28 AM
CLARISSA ARMENDARIZ

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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

NOT FOR CONSTRUCTION

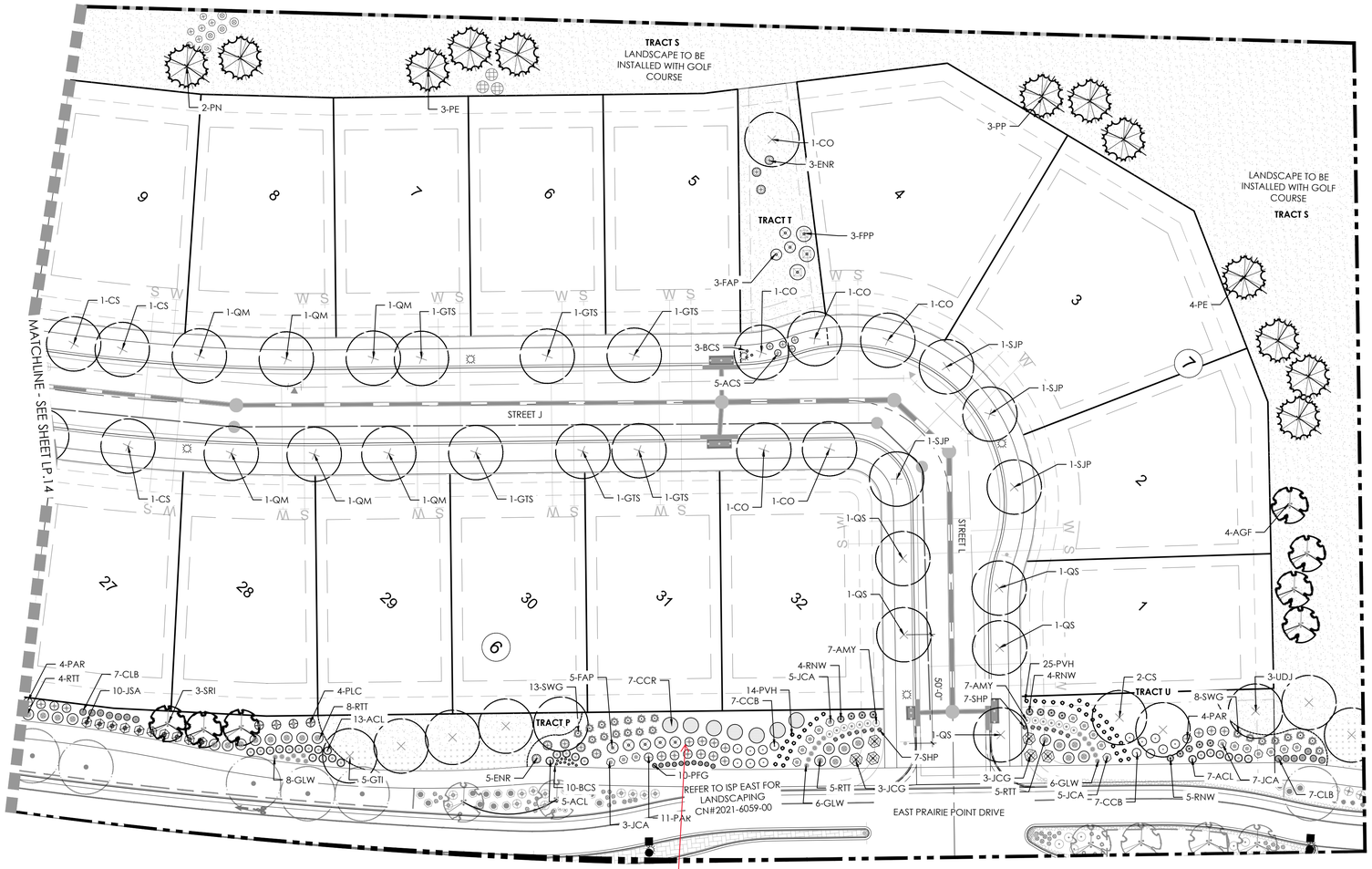
LANDSCAPE PLANS

SHEET NUMBER

LP.17

SHEET56

JUNE 6, 2023



Label and dimension the street frontage landscape buffer.

RESPONSE:
Street frontage landscape buffer labeled and dimensioned.

LEGEND

- TURF
- LOW GROW NATIVE SEED
- IRRIGATED NATIVE GRASS
- CONCRETE
- MAINTENANCE PATH
- DECIDUOUS SHADE TREE
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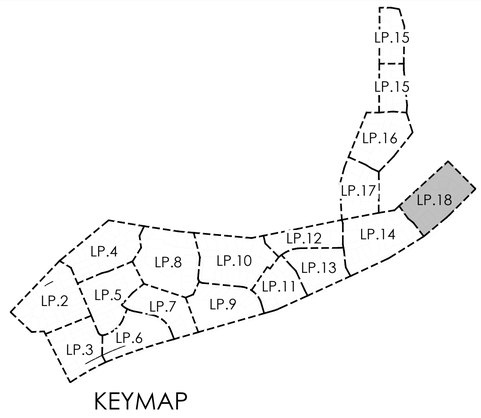

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SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.822.8667

PROJECT NAME

PRAIRIE POINT FILING 3
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

NOT FOR CONSTRUCTION

SHEET NUMBER

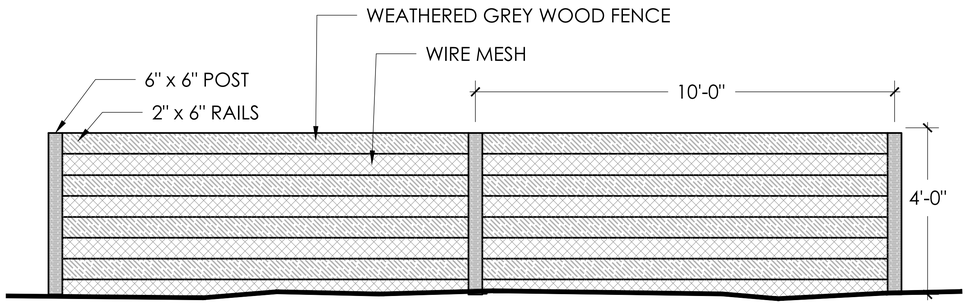
LP.18

SHEET57

JUNE 6, 2023

LEGEND

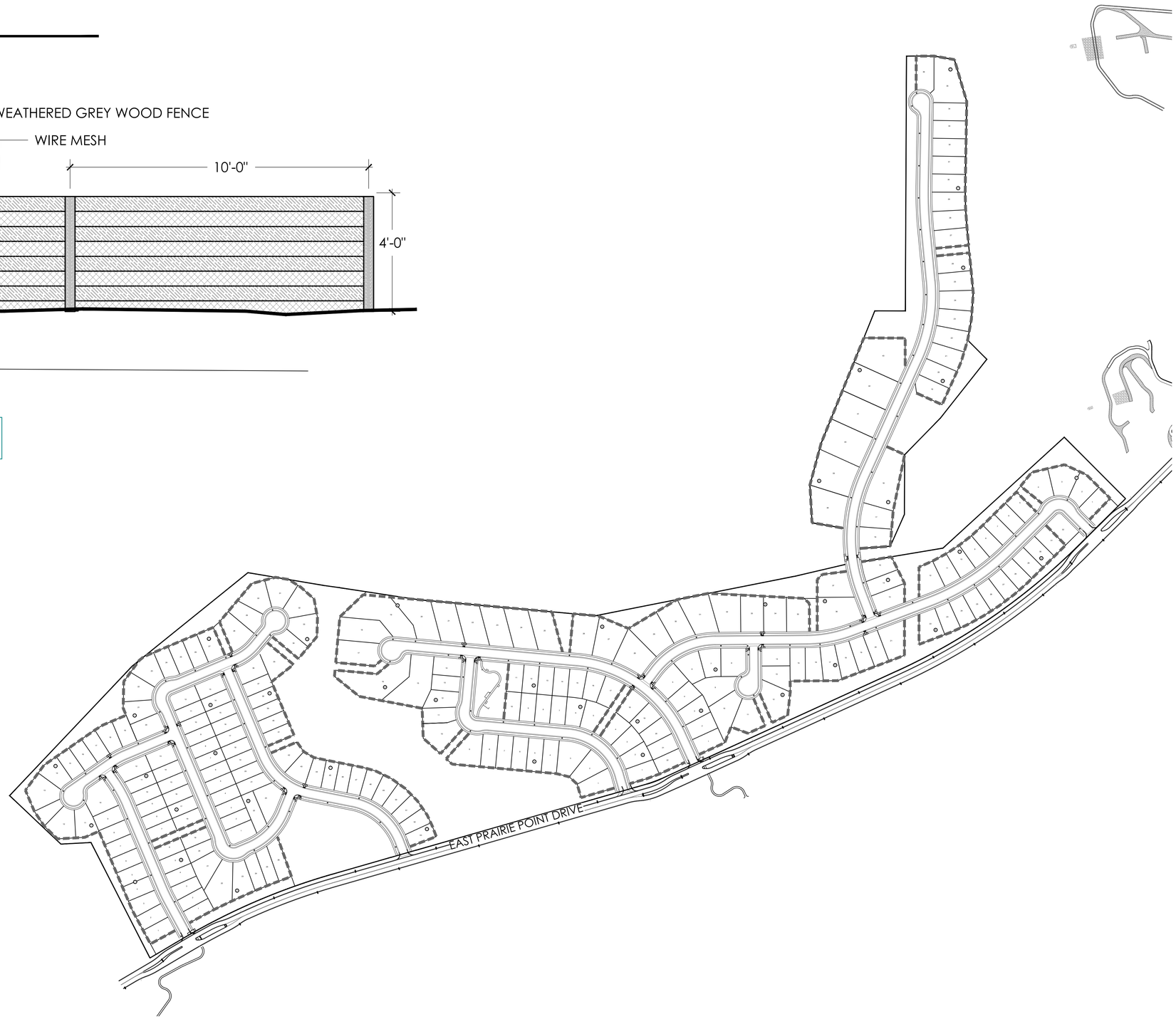
OPEN RAIL FENCE



1 4' OPEN RAIL FENCE
NTS

A number of retaining walls are shown on the site plan as well, please provide a detail for their design.

RESPONSE:
Please see civil plans for retaining walls.



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

N

Scale: 1"= 200'-0"
0 100 200 400

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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

FENCING PLANS

SHEET NUMBER

LF.1

SHEET61

JUNE 6, 2023

RESIDENTIAL LOT TYPE LEGEND

Having this information shown below the typical planting would be preferred. The curbside landscaping should also be shown with the typical unit.

RESPONSE:
The sheet organization has been changed to have the landscape information under each typical.

A SINGLE FAMILY HOME (MID-BLOCK LOT) 40'-50'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND THREE (12) 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 FIVE (5) AND ONE (1) GRASSES IN CURBSIDE LANDSCAPE

B SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL TREE AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS TWELVE (12) 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 FIVE (5) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

C SINGLE FAMILY HOME (MID-BLOCK LOT) 60'-70'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTEEN (16) 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 SEVEN (7) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

D SINGLE FAMILY HOME (MID-BLOCK LOT) 70'-80'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS NINETEEN (19) AND TWENTY-SEVEN (27) 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

E SINGLE FAMILY HOME (MID-BLOCK LOT) 80'-90'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-TWO (22) AND THIRTY (30) 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

F SINGLE FAMILY HOME (MID-BLOCK LOT) 90'-100'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-FIVE (25) AND THIRTY-SIX (36) 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

G SINGLE FAMILY HOME (MID-BLOCK LOT) 100'-110'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-NINE (29) AND THIRTY-NINE (39) 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 THIRTEEN (13) AND FIVE (5) GRASSES IN CURBSIDE LANDSCAPE

H SINGLE FAMILY HOME (MID-BLOCK LOT) 110'-120'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-TWO (32) AND FORTY-FIVE (45) 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 FOURTEEN (14) AND SIX (6) GRASSES IN CURBSIDE LANDSCAPE

I SINGLE FAMILY HOME (MID-BLOCK LOT) 120'-130'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-SIX (36) AND FORTY-EIGHT (48) 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 FIFTEEN (15) AND SEVEN (7) GRASSES IN CURBSIDE LANDSCAPE

J SINGLE FAMILY HOME (CORNER LOT) 50'-60'
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 EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
2. **FRONT CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND TWO (2) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

K SINGLE FAMILY HOME (CORNER LOT) 60'-70'
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 TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
2. **FRONT CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS EIGHT (8) AND THREE (3) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

L SINGLE FAMILY HOME (CORNER LOT) 70'-80'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS EIGHTEEN (18) AND TWENTY-SEVEN (27) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
2. **FRONT CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND FOUR (4) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

M SINGLE FAMILY HOME (CORNER LOT) 80'-90'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENY-TWO (22) AND THIRTY (30) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
2. **FRONT CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FOUR (4) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

N SINGLE FAMILY HOME (CORNER LOT) 90'-100'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-FIVE (25) AND THIRTY-SIX (36) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
2. **FRONT CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FOUR (4) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

O SINGLE FAMILY HOME (CORNER LOT) 110'-120'
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-TWO (32) AND FORTY-FIVE (45) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
2. **FRONT CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND SIX (6) GRASSES IN FRONT CURB SIDE LANDSCAPE
3. **SIDE CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

P SINGLE FAMILY CUSTOM HOME ESTATE
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS 40% OF LANDSCAPE AREA (TOTAL FRONT YARD MINUS TURF AREA). 30% OF SHRUBS SHALL BE SUBSTITUTED WITH ORNAMENTAL GRASSES AT A RATE OF ONE (1) SHRUB TO THREE (3) GRASSES IN FRONT YARD. 25% OF SHRUB EQUIVALENT GRASSES SHALL BE SUBSTITUTED WITH PERENNIALS. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED PER PLANT TYPE.
   - MINIMUM COUNT OF SHRUBS REQUIRED IS NINETEEN (19) AND TWENTY-SEVEN (27) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
2. **CURBSIDE**
   - 10 FOOT TREE LAWN PROVIDED. NO SHRUBS REQUIRED. NATIVE GRASS PROVIDED UNLESS OTHER WISE SHOWN

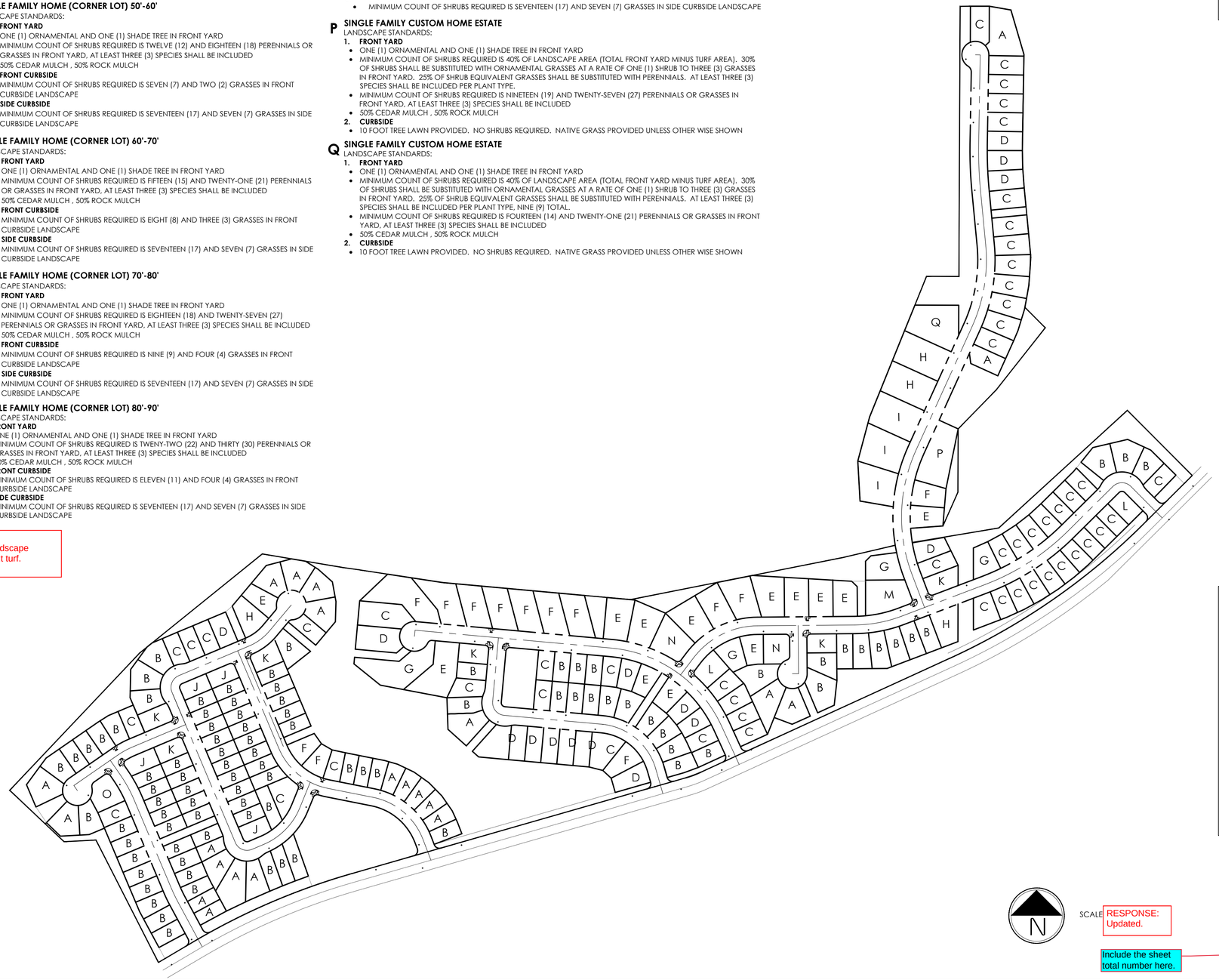
Q SINGLE FAMILY CUSTOM HOME ESTATE
LANDSCAPE STANDARDS:
1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS 40% OF LANDSCAPE AREA (TOTAL FRONT YARD MINUS TURF AREA). 30% OF SHRUBS SHALL BE SUBSTITUTED WITH ORNAMENTAL GRASSES AT A RATE OF ONE (1) SHRUB TO THREE (3) GRASSES IN FRONT YARD. 25% OF SHRUB EQUIVALENT GRASSES SHALL BE SUBSTITUTED WITH PERENNIALS. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED PER PLANT TYPE, NINE (9) TOTAL.
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) 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**
   - 10 FOOT TREE LAWN PROVIDED. NO SHRUBS REQUIRED. NATIVE GRASS PROVIDED UNLESS OTHER WISE SHOWN

A special landscape feature has not been noted on each typical. While the sideyard landscaping has been included on the typicals, the requirements have not been included int the descriptions on this sheet. Please update.

RESPONSE:
Per UDO, only one (1) special landscape feature is required in yards without turf.

Please reorganize the sheet order and have these lot typicals and descriptions follow Sheet 58.

RESPONSE:
Sheets were reorganized.



N

SCALE

RESPONSE:
Updated.

Include the sheet total number here.

BID DOCUMENTS

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

PROJECT NAME

PRAIRIE POINT SITE PLAN 3 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE TYPCIALS

NOT FOR CONSTRUCTION

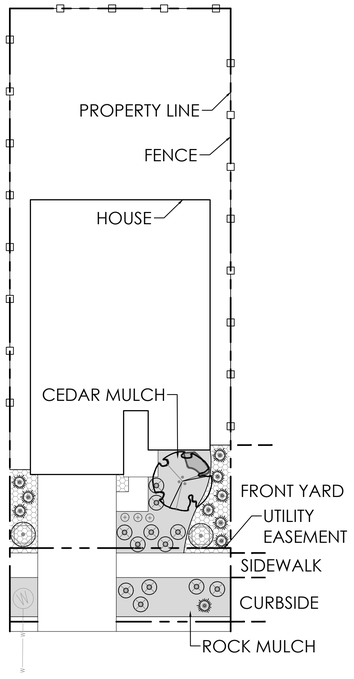
SHEET NUMBER

LT.1

SHEET 63 OF ##

June 7, 2023

6/7/2023 9:29 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SUBMITTAL_#1 LANDSCAPE TYPICALS.DWG LT.1



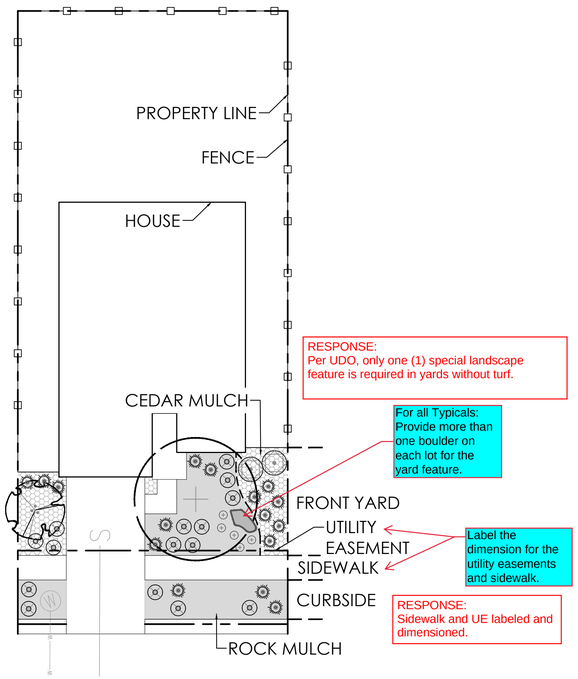
A SINGLE FAMILY HON T) 40'-50'

RESPONSE:
Each typical provided at 20 scale.

Provide a scale for each typical or list NTS.

Align the Typical yard landscape requirements (from previous sheet) under each lot typical.

RESPONSE:
Requirements updated.



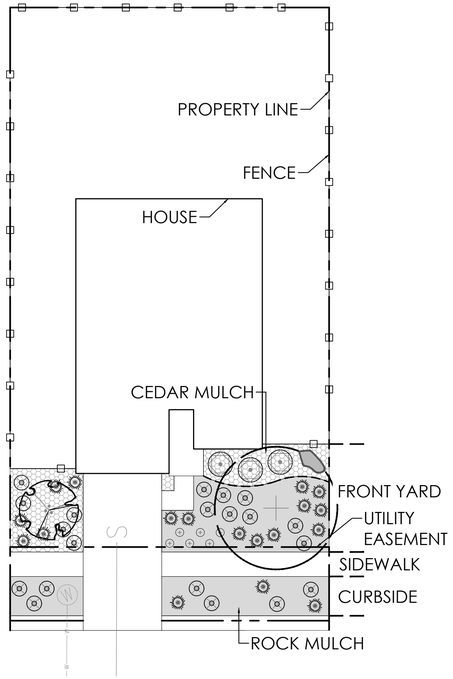
B SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60'

RESPONSE:
Per UDO, only one (1) special landscape feature is required in yards without turf.

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

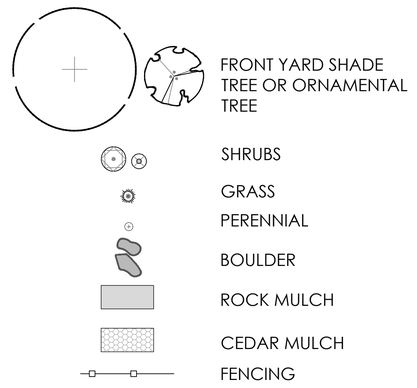
Label the dimension for the utility easements and sidewalk.

RESPONSE:
Sidewalk and UE labeled and dimensioned.



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

LEGEND

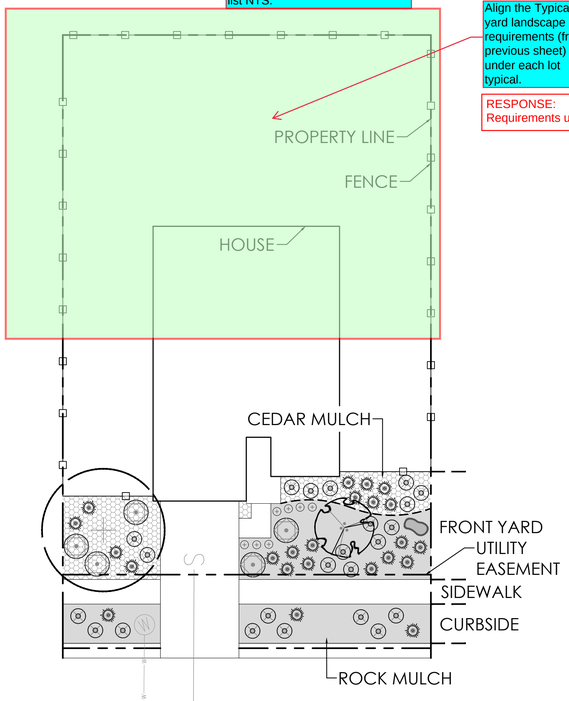


Refer to Sheet 63 for front yard Plant List.

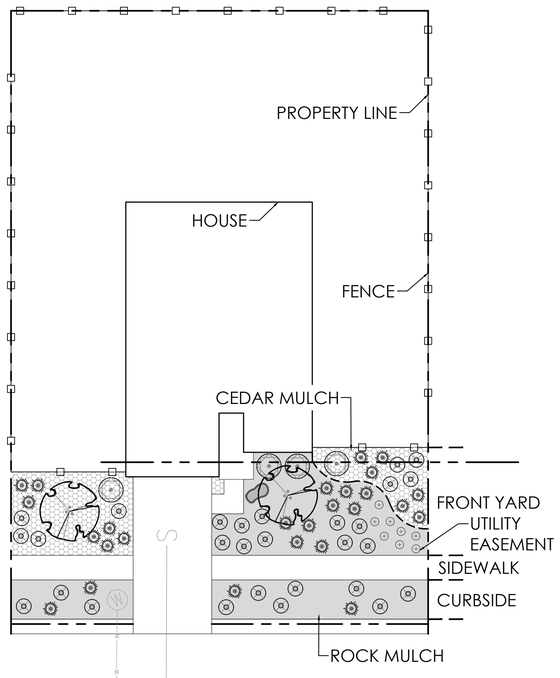
RESPONSE:
Note added on LT.1 to refer to LT.6 for front yard plant list.

If individual lot fencing is different than the open space fencing, a detail of lot fencing will need to be provided as well.

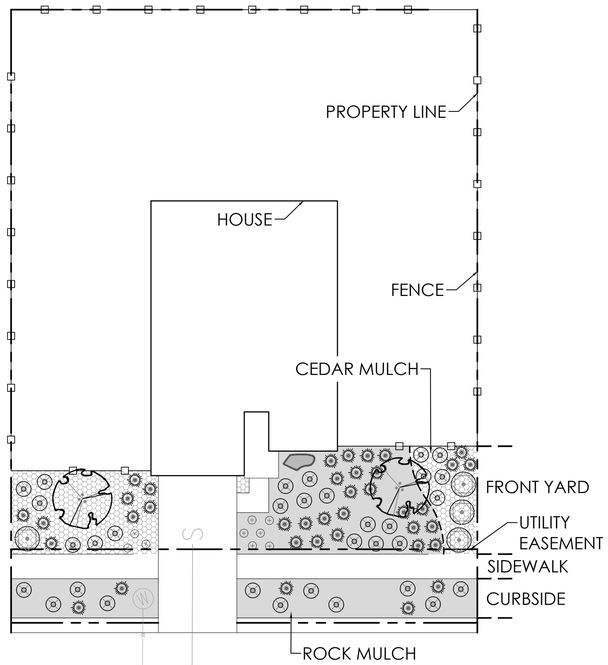
RESPONSE:
A detail was provided - Sheet LD.1, Detail 8.



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



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



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

BID DOCUMENTS

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

PROJECT NAME

PRAIRIE POINT SITE PLAN 3 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION

SHEET TITLE

LANDSCAPE TYPCIALS

SHEET NUMBER

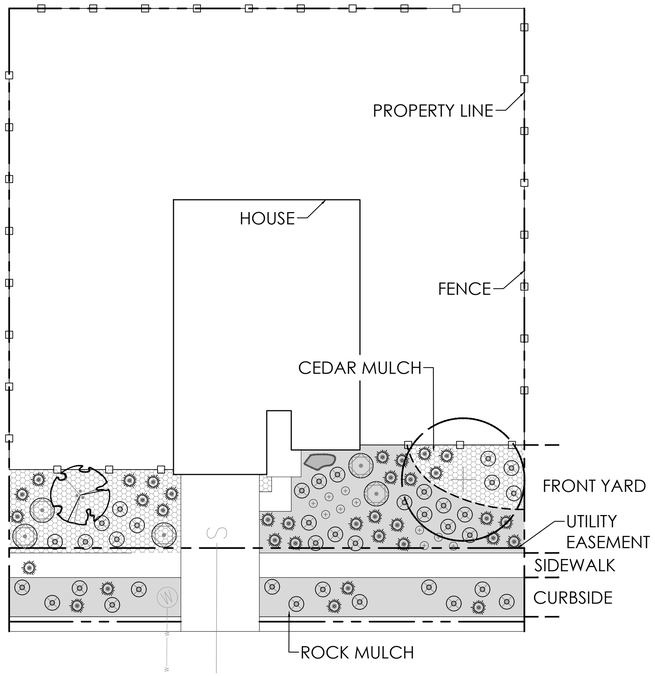
LT.2

SHEET 64 OF ##

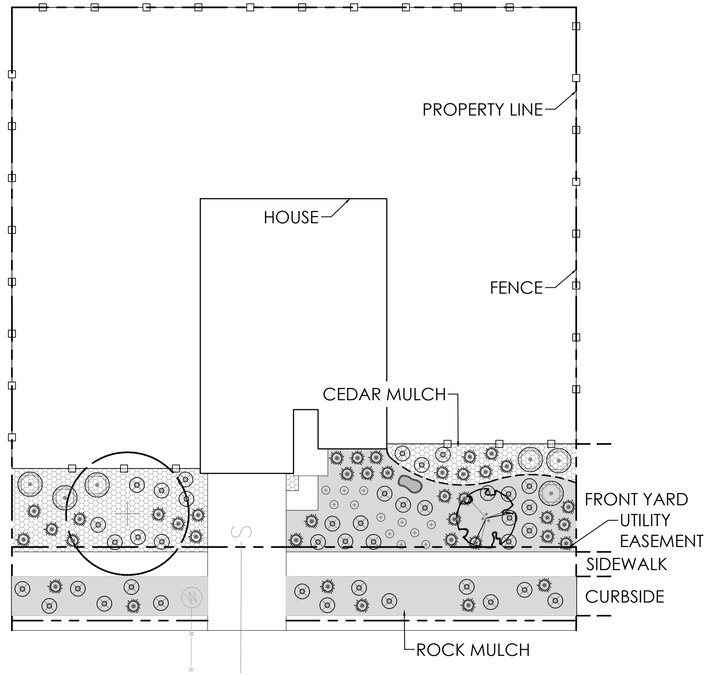
June 7, 2023

NOT FOR CONSTRUCTION

6/7/2023 9:29 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SUBMITTAL_#1 LANDSCAPE TYPICALS.DWG LT.2

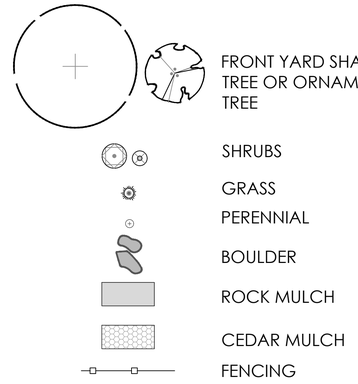


G SINGLE FAMILY HOME (MID-BLOCK LOT) 100'-110'



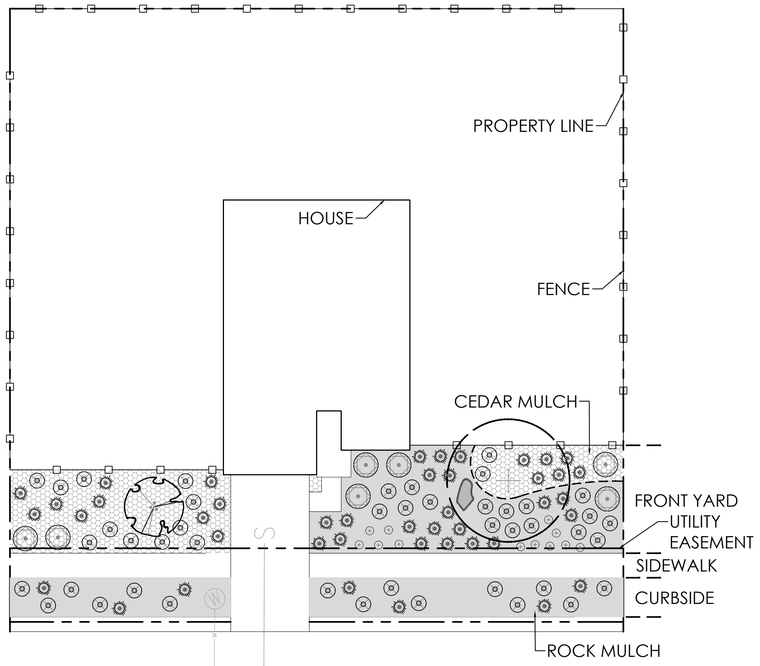
H SINGLE FAMILY HOME (MID-BLOCK LOT) 110'-120'

LEGEND

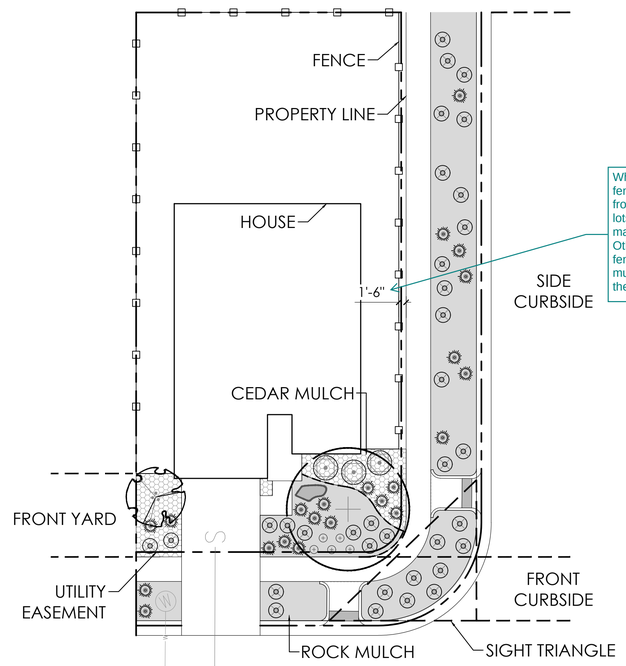


Refer to Sheet 63 for front yard Plant List.

RESPONSE:
Note added on LT.1 to refer to LT.6 for front yard plant list.



I SINGLE FAMILY HOME (MID-BLOCK LOT) 120'-130'



What is the height of this fence? An 18 in setback from the sidewalk on corner lots is only allowed for 42 in max height fences. Otherwise an up to 6 ft fence may be used, but it must be set back 4 ft from the back of the walk.

RESPONSE:
3'-6" fence will be used on corner lots.

J SINGLE FAMILY HOME (CORNER LOT) 50'-60'

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

BID DOCUMENTS

PROJECT NAME

PRAIRIE POINT SITE PLAN 3 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE TYPCIALS

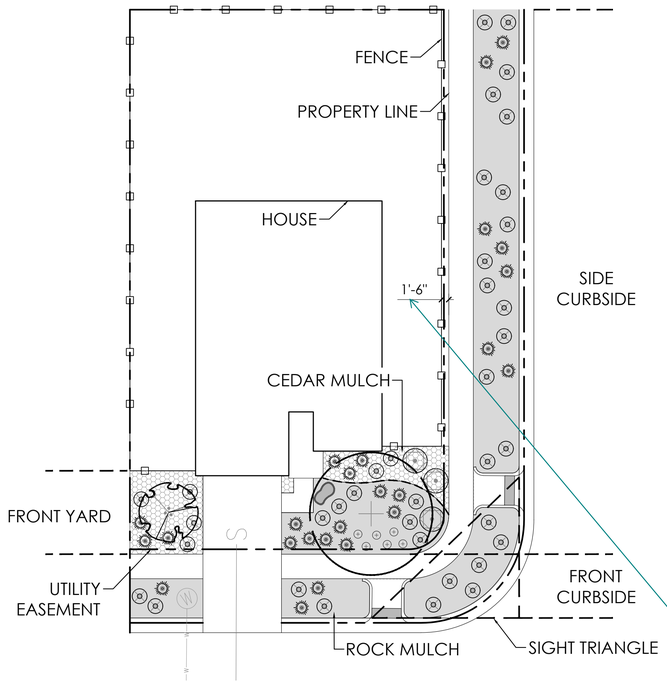
SHEET NUMBER

LT.3

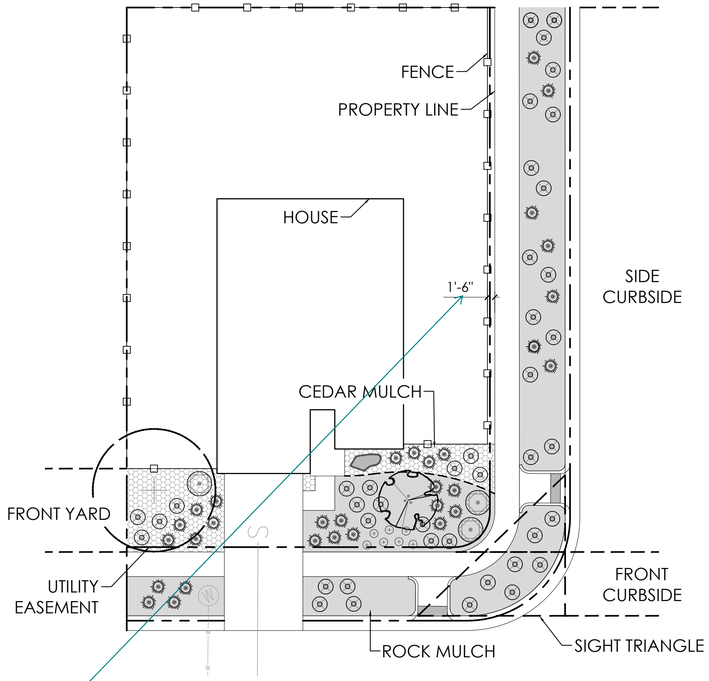
SHEET 65 OF ##

June 7, 2023

6/7/2023 9:29 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SUBMITTAL_#1 LANDSCAPE TYPICALS.DWG LT.3



K SINGLE FAMILY HOME (CORNER LOT) 60'-70'



L SINGLE FAMILY HOME (CORNER LOT) 70'-80'

LEGEND

FRONT YARD SHADE TREE OR ORNAMENTAL TREE

SHRUBS

GRASS

PERENNIAL

BOULDER

ROCK MULCH

CEDAR MULCH

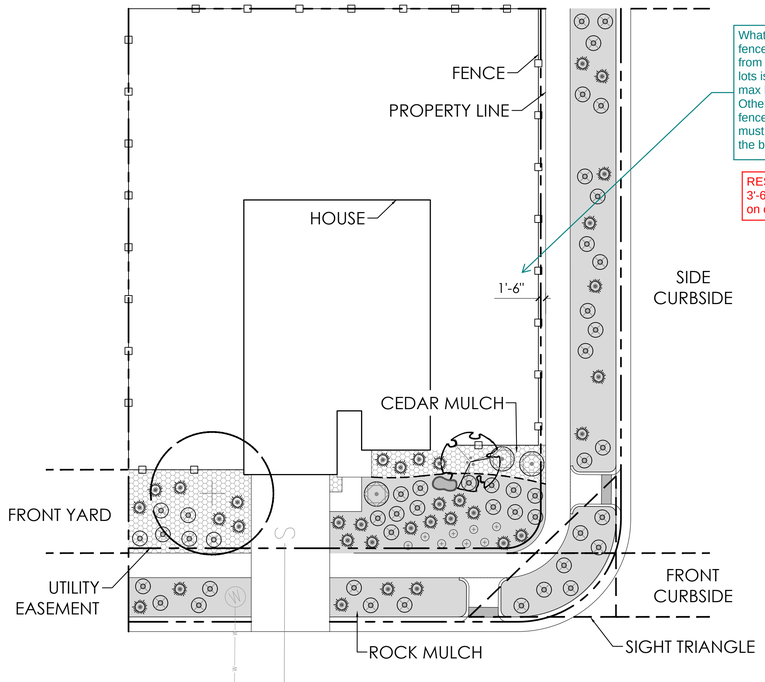
FENCING

Refer to Sheet 63 for front yard Plant List.

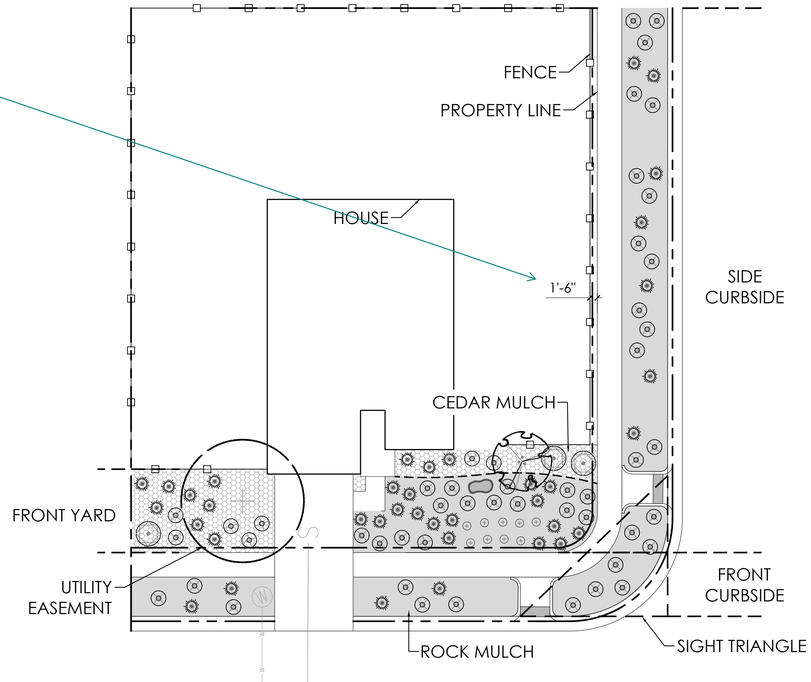
RESPONSE:
Note added on LT.1 to refer to LT.6 for front yard plant list.

What is the height of this fence? An 18 in setback from the sidewalk on corner lots is only allowed for 42 in max height fences. Otherwise an up to 6 ft fence may be used, but it must be set back 4 ft from the back of the walk.

RESPONSE:
3'-6" fence will be used on corner lots.



M SINGLE FAMILY HOME (CORNER LOT) 80'-90'



N SINGLE FAMILY HOME (CORNER LOT) 90'-100'

BID DOCUMENTS

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

PROJECT NAME

PRAIRIE POINT SITE PLAN 3 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE TYPCIALS

SHEET NUMBER

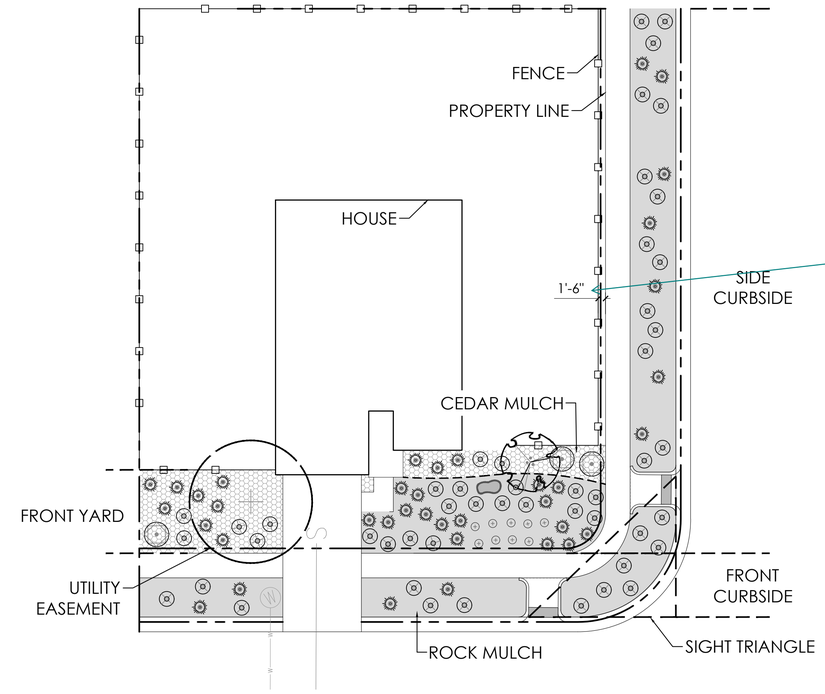
LT.4

SHEET 66 OF ##

June 7, 2023

NOT FOR CONSTRUCTION

6/7/2023 9:30 AM, 9:30 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SUBMITTAL_#1 LANDSCAPE TYPICALS.DWG LT.4

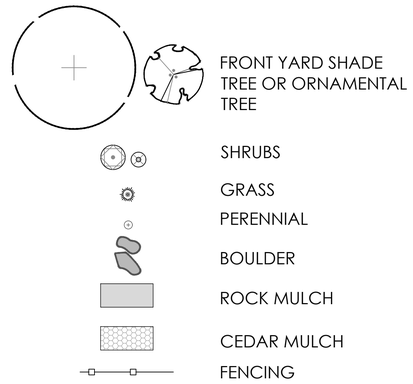


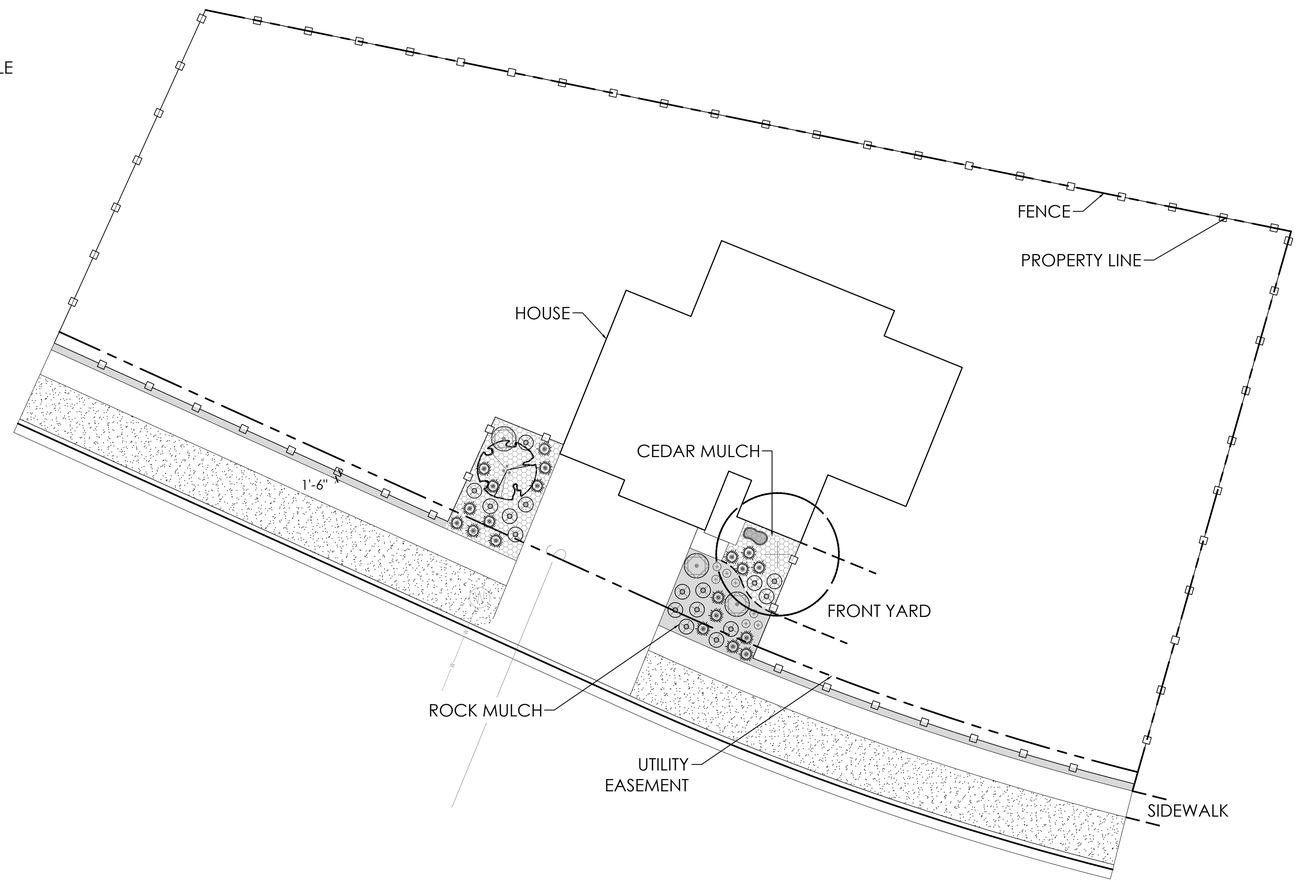
O SINGLE FAMILY HOME (CORNER LOT) 110'-120'

What is the height of this fence? An 18 in setback from the sidewalk on corner lots is only allowed for 42 in max height fences. Otherwise an up to 6 ft fence may be used, but it must be set back 4 ft from the back of the walk.

RESPONSE:
3'-6" fence will be used on corner lots.

LEGEND





P SINGLE FAMILY CUSTOM HOME ESTATE

BID DOCUMENTS

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

PROJECT NAME

PRAIRIE POINT SITE PLAN 3 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE TYPCIALS

SHEET NUMBER

LT.5

SHEET 67 OF ##

June 7, 2023

6/7/2023 9:30 AM, 9:30 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 3\CAD\SUBMITTALS\SUBMITTAL_#1 LANDSCAPE TYPICALS.DWG LT.5

FOX TUTTLE

MEMORANDUM

To: Ziggy Files, Terracina Design

From: Mandy Ricks, EIT

Cassie Slade, PE, PTOE

Date: August 17, 2023

Project: Prairie Point (aka Kings Point) **Filing No. 3** in Aurora, Colorado

Subject: Response to Comments

Fox Tuttle Transportation Group received comments from City of Aurora staff in July 2023 in reference to the submittal of the Traffic Conformance Memo (dated June 12, 2023). We appreciate your review and feedback. The responses for the traffic related comments are listed below:

Comment 1. Page 1: Include a site map that's more zoomed in so it is clear where the streets mentioned in this sentence and the next paragraph.

Response: Replaced vicinity map with a more zoomed in map. The new map includes streets mentioned in the memo.

Comment 2. Page 1: Narrative says 235.

Response: Updated Conformance Memo and trip generation estimates to reflect 235 dwelling units throughout the memo.

Comment 3. Page 1: PA 15 appears to just be for a water tank – adjust description accordingly.

Response: Updated.

Comment 4. Figure 1: Label cut off.

Response: See response to Comment #1.

Comment 5. Figure 1: Label.

Response: See response to Comment #1.

Comment 6. Page 2: (circled 236)

Response: See response for Comment #2.

Comment 7. Page 2: Is this what the site plan is calling E Prairie Point Dr? Also, this road isn't called out in Fig 2 to demonstrate access discussed.

Response: Yes, Kings Point Drive has been changed to E Prairie Point Drive. This has been updated in the report text and figures.

Comment 8. Table 1: (circled 236)

Response: See response for Comment #2.

MAR