



April 4, 2023

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

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

Dear Mr. Gates,

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

**Summary of Key Comments from All Departments**

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

**RESPONSE: Dues will be paid at building permit or construction document approval.**

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

**RESPONSE: Please refer to the landscape lot typicals (Sheets starting with LT) for curbside landscape treatment in front of lots.**

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. [Civil Engineering]

**RESPONSE: Understood.**

- Provide sight triangles at all intersections. Remove markings and signs where indicated. [Traffic Engineering]

**RESPONSE: Sight triangles have been added.**

- The plan must show the two points of access with a looped water supply to each phase of the development. [Fire/Life Safety]

**RESPONSE: Two points of access have been indicated on Sheet 14.**

- Ensure that the utility infrastructure improvements shown are consistent with the ISPs. [Aurora Water]

**RESPONSE: Utility infrastructure has been coordinated with the ISPs.**

- A suitable/safe turf play area is required. Specify playground equipment and provide at least one special piece of play equipment to satisfy the inclusive access requirement. [PROS]

**RESPONSE: The park has been redesigned to provide a sledding hill, 2% grade turf field, picnic area, playground, and xeric planting.**

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

**RESPONSE: Certificates of taxes due and revised title commitment will be updated and provided for the final submittal prior to mylars.**

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## Planning Department Comments

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

- a. (Matthew Spiro / 303-530-1308 / drspiro@yahoo.com) - The mitigating wall between Aurora Parking and Valley Hi must be included. That wall is inextricably linked to the 2002 south ward movement of Aurora Parkway from its original 1988 location. Is it shown in the approved 2008 plan. Matthew Spiro also provided a letter as a comment, which has been included, in full, at the end of this review letter.

**RESPONSE: We met with Valley Hi and continue to work with adjacent neighbors and the city on issues.**

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

[Landscape Plan Page 9]

- a. Fix this overlapping text.

**RESPONSE: Overlapping text corrected and updated.**

### 3. Zoning and Land Use Comments (Comments in teal)

- a. Rezoning application materials received. There were no additional zoning or land use comments on this review.

**RESPONSE: Noted.**

### 4. Streets and Pedestrian Issues (Comments in teal)

- a. There were no streets or pedestrian issues identified on this review.

**RESPONSE: Noted.**

### 5. Parking Issues (Comments in teal)

- a. There are no comments related to parking in this review cycle.

**RESPONSE: Noted.**

### 6. Architectural and Urban Design Issues (Comments in teal)

- a. There were no architectural or urban design issues on this review.

**RESPONSE: Noted.**

### 7. Signage Issues (Comments in teal)

- a. The maximum height of neighborhood signs is 6 ft.

**RESPONSE: Noted and adjusted.**

- b. Dimension these signs.

**RESPONSE: Signs dimensioned.**

### 8. Landscaping Issues (Tammy Cook/ tdcook@auroragov.org/ Comments in teal)

[Landscape Plan Page 2]

- a. Revise the street tree numbers on the curbside landscape area table per the markups.

**RESPONSE: Street tree numbers revised per markups.**

[Landscape Plan Page 3]

- b. None of the Street trees are provided in groups, every single tree is a different variety. Consider grouping 3 to 5 trees of the same variety for some consistency.

**RESPONSE: Street trees updated and provided in groups of similar variety.**

- c. Provide the specific landscape design for the curbside landscape. Refer to Section 146-4.7.5C Curbside Landscaping. This is typical for all streets.

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**RESPONSE: Reference the landscape lot typicals (Sheets starting with LT) for curbside landscape treatment in front of lots.**

- d. Label sight triangles.

**RESPONSE: Sight triangles labeled, typical.**

- e. Provide CN# for PA-3 Future Development Tract C. [2 comments]

**RESPONSE: This tract is to be constructed with future development. There is no CN# to be provided.**

- f. Provide CN# for PA-3 Future Development Tract C.

**RESPONSE: This tract is to be constructed with future development. There is no CN# to be provided.**

- g. Utility conflicts with street trees, please adjust.

**RESPONSE: Trees adjusted.**

- h. Add dimension for landscape buffer.

**RESPONSE: Landscape buffer dimension added.**

- i. Add note: Refer to curbside landscaping on Sheet LP-3.

**RESPONSE: Noted added and updated.**

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

**RESPONSE: Material call-out has been provided.**

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

**RESPONSE: Material call-out has been provided.**

- l. This must be removed. The exact square footage of each front yard sod area shall be called out.

**RESPONSE: Square footage provided for sod area.**

- m. Turkish Filbert does not do well in this area.

**RESPONSE: Turkish Filbert removed from the plant list.**

- n. Specify if it is to be a shade tree or ornamental.

**RESPONSE: Tree types have been specified in each lot type option.**

- o. Specify if one ornamental and one shade tree to be included.

**RESPONSE: Tree types have been specified in each lot type option.**

- p. Identify how many of each. [7 comments]

**RESPONSE: Count has been provided.**

- q. Note: the number of ornamental grasses in the curbside landscape cannot exceed 40%, some of the numbers noted above exceed 40%.

**RESPONSE: Noted.**

- r. For each typical: Identify how many perennials and how many orn. grasses.

**RESPONSE: Perennials and ornamental grasses count has been provided.**

- s. The exact square footage of each front yard sod area shall be called out. [3 comments]

**RESPONSE: Square footage provided for sod area.**

- t. This graphic seems to indicate one ornamental tree and one shade tree. If this is the intent, show this in the planting typical on the previous sheet.

**RESPONSE: Noted and adjusted.**

- u. It would be recommended that the larger lot include at least one shade tree as there is more space for a shade tree.

**RESPONSE: Noted and adjusted.**

- v. The exact square footage of each front yard sod area shall be called out. [2 comments]

**RESPONSE: Square footage provided.**

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

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

**RESPONSE: We will use the street name grid for all the streets and one custom street name Prairie Point Drive**

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

[Site Plan Page 1]

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

**RESPONSE: UNDERSTOOD.**

[Site Plan Page 13]

- b. Remove references to Xcel for street lighting on public streets. The new Roadway Manual has been adopted and includes COA standards for poles and fixtures.

**RESPONSE: LIGHTING DETAILS HAVE BEEN REMOVED.**

[Site Plan Pages 23-26]

- c. Label slopes and provide contour labels for existing and proposed contours.

**RESPONSE: SLOPES AND CONTOURS HAVE BEEN LABELED.**

[Site Plan Page 32]

- d. Label slopes in loop lane.

**RESPONSE: LABELS ADDED.**

11. **Traffic Engineering** (Steven Gomez/[segomez@auroragov.org](mailto:segomez@auroragov.org)/Comments in amber)

[Site Plan Throughout]

- a. Provide sight triangles at all intersections, per COA TE-13, that include public ROW, typ. 2. verify driveways are located a min 75' from intersecting street flow line, typical.

**RESPONSE: 1. SIGHT TRIANGLES HAVE BEEN ADDED. 2. SPECIFIC SITE PLAN NOTE 5 HAS BEEN ADDED AS AGREED UPON REGARDING DRIVEWAY LOCATIONS FROM CORNER LOTS.**

- b. Provide crosswalk per TE-12.

**RESPONSE: ADDED**

[Site Plan Page 6]

- c. Remove signs and markings. [2 comments]

**RESPONSE: REMOVED**

- d. Verify driveway is min 75' from Nova Dr FL.

**RESPONSE: SPECIFIC SITE PLAN NOTE 5 HAS BEEN ADDED AS AGREED REGARDING DRIVEWAY LOCATIONS FROM CORNER LOTS.**

[Site Plan Page 7]

- e. Can a pedestrian walkway be placed here to encourage ped pathway through neighborhood?

**RESPONSE: ADDED**

- f. Remove signs and markings.

**RESPONSE: REMOVED**

- g. Are there any opportunities to direct these pedestrian pathways to the curb ramps as opposed to ending in a location that does not have an ADA crossing?

**RESPONSE: PATHS HAVE BEEN RELOCATED TO LINE UP WITH CURB RAMPS WHERE POSSIBLE.**

- h. If ped path is extended through western tract, provide curb ramps/crosswalk.

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**RESPONSE: ADDED.**

- i. Can a midblock curb ramp/crosswalk be provided here to accommodate the ped path to park?

**RESPONSE: ADDED.**

[Site Plan Page 8]

- j. Remove this striping.

**RESPONSE: REMOVED**

[Site Plan Page 9]

- k. Remove this striping. [2 comments]

**RESPONSE: REMOVED**

- l. Keep this crossing.

**RESPONSE: KEPT AND ADDED ADVANCED PEDESTRIAN CROSSING SIGNS**

[Site Plan Page 10]

- m. Remove signs and markings.

**RESPONSE: REMOVED**

- n. Callout signs and add advance ped crossing signs. [2 comments]

**RESPONSE: ADDED CALLOUTS AND ADVANCED PEDESTRIAN CROSSING SIGNS**

[Site Plan Page 11]

- o. Remove signs and markings. [2 comments]

**RESPONSE: REMOVED.**

- p. 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: ALL THE KIOSK LOCATIONS MEET THE CRITERIA. NOW THAT WE OUR CERTAIN NO MAJOR CHANGES WILL BE REQUIRED WITH THE PLAN, WE WILL START THE PROCESS WITH USPS CONCURRENTLY WITH THIS SUBMITTAL AND WILL HAVE APPROVAL PRIOR TO RECORDATION OF THE SITE PLAN.**

[Landscape Plan Page 3]

- q. Previous comment not addressed. Provide sight triangles at all intersections involving public ROW per COA TE-13 requirements, typical.

**RESPONSE: Sight triangles provided and labeled.**

[Landscape Plan Page 5]

- r. Move mailbox out of intersection area.

**RESPONSE: Mailbox moved to alternative location.**

- s. 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

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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: Noted.**

[Landscape Plan Page 9]

- t. Move mailbox out of intersection area.

**RESPONSE: Mailbox moved to alternative location.**

- u. 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: Noted.**

**12. Fire/Life Safety** ([William Polk/wpolk@auroragov.org](mailto:William Polk/wpolk@auroragov.org)/Comments in blue)

[Site Plan Page 1]

- a. Add the ICC code edition to the occupancy/construction type.

**RESPONSE: ADDED.**

- b. Please verify that IIB will be the construction type.

**RESPONSE: REVISED.**

[Site Plan Page 14]

- c. The plan must show the two points of access with a looped water supply to each phase of the development. Please revise the phasing plan to identify how the looping of the water mains will be established during each phase.

**RESPONSE: THE LINEWORK FOR THIS LEGEND HAS BEEN INCLUDED AND THE "REQUIRED OFFSITE IMPROVEMENTS" TO THE RIGHT INDICATE THE ADDITIONAL IMPROVEMENTS THAT HAVE TO BE COMPLETED TO SERVE THIS SITE.**

**13. Aurora Water** ([Nina Khanzadeh/nkhanzad@auroragov.org](mailto:Nina Khanzadeh/nkhanzad@auroragov.org)/Comments in red)

[Site Plan Page 14]

- a. Utilities to be installed per approved MUS.

**RESPONSE: NOTE HAS BEEN ADDED TO PUBLIC IMPROVEMENT PHASING NOTES.**

[Site Plan Page 15]

- b. Appears that the utility infrastructure improvements in Aurora Pkwy are not included in the ISP east set.

**RESPONSE: THE UTILITIES SHOWN AS "EXISTING" ARE TO BE CONSTRUCTED WITH THE WEST ISP (RSN 1589046) AND WILL BE EXISTING PRIOR TO FINAL ACCEPTANCE OF THE UTILITIES CONSTRUCTED WITH FILING 1. THIS IS TRUE FOR THE EAST ISP (RSN 1692021) AS WELL.**

[Site Plan Page 16]

- c. This 24" utility work is not included in ISP east.

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**RESPONSE: THE UTILITIES SHOWN AS "EXISTING" ARE TO BE CONSTRUCTED WITH THE WEST ISP (RSN 1589046) AND WILL BE EXISTING PRIOR TO FINAL ACCEPTANCE OF THE UTILITIES CONSTRUCTED WITH FILING 1. THIS IS TRUE FOR THE EAST ISP (RSN 1692021) AS WELL.**

[Site Plan Page 17]

- d. Where are the easements?

**RESPONSE: ADDED.**

- e. If public, this needs an easement.

**RESPONSE: ADDED.**

[Site Plan Page 18]

- f. Is this symbol correct?

**RESPONSE: SYMBOL REVISED.**

- g. If public, this needs an easement.

**RESPONSE: ADDED.**

[Site Plan Page 20]

- h. 5 ft clear needed.

**RESPONSE: REVISED.**

[Site Plan Page 21]

- i. Ensure 5 ft separations between hydrants and any other meters/obstructions- TYP all sheets.

**RESPONSE: REVISED.**

- j. Confirm these dashed lines indicate ROW limits- TYP all utility sheets. The legend to the right does not confirm that.

**RESPONSE: THE DASHED LINES ARE THE UTILITY (UE) AND GAS (GE) EASEMENTS ADJACENT TO THE RIGHTS-OF-WAY.**

- k. Meters to be in ROW or in pocket utility easements.

**RESPONSE: ALL METERS ARE IN THE TREE LAWN WITHIN THE RIGHT-OF-WAY.**

[Site Plan Page 22]

- l. What are these manholes for?

**RESPONSE: THE MISSING SANITARY SEWER LINE HAS BEEN ADDED.**

- m. Inlet in middle of ROW?

**RESPONSE: THE INLET SHOWN IS PART OF THE FUTURE AURORA PARKWAY AND IS ADJACENT TO THE FUTURE MEDIAN.**

**14. TAPs** ([Diana Porter/ dsporter@auroragov.org/Comments in red](mailto:dsporter@auroragov.org))

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

**RESPONSE: NOTED.**

**15. Forestry** ([Rebecca Lamphear/ dsporter@auroragov.org/Comments in red](mailto:dsporter@auroragov.org))

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

**RESPONSE: NOTED.**

**16. PROS** ([Curtis Bish/cbish@auroragov.org/Comments in mauve](mailto:cbish@auroragov.org))

[Site Plan Page 28]

- a. 4.1% Slope is too steep for the multi-purpose turf area. Regrade and incorporate retaining walls if necessary to provide functional space.

**RESPONSE: GRADING HAS BEEN REVISED.**

[Landscape Plan Page 16]

- b. A suitable/safe turf play area is required. Either introduce retaining walls where necessary to achieve a proper slope or swap the location of field to the east where

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it is flatter. Other programmatic elements of the park might better fit on the west side based on the topography, especially since the steeper slopes could be native grass area. Alternatively, a slope not exceeding 2% will be required for a minimum 160' x 225' area.

**RESPONSE: The park has been redesigned to provide a sledding hill, 2% grade turf field, picnic area, playground and xeric planting.**

[Landscape Plan Page 17]

- c. Next submittal should: \* Demonstrate that separate play areas with age appropriate equipment for pre-school (ages 2-5) and school-age children (ages 5-12) are provided. \* Specify playground equipment. Each structure should be identifiable with callouts corresponding to detail sheets. \* Include at least one special piece of play equipment to satisfy the inclusive access requirement. See Section 6.22.B(1) of the PROS Dedication & Development Criteria Manual for guidance.

**RESPONSE: The playstructure will accommodate 2-12 age children for play. The zip line includes an ADA seat for inclusivity. \*The park plans have been revised to a typical site plan set. This page has been removed.**

- d. Include the design/type/manufacturer of the picnic shelter on the detail sheet.  
**RESPONSE: Please refer to the details sheet for additional information.**

**17. Real Property** (Roger Nelson/ronelson@auroragov.org/Comments in magenta)

- a. Label all tracts as indicated on the plans.  
**RESPONSE: Labeled.**
- b. Label tract and area.  
**RESPONSE: Labeled.**
- c. License agreement will be required for any portion of this wall within an easement.  
**RESPONSE: There are no walls located within any easement.**  
[Plat Page 1]
- d. Provide certificate of taxes due.  
**RESPONSE: Noted.**
- e. Provide title commitment date within 120 days of plat acceptance.  
**RESPONSE: Noted.**  
[Plat Page 2]
- f. Describe the monument that the cap was found on per AES Board Rule. (i.e. rebar diameter, pipe diameter, etc.)  
**RESPONSE: Added.**
- g. Move "Unplatted" text down to avoid overplotting.  
**RESPONSE: Moved.**
- h. Show controlling ROW monument and fully describe the monument and cap and stamping. Also label B&D/Curve Data?  
**RESPONSE: AZTEC IS TO SET THIS MONUMENT. ONCE WE HEAR THAT THE MONUMENT HAS BEEN SET, EMK WILL VERIFY AND ADD THE DESCRIPTION.**
- i. Label B&D?  
**RESPONSE: ADDED.**
- j. Add line #14?  
**RESPONSE: ADDED.**  
[Plat Page 5]
- k. Make text legible.  
**RESPONSE: TEXT HAS BEEN MOVED.**

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- l. Contact Andy Niquette [decationproperty@auroragov.org](mailto:decationproperty@auroragov.org) for the easement concerns.  
**RESPONSE: THE EXISTING EASEMENT WILL REMAIN UNTIL SUCH TIME AS IT IS VACATED. THE FUTURE PIPELINE EASEMENT WILL BE REMOVED IF NOT ESTABLISHED PRIOR TO THIS PLAT BEING RECORDED.**  
[Plat Page 7]
- m. Describe the monument that the cap was found on per AES Board Rule. (i.e. rebar diameter, pipe diameter, etc.)  
**RESPONSE: REVISED.**
- n. Label the area where indicated.  
**RESPONSE: ADDED.**  
[Plat Page 8]
- o. Label the area where indicated.  
**RESPONSE: ADDED.**  
[Plat Page 9]
- p. Label the area where indicated.  
**RESPONSE: ADDED**
- q. Utility or Pipeline easement?  
**RESPONSE: FUTURE PIPELINE EASEMENT; DIMENSIONS & TIES HAVE BEEN REMOVED.**  
[Plat Page 10]
- r. Contact Andy Niquette [decationproperty@auroragov.org](mailto:decationproperty@auroragov.org) for the easement concerns.  
**RESPONSE: FUTURE EASEMENT HAS BEEN REMOVED.**  
[Plat Page 11]
- s. Label area where indicated.  
**RESPONSE: ADDED.**  
[Plat Page 15]
- t. Is this being dedicated by this plat?  
**RESPONSE: THE RIGHTS-OF-WAY FOR PRAIRIE POINT DRIVE AND AURORA PARKWAY ARE ANTICIPATED TO BE DEDICATED PRIOR TO RECORDING OF THIS PLAT**
- u. Controlling monument?  
**RESPONSE: AZTEC IS TO SET THIS MONUMENT. ONCE WE HEAR THAT THE MONUMENT HAS BEEN SET, EMK WILL VERIFY AND ADD THE DESCRIPTION.**  
[Plat Page 16]
- v. Label Easement B&D's?  
**RESPONSE: PER DARREN AKRIE, EXISTING EASEMENTS ARE TO ONLY HAVE RECEPTION NUMBERS LISTED AND NOT BEARINGS AND DISTANCES.**  
[Plat Page 17]
- w. Label existing easement B&D's (Typical)  
**RESPONSE: PER DARREN AKRIE, EXISTING EASEMENTS ARE TO ONLY HAVE RECEPTION NUMBERS LISTED AND NOT BEARINGS AND DISTANCES.**
- x. Label area where indicated.  
**RESPONSE:**  
[Plat Page 18]
- y. Label area where indicated.  
**RESPONSE:**
- z. Label existing easement B&D's (Typical)  
**RESPONSE: PER DARREN AKRIE, EXISTING EASEMENTS ARE TO ONLY HAVE RECEPTION NUMBERS LISTED AND NOT BEARINGS AND DISTANCES.**
- aa. Is this portion of the U.E. being dedicated by separate document?

**RESPONSE: THIS EASEMENT HAS BEEN REMOVED AS IT IS OFFSITE AND WILL BE OBTAINED BY SEPARATE DOCUMENT.**

bb. Label Road Name & ROW width.

**RESPONSE: ADDED.**

cc. Label easement.

**RESPONSE: ADDED.**

**18. E-470 Public Highway Authority (Chuck Weiss/cweiss@E-470.com)**

a. No additional comments were received from the E-470 Public Highway Authority.

**RESPONSE: Noted.**

**19. Mile High Flood District (Laura Hinds/submittals@udfcd.org)**

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

**RESPONSE: Noted.**

**20. CDOT (Aaron Eyl/aaron.eyl@state.co.us)**

a. I have reviewed the drainage report for this site;

- Drainage within the development of Kings Point Filing 1 will be accommodated by storm sewer, channels, and detention basins sized such that no significant negative onsite or offsite impacts are anticipated. Offsite flows entering the property shall be allowed to enter unimpeded and are conveyed safely through the site. The onsite drainage system includes storm sewer sized for the 100-year storm event. Onsite and offsite tributary flows will be detained within two detention basins per City of Aurora requirements prior to their release into the respective drainage ways.
- needs to provide details about the proposed outlet structures for the detention
- Need to inspect and clean the existing 2x48" CMP located underneath SH83
- I am available to meet at the site if needed, Same 8-29-2022

**RESPONSE: Details of the outlet structures will be provided with the final construction plans. Cleaning and inspection of the twin 48" CMP's is being arranged; we will notify CDOT as to the date.**

[Environmental Comments]

b. For ANY ground disturbance/work within CDOT ROW---Required:

Arch/History/Paleo:

Since this is a permit, a file search for Arch, Paleo and History is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

**RESPONSE: The file searches have been completed and previously submitted to CDOT.**

c. For ANY ground disturbance/work within CDOT ROW---Required:

Cultural/History File Search: <https://www.historycolorado.org/file-access> Email: [hc\\_filesearch@state.co.us](mailto:hc_filesearch@state.co.us)

Paleo File Search: Colorado University Museum of Natural History - Email: [jacob.vanveldhuizen@colorado.edu](mailto:jacob.vanveldhuizen@colorado.edu) and <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

**RESPONSE: The file searches have been completed and previously submitted to CDOT.**

d. For ANY ground disturbance/work within CDOT ROW---Required:

The ECIS will be used to support HazMat requirements.

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Non-historic 4f does not apply. If any non-historic 6f properties will be impacted or disturbed applicant shall coordinate with Veronica McCall  
veronica.mccall@state.co.us

**RESPONSE:**

[Info for Applicant/Contractor]

- e. The Permittee shall complete a stormwater management plan (SWMP) which must be prepared with good engineering, hydrologic, and pollution control practices and include at a minimum the following components: qualified stormwater manager; spill prevention and response plan; materials handling; potential sources of pollution; implementation of control measures; site description; and site map.

**RESPONSE: The SWMP will be submitted to CDOT with the plans for the CDOT right-of-way improvements associated with the access permit.**

- f. In addition, the Permittee shall comply with all local/state/federal regulations and obtain all necessary permits. Permittee shall comply with CDOT's MS4 Permit. When working within a local MS4 jurisdictional boundary, the permittee shall obtain concurrence from the local MS4 that the local MS4 will provide construction stormwater oversight. The local MS4 concurrence documentation shall be retained with the SWMP.

**RESPONSE: Understood.**

- g. Clear Zone: It is the responsibility of the engineer/architect who stamps the plans to ensure that: any new landscaping/trees are outside of the clear zones for any State Highway/CDOT ROW and that the new landscaping/trees do not interfere with site lines from any State Highway/CDOT ROW.

**RESPONSE: Except for ground revegetation, no trees or additional landscaping is proposed within the CDOT right-of-way.**

- h. Landscape: Any new or changes to existing landscaping within CDOT ROW must be reviewed and approved by CDOT. Landscaping plans should be submitted and should include details of all proposed plant species and seed mixes/ratios.

**RESPONSE: Except for ground revegetation, no trees or additional landscaping is proposed within the CDOT right-of-way.**

[Right of Way Comments]

- i. MJO -8/15/2022 -No real concerns at this time -what is the blue line on the east side of Parker Road shown in the Plat?

**RESPONSE: The blue line is a proposed water line extension that will be part of a separate utility permit.**

- j. It seems the primary plat is for the eastern portion of the development and the areas impacting Parker Road will occur later.

**RESPONSE: That is correct.**

- k. SDH - 8/16/22 - There aren't any shown currently, but will there be any ROW dedications along Parker Rd related to a possible future interchange with Aurora Pkwy?

**RESPONSE: No additional right-of-way dedications at this time.**

- l. MJO - 12/1/2022 - RESPONSE: NO ADDITIONAL RIGHT-OF-WAY IS PROPOSED AT THIS TIME. - so we assume no dedication around or near Parker Road to local and then to CDOT.

**RESPONSE: We believe that is correct.**

- m. MJO - 2/3/2023 - Nothing seems to have changed with this revision - no impacts on CDOT ROW, No proposed Dedications to City with subsequent transfer to CDOT (HWY 85) and no A-Line crossings - this seem good to go from ROW/Survey perspective

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**RESPONSE: That is our understanding as well.**

[Resident Engineer Comments]

- n. Civil plans required for the connection at SH83. Upon that submittal, Cherry Creek will review. It is advised that a concept plan for an interchange is included to ensure infrastructure is not constructed and in conflict in the future.

**RESPONSE: This has been discussed with CDOT personnel that no concept plan is required at this time.**

[Permits Comments:]

- o. CDOT is currently reviewing the Notice to Proceed construction plans associated with permit #119070. That permit is issued to the City, yet the scope of work at the intersection/tie-in of Aurora Parkway to SH 83 is being constructed by the metro district. These off-site improvements are critical to this subdivision and future development within Prairie Point. CDOT has discussed and agreed with the City staff that certain notes will be added to both the site plan, plat and Master Plan as needed to address matters of maintenance responsibility of public improvements. CDOT will need to receive a copy of those plan sheets and notes to ensure these necessary provisions are properly addressed. Whereby a Metro District has been created, and existing Contract Maintenance Agreements (for both traffic signals and Row improvements) between the City & State now exist, it was agreed that any deferment of maintenance to the district will be by a separate agreement between the City and District (not CDOT).

**RESPONSE: Understood.**

- p. This subdivision clearly will need to utilize Aurora Parkway for access to SH 83. At this time, the Notice to Proceed has not been issued for construction.

**RESPONSE: That is correct; the intersection plans are being revised after CDOT review and will be resubmitted.**

- q. The Aurora Parkway connection to SH 83 is conditionally allowed under permit 119070. That permit contains key performance indicators relative to the eventual transformation to an interchange to accommodate the traffic anticipated in the future. This is shown on the 2009 Access Management Plan (AMP) for SH 83. In that AMP document, Nichols Avenue directly north of Aurora Parkway at mm 63.46 is identified as:

"This access would be modified with the Parker / Aurora Pkwy interchange to provide access to Aurora Pkwy or Long Ave east of the interchange."

**RESPONSE: This has been further discussed with CDOT and would be reviewed when a concept interchange plan is prepared.**

- r. In short, CDOT and the City discussed at length during the rezoning of the Kings Point Property, the need to provide an alternate / secondary access to the Kraaglund Acres subdivision. It was agreed that the City of Aurora (developer) would coordinate with the City of Centennial to determine where that access easement would appear and address it at time of platting. The City of Centennial had erroneously vacated at least one of connective rights-of-way leaving only one option available. Ideally to avoid any future surprises, this planned connection should be correctly shown on the plat & site plan and an easement dedicated at this time. Please see the red-line sheet that best illustrate this omission/oversight.

**RESPONSE: It was agreed with CDOT personnel that any alternate connection to Kragelund would be reviewed in conjunction with a concept plan for the interchange.**

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- s. This site plan & plat should both anticipate and accommodate the future interchange and not create constraints on future design alternatives. We need to ensure that Nova Drive is sufficiently spaced back from SH 83.

**RESPONSE: It was agreed with CDOT personnel that any concept plan for the interchange is not required at this time; the distance from the centerline of SH83 to the centerline of the Nova Drive intersection is approximately 1240 feet.**

- t. See red lines.

**RESPONSE: The red line comments from CDOT on the access plans are being addressed and will be resubmitted through CDOT.**

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

Sincerely,

Jeff Marck

terraccina design

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



Provide certificate of taxes due.  
Provide title commitment date within 120 days of plat acceptance.

NOTED

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IS THE OWNER OF A PARCEL OF LAND SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

THENCE S89°36'49"E, 283.76 FEET;

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

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

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

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

THENCE N05°31'45"E, 316.52 FEET;

THENCE N36°46'20"E, 115.66 FEET;

THENCE N68°55'41"E, 117.69 FEET;

THENCE S82°48'59"E, 93.07 FEET;

THENCE S76°57'16"E, 240.09 FEET;

THENCE S68°42'40"E, 68.38 FEET;

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

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

THENCE S83°00'06"E, 689.76 FEET ALONG A LINE NONTANGENT TO SAID CURVE;

THENCE S89°13'39"E, 55.33 FEET;

THENCE S83°00'06"E, 55.00 FEET;

THENCE S76°46'33"E, 55.33 FEET;

THENCE S06°59'54"W, 116.05 FEET;

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

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

THENCE S83°00'06"E, 263.83 FEET;

THENCE S00°28'14"E, 129.28 FEET;

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

THENCE SOUTHERLY 89.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 113°57'58", SUBTENDED BY A CHORD WHICH BEARS S19°05'13"W A DISTANCE OF 75.47 FEET;

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

THENCE S18°38'56"W, 156.55 FEET;

THENCE S26°26'23"E, 157.35 FEET;

THENCE N63°53'37"E, 34.65 FEET TO A POINT OF TANGENT CURVATURE;

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

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

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

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

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

THENCE N59°24'09"E, 150.99 FEET;

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

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

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

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

THENCE N00°24'24"W, 754.43 FEET;

THENCE N32°55'00"E, 191.53 FEET;

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

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

THENCE S89°31'11"W, 134.40 FEET;

THENCE S00°28'49"E, 200.00 FEET;

THENCE S09°25'50"W, 175.00 FEET;

THENCE S40°17'15"W, 130.00 FEET;

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

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

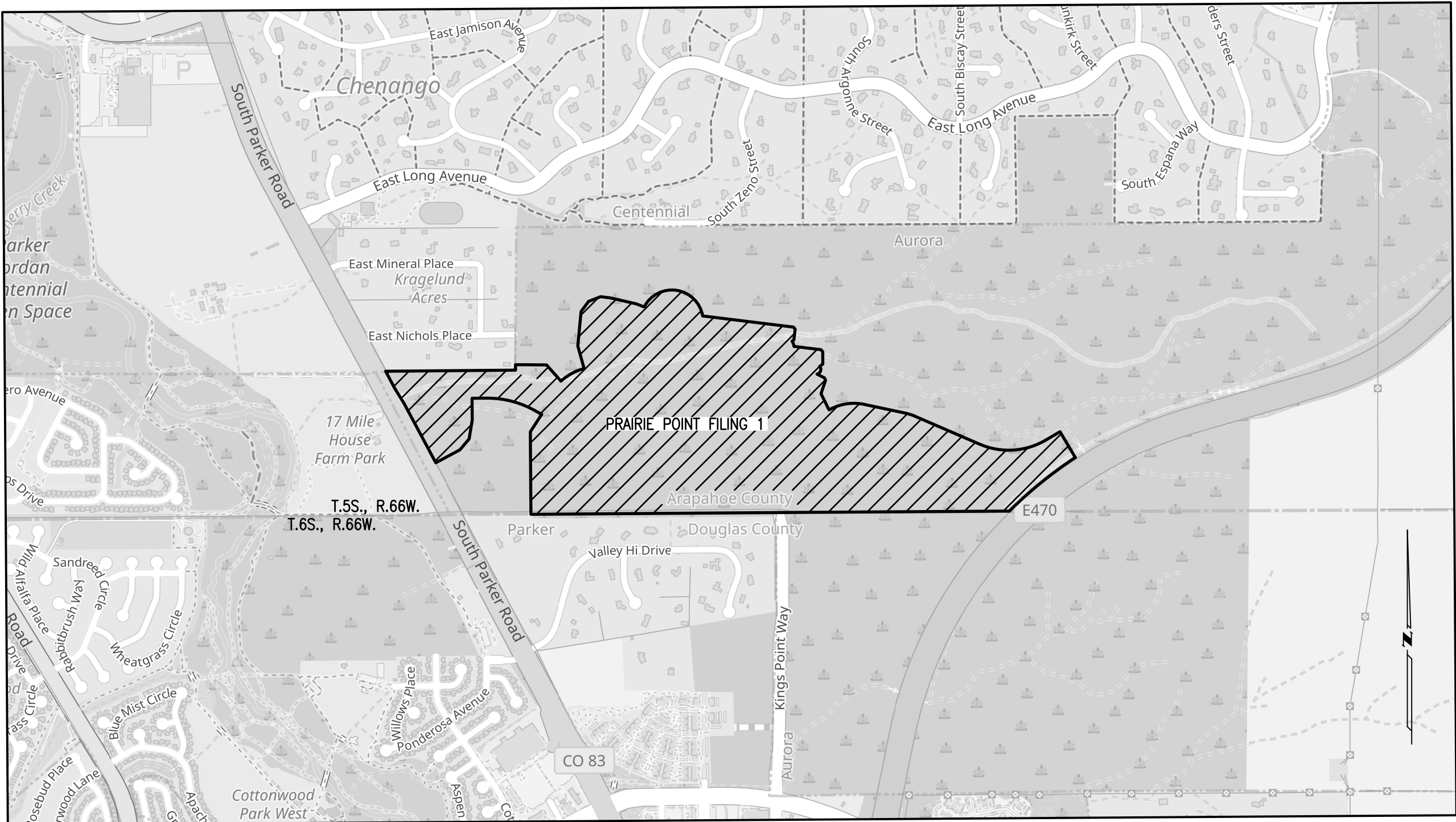
THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE N31°58'54"W, 150.16 FEET;

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

THENCE ALONG THE SOUTH LINE OF SAID KRAGELUND ACRES AND THE SOUTH LINE OF KRAGELUND ACRES AMENDMENT NO. 1 AS RECORDED AT BOOK 516, PAGE 40 OF SAID RECORDS N89°31'11"E, 1,188.66 FEET TO THE POINT OF BEGINNING, CONTAINING 6,848,471 SQUARE FEET OR 157,219 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO 228 LOTS, 11 BLOCKS, AND 20 TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PRAIRIE POINT SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

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

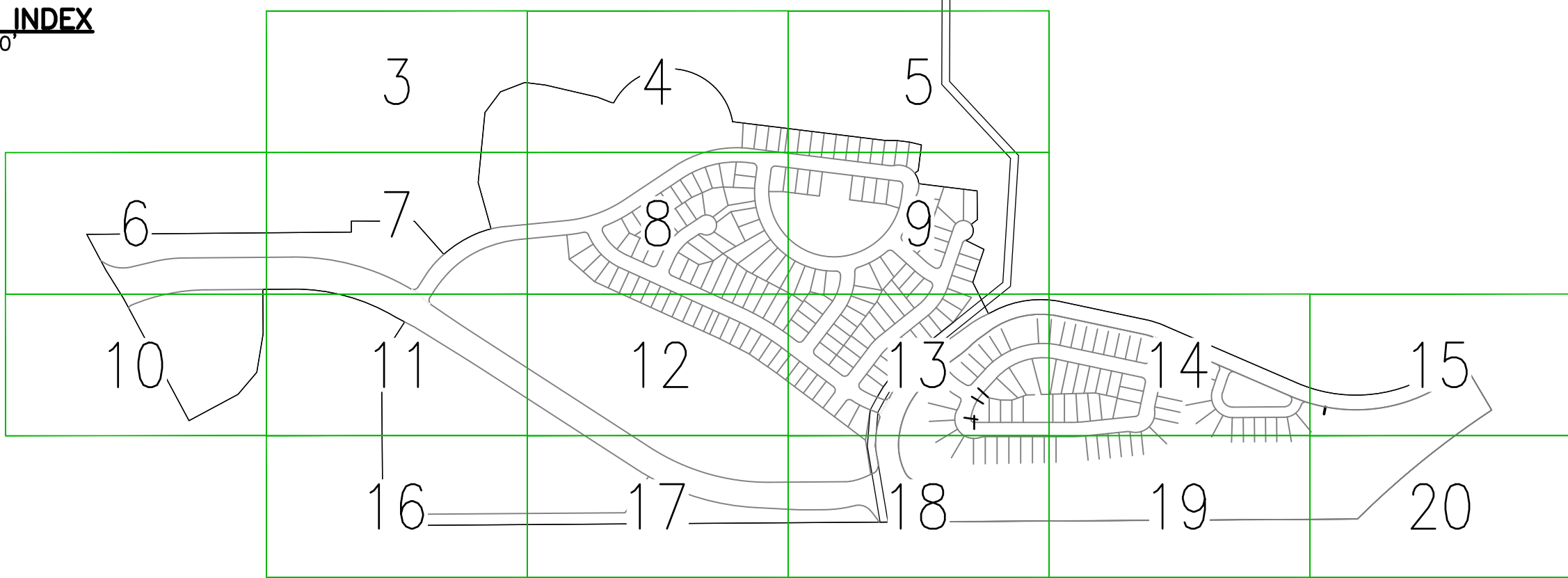


VICINITY MAP  
1"=1000'

NOTES

- 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".
- BASIS OF BEARINGS IS BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33 BEARING N89°34'42"E (ASSUMED); BOTH ENDS OF SAID LINE MONUMENTED AS SHOWN.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, AND T ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCES 96-74 AND 96-75.
- THE EASEMENTS HEREON SHOWN AND LABELED 'G' 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.
- ALL OWNERS OF LOTS ADJACENT TO EAST AURORA PARKWAY, EAST KINGS POINT DRIVE, EAST NOVA DRIVE, EAST NOVA CIRCLE, EAST CLIFTON DRIVE, SOUTH ZENO WAY, SOUTH YAMPA DRIVE, AND EAST PHILLIPS DRIVE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- ALL BLOCK CURVE RADII ARE 20' UNLESS OTHERWISE NOTED.
- 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.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

SHEET INDEX  
1" = 600'



NOTES (CONTINUED)

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD EMK CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NUMBER 22000310511, PREPARED BY STEWART TITLE COMPANY, DATED JULY 11, 2022 AT 5:30 P.M.
- ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

Must be within 120 days of plat acceptance date

COVENANTS

THE UNDERSIGNED OWNER, 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 AND 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 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

SIGNATURE \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019,

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

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND MY OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY 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 JANUARY 4, 2023.

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.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT 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.

STEPHEN H. HARDING  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR #29040

CITY OF AURORA APPROVALS

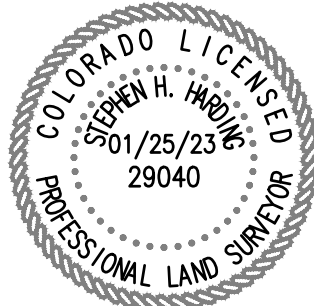
THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, TRACTS, AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF 2023 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

INDEX  
1 COVER SHEET  
2 OVERALL PLAT BOUNDARY  
3-20 FINAL PLAT

SURVEYOR'S DIGITAL SEAL OR SIGNATURE IS EFFECTIVE ONLY AS TO THAT VERSION OF THIS DOCUMENT AS ORIGINALLY PUBLISHED BY SURVEYOR. SURVEYOR IS NOT RESPONSIBLE FOR ANY SUBSEQUENT MODIFICATION, CORRUPTION, OR UNAUTHORIZED USE OF SUCH DOCUMENT. TO VERIFY THE VALIDITY OR APPLICABILITY OF THE SEAL OR SIGNATURE, CONTACT SURVEYOR.



PRAIRIE POINT FILING 1  
DATE PREPARED: 1/25/23  
PREPARED BY  
EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)684-1520 www.EMK.com  
JOB NO. 12187.62  
SHEET 1 OF 20



BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DATE PREPARED: 1/25/23  
PREPARED BY  
**EMK CONSULTANTS, INC.**  
**LAND DEVELOPMENT**  
**ENGINEERING & SURVEYING**  
 7006 SOUTH ALTON WAY, BLDG. F  
 CENTENNIAL, COLORADO 80112-2019  
 (303)694-1520 [www.EMKC.com](http://www.EMKC.com)  
 JOB NO. 12187.62  
**SHEET 2 OF 20**



BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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

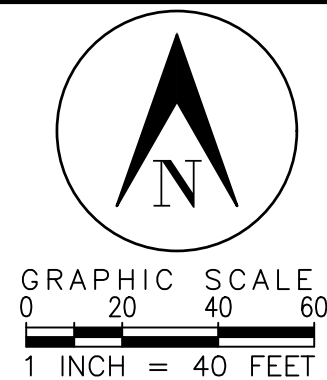
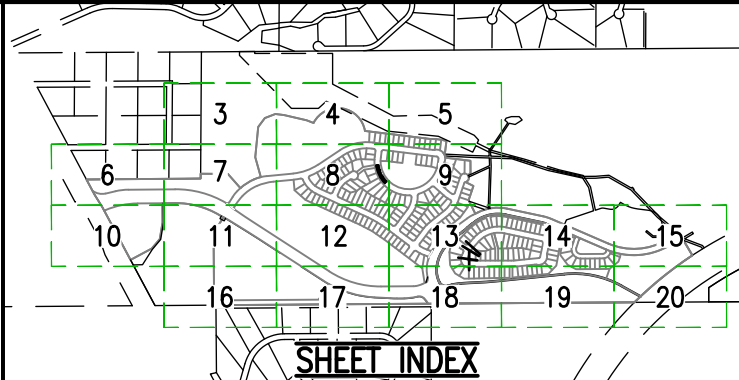
Make text legible?

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

5' PIPELINE EASEMENT  
20K 4360, PAGE 267  
DATED BY SEPARATE DOCUMENT

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

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



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DATE PREPARED: 1/25/23  
PREPARED BY

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CENTENNIAL, COLORADO 80112-2019  
(303)694-1520 [www.EMK.com](http://www.EMK.com)  
JOB NO. 12187.62

BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

UNPLATTED

16A

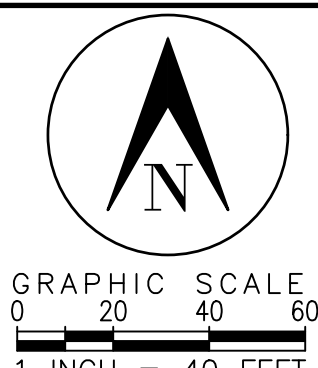
TRACT J  
8,728 SF  
.4685 AC

SEE SHEET 8

Area?

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

GE  
UE  
DE  
SE



**EMK CONSULTANTS, INC.**  
LAND DEVELOPMENT  
ENGINEERING ■ SURVEYING  
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 4

TRACT C  
563,714 SF  
12.9411 AC

TRACT J  
978,728 SF  
22.4685 AC

TRACT E  
134,133 SF  
3.0793 AC

SEE SHEET 7

SEE SHEET 9

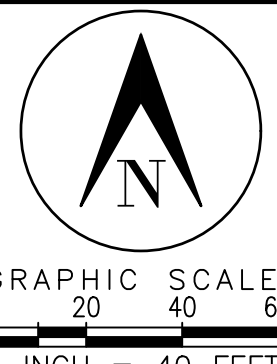
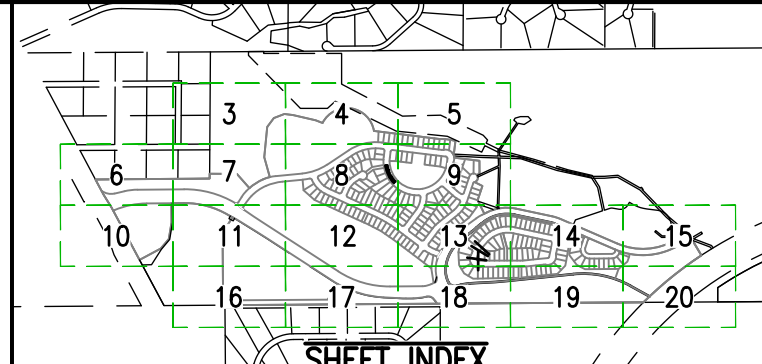
SEE SHEET 12

NOTES

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

LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED
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- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SIDEWALK EASEMENT



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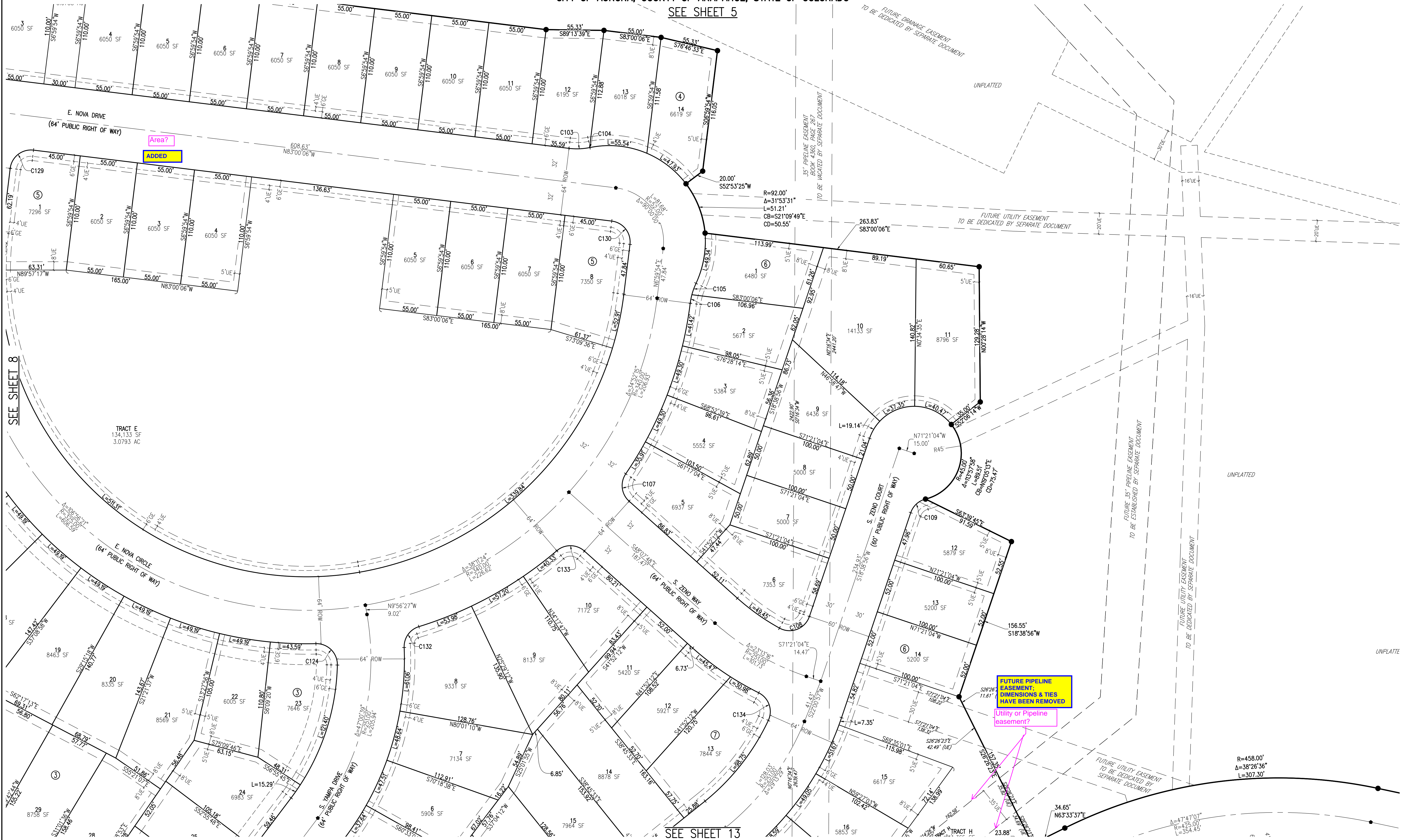


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**SHEET 8 OF 20**



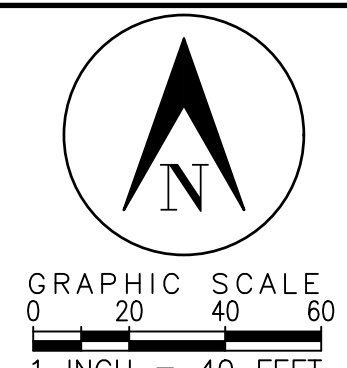
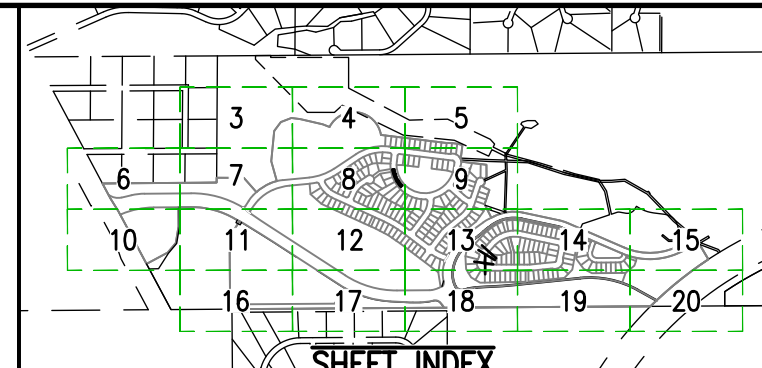
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 5

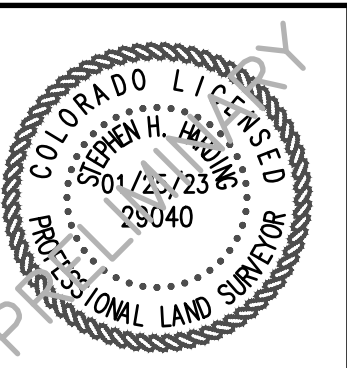


- NOTES
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  - SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
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●	UTILITY EASEMENT
●	DRAINAGE EASEMENT
●	SIDEWALK EASEMENT



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G:\218762 Prairie Point Filing 1 2022\FINAL PLAN\PRAIRIE POINT FILING 1 FINAL PLAT.dwg, 1/25/2023 9:54:35 PM, jhudson, 1:1



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SEE SHEET 6

FOUND 3 1/4" ALUMINUM CAP ON 1/2" ALUMINUM PIPE  
STAMPED "COLO DEPT. OF HIGHWAYS PLS-10734  
PT NUM-1321 ROW MON. ROW PROJ. F"

TRACT A  
DRAINAGE & ACCESS EASEMENT  
242,150 SF  
5.5590 AC

EAST AURORA PARKWAY  
(144' PUBLIC RIGHT OF WAY)

UNPLATTED

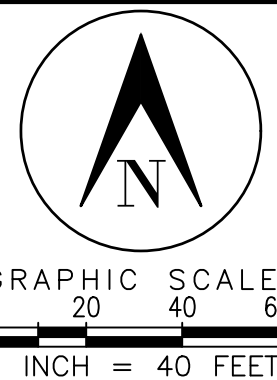
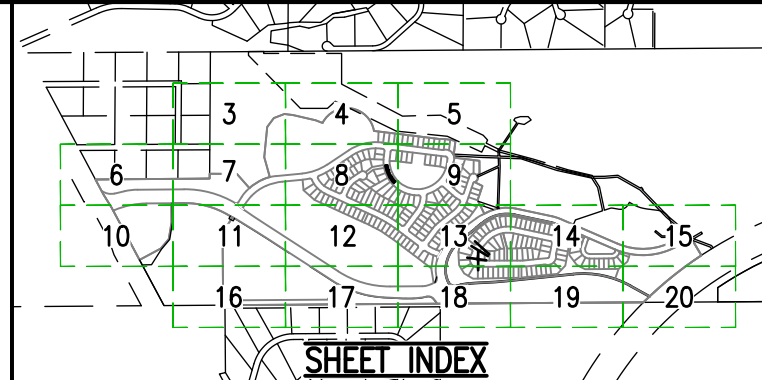
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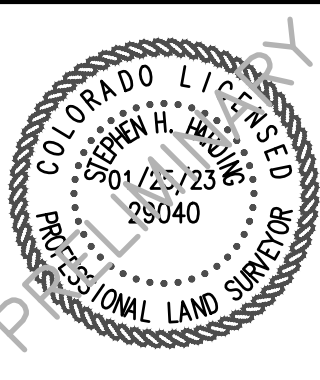
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- GE GAS EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SE SIDEWALK EASEMENT



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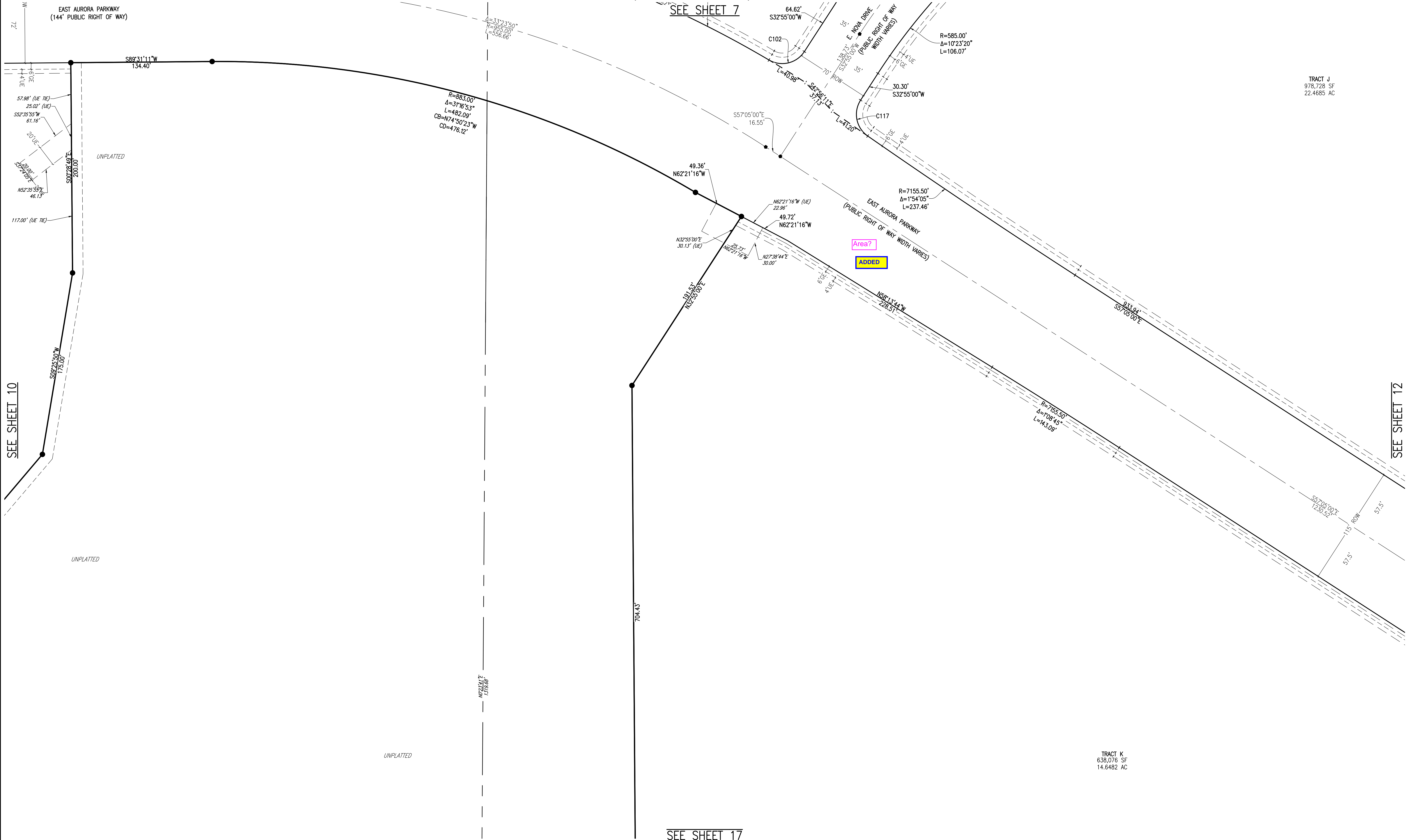
SHEET 10 OF 20

SEE SHEET 11

PRAIRIE POINT SUBDIVISION FILING 1

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 7



TRACT J  
978,728 SF  
22.4685 AC

TRACT K  
638,076 SF  
14.6482 AC

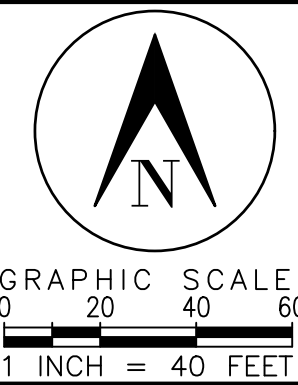
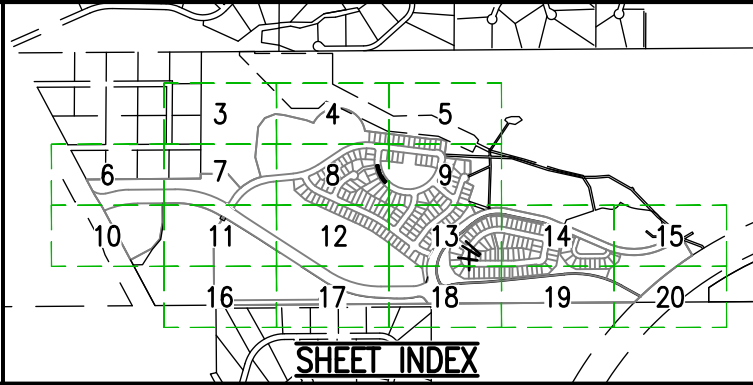
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- SE SIDEWALK EASEMENT

SEE SHEET 17



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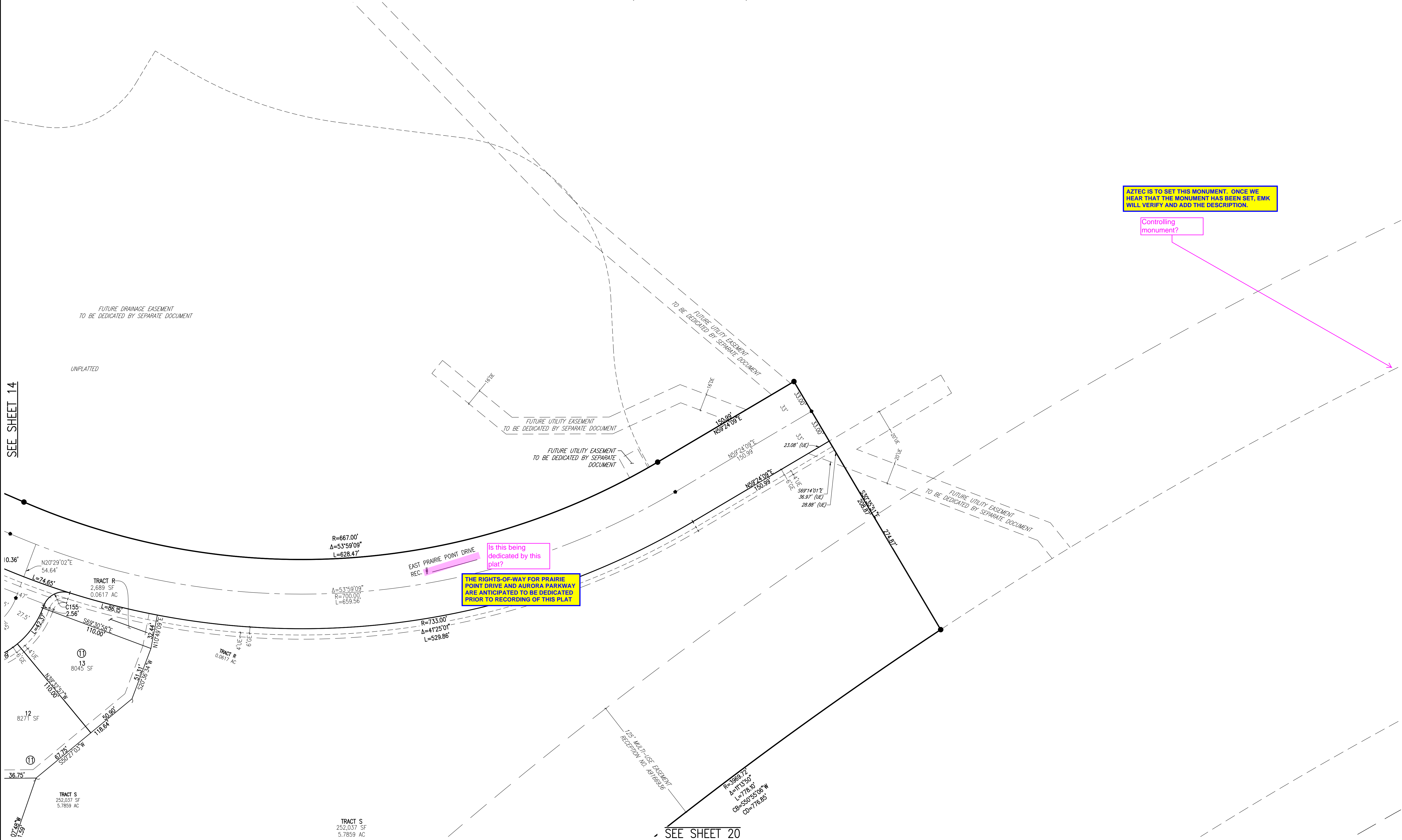
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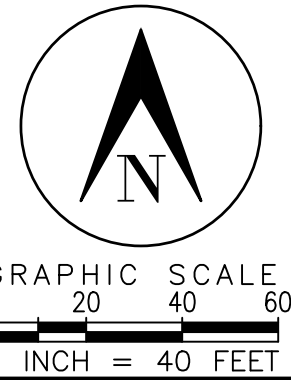
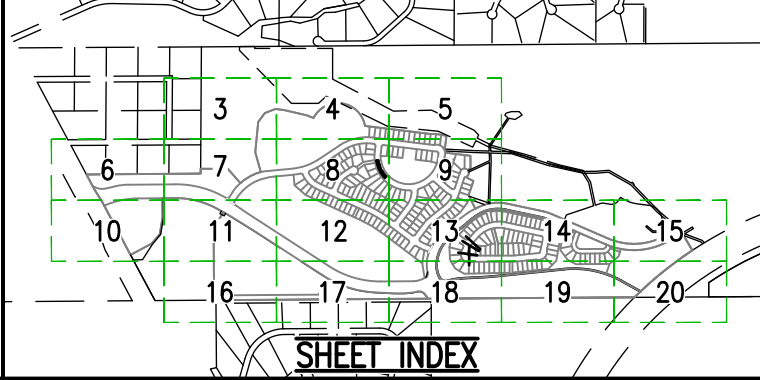


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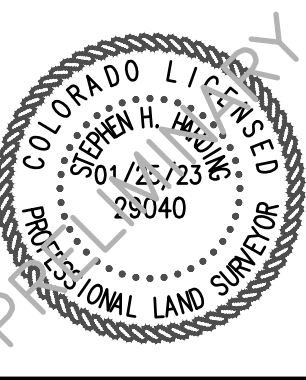


- NOTES
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  2. SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
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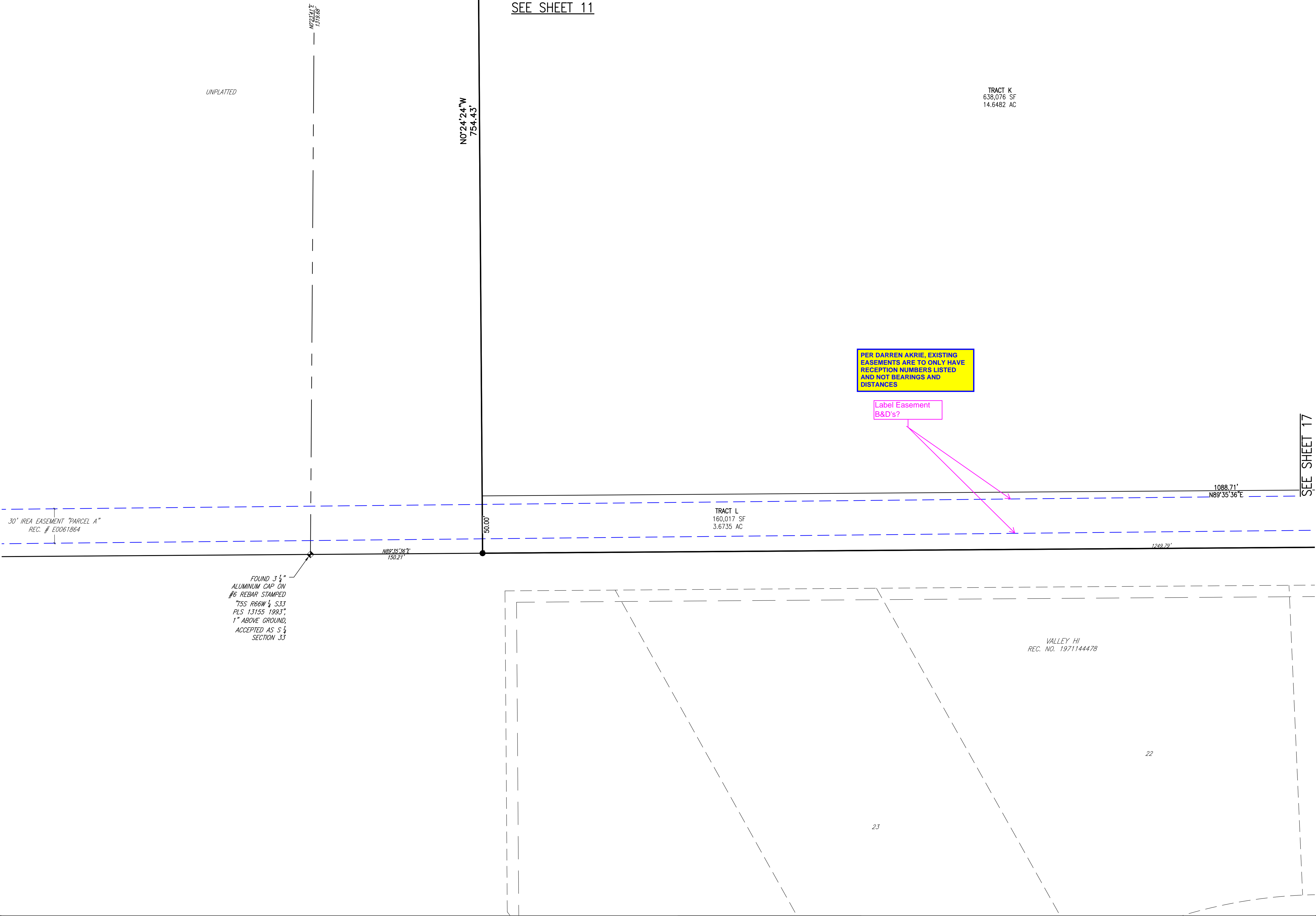


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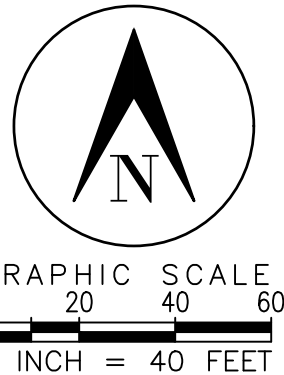
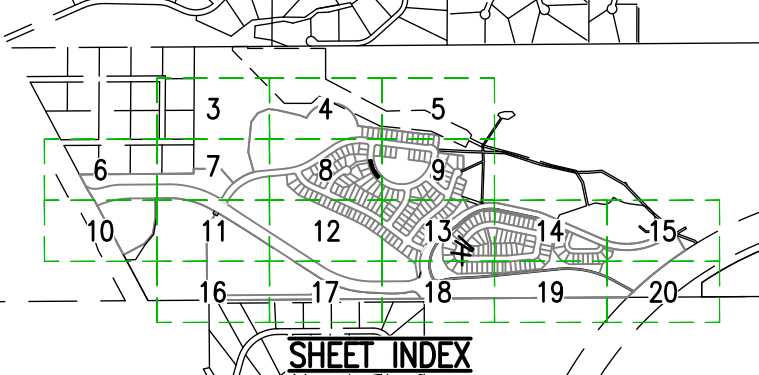
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SEE SHEET 11

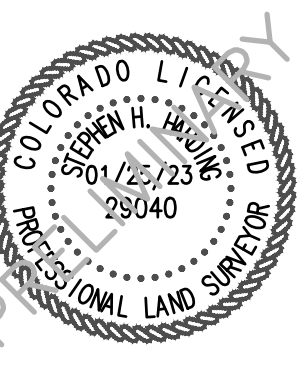


- NOTES
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SEE SHEET 12

TRACT J  
978,728 SF  
22.4685 AC

Area?  
ADDED

TRACT K  
638,076 SF  
14.6482 AC

TRACT L  
160,017 SF  
3.6735 AC

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

10' POWER LINE EASEMENT  
BOOK 1243, PAGE 242

Label existing  
easement B&D's  
(Typical)

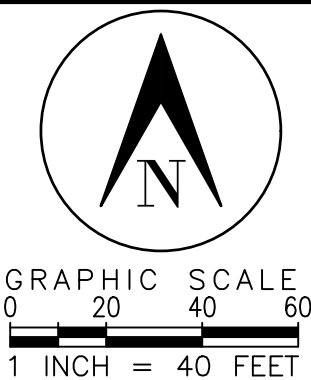
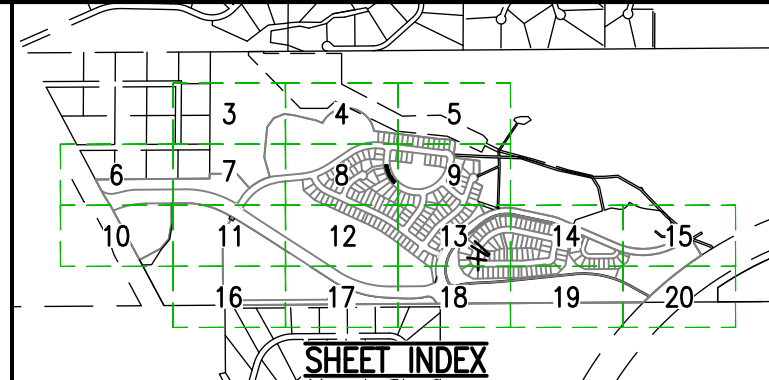
PER DARREN AKRIE, EXISTING  
EASEMENTS ARE TO ONLY HAVE  
RECEPTION NUMBERS LISTED  
AND NOT BEARINGS AND  
DISTANCES

SEE SHEET 16

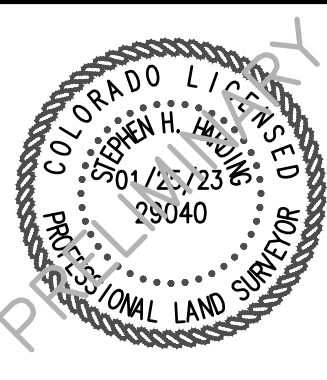
SEE SHEET 18

- NOTES
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
  - SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
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UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SE	SIDEWALK EASEMENT



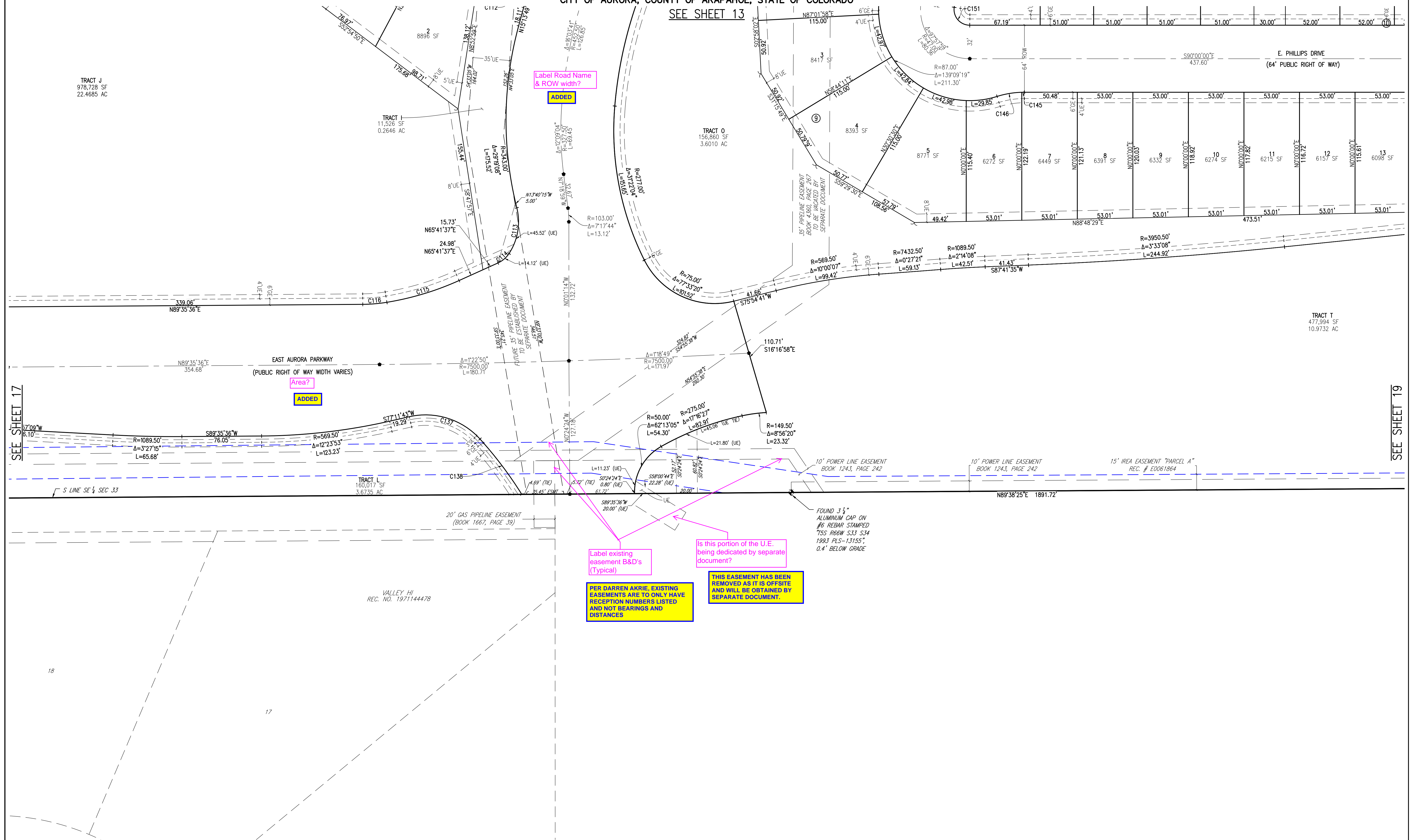
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SHEET 17 OF 20

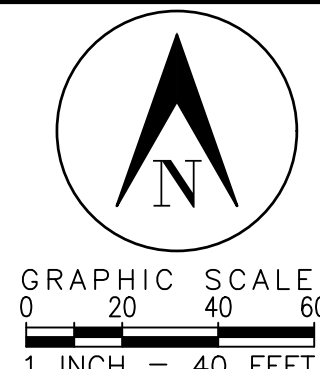
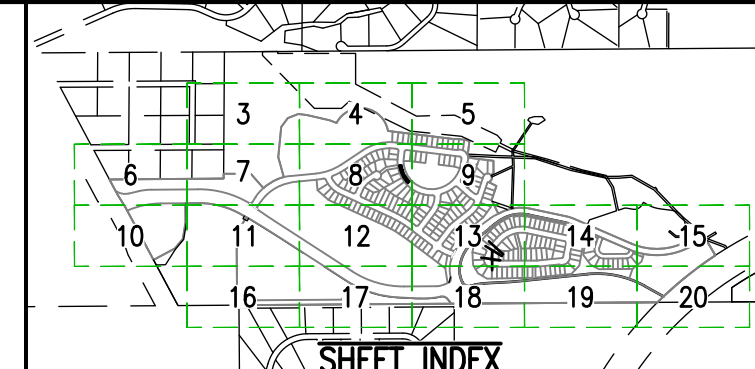
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SEE SHEET 13

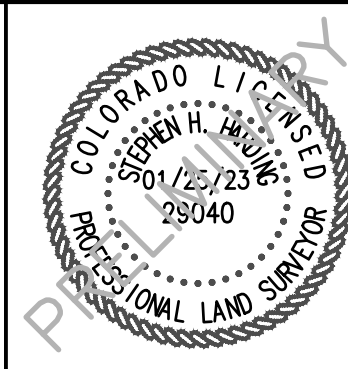


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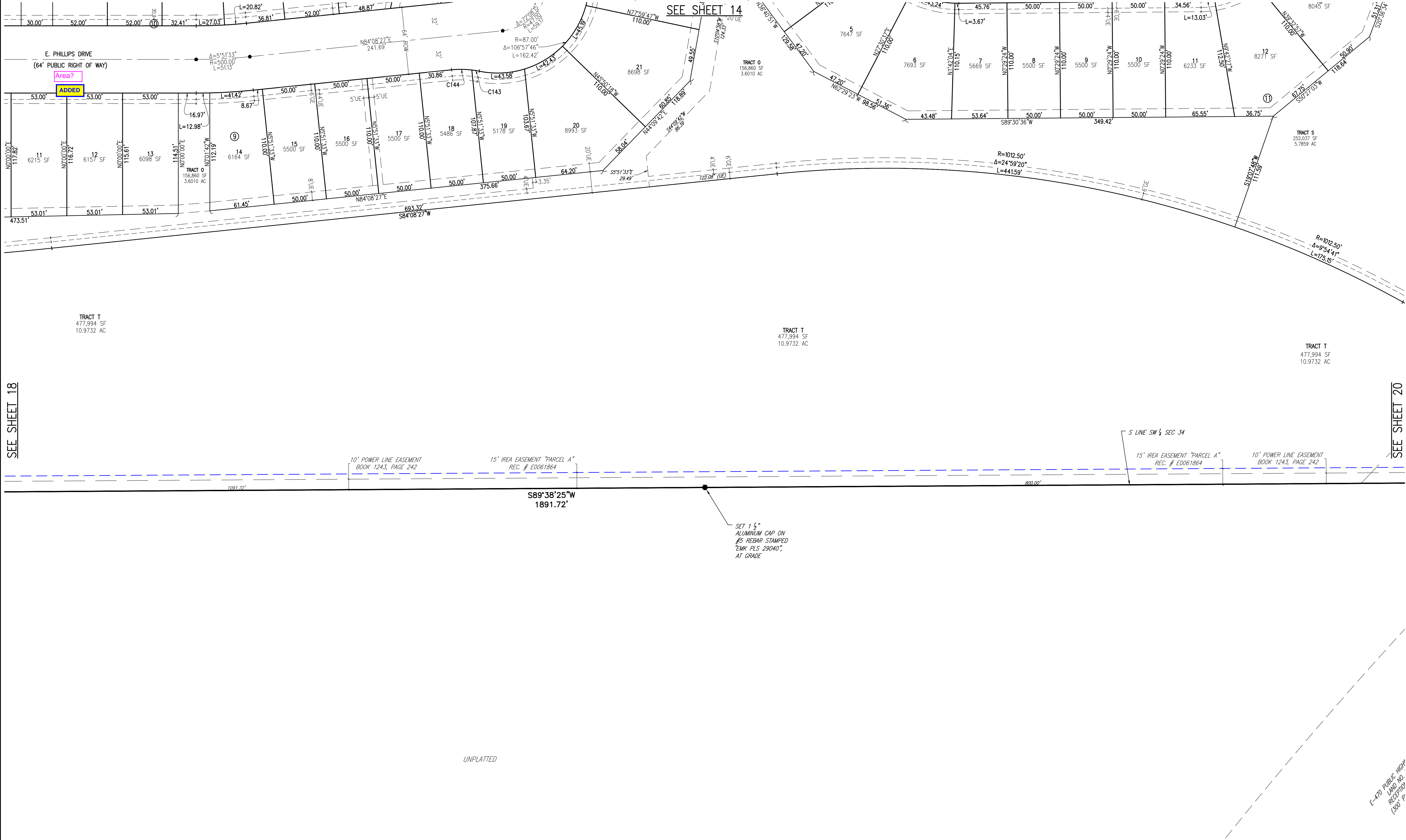
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 14

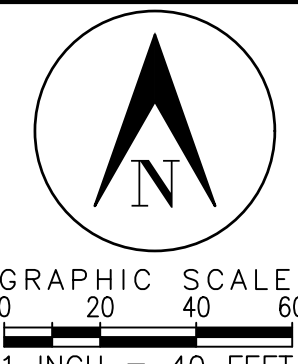
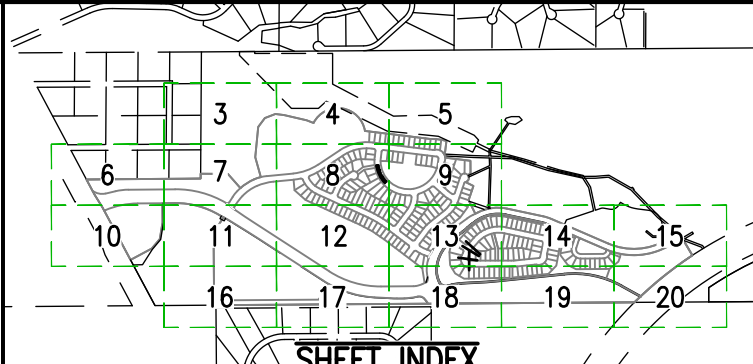


NOTES

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- SIDEWALK EASEMENT



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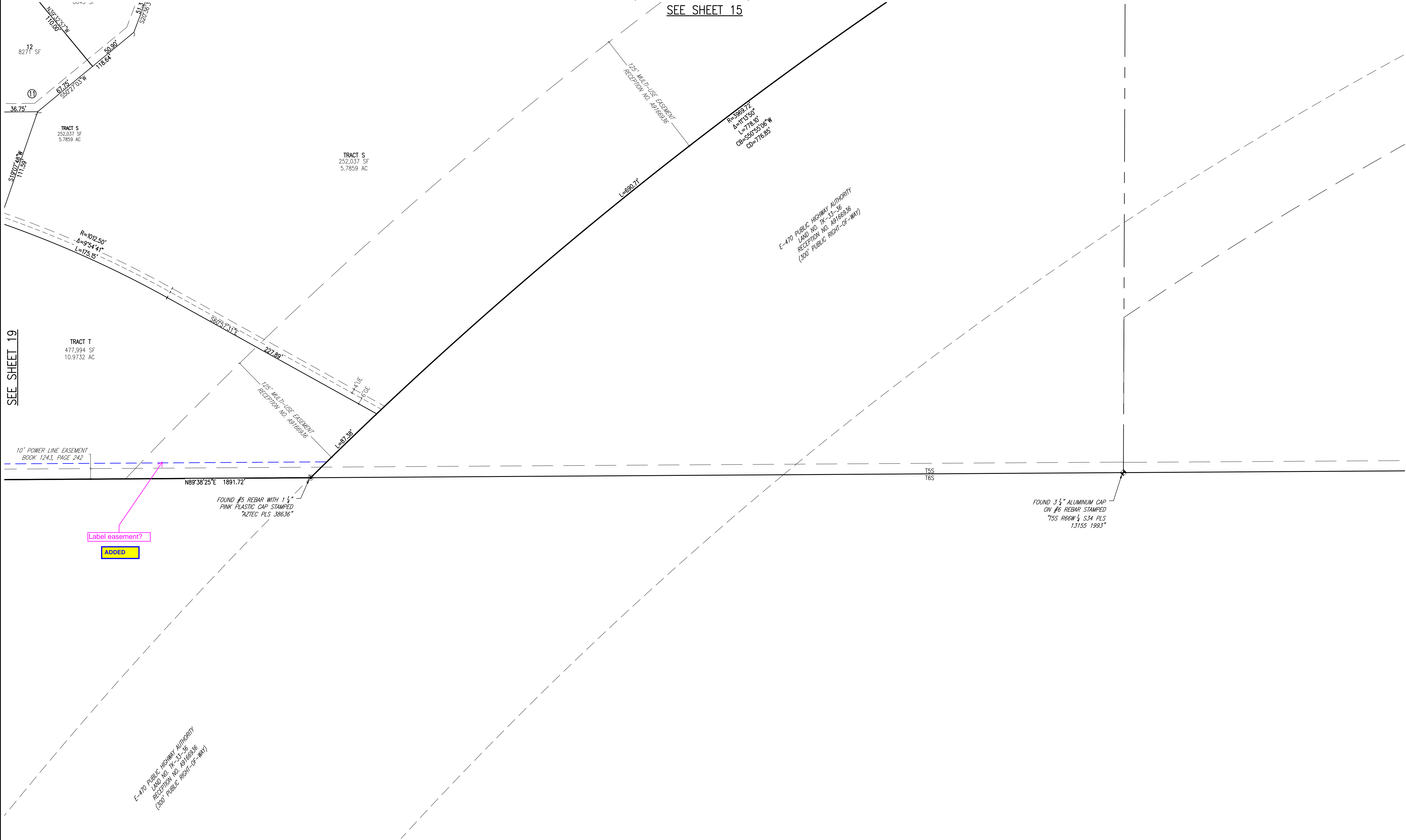
**PRAIRIE POINT FILING 1**  
DATE PREPARED: 1/25/23  
PREPARED BY  
**EMK CONSULTANTS, INC.**  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)684-1520 www.EMKC.com  
JOB NO. 12187.62  
**SHEET 19 OF 20**



G:\12187.62 Kings Point Filing 1 2022\FINAL PLAT\PRAIRIE POINT FILING 1 FINAL PLAT.dwg, 1/25/2023 9:57:21 PM, jhudson, 1:1

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

SEE SHEET 15

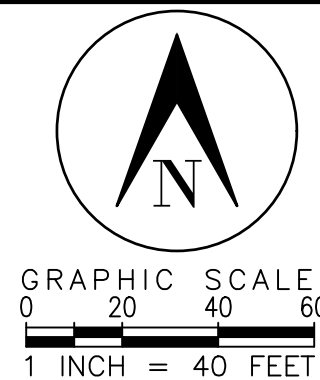
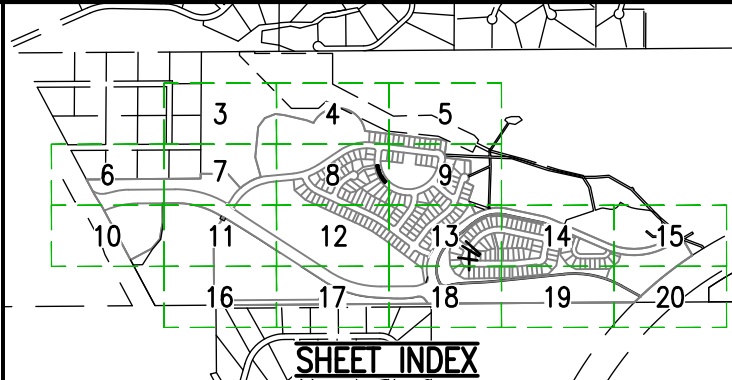


NOTES

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

LEGEND

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



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PRAIRIE POINT FILING 1

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JOB NO. 12187.62

SHEET 20 OF 20



## PRAIRIE POINT SUBDIVISION FILING 1

### BOUNDARY CLOSURE REPORT

JANUARY 13, 2023

North: 171381.01' East: 220498.49'

Segment #1 : Line

Course: N00°23'11"E Length: 50.00'

North: 171431.00' East: 220498.82'

Segment #2 : Line

Course: S89°36'49"E Length: 283.76'

North: 171429.09' East: 220782.58'

Segment #3 : Line

Course: S41°34'54"E Length: 198.06'

North: 171280.94' East: 220914.03'

Segment #4 : Curve

Length: 171.11' Radius: 537.00'

Delta: 018°15'26" Tangent: 86.29'

Chord: 170.39' Course: N57°32'48"E

Course In: S41°34'54"E Course Out: N23°19'29"W

RP North: 170879.26' East: 221270.43'

End North: 171372.37' East: 221057.81'

Segment #5 : Curve

Length: 72.16' Radius: 432.00'

Delta: 009°34'16" Tangent: 36.17'

Chord: 72.08' Course: N71°27'39"E

Course In: S23°19'29"E Course Out: N13°45'13"W

RP North: 170975.68' East: 221228.85'

End North: 171395.29' East: 221126.15'

Segment #6 : Line

Course: N15°36'01"W Length: 215.88'

North: 171603.22' East: 221068.09'

Segment #7 : Line

Course: N05°31'45"E Length: 316.52'

North: 171918.27' East: 221098.59'

Segment #8 : Line

Course: N36°46'20"E Length: 115.66'

North: 172010.91' East: 221167.83'

Segment #9 : Line

Course: N68°55'41"E Length: 117.69'

North: 172053.23' East: 221277.65'

Segment #10 : Line

Course: S82°48'59"E Length: 93.07'

North: 172041.59' East: 221369.99'

Segment #11 : Line

Course: S76°57'16"E Length: 240.09'

North: 171987.39' East: 221603.88'

Segment #12 : Line

Course: S68°42'40"E Length: 68.38'

North: 171962.57' East: 221667.59'

Segment #13 : Line

Course: S88°51'04"E Length: 10.00'

North: 171962.37' East: 221677.59'

Segment #14 : Curve

Length: 709.76' Radius: 285.17'

Delta: 142°36'06" Tangent: 842.55'

Chord: 540.24' Course: S80°53'37"E

Course In: S62°11'40"E Course Out: N80°24'26"E

RP North: 171829.34' East: 221929.84'

End North: 171876.86' East: 222211.02'

Segment #15 : Line

Course: S83°00'06"E Length: 689.76'

North: 171792.82' East: 222895.64'

Segment #16 : Line

Course: S89°13'39"E Length: 55.33'

North: 171792.08' East: 222950.97'

Segment #17 : Line

Course: S83°00'06"E Length: 55.00'

North: 171785.38' East: 223005.56'

Segment #18 : Line

Course: S76°46'33"E Length: 55.33'

North: 171772.72' East: 223059.42'

Segment #19 : Line

Course: S06°59'54"W Length: 116.05'

North: 171657.53' East: 223045.28'

Segment #20 : Line

Course: S52°53'25"W Length: 20.00'

North: 171645.47' East: 223029.33'

Segment #21 : Curve

Length: 51.21' Radius: 92.00'

Delta: 031°53'31" Tangent: 26.29'

Chord: 50.55' Course: S21°09'49"E

Course In: S52°53'25"W Course Out: N84°46'56"E

RP North: 171589.96' East: 222955.96'

End North: 171598.33' East: 223047.58'

Segment #22 : Line

Course: S83°00'06"E Length: 263.83'

North: 171566.18' East: 223309.45'

Segment #23 : Line

Course: S00°28'14"E Length: 129.28'

North: 171436.90' East: 223310.51'

Segment #24 : Line

Course: S52°06'14"W Length: 35.00'

North: 171415.41' East: 223282.89'

Segment #25 : Curve

Length: 89.51' Radius: 45.00'

Delta: 113°57'58" Tangent: 69.25'

Chord: 75.47' Course: S19°05'13"W

Course In: S52°06'14"W Course Out: S13°55'48"E

RP North: 171387.77' East: 223247.38'

End North: 171344.09' East: 223258.21'

Segment #26 : Line

Course: S63°39'45"E Length: 91.59'

North: 171303.45' East: 223340.29'

Segment #27 : Line

Course: S18°38'56"W Length: 156.55'

North: 171155.12' East: 223290.23'

Segment #28 : Line

Course: S26°26'23"E Length: 157.35'

North: 171014.23' East: 223360.30'

Segment #29 : Line

Course: N63°33'37"E Length: 34.65'

North: 171029.66' East: 223391.32'

Segment #30 : Curve

Length: 307.30' Radius: 458.00'

Delta: 038°26'36" Tangent: 159.69'

Chord: 301.57' Course: N82°46'55"E

Course In: S26°26'23"E Course Out: N12°00'13"E

RP North: 170619.56' East: 223595.25'

End North: 171067.55' East: 223690.50'

Segment #31 : Line

Course: S77°59'47"E Length: 383.95'

North: 170987.70' East: 224066.06'

Segment #32 : Curve

Length: 91.01' Radius: 458.00'

Delta: 011°23'05" Tangent: 45.65'

Chord: 90.86' Course: S72°18'15"E

Course In: S12°00'13"W Course Out: N23°23'18"E  
RP North: 170539.71' East: 223970.80'  
End North: 170960.08' East: 224152.62'

Segment #33 : Line  
Course: S66°36'42"E Length: 647.24'  
North: 170703.15' East: 224746.68'

Segment #34 : Curve  
Length: 628.47' Radius: 667.00'  
Delta: 053°59'09" Tangent: 339.75'  
Chord: 605.48' Course: N86°23'43"E  
Course In: N23°23'18"E Course Out: S30°35'51"E  
RP North: 171315.35' East: 225011.45'  
End North: 170741.22' East: 225350.96'

Segment #35 : Line  
Course: N59°24'09"E Length: 150.99'  
North: 170818.07' East: 225480.93'

Segment #36 : Line  
Course: S30°35'51"E Length: 274.87'  
North: 170581.47' East: 225620.84'

Segment #37 : Curve  
Length: 778.10' Radius: 3969.72'  
Delta: 011°13'50" Tangent: 390.30'  
Chord: 776.85' Course: S50°55'06"W  
Course In: S33°27'59"E Course Out: N44°41'49"W  
RP North: 167269.90' East: 227809.93'  
End North: 170091.73' East: 225017.81'

Segment #38 : Line  
Course: S89°38'25"W Length: 1891.72'  
North: 170079.85' East: 223126.12'

Segment #39 : Line  
Course: S89°35'36"W Length: 2486.58'  
North: 170062.20' East: 220639.61'

Segment #40 : Line  
Course: N00°24'24"W Length: 754.43'  
North: 170816.61' East: 220634.25'

Segment #41 : Line  
Course: N32°55'00"E Length: 191.53'  
North: 170977.39' East: 220738.33'

Segment #42 : Line  
Course: N62°21'16"W Length: 49.36'  
North: 171000.30' East: 220694.61'

Segment #43 : Curve

Length: 482.09' Radius: 883.00'

Delta: 031°16'53" Tangent: 247.21'

Chord: 476.12' Course: N74°50'23"W

Course In: S30°48'04"W Course Out: N00°28'49"W

RP North: 170241.84' East: 220242.46'

End North: 171124.81' East: 220235.06'

Segment #44 : Line

Course: S89°31'11"W Length: 134.40'

North: 171123.68' East: 220100.66'

Segment #45 : Line

Course: S00°28'49"E Length: 200.00'

North: 170923.69' East: 220102.34'

Segment #46 : Line

Course: S09°25'50"W Length: 175.00'

North: 170751.06' East: 220073.67'

Segment #47 : Line

Course: S40°17'15"W Length: 130.00'

North: 170651.89' East: 219989.60'

Segment #48 : Line

Course: S61°49'45"W Length: 250.00'

North: 170533.87' East: 219769.22'

Segment #49 : Line

Course: N28°10'15"W Length: 623.29'

North: 171083.32' East: 219474.96'

Segment #50 : Line

Course: N31°58'54"W Length: 150.16'

North: 171210.69' East: 219395.43'

Segment #51 : Line

Course: N28°04'39"W Length: 181.76'

North: 171371.06' East: 219309.88'

Segment #52 : Line

Course: N89°31'11"E Length: 1188.66'

North: 171381.02' East: 220498.50'

Perimeter: 16813.48' Area: 6848471 Sq. Ft.

Error Closure: 0.02 Course: N32°42'18"E

Error North: 0.020 East: 0.013

Precision 1: 829619.00



1. 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 AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
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. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. 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.
6. 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 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 RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THE MINIMUM HEIGHT REQUIREMENT, THE DISTRICT PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. 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.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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 PLAN 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.
13. 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.
14. 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.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
16. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
18. 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 LIGHT FIXTURES, LUMEN RATE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMITS 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.
19. PRIOR TO 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.
20. 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.


1. PRAIRIE POINT (FORMERLY KNOWN AS KINGS POINT NORTH) MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE RESIDENTIAL CONSTRUCTION WITHIN THE OVERALL PRAIRIE POINT DEVELOPMENT AREA. DIVIDING THE SCOPE OF WORK BETWEEN THE TWO INFRASTRUCTURE SITE PLANS FOR PRAIRIE POINT EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY.  
  
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.
2. STORM SEWER AND DRAINAGE FACILITIES  
  
ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
3. ACCESS POINTS  
  
ALL PUBLIC AND PRIVATE ROADWAY ACCESS POINTS ARE FULL MOVEMENT. TRACT N IS A PUBLIC ACCESS EASEMENT.
4. ADJACENT INFRASTRUCTURE  
  
INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.

**ORDINANCE**  
146.4.3.10.C LOT DESIGN & LAYOUT (DOUBLE FRONTAGE LOTS)


**ADJUSTMENT**  
DOUBLE FRONTAGE HOMES ALLOWED ADJACENT TO KINGS POINT DRIVE GIVEN A 20' LANDSCAPE BUFFER IS PROVIDED.

**RATIONAL**  
A LARGE PERCENTAGE OF THE KINGS POINT SITE EXCEEDS 10% SLOPES. IN MANY AREAS CONNECTING ALL LOCAL ROADS TO THE COLLECTORS TO ELIMINATE DOUBLE FRONTAGE LOTS CAUSES MORE GRADING AND DISTURBANCE TO THE SITE. ALLOWING DOUBLE FRONTAGE LOTS IN AREAS PROVIDES A GRADE TRANSITION ZONE BETWEEN THE COLLECTOR AND DEVELOPMENT. TO REDUCE THE IMPACTS, A 20' LANDSCAPE BUFFER IS PROPOSED THAT WILL ADEQUATELY SETBACK FENCES AND SCREEN FENCES FROM THE ROAD.

DEPUTY: \_\_\_\_\_



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



SCALE VERIFICATION BAR IS ONE INCH LONG ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**BENCHMARK**

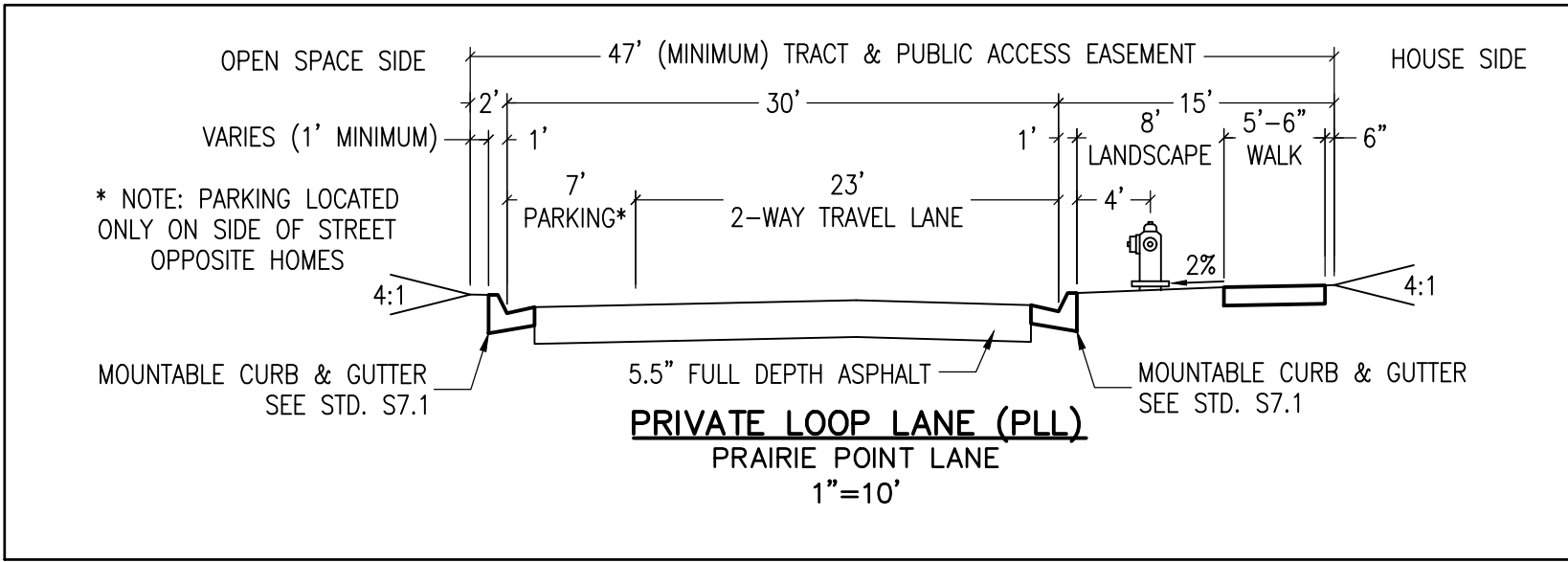
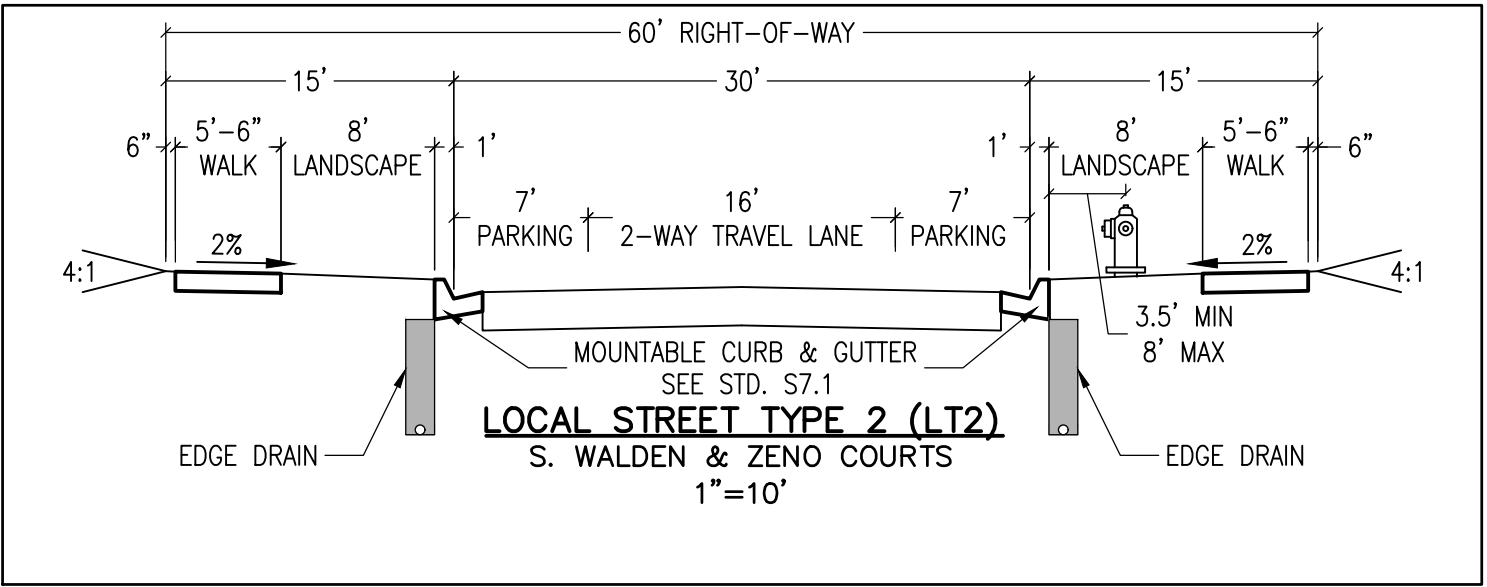
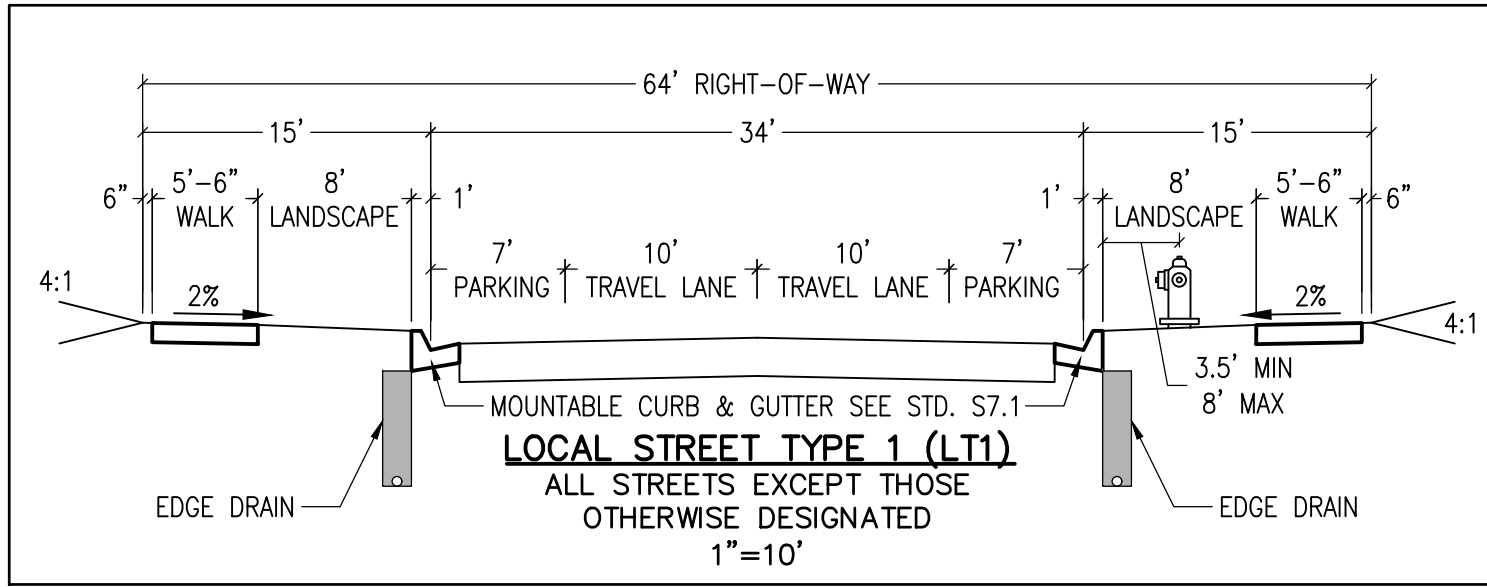
CITY OF ALBUQUERQUE 556333002 (FWA 22-160)

3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE. 0.2 FEET NORTH OF EAST 1/4 SECTION 33, T5S, R6W

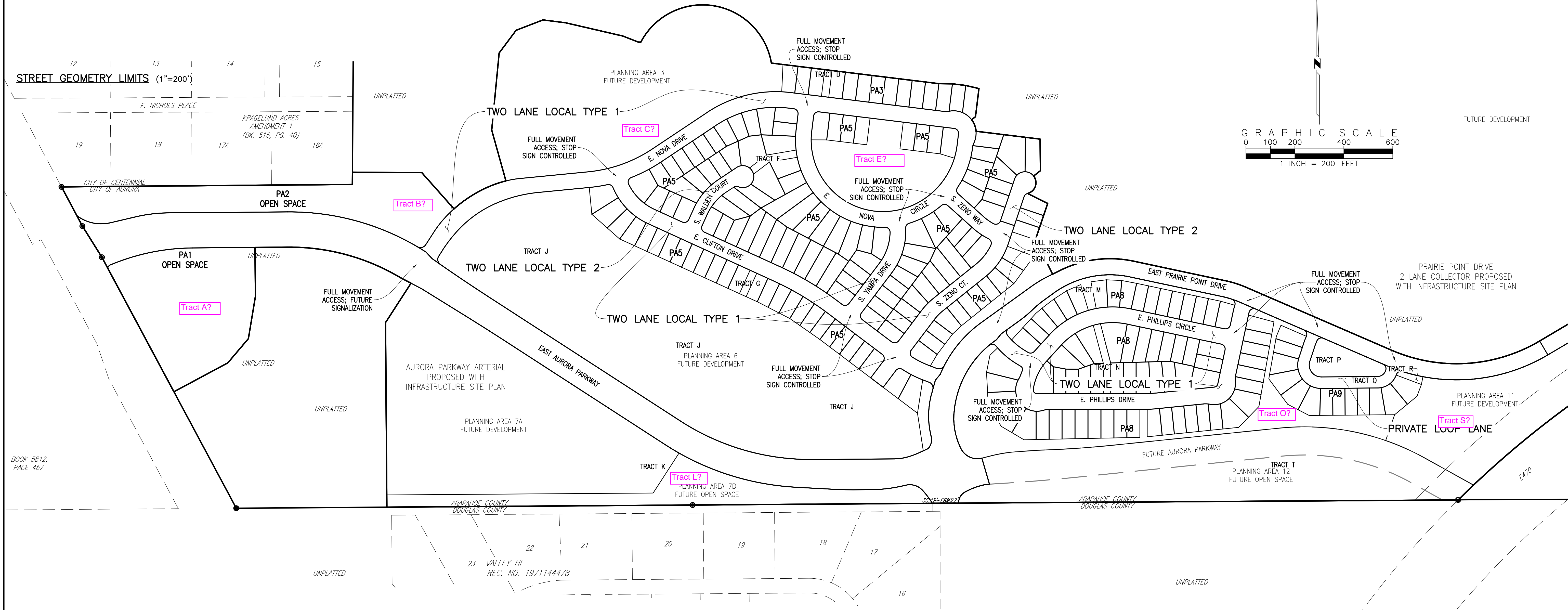
FAST 1/4 SECTION 33, T5S, R6W

PRAIRIE POINT FILING 1	SITE PLAN COVER SHEET
DATE: 01/23/2023	
JOB NO: 12187.62	
SCALE AS NOTED	
1 of 54	





ALL REQUESTED TRACT LABELS  
HAVE BEEN ADDED



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

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

Know what's below. Call before you dig.

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. ELEVATION 5666.00 FEET OF GRADE. 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5661.04

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

PRAIRIE POINT FILING 1

OVERALL STREET PLAN & STREET CROSS SECTIONS

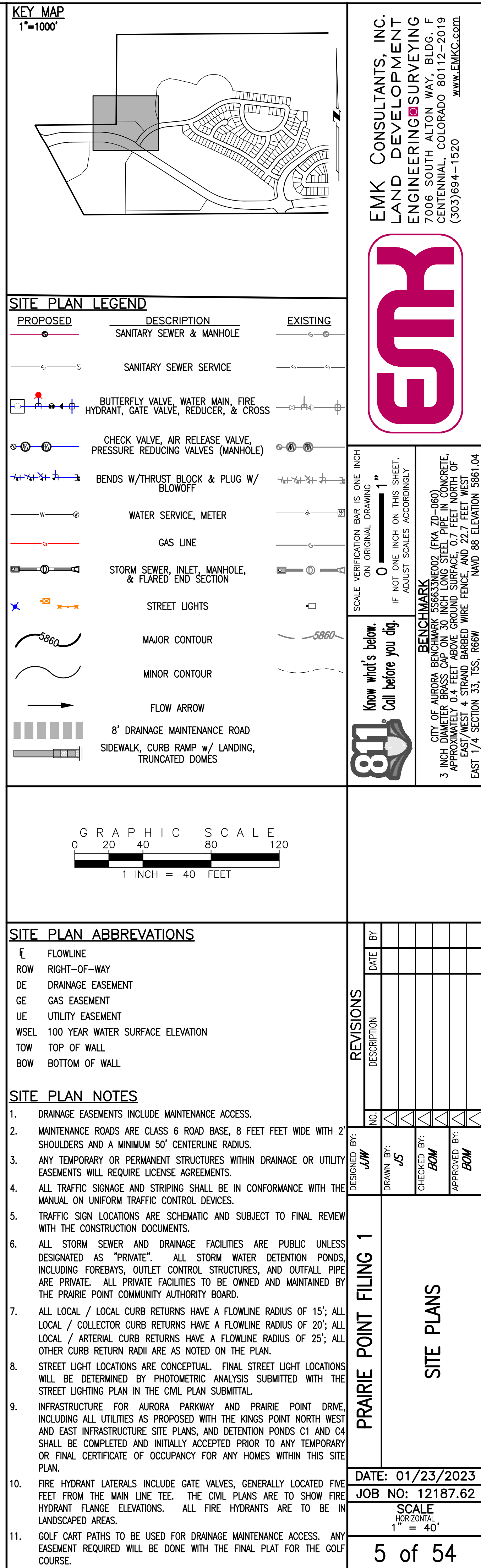
DATE: 01/23/2023

JOB NO: 12187.62

SCALE AS NOTED

3 of 54



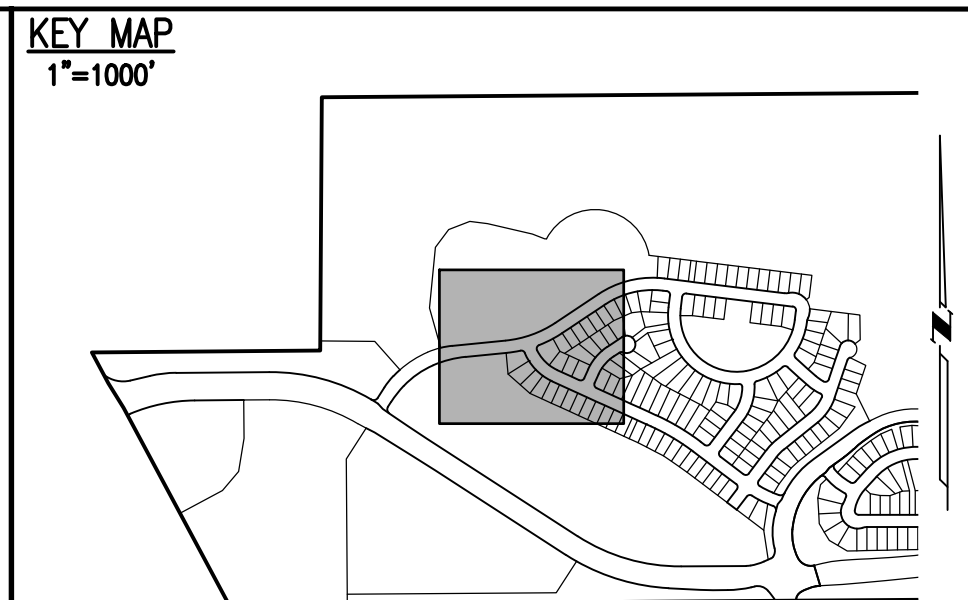




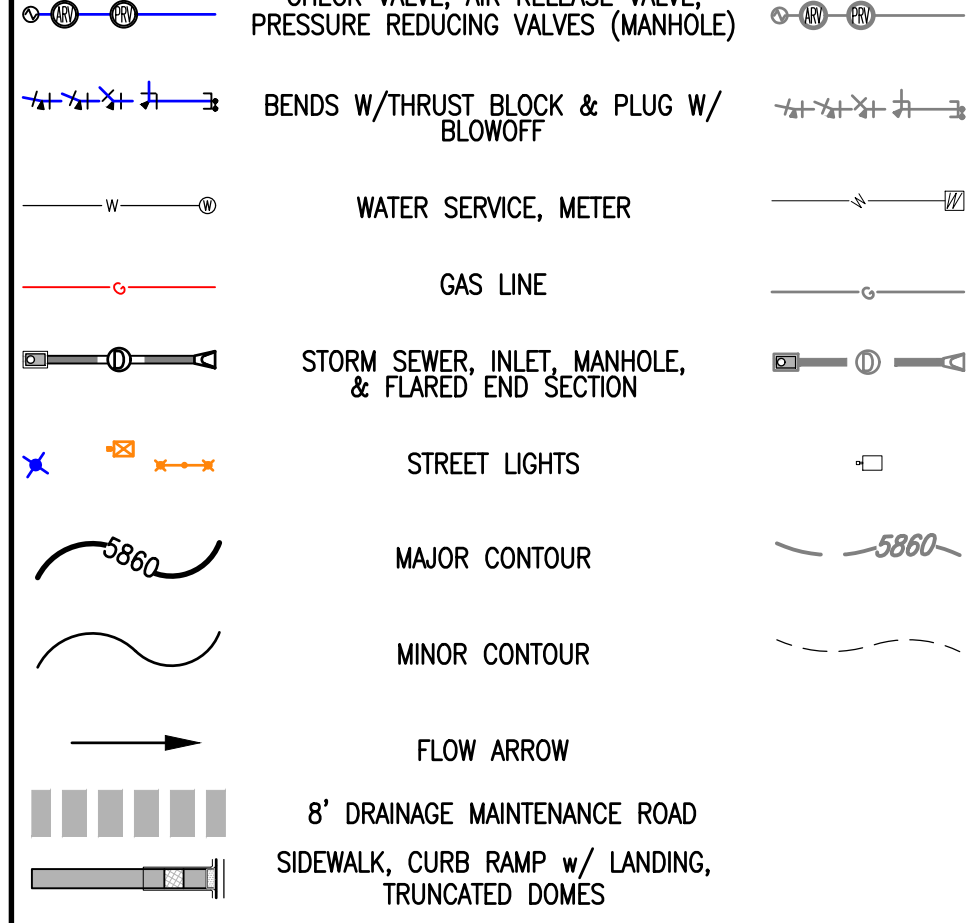


SEE SHEET 5

SEE SHEET 7



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



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

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

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(303)694-1520  
WWW.EMKCD.COM

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REVISIONS

NO.	DESCRIPTION	DATE	BY

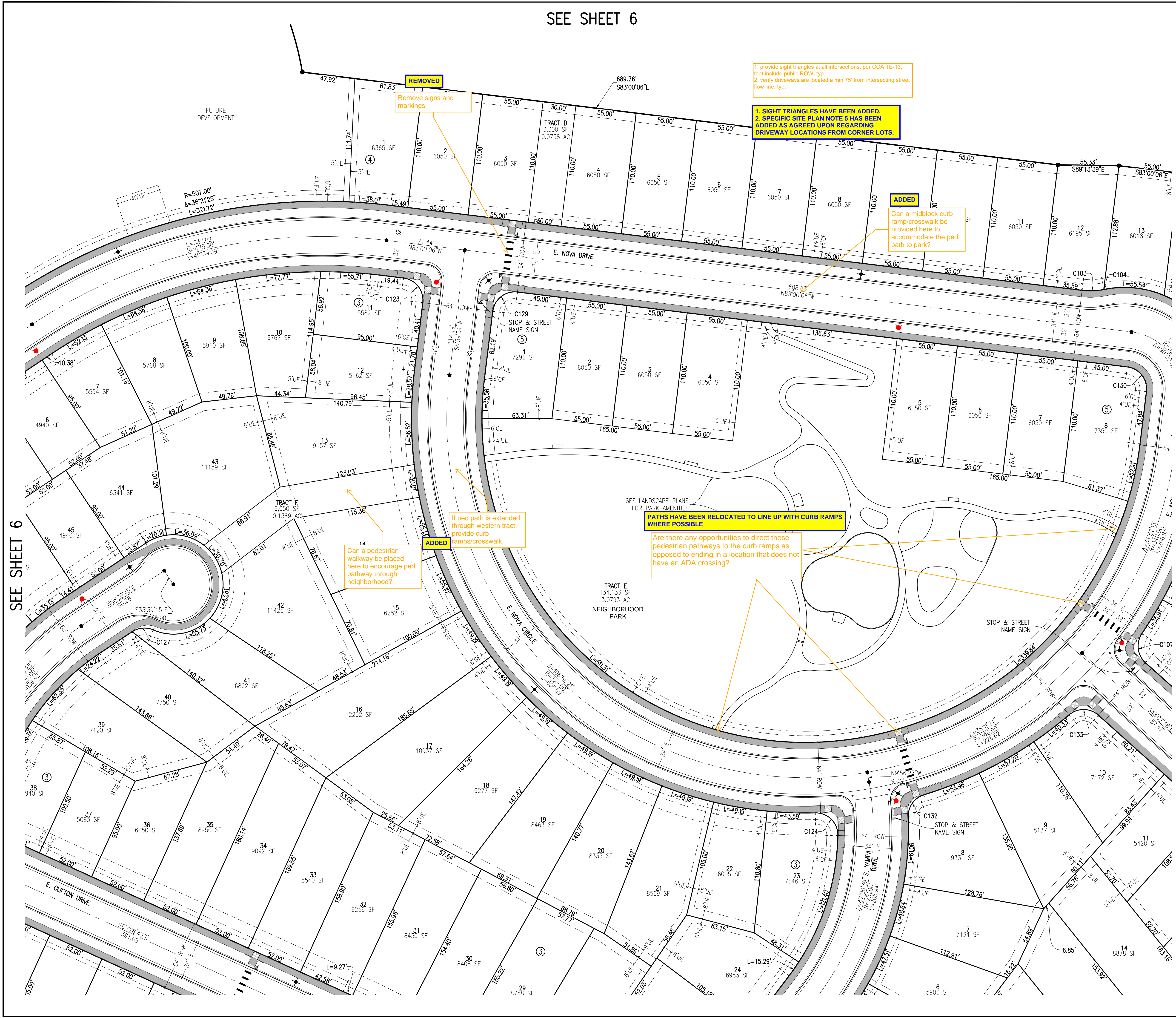
PRAIRIE POINT FILING 1

SITE PLANS

DATE: 01/23/2023  
JOB NO: 12187.62  
SCALE  
HORIZONTAL  
1" = 40'

6 of 54



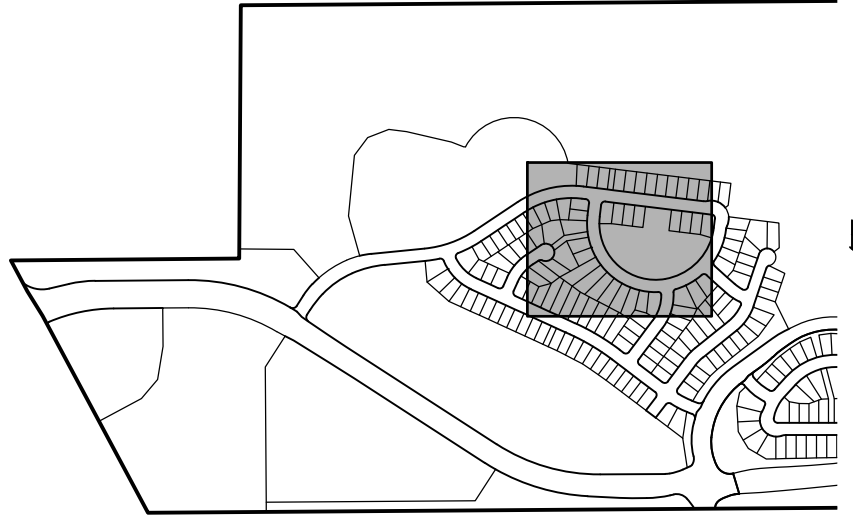


SEE SHEET 6

SEE SHEET 8

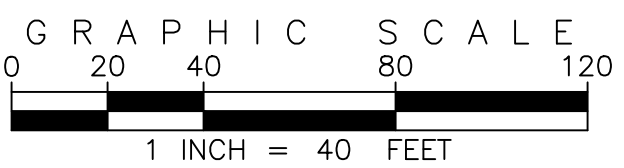
SEE SHEET 9

KEY MAP  
1"=1000'



SITE PLAN LEGEND

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



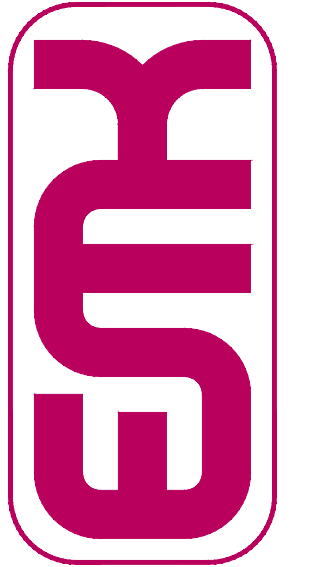
SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
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SITE PLAN NOTES

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5. TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
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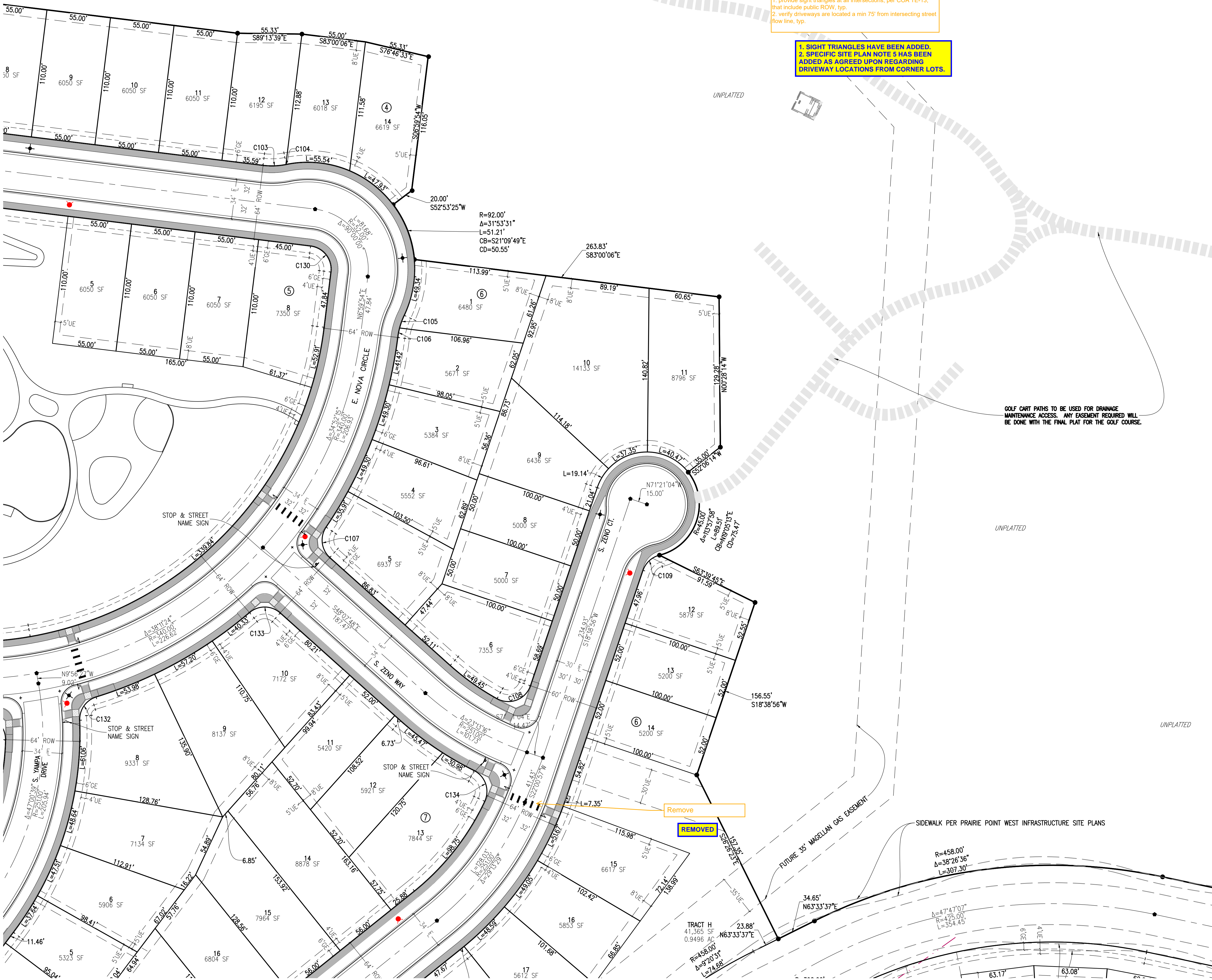
Know what's below.  
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811  
BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF 4" DIA. 10' DEEP UTILITY TIE-INS OF  
EAST WEST 4" STRAND BARBED WIRE FENCE AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

NO.	REVISIONS	DATE	BY
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100	DESIGN		

DESIGNED BY: JWM	DRAWN BY: JS	CHECKED BY: BOM	APPROVED BY: BOM
PRAIRIE POINT FILING 1			
DATE: 01/23/2023			
JOB NO: 12187.62			
SCALE HORIZONTAL 1" = 40'			
7 of 54			



SEE SHEET 7



1. provide sight triangles at all intersections, per COA TE-13, that include public ROW, typ.  
2. verify driveways are located a min 75' from intersecting street flow line, typ.

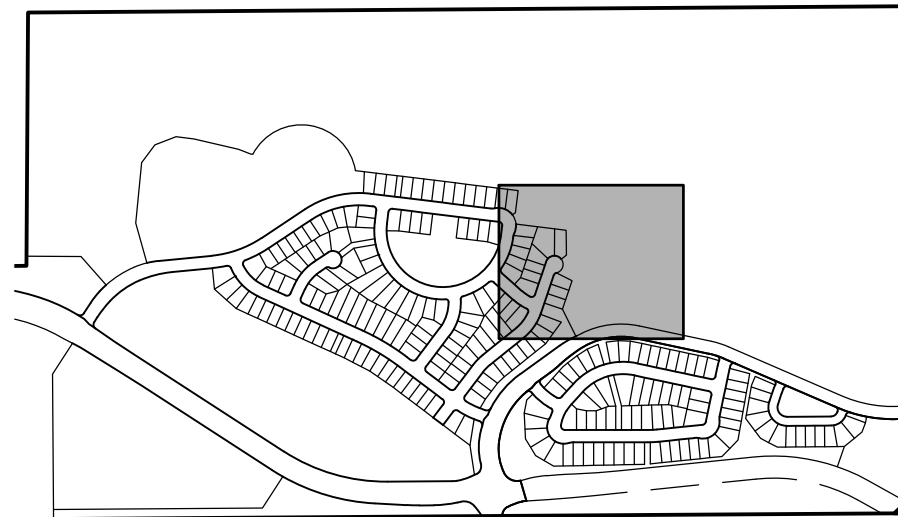
1. SIGHT TRIANGLES HAVE BEEN ADDED.  
2. SPECIFIC SITE PLAN NOTE 5 HAS BEEN ADDED AS AGREED UPON REGARDING DRIVEWAY LOCATIONS FROM CORNER LOTS.

GOLF CART PATHS TO BE USED FOR DRAINAGE MAINTENANCE ACCESS. ANY EASEMENT REQUIRED WILL BE DONE WITH THE FINAL PLAT FOR THE GOLF COURSE.

Remove  
REMOVED

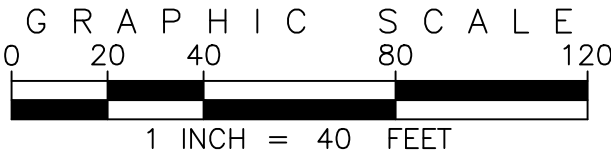
SEE SHEET 10

KEY MAP  
1"=1000'



SITE PLAN LEGEND

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



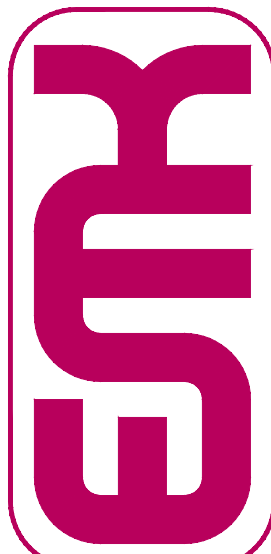
SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
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TOW	TOP OF WALL
BOW	BOTTOM OF WALL

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Know what's below.  
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BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)  
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NAD 83 ELEVATION 5861.04

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

PRAIRIE POINT FILING 1

SITE PLANS

DATE: 01/23/2023  
JOB NO: 12187.62

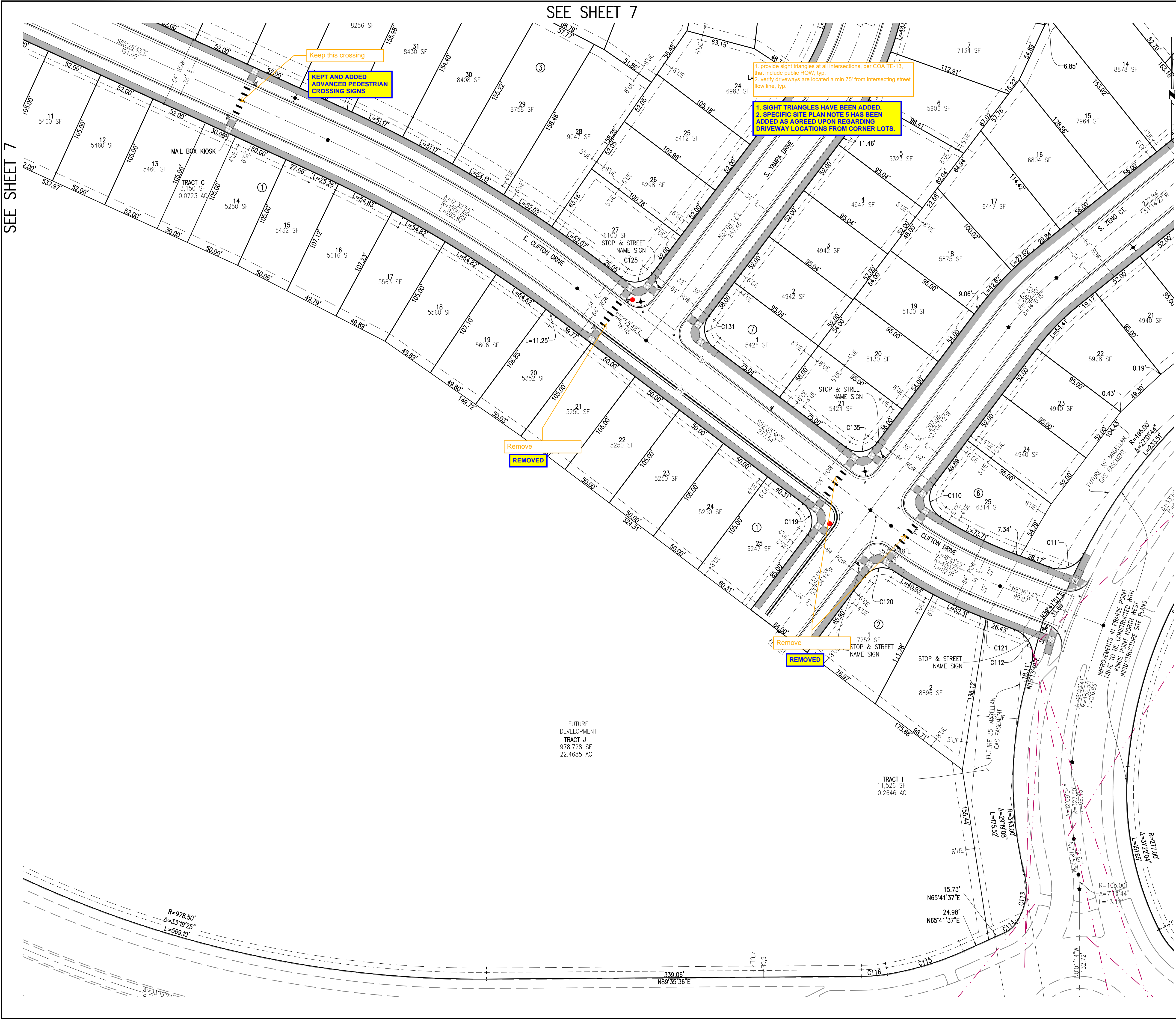
SCALE  
HORIZONTAL  
1" = 40'  
8 of 54



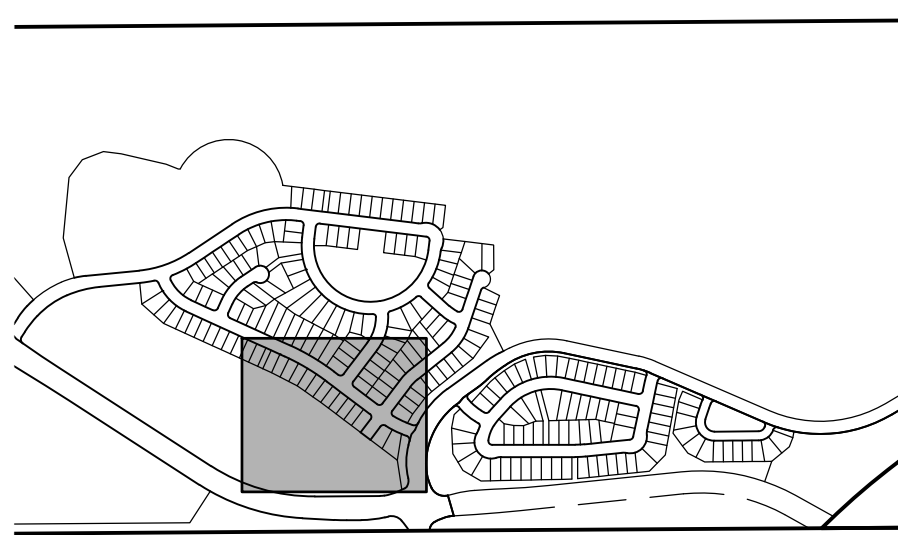
SEE SHEET 7

SEE SHEET 7

SEE SHEET 10

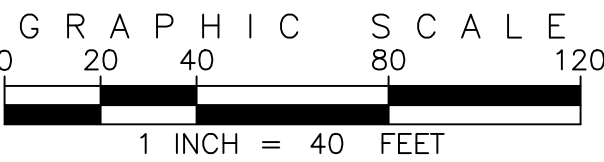


KEY MAP  
1"=1000'



SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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	MINOR CONTOUR	
	FLOW ARROW	
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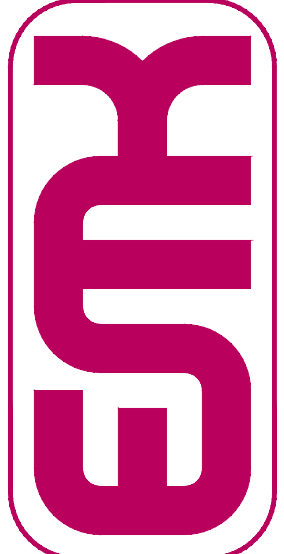
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WWW.EMKCO.EDU



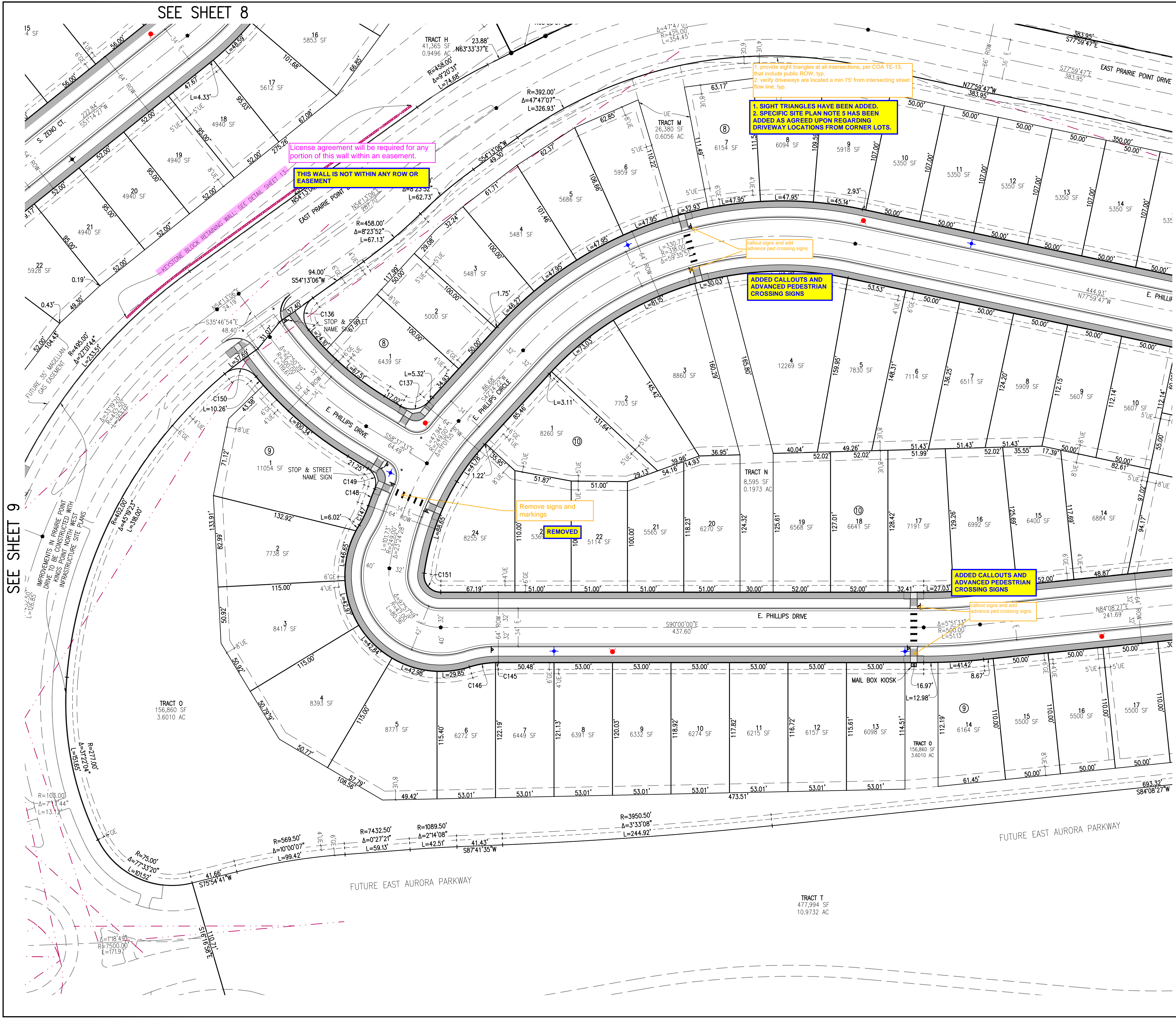
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APPROXIMATE LOCATION OF 4" DIA. 10' DEEP UTILITY TIE-INS OF  
EAST WEST 4" STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF  
EAST 1/4 SECTION 33, T5S, R66W  
NAD 88 ELEVATION 5861.04

NO.	REVISIONS	DATE	BY
	DESCRIPTION		

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

PRAIRIE POINT FILING 1	SITE PLANS
DATE: 01/23/2023	JOB NO: 12187.62
SCALE HORIZONTAL 1" = 40'	9 of 54





**KEY MAP**  
1"=1000'

**SITE PLAN LEGEND**

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

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

**SITE PLAN ABBREVIATIONS**

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

**SITE PLAN NOTES**

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

**EMK CONSULTANTS, INC.**  
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**811**  
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**REVISIONS**

NO.	DESCRIPTION	DATE	BY
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**DESIGNED BY:** JWM  
**DRAWN BY:** JS  
**CHECKED BY:** BOW  
**APPROVED BY:** BOW

**PRAIRIE POINT FILING 1**

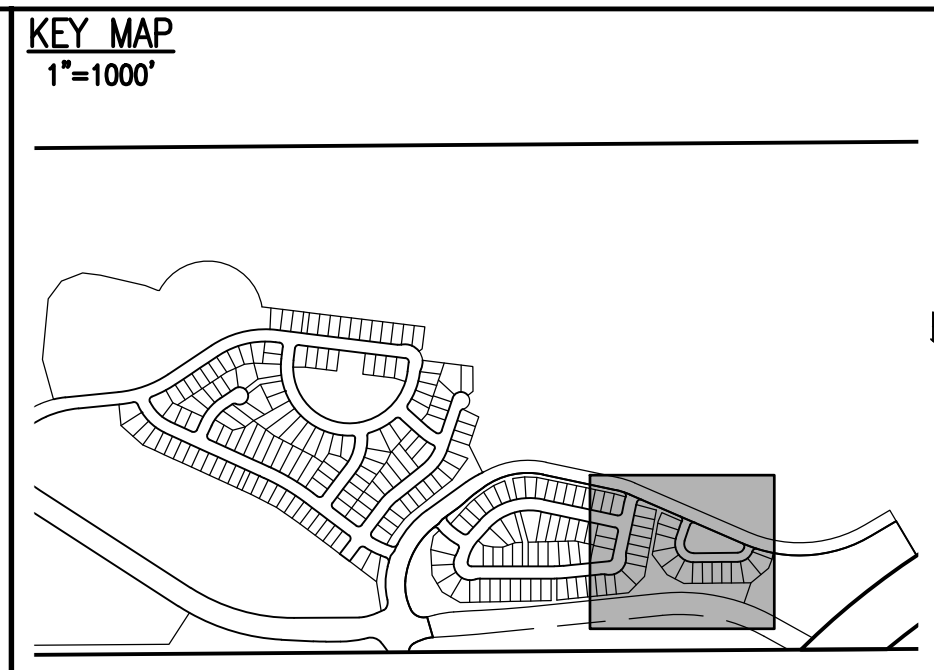
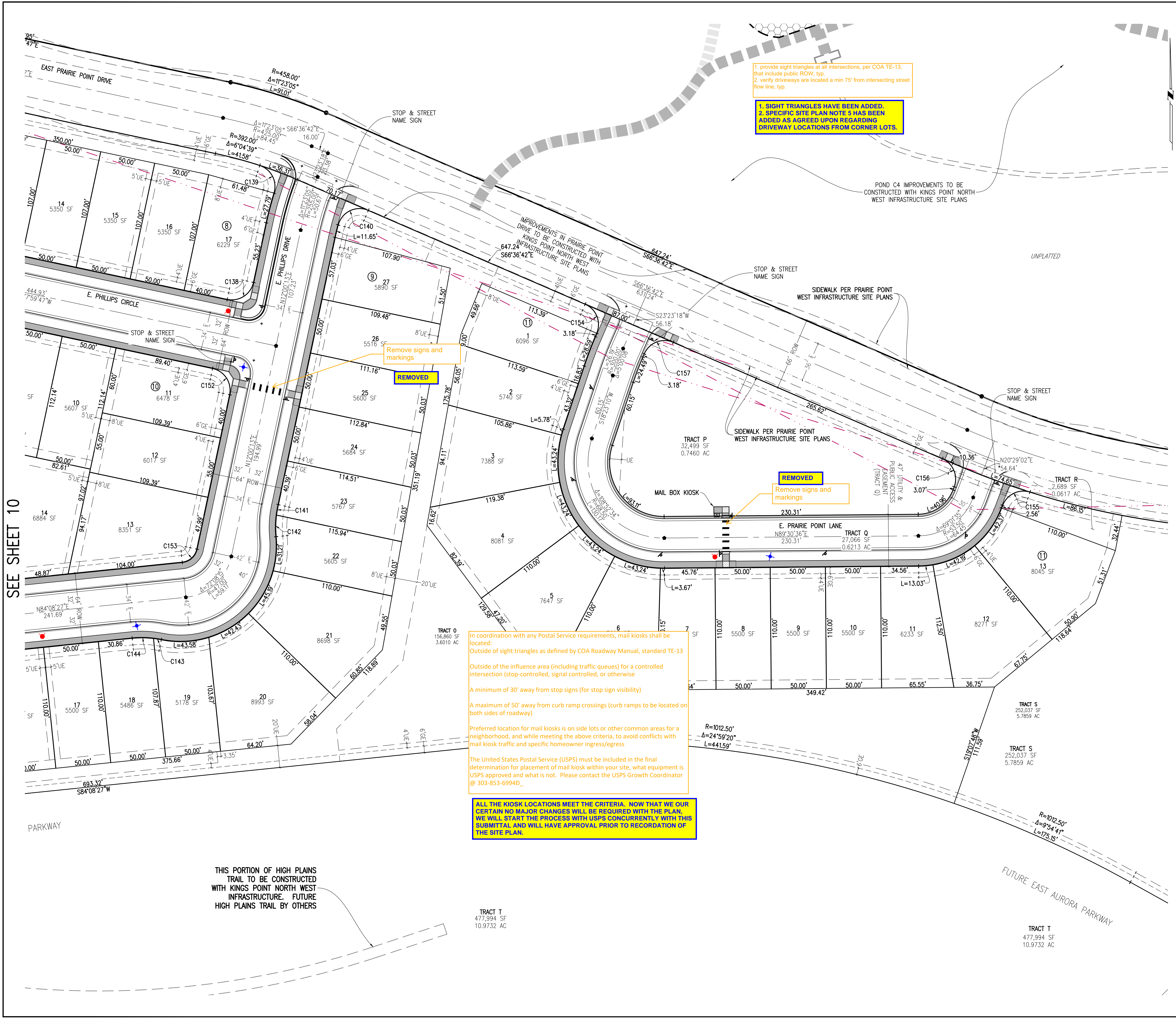
**SITE PLANS**

DATE: 01/23/2023  
JOB NO: 12187.62

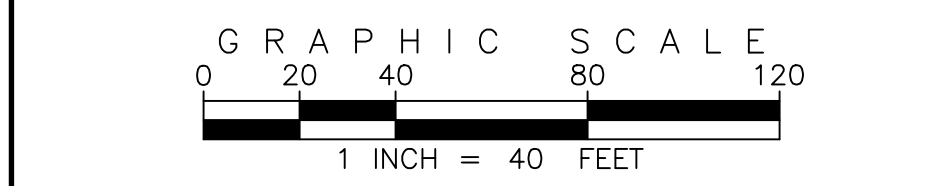
SCALE  
HORIZONTAL  
1" = 40'

10 of 54





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



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

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

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REVISIONS

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

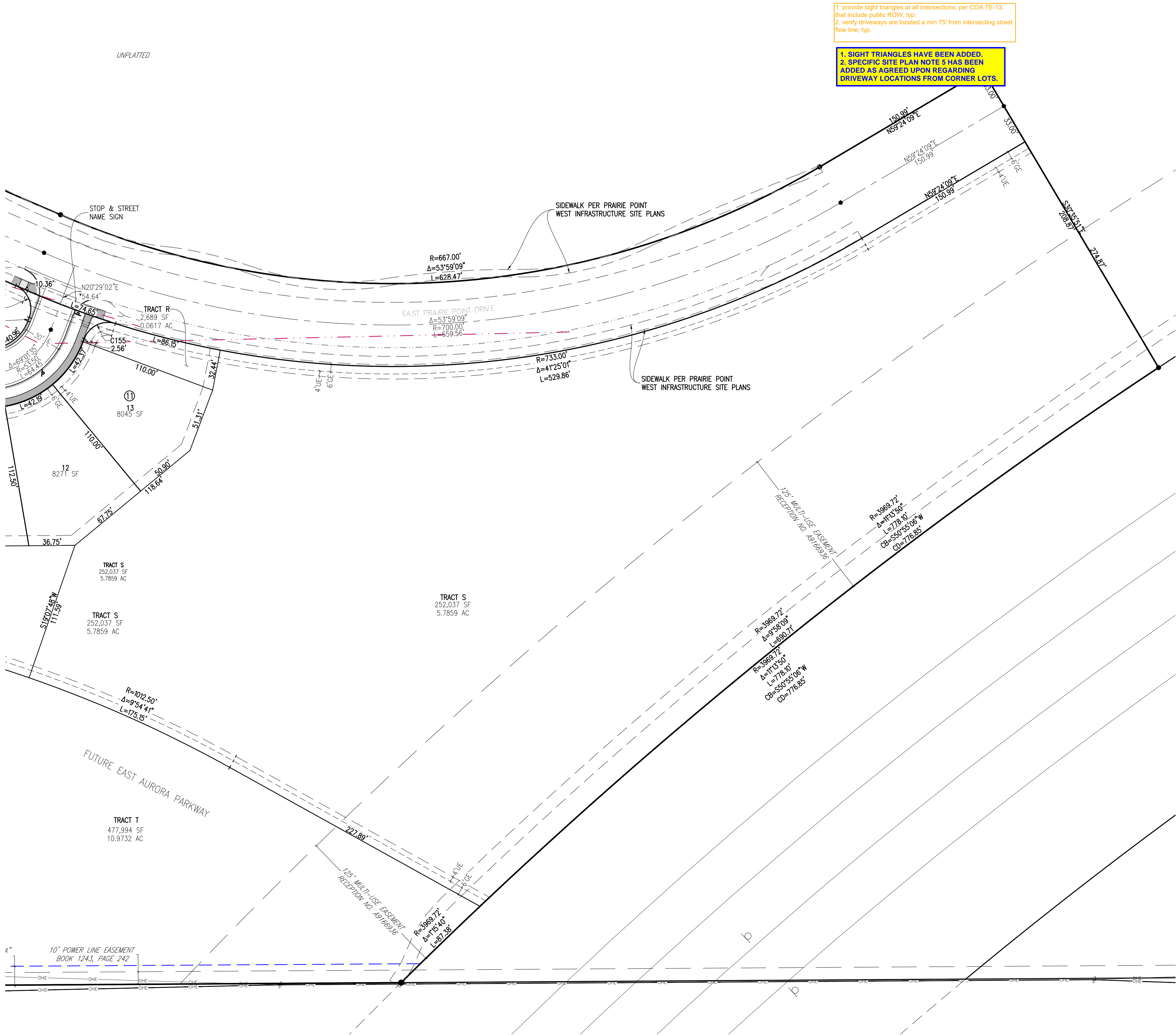
**PRAIRIE POINT FILING 1**

**SITE PLANS**

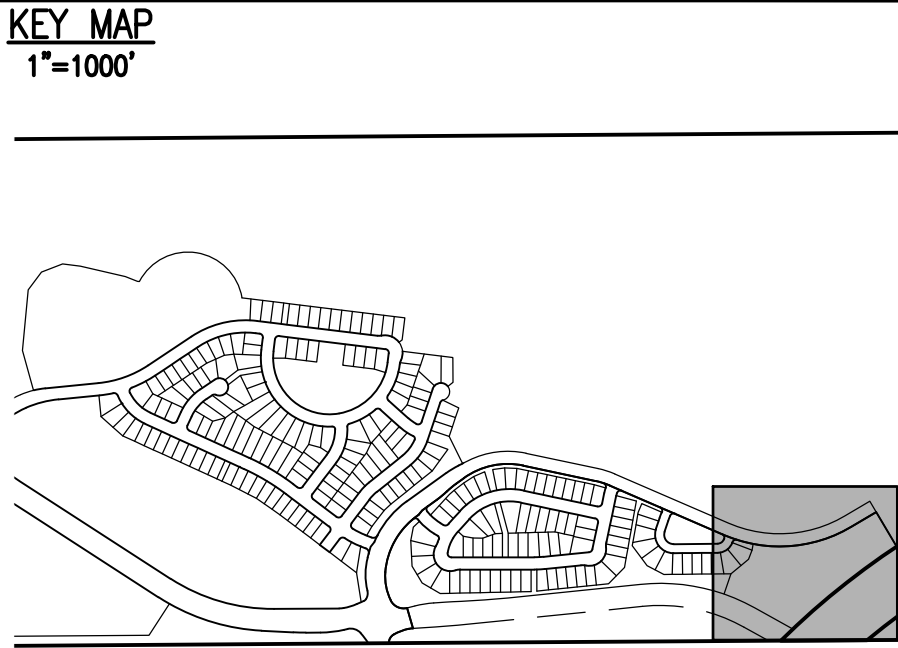
DATE: 01/23/2023  
JOB NO: 12187.62  
SCALE: 1" = 40'  
11 of 54



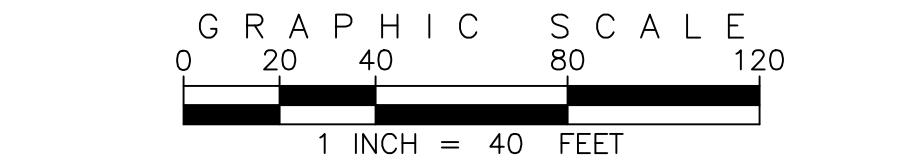
SEE SHEET 11



1. provide sight triangles at all intersections, per COA TE-13, that include public ROW, typ.  
2. verify driveways are located a min 75' from intersecting street flow line, typ.
1. SIGHT TRIANGLES HAVE BEEN ADDED.  
2. SPECIFIC SITE PLAN NOTE 5 HAS BEEN ADDED AS AGREED UPON REGARDING DRIVEWAY LOCATIONS FROM CORNER LOTS.



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



SITE PLAN ABBREVIATIONS	
FL	FLOWLINE
ROW	RIGHT-OF-WAY
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REVISIONS

NO.	DESCRIPTION	DATE	BY

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

PRAIRIE POINT FILING 1

SITE PLANS

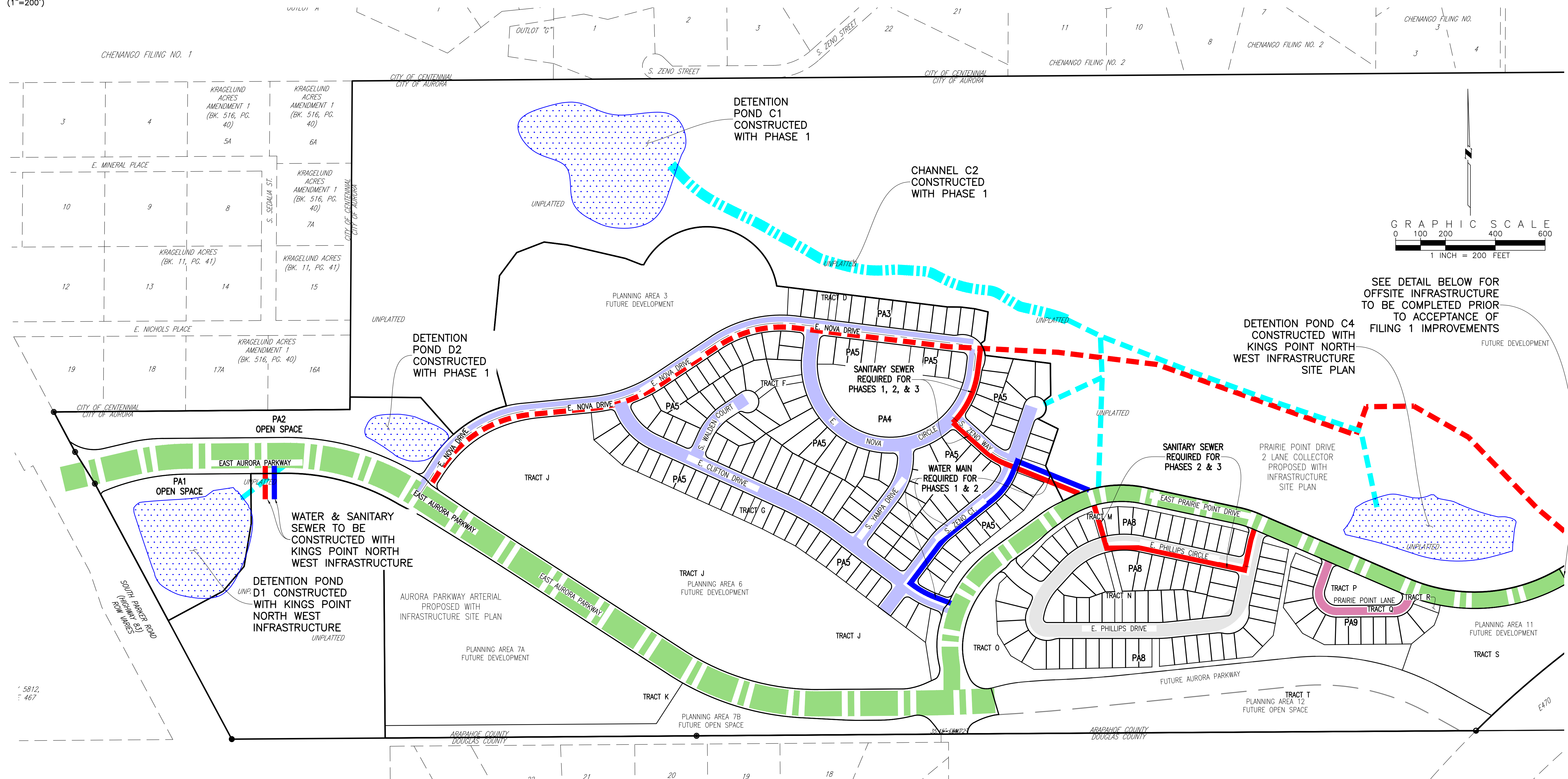
DATE: 01/23/2023  
JOB NO: 12187.62

SCALE  
HORIZONTAL  
1" = 40'

12 of 54



PUBLIC IMPROVEMENTS PHASING PLAN  
(1"=200')



PUBLIC IMPROVEMENT PHASING

REQUIRED IMPROVEMENTS PRIOR TO ACCEPTANCE OF FILING 1 IMPROVEMENTS

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

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

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

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

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

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

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

### PHASING LEGEND

NOTE HAS BEEN  
ADDED HERE

The plan must show the two points of access with a looped water supply to each phase of the development.

THE LINEWORK FOR THIS LEGEND  
HAS BEEN INCLUDED AND THE  
"REQUIRED OFFSITE  
IMPROVEMENTS" TO THE RIGHT  
INDICATE THE ADDITIONAL  
IMPROVEMENTS THAT HAVE TO BE  
COMPLETED TO SERVE THIS SITE

Utilities to be installed per approved MUS

IMPROVEMENTS TO BE INSTALLED WITH PRAIRIE POINT WEST INFRASTRUCTURE

SANITARY SEWER TO BE INSTALLED WITH PRAIRIE POINT WEST INFRASTRUCTURE

access with ER TO BE INSTALLED WITH PRAIRIE POINT WEST INFRASTRUCTURE

INFRASTRUCTURE, INCLUDING STREET IMPROVEMENTS AND ALL REMAINING UTILITIES NOT PREVIOUSLY INSTALLED

INFRASTRUCTURE, INCLUDING STREET IMPROVEMENTS AND ALL REMAINING UTILITIES NOT PREVIOUSLY INSTALLED.

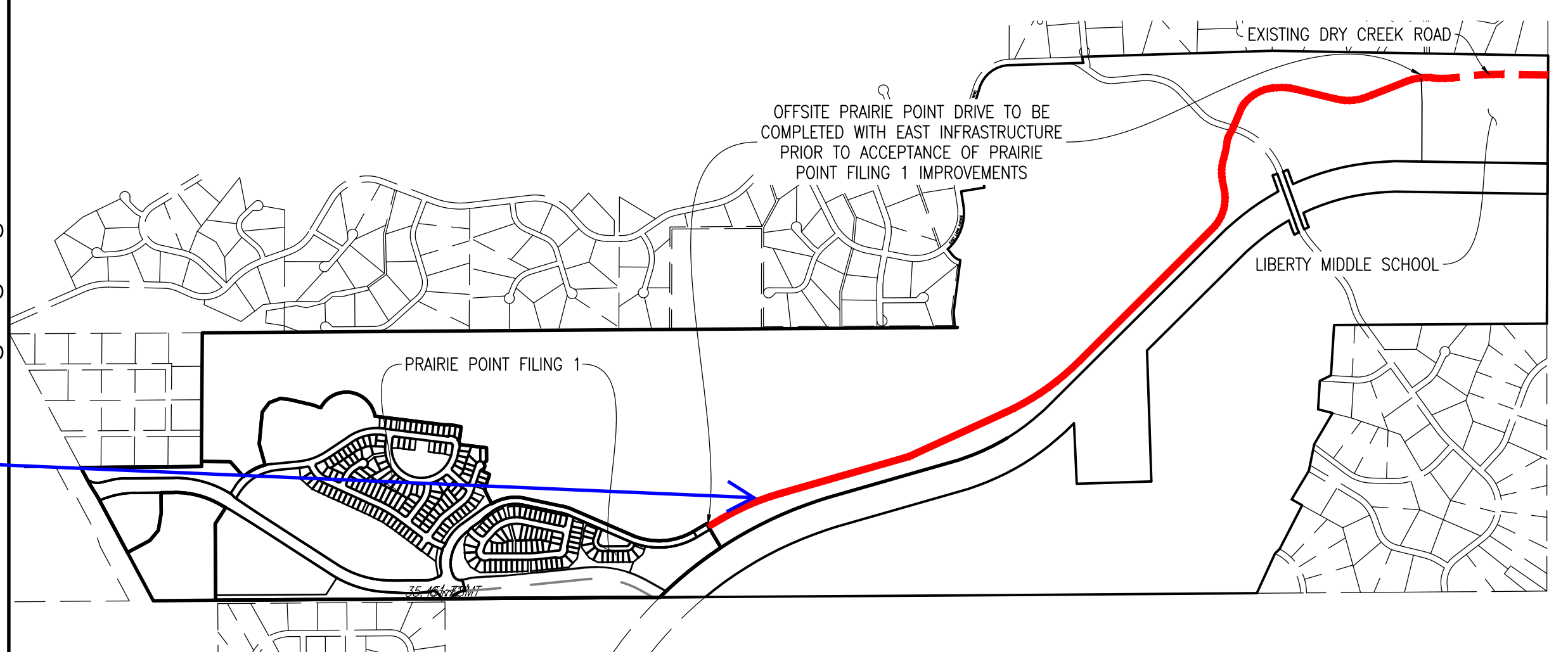
PHASE 3 INFRASTRUCTURE, INCLUDING STREET IMPROVEMENTS AND ALL REMAINING UTILITIES NOT PREVIOUSLY INSTALLED

ANITARY SEWER TO BE INSTALLED WITH PHASE 1, 2, OR PHASE 3 INFRASTRUCTURE

3E WATER MAIN TO BE INSTALLED WITH PHASE 1 OR PHASE 2 INFRASTRUCTURE

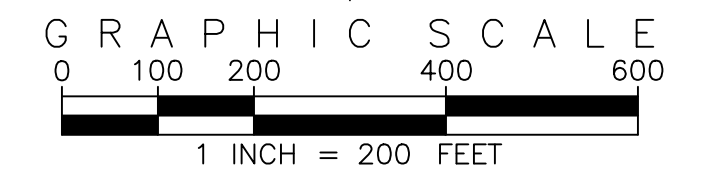
CHANNEL C2 TO BE INSTALLED WITH PHASE 1 INFRASTRUCTURE

DETENTION PONDS TO BE INSTALLED WITH PHASE AS NOTED



REQUIRED OFFSITE IMPROVEMENTS  
1"=1200'

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SEE DETAIL BELOW FOR  
OFFSITE INFRASTRUCTURE  
TO BE COMPLETED PRIOR  
TO ACCEPTANCE OF  
FILING 1 IMPROVEMENTS

DETENTION POND C4  
CONSTRUCTED WITH  
KINGS POINT NORTH  
WEST INFRASTRUCTURE  
SITE PLAN

SANITARY SEWER  
REQUIRED FOR  
PHASES 2 & 3

PRAIRIE POINT DRIVE  
2 LANE COLLECTOR  
PROPOSED WITH  
INFRASTRUCTURE  
SITE PLAN

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

below.  
on dig.



CITY OF AURORA BENCHMARK 558633NE02 (FVA ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE  
APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH  
EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W NAVD 88 ELEVATION 541.1

[illegible]

<i>JW</i>	DRAWN BY: <i>JS</i>	CHECKED BY: <i>BOM</i>	APPROVED BY: <i>BOM</i>
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PRAIRIE POINT FILING  
PUBLIC IMPROVEMENT  
PHASING PLAN

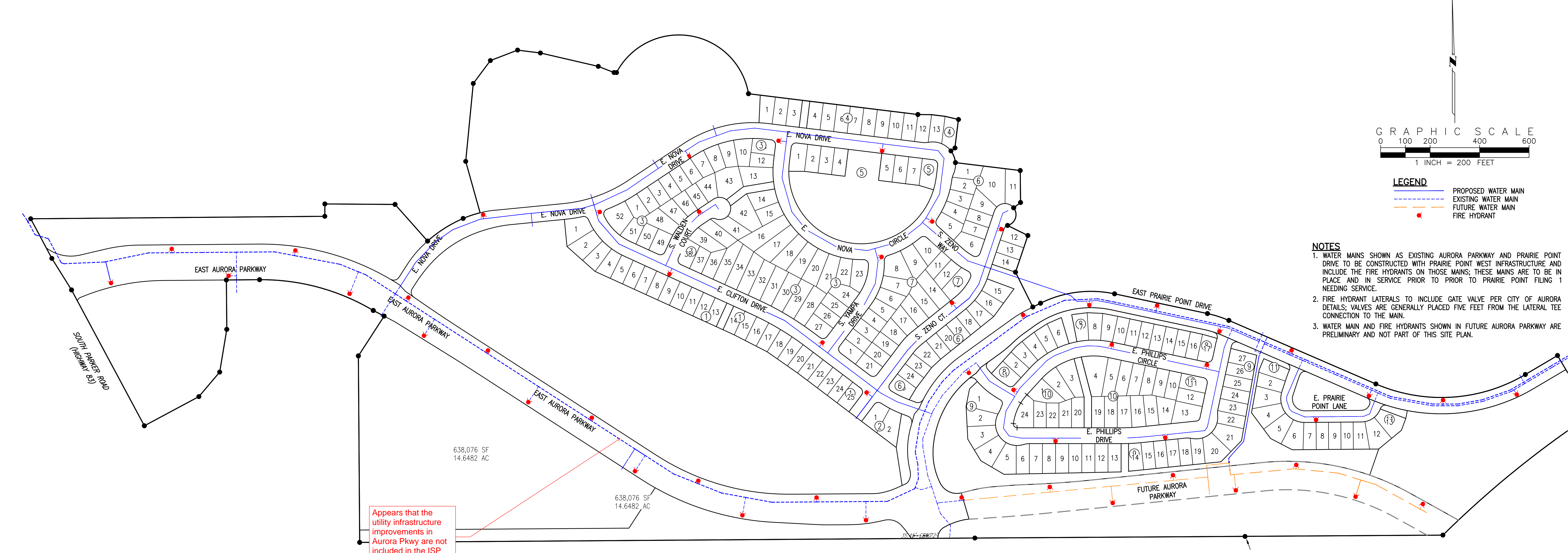
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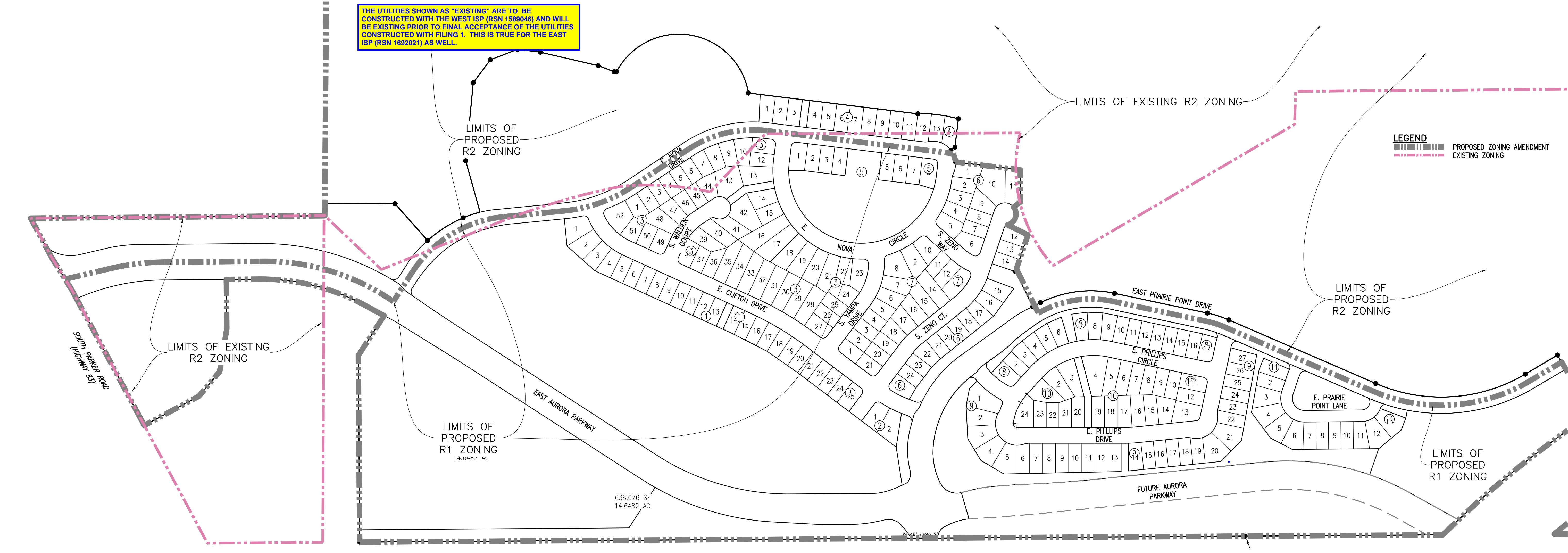
4 of 54



OVERALL WATER PLAN (1"=200')



OVERALL ZONING EXHIBIT (1"=200')



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**EMK**

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

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

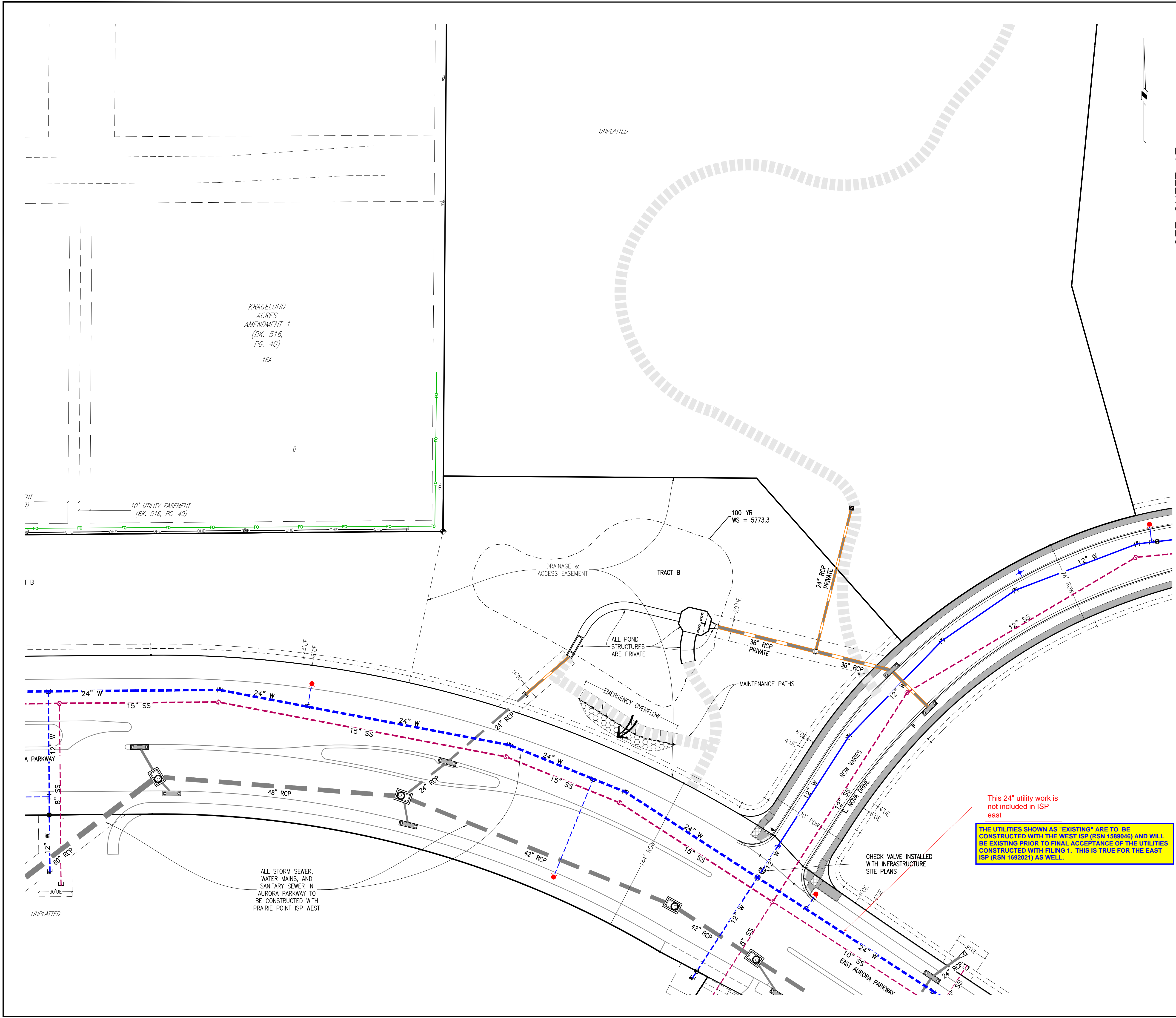
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DATE: 01/23/2023  
JOB NO: 12187.61

SCALE  
AS NOTED

15 of 54



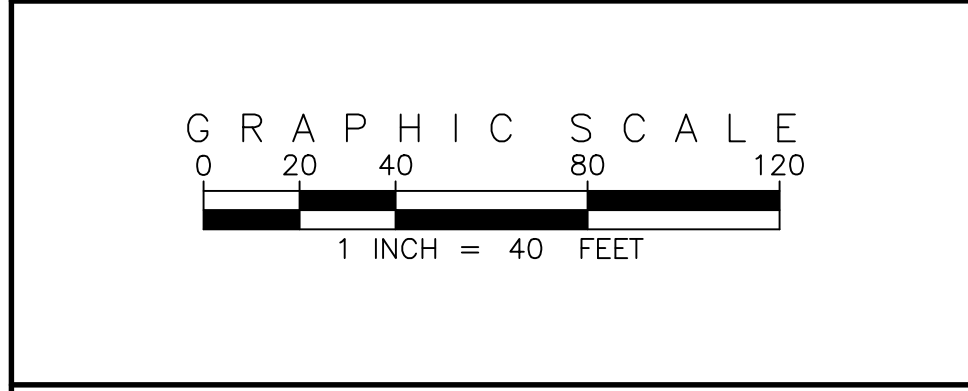


SEE SHEET 17

**KEY MAP**  
1"=1000'

THIS SHEET

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



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

**SITE PLAN NOTES**

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

Know what's below.  
Call before you dig.

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

REVISIONS	NO.	DESCRIPTION	DESIGNED BY	DATE

DESIGNED BY: *JWM*

DRAWN BY: *JS*

CHECKED BY: *DOM*

APPROVED BY: *DOM*

PRAIRIE POINT FILING 1

UTILITY PLAN

DATE: 01/23/2023

JOB NO: 12187.62

SCALE  
HORIZONTAL  
1" = 40'

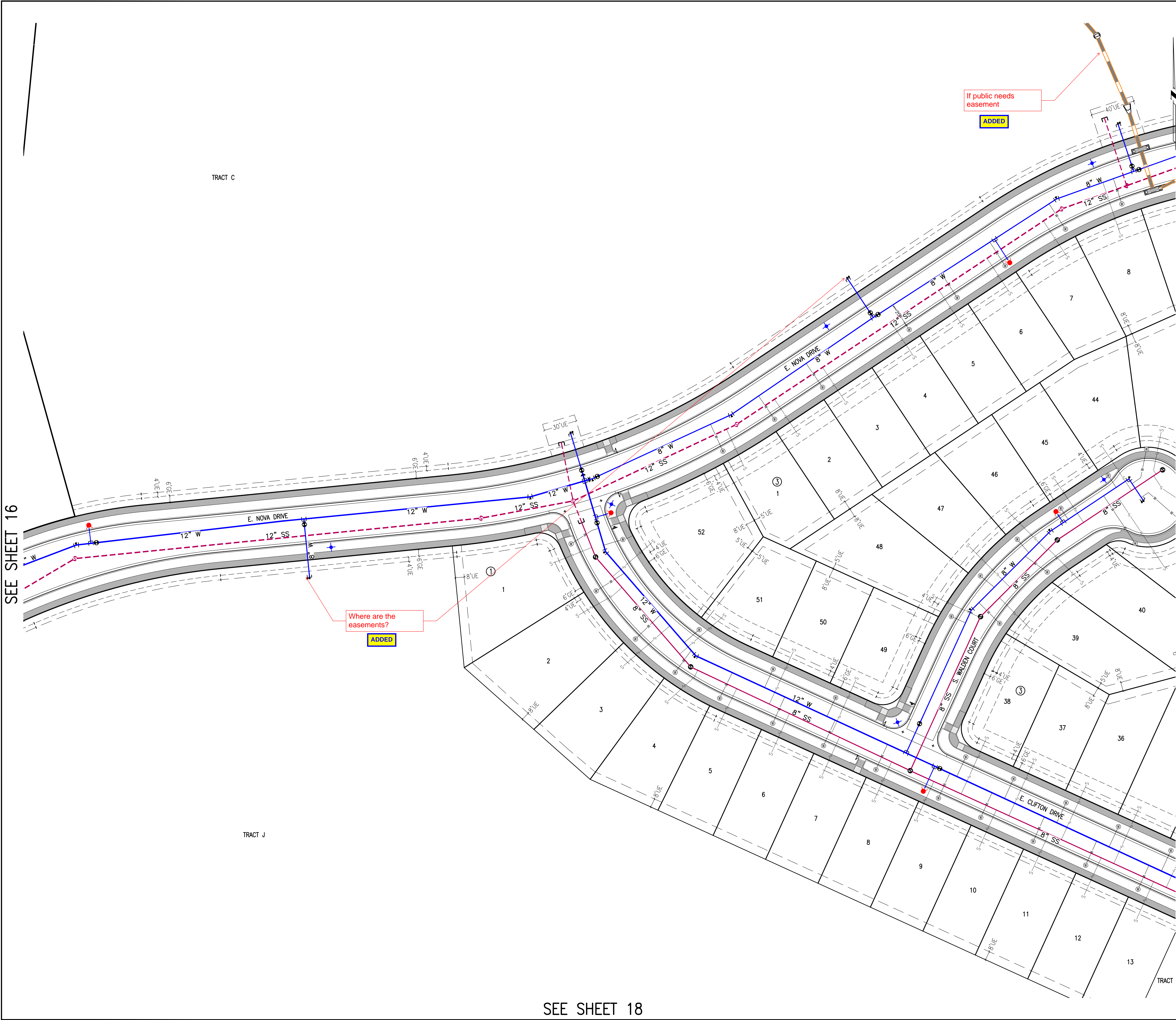
16 of 54



SEE SHEET 16

SEE SHEET 19

SEE SHEET 18



KEY MAP  
1"=1000'

THIS SHEET

**SITE PLAN LEGEND**

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

**GRAPHIC SCALE**

0 20 40 80 120

1 INCH = 40 FEET

**SITE PLAN ABBREVIATIONS**

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

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**EMK**

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

**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE002 (FHA ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF BENCHMARK IS 60 FEET WEST OF  
EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

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

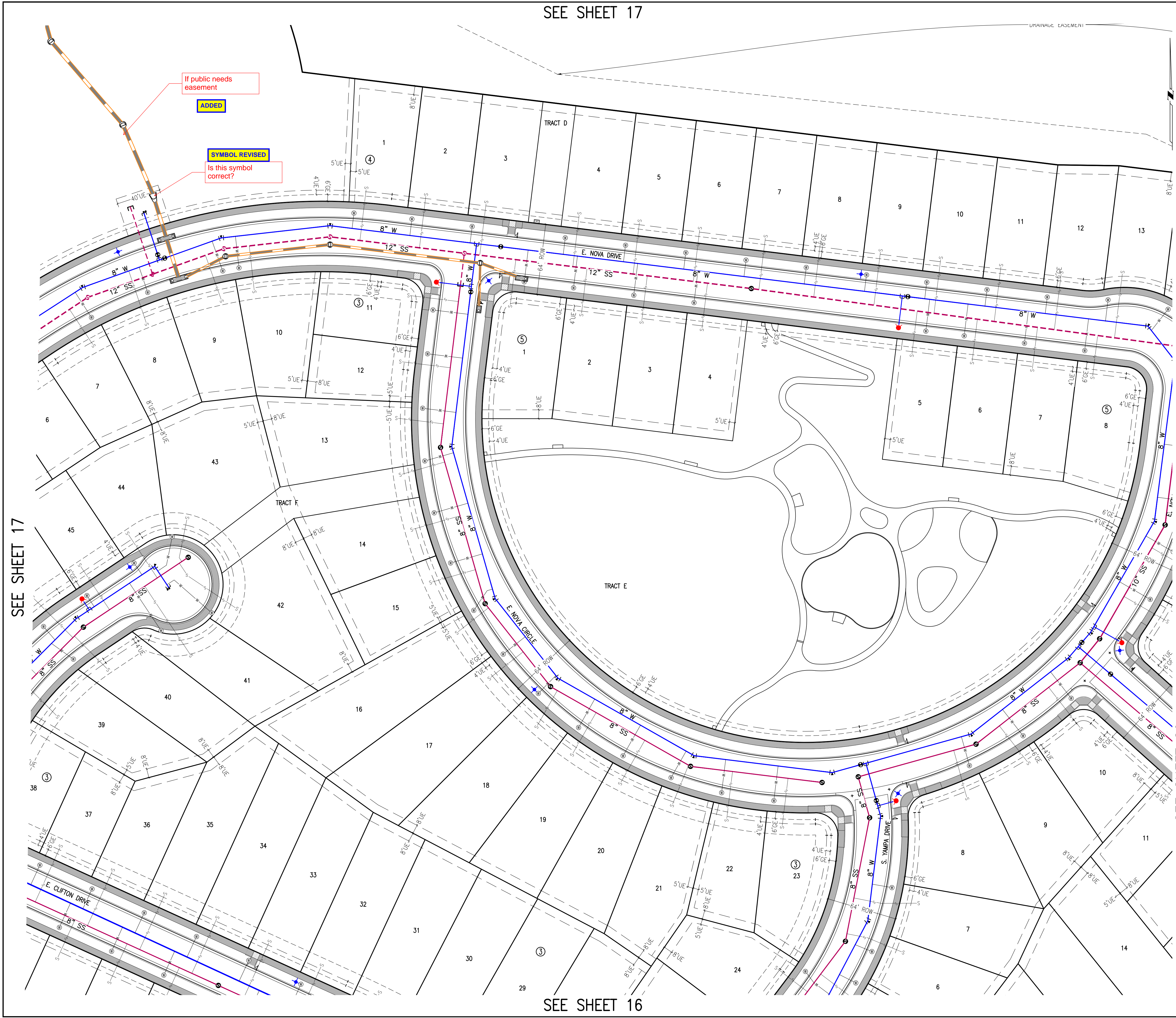
**PRAIRIE POINT FILING 1**

**UTILITY PLAN**

DATE: 01/23/2023  
JOB NO: 12187.62  
SCALE  
HORIZONTAL  
1" = 40'

17 of 54





**KEY MAP**  
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**THIS SHEET**

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

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0 20 40 80 120  
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**REVISIONS**

NO.	DESCRIPTION	DATE	BY

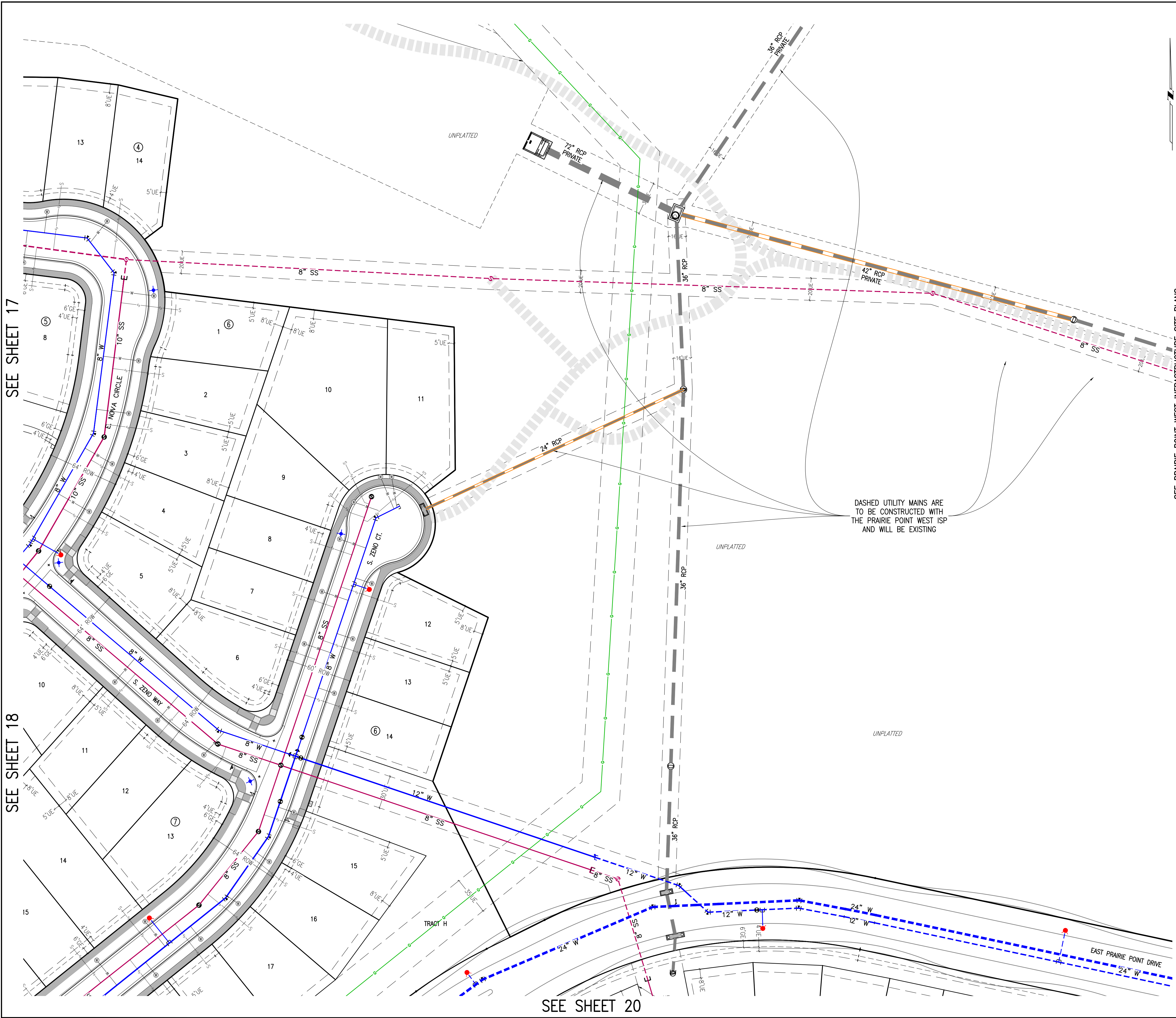
**DESIGNED BY:** JWM  
**DRAWN BY:** JS  
**CHECKED BY:** BOM  
**APPROVED BY:** BOM

**PRAIRIE POINT FILING 1**

**UTILITY PLAN**

**DATE:** 01/23/2023  
**JOB NO:** 12187.62  
**SCALE:** HORIZONTAL 1" = 40'  
**18 of 54**



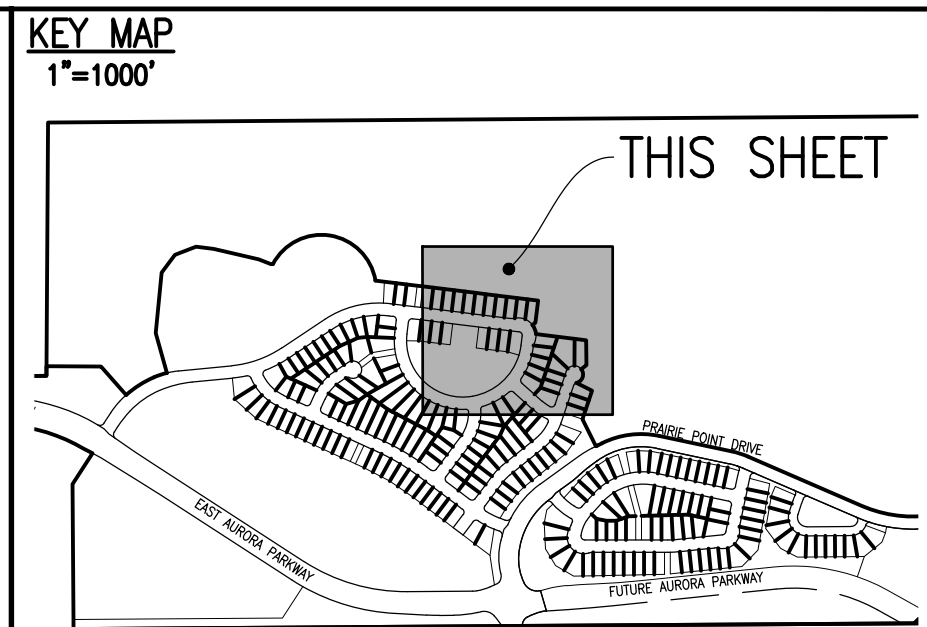


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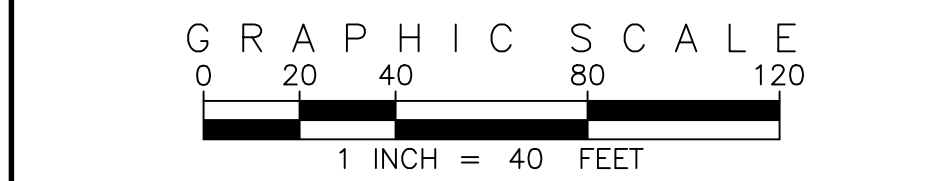
SEE SHEET 18

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SEE PRAIRIE POINT WEST INFRASTRUCTURE SITE PLANS FOR CONTINUATION



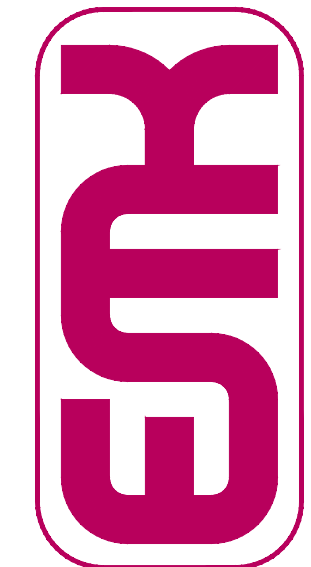
SITE PLAN LEGEND		
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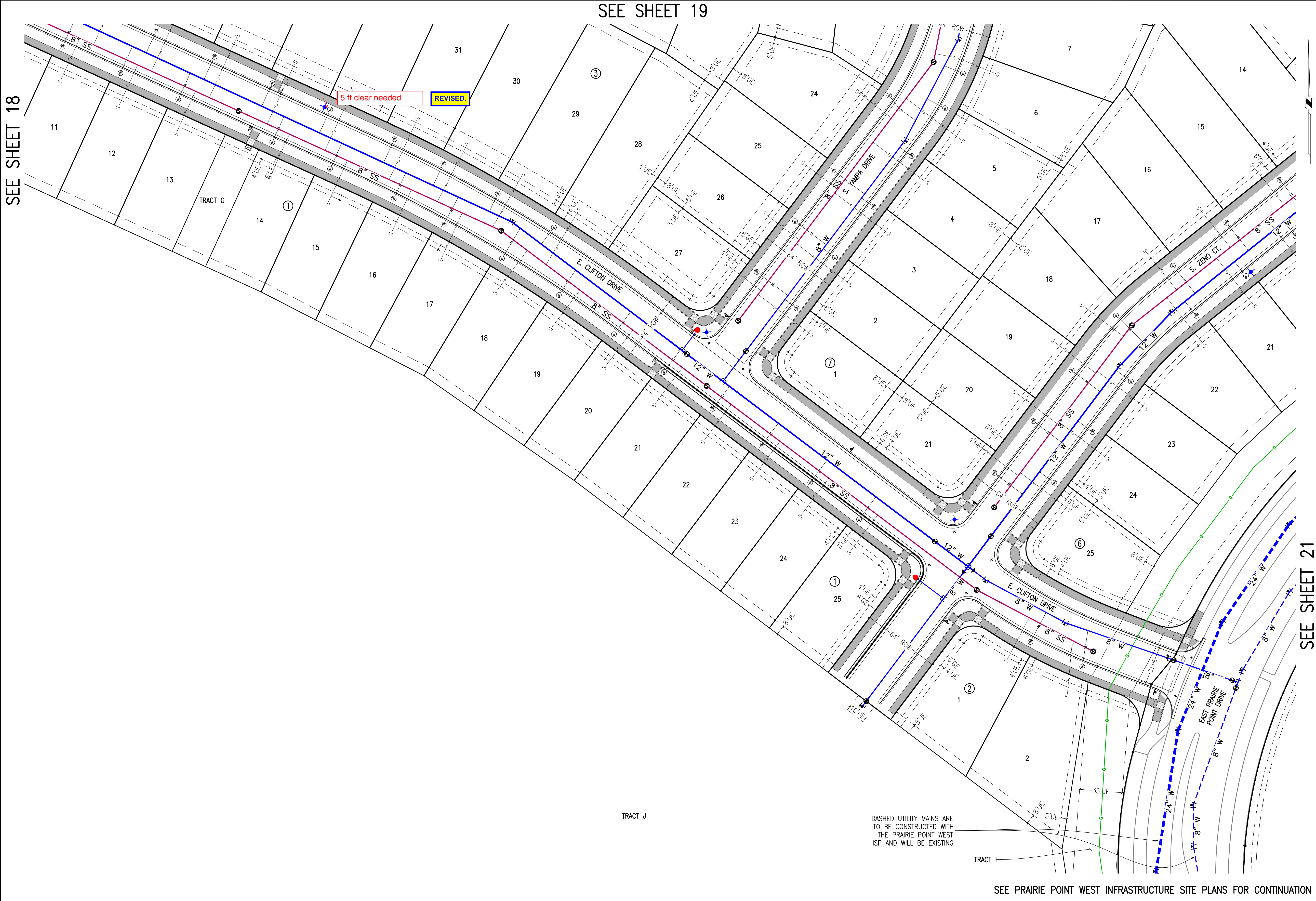
PRAIRIE POINT FILING 1		DATE: 01/23/2023
UTILITY PLAN		JOB NO: 12187.62
		SCALE HORIZONTAL 1" = 40'
		19 of 54



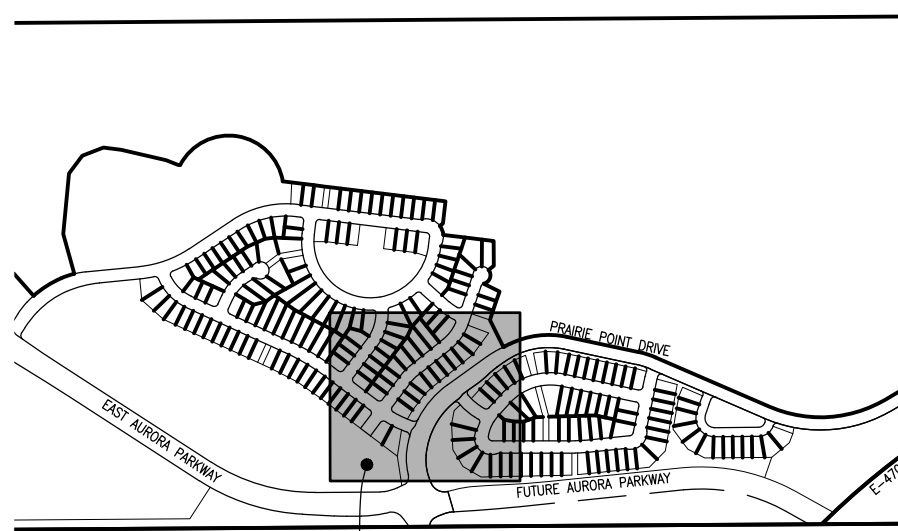
SEE SHEET 18

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SEE SHEET 21



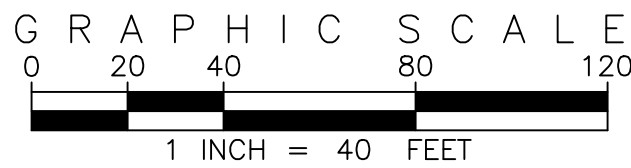
KEY MAP  
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THIS SHEET

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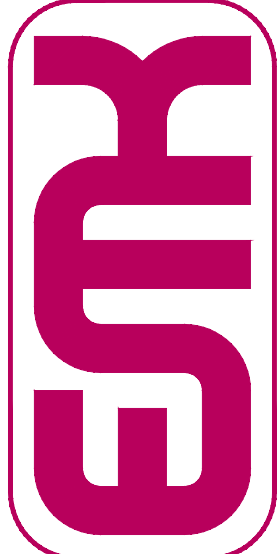
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SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING  
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3	CHECKED		
4	APPROVED		

PRAIRIE POINT FILING 1

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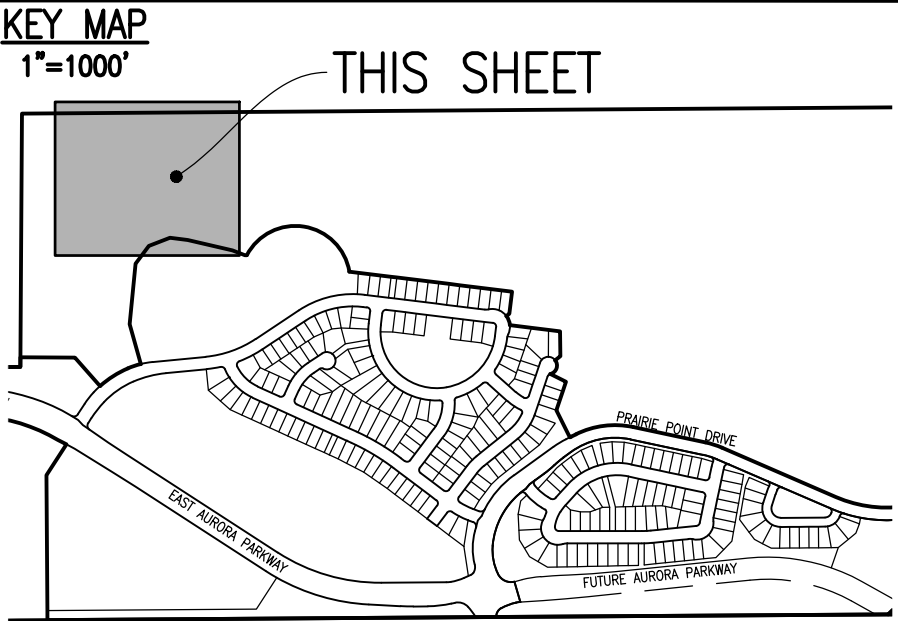
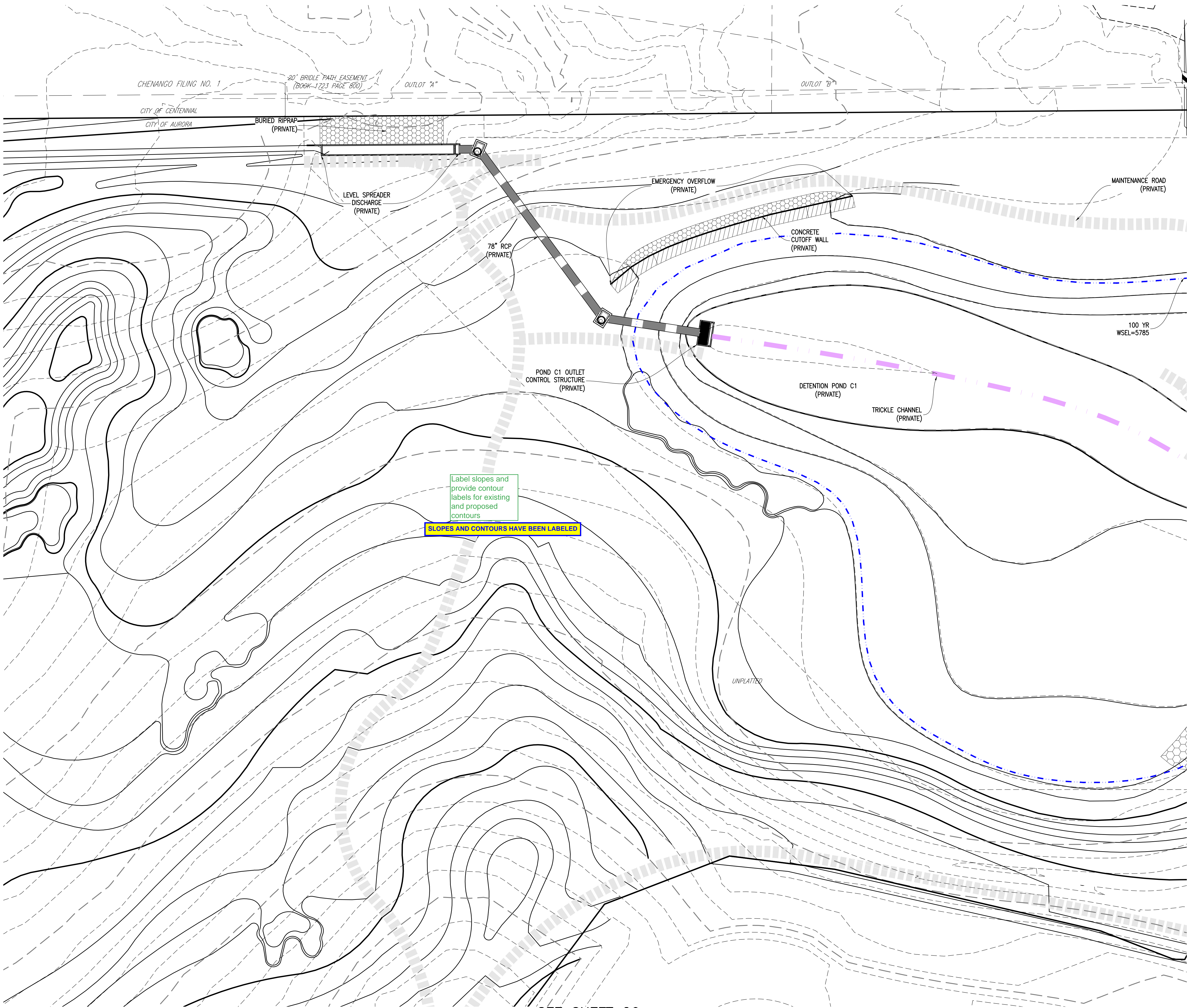




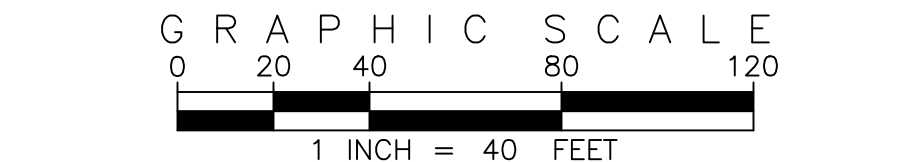








SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE,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



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

SITE PLAN NOTES		
1.	DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.	
2.	MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2 SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.	
3.	ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.	
4.	ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.	
5.	TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.	
6.	ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS, INCLUDING FOREBAYS, OUTLET CONTROL STRUCTURES, AND OUTFALL PIPE ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.	
7.	ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADI ARE AS NOTED ON THE PLAN.	
8.	STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.	
9.	INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.	
10.	FIRE HYDRANT LATERALS INCLUDE GATE VALVES, GENERALLY LOCATED FIVE FEET FROM THE MAIN LINE TEE. THE CIVIL PLANS ARE TO SHOW FIRE HYDRANT FLANGE ELEVATIONS. ALL FIRE HYDRANTS ARE TO BE IN LANDSCAPED AREAS.	
11.	GOLF CART PATHS TO BE USED FOR DRAINAGE MAINTENANCE ACCESS. ANY EASEMENT REQUIRED WILL BE DONE WITH THE FINAL PLAT FOR THE GOLF COURSE.	

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

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY  
BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (FRA 20'-06") CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W  
NAD 88 ELEVATION 5861.04

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

REVISIONS	NO.	DESCRIPTION	DATE	BY

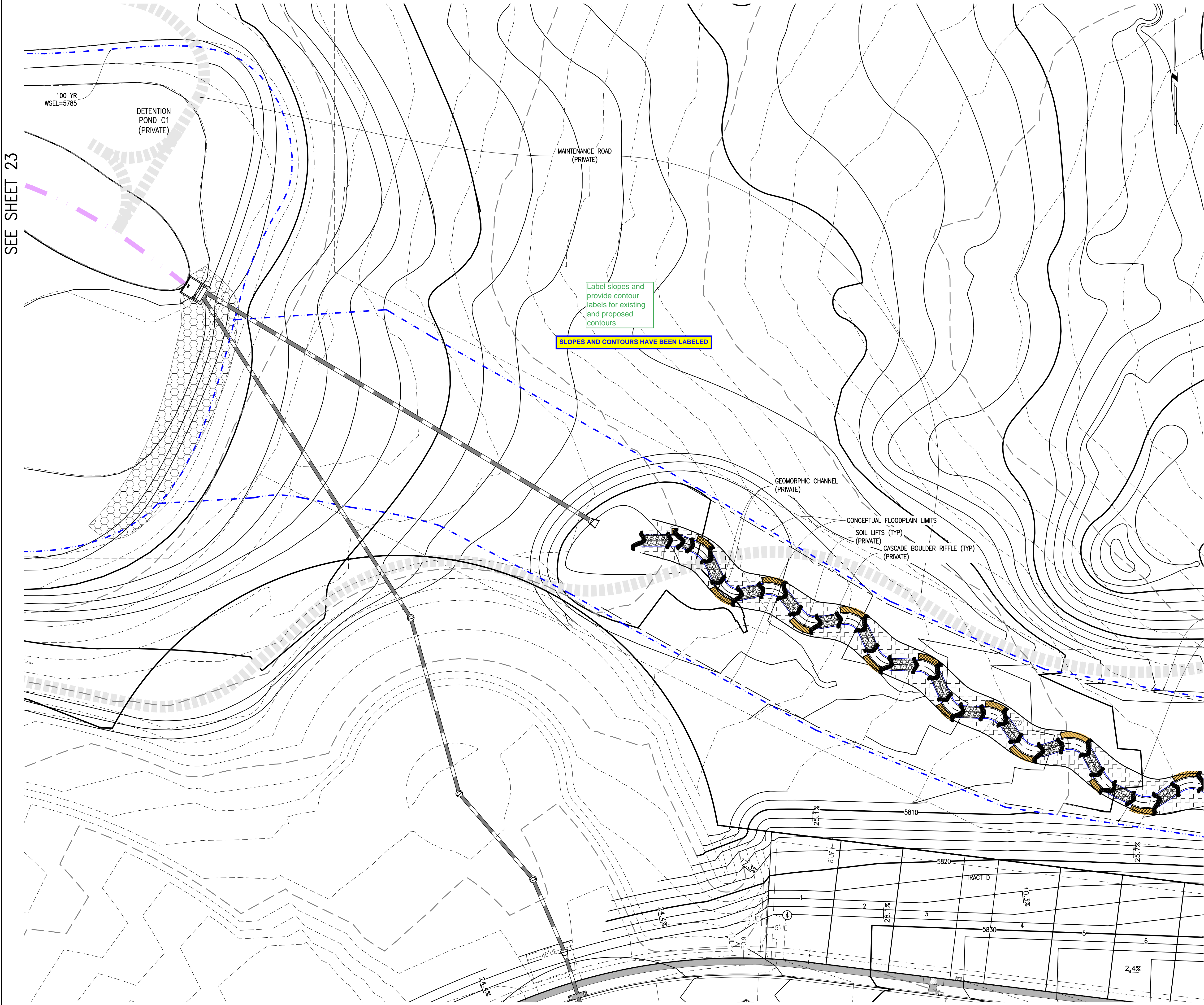
DESIGNED BY: JAW  
DRAWN BY: JS  
CHECKED BY: BOW  
APPROVED BY: BOW

PRAIRIE POINT FILING 1  
POND C1 GRADING & SITE PLAN

DATE: 01/23/2023  
JOB NO: 12187.62  
SCALE  
HORIZONTAL  
1" = 40'  
23 of 54



SEE SHEET 23

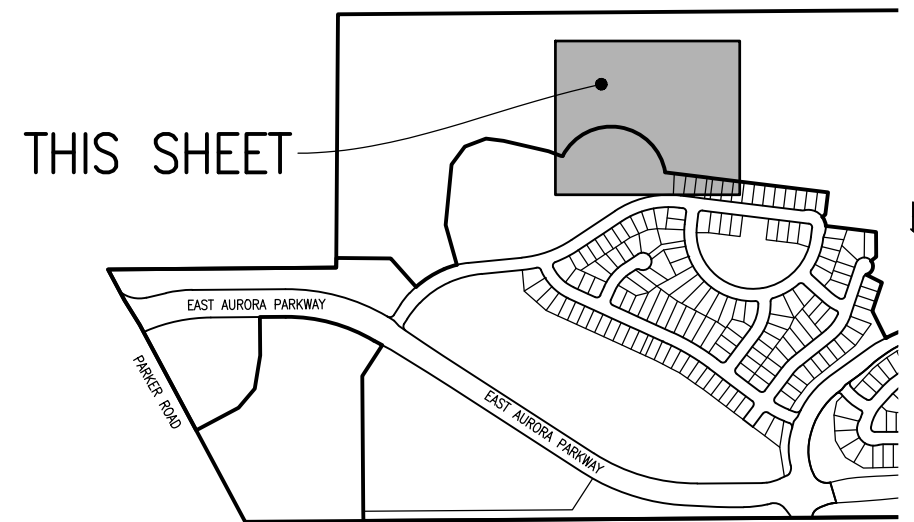


SEE SHEET 26

SEE SHEET 27

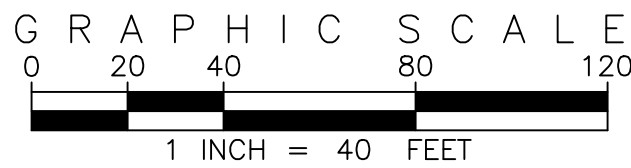
SEE SHEET 25

KEY MAP  
1"=1000'



SITE PLAN LEGEND

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



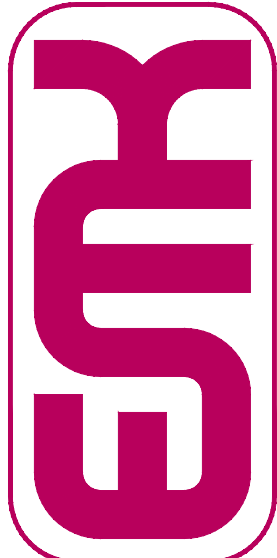
SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

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

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Know what's below.  
Call before you dig.  
811  
BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF 100 YEAR FLOOD LINE, 100 YEAR FLOOD FENCE, AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

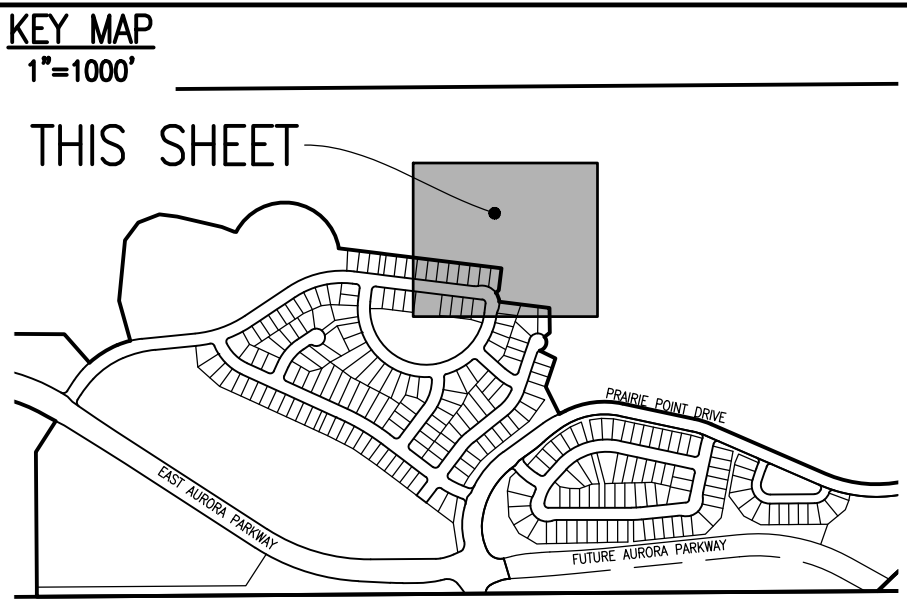
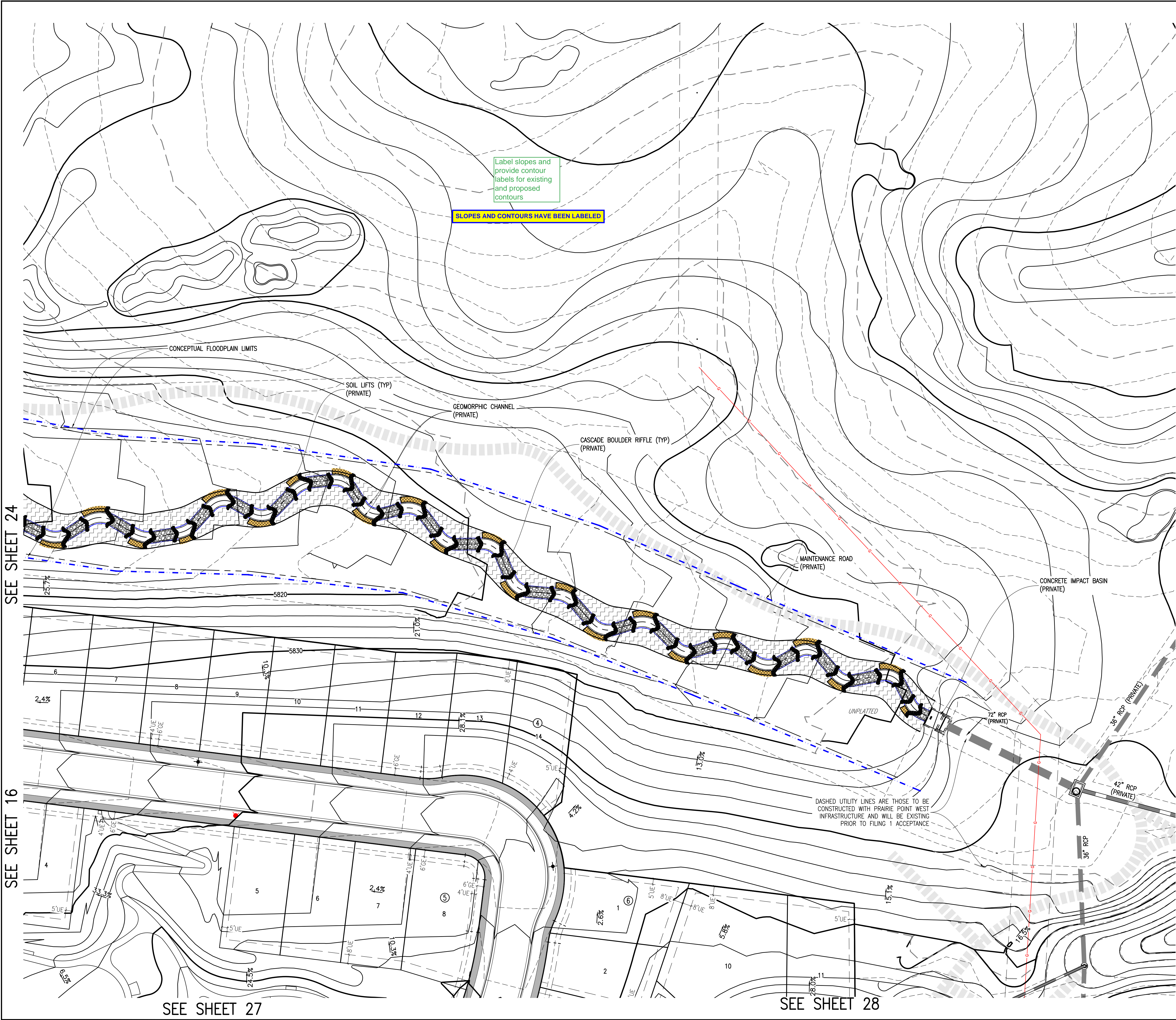
NO.	REVISIONS	DATE	BY
1	DESIGN		
2	DRAWN		
3	CHECKED		
4	APPROVED		

PRAIRIE POINT FILING 1  
POND C1 & CHANNEL C2  
GRADING & SITE PLAN

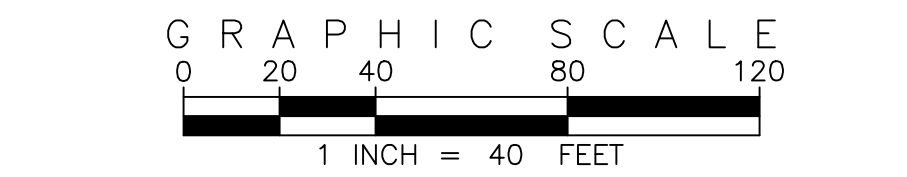
DATE: 01/23/2023  
JOB NO: 12187.62

SCALE  
HORIZONTAL  
1" = 40'





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



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

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

EMK CONSULTANTS, INC.  
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CENTENNIAL, COLORADO 80112-2019  
(303)694-1520  
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VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING  
SCALE: 1" = 40' IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig.

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

NO.	DESCRIPTION	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
1		JWM	JJS	BCM	BCM

DATE: 01/23/2023  
JOB NO: 12187.62

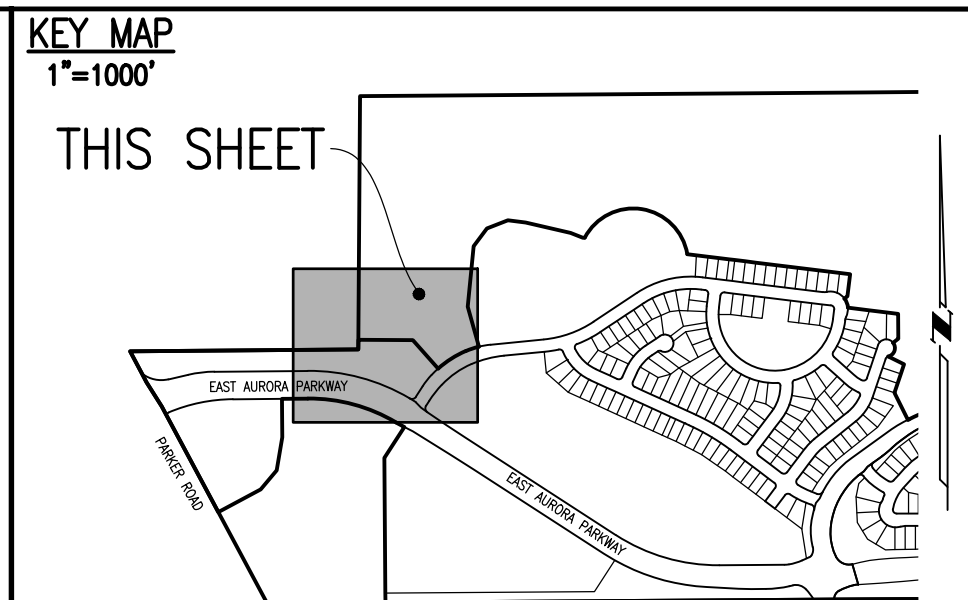
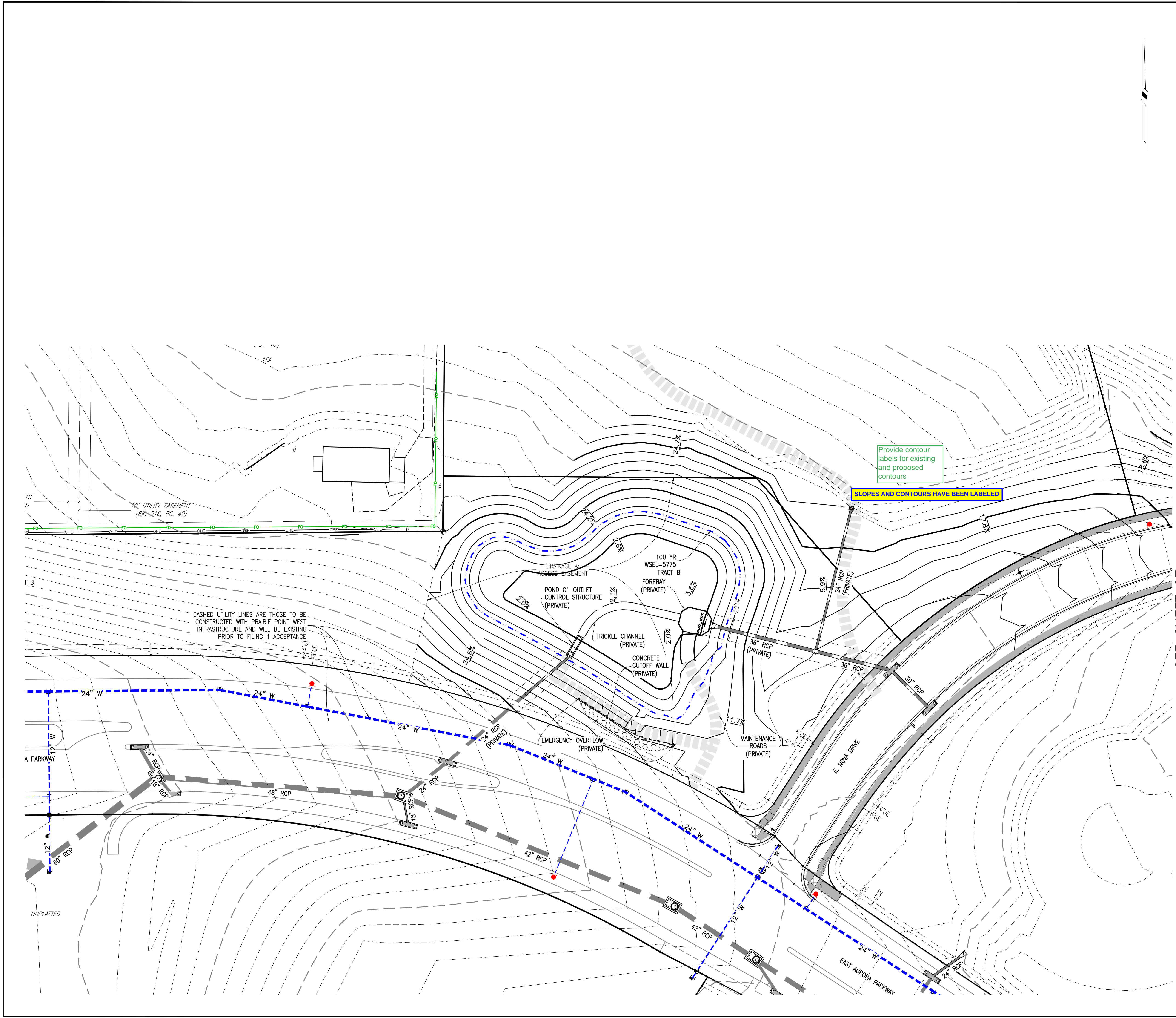
SCALE  
HORIZONTAL  
1" = 40'

PRAIRIE POINT FILING 1

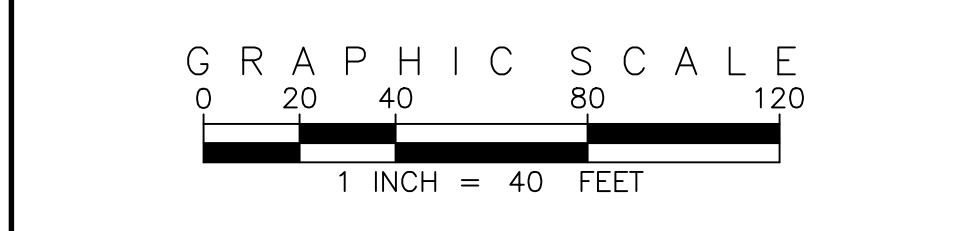
CHANNEL C2 GRADING & SITE PLAN

25 of 54





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



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

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

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(303)694-1150  
WWW.EMKCONS.COM

Know what's below.  
Call before you dig.

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

REVISIONS	DATE	BY
NO.		
DESCRIPTION		

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

PRAIRIE POINT FILING 1

POND D2 GRADING  
& SITE PLAN

DATE: 01/23/2023  
JOB NO: 12187.62

SCALE  
HORIZONTAL  
1" = 40'

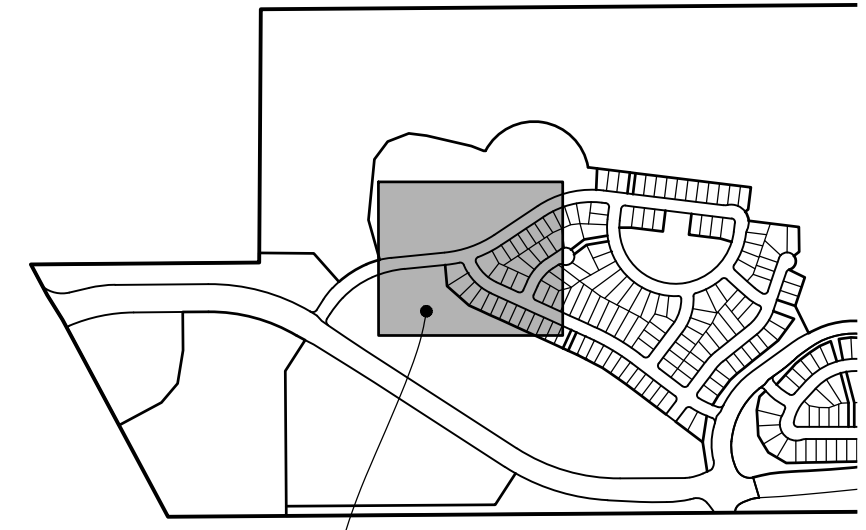
26 of 54



SEE SHEET 26

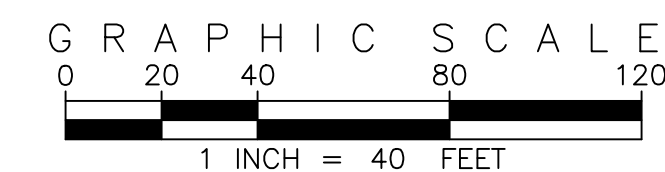
SEE SHEET 28

**KEY MAP**  
**1"=1000'**



THIS SHEET

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

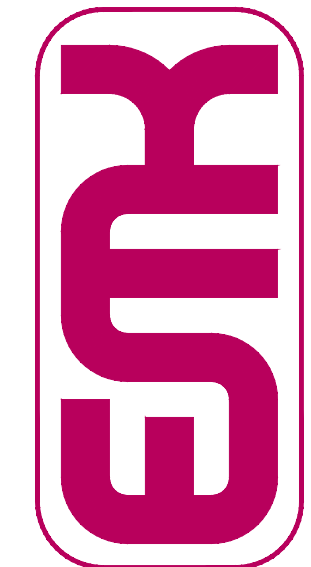


FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
3. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
4. ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
6. ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE." ALL STORM WATER DETENTION POND INCLUDING FOREBAYS, OUTLET CONTROL STRUCTURES, AND OUTFALL PIPES ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
7. ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.
8. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
9. INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C2 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SUBDIVISION PLAN.
10. FIRE HYDRANT LATERALS INCLUDE GATE VALVES, GENERALLY LOCATED 10 FEET FROM THE MAIN LINE TEE. THE CIVIL PLANS ARE TO SHOW FIRE HYDRANT FLANGE ELEVATIONS. ALL FIRE HYDRANTS ARE TO BE LANDSCAPED AREAS.
11. GOLF CART PATHS TO BE USED FOR DRAINAGE MAINTENANCE ACCESS. EASEMENT REQUIRED WILL BE DONE WITH THE FINAL PLAT FOR THE GOLF COURSE.

[illegible]

**EMK CONSULTANTS, INC.**  
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(303)694-1520



**811**

Know what's below.  
Call before you dig.

SCALE VERIFICATION BAR IS ONE INCH LONG ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

---

**BENCHMARK**

CITY OF ALBUQUERQUE BENCHMARK SB6333K002 (FWA ZD-160)

3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE,  
APPROXIMATELY 1' BELOW GROUND SURFACE, 0.7 FEET NORTH  
OF WEST SIDE CURB AND 1.5 FEET FROM WIRE TIE. MARKED WITH  
EAST 1/4 SECTION 33, T8S, R66W

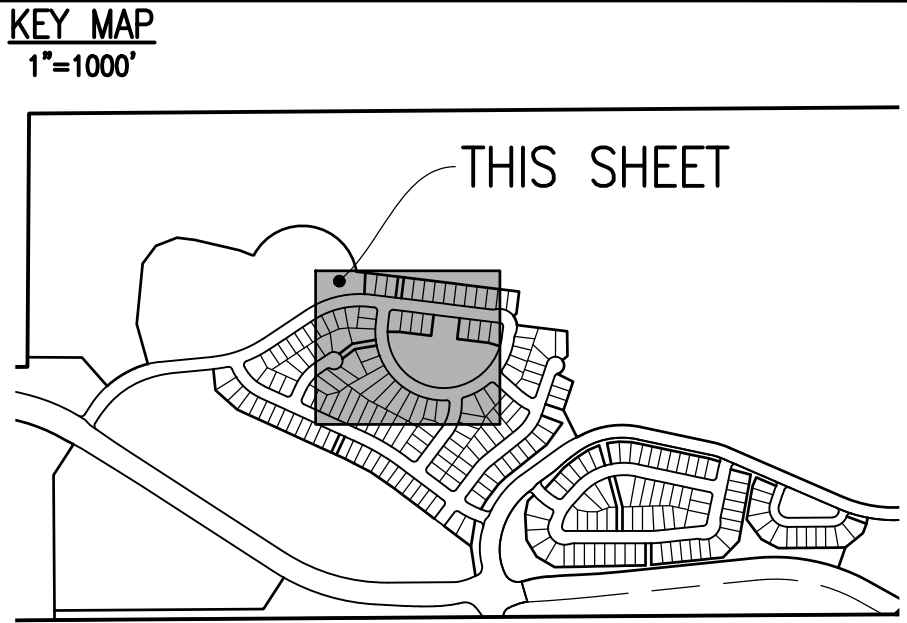
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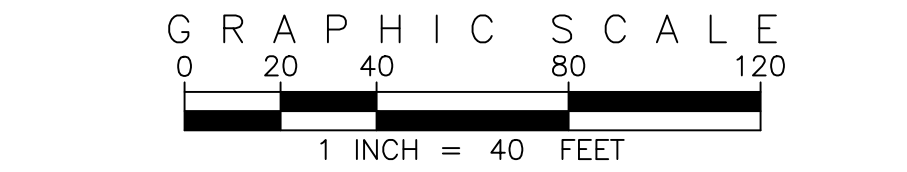


SEE SHEET 27

SEE SHEET 30



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



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

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

EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING SURVEYING  
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CENTENNIAL, COLORADO 80112-2019  
(303)694-1520  
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811

REVISIONS

NO.	DESCRIPTION	DATE	BY

PRAIRIE POINT FILING 1

GRADING PLAN

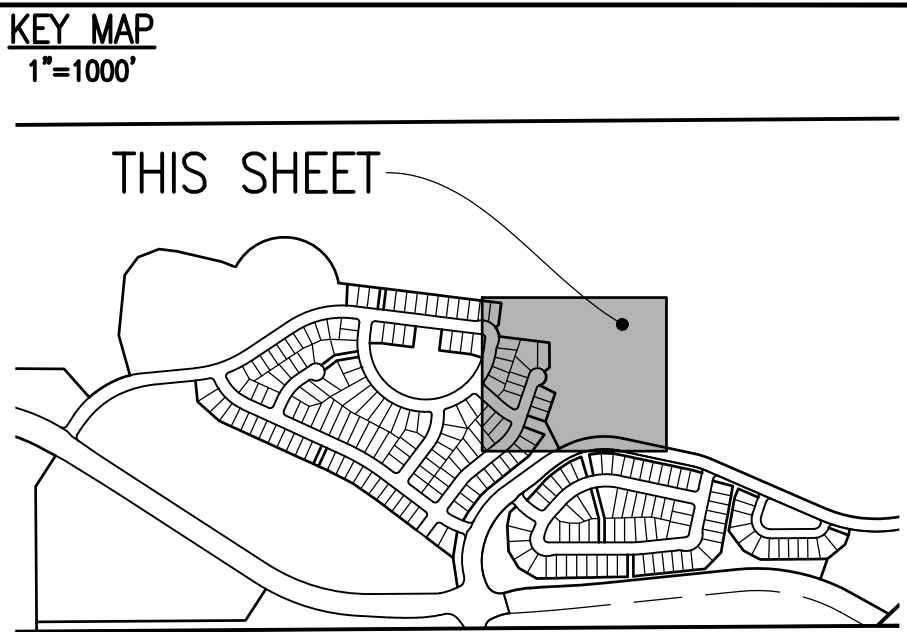
DATE: 01/23/2023  
JOB NO: 12187.62  
SCALE  
HORIZONTAL  
1" = 40'  
28 of 54



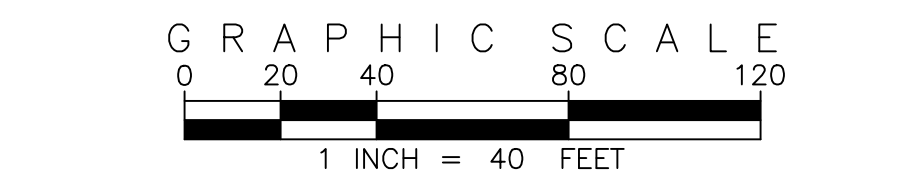
SEE SHEET 28

SEE SHEET 30

SEE SHEET 31



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



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

- SITE PLAN NOTES
- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
  - MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
  - ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
  - ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
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  - STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
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  - FIRE HYDRANT LATERALS INCLUDE GATE VALVES, GENERALLY LOCATED FIVE FEET FROM THE MAIN LINE TEE. THE CIVIL PLANS ARE TO SHOW FIRE HYDRANT FLANGE ELEVATIONS. ALL FIRE HYDRANTS ARE TO BE IN LANDSCAPED AREAS.
  - GOLF CART PATHS TO BE USED FOR DRAINAGE MAINTENANCE ACCESS. ANY EASEMENT REQUIRED WILL BE DONE WITH THE FINAL PLAT FOR THE GOLF COURSE.

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

0 1" 0

Know what's below.  
Call before you dig.

BENCHMARK  
CITY OF AURORA BENCHMARK 5861.04 (HYA 7D-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 35, T5S, R6W  
MAD 88 ELEVATION 5861.04

REVISIONS	NO.	DESCRIPTION	DATE	BY

PRAIRIE POINT FILING 1

GRADING PLAN

DATE: 01/23/2023  
JOB NO: 12187.62  
SCALE  
HORIZONTAL  
1" = 40'

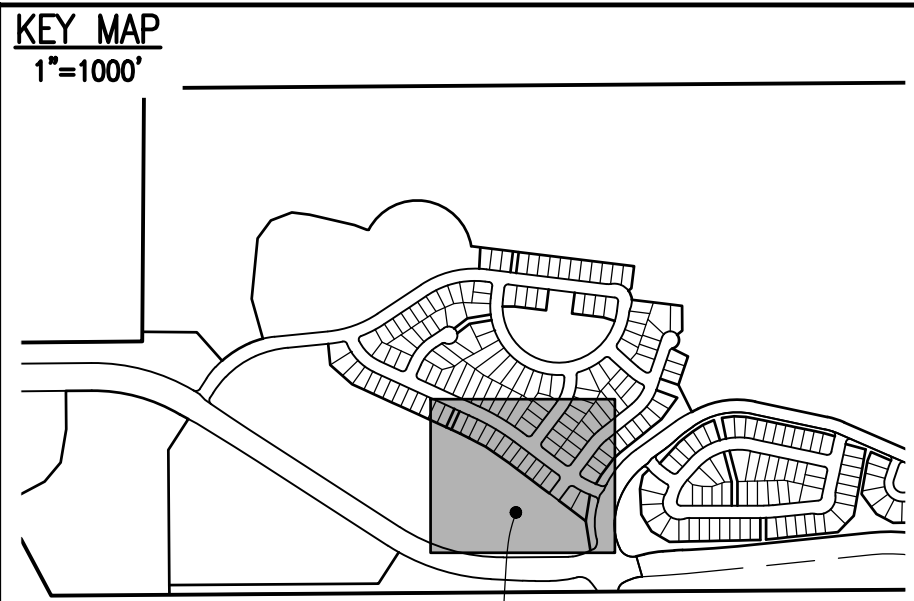
29 of 54



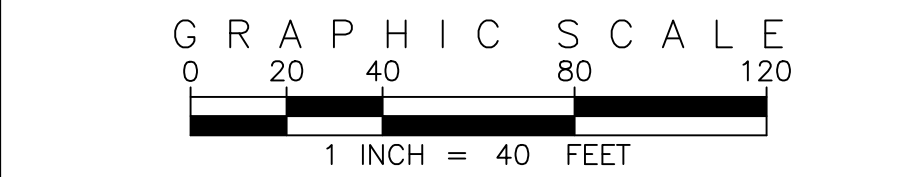
SEE SHEET 27

SEE SHEET 28

SEE SHEET 31

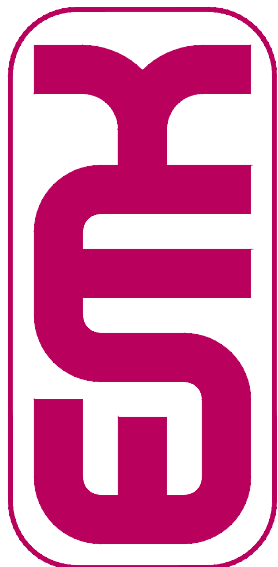


SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER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




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

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



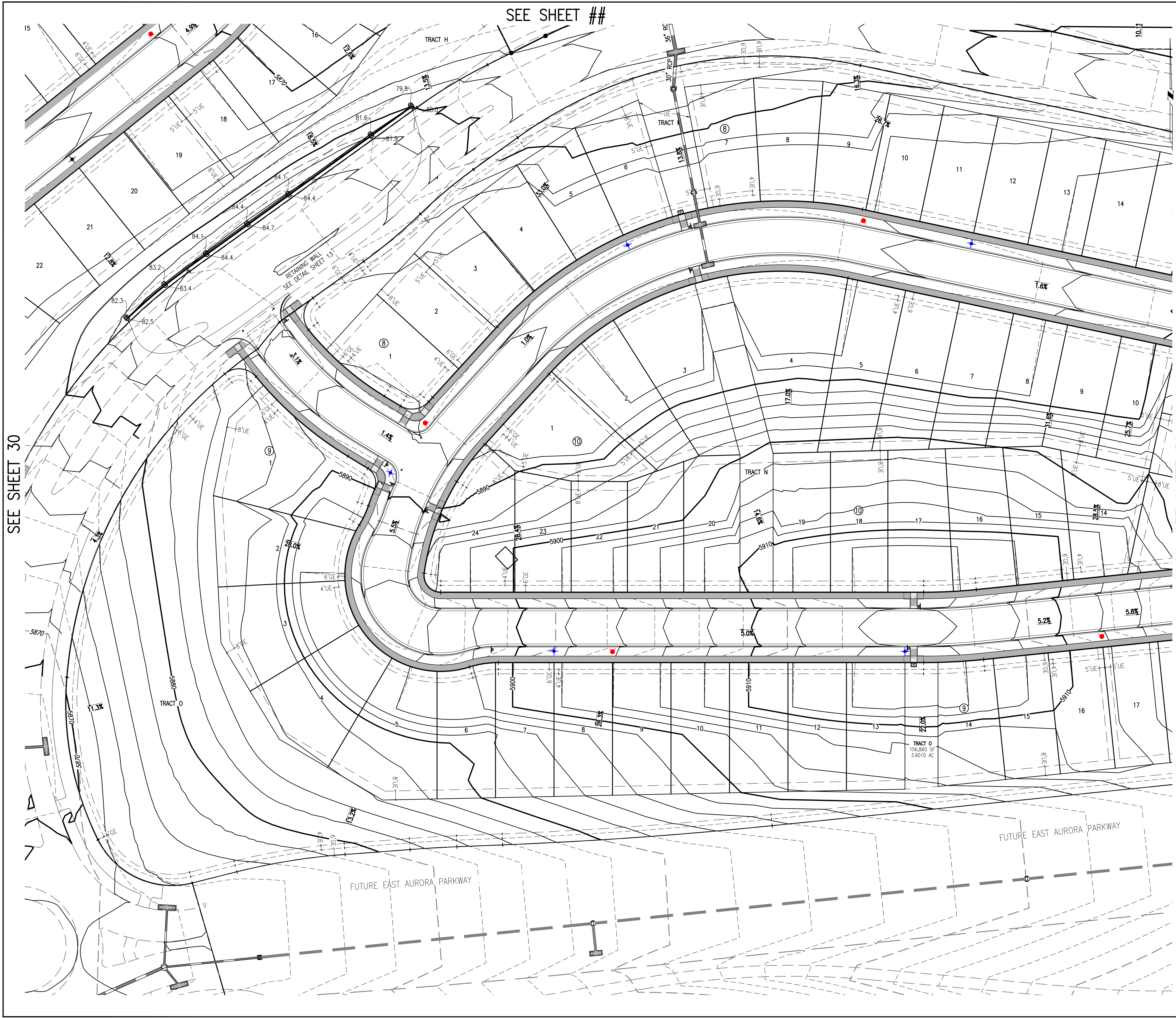
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DESIGNED BY: <i>JWM</i>	DRAWN BY: <i>JS</i>	CHECKED BY: <i>DOM</i>	APPROVED BY: <i>DOM</i>
REVISIONS			
NO.	DESCRIPTION	DATE	BY
PRAIRIE POINT FILING 1			
GRADING PLAN			
DATE: 01/23/2023			
JOB NO: 12187.62			
SCALE HORIZONTAL 1" = 40'			
30 of 54			



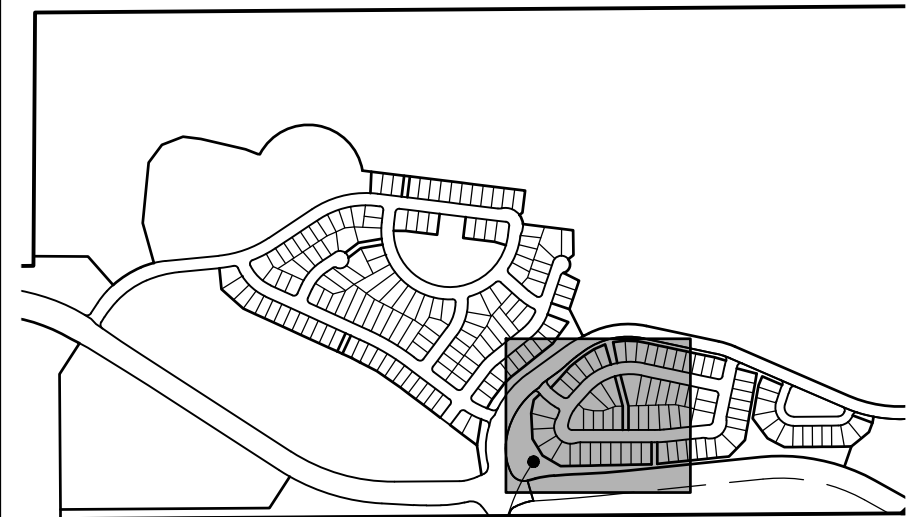


SEE SHEET 30

SEE SHEET ##

SEE SHEET 32

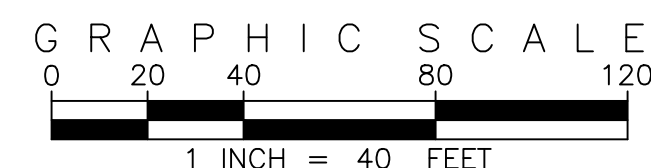
KEY MAP  
1"=1000'



THIS SHEET

SITE PLAN LEGEND

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



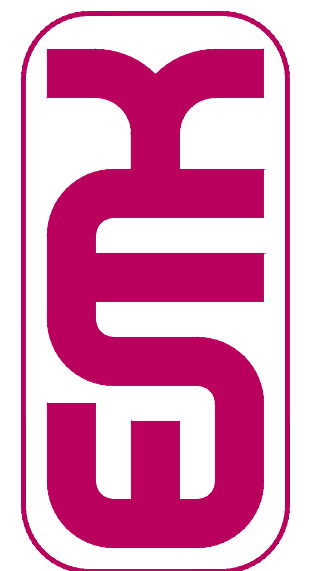
SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
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- INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.
- FIRE HYDRANT LATERALS INCLUDE GATE VALVES, GENERALLY LOCATED FIVE FEET FROM THE MAIN LINE TEE. THE CIVIL PLANS ARE TO SHOW FIRE HYDRANT FLANGE ELEVATIONS. ALL FIRE HYDRANTS ARE TO BE IN LANDSCAPED AREAS.
- GOLF CART PATHS TO BE USED FOR DRAINAGE MAINTENANCE ACCESS. ANY EASEMENT REQUIRED WILL BE DONE WITH THE FINAL PLAT FOR THE GOLF COURSE.

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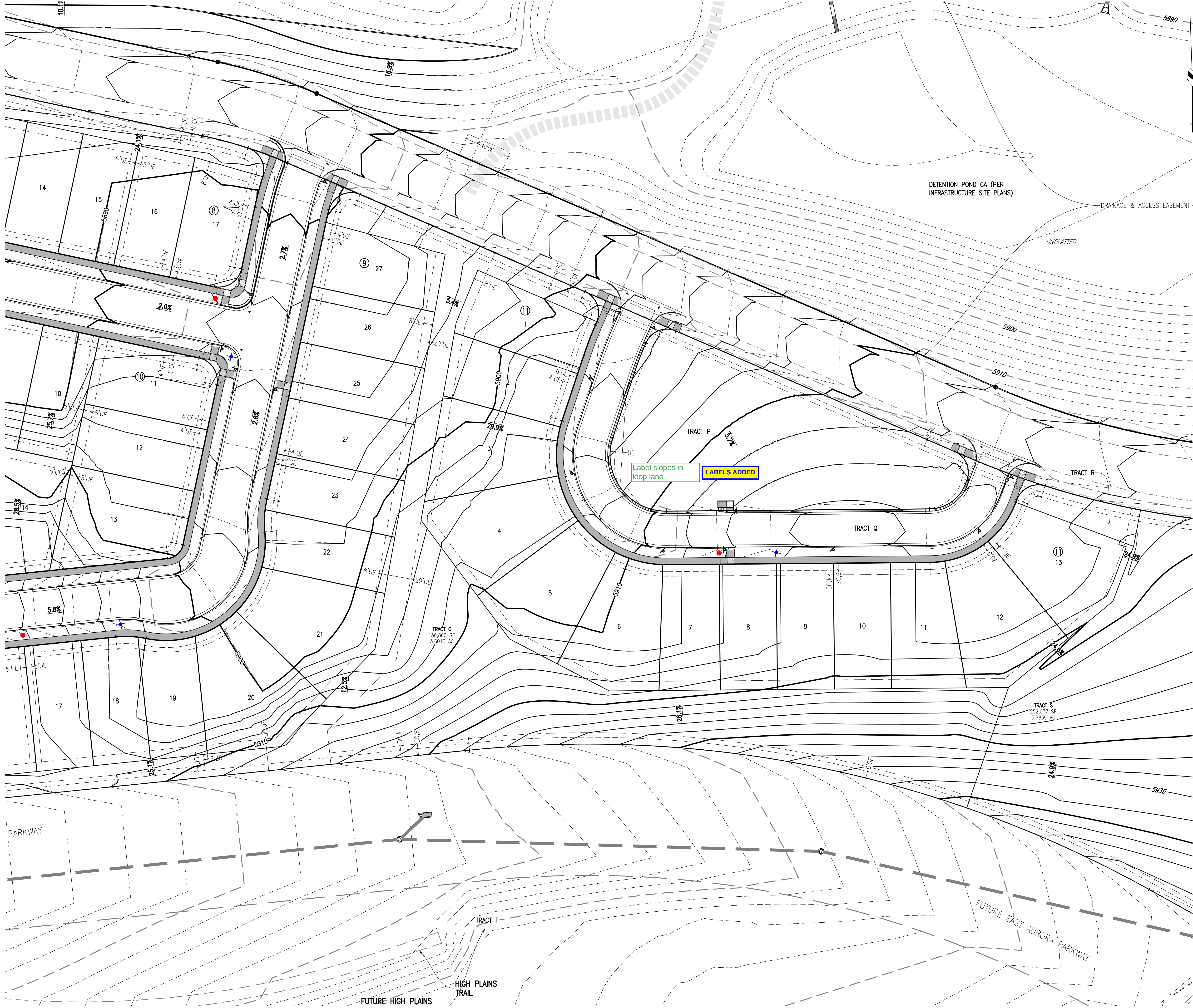
Know what's below.  
Call before you dig.  
BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF 6 INCH DIAMETER WATER MAIN, 12 INCH DIAMETER  
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF  
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

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

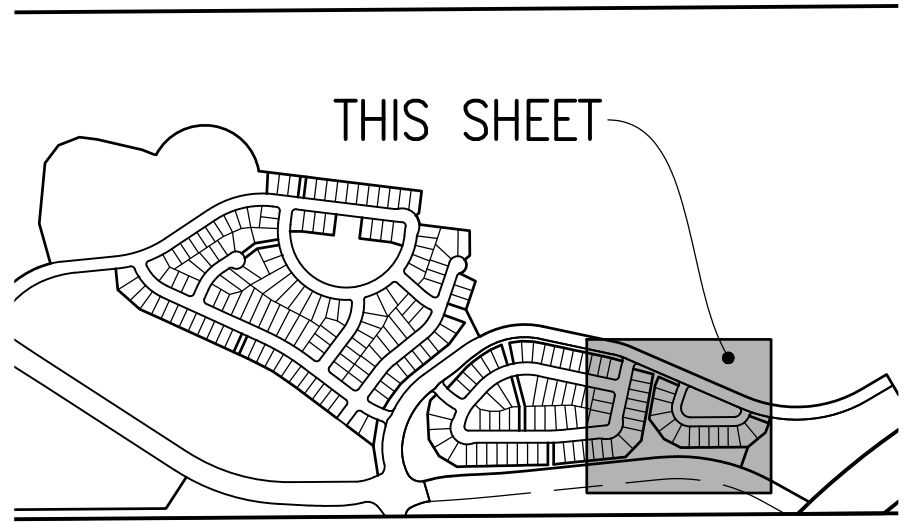
PRAIRIE POINT FILING 1	DATE: 01/23/2023
GRADING PLAN	JOB NO: 12187.62
	SCALE HORIZONTAL 1" = 40'
	31 of 54



SEE SHEET 31

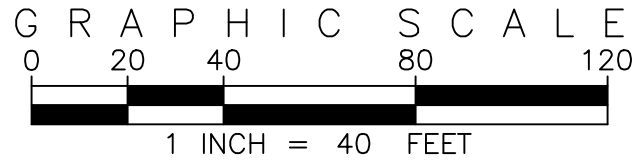


KEY MAP  
1"=1000'



SITE PLAN LEGEND

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



SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

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REVISIONS

NO.	DESCRIPTION	DATE	BY

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

PRAIRIE POINT FILING 1

DATE: 01/23/2023  
JOB NO: 12187.62

SCALE  
HORIZONTAL  
1" = 40'

32 of 54



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OPEN SPACE REQUIREMENTS

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	*SHRUBS PROVIDED	
						5 GAL	1 GAL
TRACT D	OPEN SPACE	3,300	1	1	8	11	0
TRACT F	OPEN SPACE	6,050	2	7	15	6	0
TRACT G	OPEN SPACE	3,150	1	1	8	10	0
TRACT H	OPEN SPACE/ST. PERIMETER	41,365	10	6	103	249	9
TRACT I	OPEN SPACE/ST. PERIMETER	11,510	3	0	29	59	22
TRACT M	OPEN SPACE/ST. PERIMETER	26,380	7	15	66	65	40
TRACT N	OPEN SPACE	8,595	2	3	21	12	0
TRACT O	OPEN SPACE/ST. PERIMETER	154,860	39	82	392	434	109
TRACT P	OPEN SPACE	35,010	9	10	88	80	0
TRACT R	OPEN SPACE/ST. PERIMETER	2,489	1	3	7	12	8
TRACT S	OPEN SPACE/ST. PERIMETER	10,456	3	4	26	23	8
TOTALS		305,365	77	132	743	961	196
NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS							
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVILENT NOTED ABOVE.							
* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)							
* WHERE THE NUMBER FOR TREES PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE SHRUB EQUIVALENT NOTED ABOVE.							

OPEN SPACE DEDICATION

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

STREET PERIMETER BUFFER TABLE

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	TREE EQUIVALENTS	SHRUBS PROVIDE (5 GAL/1GAL)*	
									5 GAL	1 GAL
TRACT H (PRAIRIE POINT DR.)	OPEN SPACE/ST. PERIMETER BUFFER	555	20'	20'-100'	14	7	139	N/A	220	9
TRACT I (PRAIRIE POINT DR.)	OPEN SPACE/ST. PERIMETER BUFFER	290	20'	40'-50'	8	0	73	N/A	60	22
TRACT M (PRAIRIE POINT DR.)	OPEN SPACE/ST. PERIMETER BUFFER	1,037	20'	10'-20'	26	15	259	N/A	74	40
TRACT O (E. AURORA PKWY.)	OPEN SPACE/ST. PERIMETER BUFFER	1,643	20'	20'-40'	42	52	411	100	281	89
TRACT O (PRAIRIE POINT DR.)	OPEN SPACE/ST. PERIMETER BUFFER	510	20'	20'-160'	13	23	128	100	110	30
TRACT O (E. PRAIRIE POINT DR.)	OPEN SPACE/ST. PERIMETER BUFFER	240	20'	20'	6	8	60	20	40	9
TRACT R (E. PRAIRIE POINT DR.)	OPEN SPACE/ST. PERIMETER BUFFER	97	20'	20'-35'	2	3	24	10	12	21
TRACT S (E. AURORA PKWY.)	OPEN SPACE/ST. PERIMETER BUFFER	60	20'	20'-35'	2	4	15	20	17	7
TOTALS		4,432			113	112	1,108	250	814	227
NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS										
NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.										
NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE WHEN GREATER THAN 100 FEET.										
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.										
* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)										

SEED MIXES

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

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

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

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

DETENTION POND REQUIREMENTS

LANDSCAPED AREA	AREA	TREES REQUIRED (1 TREE/ 4000 SF)	TREES PROVIDED	SHRUBS / GRASS REQUIRED (10 SHRUB/ 4000 SF)	SHRUBS PROVIDED
DETENTION POND D2	47,514	12	20	119	53
TOTAL	47,514	12	20	119	53

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

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

NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)

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

NOTE:

1. REFER TO GOLF LANDSCAPE PLANS (CN: 2022-3093-00; 2022-6062-00) FOR DETENTION POND C1 LANDSCAPING.

PLANT SCHEDULE

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

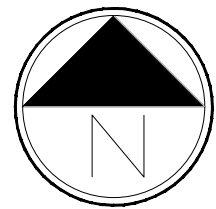
NOT FOR CONSTRUCTION

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



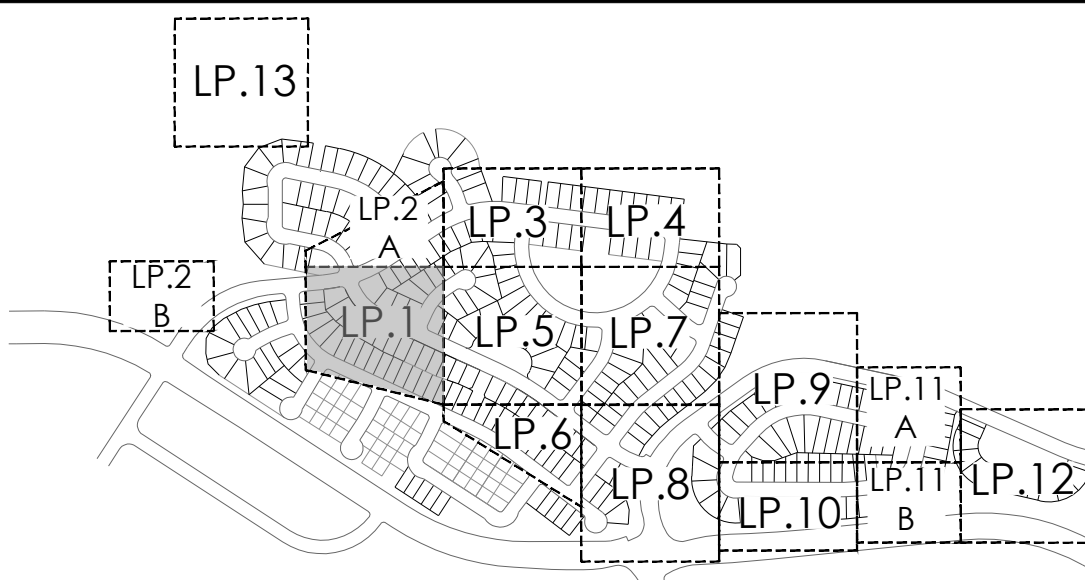
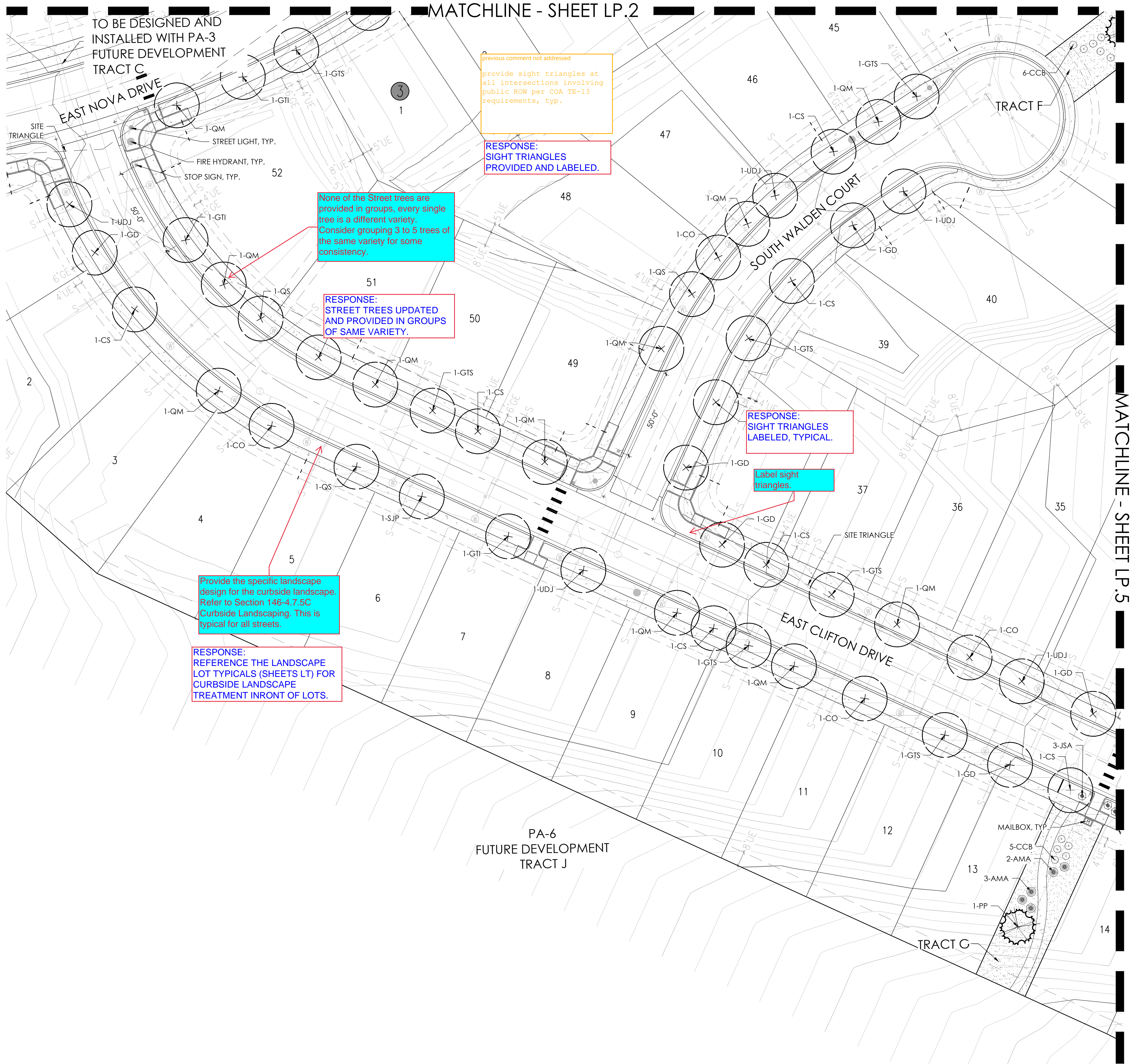


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Scale: 1"= 30'-0"

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



### KEYMAP

### LEGEND

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

### PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CO	CORYLUS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
CC	CORYLUS CORUANA	TURKISH FILBERT	2.5' CAL	B&B
GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B
GDI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QS	QUERCUS 'SHUMMARD'	OAK, SCHUMMARD	2.5' CAL	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
CLC	CRATAEGUS LAEVOGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
EVERGREEN TREES				
FE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONI.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONI.
JHW	JUNIPERUS HORIZONTALIS 'WILTON'	JUNIPER, WILTON CARPET	#5	CONI.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONI.
JA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONI.
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONI.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONI.
JP	JUNIPERUS X FRUTICOSA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONI.
FMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONI.
FMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONI.
DECIDUOUS SHRUBS				
AAB	ARONICA ARBURCULIA 'BRILLIANTISSIMA'	CHOKECHERRY, BRILLIANT RED	#5	CONI.
ACL	AMORPHA CANESCENS	LEAD PLANT	#5	CONI.
AMA	ARONICA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC, BLACK	#5	CONI.
AGB	ACER GRANDIDENTATUM	MAPLE, BICOLORED	#5	CONI.
ARS	ARTEMISA FILIFOLIA	SAGEBRUSH, SAND	#5	CONI.
CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONI.
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONI.
CSF	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOW TWIG	#5	CONI.
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONI.
CMF	CHAMAERAPARIA MILEFOLIUM	FERNBUSH	#5	CONI.
ENG	ERICACEA NAUSEOSA 'SIP', NAUSEOSA VAR. GLABRATA	STARBUDDISH, TALL GREEN	#5	CONI.
FPA	FALLUCIA PARADOXA	APACHE PLUME	#5	CONI.
FAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONI.
RTT	RIBUS RUBROBAC	SUMAC, THREE-LEAF	#5	CONI.
RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONI.
PERENNIALS				
AMY	ACHILLEA MILEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONI.
AMN	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONI.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONI.
ARK	AGASTACHE KUDOS GOLD	HYSSOP, KUDOS GOLD	#1	CONI.
ARS	AGASTACHE RUBRIBERIS	HYSSOP, SUNSET	#1	CONI.
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONI.
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONI.
BWV	ERIOCHLOA WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONI.
GLC	GAURIA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONI.
KSE	KNIPHOPHORA STARK'S EARLY HYBRID	TORCH LILY STARK'S EARLY HYBRID	#1	CONI.
CMF	ONOTHERA MACROCARPA 'INCANNA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONI.
OSR	ONOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONI.
OLM	OSTEOSPERMUM LAVENDER MIST 'POGGS'	SUN DASY, LAVENDER MIST	#1	CONI.
PGF	PERISTEMON GRANDIFLORUS 'PRAIRIE JEWEL', PD105	PENSTEMON, PRAIRIE JEWEL	#1	CONI.
PAJ	PERISCARIA ARIFINE	HIMALAYAN BORDER, JEWEL	#1	CONI.
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONI.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONI.
SCB	SALVIA GRECOGI 'BURBANKS RED'	TURBANS, RED SALVIA	#1	CONI.
SM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT, PURPLE SALVIA	#1	CONI.
SPS	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONI.
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONI.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONI.
BCS	BOULEOULIA CURTIPENDULA	SIDE OATS GRAMA GRASS	#1	CONI.
BCB	BOULEOULIA GRACILIS	BLUE GRAMA GRASS	#1	CONI.
BGA	BOULEOULIA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONI.
SNI	SCORGHASTRUM NUTANS	INDIAN GRASS	#1	CONI.
SHF	SPOROBOLUS HETEROPHYLLIS	PRAIRIE DROPSEED GRASS	#1	CONI.
SWG	SPOROBOLUS WRIGHTII	GIANT SACAJAWAN GRASS	#1	CONI.
FVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONI.

NOT FOR CONSTRUCTION

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

SHEET TITLE

LANDSCAPE  
PLANS

SHEET NUMBER

LP.1

SHEET 35

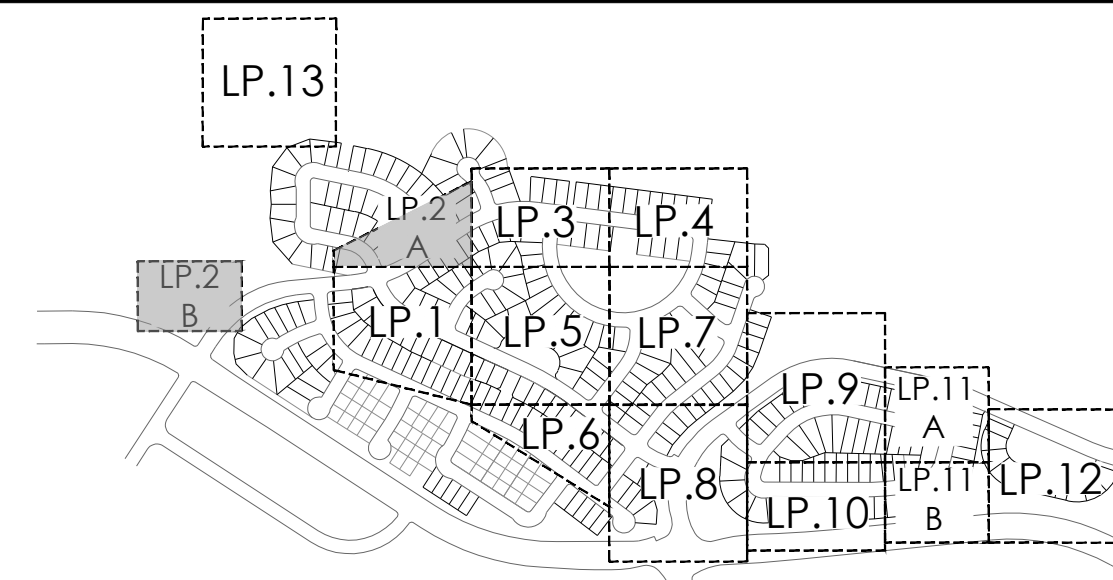
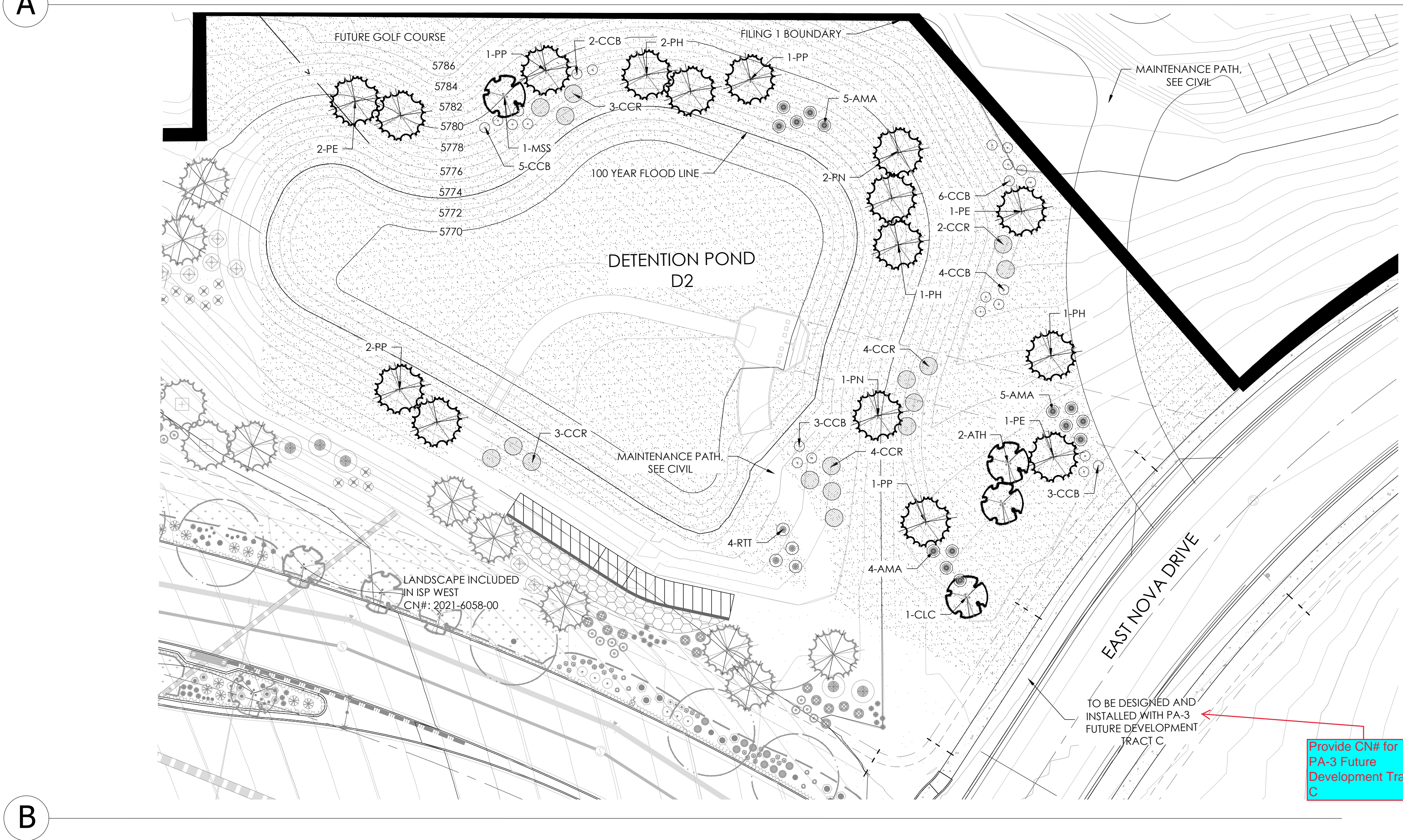
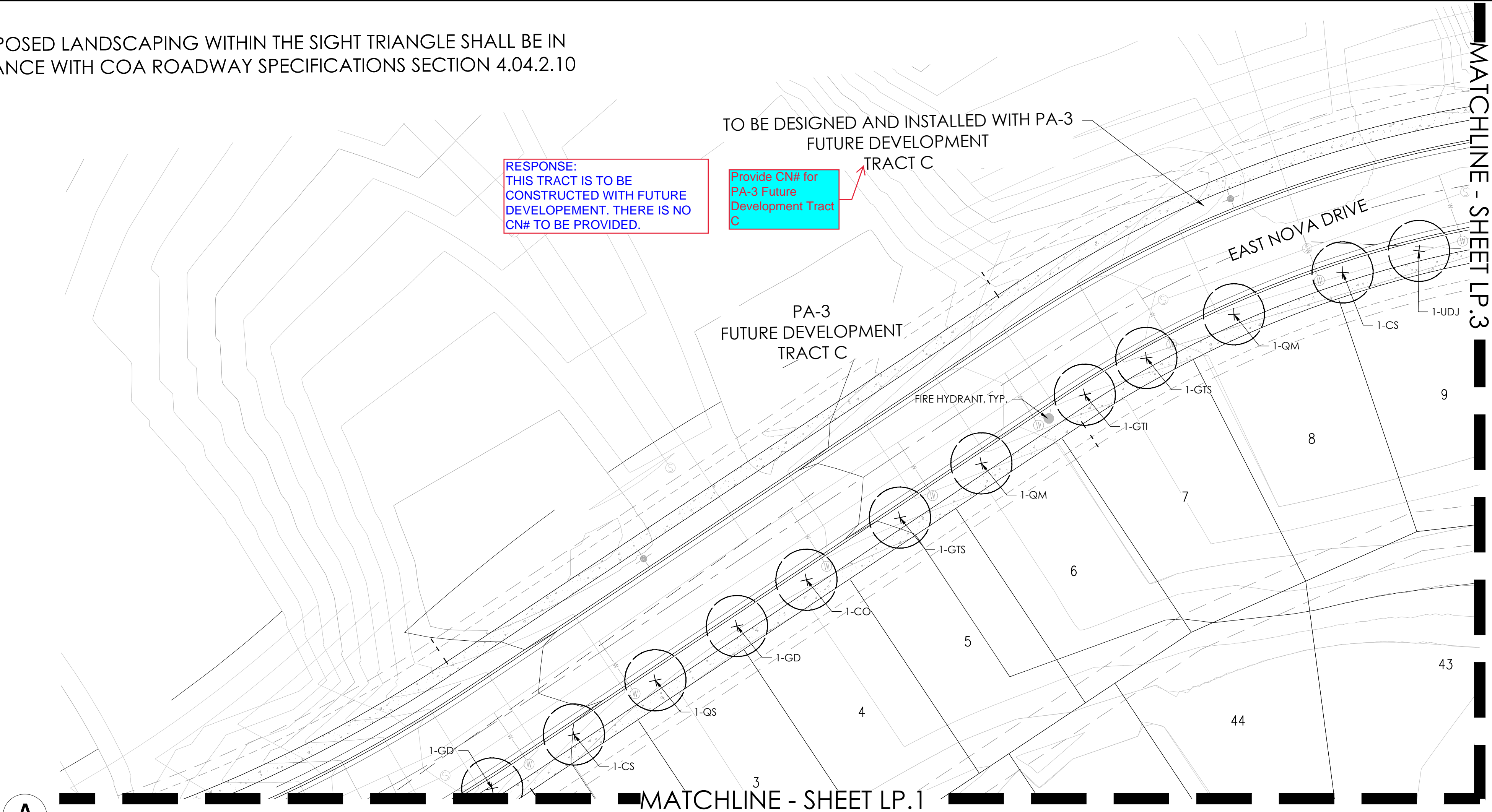
January 25, 2023



PROJECT NAME



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



## LEGEND

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

## PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
<b>DECIDUOUS SHADE TREES</b>				
CO	CORYLUS OCCIDENTALIS	HICKBERRY, WESTERN	2.5' CAL	B&B
CC	CORYLUS COLURNA	TURKISH FILBERT	2.5' CAL	B&B
GD	GYMNOCEDRUS DIOICIS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B
GDI	GLEDTIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDTIA TRIACANTHOS INERMIS SKYLINE	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QS	QUERCUS 'SHUMMARD'	OAK, SCHUMMARD	2.5' CAL	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
<b>ORNAMENTAL TREES</b>				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	7' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	7' CAL	B&B
CLC	CRATAEGUS LACINIOSA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	7' CAL	B&B
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	7' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
<b>EVERGREEN TREES</b>				
PE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PF	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
<b>EVERGREEN SHRUBS</b>				
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILTON'	JUNIPER, WILTON CARPET	#5	CONT.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDOKRA 'YOUNGSTOWN'	#5	CONT.
JA	JUNIPERUS SABINA 'ARCADEA'	JUNIPER, ARCADEA	#5	CONT.
JBS	JUNIPERUS SABINA 'BROADWOOD'	JUNIPER, BROADWOOD	#5	CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JPS	JUNIPERUS X PRINERANA 'SABROOK GOLD'	JUNIPER, SABROOK GOLD	#5	CONT.
FWW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PWM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
<b>DECIDUOUS SHRUBS</b>				
AAB	ARONIA ARBURIFOLIA 'BRILLANTISSIMA'	CHOKECHERRY, BRILLANT RED	#5	CONT.
ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKECHERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AGB	ACER GRANDIDENTATUM	MAPLE, BIG TOOTH	#5	CONT.
AIS	ARTEMISA FILICOLA	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CSA	CORNUS SERICEA 'ARIC FIRE'	DOGWOOD, ARIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOW TWIG	#5	CONT.
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CMF	CHAMAENANTHE MILEPOLLUM	PERNNIAL	#5	CONT.
ENG	ERIGONIA NALCOSA 'SP'	RABBITBUSH, TALL GREEN	#5	CONT.
FFA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
PAR	PEROVSKIA AIRUPICIFOLIA	SAGE, RUSSIAN	#5	CONT.
RTT	RIVIS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
<b>PERENNIALS</b>				
AMH	ACHILLEA MILLEFOLIUM 'HEDI'	YARROW, COMMON RED	#1	CONT.
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT.
ARK	AGASTACHE KUDOS GOLD	HYSSOP, KUDOS GOLD	#1	CONT.
ARS	AGASTACHE RUFEBERIS	HYSSOP, SUNSET	#1	CONT.
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BERLANDIERA LYRAIA	CHOCOLATE FLOWER	#1	CONT.
BRW	ERIGONIA WRIGHTII WRIGHTII	BLACK WHEAT, SNOW MESA	#1	CONT.
GLC	GAURIA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
KSE	KNIPHORIA STARK'S EARLY HYBRID	TORCH LILY STARK'S EARLY HYBRID	#1	CONT.
OMI	CEINOTHERA MACROCARPA 'INCANCA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONT.
CSR	CEINOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLM	OSTEOSPERMUM LAVENDER MIST 'PODS'	SUN DASY, LAVENDER MIST	#1	CONT.
POP	PENSTEMON GRANDIFOLIUS 'PRAIRIE JEWEL', POTIS	PENSTEMON, PRAIRIE JEWEL	#1	CONT.
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.
RFG	RUDBECKIA FULGIDA 'GOLDSURF'	BLACK-EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.
SSM	SALVIA NUDIGROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONT.
ZCL	ZALUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
<b>ORNAMENTAL GRASSES</b>				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BGS	BOULELOUA CURTIPENDULA	SIDEWAYS GRAMA GRASS	#1	CONT.
BGB	BOULELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOULELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
SNI	SCHIZANTHUS NUTANS	INDIAN GRASS	#1	CONT.
SHP	STYLOBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#1	CONT.
SWG	STYLOBOLUS WRIGHTII	GIANT SASKATOON GRASS	#1	CONT.
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.

NOT FOR CONSTRUCTION

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

SHEET TITLE

LANDSCAPE  
PLANS

SHEET NUMBER

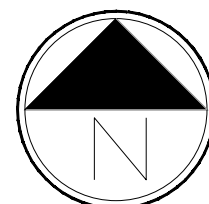
LP.2

SHEET 36

January 25, 2023



Know what's below.  
Call before you dig.



Scale: 1"= 30'-0"

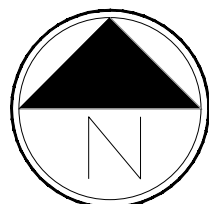




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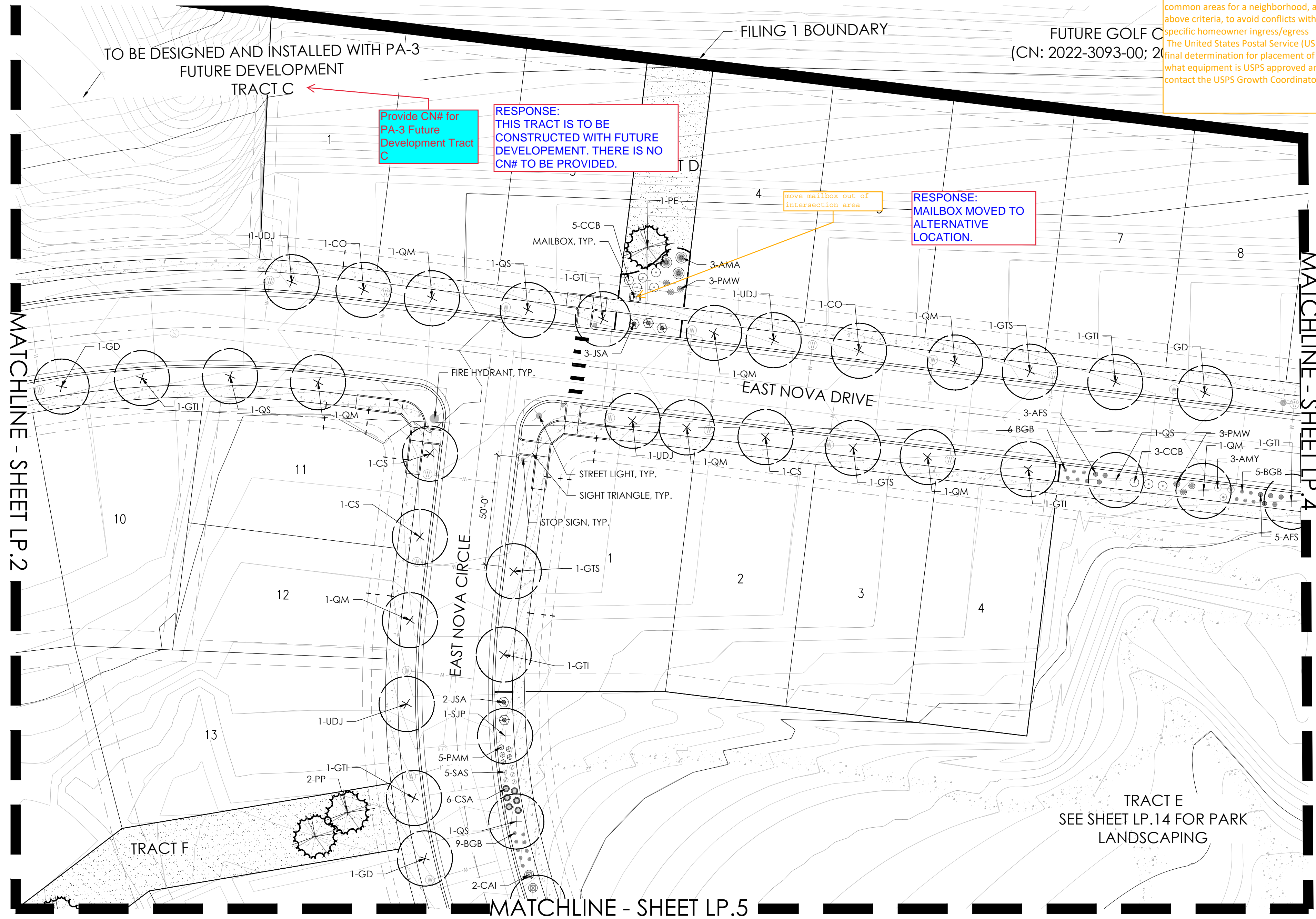


Know what's below.  
Call before you dig.



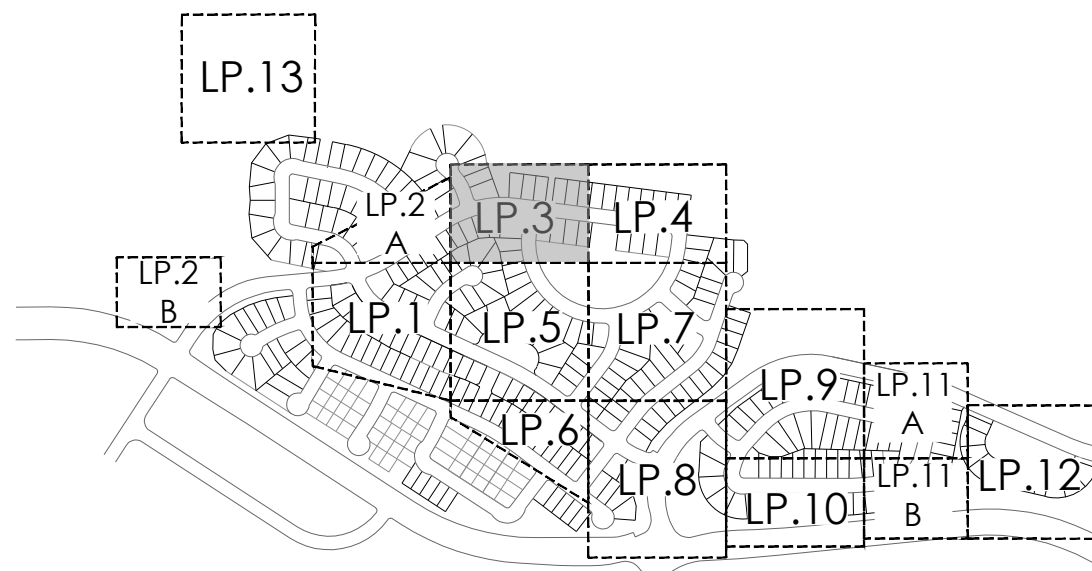
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NOTE:  
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT  
TRIANGLE SHALL BE IN COMPLIANCE WITH COA  
ROADWAY SPECIFICATIONS SECTION 4.04.2.10



RESPONSE:  
NOTED.

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



## KEYMAP

## LEGEND

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

## PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
<b>DECIDUOUS SHADE TREES</b>				
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
CO	CORYLUS COLORATA	TURKISH FILBERT	2.5' CAL	B&B
GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B
GTI	GLEDBERIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTIS	GLEDBERIA TRIACANTHOS INERMIS SKYLINE	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QS	QUERCUS SHUMMARDI	Q.M. SHUMMARD	2.5' CAL	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
<b>ORNAAMENTAL TREES</b>				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MS	MAHUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY PLUM'	PRINCESS KAY PLUM	6/8' MULTI	B&B
<b>EVERGREEN TREES</b>				
FE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
<b>EVERGREEN SHRUBS</b>				
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONL
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONL
JHW	JUNIPERUS HORIZONTALIS 'WILTON'	JUNIPER, WILTON CARPET	#5	CONL
JHT	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONL
JA	JUNIPERUS SABINA 'ARCADEA'	JUNIPER, ARCADEA	#5	CONL
JB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONL
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONL
JPS	JUNIPERUS X PIZZERIAANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONL
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONL
PMU	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONL
<b>DECIDUOUS SHRUBS</b>				
AAB	ARONIA ARBURICOLA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONL
ACL	AMORPHIA CANESCENS	LEADPLANT	#5	CONL
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC, BLACK	#5	CONL
AGB	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONL
AAS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONL
CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONL
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONL
CSF	CORNUS SERICEA 'SILVARENEA'	DOGWOOD, YELLOW TWIG	#5	CONL
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONL
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	#5	CONL
ENO	ERICA NEREA NAUSEOSA SIF. NAUSEOSA VAR. GLABRATA	HEARTBUSH, TALL GREEN	#5	CONL
FFA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONL
PAR	PEROVSKIA AIRILICIFOLIA	SAGE, RUSSIAN	#5	CONL
RTI	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONL
RL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONL
<b>PERENNIALS</b>				
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONL
AMT	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONL
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONL
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONL
ARS	AGASTACHE RUFESCENS	HYSSOP, SUNSET	#1	CONL
AJC	AUNSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONL
BLC	BERLANDIERA LYRAIA	CHOCOLATE FLOWER	#1	CONL
BWH	EROGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONL
GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONL
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY STARK'S EARLY HYBRID	#1	CONL
OMI	CEINOTHERRA MACROCARPA INCA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONL
OSR	CORONILLA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONL
OLM	OSTEOSPERMUM LAVENDER MIST 'POOLS'	SUN DASY, LAVENDER MIST	#1	CONL
PGP	PENTSTEMON GRANDIFLORUS 'PRAIRIE JEWEL', POTIS	PENTSTEMON, PRAIRIE JEWEL	#1	CONL
PAJ	PERISCARIA APRINA	HIMALAYAN BORDER JEWEL	#1	CONL
BFG	RUDBECKIA FILIGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONL
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONL
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONL
SSM	SALVIA NEROCOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONL
SFS	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONL
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONL
<b>ORNAAMENTAL GRASSES</b>				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONL
BGS	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA GRASS	#1	CONL
BGB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONL
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONL
SNI	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONL
SHF	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSIED GRASS	#1	CONL
INW	SPOROBOLUS WRIGHTII	GIANT SACRAGON GRASS	#1	CONL
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONL

NOT FOR CONSTRUCTION

PROJECT NAME

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

SHEET TITLE

LANDSCAPE  
PLANS

SHEET NUMBER

LP.3

SHEET 37

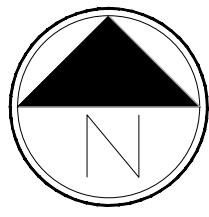
January 25, 2023



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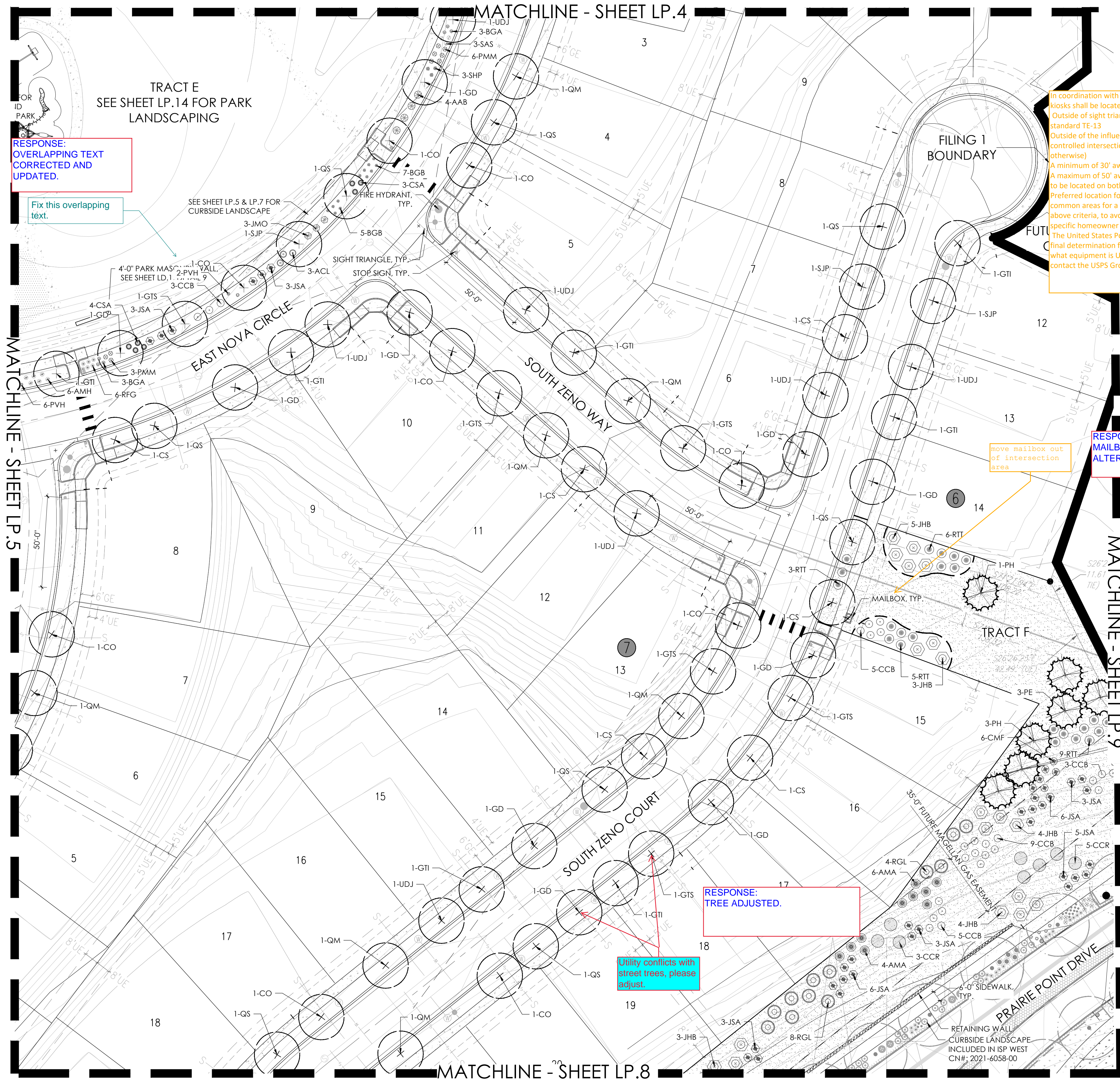


Know what's below.  
Call before you dig.



Scale: 1"= 30'-0"

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



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  
A minimum of 30' away from stop signs (for stop sign visibility)  
A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)  
Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress  
The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994D\_

## KEYMAP

## LEGEND

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

## PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
<b>DECIDUOUS SHADE TREES</b>				
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
CC	CORYLUS CORNUA	TURKISH FILBERT	2.5' CAL	B&B
GD	GYMNOCEDRUS DOLICUS 'SPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B
GTI	GLEDISIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDISIA TRIACANTHOS INERMIS SKYLINE	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QS	QUERCUS SHUMMARDI	OAK, SCHUMMARD	2.5' CAL	B&B
SF	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
<b>ORNAMENTAL TREES</b>				
AAS	AMELANCHIER ALNIFOLIA	SERVICE BERRY, SASKATOON	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, 'CRIMSON CLOUD'	2' CAL	B&B
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAT'	PRINCESS KAT PLUM	6-8' MULTI	B&B
<b>EVERGREEN TREES</b>				
FE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HEDERERCHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
<b>EVERGREEN SHRUBS</b>				
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONI.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONI.
JHW	JUNIPERUS HORIZONTALIS 'WILSONI'	JUNIPER, WILSON CARPET	#5	CONI.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONI.
JSA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONI.
JB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONI.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONI.
JPS	JUNIPERUS X PHYZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONI.
JMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONI.
JMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONI.
<b>DECIDUOUS SHRUBS</b>				
AAB	ARONIA ARBURCULIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONI.
ACL	AUXIBOTRYA CANESCENS	LEADPLANT	#5	CONI.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC, BLACK	#5	CONI.
AGB	ACER GRANDIDENTATUM	MAPLE, BIGFOOTH	#5	CONI.
ARS	ARTENISIA FLOQUA	SAGEBRUSH, SAND	#5	CONI.
CAI	CORNUS ALBA 'TWOY HALO'	DOGWOOD, WOOLY HALO	#5	CONI.
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONI.
CSF	CORNUS SERICEA 'FLAYRAMEA'	DOGWOOD, YELLOW TWIG	#5	CONI.
CCB	CARYOPTERIS CLAUDONENSIS 'BLUE MIST'	SPREA, BLUE MIST	#5	CONI.
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNSHIFT	#5	CONI.
ENG	ERICACERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITRUSH, TALL GREEN	#5	CONI.
FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONI.
PAR	PEROVSKIA ARTHURICIFOLIA	SAGE, RUSSIAN	#5	CONI.
RTI	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONI.
RRL	RIEBS RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONI.
<b>PERENNIALS</b>				
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONI.
AMT	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONI.
ARD	AGASTACHE CANA 'DOUBLE BUBBLIN'	HYSSOP, DOUBLE BUBBLIN'	#1	CONI.
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONI.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONI.
AJC	ANISCHIA JONSSII	COLORADO DESERT BLUE STAR	#1	CONI.
BIG	BESLERIA ALBA 'WYRIA'	CHOCOLATE FLOWER	#1	CONI.
EWV	ERIOGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONI.
GEC	GAURA LINDHEMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONI.
KSE	KNIPHOFIA 'STAR'S EARLY HYBRID'	SCORCH LILY, STAR'S EARLY HYBRID'	#1	CONI.
OMI	OENOTHERA MACROCARPA 'AIZONA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONI.
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONI.
OLM	OSOROSPENNA LAVENDER MIST 'POTOS'	SUN DAST, LAVENDER MIST	#1	CONI.
PCP	PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL', POTOS	PENSTEMON, PRAIRIE JEWEL	#1	CONI.
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONI.
RGS	REICHENBACHIA FILIGIDA 'GOLDSTRIUM'	BLACK-EYED SUSAN	#1	CONI.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONI.
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONI.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONI.
SFS	SALVIA PACIPHILIA	SAGE, NO JAVE	#1	CONI.
ZCL	ZALUSCHNERIA CALIFORNICA LAIRFOIA	HUMMINGBIRD FLOWER	#1	CONI.
<b>ORNAMENTAL GRASSES</b>				
ACB	ANDROPOGON ORABADI	BIG BLUESTEM GRASS	#1	CONI.
BGS	BOULEGOUA CURTIPENDULA	SIDE OATS GRAMA GRASS	#1	CONI.
BGB	BOULEGOUA GRACILIS	BLUE GRAMA GRASS	#1	CONI.
BGA	BOULEGOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONI.
SNV	SCORGHASTRUM NUANS	INDIAN GRASS	#1	CONI.
SHF	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED GRASS	#1	CONI.
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONI.
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONI.

NOT FOR CONSTRUCTION

PROJECT NAME

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

SHEET TITLE

LANDSCAPE  
PLANS

SHEET NUMBER

LP.7

SHEET 41

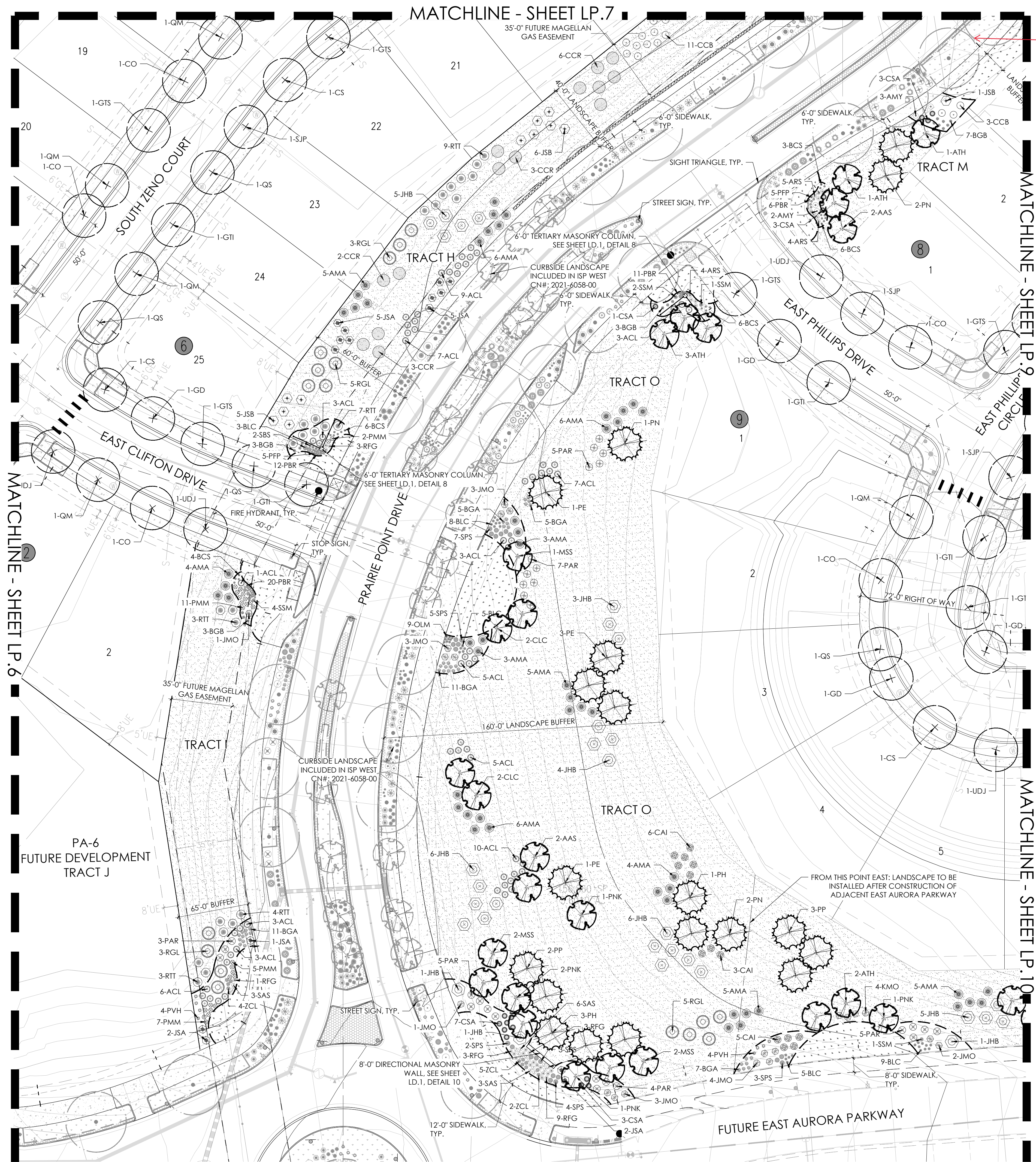
January 25, 2023



10200 E. Grand Ave., Ste A-314  
Denver, CO 80231  
PH: 303.632.8667

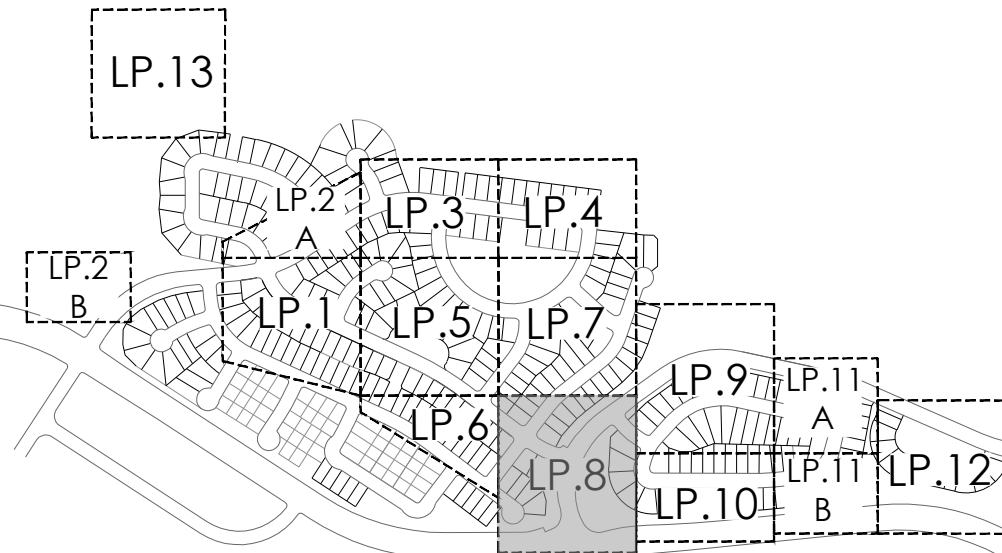


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Add dimension for landscape buffer

RESPONSE:  
LANDSCAPE BUFFER  
DIMENSION ADDED.



## KEYMAP

## LEGEND

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

## PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
<b>DECIDUOUS SHADE TREES</b>				
CO	CORYLUS CORNUTA	HACKBERRY, WESTERN	2.5' CAL	B&B
CC	CORYLUS COLURNA	TURKISH FILBERT	2.5' CAL	B&B
GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B
GTI	GEODIEA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GEODIEA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QS	QUERCUS SHUMMARDI	OAK, SHUMMARD	2.5' CAL	B&B
SJP	SOPIHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
<b>ORNAMENTAL TREES</b>				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	7' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	7' CAL	B&B
CLC	CRATAEGUS LAEVOGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	7' CAL	B&B
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	7' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
<b>EVERGREEN TREES</b>				
PE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
<b>EVERGREEN SHRUBS</b>				
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILTONI'	JUNIPER, WILTON CARPET	#5	CONT.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDROSIA YOUNGSTOWN	#5	CONT.
JSA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JS	JUNIPERUS X PETERANA 'SUNBROOK GOLD'	JUNIPER, SUNBROOK GOLD	#5	CONT.
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
<b>DECIDUOUS SHRUBS</b>				
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKECHERRY, BRILLIANT RED	#5	CONT.
ACL	AMORPHEA CANESCENS	LEADPLANT	#5	CONT.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKECHERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AGB	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONT.
ARS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'WINTER HALO'	DOGWOOD, WINTER HALO	#5	CONT.
CSA	CORNUS SERICEA 'ARCTIC FIRE'	DOGWOOD, ARCTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOW TWIG	#5	CONT.
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CMF	CHAMAENAFARIA MILLEROLIM	PERNIBUSH	#5	CONT.
ENG	ERICACEA NAUSEOSA 'SP. NAUSEOSA VAR. GLABRATA'	RABBITBRUSH, TALL GREEN	#5	CONT.
FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
PAR	PEROVSKIA AIRLIFICIFOLIA	SAGE, RUSSIAN	#5	CONT.
RTT	RIBES RUBRA	SUMAC, THREE-LEAF	#5	CONT.
RRL	RIBES RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#5	CONT.
<b>PERENNIALS</b>				
AMH	ACHILLEA MILLEFOLIUM 'HEDI'	YARROW, COMMON RED	#1	CONT.
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT.
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.
AJS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AIC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BEILANDIERA L. VERA	CHOCOLATE CLOVER	#1	CONT.
EWV	ERIOGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
KSE	KNIPHOFIA 'SHARKS EARLY HYBRID'	TORCH LILY 'SHARKS EARLY HYBRID'	#1	CONT.
OMI	OENOTHERA MACROCARPA 'ANNA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONT.
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLM	OSTEOSPERMUM LAVENDER MIST 'POOLS'	SUN DASY, LAVENDER MIST	#1	CONT.
POP	PENTSTEMON GRANIFLORUS 'PRINCE JEWEL', POISS	PENSIVION, PRINCE JEWEL	#1	CONT.
PAJ	PERISCARIA AFFINIS	HIMALAYAN BORDER, RIVEL	#1	CONT.
RFG	RUBICEKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GRECOGRI TURMAN'S RED	PURPURN'S RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SPS	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONT.
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
<b>ORNAMENTAL GRASSES</b>				
AGB	ANDROPPOON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BGS	BOULEDOUA CURTIPENDULA	SEEDS GRAMA GRASS	#1	CONT.
BGB	BOULEDOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOULEDOUA GRACILIS 'BLOND AMBITION' PP 2204B	BLOND AMBITION GRAMA GRASS	#1	CONT.
SNP	SPOROBOLUS NUTANS	INDIAN GRASS	#1	CONT.
SWG	SPOROBOLUS HETEROLEPIS	PRAIRIE DOCKGRASS	#1	CONT.
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.

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

PROJECT NAME

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

SHEET TITLE

LANDSCAPE  
PLANS

SHEET NUMBER

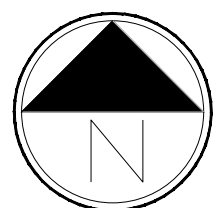
LP.8

SHEET 42

January 25, 2023

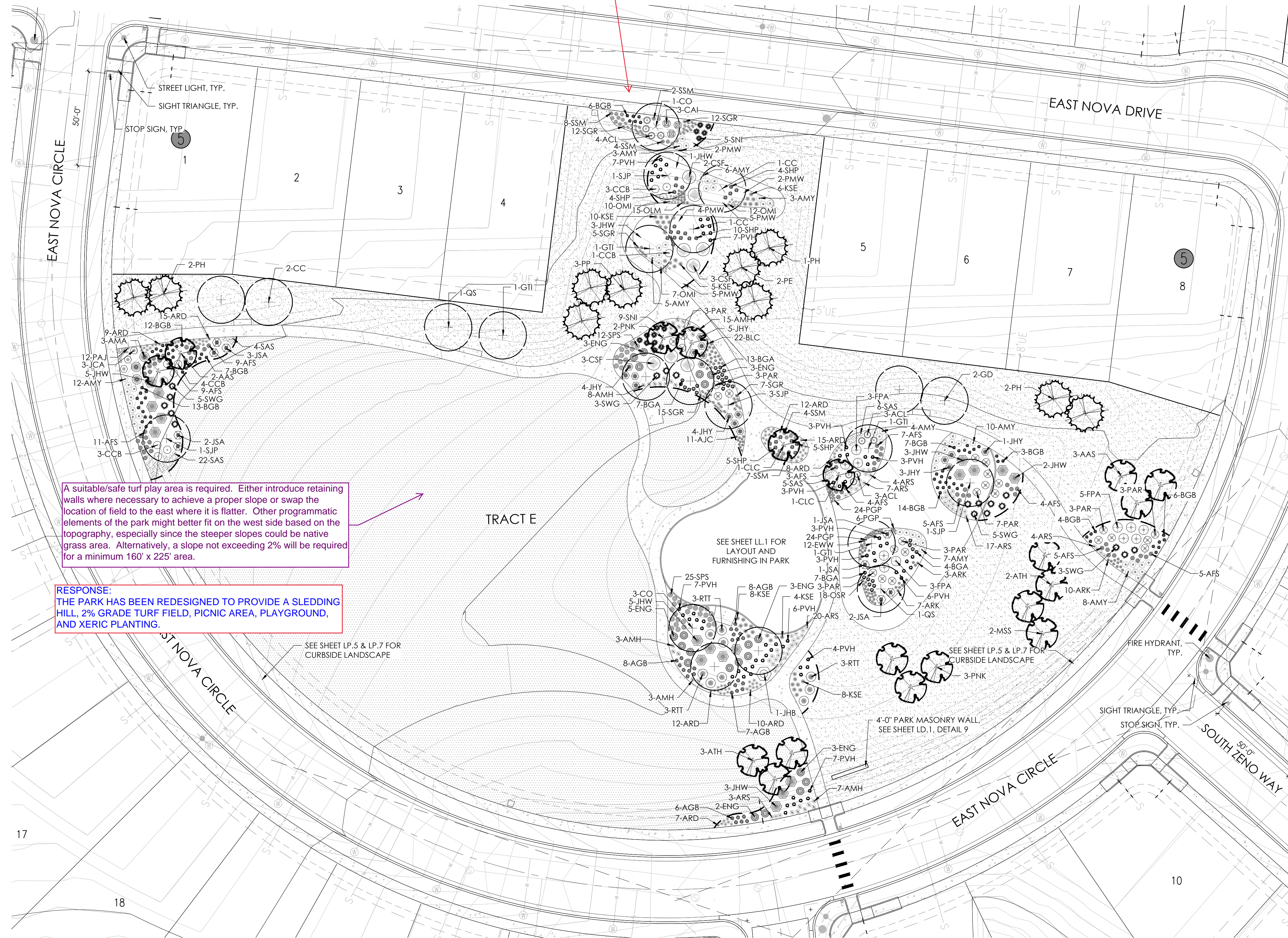


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Scale: 1"= 30'-0"

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

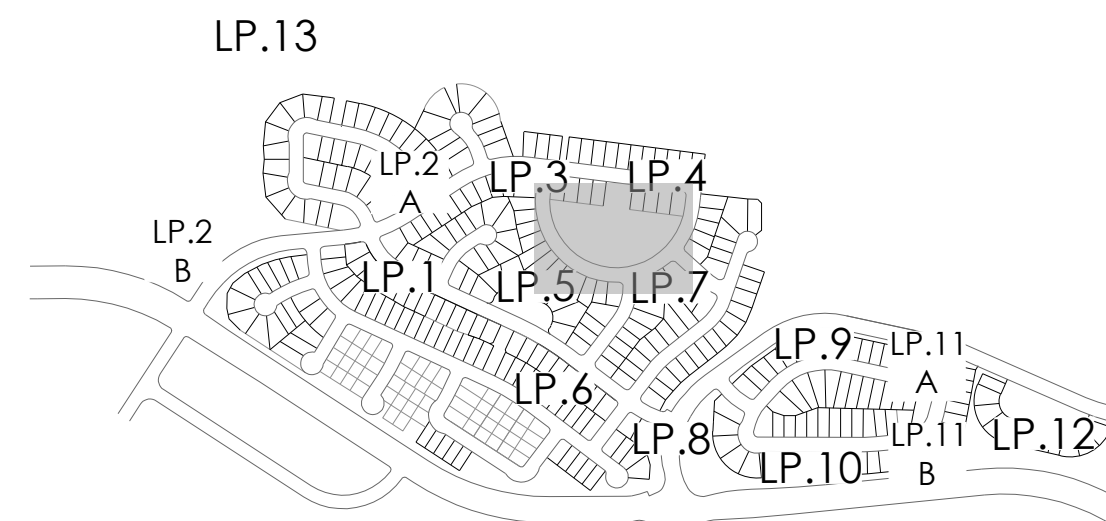


RESPONSE:  
NOTE ADDED AND UPDATED.

Add note: Refer to  
curbside landscaping on  
Sheet LP-3.

A suitable/safe turf play area is required. Either introduce retaining walls where necessary to achieve a proper slope or swap the location of field to the east where it is flatter. Other programmatic elements of the park might better fit on the west side based on the topography, especially since the steeper slopes could be native grass area. Alternatively, a slope not exceeding 2% will be required for a minimum 160' x 225' area.

RESPONSE:  
THE PARK HAS BEEN REDESIGNED TO PROVIDE A SLEDDING HILL, 2% GRADE TURF FIELD, PICNIC AREA, PLAYGROUND, AND XERIC PLANTING.



## KEYMAP

## LEGEND

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

## PLANT LEGEND

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



10200 E. Grand Ave., Ste A-314  
Denver, CO 80231  
PH: 303.632.8667

PROJECT NAME

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

SHEET TITLE

PARK  
LANDSCAPE  
PLANS

SHEET NUMBER

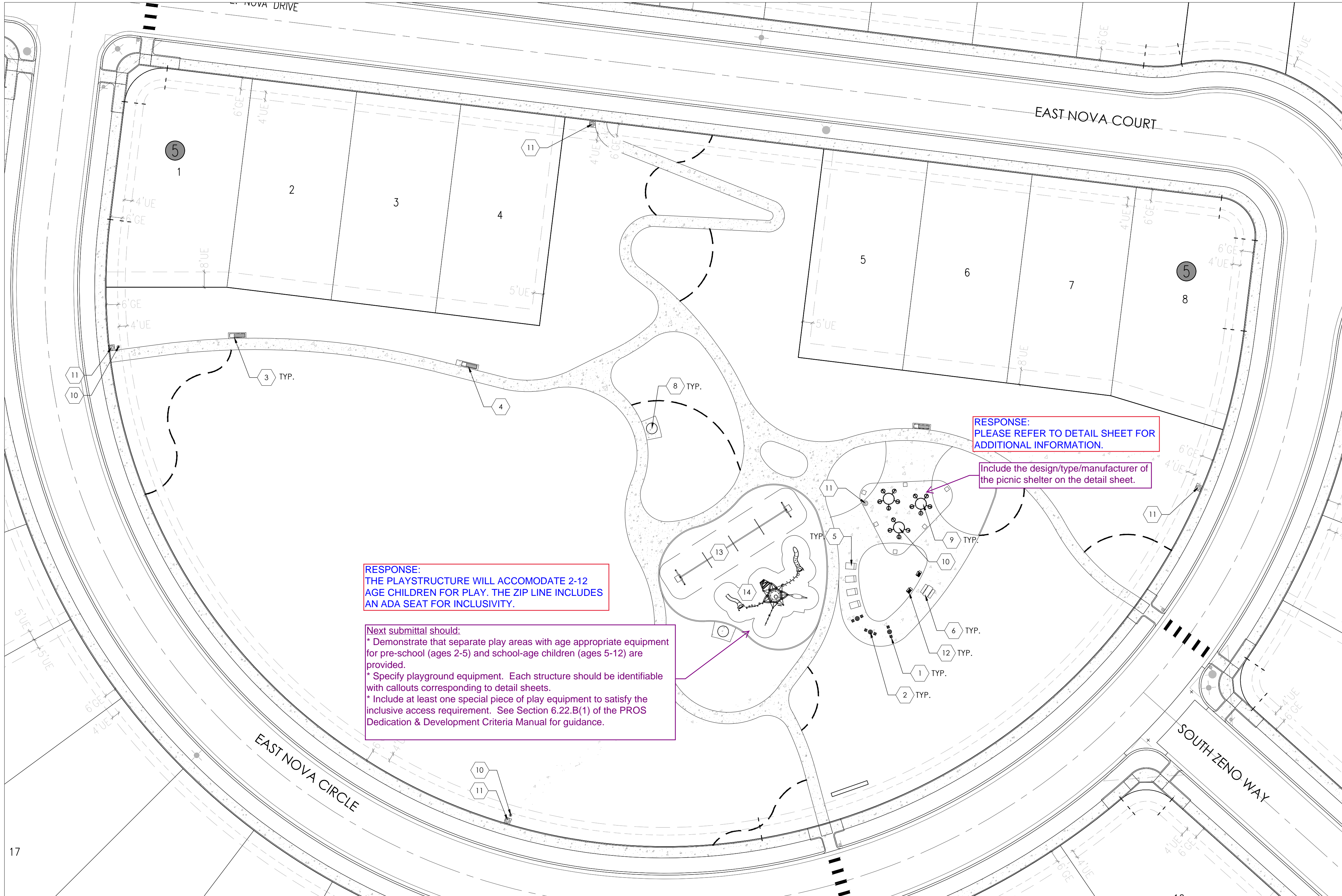
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SHEET 48

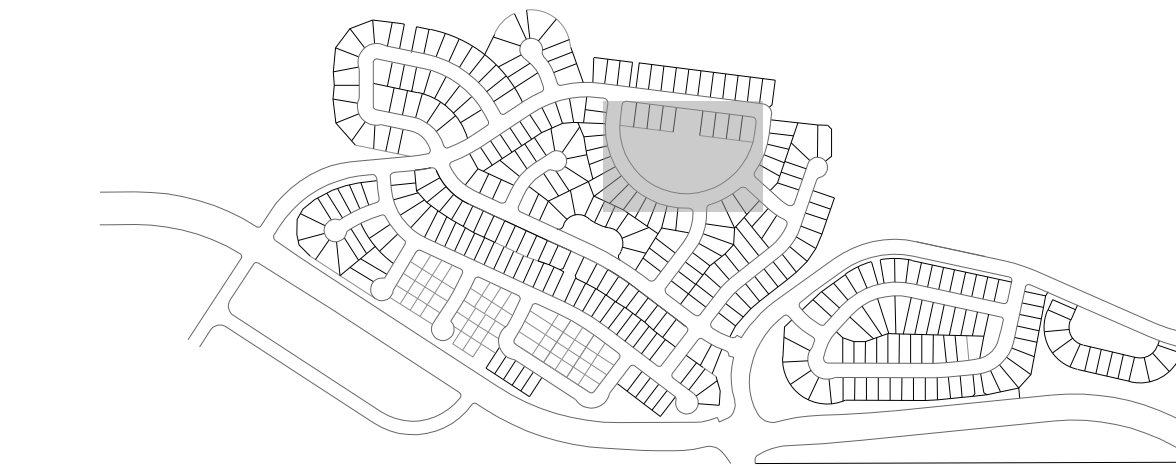
January 25, 2023



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THE PARK PLANS HAVE BEEN  
REVISED TO A TYPICAL SITE PLAN  
SET. THIS PAGE HAS BEEN  
REMOVED.



KEYMAP

LEGEND

- STEEL EDGER
- PEDESTRIAN CONCRETE
- STREET LIGHT

6 LD.17 LD.1

SITE FURNISHING LEGEND

- 1 BAR STOOL
- 2 BAR TABLE
- 3 BENCH
- 4 ADA BENCH
- 5 LOUNGE BENCH
- 6 HARVEST PICNIC TABLE
- 7 PICNIC TABLE
- 8 ADA PICNIC TABLE
- 9 LARGE ROUND BENCH
- 10 PET WASTE STATION
- 11 TRASH
- 12 BBQ GRILL
- 13 ZIPLINE
- 14 PLAY STRUCTURE

NOT FOR CONSTRUCTION

PROJECT NAME

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

SHEET TITLE

LAYOUT PLANS

SHEET NUMBER

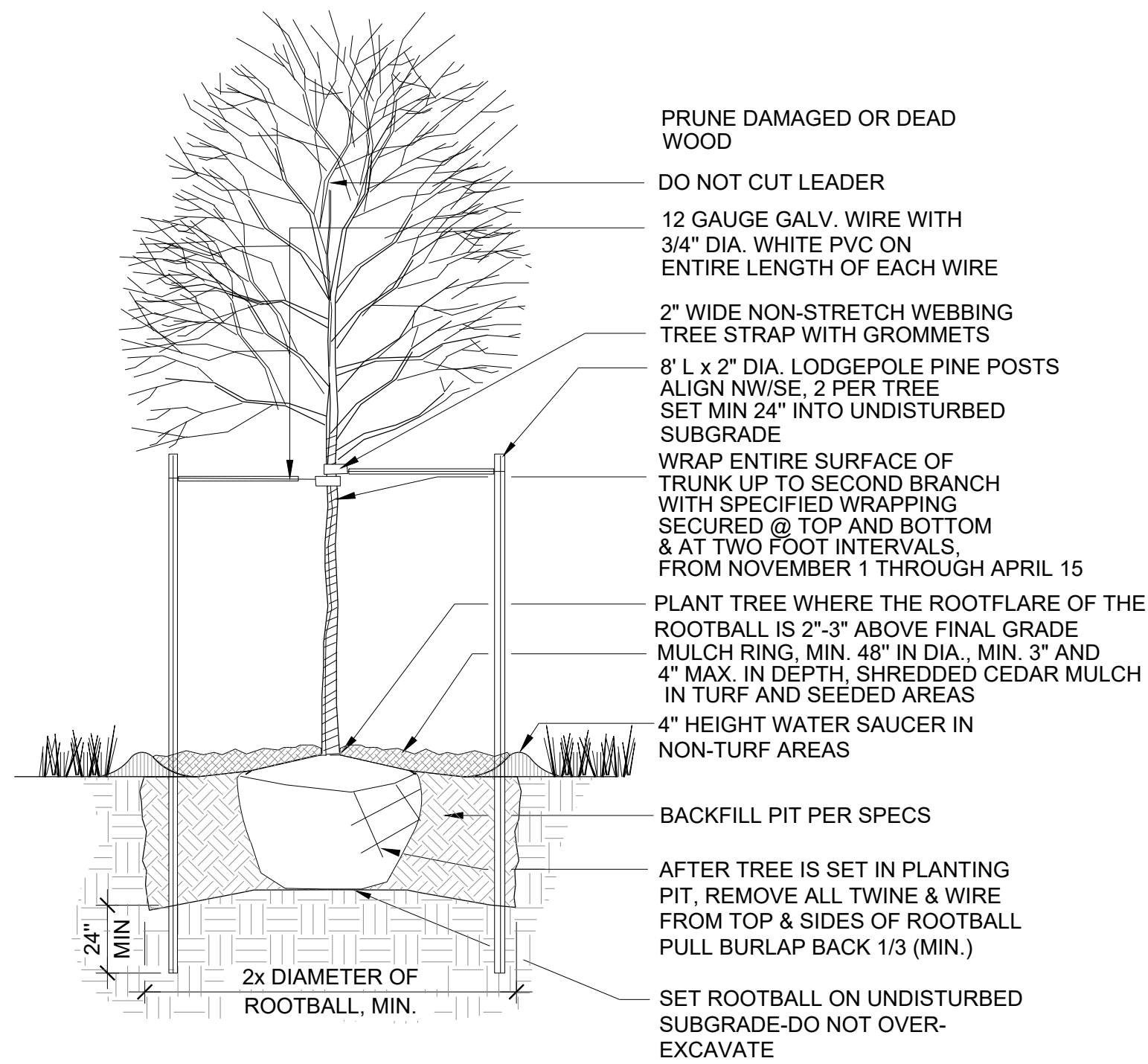
LL.1

SHEET 49

January 25, 2023

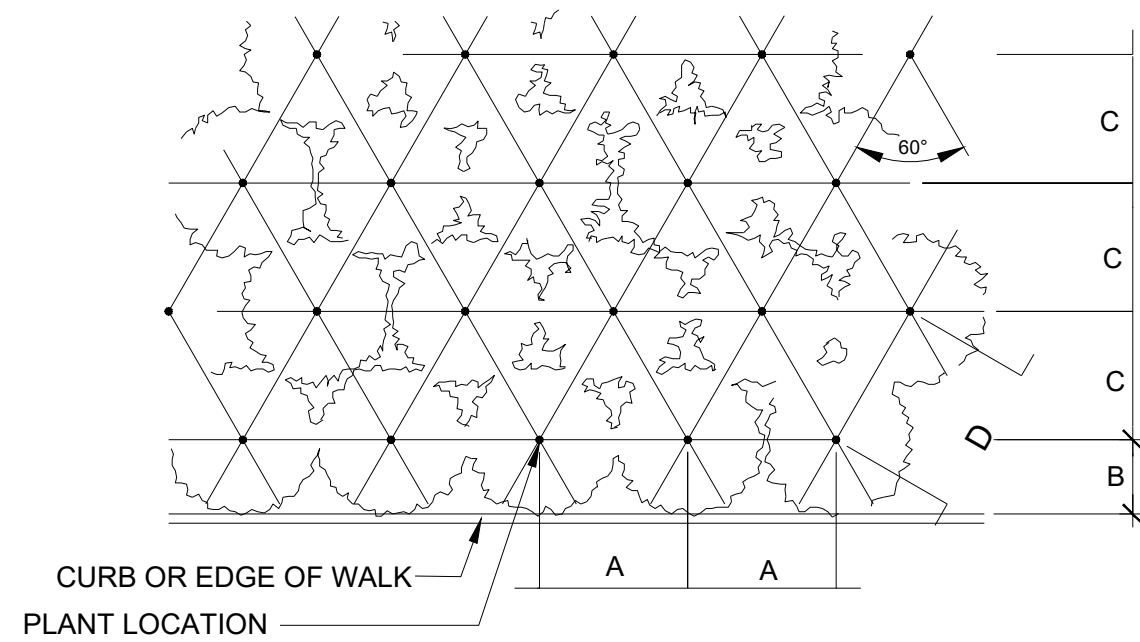


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## 1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS

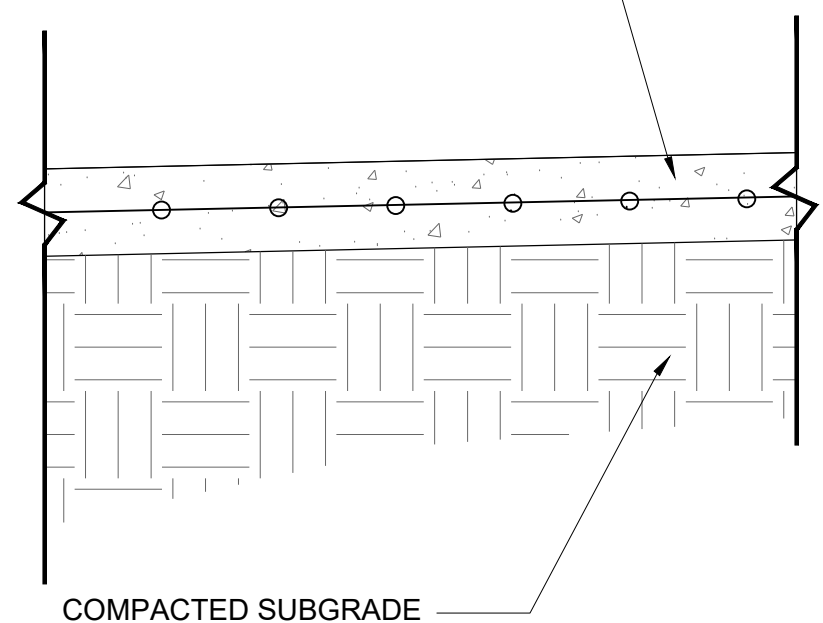


PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

## 4 PERENNIAL PLANT SPACING DETAIL

SCALE: NTS

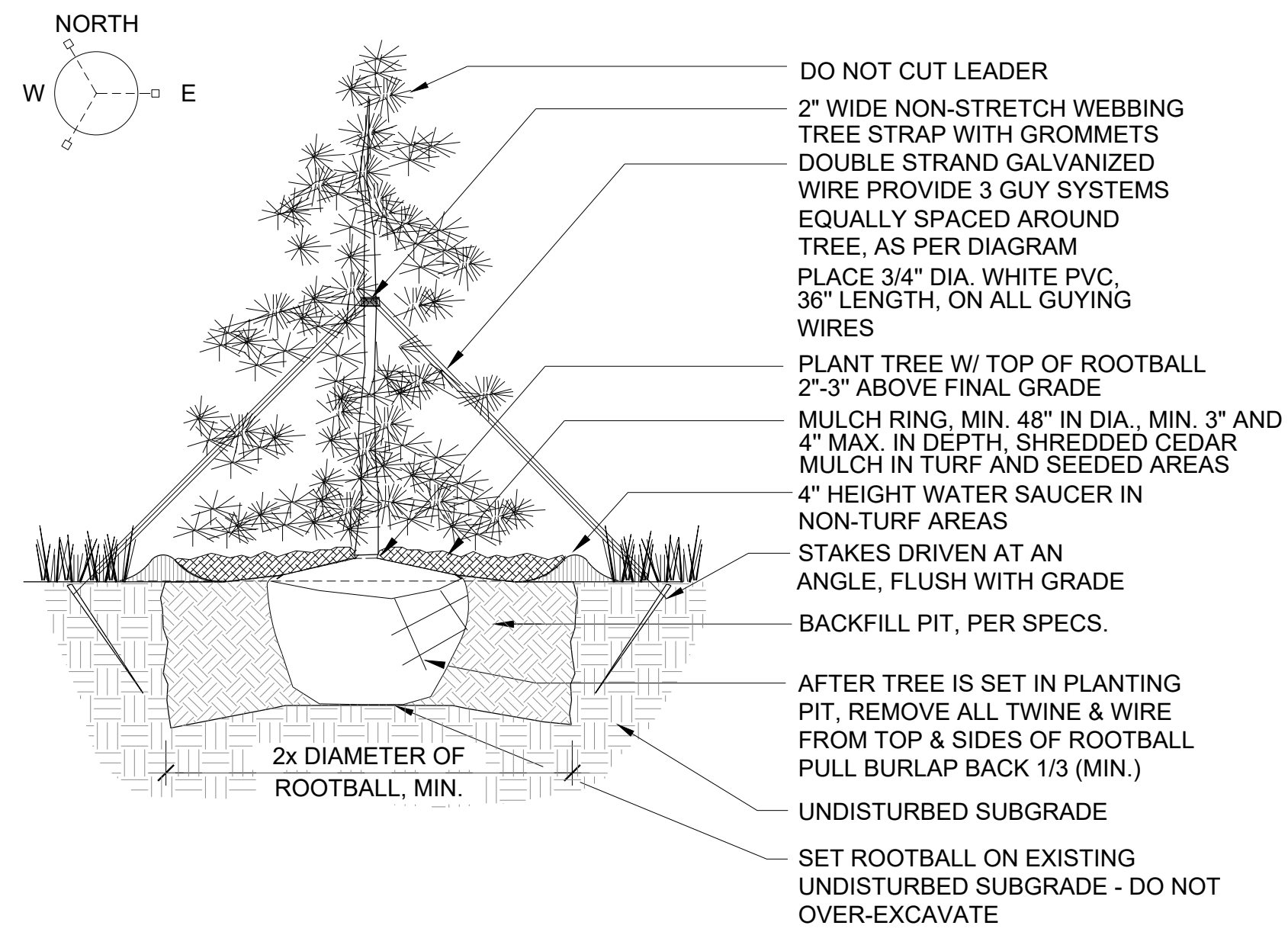
6" CONCRETE SIDEWALK WITH W2.1 X W2.1 WIRE MESH REINFORCEMENT



## 7 PEDESTRIAN CONCRETE DETAIL

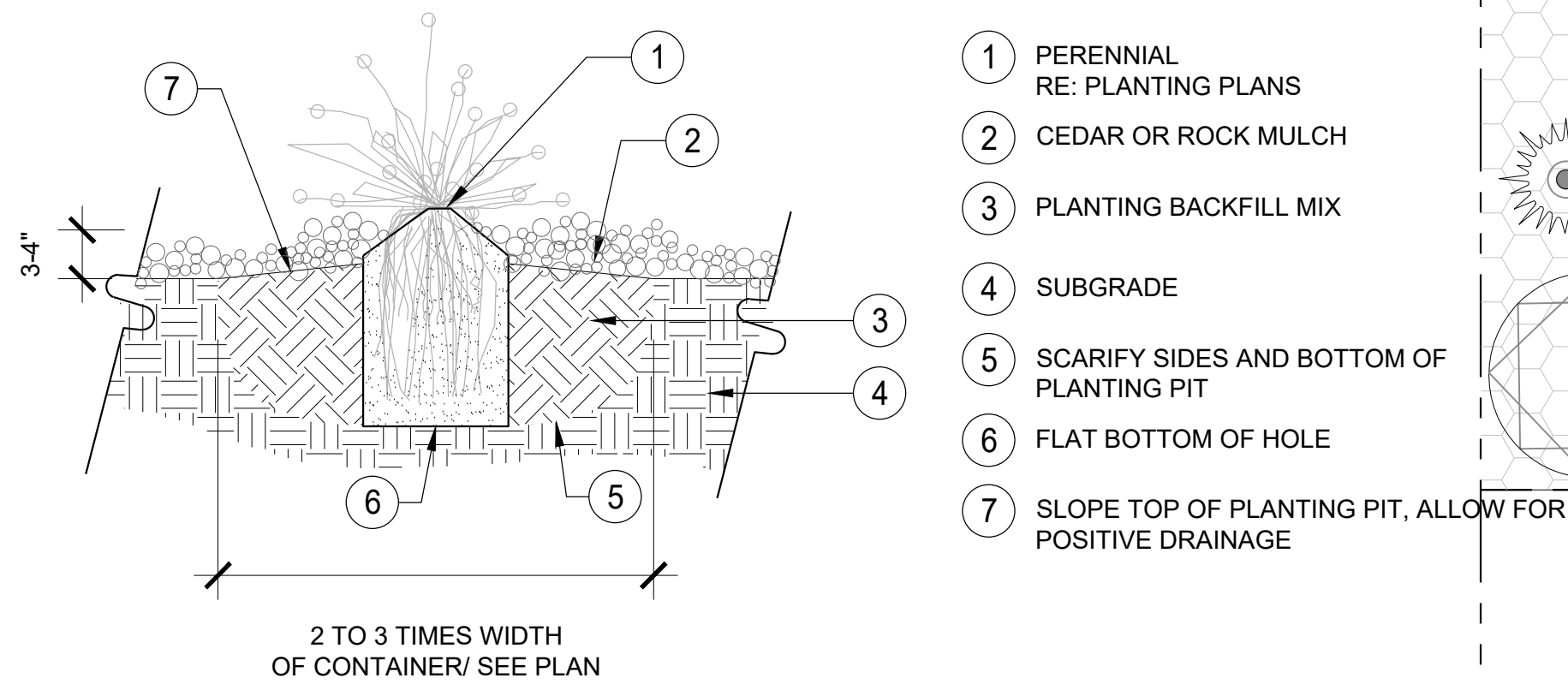
SCALE: NTS

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



## 2 EVERGREEN TREE PLANTING DETAIL

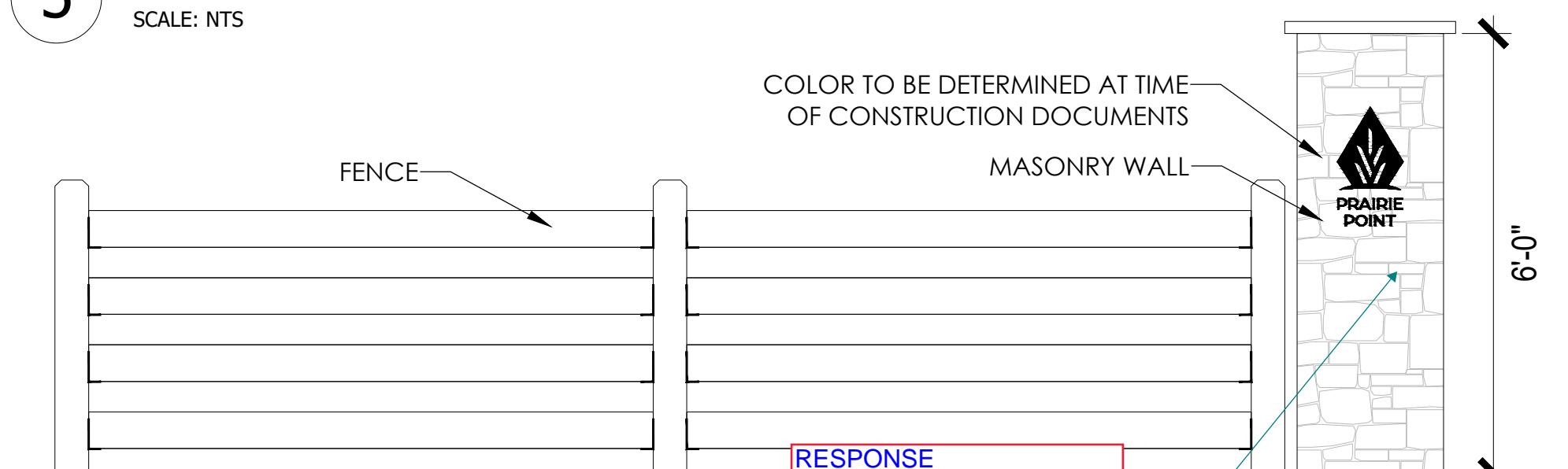
SCALE: NTS



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

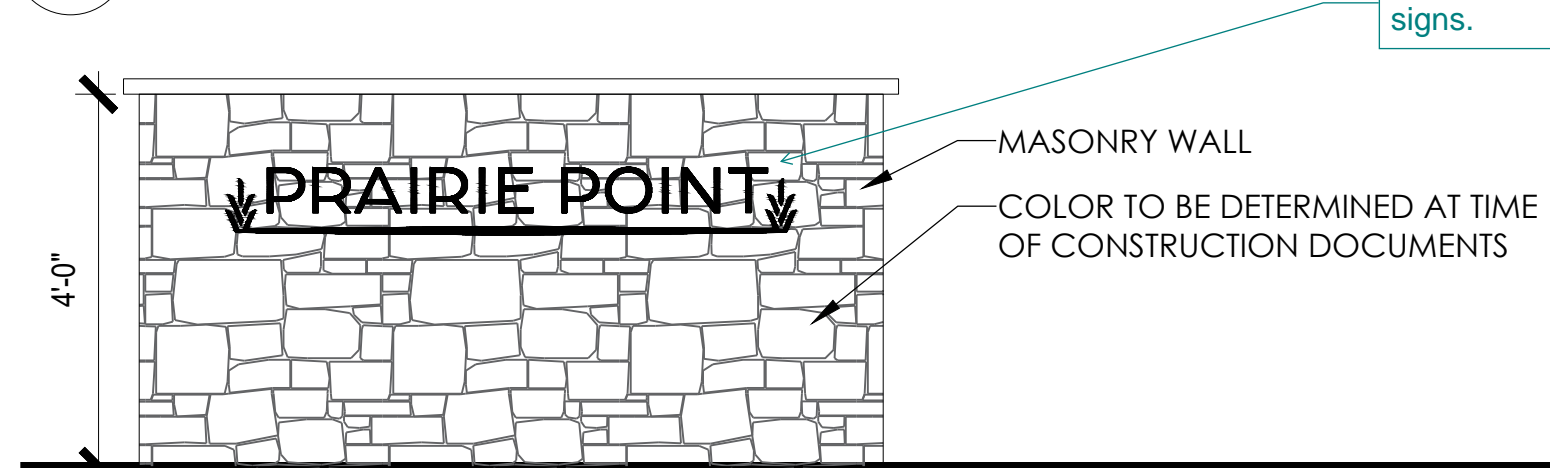
## 5 PERENNIAL PLANTING DETAIL

SCALE: NTS



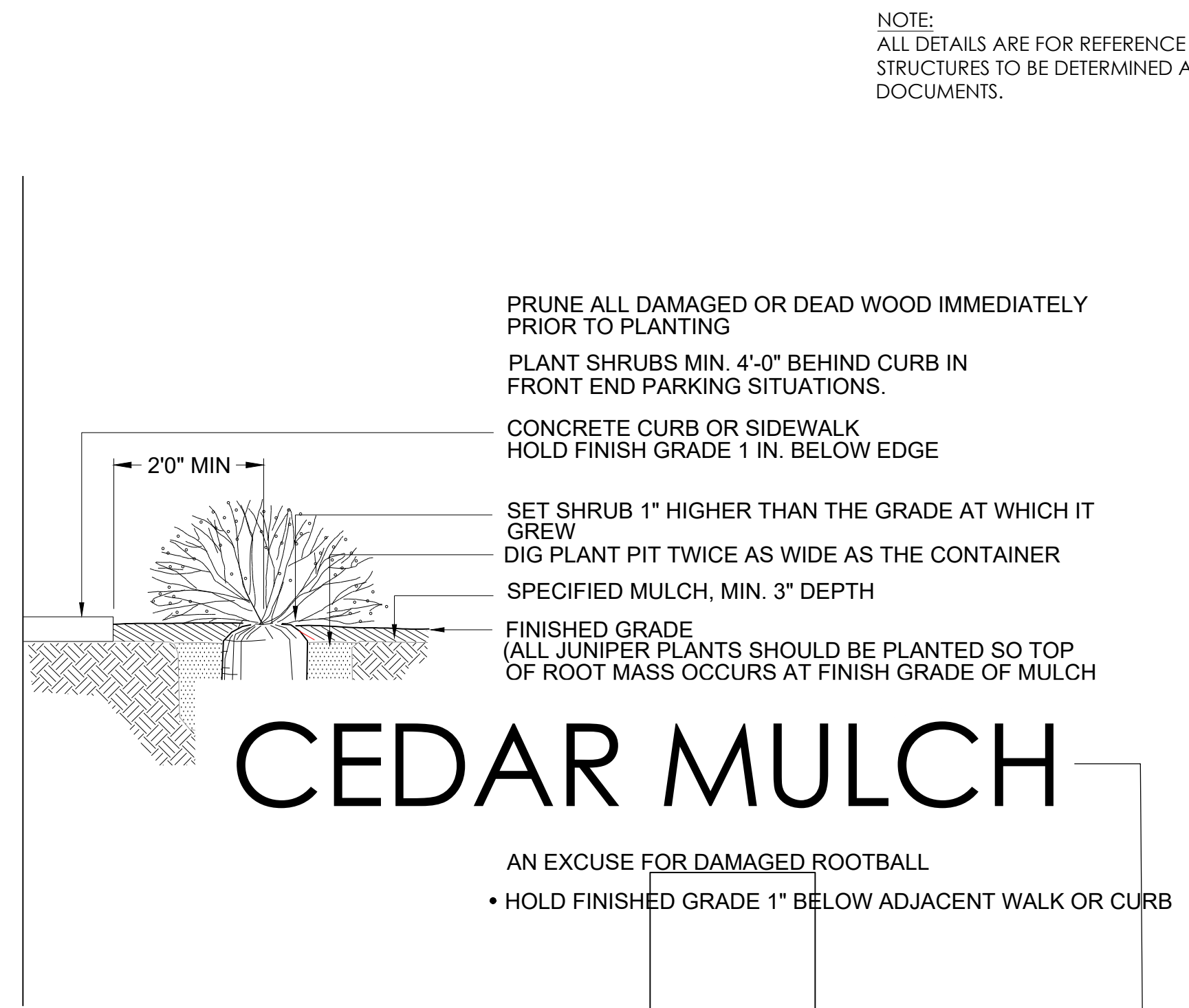
## 8 TERTIARY MASONRY COLUMN WITH FENCE

SCALE: NTS



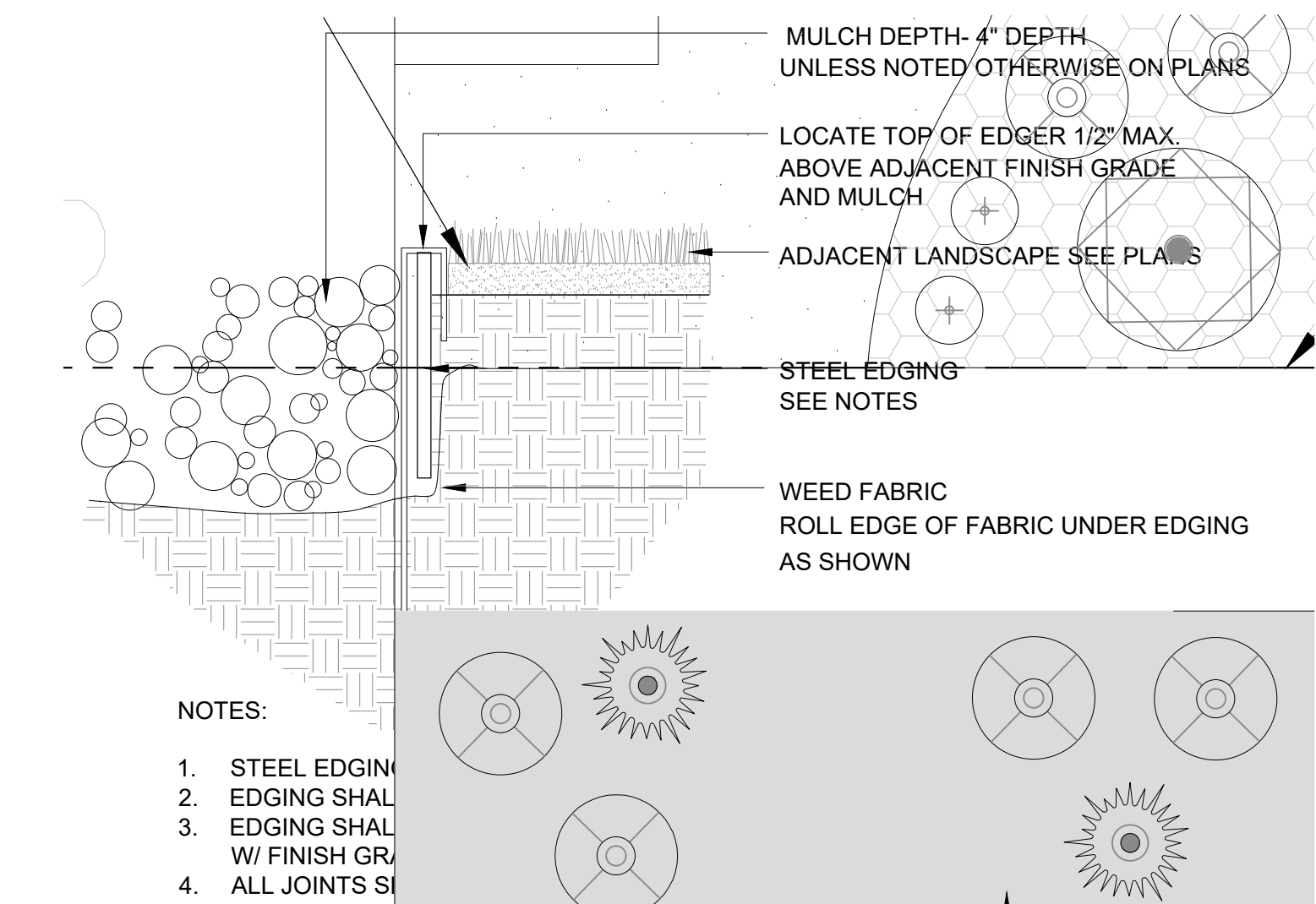
## 9 PARK MASONRY WALL

SCALE: NTS



## 3 SHRUB PLANTING DETAIL

SCALE: NTS

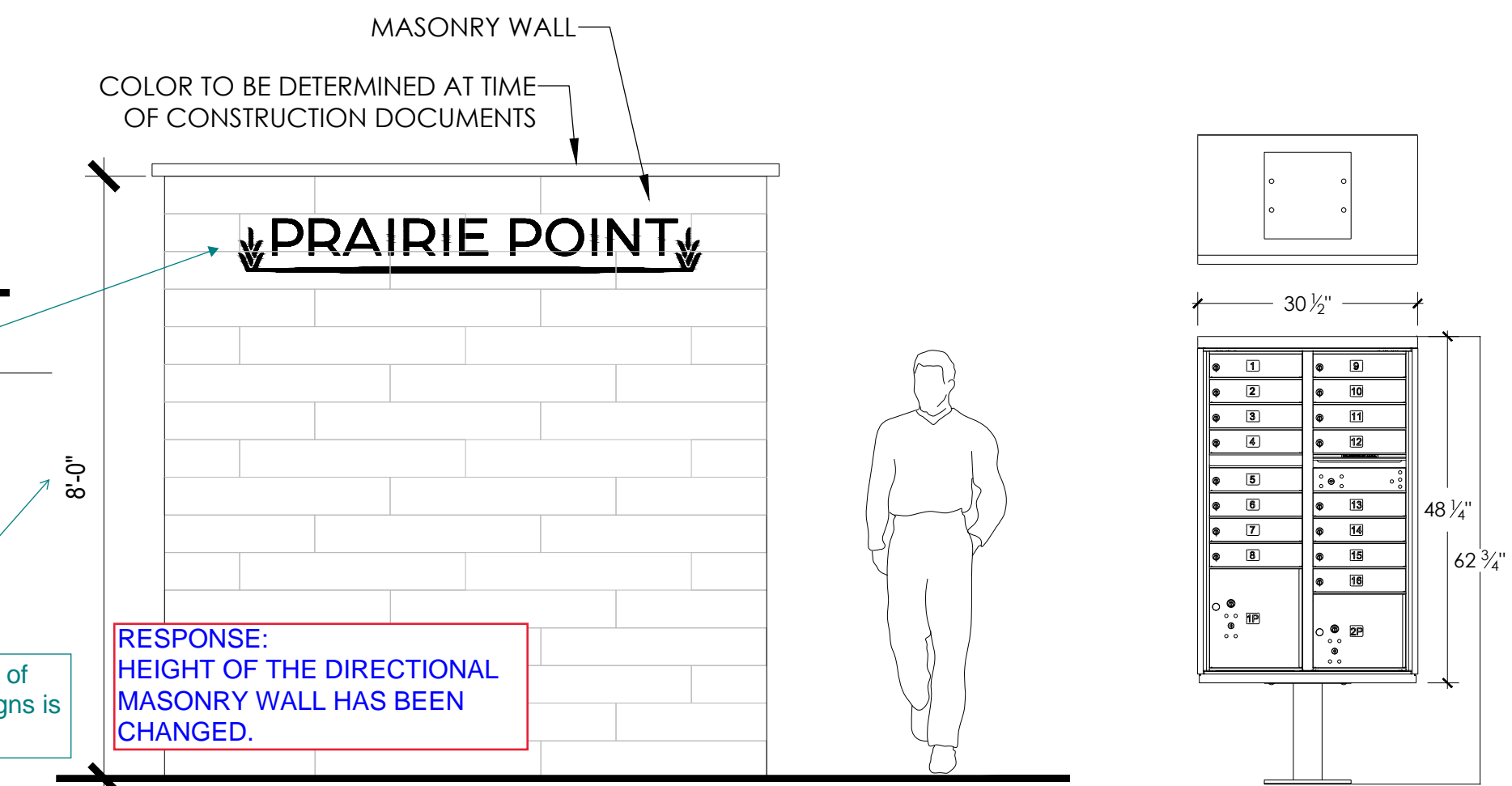


## 6 STEEL EDGING

SCALE: NTS

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

RESPONSE: MATERIAL CALL-OUT HAS BEEN PROVIDED.



## 10 DIRECTIONAL MASONRY WALL

SCALE: NTS

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

## 11 MAILBOX KIOSK

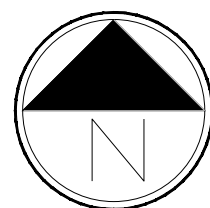
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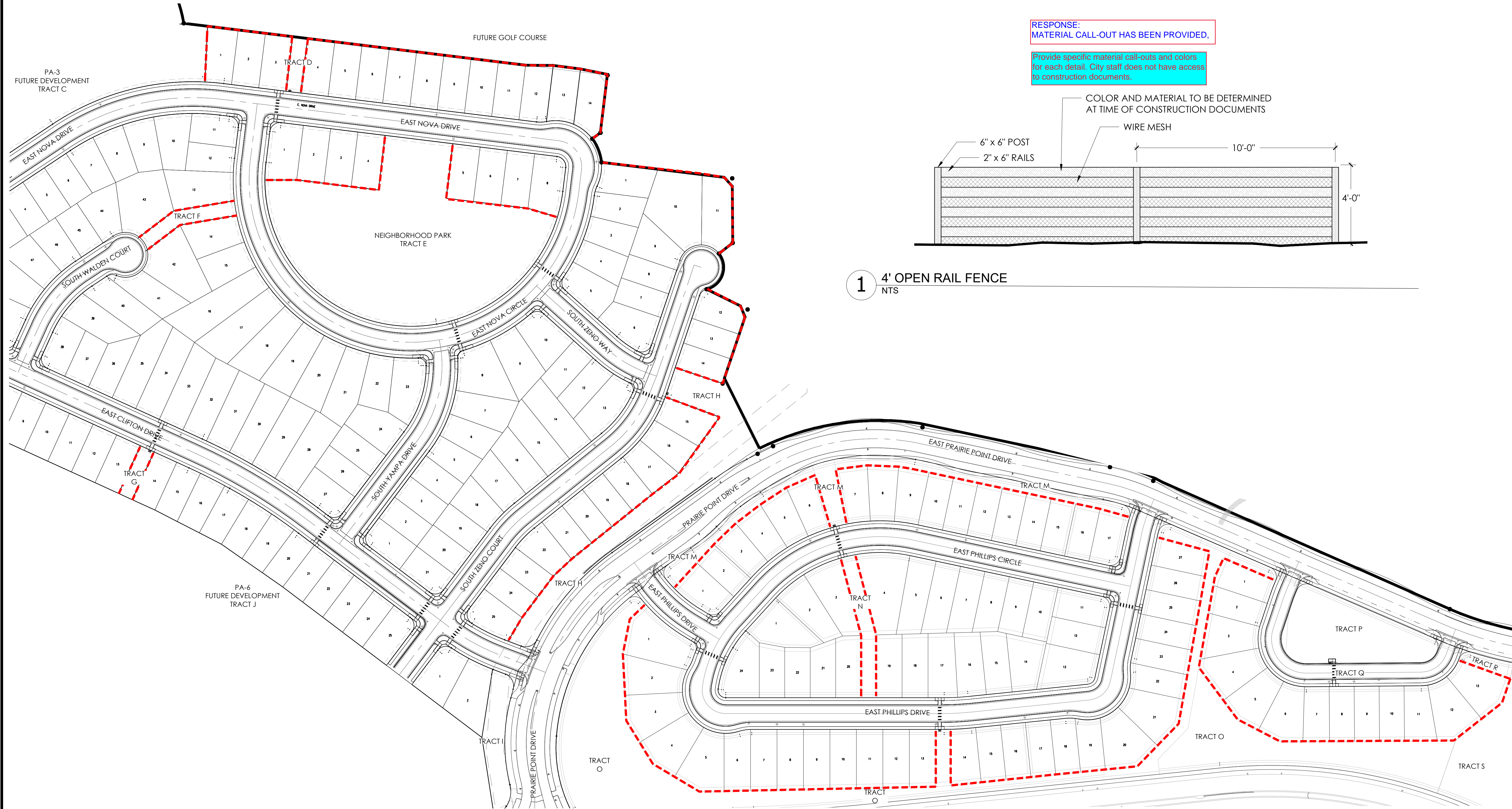
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Know what's below.  
Call before you dig.



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

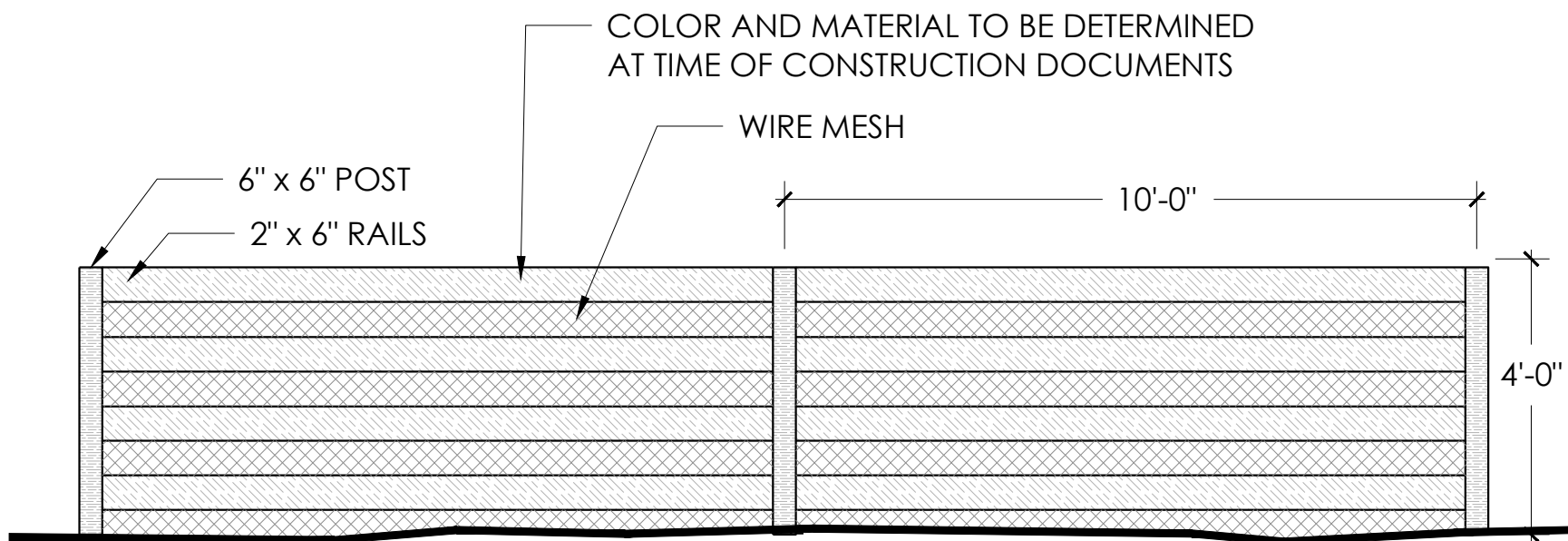


## LEGEND

----- OPEN RAIL FENCE

RESPONSE:  
MATERIAL CALL-OUT HAS BEEN PROVIDED.

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



1 4' OPEN RAIL FENCE  
NTS

NOT FOR CONSTRUCTION

PROJECT NAME

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

SHEET TITLE

FENCING  
PLANS

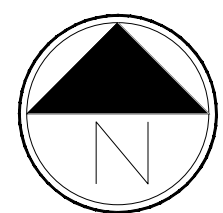
SHEET NUMBER

LF.1

SHEET 53

January 25, 2023





SCALE: NOT TO SCALE

NOTE:

- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS
- ALL FENCES ADJACENT TO A LOCAL STREET SHALL BE INSTALLED AND MAINTAINED BEHIND THE SIDEWALK UNLESS A LARGER SETBACK IS REQUIRED.

RESIDENTIAL LOT TYPE LEGEND

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

LANDSCAPE STANDARDS:

- FRONT YARD**
  - ONE (1) ORNAMENTAL OR SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND NINE (9) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - ~~TURF - 40% MAX OF FRONT YARD SQUARE FOOTAGE OR 1000 SF~~
- CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

- FRONT YARD**
  - TWO (2) ORNAMENTAL OR SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND TWELVE (12) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - ~~TURF - 40% MAX OF FRONT YARD SQUARE FOOTAGE OR 1000 SF~~
- CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS SIX (6) AND FOUR (4) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

- FRONT YARD**
  - TWO (2) ORNAMENTAL OR SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - ~~TURF - 40% MAX OF FRONT YARD SQUARE FOOTAGE OR 1000 SF~~
- CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND FOUR (4) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

- FRONT YARD**
  - TWO (2) ORNAMENTAL OR SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - ~~TURF - 40% MAX OF FRONT YARD SQUARE FOOTAGE OR 1000 SF~~
- CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND FIVE (5) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

- FRONT YARD**
  - TWO (2) ORNAMENTAL OR SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND TWENTY-FOUR (24) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - ~~TURF - 40% MAX OF FRONT YARD SQUARE FOOTAGE OR 1000 SF~~
- CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS TWELVE (12) AND EIGHT (8) GRASSES IN CURBSIDE LANDSCAPE

RESPONSE: SQUARE FOOTAGE ADDRESSED IN LANDSCAPE TYPICALS.

This must be removed. The exact square footage of each front yard sod area shall be called out.

Specify if it is to be a shade tree or ornamental

Specify if one ornamental and one shade tree to be included.

RESPONSE: TREE TYPES SPECIFIED IN EACH LOT TYPE OPTION.

RESPONSE: COUNT HAS BEEN PROVIDED.

RESPONSE: COUNT HAS BEEN PROVIDED.

RESPONSE: COUNT HAS BEEN PROVIDED.

Identify how many of each.

RESPONSE: TURKISH FILBERT REMOVED FROM PLANT LIST

Turkish Filbert does not do well in this area.

For each typical: Identify how many perennials and how many orn. grasses.

Identify how many of each.

RESPONSE: COUNT HAS BEEN PROVIDED.

Identify how many of each.

Identify how many of each.

Note: the number of ornamental grasses in the curbside landscape cannot exceed 40%, some of the numbers noted above exceed 40%.

RESPONSE: NOTED.

FRONT YARD PLANTING LIST

BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES			
CATALPA SPECIOSA	CATALPA, WESTERN	2-5' GAL	B&B
CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2-5' GAL	B&B
BORVILUS SOUTHERN	TURKISH FILBERT	2-5' GAL	B&B
KENTUCKY COFFEETREE, SEEDLESS		2-5' GAL	B&B
HONEYLOCUST, IMPERIAL		2-5' GAL	B&B
HONEYLOCUST, SKYLINE		2-5' GAL	B&B
OAK, SWAMP WHITE		2-5' GAL	B&B
OAK, BUR		2-5' GAL	B&B
OAK, CHINKAPI		2-5' GAL	B&B
OAK, TEXAS RED		2-5' GAL	B&B
OAK, ENGLISH		2-5' GAL	B&B
QUERCUS 'SHUMMARD'		2-5' GAL	B&B
SOPHORA JAPONICA	JAPANESE PAGODA TREE	2-5' GAL	B&B
ELM, PRINCETON		2-5' GAL	B&B
ULMUS TRIUMPH		2-5' GAL	B&B
ORNAMENTAL TREES			
AMORPHAEA CANADENSIS	SERVICEBERRY, BASKATOON	6-8' MULTI	B&B
LANCHIER ALNIFOLIA	SERVICEBERRY, SHADBLOW	6-8' MULTI	B&B
R 'GINNALA FLAME'	MAPLE, FLAME AMUR	6-8' MULTI	B&B
R 'TATARIUM HOT WINGS'	MAPLE, HOT WINGS	6-8' MULTI	B&B
R 'TATARIUM PATTERN PERFECT'	MAPLE, PATTERN PERFECT	6-8' MULTI	B&B
CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	6-8' MULTI	B&B
COELNEURTERIA PANGOLATA	GOLDENRAIN TREE	2' GAL	B&B
MALUS SP.	CRABAPPLE, VARIOUS, MULTISTEM	6-8' MULTI	B&B
MALUS SP.	CRABAPPLE, VARIOUS, SINGLE STEM	6-8' MULTI	B&B
PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
PRUNUS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT	6-8' MULTI	B&B
CHOKECHERRY, SUCKER PUNCH, CANADA RED		2' GAL	B&B
SYRINGA RETICULATA	LILAC, JAPANESE TREE	2' GAL	B&B
PINUS EDULIS	PINE, PINON	6' HT.	B&B
PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT.	B&B
PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B
PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B
PICEA PUNGENS GLAUCA	SPRUCE, COLORADO BLUE	6' HT.	B&B
EVERGREEN SHRUBS			
JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.
JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONT.
JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JUNIPERUS HORIZONTALIS 'WILTON'	JUNIPER, WILTON CARPET	#5	CONT.
JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JUNIPERUS SABINA 'ARCADE'	JUNIPER, ARCADE	#5	CONT.
JUNIPERUS BROADMOOR	JUNIPER, BROADMOOR	#5	CONT.
JUNIPERUS 'OLD GOLD'	JUNIPER, GRAY GLEAM	#7	CONT.
JUNIPERUS 'MOONGLOW'	JUNIPER, MOONGLOW	#7	CONT.
JUNIPERUS 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONT.
JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
PICEA ABIES 'NIDIFORMIS'	SPRUCE, BIRDS NEST	#5	CONT.
PINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#7	CONT.
PINUS MUGO 'TANNENBAUM'	PINE, TANNENBAUM MUGO	#7	CONT.
PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
PINUS NIGRA 'HORNIBROOKIANA'	PINE, DWARF AUSTRIAN	#5	CONT.
PINUS SYLVESTRIS 'HILLSIDE CREEPER'	PINE, HILLSIDE CREEPER	#5	CONT.

DECIDUOUS SHRUBS			
AMORPHA CANESCENS	CHOKEBERRY, BRILLIANT RED	#5	CONT.
ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
ARONIA MELANOCARPA 'AUTUMN MAGIC'	MAPLE, BIGTOOTH	#5	CONT.
ACER GRANDIDENTATUM	SAGEBRUSH, SAND	#5	CONT.
ARTEMISIA FILIFOLIA	SPirea, BLUE MIST	#5	CONT.
CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	MOUNTAIN MAHOGANY, COMMON	#5	CONT.
CERCOCARPUS MONTANUS	APACHE PLUME	#5	CONT.
CHAMAEBATARIA MILLEFOLIUM	PRIVET, NEW MEXICO	#5	CONT.
COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ERICAMERIA NAUSEOSA S.S.P. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.
ERICAMERIA NAUSEOSA S.S.P. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.
FALLUGIA PARADOXA	SPICEBUSH, COMMON	#5	CONT.
FORESTIERA PUBESCENS VAR. PUBESCENS	HONEYLOCUST, BLUE VELVET, BLUELEAF	#5	CONT.
LONGICERA KOROLKOWII 'FLORIBUNDA' BLUE VELVET	SAGE, RUSSIAN	#5	CONT.
PEROVSKIA ATRIPICIFOLIA	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.
RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
RHUS GLABRA 'LACINIATA'	SUMAC, CUTLEAF SMOOTH	#5	CONT.
RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RHUS TRILOBATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
SHEPHERDIA ARGENTEA	SILVER BUFFALOBERY	#5	CONT.
PERENNIALS			
ACHILLEA MILLEFOLIUM SP.	YARROW, VARIOUS	#1	CONT.
AGASTACHE SP.	HYSSOP, VARIOUS	#1	CONT.
ALLIUM SP.	ALLIUM, ORNAMENTAL, VARIOUS	#1	CONT.
AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
ARTEMISIA SP.	SAGE, VARIOUS	#1	CONT.
ASTER SP.	ASTER, VARIOUS	#1	CONT.
BERLANDIERIA LYRATA	CHOCOLATE FLOWER	#1	CONT.
CENTRAUNTUS RUBER SP.	VALERIAN, VARIOUS	#1	CONT.
COREOPSIS SP.	COREOPSIS, VARIOUS	#1	CONT.
DELOSPERMA SP.	ICEPLANT, VARIOUS	#1	CONT.
DIANTHUS SP.	PINKS, VARIOUS	#1	CONT.
ECHINACEA PURPUREA SP.	CONEFLOWER, VARIOUS	#1	CONT.
ERIGONUM UMBELLATUM	SULPHUR FLOWER	#1	CONT.
ERIGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
FALLOPIA JAPONICA COMPACTA	FLEECEFLOWER, DWARF	#1	CONT.
GAILLARDIA SP.	BLANKET FLOWER, VARIOUS	#1	CONT.
GAURA LINCHMEIERI SP.	WHIRLING BUTTERFLIES, VARIOUS	#1	CONT.
HEPEROCALLIS SP.	DAYLILY, VARIOUS	#1	CONT.
KNIPHOFIA SP.	TORCH LILY, VARIOUS	#1	CONT.
LEUCANTHEMUM SP.	DAISY, SHASTE, VARIOUS	#1	CONT.
LAITRIS SP.	GAYFEATHER/BLAZING STAR, VARIOUS	#1	CONT.
MONARDA SP.	BEE BALM, VARIOUS	#1	CONT.
OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.
OENOTHERA 'SPECIOSA' ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OSTEOSPERMUM SP.	SUN DAISY, VARIOUS	#1	CONT.
PENSTEMON SP.	PENSTEMON, VARIOUS	#1	CONT.
PERISCARIA AFFRINS	HIMALAYAN BORDER JEWEL	#1	CONT.
RUDECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
SALVIA SP.	SALVIA, VARIOUS	#1	CONT.
SEDUM SP.	STONECROP, VARIOUS	#1	CONT.
ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ZINNA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRAIRIE ZINNA	#1	CONT.
ORNAMENTAL GRASSES			
ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS	#1	CONT.
BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONT.
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONT.
SPOREOBOLUS HETEROLEPIS	INDIAN GRASS	#1	CONT.
SPOREOBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#1	CONT.
SPOREOBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.

NOT FOR CONSTRUCTION

PROJECT NAME

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

SHEET TITLE

LANDSCAPE  
TYPICALS

SHEET NUMBER

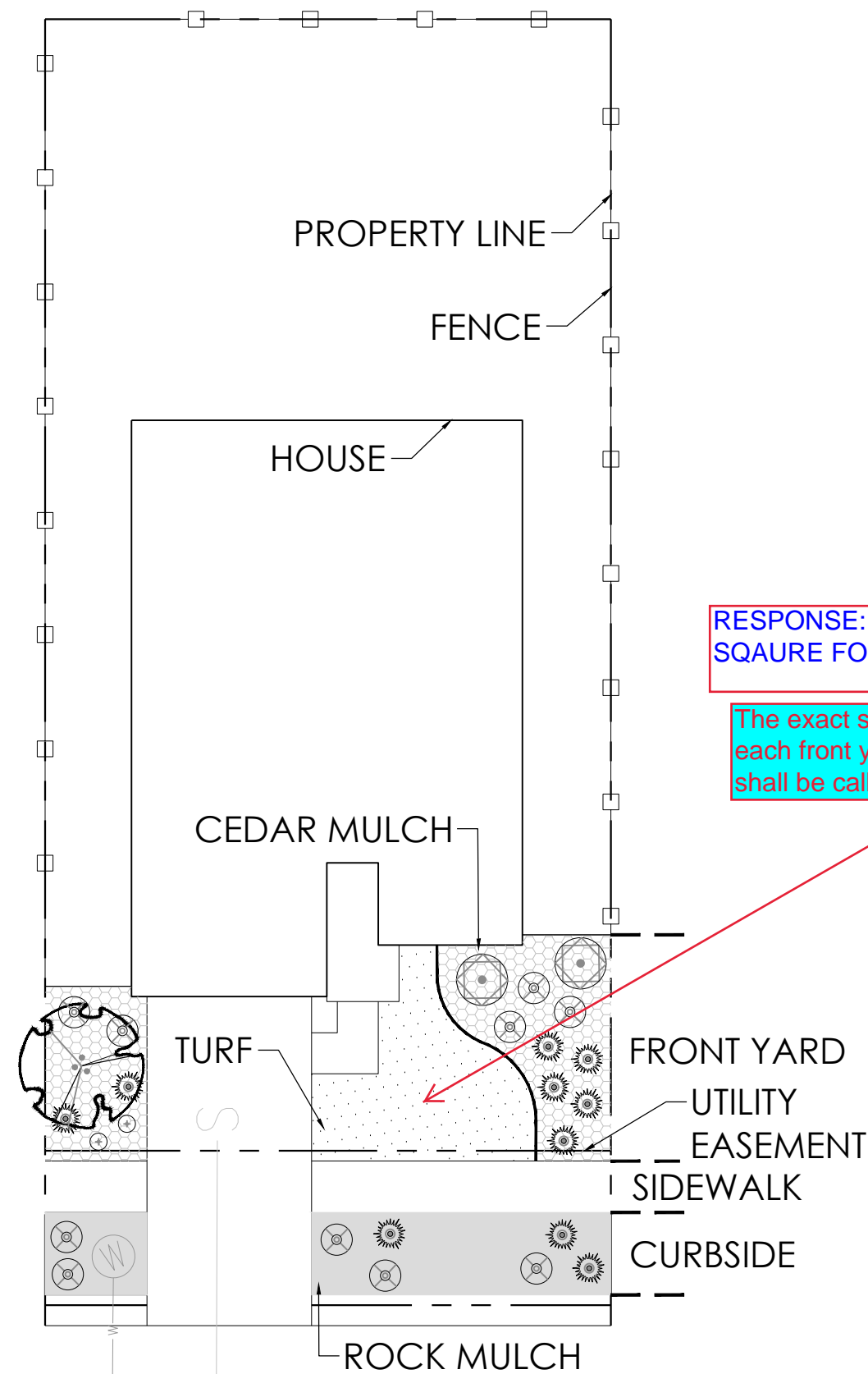
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SHEET 55

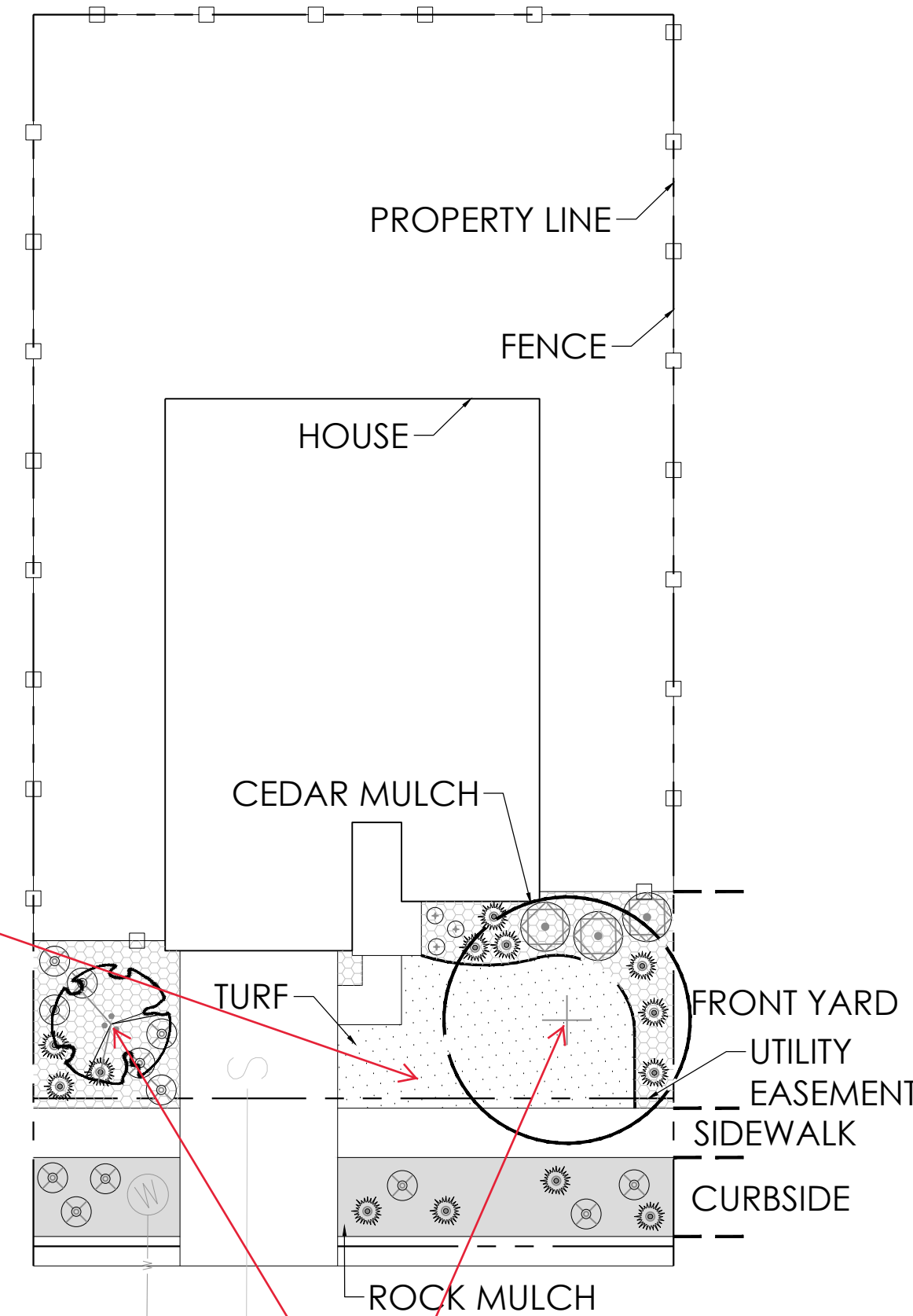
January 25, 2023



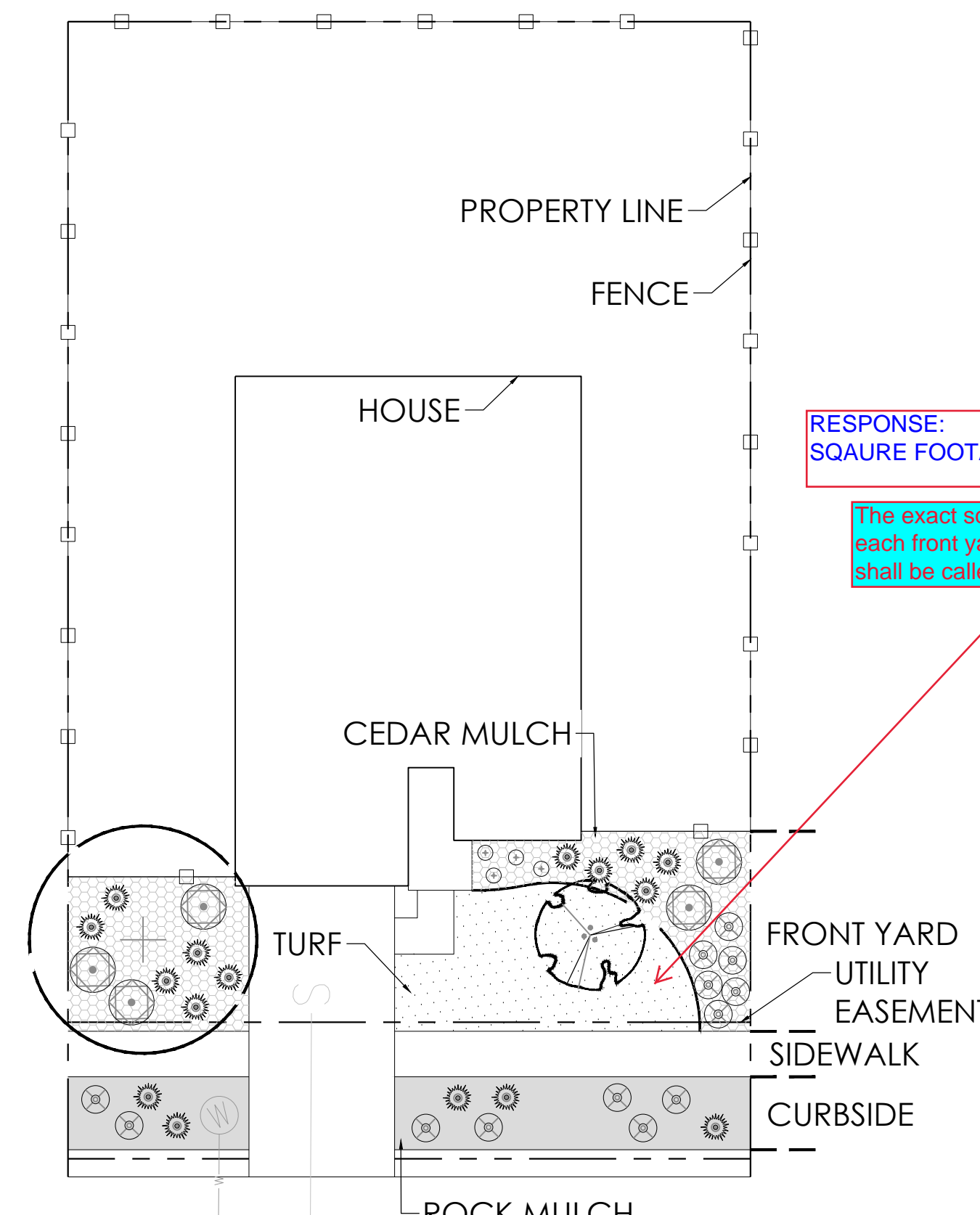
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A SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60'



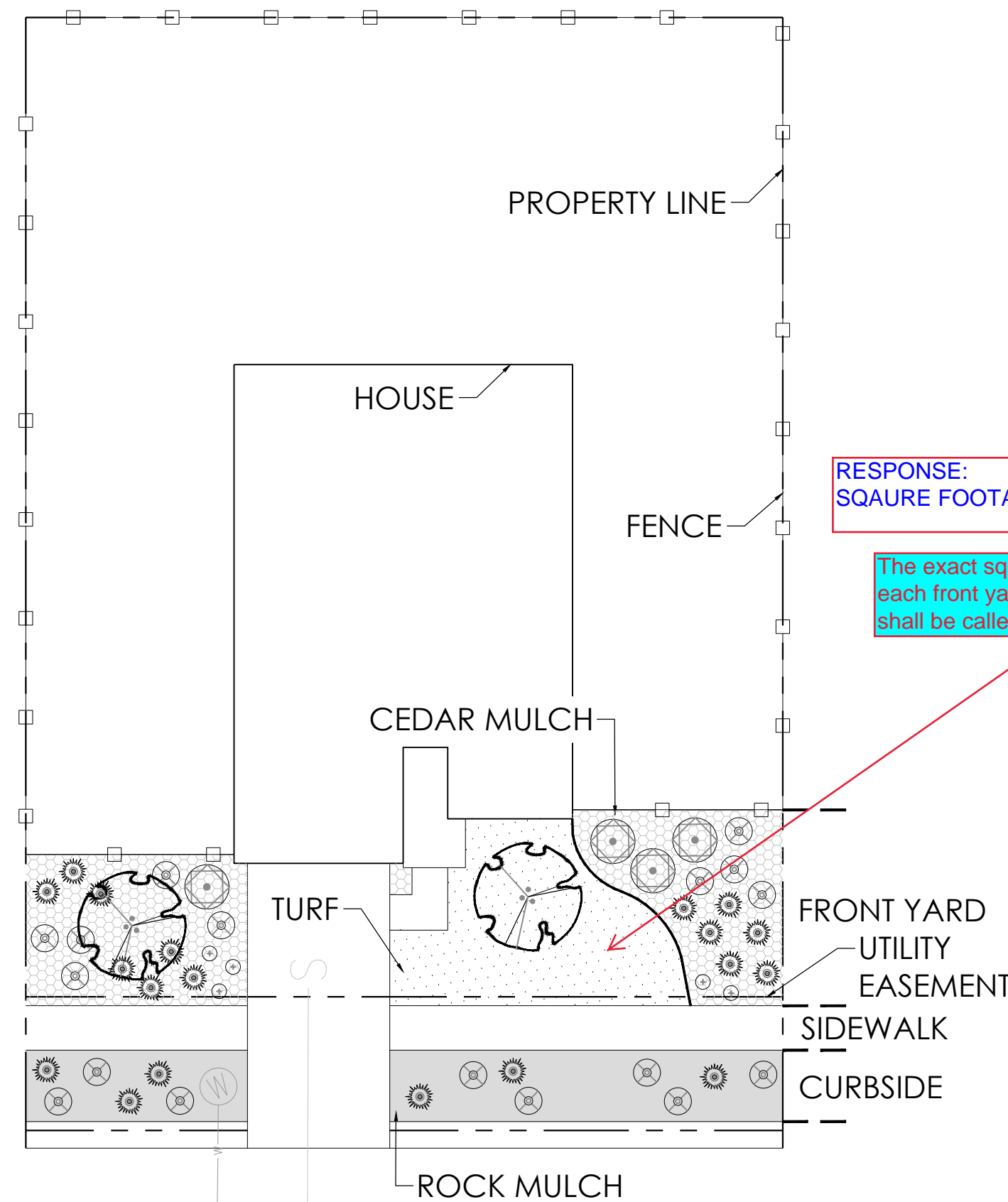
B SINGLE FAMILY HOME (MID-BLOCK LOT) 60'-70'



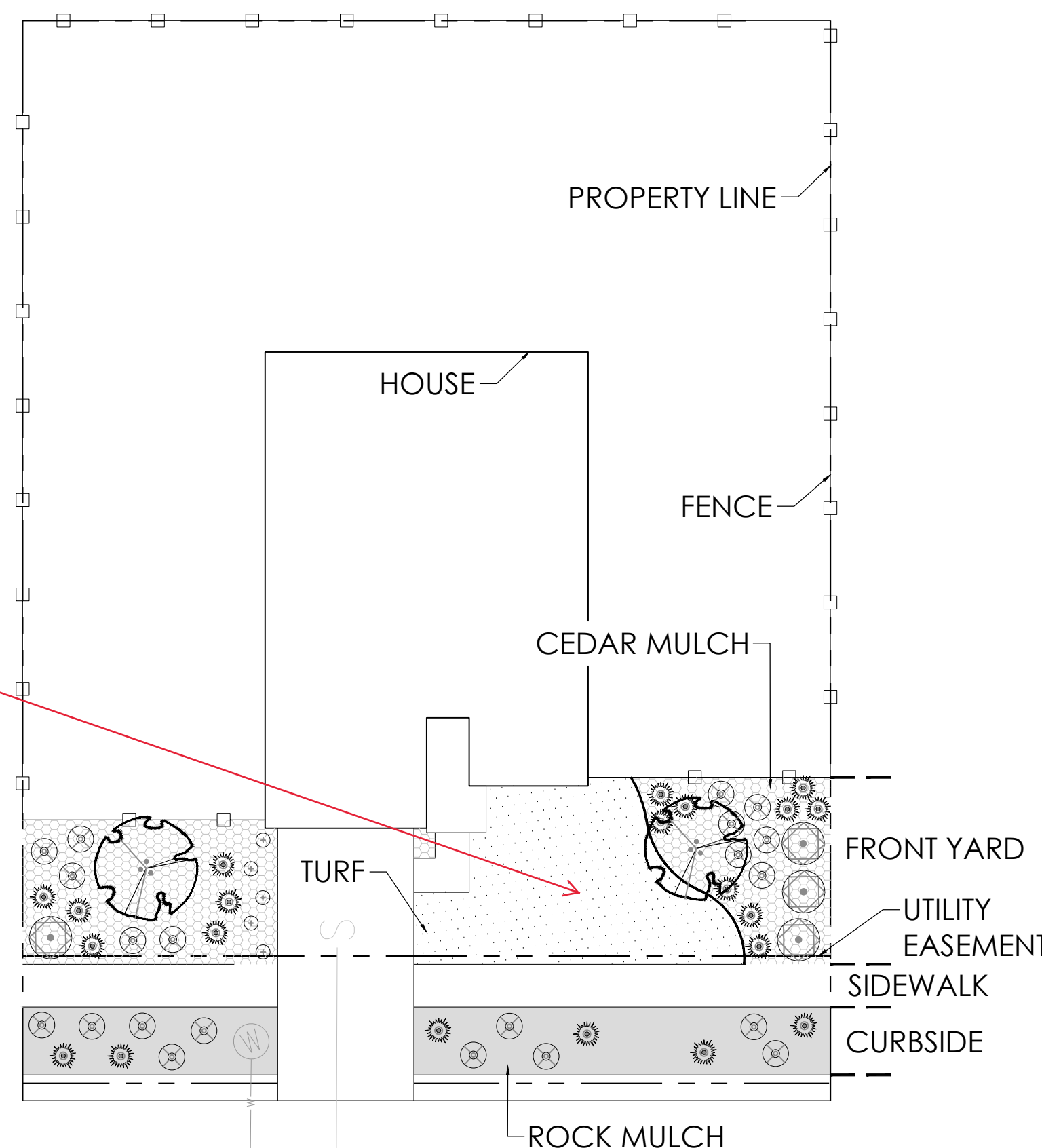
C SINGLE FAMILY HOME (MID-BLOCK LOT) 70'-80'

This graphic seems to indicate one ornamental tree and one shade tree. If this is the intent, show this in the planting typical on the previous sheet.

RESPONSE: NOTED AND ADJUSTED.



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



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

NOTE:

- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
  - REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS
  - ALL FENCES ADJACENT TO A LOCAL STREET SHALL BE A MINIMUM OF 18" BEHIND THE SIDEWALK UNLESS A LARGER SETBACK IS REQUIRED.
  - LANDSCAPE TYPICALS ARE DIAGRAMMATIC. LOCATIONS, SZIE, ETC. MAY VARY FROM THAT SHOWN.
  - REFER TO SITE PLAN, LANDSCAPE PLANS FOR CURBSIDE STREET TREE LOCATIONS.
  - CURBSIDE LANDSCAPE MULCH/GROUND COVER AND THAT IT MUST BE UNIFORM WITHIN INDIVIDUAL FILINGS.
- OR
- ESTABLISH MATERIAL IN THE MASTER PLAN LANDSCAPE DESIGN STANDARDS.

It would be recommended that the larger lot include at least one shade tree as there is more space for a shade tree.

RESPONSE: NOTED AND ADJUSTED.

PROJECT NAME

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

SHEET TITLE

LANDSCAPE  
TYPICALS

SHEET NUMBER

LT.2

SHEET 56

January 25, 2023

NOT FOR CONSTRUCTION



