



April 18, 2025

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

Re: Initial Submission Review: Prairie Point Site Plan No 5 – Site Plan and Plat and Plat

Application Number: DA-1609-29

Case Numbers: 2024-4022-00; 2024-3049-00

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, Redland, Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the Initial Submission Review for Site Plan 5 (Kings Point North) dated January 21st. The following is a response to comments:

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning would prefer the green courts to be platted as tracts with common area ownership. [Planning]
- Tract E does not meet green court design requirements for the western row of units. [Planning]
- Lot typicals are required for those units fronting Aurora Parkway. Street trees are also deficient. [Landscaping]
- Drainage structures shall not be placed within 5 feet of curb ramps and no closer than 5 feet from the PCR. [Civil Engineering]
- The TIS has a left turn lane for the east Street A intersection. The width at the intersection doesn't look to be wide enough to accommodate a left turn lane. [Traffic Engineering]
- Please relocate the Fire Hydrants at the ends of Alleys F, G, and B to the entrance of the Alley way as indicated and adjust overall spacing as needed to maintain required distances. [Fire/Life Safety]
- These Utility Plans provide details not required at Site Plan level. If conflicts arise between the Civil Plan and Site Plan, the Site Plan will require revision. Please remove all unnecessary details. [Aurora Water]
- The required open style fence with wire mesh should be continuous along the southern part of the development to prevent/discourage social trail connections to and from the regional trail. To help demarcate maintenance responsibilities in the field, the fence should be installed 7' from the concrete trail edge. [PROS]
- Numerous labeling and numbering corrections were identified. See the site plan and

plat for the full redline comments. See advisory comments on the first page of the plat.
[Land Development Review]

- See the comments and letter from Xcel Energy.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. (Michael Friesenegger / 303.889.9480 / elder.friesenegger@gmail.com) The reason that I'm writing is that all these plans do not address my concern. Our street E. Nichols Place intersecting with Parker Road northbound is approx. 400 or so feet from the right turn onto Parker from Aurora Parkway intersection. During morning and afternoon peak busy times we have to wait till all the stoplight traffic from Cottonwood Drive passes before we can exit our subdivision. Please take an aerial view of our 2 required entry/exit roads to our subdivision. The stoplight timing at times at E Long Ave. does not help our situation either. Our subdivision property owners are already using E Nichols to exit instead of our other exit being E. Mineral Place. Long's stoplight backup at times won't let you in. IF YOU WANT TO GO SOUTHBOUND ON PARKER you really can't from Mineral to make a u-turn at Long Ave. stoplight. IT'S ALREADY DIFFICULT doing that from Nichols Place. With no traffic there is no problem. YOU ARE CROSSING 4 TRAFFIC LANES to being able to go southbound on Parker. The simplest solution is a stoplight at Nichols and Parker which would really be stupid a stoplight 400ft or so from a Aurora Parkway right turn. Where is the governing body (the State?) for Parker Road in this traffic situation? I hope that I will get a reply from you. Thank-you for your time... After all these years my wife and I want to see dirt being moved and the project being started. What was proposed 2015/6 and now... when will it stop? Renderings of this housing proposal would have been worth their weight in gold.... not pictures of trash cans, swings, benches, pet waste stations, etc. **RESPONSE: We understand your concern with certain movements on Parker Road during peak traffic times. A signal will be going in at Aurora Parkway and Parker Road as soon as Aurora Parkway opens up. This should help create gaps in traffic for you to make the movements mentioned above. Our team has been working with CDOT to make this happen.**

2. Application Completeness and Clarity (Erik Gates / 303.739.7132 egates@auroragov.org / comments in teal)

[Narrative]

2A. A more recent 4th master plan amendment was approved and recorded last year. Update language to reflect this. **RESPONSE: Narrative revised.**

2B. A Site Plan 4 has also been submitted and been through some review. Please reference the location of this plan on the applicable site plan sheets. **RESPONSE: Site Plan 4 will be referenced moving forward.**

2C. Is new development screening/fencing proposed as part of this site plan? The fencing proposed with the west ISP does not extend into this site plan area and so the statement about fencing shown in the west ISP does not appear relevant. **RESPONSE: No extra fencing is being proposed other than an open rail fence between the units and the regional trail running along the south side of this property.**

2D. See redlines for typos in the narrative. **RESPONSE: Redlines addressed.**

[Site Plan Page 1]

2E. There do not appear to be any double fronted units in this site plan. An alley does not count as street frontage. Remove the double frontage count from the data table
RESPONSE: Count revised.

2F. Unless adjustments are requested, this application can be administratively approved. Remove the City Council and Planning Commission signature lines from the cover sheet. **RESPONSE: Signature lines removed.**

[Landscape Plan Pages 2 – 4]

2G. Correct the typo identified on the sheet in the E Aurora Parkway curbside landscape note. **RESPONSE: Typo corrected.**

3. Zoning and Land Use Comments (Erik Gates)

[Site Plan Page 1]

3A. This site is in the R-2 zone district, not R-1. **RESPONSE: Revised**

3B. Add a table to track the percentage and type of each lot type defined in Section 146-4.2.3.A.8 for the entire Prairie Point development so far. These lot types are:

- Single-family detached, front-loaded with frontage of 70 ft. or more
 - Single-family detached, front-loaded with frontage of at least 60 ft. but less than 70 ft.
 - Single-family detached, front-loaded with frontage of at least 50 ft. but less than 60 ft.
 - Single-family detached, front-loaded with less than 50 ft. of frontage
 - Single-family detached -- alley loaded
 - Single-family Green Court or Motor Court, with at least 35 ft. of frontage
 - Single-family Green Court or Motor Court, with less than 35 ft. of frontage
 - Two-family (duplex)
 - Single-family attached (townhouse)
 - Multifamily
- The units added by this site plan will all be considered two-family (duplex) lots, not single-family green court lots for the purposes of lot tracking. **RESPONSE: Table added to track lot types.**

4. Pedestrian and Connectivity Issues (Erik Gates)

[Landscape Plan Pages 3 – 5]

4A. Green courts should be platted as common area tracts. Doing so ensures common area access and shared use to the amenity spaces. Additionally, the size of the lots and dimensional standard requirements are misrepresented when including common areas within the private lots. **RESPONSE: We met with the city on this issue and concluded that creating common area tracts will be unnecessary as long as there is an access and maintenance easement thru each green court.**

5. Parking Issues (Erik Gates)

[Site Plan Page 1]

- 5A. 2 spaces per each duplex unit plus 1 guest space for every 5 units are required. Calculate this requirement and list the total number of spaces provided.

RESPONSE: This information will be shown in one of the tables.

6. Architectural and Urban Design Issues (Erik Gates)

[Site Plan Page 1]

- 6A. Is any private fencing proposed for the lots in this site plan? If so, detail of that fencing will need to be shown and the location of the fencing should be shown in lot typicals to verify compliance. RESPONSE: There will be a 3' open rail fence in some of the larger corner lots. This fencing is shown in the landscape plans on sheets LP.3 block 1 lot 31 and 40, and LP.4 Block 2 Lot 39. The detail for this fence is shown on LD.3 Detail 9.

[Site Plan Page 7]

- 6B. The area in Tract E is largely a drainage swale and is not considered usable green space that would meet green court standards, especially for the southern 8 lots. At least 50 percent of the Green Court open space area must be landscaped and shall be designed to accommodate foot traffic and play areas. RESPONSE: Landscape is provided for at the front of the units to the walk with some additional areas where the lots spread out. Landscape is also provided along the west side of the sidewalk in Tract E. Three separate seating areas are now provided in this green court area for 12 units. This is more than the other green courts typically.

[Landscape Plan Pages 2 – 4]

- 6C. Demonstrate how the duplexes along E Aurora Parkway meet private open space requirements. The open spaces must be 180 sf, have minimum 10 ft dimensions, and have a 6ft x 8 ft min porch or deck when counted in the front yard. This could be shown in lot typical diagrams. RESPONSE: 180 sf of open space is represented by a hatch shown on all homes not a part of a greencourt. All porches adhere to the minimum dimensions.

[Landscape Plan Page 5]

- 6D. The area in Tract E is largely a drainage swale and is not considered usable green space that would meet green court standards, especially for the southern 8 lots. At least 50 percent of the Green Court open space area must be landscaped and shall be designed to accommodate foot traffic and play areas. RESPONSE: Landscape is provided for at the front of the units to the walk with some additional areas where the lots spread out. Landscape is also provided along the west side of the sidewalk in Tract E. Three separate seating areas are now provided in this green court area for 12 units. This is more than the other green courts typically.

7. Signage Issues (Erik Gates)

- 7A. There were no signage issues identified on this review. RESPONSE: Noted.

8. Landscaping (Tammy Cook / 954.266.6488 / tdcook@auroragov.org / Comments in bright teal)

[Landscape Plan Page 1]

8A. Label King's Point Development Company Parcel 2073-33-3-00-021. **RESPONSE:** Label added to landscape plans.

8B. Show all the Tract areas so they are more identifiable. The boundaries of the Tracts are not clear. Perhaps a hatch might be added to help distinguish the boundaries of the tracts. **RESPONSE:** Hatch added to tracts to distinguish the boundaries.

8C. Label Tract H. **RESPONSE:** Tract H Labeled.

[Landscape Plan Page 2]

8D. The boulders or other special feature appear to be missing on some of the lots. (typical) **RESPONSE:** Boulders added to all lots that are not on green courts.

8E. Include the boulders in each Legend. **RESPONSE:** Boulders added to all legends on landscape plans.

8F. Street trees are deficient, but one could be placed at the identified location on the west side of Street A. **RESPONSE:** Street Trees added to meet deficiency.

8G. The grasses in the curbside landscape must be 5 gallon. They should be SHP #5 (typical). **RESPONSE:** #5 Label added to all curbside grasses.

8H. If the trees are deficient on the north side of the street due to the mid-block crossing, you should note that in the landscape table for the curbside landscaping. You should also subtract that distance from the street and not count that towards their required curbside landscaping for street trees. **RESPONSE:** Noted, 50' from each side of a mid-block crossing will be subtracted from the total curbside length. The tree requirement will be updated accordingly.

8I. Six shrubs are required in the west landscape island of the Alley B and Alley C intersection. **RESPONSE:** Six shrubs added to each landscape island.

[Landscape Plan Page 3]

8J. Six shrubs are required in each island in two locations on this plan. **RESPONSE:** Six shrubs added to each landscape island.

8K. How do the common amenities work from a maintenance perspective as they appear to be on private lots per the plat? **RESPONSE:** Common area landscaping and on lot landscaping will be maintained by the District. Maintenance easements will be provided down the green courts to provide this maintenance.

8L. Street trees are deficient, but some could be placed at the identified location on the east side of Street A. **RESPONSE:** Noted, street trees will be added to meet

deficiency.

[Landscape Plan Page 4]

- 8M. How do the common amenities work from a maintenance perspective, as they appear to be on private lots per the plat? **RESPONSE: Common area landscaping and on-lot landscaping will be maintained by the District. Maintenance easements will be provided down the green courts to provide this maintenance.**

[Landscape Plan Page 5]

- 8N. Note that the required two boulders seem to be missing from each yard. **RESPONSE: Boulders added to all lots.**
- 8O. What is this material between the duplex lots along Alley E? **RESPONSE: Rock mulch.**
- 8P. Note the height of each wall. **RESPONSE: Callout for wall height added to all walls.**
- 8Q. How do the common amenities work from a maintenance perspective as they appear to be on private lots per the plat? **RESPONSE: Common area landscaping and on-lot landscaping will be maintained by the District. Maintenance easements will be provided down the green courts to provide this maintenance.**
- 8R. Label Tract H. **RESPONSE: Tract H Labeled.**

[Landscape Plan Page 6]

- 8S. The lot typicals are required for those units fronting Aurora Parkway. An interior and corner lot typical shall be provided which notes the type and no. of trees, shrubs, features, and side yards. the specific numbers for the shrubs shall be provided. **RESPONSE: Lot typicals provided in site plan for units along Aurora Parkway.**
- 8T. In the Plant list, Change one plant noted at #6 to #5. **RESPONSE: Plant size changed to #5.**
- 8U. For the Green Court Table: The landscape quantities provided within the green courts appear to comply with UDO standards, however, further assessment will be necessary once the green courts are within platted tracts. Per Sec. 146-4.2.3.c.(1)(b) 50% of the green court shall be landscaped. **RESPONSE: Green courts remain all lot area. Refer to Green court table for landscaping quantities.**
- 8V. Note that the Greencourts will need to be separate tracts due to the amenities, irrigation, walkways, retaining walls and other elements which are common areas and will likely be maintained by an HOA or Metro District. In addition, greencourt tracts are to be accessible to all the residents and as currently shown are part of private lots which do not allow public access. **RESPONSE: We met with the city on this issue and concluded that creating common area tracts will be unnecessary as long as there is an access and maintenance easement thru each greencourt.**

- 8W. In the Curbside Landscaping Table: No more than 40% of the required shrubs can be ornamental grasses. This quantity exceed the 40%. See markups in table.
RESPONSE: Noted, curbside shrubs and grasses have been adjusted to not exceed 40% while still meeting requirements.
- 8X. If the trees are deficient on Street A due to the mid-block crossing, you should note that in the landscape table for the curbside landscaping. You should also subtract that distance from the street and not count that towards their required curbside landscaping for street trees. **RESPONSE: Noted, 50' from each side of a mid-block crossing will be subtracted from the total curbside length. The tree requirement will be updated accordingly.**
- 8Y. The lot typicals are required for those units fronting East Aurora Parkway. An interior and corner lot typical shall be provided which notes the type and no. of trees, shrubs, features. and side yards. the specific numbers for the shrubs shall be provided. **RESPONSE: Lot typicals provided in site plan for units along Aurora Parkway.**

9. Addressing (Phil Turner / 303.739.7357 / pturner@auroragov.org)

- 9A. Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints (If available)
- Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org. **RESPONSE: Noted. A preliminary dwg file has been sent.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Jonathan Phan / 303.326.8273 / jphan@auroragov.org / Comments in green)

[Site Plan Page 5]

- 10A. Include the RSN and case number (TYP.) **RESPONSE: Case number has been provided.**

[Site Plan Page 6]

- 10B. It may be helpful to label the streets on the key map (TYP.) **RESPONSE: Street labels have been added to the key map.**
- 10C. Advisory comment: Min scale for the key map is 1' = 500' at the civil plan
RESPONSE: The key map scale has been added and meets the minimum scale requirement at 1" = 300'.

- 10D. Dimension curbside landscaping (TYP.) **RESPONSE: The landscaping width dimension has been added.**
- 10E. Label roadway classification (TYP.) **RESPONSE: The roadway classification has been added.**
- 10F. Mail kiosk within the ROW requires a license agreement **RESPONSE: Acknowledged.**
- 10G. Dimension existing sidewalk (TYP.) **RESPONSE: The sidewalk on East Aurora Parkway has been labeled and dimensioned.**

[Site Plan Page 10]

- 10H. Advisory note: Drainage structures shall not be placed within 5 feet of curb ramps and no closer than 5 feet from the PCR (TYP.) **RESPONSE: The storm system has been redesigned to relocate inlets away from curb ramps and PCRs.**

[Site Plan Page 11]

- 10I. See previous sheet (comment) about curb ramp comments. **RESPONSE: See above response (10H) about curb ramp comments.**

[Site Plan Page 12]

- 10J. Provide a typical section for the retaining walls. **RESPONSE: A typical wall section has been provided.**

11. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

[Site Plan Page 2]

- 11A. ADD NOTE: (Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of Street A and Aurora Pkwy, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 126-38 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement. **RESPONSE: This note has been added.**

[Site Plan Page 4]

- 11B. Provide design speed, ADT, and clear zone on typical Section. **RESPONSE: The section has been updated to provide these items.**

[Site Plan Pages 6]

11C. The TIS has a left turn lane for the east Street A intersection. The width at the intersection doesn't look to be wide enough to accommodate a left turn lane.

RESPONSE: A separate section has been added showing the widened street to accommodate a left turn lane.

11D. Internal intersections have perpendicular parking in the sight distance. This will be hard to see around. RESPONSE: These are sightlines within alleys. Speeds will be very low thus mitigating any sight issues.

[Site Plan Page 8]

11E. Eastern intersection of Private Alley B and Street A has a deficient intersection angle. Roadways should come to a 90 degree angle. RESPONSE: A variance will be requested for this intersection.

[Site Plan Page 18]

11F. Parking shall be 20' away from any pedestrian crossing. RESPONSE: Does this apply to alleys?

11G. Site plans should dimension parking spaces. RESPONSE: The parking space lengths and widths have been dimensioned.

11H. Label intersection movements at intersections. RESPONSE: A label has been added denoting a full movement intersection.

11I. Mailboxes need some updating. See redlines for additional information on requirements. RESPONSE: The mailbox locations have been updated to avoid sight triangles and meet COA requirements.

11J. Only a preliminary review of signing and striping was done. Further comments will be made at Civil Plans. RESPONSE: Acknowledged.

[Site Plan Page 19]

11K. Parking shall be 20' away from any pedestrian crossing. RESPONSE: No parking areas placed around pedestrian crossings.

11L. Need to see vehicle turning template for a couple of the garages to verify they can get in and out of the garage. RESPONSE: Separate AutoTURN exhibits have been created showing these turning movements.

[Site Plan Page 20]

11M. Show vehicle turning template to verify that they can get out of the parking spot. RESPONSE: Separate AutoTURN exhibits have been created showing these turning movements.

11N. Label intersection movements such as right in right out. RESPONSE: Intersection turn movements added for East Aurora Parkway and Street A intersections.

- 11O. Move mailbox to the other side of the curb ramp to not block pedestrian crossing. **RESPONSE: Mailbox relocated to avoid sight distance triangle conflicts and to meet other city standards.**

[Landscape Plan Page 2]

- 11P. ADD NOTE to all sheets: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10
RESPONSE: Noted added.

[Plat Page 2]

- 11Q. Plat will need to show the sight distance easements and signal easement.
RESPONSE: Sight distance easements shown.

[Traffic Letter]

- 11R. Provide Synchro worksheets from MTIS and the new analysis. **RESPONSE: Synchro sheets provided.**

12. Fire / Life Safety (Erick Bumpass / 303.739.7627 / ebumpass@auroragov.org / Comments in blue)

[Site Plan Page 1]

- 12A. Will this project be Phased? If so please provide a Phasing Plan. **RESPONSE: This project is not planned to be phased at this time.**
- 12B. Please include the Occupancy Classification, Construction Type, and Building Height in the data Block. **RESPONSE: These classifications have been added to the data block.**
- 12C. Are these attached or detached single family dwellings? Are these duplexes?
RESPONSE: These are duplexes.
- 12D. Please show the number of Accessible and Van Accessible Parking Spaces Required and the number of Accessible and Van Accessible Parking Spaces Provided in the data Block. **RESPONSE: These are duplex lots, so accessible parking is not required.**

[Site Plan Page 4]

- 12E. Please indicate both existing and proposed Fire Hydrant within the legend.
RESPONSE: Hydrants have been added to both legends.
- 12F. Please provide a Mailbox kiosk Detail. **RESPONSE: The detail is provided in the landscape plans (LD-1).**
- 12G. Will there be any gates as part of this site? If so, please provide a detail.
RESPONSE: No gates are proposed at this time.
- 12H. Has The United States Postal Service been contacted regarding the Kiosk and approval of delivery method? **RESPONSE: See the landscape plans (LD-1).**

- 12I. Please provide a Fire Lane easement detail. **RESPONSE: The Fire Lane easement has been integrated into the alley section detail.**

[Site Plan Page 5]

- 12J. Please call out and identify the Mailbox Kiosk locations on the site plans and provide a symbol in the legend. **RESPONSE: The mailboxes have been called out in the plans.**

[Site Plan Pages 6 - 8]

- 12K. Please show the locations of all proposed Fire Hydrants on the Site, Utility, and Landscaping Plans Plan and provide a Symbol in the Legend. **RESPONSE: All fire hydrants are shown within the site plan with a symbol in the legend.**

[Site Plan Page 6]

- 12L. Please show Private Alley B, C, and D as Dedicated Fire Lane Easements. **RESPONSE: Fire lanes added as requested.**

[Site Plan Page 7]

- 12M. Please show Private alley E, Private Alley D, and Private Alley F as dedicated Fire Lane Easements. **RESPONSE: Fire lanes added as requested.**

[Site Plan Page 8]

- 12N. Please show Private Alley G and Private Alley B as Dedicated Fire Lane Easements. **RESPONSE: Fire lanes added as requested.**

[Site Plan Page 13]

- 12O. Please provide a Fire Hydrant Symbol and Legend on the Utility Plans. TYP **RESPONSE: Added as requested.**
- 12P. Please relocate the Fire Hydrants at the ends of Alleys F, G, and B to the entrance of the Alleyway as indicated and adjust overall spacing as needed to maintain required distances. **RESPONSE: Revised as requested, due to spacing a hydrant has been left at the end of the fire access hammerhead turn around.**

[Site Plan Pages 17]

- 12Q. Please identify on the plans and provide a Legend for all Accessible parking spaces. **RESPONSE: These units are duplexes and accessible parking is not required.**

[Site Plan Pages 18 - 20]

- 12R. Please include the No Parking Sign Locations for within 15 feet of either side of the Fire Hydrants and include sign as part of sign package. **RESPONSE: Revised as requested.**
- 12S. Where Fire Lane Signs are provided please provide a 30-45 degree angle to oncoming traffic. **RESPONSE: Revised as requested.**

- 12T. Please include the directional No Parking Fire Lane Signs with the sign package.
RESPONSE: Revised as requested.

[Plat Page 1]

- 12U. Please provide a Signature Block for the Fire Department. **RESPONSE: Not provided at this time. This is not normally on the plat. Please clarify.**

[Plat Page 2]

- 12V. Please identify the Public Right of Way and Private Alleys on the Plat. **RESPONSE: Public right of way identified on the plat. Street name to come at a later date. Private alleys are in a tract and not named on the plat. Width of alley shown.**

13. Aurora Water (Travis Haugen / thaugen@auroragov.org / Comments in red)

[Site Plan Page 4]

- 13A. Revise the private alley cross section easement label to "Water, Sanitary and Access Easement". **RESPONSE: Revised as requested.**

[Site Plan Page 14]

- 13B. These Utility Plans provide details not required at Site Plan level. If conflicts arise between the Civil Plan and Site Plan, the Site Plan will require revision. Please remove all unnecessary details (TYP). See the City of Aurora Site Plan Manual.

RESPONSE: Site plan has been revised to provide less detail as requested.

- 13C. Storm infrastructure in Private Alleys require dedicated Storm Sewer Easements.
RESPONSE: Easements have been provided where storm remains in private tracts and alleys. Most storm has been removed from the alleys with this submittal.

[Site Plan Page 15]

- 13D. It appears these two private services are crossing lot boundaries in Block 2. Revise as crossing of lot boundaries is not permitted. **RESPONSE: Revised as requested.**

- 13E. Storm infrastructure in Private Alleys require dedicated Storm Sewer Easements.
RESPONSE: Easements have been provided where storm remains in private tracts and alleys. Most storm has been removed from the alleys with this submittal.

[Site Plan Page 16]

- 13F. Per ISP West RSN #1589046, an existing 12-inch stub is to be installed at approximately this location. Coordinate with RSN 1589046 project to re-locate stub to needed location. Otherwise, stub will be required to be removed, capped and abandoned at main. **RESPONSE: The 12" waterline now integrates into a 12" stub and plug off the Aurora Parkway line as a part of the ISP West improvements.**

- 13G. It appears water meters in Private Alleys are located in the Utility Easement. Utility Easements are intended for "dry" utilities only. Provide pocket water easements for all water meters located in Private Alleys, unless the will be installed within the 26' wide water and sanitary easements. (TYP). **RESPONSE: Water meters have**

been relocated outside of utility easements.

[Plat Page 3]

- 13H. All Tracts with water and sanitary shall be provided with minimum 26' wide water and sanitary easements (TYP). **RESPONSE: Tracts have been dimensioned to prove this.**
- 13I. All Fire Hydrants easements shall be dedicated as Water Easements (TYP). **RESPONSE: Revised.**
- 13J. A dimension in Tract E conflicts with Site Plan. Please update. **RESPONSE: Plat is correct. Cannot dedicate outside of plat boundary.**
- 13K. Revise identified utility easement designation to Storm Sewer Easement. Update on Site Plan. **RESPONSE: Revised.**

[Plat Page 5]

- 13L. Revise identified utility easement designation to Water Easement. **RESPONSE: Revised.**

14. TAPS (Melody Oestmann / 303.739.7244 / moestman@auroragov.org)

- 14A. Drainage development fees totaling \$195,268.48 are due prior to recordation of the site plan. **RESPONSE:**

15. PROS (Curtis Bish / 303.739.7131 / cbish@auroragov.org / Comments in purple)

[Site Plan Page 11]

- 15A. A minimum 2' clear zone (shoulder) should be provided along the entire northern of the edge of the concrete regional trail. **RESPONSE: Min 2' Clear zone added to north side of trail.**
- 15B. Remove. The longitudinal slope of the regional trail cannot be interrupted by a dip to accommodate access at this location. **RESPONSE: This access point has been removed.**
- 15C. Add 12' radius on both sides of this trail intersection. **RESPONSE: Radii added.**

[Site Plan Page 12]

- 15D. A minimum 2' clear zone (shoulder) should be provided along the entire northern of the edge of the concrete regional trail. **RESPONSE: Min 2' Clear zone added to north side of trail.**
- 15E. The slope behind private Alley G is very close to reaching the maximum before a railing is required to protect trail users from adjacent steep slopes. If any of the adjacent slope exceeds 1V:3H (33.33%) after this area is regraded to accommodate the required 2' clear zone (shoulder), a railing will be required. **RESPONSE: This area has been regraded to reduce the slope around the trail and the townhomes and accommodate a 2' clear zone.**

- 15F. The lateral offset of the railing should be at least 1' from the edge of the path.
RESPONSE: The 1' from trail to railing is maintained.

[Landscape Plan Page 4]

- 15G. Remove the central neighborhood trail connections, as it would become a safety concern/nuisance. The other connections at the southwest and southeast corners of this filing should suffice, as set forth in the Master Plan. **RESPONSE:** Neighborhood to trail connections removed.
- 15H. The required open style fence with wire mesh should be continuous along the southern part of the development to prevent/discourage social trail connections to and from the regional trail. To help demarcate maintenance responsibilities in the field, the fence should be installed 7' from the concrete trail edge. **RESPONSE:** Pros Fence F-1.0 added along southern part of development following 7' from trail edge where possible.
- 15I. The fence should be 4' high with wire mesh to match PROS standard detail F-1.0. See additional comment below regarding installation/placement of this fencing. **RESPONSE:** Pros standard detail F-1.0 added to details.
- 15J. Shift all proposed trees adjacent to the trail so that the trunks are located north of the fence. **RESPONSE:** All trees relocated to north side of the fence.
- 15K. It is noted that the width of the special landscape buffer does not comply with the 25' requirement. PROS supports an adjustment due to the impact of the regional trail, provided the landscaping in the buffer north of the fence complies as best as possible with the 1 tree and 10 shrubs per 30 linear feet planting requirement to achieve suitable screening. **RESPONSE:** Landscape buffer added along the back of trail complying with 1 tree and 10 shrubs per 30 feet as best as possible.

[Landscape Plan Page 5]

- 15L. Remove the central neighborhood trail connections, as it would become a safety concern/nuisance. The other connections at the southwest and southeast corners of this filing should suffice, as set forth in the Master Plan. **RESPONSE:** Neighborhood to trail connections removed.
- 15M. Add 12' radius on both sides of the eastern trail intersection. **RESPONSE:** 12' radius added to both sides of eastern trail intersection.
- 15N. The required open style fence with wire mesh should be continuous along the southern part of the development to prevent/discourage social trail connections to and from the regional trail. To help demarcate maintenance responsibilities in the field, the fence should be installed 7' from the concrete trail edge. **RESPONSE:** Pros Fence F-1.0 added along southern part of development following 7' from trail edge where possible.

- 15O. Shift all proposed trees adjacent to the trail so that the trunks are located north of the fence. **RESPONSE: All trees shifted to the north of fence.**
- 15P. It is noted that the width of the special landscape buffer does not comply with the 25' requirement. PROS supports an adjustment due to the impact of the regional trail, provided the landscaping in the buffer north of the fence complies as best as possible with the 1 tree and 10 shrubs per 30 linear feet planting requirement to achieve suitable screening. **RESPONSE: RESPONSE: Landscape buffer added along the back of trail complying with 1 tree and 10 shrubs per 30 feet as best as possible.**

[Landscape Plan Page 6]

- 15Q. For purposes of buffering, screening and aesthetics, the preferred trees within the special landscape buffer adjacent to the regional trail are highlighted in this column. Species not recommended are identified using strike-through. **RESPONSE: Noted, these species will be used along the regional trail buffer.**

[Landscape Plan Page 9]

- 15R. Keep the detail of this fence type if it is intended to be used elsewhere in addition to serving as the standard for the fence parallel to the regional trail. Otherwise, swap this detail out to match PROS' standard detail F-1.0, as that is what should be installed along the trail. **RESPONSE: This detail will be kept for on-lot fencing on a few lots. PROS Standard detail F-1.0 will also be added for the fence along the regional trail**

[Plat Page 2]

- 15S. The City is in the process of securing an easement from Clayton Properties Group for construction, operation and maintenance of the High Plains Trail extension. The easement is expected to be in place prior to plat approval and should be shown. The CAD linework for the easement can be provided by PROS staff. **RESPONSE: Will add once the easement is recorded and linework provided.**

16. Forestry (Becky Lamphear / 303.739.7177 / rlamphea@auroragov.org)

- 16A. There were no Forestry comments on this review. **RESPONSE: Noted**

17. Public Art (Roberta Bloom / 303.739.6747 / rbloom@auroragov.org)

- 17A. There were no Public Art comments on this review. **RESPONSE: Noted**

18. Land Development Review (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- 18A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b. **RESPONSE: Will be refreshed at time of mylars.**
- 18B. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the

County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a. **RESPONSE: Will be submitted with plat mylars.**

- 18C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording. **RESPONSE: Noted**
- 18D. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording. **RESPONSE: Noted**

[Site Plan Page 4]

- 18E. Please confirm with Aurora Water that the Proposed Water Meters need to be in a Water easement (Typ). **RESPONSE: Pocket easements have been added for any water meters located outside of ROW.**

[Site Plan Pages 6 - 8]

- 18F. Since this completes the full width of the proposed right of way it will need to be recorded when the plat is recorded. **RESPONSE: The ROW full width will be recorded by separate easement when the plat is recorded as requested.**
- 18G. Please confirm with Aurora Water that the Proposed Water Meters need to be in a Water easement (Typ.) **RESPONSE: Pocket easements have been added for any water meters located outside of ROW.**
- 18H. Change the name of the easements as indicated. **RESPONSE: Revised as requested.**
- 18I. There are Tract areas that do not match the plat. **RESPONSE: Tract areas have been revised to match the plat as requested.**
- 18J. Add tic marks at the change in direction along the boundary of the platted area (Typical) **RESPONSE: Tic marks added as requested.**
- 18K. Show and label the existing Sidewalk easement - add Rec. Information **RESPONSE: Rec information has been added for the sidewalk.**
- 18L. Add the Tract letters and the areas for the alleys. **RESPONSE: The tract information has been added.**
- 18M. Label the Subdivision to the South of the Site. **RESPONSE: The subdivision has been**

added to the label.

- 18N. Show and label the existing Sidewalk easement, Trail easement, Water easement and Storm Sewer easement. (Rec. No. E4056661) **RESPONSE: Corredponding easements have been labeled.**
- 18O. Add "Subdivision" to the name on the other side of East Aurora Parkway. (Typical) **RESPONSE: The subdivision has been added to the label.**

[Plat Page 1]

- 18P. Add the Metes and Bounds Description for this new Subdivision boundary. **RESPONSE: Added**
- 18Q. Correct the Plat name in the dedicatory language. **RESPONSE: Revised**
- 18R. Please upgrade this text to the new Covenant language text. **RESPONSE: Revised**
- 18S. Update Note No. 6 – Title Commitment **RESPONSE: Will be updated once new title is pulled.**
- 18T. Add a Note: Confirm with Parks Department that a Trail Easement is needed for the Site. If so, then the following note should be added: Non-exclusive Trail easements are hereby granted to the City of Aurora for the purpose of maintaining, reconstructing, and using such trails together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements. **RESPONSE: Easement being worked thru with PROS. Note not added yet.**
- 18U. Add the Email address for the Surveyor. **RESPONSE: Added**
- 18V. Change the spelling to: Guaranty **RESPONSE: Revised**

[Plat Page 2]

- 18W. Add all the existing easements within and adjacent to the subdivision. **RESPONSE: Added**
- 18X. West side of the site: Since this completes the full width of the proposed right of way it will need to be recorded when the plat is recorded. **RESPONSE: Noted**
- 18Y. Fill in the Recording Info as indicated. **RESPONSE: Will add when known.**
- 18Z. If this is a Public Right of Way add the name and the width. **RESPONSE: Added**

[Plat Page 3]

- 18AA. Be Advised - all Lots must have access to the street Right of Way. Either by Access easement or by direct contact (adjacency) **RESPONSE: Noted**
- 18BB. Add "unplatted" on the west side of the site. **RESPONSE: Added**

18CC. Add the Street name (Typ.) **RESPONSE: Added**

18DD. Show and label the existing Sidewalk easement (Rec. No. E4056661). **RESPONSE: Added**

[Plat Page 4]

18EE. On the South side of the Site Plan, it shows a Regional Trail in this area - does it need to be added? **RESPONSE: Will add when known.**

18FF. There are some hydrants in easements: confirm the name and make the easement lines dashed. **RESPONSE: Revised**

18GG. Show and label the existing Sidewalk easement (Rec. No. E4056661) **RESPONSE: Added**

18HH. Add the Street name (Typ.) **RESPONSE: Added**

[Plat Page 5]

18II. On the South side of the Site Plan, it shows a Regional Trail in this area - does it need to be added? **RESPONSE: Will add when known**

18JJ. There are some hydrants in easements: confirm the name and make the easement lines dashed. **RESPONSE: Revised**

18KK. Show and label the existing Sidewalk easement, Trail easement, Water easement and Storm Sewer easement. (Rec. No. E4056661) **RESPONSE: Added**

18LL. Add the Street name (Typ.) **RESPONSE: Added**

18MM. These are two different size U.E.'s - show where their sizes change. (Lot 51, Block 2) **RESPONSE: Revised**

18NN. Add the label of the easement near Lot 44, Block 2. **RESPONSE: Added**

19. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

19A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat amendment for Prairie Point Site Plan No. 5 and requests that 8-foot-wide utility easements are added to Lots 1-30 and 51-56 abutting East Aurora Parkway. **RESPONSE: Added**

19B. PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision: "Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its

successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form." **RESPONSE: Added**

- 19C. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via www.xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. **RESPONSE: Noted**
- 19D. If additional easements need to be acquired by separate PSCo document (i.e. transformer/s), a Right-of-Way Agent will need to be contacted by the Designer. **RESPONSE: Noted**
- 19E. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction. **RESPONSE: Noted**

20. Arapahoe County Planning Division (Terri Maulik / 720.874.6650 / referrals@arapahoegov.com)

- 20A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments. **RESPONSE: Noted.**

21. Arapahoe County Engineering Services Division (Joseph Boateng / 720.874.6500 / jboateng@arapahoegov.com)

- 21A. Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted. **RESPONSE: Noted.**

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

Sincerely,

Mike Weiher

Variance Request

Prepared By: Evan Rumney, P.E.

Date: 04/18/2025

RE: Prairie Point Filing 4 Variance Request

Subject: Variance Request to Aurora Roadway Standards – Intersection Angle Increase

I am writing to formally request a variance to the City of Aurora's Roadway Design and Construction Specifications Manual, specifically regarding the minimum intersection angle requirement outlined in Section 8.C of the Roadway Design and Construction Specifications Manual – The current standard limits intersection angles to a maximum of 5 degrees from perpendicular. For the proposed project at the intersection of Street A and Private Alley B, we respectfully request approval to increase this angle to 12 degrees to accommodate site-specific conditions and improve functionality while remaining a safe intersection.

Project Background:

This request pertains to Prairie Point Filing 4 RSN 1837503, a planned residential development that is 14.6 acres and 120 duplex units.

Justification for Variance:

The requested increase in the intersection angle from 5 degrees to 12 degrees is necessary due to the following reasons:

1. **Safety:** The 12-degree angle would not restrict visibility for drivers and the required sight distance triangles are achievable and shown on the CSP.
2. **Site Constraints:** The existing alignment and orientation of Aurora Parkway, combined with the minimum curve radius required for a local road to loop through the site, results in an inefficient geometry. To create a four-way intersection that aligns properly—and to incorporate a private drive intersection along the curve—we face two challenging options. Either the private drives must deviate from paralleling Aurora Parkway, creating inefficient pockets of space that disrupt and diminish the usability of the proposed open space areas, or small curves must be introduced to the private drives just before the intersection with the local road which offsets the intersection. The latter option introduces safety concerns, as vehicles would be required to stop while still in a turning movement as well as having intersecting roads that are not aligned. These constraints significantly reduce the feasibility of meeting the 5-degree standard without major and impractical modifications or variance requests to the minimum curve radius on a local road.
3. **Traffic Efficiency:** The proposed angle although greater than 5 degrees still has adequate sight distance triangles and since the intersection is with private drives the traffic utilizing these intersection is very limited.



WHERE GREAT PLACES BEGIN

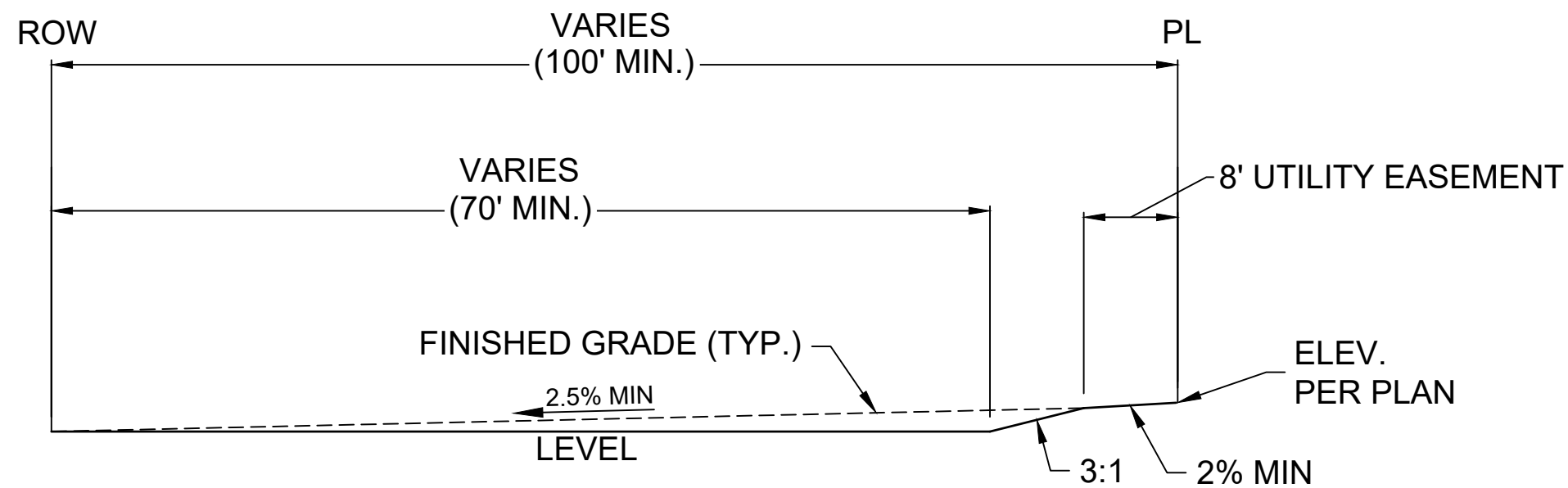
We believe this adjustment aligns with the City of Aurora's overarching goals of promoting safe and efficient transportation infrastructure while maintaining flexibility for unique project conditions. The proposed design has been evaluated to ensure compliance with all other applicable standards and to confirm that it will not adversely impact the surrounding roadway network.

Thank you,

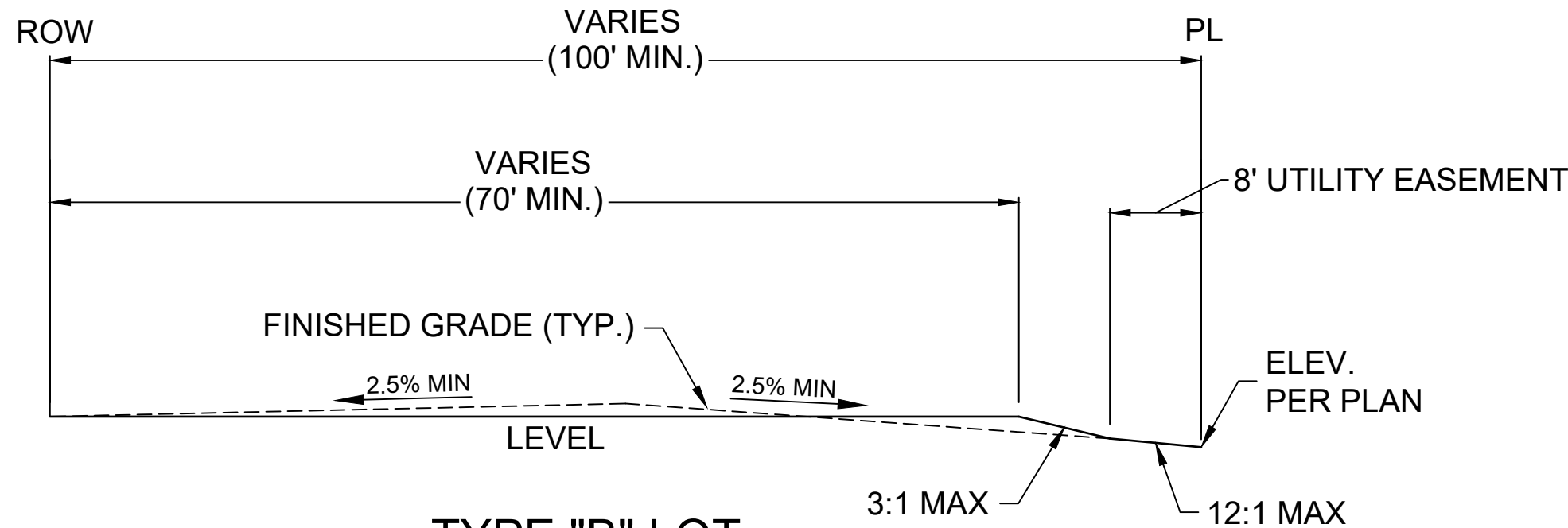
A handwritten signature in blue ink, appearing to read "E. Rumney", on a light blue background.

Evan Rumney, P.E.
Associate Principal
Project Manager

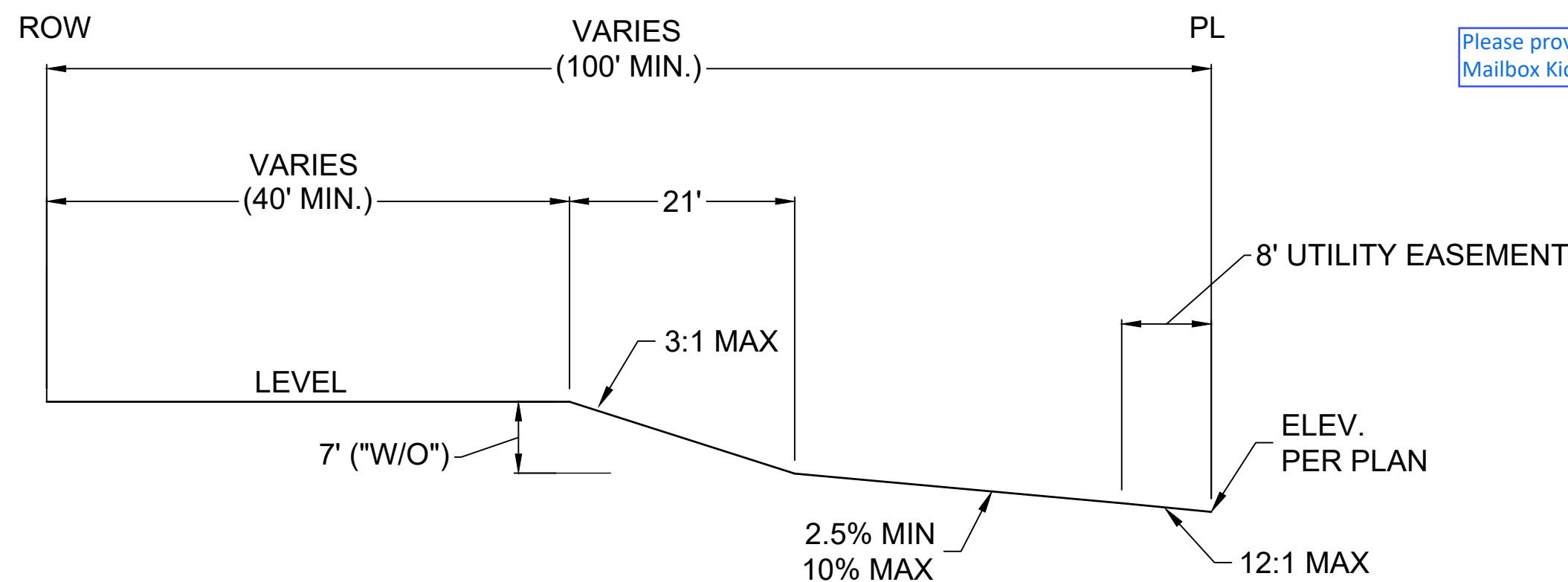
I:\2022\22033 - Prairie Point\CADD\Sheet_Sets\22033.004 Filing No. 5\CSF\22033.004 - Cover Sheet.dwg tab: 4 STREET DETAILS Nov 14, 2024 - 2:22pm illudwig



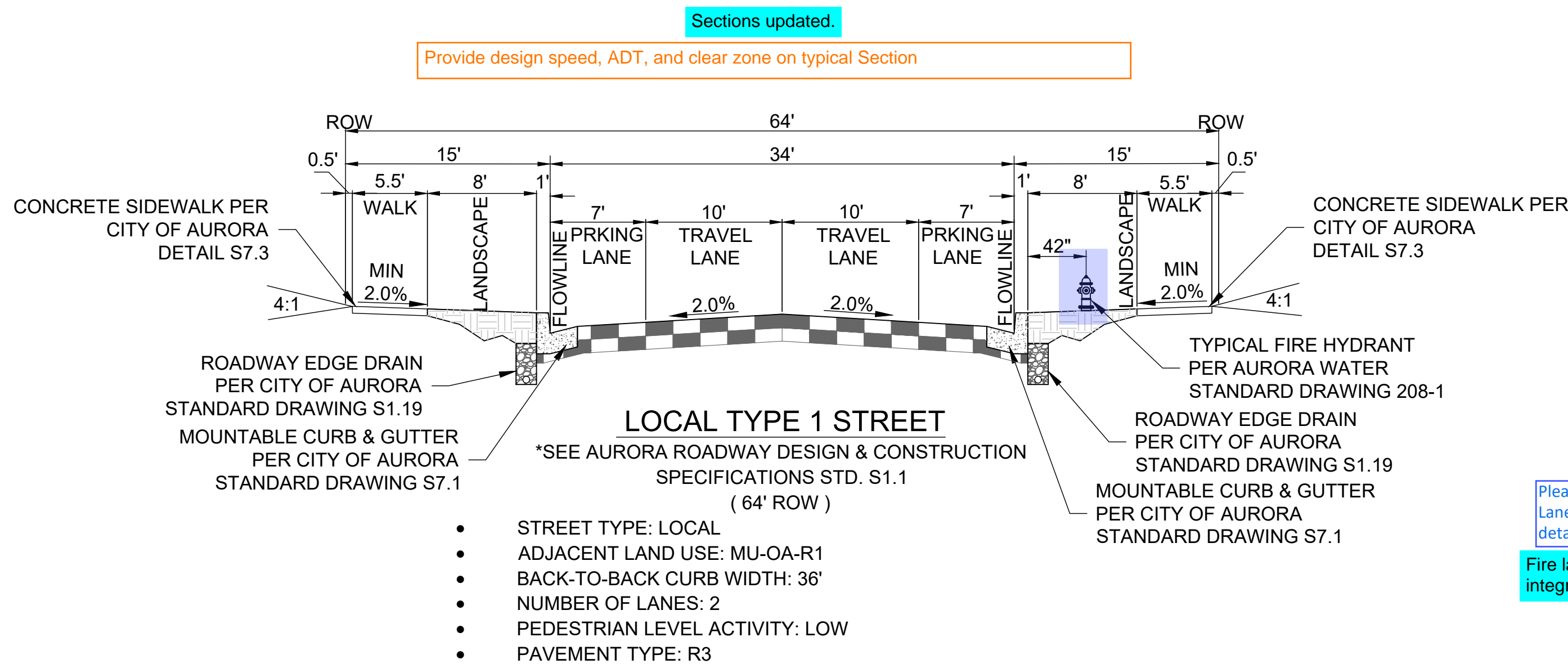
TYPE "A" LOT



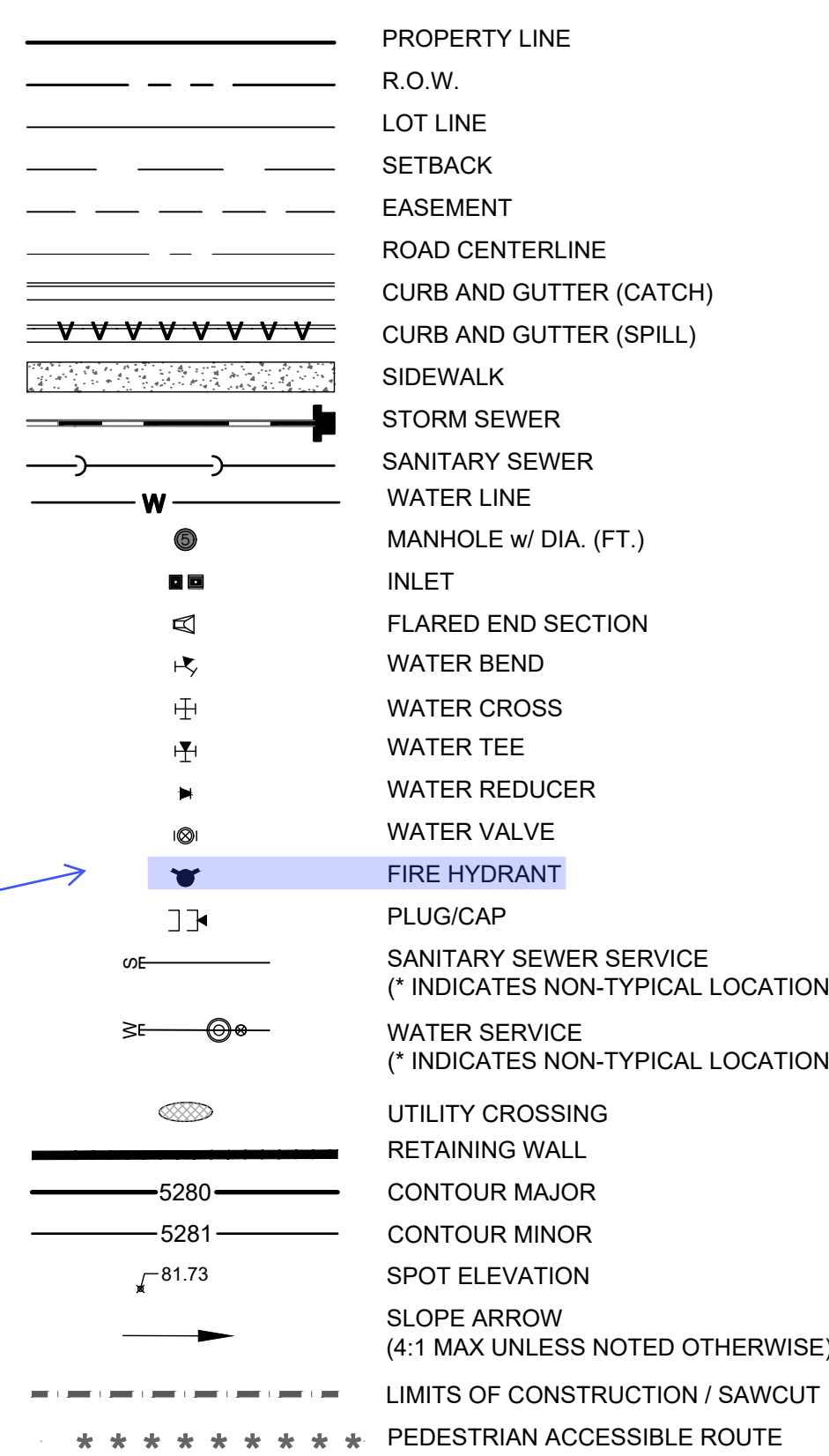
TYPE "B" LOT



TYPE "W/O" LOT



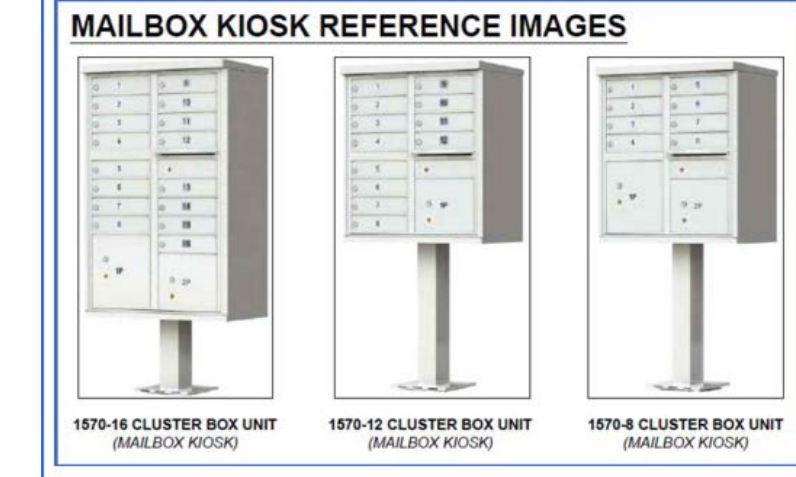
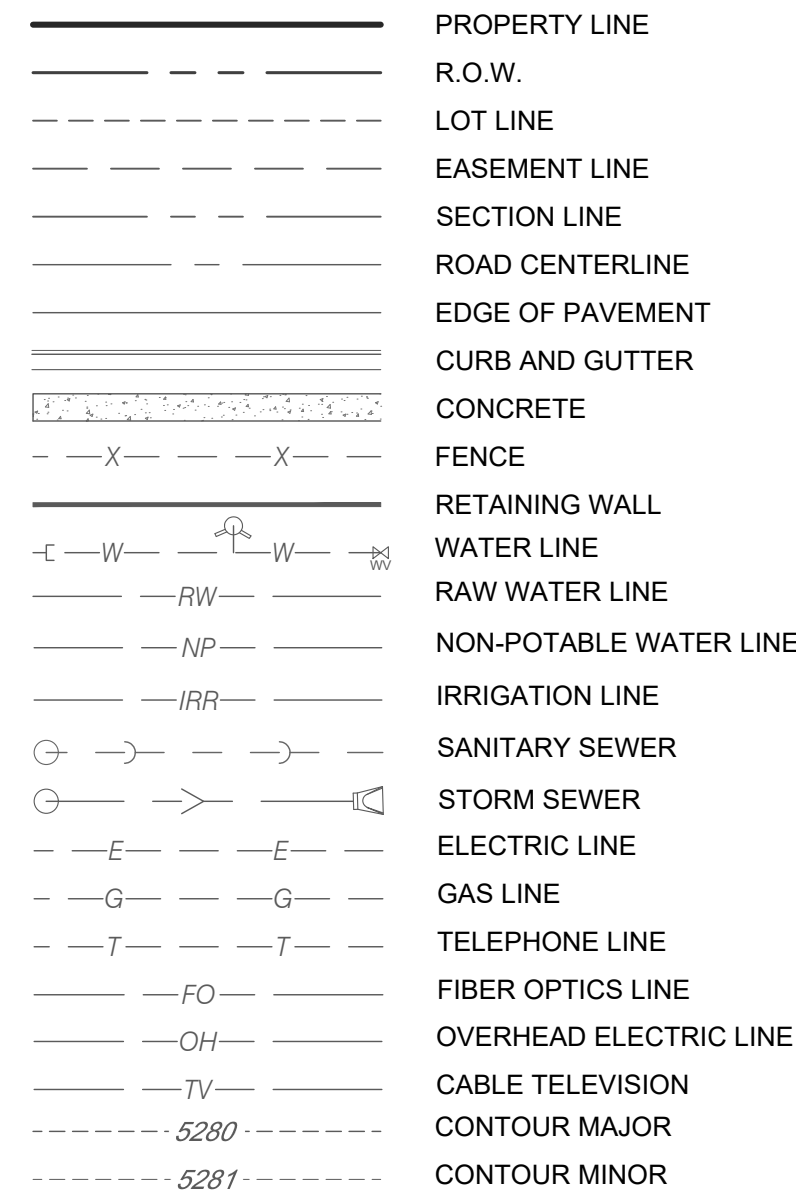
PROPOSED LEGEND



Legend updated.

Please indicate both existing and proposed Fire Hydrant within the legend.

EXISTING LEGEND



Please provide a Mailbox Kiosk Detail

See LD-1 for mailbox details.

Will there be any gates as part of this site?

Has The United States Postal Service been contacted regarding the Kiosk and approval of delivery method?

This has been updated.

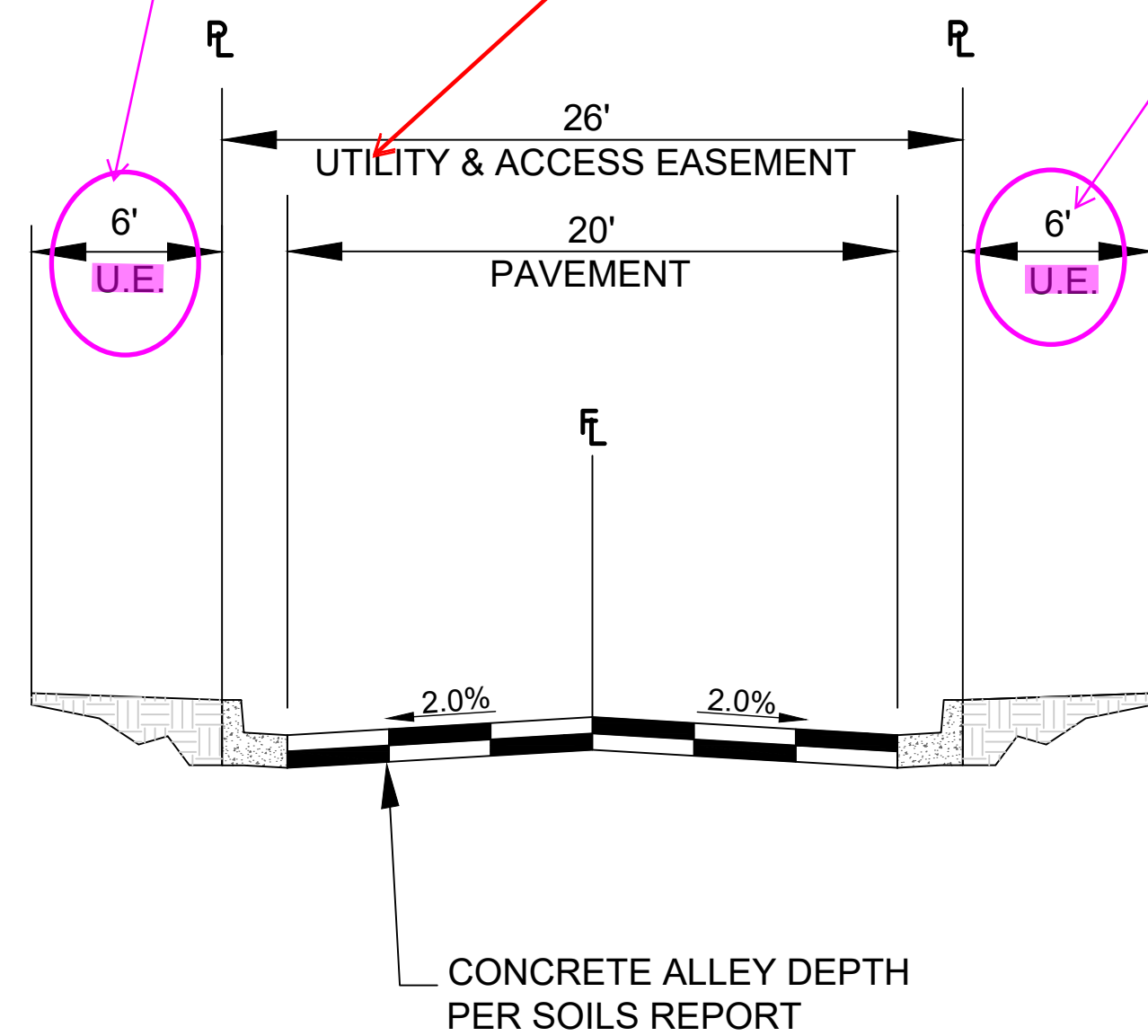
Revise to Water, Sanitary and Access Easement.

Please confirm with Aurora Water that the Proposed Water Meters need to be in a Water easement (Typ.)

This has been updated.

Please confirm with Aurora Water that the Proposed Water Meters need to be in a Water easement (Typ.)

This has been updated.



PRIVATE ALLEY
N.T.S.

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

PRAIRIE POINT SUBDIVISION FILING NO. 5

SITE PLAN

STREET DETAILS

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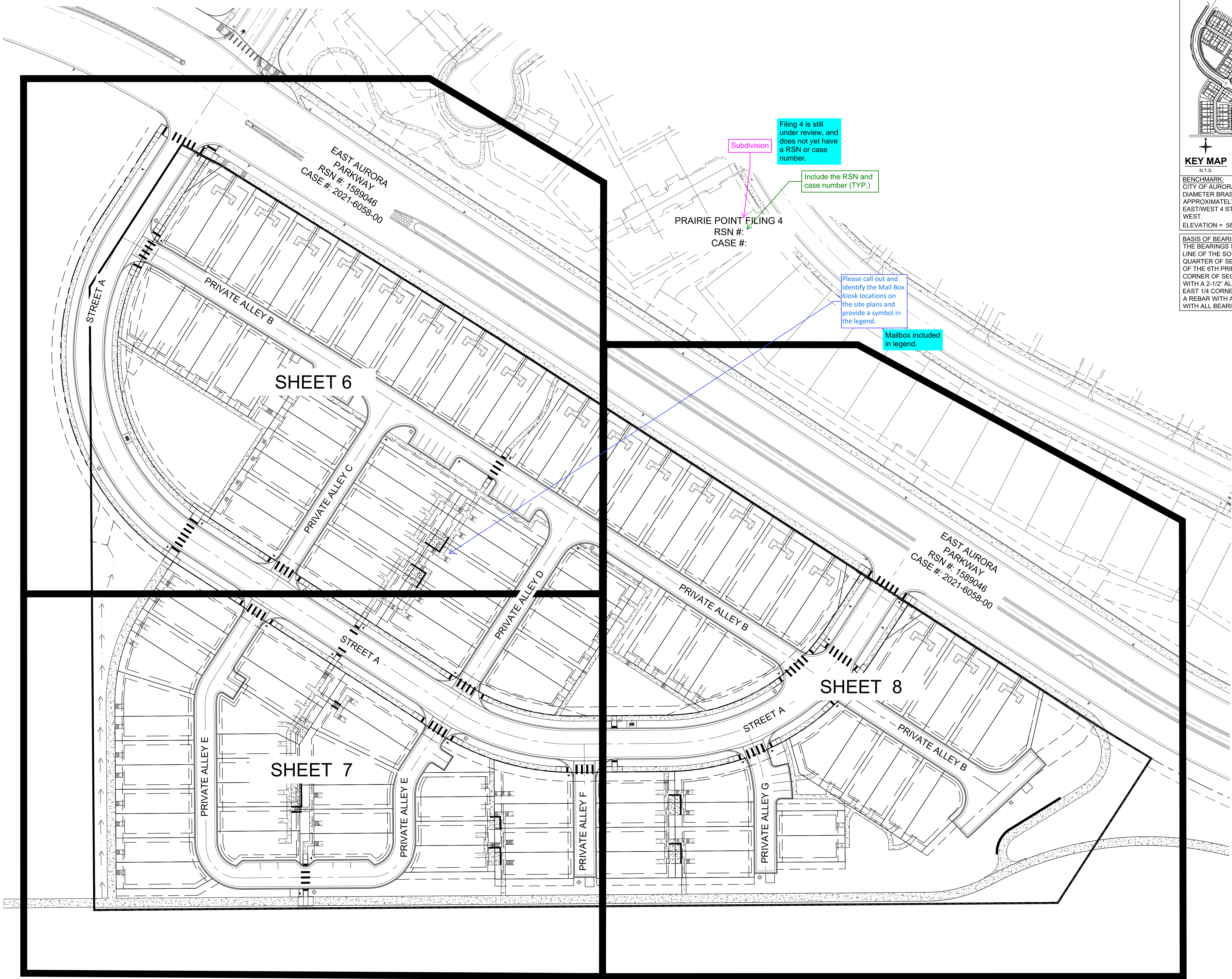
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KEY MAP
N.T.S.

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
ELEVATION = 5861.04 (NAVD 88 DATUM)

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

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

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

Redland
WHERE GREAT PLACES BEGIN

720.283.6783
REDLAND.COM

Land Planning
Civil Engineering
Landscape Architecture
Construction Management

NOT FOR CONSTRUCTION

PROJECT NO.	22033.004	DATE	NO.	NOTES
DATE	NO.	DATE	NO.	NOTES
11/15/2024	1	FIRST SUBMITTAL		

PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
SITE PLAN INDEX

SHEET
5

I:\2022\22033 - Prairie Point\CADD\Sheet_Site\22033.004 - Site Plan.dwg tab: 6 SITE PLAN Nov 14, 2024 - 2:23pm iludwig

Please confirm with Aurora Water that the Proposed Water Meters need to be in a Water easement (Typ.)

Acknowledged.

ROW by sep. document

This area will be dedicated by separate easement.

Since this completes the full width of the proposed right of way it will need to be recorded when the plat is recorded.

change the name to match the Plat easement name

Area updated.

Mail kiosk within the ROW requires a license agreement

Acknowledged.

Change to match the plat Tract area

Area updated.

A left turn lane section has been added.
TIS has left turn lane needed for this location.

Dimension curbside landscaping (TYP.)

Dimension added.

Tract and area added.

Inflection points added to boundary area.

add tic marks at the change in direction along the boundary of the platted area (Typical)

show and label the existing Sidewalk easement - add Rec. information

Label added.

Firelane easement hatching added.

Please show Private Alley B, C, and D as Dedicated Fire Lane Easements.

Subdivision

Label updated.

Label roadway classification (TYP.)

Road classification added.

add tic marks at the change in direction along the boundary of the platted area (Typical)

Inflection points added to boundary area.

Sight triangles removed.
remove sight lines

It is going to be hard to see around these parking spaces because they are all in the sight triangle.

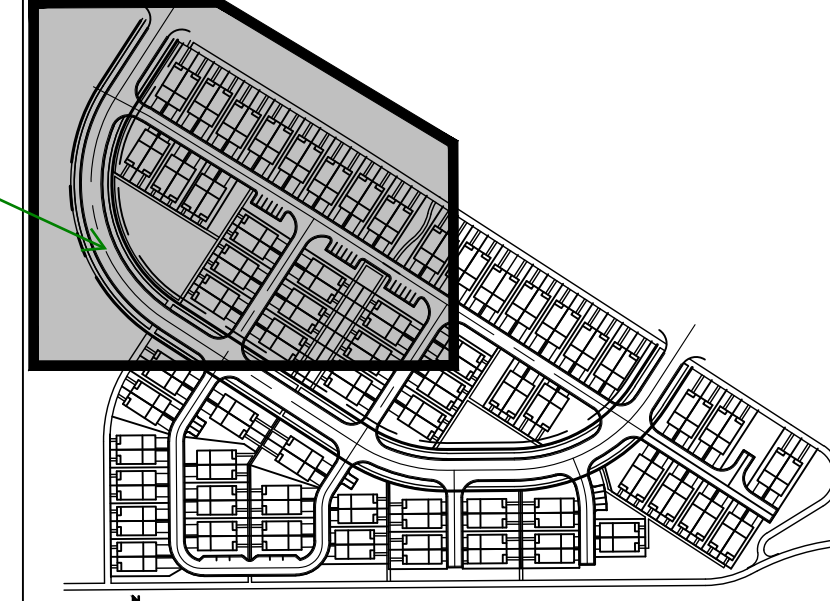
Dimension existing sidewalk (TYP.)

SW dimensioned.

Please show the locations of all proposed Fire Hydrants on the Site, Utility, and Landscaping Plans Plan and provide a Symbol in the Legend.

Legends updated.

Tract and area added.



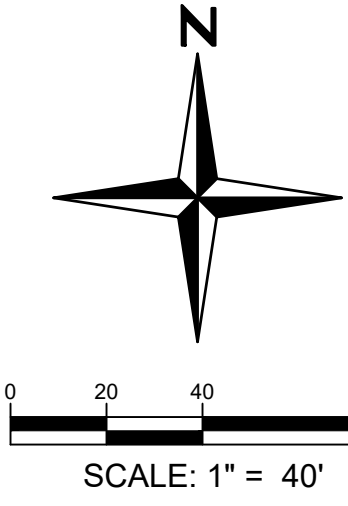
KEY MAP

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
ELEVATION = 5661.04 (NAVD 88 DATUM)

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

LEGEND:

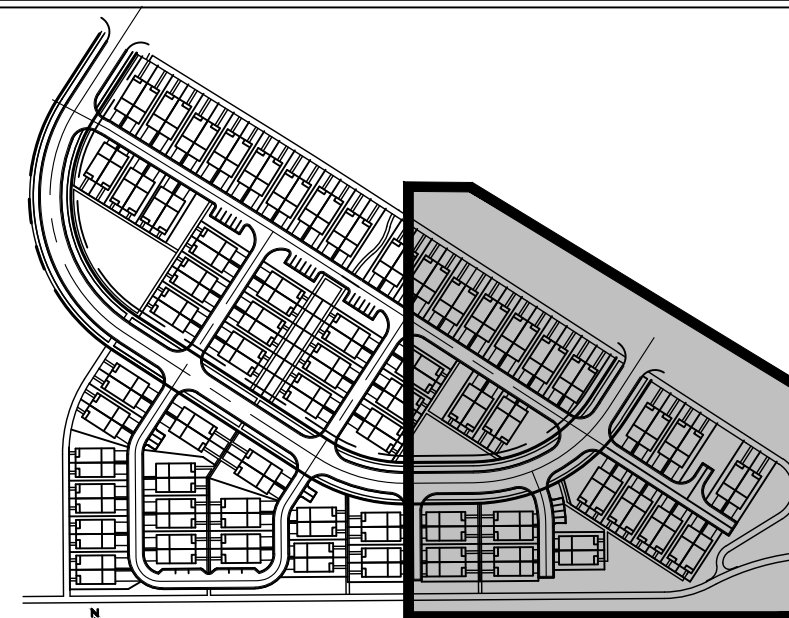
- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN
- SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
-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



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

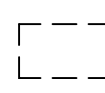
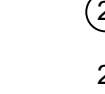
NOT FOR CONSTRUCTION

PROJECT NO.	22033.004		NOTES
	DATE	NO.	
	11.15.2024	1	FIRST SUBMITTAL



BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A
DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE,
APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF
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WEST.
ELEVATION = 5861.04 (NAVD 88 DATUM)

LEGEND:



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- Civil Engineering
- Construction Management

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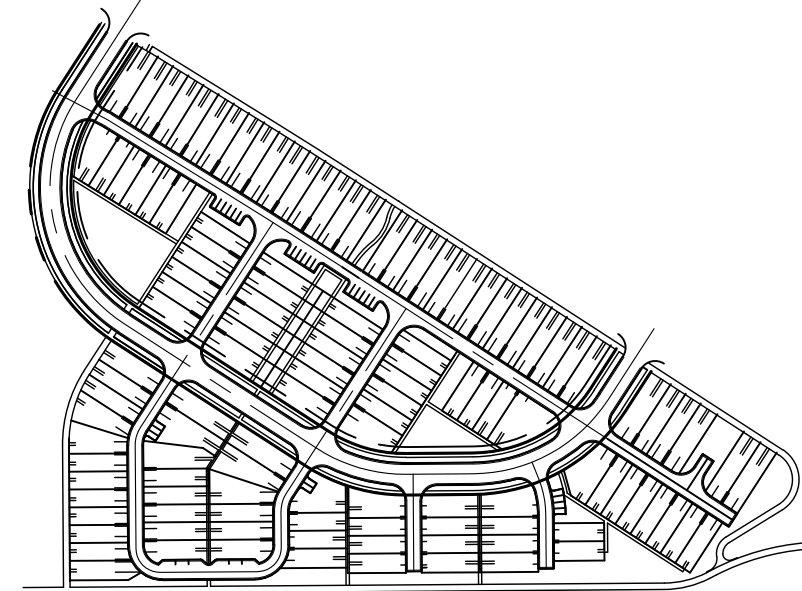
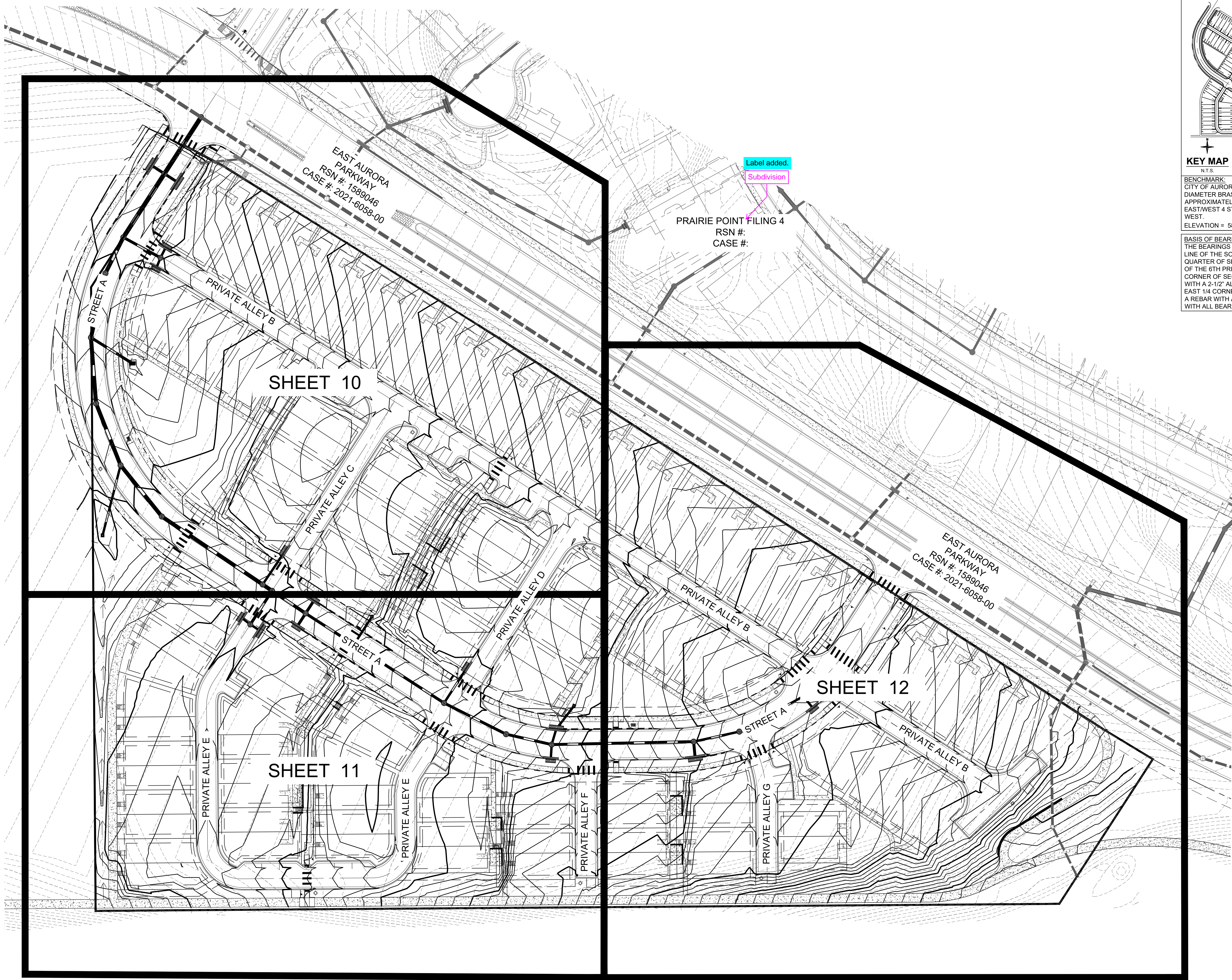
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PRAIRIE POINT SUBDIVISION FILING NO. 5

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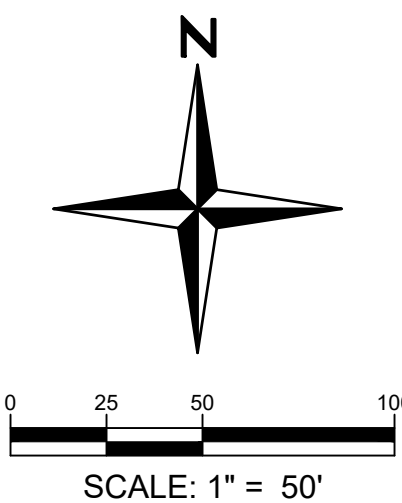
I:\2023\22033 - Prairie Point\CAD\Sheet Set\22033.004 Filing No. 5\CSF\22033.004 - Grading Plan.dwg tab: 9 GRADING PLAN INDEX Nov 14, 2024 - 2:23pm illdwg



KEY MAP
N.T.S.

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
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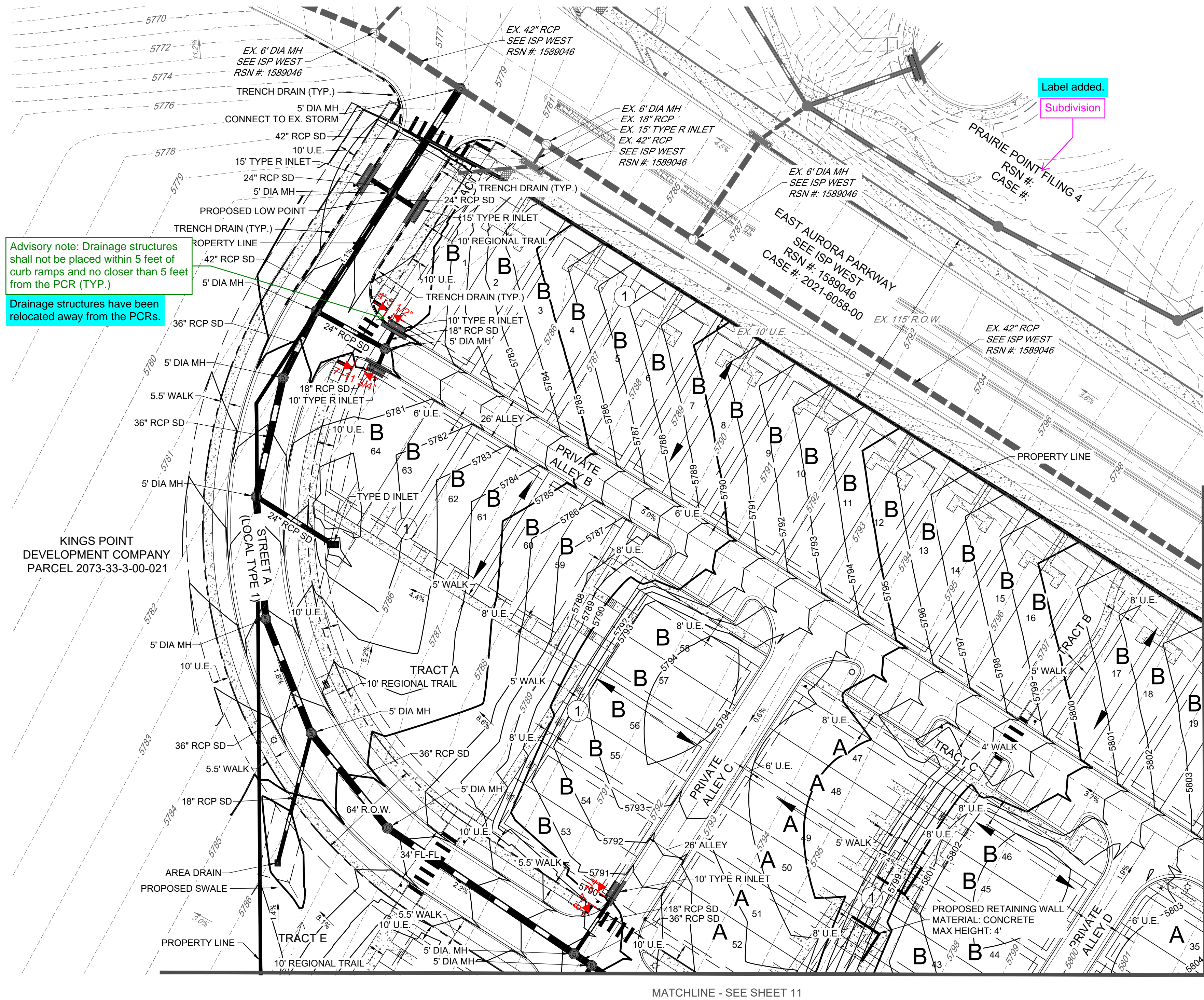
**NOT FOR
CONSTRUCTION**

PROJECT NO.	DATE	NO.	NOTES
22033.004	11/15/2024	1	FIRST SUBMITTAL

PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
GRADING PLAN INDEX

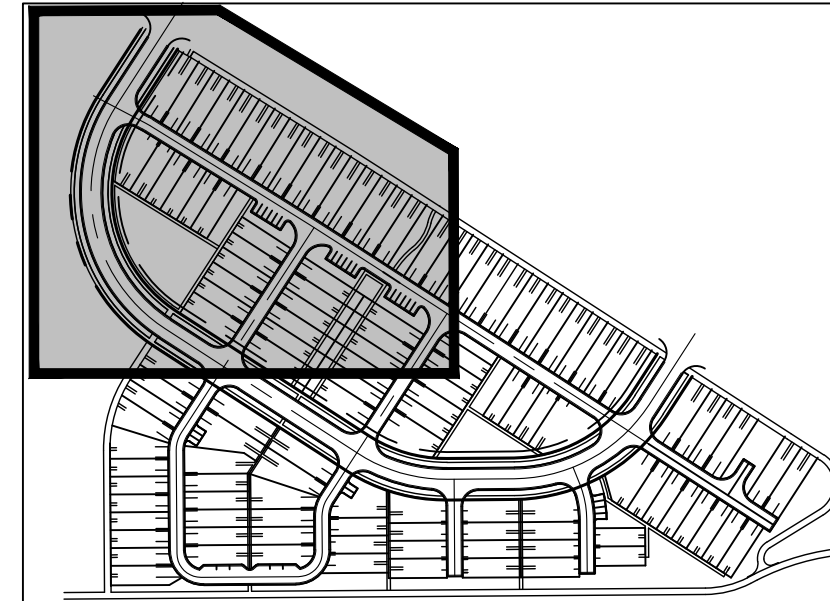
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Advisory note: Drainage structures shall not be placed within 5 feet of curb ramps and no closer than 5 feet from the PCR (TYP.)

Drainage structures have been relocated away from the PCRs.



KEY MAP

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
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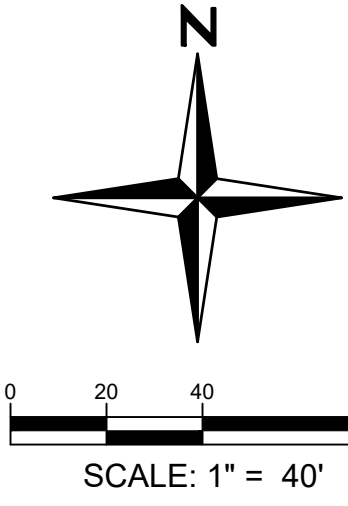
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- MAX HEIGHT FOR RETAINING WALLS IS 4' IN RESIDENTIAL AREAS PER SECTION 4.02.7.04 OF THE ROADWAY MANUAL.
- RAILING IS REQUIRED FOR WALLS OVER 30" THAT ARE WITHIN 36" OF A WALKING SURFACE.

LEGEND:

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- BLOCK NUMBER
- LOT NUMBER
- PROPOSED BUILDING SETBACK
- LOT TYPE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
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- PROPOSED CONTOUR MINOR



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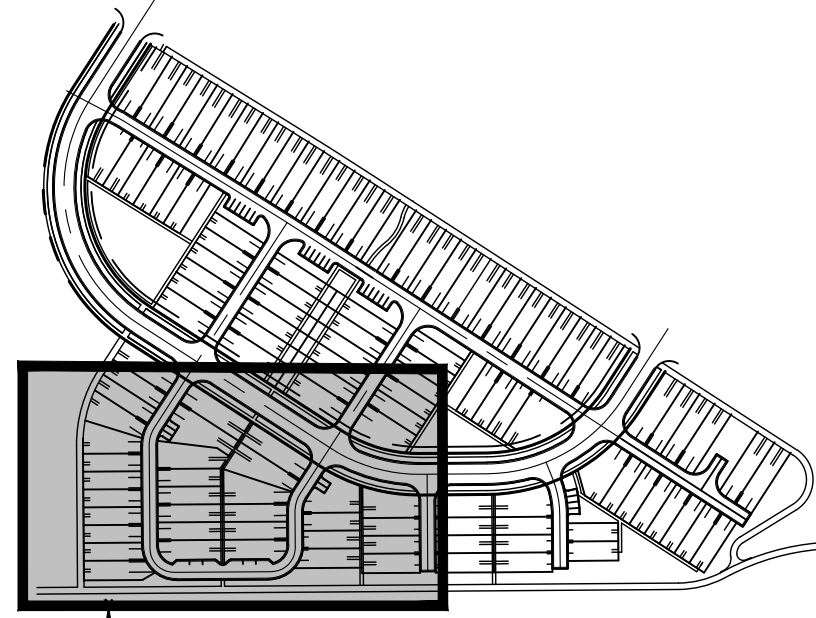
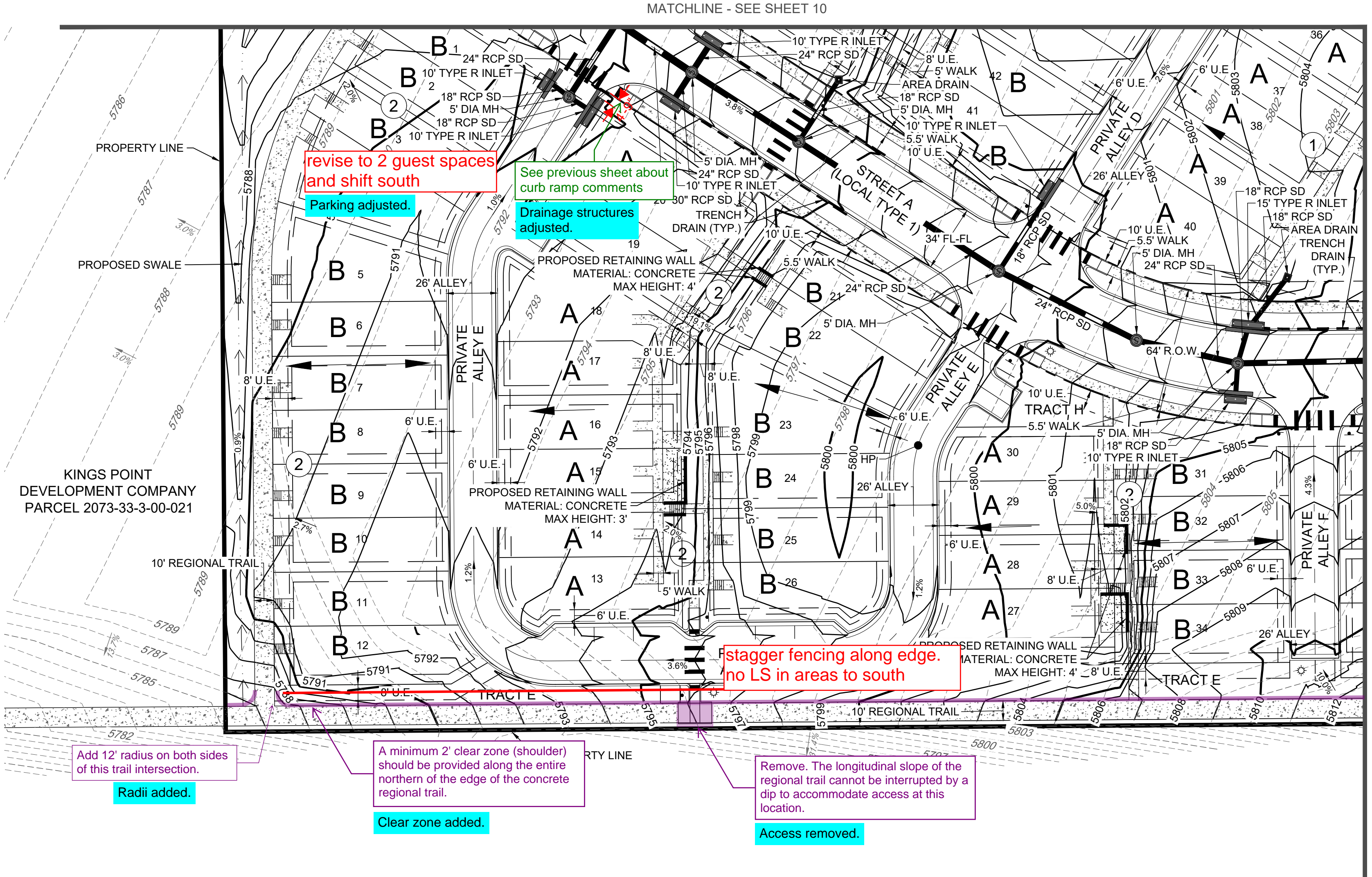
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PRAIRIE POINT SUBDIVISION FILING NO. 5

SITE PLAN

GRADING PLAN

SHEET



KEY MAP
N.T.S.





















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CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
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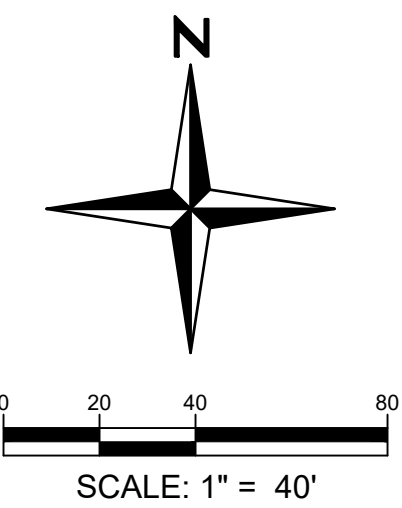
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LEGEND:

- | | |
|---|--------------------------------|
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|  | LOT LINE |
|  | EASEMENT LINE |
|  | EXISTING EASEMENT LINE |
|  | ROAD CENTERLINE |
|  | EDGE OF PAVEMENT |
|  | PROPOSED CURB & GUTTER |
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|  | PROPOSED STORM SEWER INLET |
|  | PROPOSED MANHOLE |
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END SECTION |
|  | BLOCK NUMBER |
|  | LOT NUMBER |
|  | PROPOSED BUILDING
SETBACK |
|  | LOT TYPE |
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|  | EXISTING CONTOUR MINOR |
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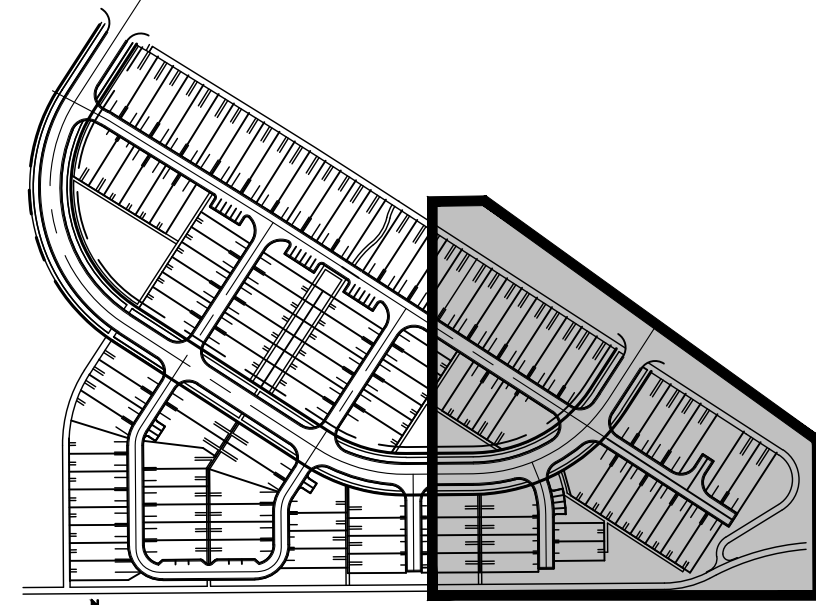
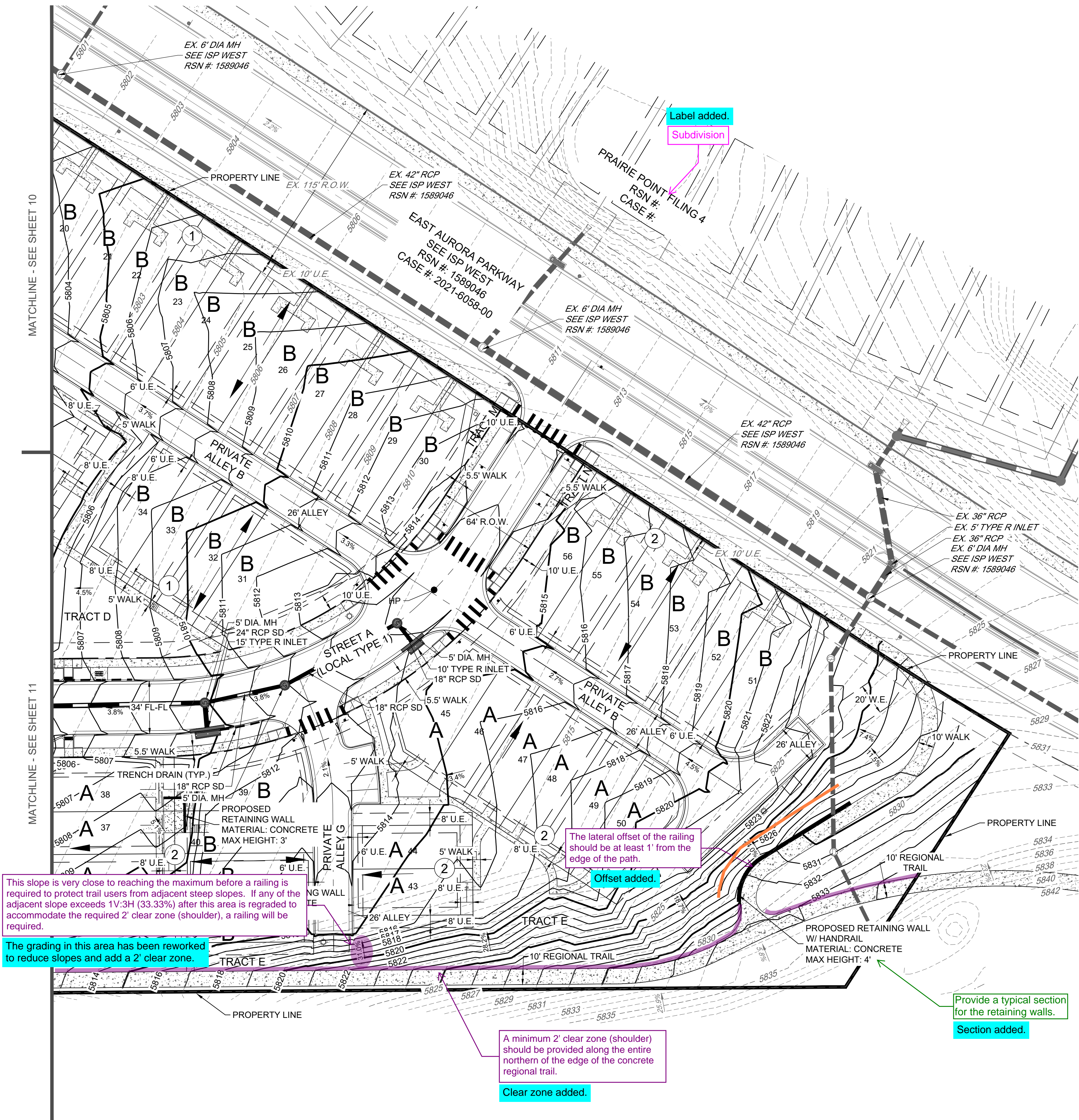
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PRAIRIE POINT I SUBDIVISION FILING NO. 1
 SITE PLAN
GRADING PLAN

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KEY MAP
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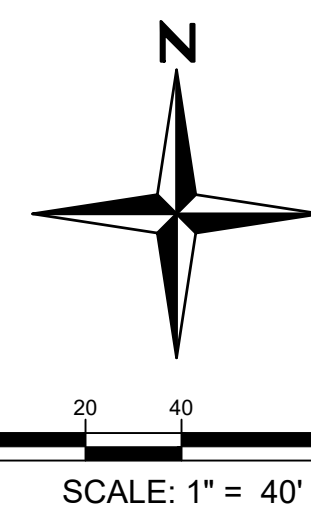
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NOT FOR
CONSTRUCTION

NOTES	
NO.	DATE
1	11/15/2024

PROJECT NO.	DATE	NO.	NOTES
22033.004	11/15/2024	1	FIRST SUBMITTAL

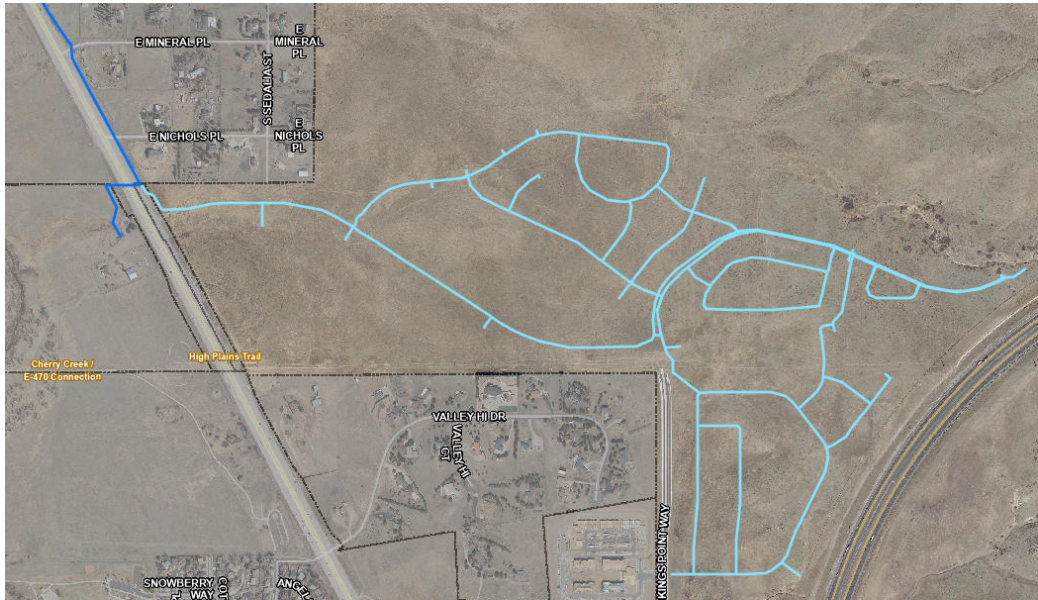
PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
GRADING PLAN

SHEET

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Please confirm with Aurora Water that the Proposed Water Meters need to be in a Water easement (Typ.)

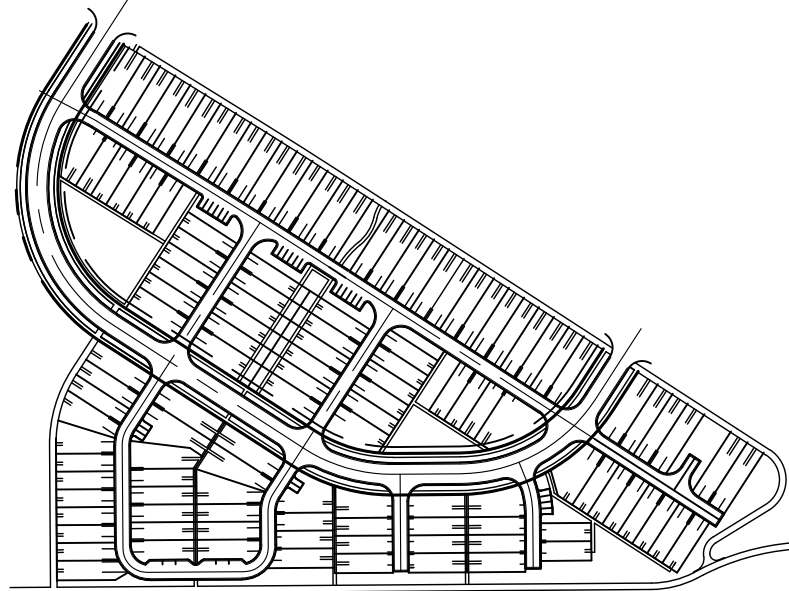
Meters located within easements.



- NOTES:
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 3. ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
 4. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
 5. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 6. ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.

Please provide a Fire Hydrant Symbol and Legend on the Utility Plans. TYP

Legend updated.



KEY MAP
N.T.S.

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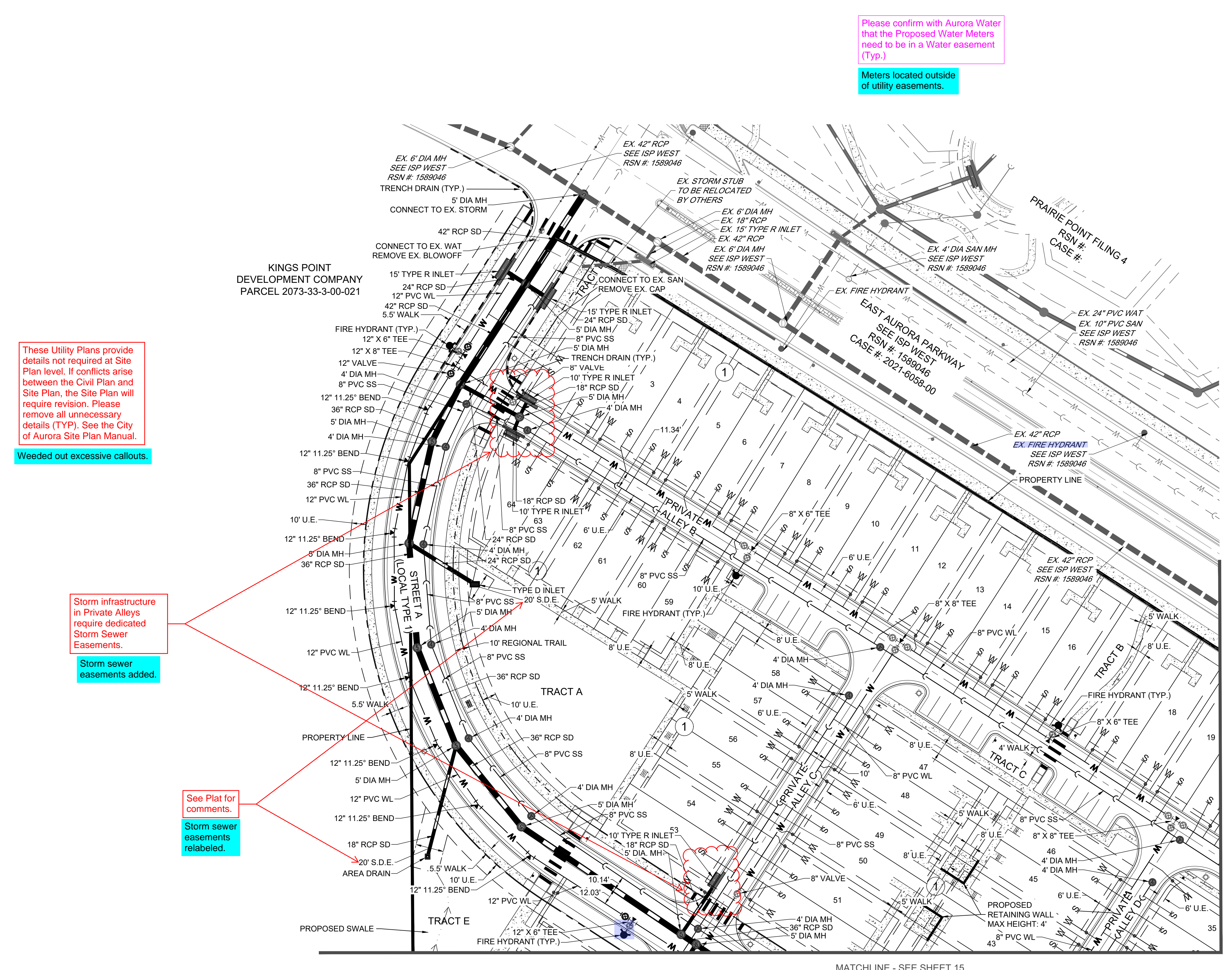
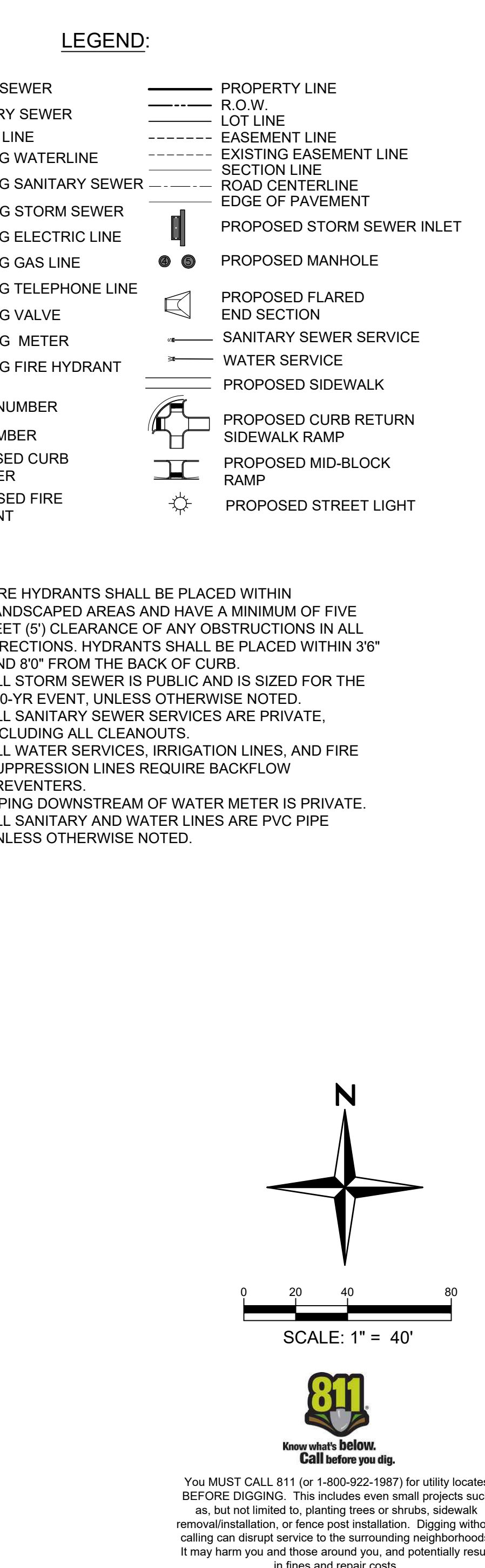
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PROJECT NO.	DATE	NO.	NOTES
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PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
UTILITY PLAN INDEX

SHEET



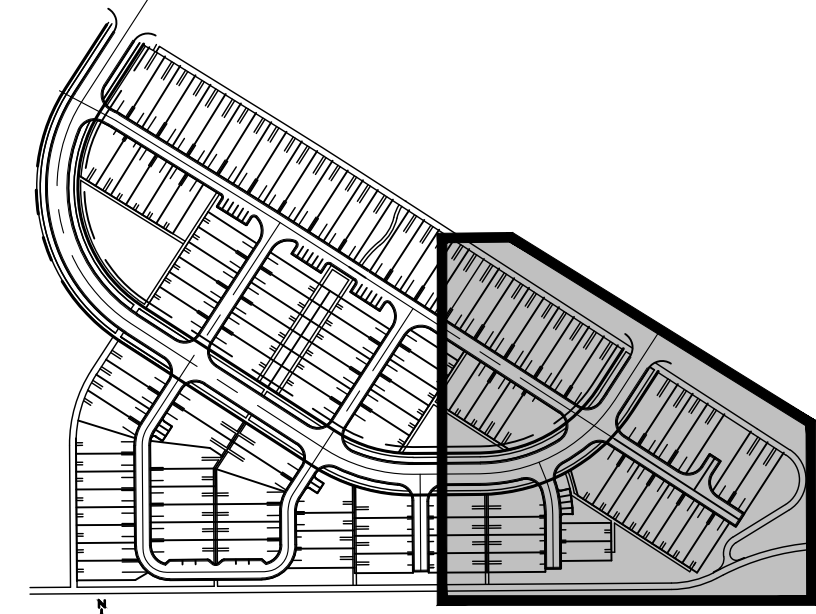
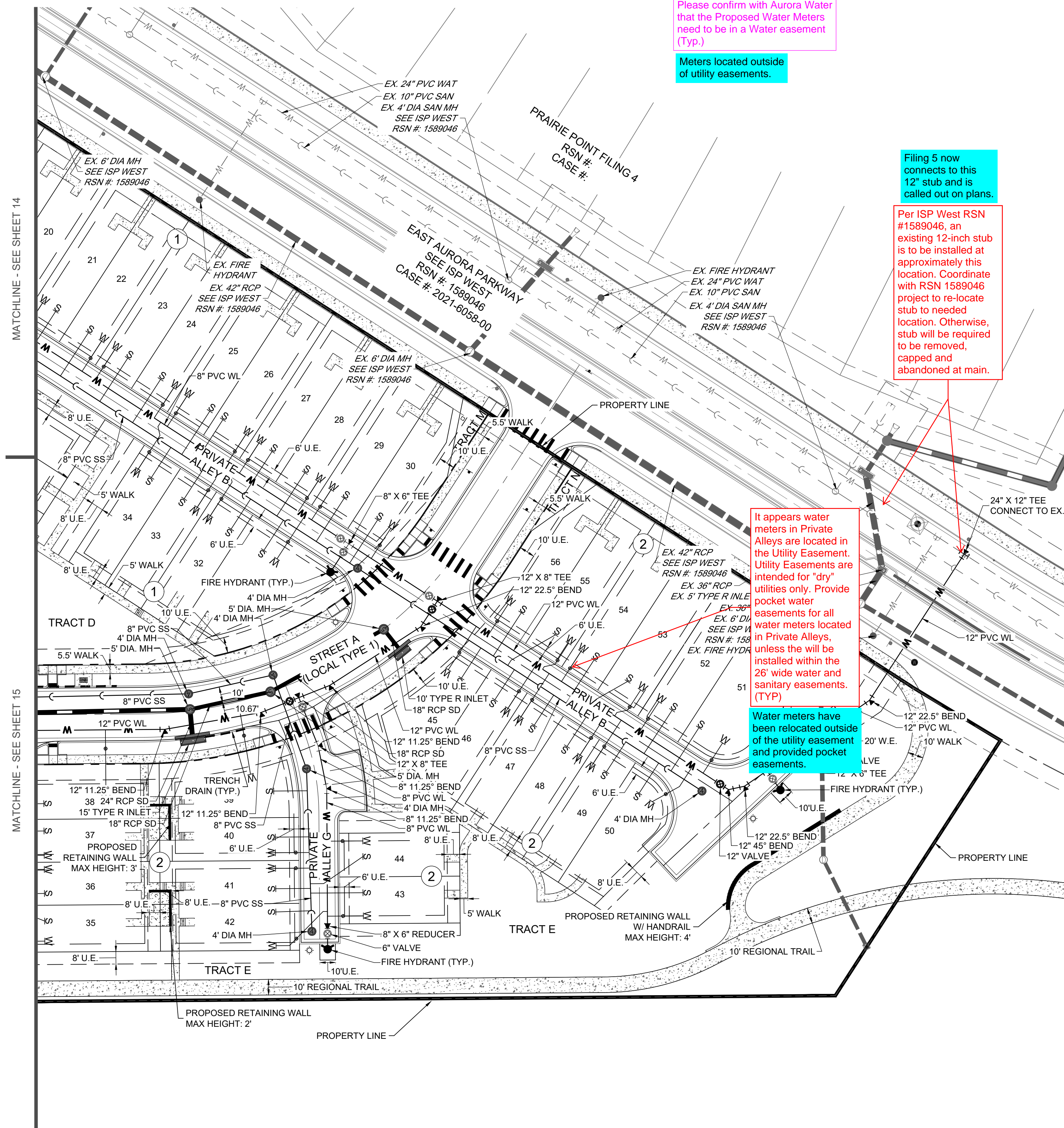
These Utility Plans provide details not required at Site Plan level. If conflicts arise between the Civil Plan and Site Plan, the Site Plan will require revision. Please remove all unnecessary details (TYP). See the City of Aurora Site Plan Manual.

Storm infrastructure in Private Alleys require dedicated Storm Sewer Easements.

Storm sewer easements added.

See Plat for comments.

Storm sewer easements relabeled.

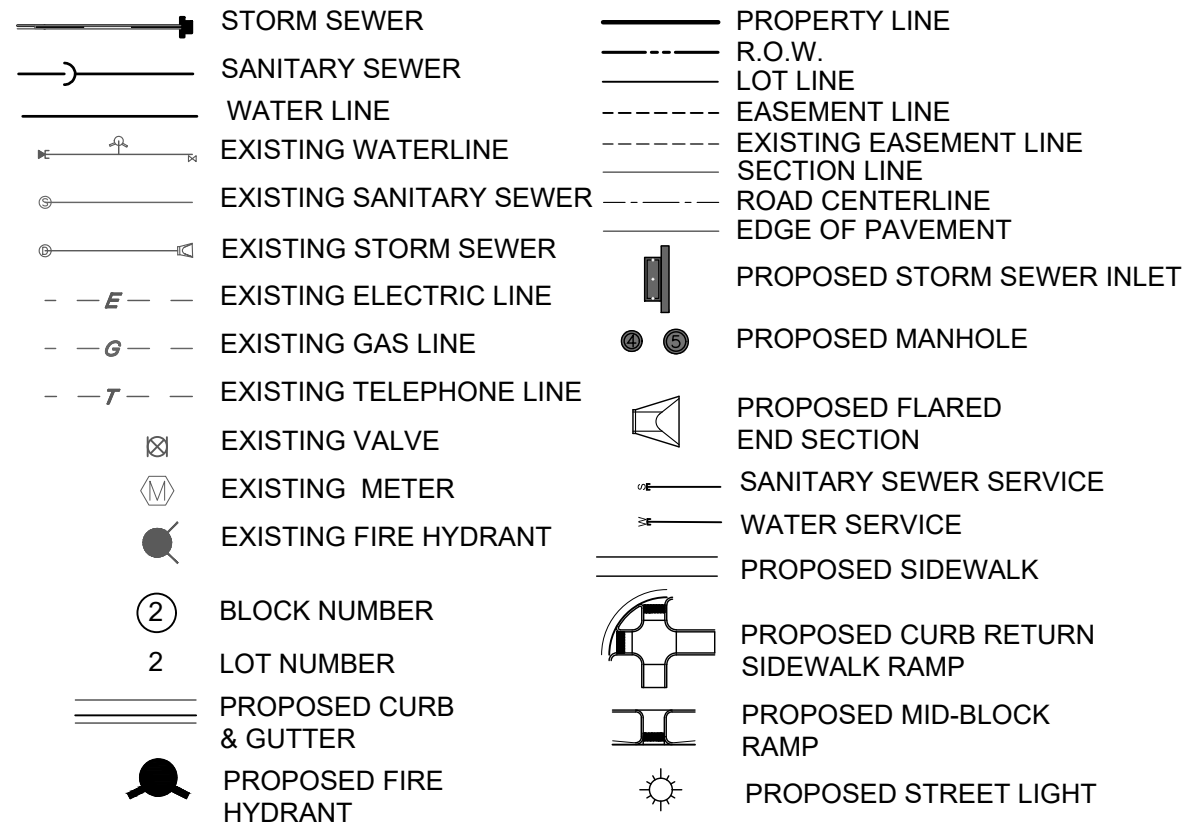


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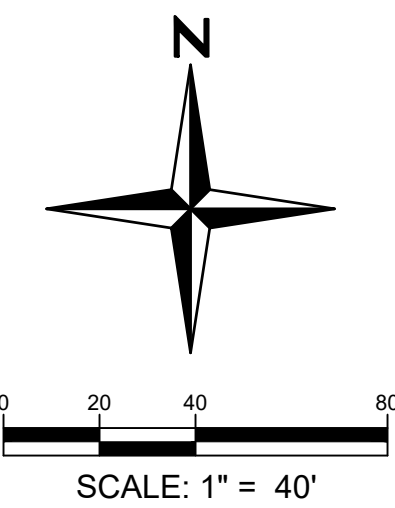
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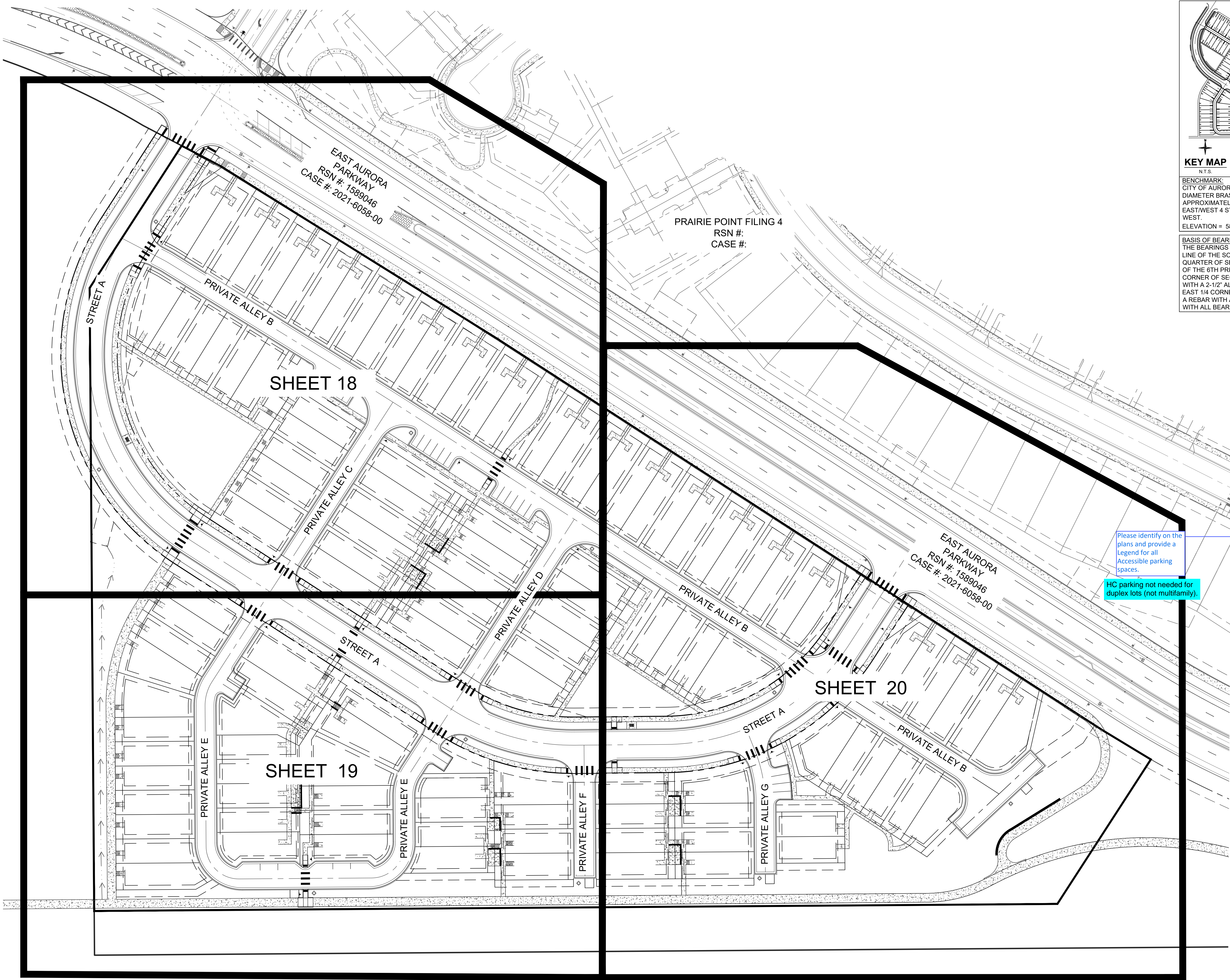
**NOT FOR
CONSTRUCTION**

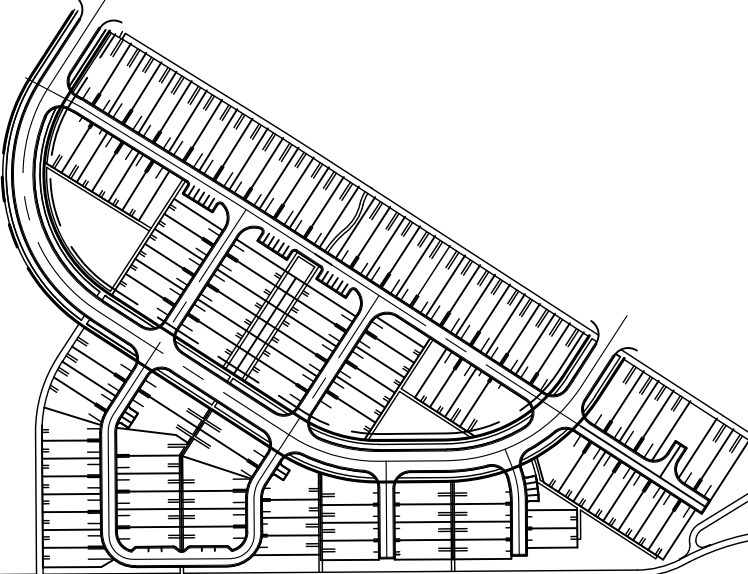
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UTILITY PLAN

SHEET

I:\2023\22033 - Prairie Point\CADD\Sheet_Sets\22033.004 Filing No. 5\CSF\22033.004 - Signage and Lighting Plan.dwg Tab: 17 Signage and Lighting Plan.dwg Nov 14, 2024 - 2:24pm lludwig

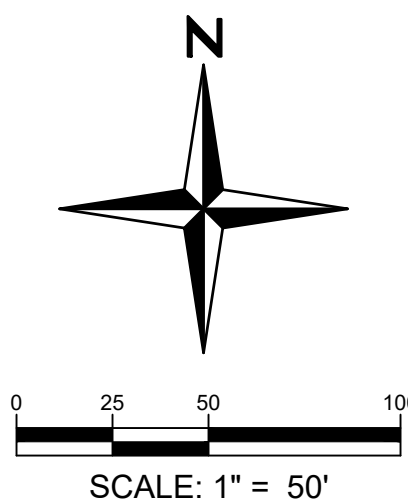




KEY MAP
N.T.S.

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S8633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
ELEVATION = 5861.04 (NAVD 88 DATUM)

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



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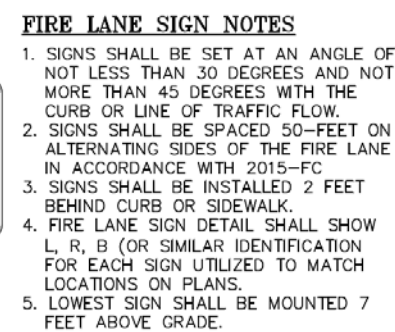
- Land Planning
- Civil Engineering
- Landscape Architecture
- Construction Management

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CONSTRUCTION**

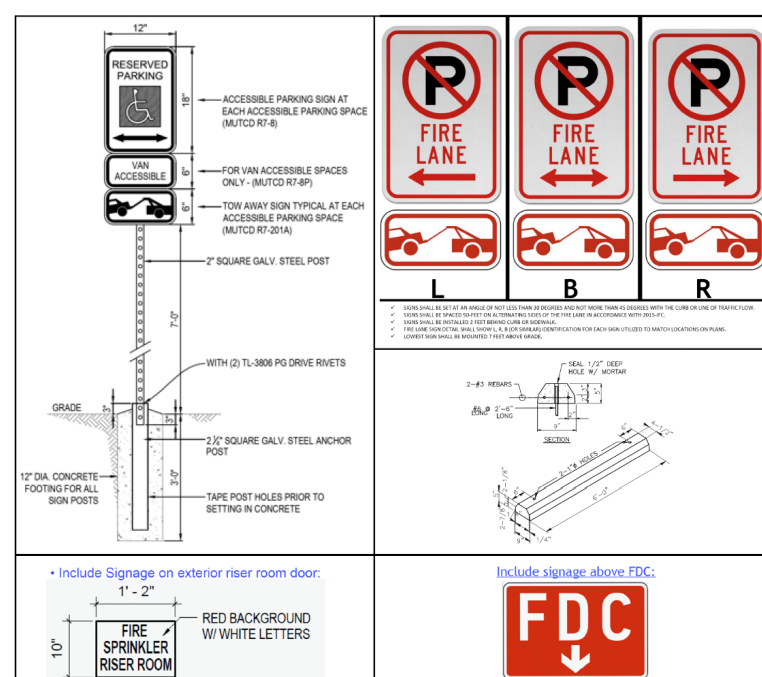
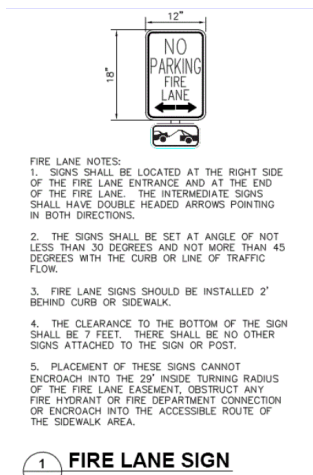
PROJECT NO. 22033.004		NOTES	
DATE	NO.	DATE	NO.
11/15/2024	1		

PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
SIGNAGE AND LIGHTING INDEX

SHEET

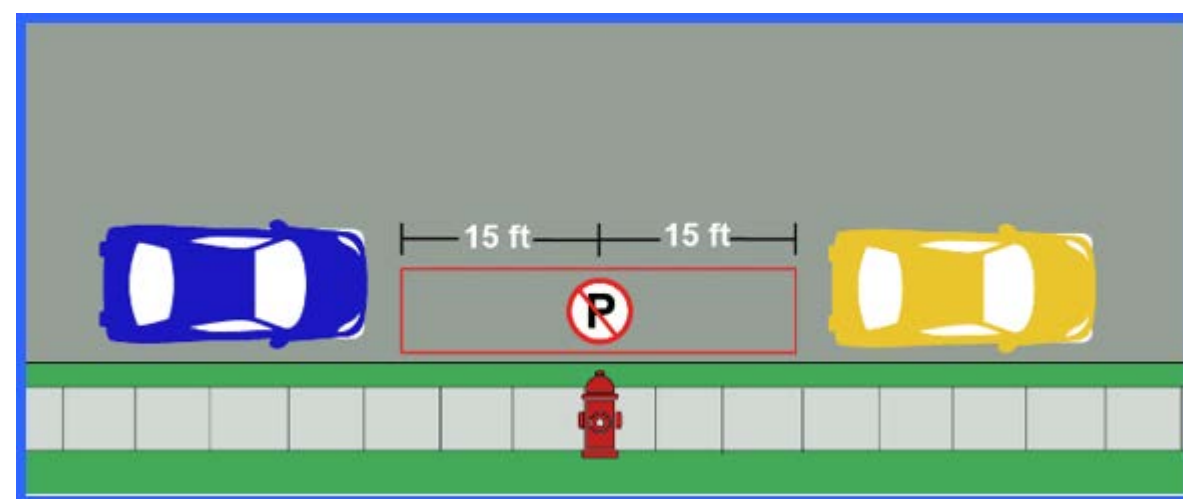


Acknowledged.



Signage added.

Please include the No Parking Sign Locations for within 15 feet of either side of the Fire Hydrants and include sign as part of sign package.



- Mailbox doesn't meet COA requirements.

Mail kiosk locations shall be specified in the Site Plan. 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

Mailboxes have been relocated to accommodate COA standards.

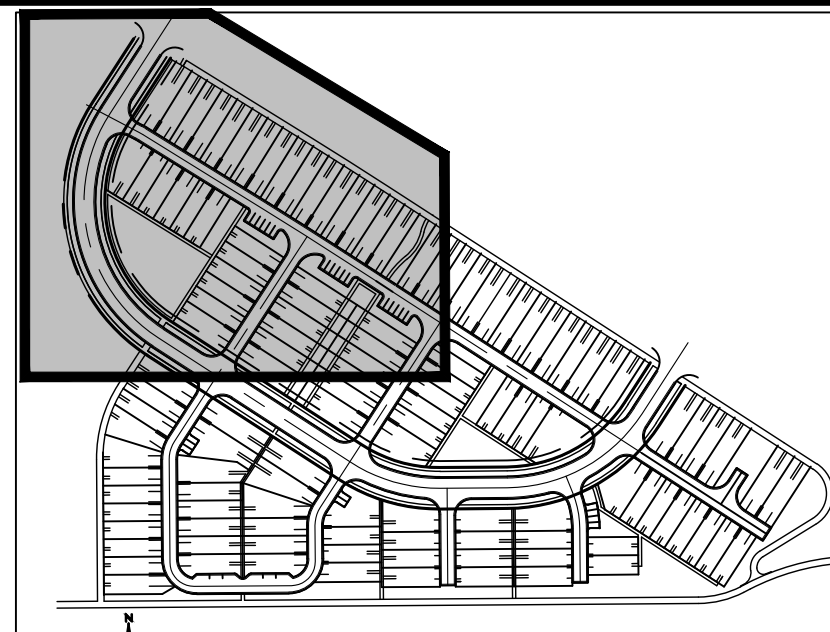
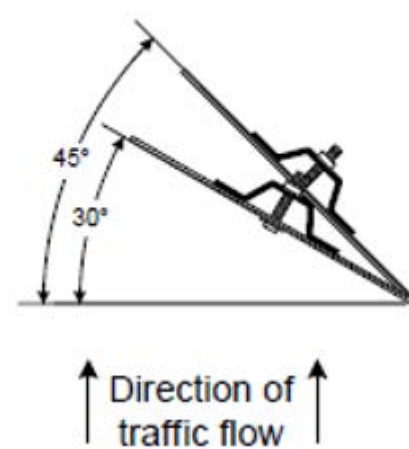
Dimensions added.

Add dimension to parking spaces.

Label added.

Label intersection movements such as Full movement.

Where fire lane signs are shown provide a 30 to 45 degree angle to oncoming traffic.



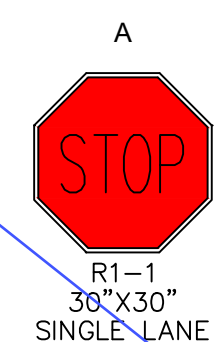
KEY MAP
N.T.S.

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
ELEVATION = 5861.04 (NAVD 88 DATUM)

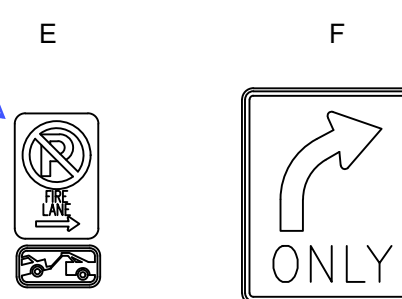
BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST
LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16
CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR
WITH A 2-1/2" ALUMINUM CAP,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

NOTE:
1. ALL SIGNS MUST BE MUTCD COMPLIANT.

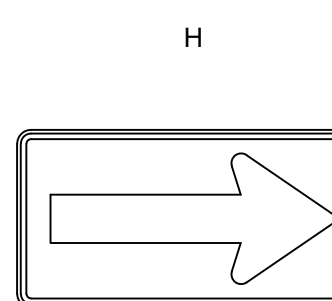
LEGEND



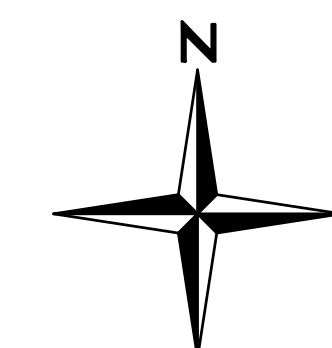
D3-1; VARIES X 12



R8-31



W1-6R



Know what's below.
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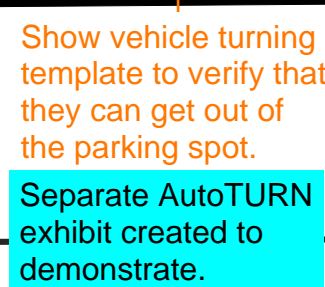
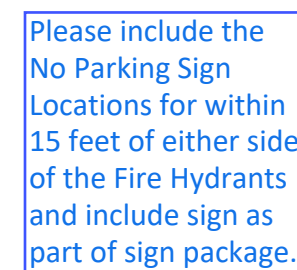
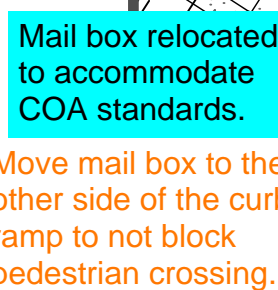
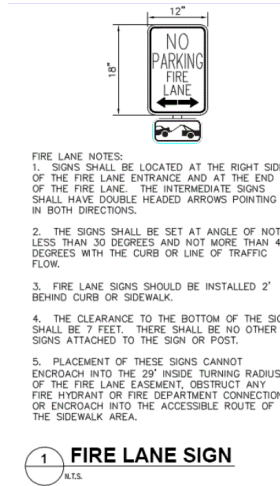
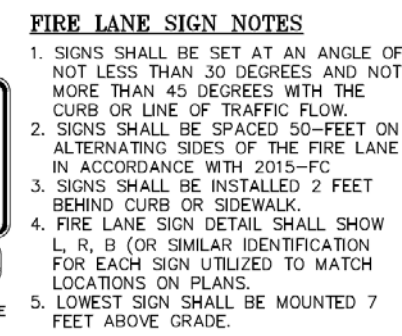
- Land Planning
- Civil Engineering
- Landscape Architecture
- Construction Management

**NOT FOR
CONSTRUCTION**

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PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
SIGNAGE AND LIGHTING PLAN

SHEET

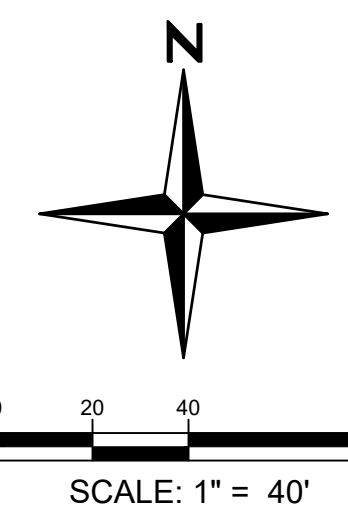


BENCHMARK:
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NOTE:
1. ALL SIGNS MUST BE MUTCD COMPLIANT.

LEGEND



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[illegible]

PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
SIGNAGE AND LIGHTING PLAN

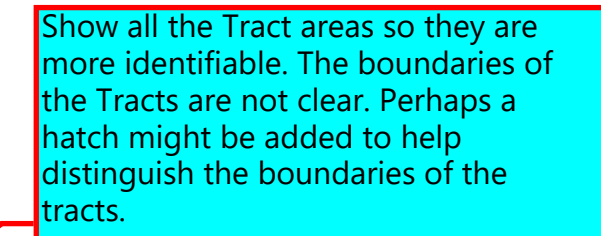
SHEE

RESPONSE: LABEL ADDED.

SHEET #	
21	LP.1
22-25	LP.2-LP
26	LN.1
27-29	LD.1-LD
30	LH.1
31	LI.1

LP.XX SHEET NUMBER

MATCHLINE



RESPONSE: TRACT AREAS NOW
DEFINED BY BOLD LINE

RESPONSE: TRACT H LABELED

WOOD MASTER FC
JOHN SIMMELINK



**AURORA, COLORADO
SITE PLAN**

KEY MAP

LP.1

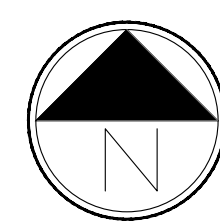
HEET 21

September 22, 2024

NOT FOR CONSTRUCTION



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



Scale: 1"= 50'-0"

0
25
50

LEGEND

- AURORA PROS MIX 1
- AURORA PROS MIX 2 - MID GRASS PRAIRIE NATIVE SEED
- CONCRETE
- PRIVATE OUTDOOR SPACE
- POURED IN PLACE PLAY SURFACE
- FIBAR MULCH
- DRY CREEK BED
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- FILING 5 BOUNDARY
- STEEL EDGER
- 3' OPEN RAIL FENCE
- STREET LIGHT

ADD NOTE to all sheets:
All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

RESPONSE: ADDED NOTE TO ALL LANDSCAPE SHEETS.

The boulders or other special feature appear to be missing on some of the lots. (typical)
RESPONSE: BOULDERS ADDED TO ALL LOTS.

include the boulders in each legend
RESPONSE: BOULDERS ADDED TO EVERY LANDSCAPE LEGEND.

Street trees are deficient, but one could be placed at this location.
RESPONSE: STREET TREE ADDED TO MEET REQUIREMENTS

The grasses in the curbside landscape must be 5 gallon. This should be SHP #5 (typical).
RESPONSE: #5 ADDED TO LABEL TYP.

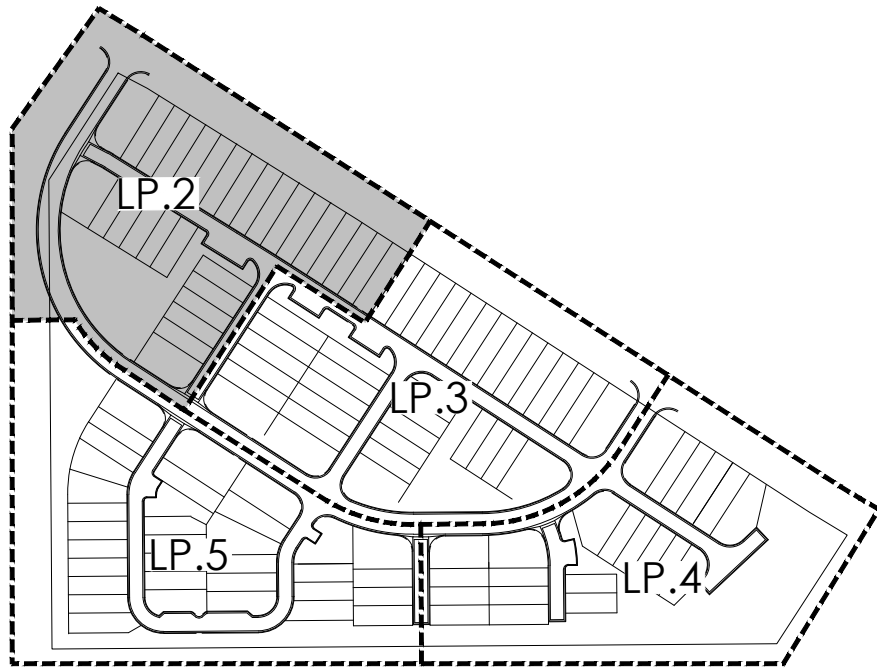
If the trees are deficient on this side of the street due to the mid-block crossing, you should note that in the landscape table for the curbside landscaping. You should also subtract that distance from the street and not count that towards their required curbside landscaping for street trees.
RESPONSE: Noted, 50' from each side of a mid-block crossing will be subtracted from the total curbside length. The tree requirement will be updated accordingly.

Demonstrate how the duplexes along E Aurora Parkway meet private open space requirements. The open spaces must be 180 sf, have minimum 10 ft dimensions, and have a 6ft x 8 ft min porch or deck when counted in the front yard.
RESPONSE: 180 SF OF PRIVATE OUTDOOR SPACE IS REPRESENTED BY THE HATCH BELOW. ALL PORCHES MEET THE MINIMUM DIMENSIONS.

Typo
RESPONSE: TYPO CORRECTED.

Six shrubs are required in this landscape island.
RESPONSE: SIX SHRUBS ADDED TO LANDSCAPE ISLAND.

KEYMAP



PROJECT NAME

PRAIRIE POINT FILING 5
AURORA, COLORADO
SITE PLAN

SHEET TITLE

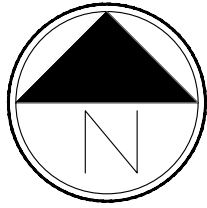
LANDSCAPE
PLANS

SHEET NUMBER

LP.2
SHEET 22

November 22, 2024

NOT FOR CONSTRUCTION



	AURORA PROS MIX 1
	AURORA PROS MIX 2 - MID GRASS PRAIRIE NATIVE SEED
	CONCRETE
	PRIVATE OUTDOOR SPACE
	POURED IN PLACE PLAY SURFACE
	FIBAR MULCH
	DRY CREEK BED
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUBS
	FILING 5 BOUNDARY
	STEEL EDGER
	3' OPEN RAIL FENCE
	STREET LIGHT

Diagram illustrating a street map with a dashed boundary. A red arrow points to a label: "Label the streets on the key map." Below the arrow, a red box contains the text: "RESPONSE: STREETS ADDED TO KEY MAP."

RESPONSE: 180 SF OF PRIVATE
OUTDOOR SPACE IS REPRESENTED
BY THE HATCH BELOW. ALL
PORCHES MEET THE MINIMUM
DIMENSIONS.

Typo

RESPONSE:
TYPO
CORRECTED

Six shrubs are required in this island.

RESPONSE: SIX SHRUBS ADDED.

Six shrubs are required in this island.

RESPONSE: SIX SHRUBS ADDED.

QUESTION: How do the common amenities work from a maintenance perspective as they appear to be on private lots per the plat?

RESPONSE: Common area landscaping and on-lot landscaping will be maintained by the District. Maintenance easements will be provided down the green courts to provide this maintenance.

Green courts should be platted as common area tracts. Doing so ensures common area access and shared use to the amenity spaces. Additionally, the size of the lots and dimensional standard requirements are misrepresented when including common areas within the private lots

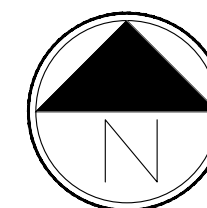
RESPONSE: We met with the city on this issue and concluded that creating common area tracts will be unnecessary as long as there is an access and maintenance easement through each greencourt.

Street trees are deficient, but some could be placed at this location.

RESPONSE:
STREET TREES
ADDED TO MEET
REQUIREMENT



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



Scale: 1"= 30'-0"

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

AURORA, COLORADO SITE PLAN

LANDSCAPE
PLANS

LP.3

September 22, 2024

NOT FOR CONSTRUCTION

- LEGEND
- AURORA PROS MIX 1
- AURORA PROS MIX 2 - MID GRASS PRAIRIE NATIVE SEED
- CONCRETE
- PRIVATE OUTDOOR SPACE
- POURED IN PLACE PLAY SURFACE
- FIBAR MULCH
- DRY CREEK BED
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- FILING 5 BOUNDARY
- STEEL EDGER
- 3' OPEN RAIL FENCE
- STREET LIGHT

P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 5\CAD\PLANNING\DWG 11/22/2024 3:27 PM JOHN SIMMELINK

It is noted that the width of the special landscape buffer does not comply with the 25' requirement. PROS supports an adjustment due to the impact of the regional trail, provided the landscaping in the buffer north of the fence complies as best as possible with the 1 tree and 10 shrubs per 30 linear feet planting requirement to achieve suitable screening.

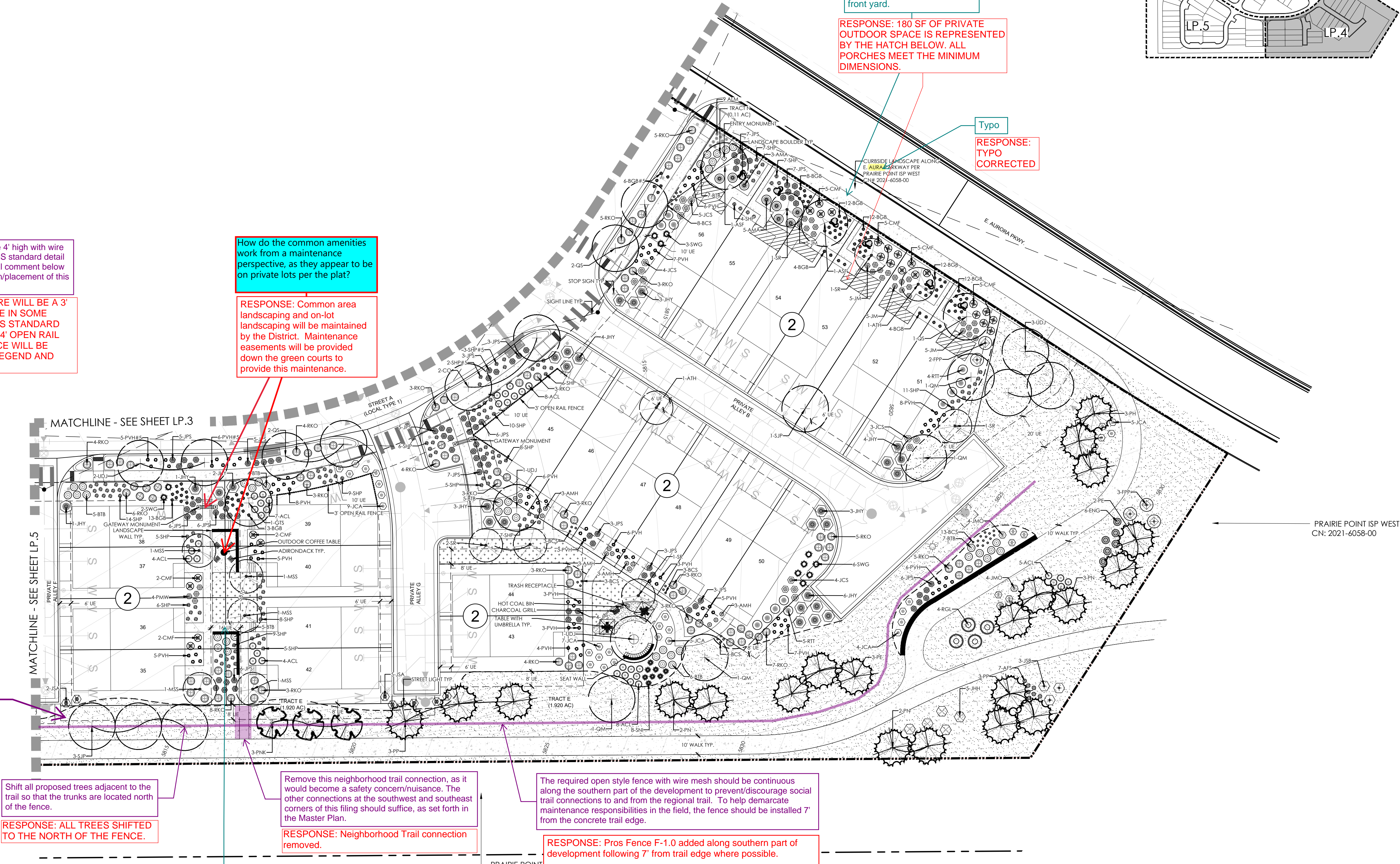
RESPONSE: BOULDERS ADDED TO ALL LOTS.

The fence should be 4' high with wire mesh to match PROS standard detail F-1.0. See additional comment below regarding installation/placement of this fencing.

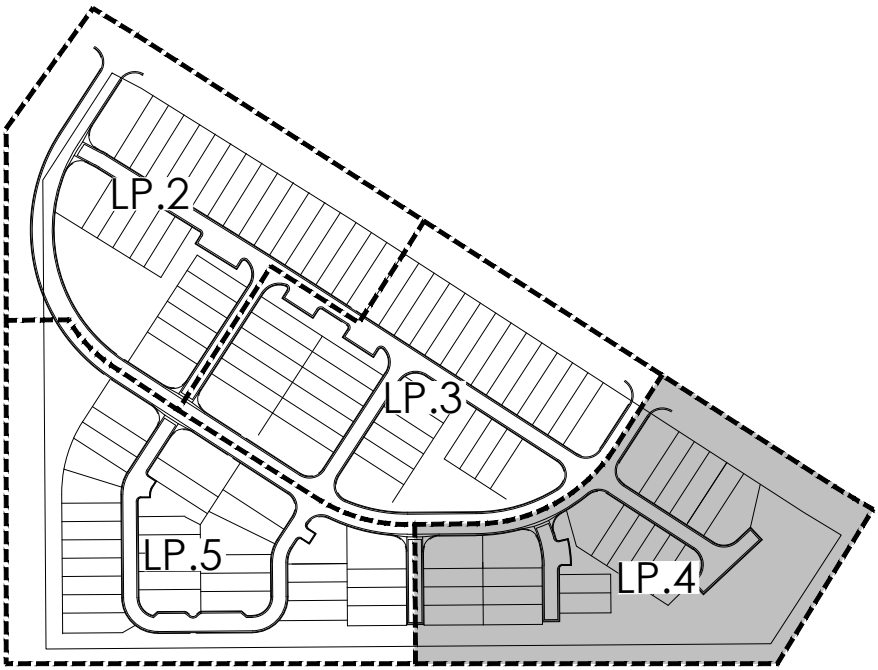
RESPONSE: THERE WILL BE A 3' OPEN RAIL FENCE IN SOME AREAS. THE PROS STANDARD DETAIL FOR THE 4' OPEN RAIL WITH MESH FENCE WILL BE ADDED TO THE LEGEND AND DETAILS.

How do the common amenities work from a maintenance perspective, as they appear to be on private lots per the plat?

RESPONSE: Common area landscaping and on-lot landscaping will be maintained by the District. Maintenance easements will be provided down the green courts to provide this maintenance.



KEYMAP



PROJECT NAME

PRAIRIE POINT FILING 5
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

LP.4

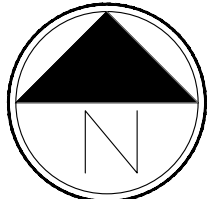
SHEET 24

November 22, 2024

NOT FOR CONSTRUCTION



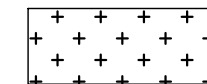
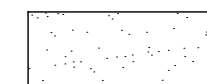




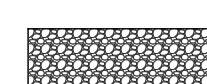








Know what's below.
Call before you dig.



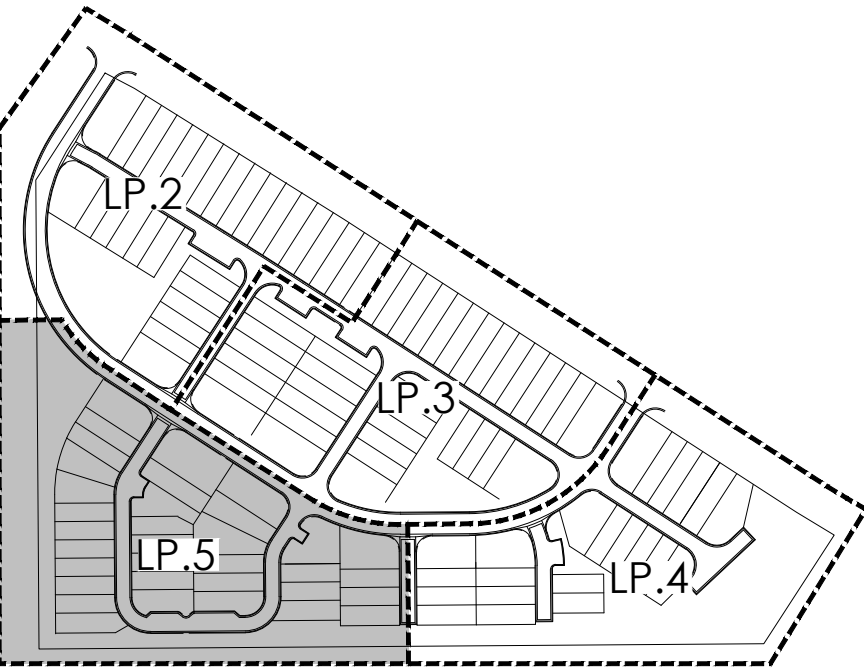
Scale: 1"= 30'-0"



LEGEND

-  AURORA PROS MIX 1
-  AURORA PROS MIX 2 - MID GRASS PRAIRIE NATIVE SEED
-  CONCRETE
-  PRIVATE OUTDOOR SPACE
-  POURED IN PLACE PLAY SURFACE
-  FIBAR MULCH
-  DRY CREEK BED
-  DECIDUOUS SHADE TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  DECIDUOUS SHRUBS
-  FILING 5 BOUNDARY
-  STEEL EDGER
-  3' OPEN RAIL FENCE
-  STREET LIGHT

KEYMAP



PROJECT NAME

PRAIRIE POINT FILING 5
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

LP.5

SHEET 25

November 22, 2024

P:\OAKWOOD MASTER FOLDER\KINGS POINT\FILING 5\CAD\PLANNING\SUBMITTALS\SUBMITTAL 1\SHEETS\LANDSCAPE SHEETS.DWG
11/22/2024 3:28 PM
JOHN SIMMELINK

Tract E is largely a drainage swale and is not considered usable green space that would meet green court standards, especially for the southern 8 lots. At least 50 percent of the Green Court open space area must be landscaped and shall be designed to accommodate foot traffic and play areas

RESPONSE: Landscape is provided for at the front of the units to the walk with some additional areas where the lots spread out. Landscape is also provided along the west side of the sidewalk in Tract E. Three separate seating areas are now provided in this green court area for 12 units. This is more than the other green courts typically.

Note that the required two boulders seem to be missing from each yard.

RESPONSE: BOULDERS ADDED TO ALL LOTS.

Note the height of each wall.

RESPONSE: WALL HEIGHTS ADDED.

Label Tract H

RESPONSE: TRACT LABELED

How do the common amenities work from a maintenance perspective as they appear to be on private lots per the plat?

RESPONSE: We met with the city on this issue and concluded that creating common area tracts will be unnecessary as long as there is an access and maintenance easement through each greencourt.

It is noted that the width of the special landscape buffer does not comply with the 25' requirement. PROS supports an adjustment due to the impact of the regional trail, provided the landscaping in the buffer north of the fence complies as best as possible with the 1 tree and 10 shrubs per 30 linear feet planting requirement to achieve suitable screening.

RESPONSE: LANDSCAPE BUFFER ADDED ALONG HIGH PLAINS TRAIL.

The required open style fence with wire mesh should be continuous along the southern part of the development to prevent/discourage social trail connections to and from the regional trail. To help demarcate maintenance responsibilities in the field, the fence should be installed 7' from the concrete trail edge.

RESPONSE: FENC ADDED 7' OFF OF HIGH PLAINS TRAIL.

Add 12' radius on both sides of this trail intersection.

RESPONSE: 12' RADIUS ADDED.

Remove these neighborhood trail connections. They were not contemplated in the approved Master Plan and are concerns to trail safety and operations due to the longitudinal slope of the regional trail along the edge of this filing.

RESPONSE: NEIGHBORHOOD TRAIL CONNECTION REMOVED.

Green courts should be platted as common area tracts. Doing so ensures common area access and shared use to the amenity spaces. Additionally, the size of the lots and dimensional standard requirements are misrepresented when including common areas within the private lots

RESPONSE: We met with the city on this issue and concluded that creating common area tracts will be unnecessary as long as there is an access and maintenance easement through each greencourt.

Green courts should be platted as common area tracts. Doing so ensures common area access and shared use to the amenity spaces. Additionally, the size of the lots and dimensional standard requirements are misrepresented when including common areas within the private lots

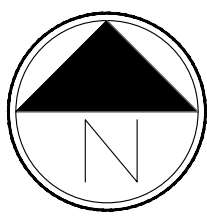
RESPONSE: We met with the city on this issue and concluded that creating common area tracts will be unnecessary as long as there is an access and maintenance easement through each greencourt.

Shift all proposed trees adjacent to the trail so that the trunks are located north of the fence.

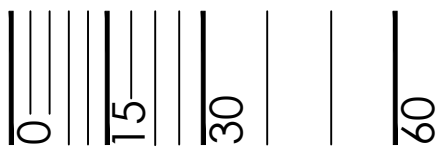
RESPONSE: ALL TREES MOVED TO THE NORTH OF THE FENCE.



Know what's below.
Call before you dig.



Scale: 1"= 30'-0"



NOT FOR CONSTRUCTION

For purposes of buffering, screening and aesthetics, the preferred trees within the special landscape buffer adjacent to the regional trail are highlighted in this column. Species not recommended are identified using strike-through.

RESPONSE: These species will be added to landscape buffer along high plains trail.

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES					
ASF	17	ACER SACCHARUM 'FLASHFIRE'	MAPLE, SUGAR, FLASHFIRE	2.5" CAL	B&B
CO	18	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B
CS	5	CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B
GD	4	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B
GTI	9	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B
GTS	21	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B
QM	21	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B
QS	19	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B
SJP	16	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B
UDJ	29	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	ELM, DISCOVERY	2.5" CAL	B&B
ORNAMENTAL TREES					
AAS	4	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2" CAL	B&B
ATH	11	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2" CAL	B&B
CLC	11	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, 'CRIMSON CLOUD'	2" CAL	B&B
MSS	19	MALUS 'SPRING SNOW'	CRABAPPLE, 'SPRING SNOW'	2" CAL	B&B
PNK	5	PRUNUS NIGRA 'PRINCESS KAY'	PLUM, 'PRINCESS KAY'	2" CAL	B&B
SR	13	SYRINGA RETICULATA	LILAC, JAPANESE TREE	2" CAL	B&B

EVERGREEN TREES					
PE	5	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	3	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	8	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	17	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B

EVERGREEN SHRUBS					
JCA	128	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	
JCS	35	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	
JCC	9	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	
JHH	5	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JHY	85	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JSA	68	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	3	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JSG	24	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#5	CONT.
JM	109	JUNIPEROUS MEDORA	JUNIPER, MEDORA	#5	CONT.
JMO	50	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JPS	377	JUNIPERUS X PRITZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
PMW	126	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.

DECIDUOUS SHRUBS					
AAB	32	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKECHERRY, BRILLIANT RED	#5	CONT.
ACL	163	AMORPHA CANESCENS	LEADPLANT	#5	CONT.
AFS	7	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
AMA	55	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
AMH	118	ARONIA MELANOCARPA 'LOW SCAPE HEDGER'	CHOKEBERRY, LOW SCAPE HEDGER BLACK	#5	CONT.
BTB	276	BERBERIS THUNBERGII 'BURGUNDY CAROUSEL'	BURGUNDY CAROUSEL JAPANESE BARBERRY	#5	CONT.
CHR	3	COTONEASTER HORIZONTALIS PERPUSILLUS	ROCK, COTONEASTER	#5	CONT.
CCR	15	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	#5	CONT.
CMF	115	CHAMAEBATIARIA MILLEROLIUM	FERNBUSH	#5	CONT.
ENG	6	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.
FPP	8	FORESTIERA PUBESCENS VAR. PUBESCENS	NEW MEXICO PRIVET	#5	CONT.
FPB	5	PRUNUS BESSEYI PAWNEE BUTIES	CREEPING WESTERN SAND CHERRY	#5	CONT.
RTT	72	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RGL	16	RHUS GLABRA 'LACINIATL	CUTLEAF SMOOTH SUMAC	#5	CONT.
RKO	373	ROSA KNOCK OUT	ROSE, KNOCK OUT	#5	CONT.

PERENNIALS					
ALM	28	ACHILLEA 'LITTLE MOONSHINE'	YARROW, LITTLE MOONSHINE	#5	CONT.
ORNAMENTAL GRASSES (1GALLON)					
BCS	108	BOUTELOUA CURTIPENDULA	SIDEOLTS GRAMA GRASS	#1	CONT.
BGB	456	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGB #5	24	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#5	CONT.
BGA	118	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
SNI	12	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SHP	554	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSOED	#1	CONT.
SHP #5	130	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSOED	#5	CONT.
PVH	497	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.
PVH #5	21	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.
SSL	166	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONT.
SWG	45	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.

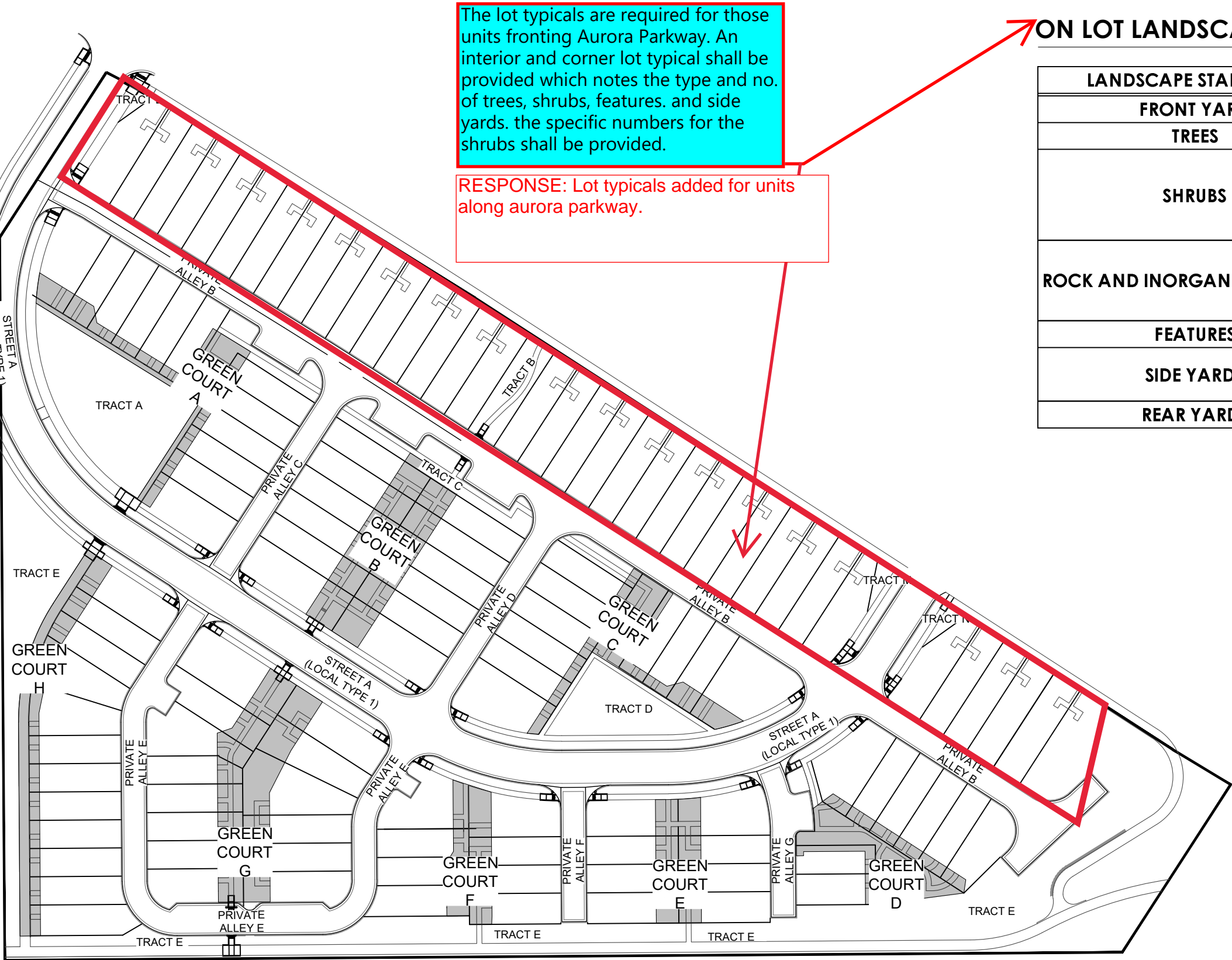
**WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

LANDSCAPE NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WITHIN THE RIGHT OF WAY, INCLUDING CURBSIDE LANDSCAPE, WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO FINAL ACCEPTANCE OF THE ACCOMPANYING ROADS. LANDSCAPING WILL BE INSTALLED WITHIN THE TRACTS AND DETENTION PONDS AS DELINEATED ON THE PLAN CONCURRENT WITH ADJACENT FILING. LANDSCAPING FOR THE FRONT YARDS/ LOTS WILL BE INSTALLED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN ROCK MULCH.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRATCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5. VII
- WHERE CURBSIDE LANDSCAPING OCCURS IN FRONT OF THE INDIVIDUAL LOTS, REFER TO THE LOT TYPICALS AND PLANTING REQUIREMENTS ON SHEETS LT.1-LT.6

If the trees are deficient on this side of the street due to the mid-block crossing, you should note that in the landscape table for the curbside landscaping. You should also subtract that distance from the street and not count that towards their required curbside landscaping for street trees.

RESPONSE: Distance from mid block crossing taken out of the total. Trees Required and Provided revised to meet requirements.



ON LOT LANDSCAPE REQUIREMENTS

LANDSCAPE STANDARDS	
FRONT YARD	
TREES	1 SHADE TREE OR 1 ORNAMENTAL TREE GREATER THAN 2.5" CAL.
SHRUBS	MINIMUM NUMBER OF SHRUBS = FRONT YARD LANDSCAPED AREA X 0.025. 30% OF SHRUB COUNT CAN BE MET WITH GRASSES OR PERENNIALS. AT LEAST 3 PLANT SPECIES MUST BE PROVIDED.
ROCK AND INORGANIC MULCHES	MULCH IS REQUIRED AND MAY BE ORGANIC OR INORGANIC. TWO DIFFERENT TYPES AND SIZES ARE REQUIRED. MUST BE MINIMUM SIZE OF WHEN ABUTTING A HARD SURFACE
FEATURES	NATURAL BOULDERS, MUST BE GREATER THAN 2FT. X 2F. X 2FT.
SIDE YARDS	ALL FRONT YARD STANDARDS APPLY, IN ADDITION THERE SHOULD BE 1 TREE PER 25 LINEAR FEET.
REAR YARDS	REAR YARDS WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY.

GREENCOURTS

Per Sec. 146-4.2.3.c.(1)(b) 50% of the greencourt shall be landscaped.

GREEN COURT	NATIVE LOW GROW AREA (SF)	SHRUB BED AREA	RESPONSE: Added Landscape coverage percentage for each green court.	SHRUBS PROVIDED	
				5 GAL	1 GAL
A	0	5,039		106	122
B	2,357	5,524	6	147	143
C	1,233	4,094	3	85	86
D	1,502	4,057	6	96	74
E	648	3,020	6	66	61
F	271	3,534	6	81	55
G	4,246	8,862	10	131	160
H	0	4,299	2	100	83
TOTAL	10,257	36,429	42	812	784

Note that the Greencourts will need to be separate tracts due to the amenities, irrigation, walkways, retaining walls and other elements which are common areas and will likely be maintained by an HOA or Metro District. In addition, greencourt tracts are to be accessible to all the residents and as currently shown are part of private lots which do not allow public access.

RESPONSE: We met with the city on this issue and concluded that creating common area tracts will be unnecessary as long as there is an access and maintenance easement through each greencourt.

TRACT 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	GRASSES PROVIDED
A	OPEN SPACE	14,266	4	17	36	83	88
B	OPEN SPACE	3,285	1	1	8	16	0
C	OPEN SPACE	4,873	1	4	12	16	15
D	OPEN SPACE	6,195	2	11	15	83	56
E	OPEN SPACE	83,631	21	45	209	150	73

CURBSIDE LANDSCAPE REQUIREMENTS

No more than 40% of the required shrubs can be ornamental grasses. This quantity exceed the 40%

RESPONSE: Shrub and ornamental grass quantities revised to meet 40% max requirement.

LANDSCAPED AREA	LINEAR FEET (LF)	(1 TREE / 40 LF)	TREES PROVIDED	TOTAL AREA (SF)	REQUIRED (1 SHRUB / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED	TOTAL SHRUBS & GRASSES PROVIDED
STREET A (NORTH)	1,369	34	33	8,843	221	143	90	233
STREET A (SOUTH)	1,490	37	30	9,768	244	134	81	215
TOTALS	2,859	71	71	18,611	465	290	175	465

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	SHARP'S	4	
SIDEOLTS GRAMA*	BOUTELOUA CURTIPENDULA	X	BUTTE	6	
BLUE GRAMA*	CHONDROSIUM GRACILE	X	HACHITA	4	
JUNEGRASS	KOELERIA CRISTATA	X	NATIVE	1	
WHEATGRASS*	PASCOPYRUM SMITHII	X	ARIBA	7	
LITTLE BLUESTEM*	SCHIZACHYRIUM SCOPARIUM	X	BLAZE	2	
SAND DROPSOED*	SPOROBOLUS CRYPTANDRUS	X	NATIVE	1	
GREEN NEEDLEGRASS	STIPA VIRIDULA (AKA NASELLA)	X	LORDORN	5	
TOTAL POUNDS PLS/ACRE					
WILDFLOWERS					
FRINGED SAGE	ARTEMISIA FRIGIDA	X	NATIVE	1	
SMOOTH ASTER	ASTER LAEVIS	X	NATIVE	2	
WHITE YARROW	ACHILLEA LANUGINOSA	X	NATIVE	1	
LOUISIANA SAGE	ARTEMISIA LUDOVISCIANA	X	NATIVE	1	
BLANKETFLOWER	GAILLARDIA ARISTATA	X	NATIVE	4	
SHOWY GOLDENEYE	HELMERIS 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 LOW GROW MIX 1

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE
GRASSES				
BUFFALOGRASS*	BUCHLOE DACTYLOIDES	X	SHARP'S	12
BLUE GRAMA*	CHONDROSIUM GRACILE	X	HACHITA	8
JUNEGRASS	KOELERIA CRISTATA	X	NATIVE	3
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	X	ARIBA	6
SAND DROPSOED*	SPOROBOLUS CRYPTANDRUS	X	NATIVE	1
TOTAL POUNDS PLS / ACRE				30
For dry, upland, sandy loam to clay loam soils, best with 1-3%+ organic matter. Grasses are short stature. Seeding rate is 30 PLS lbs/acre. Cross drill or broadcast seed and harrow, mulch. Follow seeding specifications. Plant heights are mostly <10 inches. While not recommended, omitting				



PROJECT NAME

PRAIRIE POINT FILING 5
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE
NOTES

SHEET NUMBER

LN.1

SHEET 26

November 22, 2024





PROJECT NAME

PRAIRIE POINT FILING 5

AURORA, COLORADO

SITE PLAN

SHEET TITLE

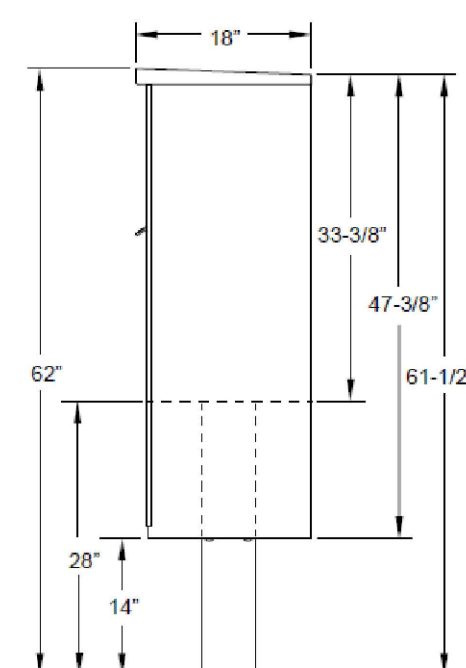
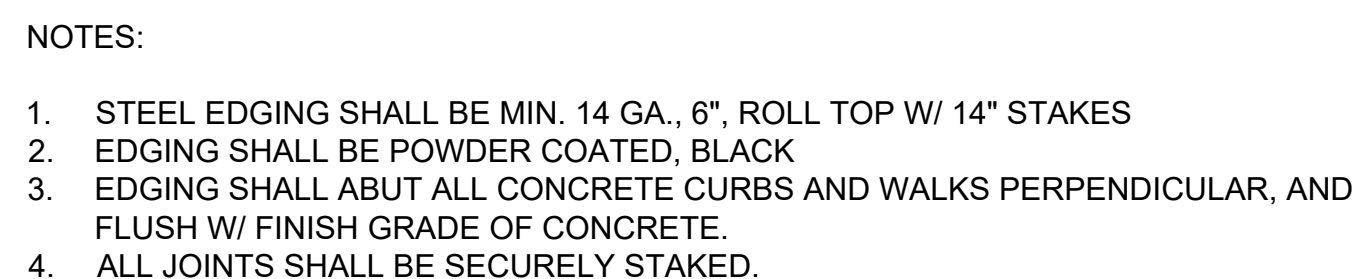
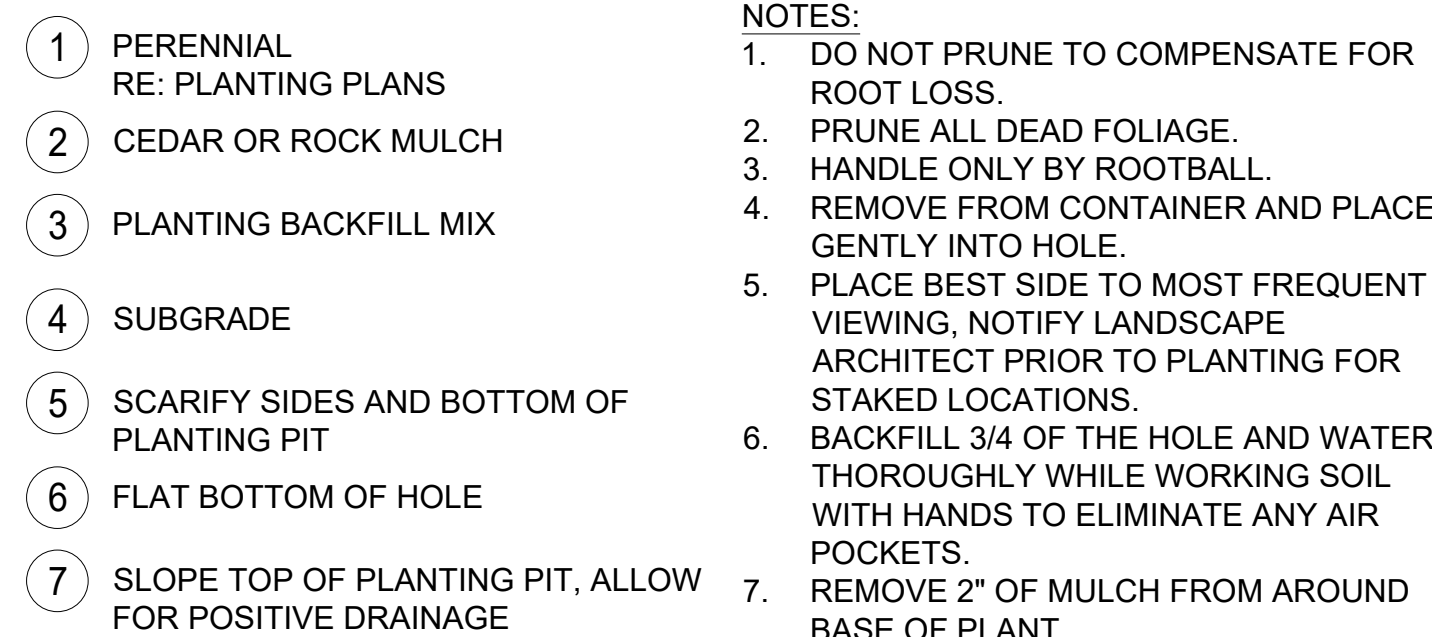
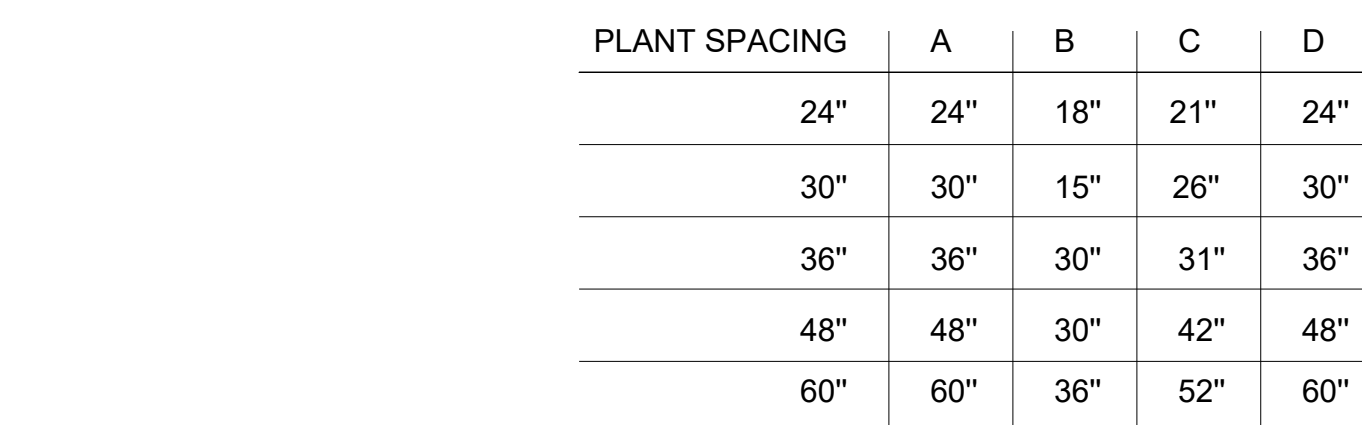
DETAILS

SHEET NUMBER

LD.1

SHEET 27

November 22, 2024



NOTES

1. PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON THE PLANS.
2. BURY 1/3 OF TOTAL DEPTH OF BOULDER.
3. CHOOSE AND PLACE BOULDERS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
4. SIZES SHALL BE AT LEAS 2'X2'X2' (+/- 6" IN ANY DIMENSION)



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NOT FOR CONSTRUCTION



1 SHADE STRUCTURE
SCALE: NTS



2 BENCH
SCALE: NTS



3 TRASH RECEPTACLE
SCALE: NTS



4 CHARCOAL GRILL
SCALE: NTS



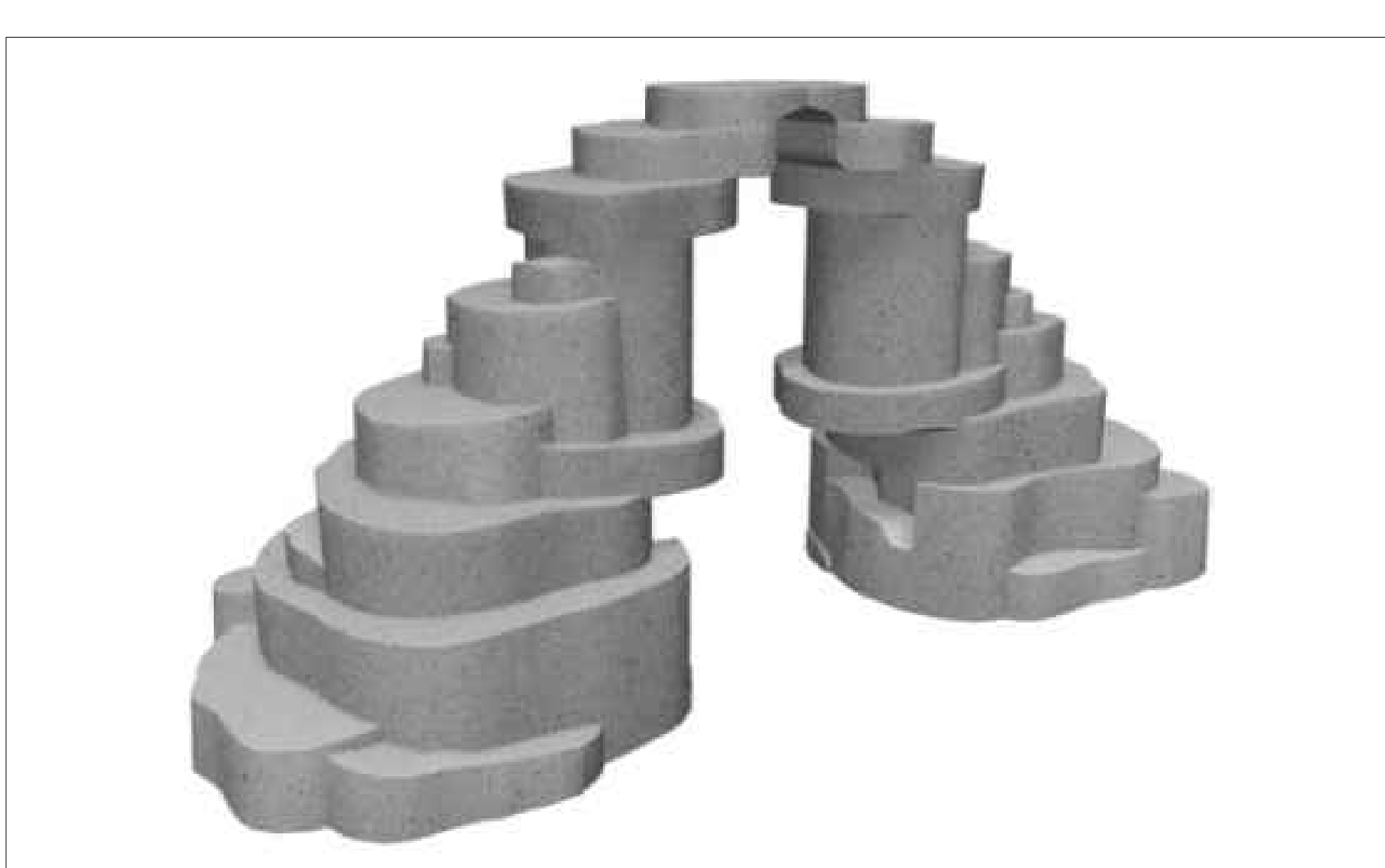
5 BENCH SWING
SCALE: NTS



6 PET WASTE STATION
SCALE: NTS



7 PLAY STRUCTURE
SCALE: NTS



8 ROCK CLIMB PLAY ELEMENT
SCALE: NTS



9 TREE CLIMB PLAY ELEMENT
SCALE: NTS



10 ENBANKMENT SLIDE
SCALE: NTS



11 SPINNER PLAY ELEMENT
SCALE: NTS



12 SWINGS
SCALE: NTS

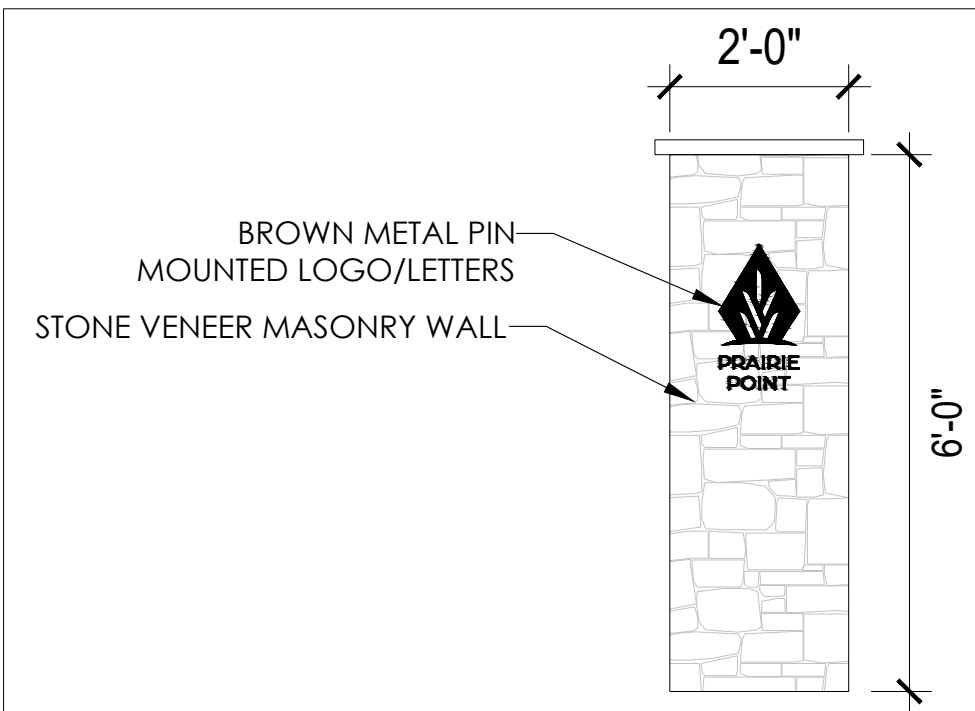


1 MUSICAL PLAY ELEMENT
SCALE: NTS

2 SEAT WALL
SCALE: NTS

3 TABLE WITH UMBRELLA
SCALE: NTS

4 GATEWAY MONUMENT
SCALE: NTS

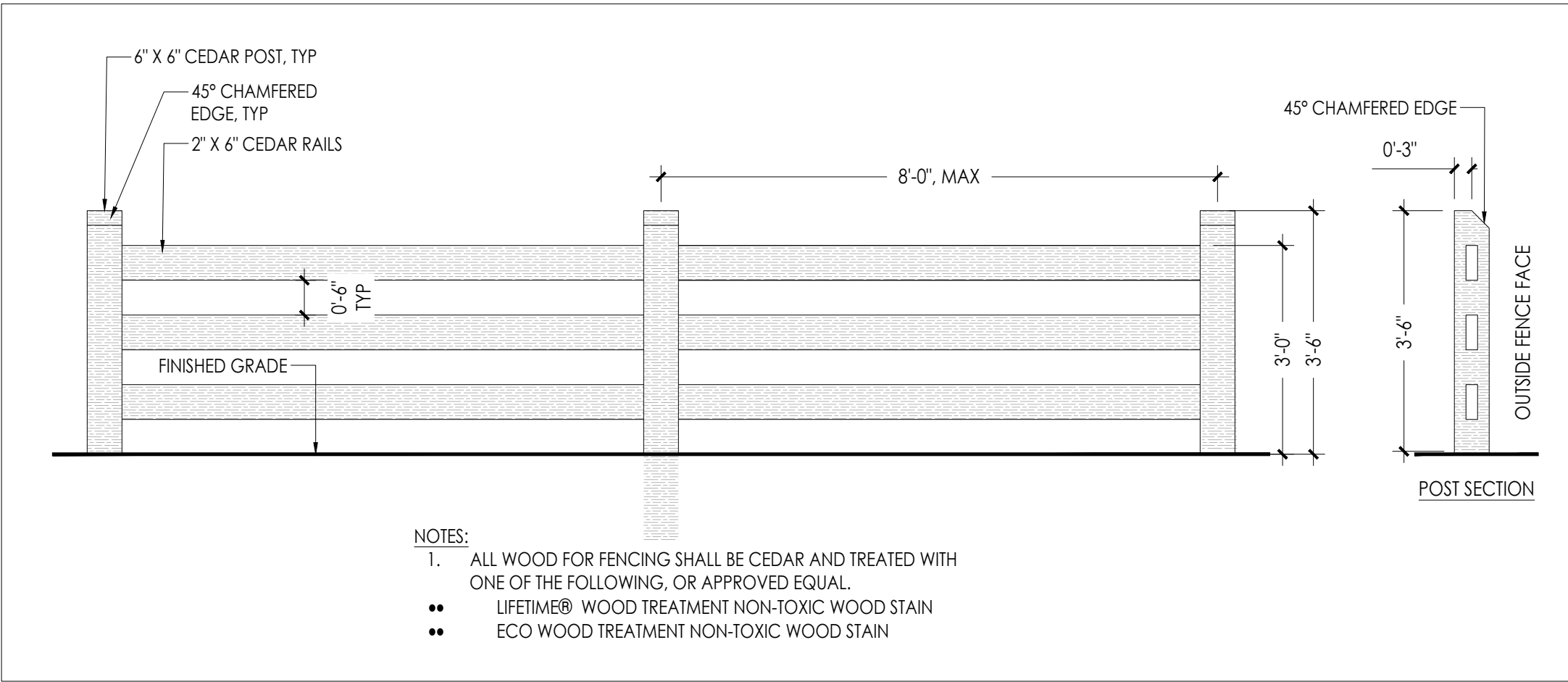


5 ADIRONDACK
SCALE: NTS

6 OUTDOOR COFFEE TABLE
SCALE: NTS

7 PICNIC TABLE
SCALE: NTS

8 ENTRY MONUMENT
SCALE: NTS



9 OPEN RAIL FENCE
SCALE: NTS

Keep the detail of this fence type if it is intended to be used elsewhere in addition to serving as the standard for the fence parallel to the regional trail. Otherwise, swap this detail out to match PROS' standard detail F-1.0, as that is what should be installed along the trail.

RESPONSE: PROS standard detail F-1.0 has been added to details. This open rail fence detail will be kept as it is still being used on lot.



10 DRY CREEK BED BOULDER CROSSING
SCALE: NTS



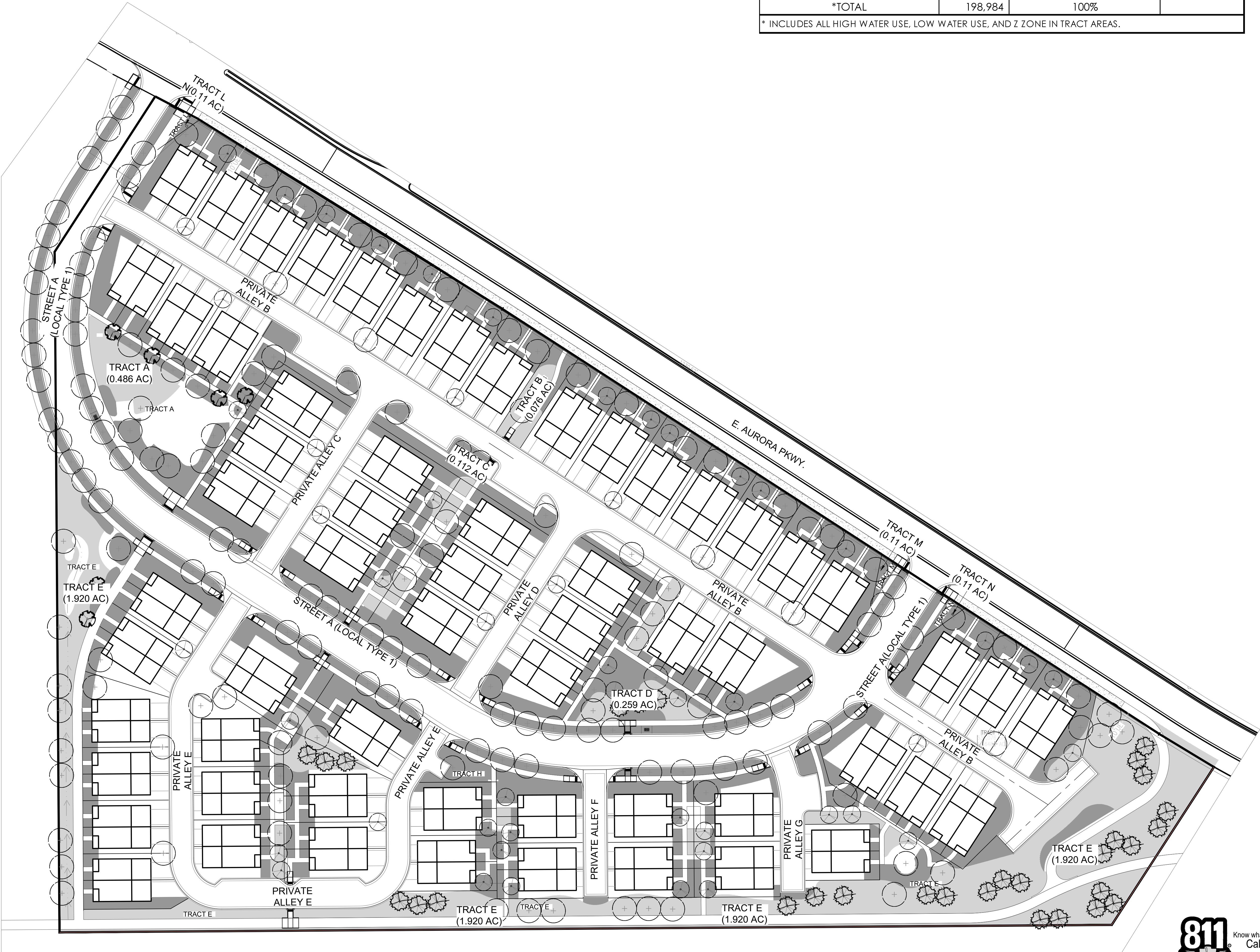
11 VOLLEYBALL COURT
SCALE: NTS



12 HOT COAL BIN
SCALE: NTS

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HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	4,643	2%	
LOW WATER USE	118,717	60%	
Z-ZONE	70,982	36%	
*TOTAL	198,984	100%	
* INCLUDES ALL HIGH WATER USE, LOW WATER USE, AND Z ZONE IN TRACT AREAS.			

LEGEND

- LOW WATER USE: SHRUB BED
- Z-ZONE: NATIVE SEED AREA
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE



Know what's below.
Call before you dig.



terra cotta
design
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
PH: 303.632.8867

PROJECT NAME

PRAIRIE POINT FILING 5
AURORA, COLORADO
SITE PLAN

SHEET TITLE

HYDROZONE
MAP

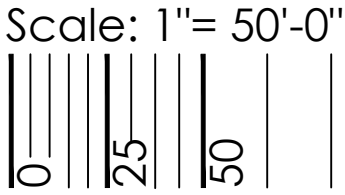
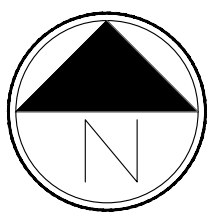
SHEET NUMBER

LH.1
SHEET 30
November 22, 2024

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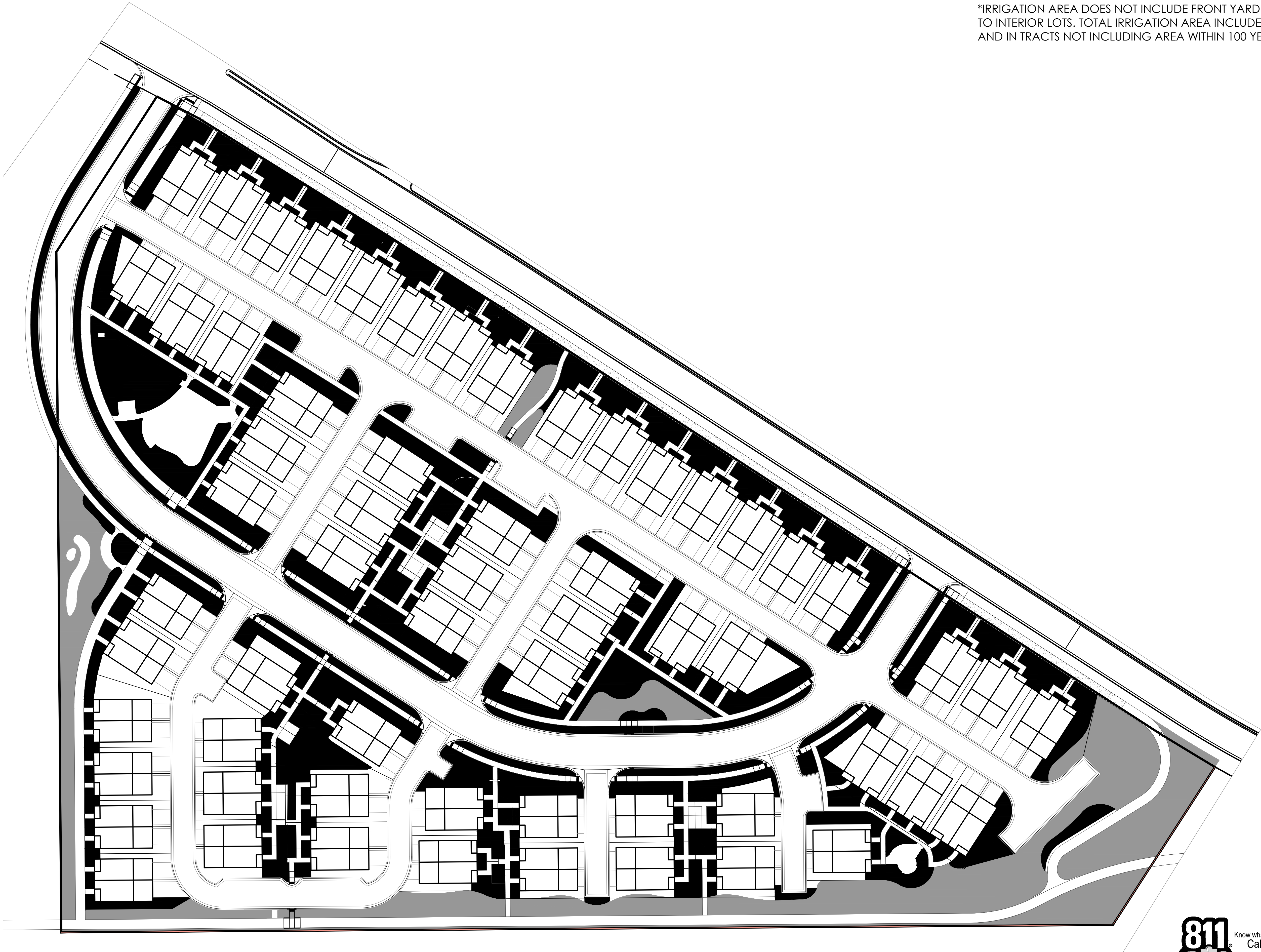


Know what's below.
Call before you dig.



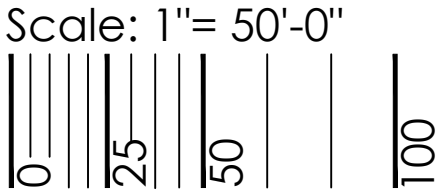
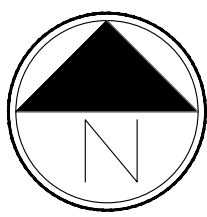
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- LEGEND
- PERMANENT IRRIGATION
 - Z-ZONE IRRIGATION

*IRRIGATION AREA DOES NOT INCLUDE FRONT YARD CURBSIDE LANDSCAPE ADJACENT TO INTERIOR LOTS. TOTAL IRRIGATION AREA INCLUDES LANDSCAPE IN FRONT OF TRACTS AND IN TRACTS NOT INCLUDING AREA WITHIN 100 YEAR FLOOD PLAIN.



NOT FOR CONSTRUCTION

IRRIGATION
TYPES

SHEET NUMBER

LI.1
SHEET 31

November 22, 2024

PRAIRIE POINT FILING 5
AURORA, COLORADO
SITE PLAN

SHEET TITLE

PROJECT NAME



PRAIRIE POINT SUBDIVISION FILING NO. 5

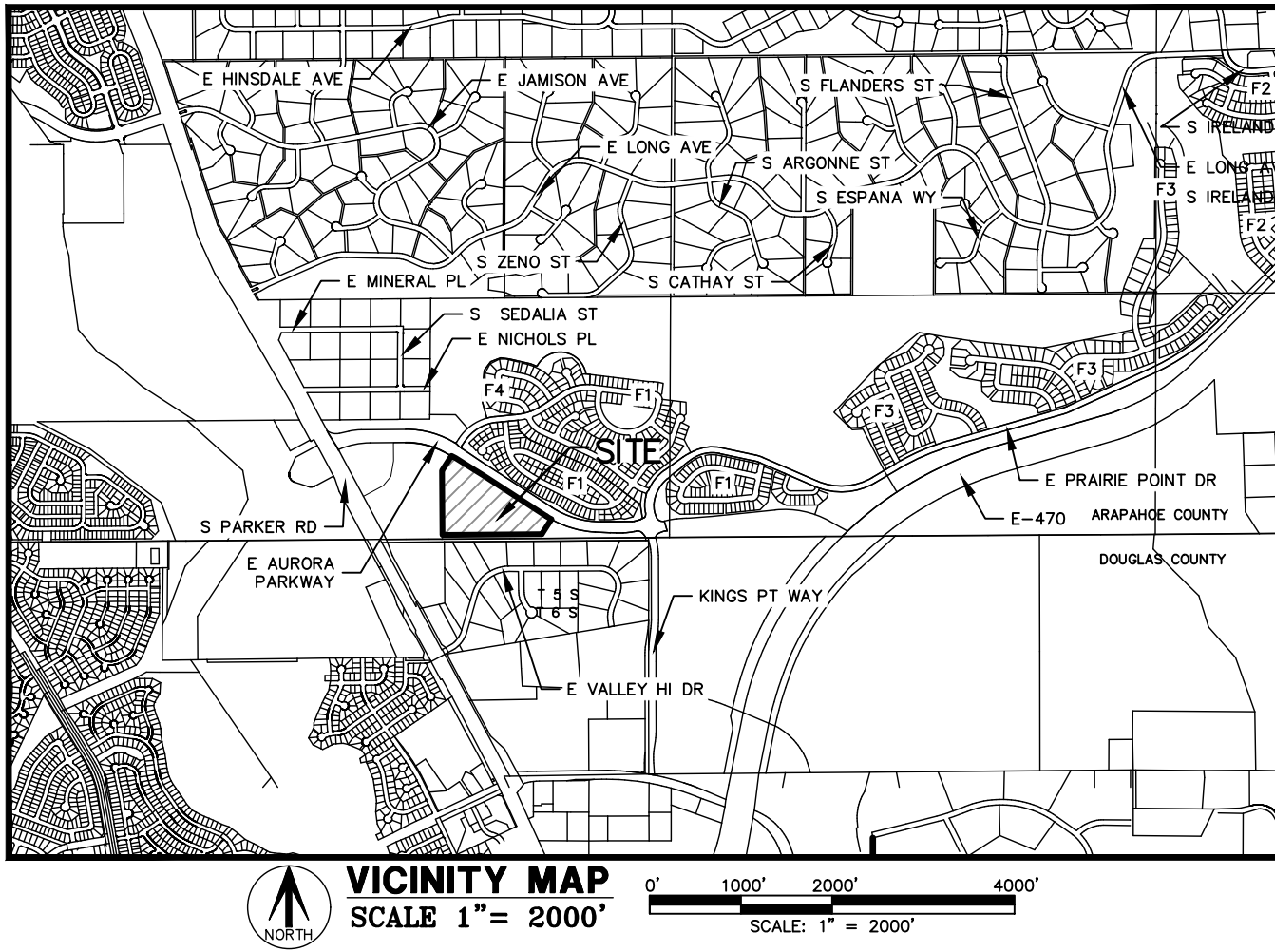
TRACT K, PRAIRIE POINT SUBDIVISION FILING 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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

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

(Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.



DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT K, PRAIRIE POINT SUBDIVISION FILING 1 AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PRAIRIE POINT SUBDIVISION FILING NO. 4 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

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

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

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

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

OWNER:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

BY: _____

TITLE: _____

STATE OF _____)

SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

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

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

GENERAL 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: BEARINGS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATIONS UTILIZING THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, FOUND TO BEAR NORTH 89°35'36" EAST AND IS MONUMENTED AT THE SOUTH QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED AS SHOWN ON SHEET 2 AND THE SOUTHEAST CORNER WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED AS SHOWN ON SHEET 2.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.
- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. _____ WITH AN EFFECTIVE DATE OF _____, 20____ AT _____ A.M./P.M. WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- PARKS, RECREATION IMPROVEMENTS, TRAILS AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION AND PEDESTRIAN/BICYCLE CONNECTIVITY REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
- TRACTS A-N ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO STREET A 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.

Confirm with Parks Department that a Trail Easement is needed for the Site. If so, then the following note should be added: Non-exclusive Trail easements are hereby granted to the City of Aurora for the purpose of maintaining, reconstructing, and using such trails together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements.

easement not needed by PROS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I _____ DATE TO BE _____ CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT _____ 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 _____/_____/2025.

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

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

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

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

Guaranty

REVISED

CITY OF AURORA APPROVALS:

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

CITY ENGINEER

DATE

PLANNING DIRECTOR

DATE

AzTEC
CONSULTANTS, INC.

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

DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

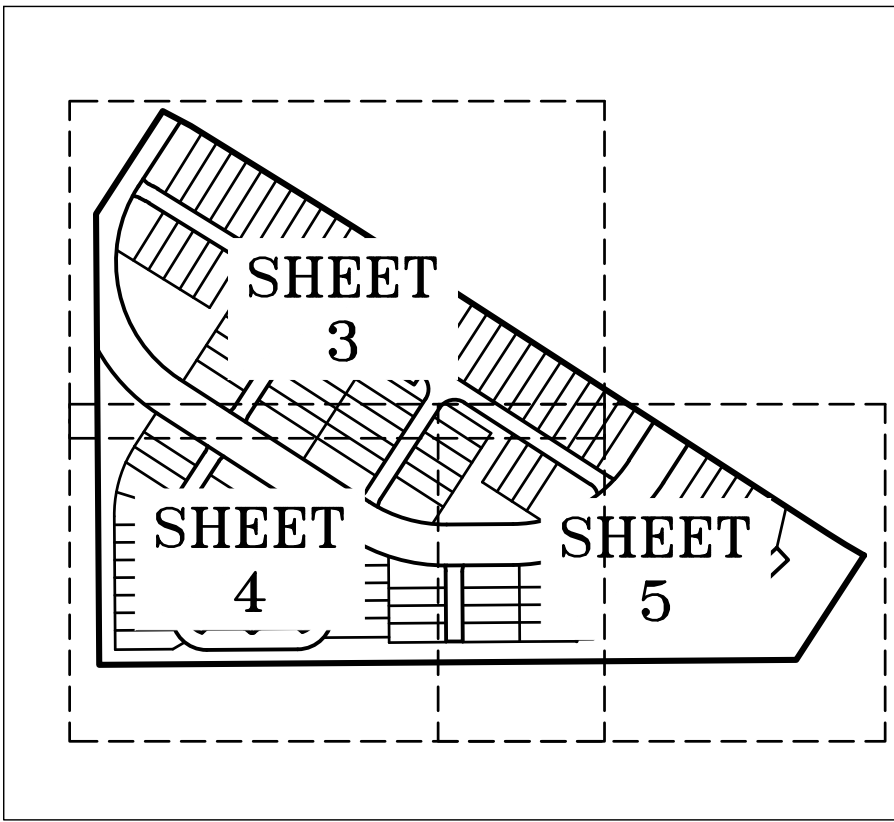
DATE OF PREPARATION: 2024-10-18

SCALE: N/A

SHEET 1 OF 5

PRAIRIE POINT SUBDIVISION FILING NO. 5

TRACT 5, PRAIRIE POINT SUBDIVISION FILING 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
SCALE: 1" = 300'

- LEGEND**
- FOUND ALIQUOT CORNER AS SHOWN HEREON
 - SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
 - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
 - U.E. UTILITY EASEMENT (DRY)
 - ROW RIGHT-OF-WAY
 - (NR) DENOTES NON-RADIAL

T5S
R66W
S33 S34
PLS 13155
1993

SE CORNER SECTION 33,
T5S, R66W, 6TH P.M.
FOUND NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP
STAMPED AS SHOWN

NE CORNER SECTION 4,
T6S, R66W, 6TH P.M.
FOUND NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP
STAMPED AS SHOWN

T6S
R66W
S4 S3
PLS 13155
1993

No. PLAT NOT YET RECORDED

TRACT L
PRAIRIE POINT
SUBDIVISION FILING 1
REC. NO.

No. PLAT NOT YET RECORDED

BLOCK 1
PRAIRIE POINT
SUBDIVISION FILING 1
REC. NO.

STREET B

STREET A

EAST AURORA PARKWAY
(115' WIDE PUBLIC ROW)
REC. NO. E4057667

STREET NAME
ADDED

If this is a Public Right of Way add the name and the width

EASEMENT
ADDED

Show sight distance
easement.

EASEMENT
ADDED

Show sight distance
easement.

Show Signal
easement.

LINE WORK NOT
YET PROVIDED

EASEMENT
ADDED

Add all the existing easements within
and adjacent to the subdivision

C-S 1/16 CORNER SECTION 33,
T5S, R66W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP
ON A 2-3/8" ALUMINUM PIPE
STAMPED AS SHOWN

T5S R66W
C S1/16
S33
PLS 13155
1993

RIGHT-OF-WAY TO
BE DEDICATED BY
SEPARATE DOCUMENT

UTILITY EASEMENT TO
BE DEDICATED BY
SEPARATE DOCUMENT

UTILITY EASEMENT TO
BE DEDICATED BY
SEPARATE DOCUMENT

UNPLATTED

Please identify the
Public Right of Way and
Private Alleys on
the Plat.
STREET NAME
ADDED

LINE WORK NOT
YET PROVIDED

The City is in the process of
securing an easement from Clayton
Properties Group for construction,
operation and maintenance of the
High Plains Trail extension. The
easement is expected to be in place
prior to plat approval and should be
shown. The CAD linework for the
easement can be provided by PROS
staff.

S 1/4 CORNER SECTION 33,
T5S, R66W, 6TH P.M.
FOUND NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP
STAMPED AS SHOWN

T5S
R66W
1/4 S33
PLS 13155
1993

ARAPAHOE COUNTY
N89°35'36"E 2636.79' (BASIS OF BEARINGS)
N89°35'36"E 2411.52'
DOUGLAS COUNTY

N 1/4 SEC. 4,
T5S, R66W,
SIXTH P.M.

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

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

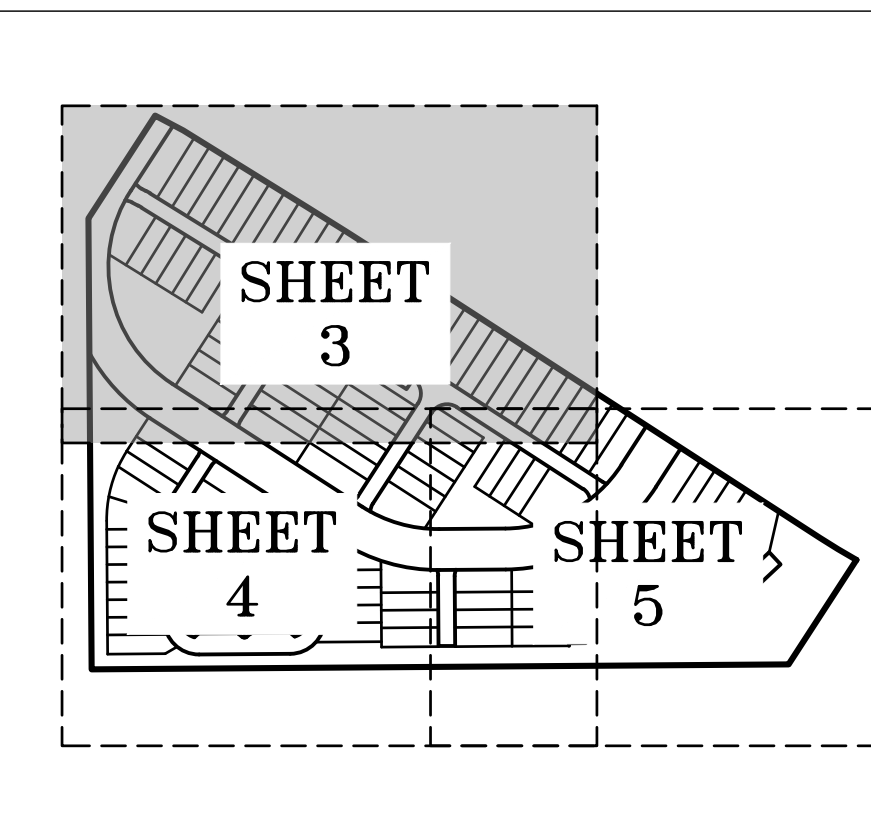
AzTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No: 171721-01 Drawn By: GLW

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

DATE OF PREPARATION:	2024-10-18
SCALE:	1" = 50'
SHEET 2 OF 5	

PRAIRIE POINT SUBDIVISION FILING NO. 5

TRACT K, PRAIRIE POINT SUBDIVISION FILING 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
SCALE: 1" = 300'

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
	U.E. UTILITY EASEMENT (DRY)
	ROW RIGHT-OF-WAY
	(NR) DENOTES NON-RADIAL

SEE SHEET 5
FOR LINE AND
CURVE TABLE

SEE SHEET 5

FOR REVIEW

SCALE: 1" = 30'

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

DATE OF PREPARATION: 2024-10-18

SCALE: 1" = 30'

SHEET 3 OF 5

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

SEE SHEET 5

SEE SHEET 4

LABEL ADDED

Unplatted

RIGHT-OF-WAY TO
BE DEDICATED BY
SEPARATE DOCUMENT

UTILITY EASEMENT TO
BE DEDICATED BY
SEPARATE DOCUMENT

Be Advised - all Lots must have access to the
street Right of Way. Either by Access
easement or by direct contact (adjacency)

NOTED

NOTED

All Tracts with water
and sanitary shall be
provided with
minimum 26' wide
water and sanitary
easements (TYP).

EASEMENT
UPDATED

All Fire Hydrants
easements shall be
dedicated as Water
Easements (TYP).

EASEMENT
ADDED

Show and Label the existing
Sidewalk easement (Rec. No.
E4056661)

EASEMENT
UPDATED

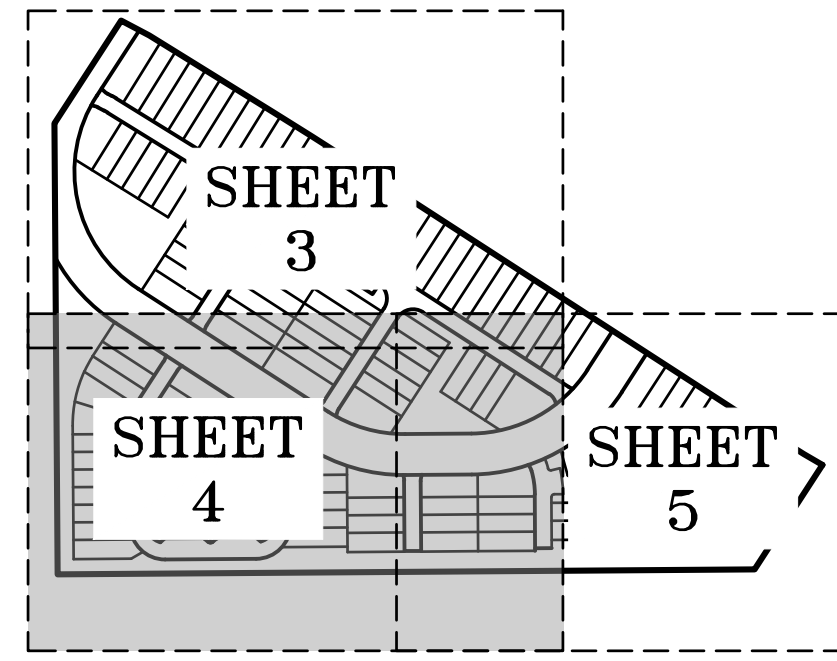
Revise designation to
Storm Sewer
Easement. Update
on Site Plan.

DIMENSION
MATCHES LINE
WORK PROVIDED

Dimension conflicts
with Site Plan.
Please update.

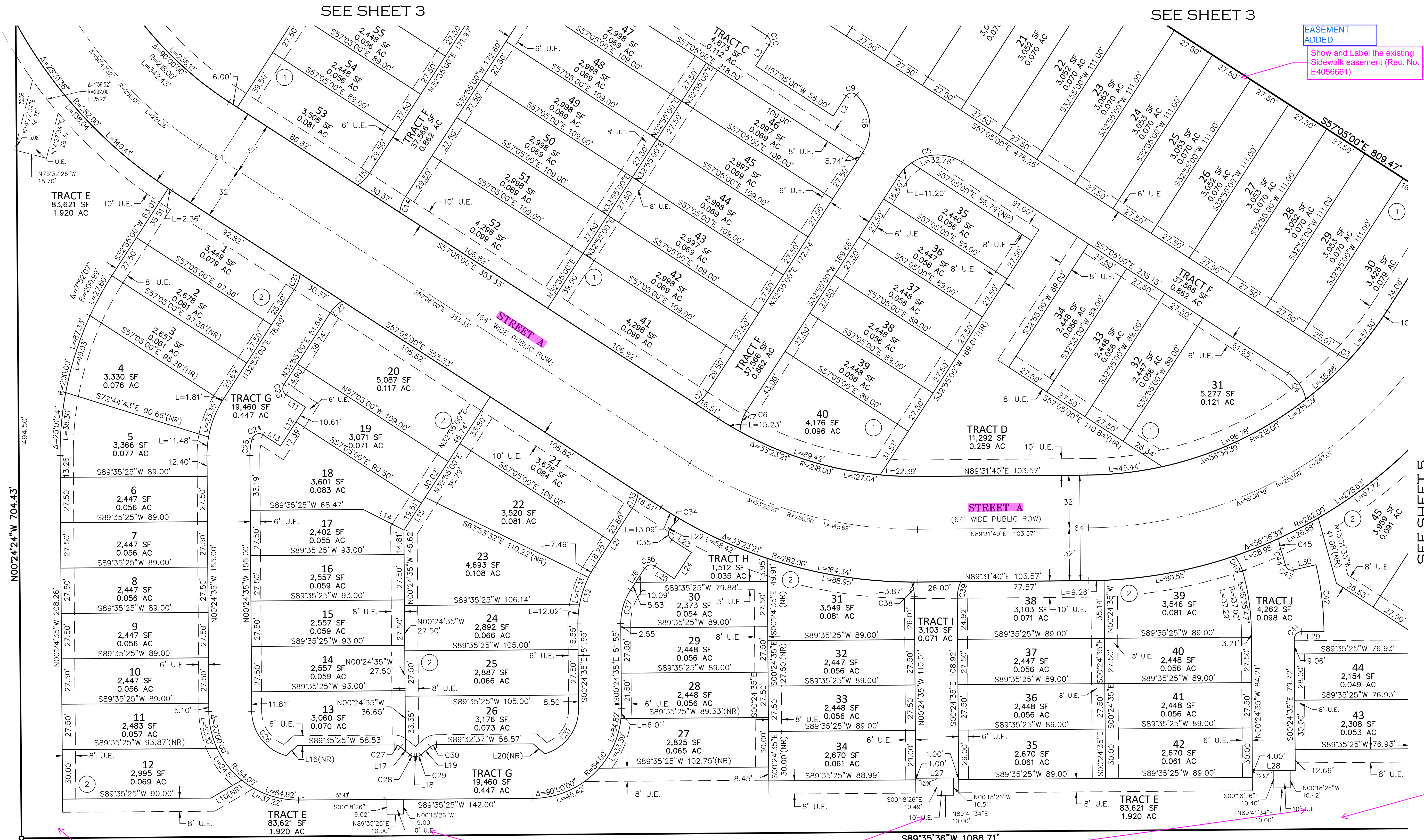
PRAIRIE POINT SUBDIVISION FILING NO. 5

TRACT K, PRAIRIE POINT SUBDIVISION FILING 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
SCALE: 1" = 300'

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
	U.E. UTILITY EASEMENT (DRY)
	ROW RIGHT-OF-WAY
	(NR) DENOTES NON-RADIAL



SEE SHEET 5
FOR LINE AND
CURVE TABLE

the Site Plan shows a
Regional Trail in this area -
does it need to be added?

confirm the name and
make the
easement lines
dashed
EASEMENT
UPDATED

the Site Plan shows a
Regional Trail in this area -
does it need to be added?

FOR REVIEW

AzTEC
CONSULTANTS, INC.

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

DEVELOPER
OAKWOOD LAND DEVELOPMENT

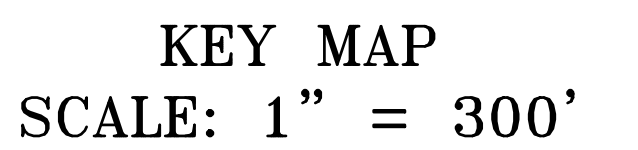
4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF PREPARATION: 2024-10-18
SCALE: 1" = 30'

SHEET 4 OF 5

TRACT K, PRAIRIE POINT SUBDIVISION FILING 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



FOUND ALIQUOT CORNER AS SHOWN HEREON

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

1 ○ FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"

U.E. UTILITY EASEMENT (DRY)

ROW RIGHT-OF-WAY

(NR) DENOTES NON-RADIAL

LINE TABLE		
LINE	BEARING	LENGTH
L21	S32°55'00"W	42.06
L22	S32°55'00"W	0.62
L23	S57°05'00"E	14.00
L24	S32°55'00"W	19.00
L25	N57°05'00"W	14.00
L26	S32°55'00"W	15.62
L27	S89°35'25"W	26.00
L28	S89°35'25"W	26.00
L29	S90°00'00"W	13.48
L30	N76°50'37"E	14.06
L31	N46°59'34"E	7.84
L32	S54°27'02"W	52.31
L33	S11°22'58"W	52.31
L34	S54°27'02"W	53.21

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	24°37'28"	24.00'	10.31'
C22	24°37'28"	24.00'	10.31'
C23	90°00'00"	4.50'	7.07'
C24	107°20'25"	4.48'	8.40'
C25	15°33'09"	37.00'	10.04'
C26	74°46'06"	28.00'	36.55'
C27	39°15'53"	6.00'	4.11'
C28	39°15'53"	4.00'	2.74'
C29	39°15'53"	4.00'	2.74'
C30	39°15'53"	6.00'	4.11'
C31	74°47'34"	28.00'	36.55'
C32	33°19'35"	63.00'	36.64'
C33	24°37'28"	24.00'	10.31'
C34	19°46'00"	24.00'	8.28'
C35	90°00'00"	4.50'	7.07'
C36	90°00'00"	4.50'	7.07'
C37	33°19'35"	37.00'	21.52'
C38	21°42'08"	24.00'	9.09'
C39	24°33'42"	24.00'	10.29'
C40	25°08'24"	24.00'	10.53'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C41	90°29'57"	4.49'	7.10'
C42	12°56'12"	181.00'	40.87'
C43	88°17'03"	4.00'	6.16'
C44	3°33'01"	163.00'	10.10'
C45	16°04'04"	24.00'	6.73'
C46	9°11'30"	24.00'	3.85'
C47	30°28'39"	24.00'	12.77'

SEE SHEET 4

EASEMENT
UPDATED

EASEMENT
ADDED

EASEMENT
ADDED

Show and Label the existing
Water easement (Rec. No.

EASEMENT
ADDED

Water Easement)
EASEMENT
UPDATED

5 LABEL ADDED

Add Lot, Block and Subdivision name

Show and Label the existing Trail easement (Rec. No. E4056661)

EASEMENT
ADDED

confirm the name
and make the
easement lines
dashed

EASEMENT UPDATED

the Site Plan shows a Regional Trail in this area does it need to be added?

TRACT L
PRAIRIE POINT
SUBDIVISION FILING 1
REC. NO.

label this easement

EASEMENT
LABEL ADDED

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite
Littleton, Colorado 80122
Phone: (303) 713-1898
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AzTec Proj. No.: 171721-01 Drawn By: GLW

DEVELOPER
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD
DENVER, COLORADO
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DATE OF	_____
---------	-------

SCALE: 1" = 30'

SHEET 5 OF 5