



March 15, 2023

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

**RE: Prairie Point Site Plan No 2 (Kings Point North) – Site Plan and Plat, 2nd Submission Review
Response to Comments
CN#: 2022-4052-00, 2022-3085-00**

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, Core Consultants Inc., Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the Initial Submission Review for Site Plan 2 (Kings Point North). The following is a response to comments:

Summary of Key Comments from All Departments

- Storm drain development fees due: \$169,542.94

RESPONSE: Will be paid at building permit

- You will need to make sure no lots are split by zone district boundaries. If they are and cannot be reorganized to avoid this conflict, a rezoning application will be needed.
[Planning]

RESPONSE: Zone lot line amendment will be processed with Filing 1 to avoid lots being in two zone districts.

- The proposed public art plan shows a public art element proposed to be sited within PA - 24, however, this is not addressed in the site plan. The site plan should include details for this planned public art piece. [Public Art]

RESPONSE: Two Public Art locations are required within the entire Development. The art locations on the Master Plan are potential locations. We have a public art piece proposed in ISP West. An additional Public Art Location may be proposed in the South Portion of the property. For now, only one location is being proposed and it is not within Filing 2.

- Include lot typicals showing front yard landscaping in accordance to our requirements.
[Landscaping]

RESPONSE: Added

- Curbside landscaping and some street trees appear to be missing. [Landscaping]

RESPONSE: Added

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

RESPONSE: Acknowledged. PDR review is in process.

- Add pedestrian ramps and sight triangles as indicated on the plans. [Traffic Engineering]

RESPONSE: Pedestrian ramps, including those constructed as part of the ISP East plans, have been added into the Site Plan

- Show all existing and proposed fire hydrants and fire lane signage. [Fire/Life Safety]

RESPONSE: Please refer to the overall utility plan for location of hydrants and Signage and Striping Plan for location of fire lane signage

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- Information on maintenance and ownership of easements and utility lines is requested throughout. [Aurora Water]

RESPONSE: Ownership notes have been added. Storm is publicly owned and maintained unless otherwise indicated on the plans.

- Forestry cannot approve the plan until the tree protection plan has been approved. [Forestry]

RESPONSE: Acknowledged

- Add a land dedication table showing how open space and park dedication requirements are being met with this site plan. [PROS]

RESPONSE: Please refer to Landscape Sheet LS.1 for this information

- Numerous labeling corrections requested, see the site plan and plat for full comments. [Real Property]

RESPONSE: CORE has updated the site plan based on the latest Plat to eliminate inconsistencies where appropriate.

- See comments from outside reviewing agencies: Xcel Energy, E-470, and Arapahoe County. Your comment response letter should address their comments as well.

RESPONSE: Acknowledged.

Planning Department Comments

1. Community Questions, Comments and Concerns

- a. There are no community comments on this first review cycle.

RESPONSE: Noted.

2. Completeness and Clarity of the Application

[Site Plan Page 1]

- a. Add '-with adjustment' to the title. List the adjustment code section on this cover sheet along with a brief description of the request.

RESPONSE: Text added to the cover.

- b. Do not use 'filing' in a site plan title.

RESPONSE: Adjusted to remove "Filing"

- c. Consider making the amendment block wider.

RESPONSE: CORE has attempted to fit this within the Cover Sheet to the best of our ability.

- d. Add these notes:

- 'All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.'

- 'Final grade shall be at least six (6) inches below any exterior wood siding on the premises.'

RESPONSE: Standard notes added.

[Letter of Introduction]

- e. In addition, please directly address the approval criteria for a major adjustment found in section 146-5.4.4.D.3.

RESPONSE: Revised narrative to include approval criteria.

3. Zoning and Land Use Comments

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[Site Plan Page 1]

- a. Include required and proposed columns for the data table. Add in hard surface and landscape area and percentage of the overall site.

RESPONSE: Added

[Site Plan Page 5]

- b. Provide a sheet showing all of the individual lots overlaid on top of the zone district boundaries for R-1 and R- 2. No lots should be split by a zone district boundary. If some lots are in the current proposal, the location of these lots will need to be adjusted, or a zoning map amendment will need to be pursued to eliminate any lot splits by zone districts.

RESPONSE: Zone lot line amendment will be processed with Filing 1 to avoid lots being in two zone districts. Exhibits provided with Filing 1 and zone lot amendment.

4. Streets and Pedestrians Issues

- a. There were no street or pedestrian comments in this review.

RESPONSE: Noted.

5. Parking Issues

- a. There were no Parking comments on this review.

RESPONSE: Noted.

6. Architectural and Urban Design Issues

[Site Plan Page 9]

- a. Double-fronted lots are not permitted adjacent to local or collector streets. They are only allowed adjacent to arterial roadways with a minimum 20 ft buffer. The adjustment language only requests an adjustment from this standard along Kings Point Drive.

RESPONSE: Revised Adjustment in Narrative to include local streets.

[Site Plan Page 10]

- b. Show the location of the sound wall on the site plan.

RESPONSE: Please refer to landscape plans for the location of the proposed sound wall.

[Site Plan Page 11]

- c. Double-fronted lots are not permitted adjacent to local or collector streets. They are only allowed adjacent to arterial roadways with a minimum 20 ft buffer. The adjustment language only requests an adjustment from this standard along Kings Point Drive.

RESPONSE: Revised Adjustment in Narrative to include local streets.

[Site Plan Page 12]

- d. Double-fronted lots are not permitted adjacent to local or collector streets. They are only allowed adjacent to arterial roadways with a minimum 20 ft buffer. The adjustment language only requests an adjustment from this standard along Kings Point Drive.

RESPONSE: Revised Adjustment in Narrative to include local streets.

[Site Plan Page 13]

- e. Double-fronted lots are not permitted adjacent to local or collector streets. They are only allowed adjacent to arterial roadways with a minimum 20 ft buffer. The adjustment language only requests an adjustment from this standard along Kings Point Drive.

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RESPONSE: Revised Adjustment in Narrative to include local streets.

[Site Plan Page 14]

- f. Double-fronted lots are not permitted adjacent to local or collector streets. They are only allowed adjacent to arterial roadways with a minimum 20 ft buffer. The adjustment language only requests an adjustment from this standard along Kings Point Drive.

RESPONSE: Revised Adjustment in Narrative to include local streets.

[Landscape Plan Page 28]

- g. If individual lot fencing is planned, you will need to show it on a lot typical with the code-required setbacks.

RESPONSE: Fencing added to lot typical.

7. Signage Issues

- a. There were no signage comments on this review.

RESPONSE: Noted.

8. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- a. Comparing the site plan to the proposed public art plan it looks like there is a public art element proposed to be sited within PA - 24, however this is not addressed in the site plan. The site plan should include details for this planned public art piece: budget, timeline narrative description, selection process, and any other details that are currently available.

RESPONSE: Two Public Art locations are required within the entire Development. The art locations on the Master Plan are potential locations. We have a public art piece proposed in ISP West. An additional Public Art Location may be proposed in the south portion of the property. For now, only one location is being proposed and it is not within Filing 2.

9. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 2]

- a. Label the dimension of the curbside landscape area. [4 comments]

RESPONSE: Text has been added to the cross sections to help clarify.

[Landscape Plan Page 1]

- b. Street names should be shown on the overall Landscape Plan.

RESPONSE: Street names added.

- c. Correcting spelling of the word "existing".

RESPONSE: Spelling corrected.

- d. Overall, on the street tree planting it was noted that a different tree is shown every fourth tree and on the opposite side of the street, there are different trees. We would recommend that the same tree variety be shown on the opposite side of the street to create a consistent canopy. Based on the length of the street, staff recommends a maximum of 2 or 3 different tree species, and these should be planted in groups of 3 to 4 of the same species for a cohesive aesthetic.

RESPONSE: Street tree planting updated per request. Trees planted in groups.

- e. All developments shall install an automatic irrigation system for landscape areas. Please add this note where landscape notes are being provided.

RESPONSE: Refer to LN.1, landscape notes, note 2 for irrigation.

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- f. Provide the Case Number for the future Antelope Creek area if this is an active project.
RESPONSE: CN# provided.
[Landscape Plan Page 2]
- g. Include the other curbside landscape requirements for this table or label this table as Street Tree Requirement and add the curbside landscape table separately.
RESPONSE: Curbside landscape requirements table added separate of street tree requirements.
- h. Review the Street Tree Quantities provided to ensure that the numbers are correct.
RESPONSE: Street tree quantities reviewed.
- i. See notes on the left side of this sheet for the Planting Typical.
RESPONSE: Noted. Planting typicals provided at end of sheet set.
- j. Provide an overall site plan depicting by hatch or color the various lot types. Also include keyed to that map, the front yard landscape requirements. Include lot typicals demonstrating the front yard requirements. All lots will have specific front yard standards vs. B lots etc.
RESPONSE: Lot typicals provided at the end of the sheet set.
- k. The Lot typical should be to a scale. (see the example from another project provided). The examples provided are what is being expected for these lot typicals. Provide what was provided for Kings Point South - PA-1-4 on Sheet L-12. Provide a specific plant list. City staff needs to verify that the plant material being selected will work given the size of the lots. Include a Plant List with sizes of plant material specified. Include a Legend for the planting. Include the approximate locations of the utilities and driveways going to each lot and any easements. If fencing is proposed for any of the lots, including that on the typicals. Include the streets, sidewalks, etc with these lots typicals. Provide a sheet designating the lot types and then under each lot type category, provide a list of the expected plant material to be included in that lot type.
RESPONSE: Lot typicals provided at the end of the sheet set.
- l. Verify provided street tree numbers as there seem to be some differences in the counts.
RESPONSE: Street tree quantities reviewed.
- m. Move the notes from the lower left to the upper left part of the sheet.
RESPONSE: Notes adjusted.
- n. Tract N is deficient in the tree count by 13 trees and in the shrub count by 395.
RESPONSE: Street tree quantities reviewed.
- o. Provide a Table for any Street Frontage Buffers, E-470 Landscape Buffers, and Detention Pond Landscaping.
RESPONSE: E-470 multi use easement landscape buffer table provided on landscape notes sheet LN.1.
- p. Tract R should be included- there are 91 trees provided in the park.
RESPONSE: Tract R, Neighborhood park included. It's own chart has been provided.
[Landscape Plan Page 3]
- q. Show the site lighting on the Planting Plans to ensure that the locations do not conflict with the proposed street trees.
RESPONSE: Site lighting is shown in grey on the plans.
- r. Provide clarification with the connection at this point as this is within the applicant's property.
RESPONSE: S. Ireland Way to tie into existing paved roadway.
- s. Add the sheet number - All Key Map References each Sheet number.

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- RESPONSE: Sheet numbers added to keymap.**
- t. Should the Label on the Plant List refer to Prairie Point or Kings Point??
RESPONSE: Plant legend adjusted to "Prairie Point."
- u. Please include the CN# for ISP East for S. Ireland Way plans.
RESPONSE: CN# provided.
- v. Provide the curbside landscape treatment for E. Irish Place.
RESPONSE: Reference the landscape lot typicals for curbside landscape treatment in front of lots.
- w. Label and dimension all easements of the plans.
RESPONSE: Dimension added.
- x. Provide the future Antelope Creek area Case Number if this is an active project.
RESPONSE: CN# provided.
- y. Provide the curbside landscape treatment for South Jebel Street.
RESPONSE: Reference the landscape lot typicals for curbside landscape treatment in front of lots.
- z. Include stop signs and ensure that the 50' clearance is provided to each stop sign where no trees are allowed.
RESPONSE: 50' dimension added from stop sign.
- aa. For the curbside landscape areas, the ornamental grasses shall be 5 gallon. Please add these specifications for those areas.
RESPONSE: Ornamental grass sizes adjusted. Not added: #1 gallon ornamental grasses to be used in tracts and open space, #5 gallon ornamental grasses to be used in curbside landscape.
[Landscape Plan Page 4]
- bb. Label and show all locations of stop signs and dimension 50' clearance to stop signs throughout the community.
RESPONSE: Stop signs located and 50' sight clearance labeled.
- cc. What are the 1 & 2 referencing?
RESPONSE: 1&2 are referencing the lot numbers.
- dd. Show curbside landscape treatment along this portion of South Ireland Way & East Irish Place.
RESPONSE: Reference the landscape lot typicals for curbside landscape treatment in front of lots.
- ee. Provide the future Antelope Creek area Case Number if this is an active project.
RESPONSE: CN# provided.
- ff. Provide CN# for ISP East.
RESPONSE: CN# provided.
[Landscape Plan Page 5]
- gg. Include CN# for ISP East
RESPONSE: CN# provided.
- hh. Provide the future Antelope Creek area Case Number if this is an active project.
RESPONSE: CN# provided.
[Landscape Plan Page 6]
- ii. Include CN# for ISP East
RESPONSE: CN# provided.
- jj. Show all stop signs and ensure that the 50' clearance is provided in front of the stop signs. No street trees can be placed there.
RESPONSE: 50' dimension added from stop sign.
- kk. Provide the curbside landscape treatment for South Liverpool Way & Maylaya Court.

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- RESPONSE: Reference the landscape lot typicals for curbside landscape treatment in front of lots.**
[Landscape Plan Page 7]
- ll. Provide the curbside landscape treatment for South Malta Court.
RESPONSE: Reference the landscape lot typicals for curbside landscape treatment in front of lots.
- mm. Show all stop signs and ensure that the 50' clearance is provided in front of the stop signs. No street trees can be placed there.
RESPONSE: 50' dimension added from stop sign.
[Landscape Plan Page 8]
- nn. Include CN# for ISP East & see the plan for showing curbside landscape treatment for this area.
RESPONSE: CN# provided. Landscape along Tract O has been provided.
[Landscape Plan Page 9]
- oo. Address existing trees in the roadway viewport.
RESPONSE: Existing trees to be removed, added to legend.
- pp. Include CN# for ISP East
RESPONSE: CN# provided.
- qq. Include a stop sign and dimension 50' clearance to the first street tree.
RESPONSE: 50' dimension added from stop sign. Stop sign located.
- rr. Show curbside landscape treatment throughout with the street trees.
RESPONSE: Curbside landscape adjacent to tracts added. Curbside landscape adjacent to lots to be referenced in lot typicals.
- ss. Adjust the street tree on E. Irish Cir. as there is a conflict with a fire hydrant.
RESPONSE: Street tree moved.
[Landscape Plan Page 10]
- tt. Planting is required in this Tract per the Open Space requirements. Please provide the deficient 13 trees and 395 shrubs.
RESPONSE: Additional planting provided. A "Tree's provided exceeding tree requirements" column has been added to the Tract Requirements chart on sheet LN.1. This column displays that the number of shrubs are accounted for by the tree equivalents.
- uu. Label the Views - View port A and View port B
RESPONSE: Viewports labeled.
- vv. Planting is required in this Tract per the Open Space requirements. Please provide the deficient 13 trees and 395 shrubs.
RESPONSE: Additional planting provided. A "Tree's provided exceeding tree requirements" column has been added to the Tract Requirements chart on sheet LN.1. This column displays that the number of shrubs are accounted for by the tree equivalents.
[Landscape Plan Page 11]
- ww. Show stop sign and 50' clearance to the first street tree.
RESPONSE: 50' dimension added from stop sign.
- xx. Provide the future Antelope Creek area Case Number if this is an active project.
RESPONSE: CN# provided.
- yy. Include CN# for ISP East
RESPONSE: CN# provided.
[Landscape Plan Page 12]
- zz. Include stop sign and dimension 50' clearance to the first street tree.

- RESPONSE: Street tree landscape included in Prairie Point ISP East 50' dimension added.**
- aaa. Provide the curbside landscaping layout for East Jamison Drive.
RESPONSE: Reference the landscape lot typicals for curbside landscape treatment adjacent to lots.
- bbb. Include CN# for ISP East
RESPONSE: CN# provided.
[Landscape Plan Page 13]
- ccc. Provide the CN# for ISP East
RESPONSE: CN# provided.
- ddd. Provide the curbside landscaping layout for East Moraine Drive.
RESPONSE: Reference the landscape lot typicals for curbside landscape treatment in front of lots.
- eee. Include a stop sign and dimension 50' clearance to the first street tree.
RESPONSE: 50' dimension added from stop sign.
[Landscape Plan Page 14]
- fff. Show the stop sign and provide dimension for 50' clearance from the stop sign to the first street tree.
RESPONSE: 50' dimension added from stop sign.
- ggg. Provide the curbside landscaping layout for Maylaya Court.
RESPONSE: Reference the landscape lot typicals for curbside landscape treatment in front of lots.
- hhh. Revise and provide the walk layout in this area on the East. Irish Place culdesac.
RESPONSE: Walkways updated.
- iii. Show walkways on this sheet, it appears that a layer is frozen.
RESPONSE: Walkways updated.
- jjj. Provide the curbside landscaping layout for East Jamison Place.
RESPONSE: Reference the landscape lot typicals for curbside landscape treatment in front of lots.
- kkk. Provide the CN# for ISP East
RESPONSE: CN# provided.
- lll. Provide the future Antelope Creek area Case Number if this is an active project.
RESPONSE: CN# provided.
[Landscape Plan Page 15]
- mmm. Provide the curbside landscaping layout for East Jamison Place.
RESPONSE: Reference the landscape lot typicals for curbside landscape treatment in front of lots.
- nnn. Label and dimension the 25' wide special landscape buffer that is required along the E-470 Multi-use Easement on the south side of CSP-2. The applicant shall work with the E-470 Authority when developing their site layout to determine whether the buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. The buffer shall contain one tree and 10 shrubs per 30 lineal feet of buffer.
RESPONSE: The landscape buffer exists within the E-470 Multi-Use Easement. Currently working with the E-470 authority on the landscape buffer location.
- ooo. Provide a label for E-470
RESPONSE: E-470 labeled.
- ppp. Authority has an approved trail design for this portion of the corridor and the applicant shall coordinate with the Authority and the Parks Department on the type of buffer plant material to be provided.

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RESPONSE: Noted. Added

[Landscape Plan Page 16]

qqq. Include stop sign and dimension 50' clearance to the first street tree.

RESPONSE: Stop sign dimension added.

rrr. Provide the CN# for ISP East

RESPONSE: CN# provided.

sss. Provide the curbside landscaping layout for East Jamison Place, E. Irish Circle, and South Nepal Court.

RESPONSE: Reference the landscape lot typicals for curbside landscape treatment in front of and adjacent of lots.

ttt. Label and dimension the 25' wide special landscape buffer that is required along the E-470 Multi-use Easement on the south side of CSP-2. The applicant shall work with the E-470 Authority when developing their site layout to determine whether the buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. The buffer shall contain one tree and 10 shrubs per 30 lineal feet of buffer. The E-470 Authority has an approved trail design for this portion of the corridor and the applicant shall coordinate with the Authority and the Parks Department on the type of buffer plant material to be provided.

RESPONSE: The landscape buffer exists within the E-470 Multi-Use Easement. Currently working with the E-470 authority on the landscape buffer location.

uuu. Include a dimensioned labeled area for the Multi-Use Easement.

RESPONSE: Dimension provided.

[Landscape Plan Page 17]

vvv. Provide the future Antelope Creek area Case Number if this is an active project.

RESPONSE: CN# provided.

www. Include a stop sign and dimension 50' clearance to the first street tree.

RESPONSE: 50' dimension added from stop sign.

xxx. Provide the curbside landscaping layout for South Jebel Way.

RESPONSE: Reference the lot typicals for curbside landscape treatment in front of lots.

[Landscape Plan Page 18]

yyy. Include a stop sign and dimension 50' clearance to first street tree.

RESPONSE: 50' dimension added from stop sign.

zzz. Provide the curbside landscaping layout for South Jericho Street, East Moraine Drive & South Kilarney Street & South Jebel Way.

RESPONSE: Reference the lot typicals for curbside landscape treatment in front of lots.

[Landscape Plan Page 19]

aaaa. Show walkways in this area as it appears that a layer is frozen.

RESPONSE: Noted and updated.

bbbb. Provide the curbside landscaping layout for East Moraine Drive & South Kilarney Street.

RESPONSE: Reference the lot typicals for curbside landscape treatment in front of lots.

cccc. Label street name.

RESPONSE: Street labeled.

dddd. Include a stop sign and dimension 50' clearance to the first street tree.

RESPONSE: 50' dimension added from stop sign.

eeee. Show walkways in this area as it appears that a layer is frozen.

RESPONSE: Noted and updated.

ffff. Include a dimensioned labeled area for the Multi-Use Easement.

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RESPONSE: Dimension labeled.

gggg. Include a stop sign and dimension 50' clearance to the first street tree.

RESPONSE: 50' dimension added from stop sign.

hhhh. Label Tract.

RESPONSE: Tract labeled.

[Landscape Plan Page 20]

iiii. This matchline label must be revised as this sheet is LP.18

RESPONSE: Matchline label revised.

jjjj. Include a dimensioned labeled area for the Multi-Use Easement.

RESPONSE: Dimension provided.

kkkk. Plant symbols seem to be missing.

RESPONSE: Plant symbols provided.

[Landscape Plan Page 21]

llll. Include a dimensioned labeled area for the Multi-Use Easement.

RESPONSE: Label provided.

mmmm. Provide the curbside landscaping layout for South Killarney Street, South Jericho Street and South Jebel Way.

RESPONSE: Reference the lot typicals for curbside landscape treatment in front of lots.

nnnn. Include a stop sign and dimension 50' clearance to the first street tree.

RESPONSE: 50' dimension added from stop sign.

[Landscape Plan Page 22]

oooo. Provide the curbside landscaping layout for South Killarney Street.

RESPONSE: Reference the lot typicals for curbside landscape treatment in front of lots.

pppp. Include a dimensioned labeled area for the Multi-Use Easement.

RESPONSE: Dimension provided.

qqqq. Provide the CN# for ISP East

RESPONSE: CN# provided.

[Landscape Plan Page 23]

rrrr. Provide a label for this area. Label Street name. Label E-470 Provide label for Tract R

RESPONSE: Labels provided.

ssss. Label street name.

RESPONSE: Street labeled.

[Landscape Plan Page 24]

tttt. Provide label for Tract R.

RESPONSE: Label provided.

10. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

a. CAD submitted, but the plat and other documents need to display correct street names from the Denver Metro street grid. I will furnish these for you when you are ready.

RESPONSE: Any changes to the Street names will be added to the submittal documents.

11. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

[Site Plan Throughout]

a. Label flowline radii.

RESPONSE: Flowline radii have been added at cul de sac locations throughout the planset.

[Site Plan Page 1]

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- b. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
RESPONSE: We acknowledge that Public Works approval will not occur until the approval of the PDR, which is currently under review.
 [Site Plan Page 2]
- c. Include a section for the loop lanes.
RESPONSE: Please refer to Sheet 7 for the updated cross section for the Private looped lane as well as the shared driveway
 [Site Plan Page 7]
- d. This doesn't appear to match.
RESPONSE: Please see the revised submittal for updated dimensions and boundaries based on the Plat revisions.
 [Site Plan Page 12]
- e. Include roadway dimensions. [2 comments]
RESPONSE: Roadway dimensions have been added throughout the plan set.
 [Site Plan Page 16]
- f. Add a note indicating if the storm sewer system is public or private and who will maintain it. Typical.
RESPONSE: A general note has been added indicating that all storm is publicly owned and maintained unless otherwise indicated on the plans. Where applicable a designation of (Private) has been added with maintenance corresponding to the Metro District, unless otherwise indicated on the plans.
 [Site Plan Page 26]
- g. Add a note indicating if the storm sewer system is public or private and who will maintain it. Typical.
RESPONSE: A general note has been added indicating that all storm is publicly owned and maintained unless otherwise indicated on the plans. Where applicable a designation of (Private) has been added with maintenance corresponding to the Metro District, unless otherwise indicated on the plans.
 [Site Plan Page 27]
- h. Show/label proposed storm sewer on grading sheets, typical.
RESPONSE: Proposed storm sewer has been references into the grading sheets and labeled for reference. Additional storm information is provided in the Utility Sheets.
- i. Label longitudinal street slopes, typical all grading sheets.
RESPONSE: Longitudinal street slope labels have been added to show compliance with the City street standards.
- j. Include FIRM Panel and effective date, typical.
RESPONSE: FEMA FIRM Panels have been added to the plan set. Antelope Creek will be re-mapped based on a proposed CLOMR being prepared by CORE Consultants simultaneously with this submittal.
- k. Label slopes. Min 2% slope for pond bottom and all non-paved areas, max 4:1 slope for detention pond side slopes, typical all grading sheets.
RESPONSE: Additional slope labels have been added to adhere to the minimum and maximum slopes as requested above.
 [Plat Page 5]
- l. 250' min centerline radius.
RESPONSE: Added

12. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

[Site Plan Page 1]

- a. CSP will not be approved until the Prairie Point/Kings Point Master documents have been approved.

RESPONSE: Acknowledged. Master documents for the Prairie Point Subdivision have been approved by the City, but are awaiting recordation. We understand that these documents must be recorded prior to CSP approval.

[Site Plan Page 7]

- b. Provide base signing/stripping and callouts i.e. STOP signs, lane lines on all Site Plan sheets.

RESPONSE: A Signage and Striping Plan has been included with the revised plan set. Striping within Prairie Point Drive is per the separate Infrastructure Site Plan East package

- c. Add sight triangles at All intersections that include public ROW.

RESPONSE: Sight triangles per City of Aurora standards have been added at all intersections with Public RIW

- d. Some roadway widths are missing.

RESPONSE: CORE has added in roadway widths throughout the plan

- e. Use FHWA's Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations for ped crossings of Kings Point Drive/Dry Creek Rd.

RESPONSE: Pedestrian crosswalks with flashing beacons have been added at key locations where pedestrians will be frequently accessing schools or trails

- f. Can ped ramps be moved to the northside.

RESPONSE: CORE has examined this request but found that the ramp conflicts with proposed lot lines on the north side. Moving this ramp would prevent a water service from being able to serve the lot

[Site Plan Page 10]

- g. Need signing for maintenance access.

RESPONSE: Please refer to the signage and striping plan for an "Authorized Vehicles Only" sign

[Site Plan Page 11]

- h. Maintenance access signing needed.

RESPONSE: Please refer to the signage and striping plan for an "Authorized Vehicles Only" sign

- i. Add receiving ped ramp or defer north-side ped ramp until receiving ramp provided.

RESPONSE: The ramp in question is to be constructed with the ISP East plans in advance of this Filing 2 work. The "existing" ramp has been added for clarity

- j. Add ped ramps

RESPONSE: Added.

[Site Plan Page 12]

- k. EB left turn lane required.

RESPONSE: After discussing with Fox Tuttle, the traffic engineer for the project, they have indicated that the Master Traffic Study looked at this intersection and it did not meet warrants for an EB left turn lane.

- l. Make consistent with other loop road access.

RESPONSE: The intent of these looped roads are different in nature. The looped road near PA-24 was designed as private roadway with one-way traffic. The looped road

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along the north side serves as a shared driveway for the three estate lots and is not intended to meet the standard of a looped lane roadway

m. Add ped ramp.

RESPONSE: Added

[Site Plan Page 13]

n. Ped ramp/driveway conflict?

RESPONSE: Pedestrian Ramp has been adjusted

[Site Plan Page 15]

o. Maintenance access signing needed.

RESPONSE: Please refer to the signage and striping plan for an "Authorized Vehicles Only" sign

[Landscape Plan Page 1]

p. Landscape Plans will not be approved until the Prairie Point/Kings Point Master documents have been approved.

RESPONSE: Master Plan is approved and mylars will be recorded soon.

[Landscape Plan Page 3]

q. Add sight triangles per COA TE-13 to ALL intersections that include public ROW

RESPONSE: Added

r. Verify mature plant height within sight triangles meets COA 4.04.2.10 requirements.

RESPONSE: Plants selected meet the requirements.

s. 50' min spacing between STOP sign and tree, typical.

RESPONSE: Added

[Landscape Plan Page 21]

t. Verify outside of sight triangle, typical.

RESPONSE: Verified

[Landscape Plan Page 28]

u. Add sight triangles and verify fence is outside of them.

RESPONSE: Fences revised to be outside of sight triangles.

[Traffic Conformance Letter]

v. Memo will not be approved until Prairie Point/Kings Point MTIS is approved.

RESPONSE: The applicant understands that the Master Traffic Study must be approved prior to the approval of this Filing s Traffic Memo

13. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

[Site Plan Page 1]

a. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

RESPONSE: Please refer to the Phasing plan provided in Sheet 6. Narrative text of each phase has been added to assist with clarification of the points of access.

b. Will this site be gated? If this site is gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is

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conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

RESPONSE: At this point in time, there is no intention of making this development a gated community.

- c. Add the following standard notes:

- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
- The developer, his successors and assigns, including the homeowners or merchants association shall be responsible for installation, maintenance and replacement of all fire lane signs.
- Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "service/emergency and utility easements and shall be posted "no parking - fire lane".
- All building address numbers shall comply with the aurora city code, section 126, article vii -numbering of buildings.

RESPONSE: The requested standard notes have been added to the Cover Sheet.

- d. Add a data block.

RESPONSE: A land use data table has been included on Sheet 1 of the set and includes the requested information such as parking spaces, loading spaces, etc.
[Site Plan Page 2]

- e. Provide a looped lane road section.

RESPONSE: CORE has added additional section to show the proposed cross section of the looped lane road as well as the cross section of the private shared access driveway on the northern end of the site.

[Site Plan Page 5]

- f. Has the U.S.P.S. approved the appropriate mode of delivery and kiosk locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations?

RESPONSE: ADA accessible Mail Kiosk locations have been added to the Site Plan.

- g. "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. The sign package shall include all signs as required by other City of Aurora departments. See the example of fire lane signs.

RESPONSE: Please refer to the Signage and Striping Plan that has been added to the revised plan set.

- h. The Plat must reflect all fire lane easements.

RESPONSE: an 18' Fire lane easement has been added to the Looped Lane roadway and a 25' fire lane easement has been added within the shared access driveway. All other roadways are public.

[Site Plan Page 9]

- i. Show and label fire lane signs. Sheet 11

RESPONSE: Please refer to the Signage and Striping plan for identification of necessary fire lane signage.

- j. Are there barricades being proposed? If so, additional information is required to include the addition of a gating/barricade cover sheet standard note.

RESPONSE: E. Dry Creek is an existing roadway connection. No permanent barricades or gates are being proposed at this location.

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- k. What are these elements? Please add these elements to the legend and label.
RESPONSE: The referenced elements were originally bollards/barricades intended for the temporary construction condition in the ISP East plans. Because E. Dry Creek is a public roadway and open to the public, these elements have been removed.
- l. An approved turnaround is required if this is a dead end.
RESPONSE: E. Dry Creek is an existing open public roadway. Once construction is complete clear access will be available from the development to this roadway. No fire department turn-around is needed.
 [Site Plan Page 12]
- m. This looped lane is missing pertinent information. Please add the required information to include the fire lane
RESPONSE: This proposed roadway represents a private shared access driveway and is not intended to meet the requirements of a looped lane roadway. CORE has added dimensions to the roadway as well as fire lane signage and a dedicated fire easement.
 [Site Plan Page 14]
- n. Please call out all existing and proposed fire hydrants or provide a separate sheet showing all proposed fire hydrants and existing fire hydrants within 400' of this site.
RESPONSE: All proposed fire hydrants have been labeled on the overall utility plan, including those located just off-site.
- o. Fire hydrants shall be placed on average 600'; arranged on an alternating basis.
RESPONSE: All existing and proposed hydrants have been labeled on the Overall Utility Plan to show compliance with the 600' average spacing requirement.
- p. Please describe the water mains including size and material.
RESPONSE: Noted. Revised plan set includes the pipe size and identification of the pipes as PVC. All pipes shall be C900 PVC unless otherwise noted on the plans.
 [Site Plan Page 19]
- q. It seems that a water main should be extended through Ireland. Why isn't a water main being extended to establish a looped water supply?
RESPONSE: Proposed water network is shown in conformance with the Approved Master Utility Study for Kings Point North, dated December 2022. The MUS shows that a water connection is not needed through Ireland Way due to the various pressure zones in this area.
 [Site Plan Page 25]
- r. This appears to be a dead-end water main. How will this water main be looped?
RESPONSE: Proposed water network is shown in conformance with the Approved Master Utility Study for Kings Point North, dated December 2022. J-63 of the approved MUS shows that adequate pressure and flow can be achieved at this location with a dead end main. Water located north of the project boundary is owned by the City of Centennial and not Aurora Water.

14. Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in red)

[Site Plan Page 16]

- a. Provide a vicinity map to understand the location relative to the entire Prairie Point development- typical all sheets.
RESPONSE: A vicinity map has been added to this sheet.
 [Site Plan Page 17]
- b. Indicate whether the storm is public or private.
RESPONSE: A general note has been added to the plans indicating that storm is to be publicly owned and maintained unless otherwise indicated on the plans

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- c. Add these notes to all utility pages: All sanitary sewer services are private, including all cleanouts-All water services, irrigation lines, and fire suppression lines require backflow preventers -Piping downstream of the water meter is private.
RESPONSE: A general note has been added to each page of the Utility Plans indicating these requirements.
[Site Plan Page 18]
- d. Label as existing and indicate who owns and maintains.
RESPONSE: A general note has been added to the plans indicating that storm is to be publicly owned and maintained unless otherwise indicated on the plans
[Site Plan Page 19]
- e. Indicate what project number these existing lines are- Typical for all connection points.
RESPONSE: RSN #s have been added for “existing” infrastructure that will be completed prior to the construction of Filing 2
[Site Plan Page 20]
- f. This storm line to be private.
RESPONSE: Acknowledged.
- g. Encroaching into easement.
RESPONSE: Corrected
- h. Aurora Water will only maintain Type R inlets- FYI.
RESPONSE: Understood. All Type C inlets have been labeled as private
- i. Dead end manhole? Appears to be outside easement boundaries. Where will storm drainage flow?
RESPONSE: Manhole is intended to replace the FES connection from the existing culvert. Plans have been revised to reflect this.
- j. See previous comment.
RESPONSE: Corrected
[Site Plan Page 21]
- k. Type R.
RESPONSE: Label has been revised to indicate Type R inlet
- l. Project EDN or RSN/Plan Number for existing- Typical.
RESPONSE: EDN or RSN numbers have been added to all applicable locations where the information is available.
- m. Indicate which project or plan number existing infrastructure correlates to – Typical.
RESPONSE: EDN or RSN numbers have been added to all applicable locations where the information is available.
[Site Plan Page 22]
- n. Type R.
RESPONSE: Label has been revised to indicate Type R inlet
- o. What is this?
RESPONSE: These are erroneous and have been removed from the plan set
[Site Plan Page 24]
- p. Provide EDN/ RSN or project plan numbers.
RESPONSE: EDN or RSN numbers have been added to all applicable locations where the information is available.
[Site Plan Page 25]
- q. Provide RSN or EDN or project plan number.
RESPONSE: EDN or RSN numbers have been added to all applicable locations where the information is available.
- r. To be private- remove easement.

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RESPONSE:

- s. Can't have public sanitary or water going under a trail.

RESPONSE: The private trail provides maintenance access for the proposed improvements. A general note has been added to the plans indicating that the City is not responsible for replacing the trail in the event that storm maintenance is required.

- t. MUS Conformance letters are due at the time of the Civil Plan Review. In correspondence with Rob Hansen, an amendment to the approved MUS is coming soon. Resubmit MUS conformance letter at the time of CP review

RESPONSE: Acknowledged. MUS Conformance letters shall be provided with the Civil Construction Plans. An MUS amendment was submitted in January 2023 and approved by the City.

15. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org)

- a. Aurora Forestry cannot approve the plan until the tree protection plan has been approved.

RESPONSE:

16. Aurora Water/TAPS (Diana Porter / dspoerter@auroragov.org)

- a. Storm drain development fees due: \$169,542.94

RESPONSE: Acknowledged.

17. PROS (Joseph Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org / Comments in purple)

[Site Plan Page 2]

- a. Street sections appear the same. Also include PROS standard trail details T1.0 and T1.1.

RESPONSE: Duplicate street sections have been removed and PROS standard details added to the revised plan set.

[Site Plan Page 5]

- b. Add a land dedication table showing how open space and park dedication requirements are being met with this site plan, including deficits or surplus as well as triggers for completion of construction.

RESPONSE: Please refer to Landscape Sheet LS.1 for this information

[Site Plan Pages 27-35]

- c. Label all trails and neighborhood connector sidewalks required by the Master Plan with width, note as concrete, and include grade. Where trails are required to be 8' to 10' wide, please refer to PROS standard details T1.0 and T1.1 for construction specifics.

RESPONSE: Trail label added to PA24. All other trails identified in the Master Plan are within other submittals (ISP East and Antelope Creek ISP).

- d. Show existing (or proposed) Antelope Creek Trail on plan and provide connections as requested.

RESPONSE: Shown on landscape plan

[Plat Page 1]

- e. Include standard PROS note:

'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

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appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.'

RESPONSE: Added

18. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

[Site Plan Throughout]

- a. Label Exterior B&D's/Curve Data.

RESPONSE: The plat has all exterior boundary bearings, distances and curve data shown.

- b. Easements must match on plat & site plan.

RESPONSE: Plat easements have been incorporated directly from the plat to ensure consistency throughout.

- c. Block Labels must match on plat & site plan.

RESPONSE: Plat lot/block labels have been incorporated directly from the plat to ensure consistency throughout.

- d. Carry general comments throughout the document (Review was stopped on Sheet 11 due inordinate amount of errors).

RESPONSE: Acknowledged. Plat information had been incorporated directly into the Site Plan for consistency.

- e. If any retaining walls encroach into easements, contact Grace Grey ggray@auroragov.org for the License Agreement concerns. (Typical)

RESPONSE: None expected

[Site Plan Page 6]

- f. Existing Bridle Paths will need to be vacated or planned development alter to account for these paths.

RESPONSE: Existing bridle paths have been vacated (Rec. No. D9020194--03/08/2019)

[Plat Throughout]

- g. See minor redlines throughout.

RESPONSE: Please see redline responses

- h. Label B&Ds (Typical). COA Subdivision Plat Checklist Item 16.

b. Easements

Show all proposed and existing easements within the plat with dashed lines; bearings, distances, and curve data; and tied out to a lot or tract line, or corner in the plat. If an easement line crosses a lot or tract line, break the overall distance for the easement line into two distances, one on each side of the lot or tract line.

RESPONSE: B&D's have been added to all existing easements which are not being vacated by separate document.

- i. Provide the most recent AES State Board Monument Records (W 1/16th S28 | S35).

RESPONSE: Monument record provided.

[Plat Page 1]

- j. Provide a certificate of taxes due.

RESPONSE: Certificate of taxes will provided closer to recordation and final review.

- k. Remove the formerly known as a reference from the Plat Title (See COA 2022 Subdivision Plat Checklist Item #2

RESPONSE: Reference removed

- l. Fully describe the cap stamping. AES Board Rule 1.6.H. Basis of Bearing Statements. 2. Composition. The basis of the bearing statement shall state the method used to

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derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

RESPONSE: Cap stampings and basis of bearing statement have been updated

- m. Label all publicly dedicated roads within 1/2 mile of the site (Typical). (See COA 2022 Subdivision Plat

RESPONSE: Road labels added to vicinity map

- n. '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.'

RESPONSE: Note added

- o. 'Tracts are to be privately owned and maintained'

RESPONSE: Note added

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

RESPONSE: Note added

- q. A statement indicating the source used for the research of easements and rights-of-way must be shown.

RESPONSE: Note added

- r. (See COA 2022 Subdivision Plat Checklist Item #11) '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.'

RESPONSE: Certificate updated

[Plat Page 3]

- s. W 1/16th? 1.6.E. Standards for Land Surveys 3. Procedural Techniques
a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parcel evidence and coordinate the facts of such survey.

RESPONSE: See redlines, a second attempt to locate corner will be made.

- t. Fully describe the cap stamping. AES Board Rule 1.6.H. Basis of Bearing Statements. 2. Composition. The basis of the bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

RESPONSE: Cap stampings and basis of bearing statement have been updated

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- [Plat Page 5]
- u. W 1/16th? 1.6.E. Standards for Land Surveys
3. Procedural Techniques
a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parcel evidence and coordinate the facts of such survey.
RESPONSE: See redlines, a second attempt to locate corner will be made.
[Plat Page 8]
 - v. Can these lot lines encroach on the E-470 Multi-Use Easement?
RESPONSE: Not sure, but they don't extend past the proposed utility easements
[Plat Page 10]
 - w. Access for Lots 24-31, Block 4? Site Plan shows 41' Public Access Easement.
RESPONSE: Easement added

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

- a. The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
RESPONSE: Noted
- b. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.
RESPONSE: Noted

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

- a. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
RESPONSE: Acknowledged. CORE has reached out to the E470 Permitting department regarding the permit submittal, timing, and fees.
- b. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
RESPONSE: Acknowledged. CORE has reached out to the E470 Permitting department regarding the permit submittal, timing, and fees.
- c. Here is a link to our permit:
<https://www.e470.com/Pages/WorkingWithUs/Permits.aspx>
RESPONSE: Acknowledged. CORE has reached out to the E470 Permitting department regarding the permit submittal, timing, and fees.
- d. Clearly identify the E-470 ROW and MUE on all applicable drawings.
RESPONSE: Labels have been added identifying both the E470 Right of Way and the MUE.
- e. E-470 discourages residential uses adjacent to the roadway.
RESPONSE: While we understand the concerns of E470, residential uses within this area have been considered dating back to the early 2000s
- f. E-470 is not responsible for noise mitigation.
RESPONSE: Understood. Noise mitigation measures shall be the responsibility of the proposed development

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- g. E-470 will be widened to 4 lanes in each direction in the future.
RESPONSE: Understood. The future expansion has been accounted for in the proposed drainage calculations as well as the overall ROW widths.
- h. The High Plains trail extension should be located within the MUE.
RESPONSE: Noted
- i. No structures are allowed in the MUE.
RESPONSE: No structures are proposed in MUE.
- j. Developed flows from the site will need to be treated and discharged at or below historic rates.
RESPONSE: Understood. Please refer to the approved master drainage study for verification of final discharge rates for the development.
- k. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
RESPONSE: The metro district will be responsible for any MUE within the property unless otherwise noted.
- l. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
RESPONSE: Understood.
- m. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
RESPONSE: Acknowledged.
- n. Landscaping is only allowed in the outer 25' of the MUE.
RESPONSE: Noted
- o. Any fencing disturbed will need to be reset meeting E-470 specifications.
RESPONSE: No fencing is within MUE
- p. A comment/response document would be helpful to track the revisions to each submittal.
RESPONSE: Response to comments are provided to City of Aurora.
- q. Additional comments will be issued as design progresses.
RESPONSE: Noted

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

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

22. Arapahoe County Engineering Services Division (720-874-6500 / referrals@arapahoegov.com)

- a. Filing 2 appears to be in conformance with Master Plans for Kings Point North. Please notify Staff if any significant changes are proposed.
RESPONSE: Acknowledged. No significant changes to the master plans are currently being proposed.
- b. This development abuts Antelope Creek 100 year floodplain. Sediment basins and other sediment transfer measures should be in place to minimize the impacts to the drainageway and downstream properties.
RESPONSE: Acknowledged. Drainage from Filing 2 development will flow to designed extended detention basins at Ponds B-4, B-5 and B-7, before discharging to Antelope Creek.

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- c. Floodplain improvements and sub-regional detention noted to be constructed with ISP East RSN 1662021, any comments provided for that referral should be considered. Staff was unable to locate referral documents for ISP East at the time of this referral

RESPONSE: Acknowledged.

- d. Please continue coordination with Arapahoe County Transportation Division, City of Centennial and the Town of Parker for regional traffic improvements.

RESPONSE: Noted. Ongoing coordination between the referral agencies will continue throughout the duration of the project design and permitting.

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

Sincerely,

Jeff Marck

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Provide most recent AES State Board Monument Records (W 1/16th S28|S35).
Provide certificate of taxes due.

PRAIRIE POINT SUBDIVISION FILING NO. 2

(FKA KINGS POINT F2)

DEDICATION:

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

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, IS ASSUMED TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER BY A 2-1/2" IRON PIPE WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1988 JR ENGINEERING" AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A 3-3/8" STEEL PIPE WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1988 JR ENGINEERING"; WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 00°17'32" WEST, A DISTANCE OF 150.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID EAST DRY CREEK ROAD AS DESCRIBED UNDER RECEPTION NO. B2073829 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- NORTH 89°00'03" WEST, A DISTANCE OF 567.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 574.00 FEET;
- WESTERLY ALONG SAID CURVE 72.70 FEET THROUGH A CENTRAL ANGLE OF 07°15'25";
- TANGENT TO SAID CURVE SOUTH 83°44'32" WEST, A DISTANCE OF 226.62 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. B2073830 OF SAID ARAPAHOE COUNTY RECORDS;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARIES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- NORTH 06°15'28" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF;
- SOUTH 83°44'32" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER THEREOF;
- SOUTH 06°15'28" EAST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER THEREOF BEING ALSO ON THE NORTHERLY RIGHT-OF-WAY OF SAID EAST DRY CREEK ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- SOUTH 83°44'32" WEST, A DISTANCE OF 1.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET;
- WESTERLY ALONG SAID CURVE 63.33 FEET THROUGH A CENTRAL ANGLE OF 07°15'25";
- TANGENT TO SAID CURVE NORTH 89°00'03" WEST, A DISTANCE OF 126.58 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°17'32" WEST, A DISTANCE OF 74.01 FEET TO THE NORTHWEST CORNER OF KINGS POINT SUBDIVISION FILING NO. 3 AS RECORDED UNDER RECEPTION NO. B2187150 OF SAID ARAPAHOE COUNTY RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID KINGS POINT SUBDIVISION FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

- CONTINUING SOUTH 00°17'32" WEST, A DISTANCE OF 103.72 FEET;
- SOUTH 12°07'45" WEST, A DISTANCE OF 305.87 FEET;
- SOUTH 03°18'26" WEST, A DISTANCE OF 77.78 FEET;
- SOUTH 14°20'10" EAST, A DISTANCE OF 77.01 FEET;
- SOUTH 23°09'28" EAST, A DISTANCE OF 260.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE E-470 PUBLIC HIGHWAY AUTHORITY AS DESCRIBED UNDER RECEPTION NO. A9166936 IN SAID ARAPAHOE COUNTY RECORDS;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES:

- NORTH 89°08'11" WEST, A DISTANCE OF 409.91 FEET;
- SOUTH 87°06'49" WEST, A DISTANCE OF 104.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2441.83 FEET;
- SOUTHWESTERLY ALONG SAID CURVE 929.45 FEET THROUGH A CENTRAL ANGLE OF 21°48'32";
- NON-TANGENT TO SAID CURVE NORTH 19°55'22" WEST, A DISTANCE OF 150.00 FEET;
- NON-TANGENT TO SAID CURVE NORTH 19°55'22" WEST, A DISTANCE OF 150.00 FEET;
- SOUTH 70°04'38" WEST, A DISTANCE OF 160.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE 538.10 FEET THROUGH A CENTRAL ANGLE OF 12°37'34";
- TANGENT TO SAID CURVE SOUTH 48°53'53" WEST, A DISTANCE OF 104.94 FEET;
- SOUTH 45°08'54" WEST, A DISTANCE OF 1,193.41 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 44°50'51" WEST, A DISTANCE OF 281.82 FEET;

- THENCE NORTH 44°28'03" WEST, A DISTANCE OF 64.63 FEET;
- THENCE NORTH 40°00'39" WEST, A DISTANCE OF 71.44 FEET;
- THENCE NORTH 34°18'00" WEST, A DISTANCE OF 71.44 FEET;
- THENCE NORTH 28°35'21" WEST, A DISTANCE OF 71.44 FEET;
- THENCE NORTH 22°52'42" WEST, A DISTANCE OF 71.44 FEET;
- THENCE NORTH 17°10'03" WEST, A DISTANCE OF 71.44 FEET;
- THENCE NORTH 11°25'21" WEST, A DISTANCE OF 71.43 FEET;
- THENCE NORTH 07°30'50" WEST, A DISTANCE OF 29.29 FEET;
- THENCE NORTH 04°50'09" WEST, A DISTANCE OF 64.11 FEET;
- THENCE NORTH 04°34'03" WEST, A DISTANCE OF 61.00 FEET;
- THENCE NORTH 04°33'37" WEST, A DISTANCE OF 366.00 FEET;
- THENCE NORTH 11°41'17" WEST, A DISTANCE OF 61.48 FEET;
- THENCE NORTH 09°39'27" WEST, A DISTANCE OF 64.74 FEET;
- THENCE NORTH 15°02'15" WEST, A DISTANCE OF 505.20 FEET;

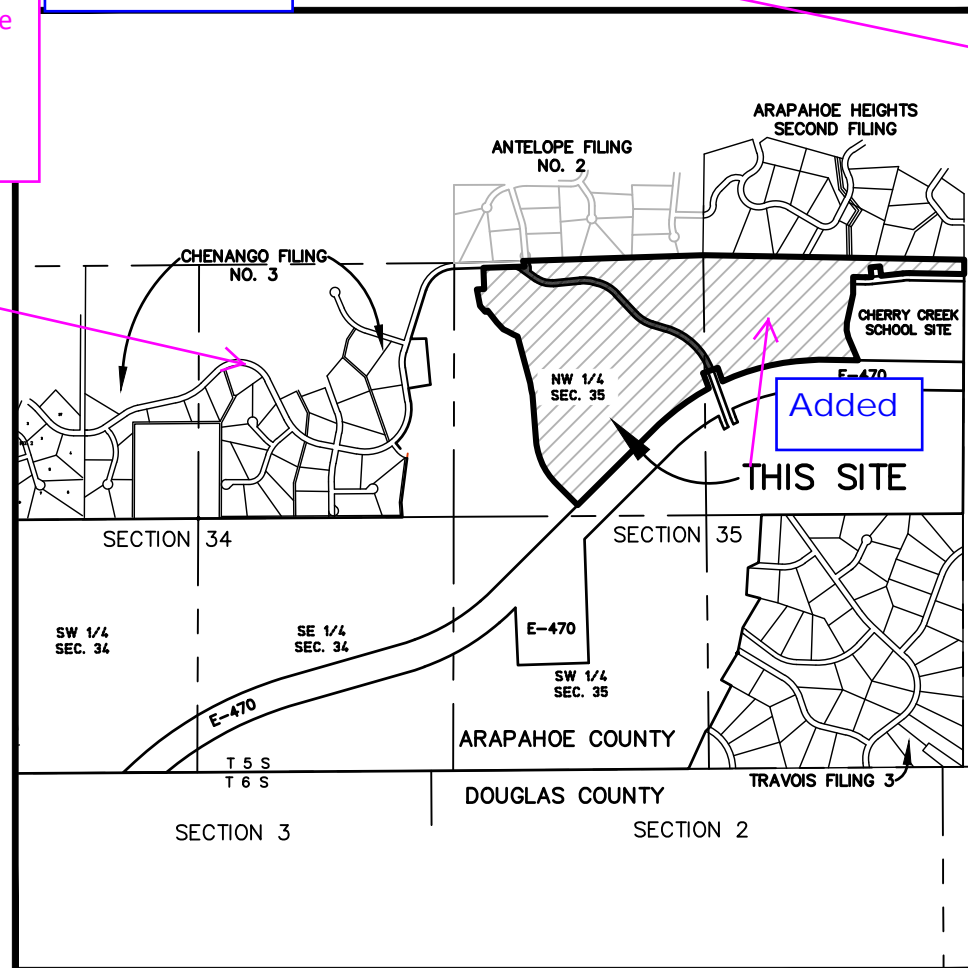
SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF C

Fully describe the cap stamping.
AES Board Rule 1.6.H. Basis of Bearing Statements.
2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/ stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

Label all publicly dedicated roads within 1/2 mile of the site (Typical)
(See COA 2022 Subdivision Plat Checklist Item #3)

road labels added

Note updated



VICINITY MAP
SCALE 1"= 2000'

DEDICATION-CONTINUED:

THENCE NORTH 64°58'08" WEST, A DISTANCE OF 50.43 FEET;

THENCE NORTH 61°27'05" WEST, A DISTANCE OF 62.97 FEET;

THENCE NORTH 64°16'10" WEST, A DISTANCE OF 53.28 FEET;

THENCE NORTH 42°25'08" WEST, A DISTANCE OF 98.83 FEET;

THENCE NORTH 38°34'53" WEST, A DISTANCE OF 156.14 FEET;

THENCE SOUTH 61°13'59" WEST, A DISTANCE OF 27.55 FEET;

THENCE NORTH 41°12'16" WEST, A DISTANCE OF 83.17 FEET;

THENCE NORTH 10°50'29" WEST, A DISTANCE OF 173.53 FEET;

THENCE NORTH 86°00'20" EAST, A DISTANCE OF 76.14 FEET;

THENCE NORTH 01°49'04" WEST, A DISTANCE OF 219.65 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST LONG AVENUE AS DEDICATED ON THE PLAT OF CHENANGO FILING NO. 3 AS RECORDED AT RECEPTION NO. 1845357, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 88°10'07" EAST, A DISTANCE OF 425.29 FEET TO THE EASTERLY RIGHT-OF-WAY OF EAST LONG AVENUE AS DEDICATED ON SAID PLAT OF CHENANGO FILING NO. 3 BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 288.23 FEET AND A RADIAL BEARING OF NORTH 73°14'00" EAST;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY ALONG SAID EASTERLY RIGHT-OF-WAY OF EAST LONG AVENUE THE FOLLOWING TWO (2) COURSES:

NORTHERLY ALONG SAID CURVE 59.00 FEET THROUGH A CENTRAL ANGLE OF 11°43'39";

TANGENT TO SAID CURVE NORTH 05°02'21" WEST, A DISTANCE OF 1.85 FEET TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

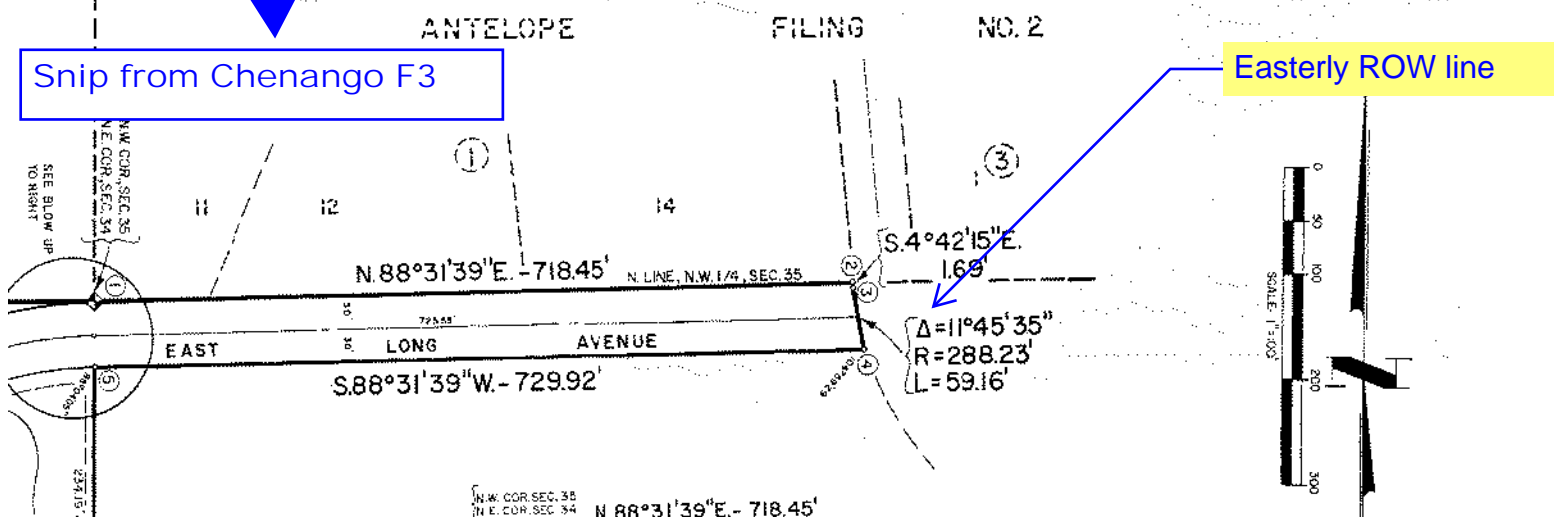
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY LINE NORTH 88°10'07" EAST, A DISTANCE OF 1876.25 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35;

THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER THE FOLLOWING TWO (2) COURSES:

- SOUTH 88°58'46" EAST, A DISTANCE OF 1359.65 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35;
- ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 89°00'03" EAST, A DISTANCE OF 1359.23 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 136.508 ACRES, (5,946,288 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PRAIRIE POINT SUBDIVISION FILING NO. 2 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 K AND M AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



Include PROS standard SP note:

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.

Added as note 9

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: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, IS ASSUMED TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER BY A 2-1/2" IRON PIPE WITH A 3-1/4" ALUMINUM PIPE STAMPED "PLS 10377 1988 JR ENGINEERING" AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A 2-3/8" STEEL PIPE WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1988 JR ENGINEERING".

- 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.

- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

- TRACT K IS GRANTED TO THE CITY OF AURORA FOR DRAINAGE PURPOSES AND TRACT M IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES. BOTH TRACTS K AND M WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.

- 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.

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.

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

j. A statement indicating the source used for research of easements and rights-of-way must be shown.

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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

KINGSPPOINT LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY FORMERLY KNOWN AS THE MEADOWS LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINT NAME _____ PRINT TITLE _____

BY _____ OF COLORADO)

BY _____ OF COLORADO) SS

BY _____ OF COLORADO)

BY _____ OF COLORADO)

BY _____ OF COLORADO)

BY _____ OF COLORADO)

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BY _____ OF COLORADO)

BY _____ OF COLORADO)

BY _____ OF COLORADO)

BY _____ OF COLORADO)

BY _____ OF COLORADO)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 20__.

I FURTHER CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 20__.

ANTHONY K. PEALL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE:

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.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, 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

PLANNING DIRECTOR

DATE

DATE

_____, and Tracts K and M

_____, and Tracts K and M

_____, and Tracts K and M

_____, and Tracts K and M

_____, and Tracts K and M

_____, and Tracts K and M

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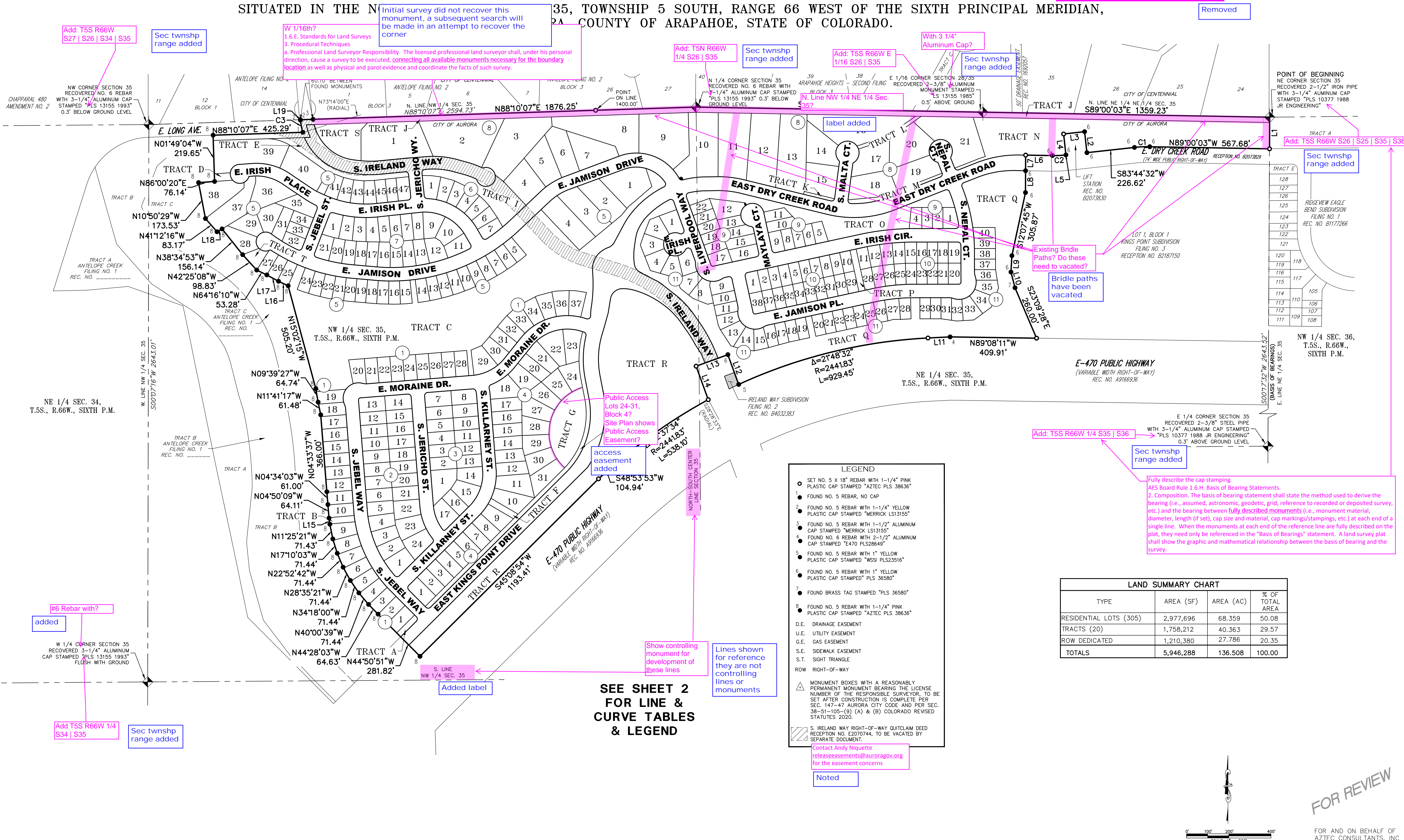
_____, and Tracts K and M

_____, and Tracts K and M

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	
AzTec Proj. No: 17127-01		Drawn By: GLW	
DATE OF PREPARATION: 09-01-2022		SCALE: N/A	
SHEET 1 OF 11			

PRAIRIE POINT SUBDIVISION FILING NO. 2

SITUATED IN THE NW 1/4 SEC. 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY OF ARAPAHOE, STATE OF COLORADO.



LEGEND

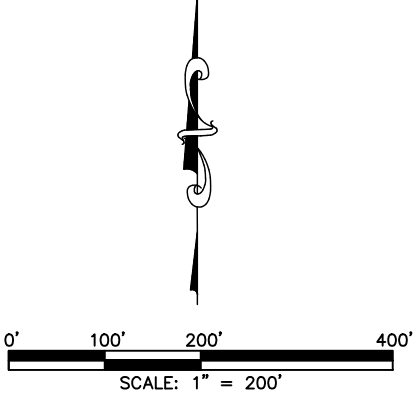
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 36636"
- FOUND NO. 5 REBAR, NO CAP
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "MERRICK LS13155"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MERRICK LS13155"
- FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "E470 PLS28649"
- FOUND NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "WSSI PLS23516"
- FOUND NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 36580"
- FOUND BRASS TAG STAMPED "PLS 36580"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 36636"
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- GAS EASEMENT
- SIDEWALK EASEMENT
- SIGHT TRIANGLE
- RIGHT-OF-WAY
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.
- S. IRELAND WAY RIGHT-OF-WAY QUITCLAIM DEED RECEPTION NO. E2070744, TO BE VACATED BY SEPARATE DOCUMENT.

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

Noted

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (305)	2,977,696	68.359	50.08
TRACTS (20)	1,758,212	40.363	29.57
ROW DEDICATED	1,210,380	27.786	20.35
TOTALS	5,946,288	136.508	100.00

SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND



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

DEVELOPER
OAKWOOD LAND DEVELOPMENT

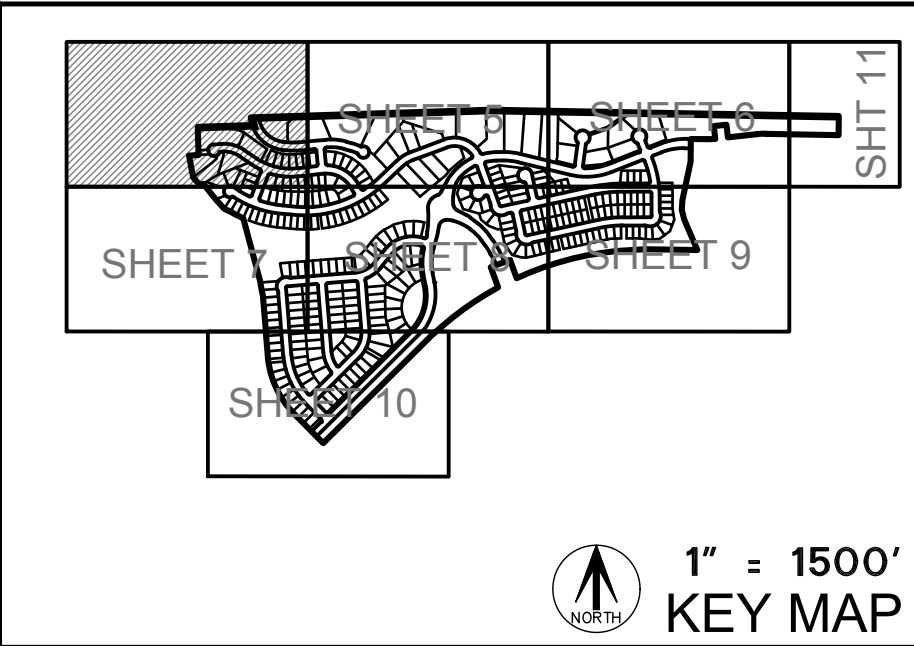
4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

DATE OF PREPARATION:	09-01-2022
SCALE:	1" = 200'
SHEET 3 OF 11	

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

PRAIRIE POINT SUBDIVISION FILING NO. 2
SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Removed



SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND

SEE SHEET 5

SEE SHEET 5

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

See comments on Sheet 3

Sec twship
range added

NW CORNER SECTION 35
RECOVERED NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
STAMPED "PLS 13155 1993"
0.3' BELOW GROUND LEVEL

Once vacated these lines can
be removed.
Contact Andy Niquette
releaseeasements@auroragov.org
for the easement concerns

Noted

Label Block 87

Added

Will add
when known

Make radial lines
dashed (Typical)

Revised

Will add
when known

Label B&D or dimension to show parallel to Tract C utility line.
COA Subdivision Plat Checklist Item 16.
b. Easements
Show all proposed and existing easements within the plat with dashed
lines; bearings, distances, and curve data, and tied out to a lot or tract
line, or corner in the plat. If an easement line crosses a lot or tract line,
break the overall distance of the easement line into two distances, one
on each side of the lot or tract line.

SEE SHEET 7

Added
"see
sheet 7"

Sheet 4 shows up
to Lot 16, Block 5?
See Sheet 7?

AZTEC
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Fax: (303) 713-1897
www.aztecconsultants.com

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

DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

DATE OF
PREPARATION: 09-01-2022

SCALE: 1" = 50'

SHEET 4 OF 11

PRAIRIE POINT SUBDIVISION FILING NO. 2

SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Removed

Sec twship
range added

See comments on Sheet 3
N 1/4 CORNER SECTION 35
RECOVERED NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP STAMPED
"PLS 13155 1993" 0.3' BELOW
GROUND LEVEL

W 1/16th?
1.6.E. Standards for Land Surveys
3. Procedural Techniques
a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall,
under his personal direction, cause a survey to be executed, connecting all available
monuments necessary for the boundary location as well as physical and parcel evidence
and coordinate the facts of such survey.

Initial survey did not recover this
monument, a subsequent search will
be made in an attempt to recover the
corner

SW 1/4 SEC. 26,
T.5S., R.66W., SIXTH P.M.

LOT 7, BLOCK 3
ANTELOPE FILING NO. 2
REC. NO. 1628802

LOT 26, BLOCK 3
ANTELOPE FILING NO. 2
REC. NO. 1628802

10' UTILITY EASEMENT
REC. NO. B6034651

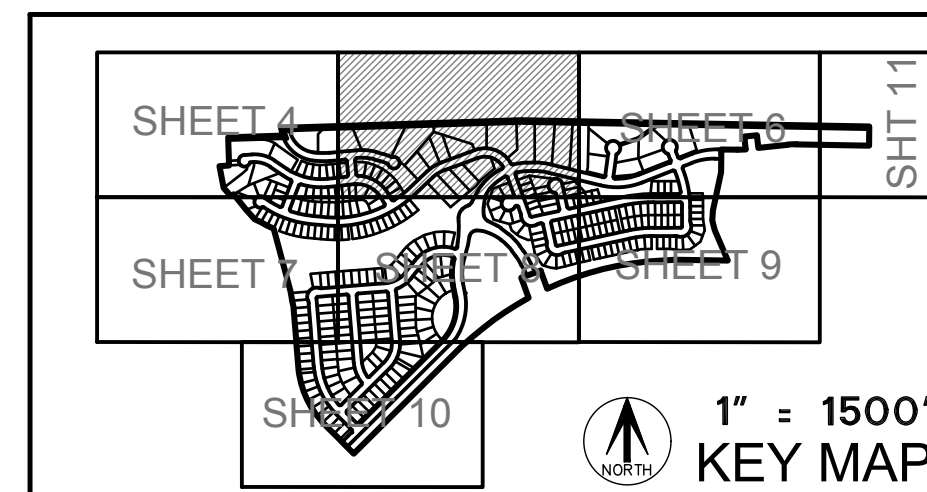
LOT 27, BLOCK 3
ANTELOPE FILING NO. 2
REC. NO. 1628802

SEE SHEET 6

SEE SHEET 6

SEE SHEET 8

SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND



AzTEC
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www.aztecconsultants.com

DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION: 09-01-2022

SCALE: 1" = 50'

SHEET 5 OF 11

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

PRAIRIE POINT SUBDIVISION FILING NO. 2

SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Removed

See comments on Sheet 3
N 1/4 CORNER SECTION 35
RECOVERED NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP STAMPED
"PLS 13155 1993" 0.3' BELOW
GROUND LEVEL

Sec twship
range added

40, BLOCK 3
ARAPAHOE HEIGHTS
SECOND FILING
REC. NO. 1692057

SE 1/4 SEC. 26,
T.5S., R.66W., SIXTH P.M.

LOT 39, BLOCK 3
ARAPAHOE HEIGHTS
SECOND FILING
REC. NO. 1692057

LOT 38,
BLOCK 3
ARAPAHOE HEIGHTS
SECOND FILING
REC. NO. 1692057

Bridle paths
vacated

LOT 37, BLOCK 3
ARAPAHOE HEIGHTS
SECOND FILING
REC. NO. 1692057

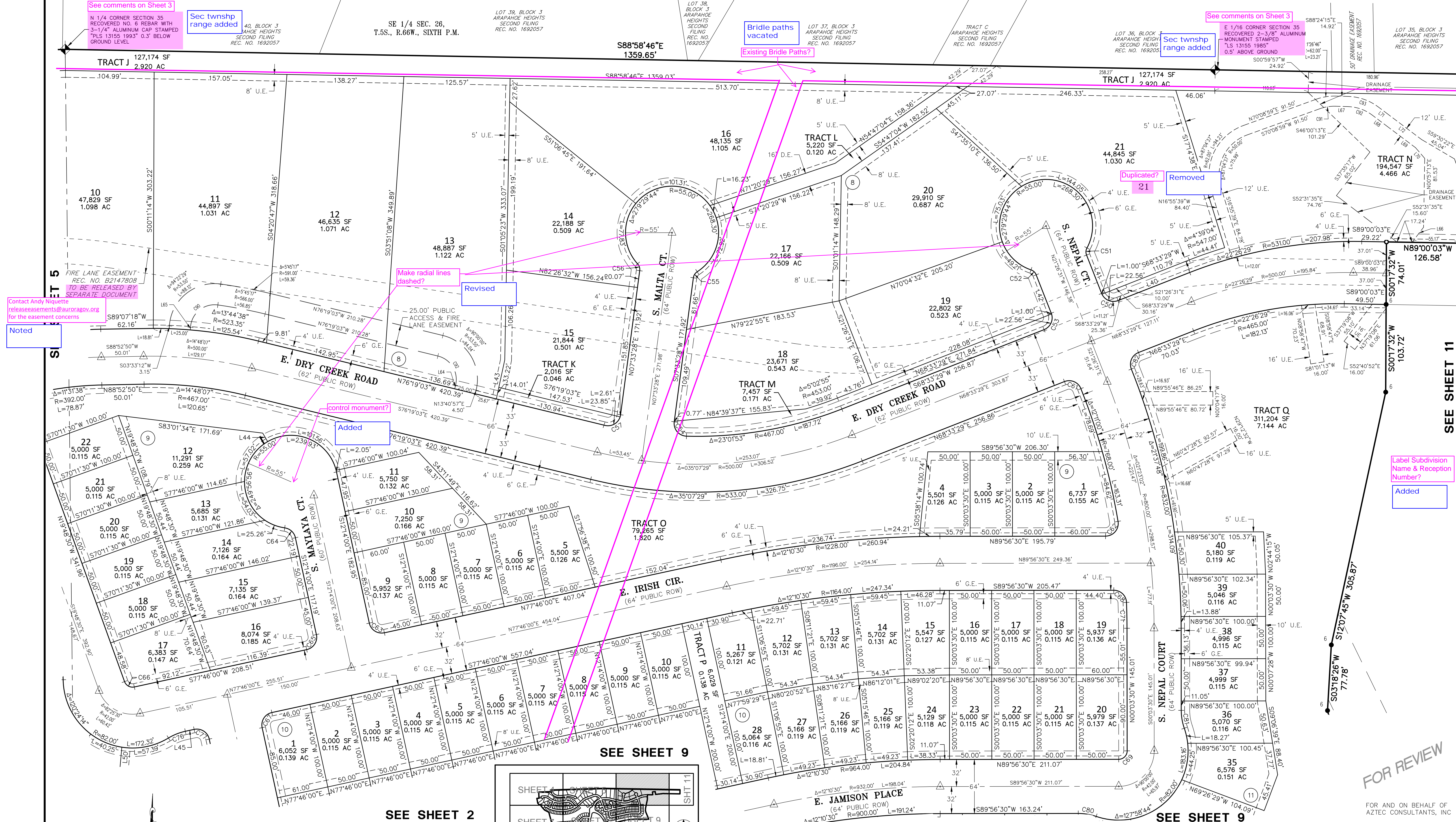
TRACT C
ARAPAHOE HEIGHTS
SECOND FILING
REC. NO. 1692057

LOT 36, BLOCK 3
ARAPAHOE HEIGHTS
SECOND FILING
REC. NO. 1692057

Sec twship
range added

See comments on Sheet 3
E 1/16 CORNER SECTION 35
RECOVERED 2-3/8" ALUMINUM
MONUMENT STAMPED
"LS 13155 1995"
0.5' ABOVE GROUND

LOT 35, BLOCK 3
ARAPAHOE HEIGHTS
SECOND FILING
REC. NO. 1692057



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

Noted

Label Subdivision
Name & Reception
Number?

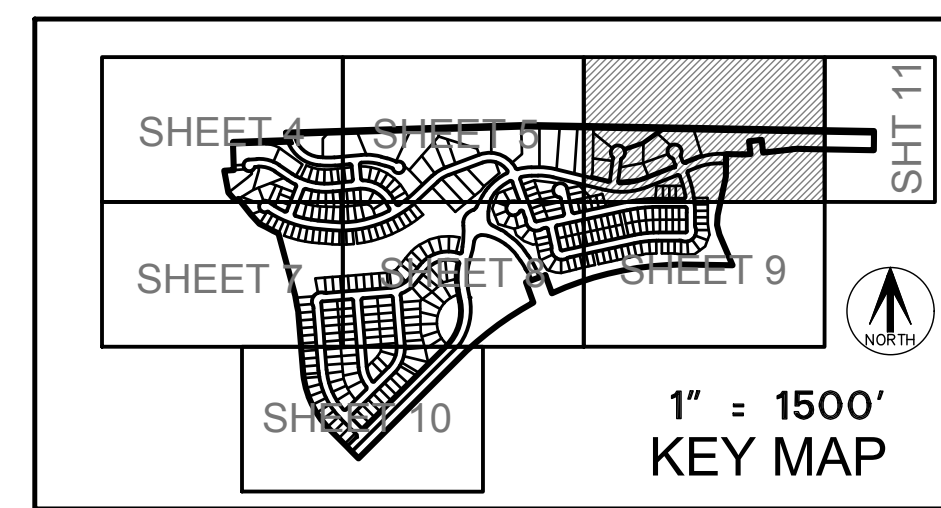
Added

SEE SHEET 11

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND



SEE SHEET 9

SEE SHEET 9

<div><div>AZTEC</div><div>CONSULTANTS, INC.</div></div> <div>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</div>		<div>DEVELOPER</div> <div>OAKWOOD LAND DEVELOPMENT</div> <div>4908 TOWER ROAD DENVER, COLORADO (303) 486-8500</div>		<div>DATE OF PREPARATION:</div> <div>09-01-2022</div>	
<div>AzTec Proj. No.: 17121-01</div> <div>Drawn By: GLW</div>				<div>SCALE:</div> <div>1" = 50'</div>	
				<div>SHEET 6 OF 11</div>	

PRAIRIE POINT SUBDIVISION FILING NO. 2

SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Removed

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 4

SEE SHEET 5

SEE SHEET 8

SEE SHEET 10

SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND

1" = 1500'
KEY MAP

AZTEC
CONSULTANTS, INC.

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Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

DATE OF PREPARATION: 09-01-2022

SCALE: 1" = 50'

SHEET 7 OF 11

AzTec Proj. No: 17121-01

Drawn By: GLW

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

Will add
when known

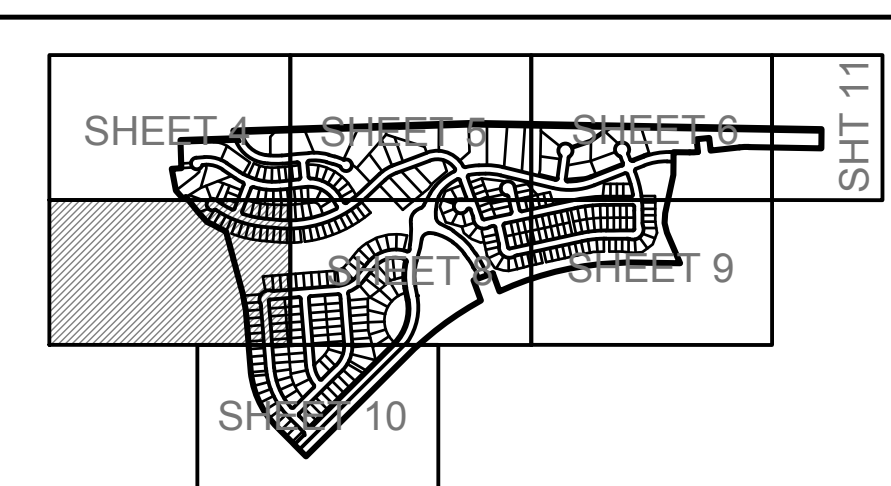
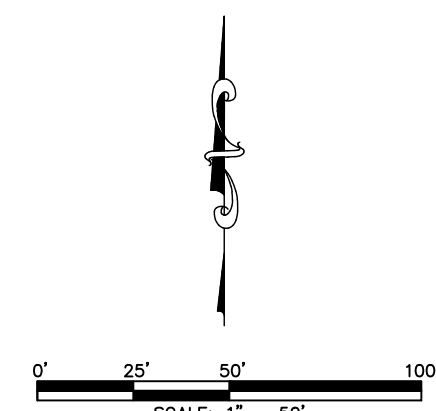
Label Road Name
& ROW Width?
Label added

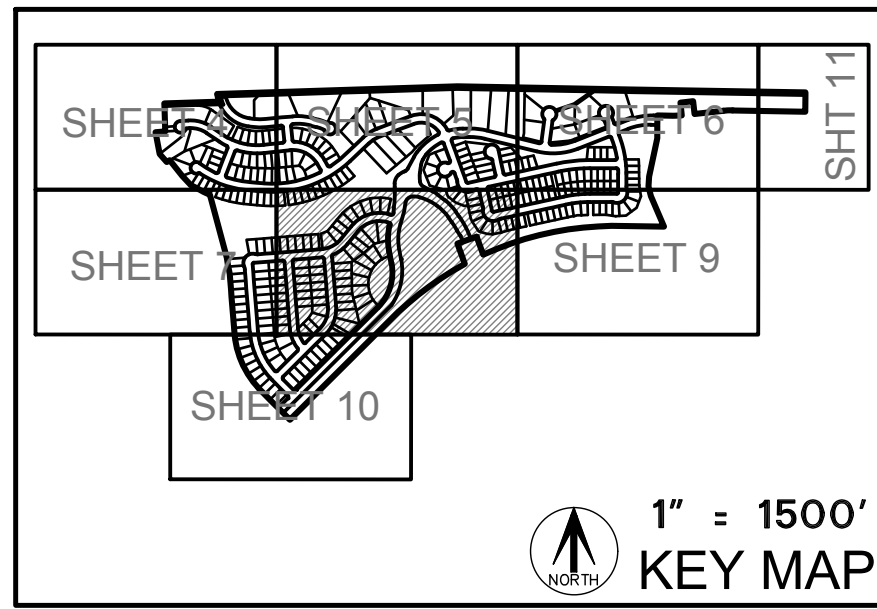
Easements
revised

Confirm U.E. is parallel
to Rear Lot Lines?

Access for Lots
24-31, Block 4?
Site Plan shows
Public Access
Easement?
Site Plan also
shows 6' G.E.?

Access
easement &
6' G.E.
added





PRAIRIE POINT SUBDIVISION FILING NO. 2

SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Removed

SEE SHEET 5

SEE SHEET 5

SEE SHEET 9

SEE SHEET 7

SEE SHEET 7

SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND

FOR REVIEW

Label B&D's (Typical)
COA Subdivision Plat Checklist Item 16.
b. Easements
Show all proposed and existing easements within the plat
with dashed lines; bearings, distances, and curve data; and
tied out to a lot or tract line, or corner in the plat. If an
easement line crosses a lot or tract line, break the overall
distance for the easement line into two distances, one on each
side of the lot or tract line.

Labels
added

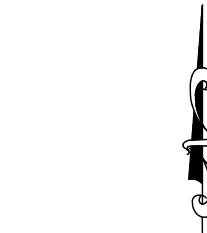
Site Plan shows 6' G.E.?
G.E. added

Access for Lots
24-31, Block 4?

Access
easement
added

Site Plan shows
41' Public Access
Easement?

SEE SHEET 10



SCALE: 1" = 50'

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DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

DATE OF PREPARATION: 09-01-2022

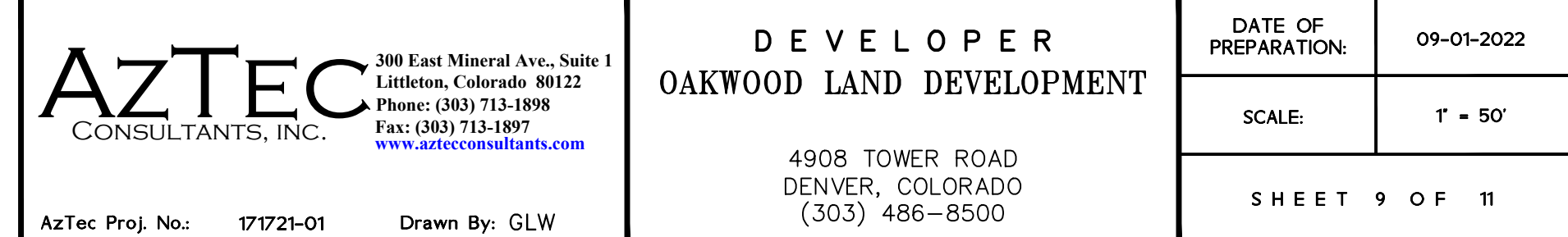
SCALE: 1" = 50'

SHEET 8 OF 11

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

Removed

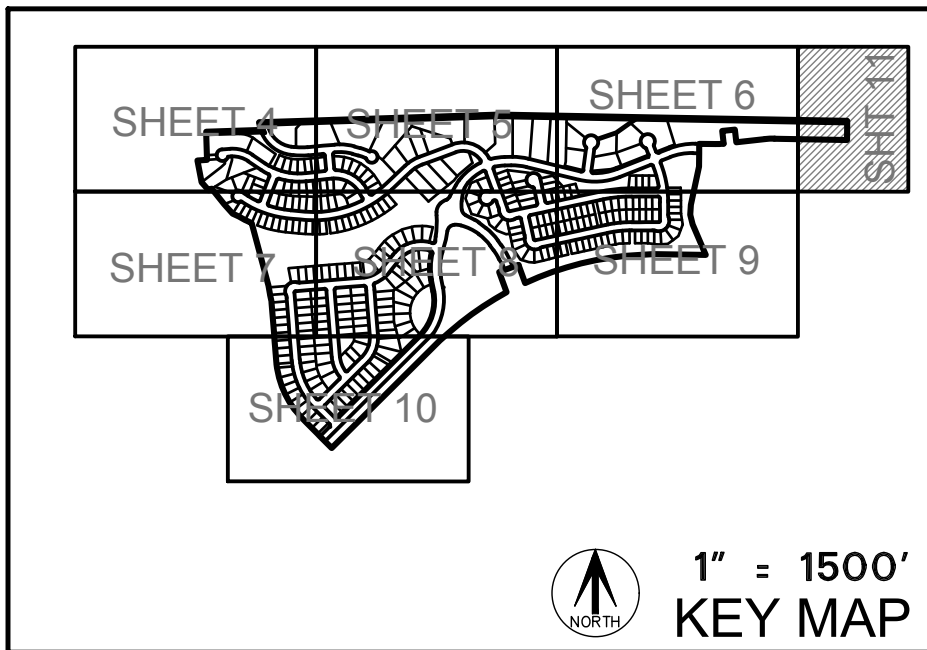
SEE SHEET 6



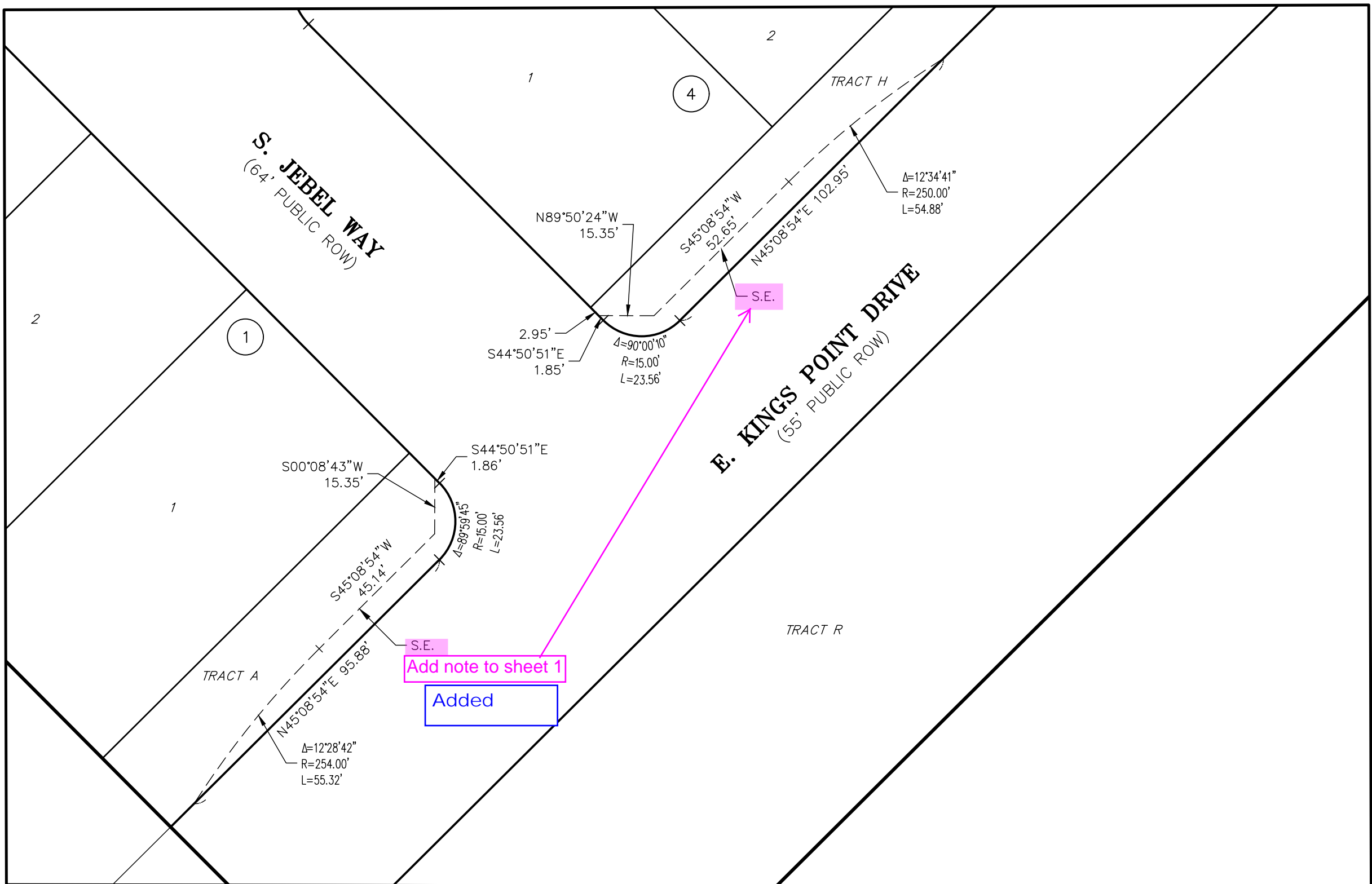
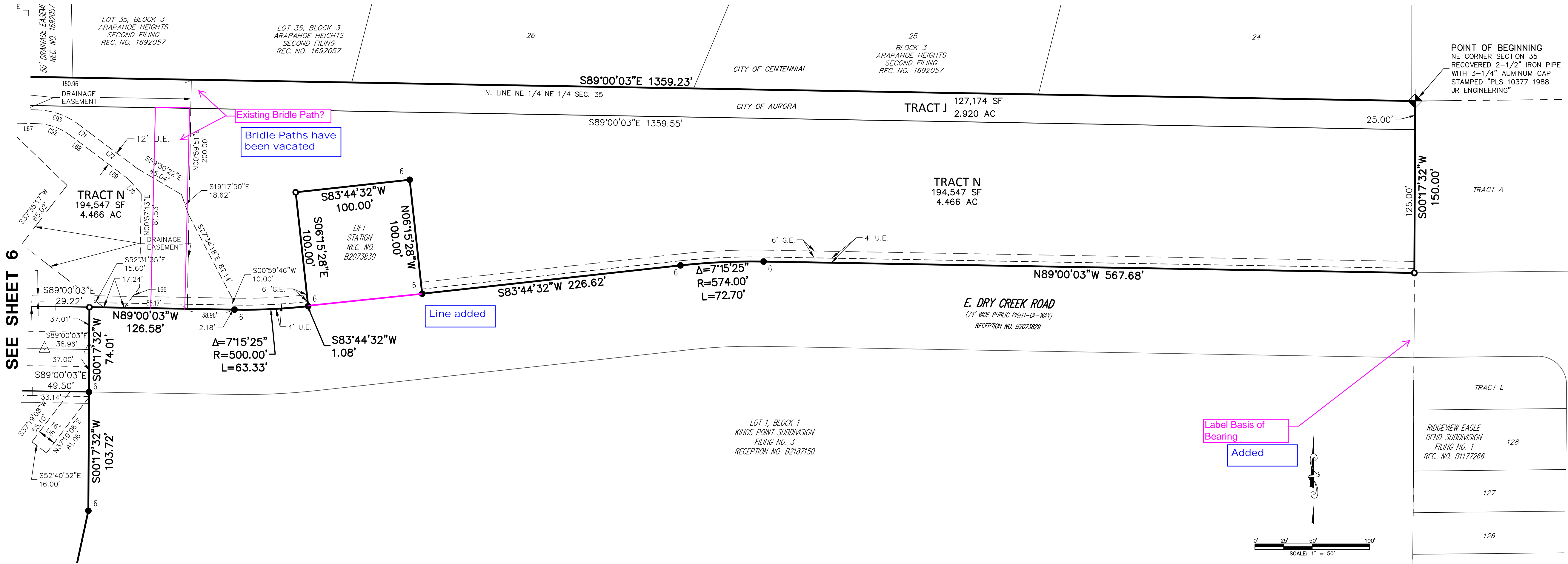
PRAIRIE POINT SUBDIVISION FILING NO. 2

SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Removed



SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND



DETAIL "A"
SCALE 1" = 30'

S.E. = SIDEWALK EASEMENT

AzTEC
CONSULTANTS, INC.

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DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

DATE OF PREPARATION: 09-01-2022

SCALE: 1" = 50'

SHEET 11 OF 11

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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

General Observations:
Label Exterior B&D's/Curve Data
Easements must match on plat & site plan
Block Labels must match on plat & site plan
Carry general comments throughout the document
(Review was stopped on Sheet 11 due inordinate amount of errors).

PRAIRIE POINT NORTH FILING NO.2

(PREVIOUSLY KNOWN AS KINGS POINT NORTH)

CONTEXTUAL SITE PLAN

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

CORE RESPONSE:
Grammar in notes corrected.

Insert "A"

OVERALL SITE NOTES

- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES **LOCATED** WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AT ANY TIME AND SUCH MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF THE UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE CITY OF AURORA PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE CITY OF AURORA CITY PLANNING OFFICE. A COPY OF THE ORIGINAL CURRENT PLAN MAY BE PURCHASED THROUGH THE CITY. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES (I.E BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRORACH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREET LIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET /PEDESTRIAN LIGHTS SHALL BR THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL LAN SHOWING SITE LOCATIONS OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- PRIOR TO THE FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAM MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND GUTTER AND AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- KINGS POINT NORTH MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE OVERALL KINGS POINT NORTH DEVELOPMENT AREA. DIVIDING THE SCOPE OF WORK BETWEEN THE TWO ISPS FOR KINGS POINT NORTH EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WITHIN THE RIGHT OF WAY, INCLUDING CURBSIDE LANDSCAPE, WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO FINAL ACCEPTANCE OF THE ACCOMPANYING ROADS. LANDSCAPING WILL BE INSTALLED WITHIN TRACTS AND DETENTION PONDS AS DELINEATED ON THE PLAN CONCURRENT WITH ADJACENT FILINGS

ROADWAY & WATER MAIN REQUIREMENTS

- KINGS POINT NORTH MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE OVERALL KINGS POINT NORTH DEVELOPMENT AREA. DIVIDING THE SCOPE OF WORK BETWEEN THE TWO INFRASTRUCTURE SITE PLANS FOR KINGS POINT NORTH EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY.
- THE CITY OF AURORA IS RESPONSIBLE FOR THE INSTALLATION OF THE TRAFFIC SIGNALS AT AURORA PARKWAY AND STATE HIGHWAY 83 (PARKER ROAD) PRIOR TO THE OPENING OF AURORA PARKWAY TO TRAFFIC. THE APPLICANT WILL PAY FIFTY PERCENT OF THE ESCROW FUNDS REQUIRED FOR THE INTERSECTION. THE CITY IS RESPONSIBLE FOR OBTAINING THE REMAINING FIFTY PERCENT OF THE FUNDING REQUIRED FROM THE 17 MILE HOUSE ENTRANCE ON THE WEST SIDE OF THE INTERSECTION.

ARTERIAL SIDEWALKS

- FUTURE CONSTRUCTION OF THE HIGH PLAINS TRAIL ALONG THE SOUTHERN BORDER BETWEEN PARKER ROAD AND THE AURORA PARKWAY ROUNDABOUT AND THE FUTURE OVERPASS FOR PEDESTRIAN CROSSING OF PARKER ROAD ELIMINATES THE NEED FOR SIDEWALKS EXTENDING TO PARKER ROAD AS INDICATED ON THE PLAN. THE REQUEST WAS MADE BY THE COLORADO DEPARTMENT OF TRANSPORTATION TO NOT HAVE ON-GRADE PEDESTRIAN CROSSING AT THE INTERSECTION OF AURORA PARKWAY AND PARKER ROAD.
- THE SIDEWALK ON THE SOUTH SIDE OF AURORA PARKWAY FROM THE FUTURE COMMERCIAL ENTRANCE EAST TO THE FIRST INTERSECTION WILL BE 8' DUE TO LIMITED PEDESTRIAN USE.
- THE SIDEWALK ADJACENT TO THE SOUTH SIDE OF AURORA PARKWAY FROM THE HIGH PLAINS TRAIL CONNECTION, WEST OF THE ROUND ABOUT, TO THE FUTURE CONNECTION WEST OF THE FUTURE OVERPASS OVER E470, IS INCREASED TO 10' WIDTH.

SIDEWALKS

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

DETENTION

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

UTILITY EASEMENTS

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

STREET LIGHTS

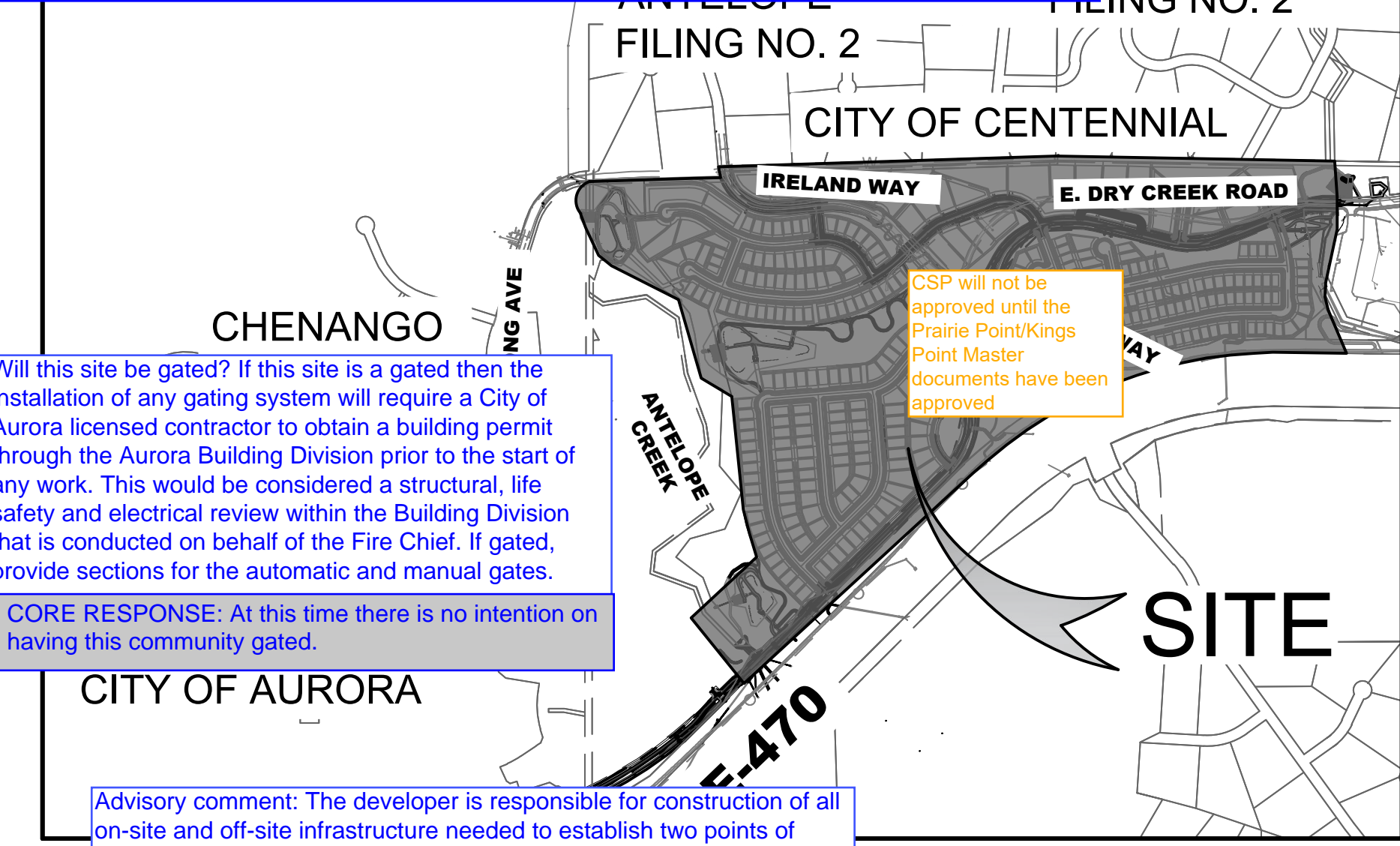
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL. THIS WILL INCLUDE TYPICAL LIGHT FIXTURES BASED ON STREET CLASSIFICATION.

STORM SEWER AND DRAINAGE FACILITIES

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

Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

CORE RESPONSE: Phasing plan represented on sheet 6. Requirements for phased construction met.



Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

CORE RESPONSE: At this time there is no intention on having this community gated.

Advisory comment: The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site. Prior to the issuance of the first certificate of occupancy, the project site must have the required number of emergency access points and approved water supply. This requirement includes, but not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.

- R1 - LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (DIMENSIONAL STANDARDS)

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

- R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT

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

AMENDMENTS

DATE	DESCRIPTION

Consider making the amendment block wider

Please work with planning to address missing standard notes.

Add these notes:
'All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.'

'Final grade shall be at least six (6) inches below any exterior wood siding on the premises.'

LEGEND

Provide a site "Data Block" that reflects the following (only when needed):
Number of buildings, square footage of each building and the gross square footage of all buildings on site.

2015 IBC/IRC Construction Type of structure(s). Indicate if structures are fire sprinkled or non-fire sprinkled. (Note: This information is needed to determine the number of fire hydrants required to support this site.)
-Maximum Building Height.

-Handicap Parking Spaces Provided.

-Handicap Parking Spaces Required.

-Van Handicap Parking Spaces Provided.

-Van Handicap Parking Spaces Required.

-Parking Spaces Provided.

-Parking Spaces Required.

-Loading Spaces Provided.

-Loading Spaces Required.

-Total number of storage spaces within the facility.

-Total number of accessible storage spaces/units provided per the 2015 IBC Section 1108.3.

PROPOSED CURB & GUTTER	EXISTING CURB & GUTTER
REMOVE CURB & GUTTER	FUTURE CURB & GUTTER
GUARD RAIL	RETAINING WALL
DRAINAGE SWALE	EXISTING FENCE - CHAIN LINK
EXISTING	PROPOSED

Add the following standard notes:

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

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

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

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

IRRIGATION SERVICE	FO	EXISTING FIBER OPTIC
SANITARY SERVICE	G	EXISTING GAS
WATER SERVICE	OH	EXISTING OVER HEAD ELECTRIC

Do not use 'filling' in a site plan title.

CORE RESPONSE:
Changed to read 'SITE PLAN 2'.

Add Note:
See property description on Sheet 4.

CORE RESPONSE: Note added above sheet list.

Sheet Number	Sheet Title
1	COVER
2	GENERAL NOTES
3	LOT TABLES
4	LEGAL DESCRIPTION
5	OVERALL SITE PLAN
6	PHASING PLAN
7	SITE PLAN
8	SITE PLAN
9	SITE PLAN
10	SITE PLAN
11	SITE PLAN
12	SITE PLAN
13	SITE PLAN
14	SITE PLAN
15	SITE PLAN
16	OVERALL UTILITY PLAN
17	UTILITY PLAN
18	UTILITY PLAN
19	UTILITY PLAN
20	UTILITY PLAN
21	UTILITY PLAN
22	UTILITY PLAN
23	UTILITY PLAN
24	UTILITY PLAN
25	UTILITY PLAN
26	OVERALL GRADING PLAN
27	GRADING
28	GRADING
29	GRADING
30	GRADING
31	GRADING
32	GRADING
33	GRADING
34	GRADING
35	GRADING
36	OVERALL LANDSCAPE
37	LANDSCAPE NOTES
38-58	LANDSCAPE PLANS
59-60	LAYOUT PLANS
61	LANDSCAPE DETAILS
62	HYDROZONE MAP
63	FENCING PLAN

Add '-with adjustment' to the title. List the adjustment code section on this cover sheet along with a brief description of the request

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

CORE RESPONSE:
Acknowledged

CORE RESPONSE:
Acknowledged

Aurora Forestry cannot approve site plan until Tree Protection Plan has been approved

Include required and proposed columns for the data table. Add in hard surface and landscape area and percentage of the overall site

CITY OF AURORA APPROVAL	
CITY ATTORNEY:	DATE: _____
PLANNING DIRECTOR:	DATE: _____
PLANNING COMMISSION:	DATE: _____
CITY COUNCIL:	DATE: _____
ATTEST:	DATE: _____
RECORDERS CERTIFICATE: ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER	
OF _____ COLORADO AT _____ O'CLOCK M, THIS _____ DAY OF _____ AD, 2022	CLERK AND RECORDER: _____ DEPUTY: _____
THE INFRASTRUCTURE SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL HEREIN. CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH ABANDONMENT, WITH DRAWL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA. IN WITNESS THEREOF, KINGSPOINT LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 2022	
BY: _____ (OWNERS)	
STATE OF COLORADO _____ JSS	
COUNTY OF _____	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME	
THIS _____ DAY OF _____ AD, 2022	
BY: _____ (OWNERS)	
WITNESS MY HAND AND OFFICIAL SEAL	
(NOTARY PUBLIC)	
MY COMMISSION EXPIRES _____	
NOTARY BUSINESS ADDRESS: _____	
OWNER CLAYTON PROPERTIES GROUP II, INC. 4908 TOWER ROAD DENVER, CO 80249 TEL: 303-486-8500 CONTACT: RANDY BAUER EMAIL: RBAUER@OAKWOODHOMESCO.COM	
ENGINEER CORE CONSULTANTS, INC. 3473 S. BROADWAY ENGLEWOOD, CO 80113 (303) 703-4444 CONTACT: ROB HANSEN EMAIL: RHANSEN@LIVEYOURCORE.COM	
SURVEYOR AZTEC CONSULTANTS, INC. 300 EAST MINERAL AVE, SUITE 1 LITTLETON, CO 80122 (303) 713-1898 CONTACT: TONY PEAHL EMAIL: TPEALL@AZTECCONSULTANTS.COM	
PLANNER / ARCHITECT TERRACINA DESIGN 10200 E. GIRARD AVE, STE A-314 DENVER, CO 80231 CONTACT: LAYLA ROSALES (303) 632-8867 EMAIL: LROSALAS@TERRACINADDESIGN.COM	
CITY / TOWN CITY OF AURORA AURORA, CO 80016	

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

ROBERT D. HANSEN, P.E.
COLORADO NO. 50417
FOR AND ON BEHALF OF CORE CONSULTANTS INC.

9/9/2022
DATE

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1	FIRST SUBMISSION TO THE CITY OF AURORA	9/9/2022	RH

PRAIRIE POINT FILING NO.2

AURORA, CO

CONTEXTUAL SITE PLAN

COVER

NOT FOR CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

JOB NO.
19-032

SHEET
1

1 COVER.dwg

X:\19-032 Kings Point\Civil\CAD\Plans\Filing 2\CSP

2021-09-11 (4:30 PM)

EC	EASEMENT
EC	EDGE OF CONCRETE
ECC	ECCENTRIC
EG	EXISTING GRADE
EL	ELEVATION
ELEC	ELECTRIC
EM	ELECTRIC METER
ENCL	ENCLOSURE
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WALK
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT

	POINT OF COMPOUND
	CURVATURE
PCR	POINT OF CURB RETURN
PE	PROFESSIONAL ENGINEER
PED	PEDESTAL
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND
	SURVEYOR
PP	POWER POLE
PR	PROPOSED
PRC	POINT OF REVERSE
	CURVATURE

CONTROL	
TBC	TOP BACK OF CURB
TELE	TELEPHONE / COMMUNICATIONS
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TOF	TOP OF FOUNDATION
TOP	TOP OF PIPE
TOR	TOP OF RAMP
TOS	TOP OF STAIR
TOW	TOE OF WALL
TW	TOP OF WALL
TV	TELEVISION
TY	TYPICAL
UE	UTILITY EASEMENT
UT	UTILITY
VC	VERTICAL CURVE
VC&G	VERTICAL CURB & GUTTER
VLT	VAULT
VERT	VERTICAL
W	WEST
WB	WEST BOUND
WLK	SIDEWALK
WM	WATER METER
WT	WATER
XC	CROSS-SECTION
Y1	SINGLE YELLOW STRIPE
Y2	DOUBLE YELLOW STRIPE

The diagrams illustrate the cross-section of three different roadway types, each with a 1.2' STREET UNDERCUT on the left and a 1/4" FT OVERLIT FINAL (TBC TO ROW) on the right.

"A" LOT: This diagram shows a roadway with a 17' FL and a 13' ROW. The total width varies, with a minimum of 70' for estate lots. The right side features a 3:1 slope and a 2.5% MIN. FINAL GRADE TO ROW. A 2.0% MIN. UTILITY BENCH is shown on the far right.

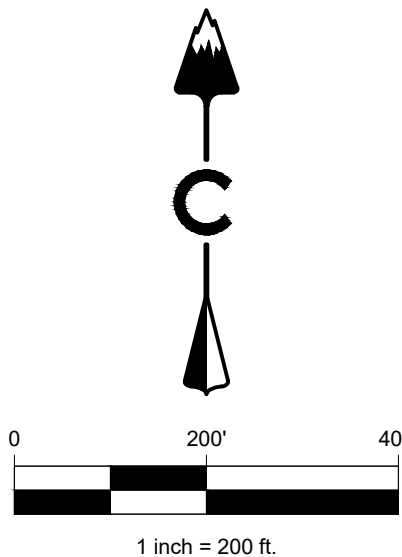
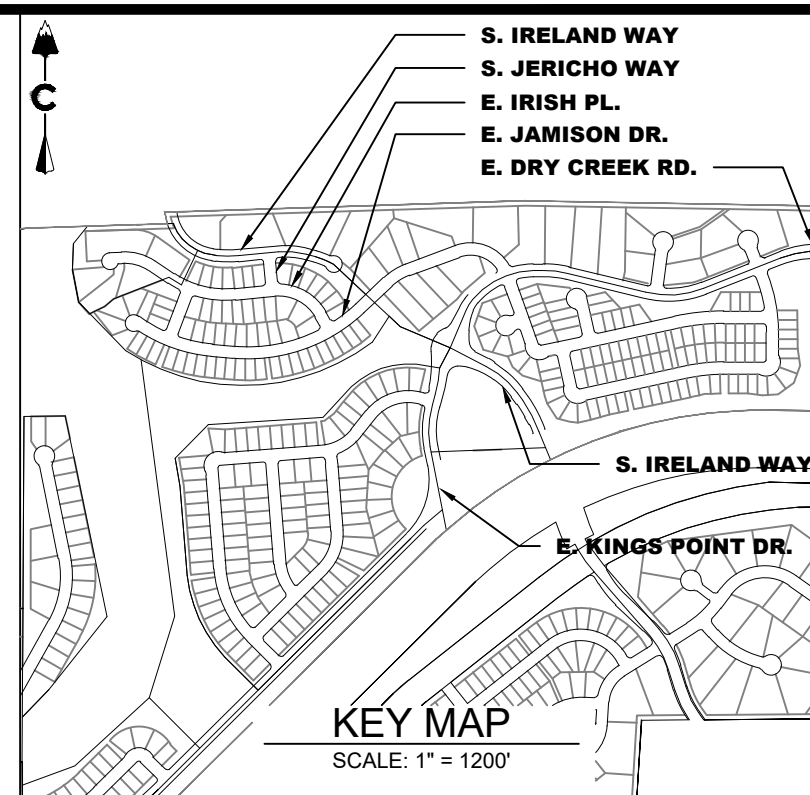
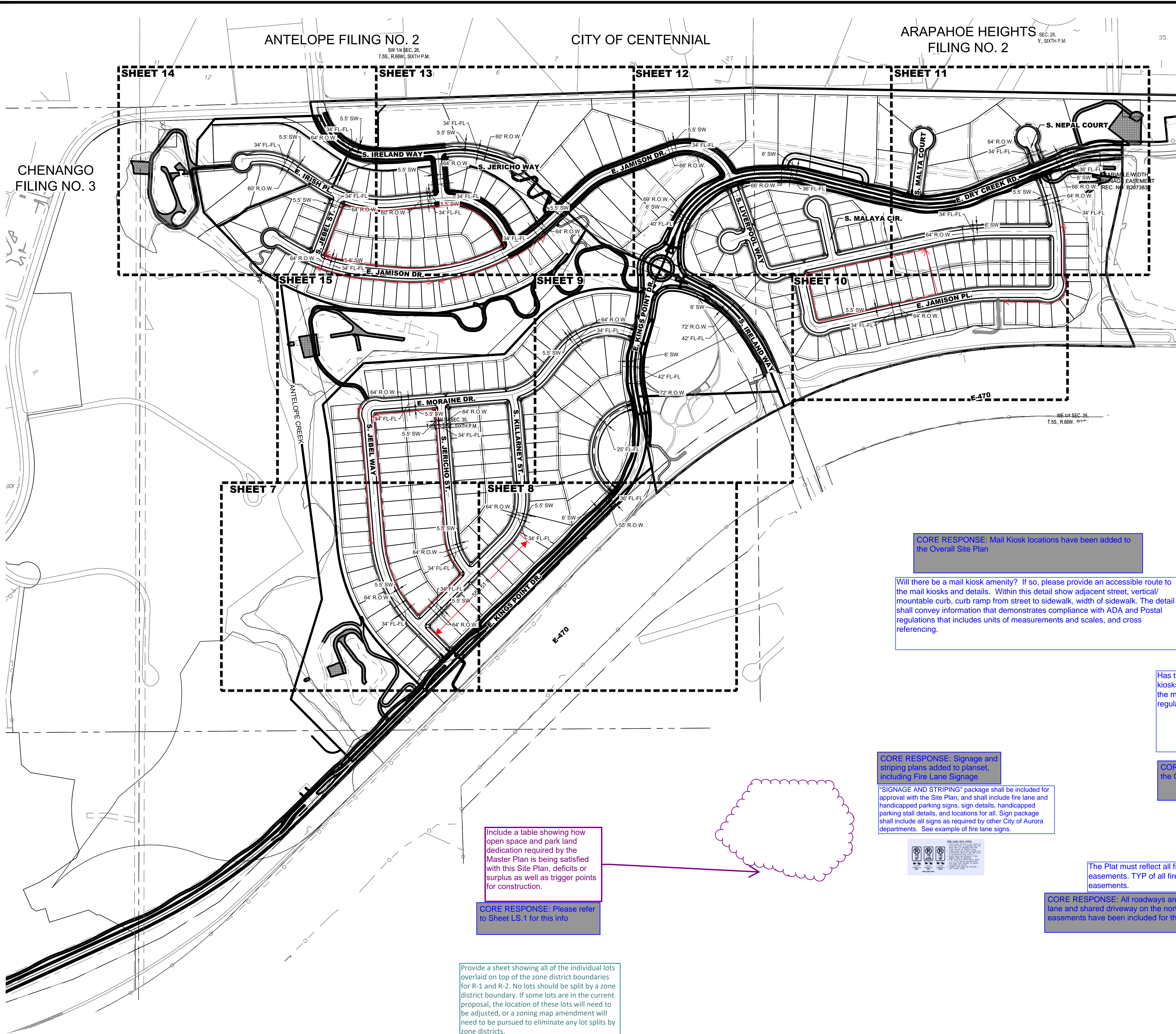
"B" LOT: This diagram shows a roadway with a 17' FL and a 13' ROW. The total width varies, with a minimum of 100'. The right side features a 3:1 slope and a 2.5% MIN. FINAL GRADE TO ROW. A 2.0% MIN. UTILITY BENCH is shown on the far right.

"WO" & "GL" LOTS: This diagram shows a roadway with a 17' FL and a 13' ROW. The total width varies, with a minimum of 100'. The right side features a 3:1 slope and a 2.5% MIN. FINAL GRADE TO ROW. A 2.0% MIN. UTILITY BENCH is shown on the far right.

CORE RESPONSE:
Revised section for 2 lane collector adjacent to PA-27 to match the modified section shown in the approved PIP

CORE RESPONSE:
Sections added for looped lane and shared driveway

CORE RESPONSE:
Sections added for both 8
and 10' Trail options



LEGEND

- | | |
|--|-----------------------------|
| | EASEMENT |
| | RIGHT OF WAY (R.O.W.) |
| | CENTERLINE |
| | PROJECT BOUNDARY |
| | SIGHT TRIANGLE |
| | PROPOSED CURB & GUTTER |
| | EXISTING CURB & GUTTER |
| | RETAINING WALL |
| | EXISTING FENCE - CHAIN LINK |
| | EXISTING FENCE - WOOD POST |
| | STREET LIGHT POLES |
| | STREET SIGNS |
| | RAMPS |
| | BLOCK NUMBER |
| | CRUSHER FINES |
| | MAINTENANCE ACCESS |
| | CONCRETE |
| | RIPRAP |
| | EXISTING GRAVEL ROAD |
| | EXISTING ASPHALT PAVEMENT |
| | APPROXIMATE SAWCUT LIMITS |

CORE RESPONSE: Mail Kiosk locations have been added to the Overall Site Plan

Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details. Within this detail show adjacent street, vertical/mountable curb, curb ramp from street to sidewalk, width of sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations that includes units of measurements and scales, and cross referencing.

Has the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations?

CORE RESPONSE: Mail Kiosk locations have been added to the Overall Site Plan. Coordination is ongoing with USPS

CORE RESPONSE: Signage and striping plans added to planset, including Fire Lane Signage

"SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. See example of fire lane signs.



The Plat must reflect all fire lane easements. TYP of all fire lane easements.

CORE RESPONSE: All roadways are public except the loop lane and shared driveway on the north end. Fire lane easements have been included for those 2 non-public roadways

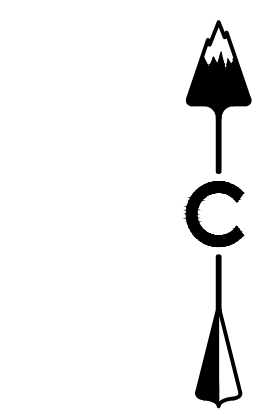
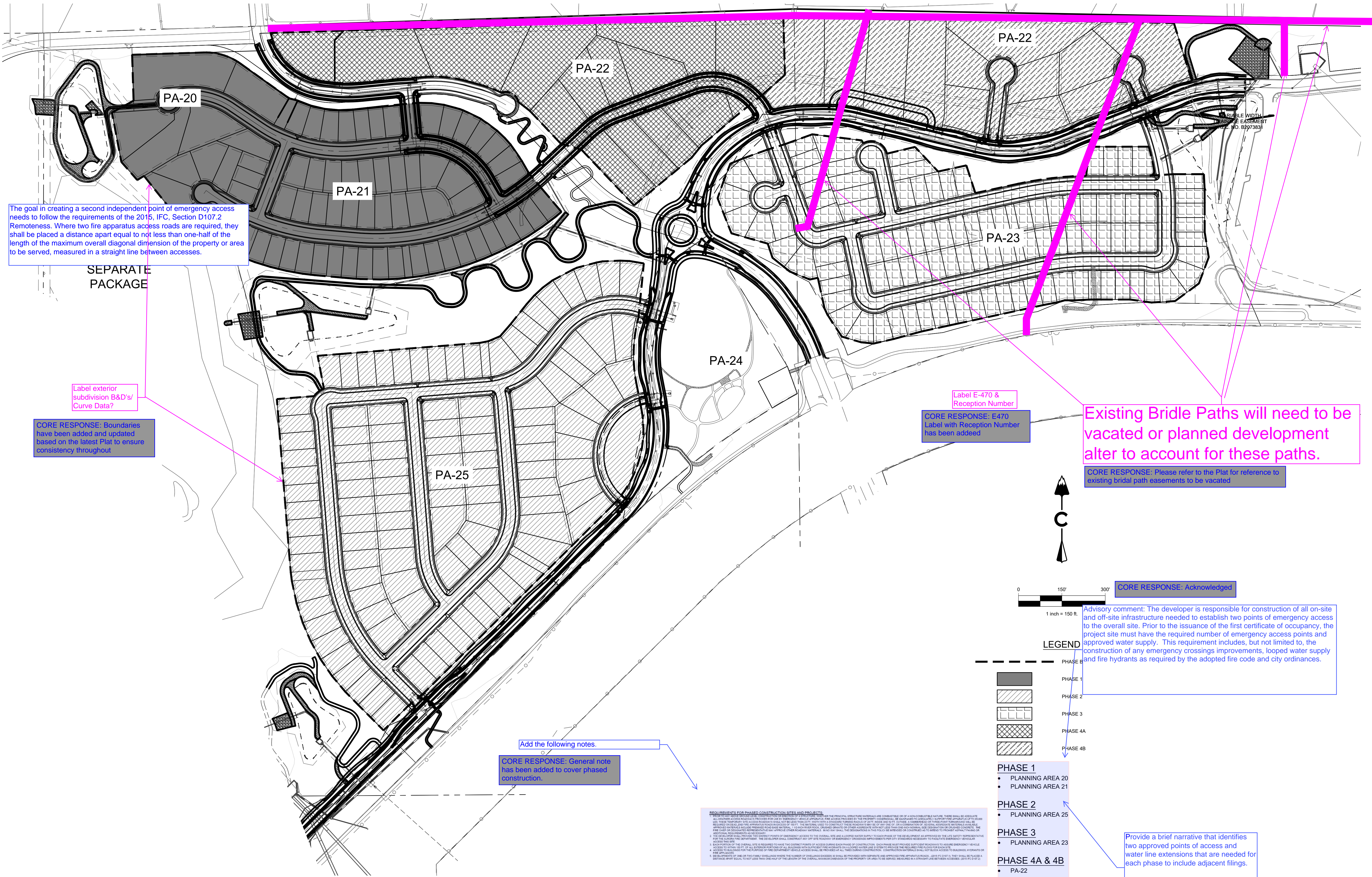
Include a table showing how open space and park land dedication required by the Master Plan is being satisfied with this Site Plan, deficits or surplus as well as trigger points for construction.

CORE RESPONSE: Please refer to Sheet LS.1 for this info

Provide a sheet showing all of the individual lots overlaid on top of the zone district boundaries for R-1 and R-2. No lots should be split by a zone district boundary. If some lots are in the current proposal, the location of these lots will need to be adjusted, or a zoning map amendment will need to be pursued to eliminate any lot splits by zone districts.

CORE RESPONSE: Please refer to Sheet LS.1 for this info





LEGEND	
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4A
	PHASE 4B
PHASE 1	
• PLANNING AREA 20	
• PLANNING AREA 21	
PHASE 2	
• PLANNING AREA 25	
PHASE 3	
• PLANNING AREA 23	
PHASE 4A & 4B	
• PA-22	

DESIGNED BY: MW

DRAWN BY: MW

CHECKED BY: RH

JOB NO. 19-032

SHEET 6

NOT FOR CONSTRUCTION

KINGS POINT - INFRASTRUCTURE SITE PLAN EAST

AURORA, CO

FILING NO.2 - CONSTRUCTION PLANS

PHASING PLAN

#

REVISION DESCRIPTION

DATE

BY

1	ADDED IRLAND WAY PHASING	06/06/19	RH
2	REA REV 2.4TH SUBMITAL	02/25/21	AR
3	XX	XXXXXX	XX

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LAND DEVELOPMENT

ENERGY

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General Observations:
Label Exterior B&D's/Curve Data
Easements must match on plat & site plan
Block Labels must match on plat & site plan
Carry general comments throughout the document
(Review was stopped on Sheet 11 due inordinate amount of errors).

CORE RESPONSE: Throughout the site plan, plat boundaries, dimensions, distances, etc. have been revised based on the latest Plat from Aztec.

1. provide base signing/stripping and callouts i.e. STOP signs, lane lines on all Site Plan sheets.
2. Add sight triangles at All intersections that include public ROW
3. Some roadway widths Are missing
4. Use FHWA's Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations for ped crossings of Kings Point Drive/Dry Creek Rd

CORE RESPONSE: A signage and striping plan has been added to the CSP set for clarity. Sight triangles, signage, and crossings have been identified

CORE RESPONSE: Corrected

Plat shows 10' U.E.? 8' UE

CORE RESPONSE: Corrected

PROJECT BOUNDARY

Add bearings/curve data (Typical)

CORE RESPONSE: Corrected

CORE RESPONSE: Corrected

Label Block 2?

Label Tract B & Area?

Plat also shows 4' U.E.? 8' UE

CORE RESPONSE: Corrected

Public ROW (Typical)

CORE RESPONSE: Revised Site Plan and Plat show a 6' GE and a 4' UE at front of lots

Plat also shows 4' U.E.?

CORE RESPONSE: Boundaries have been revised to correct the discrepancies

This doesn't appear to match

Move distance to proper side of lot line. (Typical)

If any retaining walls encroach into easements, Contact Grace Grey ggray@auroragov.org for the License Agreement concerns. (Typical)

CORE RESPONSE: Due to conflicts with the proposed lot lines, the pedestrian ramp was located on the south end to allow for utility lateral to serve the lots

can ped ramps be moved to the northside

CORE RESPONSE: Corrected

Plat also shows 4' U.E.? 8' UE

CORE RESPONSE: Corrected

Plat shows 10' U.E.? 8' UE

Label Tract C Antelope Creek Filing No. 1 Rec. No. ?????

Label Block 1?

CORE RESPONSE: Corrected

Label Tract A & Area?

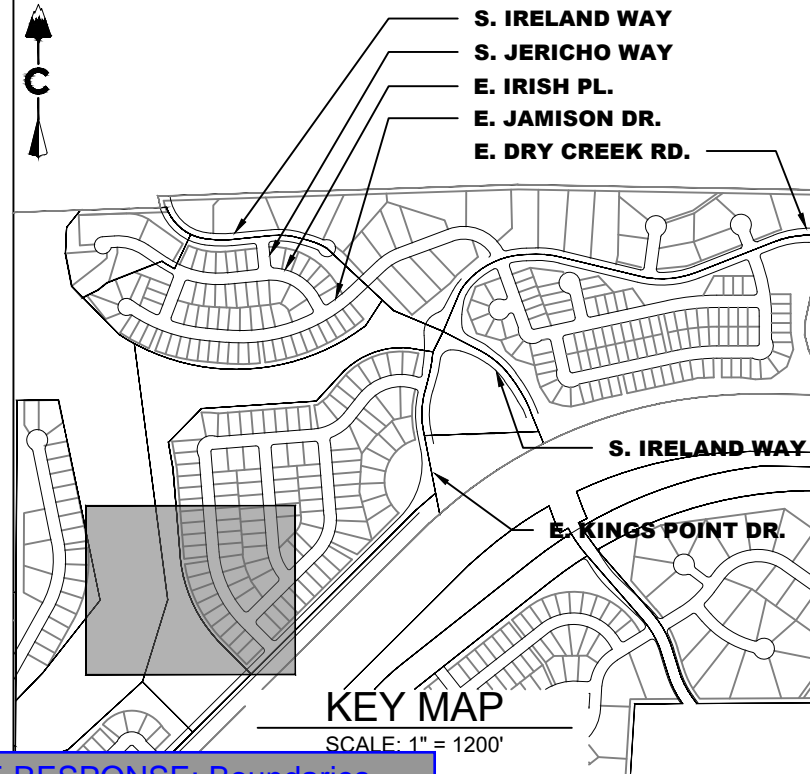
CORE RESPONSE: Acknowledged. In addition, all fire hydrant locations are identified on the overall utility plan, including existing and offsite hydrants in the immediate area

Show and label all existing and proposed fire hydrants.

Show and label all mail kiosks.

TYP of site sheets.

LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	STREET LIGHT POLES
	STREET SIGNS
	RAMPS
	BLOCK NUMBER
	CRUSHER FINES
	MAINTENANCE ACCESS
	CONCRETE
	RIPRAP
	EXISTING GRAVEL ROAD
	EXISTING ASPHALT PAVEMENT
	APPROXIMATE SAWCUT LIMITS



PRAIRIE POINT FILING NO.2

AURORA, CO

CONTEXTUAL SITE PLAN
SITE PLAN

NOT FOR
CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

JOB NO.
19-032
SHEET
7

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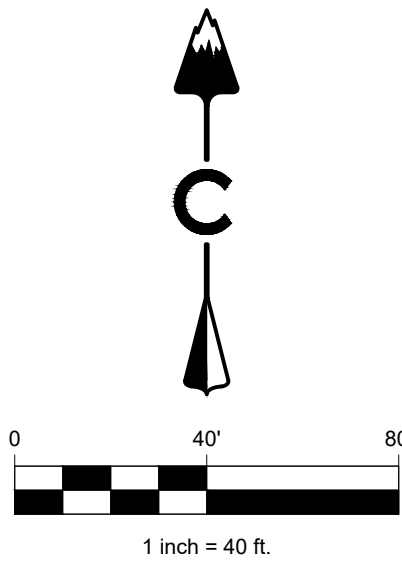
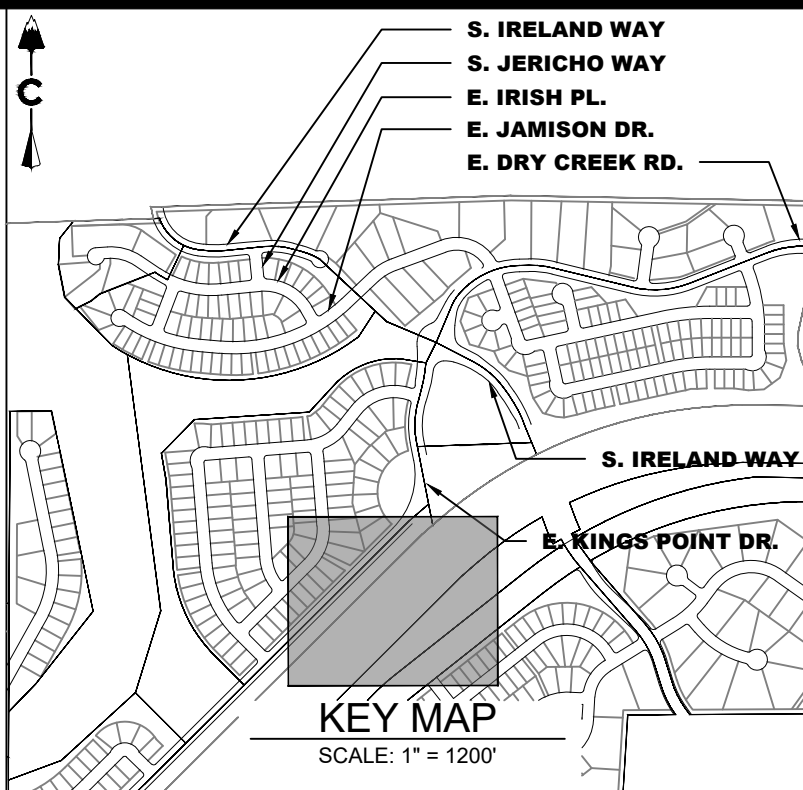
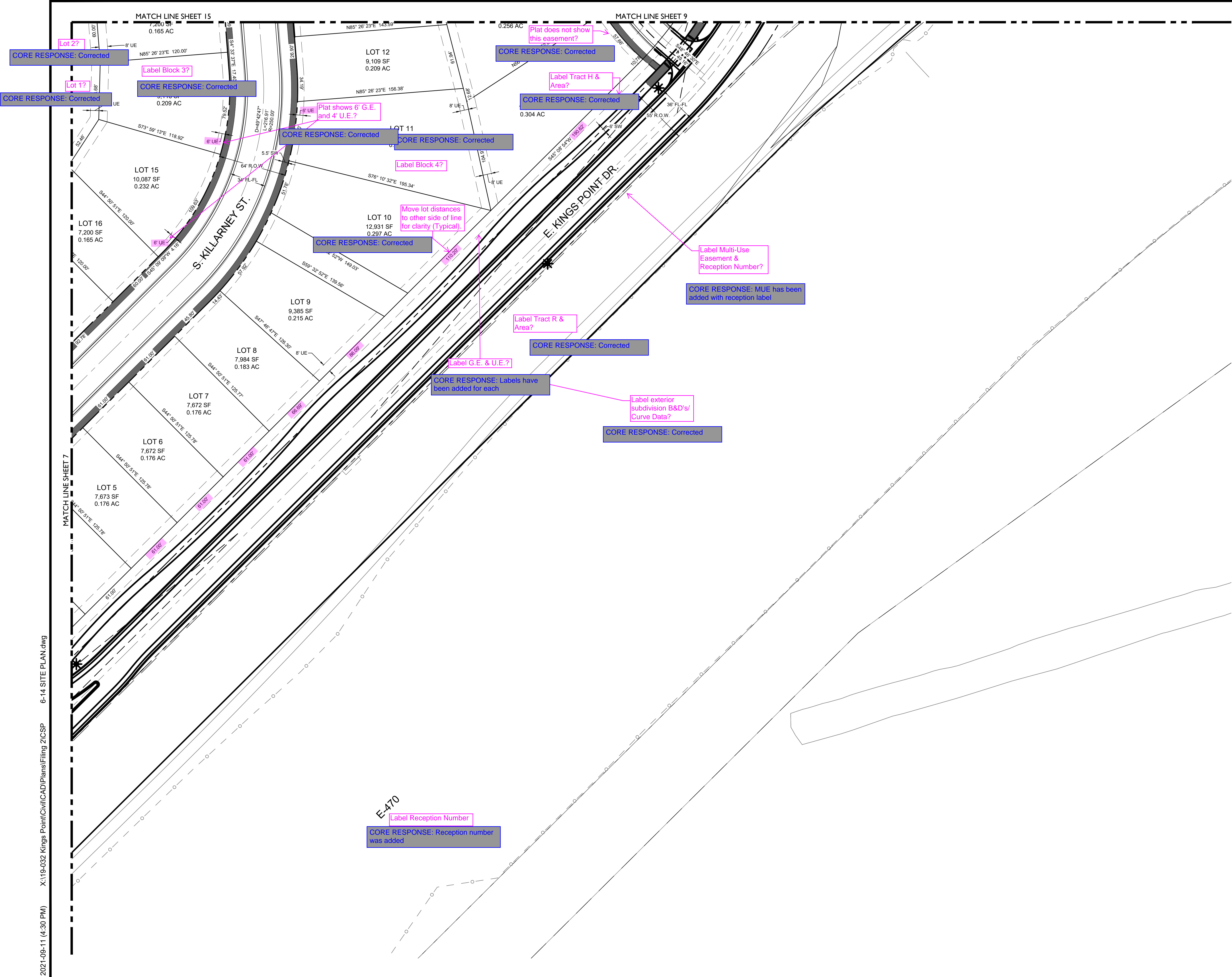


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1	FIRST SUBMISSION TO THE CITY OF AURORA	9/8/2022	RH

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LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
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	EXISTING
	PROPOSED
	STREET LIGHT POLES
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CONTEXTUAL SITE PLAN

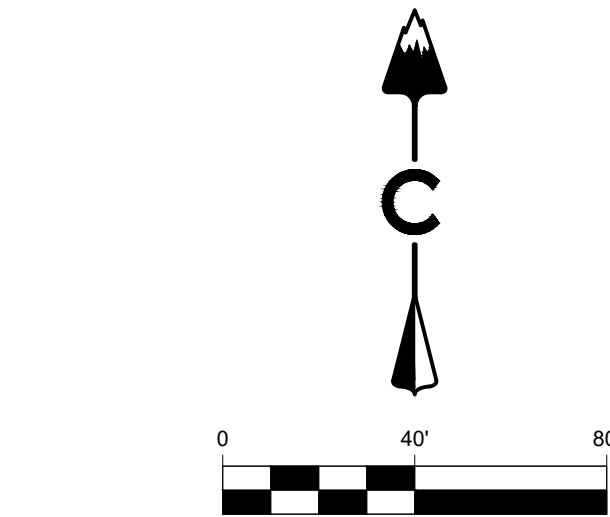
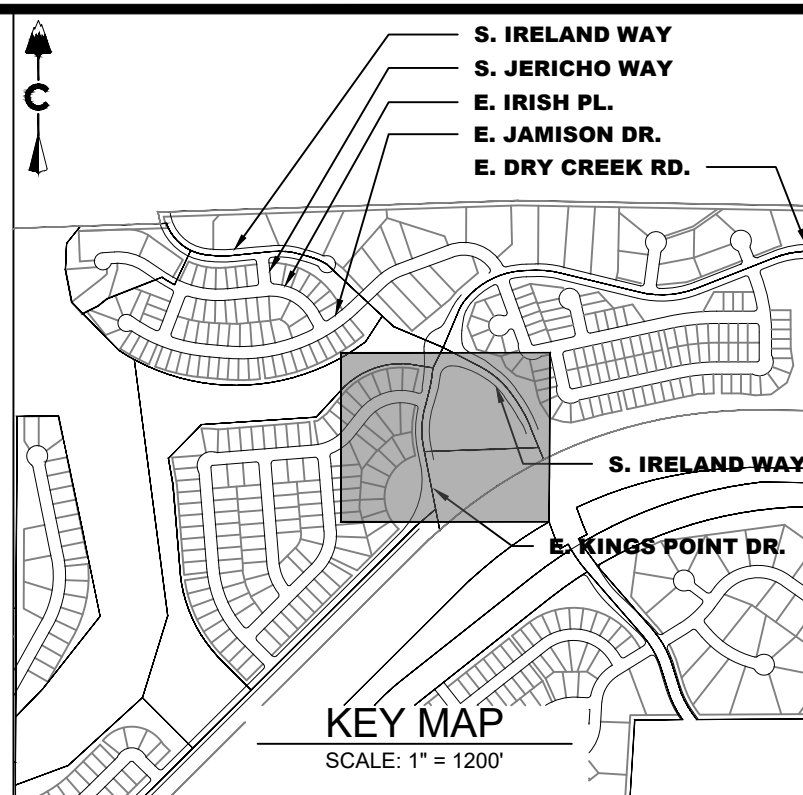
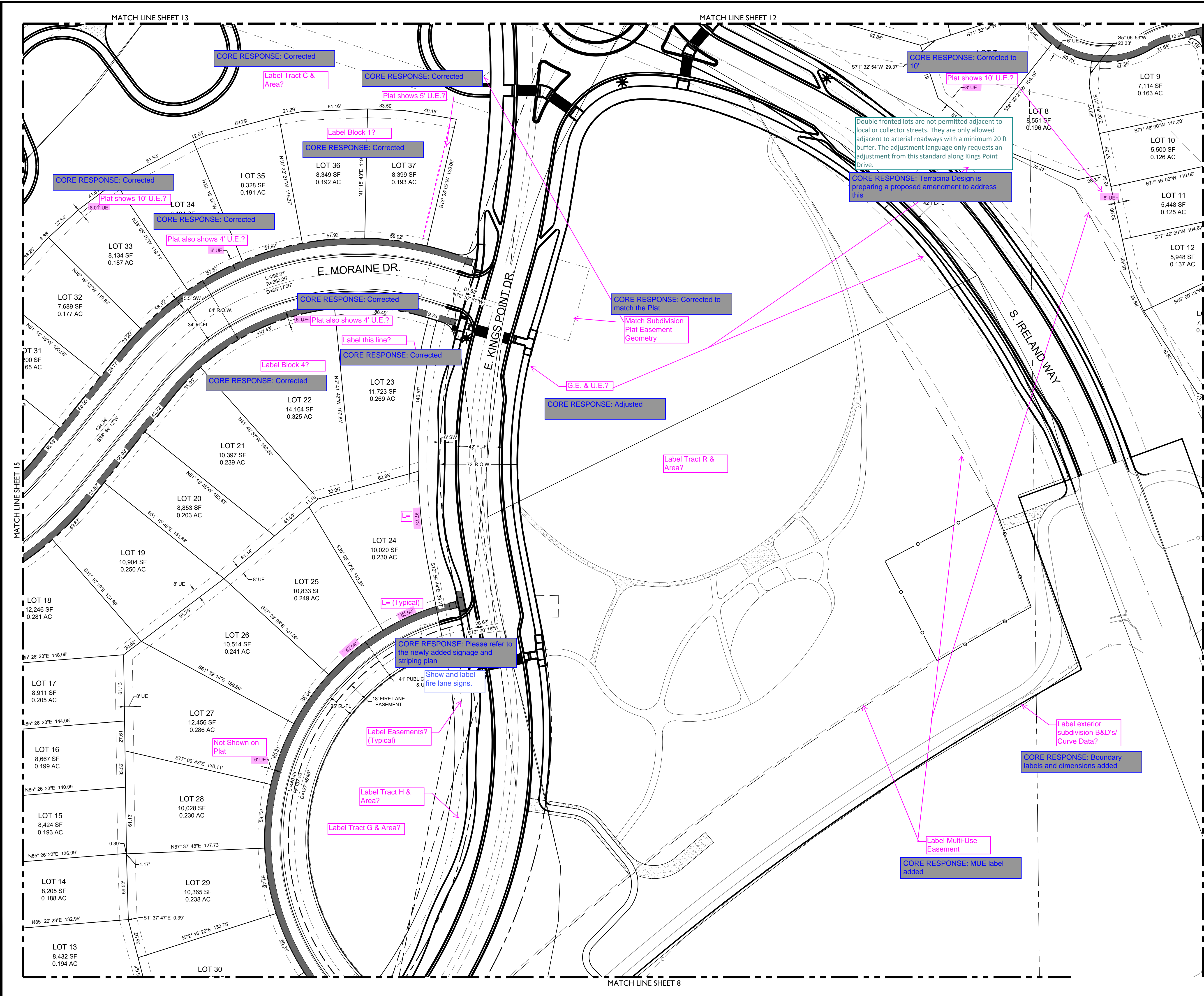
SITE PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

JOB NO.
19-032

SHEET
8



LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
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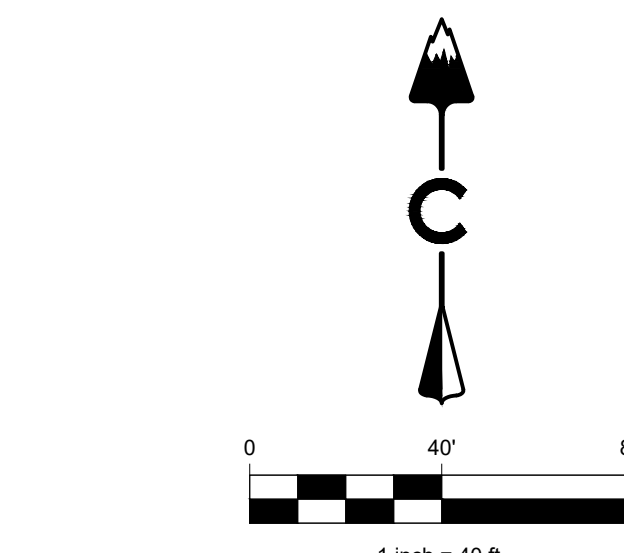
SITE PLAN

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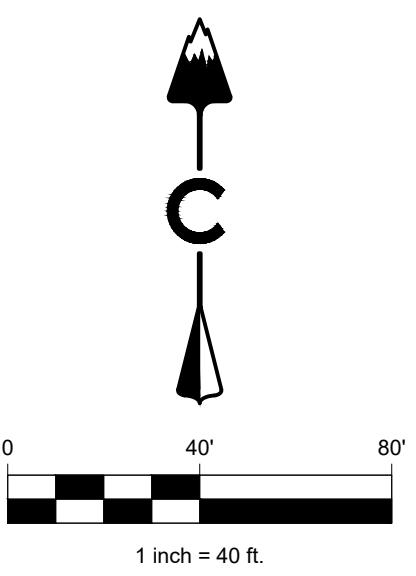
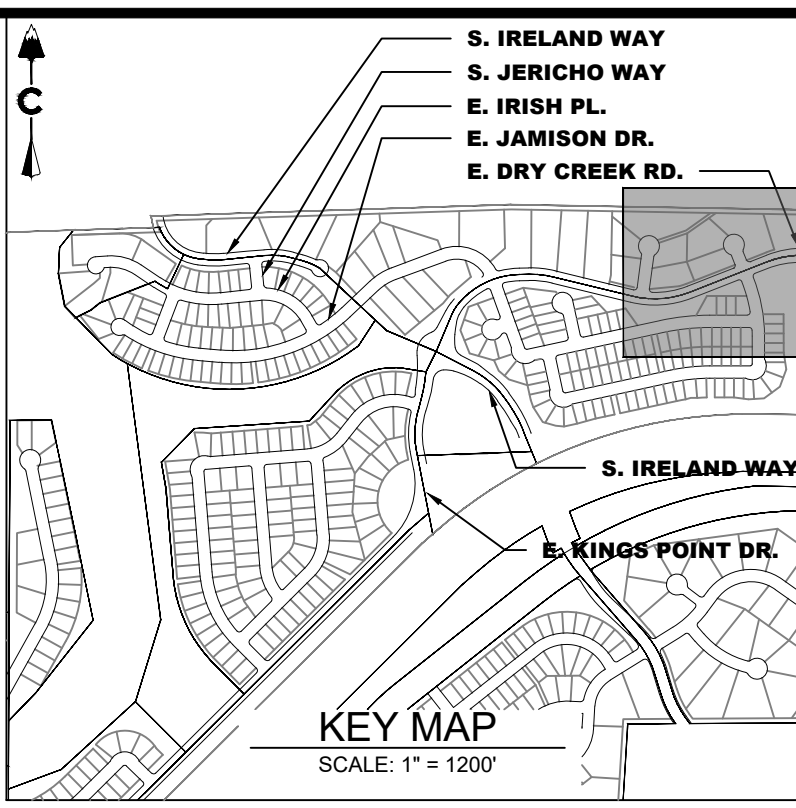
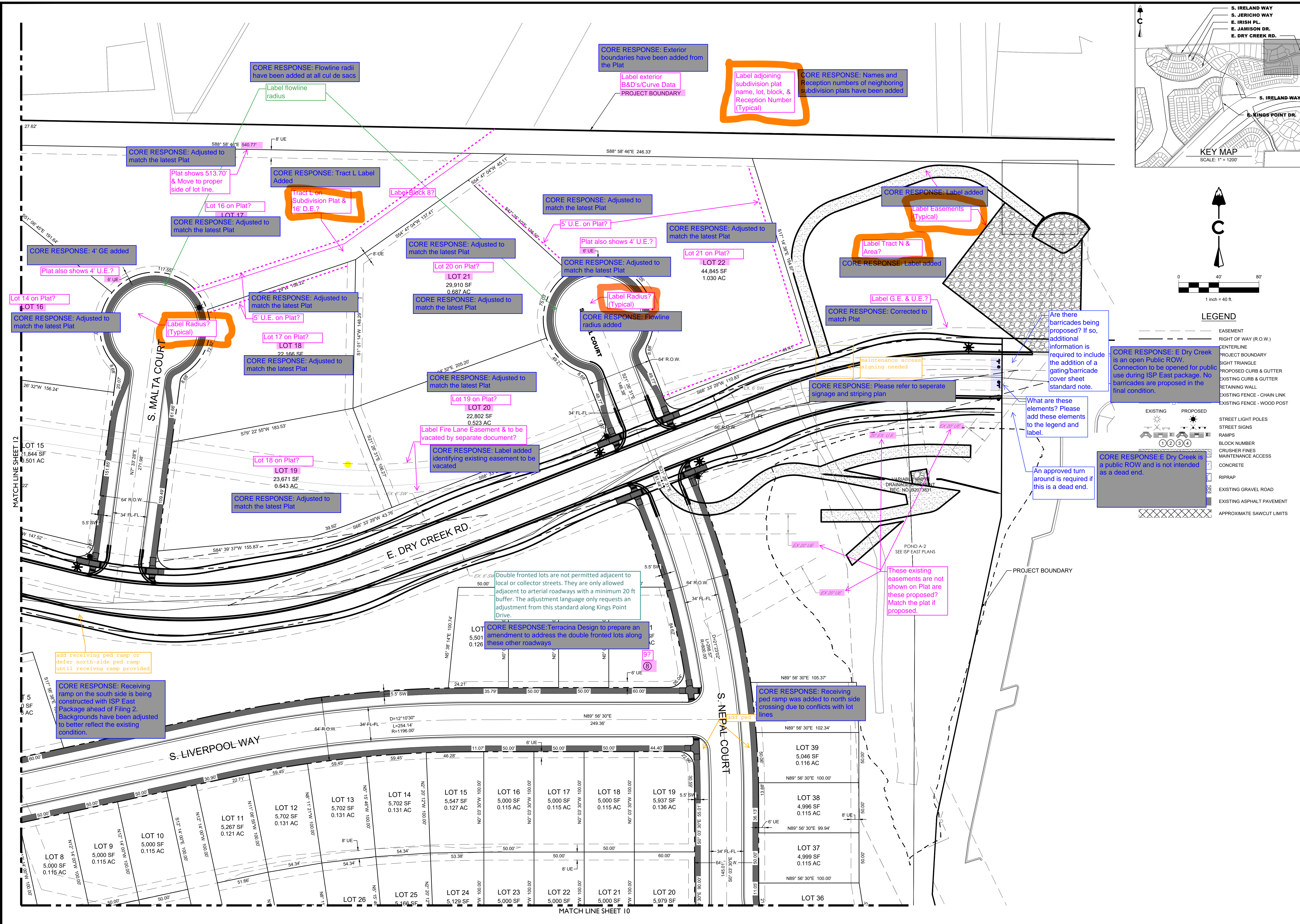
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9



- | | |
|--|---|
| | EASEMENT |
| | RIGHT OF WAY (R.O.W.) |
| | CENTERLINE |
| | PROJECT BOUNDARY |
| | SIGHT TRIANGLE |
| | PROPOSED CURB & GUTTER |
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LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	RIGHT TRIANGLE
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
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CONTEXTUAL SITE PLAN

SITE PLAN

DESIGNED BY: JAR

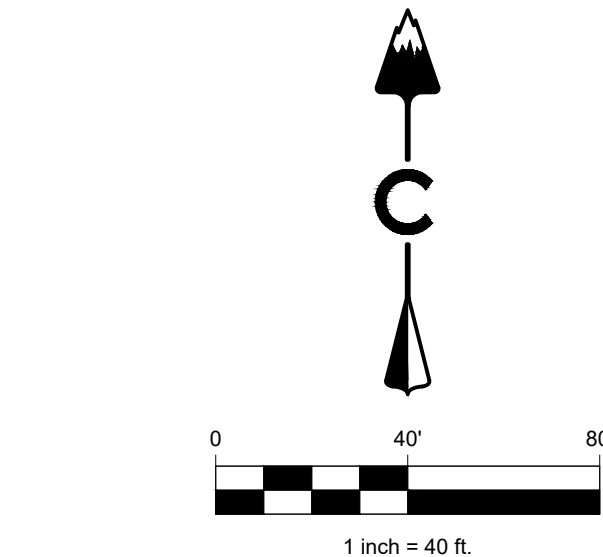
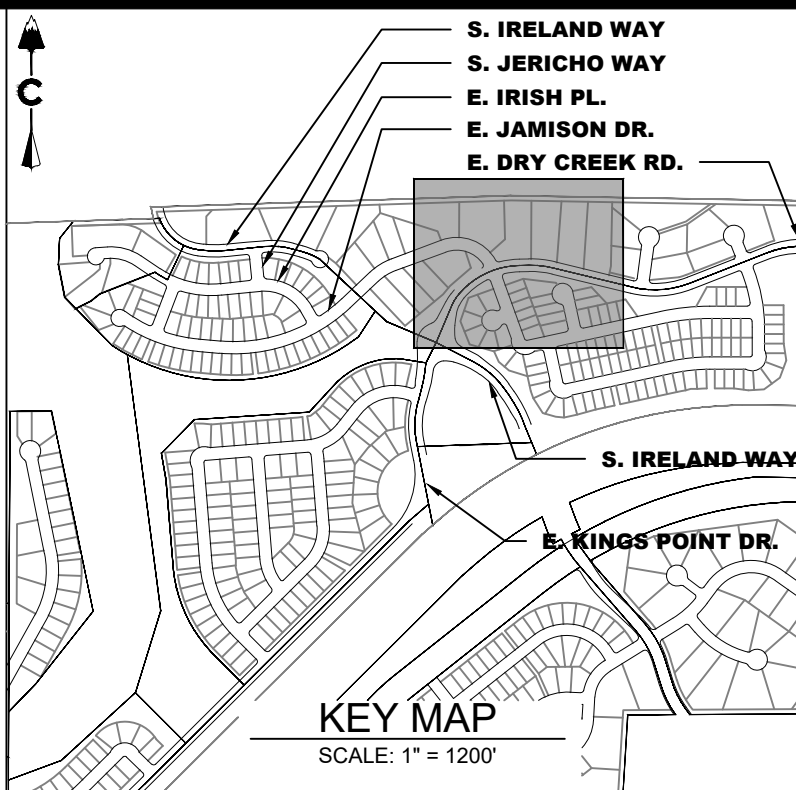
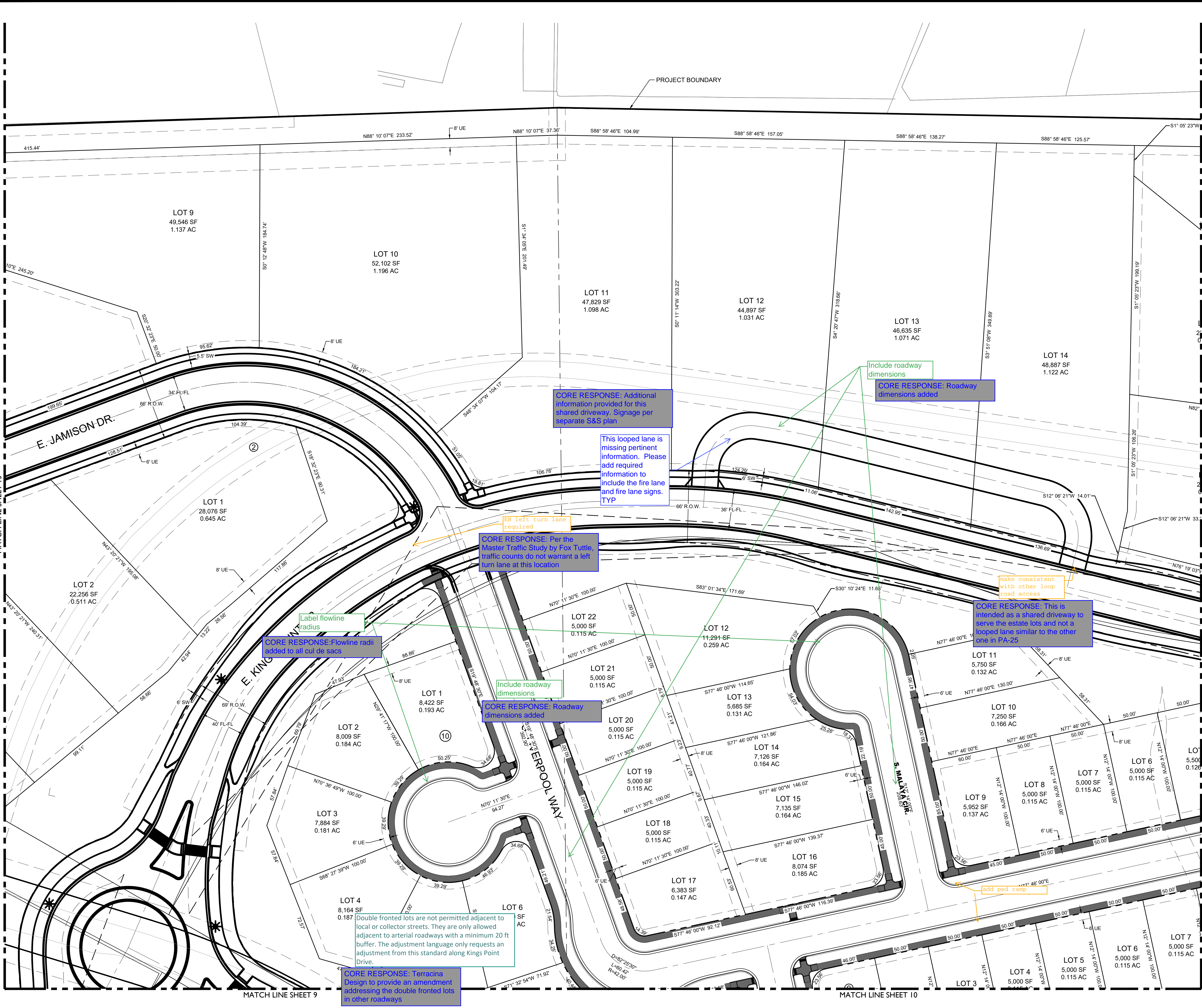
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CHECKED BY: MHN

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19-032

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LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
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SITE PLAN

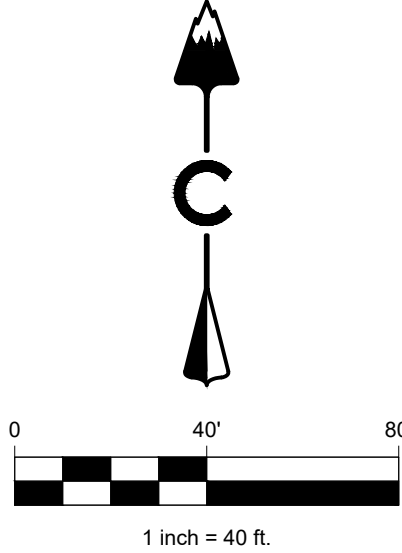
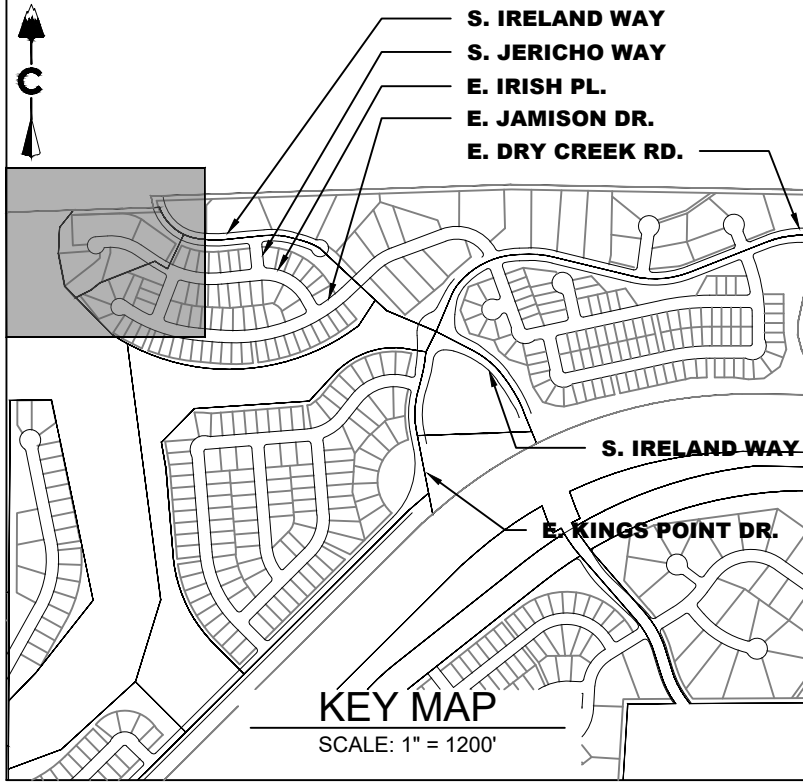
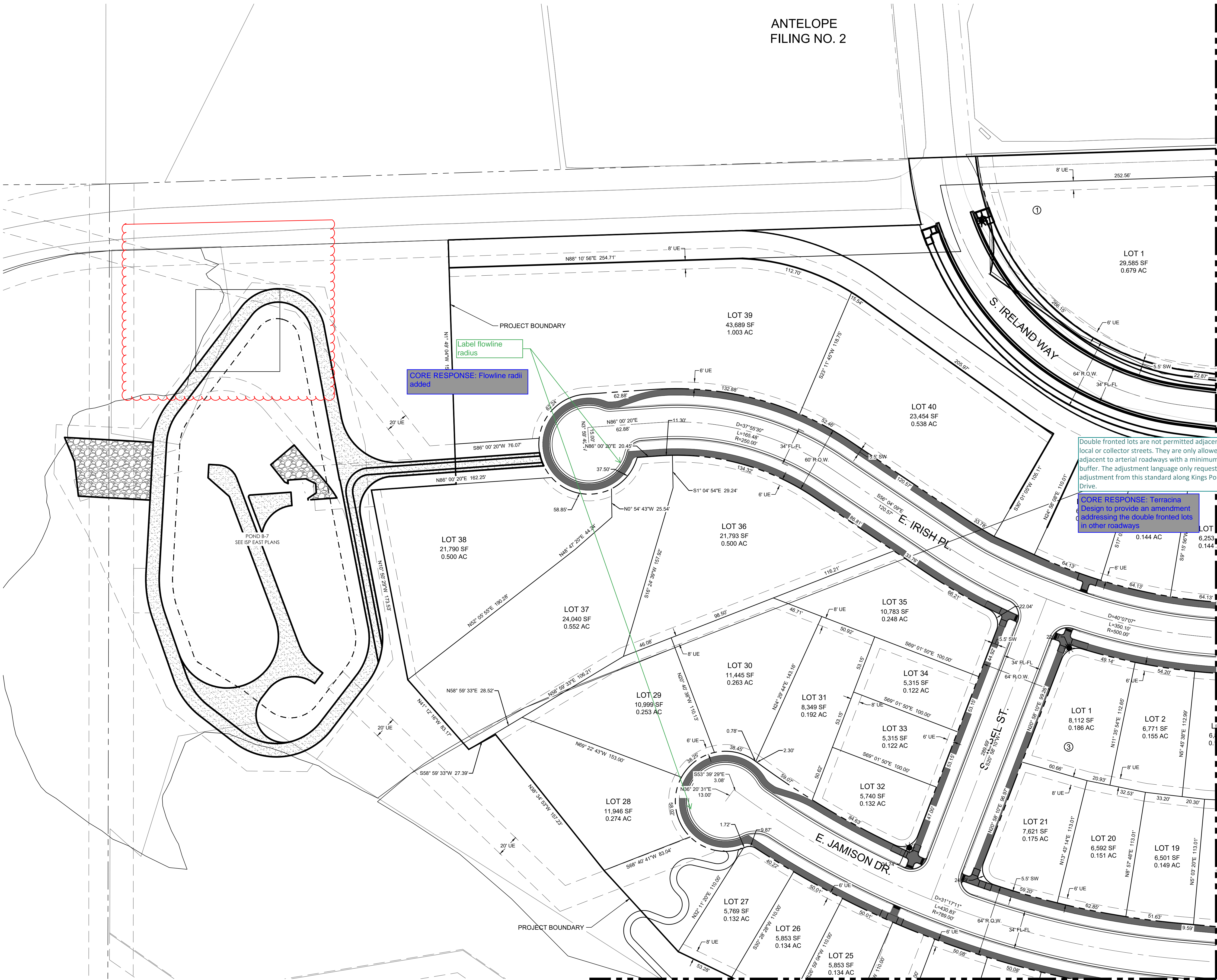
NOT FOR CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

JOB NO.
19-032

SHEET
12





LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL
- EXISTING FENCE - CHAIN LINK
- EXISTING FENCE - WOOD POST
- EXISTING
- PROPOSED
- STREET LIGHT POLES
- STREET SIGNS
- RAMPS
- BLOCK NUMBER
- CRUSHER FINES
- MAINTENANCE ACCESS
- CONCRETE
- RIPRAP
- EXISTING GRAVEL ROAD
- EXISTING ASPHALT PAVEMENT
- APPROXIMATE SAWCUT LIMITS

Double fronted lots are not permitted adjacent to local or collector streets. They are only allowed adjacent to arterial roadways with a minimum 20 ft buffer. The adjustment language only requests an adjustment from this standard along Kings Point Drive.

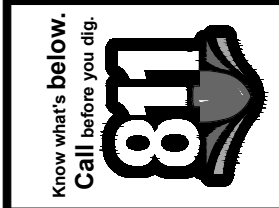
CORE RESPONSE: Terracing
Design to provide an amendment addressing the double fronted lots in other roadways

PRAIRIE POINT FILING NO.2
AURORA, CO
CONTEXTUAL SITE PLAN
SITE PLAN

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CONSTRUCTION

DESIGNED BY: JAR
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CHECKED BY: MHN

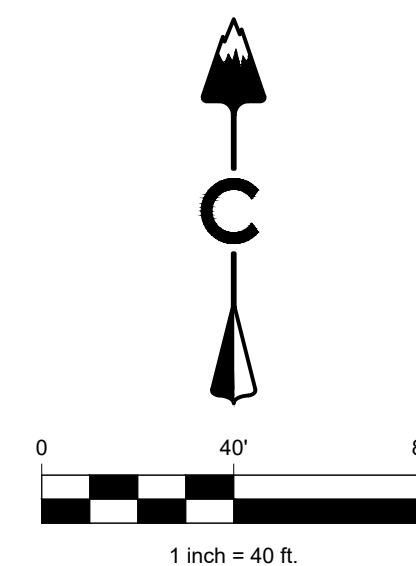
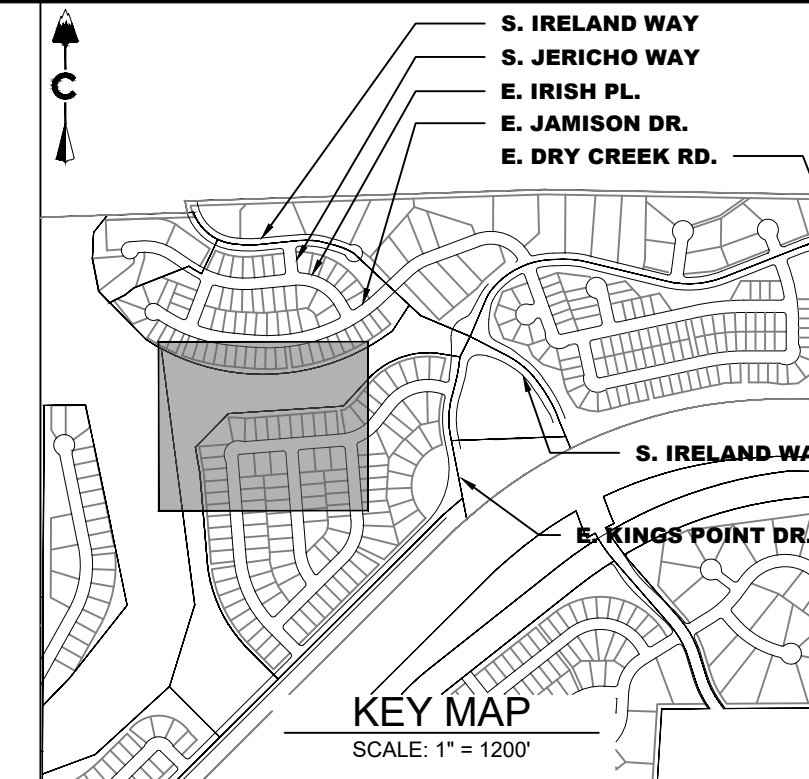
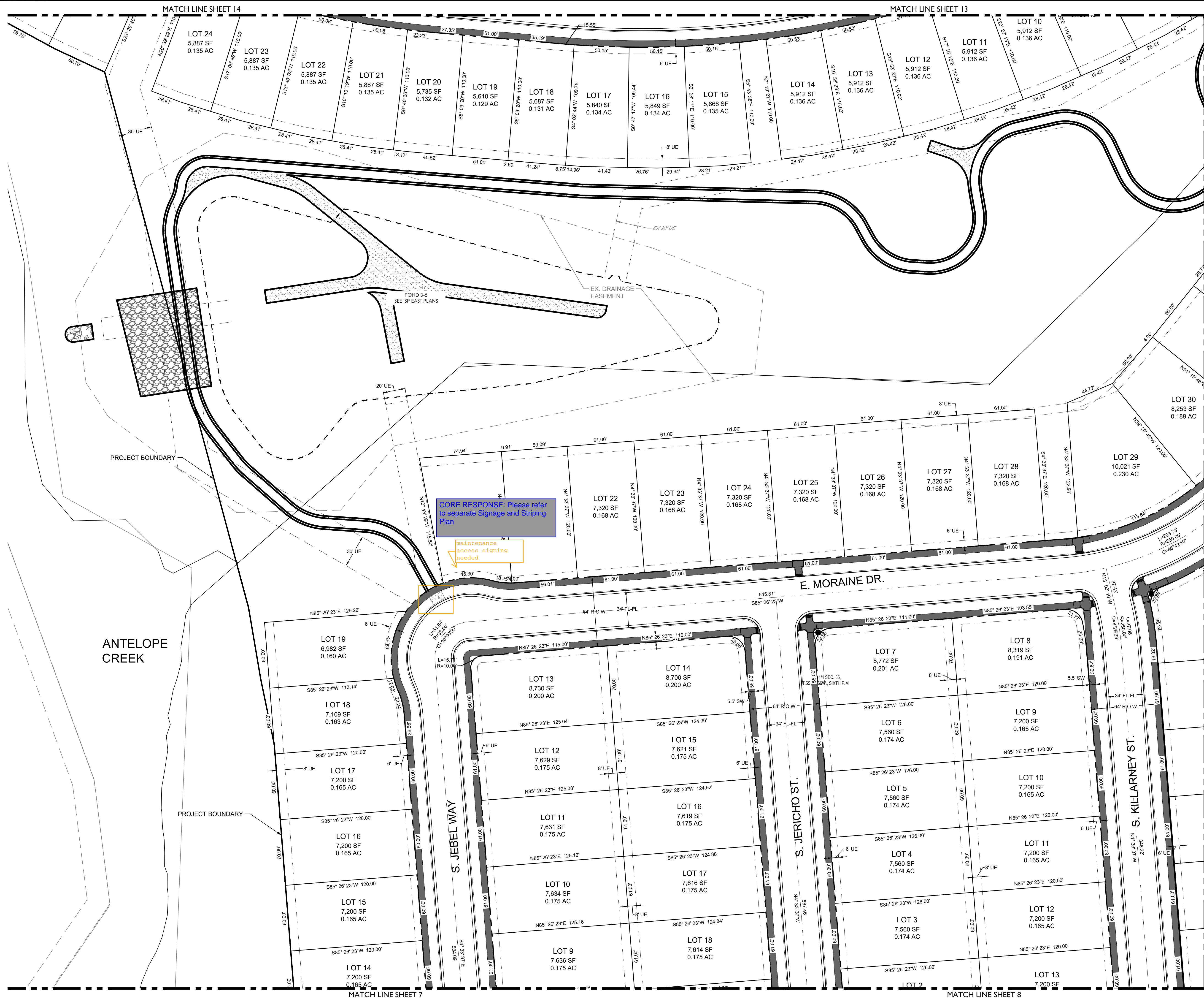
JOB NO.
19-032
SHEET
14



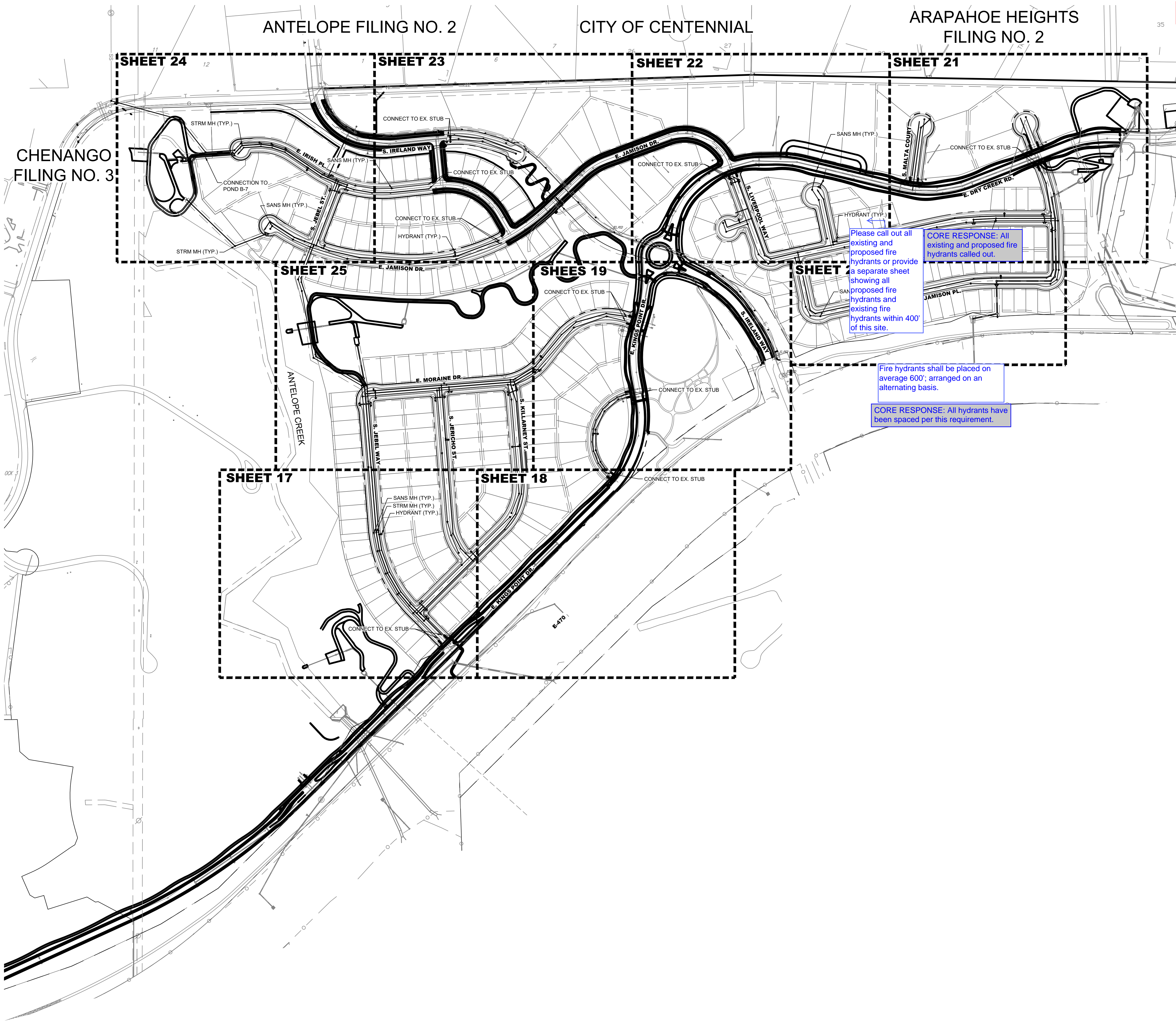
#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMISSION TO THE CITY OF AURORA	9/8/2022	RH

CORE CONSULTANTS, INC.
34733 S. BROADWAY
AURORA, CO 80013
303.703.4444
LIVE@CORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



- | | |
|----------------------------------|------------------------------------|
| | EASEMENT |
| | RIGHT OF WAY (R.O.W.) |
| | CENTERLINE |
| | PROJECT BOUNDARY |
| | SIGHT TRIANGLE |
| | PROPOSED CURB & GUTTER |
| | EXISTING CURB & GUTTER |
| | RETAINING WALL |
| | EXISTING FENCE - CHAIN LINK |
| | EXISTING FENCE - WOOD POST |
| EXISTING | PROPOSED |
| | |
| | |
| STREET LIGHT POLES | STREET SIGNS |
| | |
| RAMPS | BLOCK NUMBER |
| | |
| | |
| CRUSHER FINES | MAINTENANCE ACCESS |
| | |
| CONCRETE | GRAP |
| | |
| EXISTING GRAVEL ROAD | EXISTING ASPHALT PAVEMENT |
| | |
| APPROXIMATE SAWCUT LIMITS | |



Provide a vicinity map to understand location relative to entire Prairie Point development- typ all sheets

CORE RESPONSE: A keymap has been added to illustrate the whole prairie point development.

Please call out all existing and proposed fire hydrants or provide a separate sheet showing all proposed fire hydrants and existing fire hydrants within 400' of this site.

CORE RESPONSE: All existing and proposed fire hydrants called out.

Fire hydrants shall be placed on average 600'; arranged on an alternating basis.

CORE RESPONSE: All hydrants have been spaced per this requirement.

LEGEND

1

2

3

4

EXISTING

1

2

3

4

PROPOSED

STREET LIGHT POLES

POWER POLES

GUY WIRE

SANITARY MANHOLES

SANITARY CLEAN OUT

WATER VALVES

BEND AND THRUST BLOCK

FIRE HYDRANTS

WATERLINE REDUCER

WATER STUB WITH BLOW OFF

AIR RELEASE VALVE MH & VENT PIPE

STORM MANHOLES

STORM INLETS

FES, FOREBAY, & TRICKLE CHANNEL

OUTLET STRUCTURE

CRUSHER FINES

MAINTENANCE ACCESS

RIPRAP

EXISTING ELECTRIC

EXISTING TELEPHONE

EXISTING FIBER OPTIC

EXISTING GAS

EXISTING OVER HEAD ELECTRIC

STORM UNDERDRAIN

100 YEAR FLOODPLAIN

WETLAND

EASEMENT

RIGHT OF WAY (R.O.W.)

CENTERLINE

PROJECT BOUNDARY

PROPOSED CURB & GUTTER

PROPOSED IRRIGATION & STUB OUT

PROPOSED STORM & STUB OUT

PROPOSED SANITARY & STUB OUT

PROPOSED WATER & STUB OUT

EXISTING IRRIGATION & STUB OUT

EXISTING STORM & STUB OUT

EXISTING SANITARY & STUB OUT

EXISTING WATER & STUB OUT

IRR

SS

W

IRR

SS

W

EXISTING IRRIGATION & STUB OUT

EXISTING STORM & STUB OUT

EXISTING SANITARY & STUB OUT

EXISTING WATER & STUB OUT

FUTURE IRRIGATION & STUB OUT

FUTURE SANITARY & STUB OUT

FUTURE STORM & STUB OUT

FUTURE WATER & STUB OUT

IRRIGATION SERVICE

SANITARY SERVICE

WATER SERVICE

BLOCK NUMBER

NOTES:

1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 3'6" AND 8'0" FROM THE BACK OF CURB.

Add a note indicating if the storm sewer system is public or private and who will maintain it. Typical

CORE RESPONSE: Note added to legend.

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

JOB NO.
19-032
SHEET
16

PRairie Point Filing No.2
Aurora, CO
Contextual Site Plan
Overall Utility Plan

Know what's below.
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REVISION DESCRIPTION

DATE

BY

#

1

FIRST SUBMISSION TO THE CITY OF AURORA

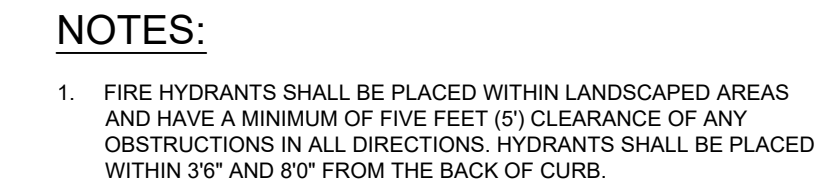
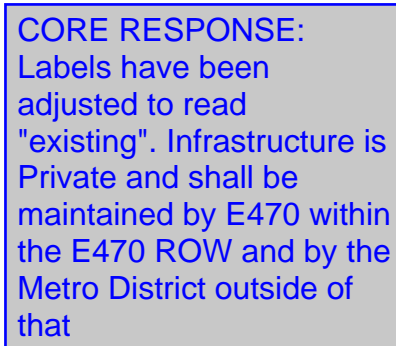
9/8/2022

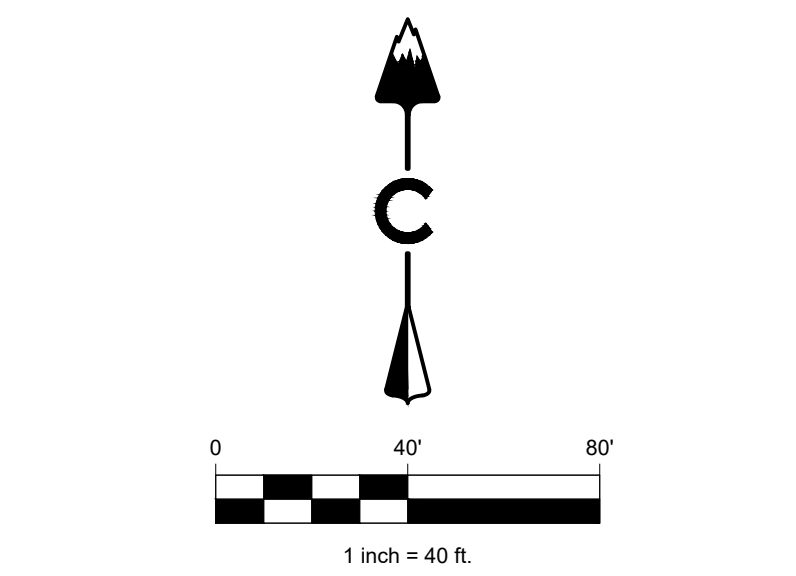
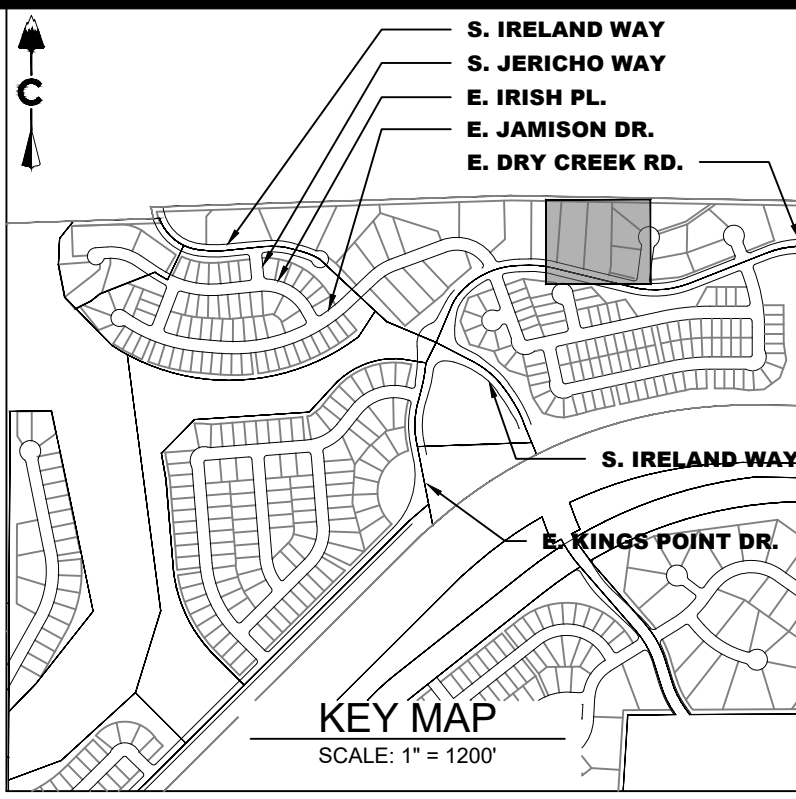
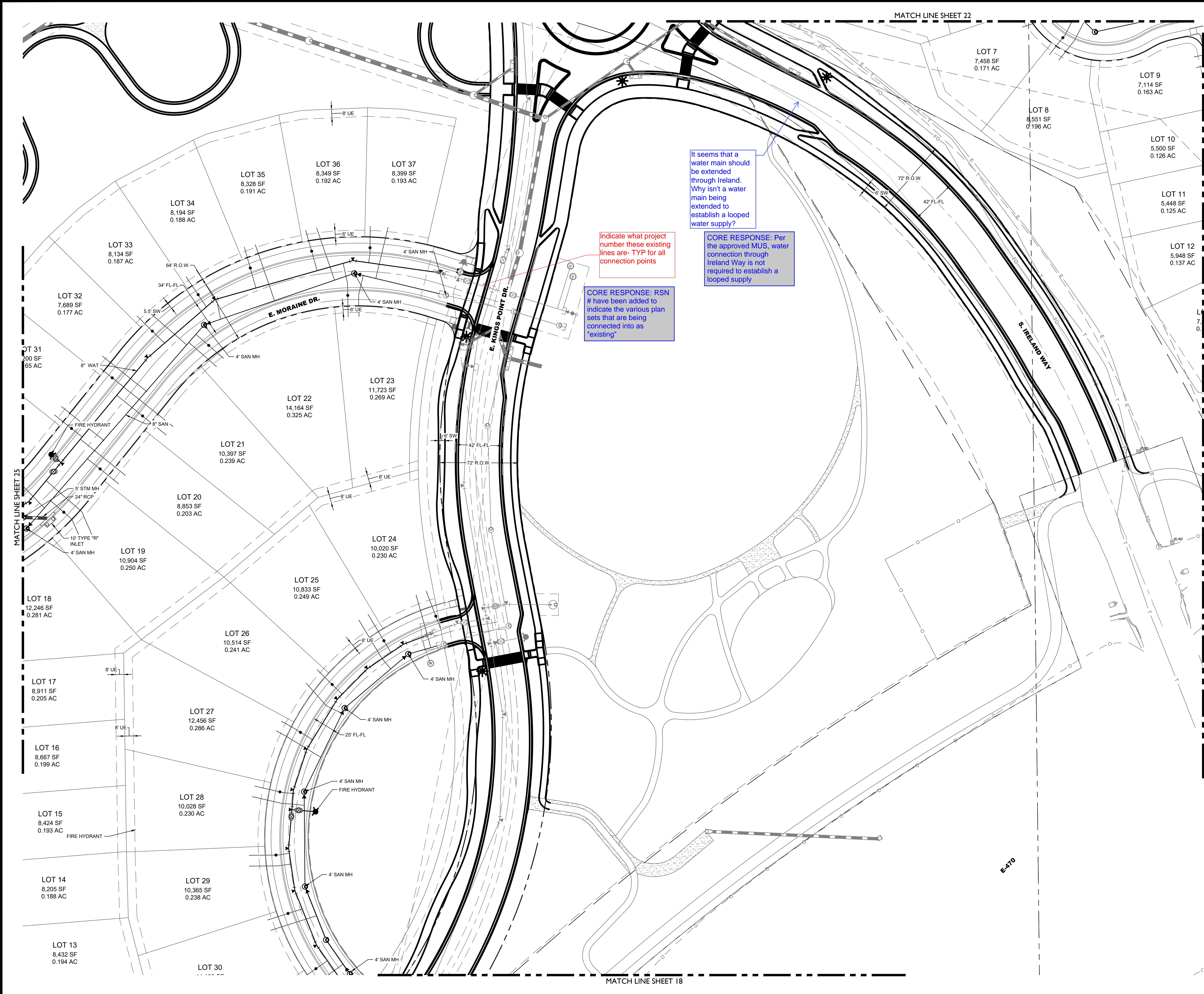
RH

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AURORA, CO 80013
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE





LEGEND			
[Symbol]	EASEMENT	[Symbol]	EXISTING IRRIGATION & STUB OUT
[Symbol]	RIGHT OF WAY (R.O.W.)	[Symbol]	EXISTING STORM & STUB OUT
[Symbol]	CENTERLINE	[Symbol]	EXISTING SANITARY & STUB OUT
[Symbol]	PROJECT BOUNDARY	[Symbol]	EXISTING WATER & STUB OUT
[Symbol]	PROPOSED CURB & GUTTER	[Symbol]	FUTURE IRRIGATION & STUB OUT
[Symbol]	PROPOSED IRRIGATION & STUB OUT	[Symbol]	FUTURE STORM & STUB OUT
[Symbol]	PROPOSED STORM & STUB OUT	[Symbol]	FUTURE WATER & STUB OUT
[Symbol]	PROPOSED SANITARY & STUB OUT	[Symbol]	IRRIGATION SERVICE
[Symbol]	PROPOSED WATER & STUB OUT	[Symbol]	SANITARY SERVICE
[Symbol]	EXISTING IRRIGATION & STUB OUT	[Symbol]	WATER SERVICE
[Symbol]	EXISTING STORM & STUB OUT	[Symbol]	BLOCK NUMBER
[Symbol]	EXISTING SANITARY & STUB OUT	[Symbol]	
[Symbol]	EXISTING WATER & STUB OUT	[Symbol]	
[Symbol]	FUTURE IRRIGATION & STUB OUT	[Symbol]	
[Symbol]	FUTURE STORM & STUB OUT	[Symbol]	
[Symbol]	FUTURE WATER & STUB OUT	[Symbol]	
[Symbol]	IRRIGATION SERVICE	[Symbol]	
[Symbol]	SANITARY SERVICE	[Symbol]	
[Symbol]	WATER SERVICE	[Symbol]	
[Symbol]	BLOCK NUMBER	[Symbol]	
[Symbol]	STREET LIGHT POLES	[Symbol]	
[Symbol]	POWER POLES	[Symbol]	
[Symbol]	GUY WIRE	[Symbol]	
[Symbol]	SANITARY MANHOLES	[Symbol]	
[Symbol]	SANITARY CLEAN OUT	[Symbol]	
[Symbol]	WATER VALVES	[Symbol]	
[Symbol]	BEND AND THRUST BLOCK	[Symbol]	
[Symbol]	FIRE HYDRANTS	[Symbol]	
[Symbol]	WATERLINE REDUCER	[Symbol]	
[Symbol]	WATER STUB WITH BLOW OFF	[Symbol]	
[Symbol]	AIR RELEASE VALVE MH & VENT PIPE	[Symbol]	
[Symbol]	STORM MANHOLES	[Symbol]	
[Symbol]	STORM INLETS	[Symbol]	
[Symbol]	FES, FOREBAY, & TRICKLE CHANNEL	[Symbol]	
[Symbol]	OUTLET STRUCTURE	[Symbol]	
[Symbol]	CRUSHER FINES	[Symbol]	
[Symbol]	MAINTENANCE ACCESS	[Symbol]	
[Symbol]	RIPRAP	[Symbol]	
[Symbol]	EXISTING ELECTRIC	[Symbol]	
[Symbol]	EXISTING TELEPHONE	[Symbol]	
[Symbol]	EXISTING FIBER OPTIC	[Symbol]	
[Symbol]	EXISTING GAS	[Symbol]	
[Symbol]	EXISTING OVER HEAD ELECTRIC	[Symbol]	
[Symbol]	STORM UNDERDRAIN	[Symbol]	
[Symbol]	100 YEAR FLOODPLAIN	[Symbol]	
[Symbol]	WETLAND	[Symbol]	

NOTES:

1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 30' AND 80' FROM THE BACK OF CURB.

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ENERGY
PUBLIC INFRASTRUCTURE

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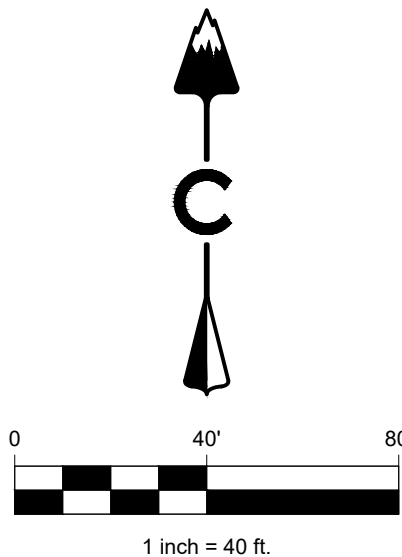
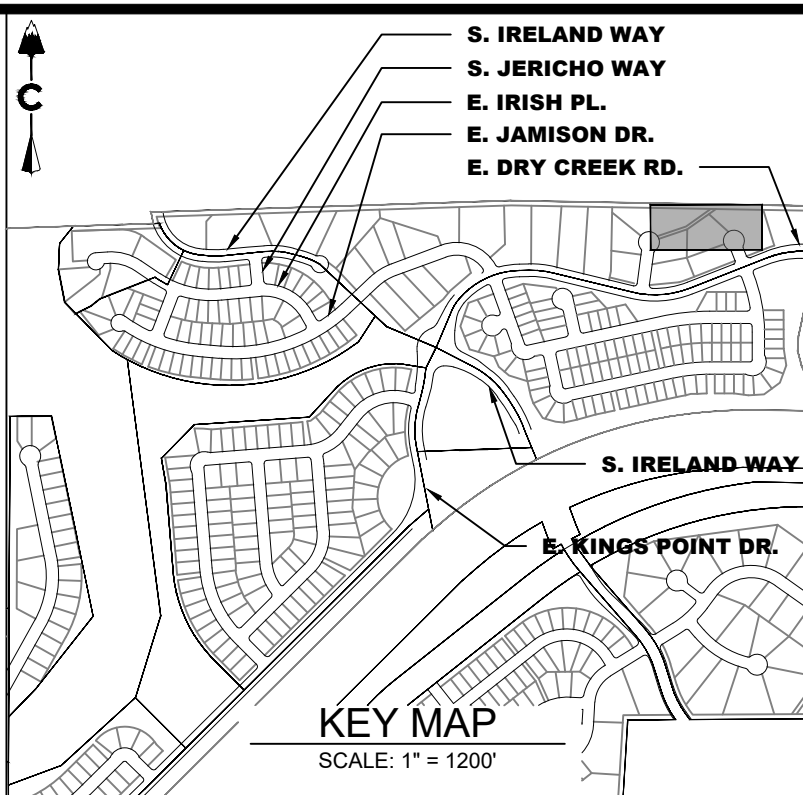
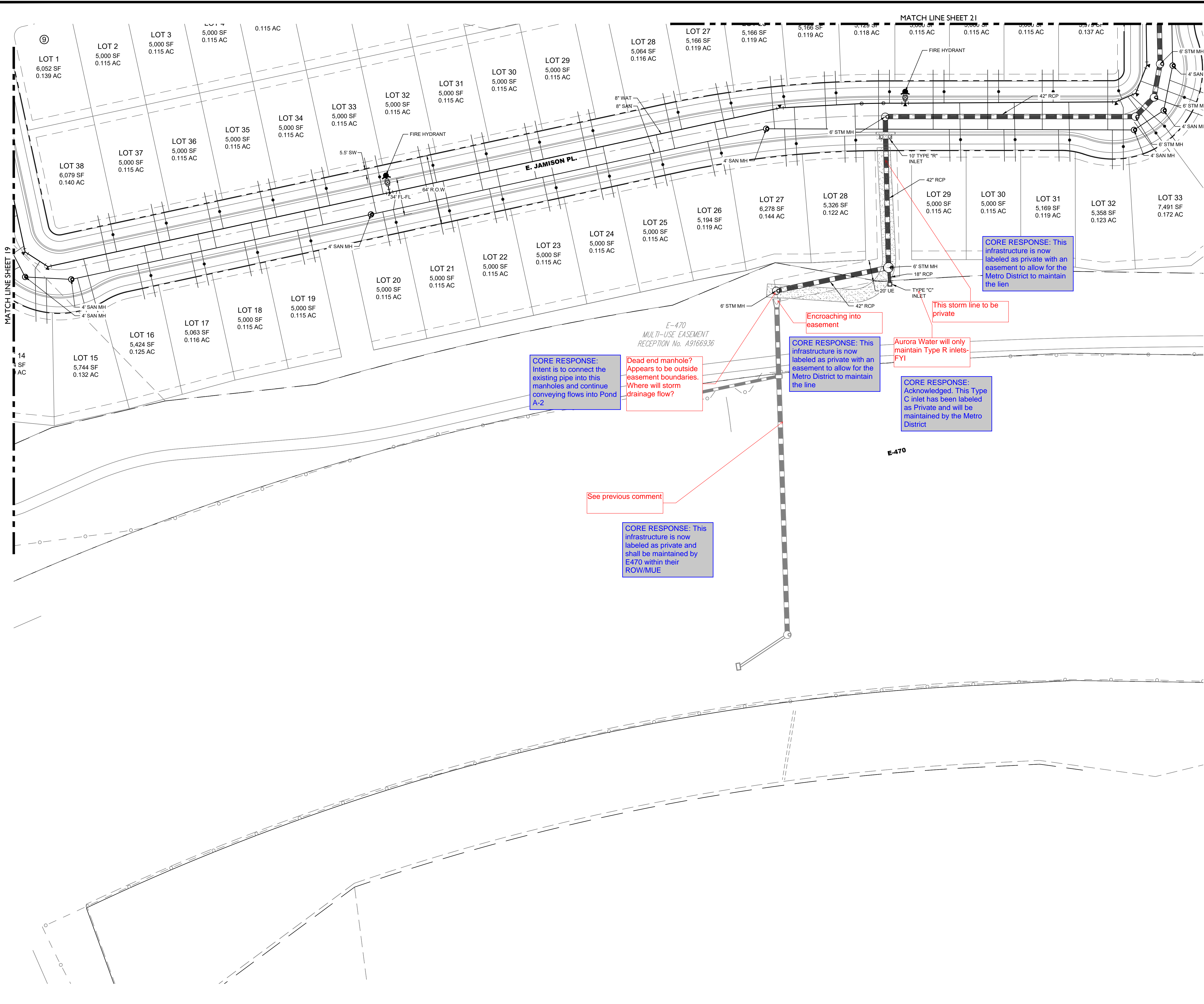
PRAIRIE POINT FILING NO.2
AURORA, CO
CONTEXTUAL SITE PLAN
UTILITY PLAN

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

JOB NO.
19-032

SHEET
19

NOT FOR
CONSTRUCTION



LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED IRRIGATION & STUB OUT
---	PROPOSED STORM & STUB OUT
---	PROPOSED SANITARY & STUB OUT
---	PROPOSED WATER & STUB OUT
---	EXISTING IRRIGATION & STUB OUT
---	EXISTING STORM & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	EXISTING WATER & STUB OUT
---	FUTURE IRRIGATION & STUB OUT
---	FUTURE SANITARY & STUB OUT
---	FUTURE STORM & STUB OUT
---	FUTURE WATER & STUB OUT
---	IRRIGATION SERVICE
---	SANITARY SERVICE
---	WATER SERVICE
---	BLOCK NUMBER
---	EXISTING
---	PROPOSED
---	STREET LIGHT POLES
---	POWER POLES
---	GUY WIRE
---	SANITARY MANHOLES
---	SANITARY CLEAN OUT
---	WATER VALVES
---	BEND AND THRUST BLOCK
---	FIRE HYDRANTS
---	WATERLINE REDUCER
---	WATER STUB WITH BLOW OFF
---	AIR RELEASE VALVE MH & VENT PIPE
---	STORM MANHOLES
---	STORM INLETS
---	FES, FOREBAY, & TRICKLE CHANNEL
---	OUTLET STRUCTURE
---	CRUSHER FINES
---	MAINTENANCE ACCESS
---	RIPRAP
---	EXISTING ELECTRIC
---	EXISTING TELEPHONE
---	EXISTING FIBER OPTIC
---	EXISTING GAS
---	EXISTING OVER HEAD ELECTRIC
---	STORM UNDERDRAIN
---	100 YEAR FLOODPLAIN
---	WETLAND

NOTES:

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LAND DEVELOPMENT
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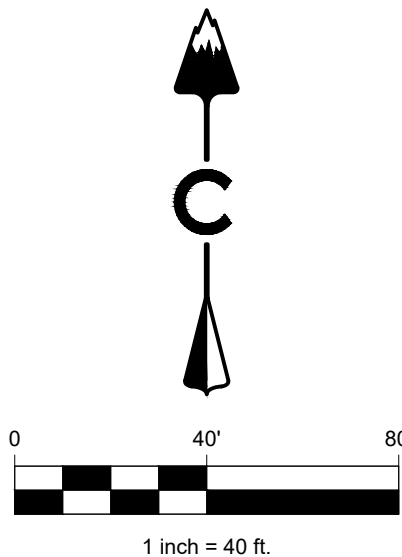
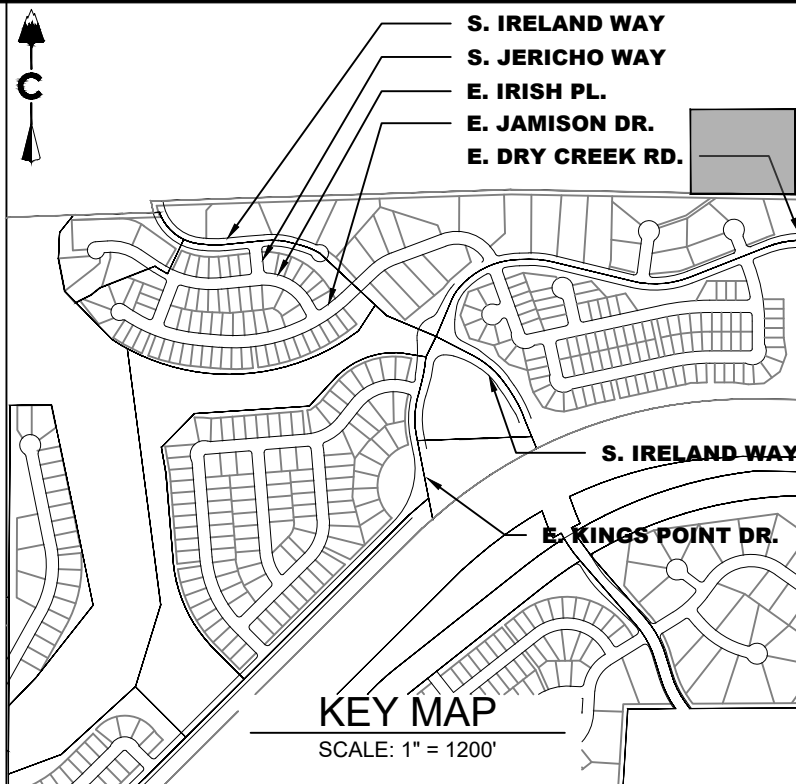
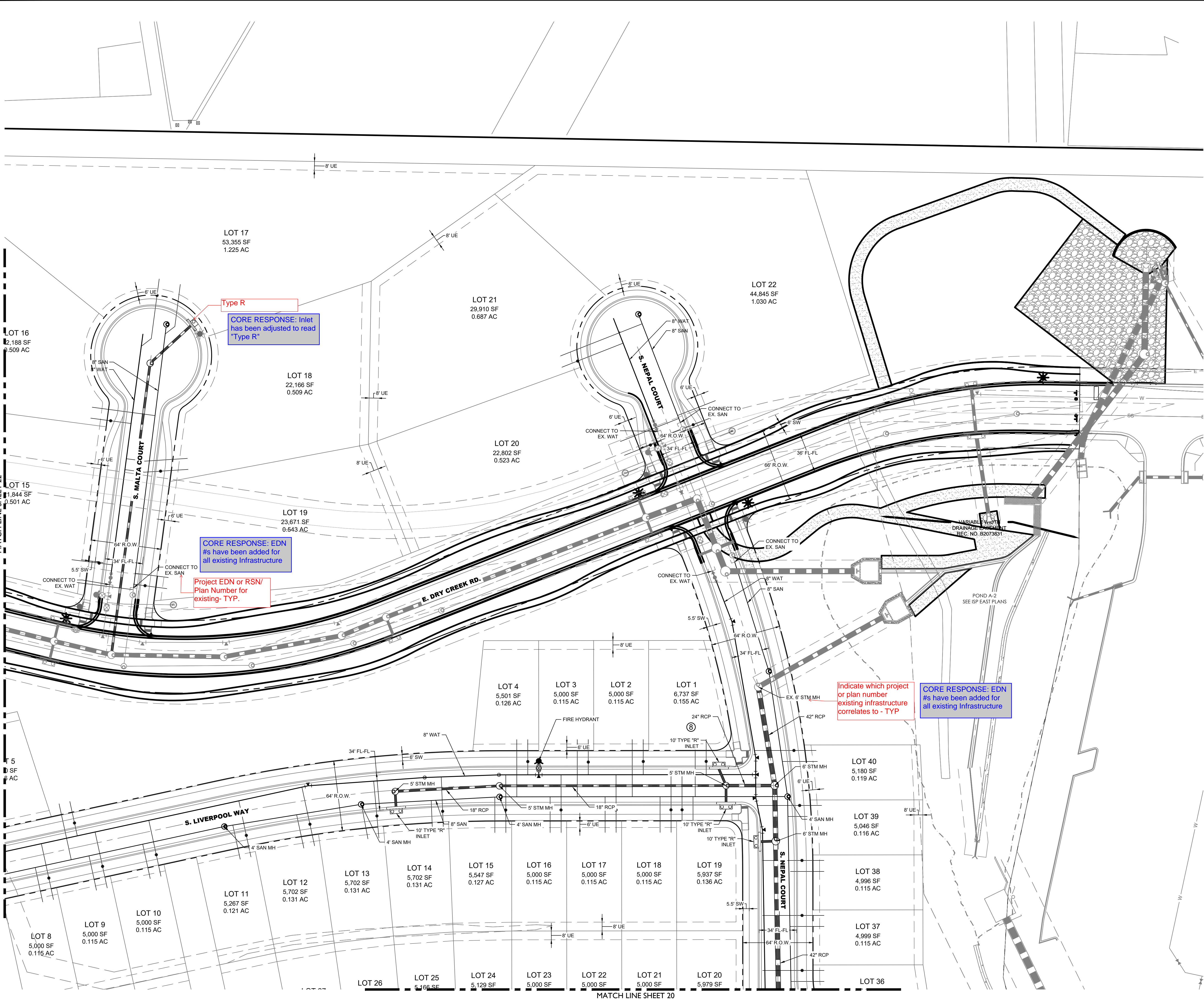
#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMISSION TO THE CITY OF AURORA	9/8/2022	RH

PRAIRIE POINT FILING NO.2
AURORA, CO
CONTEXTUAL SITE PLAN
UTILITY PLAN

NOT FOR
CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

JOB NO.
19-032
SHEET
20



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED IRRIGATION & STUB OUT
	PROPOSED STORM & STUB OUT
	PROPOSED SANITARY & STUB OUT
	PROPOSED WATER & STUB OUT
	EXISTING IRRIGATION & STUB OUT
	EXISTING STORM & STUB OUT
	EXISTING SANITARY & STUB OUT
	EXISTING WATER & STUB OUT
	FUTURE IRRIGATION & STUB OUT
	FUTURE SANITARY & STUB OUT
	FUTURE STORM & STUB OUT
	FUTURE WATER & STUB OUT
	IRRIGATION SERVICE
	SANITARY SERVICE
	WATER SERVICE
	BLOCK NUMBER
	EXISTING STREET LIGHT POLES
	PROPOSED STREET LIGHT POLES
	POWER POLES
	GUY WIRE
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	WATER VALVES
	BEND AND THRUST BLOCK
	FIRE HYDRANTS
	WATERLINE REDUCER
	WATER STUB WITH BLOW OFF
	AIR RELEASE VALVE MH & VENT PIPE
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC
	STORM UNDERDRAIN
	100 YEAR FLOODPLAIN
	WETLAND

NOTES:

1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 30' AND 80' FROM THE BACK OF CURB.

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#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMISSION TO THE CITY OF AURORA	9/8/2022	RH

PRAIRIE POINT FILING NO.2

AURORA, CO

CONTEXTUAL SITE PLAN
UTILITY PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

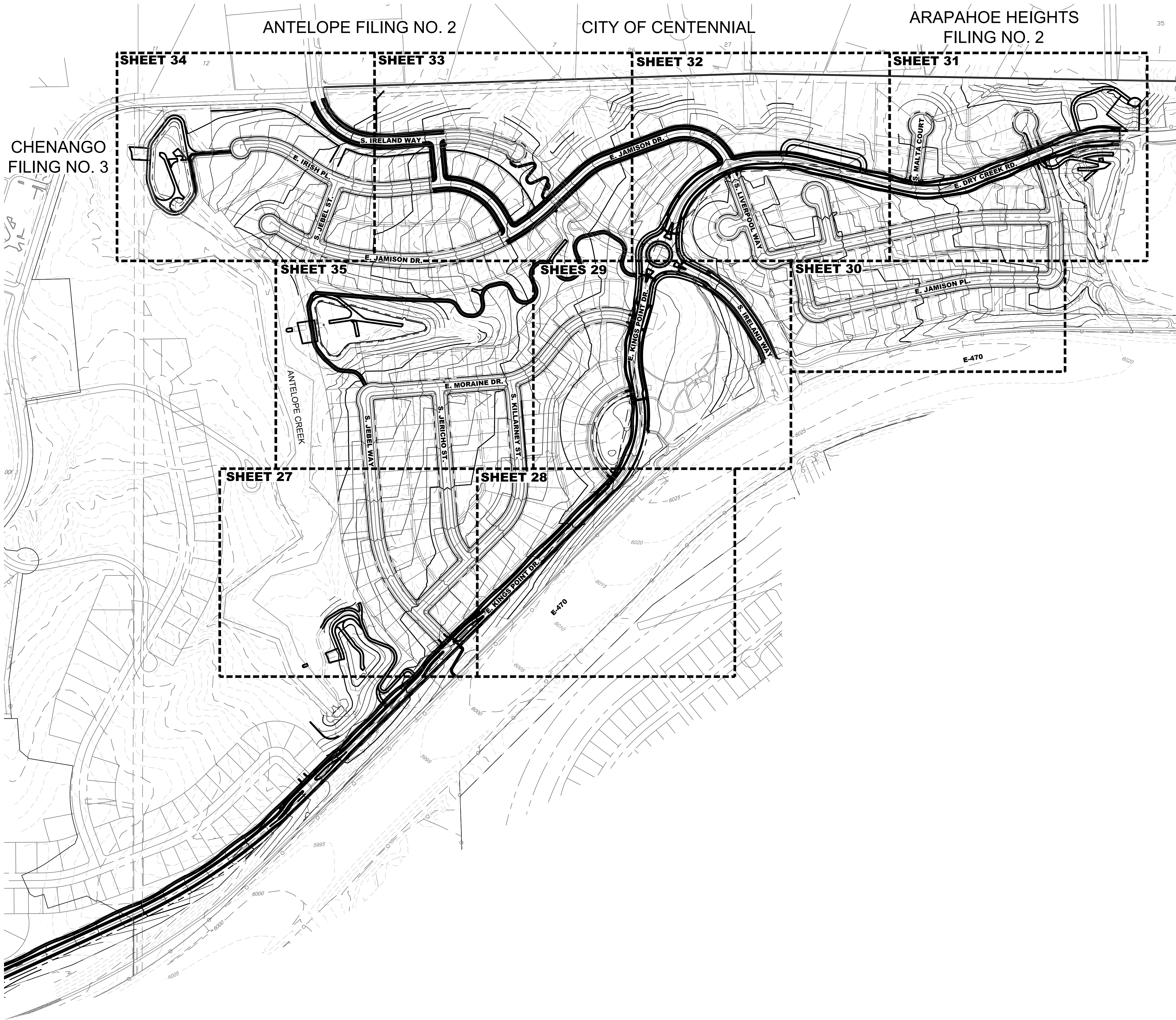
JOB NO.
19-032

SHEET
21

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LAND DEVELOPMENT
ENERGY
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LEGEND

5280 PROPOSED MAJOR CONTOUR
5279 PROPOSED MINOR CONTOUR
5280 ANTELOPE CREEK MAJOR CONTOUR
5279 ANTELOPE CREEK MINOR CONTOUR
5280 ANTELOPE CREEK MAJOR CONTOUR
5279 ANTELOPE CREEK MINOR CONTOUR
5150 DIRECTIONAL FLOW ARROW
5150 EMERGENCY OVERFLOW ROUTE
5150 SPOT ELEVATION
LOT TYPE - (A) TF= 5150.0
TOP OF FOUNDATION ELEVATION
EASEMENT
RIGHT OF WAY (R.O.W.)
CENTERLINE
PROJECT BOUNDARY
PROPOSED CURB & GUTTER
RETAINING WALL
LIMITS OF CONSTRUCTION
100 YEAR FLOODPLAIN
WEDGEBLOCK, WALKOUT, TRANSITION
BLOCK NUMBER
EXISTING (1) (2) (3) PROPOSED
STORM MANHOLES
STORM INLETS
FES, FOREBAY, & TRICKLE CHANNEL
OUTLET STRUCTURE
PROPOSED STORM & STUB OUT
EXISTING STORM & STUB OUT
CRUSHER FINES
MAINTENANCE ACCESS
RIPRAP

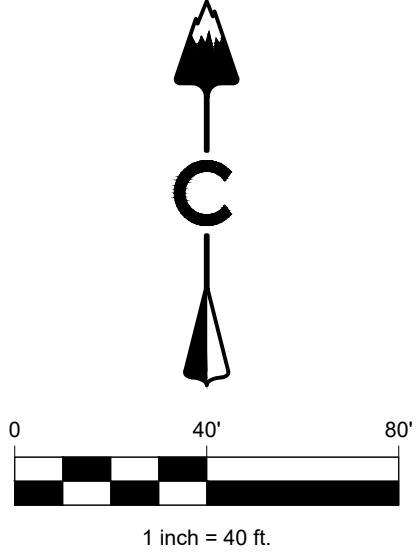
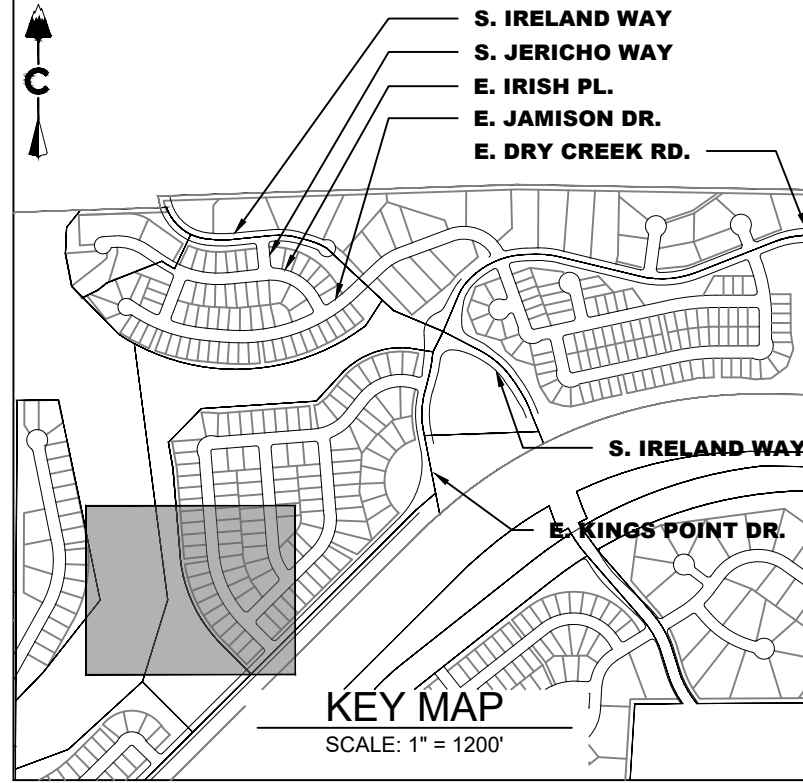
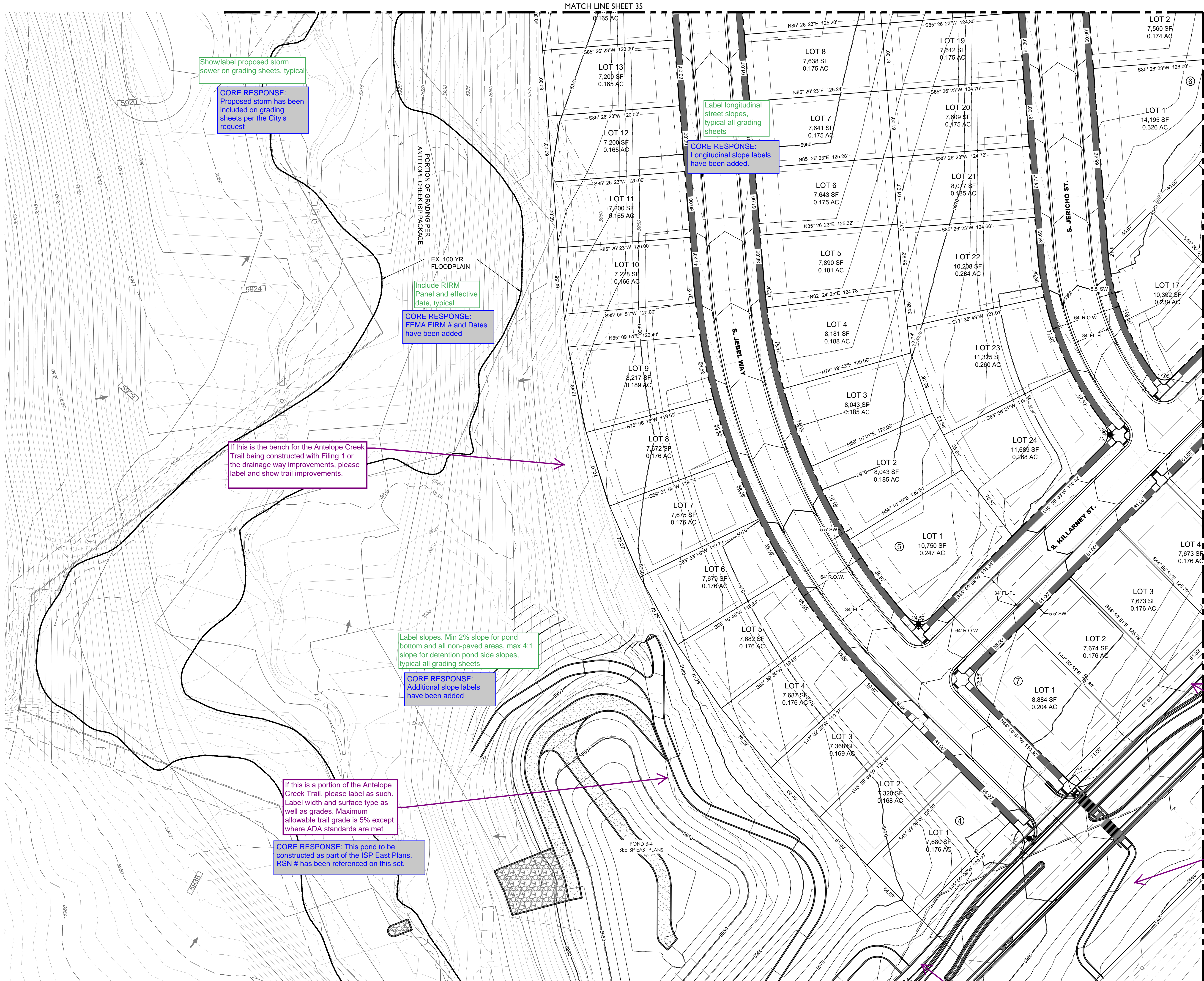
ABBREVIATIONS:

BOTM BOTTOM
FLPN FLOODPLAIN
TF TOP OF FOUNDATION
HP HIGH POINT

Add a note indicating if the storm sewer system is public or private and who will maintain it. Typical

CORE RESPONSE: A general note has been added indicating that all storm is public unless indicated on the plans. Private infrastructure shall be maintained by the Metro District.

CORE CONSULTANTS, INC. 3473 S. BROADWAY AURORA, CO 80013 303.703.4444 LIVEYOURCORE.COM		LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE	
CORE		801	
Know what's below. Call before you dig.	DATE	BY	REVISION
	9/8/2022	RH	
REVISION DESCRIPTION	DATE	BY	REVISION
1 FIRST SUBMISSION TO THE CITY OF AURORA			
PRAIRIE POINT FILING NO.2		AURORA, CO	
CONTEXTUAL SITE PLAN		OVERALL GRADING PLAN	
DESIGNED BY: JAR		JOB NO. 19-032	
DRAWN BY: SO		SHEET 26	
CHECKED BY: MHN			



- LEGEND**
- 5280 PROPOSED MAJOR CONTOUR
 - 5279 PROPOSED MINOR CONTOUR
 - 5280 ANTELOPE CREEK MAJOR CONTOUR
 - 5279 ANTELOPE CREEK MINOR CONTOUR
 - 5280 ANTELOPE CREEK MAJOR CONTOUR
 - 5279 ANTELOPE CREEK MINOR CONTOUR
 - 5150 DIRECTIONAL FLOW ARROW
 - 5150 EMERGENCY OVERFLOW ROUTE
 - 5150 SPOT ELEVATION
 - LOT TYPE - (A) TF= 5150.0 TOP OF FOUNDATION ELEVATION
 - EASEMENT
 - RIGHT OF WAY (R.O.W.)
 - CENTERLINE
 - PROJECT BOUNDARY
 - PROPOSED CURB & GUTTER
 - RETAINING WALL
 - LIMITS OF CONSTRUCTION
 - 100 YEAR FLOODPLAIN
 - WETLAND, LOT, WALKOUT, TRANSITION
 - BLOCK NUMBER
 - STORM MANHOLES
 - STORM INLETS
 - FES, FOREBAY, & TRICKLE CHANNEL
 - OUTLET STRUCTURE
 - PROPOSED STORM & STUB OUT
 - EXISTING STORM & STUB OUT
 - CRUSHER FINES
 - MAINTENANCE ACCESS
 - RIPRAP

- ABBREVIATIONS:**
- BOTM BOTTOM FLOODPLAIN
 - FLPN FLOODPLAIN
 - TF TOP OF FOUNDATION
 - HP HIGH POINT

CORE

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ENERGY
PUBLIC INFRASTRUCTURE

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#	REVISION DESCRIPTION	DATE	BY
1 <td>FIRST SUBMISSION TO THE CITY OF AURORA</td> <td>9/9/2022</td> <td>RH</td>	FIRST SUBMISSION TO THE CITY OF AURORA	9/9/2022	RH

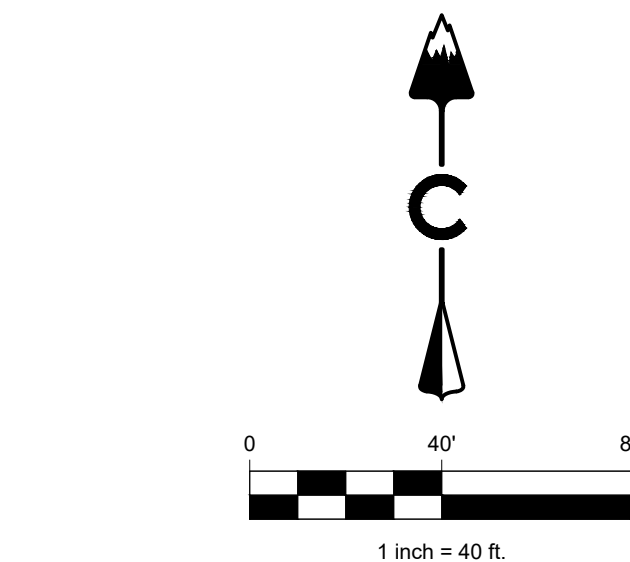
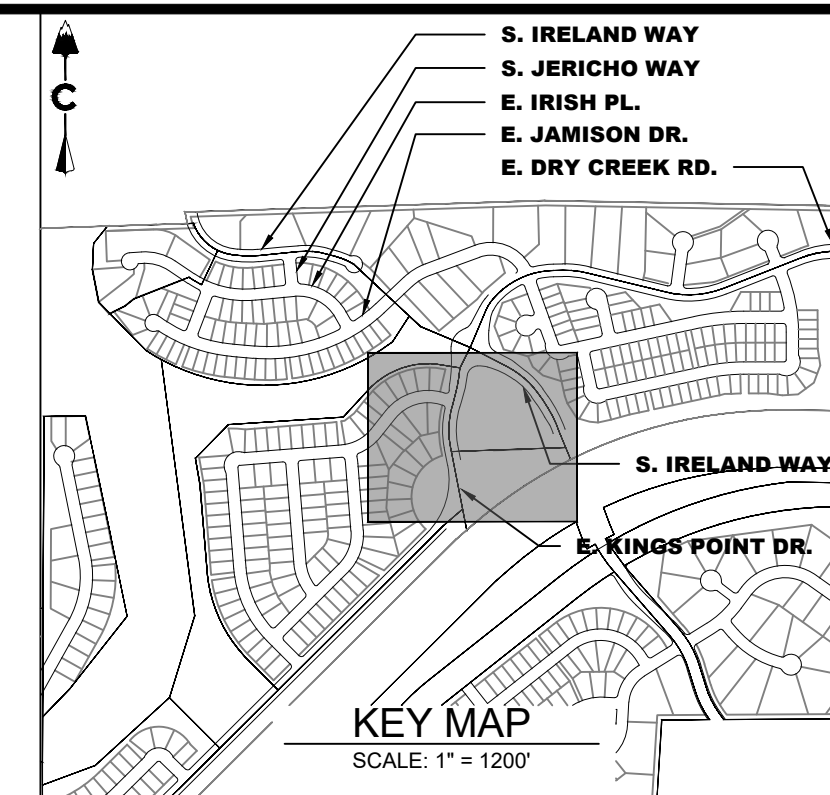
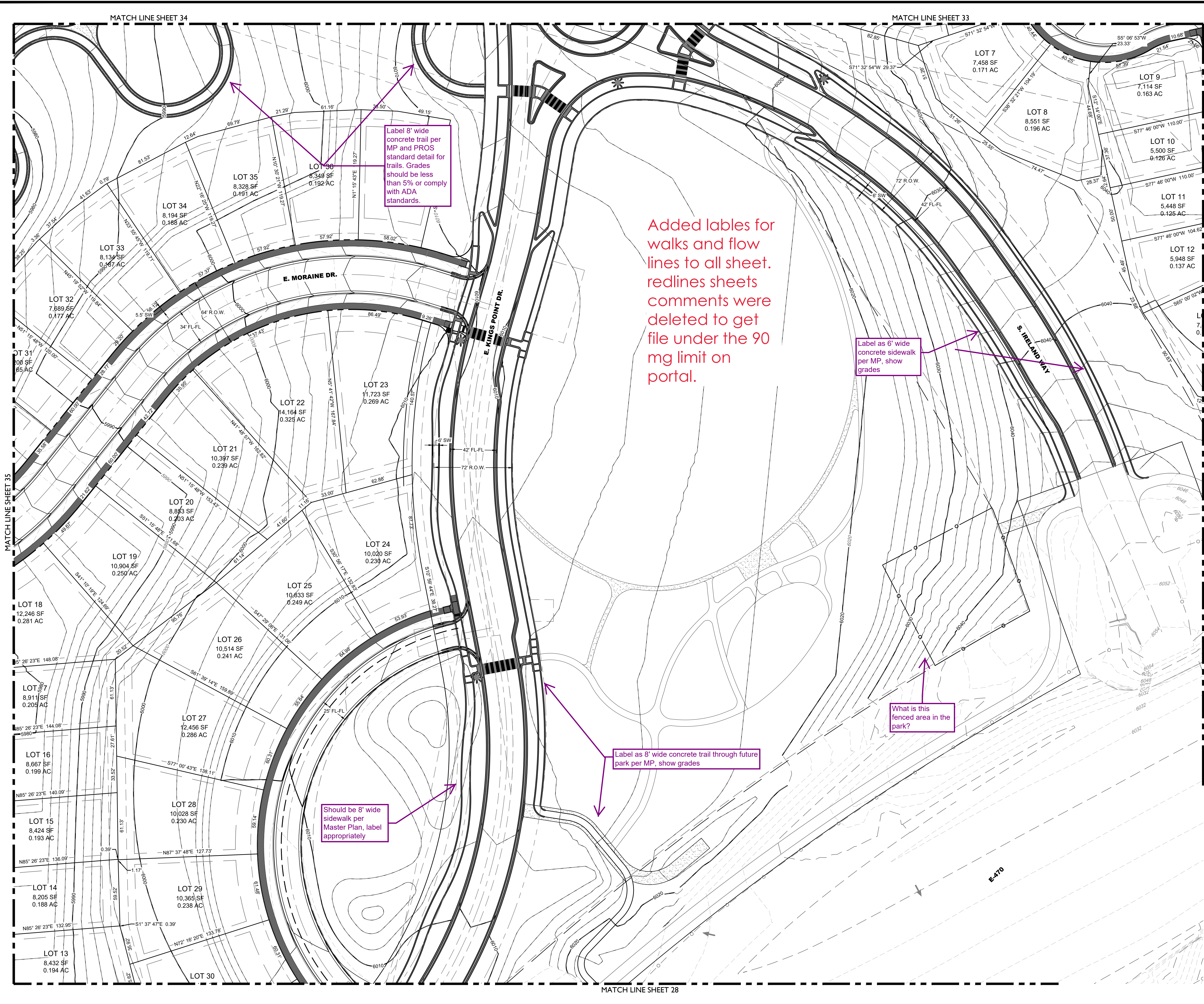
PRAIRIE POINT FILING NO.2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

NOT FOR CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

JOB NO.
19-032

SHEET
27



LEGEND			
	5280	PROPOSED MAJOR CONTOUR	
	5279	PROPOSED MINOR CONTOUR	
	5280	ANTELOPE CREEK MAJOR CONTOUR	
	5279	ANTELOPE CREEK MINOR CONTOUR	
		DIRECTIONAL FLOW ARROW	
		EMERGENCY OVERFLOW ROUTE	
	5150	SPOT ELEVATION	
	(A) TF= 5150.0	TOP OF FOUNDATION ELEVATION	
		EASEMENT	
		RIGHT OF WAY (R.O.W.)	
		CENTERLINE	
		PROJECT BOUNDARY	
		PROPOSED CURB & GUTTER	
		RETAINING WALL	
		LIMITS OF CONSTRUCTION	
		100 YEAR FLOODPLAIN	
		MEDIAN, DOT, WALKOUT, TRANSITION	
		BLOCK NUMBER	
		STORM MANHOLES	
		STORM INLETS	
		FES, FOREBAY, & TRICKLE CHANNEL	
		OUTLET STRUCTURE	
		PROPOSED STORM & STUB OUT	
		EXISTING STORM & STUB OUT	
		CRUSHER FINES	
		MAINTENANCE ACCESS	
		RIPRAP	

ABBREVIATIONS:	
BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT

PRairie Point Filing NO.2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

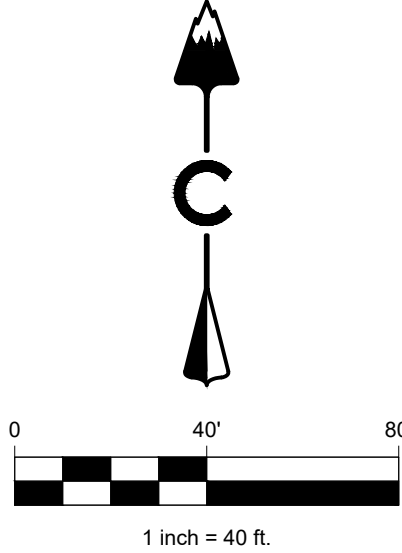
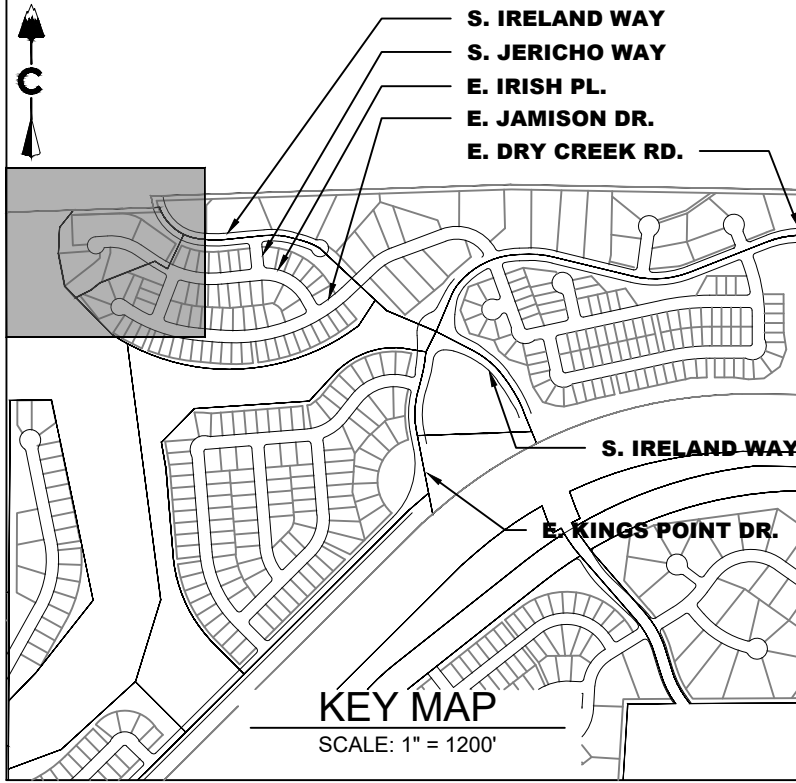
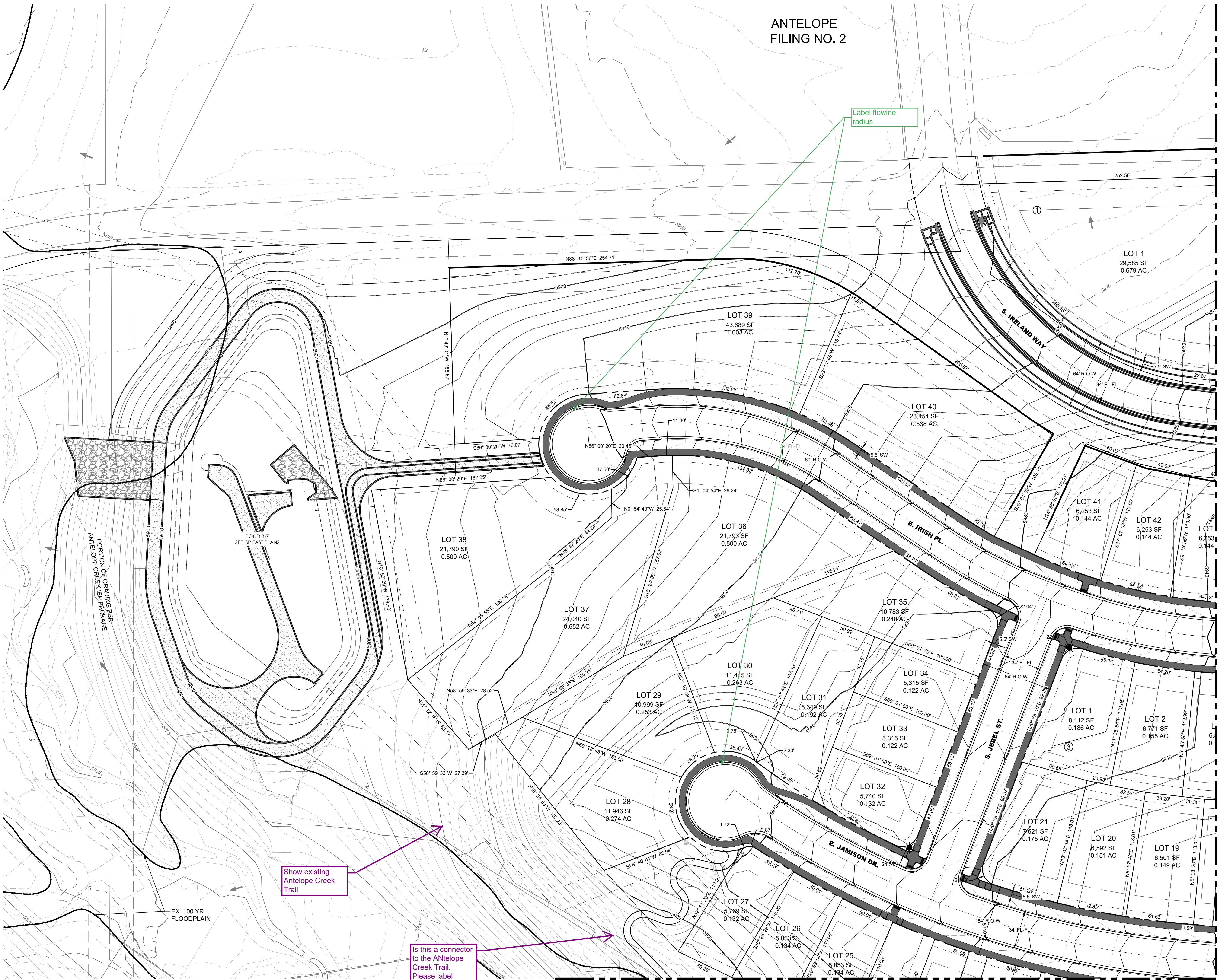
JOB NO.
19-032

SHEET
29

NOT FOR CONSTRUCTION

Core Consultants Inc.
3473 S. Broadway
Aurora, CO 80013
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ANTELOPE CREEK MAJOR CONTOUR
- ANTELOPE CREEK MINOR CONTOUR
- ANTELOPE CREEK MAJOR CONTOUR
- ANTELOPE CREEK MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION
- TOP OF FOUNDATION ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- WALKOUT, WALKOUT, TRANSITION
- BLOCK NUMBER
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- CRUSHER FINES
- MAINTENANCE ACCESS
- RIPRAP

ABBREVIATIONS:

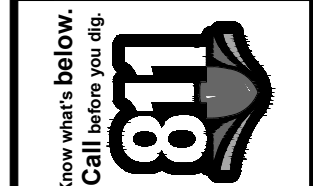
- BOTM BOTTOM
- FLPN FLOODPLAIN
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PRAIRIE POINT FILING NO.2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

NOT FOR
CONSTRUCTION

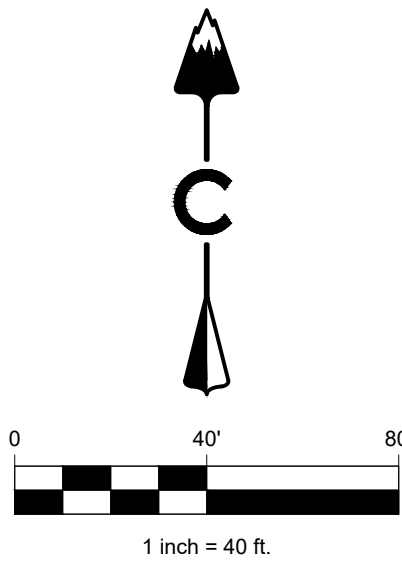
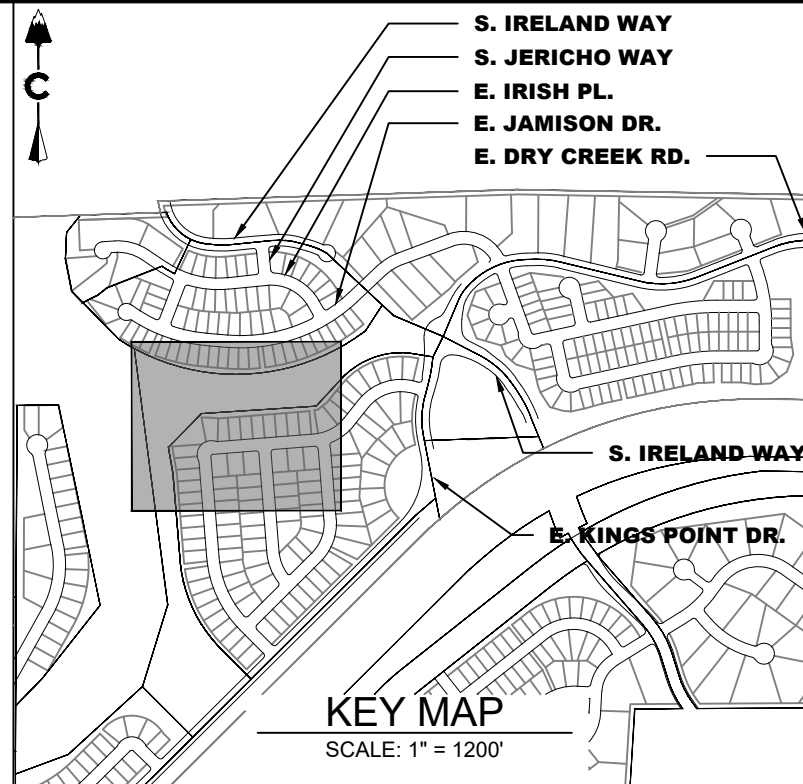
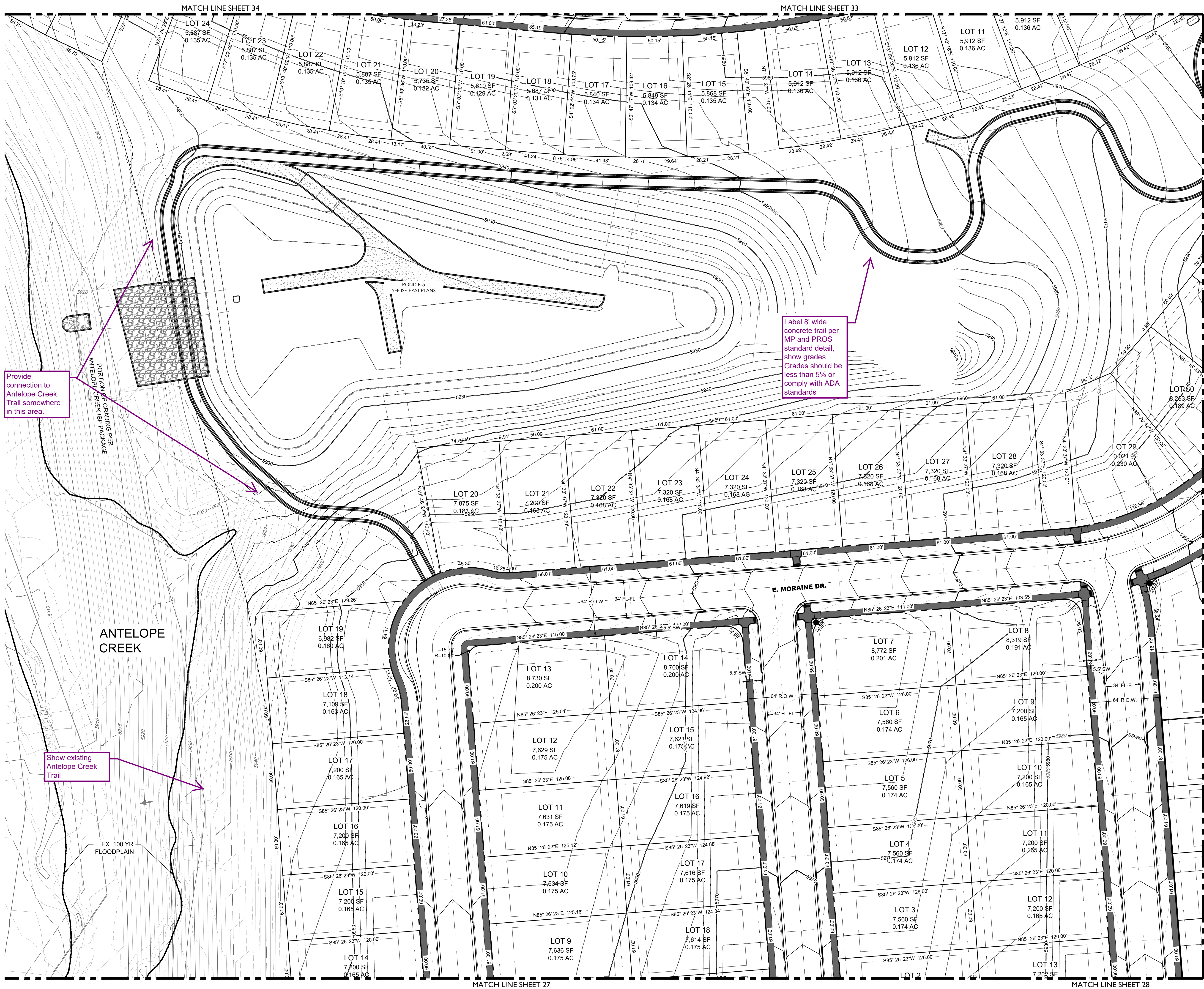
DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

JOB NO.
19-032
SHEET
34



CORE CONSULTANTS, INC.
34733 S. BROADWAY
AURORA, CO 80013
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



LEGEND

- 5280 PROPOSED MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
- 5280 ANTELOPE CREEK MAJOR CONTOUR
- 5279 ANTELOPE CREEK MINOR CONTOUR
- 5280 ANTELOPE CREEK MAJOR CONTOUR
- 5279 ANTELOPE CREEK MINOR CONTOUR
- 5150 DIRECTIONAL FLOW ARROW
- 5150 EMERGENCY OVERFLOW ROUTE
- 5150 SPOT ELEVATION
- LOT TYPE - 5150.0 TOP OF FOUNDATION ELEVATION
- 5150 EASEMENT
- 5150 RIGHT OF WAY (R.O.W.)
- 5150 CENTERLINE
- 5150 PROJECT BOUNDARY
- 5150 PROPOSED CURB & GUTTER
- 5150 RETAINING WALL
- 5150 LIMITS OF CONSTRUCTION
- 5150 100 YEAR FLOODPLAIN
- 5150 WETLAND, WALKOUT, TRANSITION
- 5150 BLOCK NUMBER
- 5150 STORM MANHOLES
- 5150 STORM INLETS
- 5150 FES, FOREBAY, & TRICKLE CHANNEL
- 5150 OUTLET STRUCTURE
- 5150 PROPOSED STORM & STUB OUT
- 5150 EXISTING STORM & STUB OUT
- 5150 CRUSHER FINES
- 5150 MAINTENANCE ACCESS
- 5150 RIPRAP

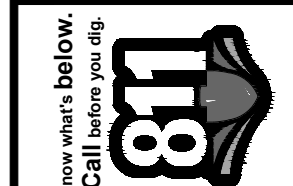
ABBREVIATIONS:

- BOTM BOTTOM FLOODPLAIN
- FLPN FLOODPLAIN
- TF TOP OF FOUNDATION
- HP HIGH POINT

PRAIRIE POINT FILING NO.2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

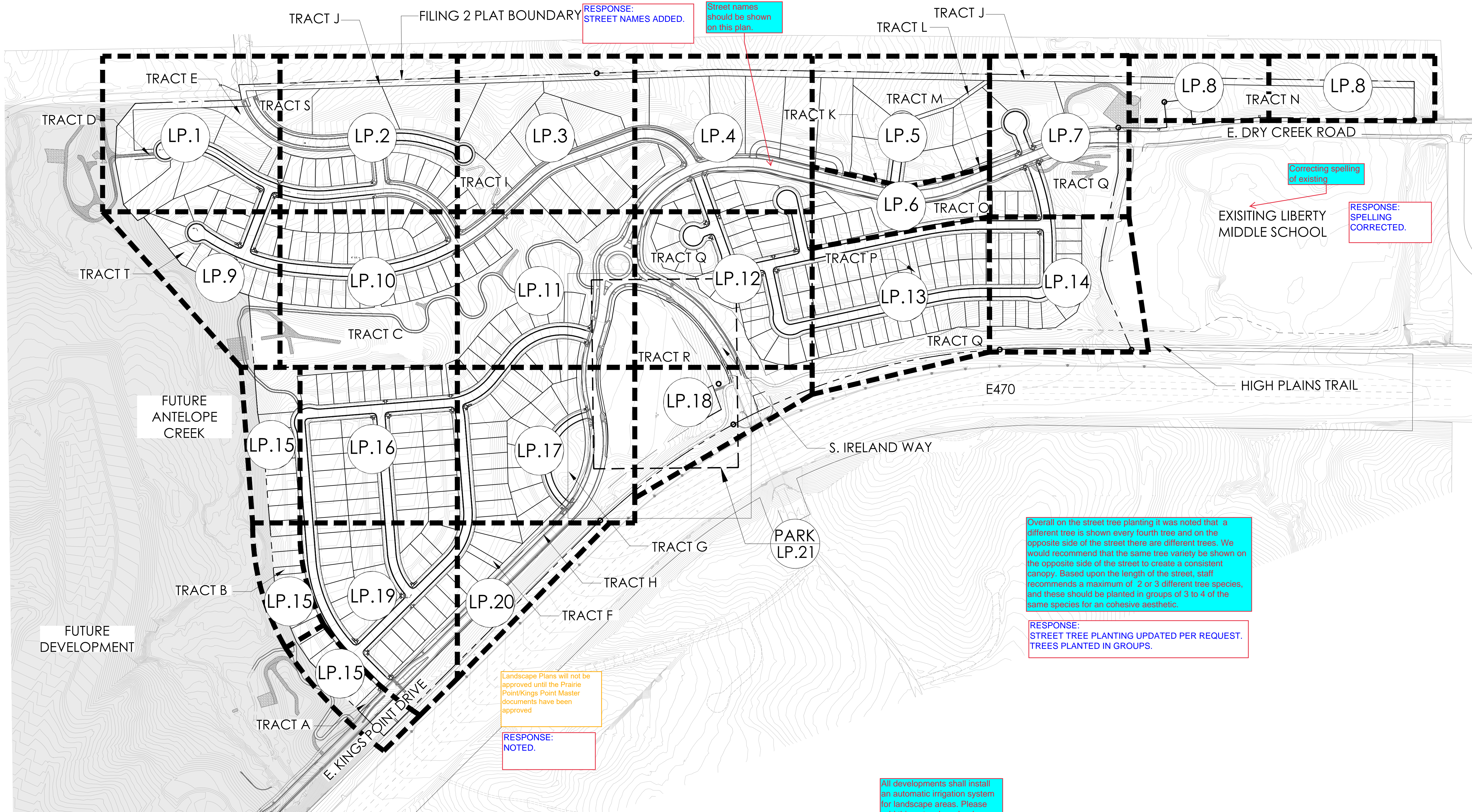
NOT FOR
CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN
JOB NO.
19-032
SHEET
35



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AURORA, CO 80013
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ENERGY
PUBLIC INFRASTRUCTURE

9/13/2022 4:42 PM P:\COWOOD MASTER FOLDER\KINGS POINT\FILING 2\CAD\SUBMITTALS\SHEETS - 2\LANDSCAPE SHEETS.DWG OVERALL



SHEET INDEX

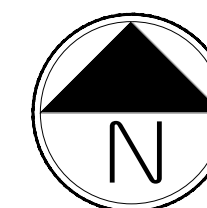
SHEET #	SHEET NAME
1	LS.1 OVERALL LANDSCAPE PLAN
2	LN.1 LANDSCAPE NOTES
3-23	LP.1-LP.21 LANDSCAPE PLANS
24-25	LL.1-LL.2 LAYOUT PLANS
26	LD.2 LANDSCAPE DETAILS
27	LH.1 HYDROZONE MAP
28	LF.1 FENCING PLAN

PLANNING AREA	RECEIVED (ACRES)	OPEN SPACE (ACRES)
PA-22B		
OPEN SPACE	3.98	4.4
OPEN SPACE (FLOODPLAIN)		0.00
SUBTOTAL	3.98	4.4
PA-24		
OPEN SPACE	4.99	4.99
OPEN SPACE (FLOODPLAIN)		0.00
SUBTOTAL	4.99	4.99
PA-26		
OPEN SPACE	9.99	3.61
OPEN SPACE (FLOODPLAIN)		0.00
SUBTOTAL	9.99	3.61
TOTAL	18.96	13
*NOTE: REMAINING AREA TO BE PROVIDED IN ISP ANTELOPE CREEK		
**NOTE: OPEN SPACE TO BE MAINTAINED BY METRO DISTRICT		

RESPONSE: CN# PROVIDED.

Provide the Case Number if this is an active project.

Scale: 1"= 200'-0"



Know what's below.
Call before you dig.

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BID DOCUMENTS



PRAIRIE POINT SITE PLAN 2 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

OVERALL
LANDSCAPE
PLAN

SHEET NUMBER

LS.1

SHEET 36 OF 63

September 13, 2022

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LANDSCAPE NOTES



RESPONSE:
CURBSIDE LANDSCAPE REQUIREMENTS
TABLE ADDED SEPARATE OF STREET TREE
REQUIREMENTS.

RESIDENTIAL RECOMMENDED PLANT LIST

Include the other curbside landscape requirements for this table or label this table as Street Tree Requirement and add the Curbside landscape table separately.

NOTE: FOR SPECIFIC MINIMUM LANDSCAPE QUANTITIES PER INDIVIDUAL LOT TYPE, PLEASE REFER TO INDIVIDUAL LANDSCAPE TYPICAL SHEETS PER NOTES BELOW

RESIDENTIAL LOT TYPE LEGEND	
SINGLE FAMILY LOTS	
A	SINGLE FAMILY (TYPE 4) - CORNER 45' SINGLE FAMILY LOTS, SEE SHEET L0.8
B	SINGLE FAMILY (TYPE 4) - INTERIOR 45' SINGLE FAMILY LOTS, SEE SHEET L0.8
C	SINGLE FAMILY (TYPE 3) - CORNER 50' SINGLE FAMILY LOTS, SEE SHEET L0.9
D	SINGLE FAMILY (TYPE 3) - INTERIOR 50' SINGLE FAMILY LOTS, SEE SHEET L0.9
E	SINGLE FAMILY (TYPE 2) - CORNER 60' SINGLE FAMILY LOTS, SEE SHEET L0.10
F	SINGLE FAMILY (TYPE 2) - INTERIOR 60' SINGLE FAMILY LOTS, SEE SHEET L0.10
CARRIAGE HOUSE CLUSTER	
G	SMALL LOT MOTOR COURT HOME (TYPE 6) CARRIAGE HOUSE CLUSTER, SEE SHEET L0.11
OTHER LAND USES	
OS	OPEN SPACE

Provide an overall site plan depicting by hatch or color the various lot types. Also include keyed to that map, the front yard landscape requirements. Include lot typicals demonstrating the front yard requirements. A lots will have specific front yard standards vs. B lots etc.

RESPONSE:
LOT TYPICALS PROVIDED AT THE END
OF SHEET SET.

CURBSIDE TREE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
S. JEBEL WAY (EAST)	1 TREE/40 LF	878	22	24
S. JEBEL WAY (WEST)	1 TREE/40 LF	1,105	28	28 30
S. JERICHO ST. (EAST)	1 TREE/40 LF	661	17	17 18
S. JERICHO ST. (WEST)	1 TREE/40 LF	690	18	18
S. KILLARNEY ST. (NORTH)	1 TREE/40 LF	943	24	24 23
S. KILLARNEY ST. (SOUTH)	1 TREE/40 LF	1,068	27	27
S. MORRIS DR. (NORTH)	1 TREE/40 LF	1,247	32	32 30
S. MORRIS DR. (SOUTH)	1 TREE/40 LF	1,051	27	27 14
FIRE EASEMENT ON E. KINGS DR.	1 TREE/40 LF	469	12	12
E. JAMISON DR. (NORTH)	1 TREE/40 LF	888	23	23 22
E. JAMISON DR. (SOUTH)	1 TREE/40 LF	989	25	25
S. JEBEL ST. (WEST)	1 TREE/40 LF	218	6	6
S. JEBEL ST. (EAST)	1 TREE/40 LF	213	6	6
E. IRISH PL. (NORTH)	1 TREE/40 LF	770	20	20
E. IRISH PL. (SOUTH)	1 TREE/40 LF	741	19	19 15
S. IRELAND WAY (NORTH)	1 TREE/40 LF	240	6	6
S. IRELAND WAY (SOUTH)	1 TREE/40 LF	209	6	6
S. MALTA RD. (EAST)	1 TREE/40 LF	141	4	4
S. MALTA RD (WEST)	1 TREE/40 LF	146	4	4
MALAYA CT. (EAST)	1 TREE/40 LF	275	7	7 8
MALAYA CT. (WEST)	1 TREE/40 LF	265	7	7 9
E. IRISH PL.	1 TREE/40 LF	257	7	7
S. LIVERPOOL WAY (EAST)	1 TREE/40 LF	362	10	10
S. LIVERPOOL WAY (WEST)	1 TREE/40 LF	426	11	11 8
E. JAMISON PL. (NORTH)	1 TREE/40 LF	1,205	31	31 35
E. JAMISON PL. (SOUTH)	1 TREE/40 LF	1,329	34	34 40
E. IRISH CIR. (NORTH)	1 TREE/40 LF	1,096	28	28
E. IRISH CIR. (SOUTH)	1 TREE/40 LF	1,021	26	26 29
S. NEPAL CT. (EAST)	1 TREE/40 LF	502	13	13 6
S. NEPAL CT. (WEST)	1 TREE/40 LF	372	10	10 5
TOTAL		9,990	510	512

Verify provided street tree numbers as there seems to be some differences in the counts.

RESPONSE:
VERIFIED.

RESPONSE:
TRACT C UPDATED.

TRACT N is deficient in the tree count by 13 trees and in the shrub count by 395

RESPONSE:
TRACT N UPDATED.

TRACT R should be included: there are 91 trees provided in the park.

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	
TRACT A	OPEN SPACE/STREET PERIMETER	3,169	1	1	8	5 GAL	1 GAL
TRACT B	OPEN SPACE	3,601	1	1	9	8	0
TRACT C	OPEN SPACE	25,235	6	6 13	63	9	0
TRACT D	OPEN SPACE	2,820	0	0	7	7	0
TRACT E	OPEN SPACE/STREET PERIMETER	24,651	6	7	62	67	9
TRACT F	OPEN SPACE	4,321	1	1	11	11	0
TRACT G	OPEN SPACE/STREET PERIMETER	45,278	11	11	113	115	0
TRACT H	OPEN SPACE/STREET PERIMETER	13,059	3	8	33	51	0
TRACT J	OPEN SPACE	127,174	32	181 153	318	0	0
TRACT K	OPEN SPACE/STREET PERIMETER	2,016	1	1	5	8	0
TRACT M	OPEN SPACE/STREET PERIMETER	7,457	2	2	19	18	3
TRACT N	OPEN SPACE/STREET PERIMETER	194,547	49	36	486	90	4
TRACT O	OPEN SPACE/STREET PERIMETER	79,265	20	20 21	198	201	3
TRACT P	OPEN SPACE	6,029	2	2	15	15	0
TRACT Q	OPEN SPACE	219,471	55	115 106	549	276	17
TRACT T	OPEN SPACE	6,112	2	2	15	15	0
TOTALS		764,205	191	394	1911	955	36

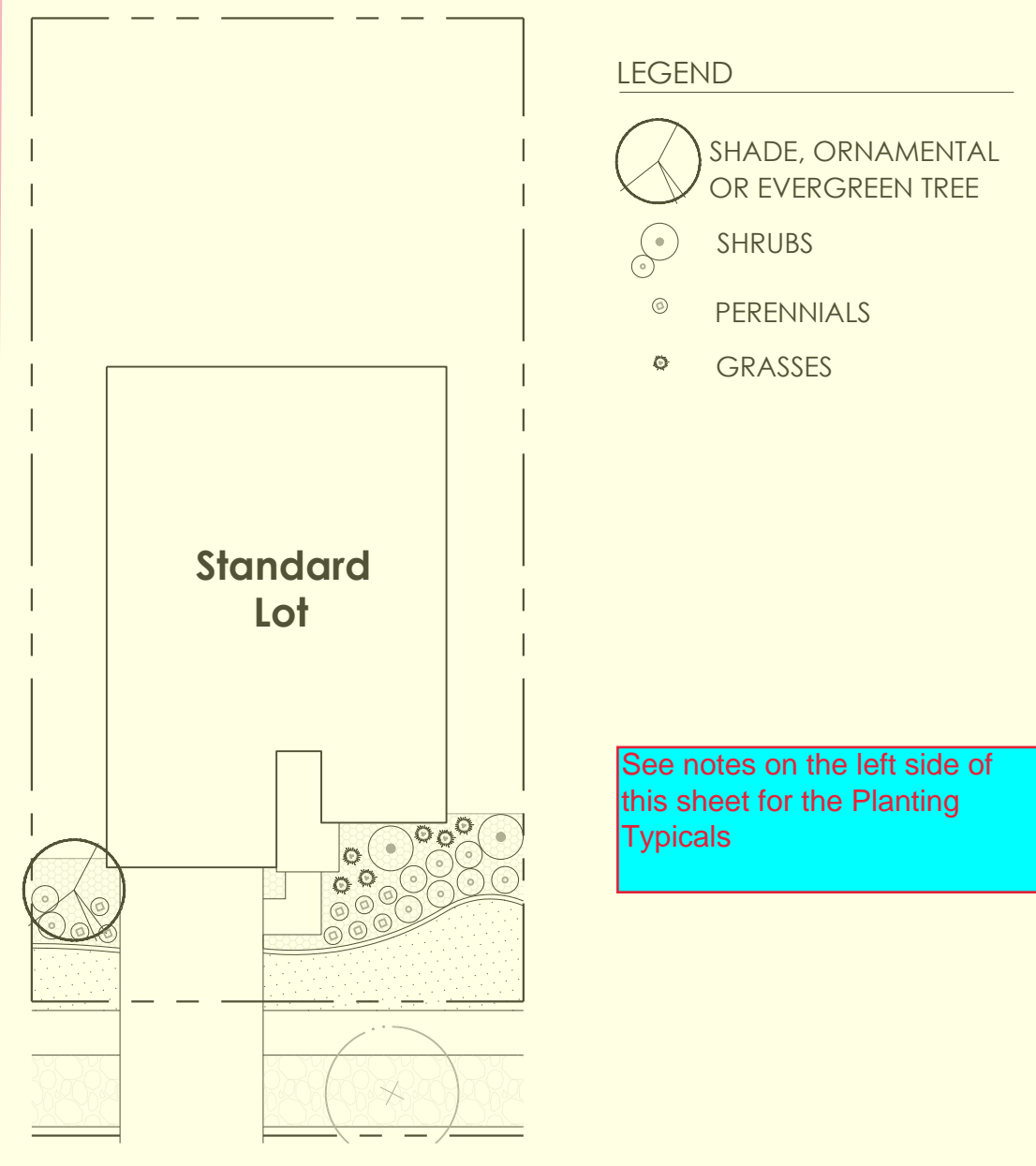
NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS
NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOW ARDS REQUIREMENTS
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVLENT NOTED ABOVE.
*NUMBER EQUAL TO (TOTAL 5 GAL.) + (TOTAL 1 GAL./3)
**WHERE THE NUMBER FOR TREES PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE SHRUB EQUIVLENT NOTED ABOVE.

RESPONSE:
181 TREES ARE PROVIDED IN TRACT J.

The Lot typical should be to a scale. see example from another project provided. The examples provided are what is being expected for these lot typicals. Provide what was provided for Kings Point South - PA-1-4 on Sheet L-12. Provide a specific plant list. City staff needs to verify that the plant material being selected will work given the size of the lots. Include a Plant List with sizes of plant material specified. Include a Legend for the planting. Include the approximate locations of the utilities and driveways going to each lot and any easements. If fencing is proposed for any of the lots, include that on the typicals. Include the streets, sidewalks, etc with these lots typicals. Provide a sheet designating the lot types and then under each lot type category, provide a list of the expected plant material to be included in that lot type.

RESPONSE:
LOT TYPICALS PROVIDED AT THE
END OF SHEET SET.

SINGLE FAMILY LANDSCAPE TYPICAL



See notes on the left side of this sheet for the Planting Typicals

STANDARD LOT REQUIREMENTS

PROVIDE A MINIMUM OF:
1 SHADE TREE
OR
1 ORNAMENTAL TREE
OR
1 EVERGREEN TREE

16 SHRUBS REQUIRED PER LOT OR EQUIVALENT:
-11 SHRUBS PROVIDED
-9 PERENNIALS PROVIDED
-6 GRASSES PROVIDED
(1 SHRUB = 3 GRASSES OR 3 PERENNIALS)

TURF MIN.= 400 SF CONTIGUOUS TURF OR MAX = 40% MAX. OR 1000 SF

WATER-WISE OPTION
0% TURF
50% CEDAR MULCH AND 50% HORIZON COBBLE MULCH
1 BOULDER (MIN. 2' NOMINAL)

*STREET TREES NOT COUNTED TOWARD MEETING THE FRONT YARD LANDSCAPE REQUIREMENTS
*THE LANDSCAPE DESIGN FOR THE FRONT YARD MAY NOT REPEAT UNTIL THE 4TH LOT IF NECESSARY.
THE PLANT SELECTION AND LAYOUT MUST BE DIFFERENT

Provide a Table for any Street Frontage Buffers, E-470 Landscape Buffers and Detention Pond Landscaping.

RESPONSE:
E-470 MULTI USE EASEMENT LANDSCAPE
BUFFER TABLE PROVIDED ON LANDSCAPE
NOTES SHEET.

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 WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF 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 UNOBSTRUCTED 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 ENCROACH 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

SEED MIXES



RESPONSE:
TRACT R,
NEIGHBORHOOD PARK
PROVIDED.



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

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

NOT FOR CONSTRUCTION

BID DOCUMENTS



PROJECT NAME

PRAIRIE POINT SITE PLAN 2 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
NOTES

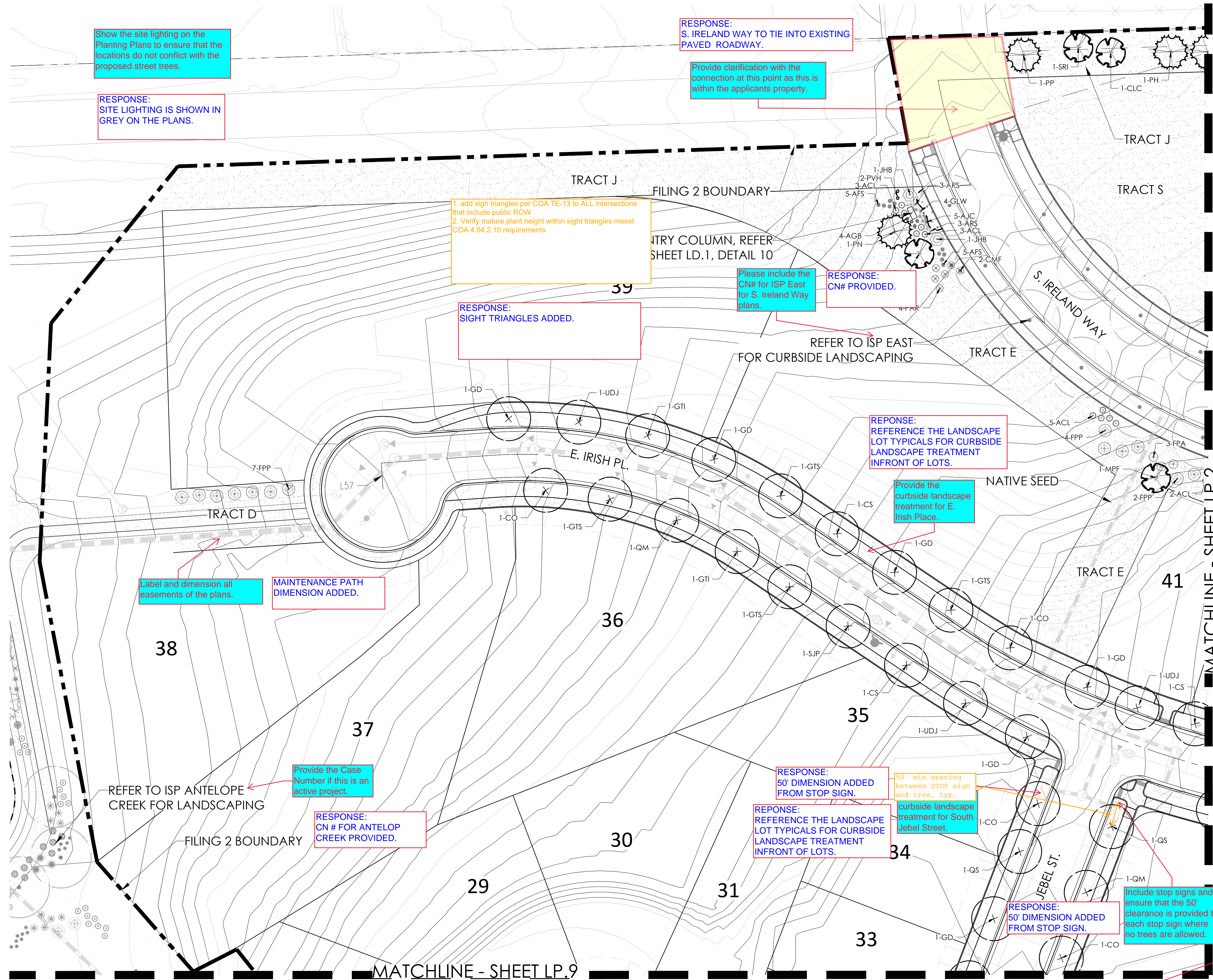
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LN.1

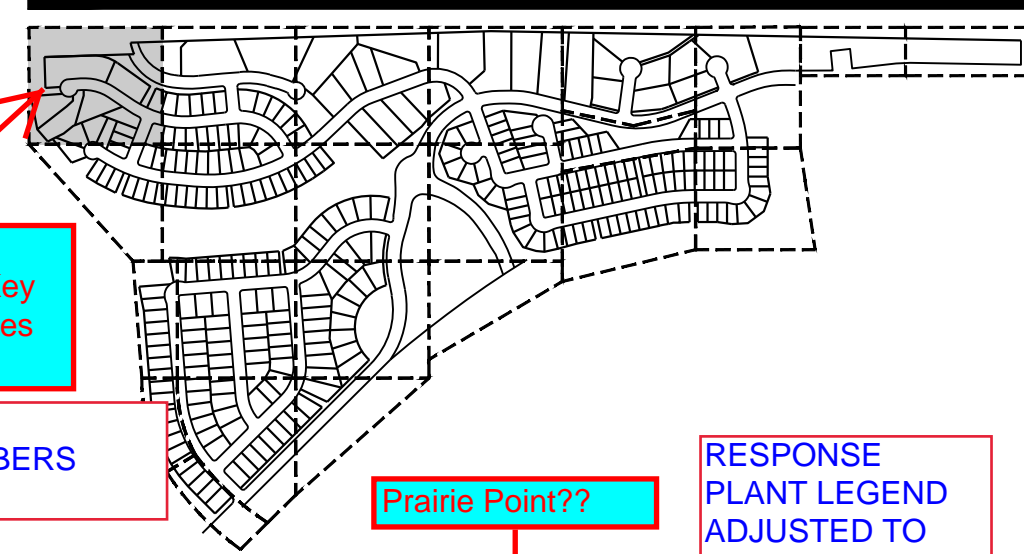
SHEET 37 OF 63

September 13, 2022





KEYMAP



Add the sheet number - All Key Map References Each

RESPONSE: SHEET NUMBERS ADDED.

Prairie Point??

RESPONSE: PLANT LEGEND ADJUSTED TO "PRAIRIE POINT"

PLANT LEGEND

KINGS POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CS	CATALPA SPECIOSA	CATALPA WESTERN	2.5' CAL	S&B
CO	CELEBRICUS OCCIDENTALIS	KENTUCKY COFFEE TREE	2.5' CAL	S&B
GD	GYMOKALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	S&B
GIT	GLEDITSIA TRIACANTHOS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	S&B
GTS	GLEDITSIA TRIACANTHOS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	S&B
GMC	QUERCUS MUEHLERBERGII	OAK, CHINKAPIN	2.5' CAL	S&B
GS	QUERCUS 'SHUMWAY'	OAK, SHUMWAY	2.5' CAL	S&B
JP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	S&B
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	B.M. DISCOVERY	2.5' CAL	S&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALBOFLUA	STAR TREES	2' CAL	S&B
AGF	ACER GINNA F. FINE	MAPLE, PAIR FINE	2' CAL	S&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	S&B
ATP	ACER TATARICUM 'PATER PERFECT'	MAPLE, PATER PERFECT	2' CAL	S&B
CC	CRATAEGUS CURCULLI 'NINE STAR'	HAWTHORN, COMMON CLOUD	2' CAL	S&B
CLC	CRATAEGUS LAEVOGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	S&B
MSS	MAULS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	S&B
MTF	MAULS 'PRINCE OF PEACE'	CRABAPPLE, PRINCE OF PEACE	2' CAL	S&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6'8" MULTI	S&B
SP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2' CAL	S&B
SI	SYNCAERETICULA	JAPANESE TREE LILAC	2' CAL	S&B
EVERGREEN TREES				
FE	PINUS EDULIS	PINE, PINON	6' HT	S&B
PH	PINUS HILDRETHII (ELUCODERMIS)	PINE, BOSNIAN	6' HT	S&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	S&B
PP	PINUS PONDROSA	PINE, PONDROSA	6' HT	S&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JCA	JUNIPERUS CHINENSIS 'SPARKY'	JUNIPER, SPARKY	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.
JH	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILSON'	JUNIPER, WILSON CARPET	#5	CONT.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JA	JUNIPERUS SABINA 'ARCADEA'	JUNIPER, ARCADEA	#5	CONT.
JB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JG	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#7	CONT.
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.
JW	JUNIPERUS SCOPULORUM 'MOONING COW'	JUNIPER, MOONING COW	#7	CONT.
JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JW	JUNIPERUS X HYBRIDA 'GOLDEN GLOBE'	JUNIPER, GOLDEN GLOBE	#5	CONT.
PAN	PICEA ABIES 'NIDIFORMIS'	SPRUCE, BIRDS NEST	#5	CONT.
PNC	PINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#5	CONT.
PNT	PINUS MUGO 'TANENHUIJ'	PINE, TANENHUIJ	#7	CONT.
PW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PW	PINUS MUGO 'MORI'	PINE, DWARF MUGO	#5	CONT.
PN	PINUS NIGRA 'HORNBIROKIANA'	PINE, DWARF AUSTRIAN	#5	CONT.
PH	PINUS SYLVESTRIS 'HILDE CREEPER'	PINE, HILDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS				
ACL	AMORPHIA CANESCENS	LEADPLANT	#5	CONT.
AMC	AMORPHIA CANESCENS 'BRILLIANT RED'	CHOKEBERRY, BRILLIANT RED	#5	CONT.
AMA	ARCEUTHOBIA NIGRA 'AURUM MAGIC'	CHOKEBERRY, AURUM MAGIC BLACK	#5	CONT.
AGB	ACER GRANDIDENTATUM	MAPLE, BIG TOOTH	#5	CONT.
AIS	ARISTIDA FLORIDA	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAMINGO'	DOGWOOD, FLAMINGO	#5	CONT.
CCB	CARYOPHYTEX CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CCM	CEROCARPUS MONTANUS	RED TWIG DOGWOOD	#5	CONT.
CMF	CHAMAENOPHYLLUM	MOONFLOWER, COMMON	#5	CONT.
CCR	COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ENG	ERICACEA NUNATA 'NUNATA VAR. GLABRA'	RABBITBUSH, TALL GREEN	#5	CONT.
ENH	ERICACEA NUNATA 'NUNATA VAR. NUNATA'	RABBITBUSH, DWARF BLUE	#5	CONT.
FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
FPF	FORESTIERIA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONT.
LEE	LEONTOPODIUM ALBUM 'BLUE VELVET BLUEBEL'	MONARDELLA, BLUE VELVET BLUEBEL	#5	CONT.
PAR	PEROVSKIA AIRLIFOLIA	SAGE, RUSSIAN	#5	CONT.
PF	PRUNUS PUMILA 'BERRY TWANEE BUTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PH	PHILADELPHUS (LAMB) CHERRY	MOCKORANGE, CHERRY	#5	CONT.
RAG	RHUS AROMATICA 'GROLOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
RGL	RHUS GLABRA 'LACINIA'	SUMAC, CULFAR SMOOTH	#5	CONT.
RTT	RHUS TRILOBATA	SUMAC, TREE LEAF	#5	CONT.
RTA	RHUS TRILOBATA 'AURUM AMBER'	SUMAC, CREEPING TREE LEAF	#5	CONT.
REL	RHUS RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
LAR	SHIBIPEDIA ARGENTEA	SLUR, BUFFALO BERRY	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILLEFOLIUM 'HEDY'	YARROW, COMMON RED	#1	CONT.
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE CANA 'DOUBLE BUBBLING'	HYSSOP, DOUBLE BUBBLING	#1	CONT.
ARK	AGASTACHE 'RUBRO GOLD'	HYSSOP, RUBRO GOLD	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AIC	ANEMONE 'JONES'	COCKBURN, LILY BLUE STAR	#1	CONT.
BLC	BERBERIS ALBA	CHOCOLATE FLOWER	#1	CONT.
EW	ERIGONUM WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
GLW	GALEA LINDEHNERI	WHIRLING BUTTERFLIES	#1	CONT.
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY, STARK'S EARLY HYBRID	#1	CONT.
OMI	ONOCLEA LACINIOSA 'SILVER BLADE'	PRINCE OF SILVER BLADE	#1	CONT.
OSR	ONOCLEA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLM	OSLOPHYLLUM LAVENDER MIST 'PDS'	SUN DANCER, LAVENDER MIST	#1	CONT.
FB	FENSTEMON 'BONITO ROND'	FENSTEMON, BONITO	#1	CONT.
FP	FENSTEMON 'PURPLE HAZE'	FENSTEMON, PURPLE HAZE	#1	CONT.
FP	FENSTEMON 'GRAND FLOUS'	FENSTEMON, PRINCE JEWEL	#1	CONT.
PAJ	PEROVSKIA 'FENS'	HUMMINGBIRD, JEWEL	#1	CONT.
RTG	RUBICOLA FLUGIDA 'GOLDSTURM'	BLACK-HEADED SUN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GREGGII 'TURNMAN'S RED'	TURNMAN'S RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SPS	SALVIA 'ACHITRILLA'	SAGE, MEXICAN	#1	CONT.
TCL	TRICHOCLERUS CALIFORNICA LAFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ZGG	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRINCE ZINNIA	#1	CONT.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
ACI	ANEMONE CURTISIANA	ANEMONE, CURTISIANA	#1	CONT.
BOB	BOULEGUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BOB	BOULEGUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION GRAMA GRASS	#1	CONT.
PP	PANICUM VIRGATUM	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONT.
SSL	SCHIZACHYRUM SCOPULORUM	LITTLE BLUESTEM GRASS	#1	CONT.
SNI	SORGHASTRUM NIGRUM	INDIAN GRASS	#1	CONT.
SWP	SPOROBOLUS WRIGHTII	GIANT SACALON GRASS	#1	CONT.

WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NOW PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

BID DOCUMENTS



PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

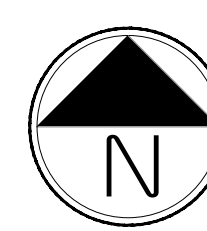
LANDSCAPE
PLANS

SHEET NUMBER

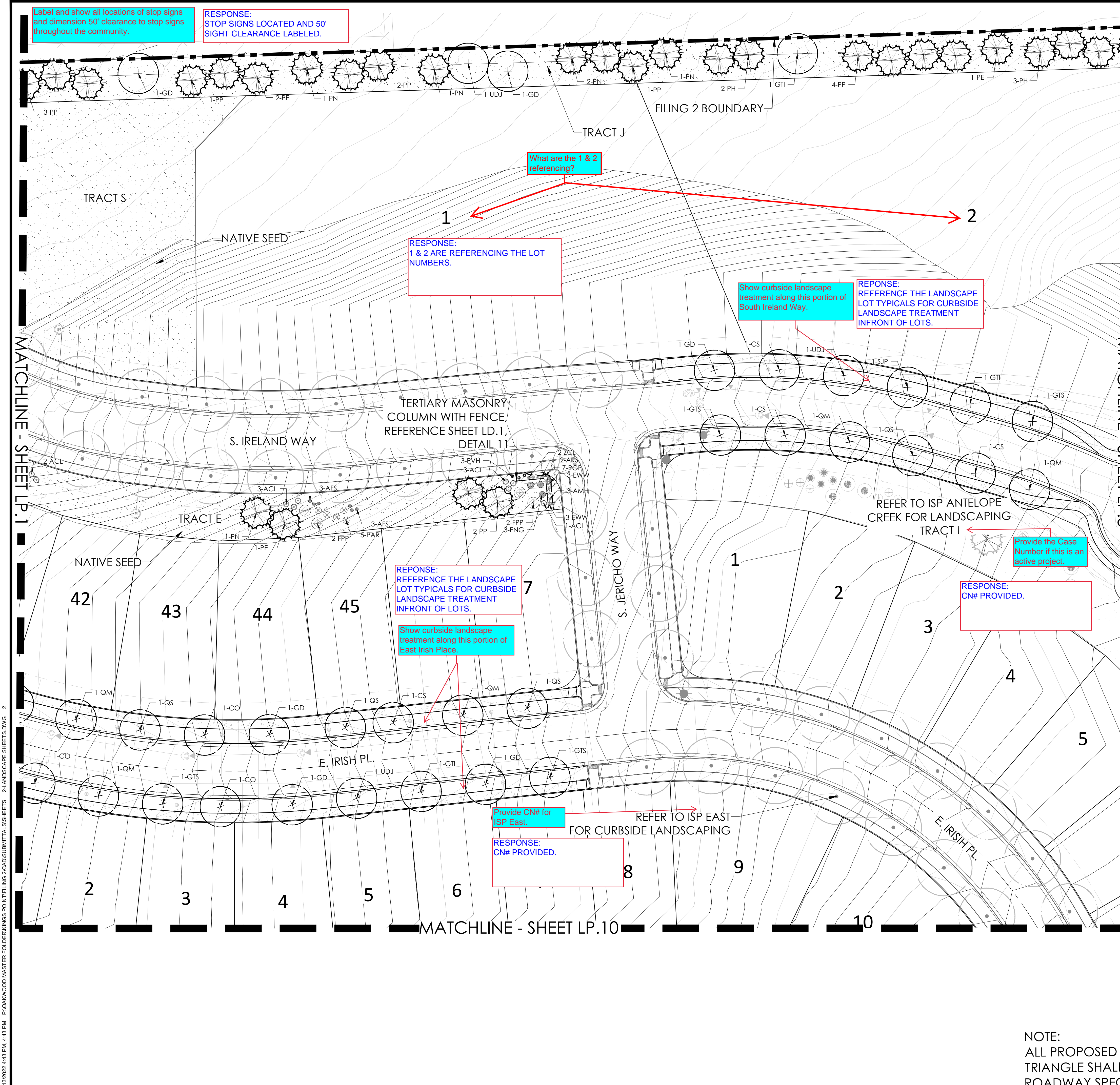
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SHEET 38 OF 63

September 13, 2022



Scale: 1"= 30'-0"



KEYMAP

PLANT LEGEND

KINGS POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CS	CATALPA SPECIOSA	CATALPA, WESTERN	2.5' CAL	B&B
CO	CELR OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
GO	GYMOCALUS COCCINEUS 'ESPRESSO'	KENTUCKY COFFEE TREE, REDLESS	2.5' CAL	B&B
GTI	GLEDITSIA TRIACANTHOS NERMS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GT3	GLEDITSIA TRIACANTHOS NERMS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QMC	QUERCUS MUEHLINBERGII	OAK, CHINKAPIN	2.5' CAL	B&B
QS	QUERCUS 'SHUMWARDI'	OAK, SCHUMWARD	2.5' CAL	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	ELM, DISCOVERY	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICE BERRY, SAKAKOON	2' CAL	B&B
AGF	ACER GINNALA FLAME	MAPLE, AME, FLAME	2' CAL	B&B
ATH	ACER TATARICUM HOT WINGS	MAPLE, HOT WINGS	2' CAL	B&B
ATP	ACER TATARICUM PATERN PERFECT	MAPLE, PATERN PERFECT	2' CAL	B&B
CCG	CESTRALIS CUB-CALI NERMS	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
CLC	CESTRALIS LAEVI-GATA CRIMSON CLOUD	HAWTHORN, COCKSPUR, THORNLESS	2' CAL	B&B
MSS	MAULS 'SPRING SNOW'	CRAPAPPLE, SPRING SNOW	2' CAL	B&B
MPF	MAULS 'PRINCE FIRE'	CRAPAPPLE, PRINCE FIRE	2' CAL	B&B
PNK	PRINUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' M/LH	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2' CAL	B&B
SI	SYDNORA RETICULATA	JAPANESE TREE LILAC	2' CAL	B&B
EVERGREEN TREES				
FE	PINUS EDULS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BORNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, ALSTRON	6' HT	B&B
PF	PINUS PONDEROSA	PINE, PONDROSCA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JCS	JUNIPERUS CHINENSIS 'SPANTAN'	JUNIPER, SPANTAN	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'SWE HARBOUR'	JUNIPER, SWE HARBOUR	#5	CONT.
JHJ	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILSONI'	JUNIPER, WILSON CARPET	#5	CONT.
JHT	JUNIPERUS HORIZONTALIS 'YOUNGSGOWN'	JUNIPER, ANDORSA YOUNGSGOWN	#5	CONT.
JSA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JSC	JUNIPERUS SCOPULORUM 'GRAY CREAM'	JUNIPER, GRAY CREAM	#7	CONT.
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.
JSM	JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#7	CONT.
JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JPS	JUNIPERUS X PATERNA 'SILVERCOP GOLD'	JUNIPER, SILVERCOP GOLD	#5	CONT.
JAN	PIEA ABIES 'NORTON'	SPIRICE, BRED NORT	#5	CONT.
PMC	PINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#5	CONT.
PMI	PINUS MUGO 'TANNENBAUM'	PINE, TANNENBAUM MUGO	#7	CONT.
MW	PIEA ABIES 'WHITE BLUE'	PINE, WHITE BLUE MUGO	#5	CONT.
PM	PIEA ABIES 'MOPS'	PINE, DWARF MUGO	#5	CONT.
PH	PIEA ABIES 'HORNBIROCKIANA'	PINE, DWARF AUSTRIAN	#5	CONT.
PH	PIEA ABIES 'HILLSIDE CREEPER'	PINE, HILLSIDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS				
ACL	ARCEUTHIA CANESCENS	LEADPLANT	#5	CONT.
AMC	ARCEUTHIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.
AMA	ARCEUTHIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
AGB	ACER GINNALA 'BRIGHTON'	MAPLE, BRIGHTON	#5	CONT.
AIS	ARTEMISA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'VICTORY HALO'	DOGWOOD, VICTORY HALO	#5	CONT.
CSF	CORNUS SERICEA 'AFRIC. FIRE'	DOGWOOD, AFRIC. FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAMMULA'	DOGWOOD, YELLOWTIG	#5	CONT.
CCB	CARPOPHORUS X CLANDONENSIS 'BLUE MIST'	SPIRICE, BLUE MIST	#5	CONT.
CMH	CEROCARPUS MONTANUS	MOUNTAIN HAWKGN, COMMON	#5	CONT.
CMF	CHAMAEBATARIA MELLEIFOLIUM	FERNBUSH	#5	CONT.
CCR	COTINUS COGONIGRIA ROYAL PURPLE	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ENG	ERICABERIA NAUSEOSA 'SIP. NAUSEOSA VAR. GLABRATA'	BABBITBRUSH, TALL GREEN	#5	CONT.
ENN	ERICABERIA NAUSEOSA 'SIP. NAUSEOSA VAR. NAUSEOSA'	BABBITBRUSH, DWARF BLUE	#5	CONT.
FFA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
FF	FORESTERA FUEBENS VAR. FUEBENS	PRICKET, NEW MEXICO	#5	CONT.
LF	LONCERA KOKOROWII 'FLOREBUNDA' BLUE VELVET	HONEYBUCKLE, BLUE VELVET, BLUELEAF	#5	CONT.
PAB	PEROVSKIA ABRUTICIFOLIA	SAGE, RUSSIAN	#5	CONT.
PTB	PRINUS PUMILA 'CREeping WESTERN BUTTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.
RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
RGL	RHUS GLABRA 'LACINIAIA'	SUMAC, CURLEAF SHOOT	#5	CONT.
RTT	RHUS TRELOBATA	SUMAC, THREE-LEAF	#5	CONT.
RTA	RHUS TRELOBATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
RL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
SAB	SHEPHERDIA ARGENTEA	SILVER BUFFALO CHERRY	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MELLEIFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.
AMY	ACHILLEA MELLEIFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ALT	ACASTACHE CANA DOUBLE BUBBLEBUNT	HYSSOP, DOUBLE BUBBLEBUNT	#1	CONT.
AKG	ACASTACHE KUDOS GOLD	HYSSOP, KUDOS GOLD	#1	CONT.
ARS	ACASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AJC	ARIZONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BERLANDIERA LYATA	CHOCOLATE FLOWER	#1	CONT.
EWV	ERIGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
GLC	GALEA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
GLW	GALEA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.
KSE	KNIPHORIA 'STAR'S EARLY HYBRID'	TORCH LILY, STAR'S EARLY HYBRID	#1	CONT.
OMI	ODONTHOSA SPECIOSA 'PANCINIA SILVER BLADE'	PRICKET, SILVER BLADE	#1	CONT.
OSR	ODONTHOSA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLM	OSTEOSPERMUM LAVENDER MIST 'POGOS'	SUN DASH, LAVENDER MIST	#1	CONT.
IRB	PENSTEMON BARBATUS 'BONNIE'	PENSTEMON, BONNIE	#1	CONT.
PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.
PGP	PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL', POIOS	PENSTEMON, PRAIRIE JEWEL	#1	CONT.
PAJ	PEROVSKIA ABRUTICIFOLIA	HIMALAYAN BORDER JEWEL	#1	CONT.
RFG	RUBRICKIA FULGIDA 'GOLDSTARB'	BLACK EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGB	SALVIA GRECOBOL 'RUBINANT'S RED'	RUBINANT'S RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACIPHILLIA	SAGE, MOJAVE	#1	CONT.
ZCL	ZALICHRISIA CALIFORNICA LAIPOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ZGG	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRAIRIE ZINNIA	#1	CONT.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BGS	BOULEGUA CURTIPENDULA	SIDEWAYS GRAMA GRASS	#1	CONT.
LSB	BOULEGUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOULEGUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
PPV	PANICUM VIRGATUM 'SP.	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONT.
SAL	SCHIZACHYRIUM COOPRIUM	LITTLE BLUESTEM GRASS	#1	CONT.
SNI	SCIRPASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SHF	SPOROBOLUS HETEROLEPS	PRAIRIE DROPSEED GRASS	#1	CONT.
SHG	SPOROBOLUS WRIGHTII	GRANT LAMSON GRASS	#1	CONT.

NOT FOR CONSTRUCTION

LANDSCAPE PLAN PORTION OF SITE PLANS

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO

terraco design
10000 E. Girard Ave. Ste A-314
Denver, CO 80231
PH: 303.632.8867

PROJECT NAME

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

LP.2

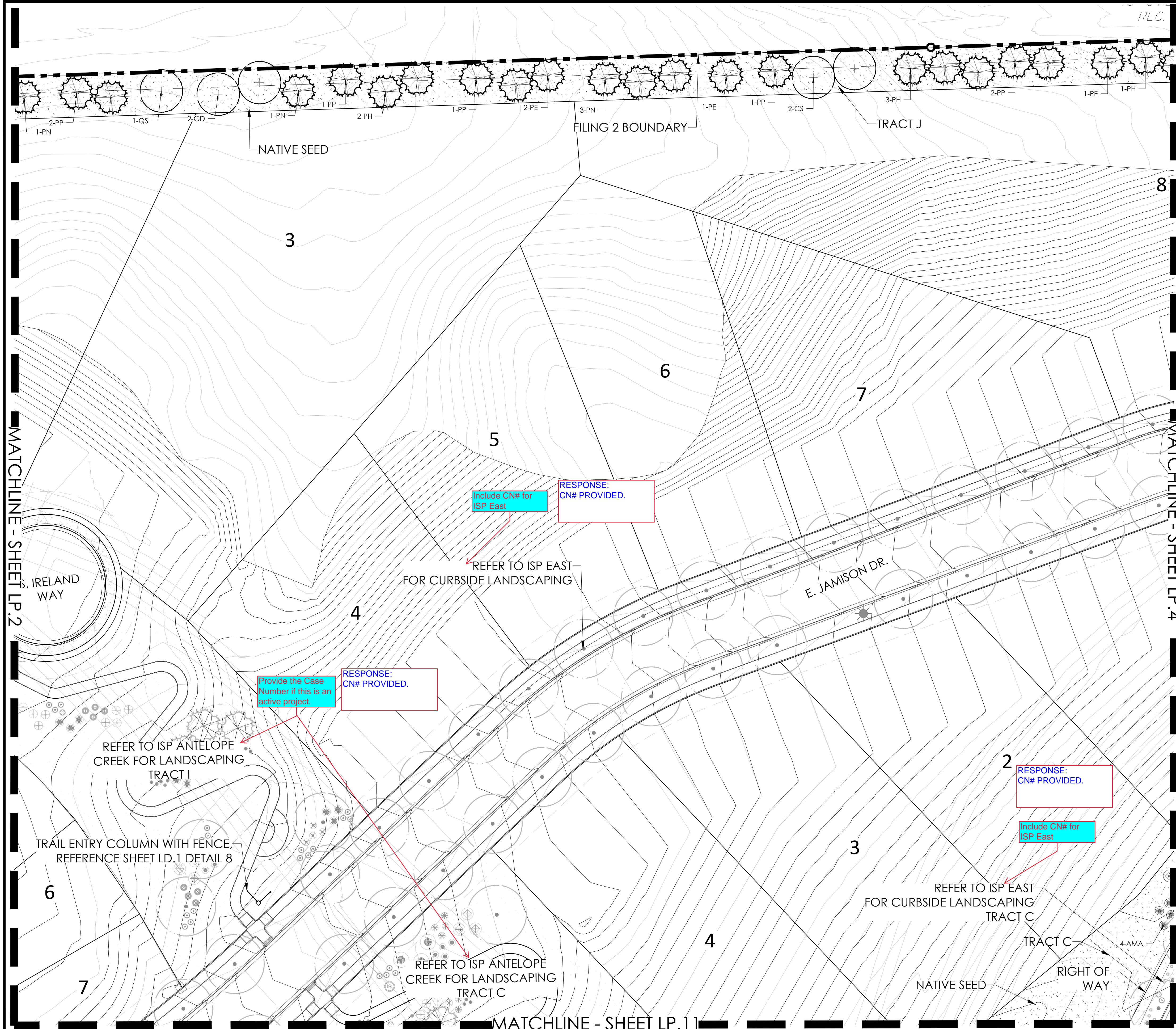
SHEET 39 OF 63

September 13, 2022

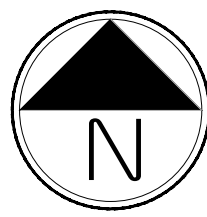
NOTE:
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT
TRIANGLE SHALL BE IN COMPLIANCE WITH COA
ROADWAY SPECIFICATIONS SECTION 4.04.2.10

Scale: 1"= 30'-0"

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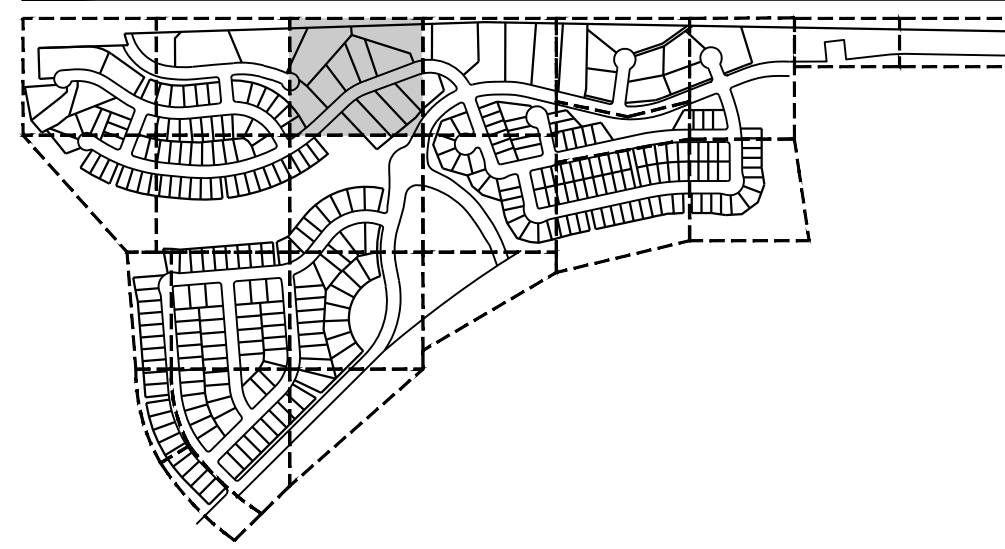


NOTE:
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT
TRIANGLE SHALL BE IN COMPLIANCE WITH COA
ROADWAY SPECIFICATIONS SECTION 4.04.2.10



Scale: 1"= 30'-0"

KEYMAP



PLANT LEGEND

KINGS POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CS	CATALPA SPECIOSA	CATALPA, WESTERN	2.5' CAL	B&B
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
GO	GYMOCOCCLUS ADLII (L. SPINOSA)	KNULEBERRY COFFEEBERRY, REDLESS	2.5' CAL	B&B
GTI	GLEDISIA TRIACANTHOS INFERME 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTIS	GLEDISIA TRIACANTHOS INFERME 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QMC	QUERCUS MUEHLERBERGII	OAK, CHINA OAK	2.5' CAL	B&B
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5' CAL	B&B
SJP	SOPIHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
UDJ	ULMUS DAVOURIANA JAPONICA 'DISCOVERY'	ELM, DISCOVERY	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SAKAKOON	2' CAL	B&B
AGF	ACER GINNALAE FLAME	MAPLE, AUR, FLAME	2' CAL	B&B
ATH	ACER TAIWANICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
ATP	ACER TAIWANICUM 'PATERN PERFECT'	MAPLE, PATERN PERFECT	2' CAL	B&B
CCG	CRAEAGUS CURS-GALLI INFERME	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
CLC	CORAEAGUS LACINIOSA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MS	MAULS SPRING SNOW	CHERRYBLOSSOM, SPRING SNOW	2' CAL	B&B
MPF	MAULS PRARIE FIRE	CHERRYBLOSSOM, PRARIE FIRE	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	2' CAL	B&B
SJP	SOPIHORA JAPONICA	JAPANESE PAGODA TREE	2' CAL	B&B
SRI	SYRINGA RETICULATA	JAPANESE TREE LILAC	2' CAL	B&B
EVERGREEN TREES				
FE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PRUNUS HEDERIFOLIA (ELUCODENDRUM)	PINE, BOWMAN	6' HT	B&B
PN	PRUNUS NIGRA	PINE, AUSTRALIAN	6' HT	B&B
PP	PRUNUS PANDEROSA	PINE, PANDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ARISTONOTUS'	JUNIPER, ARISTONOTUS	#5	CONT.
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHJ	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILTON'	JUNIPER, WILTON CARPET	#5	CONT.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, YOUNGSTOWN	#5	CONT.
JJA	JUNIPERUS SABINA 'ARIZONA'	JUNIPER, ARIZONA	#5	CONT.
JJB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JJG	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#7	CONT.
JJM	JUNIPERUS MEDICA	JUNIPER, MEDICA	#7	CONT.
JJM	JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#7	CONT.
JJW	JUNIPERUS SCOPULORUM 'WITCHAMBLE'	JUNIPER, WITCHAMBLE	#7	CONT.
JJO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JJS	JUNIPERUS X PRINCEIANA 'SABROOK GOLD'	JUNIPER, SABROOK GOLD	#5	CONT.
JMA	JUNIPERUS MACROCARPA 'NANA SILVER BLADE'	JUNIPER, NANA SILVER BLADE	#5	CONT.
JMC	PRUNUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#5	CONT.
JMT	PRUNUS MUGO 'TANNENBAUM'	PINE, TANNENBAUM MUGO	#7	CONT.
JMW	PRUNUS MUGO 'WHITE BIRD'	PINE, WHITE BIRD MUGO	#5	CONT.
JNM	PRUNUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
JNH	PRUNUS NIGRA 'HORNBOCKIANA'	PINE, DWARF AUSTRALIAN	#5	CONT.
JSH	PRUNUS SYLVENSIS 'HELLO GREEN'	PINE, HELLO GREEN	#5	CONT.
DECIDUOUS SHRUBS				
ACL	ARCEUTHOBACCA ANESCENS	LEADPLANT	#5	CONT.
AMC	ARONIA ARBURICOLA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
AGB	ACER GRANDIDENTATUM	MAPLE, BECOOTH	#5	CONT.
AJS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CLA	CORNUS SERICEA 'ARCTIC FIRE'	DOGWOOD, ARCTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAWLESS'	DOGWOOD, YELLOWTIG	#5	CONT.
CCB	CARYOPHYTE X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CMC	CERCOCARPUS MONTANUS	MACTANIAN MANCANY, COMMON	#5	CONT.
CMF	CHAMEROPHYLLUM FILIFOLIUM	FERNBUSH	#5	CONT.
CCR	CORONIS COCCINEA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ENG	ERICACEA NANA 'SILVER TAIL GREEN'	RABBITBUSH, TAIL GREEN	#5	CONT.
ENN	ERICACEA NANA 'SILVER TAIL BLUE'	RABBITBUSH, DWARF BLUE	#5	CONT.
FFA	FALLGIA PARVIFLORA	AFRICAN FLAME	#5	CONT.
FFP	FORSTERIA FUSCENS VAR. FUSCENS	PRIVET, NEW MEXICO	#5	CONT.
LKF	LOXICERA COROLLOIDA 'TIOBUNDA BLUE VELVET'	HONEYBUCKLE, BLUE VELVET, BLUEVEL	#5	CONT.
PAR	PEROVSKIA AFRICANA 'SILVER BLADE'	SAGE, RUSSIAN	#5	CONT.
PRB	PRUNUS PANDEROSA 'PRINCESS KAY'	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.
RAO	RHUS ARBORESCENS 'CROCODON'	SUMAC, DWARF FRAGRANT	#5	CONT.
RGL	RHUS GLABRA 'LACINIA'	SUMAC, CUTLEAF SMOOTH	#5	CONT.
RTT	RHUS TRELOARII	SUMAC, THREE-LEAF	#5	CONT.
RHA	RHUS TRELOARII 'AURUM AUREUM'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
RRL	RIBES RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#5	CONT.
SAB	SHEPHERDIA ARGENTEA	SILVER BUFFALO BERRY	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.
AMT	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEBUNT'	HYSSOP, DOUBLE BUBBLEBUNT	#1	CONT.
ARK	AGASTACHE 'KIDDS GOLD'	HYSSOP, KIDDS GOLD	#1	CONT.
ARS	AGASTACHE RUBENSIS	HYSSOP, SUNSET	#1	CONT.
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
BIC	BERLANDIERIA TRISTIS	CHOCOLATE FLOWER	#1	CONT.
BWV	BROOKLYNIA WRIGHTII WRIGHTII	BROOKLYNIA, SNOW WEA	#1	CONT.
GLC	GAUKALINDHIERA 'CRIMSON BUTTERFLIES, RED'	WHIRLING BUTTERFLIES, RED	#1	CONT.
GRW	GAUKALINDHIERA	WHIRLING BUTTERFLIES	#1	CONT.
KSE	KNIPHOFIA STARK'S 'EARLY HYBRID'	TORCH LILY STARK'S 'EARLY HYBRID'	#1	CONT.
OMI	CENTHRA MACROCARPA 'NANA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONT.
PRB	PRUNUS PANDEROSA 'PRINCESS KAY'	CHERRY, CREEPING WESTERN SAND	#1	CONT.
PLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#1	CONT.
RAO	RHUS ARBORESCENS 'CROCODON'	SUMAC, DWARF FRAGRANT	#1	CONT.
RGL	RHUS GLABRA 'LACINIA'	SUMAC, CUTLEAF SMOOTH	#1	CONT.
RTT	RHUS TRELOARII	SUMAC, THREE-LEAF	#1	CONT.
RHA	RHUS TRELOARII 'AURUM AUREUM'	SUMAC, CREEPING THREE-LEAF	#1	CONT.
RRL	RIBES RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#1	CONT.
SAB	SHEPHERDIA ARGENTEA	SILVER BUFFALO BERRY	#1	CONT.
ORNAMENTAL GRASSES				
AGB	AGROSTIS GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BGS	BOULEGIA CURTIPENDULA	SILVER GRASS	#1	CONT.
BGB	BOULEGIA GRACILIS	BLUE GRASS	#1	CONT.
BGA	BOULEGIA GRACILIS 'ROND AMBITION PP 22048'	BLOOM AMBITION GRASS	#1	CONT.
PV*	PANICUM VIRGIDULUM SP.	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONT.
SLL	SCHIZACHYRIA SCOPULORUM	LITTLE BLUESTEM GRASS	#1	CONT.
SNI	SORGHASTRUM NIVALE	INDIAN GRASS	#1	CONT.
SHP	SPODOBOLUS HETEROLEPSIS	PRARIE DOGPOD GRASS	#1	CONT.
SHS	SPODOBOLUS HETEROLEPSIS	PRARIE DOGPOD GRASS	#1	CONT.

*WATER USE TABLE BASED ON CITY OF DENVER FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NOWATER PLANT LIST.
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

NOT FOR CONSTRUCTION

BID DOCUMENTS



PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE


LANDSCAPE
PLANS

SHEET NUMBER

LP.3

SHEET 40 OF 63

September 13, 2022



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15
30
60

KINGS POINT MASTER PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CO	CORNUS SPECIOSA	CANADA WESTERN	2-7' CA	BBB
CO	CILICUS OCCIDENTALIS	HACKBERRY WESTERN	2-7' CA	BBB
ATT	GEODIOPSIS DOLICHOS SPRESSO?	KENNYK KOPPEHSEE, SEEDLESS	2-7' CA	BBB
GLD	GLORIOSA BOPACANTICUS BIRNARS IMPERIA	HONEYLOCUST IMPERIA	2-7' CA	BBB
GLD	GLORIOSA BACANTICUS BIRNARS SKYLINE	HONEYLOCUST SKYLINE	2-7' CA	BBB
QMS	QUERCUS MELANOCER	CHIN. CHINKAPU	2-7' CA	BBB
QMS	QUERCUS SHIMADZU	CHIN. SCHUMAND	2-7' CA	BBB
SPJ	SOPHORA JAPONICA	JAPANESE PACODA TREE	2-7' CA	BBB
UDJ	UMES DAVENIA JAPONICA DISCOVERY	UME DISCOVERY	2-7' CA	BBB
ORNAMENTAL TREES				
AAS	ACER GINNIALE ALFOLIA	SERVICEBERRY SAKATON	2' CA	BBB
AGF	ACER GINNIALE FLW	MAPLE AMUR FLAME	2' CA	BBB
ATH	ACER TABURUM FLW	MAPLE FLOR	2' CA	BBB
ATH	ACER TABURUM PATER PERFECT	MAPLE PATER PERFECT	2' CA	BBB
CO	CORAEUS CURS GALLI NERUS	HAWTHORN CRIMSON CLOUD	2' CA	BBB
CL	CLORAEUS LERIGATA CRIMSON CLOUD	HAWTHORN COCKPOCK THORLESS	2' CA	BBB
MAL	MALUS SPRING STAR	APPLE SPRING STAR	2' CA	BBB
MFC	MALUS PRABE FIRE	CRABAPPLE PRABE FIRE	2' CA	BBB
PN	PRUNUS NIGRA 'PRINCESS KAT'	PRINCESS KAT LILAC	4-6' ALB	BBB
SPJ	SOPHORA JAPONICA	JAPANESE PACODA TREE	2' CA	BBB
SRI	SYRINGA RETICULATA	SYPHINEE TREE LAC	2' CA	BBB
EVERGREEN TREES				
FE	FINUS EDULIS	PINE FINCH	6-11'	BBB
PH	FINUS HELDRICHI (LEUCODERMIS)	PINE BZINAM	6-11'	BBB
PN	FINUS NIGRA	PINE AUSTRIAN	6-11'	BBB
PP	FINUS PENDERGOSA	PINE PENDERGOSA	6-11'	BBB
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'AMBERGLO'	JUNIPER AMBERGLO	45'	CONT.
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER ALPINE CARPET	45'	CONT.
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER SPARTAN	45'	CONT.
JHS	JUNIPERUS HORIZONTALIS 'SUN HARBOR'	JUNIPER SUN HARBOR	45'	CONT.
JHS	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER HUGHES	45'	CONT.
JRW	JUNIPERUS HORIZONTALIS 'WILSON'	JUNIPER WILSON CARPET	45'	CONT.
JRW	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER ANDOSKA YOUNG	45'	CONT.
JSA	JUNIPERUS SAENIA ARCADIA	JUNIPER ARCADIA	45'	CONT.
JSA	JUNIPERUS SAENIA 'BICKHAMER'	JUNIPER BICKHAMER	45'	CONT.
JSG	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER GRAY GLEAM	47'	CONT.
JM	JUNIPERUS MEDICA	JUNIPER MEDICA	47'	CONT.
JMA	JUNIPERUS SCOPULORUM 'MOONCORN'	JUNIPER MOONCORN	47'	CONT.
JSW	JUNIPERUS SCOPULORUM 'WICHITALE'	JUNIPER WICHITALE	47'	CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER OLD GOLD	45'	CONT.
JUN	JUNIPERUS X THIEDIANA 'LAMBROCK GOLD'	JUNIPER LAMBROCK GOLD	45'	CONT.
PAN	PICEA ABIES 'INDORMIS'	SPRUCE BIRDS NEST	45'	CONT.
PMG	FINUS MAGO 'SHREDWOOD COMPACT'	PINE SHREDWOOD MAGO	45'	CONT.
PMG	FINUS MAGO 'TANNENBAUM'	PINE TANNENBAUM MAGO	45'	CONT.
PMW	FINUS MAGO 'WHITE BUD'	PINE WHITE BUD MAGO	45'	CONT.
PMW	FINUS MAGO 'MIST'	PINE DWAY MAGO	45'	CONT.
PNH	FINUS NIGRA 'HONORIOCRUCIA'	PINE DWAY AUSTRIAN	45'	CONT.
PH	FINUS SYLVESTRIS 'HILSDIE CREEPER'	PINE HILSDIE CREEPER	45'	CONT.
DECIDUOUS SHRUBS				
ACL	AMORPHICA CANESCENS	LEADPLANT	45'	CONT.
ACL	AMORPHICA NERITICA BRILLANTISSIMA	CHOCORRY BRILLANT RED	45'	CONT.
AIA	ARONICA MONTANICA 'AUTUMN MAGIC'	CHOCORRY AUTUMN MAGIC BAC	45'	CONT.
AGB	AGUS GRANDIDENTATUS	MAPLE BIGTOOTH	45'	CONT.
REB	REBODIA FULGIDA	SARGENT WOOD	45'	CONT.
CAI	CORNUS ALBA 'VIOLET HALO'	DOGWOOD VIOLET HALO	45'	CONT.
CSF	CORNUS SERICEA 'AUST. FIRE'	DOGWOOD AUST. FIRE	45'	CONT.
CSF	CORNUS SERICEA 'LILAC ANVIA'	DOGWOOD YELLOWWIG	45'	CONT.
CSB	CAROPHOREX X CLANDONENSIS 'BLUE MIST'	SPIRUE BLUE MIST	45'	CONT.
CSB	CORNUS ABBIS MONTANA	SPIRUE MONTANA VANDYANQ	45'	CONT.
CMF	CHAMAEARISIA MILLEROLICA	FERNBUSH	45'	CONT.
CSB	CORNUS COGOCORYA ROYAL PURPLE	SMOKE TREE ROYAL PURPLE	45'	CONT.
ENG	CORNUS VALLISPALEAS 'NARCESA VAR. GLABRATA'	RABBITBUSH LIL GREEN	45'	CONT.
ENN	CORNUS VALLISPALEAS 'NARCESA VAR. NARCESA'	RABBITBUSH DWAY BLUE	45'	CONT.
FAU	FALLOUS PARADOXA	AFRIC. FLAME	45'	CONT.
FRB	FRAXINUS VIRENS VAR. PUBESCENS	AFRIC. FRAXINUS	45'	CONT.
LFK	CONCEKORACORUS 'FLORINDIA BLUE PAVEE'	HONEYBUCKLE BLUE VELVET BLUEPAF	45'	CONT.
ALB	ALBISIA ALBIFLORA	CHERRY ALBIFLORA	45'	CONT.
PRF	PRIMUS PRINIA BESSER 'PAMMEL BUTIES'	CHERRY CREEPING WINTERBUSH	45'	CONT.
PLG	PHILUS PLUS LEVINE 'CHEYENNE'	MOKORAGONE CHEYENNE	45'	CONT.
RLG	REBODIA NIGRA 'CROUS LUX'	SUMAC DWAY FARGUS	45'	CONT.
RLG	REBODIA GLABRA 'LACINIA'	SUMAC CUREL'S SHADY	45'	CONT.
RTL	REBODIA TRILOBA	SUMAC THREE-LEAF	45'	CONT.
ATA	REBODIA TRILOBA 'AUTUMN AMBER'	SUMAC CREEPING THREE-LEAF	45'	CONT.
RLL	REBODIA RUTURA 'RED LAKE'	CURRENT RED LAKE	45'	CONT.
SAB	SIBERHEDIA ARGENTEA	SILVER BUBBON CREEPER	45'	CONT.
PERENNIALS				
AMM	ACHILLEA MILEFOLIUM 'HEAD'	YARROW, COMMON RED	41'	CONT.
AMY	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	41'	CONT.
ADY	AGASTACHE 'CA CA DOUBLE BUBBLING'	HONSOY, DOUBLE BUBBLING	41'	CONT.
ADY	AGASTACHE 'KEES GOLF'	HONSOY, KIDS GOLF	41'	CONT.
AB3	AGASTACHE REPENS	HONSOY, DUNNET	41'	CONT.
ASC	ASCLEPIAS	CLOAKWOOD SILVER BLUE STAR	41'	CONT.
ASC	ASCLEPIAS	ASCLEPIAS BLOSSOM	41'	CONT.
EWL	ERODIUM WINTERBERRY WIGBIE	BUCKWHEAT, SNOW MESA	41'	CONT.
CAW	CARABIDA INDIENHARTI CARBON BUTTERFLIES	CREEPING BUTTERFLIES RED	41'	CONT.
GLG	GLABRA INDIENHARTI	WHIRLING BUTTERFLIES	41'	CONT.
KSE	KINHOPIA 'JACKS' EARLY HIBERT	TOUCH LILY JACKS' EARLY HIBERT	41'	CONT.
KSE	KINHOPIA MACKENZIE 'KINHOPIA ANGLER BLUE'	TOUCH LILY JACKS' ANGLER BLUE	41'	CONT.
OSR	OSORHIZA SPECIOSA 'ROSEA'	EVNING PRIMROSE, NEW MEXICO	41'	CONT.
OLM	OSORHIZA MACKENZIE 'MACKENZIE'	SUN DAZZ, LAVENDER MIST	41'	CONT.
OSR	OSORHIZA PARVIFLORA 'BONDI'	OSORHIZA, BONDI	41'	CONT.
PTP	PENTSTEMON 'RUBRICOLUS PINK HAZE'	PENTSTEMON, PINK HAZE	41'	CONT.
PTP	PENTSTEMON GRANDIFLORUS 'PRINCE JEWEL', 'POTIS'	PENTSTEMON, PRINCE JEWEL	41'	CONT.
PAJ	PASCALIA AFFNIS	HIMALAYAN BORDER JEWEL	41'	CONT.
RGK	RUDECKIA FLG 'GOLDSTRIUM'	BLOCK-EYED STAIN	41'	CONT.
SAVA	SAVA ARGENTEA	SILVER SALVA	41'	CONT.
SGR	SALVA GREGGII 'TURNAN'S RED'	TURNAN'S RED SALVA	41'	CONT.
SOM	SALVA INDEMOROSA 'TAM TANT'	MAY NIGHT PURPLE SALVA	41'	CONT.
SA	SAVA 'CAPTIVELLA'	SAGE, LACINIA	41'	CONT.
ZGL	ZASCHNERIA CA. FLORENTIA ALBIFLORA	HUMMINGBIRD FLOWER	41'	CONT.
ZGL	ZINIA GRANDIFLORA GOLD ON BLUE	GOLD ON BLUE PRINCE ZINIA	41'	CONT.
ORNAMENTAL GRASSES				
AB3	AB3 BUELETH GRASS	BUELETH GRASS	41'	CONT.
AB3	AB3 BUELETH GRASS	SEDOANS GRASS	41'	CONT.
AB3	AB3 BUELETH GRASS	BLUE GRASS	41'	CONT.
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AB3	AB3 BUELETH GRASS	BUELETH GRASS	41'	CONT.
AB3</				

SWG	SPOROBOLUS WRIGHTII	GIANT SACALION GRASS	#1	CONT.
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.				
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH				

BID DOCUMENTS

PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

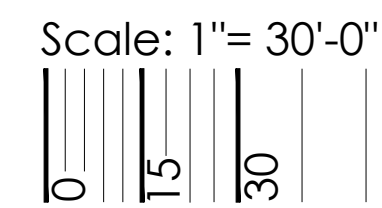
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September 13, 2022



SWG	SPOROBOLUS WRIGHTII	GIANT SALICORN GRASS	#1	C
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST				
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: [L]=LOW, [M]=MEDIUM, [H]=HIGH				



BID DOCUMENTS

td terracina
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PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

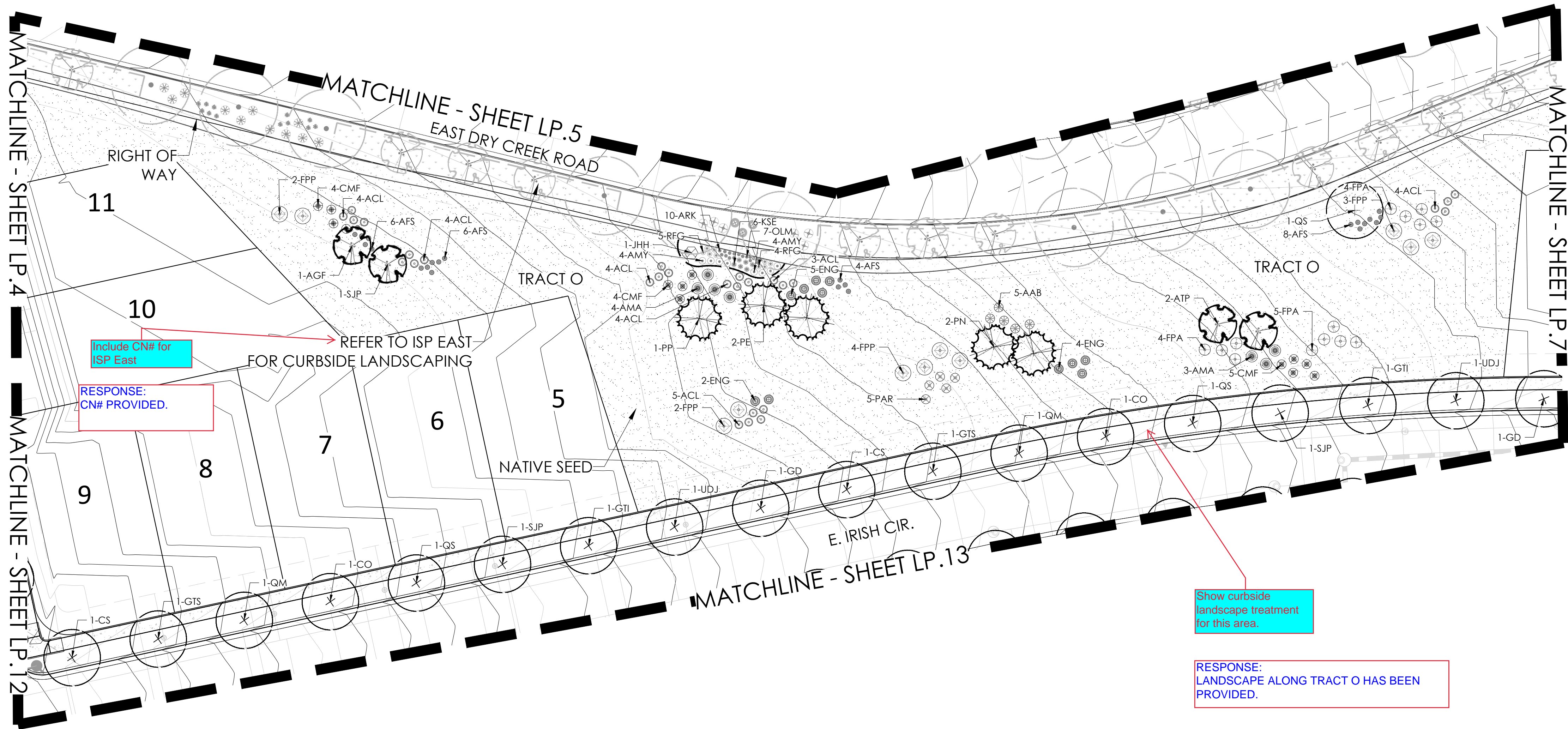
LANDSCAPE
PLANS

SHEET NUMBER

LP.5

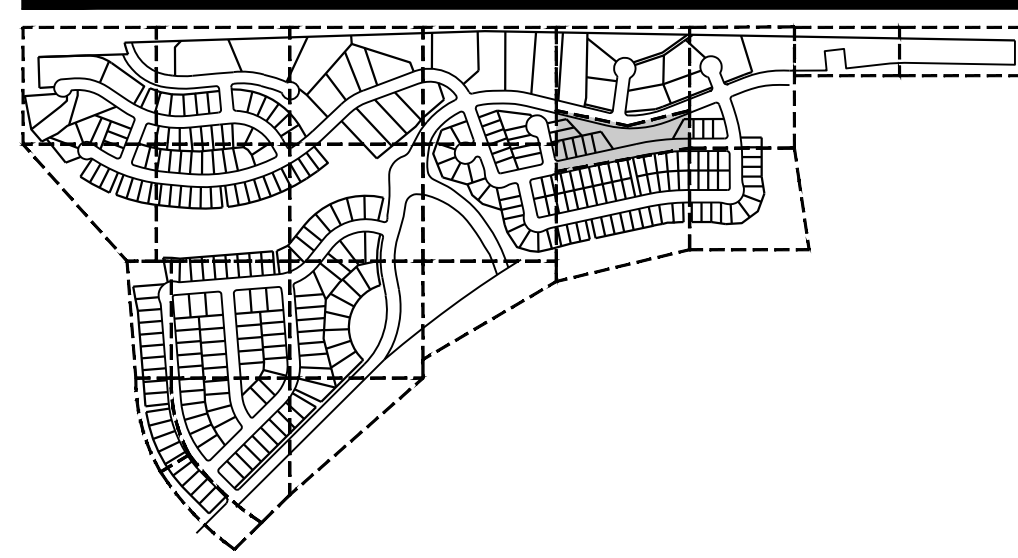
SHEET 42 OF 63

September 13, 2022



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

KEYMAP



PLANT LEGEND

KINGS POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CS	CALPA SPECIOSA	CALPA, WESTERN	2.5' CAL	B&B
CO	CETUS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B
GTH	GLEDITSIA TRIACANTHOS 'NEMO IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDITSIA TRIACANTHOS 'NEMO SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QMC	QUERCUS MUEHLERBERGII	OAK, CHINKAPIN	2.5' CAL	B&B
QS	QUERCUS SHUMARDII	OAK, SCHUMARD	2.5' CAL	B&B
SJP	SOPHORA JAPONICA	JAPANESE PACODATREE	2.5' CAL	B&B
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	ELM, DISCOVERY	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AVELANCHER ANIFOLIA	SERVICEBERRY, SAKAIDON	2' CAL	B&B
ASF	ACER GINNALS FLAME	MAPLE, AMER. FLAME	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	2' CAL	B&B
CCS	CRATAEGUS CRIBRIGALLI 'NEMO'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
CLC	CRATAEGUS LAE VIGATA 'CRIMSON CLOUD'	HAWTHORN, COCKSPUR, THORNLESS	2' CAL	B&B
MSS	MAIUS SPRING SNOW	CRABAPPLE, SPRING SNOW	2' CAL	B&B
MPF	MAIUS PRINCEI TRE	CRABAPPLE, PRINCE TRE	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
SJP	SOPHORA JAPONICA	JAPANESE PACODATREE	2' CAL	B&B
SHI	SYRINGA RETICULATA	JAPANESE TREE LILAC	2' CAL	B&B
EVERGREEN TREES				
PH	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LUCIDERM)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDROSA	PINE, PONDROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ARMSTRONGII'	JUNIPER, ARMSTRONG	#5	CONT.
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JCS	JUNIPERUS CHINENSIS 'SPRAYWAY'	JUNIPER, SPRAYWAY	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHH	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILSON'	JUNIPER, WILSON CARPET	#5	CONT.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JSA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JSG	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#7	CONT.
JW	JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.
JWM	JUNIPERUS SCOPULORUM 'MOONGL'OW'	JUNIPER, MOONGL'OW	#7	CONT.
JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JPS	JUNIPERUS X PETERBURGA 'SARIBOOK GOLD'	JUNIPER, SARIBOOK GOLD	#5	CONT.
PAN	PICTA ABIES NIDIFORMIS	SPRUCE, BIRDS NEST	#5	CONT.
PNC	PINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#5	CONT.
PNT	PINUS MUGO 'TANDEMUM'	PINE, TANDEMUM MUGO	#7	CONT.
PFW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
PNH	PINUS NIGRA 'SCROBICULARIA'	PINE, DWARF AUSTRIAN	#5	CONT.
PSH	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	PINE, HILLSIDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS				
ACL	AMORPHACEA ANESCENS	LEADPLANT	#5	CONT.
ANA	ARONIA ARBURGOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT	#5	CONT.
ANA	ARONIA ARBURGOLIA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AOB	ACER GRANDIDENTALIUM	MAPLE, BIGTOOTH	#5	CONT.
AWB	ARTEMISSIA FLUIDA	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CIA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.
CIF	CORNUS SERICEA 'YELLOW HAWG'	DOGWOOD, YELLOW HAWG	#5	CONT.
CCB	CARYOPHTERIS X CLANDONENSIS 'BLUE MET'	SPIREA, BLUE MET	#5	CONT.
CMM	CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY, COMMON	#5	CONT.
CMF	CHAMAENEA ARABICORUM	PERNNIAL	#5	CONT.
CCR	CORNUS COCCOGRARIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ENG	ERIC AFRICANA 'ADEGOSA SIF. NADEGOSA VAR. GLABRATA'	RABBITBUSH, TAL. GREEN	#5	CONT.
ENN	ERIC AFRICANA 'ADEGOSA SIF. NADEGOSA VAR. NADEGOSA'	RABBITBUSH, DWARF BLUE	#5	CONT.
IPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
IPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PRINET, NEW MEXICO	#5	CONT.
LEF	LEONOTIS FRAXINOLLOIDA 'TIGERBLOOM BLUE VELVET'	HELVETIA, BLUE VELVET, BLUE VELVET	#5	CONT.
PAR	PEROVSKIA ABBOTTSII	SAGE, RUSSIAN	#5	CONT.
PFB	PINUS PULMABESSEY 'PAWNEE BUTTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PLC	PHILADELPHUS LEWISII 'CHRYSENE'	JACKORANGE, CHRYSENE	#5	CONT.
RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
RGL	RHUS GLABRA 'LACINIAEA'	SUMAC, CUTLEAF SMOOTH	#5	CONT.
RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RTA	RHUS TRILOBATA 'AUTUMN AUBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
RRL	RIBES RUBRUM 'RED LANE'	CURRANT, RED LANE	#5	CONT.
SAB	SPIREAEA ARGENTEA	SILVER BUFFALO BERRY	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILEFOLIUM 'HEAD'	YARROW, COMMON RED	#1	CONT.
AMY	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEBUNT'	HYSSOP, DOUBLE BUBBLEBUNT	#1	CONT.
ARK	AGASTACHE 'RUBROS GOLD'	HYSSOP, RUBROS GOLD	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AAC	ANEMONA 'CHERRY'	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BECK ANDERSTADTIANA	CHOCOLATE FLOWER	#1	CONT.
EWV	ERIGONUM WRIGHTII 'WRIGHTII'	BUCKWHEAT, SNOW MESA	#1	CONT.
GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.
KSE	KNIPHOFIA STARK'S 'EARLY HYBRID'	TORCH LILY, STARK'S 'EARLY HYBRID'	#1	CONT.
OMI	OENOTHERA MEXICANA 'SILVER BLADE'	PEANOCKE, SILVER BLADE	#1	CONT.
OSB	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLM	OSTEOSPERMUM 'LAVENDER MIST P0065'	SUN DANCY, LAVENDER MIST	#1	CONT.
PFB	PENSTEMON BARBATUS 'PONDIC'	PENSTEMON, PONDIC	#1	CONT.
PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.
PJP	PENSTEMON GRANDIFLOUS 'PRINCE JEWEL, P0105'	PENSTEMON, PRINCE JEWEL	#1	CONT.
PAJ	PEROVSKIA ARABICA	HIMALAYAN BLOSSOM JEWEL	#1	CONT.
EPG	RUDIBECKIA FULGIDA 'GOLDBURN'	BLACK-EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.
SSM	SALVIA NUDICAULA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACHYPHYLLA	SAGE, MEXICAN	#1	CONT.
ZCL	ZALUSCHNERIA CALIFORNICA 'LA FOLIA'	HUMMINGBIRD FLOWER	#1	CONT.
ZGG	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRAIRIE ZINNIA	#1	CONT.
ORNAMENTAL GRASSES				
AOB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BGS	BOULEGOUA CURPENDINGIA	SEEDHEAD GRAMA GRASS	#1	CONT.
BGB	BOULEGOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOULEGOUA GRACILIS 'BLOND AMBITION PP 22048'	BLOND AMBITION GRAMA GRASS	#1	CONT.
PPF	PANICUM ARIZONICUM	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONT.
SSL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONT.
SNI	SCORPARIUM NUTANS	INDIAN GRASS	#1	CONT.
SHP	SPOROBOLUS HETEROPHYLLUS	PRAIRIE DISCOPEID GRASS	#1	CONT.
SWG	SPOROBOLUS VIRGICATUS	GIANT SACALON GRASS	#1	CONT.

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

NOT FOR CONSTRUCTION

BID DOCUMENTS



PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

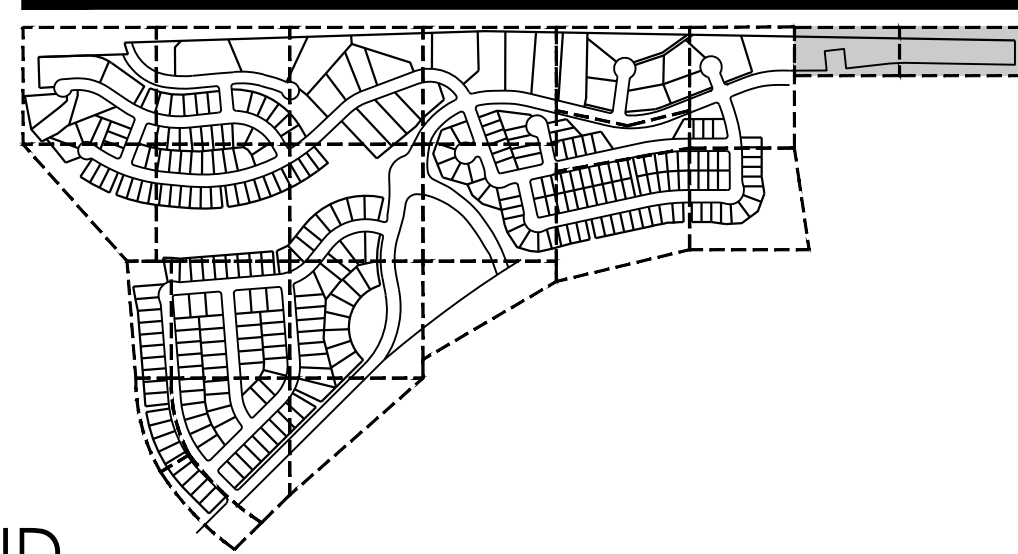
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SHEET 43 OF 63

September 13, 2022



KEYMAP

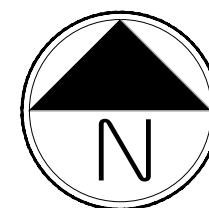


PLANT LEGEND

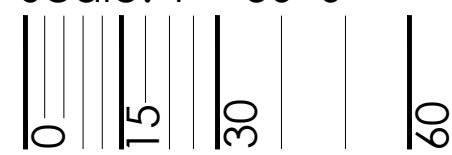
KINGS POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CS	CATALPA SPECIOSA	CATALPA WESTERN	2'5' CAL	B&B
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2'5' CAL	B&B
GD	GYMNOCALADUS DICKENSII	KENTUCKY COFFEE TREE, SEEDLESS	2'5' CAL	B&B
GT	GLEDITSIA TRIACANTHOS INERMIS 'TAPERATA'	HONEYLOCUST, INFERIAL	2'5' CAL	B&B
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2'5' CAL	B&B
QMC	QUERCUS MUhlenBERGII	OAK, CHINKAPIN	2'5' CAL	B&B
QS	QUERCUS SHUMARDII	OAK, SHUMARD	2'5' CAL	B&B
SP	SOPHORA JAPONICA	JAPANESE PACODIA TREE	2'5' CAL	B&B
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	ELM 'DISCOVERY'	2'5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2' CAL	B&B
AGF	ACER CINNABALANE	MARLE, AWE, FLAME	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MARLE, HOT WINGS	2' CAL	B&B
ATP	ACER TATARICUM 'PATERN PERFECT'	MARLE, PATERN PERFECT	2' CAL	B&B
CCS	CRATAEGUS CURS-GALLI HERBES	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
CLC	CRATAEGUS LAE-AGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MSS	MAULUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
MPF	MAULUS 'PRINCE FIRE'	CRABAPPLE, PRINCE FIRE	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	4'8' MULTI	B&B
SP	SOPHORA JAPONICA	JAPANESE PACODIA TREE	2' CAL	B&B
SB	SYRINGA VERTICILLATA	JAPANESE TREE LILAC	2' CAL	B&B
EVERGREEN TREES				
PE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HEDERICHI (EUCODENDRUM)	PINE, BORNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ARBITONIGIT'	JUNIPER, ARBITONIGIT	#5	CONT.
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JCS	JUNIPERUS CHINENSIS 'SPARKLE'	JUNIPER, SPARKLE	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHJ	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILSON'	JUNIPER, WILSON CARPET	#5	CONT.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JJA	JUNIPERUS SAUBA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JIS	JUNIPERUS SAUBA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JSG	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#7	CONT.
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.
JM	JUNIPERUS SCOPULORUM 'MOONGLAZ'	JUNIPER, MOONGLAZ	#7	CONT.
JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JPS	JUNIPERUS X FRIEDBERGIA 'SANDROCK GOLD'	JUNIPER, SANDROCK GOLD	#5	CONT.
FAN	PICEA ABIES 'NIDIFORMIS'	SPRUCE, BIRD NEST	#5	CONT.
FMC	PINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#5	CONT.
FMT	PINUS MUGO 'TANNENBAUM'	PINE, TANNENBAUM MUGO	#5	CONT.
FMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
FMH	PINUS MUGO 'MOPF'	PINE, DWARF MUGO	#5	CONT.
PHI	PINUS NIGRA 'HORN BROOKIANA'	PINE, DWARF AUSTRIAN	#5	CONT.
PHI	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	PINE, HILLSIDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS				
ACL	AMORPHICA ANESCENS	LEADPLANT	#5	CONT.
AMC	ARONIA ARBURCULIA 'BRILLIANTISSIMA'	CHOKERBERRY, BRILLIANT RED	#5	CONT.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKERBERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AGB	ACER GRANDIDENTATUM	MARLE, BIGTOOTH	#5	CONT.
AFS	ARTEMISA REUFOLIA	CHOKERBERRY, SAND	#5	CONT.
CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'YELLOWWINGS'	DOGWOOD, YELLOWWINGS	#5	CONT.
CSB	CAROPHERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CMA	CECOCARPUS MONTANUS	MOUNTAIN MAHOGANY, COMMON	#5	CONT.
CMF	CHAMAEDORIS MILEFOLIUM	FERNBUSH	#5	CONT.
CCR	COINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ENG	ERICACEA NARDESSA SP. NARDESSA VAR. GLABRATA	RABBITBUSH, TALL GREEN	#5	CONT.
ENH	ERICACEA NARDESSA SP. NARDESSA VAR. NARDESSA	RABBITBUSH, DWARF BLUE	#5	CONT.
IFA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
FPF	FOERSTERIA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONT.
LST	LONCLEA SPARGANGETHII 'TREBINGIA BLUE VELVET'	HONEYLOCUST, BLUE VELVET, BLUE LEAF	#5	CONT.
PAR	PEROVSKIA ARBUTICIFOLIA	SAGE, RUSSIAN	#5	CONT.
PRB	PRUNUS PUMILA 'BERRY TANNIE BUTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PLC	PHILADELPHUS LEWISII 'CHERRYBLOSSOM'	MOCKORANGE, CHERRYBLOSSOM	#5	CONT.
RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
RGL	RHUS GLABRA 'LACINIA'	SUMAC, CULLEAF MAGNOLIA	#5	CONT.
RTI	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RIA	RHUS TRILOBATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
RLI	RHUS TRILOBATA 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
SAS	SIPHONIA ARGENTEA	SILVER BUFFALO BERRY	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILEFOLIUM 'RED'	YARROW, COMMON RED	#1	CONT.
AMT	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ABD	ACASTACHE CANA 'DOBLE BUBBLIN'	HYSSOP, DOBLE BUBBLIN	#1	CONT.
AKR	ACASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.
ABS	ACASTACHE 'RUPERTS'	HYSSOP, SUNSET	#1	CONT.
AJC	ANISONA 'JENSEI'	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BERLANDIERIA VITATA	CHOCOLATE FLOWER	#1	CONT.
BWW	ERIKONIA WRIGHTII 'WRIGHTII'	BUCKWHEAT, SNOW MEKA	#1	CONT.
GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	LOUCH LILT 'STARK'S EARLY HYBRID'	#1	CONT.
OMI	ONONISHERA MACROCARPA 'PANCINIA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONT.
OSR	ONONISHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
QAN	OREOPHYLLUM LAVENDER 'MIST PRINCE'	SUN DANCY, LAVENDER MIST	#1	CONT.
PER	PENTSTEMON BARBATUS 'BONITO'	PENTSTEMON, BONITO	#1	CONT.
PPF	PENTSTEMON FRUTICOSUS 'PURPLE HAZE'	PENTSTEMON, PURPLE HAZE	#1	CONT.
POP	PENTSTEMON GRANDIFLOUS 'PRINCE JEWEL', POIS	PENTSTEMON, PRINCE JEWEL	#1	CONT.
PAJ	PERSICARIA AFFNIS	HIMALAYAN BORDER JEWEL	#1	CONT.
RFQ	RUDOLPHIA RUDOLPHIA 'GOLDSBURM'	BLACK-RED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA 'GREGG'S RUMMAN'S RED'	RUMMAN'S RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SPT	SALVIA PACHYPHYLLA	SAGE, MOUNTAIN	#1	CONT.
ZCL	ZALUSCHNERIA CALIFORNICA LAIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ZGG	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRINCE ZINNIA	#1	CONT.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDI	BIG BLUESTEM GRASS	#1	CONT.
BCL	BOERHOUTIA CURTISII	SEEDS GRASS	#1	CONT.
BGB	BOERHOUTIA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOERHOUTIA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
PV	PANICUM MEGALURUM	SWITCHGRASS, YARROW CULTIVARS	#1	CONT.
SSL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONT.
SNI	SCHIZACHYRIUM MUNITANS	INDIAN GRASS	#1	CONT.
SHP	SPOROBOLUS HETEROLEPS	PRINCE OF PEACE GRASS	#1	CONT.
SWG	SPOROBOLUS VIRGATISS	GRASS SACACON GRASS	#1	CONT.

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



Scale: 1"= 30'-0"



NOT FOR CONSTRUCTION

BID DOCUMENTS



PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

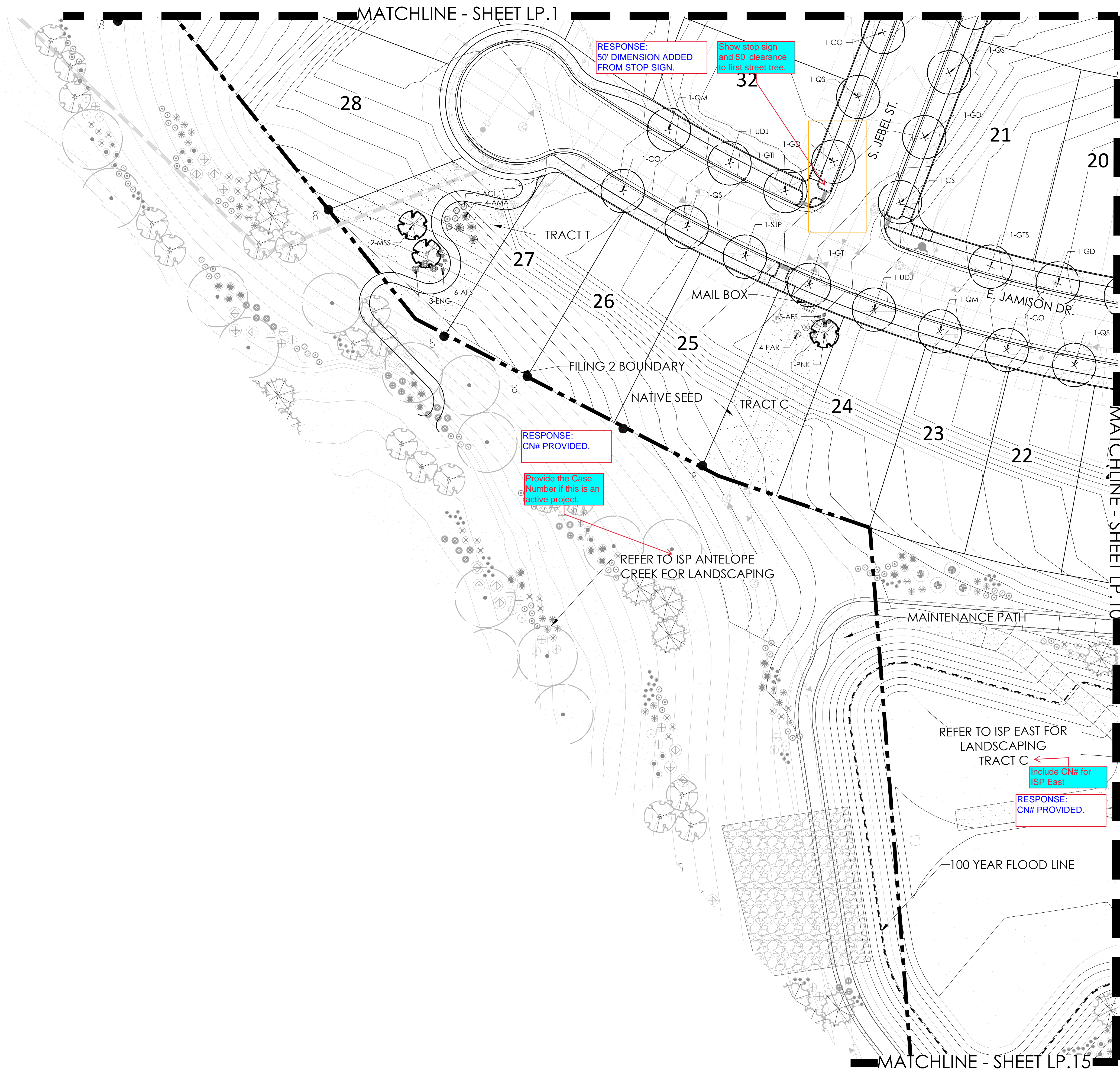
LANDSCAPE
PLANS

SHEET NUMBER

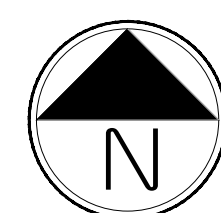
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September 13, 2022

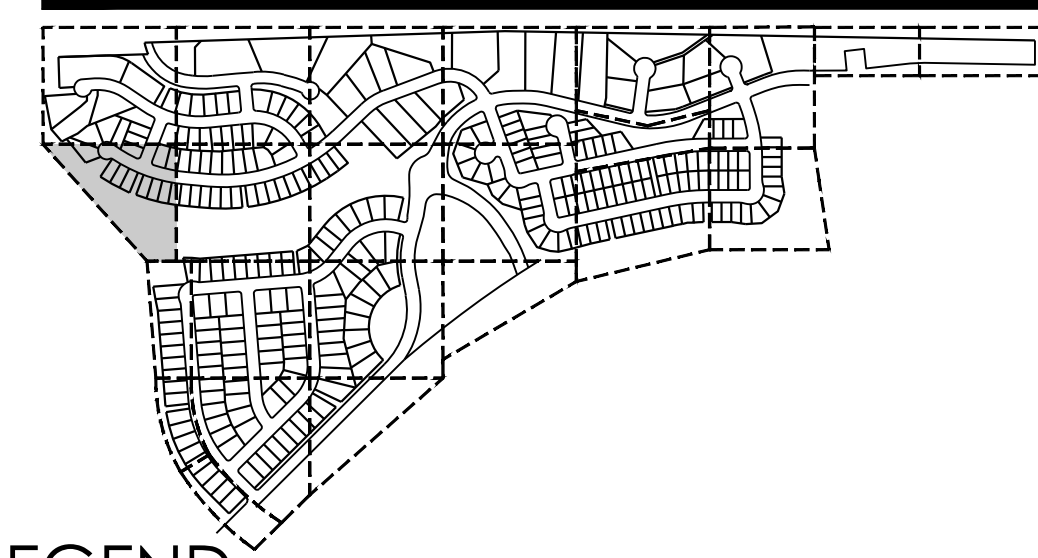


NOTE:
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT
TRIANGLE SHALL BE IN COMPLIANCE WITH COA
ROADWAY SPECIFICATIONS SECTION 4.04.2.10



Scale: 1"= 30'-0"

KEYMAP



PLANT LEGEND

KINGS POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CA	CALPA APICATA	CALPA WESTERN	2.5' CAL	B&B
CO	CETIS OCCIDENTALS	HACKBERRY WESTERN	2.5' CAL	B&B
CO	GYNOMIDOLUS DIODICE SPRESSO?	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B
CTI	GLORIOSA BIANCA ANTHOS NERUS VAPORIS	HONEYLOCUST, BRYSTAL	2.5' CAL	B&B
GL	GLORIOSA BIANCA ANTHOS NERUS SKYLINE	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QMC	QUERCUS MULBERRIBERG	Q. CHINKINAK	2.5' CAL	B&B
QMC	QUERCUS SHUMMARDI	Q. SHUMMARDI	2.5' CAL	B&B
SJ	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
UD	ULMUS DAMONIA JAPONICA DISCOVERY	ULM DISCOVERY	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ANEOLIA	SERVICEBERRY, SARAKSON	7' CAL	B&B
AM	ACEB CRIMINAL ATOM	MARLE, PLUM FLAME	7' CAL	B&B
ATH	ACEB TATARICUM HOT WINGS	MARLE HOT WINGS	7' CAL	B&B
CTI	CESTRUM TATARICUM PERFECT	MARLE, PATERN PERFECT	7' CAL	B&B
CTI	CESTRUM CURS GALLINUS	HATCHING, CRIMSON CLOUD	7' CAL	B&B
CTI	CESTRUM LACINIA CRIMSON CLOUD	HATCHING, COCKSPUR, THORNLESS	7' CAL	B&B
MC	MAULE SPRING SNOW	CRABAPPLE, SPRING SNOW	6' CAL	B&B
MLF	MAULE PRABE FIRE	CRABAPPLE, PRABE FIRE	6' CAL	B&B
PKI	PRUNUS INOKA PRINCESS KAP	PRINCESS KAP PLUM	6-8' MULE	B&B
SP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	7' CAL	B&B
SH	SYRINGA RETICULATA	JAPANESE TREE LILAC	7' CAL	B&B
EVERGREEN TREES				
FE	FINUS EDULIS	PINE, PINON	6' HT	B&B
PH	FINUS HELDREICHII (EUCOERMES)	PINE, BOSNIAN	6' HT	B&B
PH	FINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PH	FINUS PENDEROSA	PINE, PENDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS ARMISTONG	JUNIPER, ARMISTONG	#5	CONT.
JCA	JUNIPERUS CHINENSIS ALPINE CAPEI	JUNIPER, ALPINE CAPEI	#5	CONT.
JCA	JUNIPERUS CHINENSIS SPARTAN	JUNIPER, SPARTAN	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS TALL HARBOUR	JUNIPER, B&B HARBOUR	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS HUGHES	JUNIPER, HUGHES	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS WILCOTI	JUNIPER, WELTON CAPEI	#5	CONT.
JTW	JUNIPERUS HORIZONTALIS YOUNGSTOWN	JUNIPER, ANDOKA YOUNGSTOWN	#5	CONT.
JSG	JUNIPERUS SAENA ARCTICA	JUNIPER, ARCTICA	#5	CONT.
JSG	JUNIPERUS SAENA BROADMOOR	JUNIPER, BROADMOOR	#5	CONT.
JSG	JUNIPERUS SCOPULORUM GRAY GLEAM	JUNIPER, GRAY GLEAM	#7	CONT.
JSG	JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.
JSM	JUNIPERUS SCOPULORUM MOONGLOW	JUNIPER, MOONGLOW	#7	CONT.
JSM	JUNIPERUS SCOPULORUM WICHITA BLUE	JUNIPER, WICHITA BLUE	#7	CONT.
JSP	JUNIPERUS X MEDIA OLD GOLD	JUNIPER, OLD GOLD	#7	CONT.
JPS	JUNIPERUS X HYPERIONA SABBOW GOLD	JUNIPER, SABBOW GOLD	#5	CONT.
PLA	PICULARIS FIDEFERRA	SPRICE, BROS NEST	#5	CONT.
PMI	PINUS MUGO SHEWCOMB COMPACT	PINE, BREWWOOD MUGO	#5	CONT.
PMI	PINUS MUGO TANNENBAUM	PINE, TANNENBAUM MUGO	#7	CONT.
PMI	PINUS MUGO WHITE BUD	PINE, WHITE BUD MUGO	#7	CONT.
PMI	PINUS MUGO MOIS	PINE, DWARF MUGO	#5	CONT.
PNH	PINUS NIKARA HORNIBROOKIANA	PINE, DWARF AUSTRIAN	#5	CONT.
PSH	PINUS SYLVESTRIS HILLSIDE CREEPER	PINE, HILLSIDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS				
ACI	ACEROPACHA CANESCENS	LEOPAR ATOM	#5	CONT.
AMC	AKONIA ANSERUTILLA BRILLANTISSIMA	CHICKERBERRY, BRILLIANT RED	#5	CONT.
AMA	AKONIA MEL ANOCPA AUTUMN MAGIC	CHICKERBERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AGS	ACER GRANDIDOLIVARI	MARLE, BECOTCHI	#5	CONT.
AFI	ARTEMISIA FILIFOLIA	SACERBUSH, SAND	#5	CONT.
CAI	CORNUS ALBA TIVORY HALO	DOGWOOD, IVORY HALO	#5	CONT.
CSF	CORNUS SERICEA AEGIC TRE	DOGWOOD, AEGIC TRE	#5	CONT.
CSF	CORNUS SERICEA FLAMMARAE	DOGWOOD, YELLOW FLAME	#5	CONT.
CMF	CAROPHYLLIS X LINDENSTRAUS BLUE MIST	SPIREA, BLUE MIST	#5	CONT.
CMF	CECOCYAPUS MONTALE	MOUNTAIN MARGOCANY, COMMON	#5	CONT.
CMB	CHIAEBARBERIA MELLEIFOLIA	FERNBUSH	#5	CONT.
CNR	COINCEDE COCOGRAPA ROYAL PURPLE	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ENR	ERICACEA NAESEGA SP.	NAESEG, BLUE GREEN	#5	CONT.
ENR	ERICACEA NAESEGA SP. NAESEG VA. NAESEG	RABBITBUSH, DWARF BLUE	#5	CONT.
FAF	FALLIGIA PARVIFLORA	APACHE PLUME	#5	CONT.
FRF	FRAXINUS PARVIFLORA V. PLEBENSIS	FRAXINUS, DWARF MEXICO	#5	CONT.
LFX	LONICERA CROCODRUM FLORIBUNDA BLUE VELVET	HONEYLOCUST, BLUE VELVET, BLUEFLAE	#5	CONT.
PAR	PERICARPA AUBREYI	SAGE, ROYAL	#5	CONT.
PLC	PRUNUS PATERN PATERN BUTTES	CHICKERBERRY, CREEPING WESTERN SAND	#5	CONT.
PLF	PHILADELPHUS LEWISII CHERRYENNE	MOCKORANGE, CHERRYENNE	#5	CONT.
RSI	RHUS ARCADICA CROCK VANE	SUMAC, DWARF PRABE	#5	CONT.
RSL	RHUS GLABRA LACINATA	SUMAC, DWARF LACE SMOOTH	#5	CONT.
RTI	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RSI	RHUS TRILOBATA AUTUMN AUBER	SUMAC, CREEPING THREE-LEAF	#5	CONT.
REL	RHUS KURUMI RED LAKE	CURRENT, RED LAKE	#5	CONT.
SA	SHEPHERDIA ARGENTEA	SILVER B&B AUBREY	#5	CONT.
PERENNIALS				

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

BID DOCUMENTS



PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

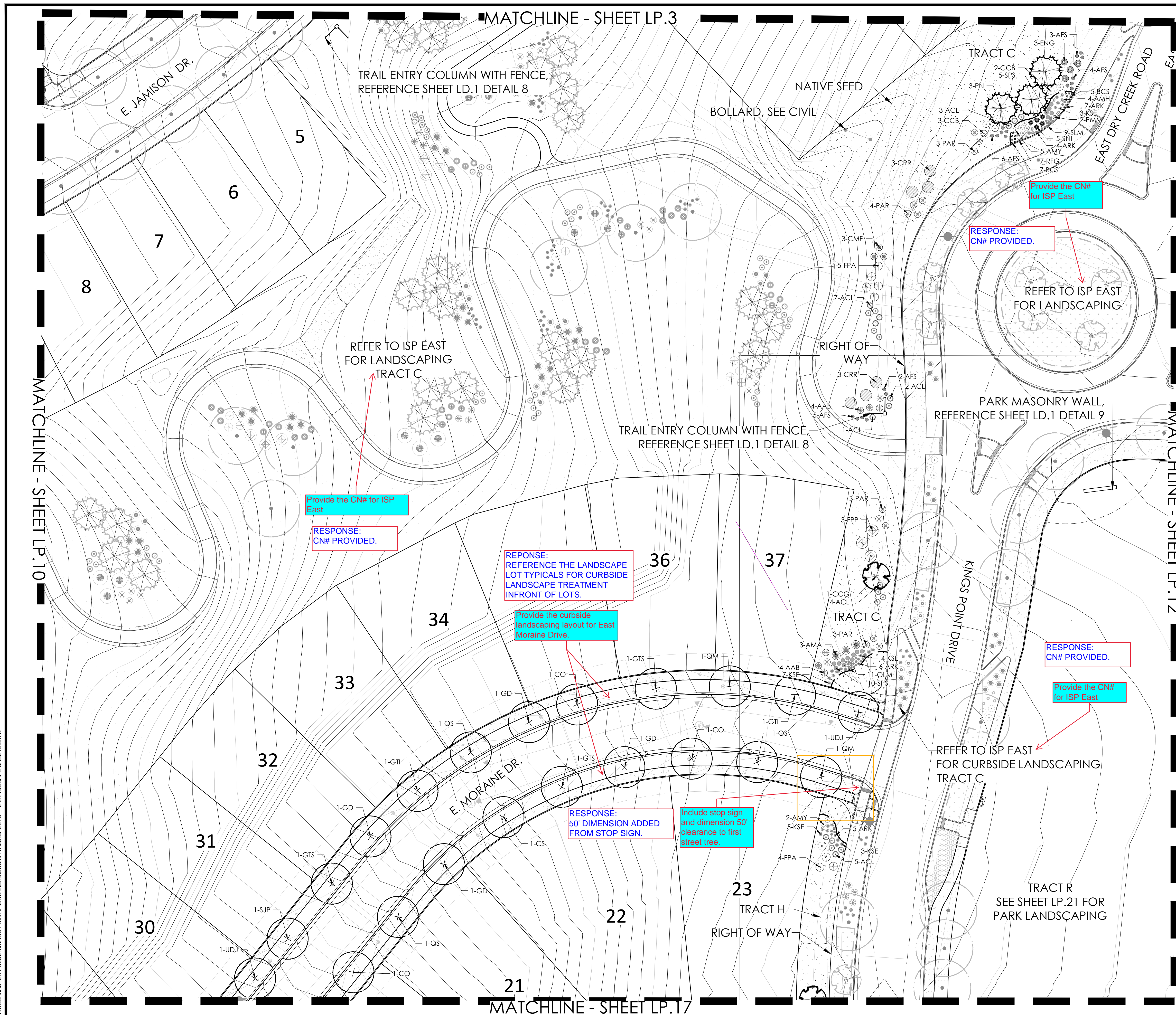
LANDSCAPE
PLANS

SHEET NUMBER

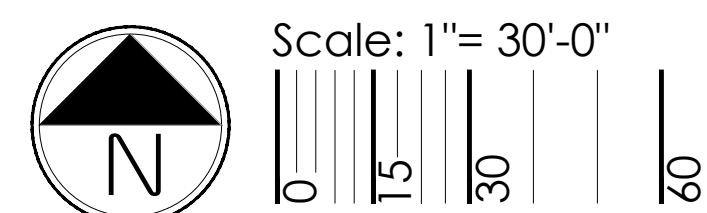
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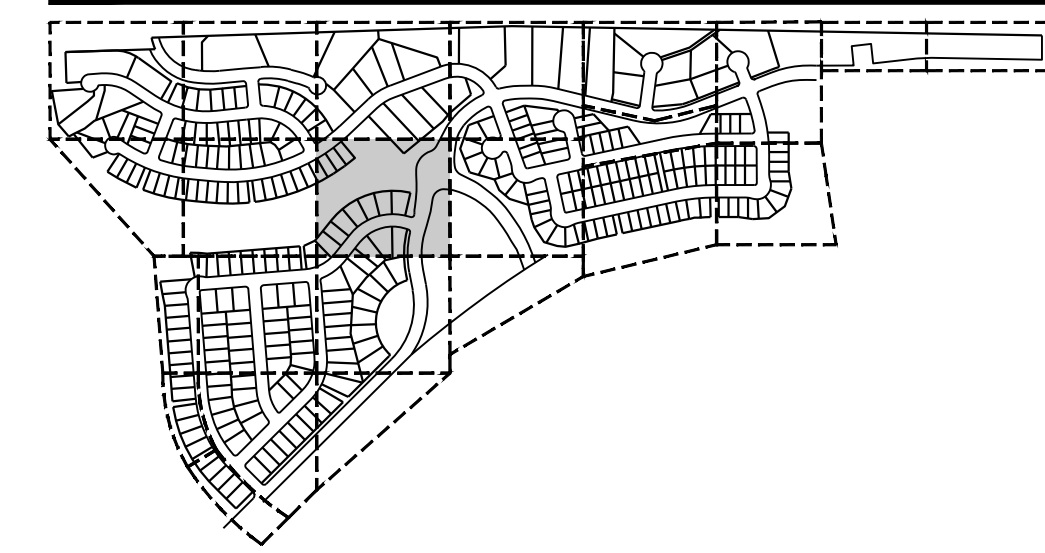
September 13, 2022



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KEYMAP



PLANT LEGEND

KINGS POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CS	CATALPA SPECIOSA	CATALPA, WESTERN HICKBERRY	2-5' CA	B&B
CO	CELEB OCCIDENTALIS	HICKBERRY, WESTERN	2-5' CA	B&B
CD	COMMOCODIUS DIOICUS 'SPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2-5' CA	B&B
GL	GLORIOSA IRAC/ANHOUS IRERAS 'IRERAS'	HONEYLOCUST, IRERAS	2-5' CA	B&B
GLS	GLORIOSA IRAC/ANHOUS IRERAS 'SKYLINE	HONEYLOCUST, SKYLINE	2-5' CA	B&B
QMC	QUERCUS MUEHLERBORGII	DR. CHINKAPU	2-5' CA	B&B
QS	QUERCUS SHUMARDII	DR. SCHUMARD	2-5' CA	B&B
SP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2-5' CA	B&B
UDJ	ULMUS DAMIANIA JAPONICA 'DISCOVERY	ELM 'DISCOVERY'	2-5' CA	B&B
ORNAMENTAL TREES				
AAS	ABUTILON CHINESE ANILIOA	SPECKLEBERRY, SAKAKON	7' CA	B&B
AGF	ACER GINNAE PLUM	MAPLE, AMUR, PLUM	7' CA	B&B
ATH	ACER TAIWANICUM 'HOT WINGS'	MAPLE, HOT WINGS	7' CA	B&B
PT	PTERIS TAIWANICUM 'PATTERN PERFECT	MONKEY, PATTERN PERFECT	7' CA	B&B
CG	CRATAEGUS CURS-CALLI INERBAS	HAWTHORN, CRIMSON CLOUD	7' CA	B&B
CL	CRATAEGUS LEUCOGATA 'CRIMSON CLOUD	HAWTHORN, COCKSPUR, THORNLESS	7' CA	B&B
MLP	MAULS SPRING NURSE	CRANAPLE, SPRING NURSE	7' CA	B&B
MP	MULBERRY PRARIE FIRE	CRANAPLE, PRARIE FIRE	7' CA	B&B
PK	PRUNUS NIGRA 'PRINCESS KAY	PRINCESS KAY PLUM	6-8' MULTI	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	7' CA	B&B
SN	SYNGRAECIA EUCALANA	JAPANESE TREE LILAC	7' CA	B&B
EVERGREEN TREES				
FE	PNUS EDULES	PINE, PITCHON	6' HT	B&B
FR	PNUS HELDREICHII 'LEUCOCORMBE	PINE, BENIGN	6' HT	B&B
N	PNUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PF	PNUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINEENSIS 'ARABINGTON	JUNIPER, ARBITRONS	#5	CONT.
JCS	JUNIPERUS CHINEENSIS 'ALPINE CARPET	JUNIPER, ALPINE CARPET	#5	CONT.
JCS	JUNIPERUS CHINEENSIS 'SPARTAN	JUNIPER, SPARTAN	#5	CONT.
JHC	JUNIPERUS HORIZONTALIS 'TAR HARBOUR	JUNIPER, TAR HARBOUR	#5	CONT.
JHC	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILCOTNI	JUNIPER, WELON CARPET	#5	CONT.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN	JUNIPER, ANDORKA YOUNGSTOWN	#5	CONT.
JSB	JUNIPERUS SABINA 'ARCTICA	JUNIPER, ARCTICA	#5	CONT.
JSB	JUNIPERUS SABINA 'BROADCROWD	JUNIPER, BROADCROWD	#5	CONT.
JSG	JUNIPERUS SCOPULORUM 'GRAY GLEAM	JUNIPER, GRAY GLEAM	#5	CONT.
JSM	JUNIPERUS MEDICA	JUNIPER, MEDICA	#5	CONT.
JSM	JUNIPERUS SCOPULORUM 'MOONGLOW	JUNIPER, MOONGLOW	#7	CONT.
JW	JUNIPERUS SCOPULORUM 'WITCHES BLUE	JUNIPER, WITCHES BLUE	#7	CONT.
JWO	JUNIPERUS X MEDIA 'OLD GOLD	JUNIPER, OLD GOLD	#7	CONT.
JFS	JUNIPERUS X PHILIZIANA 'SAYBROOK GOLD	JUNIPER, SAYBROOK GOLD	#5	CONT.
PKC	PIRUS ARIE 'NIGROBARS	PINE, ARIE BIRD NEST	#5	CONT.
PMS	PNUS MUGO 'SHEDWOOD COMPACT	PINE, SHEDWOOD MUGO	#5	CONT.
PMT	PNUS MUGO 'TANNENBARK	PINE, TANNENBARK MUGO	#5	CONT.
PW	PNUS MUGO 'WHITE BLUE	PINE, WHITE BLUE MUGO	#5	CONT.
FW	PNUS MUGO 'MIST	PINE, DWARF MUGO	#7	CONT.
FNH	PNUS NIGRA 'HORNBOCKMANIA	PINE, DWARF AUSTRIAN	#5	CONT.
FSH	PNUS SYRGENS 'HELIXIDE 'CREPER'	PINE, HELIXIDE CREPER	#5	CONT.
DECIDUOUS SHRUBS				
ACL	ALNICOXIA CANEENSIS	LEAFPLANT	#5	CONT.
AMC	ARONIA ARBUSTICOLA 'BELLANTISSIMA	CHERRYBERRY, BELLANT RED	#5	CONT.
AMA	ARONIA VILL. ANCO. PRA. AUTUMN MAGIC	CHERRYBERRY, AUTUMN MAGIC, BLACK	#5	CONT.
ACB	ARTEMISIA BILOBATA	MADEIRA, BICOLOR	#5	CONT.
ABA	ARTEMISIA VIBRANTE	SACERBUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'PARTY HALL	DOGWOOD, PARTY HALL	#5	CONT.
CSF	CORNUS SERICEA 'ATICE FIRE	DOGWOOD, ATICE FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAMERAVE	DOGWOOD, YELLOWING	#5	CONT.
CM	CARPOPHORUS C. L. ANDERSONS 'BLUE MIST	SPICE, BLUE MIST	#5	CONT.
CMF	CORNUS FLORIDA 'MAGNIFICA	DOGWOOD, MAGNIFICENT, COMMON	#5	CONT.
CHM	CHAMAENARRIA MULLERII	FERNBUSH	#5	CONT.
CR	CROCOPHYLLUS ROTTA 'PURPLE	BACKEE, ROSE, ROTA PURPLE	#5	CONT.
ENG	ERICACEA N. ANDERSONS 'SAP. N. ANDERSON V. GLABRA	SARBERBUSH, TALL GREEN	#5	CONT.
ENN	ERICACEA N. ANDERSONS 'SAP. N. ANDERSON V. N. ANDERSON	SARBERBUSH, DWARF BLUE	#5	CONT.
PA	PALISIA PARADOXA	PRARIE PLUM	#5	CONT.
PRF	PRONERA PALBESCENT V. RUB. PRUBENSIS	PRIVET, NEW MEXICO	#5	CONT.
LK	LOPERICAR COROLLOIDA 'TORBORDA BLUE VELVET	HONEYUCKEY, BLUE VELVET, BLUELEAF	#5	CONT.
LEF	LEUCOCORUS ALBA	PRARIE PLUM	#5	CONT.
FLC	PRUNUS PUMILA 'BESSEN PAVNITE BUTTES	CHERRY, CREEPING VERNER SAND	#5	CONT.
FLC	PRUNUS PUMILA 'LEWIS CHITTEN	MOCKORANGE, CHEYENNE	#5	CONT.
RAH	RHUS ARNICA 'CRAWLOW	SUMAC, DWARF RAUCOUS	#5	CONT.
RHL	RHUS GLABRA 'LACINIA	SUMAC, CURLEAF SMOOCH	#5	CONT.
RTI	RHUS TILLOBA	SUMAC, THREE-LEAF	#5	CONT.
RAH	RHUS TILLOBA 'AUTUMN AVENUE'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
RBL	RUBUS RUBRUM 'RED LAKE	CURRANT, RED LAKE	#5	CONT.
SR	SHEPHERD ARGENTEA	SILVER BUFF ARBUST	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	TARROW, COMMON RED	#1	CONT.
AMT	ACHILLEA MILLEFOLIUM 'MOONSHINE'	TARROW, MOONSHINE	#1	CONT.
ARD	ACALATHEA CALA DOUBL. BURLBENT	HYSSOP, DOUBLE BURLBENT	#1	CONT.
GRG	GRABACHIE 'BLOOD GOLD'	HYSSOP, BLOOD GOLD	#1	CONT.
ARS	ACALATHEA RUPES	HYSSOP, SUNSET	#1	CONT.
AMJ	ARONIA JONESII	COLORADO 'DEW BLUE STAR	#1	CONT.
AWC	ERISY ANDERLYA STAR	CHICKADEE FLOWER	#1	CONT.
EWC	EROCYONUM WRIGHTII 'WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
GIC	GLAUC. INDIENHENSIS 'CRIMSON BUTTERFLIES	WHIRLING BUTTERFLIES, RED	#1	CONT.
GIC	GLAUC. INDIENHENSIS	WHIRLING BUTTERFLIES	#1	CONT.
KSI	KNIPHORIA STARS 'EARY 'HYBRID'	TOUCH LIPS 'STARS' EARY 'HYBRID'	#1	CONT.
OK	CENOTHERA 'WICKARPA' 'ACORNIA SILVER BLADE	WICKARPA, SILVER BLADE	#1	CONT.
OLR	CENOTHERA 'SCAPULARIS ROSEA	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OSM	OSTEOSPERMUM 'LAVENDER MIST 'PD66'	SUN DASY, LAVENDER MIST	#1	CONT.
PP	PENSTEMON 'PARADIS' 'PONDUS'	PARADIS, PONDUS	#1	CONT.
PP	PENSTEMON 'KRUIC-OS' 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.
PP	PENSTEMON 'GRANDIORUS' 'PEARL, JEWEL, 'PD05	PENSTEMON, PEARL, JEWEL	#1	CONT.
PP	PENSTEMON 'ATRE	PEARL, JEWEL	#1	CONT.
RFG	RUBICEA 'FLUGED' 'GOLDSTURM	BLACK-ACED SUN	#1	CONT.
RAG	SA. VAL. GREGGII 'TUBANS' 'RED'	TUBANS, RED SALVA	#1	CONT.
SFS	SA. VAL. 'MIDMORAK' 'MAY NIGHT'	MAY NIGHT, SA. VAL.	#1	CONT.
SP	SA. VAL. PACHYPHYLLA	SACE, TACQUE	#1	CONT.
ZOG	ZAUCHERERIA 'CALIFORNICA' 'LACINIA	HAWNCHIBD 'LOW GOLD	#1	CONT.
ZOG	ZINNA 'GRANDIOLIRA' 'GOLD ON BLUE	GOLD ON BLUE PRARIE ZINNA	#1	CONT.
ORNAMENTAL GRASSES				
ACB	BOULDOUR GRASS	BIG BULBUL GRASS	#1	CONT.
BGS	BOULDOUR GRASS	BOULDOUR GRASS	#1	CONT.
BGS	BOULDOUR GRASS	BIG BULBUL GRASS	#1	CONT.
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BGS	BOULDOUR GRASS	BIG BULBUL GRASS	#1	CONT.
BGS	BOULDOUR GRASS	BIG BULBUL GRASS	#1	CONT.
BGS	BOULDOUR GRASS	BIG BULBUL GRASS	#1	CONT.
BGS	BOULDOUR GRASS	BIG BULBUL GRASS	#1	CONT.
BGS	BOULDOUR GRASS	BIG B		

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

BID DOCUMENTS



PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

NOT FOR CONSTRUCTION

SHEET TITLE

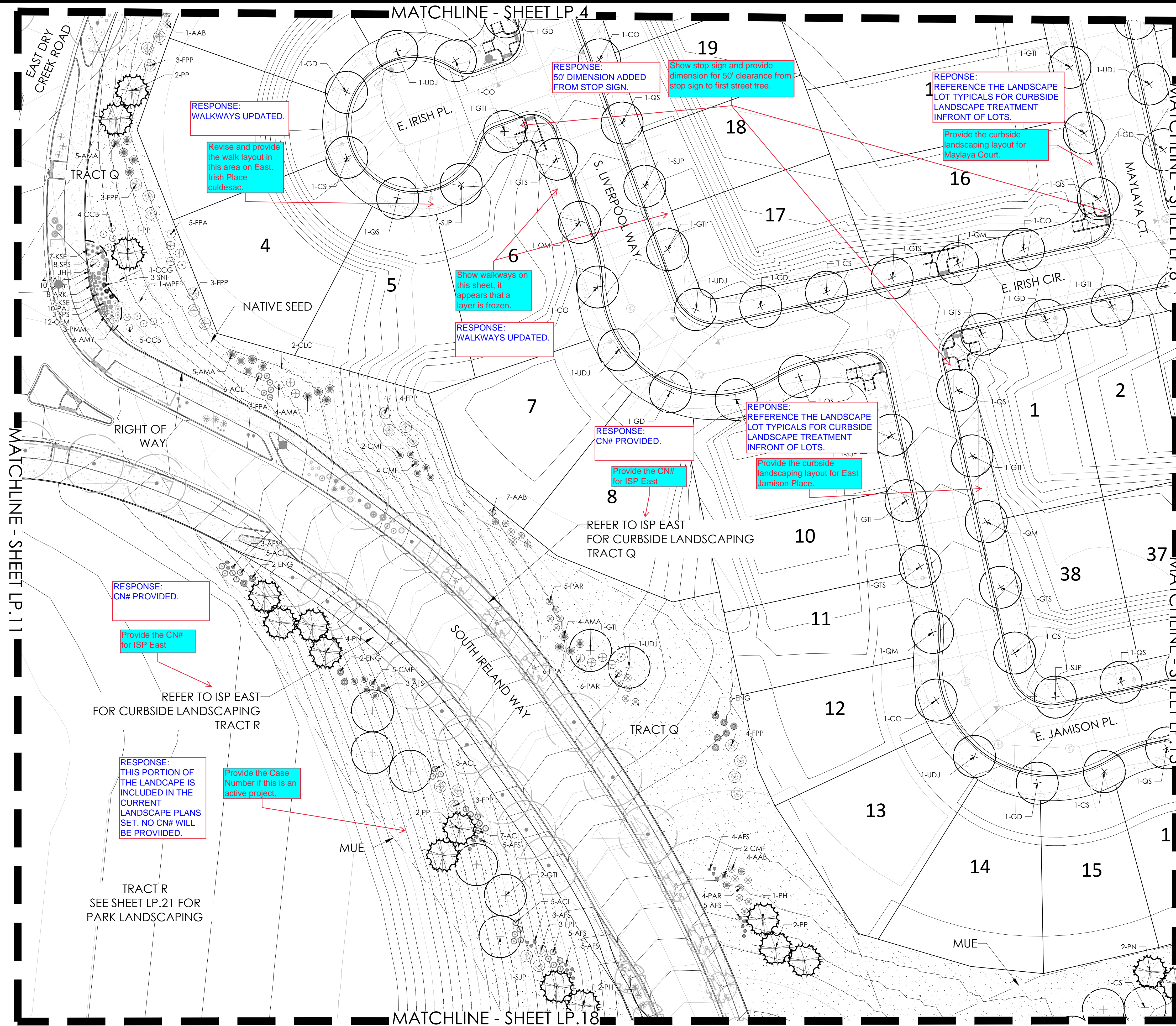
LANDSCAPE PLANS

SHEET NUMBER

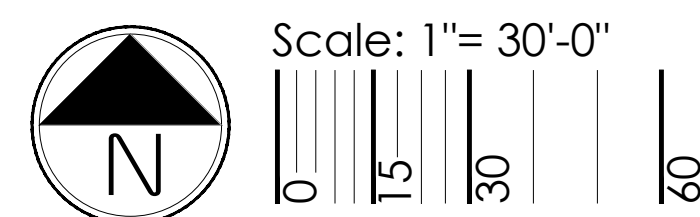
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SHEET 48 OF 63

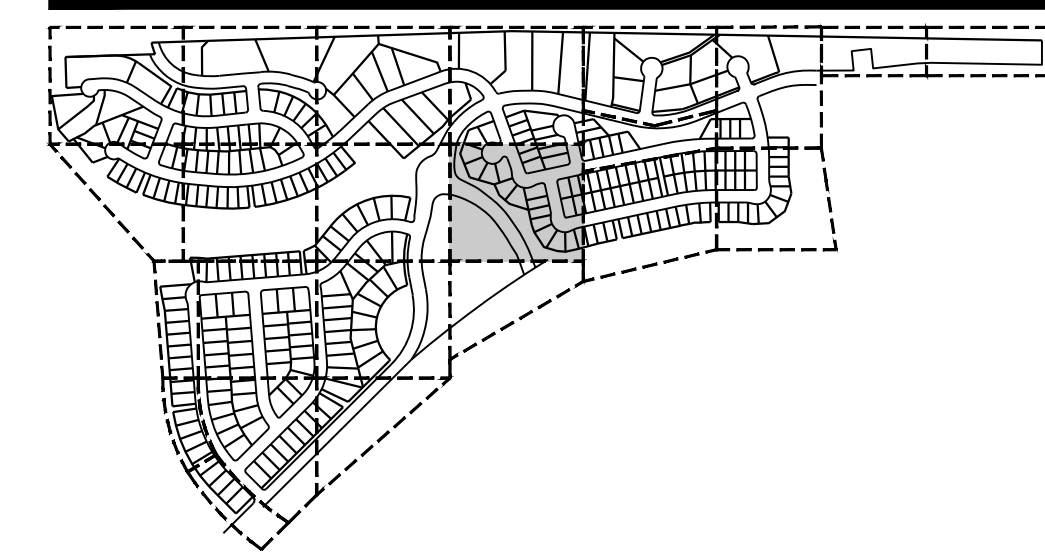
September 13, 2022



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



KEYMAP



PLANT LEGEND

KINGS POINT MASTER PLANT LIST

KEY	DECIIDIOS	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES					
AS	CANADA	CANADA PAPAVERA	CANADA WESTERN	2.5' CAL	88B
CO		CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	88B
GL		GLIMACRODIA MACRODIA	GLIMMACRODIA, SEEDLESS	2.5' CAL	88B
OTI		OSYRIS RACINIOSA	HONEYLOCUST, IMPERIAL	2.5' CAL	88B
GTS		GLEDITSIA RADIX	HONEYLOCUST, SKYLINE	2.5' CAL	88B
QMC		QUERCUS MELANOCORPA	QMC, CHINQUAPIN	2.5' CAL	88B
QS		QUERCUS SHIMADAI	QMC, SHIMADAI	2.5' CAL	88B
SJ		SOPHORA JAPONICA	JAPANESE PACODIA TREE	2.5' CAL	88B
UDJ		ULMUS DAMIANA JAPONICA	ELM, DISCOVERY	2.5' CAL	88B
ORNAMENTAL TREES					
AS	CANADA	ACER NICHOLII ANFOLIA	SEVACK-BERRY, SAKARON	2' CAL	88B
AGF		ACER GINNATA FLAME	MAPLE, MAIR, FLAME	2' CAL	88B
ATH		ACER TATARICUM HOYI WINGS	MAPLE, HOYI WINGS	2' CAL	88B
CTH		CECILIA TATARICUM PATERA PERFECT	CECILIA, PATERA PERFECT	2' CAL	88B
CCG		CRAEAGUS CUS-CUTLI HERMIS	HAWTHORN, CERMION CLOUD	2' CAL	88B
CCG		CRAEAGUS LAEVCARIA CERMION CLOUD	HAWTHORN, COCKSPUR, THORNLESS	2' CAL	88B
MS		MAULS SPRING SNOW	CHERRAPLE, SPRING SNOW	2' CAL	88B
MPF		MULBERRY PRABIRE IRRE	CHERRAPLE, PEARL IRRE	2' CAL	88B
PK		PRUNUS NIGRA PRINCESS PACE	PRINCESS KAY FLOW	6'8" MAULI	88B
SJ		SOPHORA JAPONICA	JAPANESE PACODIA TREE	2' CAL	88B
SR	SINGAPORE	SINGARA RETICULATA	JAPANESE PACODIA TREE	2' CAL	88B
EVERGREEN TREES					
FE	PINE	PNUS EDULIS	PINE, PINON	6' HT	88B
PH		PNUS HELDRECHII (ELUCODERMIS)	PINE, ACORIAN	8' HT	88B
PN		PNUS NIGRA	PINE, ASTRIAN	6' HT	88B
PH	PINE	PNUS PONDEROSA	PINE, PONDEROSA	6' HT	88B
EVERGREEN SHRUBS					
JCA	JUNIPER	JUNIPER CHINENSIS ARBUSTONGI	JUNIPER, ARBUSTONGI	#5	CONT.
JCA		JUNIPER CHINENSIS ALPINE CARPET	JUNIPER, ALPINE CARPET	#5	CONT.
JCS		JUNIPER CHINENSIS SPARTAN	JUNIPER, SPARTAN	#5	CONT.
JHB		JUNIPER CHINENSIS BAN HARBOUR	JUNIPER, BAN HARBOUR	#5	CONT.
JHC		JUNIPER HORIZONTALIS HUGHES	JUNIPER, HUGHES	#5	CONT.
JHW		JUNIPER HORIZONTALIS WILSONI	JUNIPER, WILSON CARPET	#5	CONT.
JHY		JUNIPER HORIZONTALIS YOUNGSTOWN	JUNIPER, ANDORA YOUNGSTOWN	#5	CONT.
JSA		JUNIPER SAENIA ACACIA	JUNIPER, ACACIA	#5	CONT.
JSB		JUNIPER SAENIA BROADMOR	JUNIPER, BROADMOR	#5	CONT.
JSG		JUNIPER SCOPULORUM GRAY GLEAM	JUNIPER, GRAY GLEAM	#5	CONT.
JMD	JUNIPER	JUNIPER MEDORA	JUNIPER, MEDORA	#7	CONT.
JMN		JUNIPER SCOPULORUM MOONGLOW	JUNIPER, MOONGLOW	#7	CONT.
JSC		JUNIPER SCOPULORUM WICHITA BLUE	JUNIPER, WICHITA BLUE	#5	CONT.
JWD		JUNIPER X MEDIA OLD GOLD	JUNIPER, OLD GOLD	#5	CONT.
JVS		JUNIPER X SHERWOOD SAWBROOK GOLD	JUNIPER, SAWBROOK GOLD	#5	CONT.
JWR		JUNIPER X REE NEWBORN	JUNIPER, REE NEWBORN	#5	CONT.
PMS		PNUS MUGO PHEROZ COMPACT	PINE, SHERWOOD MAUGO	#5	CONT.
PMI		PNUS MUGO TANNENBAUM	PINE, TANNENBAUM MAUGO	#7	CONT.
PMW		PNUS MUGO WHITE DW	PINE, WHITE DW MAUGO	#5	CONT.
PMN		PNUS MUGO MOPENS	PINE, DWAF MAUGO	#5	CONT.
PNH	PINE	PNUS NIGRA HORN BROOKIANA	PINE, DWAF ALBAST	#5	CONT.
PH		PNUS ST. VESIBRE HILLSIDE CREEPER	PINE, HILLSIDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS					
ACL	ACER	ACEROPHILA ANCELOS	LEOPARD	#5	CONT.
AMC		ACERONIA ARBUSTIVA BRILLANTISSIMA	CHICKERBERRY, BRILLANT RED	#5	CONT.
AMA		ACERONIA MELANOPOLIA AUTUMN MAGIC	CHICKERBERRY, AUTUMN MAGIC, BLACK	#5	CONT.
ACB		ACER GRANDIDENS	ACER, BIGCOT	#5	CONT.
ATA		ARTEMISA ALFOLIA	SACUBERRIS, SAND	#5	CONT.
CAI		CORNUS ALBA VORY HAW	DOGWOOD, VORY HAW	#5	CONT.
CSF		CORNUS SERICEA ARIC. TRE	DOGWOOD, ARIC TRE	#5	CONT.
CSF		CORNUS SERICEA FLAMMEARIA	DOGWOOD, YELLOWING	#5	CONT.
CMF		CARPOPHORUS X LINDORFENSIS BLUE MET	SPURGE, BLUE MET	#5	CONT.
CMC		CECOCYPTIS ANTONIANS	CECOCYPTIS ANTONIANS, COMMON	FERTILE	CONT.
CMF	CHAMAEROPS	CHAMAEROPS ALLEVIUM	CHAMAEROPS, ALLEVIUM	#5	CONT.
CCG		CORONIA COCCIGERA VOTAL PURPLE	SHOCKE TREE, ROYAL PURPLE	#5	CONT.
CCG		ERIC ARBUSTIVA NAUSEOSA V. NAUSEOSA VAR. GLABRATA	SHOCKE TREE, TALL GREEN	#5	CONT.
EKN		ERIC ARBUSTIVA NAUSEOSA S. NAUSEOSA VAR. NAUSEOSA	RABBITBUSH, DWAF BLUE	#5	CONT.
FAU		FALUGIA PARADOXA	PARADOX, PARADOX	#5	CONT.
FE	FORSYTHIA	FORSYTHIA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONT.
LFK		LOECKERIA CAUCASICA FLORINDIA BLUE VEL VET	HONEYBUCKLE, BLUE VEL VET, BLUEVEL	#5	CONT.
LFK		LOECKERIA CAUCASICA	BLUE VEL VET	#5	CONT.
PLB		PRUNUS PALLIDA BENNETT PAVNINE BUTIES	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PLC		PRUNUS PALLIDA VILLES CHETENYE	MOCKORANGE, CHETENYE	#5	CONT.
PLC		PRUNUS PALLIDA	SUMAC, DWAF FANTASY	#5	CONT.
RLG		RHUS GLABRA LACINIANA	SUMAC, CUTLEAF SMOOTH	#5	CONT.
RTL		RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
TRA		RHUS TRILOBATA AUTUMN ABER	SUMAC, CREEPING THREE-LEAF	#5	CONT.
RRL		RHUS RUBRA RED LAKE	CURRENT, RED LAKE	#5	CONT.
SAS	SHEPHERDIA ARGENTEA	SILVER BUFF ALDERBERRY	#5	CONT.	
PERENNIALS					
AMH	ACHILLEA	ACHILLEA MILLEFOLIUM MOONSHINE	YARROW, COMMON RED	#1	CONT.
AMH		ACHILLEA MILLEFOLIUM MOONSHINE	YARROW, MOONSHINE	#1	CONT.
ARD		AGASTACHE CANA DOUBLE BUBBLINMT	HYSSOP, DOUBLE BUBBLINMT	#1	CONT.
AKD		AGASTACHE KUDOS GOLD	HYSSOP, KUDOS GOLD	#1	CONT.
AKD		AGASTACHE RUBENS	HYSSOP, SUNSET	#1	CONT.
AMC		AMONIA JONESIA	COLORADO DESERT BLUE STAR	#1	CONT.
BSB		BESBLANDIERA YERBA	CHOCOLATE FLOWER	#1	CONT.
EWV		ERIOGONUM WRIGHTI WRIGHTI	BUCKWHEAT, SNOW MESA	#1	CONT.
GLC		GALEA (INDEHIERI) CRISPER BUTENIES	WHIRLING BUTERFLIES	#1	CONT.
GLA		GALEA (INDEHIERI)	WHIRLING BUTERFLIES	#1	CONT.
KIS	KNIPHORIA STARKS EASY HYBRID	TOUCH LILY STARKS EASY HYBRID	#1	CONT.	
OLM	ONCHORHIZA MACROCARPA CANADA V. VER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.	
ROS	OSYRIS SPECIOSA ROSA	SUNNING PINKS, NEW MEXICO	#1	CONT.	
OIM	OSTEOSPERMUM LAVENDER MIST POCAS	PAVANE, LAVENDER MIST	#1	CONT.	
PBB	PENSTEMON BARBADI RONDO	PENSTEMON, RONDO	#1	CONT.	
PBB	PENSTEMON FRUIT COUS PUREE LAZE	PENSTEMON, PUREE LAZE	#1	CONT.	
PBB	PENSTEMON GRANDIFLORUS PRABIRE JEWEL, P0105	PENSTEMON, PRABIRE JEWEL	#1	CONT.	
PF	PEDICULARIS AFFENS	HIMALAYAN BORDER JEWEL	#1	CONT.	
RTG	ROSA GREGGII CALIFORNIA GOLDSTORM	ROSA, CALIFORNIA GOLD	#1	CONT.	
SAS	SALVA ARGENTEA	SILVER SALVA	#1	CONT.	
SLC	SALVA GREGGII FURNANS RED	FURNANT RED SALVA	#1	CONT.	
SPS	SALVA NIGRA PURPLE MAY NIGHT	MAY NIGHT PURPLE SALVA	#1	CONT.	
SSM	SALVA PACHIPHILIA	SAUCE, MOJAVE	#1	CONT.	
TAU	TAUSCHBURIA CALIFORNICA ALBICOLA	WHITE HARBOR FLOWA	#1	CONT.	
ZGG	ZINNIA GRANDIFLORA GOLD ON BLUE	GOLD ON BLUE PRABIRE ZINNIA	#1	CONT.	
ORNAMENTAL GRASSES					
AGB	ANDROPOGON CERANDI	BLG BLEMSTAM GRASS	#1	CONT.	
BGS	BOUTELOPUS CURTENDIANA	BLG GRASS GRASS	#1	CONT.	
BOA	BOUTELOPUS CAECALIS BLOND AMBITION PP 2204B	BLOND AMBITION GRASS GRASS	#1	CONT.	
BOA	BOUTELOPUS VIRGILIUM SP	WITCHGRASS, VARIOUS CULLEVS	#1	CONT.	
CHL	CHLORIS HYBRUM X ZOOPIUM	BLG BLEMSTAM GRASS	#1	CONT.	
INI	SORGHASTRUM NIJANS	INDIAN GRASS	#1	CONT.	
SNP	SORGHASTRUM HETEROPLES	PRABIRE DROPPED GRASS	#1	CONT.	
SNP	SORGHASTRUM WRIGHTI	BLG BLEMSTAM GRASS	#1	CONT.	

SWG	SPOROBOLUS WRIGHTII	GIANT SACCHON GRASS	#1	CONT.
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH				

NOT FOR CONSTRUCTION

BID DOCUMENTS

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design
10200 E. Girard Ave, Ste A-1
Denver, CO 80231
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PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

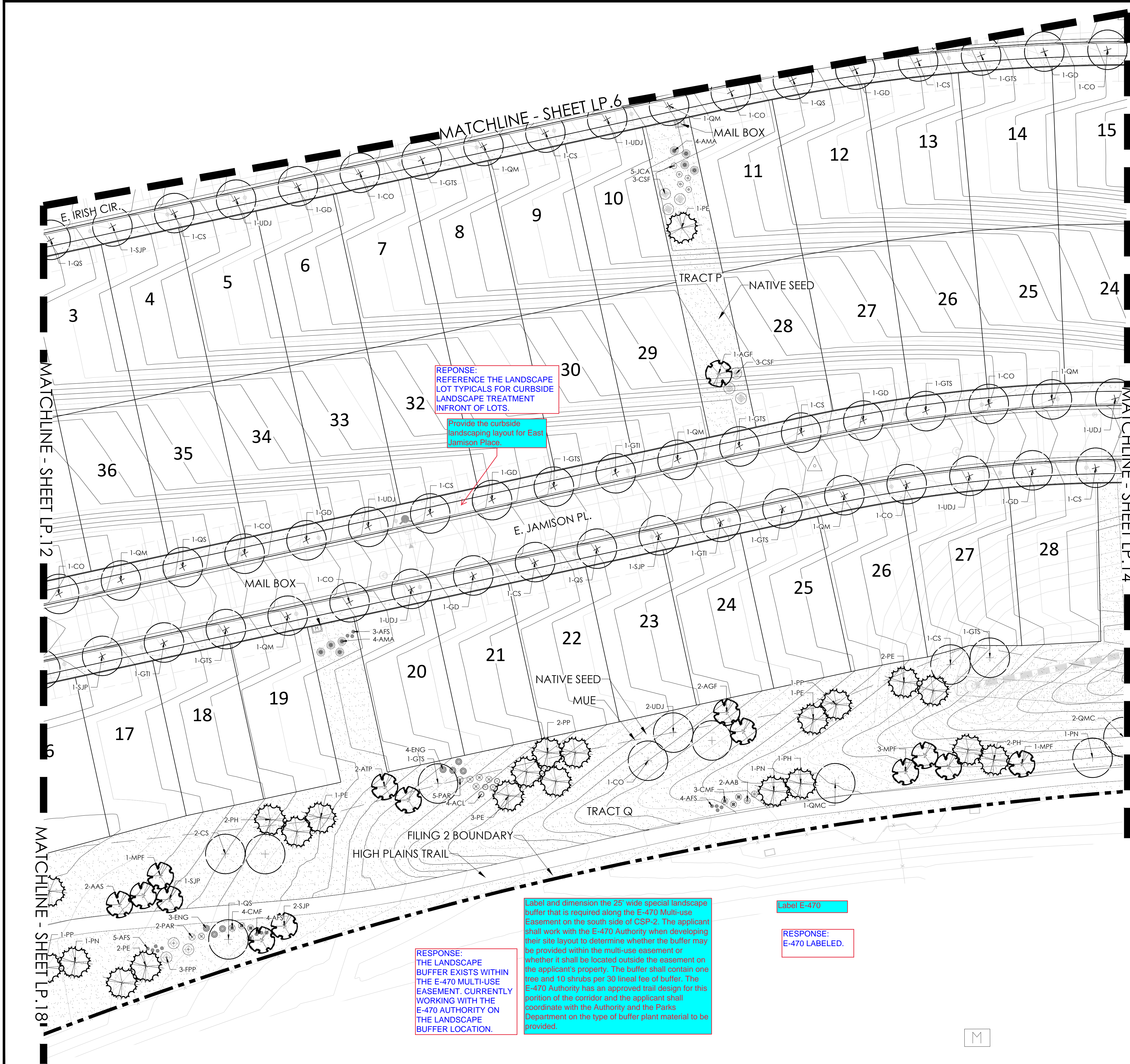
LANDSCAPE
PLANS

SHEET NUMBER

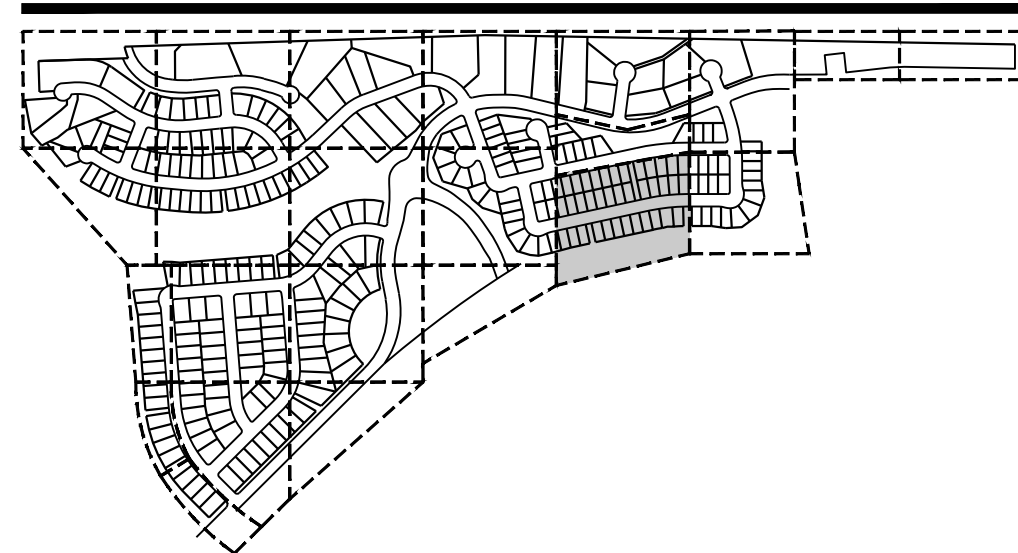
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SHEET49 OF 63

September 13, 2022



KEYMAP



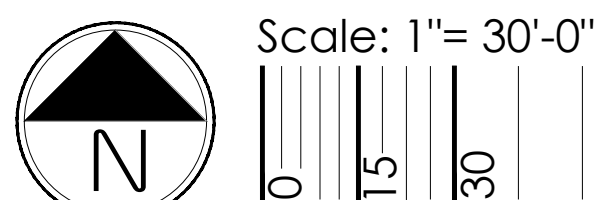
PLANT LEGEND

KINGS POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CS	CAULPA SPECIOSA	CAULPA, WESTERN	2.5' CAL	858
CO	CELIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	858
GD	GYMNOCLADUS DOLICUS 'ESPRESSO'	KENTUCKY COFFEESEE, SEEDLESS	2.5' CAL	858
GTS	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	858
QMC	QUERCUS MOENHSHUENII	OAK, CHINKAPIN	2.5' CAL	858
QS	QUERCUS SHUMWARDI	OAK, SHUMWARD	2.5' CAL	858
SJP	SCOPHOCRA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	858
UDJ	ULMUS DAVURIANA 'JAPONICA DISCOVERY'	ELM DISCOVERY	2.5' CAL	858
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SAKATODON	2' CAL	858
AGF	ACER GINNALIA FINE	MAPLE, ANAR, FINE	2' CAL	858
ATW	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	858
ATP	ACER TATARICUM 'PATER PERFECT'	MAPLE, PATER PERFECT	2' CAL	858
CCG	CRATAEGUS CURS-STALLI INERMIS	HAWTHORN, CRIMSON CLOUD	2' CAL	858
CLC	CRATAEGUS LAEVOGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	858
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	858
MFF	MALUS PRARIE FIRE	CRABAPPLE, PRARIE FIRE	2' CAL	858
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6' HGT	858
SJP	SCOPHOCRA JAPONICA	JAPANESE PAGODA TREE	2' CAL	858
SRI	SYRINGA RETICULATA	JAPANESE TREE LILAC	2' CAL	858
EVERGREEN TREES				
FE	PINUS EDULIS	PINE, PINON	6' HT	858
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	858
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	858
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'AMBRICONG'	JUNIPER, AMBRICONG	#5	CONI.
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONI.
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONI.
JHS	JUNIPERUS HORIZONTALIS 'DARK HARBOR'	JUNIPER, DARK HARBOR	#5	CONI.
JHW	JUNIPERUS HORIZONTALIS 'WILSONI'	JUNIPER, WILSON CARPET	#5	CONI.
JHT	JUNIPERUS HORIZONTALIS 'TOWNSTOWN'	JUNIPER, ANDROMEDA TOWNSTOWN	#5	CONI.
JJA	JUNIPERUS SABINA 'ARIZONA'	JUNIPER, ARIZONA	#5	CONI.
JJB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONI.
JJS	JUNIPERUS SCOPULORUM 'GRAY CLEAM'	JUNIPER, GRAY CLEAM	#7	CONI.
JJA	JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONI.
JSM	JUNIPERUS SCOPULORUM 'MOONCLOW'	JUNIPER, MOONCLOW	#7	CONI.
JJA	JUNIPERUS SCOPULORUM 'WITCHERBLUE'	JUNIPER, WITCHERBLUE	#7	CONI.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONI.
JPS	JUNIPERUS X PETERIANIA 'SARROCK GOLD'	JUNIPER, SARROCK GOLD	#5	CONI.
PAV	PRUNUS NIGRA 'NIGRA'	PRUNUS, NIGRA	#5	CONI.
PMT	PINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#5	CONI.
PNC	PINUS MUGO 'TANNENBAM'	PINE, TANNENBAM MUGO	#7	CONI.
PMW	PINUS MUGO 'WHITE RUBY'	PINE, WHITE RUBY MUGO	#5	CONI.
PDM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONI.
PNH	PINUS NIGRA 'HORNBOCKIANA'	PINE, DWARF AUSTRIAN	#5	CONI.
PSH	PINUS NIGRA 'NIGRA CREPER'	PINE, NIGRA CREPER	#5	CONI.
DECIDUOUS SHRUBS				
ACL	AMORPHAEA CANESCENS	LEADPLANT	#5	CONI.
AMC	ARONIA ARBURTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONI.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONI.
AGB	ACER GRANDIDENTATUM	MAPLE, BIG TOOTH	#5	CONI.
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONI.
CAI	CORNUS ALBA 'VICTORY HALL'	DOGGWOOD, VICTORY HALL	#5	CONI.
CSA	CORNUS SERICEA 'AUG. FIRE'	DOGGWOOD, AUG. FIRE	#5	CONI.
CSF	CORNUS SERICEA 'FLAMMAREA'	DOGGWOOD, YELLOW TWIG	#5	CONI.
CSB	CORNUS STYRACIA 'BLUE MIST'	SPICE, BLUE MIST	#5	CONI.
CMW	MOCKINGBUSH 'MONTANA'	MOUNTAIN MOCKINGBUSH, COMMON	#5	CONI.
CMF	CHAMAEBATARIA MILEFOLIUM	FERNBUSH	#5	CONI.
CSB	CORNUS STYRACIA 'ROYAL PURPLE'	SAGE, ROYAL PURPLE	#5	CONI.
ENG	ERICA AVERANALUSCA 'SUNSHINE'	RABBITBUSH, TALL GREEN	#5	CONI.
ENH	ERICA AVERANALUSCA 'SUNSHINE'	RABBITBUSH, DWARF BLUE	#5	CONI.
FAH	FALCATA PARADOXA	APACHE PLUME	#5	CONI.
FFP	FORESTIERA PUBESCENS 'VAR. PUBESCENS'	PRIVET, NEW MEXICO	#5	CONI.
LKF	LONICERA KOROLKOWICZII 'BLUE VELVET'	HONEYBUCKLE, BLUE VELVET, BLUE LEAF	#5	CONI.
PAE	PROCEA ARBURTIFOLIA	SAGE, RUSSIAN	#5	CONI.
PPS	PRUNUS PUMILA 'BESSEY' 'PAWNEE BUTES'	CHERRY, CREEPING WESTERN SAND	#5	CONI.
PLC	PHLOEUS LEBELI 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONI.
RAG	RIBES AROMATICUM 'GOLDEN'	SUMAC, DWARF RIBESANT	#5	CONI.
RGL	RIBES GLABRA 'LACINIA'	SUMAC, CUTLEAF SMOOTH	#5	CONI.
RTT	RIBES TROJANAE	SUMAC, THREE-LEAF	#5	CONI.
RJA	RIBES TROJANAE 'ALPINE AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONI.
RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONI.
SAB	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	#5	CONI.
PERENNIALS				
AMH	ACHILLEA MILEFOLIUM 'HEB'	YARROW, COMMON RED	#1	CONI.
AMY	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONI.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEWINT'	HYSSOP, DOUBLE BUBBLEWINT	#1	CONI.
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONI.
ARS	AGASTACHE 'RUBENS'	HYSSOP, SUNSET	#1	CONI.
AJC	ARTEMISIA 'JONEST'	COLORADO DESERT BLUE STAR	#1	CONI.
ELC	ERIGERON 'LACINIA'	CHOCOLATE FLOWERS	#1	CONI.
BWV	ERIGERON 'WRIGHTS WRIGHTS'	BUCKWHEAT, SNOW MEA	#1	CONI.
GLC	GAUKRA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONI.
GLW	GAUKRA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONI.
KSE	KNIPHOFIA 'STARKS EARLY HYBRID'	TORCH LILY 'STARKS EARLY HYBRID'	#1	CONI.
OMI	ONCHOCHEA MACROCARPA 'INCANCA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONI.
OSF	ONCHOCHEA SPECIOSA 'ROSEA'	PRIMROSE, PURPLE ROSEA	#1	CONI.
OLM	OSTEOSPERMUM 'LAVENDER MIST PINK'	SUN DASH, LAVENDER MIST	#1	CONI.
PBR	PENTSTEMON BARBATUS 'SONDO'	PENTSTEMON, RONDO	#1	CONI.
PPF	PENTSTEMON 'BUTTERFLY PURPLE HAZE'	PENTSTEMON, PURPLE HAZE	#1	CONI.
POP	PENTSTEMON 'GRANDFLORES PRARIE JEWEL, P0105'	PENTSTEMON, PRARIE JEWEL	#1	CONI.
PAJ	PERISCARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONI.
RFS	RUBRO-CALYPTROGLOUS 'GOLDSUNNY'	BLACK-EYED SUSAN	#1	CONI.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONI.
SGR	SALVIA GREGGII 'FURNANS RED'	FURNANS RED SALVIA	#1	CONI.
SNW	SALVIA NIGRA 'NIGHT FURY'	NIGHT FURY SALVIA	#1	CONI.
SFS	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONI.
ZCL	ZINNIA GRANDIFLORA 'CALIFORNIA LARICIA'	HUMMINGBIRD FLOWER	#1	CONI.
ZGG	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE FLOWER ZINNIA	#1	CONI.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONI.
BGS	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA GRASS	#1	CONI.
BGB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONI.
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONI.
PV*	PANICUM VIRGALUM SP.	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONI.
SLL	SCORPACHYRUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONI.
SNI	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONI.
SHP	SPOROBOLUS HETEROLEPS	PRARIE DROPSIED GRASS	#1	CONI.
SWG	SPOROBOLUS HETEROLEPS	PRARIE DROPSIED GRASS	#1	CONI.

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIAL, H=HIGH

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



BID DOCUMENTS



PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE PLANS

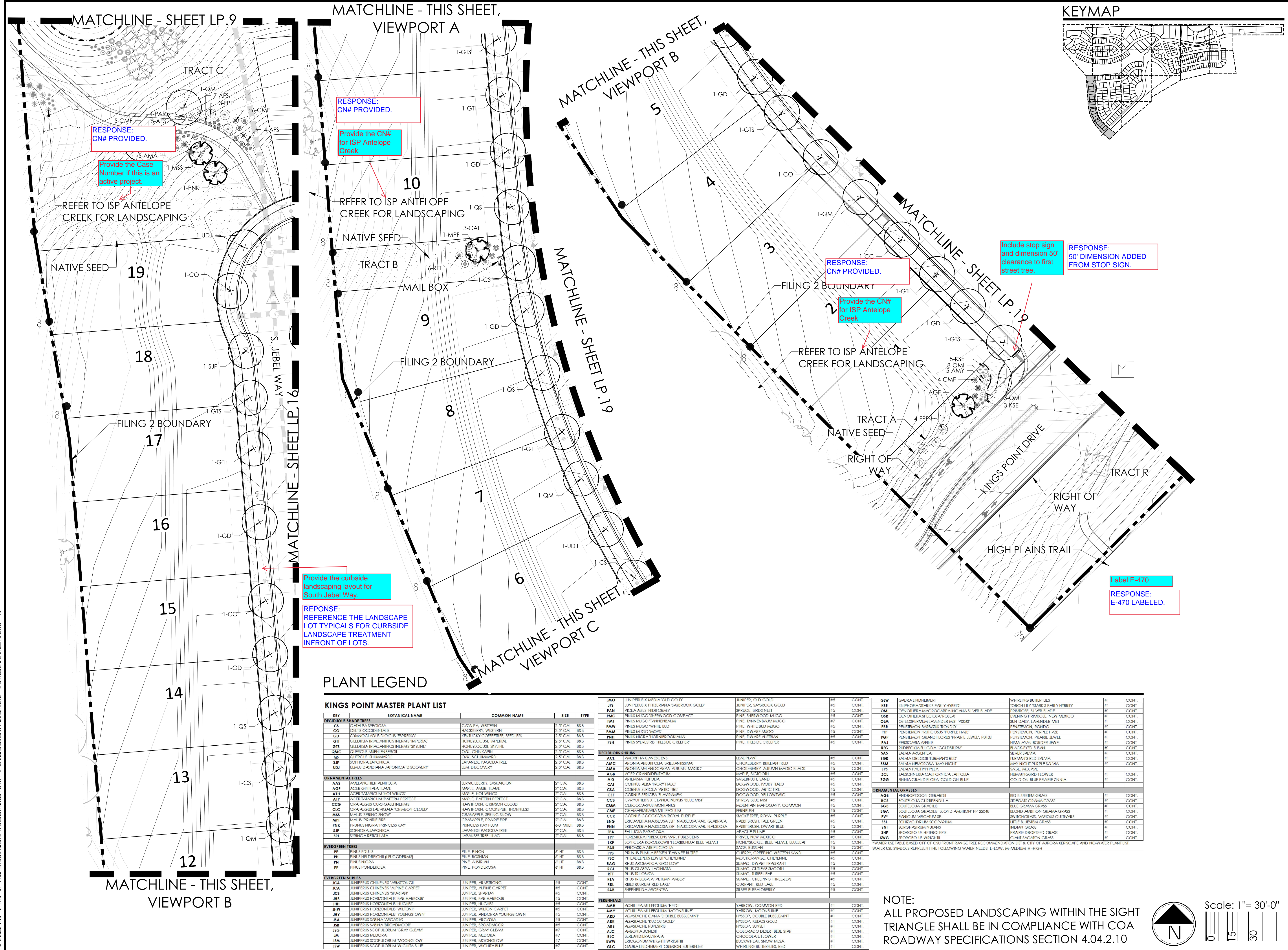
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LP.13

SHEET 50 OF 63

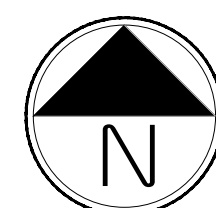
September 13, 2022

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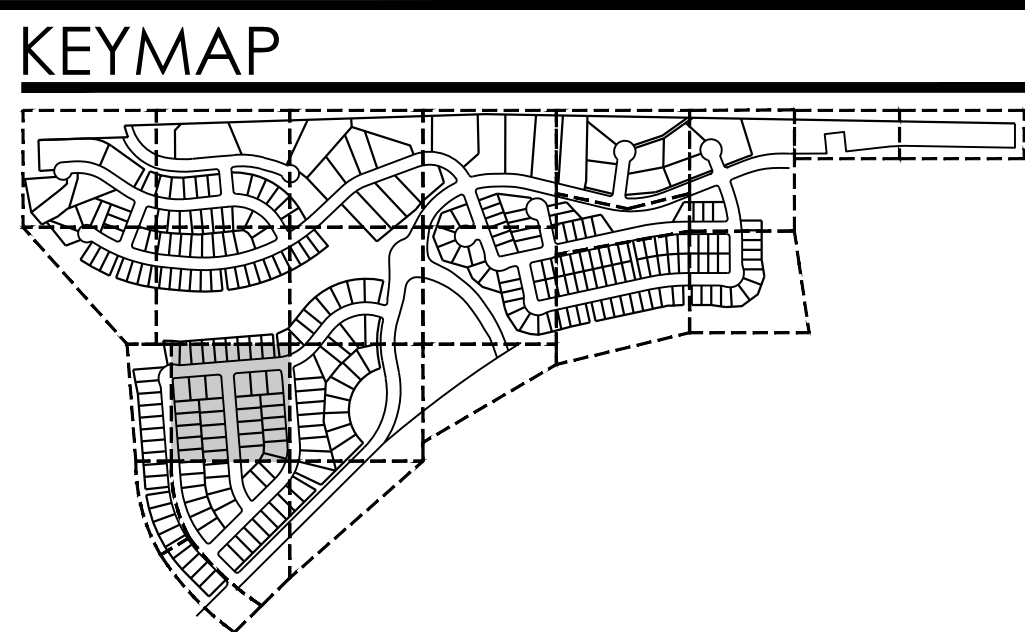
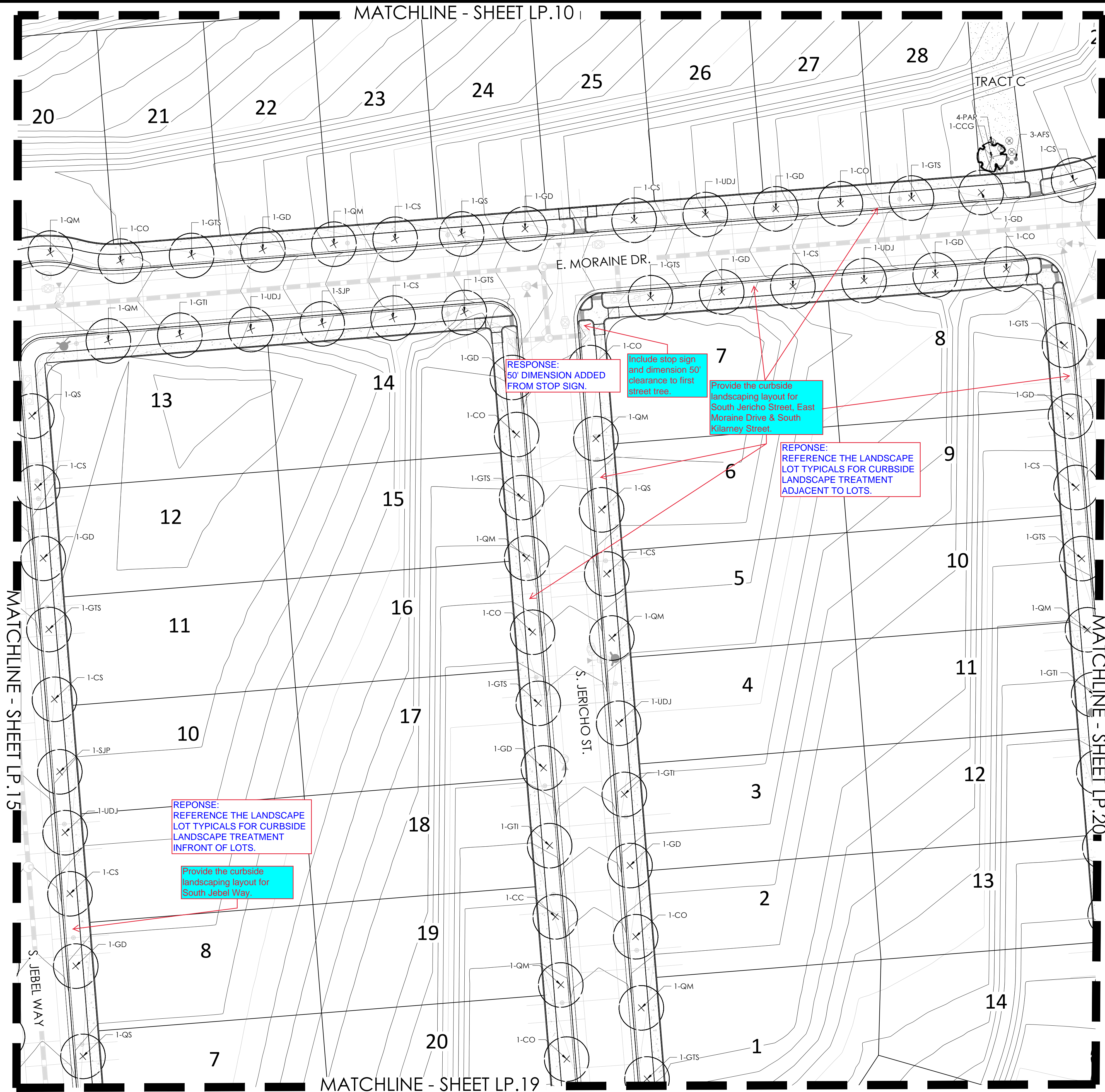
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NOTE:
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT
TRIANGLE SHALL BE IN COMPLIANCE WITH COA
ROADWAY SPECIFICATIONS SECTION 4.04.2.10



Scale: 1"= 30'-0"

09



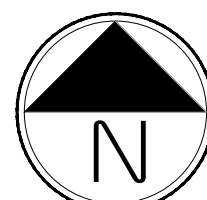
PLANT LEGEND

KINGS POINT MASTER PLANT LIST

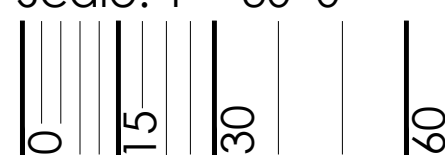
KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CS	CATALPA SPECIOSA	CATALPA WESTERN	2.5' CAL	B&B
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
GD	GYMNOCALDIUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B
GH	GLEDITSIA BIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDITSIA BIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QMC	QUERCUS MUhlenBERGII	OAK, CHINKAPIN	2.5' CAL	B&B
QS	QUERCUS SHUMARDII	OAK, SHUMARD	2.5' CAL	B&B
SJF	SOPHORA JAPONICA	JAPANESE PACODIA TREE	2.5' CAL	B&B
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	ELM 'DISCOVERY'	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SEWEEBERRY, SAGARAOON	2' CAL	B&B
AGF	ACER CINNABARINE	MAPLE, ANNE, FLAME	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
ATP	ACER TATARICUM 'PATERN PERFECT'	MAPLE, PATERN PERFECT	2' CAL	B&B
CCS	CRATAEGUS CURS-GERARDI 'NEMES'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
CLC	CRATAEGUS LAEACIA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MSS	MAULS SPRING SNOW	CRAPPLE, SPRING SNOW	2' CAL	B&B
MPF	MAULS PRINCE FIRE	CRAPPLE, PRINCE FIRE	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6'P MULTI	B&B
SJF	SOPHORA JAPONICA	JAPANESE PACODIA TREE	2' CAL	B&B
SB	SYRINGA RETICULATA	JAPANESE TREE LILAC	2' CAL	B&B
EVERGREEN TREES				
PE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (EUCCOEDRUS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, ALBIRAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JCS	JUNIPERUS CHINENSIS 'SPARKLE'	JUNIPER, SPARKLE	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.
JHH	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILSON'	JUNIPER, WILSON CARPET	#5	CONT.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORSA YOUNGSTOWN	#5	CONT.
JJA	JUNIPERUS SPINOSA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JJB	JUNIPERUS SPINOSA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JSG	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#7	CONT.
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.
JMW	JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#7	CONT.
JWB	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONT.
JMO	JUNIPERUS X MEDIA 'GOLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JPS	JUNIPERUS X FRIEDRIKHA 'SARROCK GOLD'	JUNIPER, SARROCK GOLD	#5	CONT.
FAN	PICEA ABIES 'NIDIFORMIS'	SPRUCE, BIRD'S NEST	#5	CONT.
FMC	PINUS MUGO 'SHENWOOD COMPACT'	PINE, SHENWOOD MUGO	#5	CONT.
FMJ	PINUS MUGO 'TANNENBAUM'	PINE, TANNENBAUM MUGO	#7	CONT.
FMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
FMN	PINUS MUGO 'WHITE BUD'	PINE, DWARF MUGO	#5	CONT.
FNH	PINUS NIGRA 'HORN BROOKIANA'	PINE, DWARF ALBIRAN	#5	CONT.
FSH	PINUS SILVESTIS 'HILLSIDE CREEPER'	PINE, HILLSIDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS				
ACL	AMORPHICA ANESCENS	LEAD PLANT	#5	CONT.
AMC	ARONIA ARBURCULUA 'BRILLIANTISSIMA'	CHOKERBERRY, BRILLIANT RED	#5	CONT.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKERBERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AGB	ACER GRANDIDENTATUM	MAPLE, BIG TOOTH	#5	CONT.
ARS	ARTEMISA TRIFOLIA	OKERBERRY, LAND	#5	CONT.
CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'TUMMAMAKA'	DOGWOOD, YELLOW WINGS	#5	CONT.
CCB	CAROPETIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CMH	CECROCARPUS MONTANUS	MOUNTAIN MAHOGANY, COMMON	#5	CONT.
CHT	CHAMAERAPARUS MILETICULUM	FERNBUSH	#5	CONT.
CCR	CORNUS COCCYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ENG	ERICACEA NARISCEA SP. NARISCEA VAR. GLABRATA	RAEBERBUSH, TALL GREEN	#5	CONT.
ENH	ERICACEA NARISCEA SP. NARISCEA VAR. NARISCEA	RAEBERBUSH, DWARF BLUE	#5	CONT.
IPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
IPP	FRAXINUS PURGICANS VAR. PURGICANS	PRIVET, NEW MEXICO	#5	CONT.
LEE	LONCLEA CANADENSIS 'TORRENTIA BLUE VELVET'	HONETUCKLE, BLUE VELVET, BLUE LEAF	#5	CONT.
PAB	PEROVSKIA ARBUTICIFOLIA	SAGE, RUSSIAN	#5	CONT.
PPB	PRUNUS PUMILA 'BESSIE' 'YVONNE BUTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PIC	PHILADELPHUS LEWISII	CHERRY, CREEPING WESTERN SAND	#5	CONT.
RAG	RHUS ARNICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
RGL	RHUS GLABRA 'LACINIA'	SUMAC, CURELAF SMOOTH	#5	CONT.
RTI	RHUS TYLOSATA	SUMAC, THREE-LEAF	#5	CONT.
RTA	RHUS TYLOSATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
RKL	RHUS KURATA 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
SAB	SHEPHERDIA ARGENTEA	SILVER BUFFALO CREEPER	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILEFOLIUM 'RED'	YARROW, COMMON RED	#1	CONT.
AMT	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	ACERATIS CANA 'DOUBLE BUBBLIN'	HYSSOP, DOUBLE BUBBLIN	#1	CONT.
AKR	ACASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.
ARS	ACASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AJC	ARTEMISA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BERLANDIERA VITATA	CHOCOLATE FLOWER	#1	CONT.
EWV	ERODIOLA WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
GLC	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.
KSE	KNIPHOFIA STARKS 'SUNNY HYBRID'	TORCH LILY STARKS 'SUNNY HYBRID'	#1	CONT.
OMI	OENOTHERA MACROCARPA 'INCANUS SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONT.
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OJA	OENOTHERA LAMARCKII 'MET ROSE'	SUN ORCH, LAMARCKII MET	#1	CONT.
PBR	PENSTEMON BARBARE 'RONDO'	PENSTEMON, RONDO	#1	CONT.
PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.
POP	PENSTEMON GRANDIFLOUS 'FRANK JEWEL', POIS	PENSTEMON, PRINCE JEWEL	#1	CONT.
PAJ	PERSICARIA AFFINS	HIMALAYAN BORDER JEWEL	#1	CONT.
RFG	RUBROECIA 'REUGDA' 'GOLDSBURM'	BLACK-HEED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GREGGII 'TUMMAMAKA RED'	TUMMAMAKA RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACIFICORILLA	ORICE, MOUNTAIN	#1	CONT.
ZCL	ZAUSCHNERIA CALIFORNICA LAITFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ZGG	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRINCE ZINNIA	#1	CONT.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BGS	BOUTELOUA CURTISII	SEEDHEAD GRAMA GRASS	#1	CONT.
BGB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 2248	BLOND AMBITION GRAMA GRASS	#1	CONT.
PVY	PANICULUM VIRGATUM SP.	SWITCHGRASS, YANCOG CULTIVARS	#1	CONT.
SSL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONT.
SNI	SPODOCELOUS HYSTERICUS	INDIAN GRASS	#1	CONT.
SHP	SPODOCELOUS HYSTERICUS	PRINCE OF PEACE GRASS	#1	CONT.
SWG	SPODOCELOUS WRIGHTII	GRANT SACAGION GRASS	#1	CONT.

*WATER USE TABLE BASED OFF OF CALIFORNIA PLANT RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

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



Scale: 1"= 30'-0"



BID DOCUMENTS



PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
PLANS

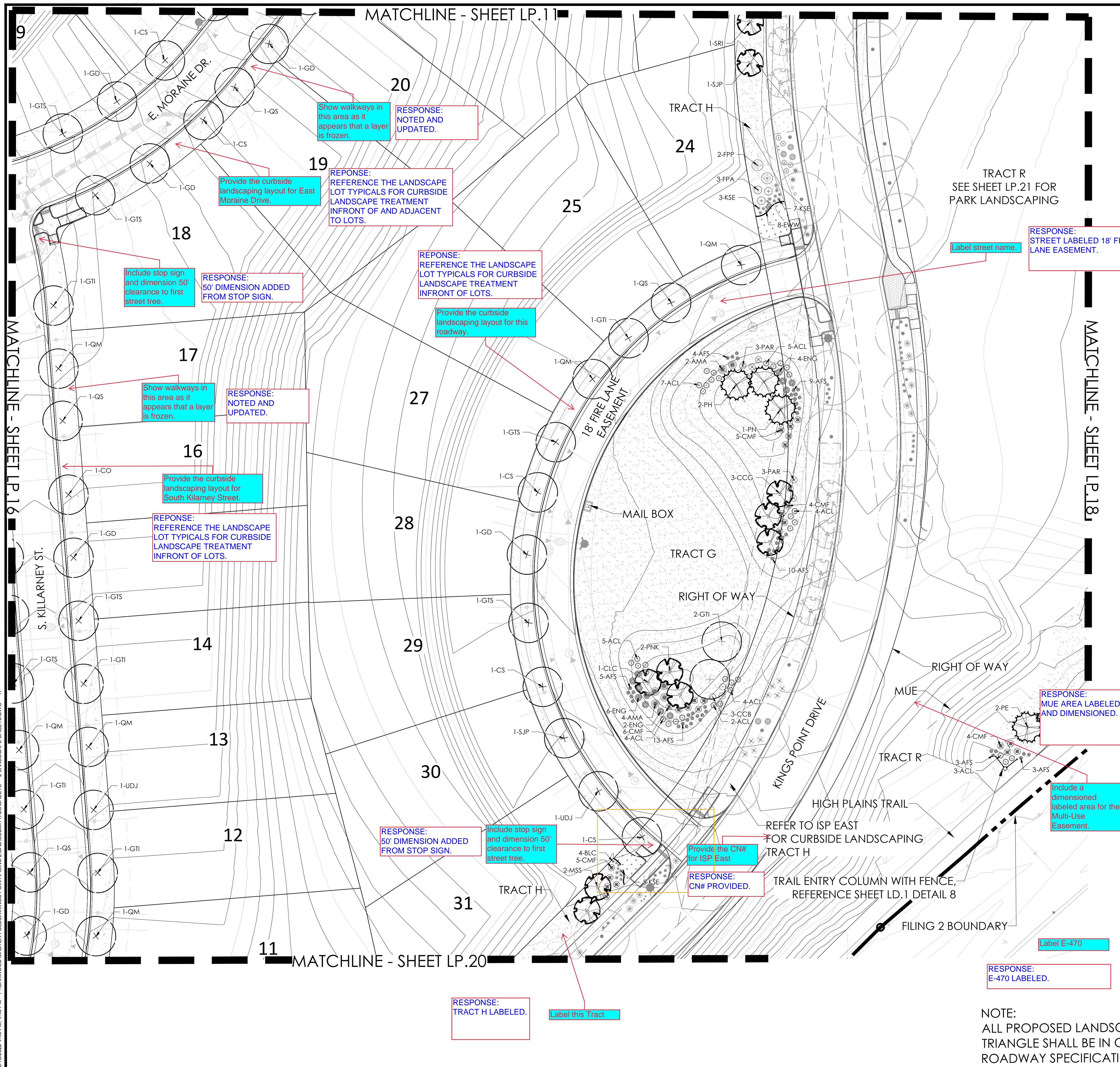
SHEET NUMBER

LP.16

SHEET 53 OF 63

September 13, 2022

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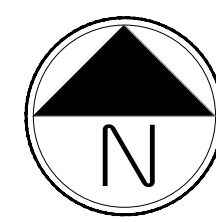
ART LEGEND

GS POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	
DECIDUOUS SHRUBS					
CS	CAEA PAESPECIOSA	CAEA/PA WESTERN	2.5' CAL	B&B	
CO	HAELIC OCCIDENTALE	HACKBERRY WESTERN	2.5' CAL	B&B	
GD	CHYMOCALADUS DIOCLOS 'EPISCOP'	KENTUCKY COFFEEREE, SEEDLESS	2.5' CAL	B&B	
GT1	GLEDISIA TRIACANTOS NERIMO 'IMPERIAL'	HONEYLOCUST IMPERIAL	2.5' CAL	B&B	
GS	CEPHALIA BICANTICUS NERIMO SKYLINE	HONEYLOCUS SKYLINE	2' CAL	B&B	
QMC	QUERCUS MELANOBERBER	QWC, CHINKAPIN	2.5' CAL	B&B	
GU	QUERCUS SHUMMARDI	QWC, SHUMMARD	2.5' CAL	B&B	
JP	CEPHALIA JAPONICA	JAPANESE PACODA REE	2.5' CAL	B&B	
UDJ	ULMUS DAVURIANA JAPONICA DISCOVERY	ELM DISCOVERY	2.5' CAL	B&B	
ORNAMENTAL TREES					
AAS	AMORFICANUS ANFOLIA	SERVICE-BERRY, SAKATON	7' CAL	B&B	
AGF	ACER GINNALA FLAME	MAPLE, AAR, FLAME	7' CAL	B&B	
AT	ACER TATNUNCIUM 'TWO WINGS'	MAPLE, HOT WINGS	7' CAL	B&B	
ATP	ACER TATNUNCIUM PATERN PERFECT	MAPLE, PATERN PERFECT	7' CAL	B&B	
ALC	CECRAIACUS CURS-GALL NERIMO	HAWTHORN, CORMON CLOUD	7' CAL	B&B	
MS	MAULS SPRING SNOW	HAWTHORN, CLOCKSPR, THORNLESS	7' CAL	B&B	
MS	MAULS SPRING SNOW	CECRAIACUS SPRING SNOW	7' CAL	B&B	
MP	MAULS PRABRE TRE	CECRAIACUS PRABRE TRE	7' CAL	B&B	
PN	PINUS PONDEROSA	PINE, PONDEROSA	1.6' (RELI)	B&B	
SJ	SPINOSA JAPONICA	JAPANESE PACODA REE	7' CAL	B&B	
SRI	STRONGA RETICULATA	JAPANESE TRE LILAC	7' CAL	B&B	
EVERGREEN TREES					
FE	PINUS EDULIS	PINE, PINON	6' HT	B&B	
PN	PINUS HELDREICHII (ELDO COODOR)	PINE, BOGIAN	6' HT	B&B	
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B	
PN	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B	
EVERGREEN SHRUBS					
JCA	JUNIFER CHINENSIS 'AMERICAN'	JUNIFER, AMERICAN	#5	CONT.	
JCA	JUNIFER CHINENSIS 'ALPINE CARPET'	JUNIFER, ALPINE CARPET	#5	CONT.	
JCS	JUNIFER CHINENSIS 'SPARTAN'	JUNIFER, SPARTAN	#5	CONT.	
JIB	JUNIFER HORIZONTALIS 'B&B H&B'OUR	JUNIFER, B&B H&B'OUR	#5	CONT.	
JH	JUNIFER HORIZONTALIS 'HUGHES'	JUNIFER, HUGHES	#5	CONT.	
JHW	JUNIFER HORIZONTALIS 'WILTONII'	JUNIFER, WILTON CARPET	#5	CONT.	
JH	JUNIFER HORIZONTALIS 'TONGSTOWN'	JUNIFER, ANDORA TONGSTOWN	#5	CONT.	
JA	JUNIFER SABINA 'ACADIA'	JUNIFER, ACADIA	#5	CONT.	
JB	JUNIFER SABINA 'BROADMOR'	JUNIFER, BROADMOR	#7	CONT.	
JH	JUNIFER SCOPULORUM 'CLAY CREAM'	JUNIFER, CLAY CREAM	#7	CONT.	
JM	JUNIFER MEDIOA	JUNIFER, MEDIOA	#7	CONT.	
JM	JUNIFER SCOPULORUM 'MOONGLD'	JUNIFER, MOONGLD	#7	CONT.	
JH	JUNIFER SCOPULORUM 'MOCHITABUE'	JUNIFER, WICHITA BLUE	#7	CONT.	
JMO	JUNIFER 'MEDIA OLD GOLD'	JUNIFER, OLD GOLD	#5	CONT.	
JPS	JUNIFER 'X PRIZERANA S&B'OOK MAGO	JUNIFER, S&B'OOK MAGO	#5	CONT.	
PI	PINUS ABIES 'NEEDWOOD'	SPRUC, NEEDS NEED	#5	CONT.	
PAC	PINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MAGO	#7	CONT.	
PMT	PINUS MUGO 'TANNENBAUM'	PINE, TANNENBAUM MAGO	#7	CONT.	
PM	PINUS MUGO 'WHITE BLUE'	PINE, WHITE BLUE MAGO	#7	CONT.	
PM	PINUS MUGO 'TIPS'	PINE, DWARF MAGO	#7	CONT.	
PNH	PINUS NIGRA 'HORNBOURNB&B'	PINE, DWARF AUSTRIAN	#5	CONT.	
PSH	PINUS SYLVESTRIS 'HILDE CREENER'	PINE, HILDE CREENER	#5	CONT.	
DECIDUOUS SHRUBS					
ACL	AMORFICANUS CAESULENS	LEADY-ART	#5	CONT.	
AMC	AMORFICANUS ARBUSTIFOLIA 'BELLITENNIS'	CHICKSBERRY, BRILLIANT RED	#5	CONT.	
AMA	AMORFICANUS MELANOCARPUS AUTUMN MAGIC'	CHICKSBERRY, AUTUMN MAGIC BLACK	#5	CONT.	
AGB	AMORFICANUS GLOBOSUS	MAGE, CRODITI	#5	CONT.	
ARS	ARESMIA PLEUROLIA	SAGEBRUSH, SAND	#5	CONT.	
CAI	CORNUS ALBA 'VICTORY HAIL'	DOGWOOD, HOT HALO	#5	CONT.	
CS	CORNUS SERICEA 'AURE. HIE'	DOGWOOD, AURIC HIE	#5	CONT.	
CSF	CORNUS SERICEA 'FLA-RANEA'	DOGWOOD, YELLOWTONG	#5	CONT.	
CR	CARYOPHILUS 'CLANDONISINS'	SPIREA, BLUE MIST	#5	CONT.	
CP	CECRAIACUS PATERN PERFECT	CECRAIACUS PATERN PERFECT	#5	CONT.	
CMF	CHAMAEBALEARIA MELICULUM	CECRAIACUS PATERN PERFECT	#5	CONT.	
CN	CORNUS COGOSTORA ROYAL PURPLE	SMOKE TRE, ROYAL PURPLE	#5	CONT.	
EN	ERICA ARBorea NALGESA SPP. NALGESA VAR. NALGESA	RABBITBRUSH, DWARF BLUE	#5	CONT.	
EHR	ERICA ARBorea NALGESA SPP. NALGESA VAR. NALGESA	RABBITBRUSH, DWARF BLUE	#5	CONT.	
IFA	FALLICIA PLEUROLIA	APACHE PLUME	#5	CONT.	
IPF	IPOMOEPA 'PISCICUS VAR. PISCICUS'	NEW MEXICO	#5	CONT.	
LEF	LEONICORIS CAROLINA TORLORINDA BLUE VELVET	HONEYLOCUST, BLUE VELVET, BLUELEAF	#5	CONT.	
PER	PERICARPA ARBUSTIFOLIA	CLAY, RUSSIAN	#5	CONT.	
PT	POTANUS PUBESCENS 'PANNIE BUTTES'	CECRAIACUS, CREEPING WESTERN SAND	#5	CONT.	
PLC	PHILADELPHUS 'LEWIS' CHERRYHIE'	MCKOCKRANGE, CHERRYHIE	#5	CONT.	
RAG	RHUS ARBORESCENS 'GOLD-CROW'	SUMAC, DWARF FRAGRANT	#5	CONT.	
RH	RHUS GLABRA 'LACINIA'	SUMAC, CREEPY S&B'OOK	#5	CONT.	
RI	RHUS TORLORINDA	SUMAC, THREE-LEAF	#5	CONT.	
RTA	RHUS TORLORINDA 'AUREA W&B'	SUMAC, CREEPING THREE-LEAF	#5	CONT.	
RFB	RHUS RUBRUM 'RED L&E'	SURBANE, RED L&E	#5	CONT.	
SAB	SHEPHERDIA ARGENTEA	SILVER BUFF ACACIA	#5	CONT.	
PERENNIALS					
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.	
AMT	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	
AM	ACHILLEA CANA 'DOUBLE RIBBUN'	YARROW, DOUBLE RIBBUN	#1	CONT.	
AKG	ACHILLEA 'KIDDS GOLD'	YARROW, KIDDS GOLD	#1	CONT.	
AK	ACHILLEA 'SUNSHINE'	YARROW, SUNSHINE	#1	CONT.	
AMC	AMORFICANUS JONESII	YARROW, DESERT BLUE STAR	#1	CONT.	
BIC	BESLERIANDIA TRAGA	CHOCOLATE FLAVOR	#1	CONT.	
EWK	ERIGONUM WRIGHTII WRIGHTII	DOCKWORTH, SNOW ROSA	#1	CONT.	
GLC	GAURA 'LINDHEIMER' 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.	
GLW	GAURA 'LINDHEIMER'	WHIRLING BUTTERFLIES	#1	CONT.	
GR	GERANIUM 'SUNSHINE' 'EARLY HYBRID'	GERANIUM, 'SUNSHINE' 'EARLY HYBRID'	#1	CONT.	
OMI	ONOCERIS MACROCARPA 'N.C. NALGESA VAR. NALGESA'	PRIMROSE, SILVER BLADE	#1	CONT.	
OSR	ONOCERIS SPECIOSA ROSA	EVENING PRIMROSE, NEW MEXICO	#1	CONT.	
PA	PANICUM 'LAVENDER' 'SUNSHINE' 'PODOL'	PANICUM, LAVENDER	#1	CONT.	
PBR	PENSTEMON 'B&B'ALIS RONDOL'	PENSTEMON, RONDOL	#1	CONT.	
PP	PENSTEMON 'NIGRA' 'SUNSHINE' 'P&B'	PENSTEMON, PURPLE H&B	#1	CONT.	
PR	PENSTEMON 'GRANDIFLORUS' 'PRABRE' 'EXCEL' 'P1018'	PENSTEMON, PRABRE, EXCEL	#1	CONT.	
PAF	PERSICARIA ALPINA	HIMALAYAN BORDER SILVER	#1	CONT.	
RFG	RUBICOLA 'FALGIDA' 'GOLD-SUNRAY'	BLACK-EYED SILVER	#1	CONT.	
SA	SALVIA ARGENTEA	SALVIA, SILVIA	#1	CONT.	
SGB	SALVIA GREGGII 'FURNANS' RED	FURNANS' RED SALVIA	#1	CONT.	
SM	SALVIA 'DAVIDSON' 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	
SP	SALVIA 'PACHYPHYLLA'	SALVIA, MAYNIGHT	#1	CONT.	
ZCL	ZINNIA 'CHANDLERIA' 'CALIFORNIA L&A' 'LITUA'	HUMMINGBIRD FLOWER	#1	CONT.	
ZGD	ZINNIA 'GRANDIFLORA' 'GOLD ON BLUE'	GOLD ON BLUE PRABRE ZINNA	#1	CONT.	
ORNAMENTAL GRASSES					
AGB	AGROSTIS POGON GRASSIE	B&B, BLUESTEM GRASS	#1	CONT.	
CCS	BOULEA CALIFORNICA	BOULEA, GRAMA GRASS	#1	CONT.	
BGA	BOULEA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	
BGB	BOULEA CALIFORNICA 'BLOND AMBITION' PP 2248	BLOND AMBITION GRAMA GRASS	#1	CONT.	
ANM	ANEMONE 'P&B'ALIS RONDOL'	P&B, ANEMONE, YARROW CALIFURNAS	#1	CONT.	
SSL	SCHIEUCHZERIA 'SCOPULORUM'	LITTLE BLUESTEM GRASS	#1	CONT.	
SN	SORGHUM 'LAVENDER'	INDIAN GRASS	#1	CONT.	
IMP	IMPERATA 'P&B'ALIS RONDOL'	P&B, IMPERATA GRASS	#1	CONT.	
SWG	SPOROBOLUS WRIGHTII	WRIGHT, HIGH GRASS	#1	CONT.	

WATER USE: PLANTS REQUIRING THE FOLLOWING WATER RECOMMENDATIONS ARE: 1. LOW, 2. MODERATE, 3. HIGH, 4. VERY HIGH, 5. EXCESSIVE. X&B&B AC&B&B AND NO WATER PLANT LIST.

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



Scale: 1"= 30'-0"

NOT FOR CONSTRUCTION

BID DOCUMENTS



PRAIRIE POIN I AKA KINGS POIN I FILING Z
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

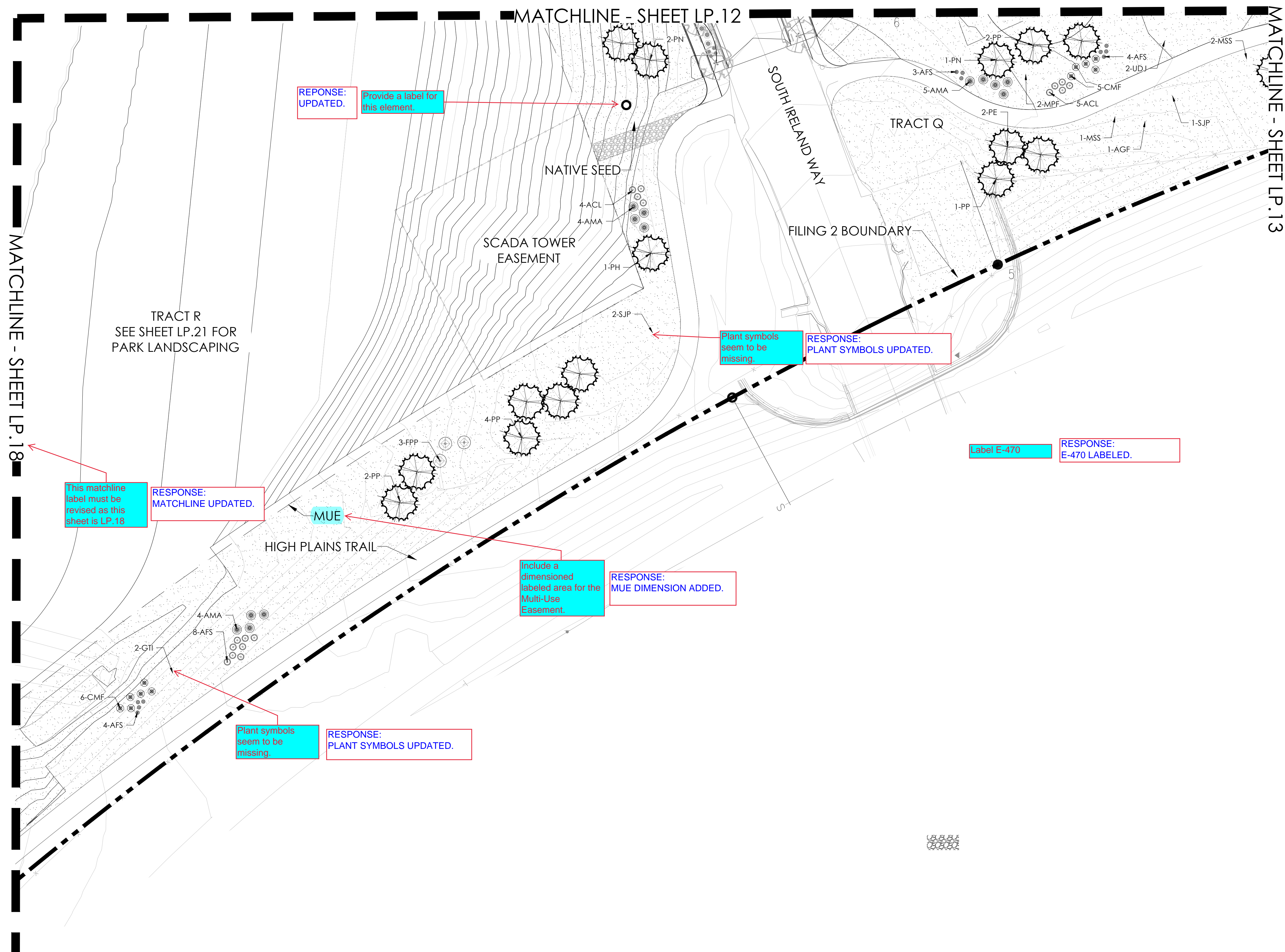
LANDSCAPE
PLANS

SHEET NUMBER

LP.17

SHEET 54 OF 63

September 13, 2022



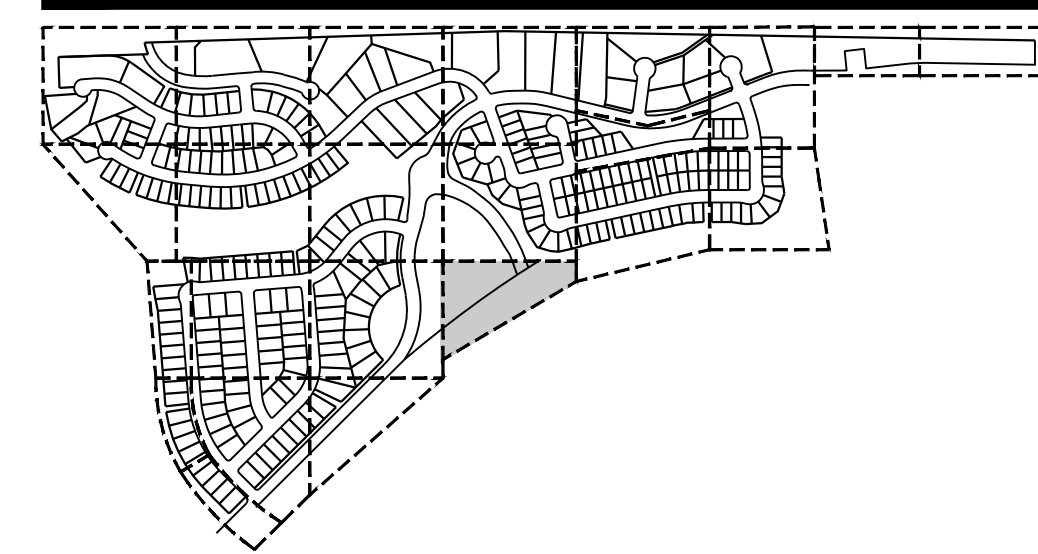
NOTE:
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT
TRIANGLE SHALL BE IN COMPLIANCE WITH COA
ROADWAY SPECIFICATIONS SECTION 4.04.2.10



Scale: 1"= 30'-0"

60

KEYMAP



PLANT LEGEND

KEYS POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS TREES				
CS	CATAPA SPECIOSA	CATAPA	2-5' CAL	S&D
CO	COCCELLENIAS	CHICKSBERRY, WESTERN	2-5' CAL	S&D
GO	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2-5' CAL	S&D
GD	GLEDITSIA TRIACANTHOS 'NORFOLK IMPERIAL'	HONEYLOCUST, IMPERIAL	2-5' CAL	S&D
STS	STYRACIS TRIACANTHOS 'NORFOLK SPYGLASS'	HONEYLOCUST, SPYGLASS	2-5' CAL	S&D
QMC	QUERCUS MULBERRIFOLIA	OAK, CHINKAPIN	2-5' CAL	S&D
QC	QUERCUS 'SHIMMARD'	OAK, SHIMMARD	2-5' CAL	S&D
SP	SPERDIA JAPONICA	JAPANESE FAGDOE TREE	2-5' CAL	S&D
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	B.M. DISCOVERY	2-5' CAL	S&D
ORNAMENTAL TREES				
AA5	AMELANSERIFER ANNUFLUA	AMERICAN SERRAVAL, SAKAKINON	2' CAL	S&D
AGS	ACER GRINOLA 'FLAME'	MAPLE, AMAR. FLAME	2' CAL	S&D
ATH	ACER TATRICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	S&D
ATP	ACER TATRICUM 'PATRIEN PERFECT'	MAPLE, PATRIEN PERFECT	2' CAL	S&D
ACD	ACER CUCULLARIUM 'LIONEL'	HORNED, CHICKEN, GOLD	2' CAL	S&D
CLC	CRATAEGUS 'LACINIA CRIMSON LION'	HAWTHORN, LOCKSPUR, THORNSLESS	2' CAL	S&D
MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	2' CAL	S&D
PH	PRUNUS 'PRINCESS KAT'	PRUNELLA, PRINCESS KAT	2' CAL	S&D
PKS	PRUNUS NIGRA 'PRINCESS KAT'	PRINCESS-KAT PLUM	6-8' MULTI	S&D
SP	SPERDIA JAPONICA	JAPANESE FAGDOE TREE	2' CAL	S&D
SLI	SYRINGA VERTICILLATA	JAPANESE TREE LILAC	2' CAL	S&D
EVERGREEN TREES				
PE	PINUS EDULIS	PINE, PINON	6' HT	S&D
PH	PINUS HEDERIFOLIA [EUROCOMEDUS]	PINE, BORSIAN	6' HT	S&D
PN	PINUS NIGRA	PINE, ASSIRIAN	6' HT	S&D
PNP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	S&D
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.
JA5	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JSP	JUNIPERUS CHINENSIS 'SPAZIAN'	JUNIPER, SPAZIAN	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHJ	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JHJ	JUNIPERUS HORIZONTALIS 'WELTON'	JUNIPER, WELTON CARPET	#5	CONT.
JBY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORCA YOUNGSTOWN	#5	CONT.
JJA	JUNIPERUS SAEBIA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSS	JUNIPERUS SAEBIA 'BROADWIND'	JUNIPER, BROADWIND	#5	CONT.
JGM	JUNIPERUS SCOPULORUM 'GRAT GLEAM'	JUNIPER, GRAT GLEAM	#7	CONT.
JMD	JUNIPERUS MEDIOA	JUNIPER, MEDIOA	#7	CONT.
JMO	JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#7	CONT.
JWS	JUNIPERUS SCOPULORUM 'WITCHITA BLUE'	JUNIPER, WITCHITA BLUE	#7	CONT.
MO	MONOTERIS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JPS	JUNIPERUS X FRUTICOSA 'SABROCK GOLD'	JUNIPER, SABROCK GOLD	#5	CONT.
PAN	PICEA ABIES 'INDORFAS'	SPRUCE, BIRDS NEST	#5	CONT.
PMG	PINUS MUGO 'THERWOLD COMPACT'	SPRUCE, THERWOLD	#5	CONT.
PMI	PINUS MUGO 'TANNENBAUM'	PINE, TANNENBAUM MUGO	#7	CONT.
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PMN	PINUS MUGO 'NIGRA'	PINE, DWARF MUGO	#5	CONT.
PNM	PINUS NIGRA 'HORN BROOKIANA'	PINE, DWARF ASIRIAN	#5	CONT.
PSH	PINUS SYLVESTRIS 'HILSIDE CREEPER'	PINE, HILSIDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS				
ACL	AMORPHAEA CANESCENS	LEAFY AUNT	#5	CONT.
AMC	AMORPHAEA ANSERIFOLIA BRILLIANTISSIMA	CHICKSBERRY, BRILLIANT RED	#5	CONT.
AMC	AMORPHAEA ANSERIFOLIA 'AUTUMN MAGIC'	CHICKSBERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AS	ASP. GRANDIDENTATUM	ASP. BIGGONIA	#5	CONT.
AF5	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CA1	CORNUS ALBA 'TUTORY HALO'	DOGBERRY, TORY HALO	#5	CONT.
CSB	CORNUS SERICEA 'AEGIS TREE'	DOGBERRY, AEGIS TREE	#5	CONT.
CSB	CORNUS SERICEA 'LALABARUA'	DOGBERRY, YELLOWING	#5	CONT.
CSF	CARPOPHYTE X LINDLEYENSIS 'BLUE MIST'	SPRUCE, BLUE MIST	#5	CONT.
MM	CRATAEGUS 'APRIL MCINTOSH'	DOGBERRY, MCINTOSH, COMMON	#5	CONT.
CMF	CHAMAENADIA MILEFOURUM	HEATHERBUSH	#5	CONT.
CCF	COINCEDE COCOZYRGA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
AMS	CRISMEABANIA NABESSEA 'SIF. NABESSEA VAR. GLABRATA'	CRISMEABANIA, LILY GREEN	#5	CONT.
ENN	CRISMEABANIA NABESSEA 'SIF. NABESSEA VAR. NABESSEA'	CRISMEABANIA, DWARF BLUE	#5	CONT.
PA5	PALICOUA PARADOXA	PRACALIC PLUM	#5	CONT.
PP	CRISTEBANIA BRESLEYANAE VAR. PLEBENSIS	PRACALIC PLUM	#5	CONT.
LEF	LEUCOCORAX ARORELLORUM 'FLORIDIANA BLUE VELVET'	HONEYLOCUST, BLUE VELVET, BLUELEAF	#5	CONT.
PA5	PRICACALIA ARCADICA	PRACALIC PLUM	#5	CONT.
PR5	PRUNUS PUMILA 'CROSBY PANNIES BUTTERIES'	CHERRY, CREEPING WESTERN, SAND	#5	CONT.
PLG	PHILADELPHUS VIRGATIFOLIA 'CHERRYNE'	MOCKORANGE, CHERRYNE	#5	CONT.
ASB	SPICEA AROMATICA 'GRISWOLD'	SUMAC, DWARF RASCANT	#5	CONT.
RCL	RHUS GLABRA 'LACINIA'	SUMAC, CURLEAF SMOOTH	#5	CONT.
RTL	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RLA	RHUS TRILOBATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
RRL	RHUS RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#5	CONT.
SAB	SIBYRICA ARGENTEA	BARB BUFF ALBERTA	#5	CONT.
FERNILIANS				
AMH	ACHILLEA MILEFOURUM 'HEDY'	YARROW, COMMON RED	#1	CONT.
AMH	ACHILLEA MILEFOURUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ADL	AGALATACHE 'CANNA DOUBLE BUBBLIN'	HYSSOP, DOUBLE BUBBLIN	#1	CONT.
ADL	AGALATACHE 'BLOOD GOLD'	HYSSOP, BLOOD GOLD	#1	CONT.
ABS	AGALATACHE RUBRESCENS	HYSSOP, SUNSET	#1	CONT.
ASB	AMONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
SEL	SELBANDIERA YANNA	CHOCOLATE FLOWER	#1	CONT.
ELC	ERIGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
GLW	GAULDINHEIMERI CRIGION BUTTERFLIES	WHIRLING BUTTERFLIES	#1	CONT.
GLW	GAULDINHEIMERI CRIGION BUTTERFLIES	WHIRLING BUTTERFLIES	#1	CONT.
KSE	KINIPHOXA STARKS 'EARY HEDITH'	KINIPHOX 'STARKS EARY HEDITH'	#1	CONT.
OSB	OSBORNIA MACROCARPA 'SILVER CASSIS VER BLADE'	OSBORNIA, SILVER CASSIS VER BLADE	#1	CONT.
OSB	OSBORNIA SPICATA 'ROSEA'	VENICE PRINCE, NEW MEXICO	#1	CONT.
OLM	OSBORNIA SPICATA 'LAVENDER MIST TROAS'	SUN DART, LAVENDER MIST	#1	CONT.
OSB	OSBORNIA SPICATA 'PINKED RUBY'	OSBORNIA, PINKED RUBY	#1	CONT.
PNF	PENSTEMON FRUIT-OS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.
PGP	PENSTEMON GRANDIFOLIOUS 'PRINCE JEWEL, POTIS'	PENSTEMON, PRINCE JEWEL	#1	CONT.
PNF	PNF	PENSTEMON, PRINCE JEWEL	#1	CONT.
RFG	RUBEDIA FLAMMULA 'GOLDSTORM'	BLACK-EVED SUN	#1	CONT.
SAL	SALVIA ARGENTEA	SEED SALVIA	#1	CONT.
SAV	SALVIA GRECA 'TUMANS RED'	TUMANS RED SALVIA	#1	CONT.
SAM	SALVIA DEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SAV	SALVIA PALMIFOLIA 'CALIFORNIA LAFOLIA'	SEED, MOJAVE	#1	CONT.
CL	CLYPTERIS CALIFORNICA 'LAFOLIA'	CLYPTERIS, BURNING BUD FLOWER	#1	CONT.
ZGO	ZINNA GRANDIFLORA GOLD ON BLUE	GOLD ON BLUE PRINCE ZINNA	#1	CONT.
ORNAMENTAL GRASSES				
AOB	ANDROPOGON GRABADI	BIG BLUESTEM GRASS	#1	CONT.
AOB	ANDROPOGON GRABADI	BELOVED GRAMA GRASS	#1	CONT.
BOA	BOULEGIA GRACILIS	BIG GRAMA GRASS	#1	CONT.
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BOA	BOULEGIA GRACILIS	BIG GRAMA GRASS	#1	CONT.
BOA	BOULEGIA GRACILIS	BIG GRAMA GRASS		

*WATER USE TABLE BASED OFF OF CSJ FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

BID DOCUMENTS



PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE


LANDSCAPE
PLANS

SHEET NUMBER

LP.18

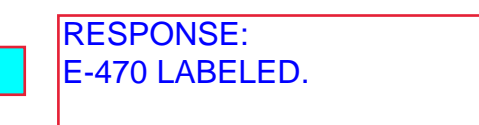
SHEET 55 OF 63

September 13, 2022



Scale: 1" = 30'-0"

0 15 30 45



KINGS POINT MASTER PLANT LIST

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

td terracina
design
10200 E. Girard Ave, Ste A
Denver, CO 80231
303.755.0022

PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

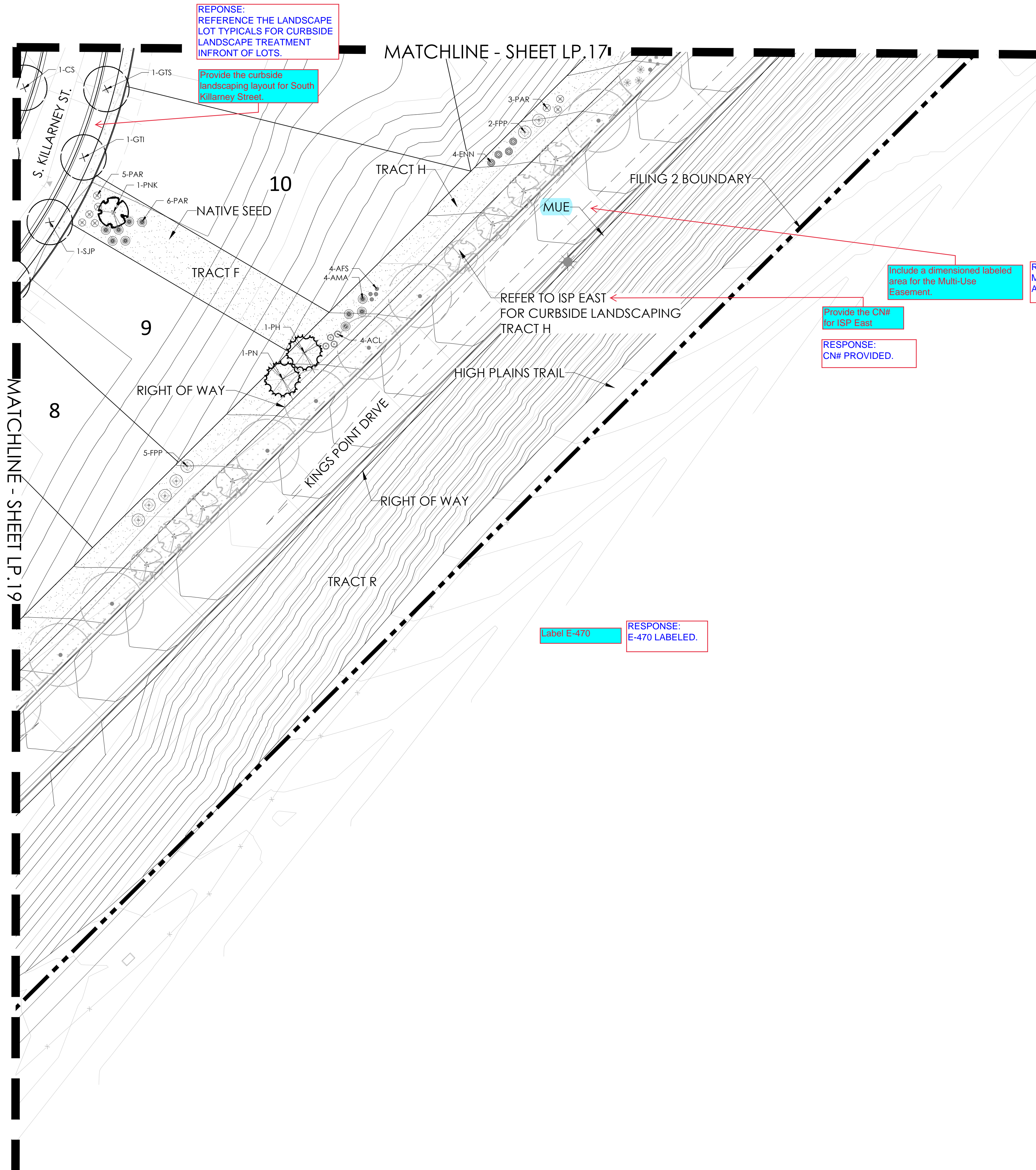
LANDSCAPE PLANS

SHEET NUMBER

LP.19

SHEET 56 OF 63

September 13, 2022



RESPONSE:
REFERENCE THE LANDSCAPE
LOT TYPICALS FOR CURBSIDE
LANDSCAPE TREATMENT
INFRONT OF LOTS.

Provide the curbside
landscaping layout for South
Killarney Street.

Include a dimensioned labeled
area for the Multi-Use
Easement.

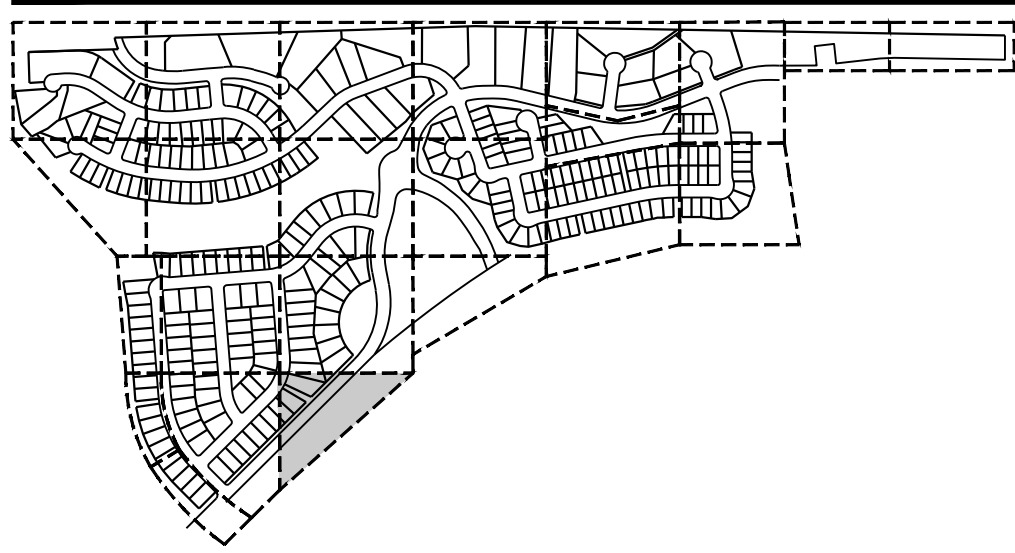
Provide the CN#
for ISP East.

RESPONSE:
CN# PROVIDED.

Label E-470

RESPONSE:
E-470 LABELED.

KEYMAP



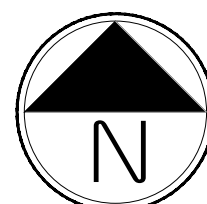
PLANT LEGEND

KINGS POINT MASTER PLANT LIST

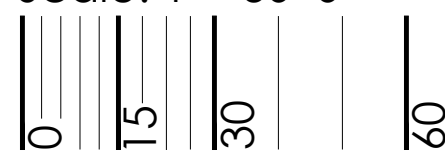
KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CS	CATALPA SPECIOSA	CATALPA, WESTERN	2.5' CAL	B&B
CO	CELEBRICUS	HACKBERRY, WESTERN	2.5' CAL	B&B
AKL	ACER LACINIAE	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B
NE	HOENICUS	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
CH	CHINKAPI	OAK, CHINKAPI	2.5' CAL	B&B
SC	SCHIRMARD	OAK, SCHIRMARD	2.5' CAL	B&B
PA	PAZDAD	JAPANESE PACOATREE	2.5' CAL	B&B
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	ELM, DISCOVERY	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SAKAKOON	2' CAL	B&B
AGF	ACER GINNALE	MAPLE, AMER. FLAME	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
ATP	ACER TATARICUM 'PATER PERFECT'	MAPLE, PATER PERFECT	2' CAL	B&B
CCS	CRATAEGUS CRISTATA 'CLOUD'	HAWTHORN, CLOUD CLOUD	2' CAL	B&B
CLC	CRATAEGUS LACINIAE 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	2' CAL	B&B
MPF	MALUS PRINCEPS	CRABAPPLE, PRINCEPS	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
SJP	SCOPHORA JAPONICA	JAPANESE PACOATREE	2' CAL	B&B
STI	SYNCHIZAETICA	JAPANESE TREE LILAC	2' CAL	B&B
EVERGREEN TREES				
PE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LUCIDORUS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDROSA	PINE, PONDROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHH	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILSON'	JUNIPER, WILSON CARPET	#5	CONT.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JSA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JSG	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#7	CONT.
JSM	JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.
JSM	JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#7	CONT.
JSW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONT.
JMO	JUNIPERUS MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JPS	JUNIPERUS X PETERIANA 'SARROCK GOLD'	JUNIPER, SARROCK GOLD	#5	CONT.
PAN	PICEA ABIES 'NIDORMIS'	SPRUCE, BIRDS NEST	#5	CONT.
PMC	PRINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#5	CONT.
PNL	PRINUS MUGO 'TANNENHUM'	PINE, TANNENHUM MUGO	#7	CONT.
PNW	PRINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PNM	PRINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
PNH	PRINUS NIGRA 'HOLMBROOKIANA'	PINE, DWARF AUSTRIAN	#5	CONT.
PSH	PRINUS SYLVESTRIS 'HILLSIDE CREEPER'	PINE, HILLSIDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS				
ACL	AMORPHICA CANESCENS	LEADPLANT	#5	CONT.
ANL	ARONICA ARBURCULUS 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.
ANA	ARONICA ARBURCULUS 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AGB	ACER GRANDIDENTULUM	MAPLE, BIGTOOTH	#5	CONT.
AIS	ANTENNARIA PLURICOLOR	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'VORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'LAWAKA'	DOGWOOD, YELLOWWINGS	#5	CONT.
CCB	CARYOPHTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CMM	CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY, COMMON	#5	CONT.
CMT	CHAMAENOPHYLLUM	FERNBUSH	#5	CONT.
CCR	COINUS COCCINEA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ENG	ERIC AMERICANUS 'SEASIDE SP'	RABBITBUSH, TAL, GREEN	#5	CONT.
ENN	ERIC AMERICANUS 'SEASIDE SP'	RABBITBUSH, DWARF, BLUE	#5	CONT.
FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
FFP	FORESTERA PUBESCENS VAR. PUBESCENS	PRINCE, NEW MEXICO	#5	CONT.
LEF	LEONARDIA FRUTICOSA 'BLUE VELVET'	MONDOVILE, BLUE VELVET, BLUE LEAF	#5	CONT.
PAR	PEROVSKIA ARBURCULUS	SAGE, RUSSIAN	#5	CONT.
PPS	PRINUS PUMILA 'BESSEY PAVANEE BUTTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PIC	PHILADELPHUS LEWIS 'CHERRYBLOOM'	MOCKORANGE, CHERRYBLOOM	#5	CONT.
RAG	RHUS ARIZONICA 'GRO LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
RGL	RHUS GLABRA 'LACINIAE'	SUMAC, CUTLEAF SMOOTH	#5	CONT.
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF	#5	CONT.
RTA	RHUS TRILOBATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE LEAF	#5	CONT.
RRL	RIBES RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#5	CONT.
SAB	SIBERIA ARGENTEA	SILVER BUTTERFLY	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE CANADA 'DOUBLE BURLEWANT'	HYSSOP, DOUBLE BURLEWANT	#1	CONT.
ARK	AGASTACHE RUPESTRIS	HYSSOP, RUPESTRIS	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AIC	ARONICA CANESCENS	COLORADO DESERT BLUE STAR	#1	CONT.
BIC	BELANDIERA YARATA	CHOCOLATE FLOWER	#1	CONT.
EWV	ERIGONUM WRIGHTII 'WRIGHTII'	BUCKWHEAT, SNOW MESA	#1	CONT.
GLC	GAURA LINDHEIMERI 'COLUMBIA BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.
KSE	KNIPHOFIA STARK'S 'EARLY HYBRID'	TORCH LILY, STARK'S 'EARLY HYBRID'	#1	CONT.
OMI	ONOCLEA MACROCARPA 'INCANUS SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONT.
OSR	ONOCLEA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OLM	OSTERISPELUM LAVENDER MIST 'P008'	SUN DANCY, LAVENDER MIST	#1	CONT.
PER	PENTSTEMON BARBAUS 'P008'	PENTSTEMON, ISLAND	#1	CONT.
FFP	PENTSTEMON FRUTICOSUS 'PURPLE HAZE'	PENTSTEMON, PURPLE HAZE	#1	CONT.
FGP	PENTSTEMON GRANDIFLORUS 'PRINCE JEWEL', P0105	PENTSTEMON, PRINCE JEWEL	#1	CONT.
PAJ	PERICARPA AFFINIS	HIMALAYAN ROSEBUD, JEWEL	#1	CONT.
RFG	RUDRICKIA RUGOSA 'GOLDSTORM'	BLACK-EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GREGGII 'TURMANS RED'	TURMANS RED SALVIA	#1	CONT.
SSM	SALVIA NIGROCAEA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SFS	SALVIA FACHINIFOLIA	SAGE, MEXICAN	#1	CONT.
ZCL	ZALUSCHNERIA CALIFORNICA LAEFOIA	HUMMINGBIRD FLOWER	#1	CONT.
ZGG	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRINCE ZINNIA	#1	CONT.
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BGS	BOUTELOUA CURTISIANA	SODAS GRASS	#1	CONT.
BGB	BOUTELOUA GRACILIS	BLUE GRASS	#1	CONT.
BGA	BOUTELOUA GRACILIS 'BLOND AMERICAN PP 22048'	BLOND AMERICAN GRASS	#1	CONT.
PN*	PANICUM ARIZONICUM	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONT.
SLL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONT.
SNI	SCORPARIUM NUTANS	INDIAN GRASS	#1	CONT.
SHP	SPOROBOLUS HETEROPHYLLUS	PRINCE DISCIPLED GRASS	#1	CONT.
SWG	SPOROBOLUS WRIGHTII	GIANT SACALON GRASS	#1	CONT.

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

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



Scale: 1"= 30'-0"



BID DOCUMENTS



PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

LP.20

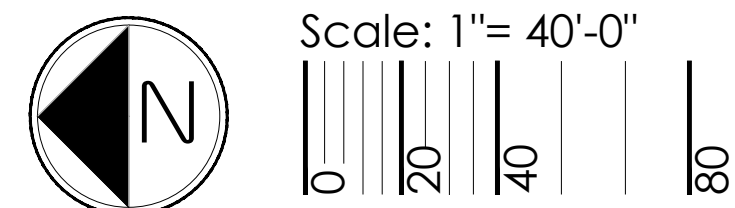
SHEET 57 OF 63

September 13, 2022

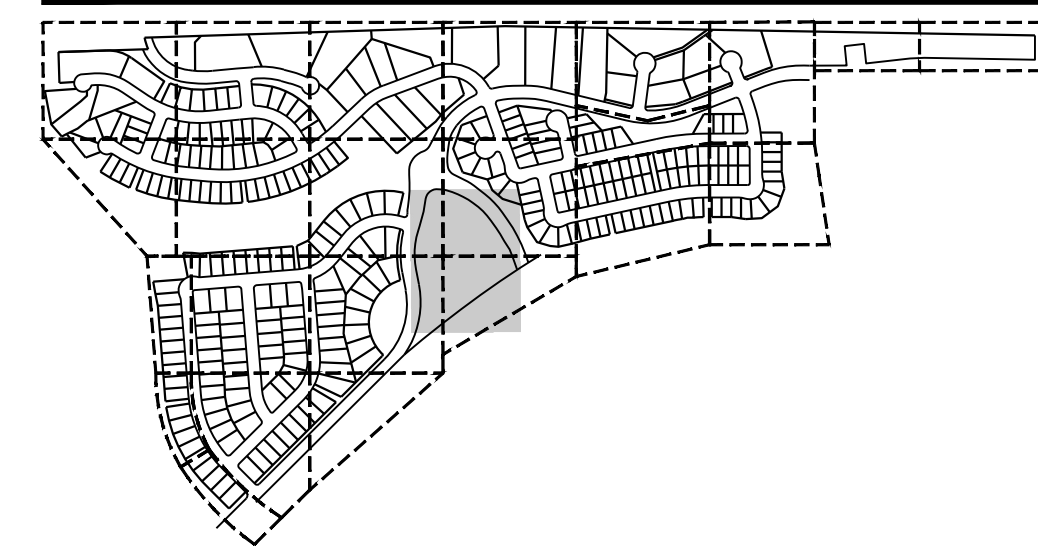
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NOTE:
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT
TRIANGLE SHALL BE IN COMPLIANCE WITH COA
ROADWAY SPECIFICATIONS SECTION 4.04.2.10



KEYMAP



PLANT LEGEND

KINGS POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CS	ALAVIA PISCICOLA	CATAPA, WESTERN	2-3' CAL	B&S
CO	CELOSIA OCCIDENTALIS	HACKBERRY, WESTERN	2-3' CAL	B&S
GI	CHINQUAPEN, CUCULIS EPISPES	KENTUCK COFFEE TREE, REDWOOD	2-3' CAL	B&S
GT	GLORIA TRACANTINUS NERUS (PERFAL)	HEPATICOPETAL, PERILLA	2-3' CAL	B&S
QTS	GLECHIA TRACANTINUS NERUS (SKTINE)	HEPATICOPET, SKTINE	2-3' CAL	B&S
QMC	QUERCUS MACLINTOCKII	CHICKAREE	2-3' CAL	B&S
QMS	QUERCUS SHIMADAI	QMC, SCHUMADAI	2-3' CAL	B&S
SJP	SCOPHORA JAPONICA	JAPANESE FAGOODA TREE	2-3' CAL	B&S
UDJ	ULUS DANDENIA, JAPONICA DISCOVERY	ULUS DISCOVERY	2-3' CAL	B&S
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNOFLUA	SEWICKBERRY, SARACOTON	2' CAL	B&S
AGF	ACER GINNAIA LAFUE	MAPLE, AMR, LAFUE	2' CAL	B&S
AW	ACER TADACUSAT, YONGE	MAPLE, YONGE	2' CAL	B&S
ATP	ACER TADACUSAT, PATER PERFECT	MAPLE, PATER PERFECT	2' CAL	B&S
CCF	CELAGAGE CURS-CALAI NERUS	HATHORN, CRIMSON CLOD	2' CAL	B&S
CLC	CELAGAGE LACONIA (CRIMSON CLOUD)	CLC, COCCOCH, CRIMSON, THORNLESS	2' CAL	B&S
MSF	MAULS SPRING HIRE	CRABAPPLE, SPRING SNOW	2' CAL	B&S
MPF	MAULS SPRING HIRE	CRABAPPLE, SPRING HIRE	2' CAL	B&S
PNK	PRUNUS NIGRA PRINCESS KAY	PRINCESS KAY FLUM	2' CAL	MALE
SJP	SCOPHORA JAPONICA	JAPANESE FAGOODA TREE	2' CAL	B&S
SRI	STRENGIA RETICULATA	JAPANESE REE LAC	2' CAL	B&S
EVERGREEN TREES				
PNL	PNUS LOBIS	PNE, PNCON	6' HT	B&S
PH	PNUS HEDERICE (EUC-COBBIE)	PNE, BOSMAN	6' HT	B&S
PN	PNUS NIGRA	PNE, AUSTRIAN	6' HT	B&S
PP	PNUS FONDRECEA	PNE, FONDRECEA	6' HT	B&S
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS ARBUSTION	JUNIPER, ARBUSTION	#5	CONL
JCA	JUNIPERUS CHINENSIS ALPINE CARPET	JUNIPER, ALPINE CARPET	#5	CONL
JH	JUNIPERUS CHINENSIS	JUNIPER, SPARAN	#5	CONL
JHB	JUNIPERUS HORIZONTALIS BAR HARBOUR	JUNIPER, BAR HARBOUR	#5	CONL
JH	JUNIPERUS HORIZONTALIS HUGHES	JUNIPER, HUGHES	#5	CONL
JH	JUNIPERUS HORIZONTALIS WELCHONE	JUNIPER, WELCH CARPET	#5	CONL
JHY	JUNIPERUS HORIZONTALIS YOUNGSTOWN	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONL
JA	JUNIPERUS ACACIA	JUNIPER, ACACIA	#5	CONL
JR	JUNIPERUS BROADHORN	JUNIPER, BROADHORN	#5	CONL
JG	JUNIPERUS GRAY GLEAM	JUNIPER, GRAY GLEAM	#7	CONL
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONL
JMO	JUNIPERUS MOONSHAW	JUNIPER, MOONSHAW	#7	CONL
JW	JUNIPERUS WICHTA BLUE	JUNIPER, WICHTA BLUE	#7	CONL
JA	JUNIPERUS GOLD CLOUD	JUNIPER, GOLD CLOUD	#7	CONL
JW	JUNIPERUS SATYBOK CLOUD	JUNIPER, SATYBOK CLOUD	#5	CONL
PAN	PICEA ABIES NEPOFANS	SPRUCE, BIRD HST	#5	CONL
PNC	PNUS LACUS TRENNUM COMPACT	PNE, SHREWOOD LACUS	#7	CONL
PAT	PNUS LACUS TRENNUM	PNE, TANNERSLAUMIGO	#7	CONL
PWH	PNUS MUGO WHITE BUD	PNE, WHITE BUD MUGO	#7	CONL
PNK	PNUS LACUS TRENNUM	PNE, DWAF LACUS	#5	CONL
PNH	PNUS NIGRA HORNBERCKIANA	PNE, DWAF AUSTRIAN	#5	CONL
PSH	PNUS PLIVERSIS HILLS CREPPER	PNE, HILLS CREPPER	#5	CONL
DECIDUOUS SHRUBS				
ACL	ACALATHIA CANESCENS	LEADPLANT	#5	CONL
AMC	ARONIA ARBUSTICOLA BRILLIANTISS	CHICKBERRY, BRILLIANT RED	#5	CONL
AWA	ARONIA (ELANOCAPTA, AUSTRIAN YAGIC)	CHICKBERRY, AUSTRIAN YAGIC BLACK	#5	CONL
CSB	CESTRUM GRANDIDENTATA	WINE, BLOODST	#5	CONL
AFS	ARUNIA RAEGULIA	SACERDAM, SAND	#5	CONL
CA	CORNUS ALBA (YORT) HIRE	DOGWOOD, MORTALDO	#5	CONL
CA	CORNUS SPICATA, ALIC, FIRE	DOGWOOD, ALIC FIRE	#5	CONL
CSM	CESTRUM SPICATA, LACINIAVIA	DOGWOOD, YELLOWING	#5	CONL
CG	CEROCAPTES CLAVATA, PUS BLUE HST	DOGWOOD, BLUE HST	#5	CONL
CMF	CEROCAPTES MONTANUS	MOUNTAIN MARGONY, COMMON	#5	CONL
CN	CHAMAEBAERIS ALLEUTICA	FENIBUSH	#5	CONL
CR	CRONIA COCCHONIA, ROTAL PUFFLE	CRONIA, ROTAL PUFFLE	#5	CONL
EB	BE-CALAREA NALGESA, SPUR NALGESA VUR, OLABRATA	RABBITBUSH, LIL, GREEN	#5	CONL
ENN	BE-CALAREA NALGESA, SPUR NALGESA VUR, NALGESA	RABBITBUSH, DWAF BLUE	#5	CONL
EL	ELLISIA PARACOLA	EL, LIL	#5	CONL
FR	FORESTIERIA PURPURENS VUR, PURBENS	PIVEL, NER MEXICO	#5	CONL
LF	LONCICRA COCCHONIA FLORINDA BLUE VELVET	HUCKLEBERRY, BLUE VELVET, BLUELEAF	#5	CONL
PAR	PROVADA ARBUSTICOLA	CRACKBERRY, CRACK	#5	CONL
PR	PRUNUS PULPA BERRY, PAVAN BUTTES	CRACK, CREEPING WINEBUSH	#5	CONL
PLC	PRUNUS ALBIFLUS (SWIS) CHINESE	ACACIOCHANG, CHINESE	#5	CONL
RAG	RHUS ARABICA (GLOW CLOW)	SWAC, DWAF FRAGRANT	#5	CONL
RGL	RHUS GLABRA LACINATA	SWAC, CURELEA SMOOTH	#5	CONL
RT	RHUS BLOBRATA	SWAC, THREE LEAF	#5	CONL
RIA	RHUS BLOBRATA AUSTRIAN ANBER	SWAC, CREEPING THREE-LEAF	#5	CONL
RK	RHUS KURUBI RED LIME	CURRENT, RED LIME	#5	CONL
SA	STREPHIA ARGENTIA	BLUE BUFF GRACKY	#5	CONL
PERENNIALS				
AMH	ACHILLEA MELLEOLIA 'HEIDI'	YARROW, COMMON RED	#1	CONL
AMH	ACHILLEA MELLEOLIA 'TACKSHINE'	YARROW, JOONSHINE	#1	CONL
AR	ASTRANTHEA CANA (WHITE BUBBLEBUNT)	WYSSOT, WHITE BUBBLEBUNT	#1	CONL
ARK	ACASTACEA 'KUDOS GOLD'	WYSSOT, KUDOS GOLD	#1	CONL
ARC	ACASTACEA 'RUSTERS'	WYSSOT, SUN	#1	CONL
AR	ARONIA 'JENSEI'	CHOCOLATE BERRY BLUE STAR	#1	CONL
BLC	BERLANDIERA (LAWA)	CHOCOLATE FLOWER	#1	CONL
ENG	ERGOCHIA (WINGING) WINGING	CHOCOLATE, BROWN LAVA	#1	CONL
GLW	GAURA UNDERHEIRY 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONL
GLW	GAURA UNDERHEIRY	WHIRLING BUTTERFLIES	#1	CONL
ENH	HEPATICAZA STARKS 'LILY HYBRID'	SUNGLAZED STARKS 'LILY HYBRID'	#1	CONL
OMR	OMOTHEIRA MACROCARPA CANIS PLUM BLADE	PEWEEBOW, SILVER BLADE	#1	CONL
QSR	QUEROPHILA SPICATA 'YOGA'	EVENING PRIMROSE, NEW MEXICO	#1	CONL
QSR	QUEROPHILA PLUMBLADE 'LAVENDER SILVER BLADE'	YOGA, LAVENDER SILVER BLADE	#1	CONL
PRR	PENTSTEMON BARBATEL 'RONDO'	PENTSTEMON, ROND	#1	CONL
PRR	PENTSTEMON BARBATEL 'PURPLE HAZE'	PENTSTEMON, PURPLE HAZE	#1	CONL
PRR	PENTSTEMON BARBATEL 'FRANCE JEWEL, POLOS'	PENTSTEMON, FRANCE JEWEL	#1	CONL
PAJ	PERISCARIA AFFNIS	HIMALAYAN BORDER JEWEL	#1	CONL
SAJ	SALVIA CALTELLATA 'GOLD SILVER'	SILVER-EDGED SILVER	#1	CONL
SAJ	SALVIA ARGENTIA	SILVER SILVER	#1	CONL
SGR	SALVIA GREGGII 'FURNACE'S RED'	FURNACE'S RED SALVIA	#1	CONL
SGR	SALVIA NEOREGIA 'TARTAGONE'	ANY NIGHT PURPLE SALVIA	#1	CONL
SGS	SALVIA PACHYRHIZA	SAGE, IDOLAVE	#1	CONL
ZCL	ZALUSCARIA CALIFORNICA LAREOLA	WINDWINGED FLOWER	#1	CONL
ZSG	ZINNIA GRANDIFLORA 'CALIFORNIA ON BLUE'	ON BLUE ON BLUE, PRINIA	#1	CONL
ORNAMENTAL GRASSES				
ACB	ANDROPOGON GERARDI	BIG BLEMISH GRASS	#1	CONL
BGS	BAUTELLOA CURTIPENDULA	SIDEGRASS, GRASSA GRASS	#1	CONL
BGB	BAUTELLOA GRACILE	LIL GRASS GRASS	#1	CONL
BGA	BAUTELLOA GRACILE BLOND AMBITION PP 22048	BLOND AMBITION GRASS, GRASS	#1	CONL
PVT	PANICUM VIRGATULIS	SWITCH GRASS, VARIOUS CULTIVARS	#1	CONL
CHT	CHITRA CHITRA GRASS	CHITRA CHITRA GRASS	#1	CONL
SN	SORGHASTRUM HUETEROUS	INDIAN GRASS	#1	CONL
SNP	SORGHASTRUM HUETEROUS	PIKARE DROPPED GRASS	#1	CONL
SCB	SORGHASTRUM HUETEROUS	PLANT LACON GRASS	#1	CONL

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

BID DOCUMENTS



PROJECT NAME

PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE PLANS

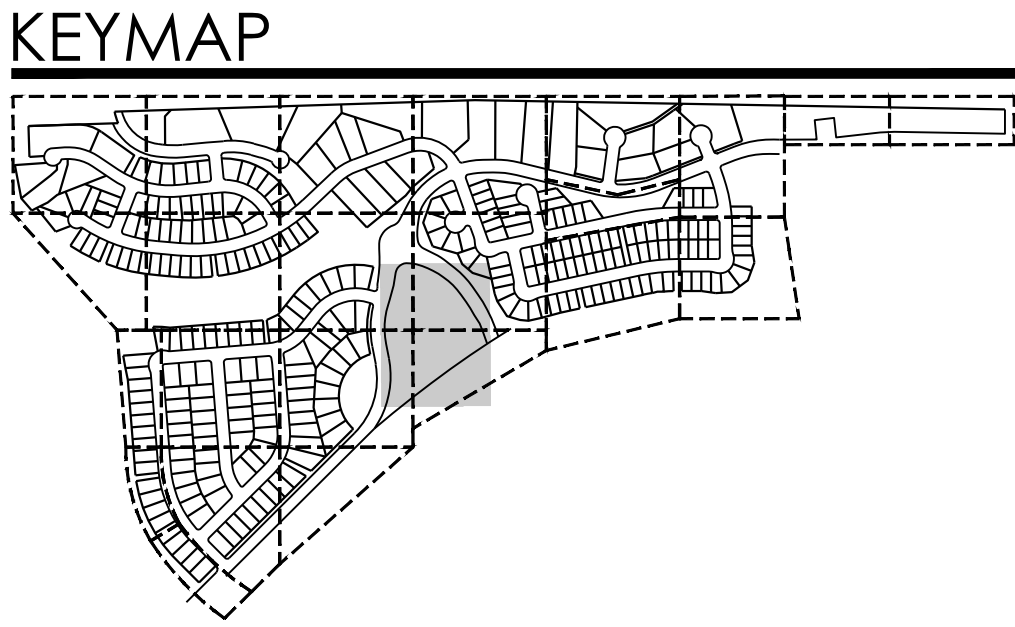
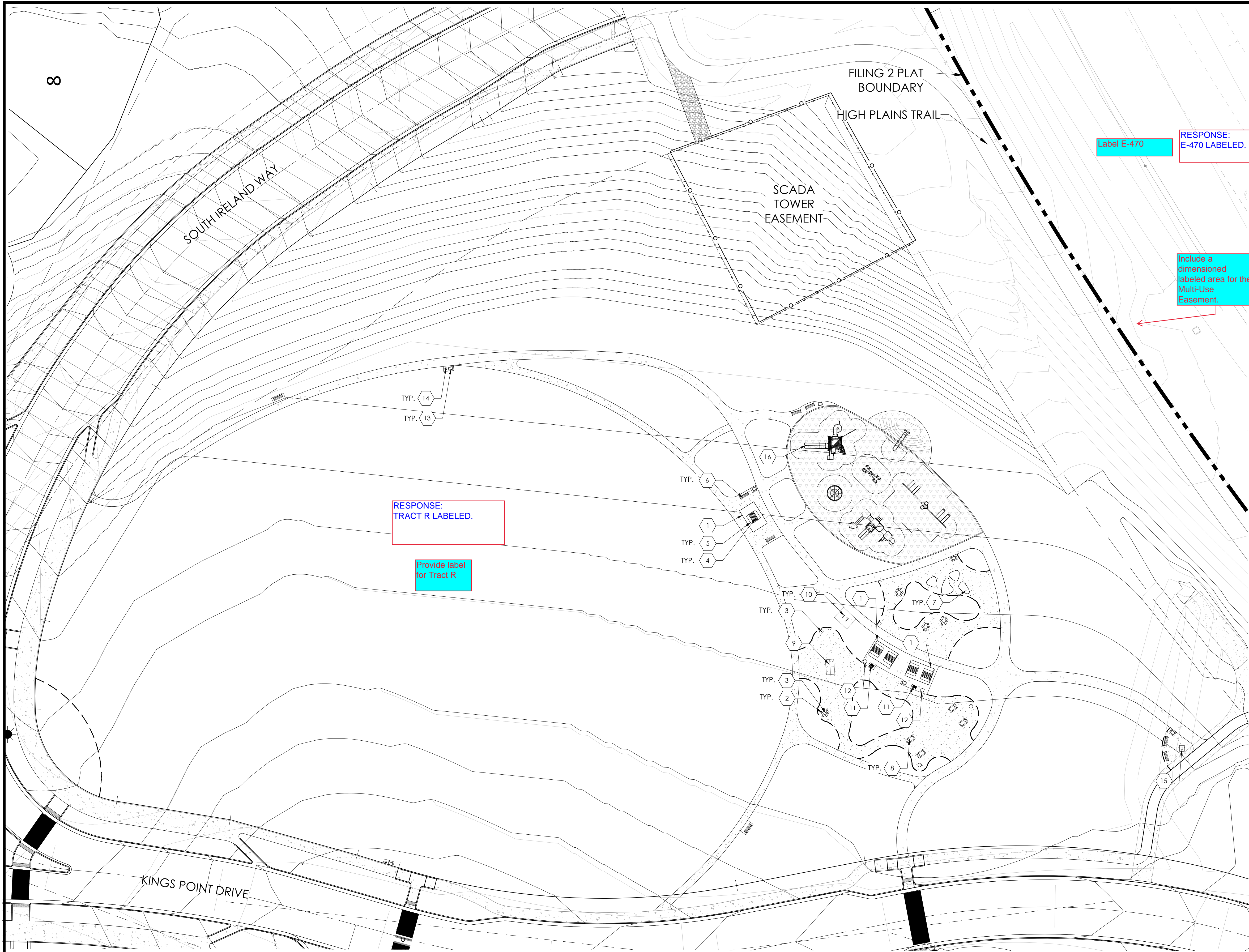
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SHEET 58 OF 63

September 13, 2022

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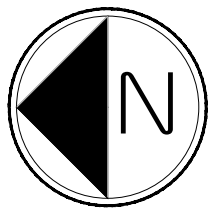


LEGEND

- STEEL EDGER (6 LD.1)
- PERFORATED CONCRETE (6 LD.1)
- FINES PATH
- PLAY SURFACE
- STREET LIGHT

SITE FURNISHING LEGEND

- 1 SHADE STRUCTURE
- 2 BISTRO BAR STOOL
- 3 BISTRO BAR TABLE
- 4 PICNIC TABLE
- 5 PICNIC BENCH
- 6 BENCH
- 7 STONE BENCH
- 8 CORN HOLE
- 9 PING PONG
- 10 BIKE RACK
- 11 BBQ
- 12 HOT COAL BIN
- 13 TRASH
- 14 PET WASTE STATION
- 15 BIKE REPAIR STATION
- 16 PLAY GROUND



Scale: 1"= 30'-0"

NOT FOR CONSTRUCTION

BID DOCUMENTS



PRAIRIE POINT AKA KINGS POINT FILING 2
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LAYOUT
PLANS

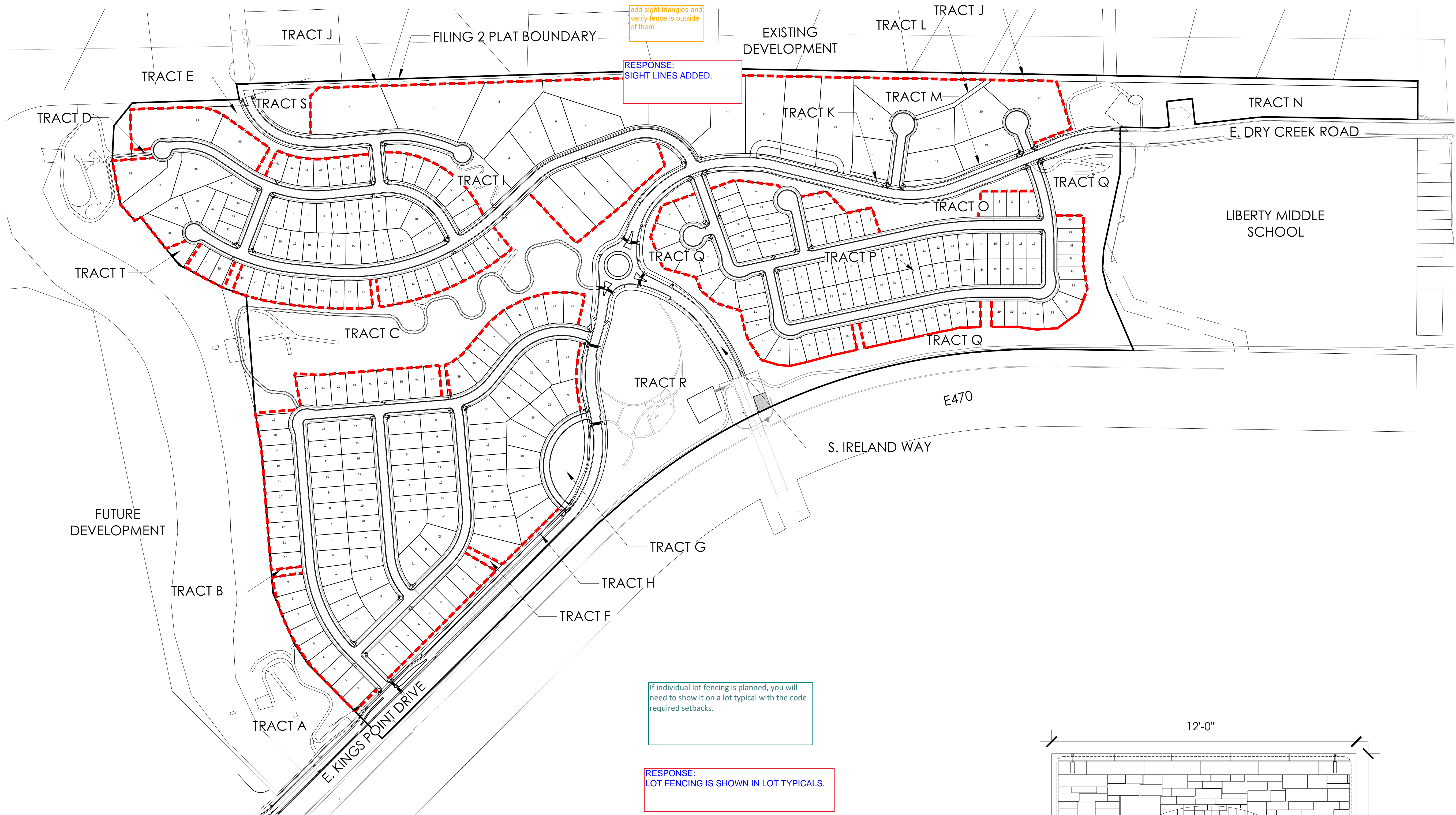
SHEET NUMBER

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SHEET 59 OF 63

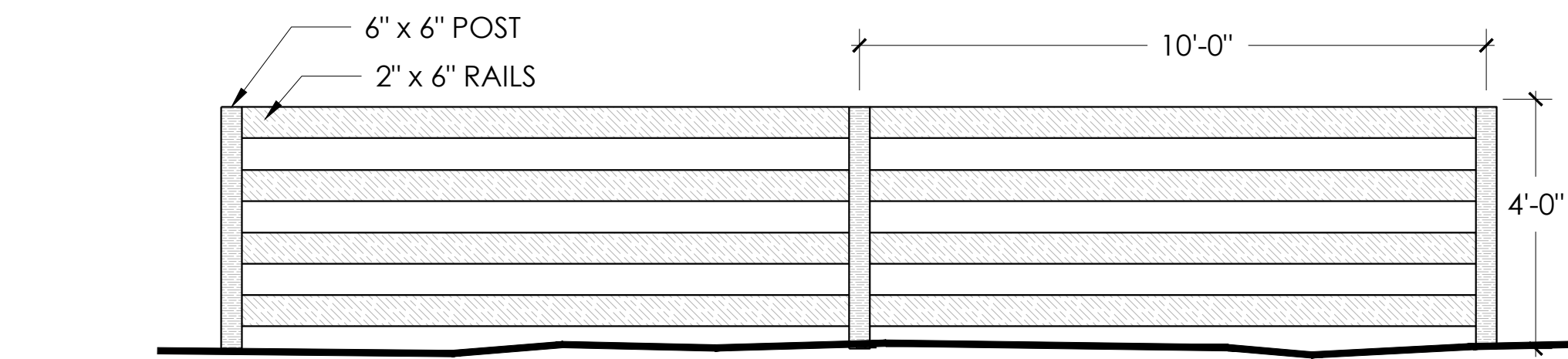
September 13, 2022

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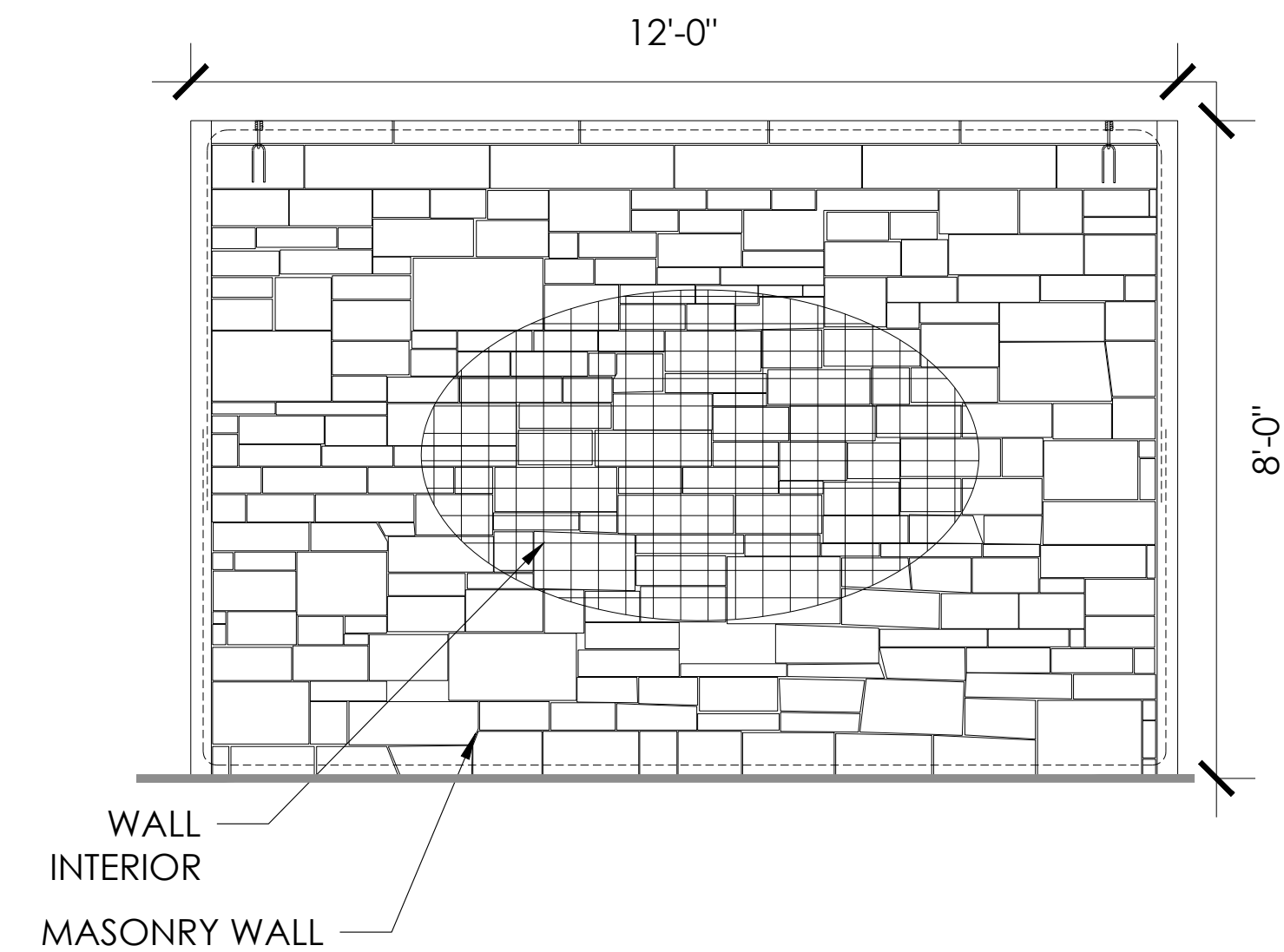


LEGEND

- OPEN RAIL FENCE
- 8' SOUND WALL

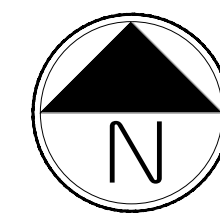


1 4' OPEN RAIL FENCE
NTS



2 8' SOUND WALL
NTS

Scale: 1"= 200'-0"



NOT FOR CONSTRUCTION

BID DOCUMENTS



PRAIRIE POINT SITE PLAN 2 (KINGS POINT NORTH)
AURORA, COLORADO
LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

FENCING
PLANS

SHEET NUMBER

LF.1

SHEET 63 OF 63

September 13, 2022

MUS Conformance letters are due at the time of Civil Plan Review. In correspondence with Rob Hansen, an amendment to the approved MUS is coming soon. Resubmit MUS conformance letter at the time of CP review

MUS AMENDMENT WAS SUBMITTED
AND CONFORMANCE LETTER WILL BE
RESUBMITTED WITH CIVIL PLANS

Aurora Water
15151 E. Alameda Parkway
Aurora, CO 80012

**RE: Conformance to Master Utility Report
Conceptual Site Plan – Prairie Point Filing 2 AKA Kings Point North, Aurora, Colorado**

To Whom It May Concern:

The Prairie Point Filing 2 (AKA Kings Point North) Conceptual Site Plan is in general conformance with the previously approved Master Utility Report for Kings Point North prepared by CORE Consultants and approved on June 15, 2022. At this time, there have been no significant changes to the utilities from the approved utility study. A copy of the approved Master Utility Maps has been included with this Conformance Letter.

If you have any questions, concerns, or require additional information, please feel free to contact me directly at 720.464.7728 or at mnuno@liveyourcore.com.

Sincerely,
CORE Consultants, Inc.



Manny Nuno, PE, CFM, LEED AP, CPESC
Project Manager

Attachments: Copy of approved Master Utility Maps (June 15, 2022)



MEMORANDUM

comments provided on 11/3/22

1. Memo will not be approved until Prairie Point/Kings Point MTIS is approved
2. see comments below

To: Barry Moore, EMK Consultants, Inc.

From: Cassie Slade, PE, PTOE

Date: September 13, 2022

Project: Prairie Point (aka Kings Point) Filing No. 2 in Aurora, Colorado

Subject: Traffic Conformance Memo

1. MTIS IS APPROVED
2. REVISED

The Fox Tuttle Transportation Group has completed a traffic analysis for the proposed development of Filing No. 2 of the Prairie Point (aka Kings Point) Development project in Aurora, Colorado. The project is located between Parker Road and Ireland Way and between future Aurora Parkway and Long Avenue as shown in **Figure 1**.

Filing No. 2 proposing to construct 305 dwelling units within five (5) Planning Areas (PA) including PA 20, PA 21, PA 22A, PA 23, and PA 25. The existing and future roadways and intersections have been planned or built to support Prairie Point (aka Kings Point) traffic including the parcels in Filing No. 2. The master development includes extending Aurora Parkway from the current end point that is east of Ireland Way to Parker Road, midway between Longs Avenue and Cottonwood Drive. In addition, a new collector roadway (Kings Point Drive) will be constructed north of E-470 as a parallel east-west connection that will connect to Dry Creek Road. The purpose of this “traffic conformance memo” is to

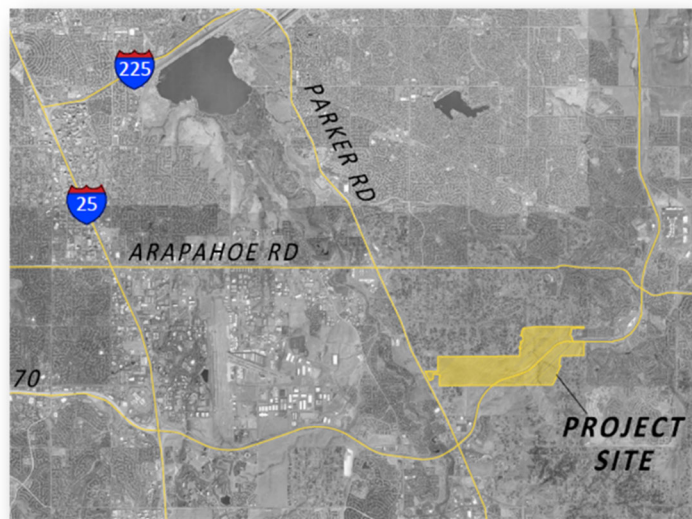


Figure 1. Vicinity Map