



March 12, 2024

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

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

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, EMK Consultants Inc., Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the 4th Submission Review for the Prairie Point Site Plan No1 (Kings Point North) and Plat. The following is a response to comments:

Summary of Key Comments from All Departments

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

RESPONSE: Will be paid at time of building permit.

- Provide the design for the curbside landscaping where there are no units. [Landscaping]

RESPONSE: The curbside landscaping has been added.

- There are some questions about unusual grading drawings that need to be addressed. [Civil Engineering]

RESPONSE: The grading has been revised as needed.

- It appears the looped lane hasn't been updated to reflect the 23' fire lane easement. Please update the site and plat to show the fire lane easement. [Fire/ Life Safety]

RESPONSE: THE TYPICAL SECTION FOR THE LOOP LANE HAS BEEN UPDATED AND THE FIRE LANE EASEMENT HAS BEEN ADDED TO THE PLAT.

- Two separate play areas (one for 2-5 years old and another for 5-12 years old) must be provided to comply with PROS design criteria for a neighborhood park. [PROS]

RESPONSE: An agreement was made via email on May 4-5, 2023 that two separate play areas would comply. Please see PDF redline responses for more information.

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

RESPONSE: Both documents will be supplied.

Planning Department Comments

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

- a. There were no community comments received on this review cycle.

RESPONSE: Noted.

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

- a. There were no more completeness or clarity comments on this review.

RESPONSE: Noted.

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

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- a. Rezoning application materials received. There were no additional zoning or land use comments on this review.
RESPONSE: Noted.
4. **Streets and Pedestrian Issues** (Comments in teal)
a. There were no streets or pedestrian issues identified on this review.
RESPONSE: Noted.
5. **Parking Issues** (Comments in teal)
a. There are no comments related to parking in this review cycle.
RESPONSE: Noted.
6. **Architectural and Urban Design Issues** (Comments in teal)
[Landscape Plan Page 23]
a. Code requires side yard fences be set back a minimum of 4 ft from the edge of the sidewalk.
RESPONSE: Fences to remain at an 18" set back as they are 4' open rail fences.
7. **Signage Issues** (Comments in teal)
a. There were no signage issues identified on this review.
RESPONSE: Noted.
8. **Landscaping Issues** (Tammy Cook /954-684-0532/tdcook@auroragov.org/Comments in teal)
[Landscape Plan Page 10]
a. The curbside landscaping should be shown on this plan where there are no units.
RESPONSE: The curbside landscaping has been added.
b. Will this tree be allowed in a future gas easement?
RESPONSE: The tree has been relocated away from the future gas easement.
[Landscape Plan Page 13]
c. The curbside landscaping should be shown on this plan where there are no units.
RESPONSE: The curbside landscaping has been added.
[Landscape Plan Page 14]
d. The curbside landscaping should be shown on this plan where there are no units.
RESPONSE: The curbside landscaping has been added.
e. The curbside landscaping must be shown as part of this Open Space Tract.
RESPONSE: The curbside landscaping has been added.
f. The curbside landscaping must be shown as part of this Open Space Tract. This may be reviewed by PROS.
RESPONSE: The curbside landscaping has been added.
g. Note that the typicals for the A lot does not reflect the various different lot sizes. Additional typicals for the similar size of the A lot shall be shown.
RESPONSE: A new typical has not been provided as these lots have the same lot width as the adjacent A lots.
h. There is only one E lot shown on the plan and the typical for this lot does not match the configuration of the lot shown.
RESPONSE: A new typical was made for the E lot.
i. There are only two G lots shown on the plan and the typical for this lot does not match either of the configurations of the lots shown.
RESPONSE: A new typical will not be shown as these lot widths are the same 20' in from the ROW and have a similar corner condition.
j. There is only one H lot shown on the plan and the typical for this lot does not match the configuration of the lot shown.
RESPONSE: A new typical was made for the H lot.

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- k. For Planting typicals, please note that the turf minimum is 400 square feet and that this must be contiguous.
RESPONSE: Due to the total yard square footage, we are unable to provide 400 square feet of contiguous turf. A xeric yard has been provided.
- l. For all typicals: They should be drawn to a scale, and also include the building front setbacks on the plans. Also, show the utility easements correctly as the plans show some with 6' easements and others with 10' easements.
RESPONSE: The typicals are now set to 1"=20' scale. The building front setbacks are labeled and the utility easements are shown per plan.
- m. For all typicals, the sewer line cannot be shown below the driveway as this does not meet with the city standards. Please revise the planting typicals to reflect the actual locations of the utilities in the green areas.
RESPONSE: The sewer line location has been adjusted per the plans.
- n. If a mulch has not been determined, it will need to be decided upon as part of this plan submittal.
RESPONSE: The rock mulch utilized in the plans is 1 1/2" horizon river rock.
- o. For Planting typicals, please note that the turf minimum is 400 square feet and that this must be contiguous.
RESPONSE: Due to the total yard square footage, we are unable to provide 400 square feet of contiguous turf. A xeric yard has been provided.
- p. Omit this note.
RESPONSE: Note Omitted.
9. **Addressing** (Phil Turner / 303-739-7271 / pcturner@auroragov.org)
- a. CAD received but needs confirmation of street names including one custom street name.
RESPONSE: One custom street name that was previously approved is changing from Kings Point Drive to Prairie Point Drive
10. **Civil Engineering** (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / [Comments in green](#))
- [Site Plan Page 5]
- a. Is there a section detail for this larger portion of Nova?
RESPONSE: A note has been added regarding the increased right-of-way width for the section of Nova Drive as it approaches Aurora Parkway. The additional width is to accommodate a left turn lane at Aurora Parkway.
- [Site Plan Page 13]
- b. Repeat: Remove references to Xcel for street lighting on public streets. The new Roadway Manual has been adopted and includes COA standards for poles and fixtures. The fixtures and pole shall match COA standards:
https://cdnsm5hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Code%20&%20Rules/Design%20Standard/Engineering%20Design%20Standard/LightingEquipment.pdf
RESPONSE: This sheet has been removed. The retaining wall detail has been moved to sheet 3.
- [Site plan pages 26]
- c. The minimum longitudinal slope is 0.8% for the roadway.
RESPONSE: The longitudinal slope design grades are >= 0.8%; because of vertical curves in this area the contours do not show up. We have labeled the design grades into and out of the vertical curves.
- d. This grading looks like it doesn't fit within the section. Please check.
RESPONSE: The grading has been revised.

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[Site Plan Page 31]

- e. Please check the grading through this area. This looks unusual.

RESPONSE: The grading has been revised.

- f. Revise the sheet matchline callout.

RESPONSE: The sheet reference has been added.

[Site Plan Page 32]

- g. Please check the grading through this area. This looks unusual.

RESPONSE: The grading has been revised.

11. Traffic Engineering ([Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber](#))

- a. There were no more comments from Traffic Engineering on this review.

RESPONSE: Noted

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

[Site Plan Page 3]

- a. It appears the looped lane hasn't been updated to reflect the 23' fire lane easement. Please update the site and plat to show the fire lane easement.

RESPONSE: The typical section for the loop lane has been updated and the fire lane easement has been added to the plat.

- b. What is the status of this portion of Aurora Parkway.

RESPONSE: Future Aurora Parkway is now shown as a tract to be retained by the owner; the dedication and site plan for this will be processed under a separate submittal.

[Site Plan Page 14]

- c. Please delineate between signage. Also, fire lane signs are typically located on the opposite side of the structure when used in a looped lane.

RESPONSE: The no parking signs have been moved to the opposite side of the street; all the signs have been called out.

- d. The site and civil plans need to include the fire lane signs in sign and striping package.

RESPONSE: The signs have been included in the civil plans and are shown on this site plan.

[Plat Page 14]

- e. The fire lane easement needs to be reflected in this looped lane.

RESPONSE: The easement has been added.

13. Aurora Water ([Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red](#))

[Site Plan Page 16]

- a. Per Coordination with OPS, they would like to see this configuration for valves (shown on the site plan) and to be outside of ROW.

RESPONSE: As discussed, the check valve has been relocated outside of the paved area (in the tree lawn) but still within the right-of-way.

14. TAPs ([Diana Porter / 303-739-7395 / dsporter@auroragov.org](#))

- a. Storm Drain Development fees due $157.221 \text{ acres} \times \$1,242.00 = \$195,268.42$.

RESPONSE: Noted

15. Forestry ([Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple](#))

[Site Plan Page 1]

- a. Aurora Forestry is waiting for tree protection plan mylars and bank bond for trees in escrow.

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RESPONSE: Mylars and bonds were submitted to Forestry and Tree Protection Plan is approved.

16. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

[Landscape Plan Page 16]

- a. Despite the claim that the play structure may accommodate children aged 2 through 12, it appears to cater more to older children. Two separate play areas (one for 2-5 years old and another for 5-12 years old) must be provided to comply with PROS design criteria for a neighborhood park.

RESPONSE: Mistakenly, the play structure designed and shared via email on May 4, 2023 was not updated in these plans. An agreement was made on May 5, 2023 as the following: "I reviewed this with my supervisor, Nicole. She consulted the CPSC Handbook for Public Playground Safety, which recommends the age separation to reduce the chance of injury. But she also considered the context of your parks and thinks the play will tend to be much more fluid in this type of setting with far fewer kids on the playground at any given time. So, as long you adjust the sign locations to be directly in front of each structure, we'll accept it." Please see the most recent submittal for the updated playground design, which includes two separate play structures for 2-5 and 5-12.

- b. What is the proposed fall surface around the play equipment? It should be easily identified by a pattern in the legend. Where are the accessible routes to the inclusive play features?

RESPONSE: The proposed fall surface around the play equipment is fibar mulch, "engineered wood surface." This has been added to the layout plans sheet legend.

- c. Was the 'Layout Plan' that had been previously included inadvertently omitted? It is important to have a sheet with callouts to identify where the facilities, amenities, and site furnishings will be within the park.

RESPONSE: The Layout Plan was added into the sheet set.

- d. The Park Details sheet is incomplete, as it does not include features such as security lighting, bike racks. Also, the identifiers for the details should correspond to the site furnishing legend used on any other sheets.

RESPONSE: Bike racks and security lighting were added to the park design.

- e. Has consideration been given to incorporating a restroom, bbq grill, drinking fountain?

RESPONSE: A bbq grill station was added to the picnic area of the park. A restroom and drinking fountain will not be added.

- f. Information regarding product identification and the manufacturers of facilities and site furnishings is needed.

RESPONSE: Product identification chart added to the Layout Plan, Sheet LL.1.

- g. Is the "shade structure" shown on the Park Details sheet supposed to be the required picnic shelter? It appears that it would indeed function more as a shade structure than a typical picnic shelter. The configuration of the roof panels do not appear to afford sufficient protection from inclement weather for picnic tables serving a minimum of 15 people.

RESPONSE: The shade structure functions as the required picnic shelter as there are picnic tables and benches beneath it. After consulting with the shelter representatives, there should be no problem servicing a minimum of 15 people under this shelter. An additional table was also added.

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

[Site Plan Page 7]

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- a. Label the road name.

RESPONSE: The road names have been added.

[Plat Page 1]

- b. Provide a certificate of taxes due showing all taxes are paid in full. Provide title commitment date within 30 days of plat acceptance.

RESPONSE: A certificate of taxes and an updated title report will be provided.

- c. Arapahoe County now requires a 3" x 7" rectangle.

RESPONSE: Revised.

- d. Update this note to have the title commitment to be within 30 days of plat acceptance date.

RESPONSE: The note has been revised and an updated title report will be provided.

- e. Label all publicly dedicated Roads within 1/2 mile of the site on the vicinity map.

RESPONSE: Added.

[Plat Page 2]

- f. Label: Valley Hi Rec. No. 1971144478.

RESPONSE: Added.

- g. Is this unplatted?

RESPONSE: Added.

[Plat Page 5]

- h. Show opposing ROW.

RESPONSE: Added.

[Plat Page 8]

- i. Will this also be dedicated by a separate document?

RESPONSE: Yes; an additional leader has been added.

[Plat Page 9]

- j. Label Bearings & Distances of easements within the platted area and tie to the subdivision exterior (Typical).

RESPONSE: Added.

- k. Show where this easement intersects the subdivision boundary. [2 comments]

RESPONSE: As was discussed with Darren Akrie, future easements are only tied to the anticipated location where they enter the boundary as labeling them with bearings and distances implies exact locations of the easements which may not be correct once the easements are actually recorded.

- l. Label Tracts or remove old lot lines.

RESPONSE: Revised.

[Plat Page 13]

- m. Site plan shows a sidewalk easement in this area?

RESPONSE: Sidewalk easement has been added.

[Plat Page 15]

- n. Label: E-470 Public Highway Authority Reception No. A9166936 (300' Public ROW)

RESPONSE: Label has been added.

- o. Dimension where these easements intersect the subdivision boundary exterior/Lot lines?

RESPONSE: Added.

- p. Can this be dedicated by this plat?

RESPONSE: This right-of-way dedication is being processed under a separate application and should be in place prior to the recording of this plat.

[Plat Page 16-18]

- q. 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

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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. If easements are existing, show the recording information and who they belong to (if they are not City easements). (Typical)

RESPONSE: As was agreed, the existing easements are tied to the point where they enter the property boundary; no bearings or distances are shown for the existing easements to avoid any conflict with the actual existing easement. Bearings and distances for all proposed easements have been shown as requested.

- r. Label: Subdivision Name and Recording Information.

RESPONSE: The information has been added.

- s. Dimension where easement intersects boundary.

RESPONSE: This has been added.

[Plat Page 19]

- t. Site plan shows high plains trail in this area. Will there need to be an easement?

RESPONSE: The High Plains Trail partners are preparing their construction documents; any required easement will be by separate document.

- u. Label 20' U.E.

RESPONSE: The easement has been labeled.

18. Mile High Flood District ([Laura Hinds / 303-455-6277 / submittals@udfcd.org](#))

[Site Plan Page 7]

- a. MHFD has no objection at the present time. We appreciate the opportunity to review this application and look forward to working with you as the drainage design progresses.

RESPONSE: No response required.

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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1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENS MAY BE BUILT AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAN AS NEEDED, IN THE VICE VERSA.
13. ERRORS IN APPROVED PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
16. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROPOSED PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
18. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL INCLUDE: A PHOTOGRAPHIC CITY CONSTRUCTION PLANS FOR THE PROJECT, AN ELECTRICAL PLAN SHOWING THE LOCATION 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.
19. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND GROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
20. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

1. PRAIRIE POINT (FORMERLY KNOWN AS KINGS POINT NORTH) MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE RESIDENTIAL BUILDING PERMITS WITHIN THE OVERALL PRAIRIE POINT DEVELOPMENT AREA. DIVIDING THE SCOPE OF WORK BETWEEN THE TWO INFRASTRUCTURE SITE PLANS FOR PRAIRIE POINT EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY.
2. TRAFFIC SIGNAL INSTALLATION AT PARKER ROAD AND AURORA PARKWAY IS A REQUIREMENT OF THIS DEVELOPMENT AND NO TRAFFIC SIGNAL ESCROW WILL APPLY AT THIS LOCATION. TRAFFIC SIGNAL ESCROW MAY APPLY TO FUTURE SIGNALIZED LOCATIONS, IF APPLICABLE.
3. STORM SEWER AND DRAINAGE FACILITIES

ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
4. ACCESS POINTS

ALL PUBLIC AND PRIVATE ROADWAY ACCESS POINTS ARE FULL MOVEMENT. TRACT N IS A PUBLIC ACCESS EASEMENT.
5. ADJACENT INFRASTRUCTURE

INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.
6. RESIDENTIAL DRIVEWAYS

LOTS THAT SIDE ONTO AN ADJACENT STREET SHALL HAVE THEIR DRIVEWAY LOCATED AS FAR AS POSSIBLE FROM THE SIDE STREET.

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

LOT FRONTAGE SUMMARY

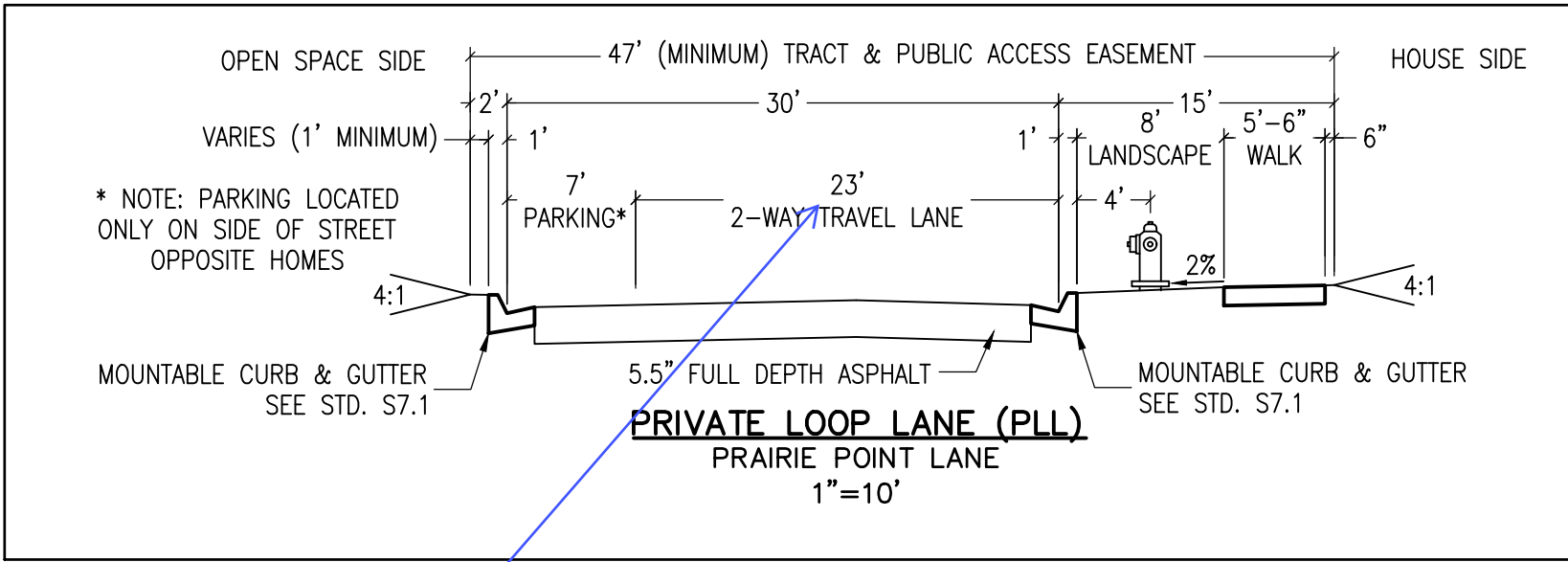
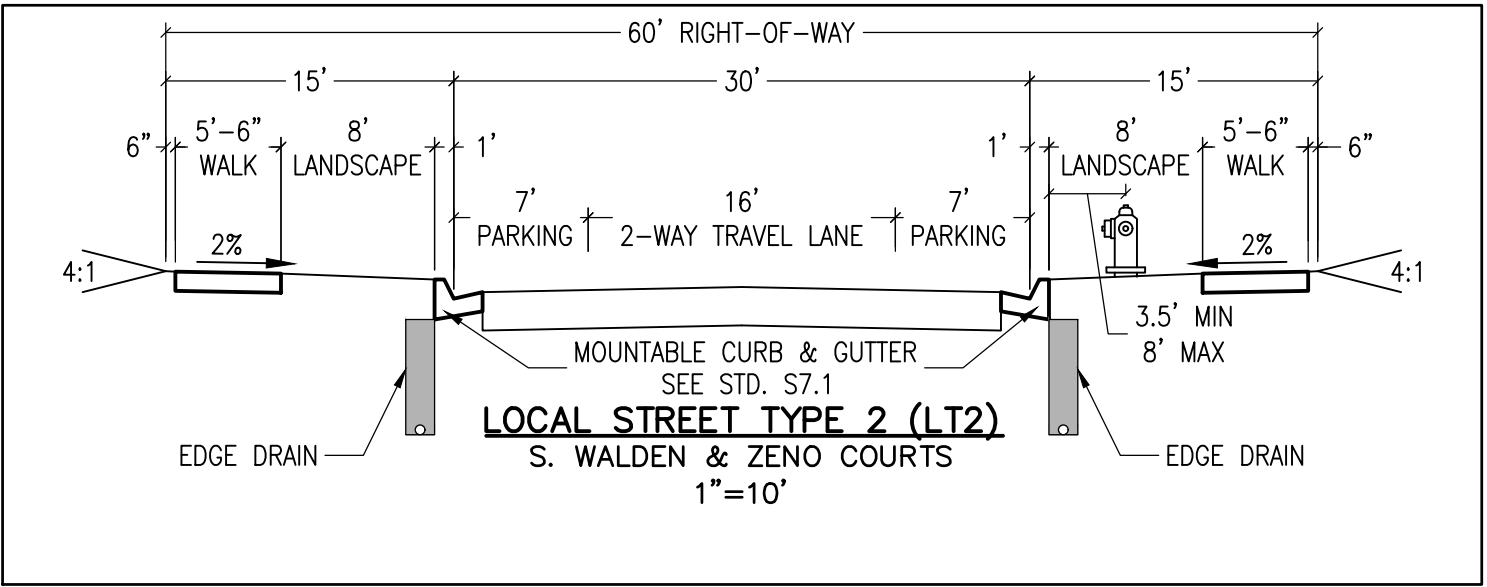
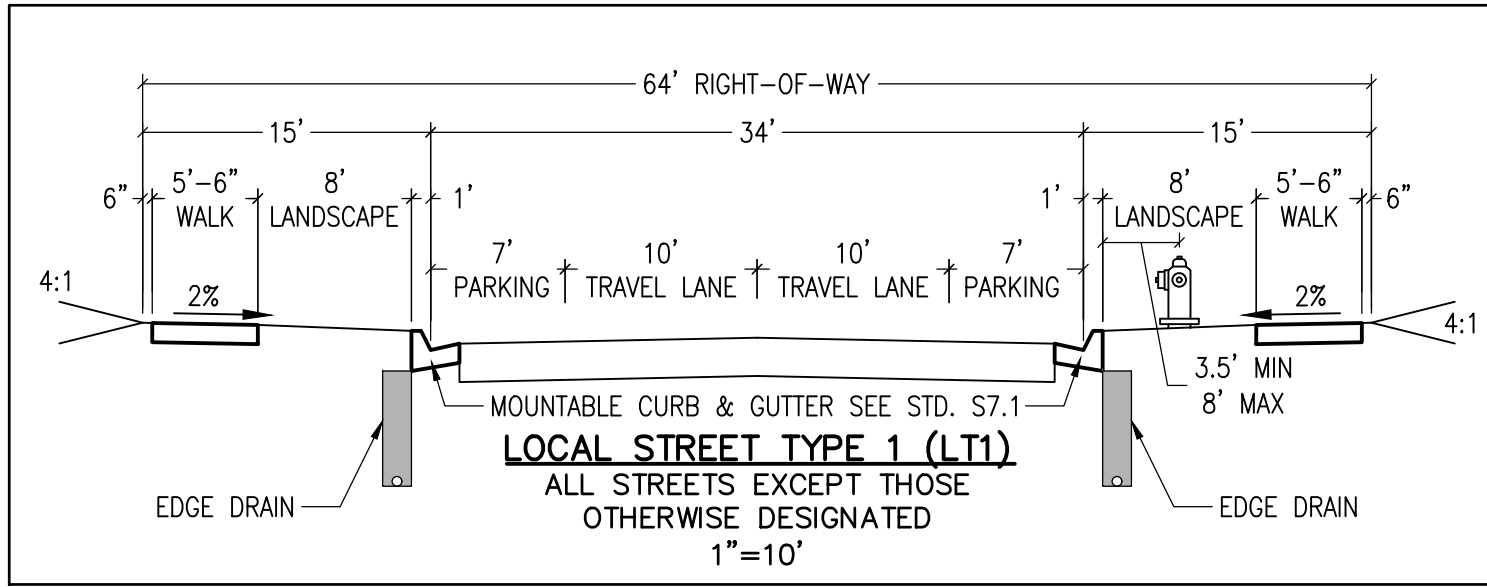
35.00' - 49.99'	52
50.00' - 59.99'	141
> 59.99'	<u>35</u>
TOTAL LOTS	228

<u>PARKING SUMMARY</u>	
456	PARKING SPACES REQUIRED
456	PARKING SPACES PROVIDED
N/A	HANDICAP PARKING SPACES REQUIRED
N/A	HANDICAP PARKING SPACES PROVIDED

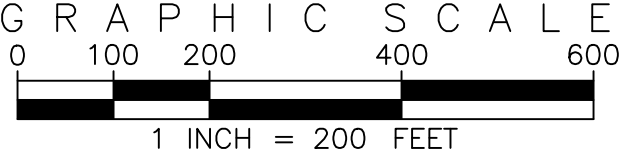
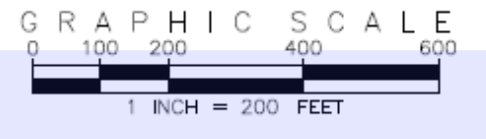
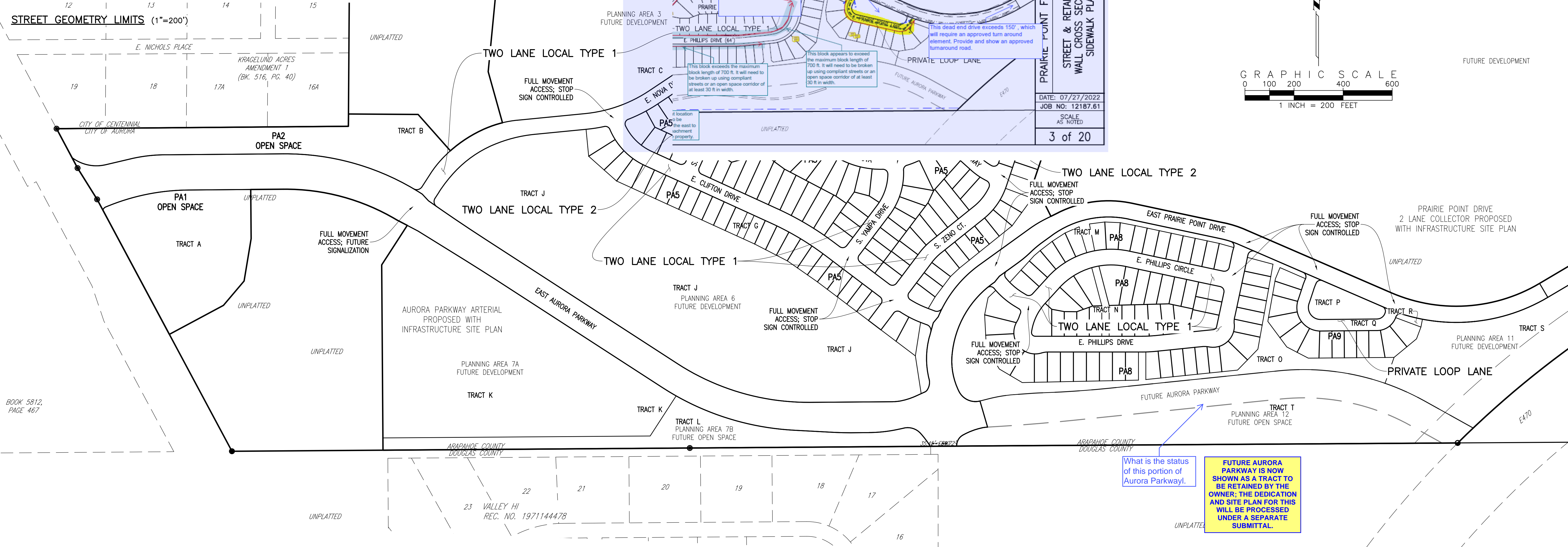
1. LOTS 1-14, BLOCK 4, ARE ZONED R1; ALL OTHER LOTS ARE ZONED R-2.
2. R1 LOTS THAT SIDE ONTO A STREET HAVE A 12.5' SETBACK ON THE STREET SIDE.
3. R2 LOTS THAT SIDE ONTO A STREET HAVE A 10' SETBACK ON THE STREET SIDE.
4. GARAGE AND PORCH SETBACKS ARE SAME AS THE HOUSE SETBACKS.
5. ZONING DENSITY BASED ON LOT AREA PLUS ONE-HALF OF STREET FRONTAGE AREA

<u>NO.</u>	<u>DATE</u>	<u>DESCRIPTION</u>
------------	-------------	--------------------

1 of 55



STREET GEOMETRY LIMITS (1"=200')



It appears the looped lane hasn't been updated to reflect the 23' fire lane easement. Please update the site and plat to show the fire lane easement.

THE TYPICAL SECTION FOR THE LOOP LANE HAS BEEN UPDATED AND THE FIRE LANE EASEMENT HAS BEEN ADDED TO THE PLAT.

What is the status of this portion of Aurora Parkwayl.

FUTURE AURORA PARKWAY IS NOW SHOWN AS A TRACT TO BE RETAINED BY THE OWNER; THE DEDICATION AND SITE PLAN FOR THIS WILL BE PROCESSED UNDER A SEPARATE SUBMITTAL.

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
WWW.EMKCO.EDU
(303)694-1520

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

Know what's below. Call before you dig.

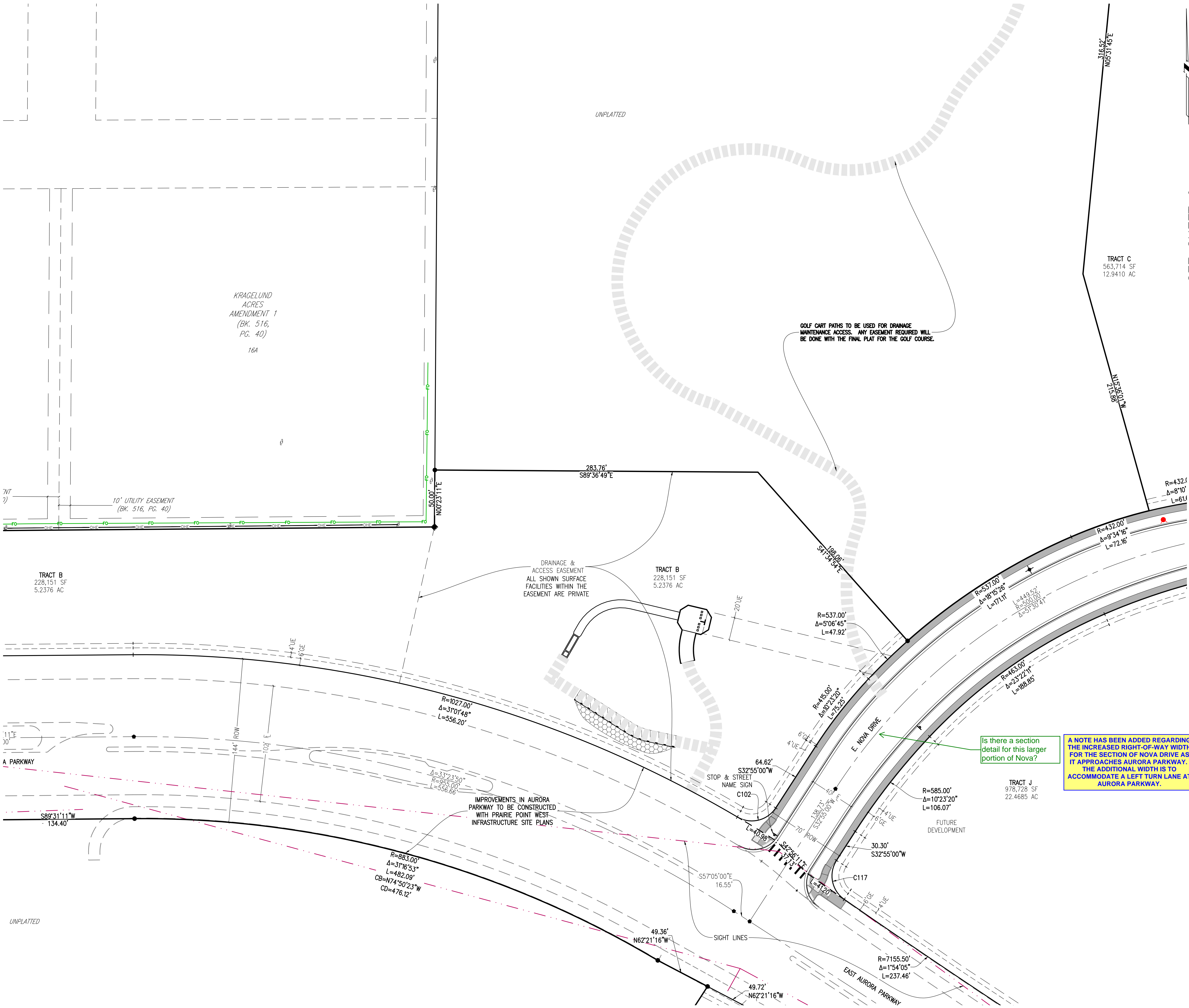
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE LOCATION OF THE BENCHMARK IS AT THE INTERSECTION OF
EAST WEST 4 STRAND BARBER WIRE FENCE AND 22.7 FEET WEST
EAST 1/4 SECTION 33, T5S, R66W
NAD 88 ELEVATION 5861.04

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

REVISIONS
NO. DESCRIPTION
DATE BY

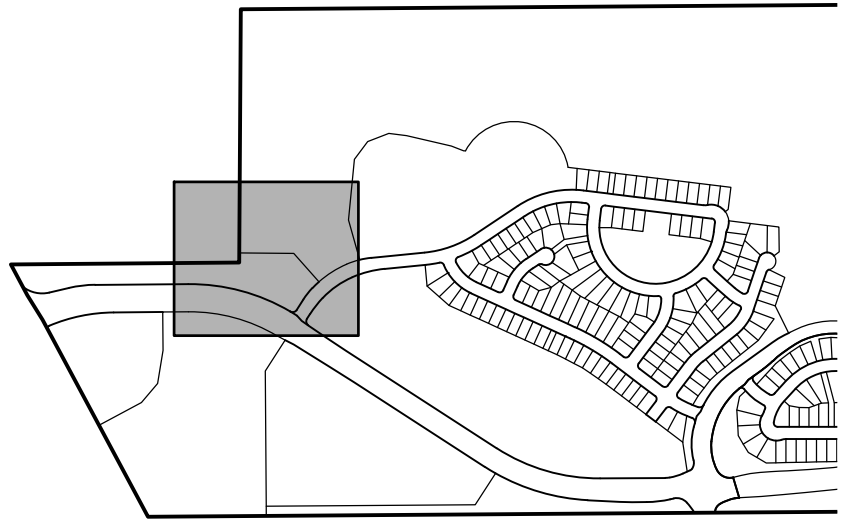
PRAIRIE POINT FILING 1
OVERALL STREET PLAN & STREET CROSS SECTIONS

DATE: 03/29/2023
JOB NO: 12187.62
SCALE AS NOTED
3 of 55



SEE SHEET 6

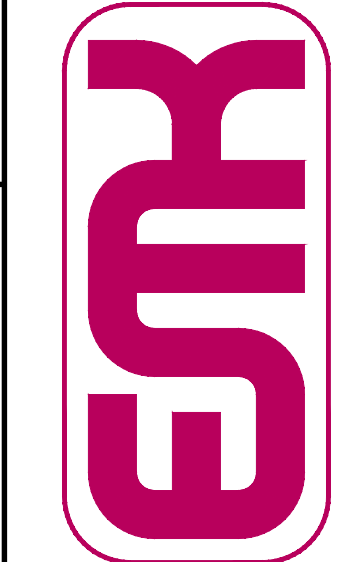
KEY MAP
1"=1000'



SITE PLAN LEGEND

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

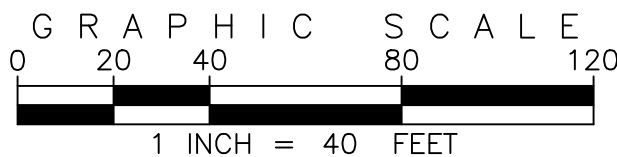
EMK CONSULTANTS, INC.
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CENTENNIAL, COLORADO 80112-2019
(303)694-1520
WWW.EMKCC.COM



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

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE LOCATION: 100 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W. NAD83 88 ELEVATION 5861.04.



SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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NO.	REVISIONS	DATE	BY
1	DESIGN		JW
2	DRAWN		JS
3	CHECKED		DOM
4	APPROVED		DOM

DESIGNED BY: JW
DRAWN BY: JS
CHECKED BY: DOM
APPROVED BY: DOM

PRAIRIE POINT FILING 1	SITE PLANS
DATE: 03/29/2023	JOB NO: 12187.62
SCALE: HORIZONTAL 1" = 40'	5 of 55

SEE SHEET 6

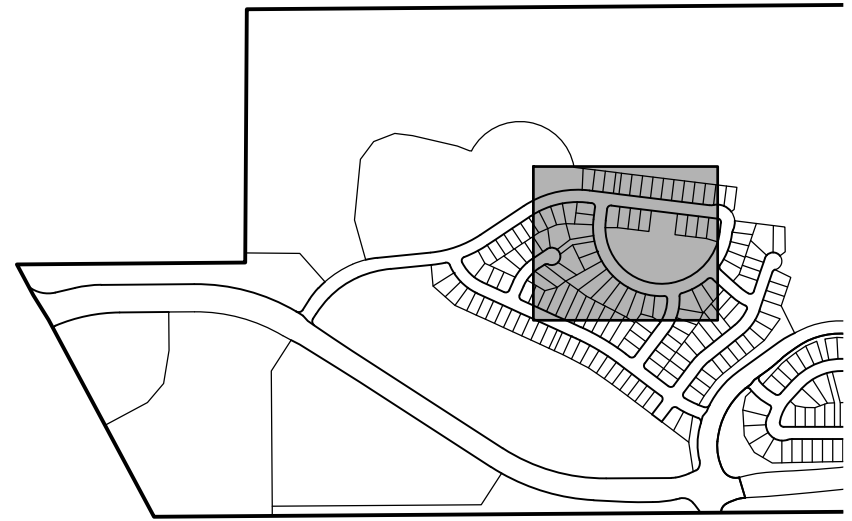
SEE SHEET 9

SEE SHEET 8

SEE SHEET 9

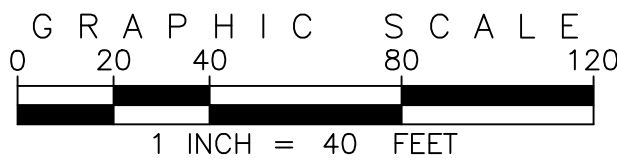


KEY MAP
1"=1000'



SITE PLAN LEGEND

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



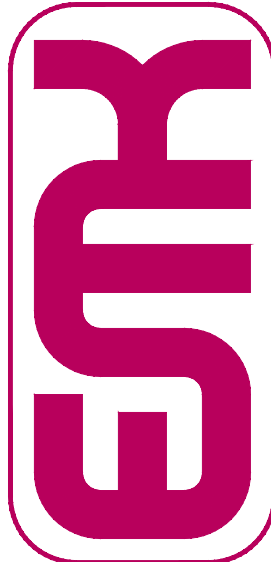
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DE	DRAINAGE EASEMENT
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UE	UTILITY EASEMENT
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CENTENNIAL, COLORADO 80112-2019
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811
CITY OF AURORA BENCHMARK 556633NE02 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE LOCATION OF 4" DIA. 10' DEEP UTILITY TIE-INS OF
EAST WEST 4" STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST
EAST 1/4 SECTION 33, T5S, R66W NMD 88 ELEVATION 5861.04



REVISIONS	DATE	BY
NO.	DESCRIPTION	

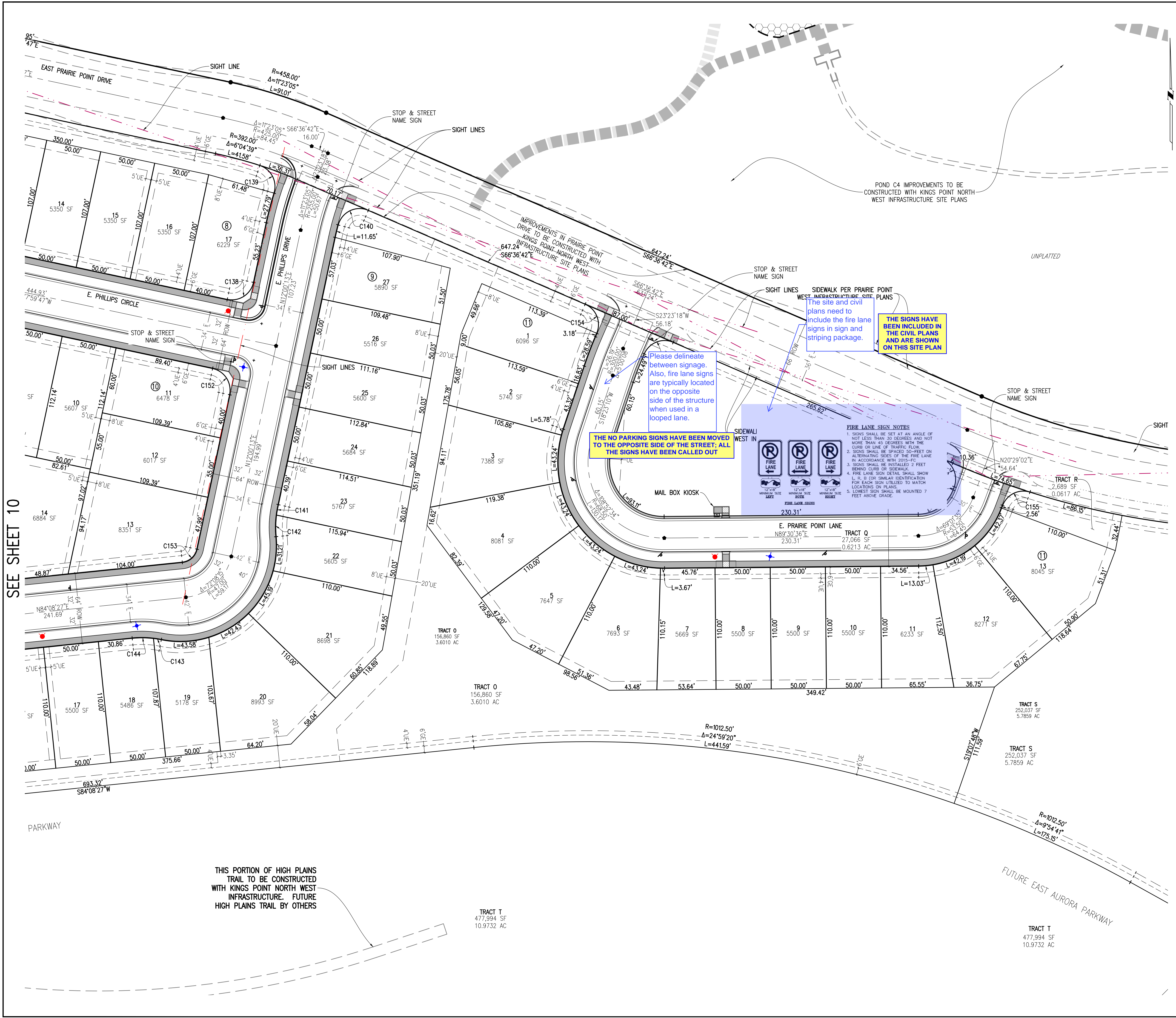
DESIGNED BY:	AW
DRAWN BY:	JS
CHECKED BY:	BOM
APPROVED BY:	BOM

PRAIRIE POINT FILING 1

SITE PLANS

DATE: 03/29/2023
JOB NO: 12187.62

SCALE
HORIZONTAL
1" = 40'
7 of 55



KEY MAP

1"=1000'

SITE PLAN LEGEND

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

GRAPHIC SCALE

0 20 40 80 120

1 INCH = 40 FEET

SEE SHEET 10

SEE SHEET 12

THIS PORTION OF HIGH PLAINS TRAIL TO BE CONSTRUCTED WITH KINGS POINT NORTH WEST INFRASTRUCTURE. FUTURE HIGH PLAINS TRAIL BY OTHERS

SEE SHEET 10

SEE SHEET 12

EMK CONSULTANTS, INC.

LAND DEVELOPMENT

ENGINEERING & SURVEYING

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CENTENNIAL, COLORADO 80112-2019

(303)694-1150

WWW.EMKCONS.COM

EMK

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811

SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
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GE	GAS EASEMENT
UE	UTILITY EASEMENT
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DESIGNED BY: JWM

DRAWN BY: JS

CHECKED BY: BOW

APPROVED BY: BOW

NO.

DATE

DESCRIPTION

REVISIONS

DATE: 03/29/2023

JOB NO: 12187.62

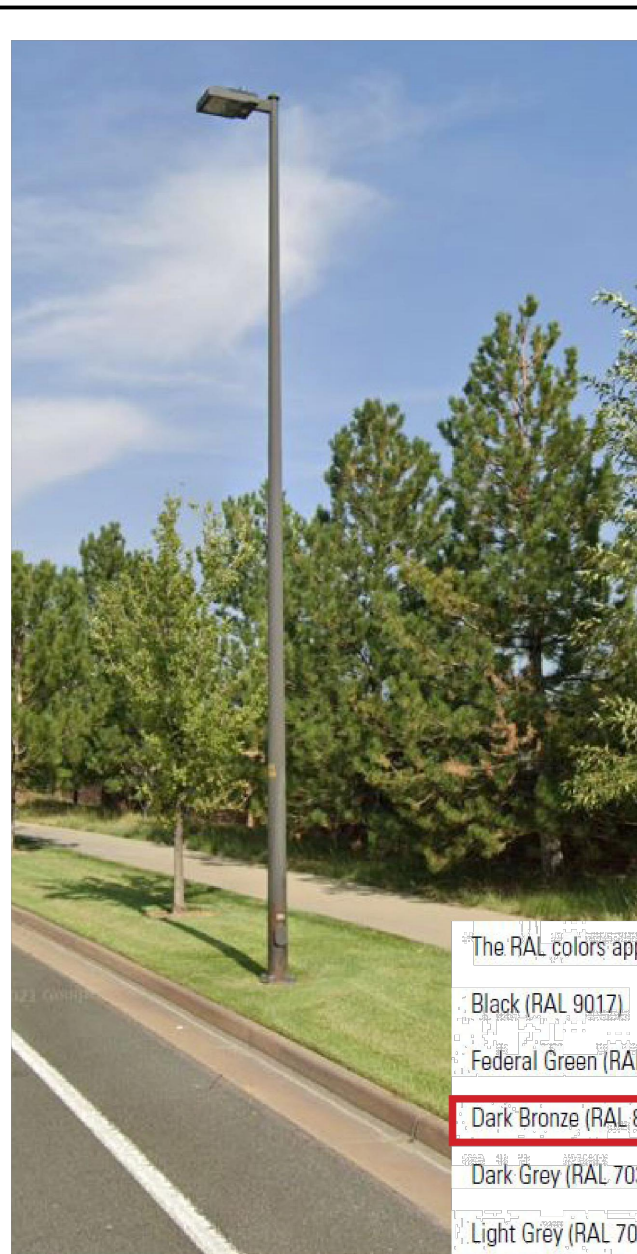
SCALE: HORIZONTAL 1" = 40'

11 of 55

PRAIRIE POINT FILING 1

SITE PLANS

G:\12187.62 Kings Point Filing 1\2022\CSF Site plans\KP - CONTEXTUAL SITE PLANS.dwg, 11 SITE PLANS, 3/29/2023 3:08:57 PM, 1:1



STEEL TENON TOP - SIDE MOUNT	
Luminaires	Colors
Cobrahead	Black
Curvilinear	Federal Green
Rectilinear	Dark Bronze
Shoobox	Galvanized
Rectilinear	Light Grey
Rectilinear	Dark Grey
Arms	Heights
Single Mast	30 ft
Double Mast	35 ft
Single Spoke	40 ft
Double Spoke	40 ft

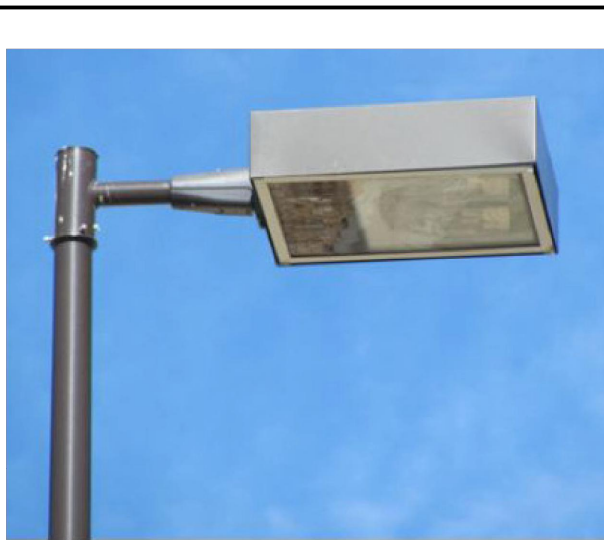
** THE AURORA PARKWAY XCEL STREET LIGHT POST AND LUMINAIRES SHALL MATCH THE EXISTING FIXTURES INSTALLED ALONG E. AURORA PARKWAY AT S. QUEMOY WAY, SOUTH OF E-470.

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

The RAL colors approved by Xcel Energy are shown below:

Black (RAL 9017)	
Federal Green (RAL 6012)	
Dark Bronze (RAL 8019)	
Dark Grey (RAL 7039)	
Light Grey (RAL 7047)	

XCEL POLE @ AURORA PARKWAY



RECTILINEAR	
Arms	Colors
Single Mast	Black
Double Mast	Federal Green
Single Spoke	Dark Bronze
Double Spoke	Galvanized
Poles	Light Grey
Steel Tenon Top	Dark Grey
Single Arm	Heights
Fiberglass Tenon Top	30 ft
Colors	35 ft
Black	40 ft
Dark Bronze	
Light Grey	

** THE AURORA PARKWAY XCEL STREET LIGHT POST AND LUMINAIRES SHALL MATCH THE EXISTING FIXTURES INSTALLED ALONG E. AURORA PARKWAY AT S. QUEMOY WAY, SOUTH OF E-470.

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Dark Bronze (RAL 8019)	
Dark Grey (RAL 7039)	
Light Grey (RAL 7047)	

XCEL LUMINAIRE @ AURORA PARKWAY



STEEL SINGLE SPOKE ARM	
Luminaires	Colors
LED Cobrahead	Black
Curvilinear	Federal Green
Rectilinear	Dark Bronze
Shoobox Rectilinear	Galvanized
Poles	Light Grey
Steel Tenon Top	Dark Grey
Arms	Heights
Single Mast	30 ft
Double Mast	35 ft
Single Spoke	40 ft
Double Spoke	40 ft

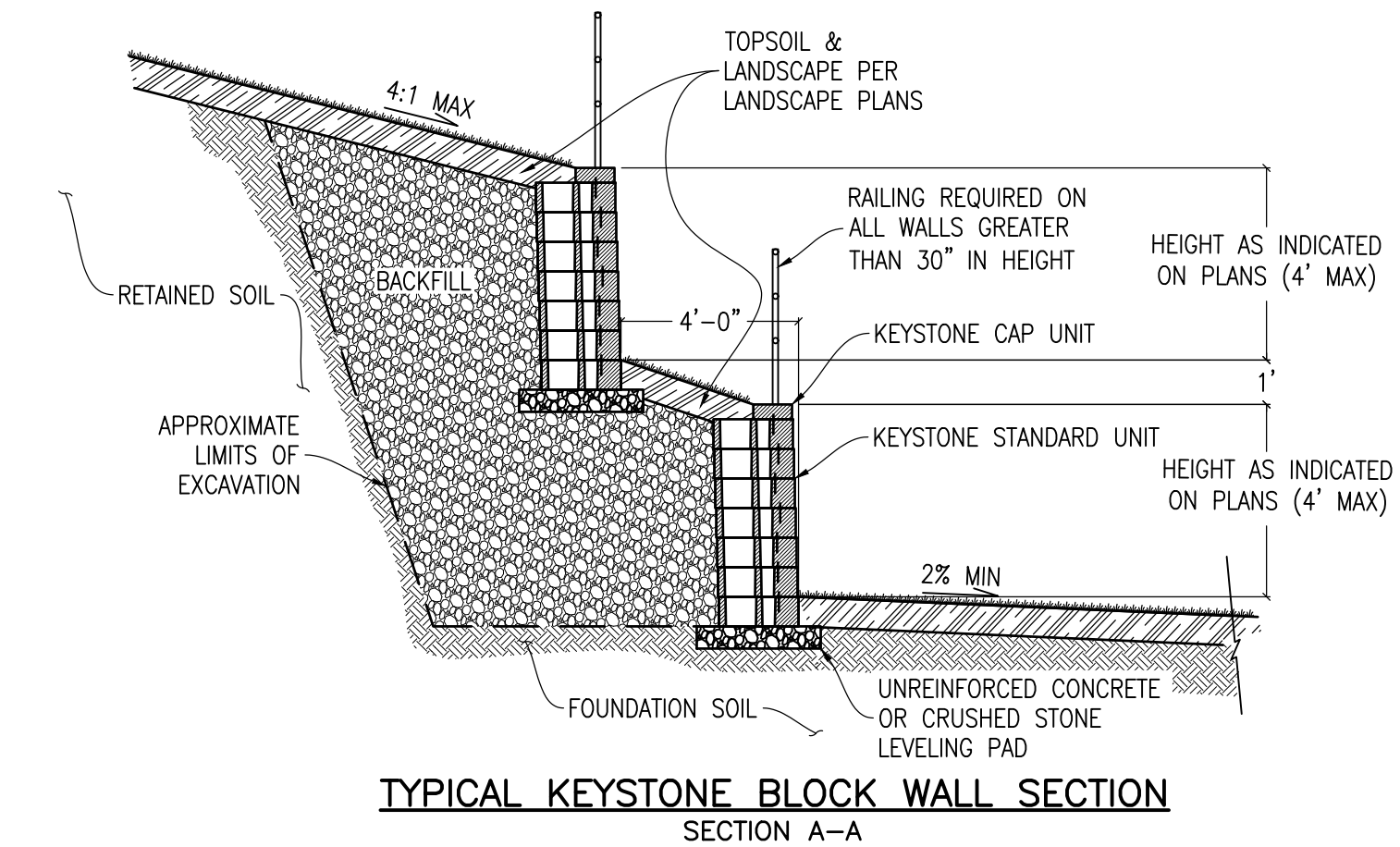
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The RAL colors approved by Xcel Energy are shown below:

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Dark Bronze (RAL 8019)	
Dark Grey (RAL 7039)	
Light Grey (RAL 7047)	

XCEL ARMS @ AURORA PARKWAY



TYPICAL KEYSTONE BLOCK WALL SECTION
SECTION A-A

NOTES

1. EXPOSED WALL HEIGHT FOR INDIVIDUAL WALLS SHALL NOT EXCEED 4'.
2. EXPOSED WALL HEIGHT GREATER THAN 30" WILL REQUIRE RAILINGS OR BARRIERS.
3. FOUNDATION, BACKFILL, AND GRID DEPTHS PER DESIGN / BUILD CONTRACTOR AND MANUFACTURER'S REQUIREMENTS.
4. WALL DESIGN TO BE SUBMITTED TO AND APPROVED BY CITY OF AURORA PRIOR TO CONSTRUCTION.
5. REFER TO SECTION 4.02.7.08.1 AND 4.02.7.08.2 OF THE ROADWAY MANUAL FOR STRUCTURAL OR GLOBAL STABILITY ANALYSIS THAT ARE REQUIRED TO BE SUBMITTED WITH THE CIVIL PLANS.

PRAIRIE POINT

STREET LIGHTING - AURORA PARKWAY

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

The fixtures and pole shall match COA standards:

https://cdnsnm5-hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Code%20&%20Rules/Design%20Standard/Engineering%20Design%20Standard/LightingEquipment.pdf

POLE:

- NAME: SUBLIMATION, STEEL POST (ANCHOR BASE COVER INCLUDED)
- MODEL #: **TBD**
- MANUFACTURER: RAGNI LIGHTING
- SUPPLIER: THE MH COMPANIES
- CONTACT: LK ASSENMACHER
lassenmacher@mhlighting.com
- COLOR: WALNUT
- LEAD TIME: 16-20 WEEKS

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

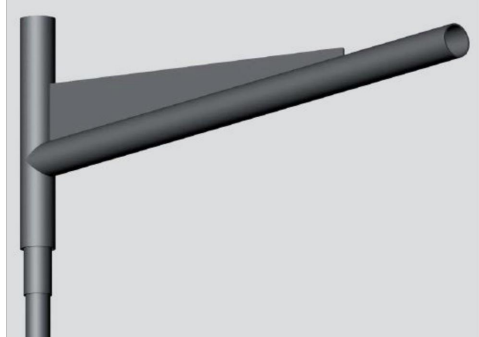


COMMUNITY STREETS - LIGHT POST

PRAIRIE POINT

STREET LIGHTING - COMMUNITY STREETS

THIS SHEET HAS BEEN REMOVED. THE RETAINING WALL DETAIL HAS BEEN MOVED TO SHEET 3.



**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

COMMUNITY STREETS - FIXTURE & ARM

PRAIRIE POINT

STREET LIGHTING - COMMUNITY STREETS



- BOLLARD**
- NAME: UNSHIELDED BOLLARD WITH SAFETY GUARD
 - MODEL #: **TBD**
 - MANUFACTURER: BEGA LIGHTING
 - SUPPLIER: THE MH COMPANIES
 - CONTACT: LK ASSENMACHER
lassenmacher@mhlighting.com
 - COLOR: RAL 8019
 - LEAD TIME: **TBD**

Dark Bronze (RAL 8019)

--	--

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

COMMUNITY PARKS - BOLLARD

PRAIRIE POINT

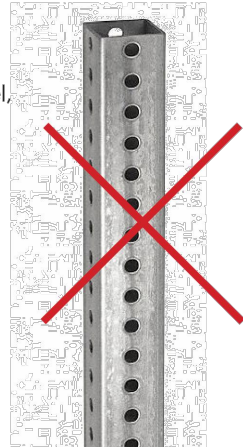
POCKET PARK BOLLARDS



POLE:

- NAME: SUBLIMATION, TAPERED SQUARE STEEL POST (ANCHOR BOLTS AND FULL BASE COVER INCLUDED)
- MODEL #: **TBD**
- MANUFACTURER: RAGNI LIGHTING
- SUPPLIER: THE MH COMPANIES
- CONTACT: LK ASSENMACHER
lassenmacher@mhlighting.com
- COLOR: WALNUT
- LEAD TIME: 16-20 WEEKS

DO NOT USE:
Square Sign Post, Steel, Silver, Galvanized



**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

COMMUNITY STREET SIGN POSTS

PRAIRIE POINT

STREET SIGNS- COMMUNITY STREETS



SIGN FRAME

- FRAME COLOR: RAL 8019

Dark Bronze (RAL 8019)

--	--

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

POLE:

- NAME: SUBLIMATION, TAPERED SQUARE STEEL POST (ANCHOR BOLTS AND FULL BASE COVER INCLUDED)
- MODEL #: **TBD**
- MANUFACTURER: RAGNI LIGHTING
- SUPPLIER: THE MH COMPANIES
- CONTACT: LK ASSENMACHER
lassenmacher@mhlighting.com
- COLOR: WALNUT
- LEAD TIME: 16-20 WEEKS

COMMUNITY SIGNS - PAINTED FRAME

PRAIRIE POINT

STREET SIGNS



STREET NAME SIGN

- FRAME COLOR: RAL 8019

Dark Bronze (RAL 8019)

--	--

**LIGHTING DESIGNER/ CIVIL ENGINEER IS RESPONSIBLE FOR FINAL MODEL NUMBER, AS IT APPLIES TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECS

POLE:

- NAME: SUBLIMATION, TAPERED SQUARE STEEL POST (ANCHOR BOLTS AND FULL BASE COVER INCLUDED)
- MODEL #: **TBD**
- MANUFACTURER: RAGNI LIGHTING
- SUPPLIER: THE MH COMPANIES
- CONTACT: LK ASSENMACHER
lassenmacher@mhlighting.com
- COLOR: WALNUT
- LEAD TIME: 16-20 WEEKS

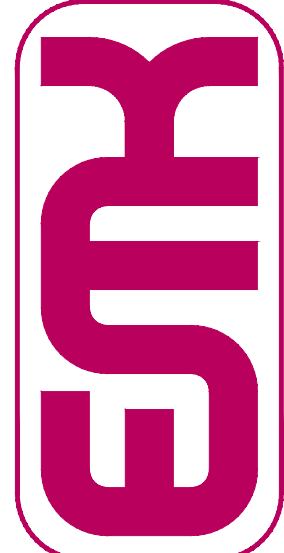
STREET NAMING SIGNS

PRAIRIE POINT

STREET SIGNS

NOTE: LIGHTING DETAILS ARE CONCEPTUAL. FINAL LIGHTING DETAILS TO BE IN CONFORMANCE WITH CITY OF AURORA STANDARDS AND SPECIFICATIONS.

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
WWW.EMKCONS.COM



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

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

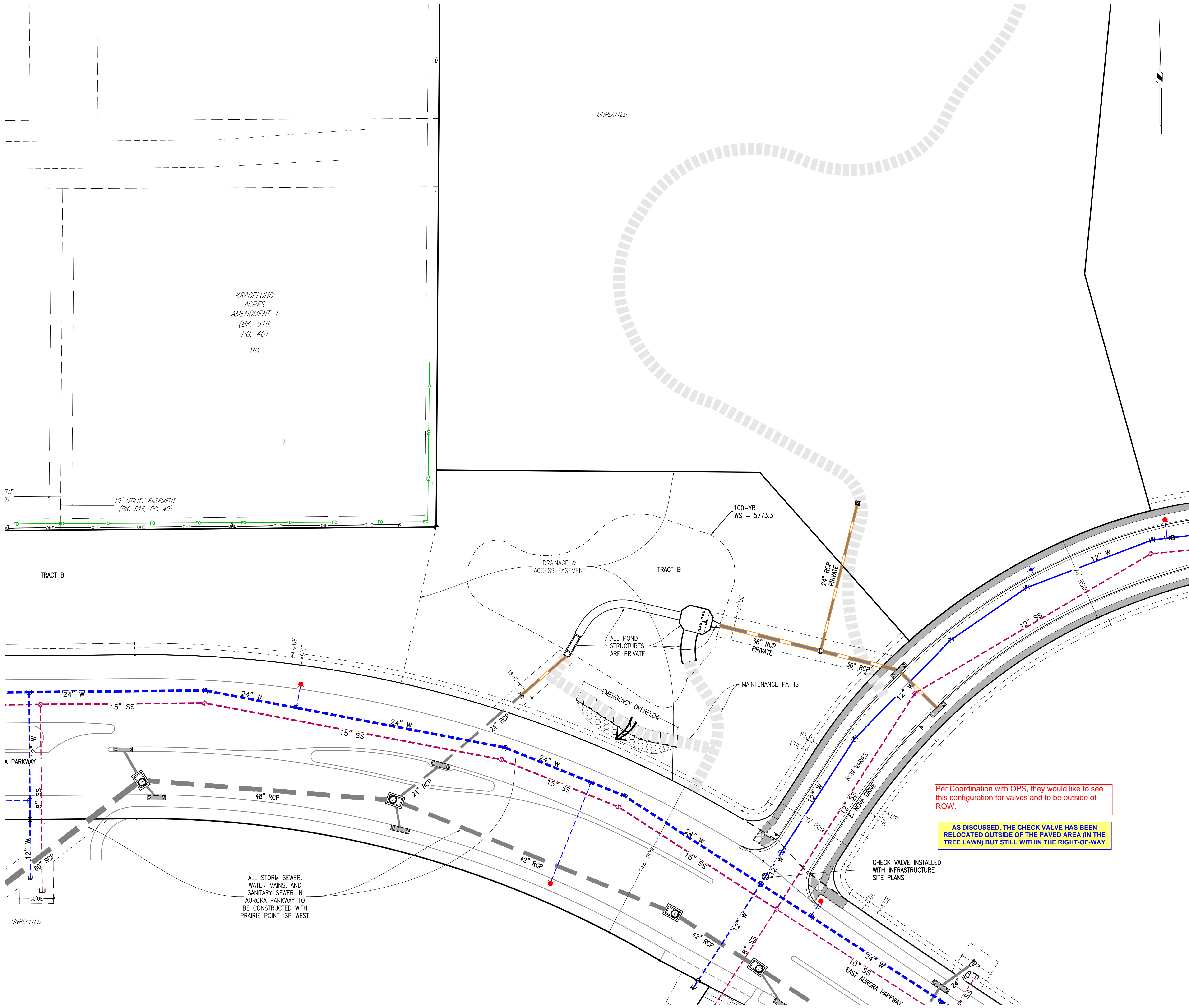
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FRA 210-060) CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST, WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W
NAD 88 ELEVATION 5861.04

REVISIONS

NO.	DESCRIPTION	DATE	BY

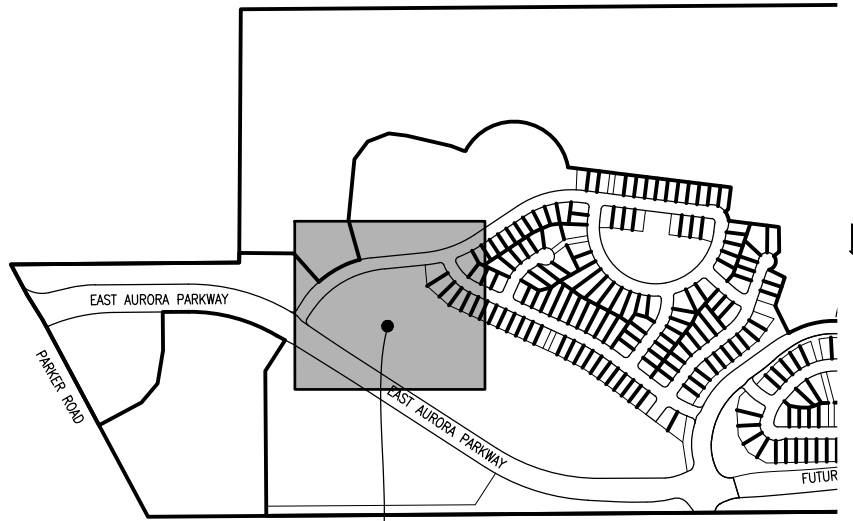
DESIGNED BY: JW	DATE: 03/29/2023
DRAWN BY: JS	JOB NO: 12187.62
CHECKED BY: BOW	SCALE: HORIZONTAL N/A
APPROVED BY: BOW	13 of 55

PRAIRIE POINT FILING 1
STREET LIGHTING, TRAFFIC SIGN, & RETAINING WALL DETAILS



SEE SHEET 17

KEY MAP
1"=1000'



THIS SHEET

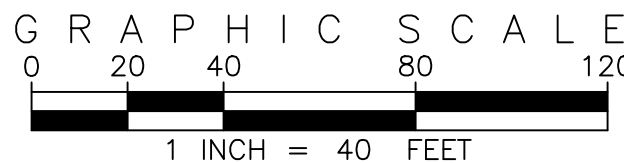
SITE PLAN LEGEND

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

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

Know what's below. Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 10 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W. NAD83 88 ELEVATION 5861.04



SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

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

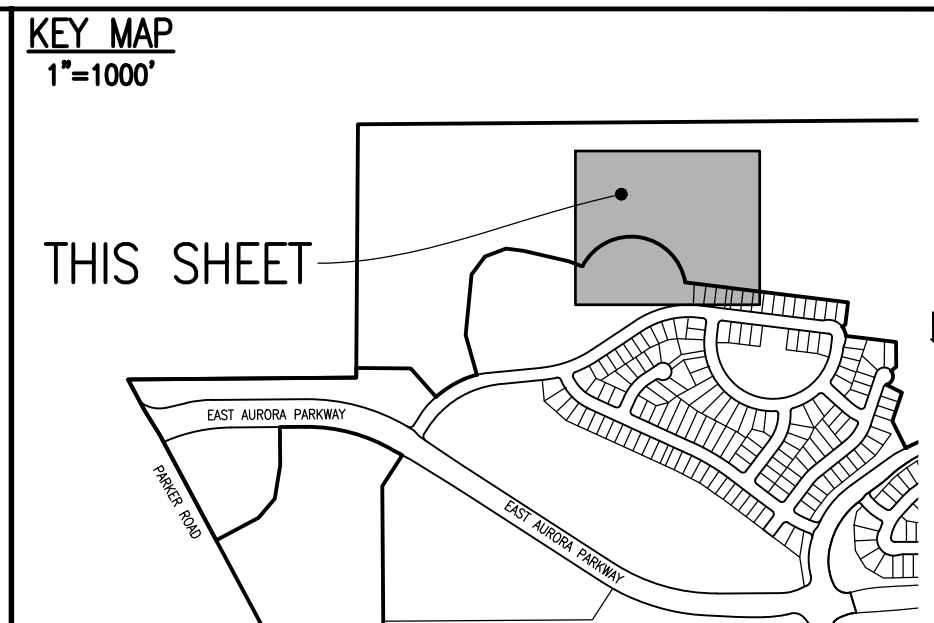
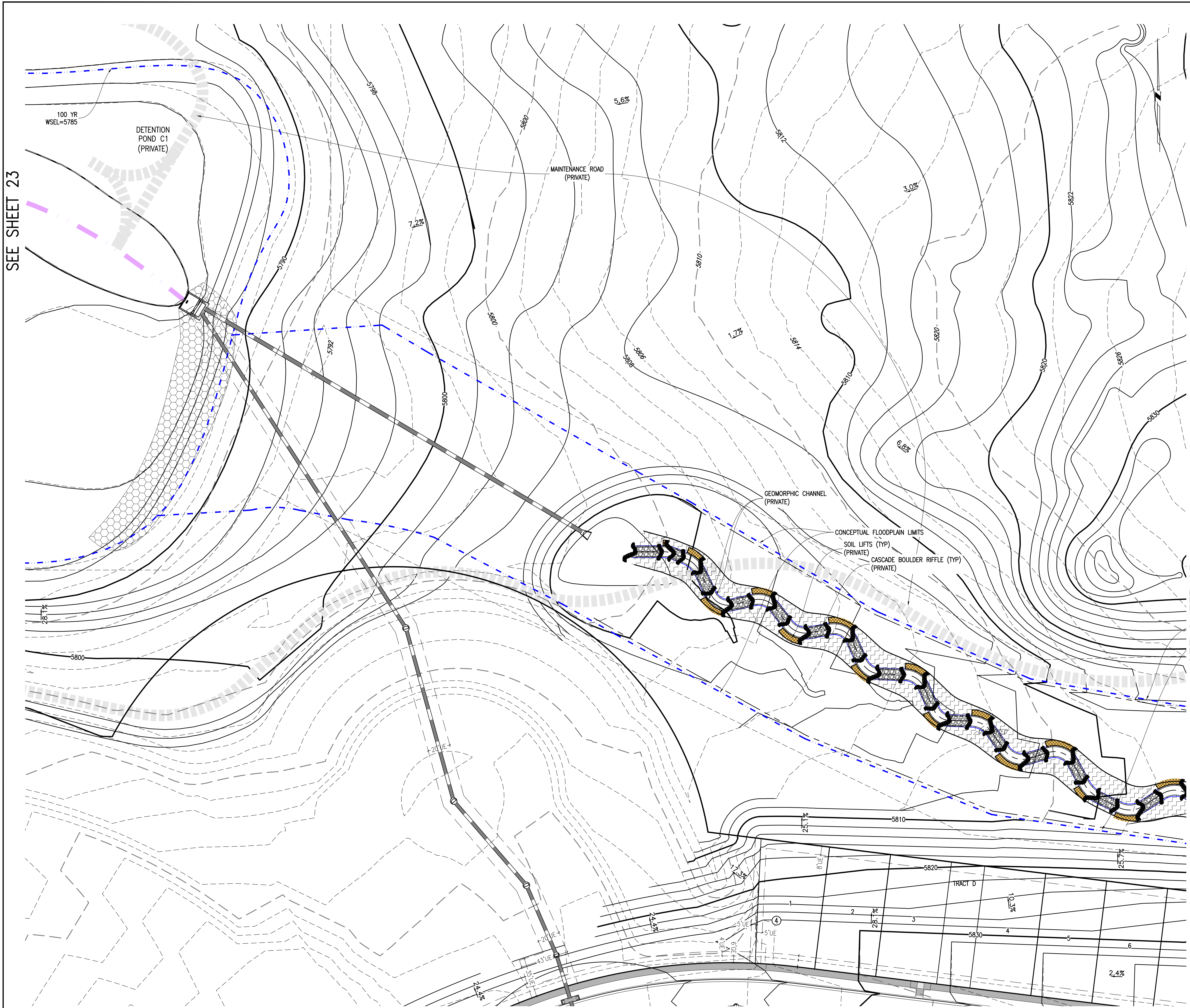
REVISIONS		DESIGNED BY:	DATE
NO.	DESCRIPTION		
		JW	

SEE SHEET 23

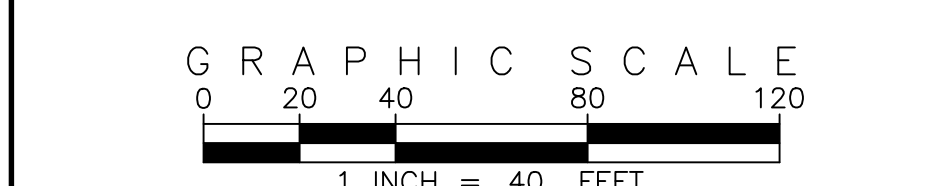
SEE SHEET 26

SEE SHEET 27

SEE SHEET 25



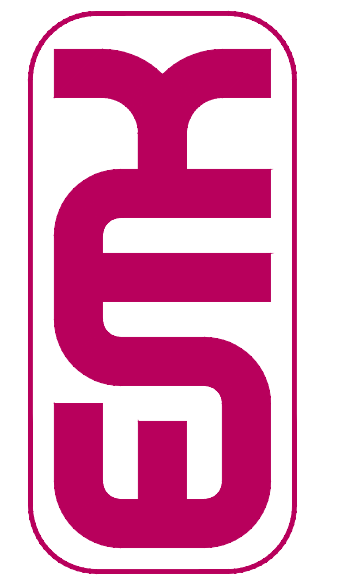
SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE,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



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

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

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
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7006 SOUTH ALTON WAY, BLDG. F
PENTENNIAL, COLORADO 80112-2019
(303)894-1520
www.EMKC.com



811

Know what's below.

Call before you dig.

BENCHMARK

CITY OF AURORA BENCHMARK 2583533C002 (FVA 7D-068)
APPROXIMATELY 13 INCH DEEP
APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE
EAST/WEST 3 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST
EAST 1/4 SECTION 33, T3S, R6E
NAVD 88 ELEVATION 5861.04

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

JOB	REVISIONS			DATE	BY
	NO.	DESCRIPTION			
DRAWN BY: JS	△				
CHECKED BY: BOM	△				
APPROVED BY: BOM	△				
	△				

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

DATE: 03/29/2023
JOB NO: 12187.62
SCALE
HORIZONTAL
1" = 40'
24 of 55

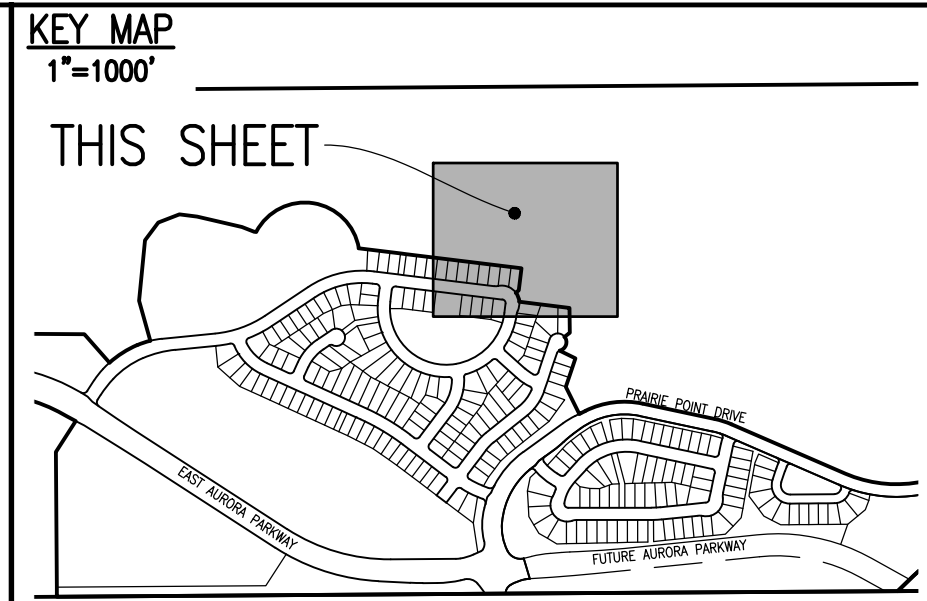
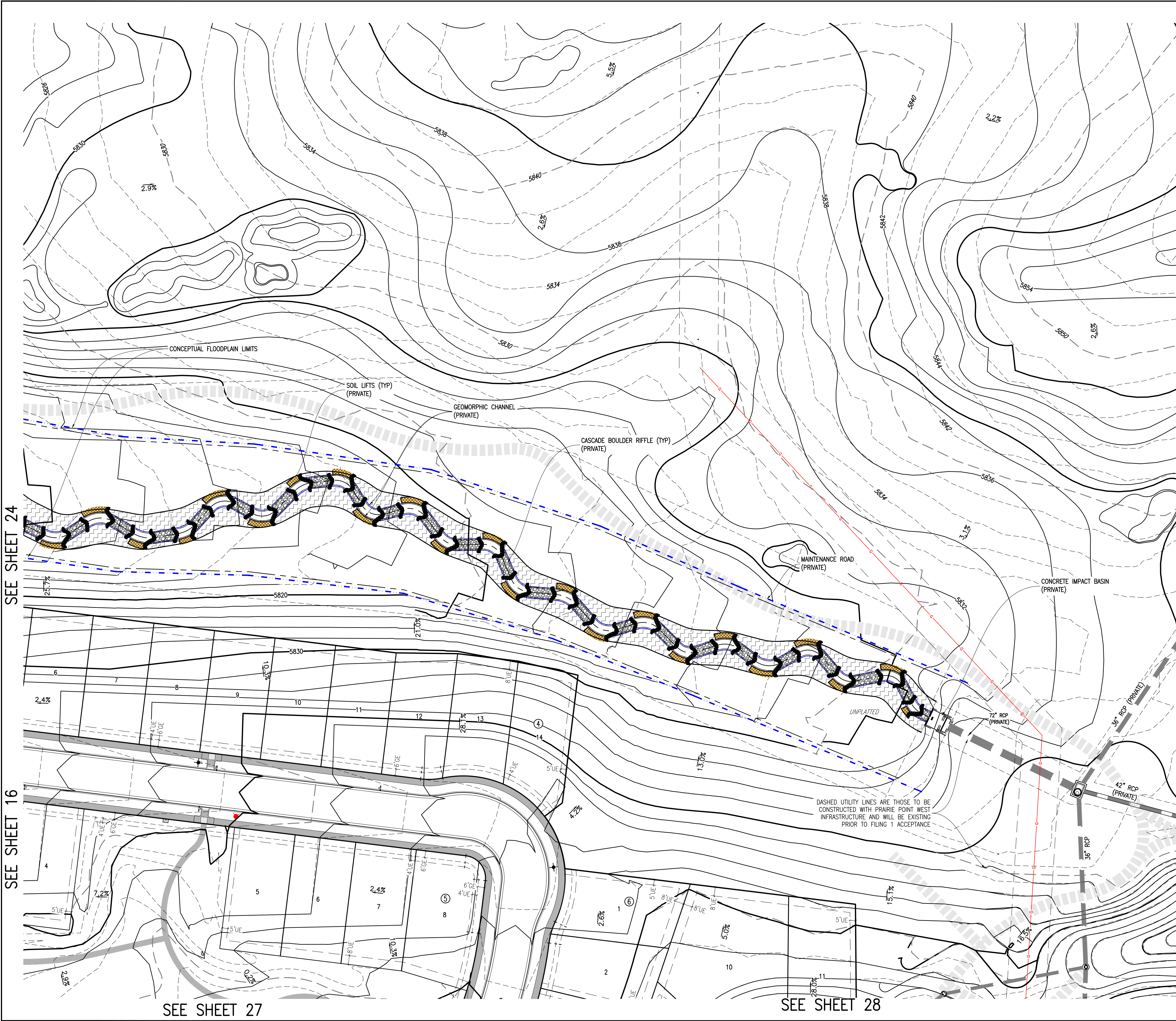
SEE SHEET 24

SEE SHEET 16

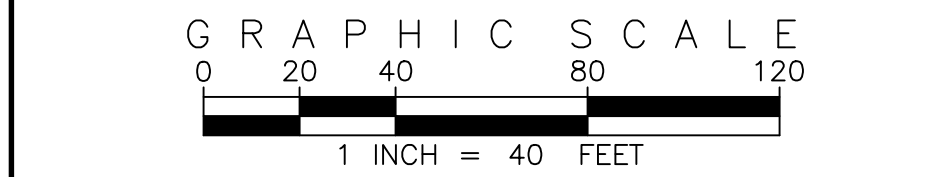
SEE SHEET 27

SEE SHEET 28

SEE SHEET ##



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



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

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

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WWW.EMKCO.EDU

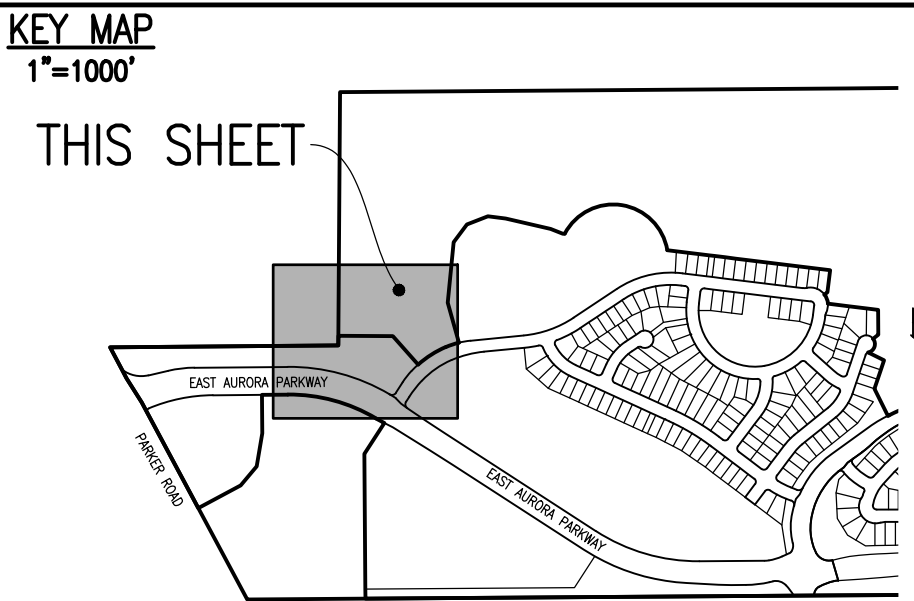
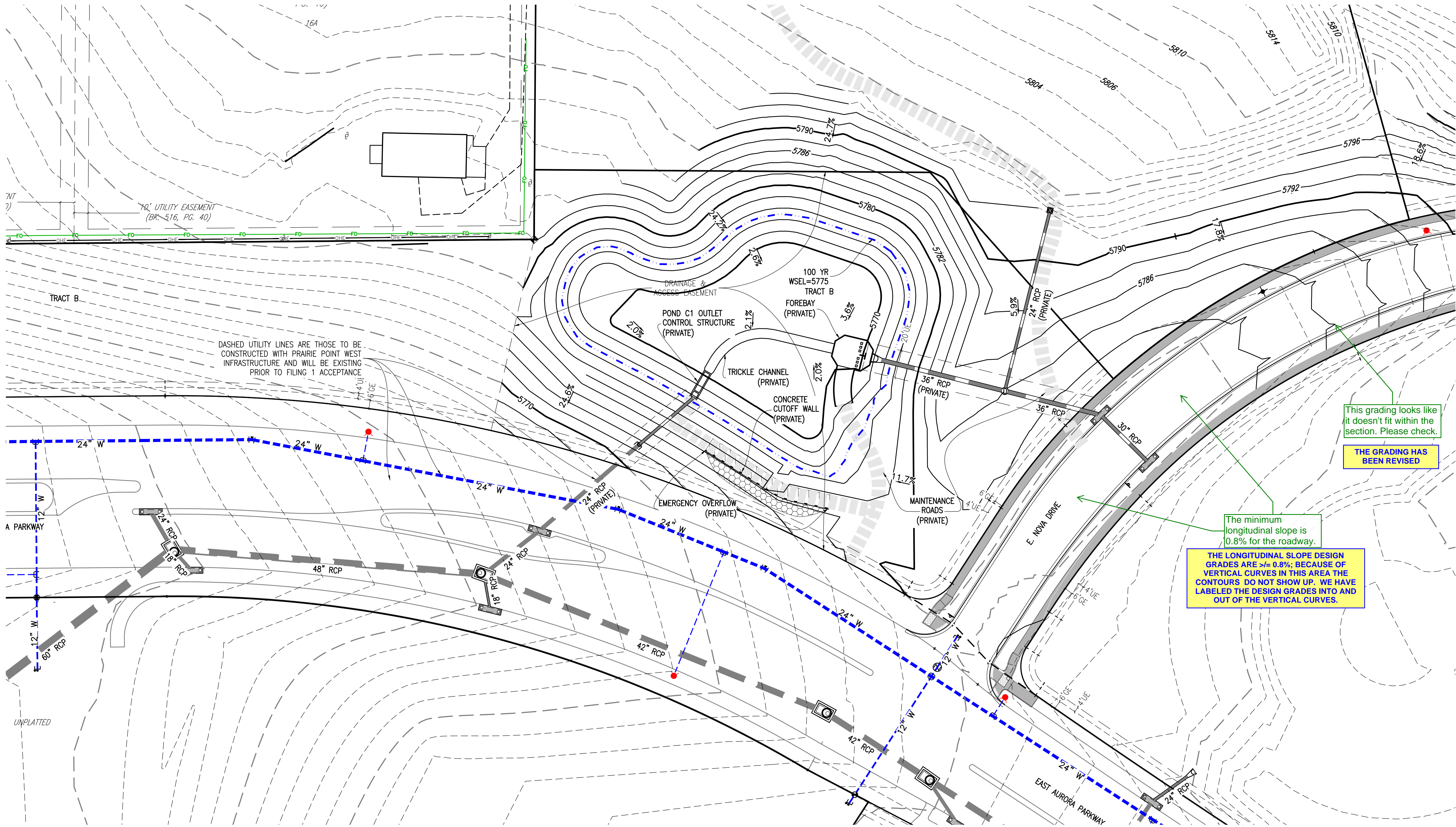
Know what's below.
Call before you dig.

VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
SCALE: 1" = 40'

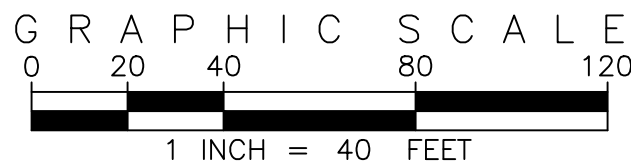
DESIGNED BY: JWM
DRAWN BY: JS
CHECKED BY: BOM
APPROVED BY: BOM

DATE: 03/29/2023
JOB NO: 12187.62
SCALE: HORIZONTAL
1" = 40'

25 of 55



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



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

SITE PLAN NOTES		
1.	DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.	
2.	MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.	
3.	ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.	
4.	ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.	
5.	TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.	
6.	ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS, INCLUDING FOREBAYS, OUTLET CONTROL STRUCTURES, AND OUTFALL PIPE ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.	
7.	ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.	
8.	STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.	
9.	INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.	
10.	FIRE HYDRANT LATERALS INCLUDE GATE VALVES, GENERALLY LOCATED FIVE FEET FROM THE MAIN LINE TEE. THE CIVIL PLANS ARE TO SHOW FIRE HYDRANT FLANGE ELEVATIONS. ALL FIRE HYDRANTS ARE TO BE IN LANDSCAPED AREAS.	
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KEY MAP
1"=1000'

THIS SHEET

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

Know what's below. Call before you dig.

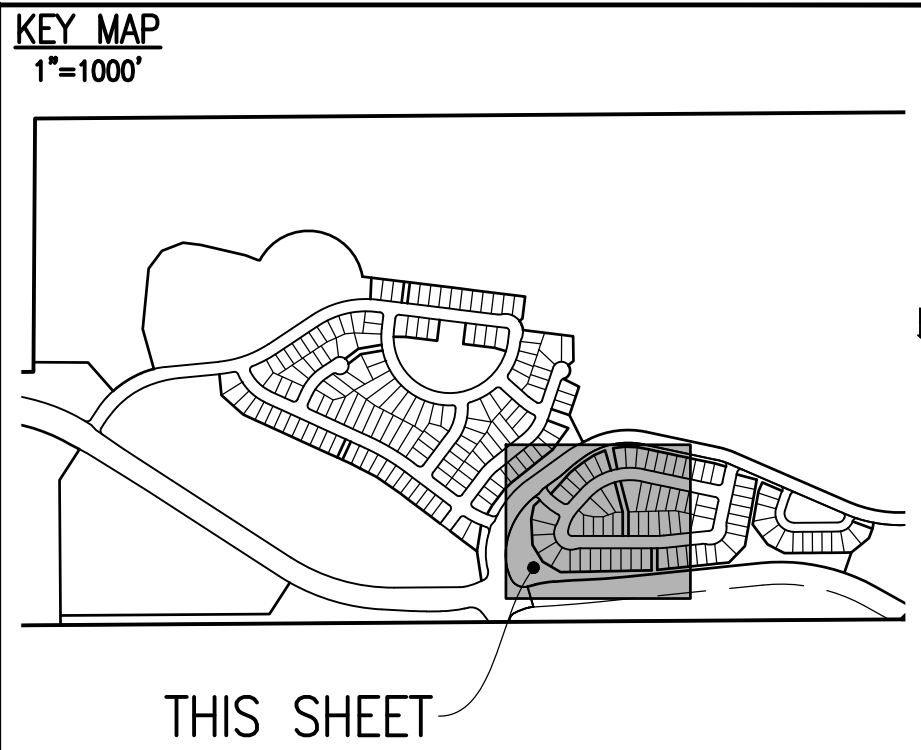
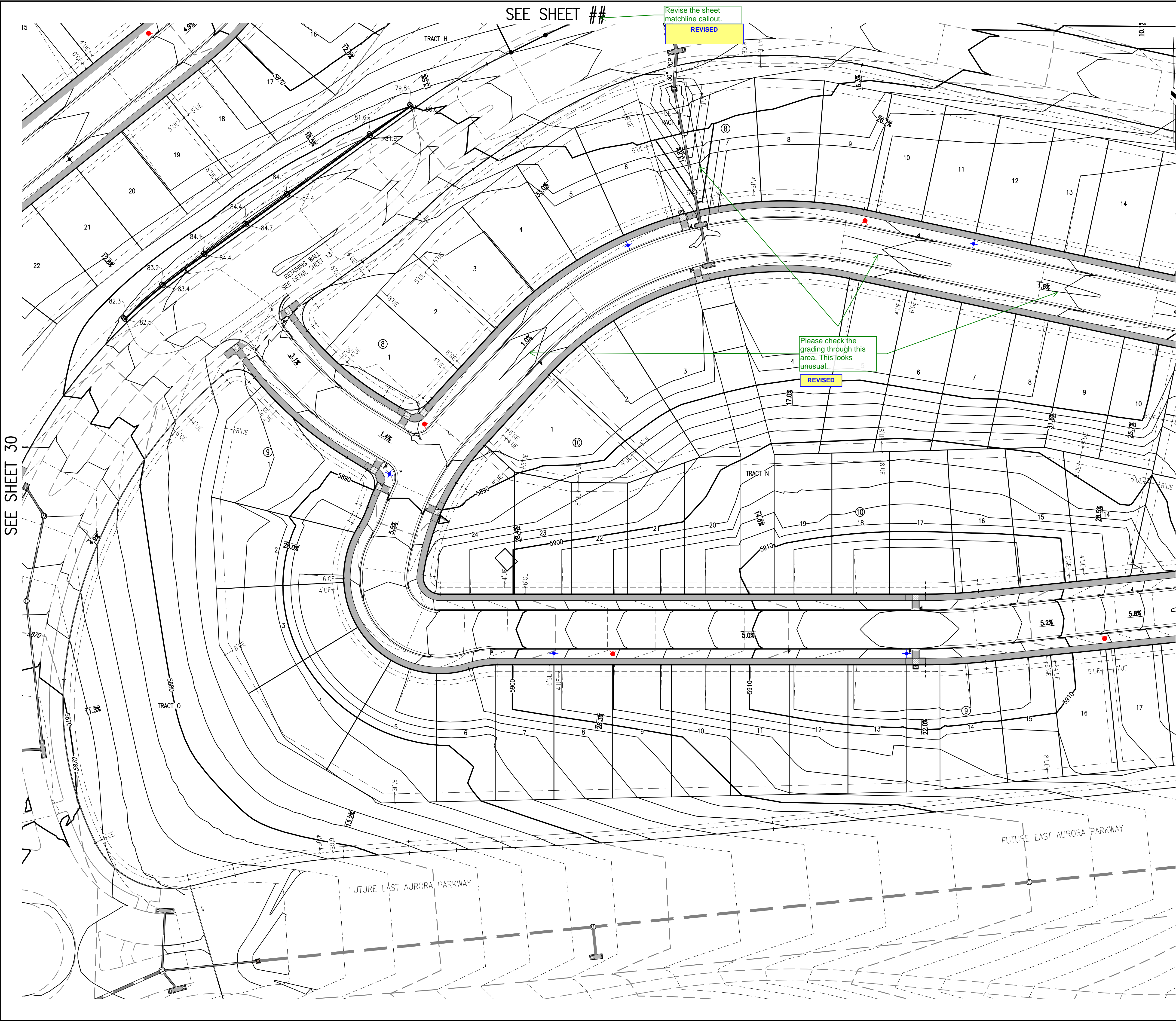
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. ELEVATION 5861.04. 100' WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W
NAD 88 ELEVATION 5861.04

REVISIONS

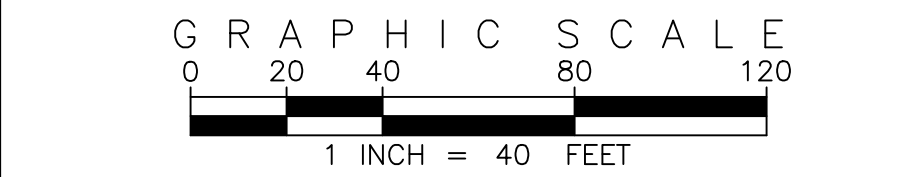
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DESIGNED BY: JWM
DRAWN BY: JS
CHECKED BY: BDM
APPROVED BY: BDM

DATE: 03/29/2023
JOB NO: 12187.62
SCALE
HORIZONTAL
1" = 40'
26 of 55



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



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

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

EMK CONSULTANTS, INC.
LAND DEVELOPING
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
WWW.EMK-CD.COM

EMK

Know what's below.
Call before you dig.

811

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

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

PRAIRIE POINT FILING 1

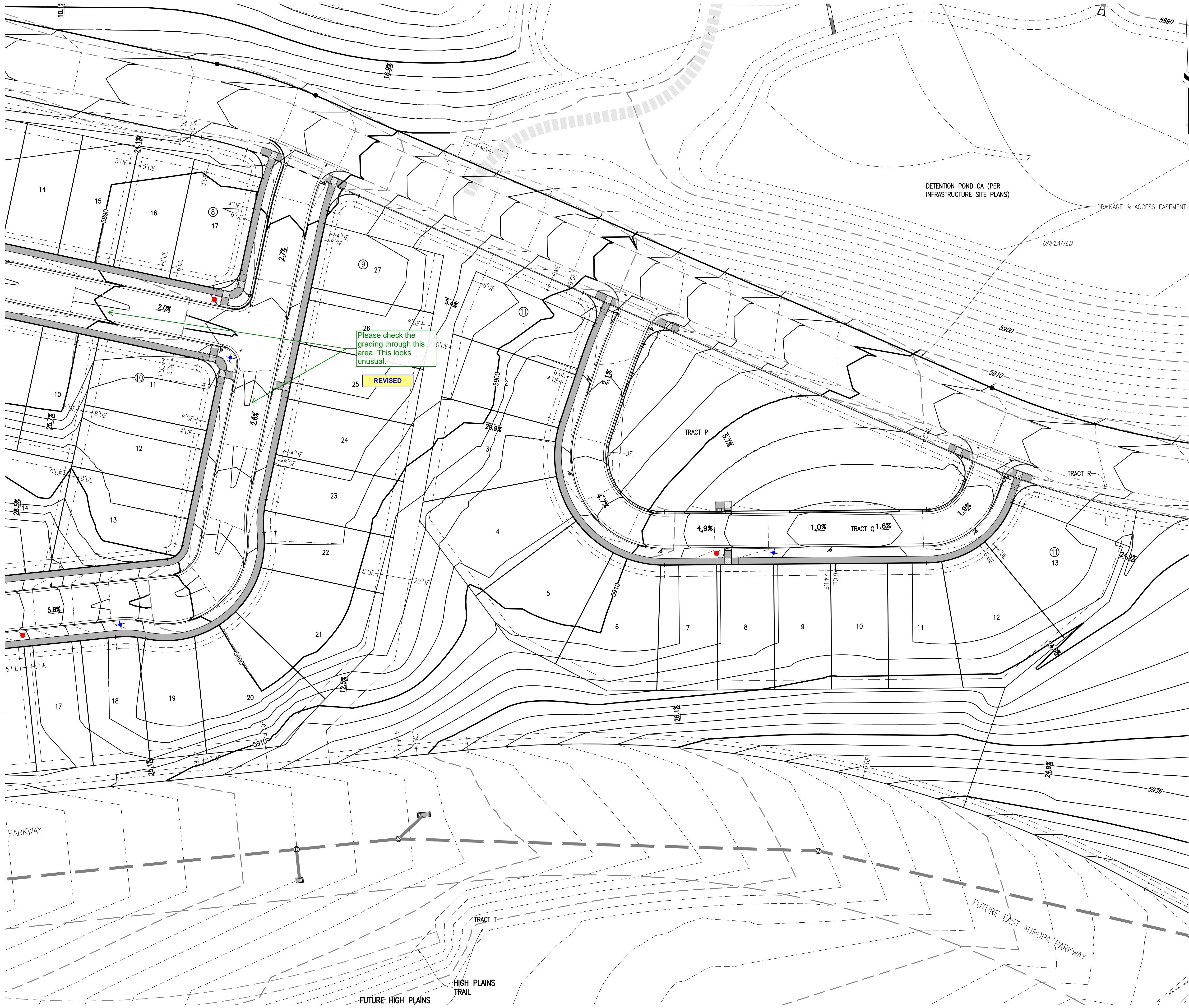
GRADING PLAN

DATE: 03/29/2023
JOB NO: 12187.62

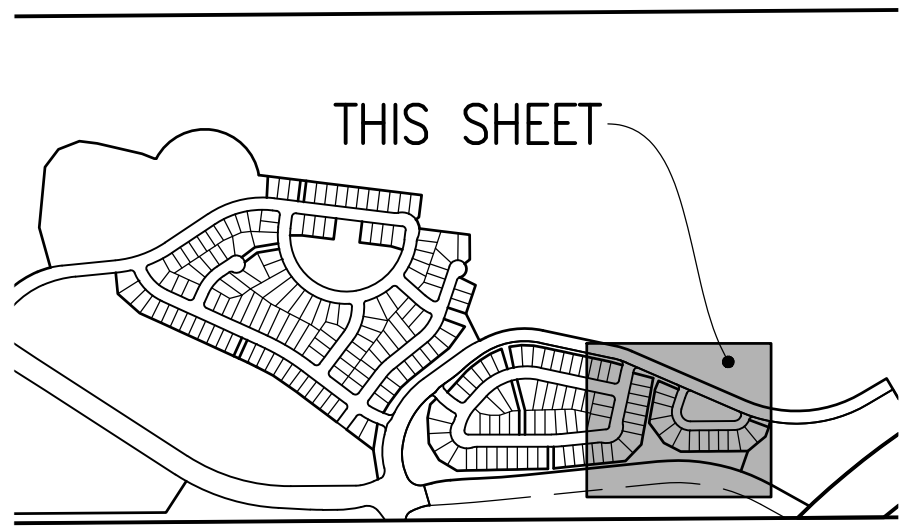
SCALE
HORIZONTAL
1" = 40'

31 of 55

SEE SHEET 31

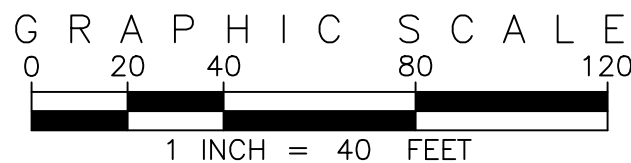


KEY MAP
1"=1000'



SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
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	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
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	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	



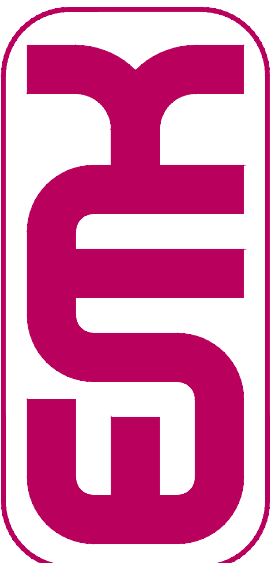
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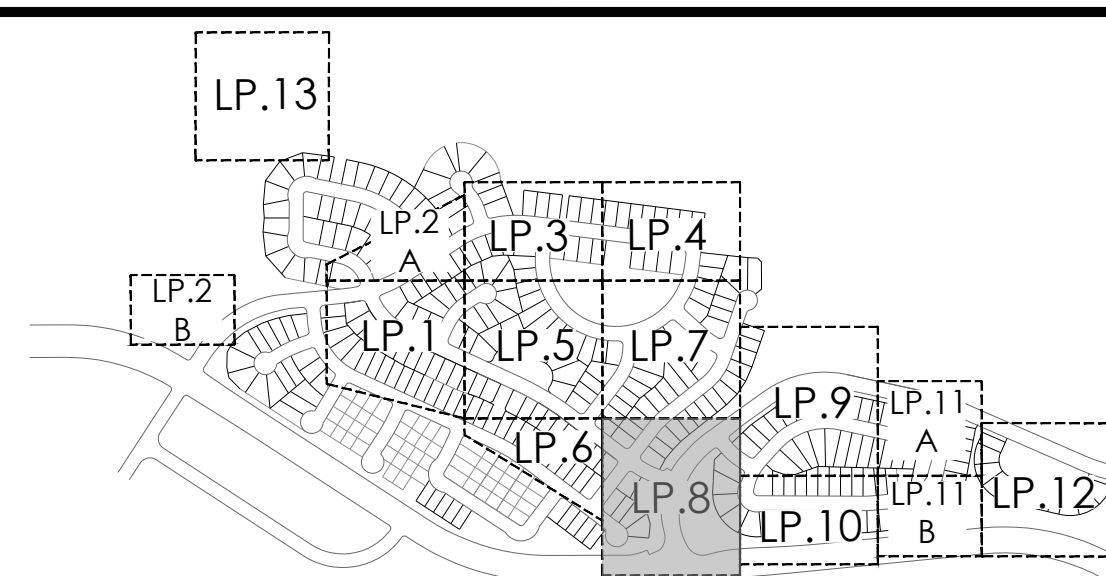
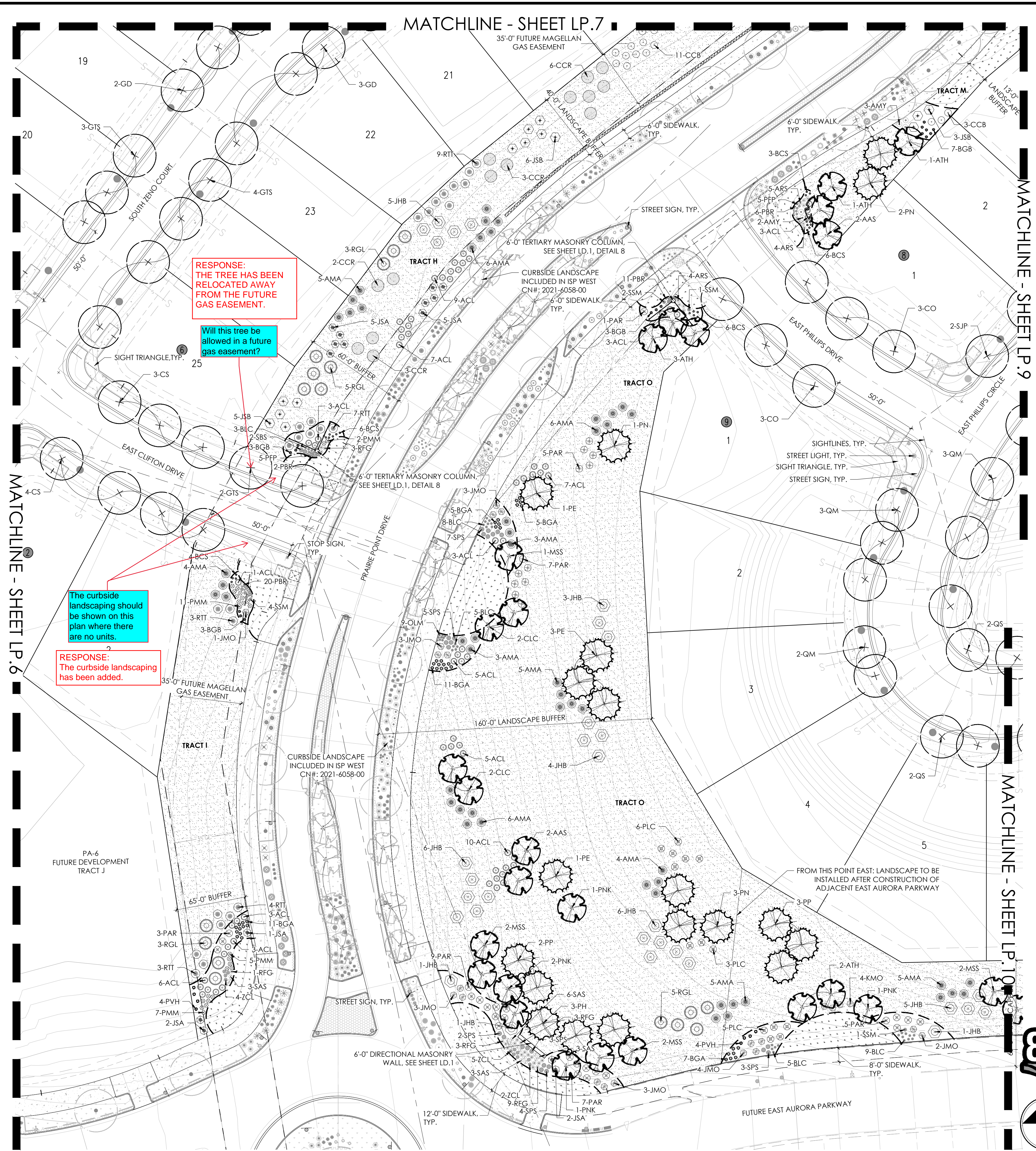
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PRAIRIE POINT FILING 1

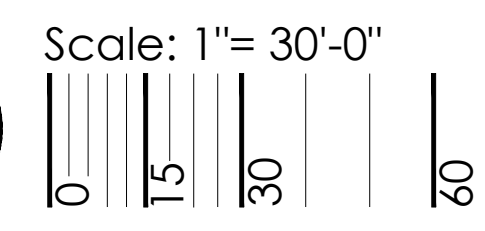
DATE: 03/29/2023
JOB NO: 12187.62

SCALE
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1" = 40'

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- ### LEGEND
- BUILDER TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - SHRUBS, GRASSES & PERENNIALS
 - STEEL EDGER
 - NATIVE SEED
 - LOW GROW NATIVE SEED
 - STREET LIGHT
 - FIRE HYDRANT
 - CONCRETE WALK, SEE CIVIL
- ### PLANT LEGEND
- | KEY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|------------------------------|--|-----------------------------------|------------|------|
| DECIDUOUS SHADE TREES | | | | |
| CO | CELTIS OCCIDENTALIS | HACKBERRY, WESTERN | 2.5' CAL | B&B |
| CS | CATALPA SPECIOSA | CATALPA, WESTERN | 2.5' CAL | B&B |
| GD | GYNOCLEADUS DIOICUS 'ESPRESSO' | KENTUCKY COFFEETREE, SEEDLESS | 2.5' CAL | B&B |
| GTI | GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' | HONEYLOCUST, IMPERIAL | 2.5' CAL | B&B |
| GTIS | GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' | HONEYLOCUST, SKYLINE | 2.5' CAL | B&B |
| QM | QUERCUS MACROCARPA | OAK, BUR | 2.5' CAL | B&B |
| QS | QUERCUS SHUMMARDI | OAK, SCHUMMARD | 2.5' CAL | B&B |
| SJF | 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 | SERVICEBERRY, SASKATOON | 2' CAL | B&B |
| ATH | ACER TATARICUM 'HOT WINGS' | MAPLE, HOT WINGS | 2' CAL | B&B |
| CLC | 'CRATAEGUS LAEVIGATA 'CRIMSON CLOUD' | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&B |
| MSS | MALUS 'SPRING SNOW' | CRABAPPLE, SPRING SNOW | 2' CAL | B&B |
| PNK | 'PRUNUS NIGRA 'PRINCESS KAY' | PRINCESS KAY PLUM | 6-8' MULTI | B&B |
| EVERGREEN TREES | | | | |
| PE | PINUS EDULIS | PINE, PINON | 6' HT | B&B |
| TH | PINUS HEDERIFOLIA (LEUCODERMIS) | PINE, BORNIA | 6' HT | B&B |
| PN | PINUS NIGRA | PINE, ALSTRIAN | 6' HT | B&B |
| PF | PINUS PONDEROSA | PINE, PONDEROSA | 6' HT | B&B |
| EVERGREEN SHRUBS | | | | |
| JCA | JUNIPERUS CHINENSIS 'ALPINE CARPET' | JUNIPER, ALPINE CARPET | #5 | CONL |
| JHB | JUNIPERUS HORIZONTALIS 'BAR HARBOUR' | JUNIPER, BAR HARBOUR | #5 | CONL |
| JHY | JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' | JUNIPER, ANDORRA YOUNGSTOWN | #5 | CONL |
| JA | JUNIPERUS SABINA 'ARCADEA' | JUNIPER, ARCADEA | #5 | CONL |
| JSB | JUNIPERUS SABINA 'BROADMOOR' | JUNIPER, BROADMOOR | #5 | CONL |
| JMO | JUNIPERUS X MEDIA 'OLD GOLD' | JUNIPER, OLD GOLD | #5 | CONL |
| PMW | PINUS MUGO 'WHITE BUD' | PINE, WHITE BUD MUGO | #5 | CONL |
| PM | PINUS MUGO 'MOPS' | PINE, DWARF MUGO | #5 | CONL |
| DECIDUOUS SHRUBS | | | | |
| AAB | ARONIA ARBURTULA 'BRILLANTISSIMA' | CHOKERRY, BRILLIANT RED | #5 | CONL |
| ACL | AMORPHIA CANESCENS | LEADPLANT | #5 | CONL |
| ACS | ARTEMISIA CANA | SILVER SAGEBRUSH | #5 | CONL |
| AMA | ARONIA MELANOCARPA 'AUTUMN MAGIC' | CHOKERRY, AUTUMN MAGIC BLACK | #5 | CONL |
| ARS | ARTEMISIA FILIFOLIA | SAGEBRUSH, SAND | #5 | CONL |
| CCB | 'CARYOPHTERIS X CLANDONENSIS 'BLUE MIST' | SPIREEA, BLUE MIST | #5 | CONL |
| CCR | COTINUS COGGYGRIA 'ROYAL PURPLE' | ROYAL PURPLE SMOKE TREE | #5 | CONL |
| CMF | CHAMAEBATARIA MELLEIFOLIA | FERNBUSH | #5 | CONL |
| ENG | ERIC ARNERIA NAUSEOSA 'SP. NAUSEOSA VAR. GLABRAIA' | ERABBITBUSH, TALL GREEN | #5 | CONL |
| FPF | FORESTIERA PUBESCENS VAR. PUBESCENS | NEW MEXICO PRIVET | #5 | CONL |
| AS | PEROVSKIA ATRIPICIFOLIA | SAGE, RUSSIAN | #5 | CONL |
| PLC | PHILADELPHUS LEWISII 'CHYENNE' | MOCKORANGE, CHYENNE | #5 | CONL |
| FRB | FRAXINUS BESSEYI 'PAW NEE BUTTES' | SILVER SALVIA | #5 | CONL |
| RTT | RHUS TRILOBATA | SUMAC, THREE-LEAF | #5 | CONL |
| RGL | RHUS GLABRA 'LACINIAL' | CUTLEAF SMOOTH SUMAC | #5 | CONL |
| RRL | RIBES RUBRUM 'RED LAKE' | CURRENT, RED LAKE | #5 | CONL |
| PERENNIALS | | | | |
| AMH | ACHILLEA MILLEFOLIUM 'HEIDI' | YARROW, COMMON RED | #1 | CONL |
| AMT | ACHILLEA MILLEFOLIUM 'TERRA COTTA' | YARROW, TERRA COTTA | #1 | CONL |
| AMY | ACHILLEA MILLEFOLIUM 'MOONSHINE' | YARROW, MOONSHINE | #1 | CONL |
| ARD | AGASTACHE CANA 'DOUBLE BUBBLEMINT' | HYSSOP, DOUBLE BUBBLEMINT | #1 | CONL |
| ARS | AGASTACHE RUPESTRIS | HYSSOP, SUNSET | #1 | CONL |
| AJC | ANEMONA JONQUII | COLORADO DESERT BLUE STAR | #1 | CONL |
| BLC | BERLANDIERA LYRATA | CHOCOLATE FLOWER | #1 | CONL |
| ECR | ECHINOPSIS RITRO | GLOBE THISTLE | #1 | CONL |
| KSE | 'KNIPHOFIA STARK'S EARLY HYBRID' | TORCH LILY 'STARK'S EARLY HYBRID' | #1 | CONL |
| OLM | OSTEOSPERMUM LAVENDER MIST 'TIGER' | DARK LAVENDER MIST | #1 | CONL |
| FSR | PENSTEMON BARBATUS 'RONDO' | PENSTEMON, RONDO | #1 | CONL |
| PPF | PENSTEMON FRUITICOSUS 'PURPLE HAZE' | PENSTEMON, PURPLE HAZE | #1 | CONL |
| RFG | RUDIBECKIA FULGIDA 'GOLDSTORM' | BLACK-EYED SUSAN | #1 | CONL |
| SAS | SALVIA ARGENTEA | SILVER SALVIA | #1 | CONL |
| SGR | SALVIA GREGGII 'FURMAN'S RED' | FURMAN'S RED SALVIA | #1 | CONL |
| SSM | SALVIA NEMOROSA 'MAY NIGHT' | MAY NIGHT PURPLE SALVIA | #1 | CONL |
| SFS | SALVIA PACHYPHYLLA | SAGE, MOJAVE | #1 | CONL |
| ZCL | ZALUSCINERIA CALIFORNICA LAEVEFOLIA | HUMMINGBIRD FLOWER | #1 | CONL |
| ORNAMENTAL GRASSES | | | | |
| BCS | BOULEDOXIA CUNIPENDULA | SILVER GRAMA GRASS | #1 | CONL |
| BGB | BOULEDOXIA GRACILIS | BLUE GRAMA GRASS | #1 | CONL |
| BGA | BOULEDOXIA GRACILIS 'BLOND AMBITION PP 22048' | BLOND AMBITION GRAMA GRASS | #1 | CONL |
| SNI | SORGHASTRUM NUTANS | INDIAN GRASS | #1 | CONL |
| SHP | SPOROBOLUS HETEROCOLEPS | PRAIRIE DROPSEED GRASS | #1 | CONL |
| SWG | SPOROBOLUS WIESEI | GIANT SACKATON GRASS | #1 | CONL |
| PVH | 'Panicum VIRGATUM 'HEAVY METAL' | HEAVY METAL SWITCH GRASS | #1 | CONL |



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

NOT FOR CONSTRUCTION

terracedesign

10200 E. Grand Ave., Ste A-314
Denver, CO 80231
PH: 303.632.6667

PROJECT NAME

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

SHEET TITLE

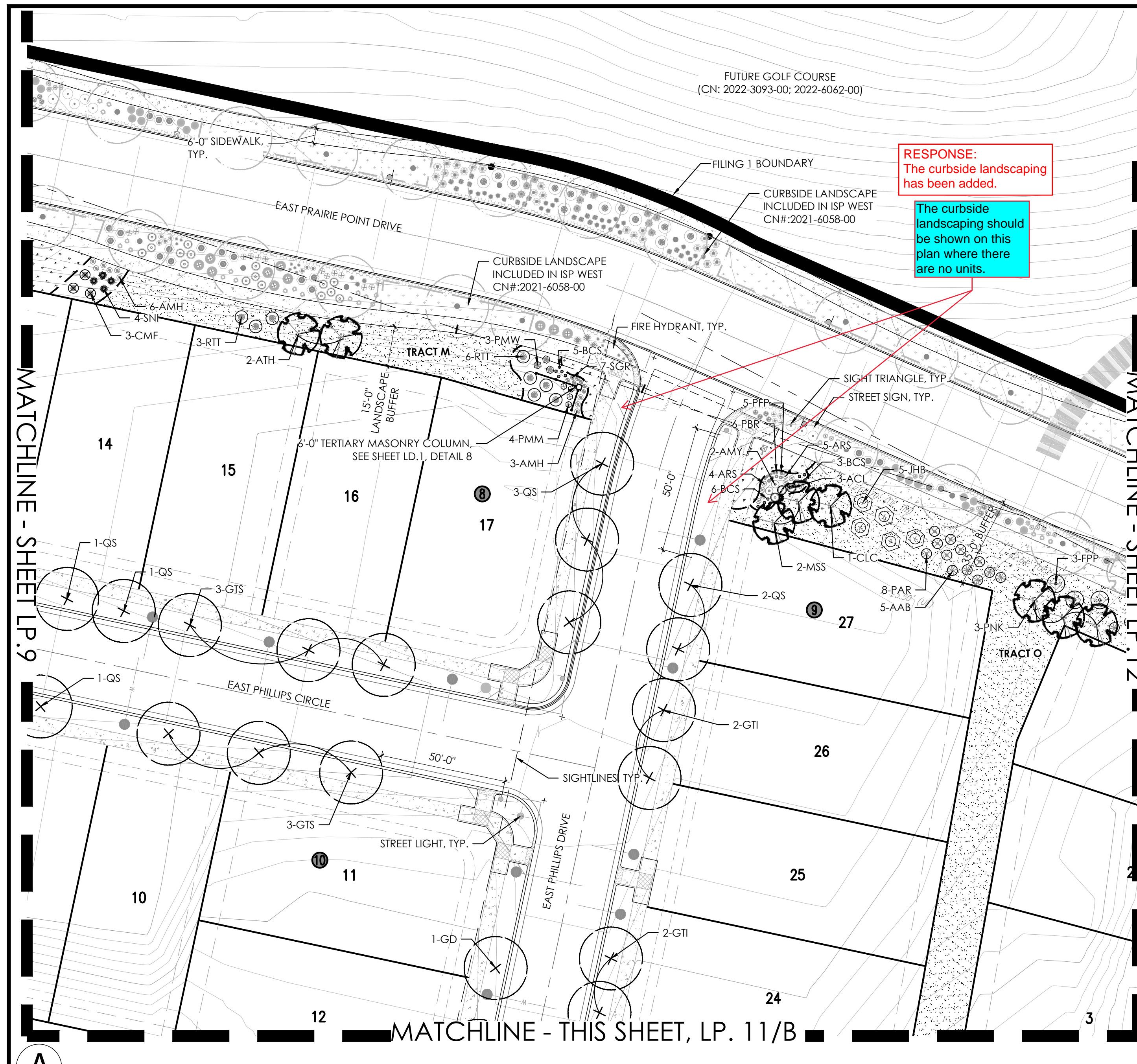
LANDSCAPE
PLANS

SHEET NUMBER

LP.8

SHEET 42









March 31, 2023

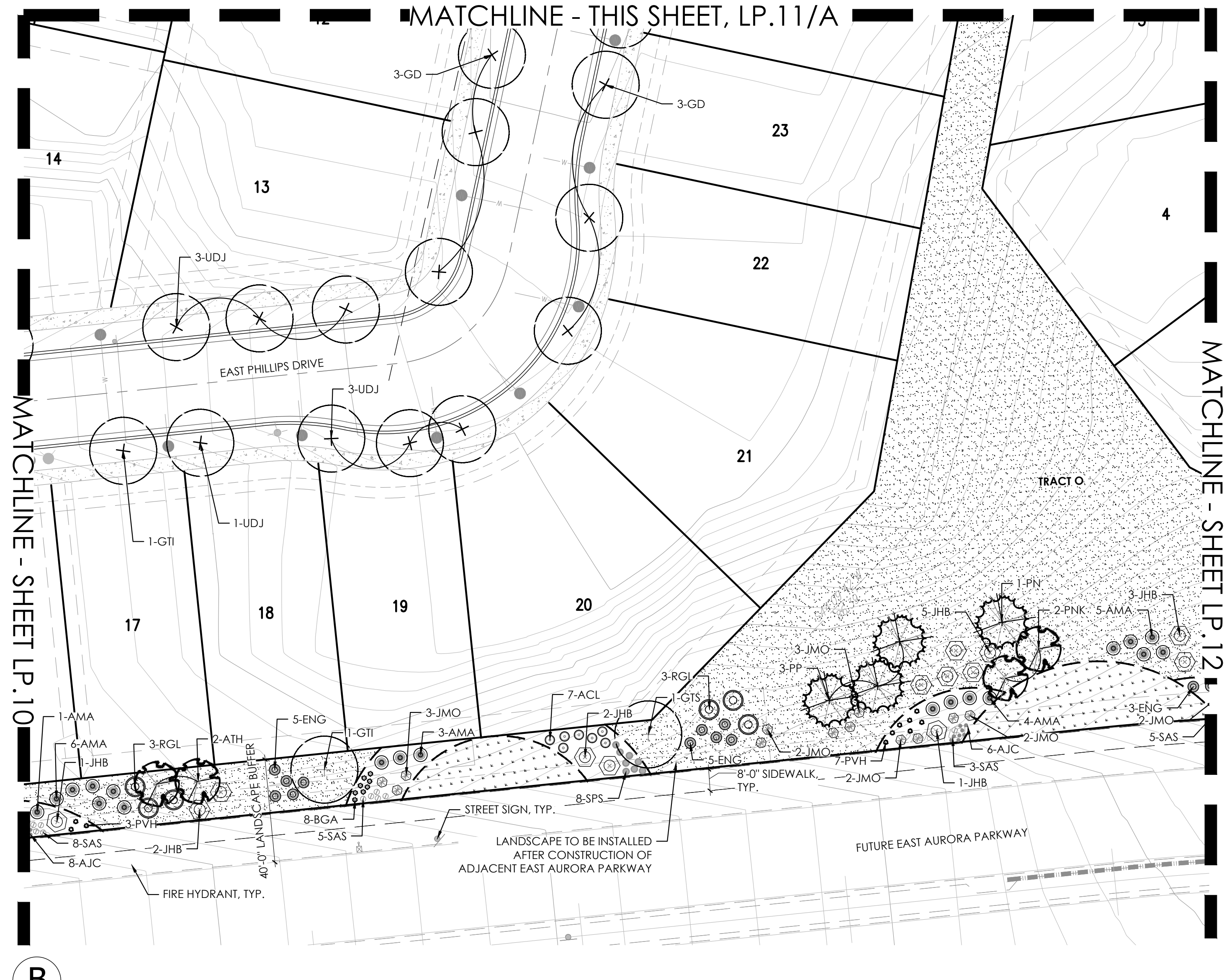
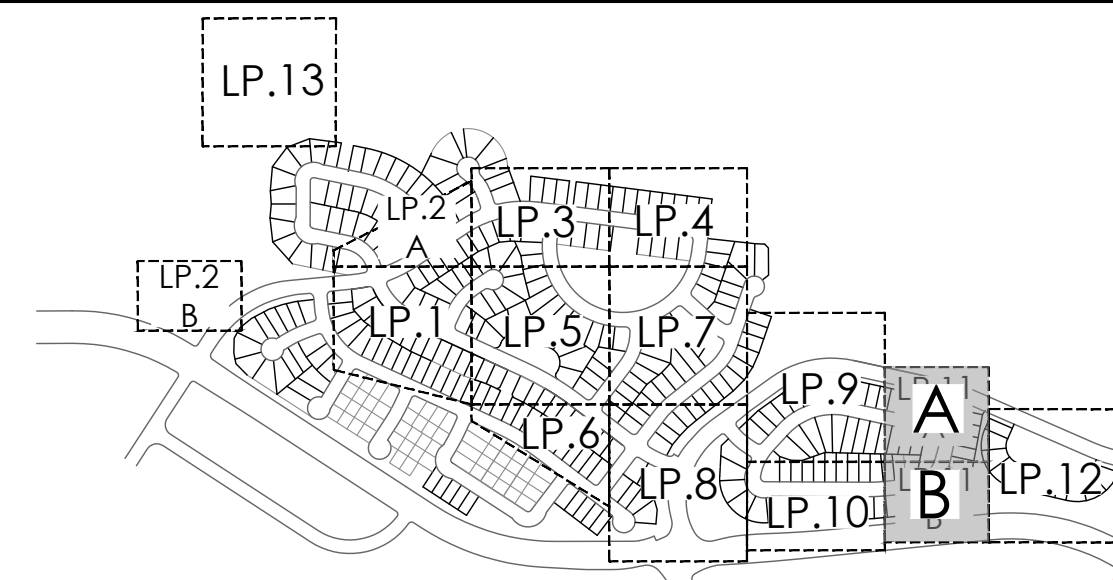


PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERENNIALS		
DECIDUOUS SHADE TREES						
CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B	ACHILLEA MILLEFOLIUM 'HEDI'	YARROW, COMMON RED	#1 CONT.
CORYLUS COLORATA	BLACKBERRY, WESTERN	2.5' CAL	B&B	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1 CONT.
EMMENANTHE GLENNII 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B	AGASTACHE 'CANA DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1 CONT.
GLETTISIA IRACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1 CONT.
GLETTISIA IRACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B	AGASTACHE 'RUFESTIS'	HYSSOP, SUNSET	#1 CONT.
QUERCUS 'SHUMWARD'	OAK, SHUMWARD	2.5' CAL	B&B	AMONIA JONESII	COLORADO DESERT BLUE STAR	#1 CONT.
SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B	BERLANDIERA LAIRA	CHOCOLATE FLOWER	#1 CONT.
				ERIOGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1 CONT.
ORNAMENTAL TREES				GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1 CONT.
AMALANCHIER ALNIFOLIA	SERVICEBERRY, SAKATOON	2' CAL	B&B	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY 'STARK'S EARLY HYBRID'	#1 CONT.
ACER TAIAICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B	ONONCHITRIS MACROCROCARPA 'INCANA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1 CONT.
CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	WAXFLOWER, CRIMSON CLOUD	2' CAL	B&B	ONONCHITRIS SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1 CONT.
MAULS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B	OSTEOSPERMUM LAVENDER MIST 'POOLS'	SUN DASY, LAVENDER MIST	#1 CONT.
PRINUS NIGRA 'PRINCESS KAY'	PRINCESS KAY FIRM	6-8' MULTI	B&B	PENSTEMON GRANDIFOLIUS 'PRAIRIE JEWEL', P1015	PENSTEMON, PRAIRIE JEWEL	#1 CONT.
				PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1 CONT.
EVERGREEN TREES				RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.
PINUS EDULIS	PINE, PINON	6' HT	B&B	SALVIA ARGENTEA	SILVER SALVIA	#1 CONT.
PINUS HELDRECHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1 CONT.
PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B	SALVIA NIGROSCA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1 CONT.
PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B	SALVIA PACIFICAPULIA	SAGE, MO JAVE	#1 CONT.
				ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1 CONT.
EVERGREEN SHRUBS				ORNAMENTAL GRASSES		
JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1 CONT.
JUNIPERUS HORIZONTALIS 'DAVE HARBOUR'	JUNIPER, DAVE HARBOUR	#5	CONT.	BOULELOU CURTIPENDULA	SIDEOTS GRAMA GRASS	#1 CONT.
JUNIPERUS HORIZONTALIS 'WILTONI'	JUNIPER, WILTON CARPET	#5	CONT.	BOULELOU GRACILIS	BLUE GRAMA GRASS	#1 CONT.
JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDOKA YOUNGSTOWN	#5	CONT.	BOULELOU GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1 CONT.
JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.	SOPHOCLESTRAUTANTUS	INDIAN GRASS	#1 CONT.
JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#1 CONT.
JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1 CONT.
JUNIPERUS X PATERMARIA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1 CONT.
PINUS MUGO 'WHITE BLD'	PINE, WHITE BLD MUGO	#5	CONT.			
PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.			
DECIDUOUS SHRUBS						
ARONIA ARGENTEA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLANT	#5	CONT.			
AXONOPHA CANESCENS	LEAD PLANT	#5	CONT.			
AXONOPHA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.			
ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONT.			
ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.			
CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.			
CORNUS SERICEA 'ARCTIC FIRE'	DOGWOOD, ARCTIC FIRE	#5	CONT.			
CORNUS SERICEA 'FLAMINGAE'	DOGWOOD, YELLOWWING	#5	CONT.			
CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPirea, BLUE MIST	#5	CONT.			
CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	#5	CONT.			
ERIC AMERIA NAUSEOSA SP., NAUSEOSA VAR., GLABRATA	RABBITBUSH, TALL GREEN	#5	CONT.			
FALGUA PARDOXIA	APACHE PLUME	#5	CONT.			
PERICOMA ARIFOLIA	SAGE, RUSSIAN	#5	CONT.			
RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.			
RIBES RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#5	CONT.			

LEGEND

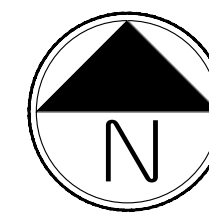
-  BUILDER TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  SHRUBS, GRASSES & PERENNIALS
-  STEEL EDGER
-  NATIVE SEED
-  LOW GROW NATIVE SEED
-  STREET LIGHT
-  FIRE HYDRANT
-  CONCRETE WALK, SEE CIVIL



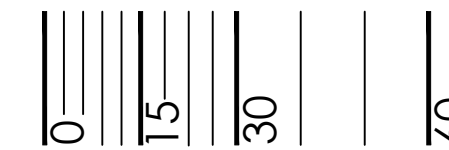
NOTE:
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT
TRIANGLE SHALL BE IN COMPLIANCE WITH COA
ROADWAY SPECIFICATIONS SECTION 4.04.2.10



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



Scale: 1"= 30'-0"



NOT FOR CONSTRUCTION

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

SHEET TITLE

LANDSCAPE
PLANS

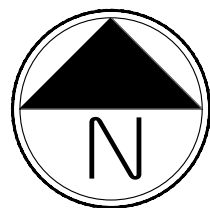
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SHEET 45

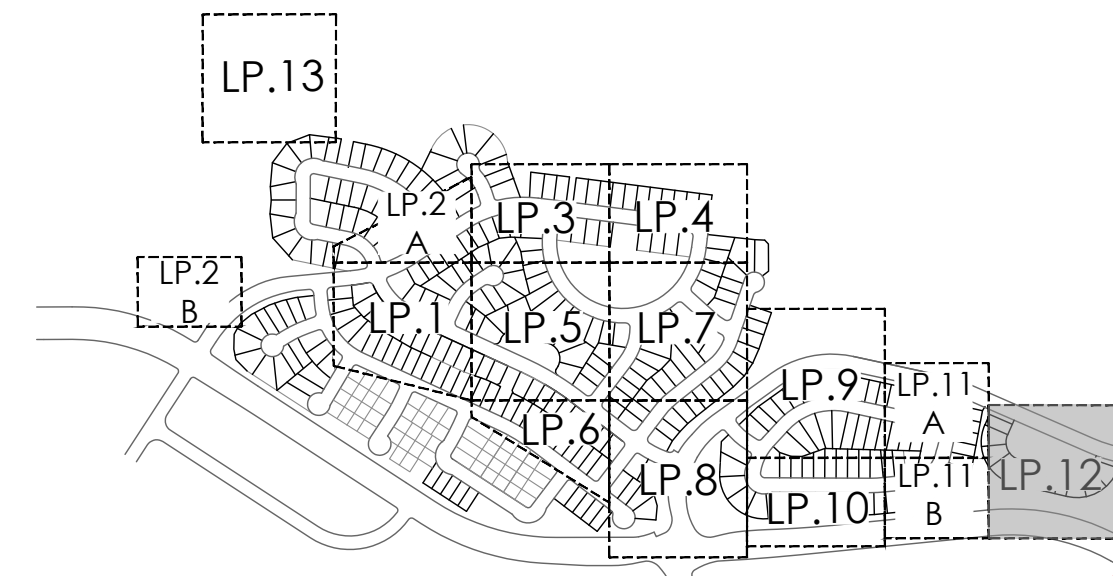
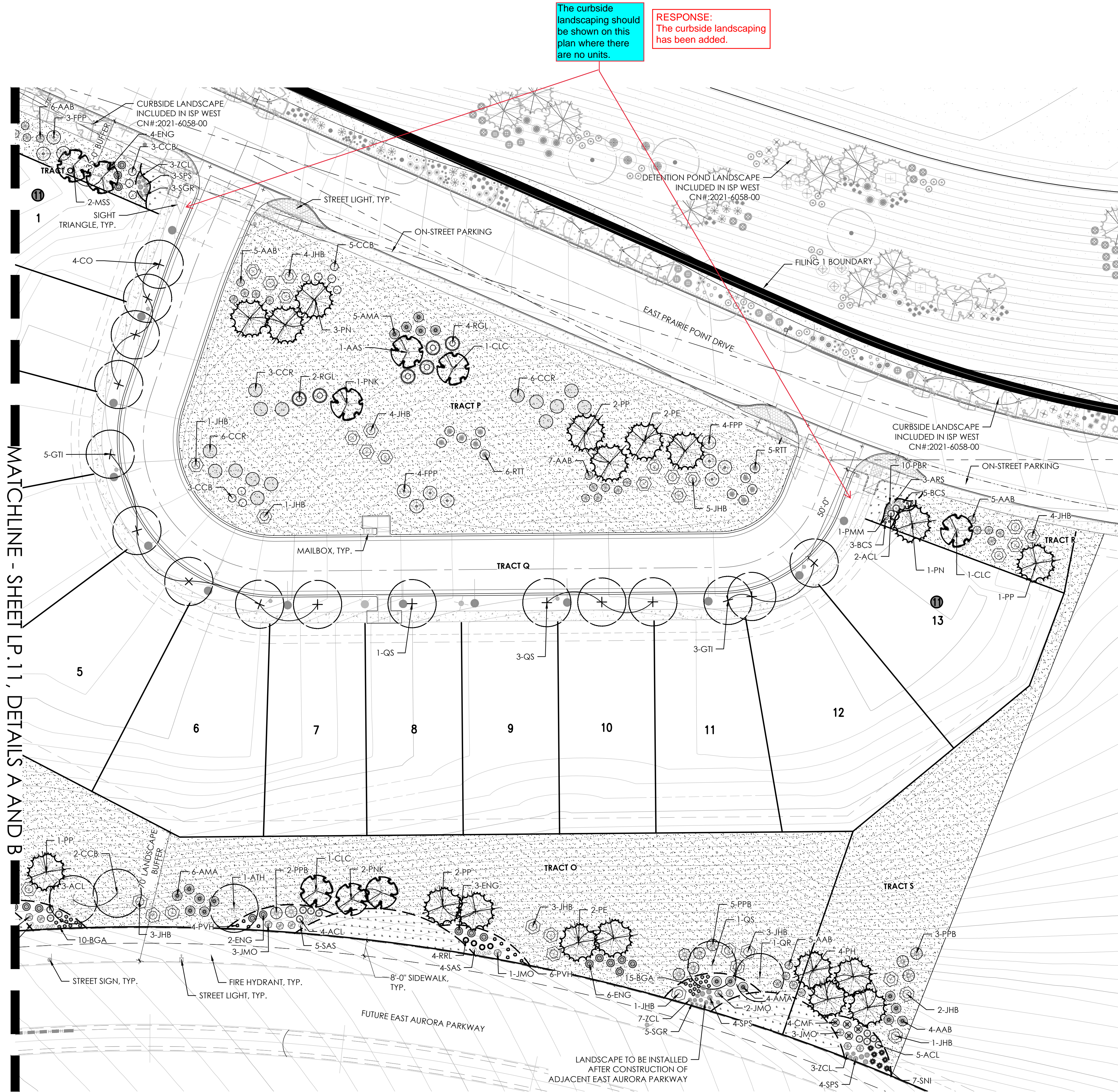
March 31, 2023

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Scale: 1"= 30'-0"

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



KEYMAP

LEGEND

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

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
CS	CAULPA SPECIOSA	CATALPA, WESTERN	2.5' CAL	B&B
GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTL	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QM	QUERCUS MACROCARPA	OAK, BUR	2.5' CAL	B&B
QS	QUERCUS 'SHUMMARD'	OAK, SHUMMARD	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	SERVICEBERRY, SASKATOON	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
CLC	CRATAEGUS LASIOCARPA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8 MULTI	B&B
EVERGREEN TREES				
PE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#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.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
FMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
FMF	PINUS MUGO 'MOPF'	PINE, DWARF MUGO	#5	CONT.
DECIDUOUS SHRUBS				
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.
ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.
ACS	ARTEMISIA CANA	SILVER SAGEBRUSH	#5	CONT.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CCB	CARYOPHTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CCR	COTINUS COSSYPIRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	#5	CONT.
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.
FPF	FORESTIERA PUBESCENS VAR. PUBESCENS	NEW MEXICO PRIVET	#5	CONT.
RS	PEROVSKIA ARBUTICIFOLIA	SAGE, RUSSIAN	#5	CONT.
PLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.
PHB	PRUNUS BESSEYI PAWNEE BUTTES	CREeping WESTERN SAND CHERRY	#5	CONT.
RTI	RIBES TRICOLOR	SUMAC, THREE-LEAF	#5	CONT.
RGL	RIBES GLABRA LACINIATA	CULLEAF SMOOTH SUMAC	#5	CONT.
RLR	RIBES RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.
AMT	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	YARROW, TERRA COTTA	#1	CONT.
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEBUNT'	HYSSOP, DOUBLE BUBBLEBUNT	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.
ECR	ECHINOPS RIPIO	CLOVE THISTLE	#1	CONT.
KSE	KNIPHOFIA STARK'S EARLY HYBRID'	TORCH LILY STARK'S EARLY HYBRID'	#1	CONT.
OLM	OSTEOSPERMUM LAVENDER MIST 'POGGS'	SUN DAISY, LAVENDER MIST	#1	CONT.
PFB	PENSTEMON BARBATUS 'RONDOL'	PENSTEMON, RONDOL	#1	CONT.
PPF	PENSTEMON RUPECOLOUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GREGGII 'FURNAN'S RED'	FURNAN'S RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONT.
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES				
BCS	BOULELOUA CURTIPENDULA	SIDEWAYS GRAMA GRASS	#1	CONT.
BGA	BOULELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOULELOUA GRACILIS 'BEYOND AMBITION' PP 22048	BEYOND AMBITION GRAMA GRASS	#1	CONT.
SNI	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SHP	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSIDE GRASS	#1	CONT.
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.
PVM	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.

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

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

LP.12

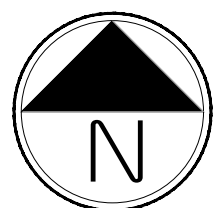
SHEET 46

March 31, 2023

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Know what's below.
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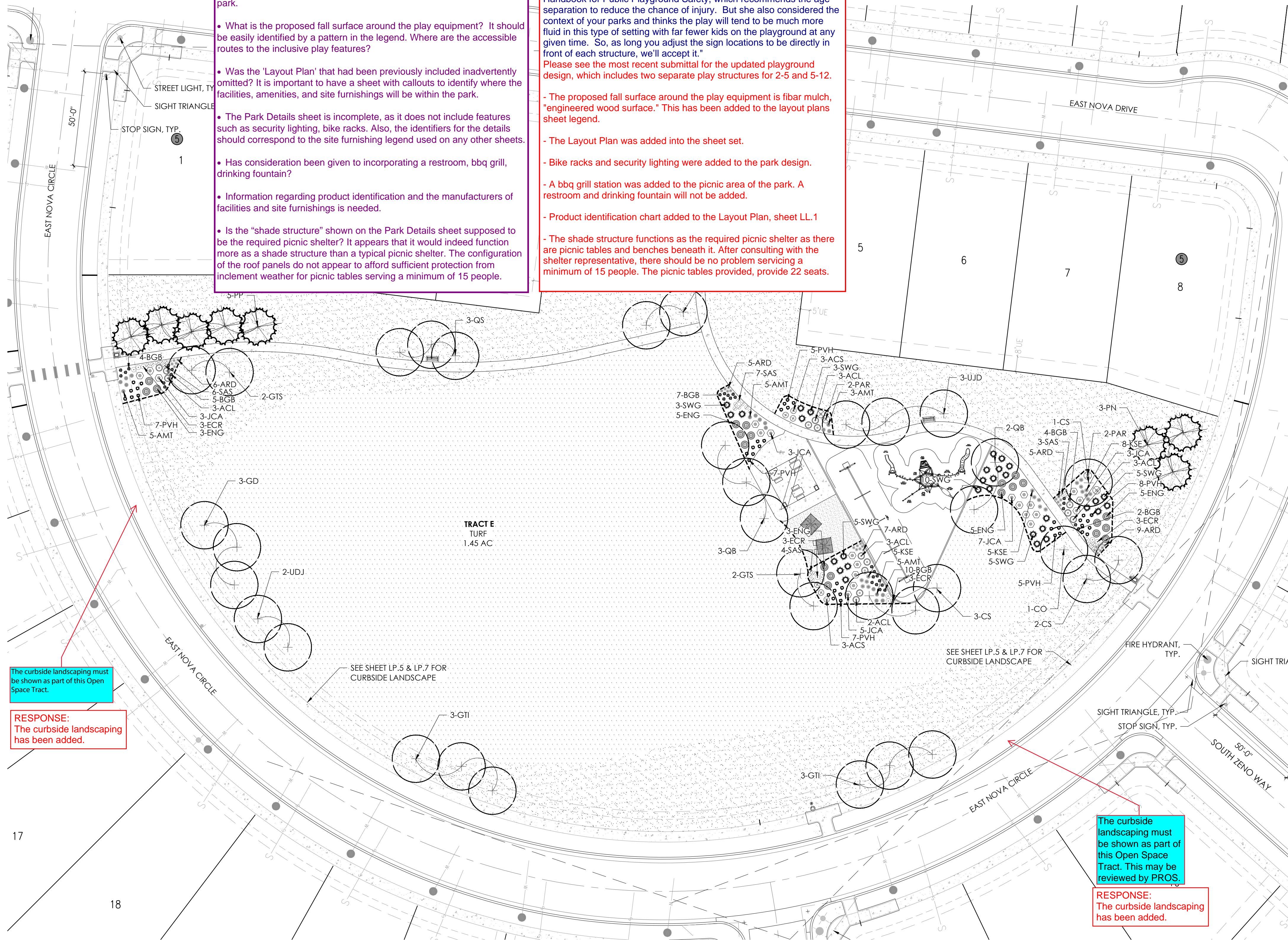


Scale: 1"= 30'-0"



NOTE:

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

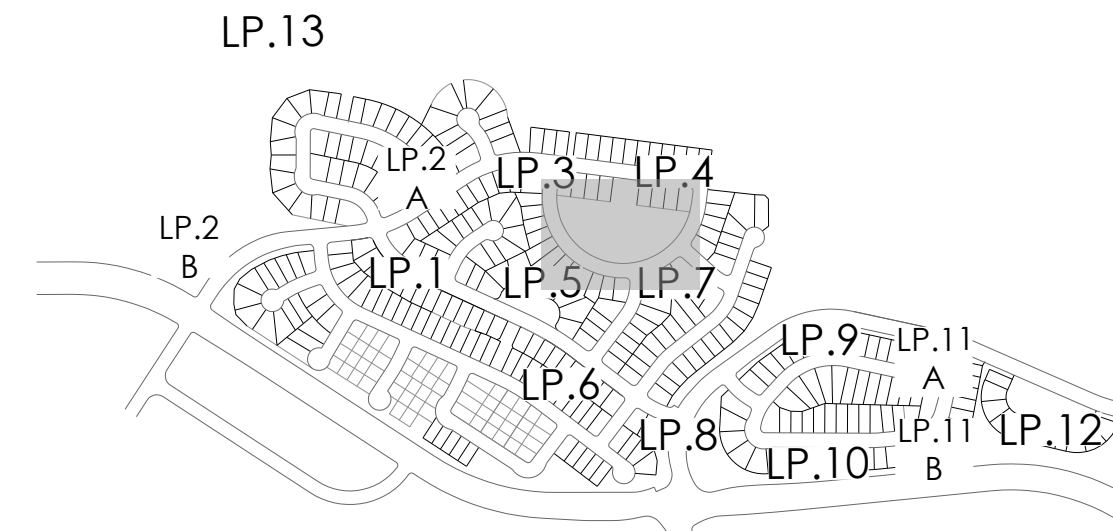


The curbside landscaping must be shown as part of this Open Space Tract.

RESPONSE:
The curbside landscaping has been added.

The curbside landscaping must be shown as part of this Open Space Tract. This may be reviewed by PROS.

RESPONSE:
The curbside landscaping has been added.



KEYMAP

LEGEND

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

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CD	CELESTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
CS	CATALPA SPECIOSA	CATALPA, WESTERN	2.5' CAL	B&B
GD	GYMNOCLADUS DIOXUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B
GTI	GLEDITSIA TRIACANTHOS NERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDITSIA TRIACANTHOS NERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
GM	QUERCUS MACROCARPA	OAK, BUR	2.5' CAL	B&B
GS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5' CAL	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5' CAL	B&B
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	B&M, DISCOVERY	2.5' CAL	B&B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
CLC	CRATAEGUS LAEVI-GATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
EVERGREEN TREES				
FE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOHNMAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHT	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JKA	JUNIPERUS SABINA 'ARC ADIA'	JUNIPER, ARCADIA	#5	CONT.
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PMX	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
DECIDUOUS SHRUBS				
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.
ACL	AMORPHICA CANESCENS	LEADPLANT	#5	CONT.
ACS	ARTEMISIA CANA	SILVER SAGEBRUSH	#5	CONT.
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CCR	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	#5	CONT.
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
ENG	ERICANERIA NAUSEOSA 'SP. NAUSEOSA VAR. GLABRATA'	RABBITBUSH, TAIL GREEN	#5	CONT.
FFP	FORESTIERA PUBESCENS VAR. PUBESCENS	NEW MEXICO PRIVET	#5	CONT.
GS	PEROVSKIA AIRPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.
PLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.
PPB	PRUNUS BISSOTI 'FAW NEE BUTTES'	CREEPING WESTERN SAND CHERRY	#5	CONT.
RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RGL	RHUS GLABRA 'LACINIATA'	CUTLEAF SMOOTH SUMAC	#5	CONT.
RRL	RIBES RUBRUM 'RED LAKE'	CURRIANT, RED LAKE	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.
AMT	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	YARROW, TERRA COTTA	#1	CONT.
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT.
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
AIC	JAISONIA JONHEI	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.
ECR	ECHINOPS RITRO	GLOBE THISTLE	#1	CONT.
KSE	KNIPHORIA STARK'S EARLY HYBRID'	TORCH LILY STARK'S EARLY HYBRID'	#1	CONT.
QAM	QUINOSTROPERIUM LAVENDER MIST 'P0065'	SUN DAST, LAVENDER MIST	#1	CONT.
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	#1	CONT.
PPF	PENSTEMON FRUICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.
RGS	RUDIBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.
SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONT.
ZCL	ZALUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES				
BCS	BOULELOUIA CLURIPENDULA	SEDOATS GRAMA GRASS	#1	CONT.
RGB	BOULELOUIA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BGA	BOULELOUIA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
SNI	SORGHASTRUM NITANS	INDIAN GRASS	#1	CONT.
SNP	SPOKOBOLUS HEICERIS	PRAIRIE DROPSEED GRASS	#1	CONT.
SWG	SPOKOBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.
PVH	PANICUM VIRGARUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.

PROJECT NAME

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

SHEET TITLE

PARK
LANDSCAPE
PLANS

SHEET NUMBER

LP.14

SHEET 48

March 31, 2023

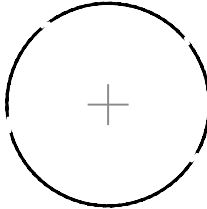
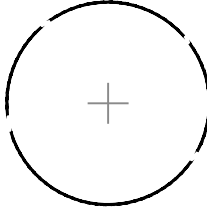
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10200 E. Grand Ave., Ste A-314
Denver, CO 80231
PH: 303.632.8667

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FRONT YARD PLANTING LIST

	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	DECIDUOUS SHADE TREES			
	CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B
	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B
	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B
	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B
	QUERCUS BICOLOR	OAK, SWAMP WHITE	2.5" CAL	B&B
	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B
	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN	2.5" CAL	B&B
	QUERCUS LACEYI	OAK, TEXAS RED	2.5" CAL	B&B
	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B
	QUERCUS 'SHUMMARD'	OAK, SCHUMMARD	2.5" CAL	B&B
	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B
	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5" CAL	B&B
	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B
	ORNAMENTAL TREES			
	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	6-8' MULTI	B&B
	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLow	6-8' MULTI	B&B
	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	6-8' MULTI	B&B
	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	6-8' MULTI	B&B
	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	6-8' MULTI	B&B
	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	6-8' MULTI	B&B
	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL	B&B
	MALUS SP.	CRABAPPLE, VARIOUS, MULTISTEM	6-8' MULTI	B&B
	MALUS SP.	CRABAPPLE, VARIOUS, SINGLE STEM	6-8' MULTI	B&B
	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
	PRUNUS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT	6-8' MULTI	B&B
	PRUNUS 'P002S'	CHOKECHERRY, SUCKER PUNCH, CANADA RED	2" CAL	B&B
	SYRINGA RETICULATA	LILAC, JAPANESE TREE	2" CAL	B&B

RESIDENTIAL LOT TYPE LEGEND

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

LANDSCAPE STANDARDS:

- FRONT YARD
 - ONE (1) ORNAMENTAL TREE AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND NINE (9) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 325 SF
- CURBSIDE
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

- FRONT YARD
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND TWELVE (12) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 450 SF
- CURBSIDE
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

- FRONT YARD
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 485 SF
- CURBSIDE
 - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

- FRONT YARD
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 560 SF
- CURBSIDE
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TEN (10) AND FOUR (4) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

- FRONT YARD
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND TWENTY-FOUR (24) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 795 SF
- CURBSIDE
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND SIX (6) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

- FRONT YARD
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND TWELVE (12) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 450 SF
- FRONT CURBSIDE
 - MINIMUM COUNT OF SHRUBS REQUIRED IS EIGHT (8) AND THREE (3) GRASSES IN FRONT CURBSIDE LANDSCAPE
- SIDE CURBSIDE
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

- FRONT YARD
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 485
- FRONT CURBSIDE
 - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND FOUR (4) GRASSES IN FRONT CURBSIDE LANDSCAPE
- SIDE CURBSIDE
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

- FRONT YARD
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY(20) AND TWENTY-FOUR (24) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ±795
- FRONT CURBSIDE
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND SIX (6) GRASSES IN FRONT CURB SIDE LANDSCAPE
- SIDE CURBSIDE
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

J SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60' WITHOUT CURBSIDE LANDSCAPE

LANDSCAPE STANDARDS:

- FRONT YARD
 - ONE (1) ORNAMENTAL OR SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND TWELVE (12) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 360

RESPONSE:
A NEW TYPICAL HAS NOT BEEN PROVIDED AS THESE LOTS HAVE THE SAME LOT WIDTH 20' IN FROM THE ROW AS THE ADJACENT A LOTS.

Note that the typicals for the A lot does not reflect the various different lot sizes. Additional typicals for the similar size of the A lot shall be shown.

There is only one H lot shown on the plan and the typical for this lot does not match the configuration of the lot shown.

RESPONSE:
A NEW TYPICAL WAS MADE FOR THE H LOT.

EVERGREEN SHRUBS			
JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.
JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONT.
JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.
JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JUNIPERUS HORIZONTALIS 'WILTONI'	JUNIPER, WILTON CARPET	#5	CONT.
JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#7	CONT.
JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.
JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#7	CONT.
JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONT.
JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JUNIPERUS X PFTIZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
PICEA ABIES 'NIDIFORMIS'	SPRUCE, BIRDS NEST	#5	CONT.
PICEA MUGO 'TANNENBAUM COMPACT'	PINE, SHERWOOD MUGO	#5	CONT.
PINUS MUGO 'TANNENBAUM'	PINE, TANNENBAUM MUGO	#7	CONT.
PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
PINUS NIGRA 'HORNBRUCKIANA'	PINE, DWARF AUSTRIAN	#5	CONT.
PINUS SYLVESTRIS 'HILLSIDE CREEPER'	PINE, HILLSIDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS			
AMORPHA CANESCENS	LEADPLANT	#5	CONT.
ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.
ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONT.
ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY, COMMON	#5	CONT.
CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.
ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.
FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONT.
LONICERA KOROLKOWII 'FLORIBUNDA' BLUE VELVET	HONEYSUCKLE, BLUE VELVET, BLUELEAF	#5	CONT.
PEROVSKIA ATRIPICIFOLIA	SAGE, RUSSIAN	#5	CONT.
PRUNUS PUMILA BESSEYI 'PAWNEE BUTTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.
RHUS AROMATICA 'GRO'LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
RHUS GLABRA 'LACINIATA'	SUMAC, CUTLEAF SMOOTH	#5	CONT.
RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RHUS TRILOBATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
SHEPHERDIA ARGENTEA	SILBER BUFFALOBERRY	#5	CONT.

PERENNIALS			
ACHILLEA MILLEFOLIUM SP.	YARROW, VARIOUS	#1	CONT.
AGASTACHE SP.	HYSSOP, VARIOUS	#1	CONT.
ALLIUM SP.	ALLIUM, ORNAMENTAL, VARIOUS	#1 or BULB	CONT.
AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
ARTEMISIA SP.	SAGE, VARIOUS	#1	CONT.
ASTER SP.	ASTER, VARIOUS	#1	CONT.
BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.
CENTRANTHUS RUBER SP.	VALERIAN, VARIOUS	#1	CONT.
COREOPSIS SP.	COREOPSIS, VARIOUS	#1	CONT.
DELOSPERMA SP.	ICEPLANT, VARIOUS	#1	CONT.
DIANTHUS SP.	PINKS, VARIOUS	#1	CONT.
ECHINACEA PURPUREA SP.	CONEFLOWER, VARIOUS	#1	CONT.
ERIOGONUM UMBELLATUM	SULPHUR FLOWER	#1	CONT.
ERIOGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
FALLOPIA JAPONICA COMPACTA	FLEECEFLOWER, DWARF	#1	CONT.
GAILLARDIA SP.	BLANKET FLOWER, VARIOUS	#1	CONT.
GAURA LINDHEIMERI SP.	WHIRLING BUTTERFLIES, VARIOUS	#1	CONT.
HEMEROCALLIS SP.	DAYLILY, VARIOUS	#1	CONT.
HIKHOPIA SP.	TORCH LILY, VARIOUS	#1	CONT.
LEUCANTHEMUM SP.	DAISY, SHASTE, VARIOUS	#1	CONT.
LAITRIS SP.	GAYFEATHER/BLAZING STAR, VARIOUS	#1	CONT.
MONARDA SP.	BEE-BALM, VARIOUS	#1	CONT.
OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.
OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OSTEOSPERMUM SP.	SUN DAISY, VARIOUS	#1	CONT.
PENSTEMON SP.	PENSTEMON, VARIOUS	#1	CONT.
PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.
RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
SALVIA SP.	SALVIA, VARIOUS	#1	CONT.
SEDUM SP.	STONECROP, VARIOUS	#1	CONT.
ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRAIRIE, ZINNIA	#1	CONT.
ORNAMENTAL GRASSES			
ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BOUTELOUA CURTIPENDULA	SIDEOLATS GRAMA GRASS	#1	CONT.
BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTVARS	#1	CONT.
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONT.
SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SPOROBOULUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#1	CONT.
SPOROBOULUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.

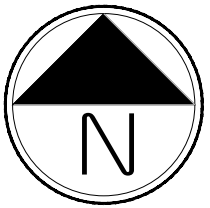
There are only two G lots shown on the plan and the typical for this lot does not match either of the configurations of the lots shown.

RESPONSE:
A NEW TYPICAL WILL NOT BE SHOWN AS THESE LOT WIDTHS ARE THE SAME 20' IN FROM THE ROW AND HAVE A SIMILAR CORNER CONDITION.

There is only one E lot shown on the plan and the typical for this lot does not match the configuration of the lot shown.

RESPONSE:
A NEW TYPICAL WAS MADE FOR THE E LOT.

- NOTE:
- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
 - REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS
 - ALL FENCES ADJACENT TO A LOCAL STREET SHALL BE A MINIMUM OF 18" BEHIND THE SIDEWALK UNLESS A LARGER SETBACK IS REQUIRED.



SCALE: NOT TO SCALE

NOT FOR CONSTRUCTION



PRAIRIE POINT SITE PLAN 1 (KINGS POINT NORTH)

AURORA, COLORADO

LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
TYPICALS

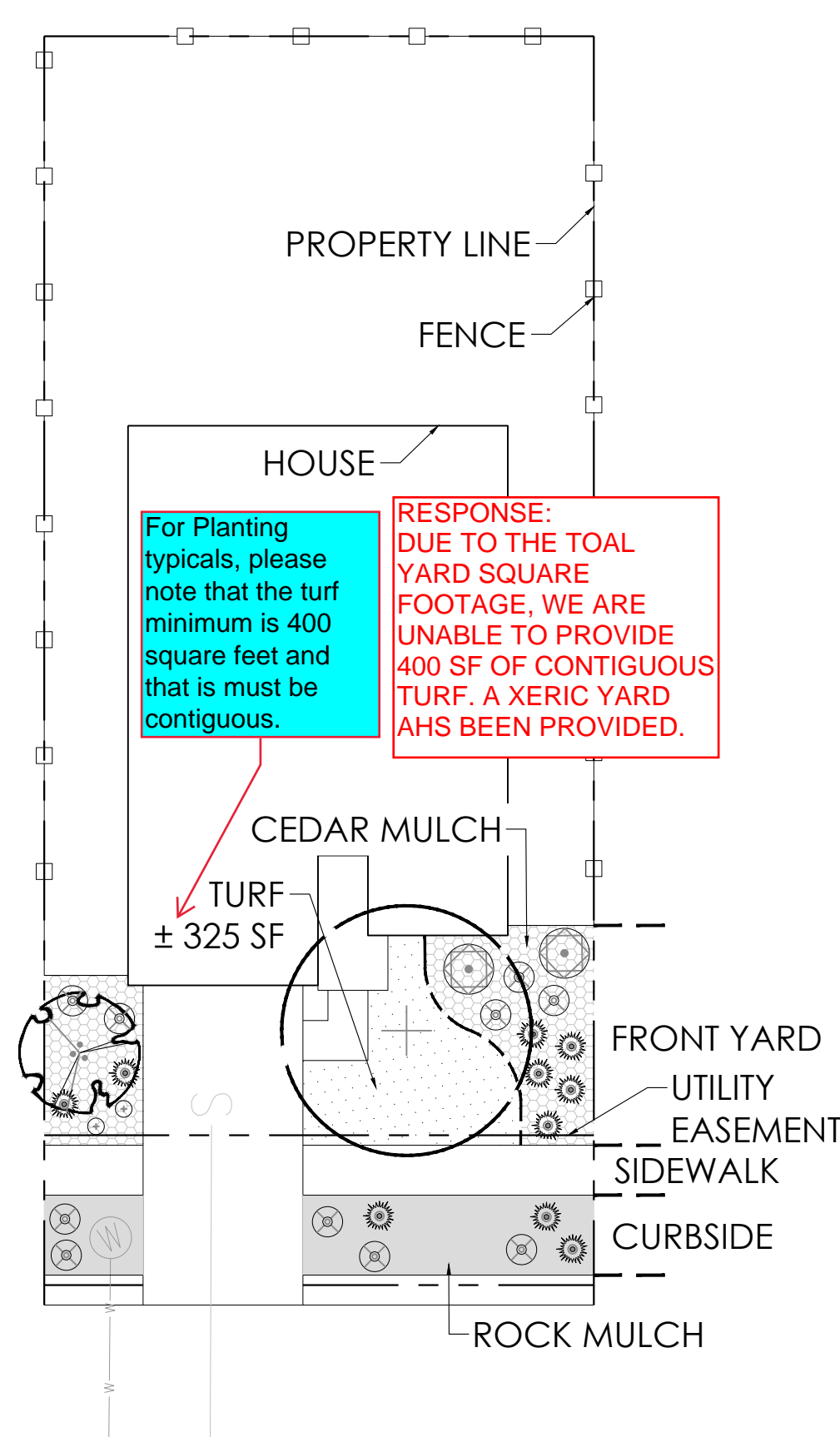
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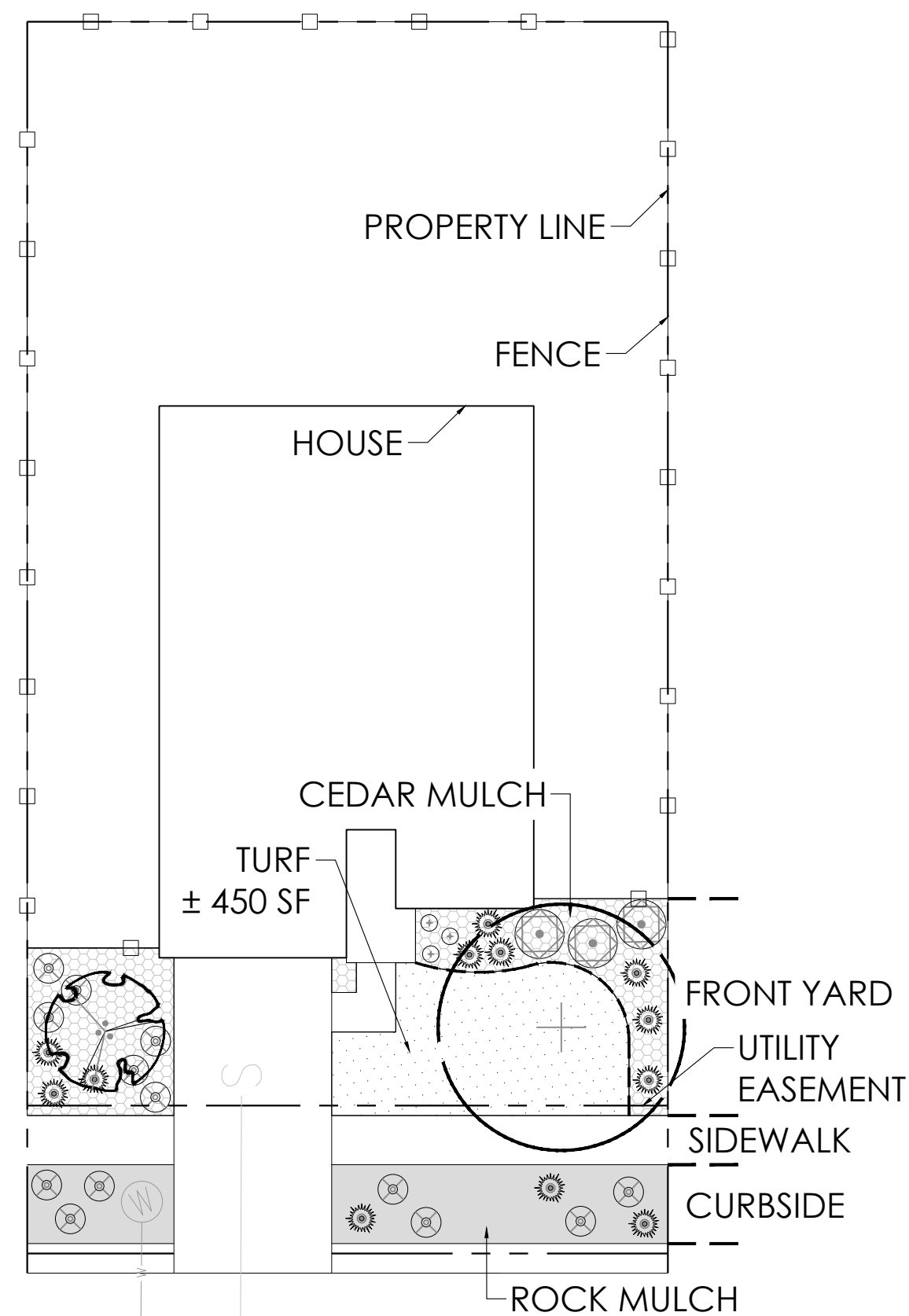
SHEET 53

March 30, 2023

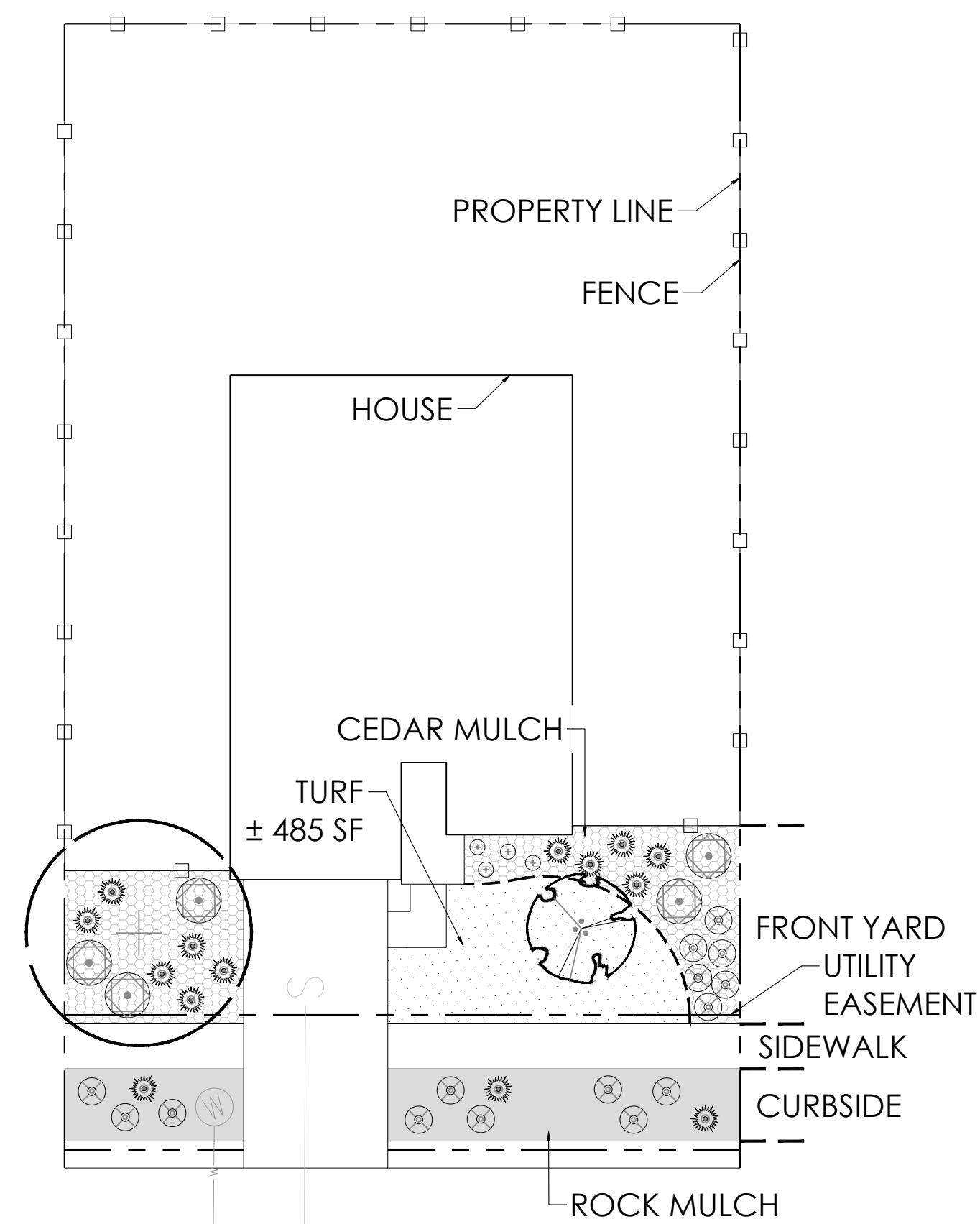
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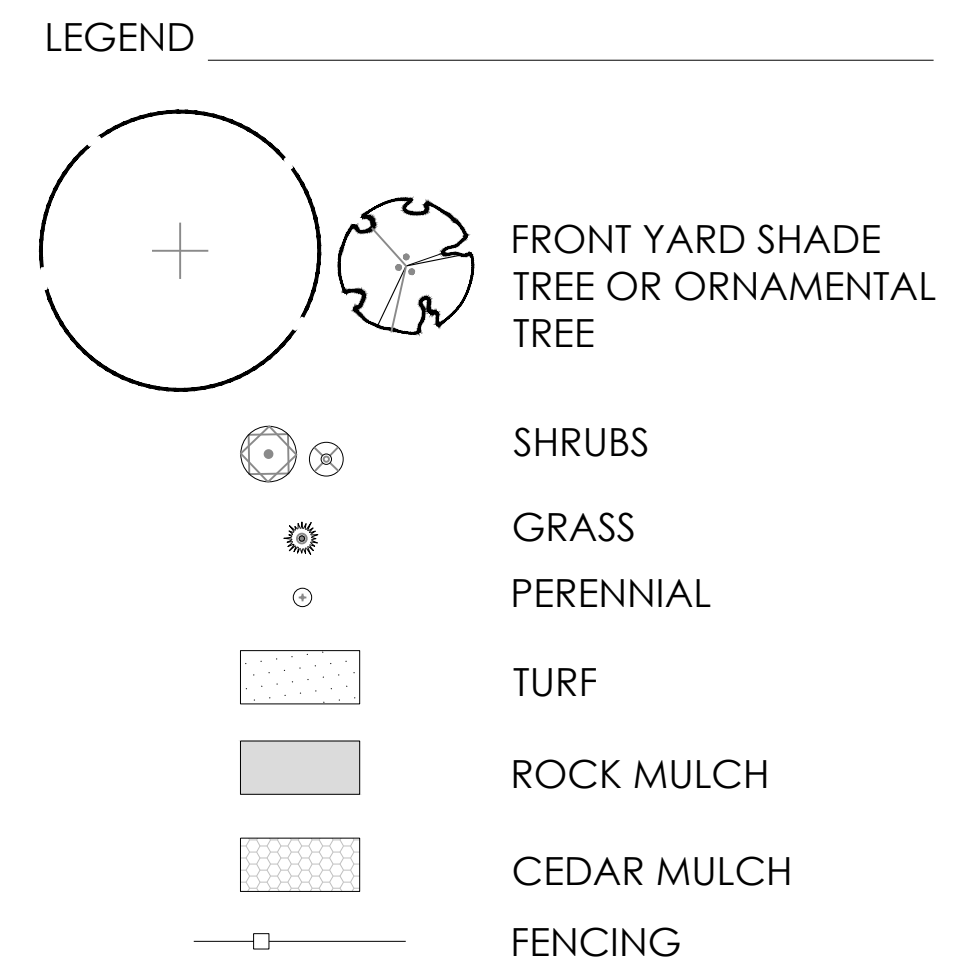
A SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60'



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

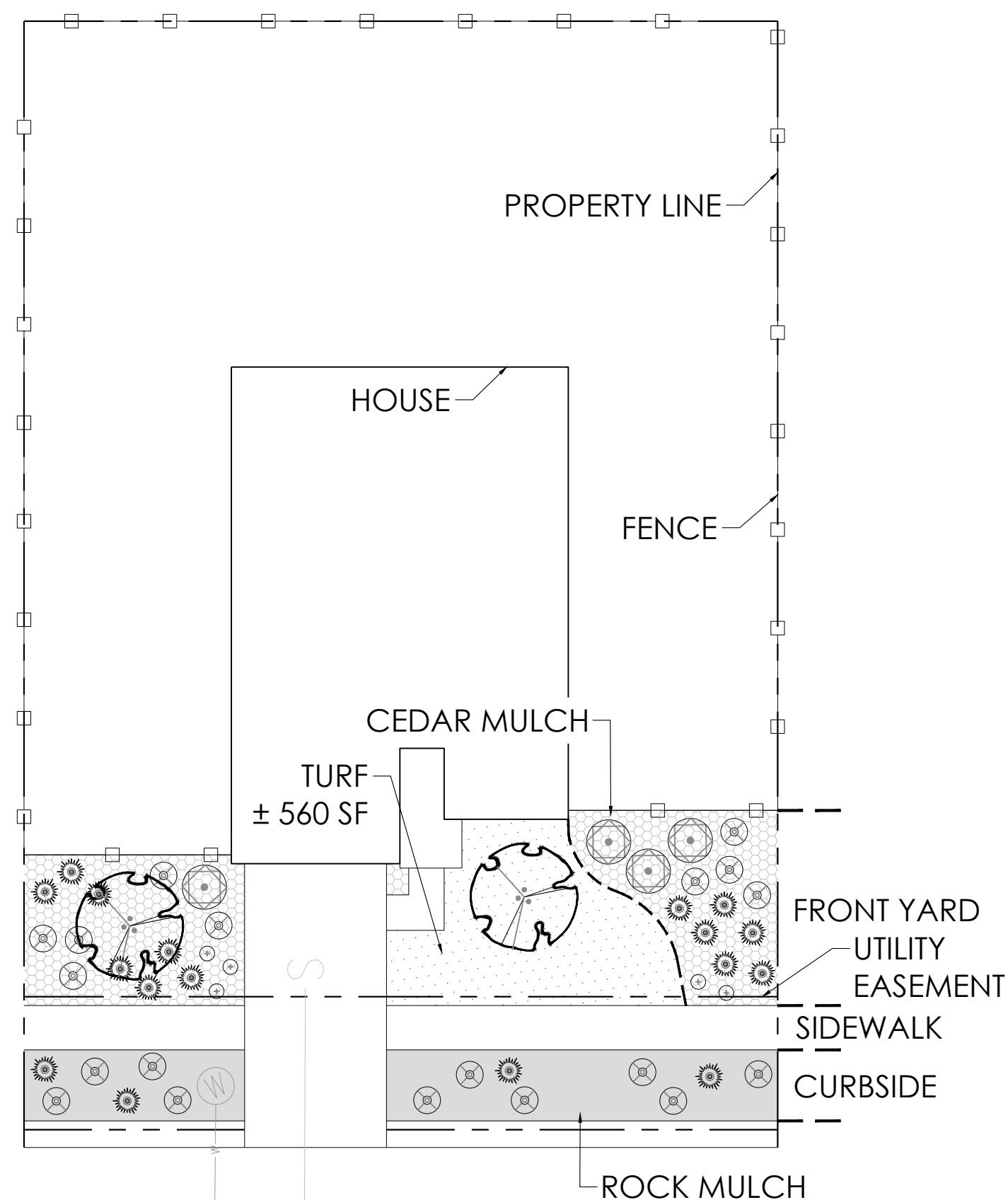


C SINGLE FAMILY HOME (MID-BLOCK LOT) 70'-80'

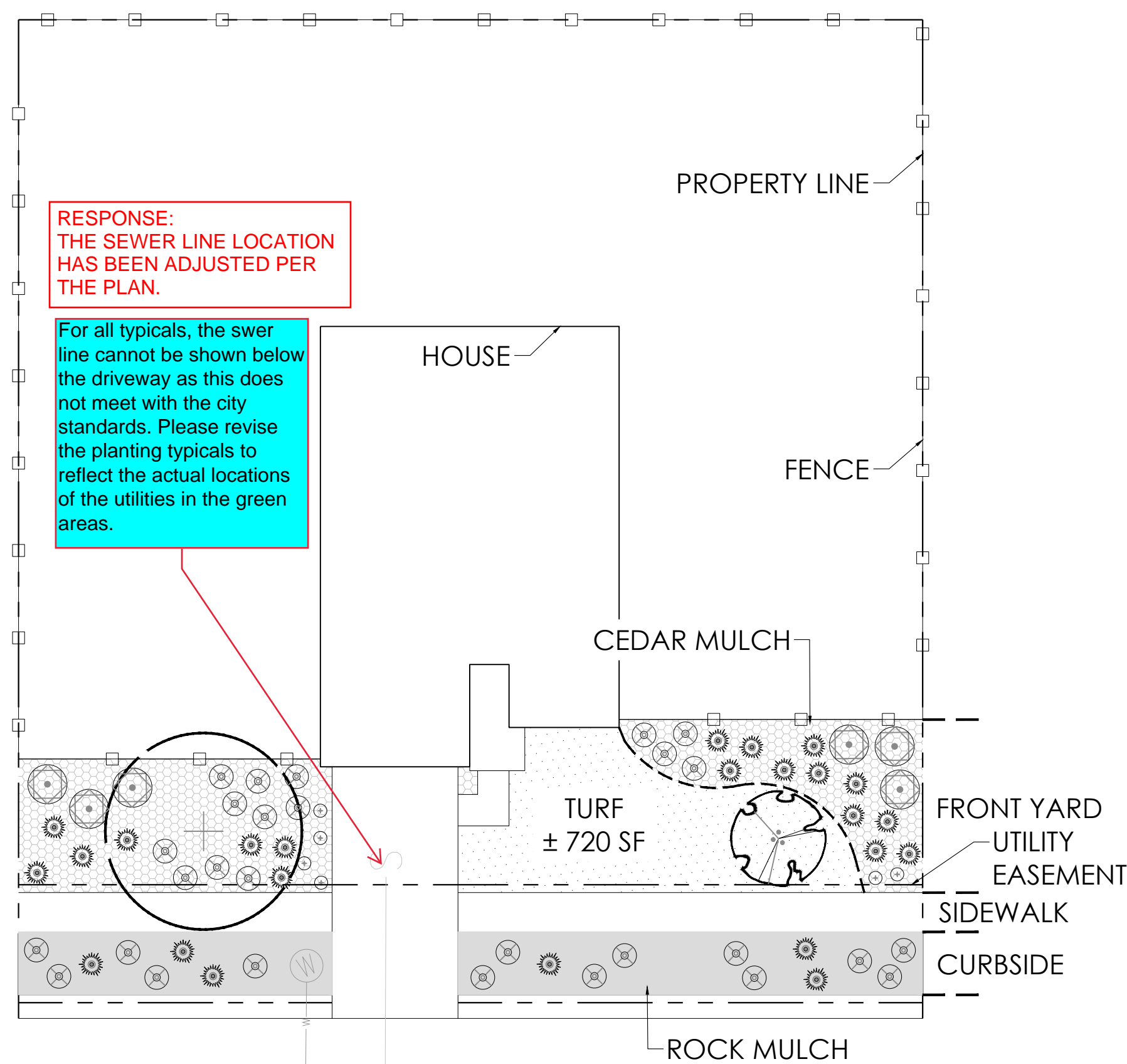


For all typicals: The should be drawn to a scale, and also include the building front setbacks on the plans. Also, show the utility easements correctly as the plans show some with 6' easements and others with 10' easements.

RESPONSE: THE TYPICALS ARE NOW SET TO A SCALE. THE BUILDING FRONT SETBACKS ARE LABELED AND THE UTILITY EASEMENTS ARE SHOWN PER PLAN.



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



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

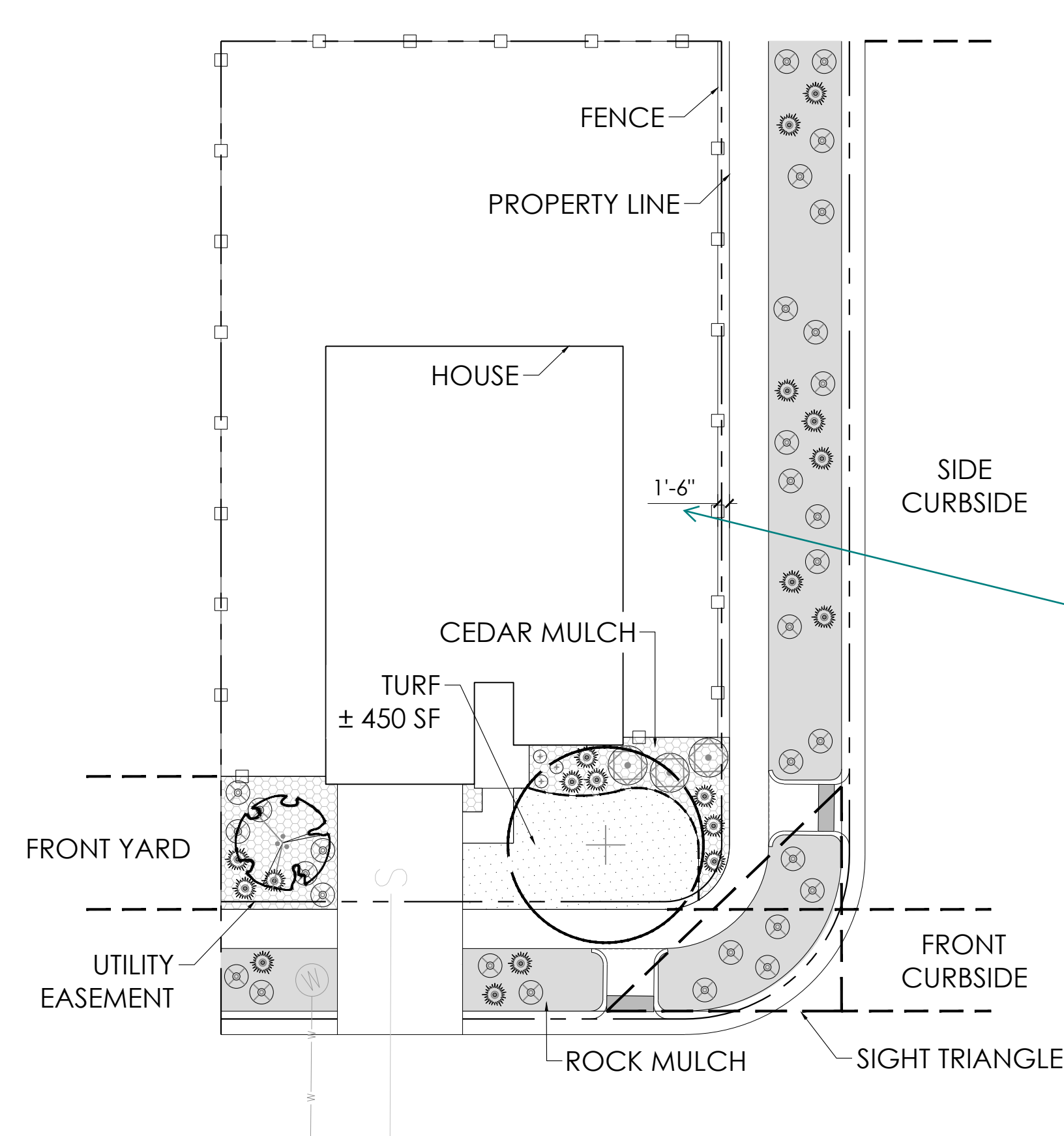
- NOTE:**
- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
 - REFER TO SITE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

If a mulch has not been determined, it will need to be decided upon as part of this plan submittal.

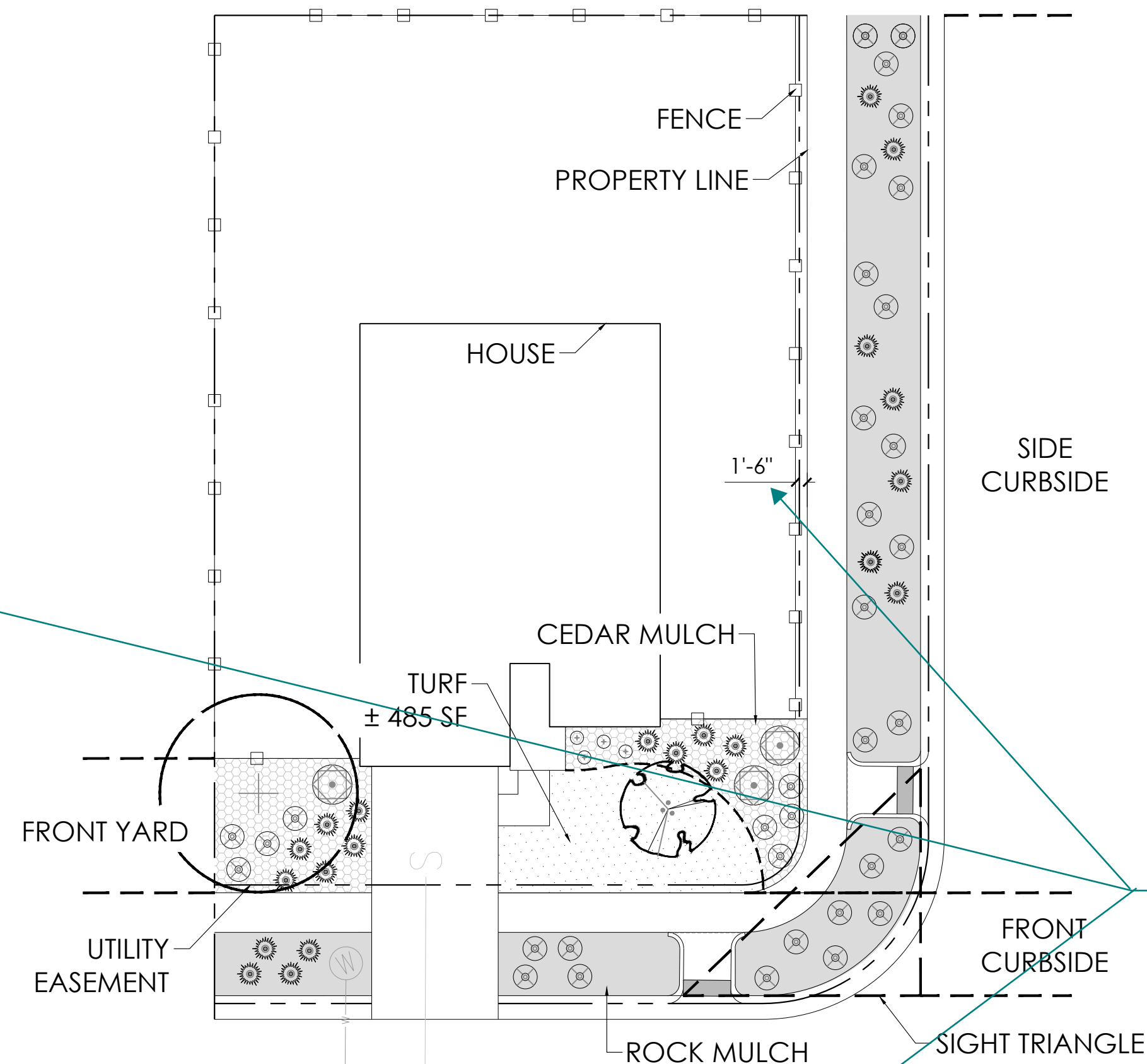
RESPONSE: THE ROCK MULCH UTILIZED IN THE PLANS IS 1 1/2" HORIZON RIVER ROCK.

NOT FOR CONSTRUCTION

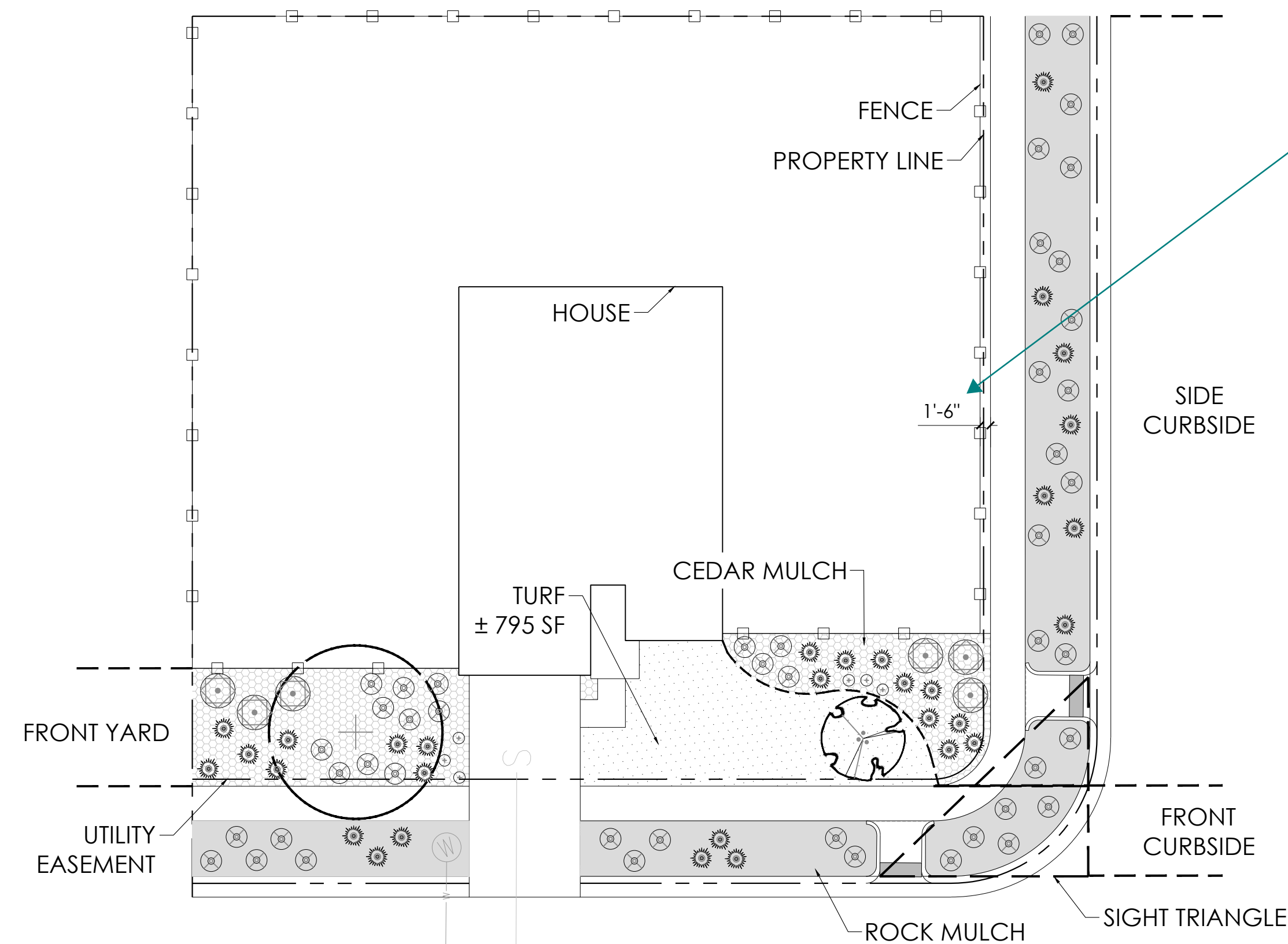
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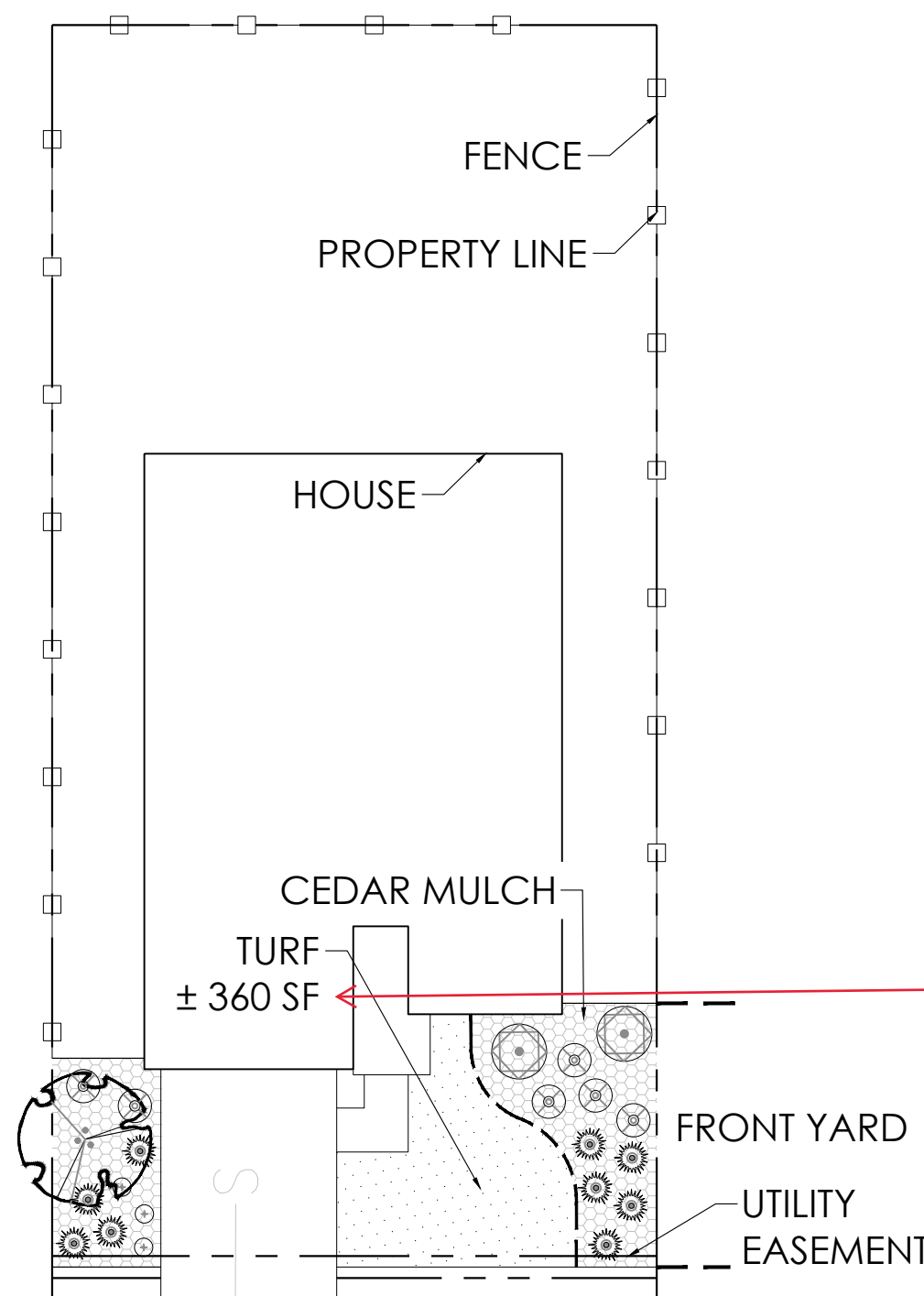
F SINGLE FAMILY HOME (CORNER LOT) 60'-70'



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

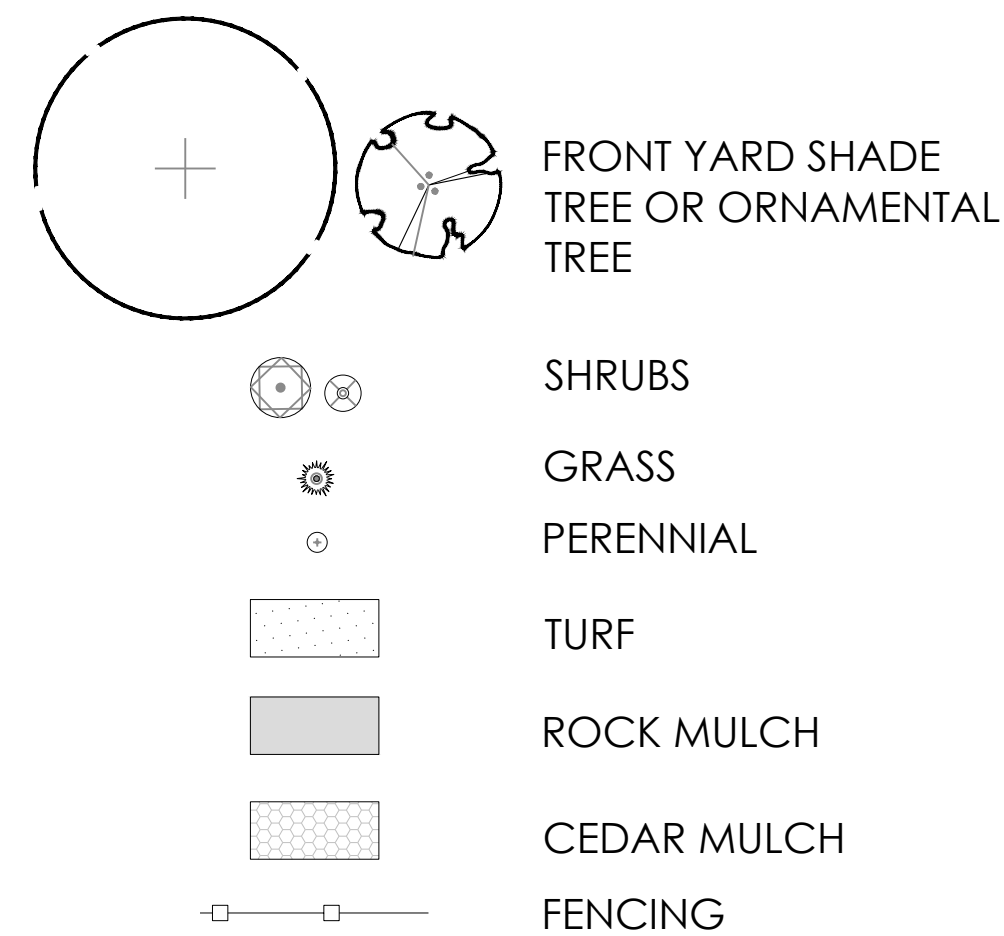


H SINGLE FAMILY HOME (CORNER LOT) 110'-120'



J SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60'
WITHOUT CURBSIDE LANDSCAPE

LEGEND



Code requires side yard fences be set back a minimum of 4 ft from the edge of the sidewalk.

RESPONSE: FENCES TO REMAIN AT AN 18" SET BACK AS THEY ARE 4' OPEN RAIL FENCES.

NOTE:

- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS
- ALL FENCES ADJACENT TO A LOCAL STREET SHALL BE A MINIMUM OF 18" BEHIND THE SIDEWALK UNLESS A LARGER SETBACK IS REQUIRED.
- LANDSCAPE TYPICALS ARE DIAGRAMMATIC. LOCATIONS, SIZE, ETC. MAY VARY FROM THAT SHOWN.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10
- REFER TO SITE PLAN, LANDSCAPE PLANS FOR CURBSIDE STREET TREE LOCATIONS.
- ~~CURBSIDE LANDSCAPE MULCH/GROUND COVER AND THAT IT MUST BE UNIFORM WITHIN INDIVIDUAL FILINGS.~~
- ~~OR~~
- ESTABLISH MATERIAL IN THE MASTER PLAN LANDSCAPE DESIGN STANDARDS.

RESPONSE: NOTE OMITTED.

Omit this note.

For Planting typicals, please note that the turf minimum is 400 square feet and that is must be contiguous.

RESPONSE: DUE TO THE TOTAL YARD SQUARE FOOTAGE, WE ARE UNABLE TO PROVIDE 400 SQUARE FEET OF CONTIGUOUS TURF. A XERIC YARD HAS BEEN PROVIDED.

NOT FOR CONSTRUCTION

Provide certificate of taxes due showing all taxes are paid in full.
Provide title commitment date within 30 days of plat acceptance.

A certificate of taxes
and an updated title
report will be provided.

DEDICATION

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

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

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

THENCE S89°36'49"E, 283.76 FEET;

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

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

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

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

THENCE N05°31'45"E, 316.52 FEET;

THENCE N36°46'20"E, 115.66 FEET;

THENCE N68°55'41"E, 117.69 FEET;

THENCE S82°48'59"E, 93.07 FEET;

THENCE S76°57'16"E, 240.09 FEET;

THENCE S68°42'40"E, 68.38 FEET;

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

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

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

THENCE S89°13'39"E, 55.33 FEET;

THENCE S83°00'06"E, 55.00 FEET;

THENCE S76°46'33"E, 55.33 FEET;

THENCE S06°59'54"W, 116.05 FEET;

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

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

THENCE S83°00'06"E, 263.83 FEET;

THENCE S00°28'14"E, 129.28 FEET;

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

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

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

THENCE S18°38'56"W, 156.55 FEET;

THENCE S26°26'23"E, 157.35 FEET;

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

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

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

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

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

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

THENCE N59°24'09"E, 150.99 FEET;

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

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

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

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

THENCE N00°24'24"W, 754.43 FEET;

THENCE N32°55'00"E, 191.53 FEET;

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

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

THENCE S89°31'11"W, 134.40 FEET;

THENCE S00°28'49"E, 200.00 FEET;

THENCE S09°25'50"W, 175.00 FEET;

THENCE S40°17'15"W, 130.00 FEET;

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

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

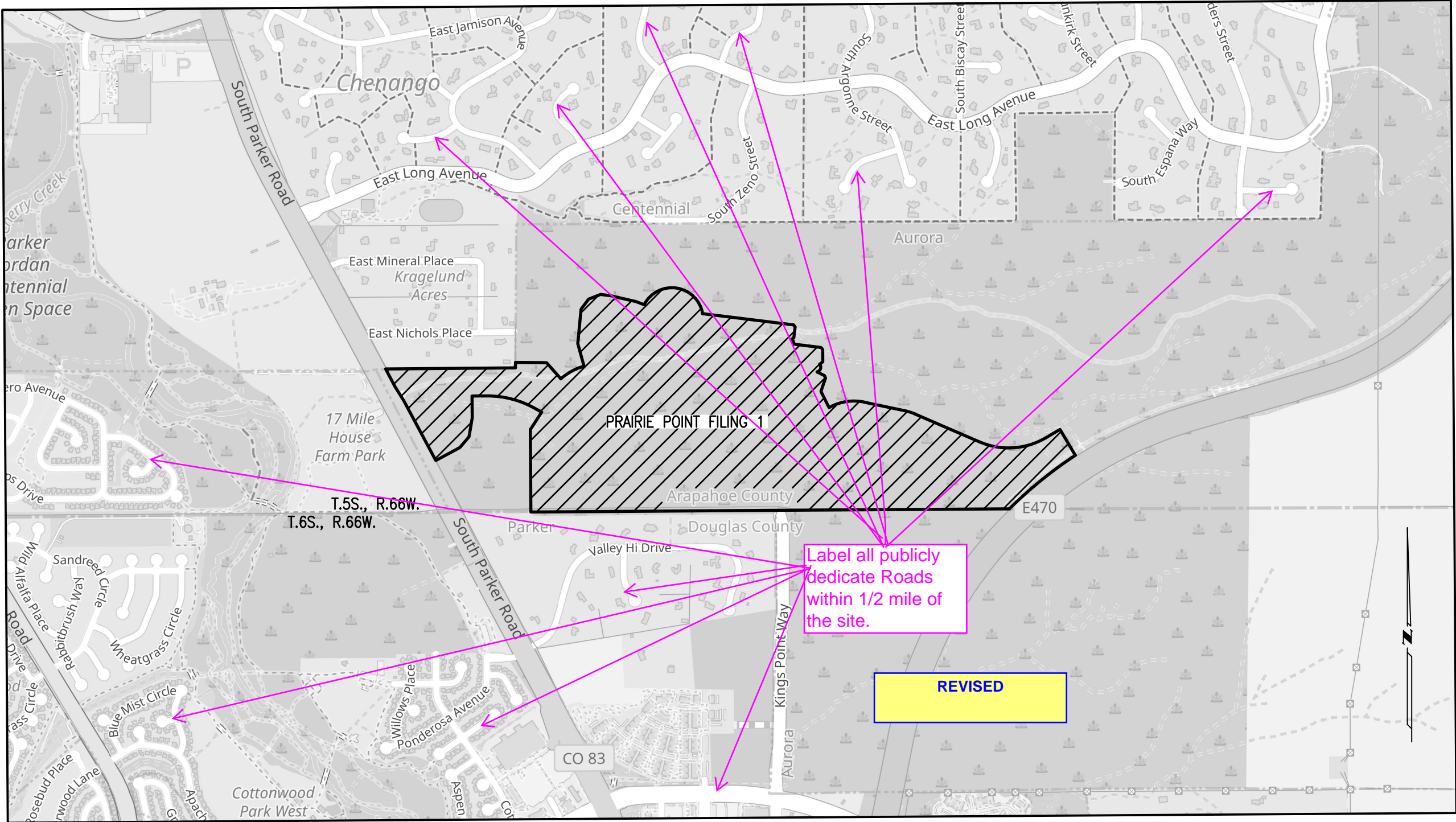
THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE N31°58'54"W, 150.16 FEET;

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

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

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

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

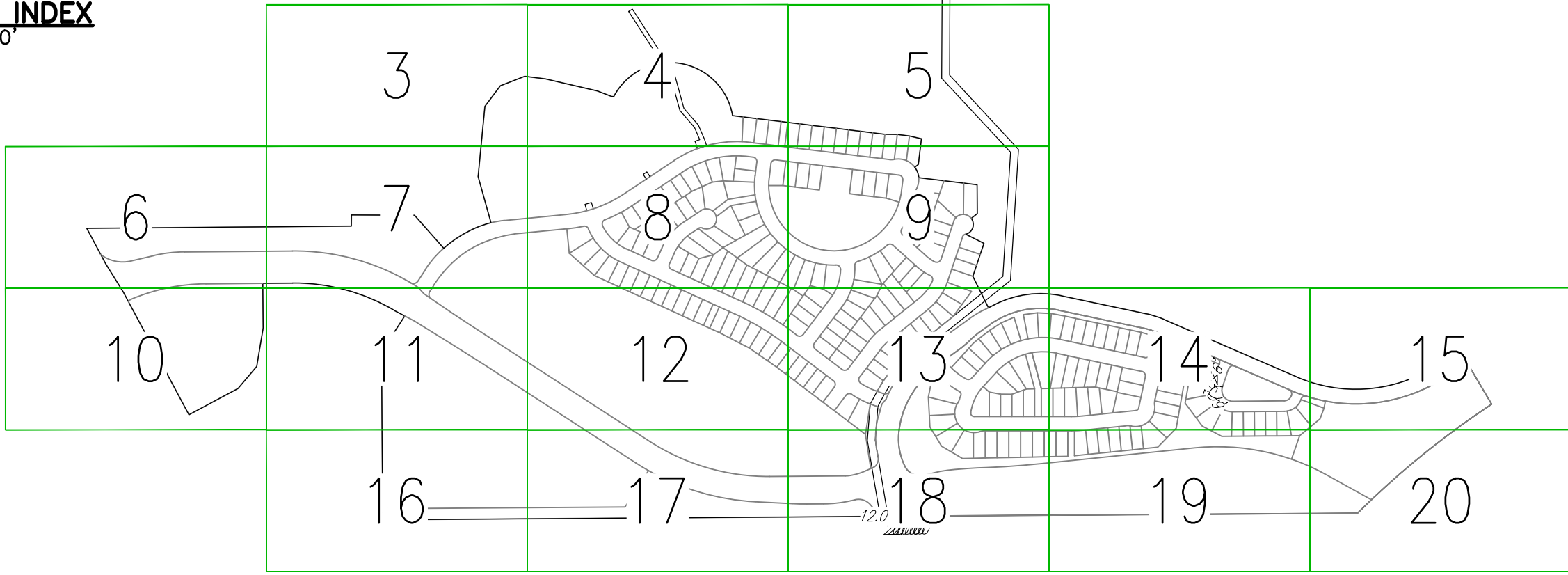


VICINITY MAP
1"=1000'

NOTES

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

SHEET INDEX
1" = 600'



NOTES (CONTINUED)

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

COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, A certificate of taxes and an updated title report will be provided., COVENANT AND AGREE WITH THE CITY OF AURORA:

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

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

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

Arapahoe County now requires a 3" x 7" rectangle

REVISED

OWNER

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

SIGNATURE _____ PRINT TITLE _____

PRINT NAME _____

STATE OF COLORADO)

COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2019,

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND MY OFFICIAL SEAL.

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JANUARY 4, 2023.

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

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

STEPHEN H. HARDING
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR #29040

CITY OF AURORA APPROVALS

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

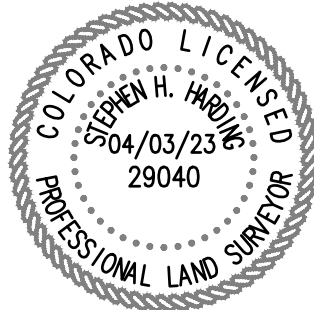
CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

INDEX

- COVER SHEET
- OVERALL PLAT BOUNDARY
- FINAL PLAT

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



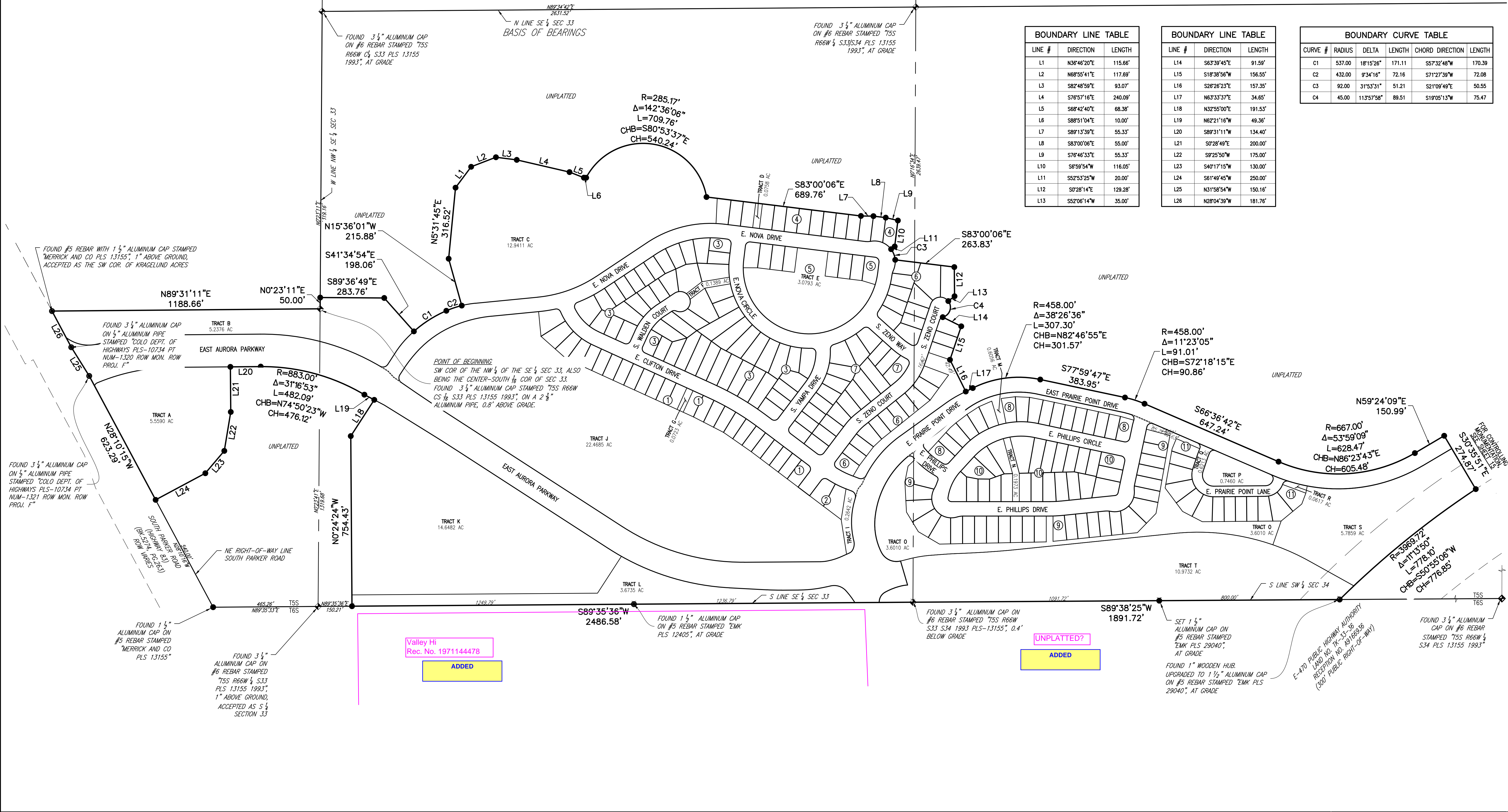
PRAIRIE POINT FILING 1

DATE PREPARED: 4/3/23
PREPARED BY

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)684-1520 www.EMK.com
JOB NO. 12187.62

SHEET 1 OF 20

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



BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N36°46'20"E	115.66'
L2	N68°55'41"E	117.69'
L3	S82°48'59"E	93.07'
L4	S76°57'16"E	240.09'
L5	S68°42'40"E	68.38'
L6	S88°51'04"E	10.00'
L7	S89°13'39"E	55.33'
L8	S83°00'06"E	55.00'
L9	S76°46'33"E	55.33'
L10	S6°59'54"W	116.05'
L11	S52°53'25"W	20.00'
L12	S0°28'14"E	129.28'
L13	S52°06'14"W	35.00'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	S63°39'45"E	91.59'
L15	S18°38'56"W	156.55'
L16	S26°26'23"E	157.35'
L17	N63°33'37"E	34.65'
L18	N32°55'00"E	191.53'
L19	N62°21'16"W	49.36'
L20	S89°31'11"W	134.40'
L21	S0°28'49"E	200.00'
L22	S9°25'50"W	175.00'
L23	S40°17'15"W	130.00'
L24	S61°49'45"W	250.00'
L25	N31°58'54"W	150.16'
L26	N28°04'39"W	181.76'

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	537.00	18°15'26"	171.11	S57°32'48"W	170.39
C2	432.00	9°34'16"	72.16	S71°27'39"W	72.08
C3	92.00	31°53'31"	51.21	S21°09'49"E	50.55
C4	45.00	11°35'58"	89.51	S19°05'13"W	75.47

NOTES

1. SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.

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

LEGEND

● FOUND SECTION CORNER AS DESCRIBED

● FOUND SURVEY MONUMENT AS DESCRIBED

● SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040

● SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX

● GAS EASEMENT

● UTILITY EASEMENT

● DRAINAGE EASEMENT

● SIDEWALK EASEMENT

Valley Hi
Rec. No. 1971144478

ADDED

UNPLATTED?

ADDED

FOR CONTROLLING
SHEET 2 OF 2

GRAPHIC SCALE
0 100 200 300
1 INCH = 200 FEET

SHEET INDEX

COLORED LITHO
29040

PRAIRIE POINT FILING 1
DATE PREPARED: 4/3/23
PREPARED BY:
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)684-1520 www.EMKCO.com
JOB NO. 12187.62
SHEET 2 OF 20

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



RIGHT-OF-WAY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C101	144.68	164.00	50°32'43"	N77°53'54"W	140.03
C102	38.24	25.00	87°37'58"	S76°43'59"W	34.62
C103	19.74	62.00	18°14'35"	N87°52'37"E	19.66
C104	0.33	62.00	0°18'21"	N78°36'08"E	0.33
C105	11.59	62.00	10°42'25"	S20°11'45"W	11.57
C106	8.32	62.00	7°41'32"	S10°59'46"W	8.32
C107	28.75	20.00	82°22'35"	S6°56'31"E	26.34
C108	35.01	20.00	100°17'06"	N68°47'29"E	30.71
C109	20.04	20.00	57°25'16"	S47°21'34"W	19.22
C110	33.06	20.00	9°41'49"	S10°16'43"E	29.42
C111	36.52	25.00	83°42'25"	N69°02'34"E	33.36
C112	36.80	25.00	84°20'02"	N26°56'13"W	33.56
C113	45.52	55.00	47°24'55"	N9°37'08"E	44.23
C114	14.12	25.00	32°22'01"	N49°30'36"E	13.94
C115	72.15	275.00	15°01'57"	N73°12'35"E	71.94
C116	23.14	149.50	8°52'03"	N85°09'35"E	23.11
C117	38.44	25.00	88°05'55"	S11°07'57"E	34.76
C118	27.68	20.00	79°17'15"	N62°28'08"W	25.52
C119	31.42	20.00	90°00'00"	N7°55'48"W	28.28
C120	30.15	20.00	86°23'07"	S80°15'45"W	27.38

RIGHT-OF-WAY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C121	1.46	432.00	0°11'37"	N69°00'25"W	1.46
C122	33.05	20.00	9°41'38"	S21°18'41"W	29.42
C123	31.42	20.00	90°00'00"	N38°00'06"W	28.28
C124	32.37	20.00	92°44'09"	N45°03'27"W	28.95
C125	31.42	20.00	90°00'00"	N82°04'12"E	28.28
C126	31.42	20.00	90°00'00"	S20°28'43"E	28.28
C127	20.04	20.00	57°25'16"	S85°03'23"W	19.22
C128	31.42	20.00	90°00'00"	N69°31'17"E	28.28
C129	31.42	20.00	90°00'00"	S51°59'54"W	28.28
C130	31.42	20.00	90°00'00"	N38°00'06"W	28.28
C131	31.42	20.00	90°00'00"	S7°55'48"E	28.28
C132	26.23	20.00	75°08'16"	S35°11'12"W	24.39
C133	28.76	20.00	82°22'40"	N89°19'08"W	26.34
C134	30.99	20.00	88°47'05"	N19°12'59"W	27.98
C135	31.42	20.00	90°00'00"	N82°04'12"E	28.28
C136	17.99	19.00	5°41'35"	N40°02'33"E	17.32
C137	74.16	70.00	60°41'57"	N72°27'18"W	70.74
C138	66.28	375.00	10°07'38"	N37°02'30"W	66.20

TO BE REPEATED BY SEPARATE DOCUMENT
CURVE DRAINAGE EASEMENT

UNPLATTED

SEE SHEET 4

KRAGELUND ACRES
(BK. 11, PG. 41)
15

KRAGELUND
ACRES
AMENDMENT 1
(BK. 516, PG. 40)
7A

W LINE NW 1/4 SEC 33
1378.16'

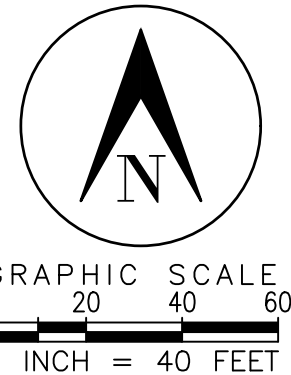
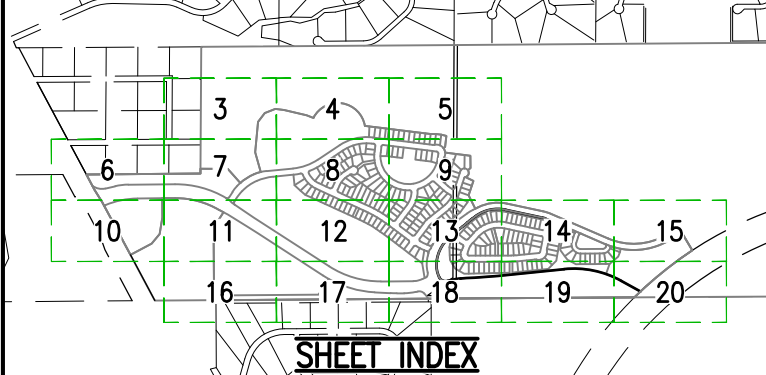
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UNPLATTED

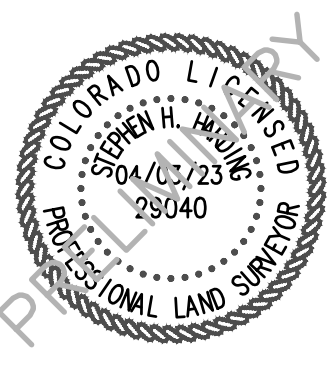
SEE SHEET 7

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

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

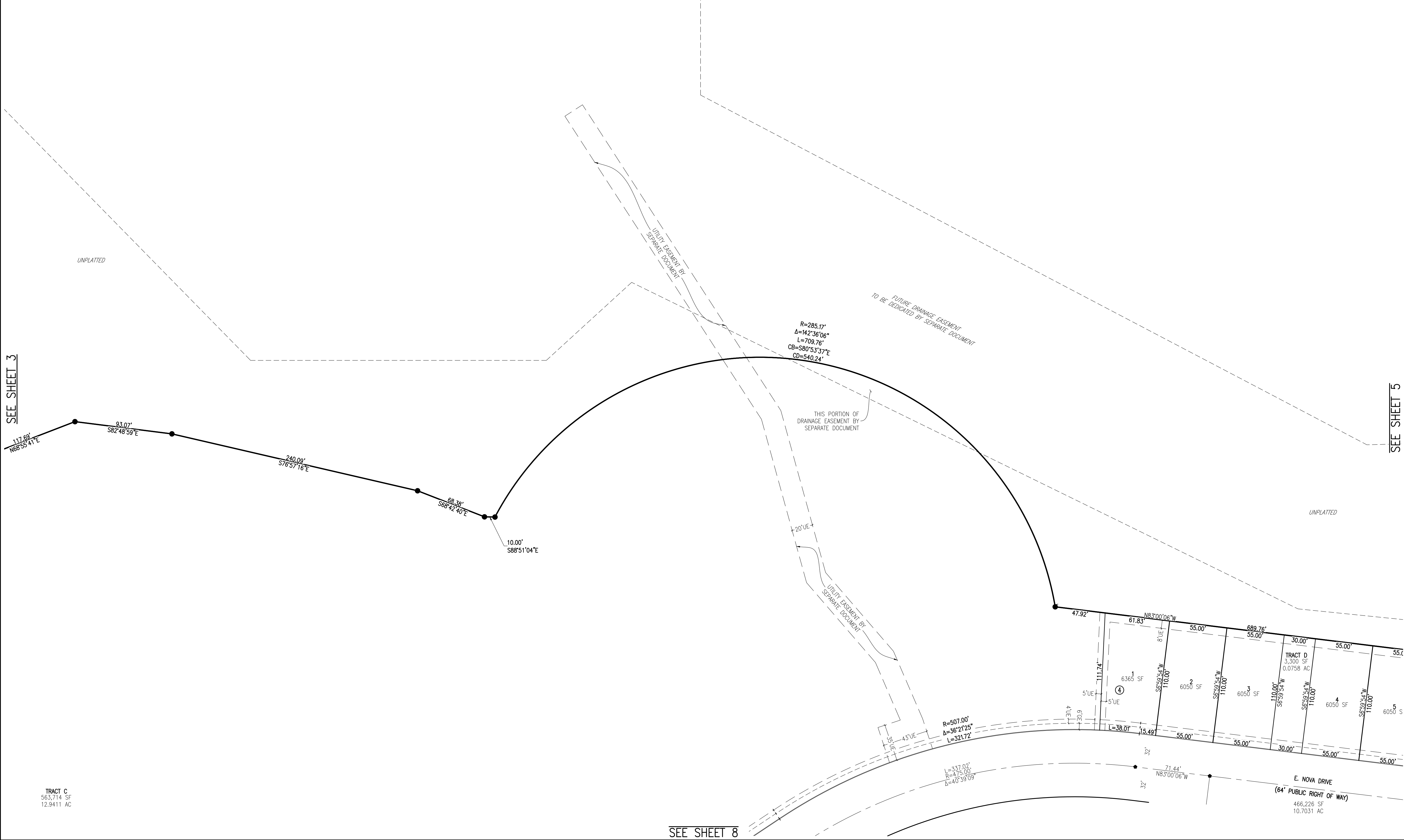


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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES

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

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● SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX
— GE GAS EASEMENT
— UE UTILITY EASEMENT
— DE DRAINAGE EASEMENT
— SE SIDEWALK EASEMENT

SHEET INDEX

GRAPHIC SCALE

0 20 40 60
1 INCH = 40 FEET

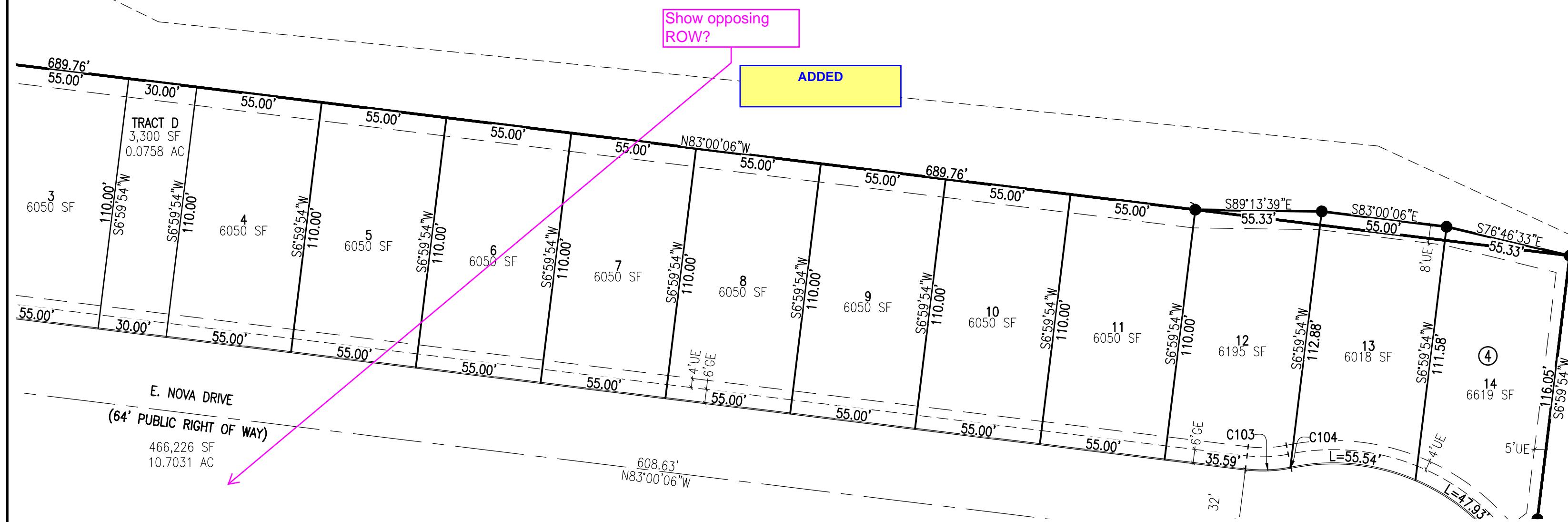
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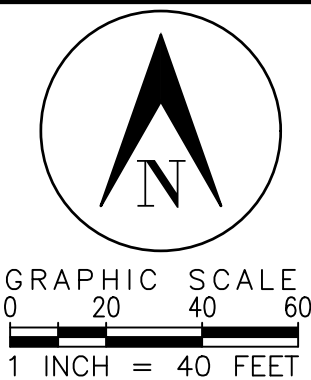
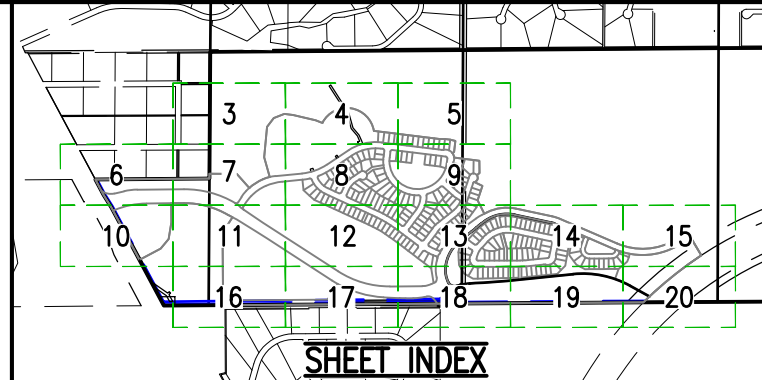
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SEE SHEET 9

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

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



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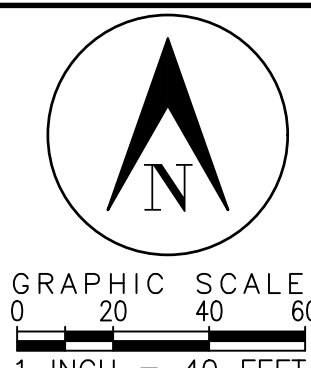
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

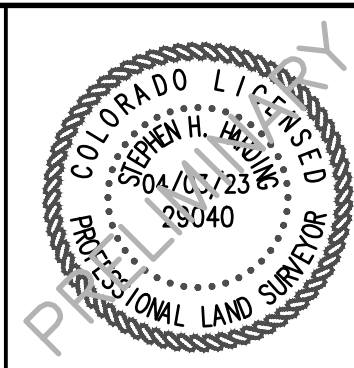


1. SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
2. SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.

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



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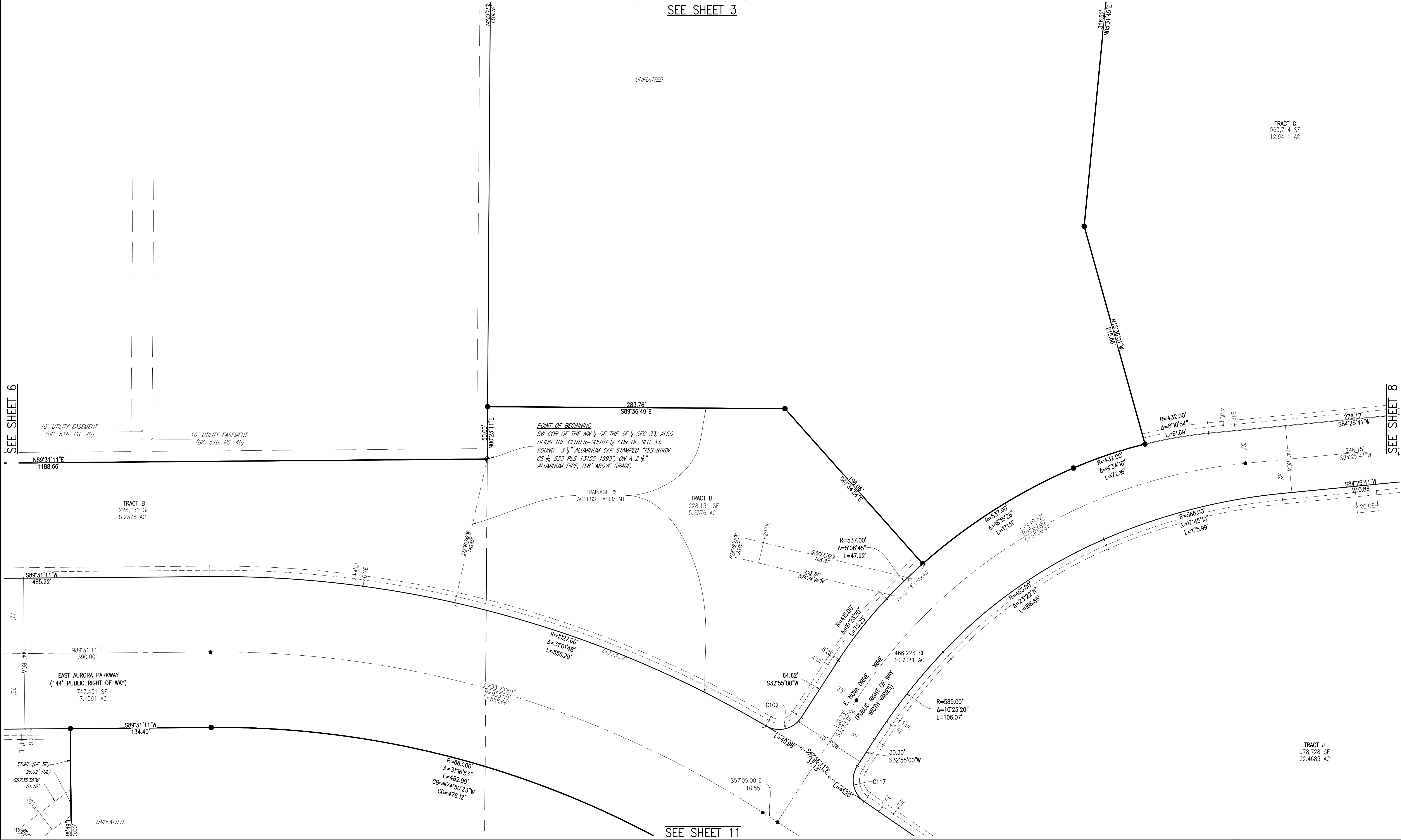


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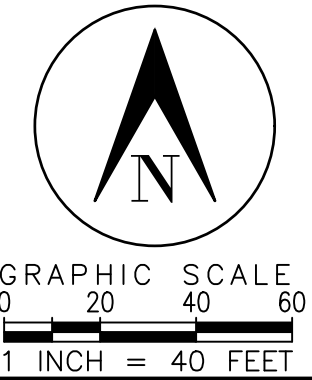
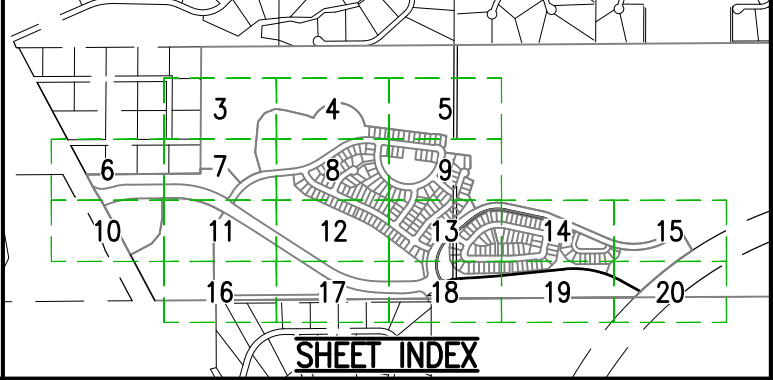
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SEE SHEET 3



- NOTES
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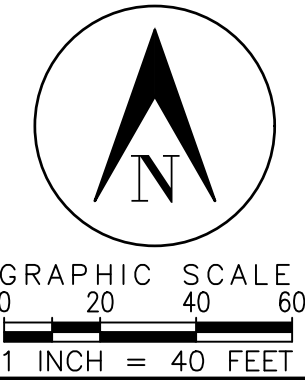
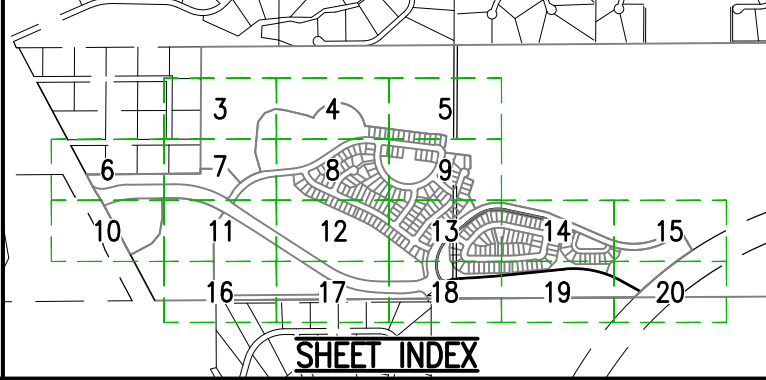
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SEE SHEET 4



- NOTES
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 5

Label Tracts? or
remove old lot line?

REVISED

Show where this easement
intersects the subdivision
boundary

As was discussed with
Darren Akrie, future
easements are only tied
to the anticipated
location where they
enter the boundary as
labeling them with
bearings and distances
implies exact locations
of the easements which
may not be correct once
the easements are
actually recorded.

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the easements are
actually recorded.

Show where this
easement intersects the
subdivision boundary

ADDED

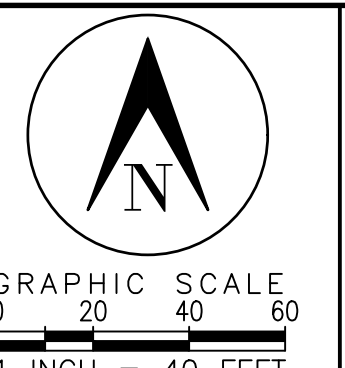
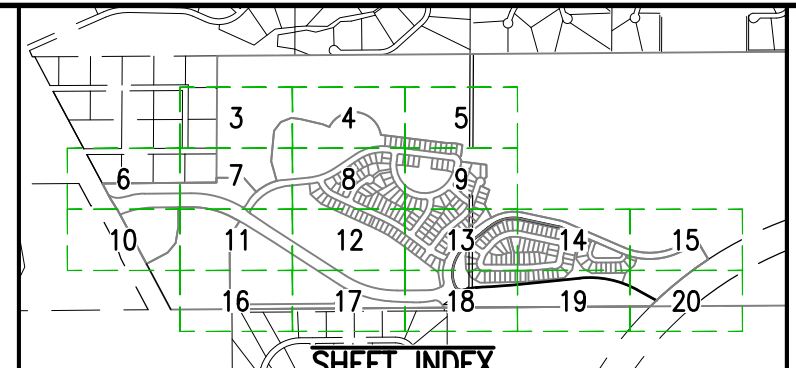
Label Bearings & Distances of
easements within the platted area and tie
to subdivision exterior (Typical)

SEE SHEET 8

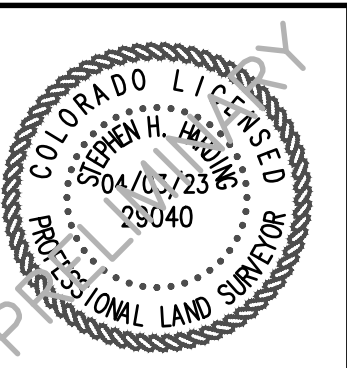
SEE SHEET 13

- NOTES
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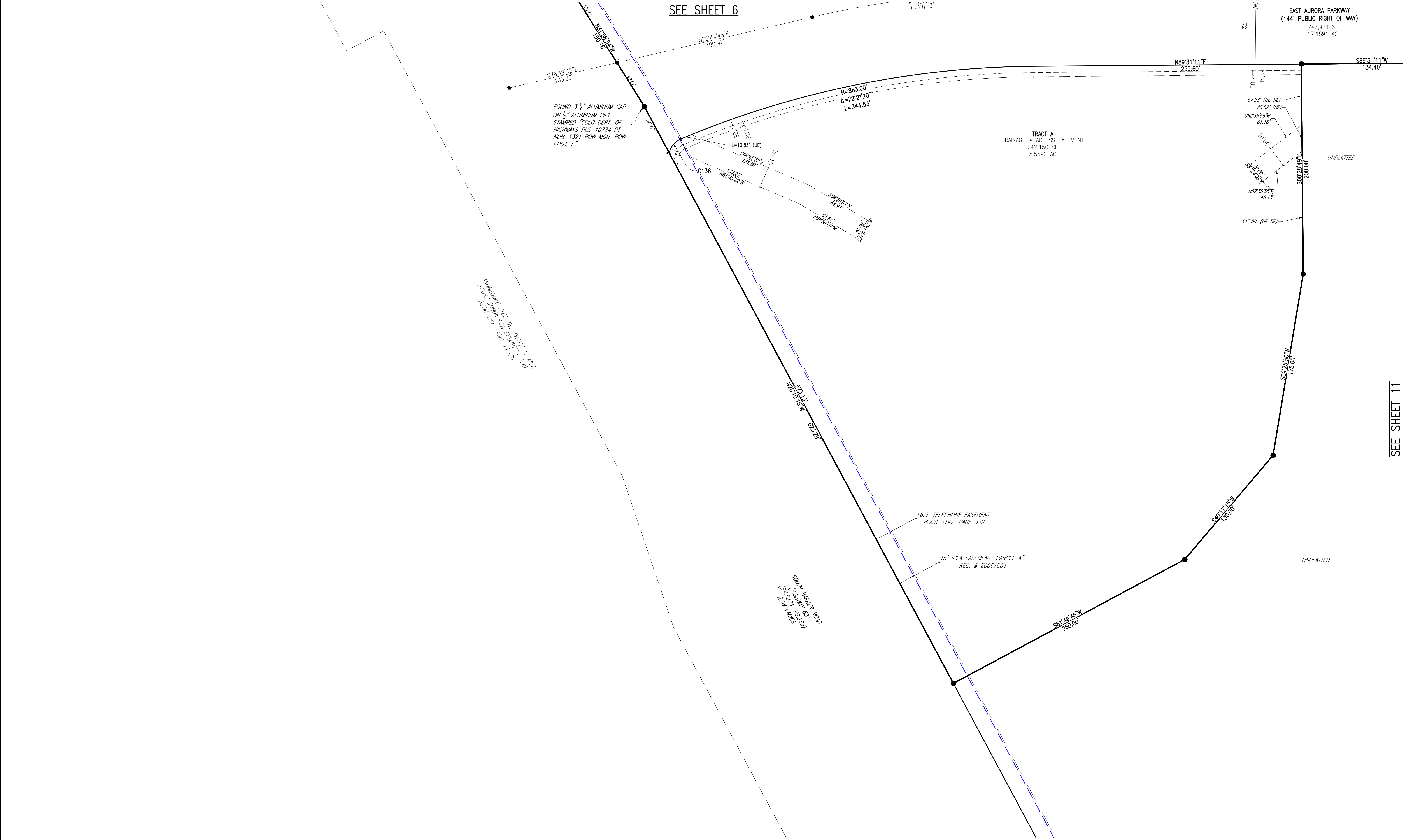
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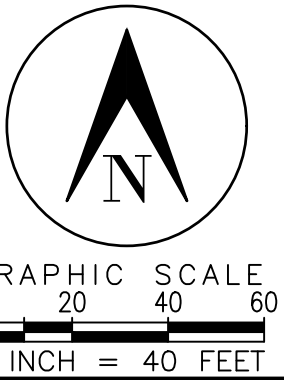
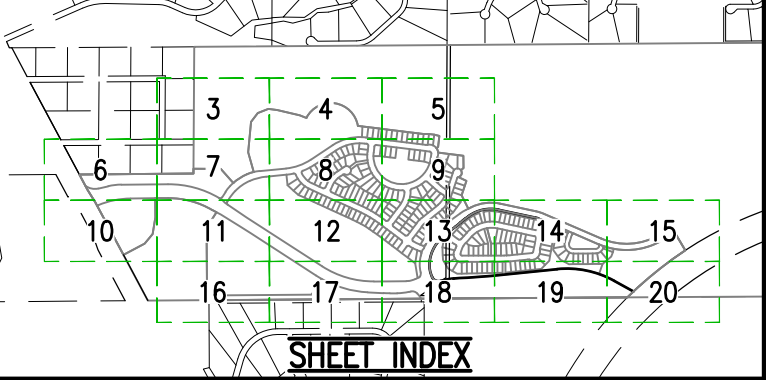
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SEE SHEET 6

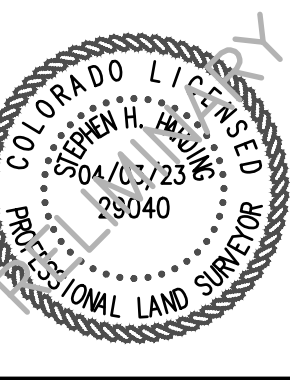


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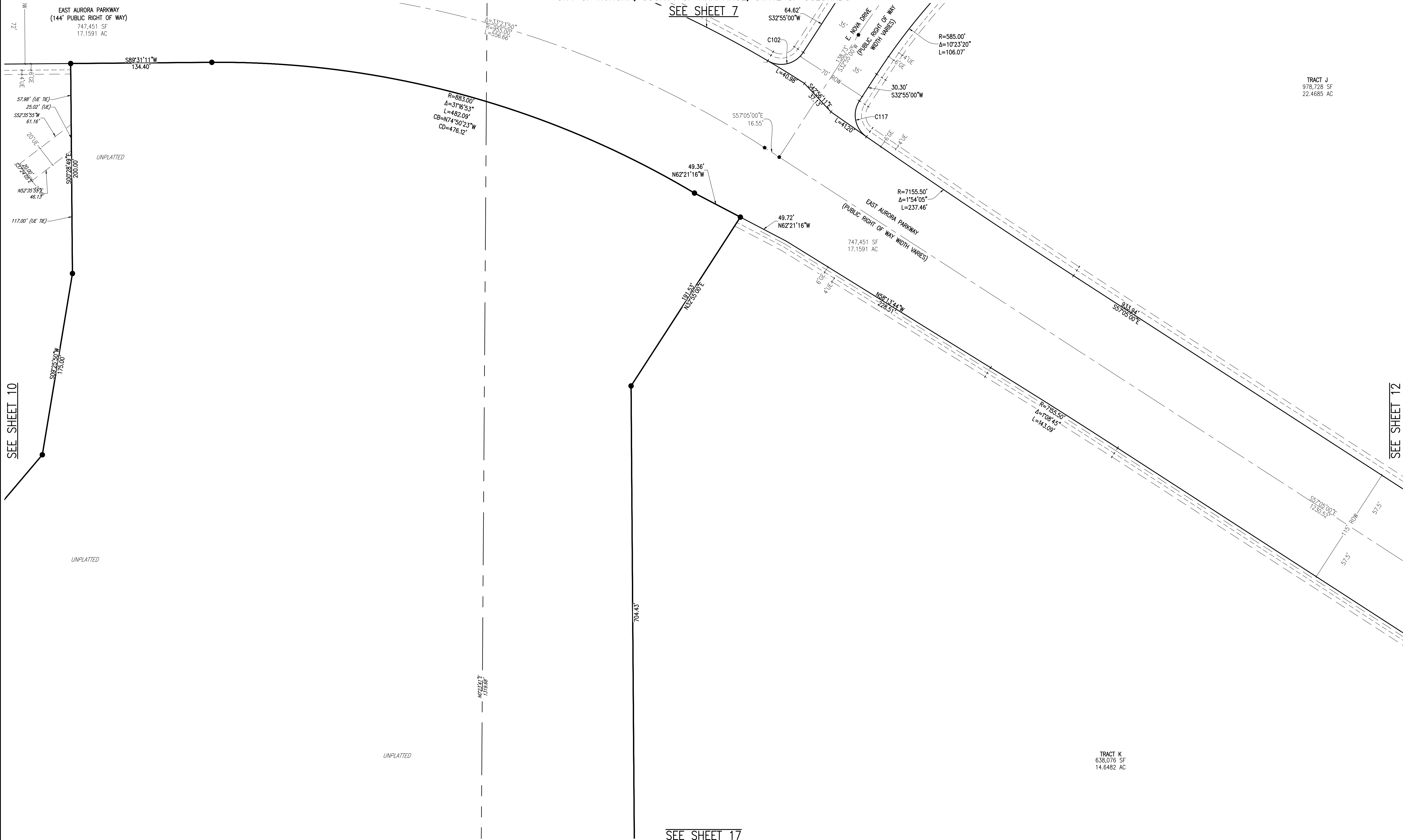


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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 7



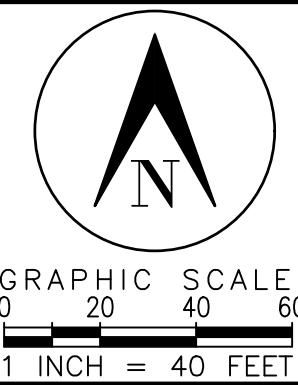
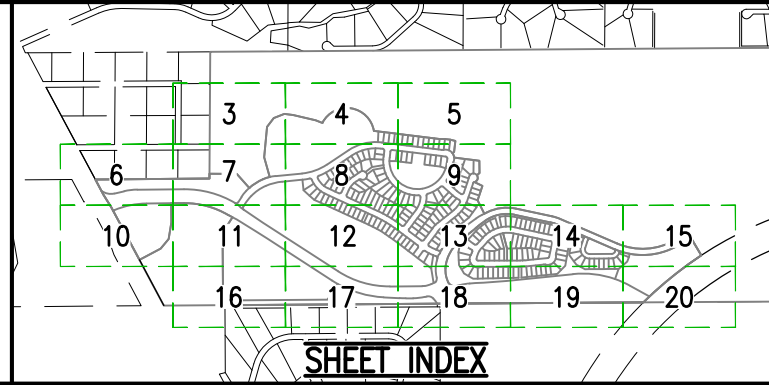
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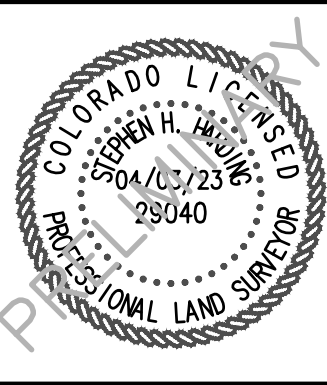
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SEE SHEET 8

TRACT J
978,728 SF
22.4685 AC

TRACT J
978,728 SF
22.4685 AC

TRACT J
978,728 SF
22.4685 AC

SEE SHEET 11

SEE SHEET 13

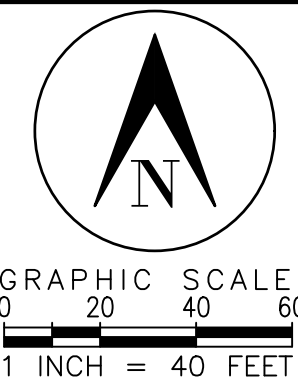
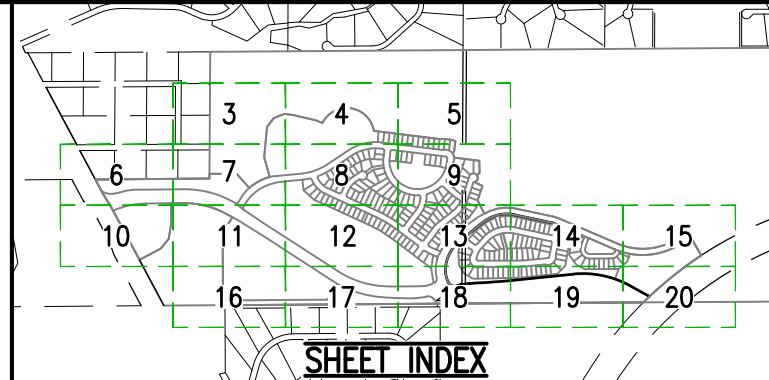
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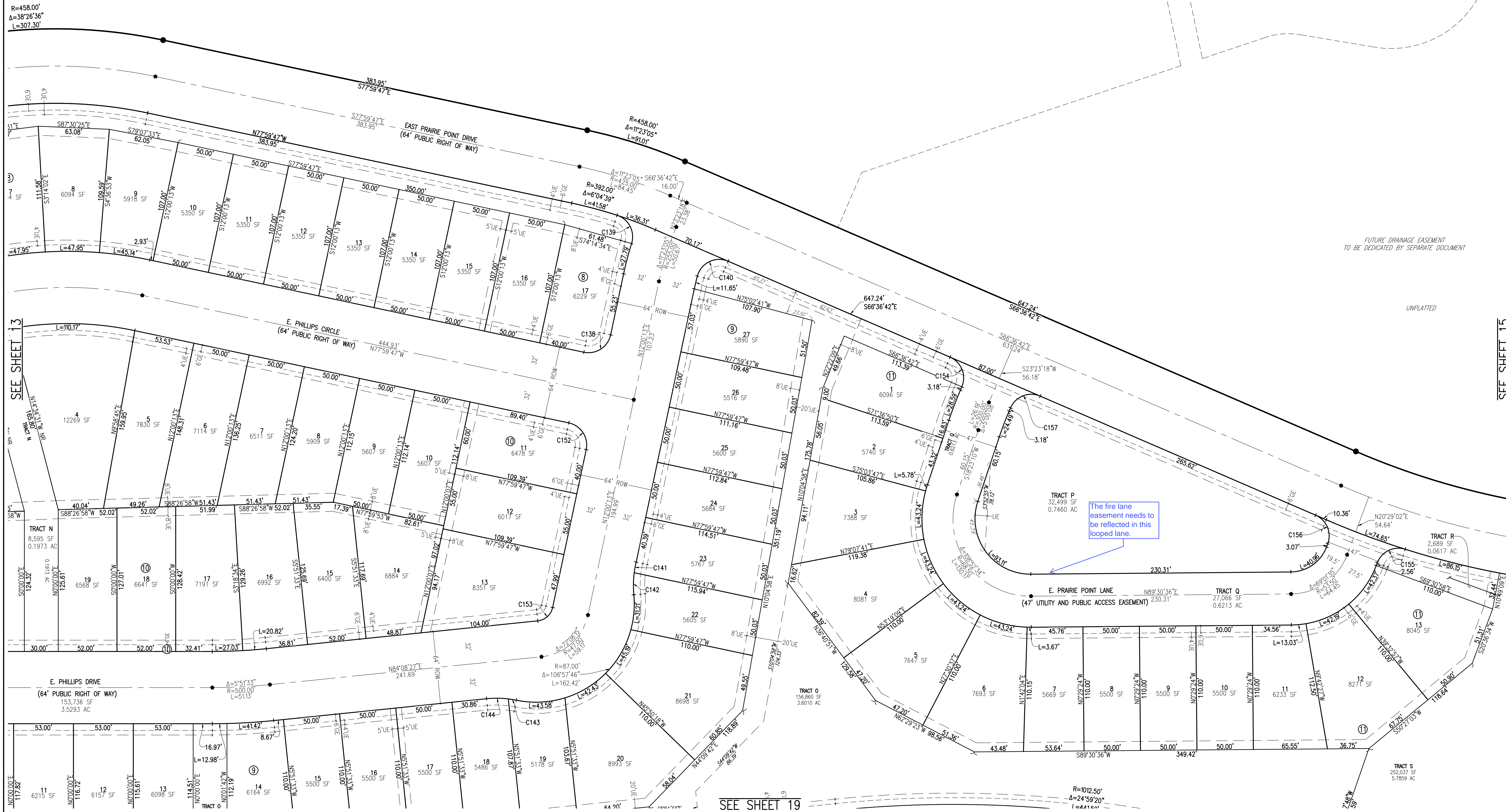
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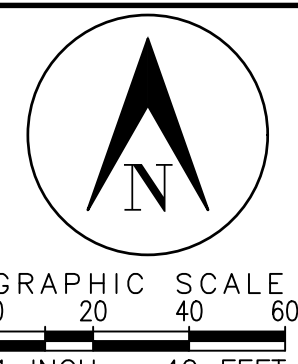
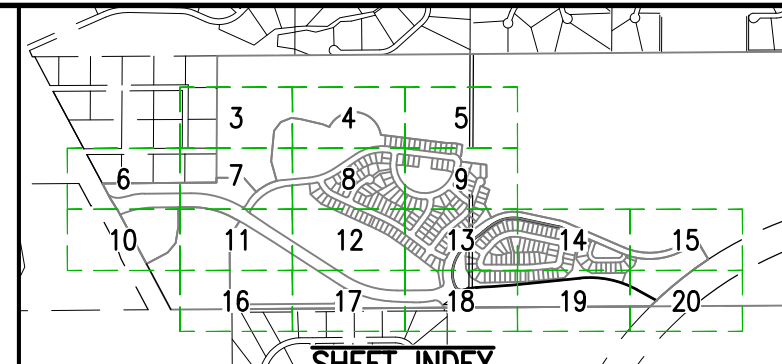
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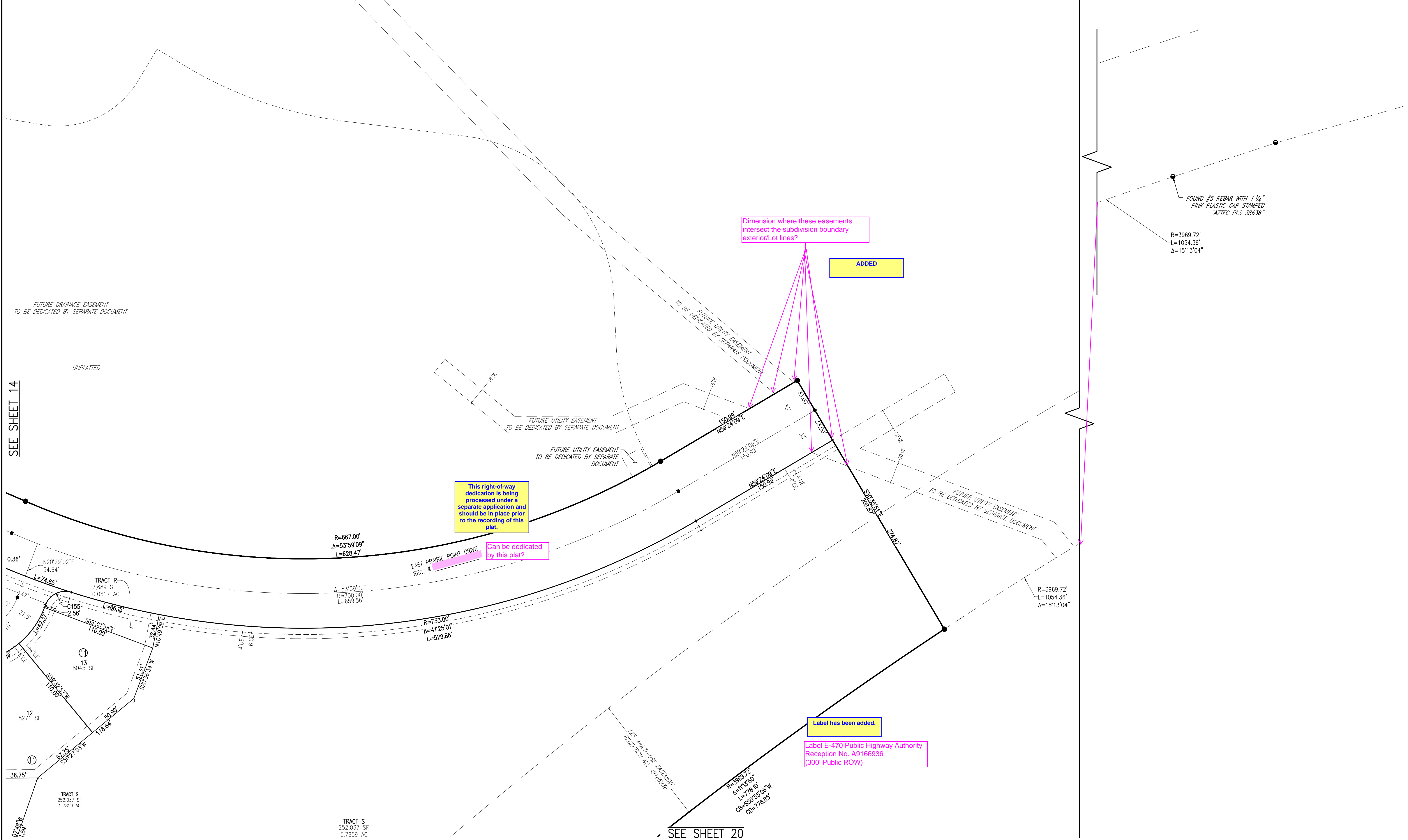


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EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 684-1520 www.EMKCO.com
JOB NO. 12187.62
SHEET 14 OF 20

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



NOTES

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

LEGEND

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

SHEET INDEX

GRAPHIC SCALE

0 20 40 60
1 INCH = 40 FEET

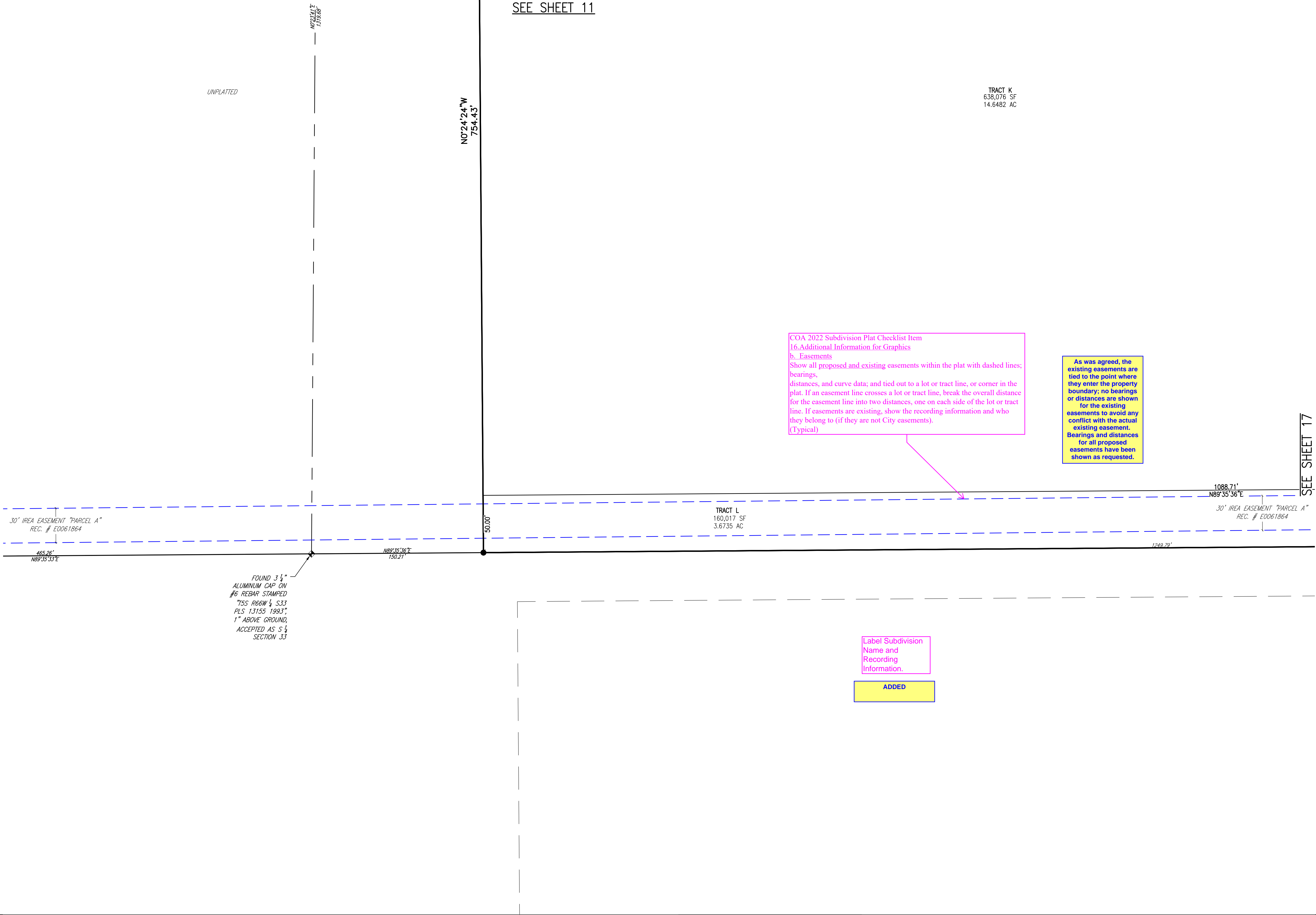
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 11



SEE SHEET 17

NOTES 1. SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS. 2. SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.	LEGEND ● FOUND SECTION CORNER AS DESCRIBED ● FOUND SURVEY MONUMENT AS DESCRIBED ● SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040 ● SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX GE GAS EASEMENT UE UTILITY EASEMENT DE DRAINAGE EASEMENT SE SIDEWALK EASEMENT		<p>SHEET INDEX</p>	<p>GRAPHIC SCALE 0 20 40 60 1 INCH = 40 FEET</p>	<p>SURVEYOR'S DIGITAL SEAL OR SIGNATURE IS EFFECTIVE ONLY AS TO THAT VERSION OF THIS DOCUMENT AS ORIGINALLY PUBLISHED BY SURVEYOR. SURVEYOR IS NOT RESPONSIBLE FOR ANY SUBSEQUENT MODIFICATION, CORRUPTION, OR UNAUTHORIZED USE OF SUCH DOCUMENT. TO VERIFY THE VALIDITY OR APPLICABILITY OF THE SEAL OR SIGNATURE, CONTACT SURVEYOR.</p>	<p>PROFESSIONAL LAND SURVEYOR JOHN H. HOUGH 04/02/23 29040</p>	PRAIRIE POINT FILING 1 DATE PREPARED: 4/3/23 PREPARED BY EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520 www.EMKC.com JOB NO. 12187.62 SHEET 16 OF 20
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SEE SHEET 12

TRACT J
978,728 SF
22.4685 AC

SEE SHEET 16

SEE SHEET 18

1249.79'

1236.79'

S89°35'36"W
2486.58'

FOUND 1 1/2" ALUMINUM CAP
ON #5 REBAR STAMPED TMK
PLS 12405", AT GRADE

Label Subdivision Name and
Recording Information.

ADDED

COA 2022 Subdivision Plat Checklist Item
16. Additional Information for Graphics
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. If easements are existing, show the recording information and who they belong to (if they are not City
easements).
(Typical)

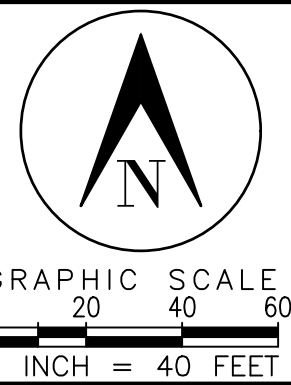
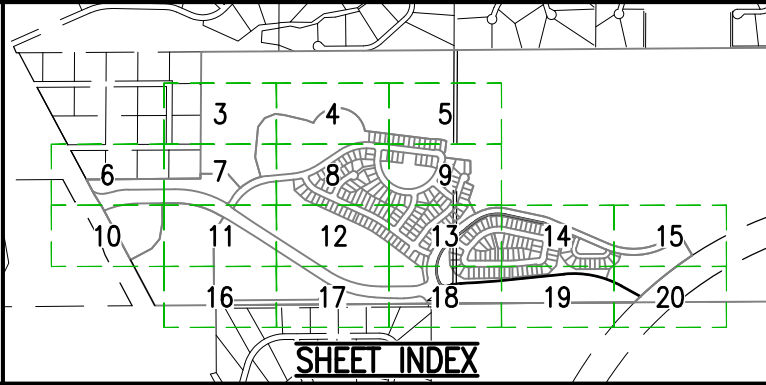
As was agreed, the
existing easements are
tied to the point where
they enter the property
boundary; no bearings
or distances are shown
for the existing
easements to avoid any
conflict with the actual
existing easement.
Bearings and distances
for all proposed
easements have been
shown as requested.

NOTES

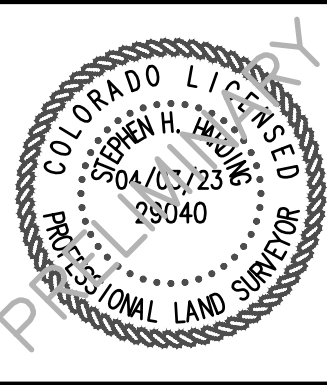
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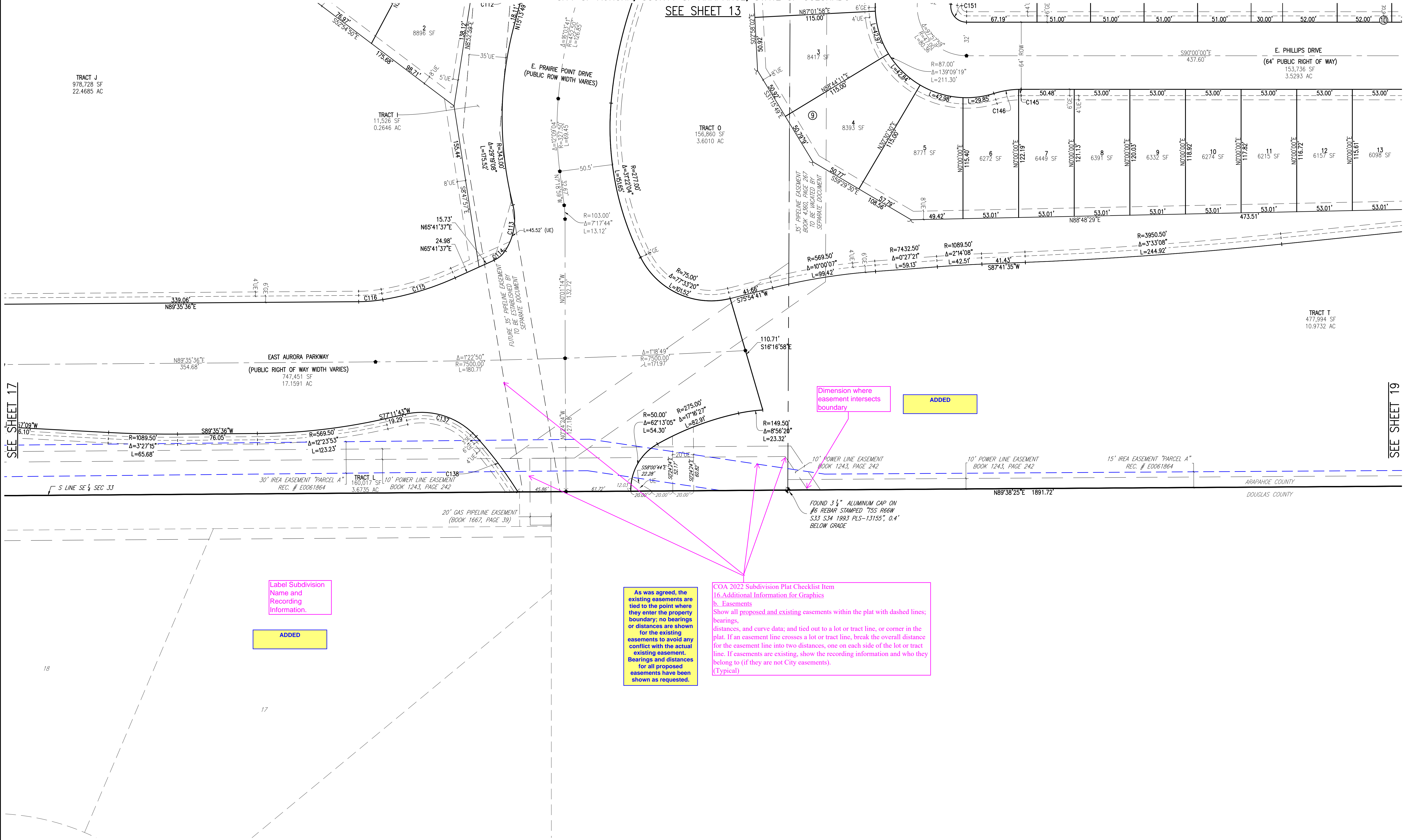
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SEE SHEET 13

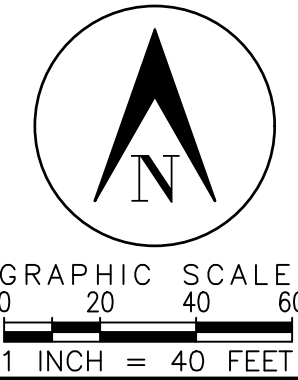
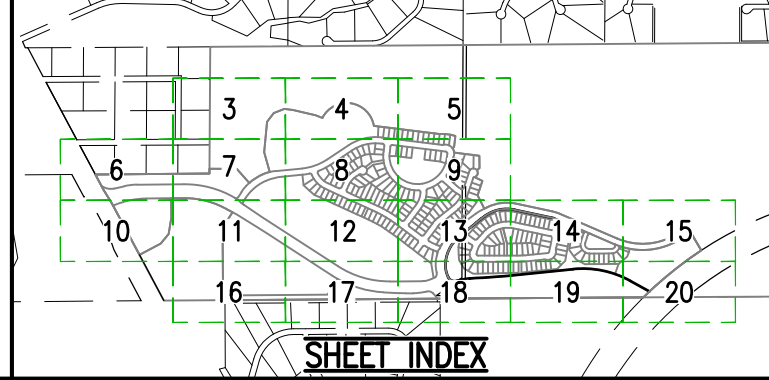


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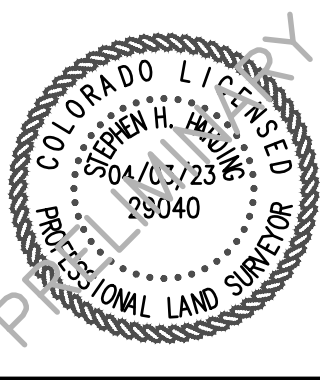
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SEE SHEET 14

Label 20' U.E.?

The easement has been labeled.

Site plan shows high plains trail in this area and will there need to be an easement?

The High Plains Trail partners are preparing their construction documents; any required easement will be by separate document.

SEE SHEET 18

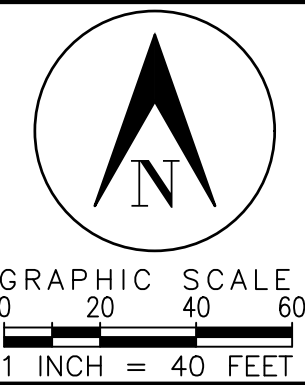
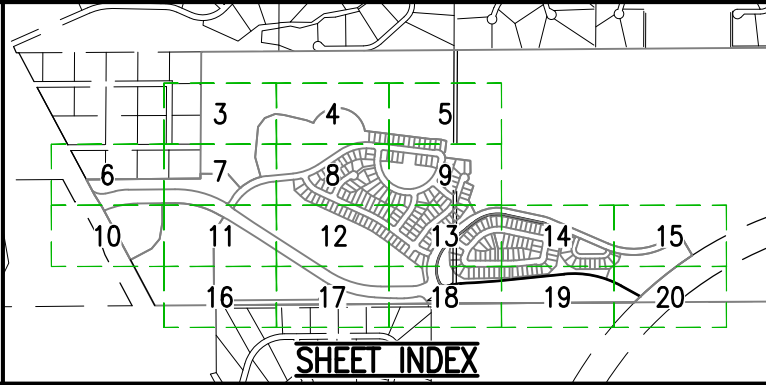
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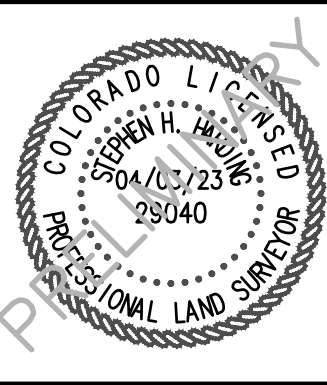
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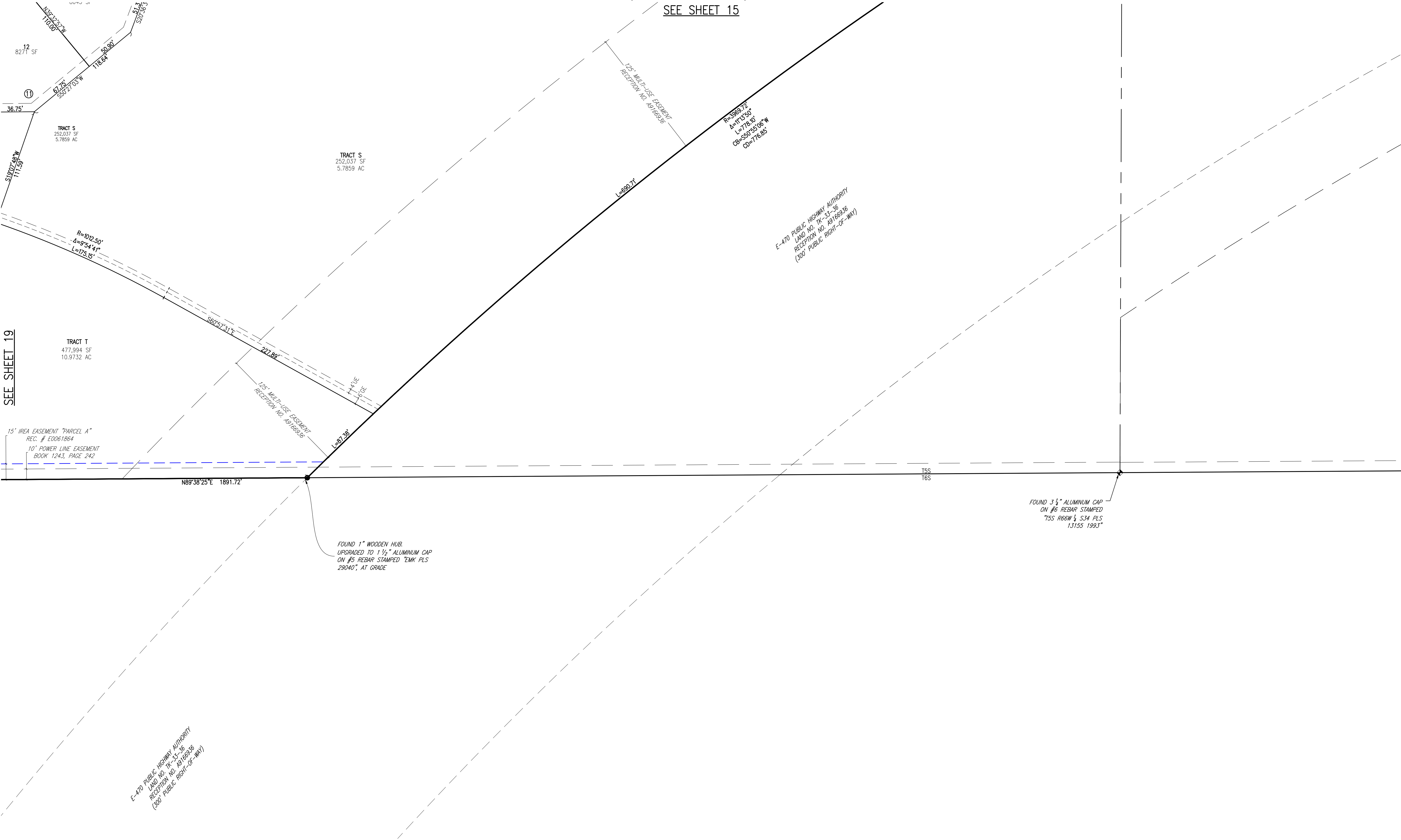
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SEE SHEET 15

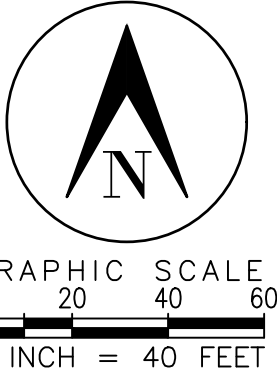
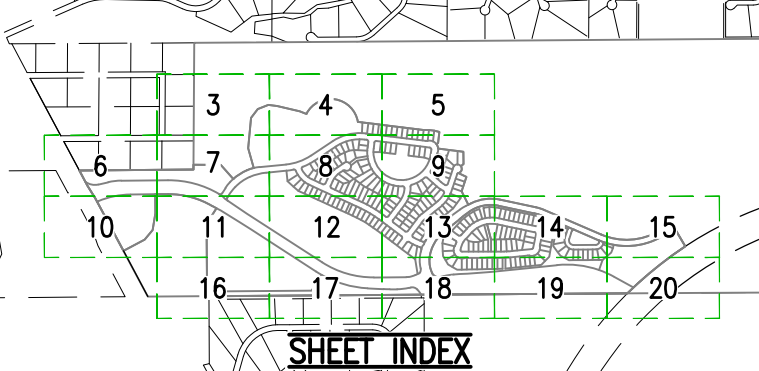


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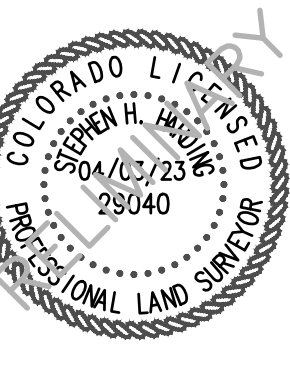
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