



June 20, 2023

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

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

Dear Mr. Gates,

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

Summary of Key Comments from All Departments

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

RESPONSE: Will be paid at building permit

- Side setbacks adjacent to streets and side fence setbacks are required to be greater than what is currently shown in the plans. [Planning]

RESPONSE: Noted and adjusted.

- A number of details and corrections related to lot typicals are requested. These include corrections for the turf minimums and details on setbacks and utilities. [Landscaping]

RESPONSE: All comments related to lot typicals were addressed.

- Confirm if you are still requesting any custom street names as these need to be reviewed by the technical addressing. [Addressing]

RESPONSE: We are revising one prior approved street from Kings Point Drive to Prairie Point Drive.

- Sidewalks for cul de sacs greater than 250 ft must be detached. Additional dimensional details are requested throughout the site plan. [Civil Engineering]

RESPONSE: The Roadway manual asks for the larger radius if there are not two or more hard paved driveways on the access road. In this case, we have 2 lots with paved driveways on the cul de sac. Additionally the cul de sacs with attached sidewalk are consistent with Filing 1 as well as the previous approvals in 2019.

- Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements. Some pedestrian ramp corrections are also requested. [Traffic Engineering]

RESPONSE: Verified plant height meet requirements. Pedestrian ramps have been adjusted to the best extent possible based on the provided comments.

- Describe the two primary access points for the overall site as well and the looped water supply connections. [Fire/Life Safety]

RESPONSE: Prairie Point Drive and Dry Creek will be constructed prior to any CO's issued for Filing 2. All areas have two or more primary access points and onto Prairie Point Drive, Ireland Way, and Dry Creek. All water lines are looped.

- Site Plan will not be approved until the PDR approvals. [Aurora Water]

RESPONSE: Noted

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

RESPONSE: Tree protection has been approved. Mylars and bond submitted to Forestry.

- A number of corrections and clarifications are requested for the park playground. [PROS]

RESPONSE: The park playground was clarified via meeting on Wednesday April 19th with follow up emails on May 5th.

- Numerous labeling corrections requested, see the site plan and plat for full Real Property comments. Provide the Certificate of Taxes Due and title work dated within 30 days of the plat acceptance date. [Real Property]

RESPONSE: Certificate and Title will be updated and provided prior to recordation.

- Some outside agency comments have not yet been received, their comments from the previous review have been included for reference.

RESPONSE: Noted

Planning Department Comments

1. Community Questions, Comments and Concerns

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

RESPONSE: Noted.

2. Completeness and Clarity of the Application

[Site Plan Page 1]

- a. Include an Amendment section on the cover sheet and include a brief description of the adjustment request with reference to the code section that relief is being requested from. Also include the number of lots that this adjustment will be for.

RESPONSE: Both an Amendment and Adjustment section have been added to the Site Plan cover. Adjustments include the request, code section, and affected lots.

3. Zoning and Land Use Comments

[Site Plan Page 1]

- a. There are two Open Space numbers in this data table, please clarify this.

RESPONSE: The open space table is broken up by Planning Areas per the approved Form J. The required Open Space number is per the approved Form J and the provided number is the are provided within this Filing.

- b. With the addition of roads, sidewalks, and homes; there should be a number for the hard surface area.

RESPONSE: A net hardscape number has been added to the Data Table

- c. Is this Landscape Area number correct?

RESPONSE: A net landscape number has been updated and added to the Data Table

4. Streets and Pedestrians Issues

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

RESPONSE: Noted.

5. Parking Issues

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

RESPONSE: Noted.

6. Architectural and Urban Design Issues

[Site Plan Page 2]

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- a. Make note that side setbacks adjacent to local streets are 12.5 ft in R-1 and 10 ft in R-2, and side setbacks adjacent to collector streets are 10 ft for both districts.

RESPONSE: Thank you, lot tables have been revised to reflect the larger setbacks on the corner lots.

[Site Plan Page 3]

- b. All side setbacks shown here are 5 ft. Since side setbacks adjacent to local streets (12.5' for R-1 and 10' for R-2) and adjacent to collector streets (20' in both districts) are greater than this, the tables on this sheet will need to be updated accordingly.

RESPONSE: Please see response above. Lot tables have been revised to reflect the special cases adjacent to local and collector streets.

[Landscape Plan Page 27]

- c. It is suggested that you use the sound wall here as well. While there is Prairie Point Dr between these lots and E- 470, noise impacts from E-470 may still be present.

RESPONSE: Wall locations were approved with the master plan design, no walls are required in this area.

[Landscape Plan Pages 33 & 34]

- d. Side (and rear) yard fences must be setback 4 ft from the back of the sidewalk. An 18-inch setback is only allowed for front yard fences.

RESPONSE: Noted and adjusted.

7. Signage Issues

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

RESPONSE: Noted.

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

- a. If you are not intending to do public art at this site, it will be required at the two other suggested locations.

RESPONSE: Noted

- b. We will be issuing an invoice for the public art fee for the amount indicated in your approved public art plan (\$12,814.30).

RESPONSE: Noted

9. Landscaping Issues (Tammy Cook / 954-266-6488 / tcook@auroragov.org / Comments in bright teal)

[Landscape Plan Page 2]

- a. Edit Tables for the provided trees per the markups as the numbers on the tables are not correlating with the planting plans.

RESPONSE: Utilizing CAD, the number of trees/shrubs were corrected and provided. Please see the exhibit attached to sheet LN.1 Comment Response, to verify that the trees were counted correctly.

- b. Change S. Killarney Street to East and West instead of North and South.

RESPONSE: S. Killarney Street was renamed in the street tree requirements chart on page LN.1.

[Landscape Plan Page 14]

- c. Label street South Liverpool Way.

RESPONSE: Street labeled.

[Landscape Plan Page 18]

- d. Label street South Killarney Street.

RESPONSE: South Killarney Street labeled.

- e. The Match line shall be relabeled as LP.17 instead of LP.20.

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RESPONSE: Match line relabeled.

[Landscape Plan Page 19]

- f. Label Kirk Road per the Civil sheet indicating this street name.

RESPONSE: Kirk Road labeled.

[Landscape Plan Page 23]

- g. Label Tract R on this sheet.

RESPONSE: Tract R labeled.

[Landscape Plan Pages 31-34]

- h. For all planting typicals, please note that the turf minimum is 400 square feet and that it must be contiguous.

RESPONSE: Planting typicals that are not able to fulfill 40% turf quantities at 400SF have been adjusted to have 50% inorganic rock mulch per City of Aurora table 4.7-3.

- i. For all planting typicals, the sewer line cannot be shown below the driveway as this does not meet with the city's standards. Please revise the planting typicals to reflect the actual locations of the utilities.

RESPONSE: The sewer line location has been revised on all typicals to reflect the correct conditions.

- j. For all planting typicals, show each at 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: All planting typicals have been revised to reflect the correct location of easements. Each typicals has been labeled with a scale for reference.

[Landscape Plan Page 35]

- k. The S lot typical does not reflect the various different lot sizes. Additional typicals for the similar sizes of the S lot shall be shown.

RESPONSE: Lots T and S were revised to match the lot typical legend key map. Lot T will reflect the typical lots of similar sizes.

- l. The typical for the T lot is only one lot and the typical shown does not match the lot on the overall plans.

RESPONSE: Lots T and S were revised to match the lot typical legend key map. Lot T will reflect the typical lots of similar sizes.

The typical for the T lot is only one lot and the typical

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

- a. The proposal needs the correct street names that we provide based on the Denver Metro street grid. Please confirm if you are still requesting any custom street names as these need to be reviewed by the technical addressing.

RESPONSE: We are revising one prior approved street from Kings Point Drive to Prairie Point Drive. All other street names were previously provided by the City.

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

[Site Plan Page 1]

- a. Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (C) per the approved Public Improvement Plan."

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- RESPONSE: Note has been added to cover.**
- b. Check all of these notes for applicability. Aurora Parkway isn't currently being proposed as part of this set.
RESPONSE: Notes regarding Arterial streets have been removed.
[Site Plan Page 2]
- c. Label this as private.
RESPONSE: Corrected.
- d. What kind of pavement will be used for these? Asphalt or concrete?
RESPONSE: Cross sections have been revised to reflect the proposed asphalt paving.
- e. Revise this section so it shows where the ROW is with respect to the south side of the street. How much landscape is within the ROW?
RESPONSE: Detailed XS has been revised
[Site Plan Page 7]
- f. Provide a label for the curb return radii. Minimum 15' for the intersection of locals. If this is provided in a standard detail or note somewhere, please include the location in the comment response, I couldn't find one.
RESPONSE: Curb return radii have been added where applicable.
- g. The ramps should align across the street.
RESPONSE: Ramp alignment has been revised.
[Site Plan Page 8]
- h. Provide street names.
RESPONSE: Street names have been added
[Site Plan Page 9]
- i. Revise text overlap.
RESPONSE: Corrected.
- j. Label the sidewalk. Will it be private past the ROW?
RESPONSE: Additional labels have been added, including indications of public vs. Private ownership/maintenance
- k. Label the sidewalks, and identify as private.
RESPONSE: Additional labels have been added, including indications of public vs. Private ownership/maintenance
[Site Plan Page 11]
- l. Revise these labels. Ensure the sidewalk is within ROW. Is there a reason it is not currently?
RESPONSE: Repeated comment. In areas where large estate lots exist, we have coordinated with COA staff to provide an additional 2' sidewalk easement as a means of increasing the landscaping strip between the road and sidewalk to maintain consistency in character with the rest of the community.
- m. Ensure the sidewalk is within ROW. Is there a reason it is not currently?
RESPONSE: Please refer to the response above.
[Site Plan Page 12]
- n. Loop lanes shall be private. Please remove the reference to ROW.
RESPONSE: Reference to ROW has been removed.
- o. Include roadway dimensions (typical all site plan sheets): Label the FL-FL for streets. Include a typical dimension for sidewalks and curbside landscaping. Include centerline information for all of the streets (radii specifically), it is missing in many locations.
RESPONSE: Additional roadway labels have been added throughout the plan set
- p. Provide a ROW dimension here.
RESPONSE: ROW dimension added

- q. Label the ROW radii.
RESPONSE: ROW radii has been added.
- r. Label the inside radius of the fire lane easement.
RESPONSE: Inside radius has been added to the plan set
- s. Per the plat submitted with this application, this radius is too small. It is required to be 250'. It will need to be revised with the ISP. The revision may change the lots slightly in this area.
RESPONSE: Per the COA criteria, additional pavement width has been provided in this area to account for the smaller than typical radii. The City confirmed this approach was acceptable
[Site Plan Page 13]
- t. Revise this dimension.
RESPONSE: Revised
- u. Revise this radius label to be for the flowline.
RESPONSE: Label added
- v. This cul de sac does not have two or more hard paved driveway and so it needs to be a flow line radius of 45' and property line radius of 55' per Section 4.04.1.06 of the 2016 Roadway Manual. Additionally, the cul de sac is greater than 250' and so the sidewalk should remain detached per Section 4.04.2.01.2.
RESPONSE: City of Aurora criteria calls for two hard paved driveways within a dead end street. In this case, we have 2 lots with paved driveways fronting the Ireland Way dead end street. Regarding the attached sidewalk, we would like to request permission to keep the attached sidewalk as it maintains consistent character with Filing 1. Additionally, a detached sidewalk with this ROW width would lead to a landscape strip that is too narrow to be junctional.
- w. Why does the sidewalk swing outside of the ROW? Please revise to keep it within the ROW to match the local type 2 section.
RESPONSE: Repeated comment. In areas where large estate lots exist, we have coordinated with COA staff to provide an additional 2' sidewalk easement as a means of increasing the landscaping strip between the road and sidewalk to maintain consistency in character with the rest of the community.
- x. Label this street as a local type 2.
RESPONSE: Street label has been adjusted
- y. Clearly identify the limits of the streets proposed with the ISP and which streets will be provided with this site plan. I see that a sidewalk/curb is proposed with this application but provide a line or label where the asphalt proposed with this application starts. (typical all site plan and grading sheets).
RESPONSE: A hatch has been added to better delineate the separation between ISP East and the Filing 2 set.
[Site Plan Page 14]
- z. The cul de sac is greater than 250' and so the sidewalk should remain detached per Section 4.04.2.01.2.
RESPONSE: Please refer to response on the PDF plans. The COA criteria is unclear as it relates to cul de sacs larger than 250'. With a detached walk, there would remain a landscape strip of just 3.5' which is impractical. We request
- aa. Provide a radius for the ROW.
RESPONSE: Added
- bb. Provide a ROW and FL dimension on this side of Irish.
RESPONSE: Added
- cc. Fix this dimension.

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RESPONSE: Adjusted

dd. Advisory: it may be difficult to fit a driveway in with the configuration of this lot and the sidewalk in this area.

RESPONSE: Acknowledged. We have a proposal for a lot site design for this area that will fit the current lot design

[Site Plan Page 15]

ee. Provide a radius for the FL on the outside on the site plan sheets for all proposed eyebrows.

RESPONSE: Label added

ff. Label what this is.

RESPONSE: Trail label has been added

[Site Plan Pages 29-37]

gg. Provide a longitudinal slope in the road. [10 comments]

RESPONSE: Longitudinal slopes have been added throughout

[Site Plan Page 31]

hh. Is the grading in this area proposed with this application? If so, provide labels. Minimum 2% for unpaved areas.

RESPONSE: slopes have been added throughout

[Site Plan Page 34]

ii. Is grading being proposed for portions of the site not included with this site plan? It appears that both bold contours and dashed gray contours occur throughout the site. Please clearly differentiate what grading is proposed with this site plan. (typical all sheets)

RESPONSE: Limits of grading have been added. East Infrastructure roadway has been grayed back.

[Site Plan Page 37]

jj. The maximum height of retaining walls in residential areas is 4' per Section 4.02.7.01.2 of the Roadway Manual. Walls over 30" require handrails. Please provide a section detail and material type.

RESPONSE: A typical detail for residential block walls has been included on Page 2 of the new set.

kk. Where is the grading here?

RESPONSE: Adjusted

ll. Provide street names and ROW widths.

RESPONSE: Labels have been added for these locations

[Plat Page 5]

mm. 250' min centerline radius, this will have to be revised as part of the East infrastructure site plan.

RESPONSE: Refer to previous discussions with City staff. In this case, we have provided additional pavement width to mitigate for the reduced radius in the road. This is consistent with the approvals provided by COA in 2019.

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

[Site Plan Page 7]

a. Align these ramps across from one another. Provide at least edge-to-edge alignment.

RESPONSE: Please refer to the revised plans. We have made best efforts to better align the ramps, given the constraints from the lots/driveways, etc.

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- [Site Plan Page 9]
- b. Show the sign symbol for ped crossing sign.
RESPONSE: Implemented into the Infrastructure East Package. Will be shown as existing.
- [Site Plan Page 11]
- c. Move callout off ped ramp.
RESPONSE: Adjusted
- [Site Plan Page 12]
- d. Add receiving ped ramp.
RESPONSE: Receiving ramp has been added.
- [Site Plan Page 13]
- e. Verify there is no ped ramp/driveway conflict.
RESPONSE: Lots have been test-fit using an anticipated lot template provided by the developer
- f. Show sign symbol for ped crossing sign.
RESPONSE: Symbol has been added.
- [Landscape Plan Page 2]
- g. Add note: "Trees within the tree lawn and in sight triangles shall be limbed up to 8' to meet sight visibility requirements."
RESPONSE: Note added.
- [Landscape Plan Page 3]
- h. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements. Remove/replace plants as necessary.
RESPONSE: Plants with exceeding plant heights were replaced and removed.
- [Landscape Plan Page 4]
- i. Verify mature plant height does not exceed COA 4.04.2.10 requirements, remove/replace as necessary.
RESPONSE: Plants with exceeding plant heights were replaced and removed.
- j. 50' min spacing between STOP sign and tree, typical.
RESPONSE: 50' Tree spacing adjusted on ISP East landscape plan.
- [Landscape Plan Page 9]
- k. Add sight triangle per COA TE-13.
RESPONSE: A sight triangle was provided in this location.
- [Landscape Plan Page 11]
- l. Add sight triangle per COA TE-13.
RESPONSE: A sight triangle was provided in this location.
- [Landscape Plan Page 19]
- m. Verify mature plant height does not exceed COA 4.04.2.10 requirements, replace as necessary.
- n. **RESPONSE: Plants with exceeding plant heights were replaced and removed.**
- [Landscape Plan Page 21]
- o. Add sight triangle per COA TE-13.
RESPONSE: A sight triangle was provided in this location.
- [Traffic Conformance Letter]
- p. No further comments on the Traffic Conformance Letter.
RESPONSE: Noted.

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

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- [Site Plan Page 2]
- a. Add the fire lane to this section. Typical of all road sections w/fire lane easements.
RESPONSE: Added to the cross section.
- [Site Plan Page 6]
- b. The phasing plan should include the construction looped water supply and fire hydrants as required by the adopted fire code and city ordinances.
RESPONSE: Additional narrative has been added to discuss project phasing as it relates to fire access and water supply
- c. What is the status of infrastructure improvements? Will the infrastructure be complete prior to the start of construction of this project?
RESPONSE: Please refer to PDF comment responses. The intent is for East Infrastructure to be under construction before Filing 2 construction begins. There will be a point of time where the two projects are concurrent.
- d. Please describe the two primary access points for the overall site as well and the looped water supply connections.
RESPONSE: Narrative descriptions have been added for water and access points
- [Site Plan Page 9]
- e. Delineate the fire lane signs on the site sheets.
RESPONSE: Signs have been noted on the legend and added to the sheets with keynotes
- f. The fire lane signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
RESPONSE: Thank you. Redundant signage has been removed and signs have been turned towards traffic accordingly.
- g. These signs can be eliminated if they are fire lane signs.
RESPONSE: Thank you. Redundant signage has been removed and signs have been turned towards traffic accordingly.
- [Site Plan Page 12]
- h. Delineate the fire lane easement.
RESPONSE: Easement delineation labels have been added
- i. The fire lane signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
RESPONSE: Acknowledged and updated
- [Site Plan Page 16]
- j. Add the fire lane and tow away signs to the legend and call out their locations.
RESPONSE: We have modified keynote 28 to reflect these fire lane tow signs.
- [Site Plan Page 18]
- k. These two fire hydrants are too close to each other. Can this fire hydrant be relocated to this location shown on the plan?
RESPONSE: Hydrants have been adjusted to provide additional spacing.

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

- [Site Plan Page 1]
- a. Site Plan will not be approved until PDR approvals.
RESPONSE: Understood and acknowledged. PDR is currently in review with COA
- [Site Plan Page 6]
- b. Ensure the SCADA tower easement has been dedicated for this tower.
RESPONSE: This SCADA easement will be recorded by separate document as a part of the ISP East package

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- [Site Plan Page 18]
- c. Per AW standards, all water meters, water service lines, and sanitary sewer service lines are NOT permitted in or under driveways- Typical ALL sheets.
RESPONSE: Understood. Water meters and sanitary services have been planned to avoid driveway conflicts based on a test fit for each lot.
 - d. Ensure all water meters are located in landscaped areas.
RESPONSE: Water meter locations have been adjusted to make sure that the pits fall solely within the landscaped areas.
 - e. Note that all new sanitary sewer services require cleanouts- Typical.
RESPONSE: Cleanouts have been added to each sewer lateral to be located at back of sidewalk.
- [Site Plan Page 21]
- f. This number correlates to the PDR- please ensure correct RSNs are referenced in plan set- Typical all sheets.
RESPONSE: Adjusted.
 - g. Label easement.
RESPONSE: Label added
 - h. Label ROW limits.
RESPONSE: ROW limits have been added
 - i. If the hydrant is outside of ROW limits- need to encompass within a pocket utility easement.
RESPONSE: a new pocket easement has been added.
- [Site Plan Page 22]
- j. Label RSN associated with the "existing infrastructure", or indicate where plans are. They are not shown on ISP East.
RESPONSE: RSN number has been added.
 - k. Public since collecting ROW flows.
RESPONSE: Please refer to the PDF comments. We have adjusted a portion of the lime to public, however, there is a section that received flows from a Type C inlet which is required by COA to be private, thus downstream infrastructure is labeled as private
- [Site Plan Page 24]
- l. See previous comments on labeling the correct RSN.
RESPONSE: Adjusted
 - m. Label ROW limits.
RESPONSE: Labels added
 - n. Hydrants to be clear 5 ft from all sides.
RESPONSE: Acknowledged
 - o. No valves encroaching on curb and gutter-Typical.
RESPONSE: Valves have been relocated to be 3' from edge of gutter. Symbol on plans exaggerates the size of the valve box.
 - p. Missing line here?
RESPONSE: Adjusted
- [Site Plan Page 26]
- q. Label easement dims.
RESPONSE: Dimension added
 - r. Ensure that valves are not encroaching into curb/gutter- Typical.
RESPONSE: Valves have been relocated to be 3' from edge of gutter. Symbol on plans exaggerates the size of the valve box.
 - s. What are the dimensions from storm pipe to manhole edge?

RESPONSE: Dimensions have been added. Horizontal layout has been revised to maintain better separation.

- t. What is the dim between these two manholes? Maintain a min of 5 ft.

RESPONSE: Dimensions have been added. Horizontal layout has been revised to maintain better separation.

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

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

RESPONSE: TPP and bonding have been provided to the City for final approval and processing

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

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

RESPONSE: Acknowledged

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

[Site Plan Page 1]

- a. Add the following note: "Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public."

RESPONSE: Note added to cover page.

[Site Plan Page 9]

- b. This park will be metro district owned and maintained and shall be open for general public use. Therefore, the sidewalks/paths should not be labeled as private, except if to identify repair and replacement responsibility.

RESPONSE: Acknowledged. Sidewalks have been labeled, including maintenance responsibility

[Site Plan Page 35]

- c. Label the longitudinal slope for the trail.

RESPONSE: Slope label has been added

[Site Plan Page 37]

- d. Label the longitudinal slope for the trail.

RESPONSE: Slope label has been added

[Landscape Plan Page 9]

- e. What will be done in Tract J to provide recreational, conservation, and/or educational value to satisfy open space land dedication requirements? Could a small public use area be offered in this location as an entry into the open space and prairie/ponderosa pine habitat? A maintenance path which could double as a trail is already here.

RESPONSE: A small picnic area was added adjacent to the maintenance path to serve as an additional community resting/gathering space.

[Landscape Plan Page 10]

- f. Can this grouping of trees provide an educational opportunity for public benefit?

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RESPONSE: Per the meeting on Wednesday, April 19th, an agreement was made that the existing Russian olive trees are not an opportunity for public benefit. The grouping of trees will not be prioritized in the design.

[Landscape Plan Page 11]

- g. Add the linework to show the trail along Antelope Creek and its connection to this trail.

RESPONSE: The connecting trail from the Antelope Creek ISP has been added.

[Landscape Plan Page 13]

- h. Show/label locations of proposed site furnishings such as benches, trash receptacles, dog waste stations, etc. for this trail/greenbelt.

RESPONSE: Proposed bench, trash receptacle, and dog waste station added to this trail. Additional furnishings provided in ISP Antelope Creek.

[Landscape Plan Page 23]

- i. Is any action needed to restore or enhance the quality of the native vegetation?

RESPONSE: Per the meeting on Wednesday April 19th, an agreement was made that the existing conditions of the native vegetation is in exceptional shape. Additional enhancements are not necessary to restore the native landscape.

- j. Has any consideration been given to introducing an environmental learning opportunity associated with the native area?

RESPONSE: Per the meeting on Wednesday April 19th, an agreement was made that a learning opportunity associated with the native area is not in the intent of this design.

[Landscape Plan Page 24]

- k. The picnic shelter should be a minimum size of 600 square feet to accommodate seating for 15 people. Also include this on the detail sheet.

RESPONSE: Per the meeting on Wednesday April 19th, an agreement was made that the current picnic shelter and seating accommodate seating for 15 people.

- l. Refer to PROS' D&DC Manual Section 6.22.B for playground design criteria. Include an enlargement of the playground as a separate sheet. Show all proposed equipment for both age groups. Each piece should be identifiable with callouts corresponding to detail sheets. Select special pieces to satisfy PROS' inclusive access requirement. Manufacturer information would be helpful for PROS staff to assess suitability and compliance.

RESPONSE: Per the email on May 5, an agreement was made to provide a single play pit with a variety of playground equipment which ranges between 2-5 years and 5-12 years. The signs for each structure have been moved and adjusted.

- m. Will the play surface be poured in place?

RESPONSE: The play surface will be fibar mulch.

- n. A larger play area will be needed to accommodate separate play areas for pre-school vs school age children.

RESPONSE: Per the email on May 5, an agreement was made to provide a single play pit with a variety of playground equipment which ranges between 2-5 years and 5-12 years. The signs for each structure have been moved and adjusted.

- o. Have restrooms been considered as a park facility need?

RESPONSE: Per the meeting on Wednesday April 19th, an agreement was made that restrooms will not be considered as an amenity for this park.

[Landscape Plan Page 27]

- p. Where the open rail fence is adjacent to parkland or open space, it shall include pet mesh. Refer to PROS standard detail F-1.0.

RESPONSE: All open rail fences have been adjusted to have pet mesh on this plan.

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[Plat Page 1]

- q. Remove note 14. This was mistakenly requested by PROS in earlier comments. Sorry for the inconvenience.

RESPONSE: No worries, note has been removed.

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

- a. Numerous minor labeling comments have been made. See the site plan and subdivision plat for the full redline comments.

RESPONSE: Acknowledged. Please refer to PDF redline responses for specific responses to comments

- b. Provide the Certificate of Taxes Due.

RESPONSE: Certificate and Title will be updated and provided prior to recordation.

- c. Provide title work dated within 30 days of the plat acceptance date.

RESPONSE: Certificate and Title will be updated and provided prior to recordation.

[Site Plan Page 7]

- d. Site Plans do not show these areas?

RESPONSE: An additional sheet has been added to properly reflect these areas

[Site Plan Page 9]

- e. The plat shows this being called E. Kings Point Drive? (Variable Width Public ROW)

RESPONSE: Please refer to the revised sheets. Kings Point Drive has been renamed Prairie Point Drive and the width has been adjusted.

- f. The plat shows this as a G.E.?

RESPONSE: Corrected

[Site Plan Page 11]

- g. Plat shows this as Lot 14?

RESPONSE: Site Plan has been revised to match the Plat

- h. Plat shows this as Lot 15?

RESPONSE: Site Plan has been revised to match the Plat

- i. Plat shows this called Irish Circle?

RESPONSE: Corrected

[Site Plan Page 12]

- j. Plat shows this called E. Dry Creek Road? (Variable Width Public ROW)

RESPONSE: Corrected per plat.

[Site Plan Page 14]

- k. Proposed or existing utility easement? if proposed an offsite easement agreement will be required.

RESPONSE: Noted

[Site Plan Page 15]

- l. Is this retaining wall being removed? Plat shows an easement that is to be vacated?

RESPONSE: The easement vacation refers to a wall easement from the previous iteration of this design. We are proposing a new wall which will require a wall easement.

[Plat Page 1]

- m. Arapahoe County now requires this to be a 3" x 7" rectangle.

RESPONSE: Revised

- n. Title work must be within 30 days of plat acceptance date (New Requirement).

RESPONSE: Noted

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- o. Show and label all publicly dedicated roads within 1/2 mile of the site per COA 2022 subdivision plat checklist.
RESPONSE: Revised
- p. Extend vicinity map 1/2 mile easterly & northerly.
RESPONSE: Extended
[Plat Page 2]
- q. The Closure Report shows 74.01' 103.72'?
RESPONSE: Revised
[Plat Page 3]
- r. Where is public access for Lots 24-31, Block 4? The Site Plan shows Kirk Circle (Private Loop)?
RESPONSE: Label added
- s. W 1/16th?
1.6.E.3.a. Professional Land Surveyor Responsibility: The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parole evidence and coordinate the facts of such survey.
RESPONSE: A field survey on 6/20/2023 did not result in the discovery of the 16th corner. No effort was made to restore, as it is not an original controlling corner.
- t. Show controlling monument for development of this line.
RESPONSE: comment has no reference information, cannot address unless it was in the redlines.
- u. AES Board Rule 1.6.E.3. a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parole evidence and coordinate the facts of such survey. b. Surveys Shall Reference Corners. Surveys based on the United States Public Land Survey System shall be referenced to original or properly restored corners. ... Residential subdivision layouts shall conform to local subdivision ordinances (standards and regulations). Lot surveys within such subdivisions shall be referenced to existing corner monuments within the subdivision as necessary to verify the survey.
RESPONSE: This is not a controlling monument, the section line is being shown for reference and is only labelled, it is not dimensioned.
- v. The Closure Report shows 1,876.25'?
RESPONSE: Revised
- w. The table does not match closure report.
RESPONSE: Revised
[Site Plan Page 4]
- x. The Closure Report shows 1,876.25'?
RESPONSE: Revised
[Site Plan Page 5]
- y. W 1/16th?
RESPONSE: A field survey on 6/20/2023 did not result in the discovery of the 16th corner. No effort was made to restore, as it is not an original controlling corner.
- z. The Closure Report shows 1,876.25'?
RESPONSE: Revised
[Site Plan Page 6]
- aa. The Site Plan shows an Easement here too.
RESPONSE: comment has no reference information, cannot address unless it was in the redlines.

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

- a. No additional comments were received from Xcel Energy.

RESPONSE: Noted

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

- a. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.

RESPONSE: Acknowledged. CORE has reached out to the E470 Permitting department regarding the permit submittal, timing, and fees.

- b. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.

RESPONSE: Acknowledged. CORE has reached out to the E470 Permitting department regarding the permit submittal, timing, and fees.

- c. Here is a link to our permit:

<https://www.e470.com/Pages/WorkingWithUs/Permits.aspx>

RESPONSE: Acknowledged. CORE has reached out to the E470 Permitting department regarding the permit submittal, timing, and fees.

- d. Clearly identify the E-470 ROW and MUE on all applicable drawings.

RESPONSE: Labels have been added identifying both the E470 Right of Way and the MUE.

- e. E-470 discourages residential uses adjacent to the roadway.

RESPONSE: While we understand the concerns of E470, residential uses within this area have been considered dating back to the early 2000s

- f. E-470 is not responsible for noise mitigation.

RESPONSE: Understood. Noise mitigation measures shall be the responsibility of the proposed development

- g. E-470 will be widened to 4 lanes in each direction in the future.

RESPONSE: Understood. The future expansion has been accounted for in the proposed drainage calculations as well as the overall ROW widths.

- h. The High Plains trail extension should be located within the MUE.

RESPONSE: Noted

- i. No structures are allowed in the MUE.

RESPONSE: No structures are proposed in MUE.

- j. Developed flows from the site will need to be treated and discharged at or below historic rates.

RESPONSE: Understood. Please refer to the approved master drainage study for verification of final discharge rates for the development.

- k. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.

RESPONSE: The metro district will be responsible for any MUE within the property unless otherwise noted.

- l. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.

RESPONSE: Understood.

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- m. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.

RESPONSE: Acknowledged.

- n. Landscaping is only allowed in the outer 25' of the MUE.

RESPONSE: Noted

- o. Any fencing disturbed will need to be reset meeting E-470 specifications.

RESPONSE: No fencing is within MUE

- p. A comment/response document would be helpful to track the revisions to each submittal.

RESPONSE: Response to comments are provided to City of Aurora.

- q. Additional comments will be issued as design progresses.

RESPONSE: Noted

21. Arapahoe County Planning Division (Terri Maulik / 720-874-6650

/referrals@arapahoegov.com)

- a. No additional comments were received from Arapahoe County Planning.

RESPONSE: Noted.

22. Arapahoe County Engineering Services Division (720-874-6500 /

referrals@arapahoegov.com)

[1st Submittal Comments]

- a. Filing 2 appears to be in conformance with Master Plans for Kings Point North. Please notify Staff if any significant changes are proposed.

RESPONSE: Acknowledged. No significant changes to the master plans are currently being proposed.

- b. This development abuts Antelope Creek 100 year floodplain. Sediment basins and other sediment transfer measures should be in place to minimize the impacts to the drainageway and downstream properties.

RESPONSE: Acknowledged. Drainage from Filing 2 development will flow to designed extended detention basins at Ponds B-4, B-5 and B-7, before discharging to Antelope Creek.

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

RESPONSE: Acknowledged.

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

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

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

Sincerely,

Jeff Marck

terraccina design

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PRAIRIE POINT SITE PLAN 2

("KINGS POINT NORTH" WITH ADJUSTMENTS SITE PLAN)

CONTEXTUAL SITE PLAN

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

Site Plan will not be approved until PDR approvals

CORE RESPONSE: Noted.

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

CORE RESPONSE: Noted.

OVERALL SITE NOTES

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

ROADWAY & WATER MAIN REQUIREMENTS

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

ARTERIAL SIDEWALKS

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

SIDEWALKS

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

DETENTION

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

UTILITY EASEMENTS

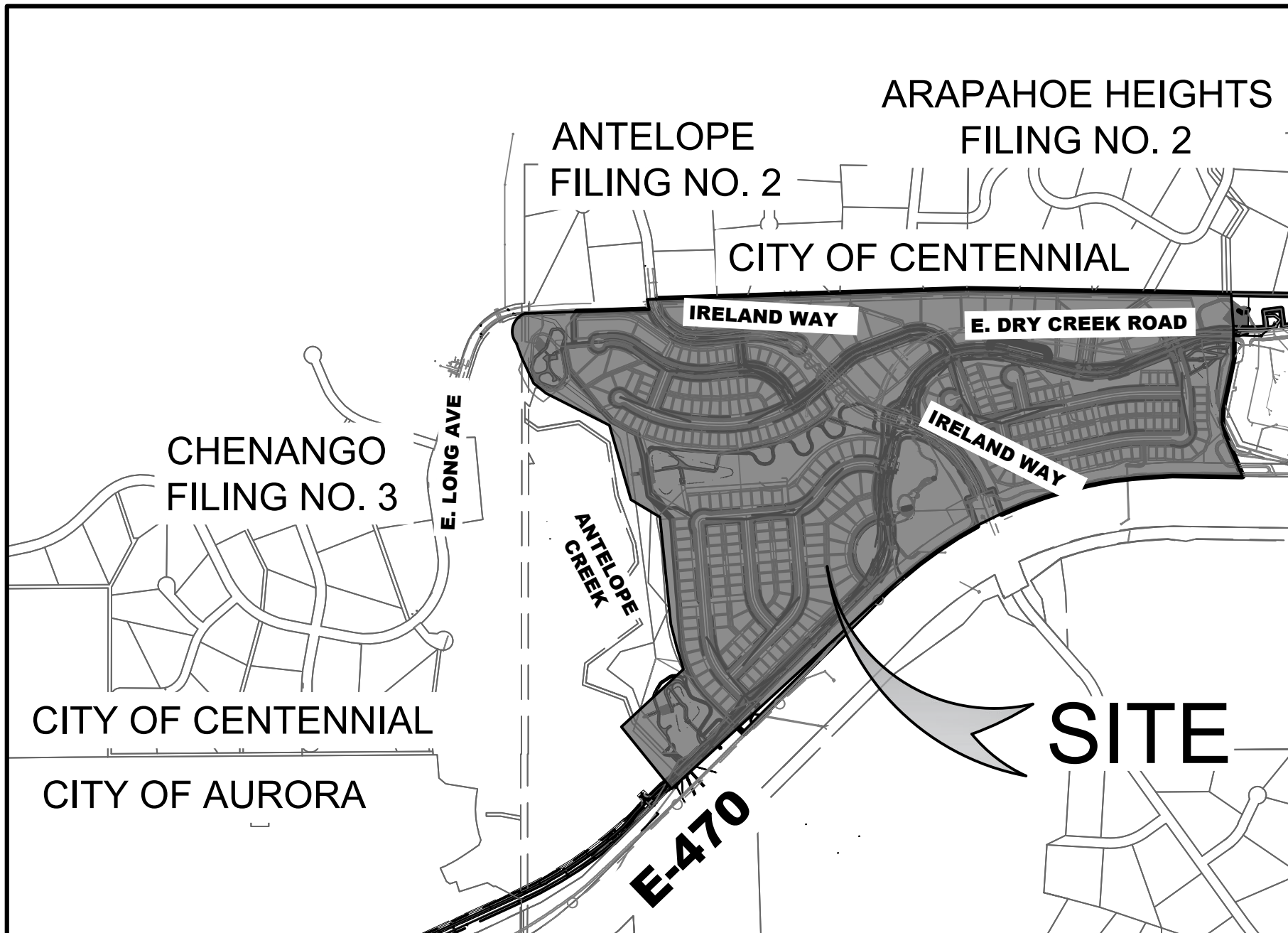
- UTILITY EASEMENTS ("UE") AND SIDEWALK EASEMENTS ("SE") SHOWN ARE CONCEPTUAL; FINAL DETERMINATION WILL BE MADE WITH THE CONSTRUCTION DOCUMENTS.

STREET LIGHTS

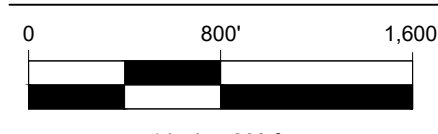
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL. THIS WILL INCLUDE TYPICAL LIGHT FIXTURES BASED ON STREET CLASSIFICATION.

STORM SEWER AND DRAINAGE FACILITIES

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



VICINITY MAP



1 inch = 800 ft.

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

STANDARD: CITY OF AURORA, AURORA MUNICIPAL CODE, ARTICLE 11, SECTION 146-1101 TABLE 11.2 AND SECTION 146-913 TABLE 9.7. FOR: SINGLE-FAMILY LOT SIZES: 6000 SF MIN. MINIMUM STREET FRONTAGE : SUBAREA A: 50', SUBAREA B: 60' FRONT SETBACK: 25' SINGLE-FAMILY LOT REAR SETBACK: 20' SINGLE-FAMILY LOT SIDE SETBACK (INTERIOR): 5' SINGLE-FAMILY LOT SIDE ON OPEN SPACE: 25' SINGLE-FAMILY LOT MAXIMUM BUILDING HEIGHT: 38' SINGLE-FAMILY LOT

- R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT - (DIMENSIONAL STANDARDS)

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

CORE RESPONSE: Notes have been removed. As notes, Aurora Parkway is not considered a part of the Filing 2 Package

- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE CITY OF AURORA FOR THE SEVEN NUMBERING OF BUILDINGS.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LAND UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA FOR THE SEVEN NUMBERING OF BUILDINGS.
- THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

CORE RESPONSE: Note added. Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (C) per the approved Public Improvement Plan."

Add the following note: Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

CORE RESPONSE: Note added.

Include an Amendment section on the cover sheet and include a brief description of the adjustment request with reference to the code section that relief is being requested from. Also include the number of lots that this adjustment will be for.

CORE RESPONSE: Adjustments section has been added

*SEE PROPERTY DESCRIPTION ON SHEET 4

Sheet List Table

| Sheet Number | Sheet Title |
|--------------|------------------------|
| 1 | COVER |
| 2 | GENERAL NOTES |
| 3 | LOT TABLES |
| 4 | LEGAL DESCRIPTION |
| 5 | OVERALL SITE PLAN |
| 6 | PHASING PLAN |
| 7 | SITE PLAN |
| 8 | SITE PLAN |
| 9 | SITE PLAN |
| 10 | SITE PLAN |
| 11 | SITE PLAN |
| 12 | SITE PLAN |
| 13 | SITE PLAN |
| 14 | SITE PLAN |
| 15 | SITE PLAN |
| 16 | SIGNAGE & STRIPING 1 |
| 17 | SIGNAGE & STRIPING 2 |
| 18 | OVERALL UTILITY PLAN |
| 19 | UTILITY PLAN |
| 20 | UTILITY PLAN |
| 21 | UTILITY PLAN |
| 22 | UTILITY PLAN |
| 23 | UTILITY PLAN |
| 24 | UTILITY PLAN |
| 25 | UTILITY PLAN |
| 26 | UTILITY PLAN |
| 27 | UTILITY PLAN |
| 28 | OVERALL GRADING PLAN |
| 29 | GRADING |
| 30 | GRADING |
| 31 | GRADING |
| 32 | GRADING |
| 33 | GRADING |
| 34 | GRADING |
| 35 | GRADING |
| 36 | GRADING |
| 37 | GRADING |
| 38 | OVERALL LANDSCAPE PLAN |
| 39 | LANDSCAPE NOTES |
| 40-60 | LANDSCAPE PLANS |
| 61-62 | LAYOUT PLANS |
| 63 | HYDROZONE MAP |
| 64 | FENCING PLAN |
| 65 | LANDSCAPE DETAILS |
| 66-72 | LANDSCAPE TYPICALS |

| LAND USE DATA TABLE | | |
|---------------------------------|---------------------|-----------|
| | REQUIRED | PROPOSED |
| LAND AREA (AC) | | 143.2 |
| NUMBER UNITS PROPOSED | N/A | 305 |
| NUMBER OF STORIES | 3 | 3 |
| MAX HEIGHT OF BLDGS | 38 FT | 38 FT |
| HARD SURFACE AREA (AC) | | |
| OPEN SPACE | 3.98 | 4.4 |
| LANDSCAPE AREA | | 7,680 |
| NEIGHBORHOOD PARK (AC) | 8.1 | 8.1 |
| PHASED NATIVE GRASSES | | 20.0 |
| PRESENT ZONING CLASSIFICATION | R-1 & R-2 | |
| PERMITTED MAX SIGN AREA (SF) | 96 | 96 |
| PROPOSED SIGN TYPES AND S.F. ** | | |
| | FREE STANDING SIGNS | 12 SIGNS |
| | MAX 2 PER ENTRANCE | MAX 96 SF |
| PARKING SPACES REQ. | N/A | N/A |
| OPEN SPACE (AC) | | 21.8 |
| DETENTION PONDS (AC) | | 8.4 |
| | | 15.9 |
| | | 121.4 |
| | | 0.0 |

BENCHMARK CITY OF AURORA BENCHMARK NUMBER 558635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.

PROJECT BE (NAVD 88 DA

FEET

With the addition of roads, sidewalks, and homes; there should be a number for the hard surface area.

CORE RESPONSE: Value calculated and added to table.

Is this Landscape Area number correct?

AMEN

CORE RESPONSE: Landscape number has been revised per the Landscape/Irrigation drawings.

DATE

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

(CITY CLERK)

RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK M, THIS _____

DAY OF _____ AD, 2022

CLERK AND RECORDER: _____ DEPUTY: _____

THE INFRASTRUCTURE SITE PLAN AND ANY AMENDMENTS

HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS

THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND

VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION,

USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN HEREIN.

CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH ABANDONMENT, WITH DRAWL

OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA. IN WITNESS

THEREOF, KINGSPONT LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 2022

BY: _____ (OWNERS)

STATE OF COLORADO _____)SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD, 2022

BY: _____ (OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

OWNER

CLAYTON PROPERTIES GROUP II, INC.

4908 TOWER ROAD

DENVER, CO 80249

TEL: 303-486-8500

CONTACT: RANDY BAUER

EMAIL: RBAUER@OAKWOODHOMESCO.COM

ENGINEER

CORE CONSULTANTS, INC.

3473 S. BROADWAY

ENGLEWOOD, CO 80113

(303) 703-4444

CONTACT: ROB HANSEN

EMAIL: RHANSEN@LIVEYOURCORE.COM

SURVEYOR

AZTEC CONSULTANTS, INC.

300 EAST MINERAL AVE, SUITE 1

LITTLETON, CO 80122

(303) 713-1898

CONTACT: TONY PEALL

EMAIL: TPEALL@AZTECCONSULTANTS.COM

PLANNER / ARCHITECT

TERRACINA DESIGN

10200 E. GIRARD AVE, STE A-314

DENVER, CO 80231

CONTACT: JEFF MARCK

(303) 632-8867

EMAIL: JMARCK@TERRACINADSIGN.COM

CITY / TOWN

CITY OF AURORA

AURORA, CO 80016

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

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

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|----------|----|
| 1 | FIRST SUBMISSION TO THE CITY OF AURORA | 9/8/2022 | RH |
| 2 | SECOND SUBMISSION TO THE CITY OF AURORA | 3/8/2023 | RH |
| | | | |
| | | | |

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
COVER

NOT FOR CONSTRUCTION

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

JOB NO.
19-032

SHEET
1

1 COVER.dwg

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

2021-08-11 (4:30 PM)

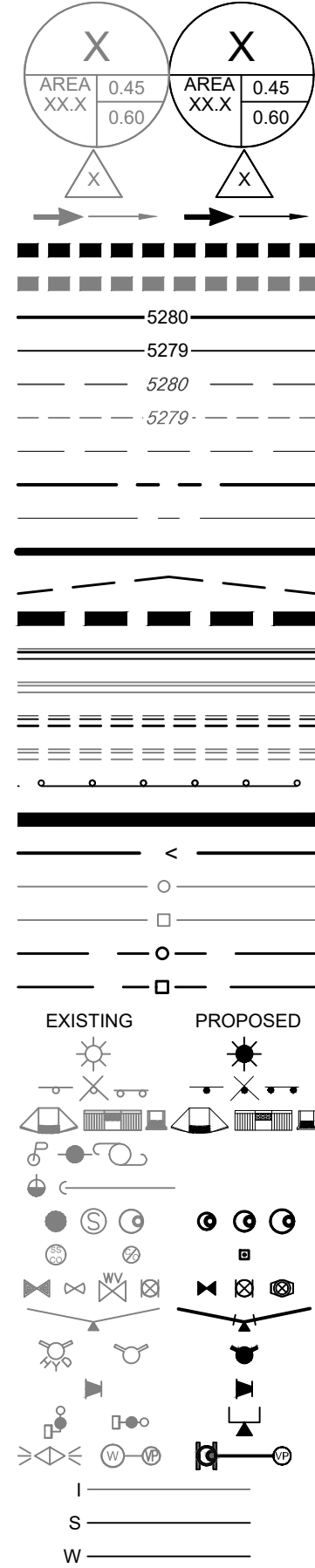
ABBREVIATIONS:

Δ DELTA
AC AIR CONDITIONING UNIT
AD ALGEBRAIC DIFFERENCE (IN GRADE)
AE ACCESS EASEMENT
ASPH ASPHALT
AVE AVENUE
BLDG BUILDING
BLVD BOULEVARD
BM BENCHMARK
BMP BEST MANAGEMENT PRACTICE
BOP BOTTOM OF PIPE
BOR BOTTOM OF RAMP
BOS BOTTOM OF STAIR
BOW BACK OF WALK
BP BEGIN PROFILE
BW BOTTOM OF WALL (FG @ WALL FACE)
CAE CROSS ACCESS EASEMENT
CCP CITY OF CASTLE PINES
CDOT CO. DEPT. OF TRANSPORTATION
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CO CLEANOUT
COL COLUMN
CON CONCENTRIC
CONC CONCRETE
COR CORNER
CR CURB RAMP / CURB RETURN
DE DRAINAGE EASEMENT
DI DUCTILE IRON
DIA DIAMETER
DS DOWNSPOUT
DWG DRAWING
E EASTBOUND
E ELECTRICAL
EB EASTBOUND
EAE EMERGENCY ACCESS
EASEMENT
EC EDGE OF CONCRETE
ECC ECCENTRIC
EG EXISTING GRADE
EL ELEVATION
ELEC ELECTRIC
EM ELECTRIC METER
ENCL ENCLOSURE
EOA EDGE OF ASPHALT
EOC EDGE OF CONCRETE
EOP EDGE OF PAVEMENT
EOW EDGE OF WALK
ESMT EASEMENT
EX EXISTING
FDC FIRE DEPARTMENT CONNECTION
FES FLARED END SECTION
FF FINISH FLOOR
FH FIRE HYDRANT

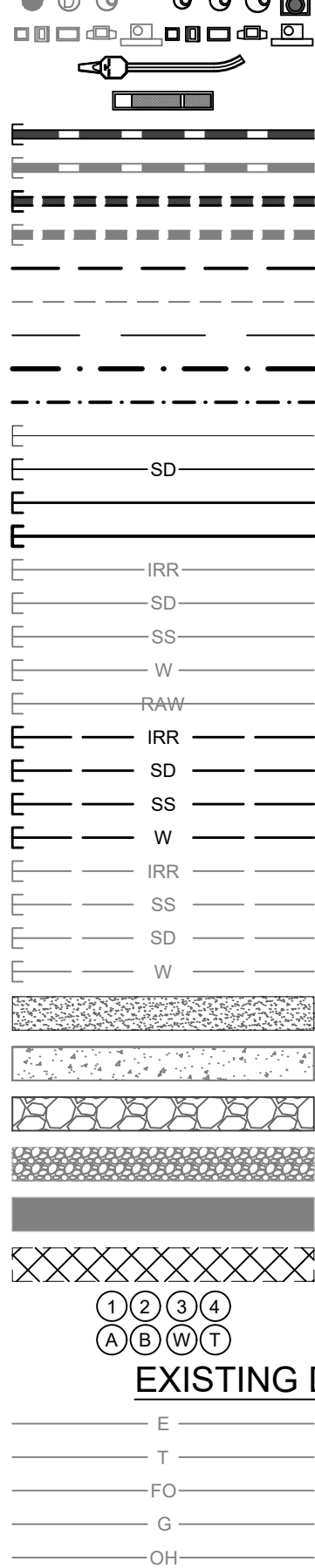
FG FINISH GRADE
FL FLOWLINE
FO FIBER OPTIC
FT FEET
G GAS
GB GRADE BREAK
GE GAS EASEMENT
GM GAS METER
GND GROUND
GP GUARD POST
GR GRADE
GRL GRAVITATION
GRV GRAVEL
GS GARAGE SLAB
GV GATE VALVE
HC HANDICAP
HOR HORIZONTAL
HP HIGH POINT
HW HEADWALL
IN INCHES OR INLET
INT INTERSECTION
INV INVERT
IRR IRRIGATION
JT JOINT TRENCH
K DIST FOR 1% CHANGE OF GRADE
L LENGTH / LEFT
LIP LIP OF PAN
LP LOW POINT
LS LANDSCAPE
LT LEFT
MAT MATERIAL
ME MATCH EXISTING
MH MANHOLE
MIN MINIMUM
MON MONUMENT
N NORTH
NO NUMBER
NTS NOT TO SCALE
OC ON CENTER
OH OVERHEAD
OHE OVERHEAD ELECTRICAL
PB PULL BOX
PC POINT OF CURVATURE
PCC PORTLAND CEMENT CONCRETE
PCR POINT OF CURB RETURN
PE PROFESSIONAL ENGINEER
PED PEDESTAL
PGL PROFILE GRADE LINE
PI POINT OF INTERSECTION
PL PROPERTY LINE
PLS PROFESSIONAL LAND SURVEYOR
PP POWER POLE
PR PROPOSED
PRC POINT OF REVERSE

PT CURVATURE
PVC POINT OF TANGENCY
PVT POINT OF VERTICAL CURVATURE
PVI POINT OF VERTICAL INTERSECTION
PVMT PAVEMENT
PVT POINT OF VERTICAL TANGENCY
RCP REINFORCED CONCRETE PIPE
R RADIUS / RIGHT
RD ROAD
RE REFERENCE
RET RETAINING
REV REVISION
ROW RIGHT-OF-WAY
RT RIGHT
RW RAW WATER
S SOUTH
SANS SANITARY SEWER
SC SURVEY CONTROL
SD STORM DRAIN
SEC SECTION
SS SANITARY SEWER
ST STREET / STORM
STA STATION
STD STANDARD
SV SERVICE
SW SIDEWALK
SWL SWALE
T TELEPHONE
TC TOP OF CURB / TRAFFIC CONTROL
TBC TOP BACK OF CURB
TELE TELEPHONE / COMMUNICATIONS
TOB TOP OF BANK
TOE TOE OF SLOPE
TOF TOP OF FOUNDATION
TOP TOP OF PIPE
TOR TOP OF RAMP
TOS TOP OF STAIR
TOW TOP OF WALL
TW TELEVISION
TYP TYPICAL
UE UTILITY EASEMENT
UT UTILITY
VC CURVATURE
VCG VERTICAL CURB & GUTTER
VLT VAULT
VERT VERTICAL
W WEST
WB WEST BOUND
WLK SIDEWALK
WM WATER METER
WT WATER
XC CROSS-SECTION
Y1 SINGLE YELLOW STRIPE
Y2 DOUBLE YELLOW STRIPE

LEGEND

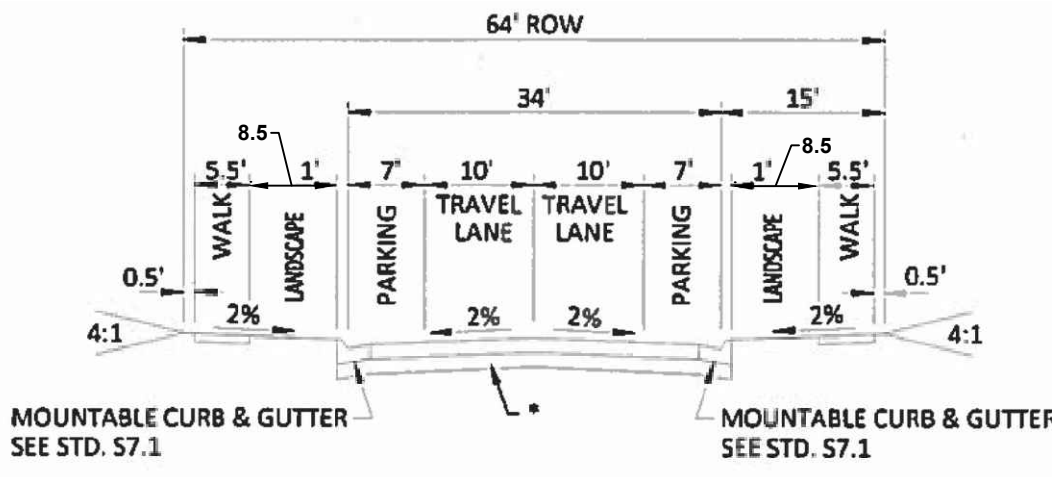


BASIN DESIGNATION
5 YEAR COEFFICIENTS
100 YEAR COEFFICIENTS
DESIGN POINT
DIRECTIONAL FLOW ARROW
PROPOSED DRAINAGE BASIN
EXISTING DRAINAGE BASIN
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EASEMENT
RIGHT OF WAY (R.O.W.)
CENTERLINE
PROJECT BOUNDARY
SIGHT TRIANGLE
LIMITS OF CONSTRUCTION
PROPOSED CURB & GUTTER
EXISTING CURB & GUTTER
REMOVE CURB & GUTTER
FUTURE CURB & GUTTER
GUARD RAIL
RETAINING WALL
DRAINAGE SWALE
EXISTING FENCE - CHAIN LINK
EXISTING FENCE - WOOD POST
DEMO FENCE - CHAIN LINK
DEMO FENCE - WOOD POST
STREET LIGHT POLES
STREET SIGNS
RAMPS
POWER POLES
GUY WIRE
SANITARY MANHOLES
SANITARY CLEAN OUT
WATER VALVES
BEND AND THRUST BLOCK
FIRE HYDRANTS
WATERLINE REDUCER
WATER STUB WITH BLOW OFF
AIR RELEASE VALVE MH & VENT PIPE
IRRIGATION SERVICE
SANITARY SERVICE
WATER SERVICE



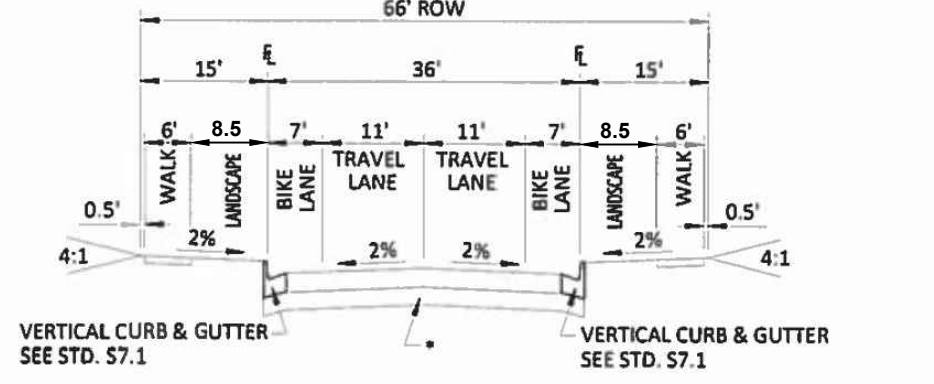
EXISTING DRY UTILITIES

E EXISTING ELECTRIC
T EXISTING TELEPHONE
FO EXISTING FIBER OPTIC
G EXISTING GAS
OH EXISTING OVER HEAD ELECTRIC



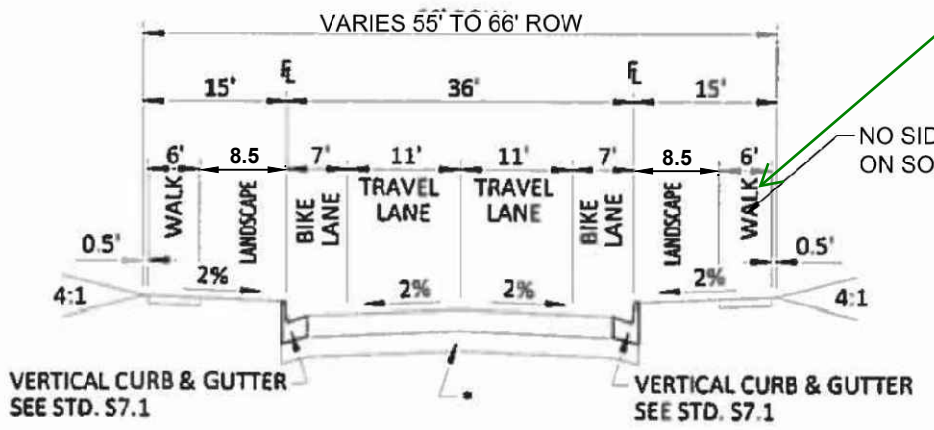
LOCAL STREET TYPE 1

*SEE AURORA ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS STD. S1.1



ALTERNATIVE TWO LANE COLLECTOR

(E DRY CREEK & KINGS POINT DRIVE EXCEPT ADJACENT TO PA-27 AND IRELAND WAY SOUTH OF E. DRY CREEK RD)
*SEE AURORA ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS STD. S1.3

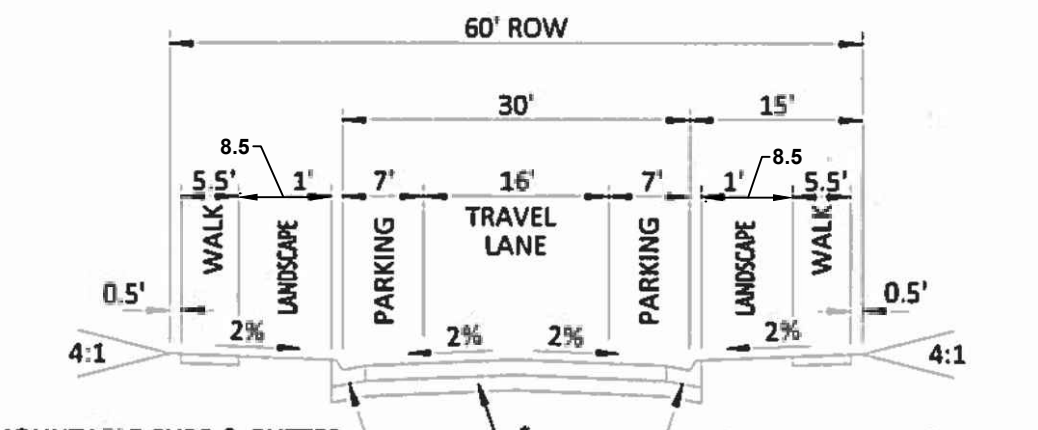


ALTERNATIVE TWO LANE COLLECTOR

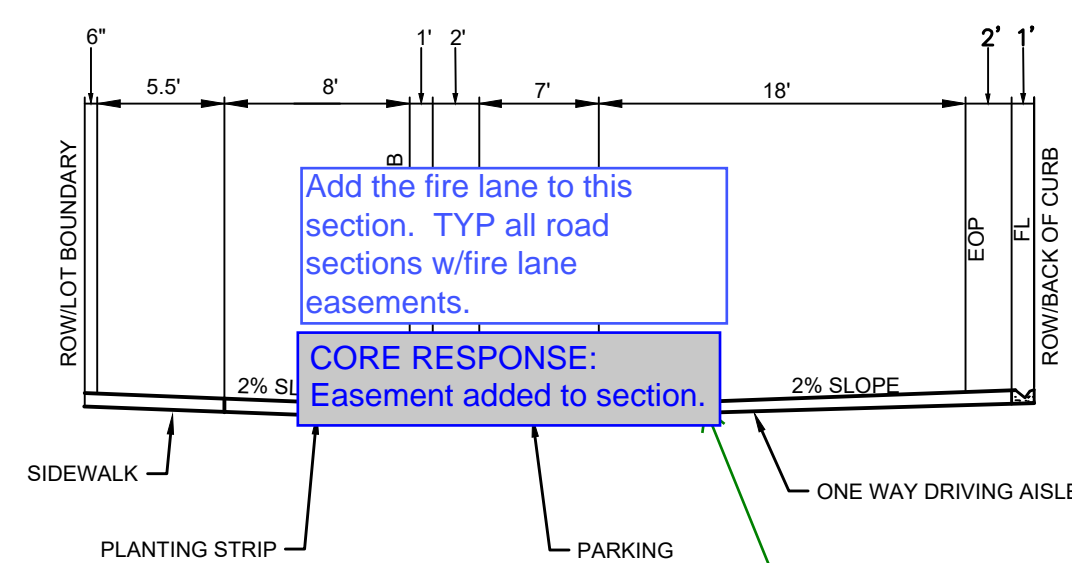
KINGS POINT DRIVE

ADJACENT TO PA-27

*SEE AURORA ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS STD. S1.3



LOCAL STREET TYPE 2

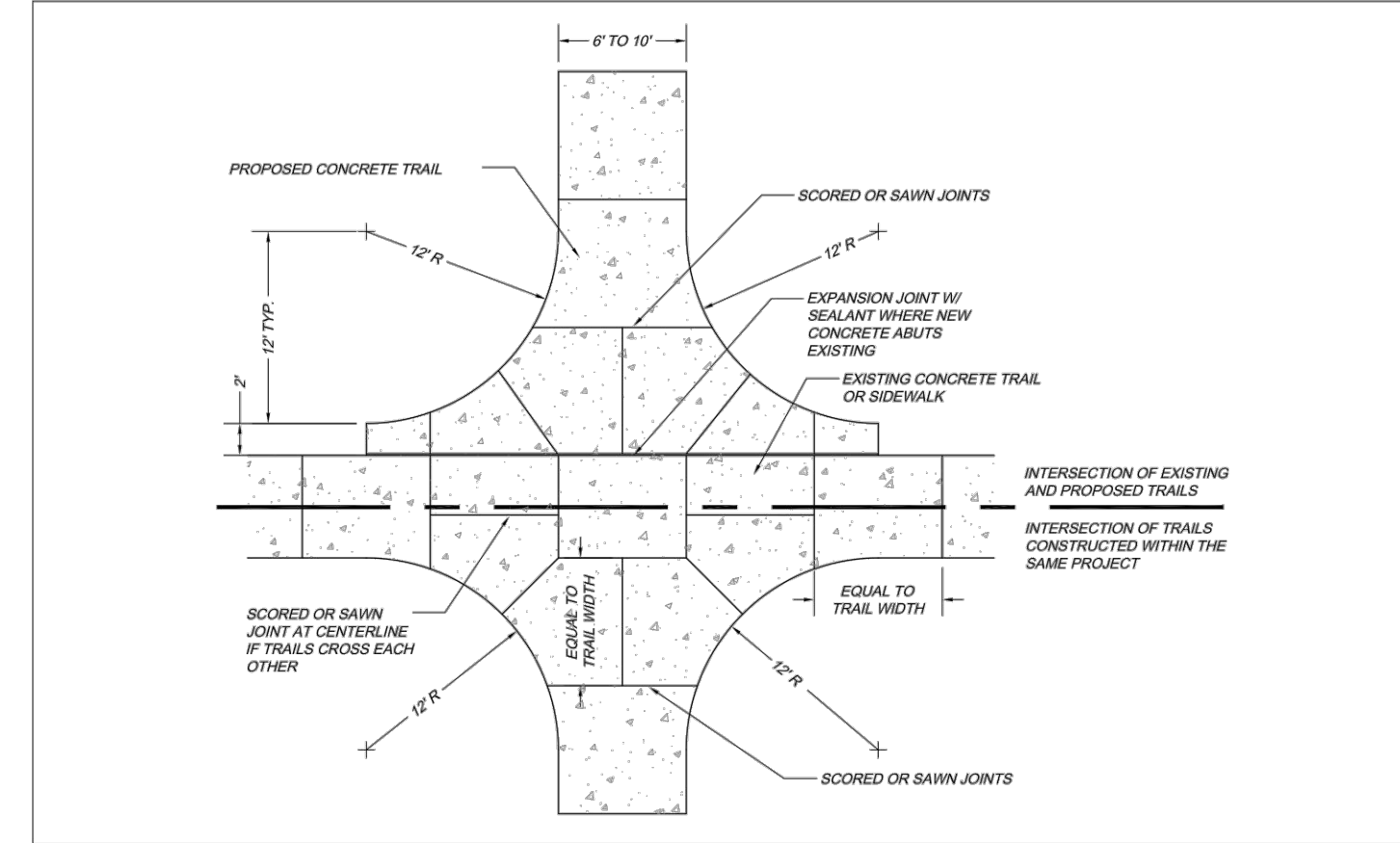
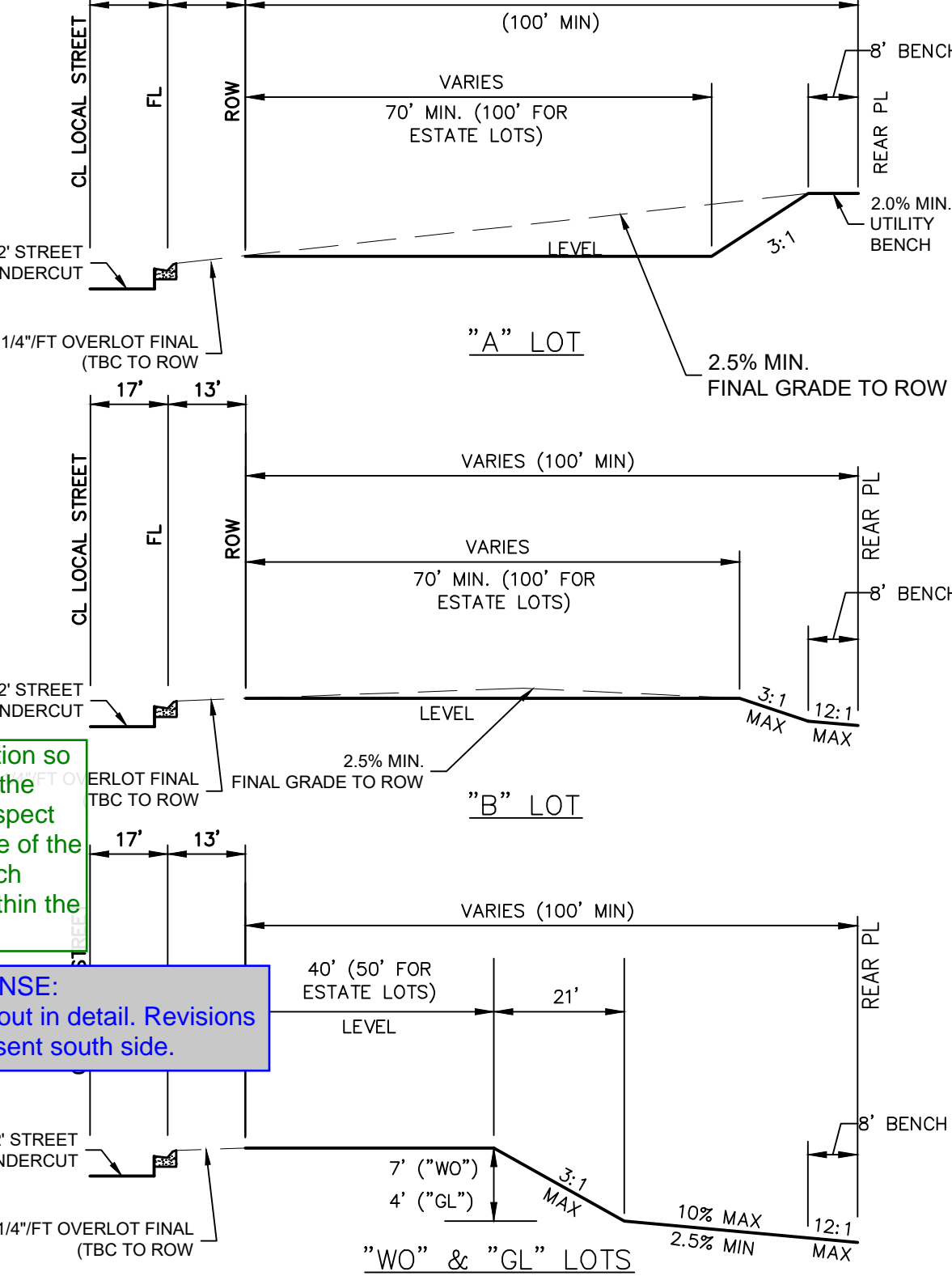


Label as private
CORE RESPONSE:
Labeled as private.

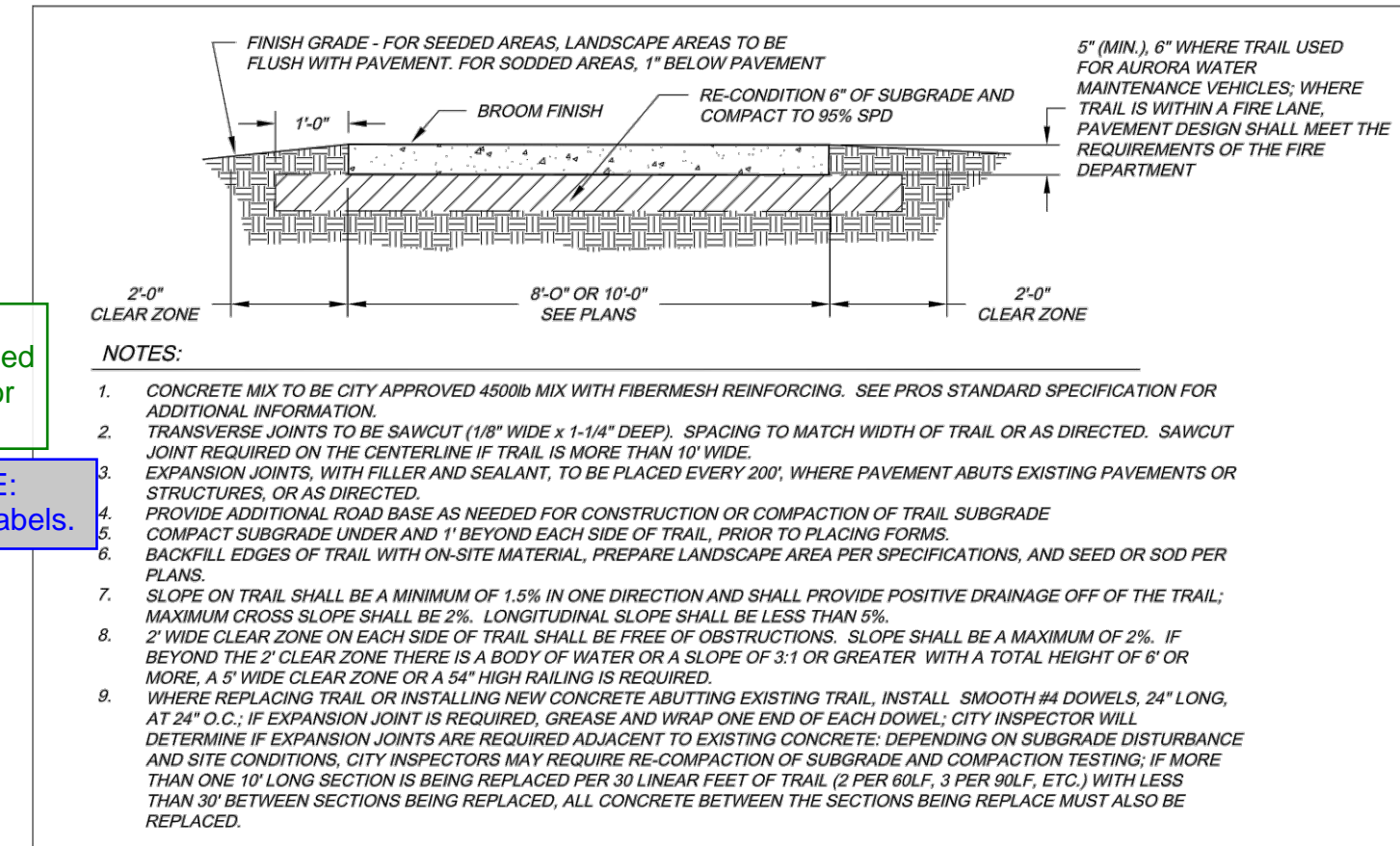
What kind of pavement will be used for these? Asphalt or concrete?
CORE RESPONSE:
Material added to labels.

OVERLOT GRADING TEMPLATES

NOTE
1. SPOT ELEVATIONS SHOWN ON THE GRADING PLANS SHALL GOVERN OVER THE STANDARD TEMPLATES.
2. LOT TYPES WITH ASTERISK (*) INDICATES ESTATE LOT.



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020
PROS T-1.1

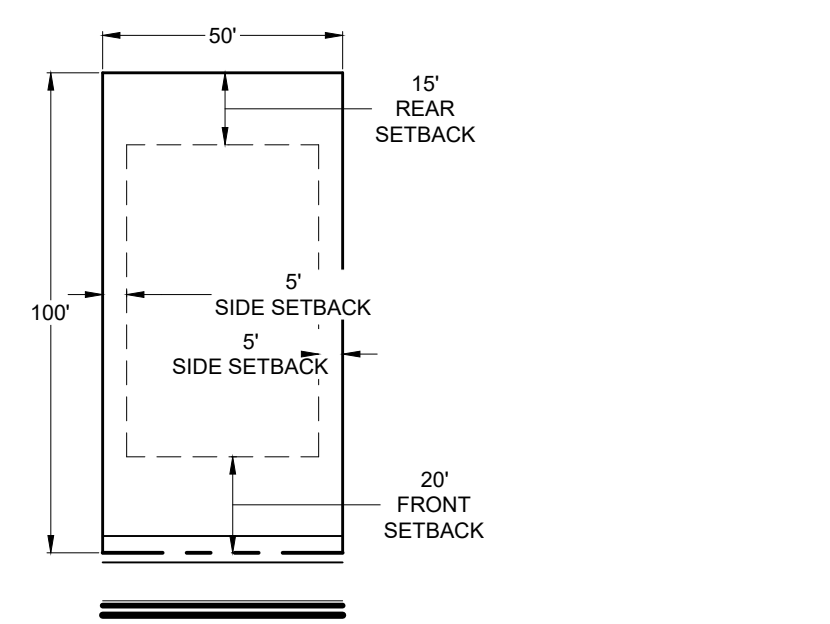


City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020
MULTI-USE TRAIL
PROS T-1.0

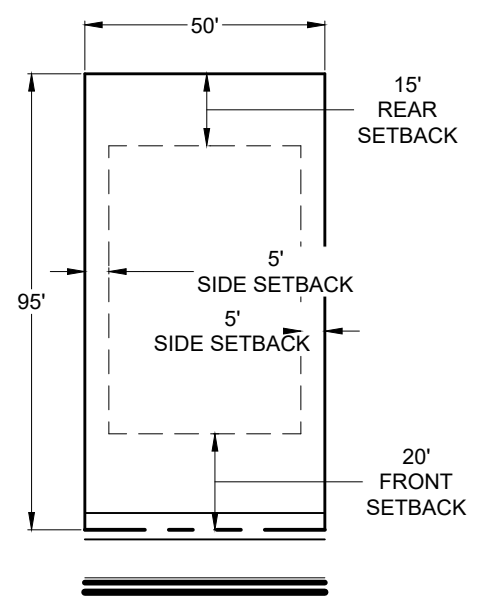
TYPICAL LOTS

Make note that side setbacks adjacent to local streets are 12.5 ft in R-1 and 10 ft in R-2, and side setbacks adjacent to collector streets are 10 ft for both districts.
CORE RESPONSE: Note added above the Typical Lot Details to cover these corner lot locations

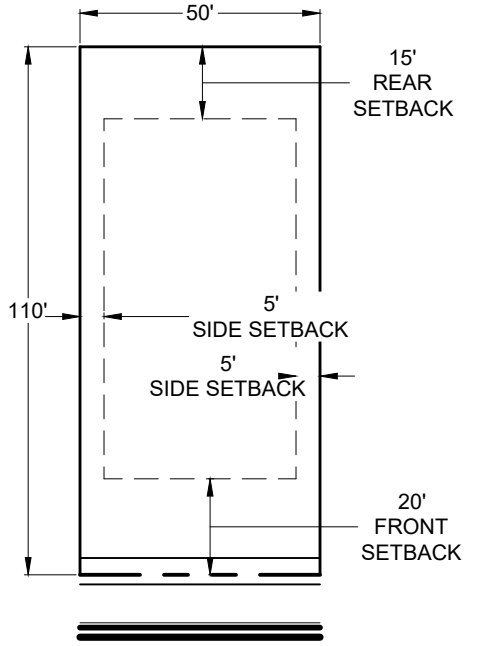
PA-23



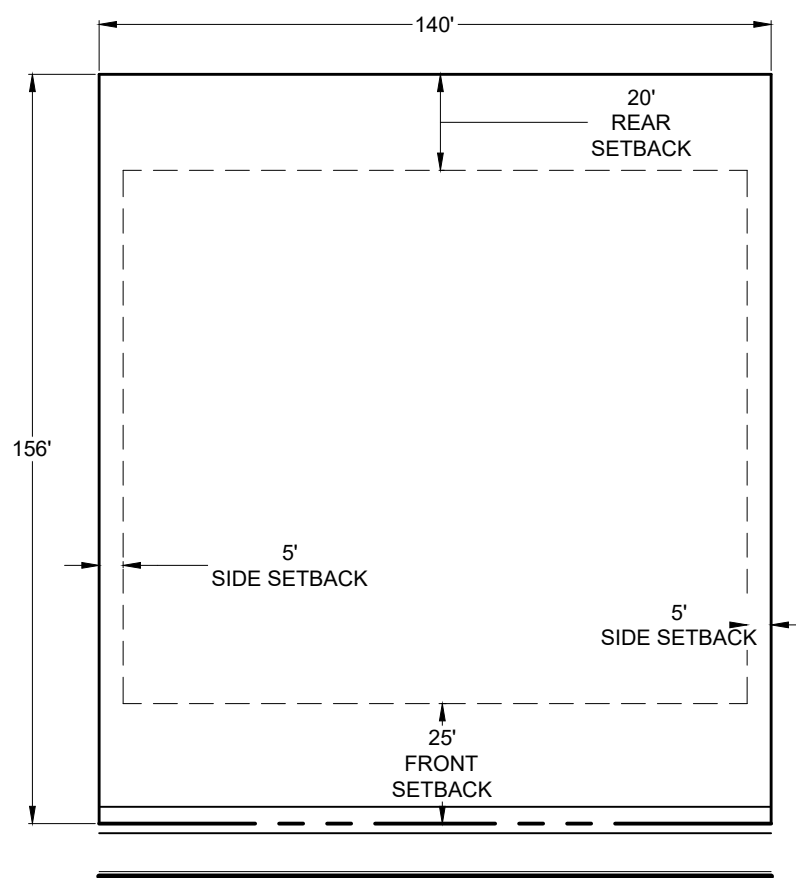
PA-21
PA-23



PA-25



PA-22
PA-22



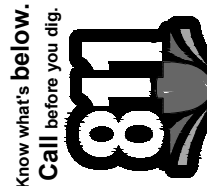
8FT TRAIL (PRIVATE)

SCALE: N.T.S.

10FT TRAIL (PUBLIC, MAINTAINED BY PROS)

SCALE: N.T.S.

CORE CONSULTANTS, INC.
3473 S. BROADWAY
AURORA, CO 80013
303.703.4444
LIVEYOURCORE.COM



| # | REVISION DESCRIPTION | DATE | BY |
|---|---|----------|----|
| 1 | FIRST SUBMISSION TO THE CITY OF AURORA | 9/9/2022 | RH |
| 2 | SECOND SUBMISSION TO THE CITY OF AURORA | 3/6/2023 | RH |

PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

GENERAL NOTES

NOT FOR CONSTRUCTION

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

JOB NO.
19-032

SHEET
2

| LOT DATA BLOCK 1 | | | | | | |
|--------------------|------------|---------|---------------|----------------------------------|---------------------------|------------------------|
| LOT # | SQ FOOTAGE | BLOCK # | FRONTAGE (FT) | SETBACKS FRONT (FT) HOUSE/GARAGE | SETBACKS SIDE/CORNER (FT) | CLASSIFACATION |
| 1 | 7636.00 | 1 | 63.64 | 25 | 5 | SINGLE FAMILY DETACHED |
| 2 | 7636.00 | 1 | 63.64 | 25 | 5 | SINGLE FAMILY DETACHED |
| 3 | 8287.00 | 1 | 61.88 | 25 | 5 | SINGLE FAMILY DETACHED |
| 4 | 8442.00 | 1 | 61.50 | 25 | 5 | SINGLE FAMILY DETACHED |
| 5 | 8442.00 | 1 | 61.50 | 25 | 5 | SINGLE FAMILY DETACHED |
| 6 | 8442.00 | 1 | 61.50 | 25 | 5 | SINGLE FAMILY DETACHED |
| 7 | 8456.00 | 1 | 61.50 | 25 | 5 | SINGLE FAMILY DETACHED |
| 8 | 7729.00 | 1 | 63.38 | 25 | 5 | SINGLE FAMILY DETACHED |
| 9 | 7636.00 | 1 | 63.64 | 25 | 5 | SINGLE FAMILY DETACHED |
| 10 | 7636.00 | 1 | 63.64 | 25 | 5 | SINGLE FAMILY DETACHED |
| 11 | 7320.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 12 | 7320.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 13 | 7320.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 14 | 7320.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 15 | 7320.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 16 | 7320.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 17 | 7260.00 | 1 | 61.73 | 25 | 5 | SINGLE FAMILY DETACHED |
| 18 | 6785.00 | 1 | 45.62 | 25 | 5 | SINGLE FAMILY DETACHED |
| 19 | 8343.00 | 1 | 42.98 | 25 | 5 | SINGLE FAMILY DETACHED |
| 20 | 6907.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 21 | 7320.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 22 | 7320.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 23 | 7320.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 24 | 7320.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 25 | 7320.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 26 | 7015.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 27 | 6710.00 | 1 | 61.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 28 | 9506.00 | 1 | 118.84 | 25 | 5 | SINGLE FAMILY DETACHED |
| 29 | 7983.00 | 1 | 78.93 | 25 | 5 | SINGLE FAMILY DETACHED |
| 30 | 7200.00 | 1 | 60.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 31 | 7706.00 | 1 | 57.91 | 25 | 5 | SINGLE FAMILY DETACHED |
| 32 | 8220.00 | 1 | 56.11 | 25 | 5 | SINGLE FAMILY DETACHED |
| 33 | 8412.00 | 1 | 57.36 | 25 | 5 | SINGLE FAMILY DETACHED |
| 34 | 8485.00 | 1 | 57.90 | 25 | 5 | SINGLE FAMILY DETACHED |
| 35 | 8485.00 | 1 | 57.90 | 25 | 5 | SINGLE FAMILY DETACHED |
| 36 | 8497.00 | 1 | 58.02 | 25 | 5 | SINGLE FAMILY DETACHED |

| LOT DATA BLOCK 2 | | | | | | |
|--------------------|------------|---------|---------------|----------------------------------|---------------------------|------------------------|
| LOT # | SQ FOOTAGE | BLOCK # | FRONTAGE (FT) | SETBACKS FRONT (FT) HOUSE/GARAGE | SETBACKS SIDE/CORNER (FT) | CLASSIFACATION |
| 1 | 15399.00 | 2 | 164.48 | 25 | 5 | SINGLE FAMILY DETACHED |
| 2 | 8250.00 | 2 | 75.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 3 | 8250.00 | 2 | 75.00 | 25 | 5 | SINGLE FAMILY DETACHED |
| 4 | 6655.00 | 2 | 60.50 | 25 | 5 | SINGLE FAMILY DETACHED |
| 5 | 6655.00 | 2 | 60.50 | 20 | 5 | SINGLE FAMILY DETACHED |
| 6 | 6655.00 | 2 | 60.50 | 20 | 5 | SINGLE FAMILY DETACHED |
| 7 | 6655.00 | 2 | 60.50 | 20 | 5 | SINGLE FAMILY DETACHED |
| 8 | 6655.00 | 2 | 60.50 | 20 | 5 | SINGLE FAMILY DETACHED |
| 9 | 6655.00 | 2 | 60.50 | 20 | 5 | SINGLE FAMILY DETACHED |
| 10 | 7762.00 | 2 | 71.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 11 | 7762.00 | 2 | 71.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 12 | 6655.00 | 2 | 60.50 | 20 | 5 | SINGLE FAMILY DETACHED |
| 13 | 6655.00 | 2 | 60.50 | 20 | 5 | SINGLE FAMILY DETACHED |
| 14 | 6655.00 | 2 | 60.50 | 20 | 5 | SINGLE FAMILY DETACHED |
| 15 | 6655.00 | 2 | 60.50 | 20 | 5 | SINGLE FAMILY DETACHED |
| 16 | 6655.00 | 2 | 60.50 | 20 | 5 | SINGLE FAMILY DETACHED |
| 17 | 6658.00 | 2 | 60.51 | 20 | 5 | SINGLE FAMILY DETACHED |
| 18 | 9626.00 | 2 | 55.59 | 20 | 5 | SINGLE FAMILY DETACHED |
| 19 | 12231.00 | 2 | 56.76 | 20 | 5 | SINGLE FAMILY DETACHED |
| 20 | 7794.00 | 2 | 71.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 21 | 6726.00 | 2 | 61.15 | 20 | 5 | SINGLE FAMILY DETACHED |
| 22 | 6726.00 | 2 | 61.15 | 20 | 5 | SINGLE FAMILY DETACHED |
| 23 | 6726.00 | 2 | 61.15 | 20 | 5 | SINGLE FAMILY DETACHED |
| 24 | 8876.00 | 2 | 74.64 | 20 | 5 | SINGLE FAMILY DETACHED |

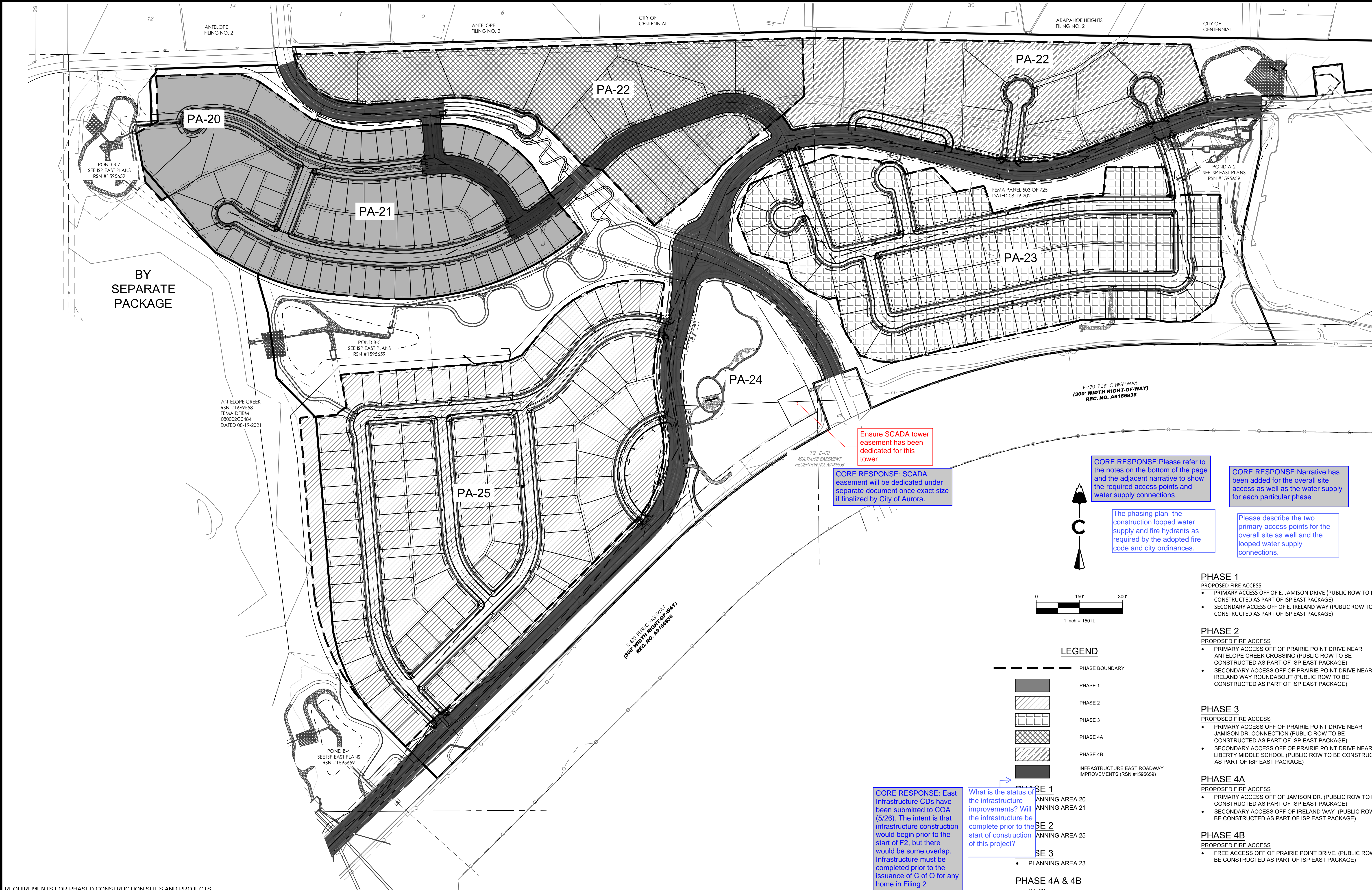
| LOT DATA BLOCK 3 | | | | | | |
|--------------------|------------|---------|---------------|----------------------------------|---------------------------|------------------------|
| LOT # | SQ FOOTAGE | BLOCK # | FRONTAGE (FT) | SETBACKS FRONT (FT) HOUSE/GARAGE | SETBACKS SIDE/CORNER (FT) | CLASSIFACATION |
| 1 | 12393 | 3 | 170.89 | 20 | 5 | SINGLE FAMILY DETACHED |
| 2 | 6710 | 3 | 54.2 | 20 | 5 | SINGLE FAMILY DETACHED |
| 3 | 6710 | 3 | 54.2 | 20 | 5 | SINGLE FAMILY DETACHED |
| 4 | 6710 | 3 | 54.19 | 20 | 5 | SINGLE FAMILY DETACHED |
| 5 | 6710 | 3 | 54 | 20 | 5 | SINGLE FAMILY DETACHED |
| 6 | 6710 | 3 | 54 | 20 | 5 | SINGLE FAMILY DETACHED |
| 7 | 7762 | 3 | 54 | 20 | 5 | SINGLE FAMILY DETACHED |
| 8 | 7729 | 3 | 54 | 20 | 5 | SINGLE FAMILY DETACHED |
| 9 | 6710 | 3 | 109.97 | 20 | 5 | SINGLE FAMILY DETACHED |
| 10 | 6710 | 3 | 118.68 | 20 | 5 | SINGLE FAMILY DETACHED |
| 11 | 6710 | 3 | 197.22 | 20 | 5 | SINGLE FAMILY DETACHED |
| 12 | 6710 | 3 | 91.03 | 20 | 5 | SINGLE FAMILY DETACHED |
| 13 | 6710 | 3 | 63.88 | 20 | 5 | SINGLE FAMILY DETACHED |
| 14 | 7718 | 3 | 62.06 | 20 | 5 | SINGLE FAMILY DETACHED |
| 15 | 9029 | 3 | 62.06 | 20 | 5 | SINGLE FAMILY DETACHED |
| 16 | 8700 | 3 | 62.06 | 20 | 5 | SINGLE FAMILY DETACHED |

| LOT DATA BLOCK 4 | | | | | | |
|--------------------|------------|---------|---------------|----------------------------------|---------------------------|------------------------|
| LOT # | SQ FOOTAGE | BLOCK # | FRONTAGE (FT) | SETBACKS FRONT (FT) HOUSE/GARAGE | SETBACKS SIDE/CORNER (FT) | CLASSIFACATION |
| 1 | 6763.00 | 4 | 71.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 2 | 6711.00 | 4 | 61.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 3 | 6711.00 | 4 | 61.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 4 | 6710.00 | 4 | 61.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 5 | 6710.00 | 4 | 61.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 6 | 6710.00 | 4 | 61.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 7 | 6710.00 | 4 | 61.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 8 | 70.90 | 4 | 61.02 | 20 | 5 | SINGLE FAMILY DETACHED |
| 9 | 8610.00 | 4 | 60.70 | 20 | 5 | SINGLE FAMILY DETACHED |
| 10 | 12525.00 | 4 | 54.32 | 20 | 5 | SINGLE FAMILY DETACHED |
| 11 | 14322.00 | 4 | 57.42 | 20 | 5 | SINGLE FAMILY DETACHED |
| 12 | 9087.00 | 4 | 61.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 13 | 8380.00 | 4 | 60.61 | 20 | 5 | SINGLE FAMILY DETACHED |
| 14 | 8258.00 | 4 | 61.39 | 20 | 5 | SINGLE FAMILY DETACHED |
| 15 | 8424.00 | 4 | 61.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 16 | 8667.00 | 4 | 61.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 17 | 8911.00 | 4 | 61.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 18 | 12246.00 | 4 | 68.68 | 20 | 5 | SINGLE FAMILY DETACHED |
| 19 | 10904.00 | 4 | 71.29 | 20 | 5 | SINGLE FAMILY DETACHED |
| 20 | 8853.00 | 4 | 60.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 21 | 10442.00 | 4 | 79.22 | 20 | 5 | SINGLE FAMILY DETACHED |
| 22 | 14145.00 | 4 | 137.27 | 20 | 5 | SINGLE FAMILY DETACHED |
| 23 | 11674.00 | 4 | 82.94 | 20 | 5 | SINGLE FAMILY DETACHED |
| 24 | 10020.00 | 4 | 53.93 | 20 | 5 | SINGLE FAMILY DETACHED |
| 25 | 10833.00 | 4 | 64.98 | 20 | 5 | SINGLE FAMILY DETACHED |
| 26 | 10514.00 | 4 | 55.64 | 20 | 5 | SINGLE FAMILY DETACHED |
| 27 | 12456.00 | 4 | 60.31 | 20 | 5 | SINGLE FAMILY DETACHED |
| 28 | 10003.00 | 4 | 61.48 | 20 | 5 | SINGLE FAMILY DETACHED |
| 29 | 10389.00 | 4 | 60.31 | 20 | 5 | SINGLE FAMILY DETACHED |
| 30 | 11168.00 | 4 | 60.31 | 20 | 5 | SINGLE FAMILY DETACHED |
| 31 | 13227.00 | 4 | 57.66 | 20 | 5 | SINGLE FAMILY DETACHED |

| LOT DATA BLOCK 5 | | | | | | |
|--------------------|------------|---------|---------------|----------------------------------|---------------------------|------------------------|
| LOT # | SQ FOOTAGE | BLOCK # | FRONTAGE (FT) | SETBACKS FRONT (FT) HOUSE/GARAGE | SETBACKS SIDE/CORNER (FT) | CLASSIFACATION |
| 1 | 28,076.00 | 5 | 232.39 | 20 | 5 | SINGLE FAMILY DETACHED |
| 2 | 22,256.00 | 5 | 110.01 | 20 | 5 | SINGLE FAMILY DETACHED |
| 3 | 25,356.00 | 5 | 104.81 | 20 | 5 | SINGLE FAMILY DETACHED |
| 4 | 26,711.00 | 5 | 100.18 | 20 | 5 | SINGLE FAMILY DETACHED |
| 5 | 5,912.00 | 5 | 50.53 | 20 | 5 | SINGLE FAMILY DETACHED |
| 6 | 5,912.00 | 5 | 50.53 | 20 | 5 | SINGLE FAMILY DETACHED |
| 7 | 5,912.00 | 5 | 50.53 | 20 | 5 | SINGLE FAMILY DETACHED |
| 8 | 5,912.00 | 5 | 50.53 | 20 | 5 | SINGLE FAMILY DETACHED |
| 9 | 5,912.00 | 5 | 50.53 | 20 | 5 | SINGLE FAMILY DETACHED |
| 10 | 5,912.00 | 5 | 50.53 | 20 | 5 | SINGLE FAMILY DETACHED |
| 11 | 5,912.00 | 5 | 50.53 | 20 | 5 | SINGLE FAMILY DETACHED |
| 12 | 5,912.00 | 5 | 50.53 | 20 | 5 | SINGLE FAMILY DETACHED |
| 13 | 5,912.00 | 5 | 50.53 | 20 | 5 | SINGLE FAMILY DETACHED |
| 14 | 5,912.00 | 5 | 50.53 | 20 | 5 | SINGLE FAMILY DETACHED |
| 15 | 5,868.00 | 5 | 50.15 | 20 | 5 | SINGLE FAMILY DETACHED |
| 16 | 5,849.00 | 5 | 50.15 | 20 | 5 | SINGLE FAMILY DETACHED |
| 17 | 5,840.00 | 5 | 50.15 | 20 | 5 | SINGLE FAMILY DETACHED |
| 18 | 5,687.00 | 5 | 50.74 | 20 | 5 | SINGLE FAMILY DETACHED |
| 19 | 5,610.00 | 5 | 51.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 20 | 5,735.00 | 5 | 50.58 | 20 | 5 | SINGLE FAMILY DETACHED |
| 21 | 5,887.00 | 5 | 50.08 | 20 | 5 | SINGLE FAMILY DETACHED |
| 22 | 5,887.00 | 5 | 50.08 | 20 | 5 | SINGLE FAMILY DETACHED |
| 23 | 5,887.00 | 5 | 50.08 | 20 | 5 | SINGLE FAMILY DETACHED |
| 24 | 5,887.00 | 5 | 50.08 | 20 | 5 | SINGLE FAMILY DETACHED |
| 25 | 5853.00 | 5 | 50.01 | 20 | 5 | SINGLE FAMILY DETACHED |
| 26 | 5853.00 | 5 | 50.01 | 20 | 5 | SINGLE FAMILY DETACHED |
| 27 | 5769.00 | 5 | 49.80 | 20 | 5 | SINGLE FAMILY DETACHED |
| 28 | 11934.00 | 5 | 58.02 | 20 | 5 | SINGLE FAMILY DETACHED |
| 29 | 10955.00 | 5 | 38.25 | 20 | 5 | SINGLE FAMILY DETACHED |
| 30 | 11445.00 | 5 | 39.23 | 20 | 5 | SINGLE FAMILY DETACHED |
| 31 | 8349.00 | 5 | 59.07 | 20 | 5 | SINGLE FAMILY DETACHED |
| 32 | 5740.00 | 5 | 61.95 | 20 | 5 | SINGLE FAMILY DETACHED |
| 33 | 5315.00 | 5 | 53.15 | 20 | 5 | SINGLE FAMILY DETACHED |
| 34 | 5315.00 | 5 | 53.15 | 20 | 5 | SINGLE FAMILY DETACHED |
| 35 | 10783.00 | 5 | 58.84 | 20 | 5 | SINGLE FAMILY DETACHED |
| 36 | 21793.00 | 5 | 221.13 | 20 | 5 | SINGLE FAMILY DETACHED |
| 37 | 24067.00 | 5 | 94.22 | 20 | 5 | SINGLE FAMILY DETACHED |
| 38 | 22699.00 | 5 | 61.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 39 | 44570.00 | 5 | 228.82 | 20 | 5 | SINGLE FAMILY DETACHED |
| 40 | 23454.00 | 5 | 206.79 | 20 | 5 | SINGLE FAMILY DETACHED |
| 41 | 6253.00 | 5 | 64.13 | 20 | 5 | SINGLE FAMILY DETACHED |
| 42 | 6253.00 | 5 | 64.13 | 20 | 5 | SINGLE FAMILY DETACHED |
| 43 | 6253.00 | 5 | 64.13 | 20 | 5 | SINGLE FAMILY DETACHED |
| 44 | 6235.00 | 5 | 63.73 | 20 | 5 | SINGLE FAMILY DETACHED |
| 45 | 5653.00 | 5 | 51.39 | 20 | 5 | SINGLE FAMILY DETACHED |
| 46 | 5653.00 | 5 | 51.39 | 20 | 5 | SINGLE FAMILY DETACHED |
| 47 | 6622.00 | 5 | 60.23 | 20 | 5 | SINGLE FAMILY DETACHED |

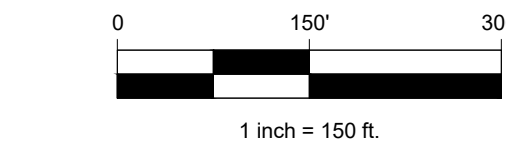
| LOT DATA BLOCK 6 | | | | | | |
|--------------------|------------|---------|---------------|----------------------------------|---------------------------|------------------------|
| LOT # | SQ FOOTAGE | BLOCK # | FRONTAGE (FT) | SETBACKS FRONT (FT) HOUSE/GARAGE | SETBACKS SIDE/CORNER (FT) | CLASSIFACATION |
| 1 | 7929 | 6 | 60.19 | 20 | 5 | SINGLE FAMILY DETACHED |
| 2 | 6444 | 6 | 49.53 | 20 | 5 | SINGLE FAMILY DETACHED |
| 3 | 6439 | 6 | 49.49 | 20 | 5 | SINGLE FAMILY DETACHED |
| 4 | 6446 | 6 | 49.49 | 20 | 5 | SINGLE FAMILY DETACHED |
| 5 | 6457 | 6 | 49.49 | 20 | 5 | SINGLE FAMILY DETACHED |
| 6 | 6369 | 6 | 49.7 | 20 | 5 | SINGLE FAMILY DETACHED |
| 7 | 6224 | 6 | 60.37 | 20 | 5 | SINGLE FAMILY DETACHED |

| LOT DATA BLOCK 7 | | | | | | |
|--------------------|------------|---------|---------------|----------------------------------|---------------------------|------------------------|
| LOT # | SQ FOOTAGE | BLOCK # | FRONTAGE (FT) | SETBACKS FRONT (FT) HOUSE/GARAGE | SETBACKS SIDE/CORNER (FT) | CLASSIFACATION |
| 1 | 8112.00 | 7 | 65.25 | 20 | 5 | SINGLE FAMILY DETACHED |
| 2 | 6771.00 | 7 | 54.20 | 20 | 5 | SINGLE FAMILY DETACHED |
| 3 | 6818.00 | 7 | 54.20 | 20 | 5 | SINGLE FAMILY DETACHED |
| 4 | 6969.00 | 7 | 54.19 | 20 | 5 | SINGLE FAMILY DETACHED |
| 5 | 6620.00 | 7 | 54.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 6 | 6812.00 | 7 | 54.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 7 | 6837.00 | 7 | 54.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 8 | 6424.00 | 7 | 54.00 | 20 | 5 | SINGLE FAMILY DETACHED |
| 9 | 9679.00 | 7 | 109.97 | 20 | 5 | SINGLE FAMILY DETACHED |
| 10 | 9912.00 | 7 | 118.68 | 20 | 5 | SINGLE FAMILY DETACHED |
| 11 | 8320.00 | 7 | 63.13 | 20 | 5 | SINGLE FAMILY DETACHED |
| 12 | 9081.00 | 7 | 77.08 | 20 | 5 | SINGLE FAMILY DETACHED |
| 13 | 7175.00 | 7 | 91.03 | 20 | 5 | SINGLE FAMILY DETACHED |
| 14 | 7093.00 | 7 | 63.86 | 20 | 5 | SINGLE FAMILY DETACHED |
| 15 | 7007.00 | 7 | 62.06 | 20 | 5 | SINGLE FAMILY DETACHED |
| 16 | 6897.00 | 7 | 62.06 | 20 | 5 | SINGLE FAMILY DETACHED |
| 17 | 6306.00 | 7 | 50.23 | 20 | 5 | SINGLE FAMILY DETACHED |
| 18 | 6121.00 | 7 | 53.72 | 20 | 5 | SINGLE FAMILY DETACHED |
| 19 | 6501.00 | 7 | 61.22 | 20 | 5 | SINGLE FAMILY DETACHED |
| 20 | 6592.00 | 7 | 62.85 | 20 | 5 | SINGLE FAMILY DETACHED |
| 21 | 7621.00 | 7 | 59.20 | 20 | 5 | SINGLE FAMILY DETACHED |



REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

1. PRIOR TO ANY GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED FOR DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE ANY ONE OF, OR COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2" IN RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
2. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150' OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS, OR FIRE APPLIANCES.
5. DEVELOPMENTS PF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS...(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL BUT NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D107.2)



LEGEND

- PHASE BOUNDARY
- PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4A
 - PHASE 4B
 - INFRASTRUCTURE EAST ROADWAY IMPROVEMENTS (RSN #1595659)
- SE 1
ANNING AREA 20
ANNING AREA 21
- SE 2
ANNING AREA 25
- SE 3
ANNING AREA 23
- PHASE 4A & 4B
PA-22

- PHASE 1**
PROPOSED FIRE ACCESS
- PRIMARY ACCESS OFF OF E. JAMISON DRIVE (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE)
 - SECONDARY ACCESS OFF OF E. IRELAND WAY (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE)
- PHASE 2**
PROPOSED FIRE ACCESS
- PRIMARY ACCESS OFF OF PRAIRIE POINT DRIVE NEAR ANTELOPE CREEK CROSSINGS (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE)
 - SECONDARY ACCESS OFF OF PRAIRIE POINT DRIVE NEAR IRELAND WAY ROUNDABOUT (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE)
- PHASE 3**
PROPOSED FIRE ACCESS
- PRIMARY ACCESS OFF OF PRAIRIE POINT DRIVE NEAR JAMISON DR. CONNECTION (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE)
 - SECONDARY ACCESS OFF OF PRAIRIE POINT DRIVE NEAR LIBERTY MIDDLE SCHOOL (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE)
- PHASE 4A**
PROPOSED FIRE ACCESS
- PRIMARY ACCESS OFF OF JAMISON DR. (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE)
 - SECONDARY ACCESS OFF OF IRELAND WAY (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE)
- PHASE 4B**
PROPOSED FIRE ACCESS
- FREE ACCESS OFF OF PRAIRIE POINT DRIVE. (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE)

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: RH

JOB NO.
19-032
SHEET
6

NOT FOR CONSTRUCTION

FILING NO.2 - CONSTRUCTION PLANS
PHASING PLAN

AURORA, CO

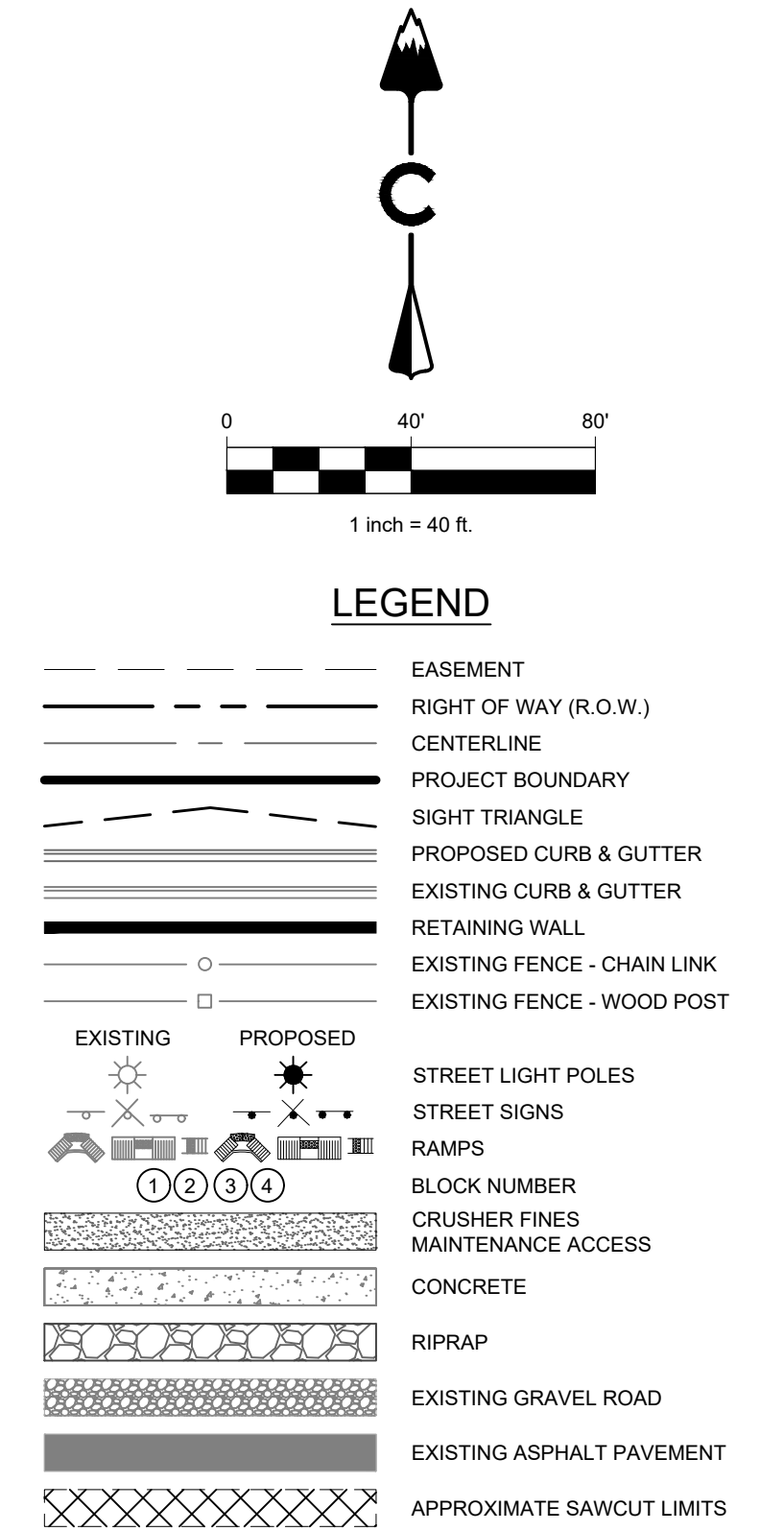
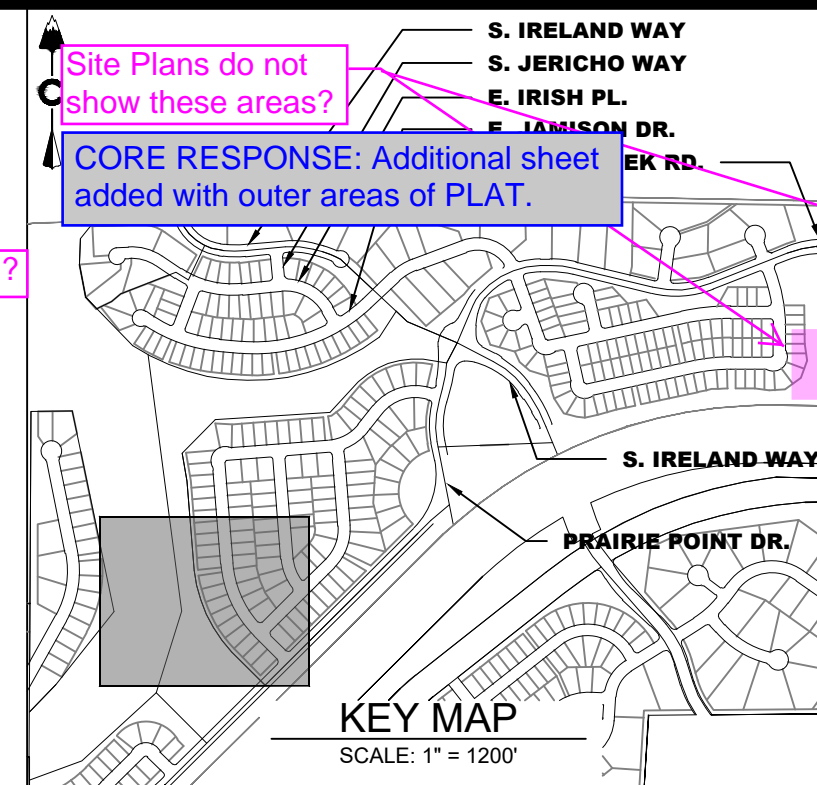
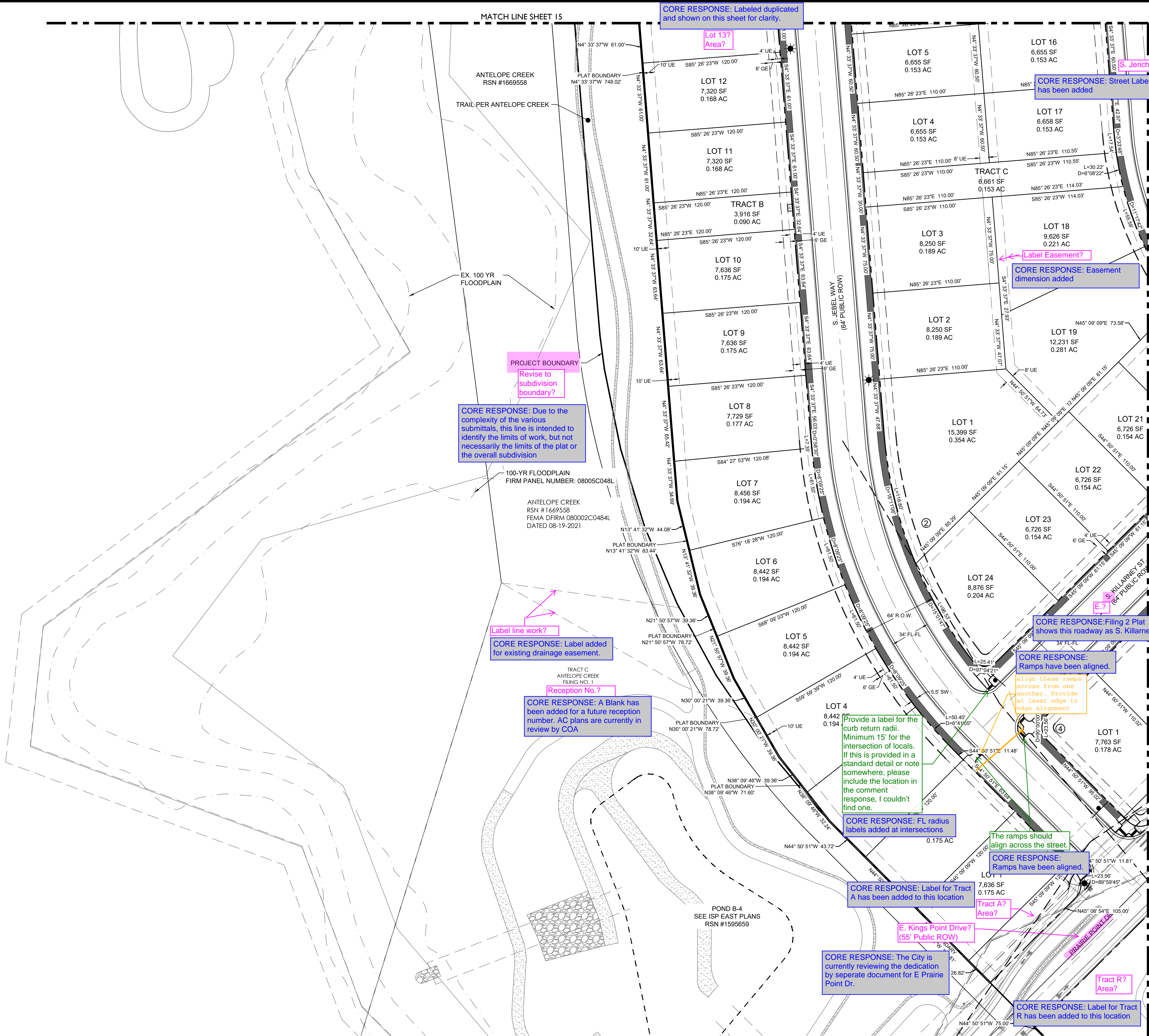
KINGS POINT - INFRASTRUCTURE SITE PLAN EAST

| # | REVISION DESCRIPTION | DATE | BY |
|---|---------------------------|----------|----|
| 1 | ADDED IRELAND WAY PHASING | 06/06/19 | RH |
| 2 | REA REV 2.4TH SUBMITTAL | 02/25/21 | AR |
| 3 | XX | XXXXXX | XX |

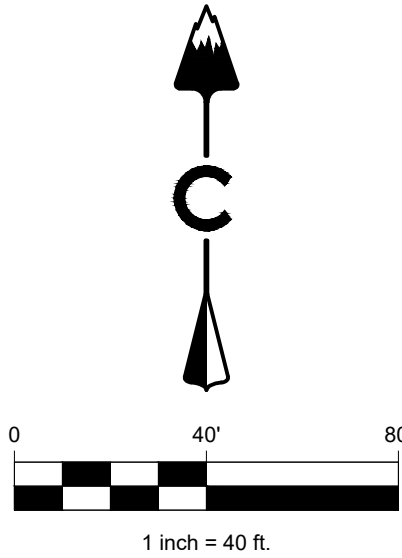
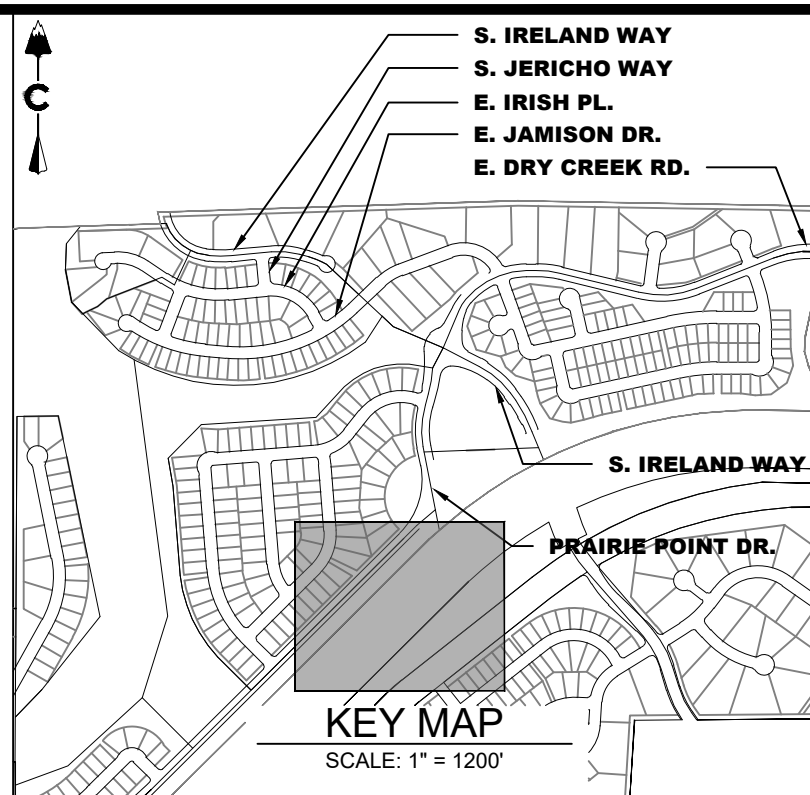
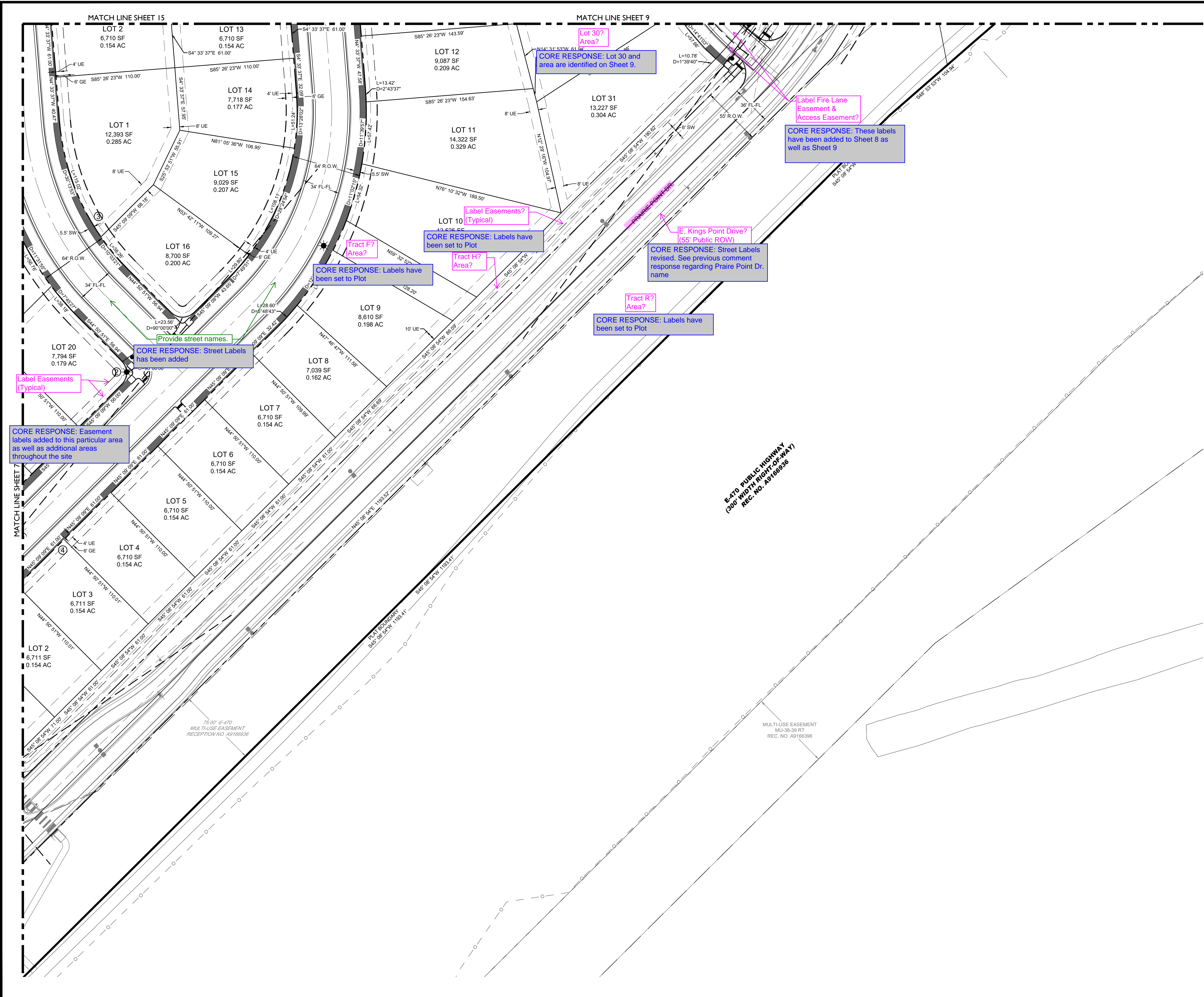
Know what's below.
Call before you dig.
811

CORE
CORE CONSULTANTS, INC.
3473 S. BROADWAY
AURORA, CO 80013
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



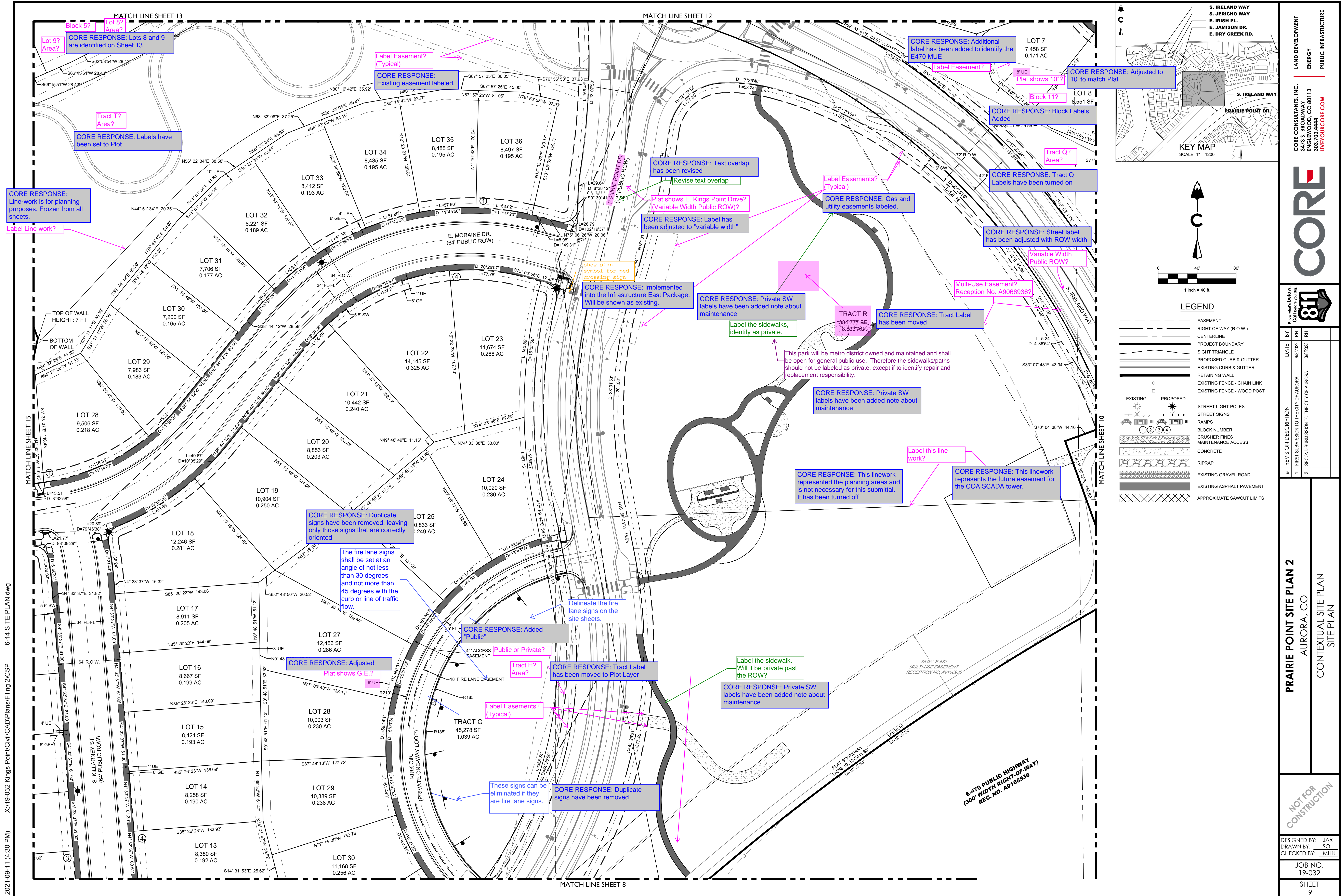
| | | | | | | | |
|--|--|--|--|---|--|--|--|
| CORE CONSULTANTS, INC. 3473 S. BROADWAY AURORA, CO 80013 303.703.4444 LIVE@CORE.COM | | | | LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE | | | |
| PRAIRIE POINT SITE PLAN 2 AURORA, CO CONTEXTUAL SITE PLAN SITE PLAN | | | | NOT FOR CONSTRUCTION | | | |
| DESIGNED BY: JAR DRAWN BY: SO CHECKED BY: MHN | | | | JOB NO. 19-032 SHEET 7 | | | |
| # | | | | REVISION DESCRIPTION | | | |
| DATE | | | | BY | | | |
| 1 | | | | FIRST SUBMISSION TO THE CITY OF AURORA | | | |
| 2 | | | | SECOND SUBMISSION TO THE CITY OF AURORA | | | |

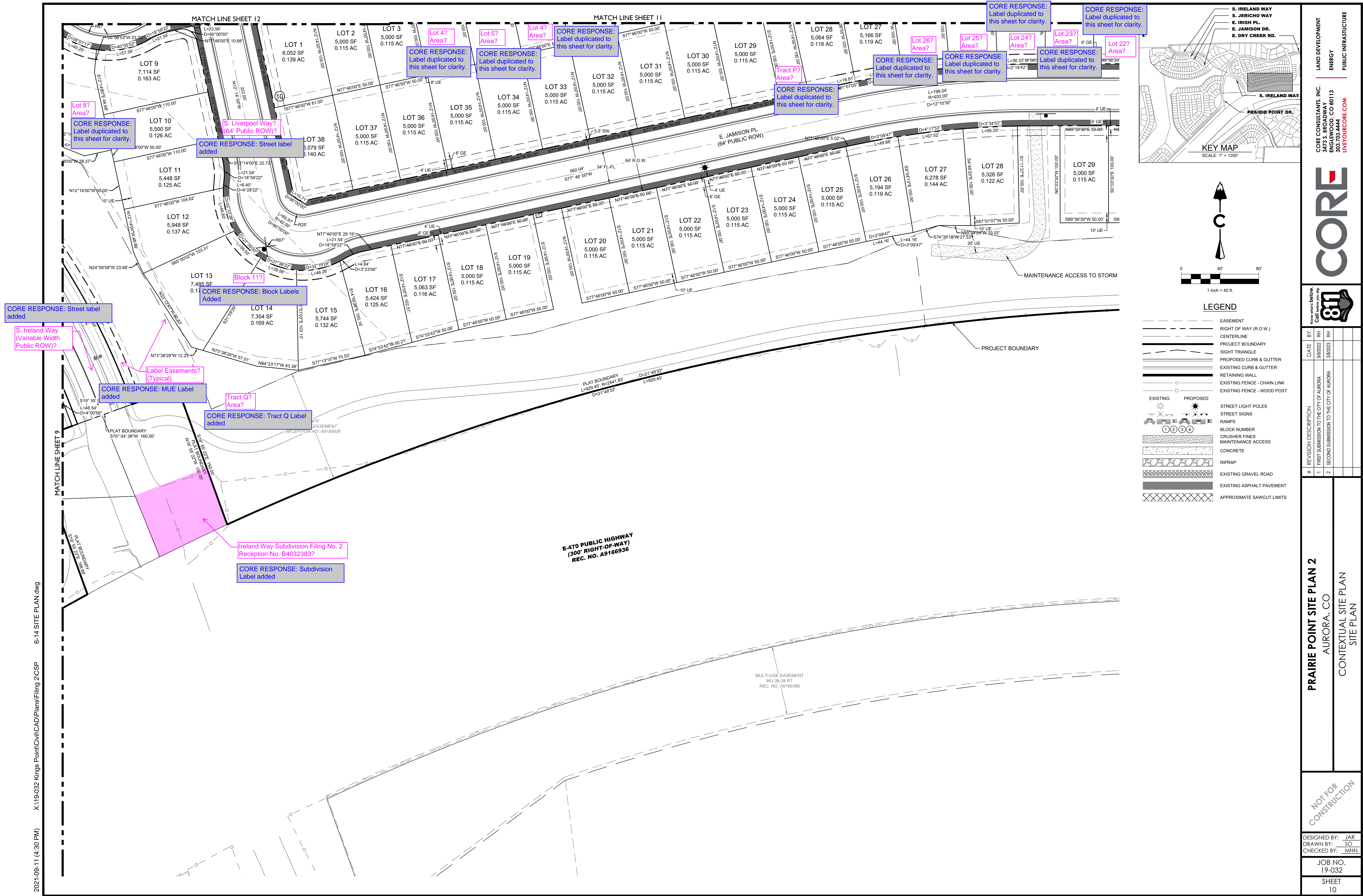


LEGEND

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

| | | | |
|---|--|---|--|
| CORE | | CORE CONSULTANTS, INC. 34733 S. BROADWAY AURORA, CO 80013 303.703.4444 LIVEYOURCORE.COM | |
| LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE | | | |
| PRAIRIE POINT SITE PLAN 2 AURORA, CO | | CONTEXTUAL SITE PLAN SITE PLAN | |
| DESIGNED BY: JAR DRAWN BY: SO CHECKED BY: MHN | | JOB NO. 19-032 | |
| NOT FOR CONSTRUCTION | | SHEET 8 | |





PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

SITE PLAN

NOT FOR CONSTRUCTION

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

JOB NO.
19-032

SHEET
10

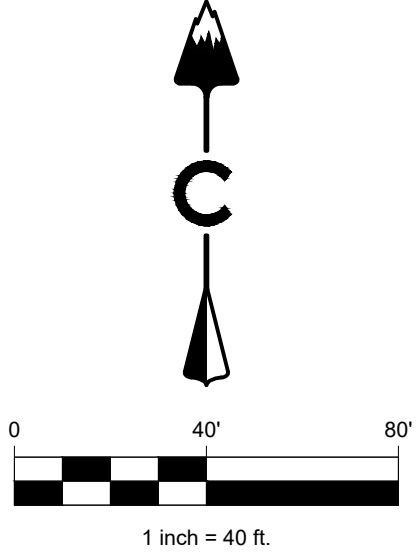
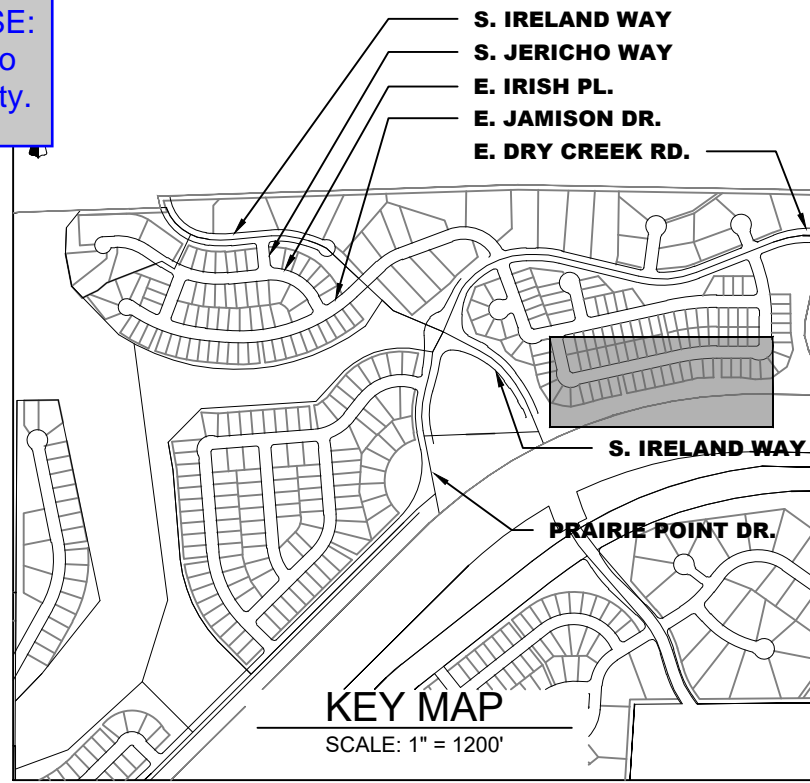
| # | REVISION DESCRIPTION | DATE | BY |
|---|---|----------|----|
| 1 | FIRST SUBMISSION TO THE CITY OF AURORA | 9/8/2022 | RH |
| 2 | SECOND SUBMISSION TO THE CITY OF AURORA | 3/6/2023 | RH |



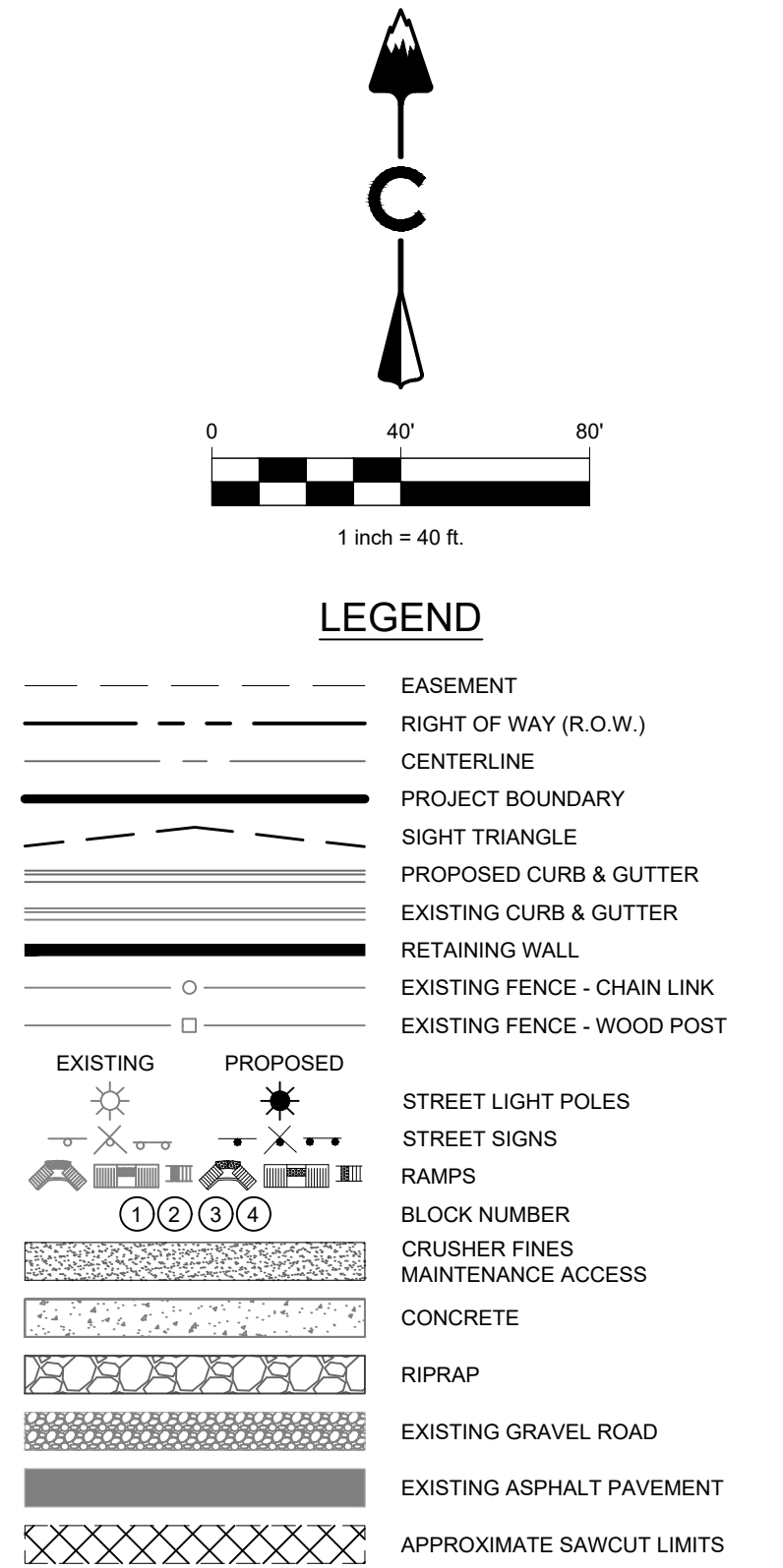
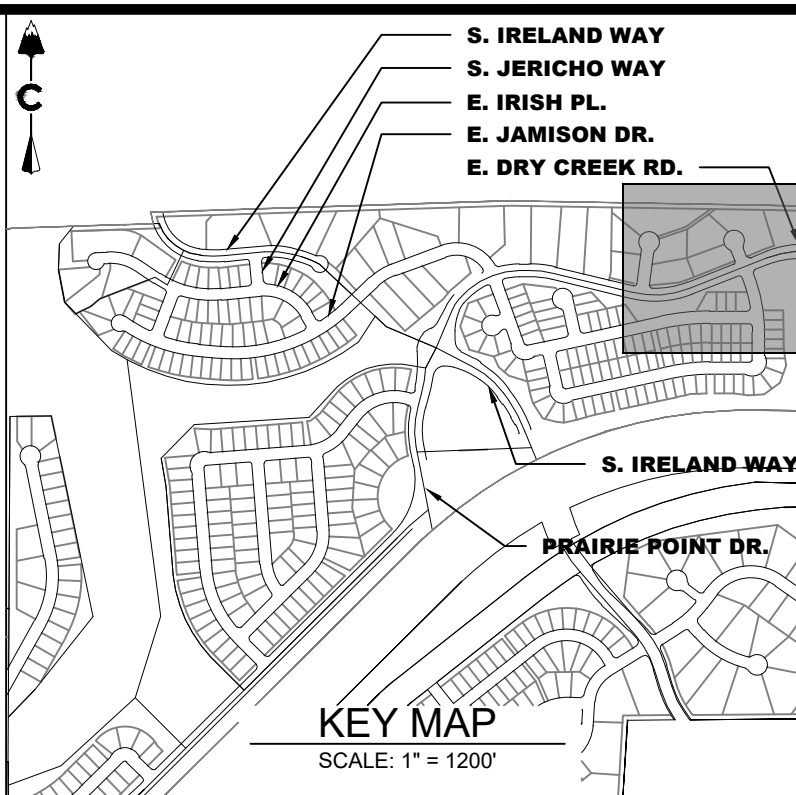
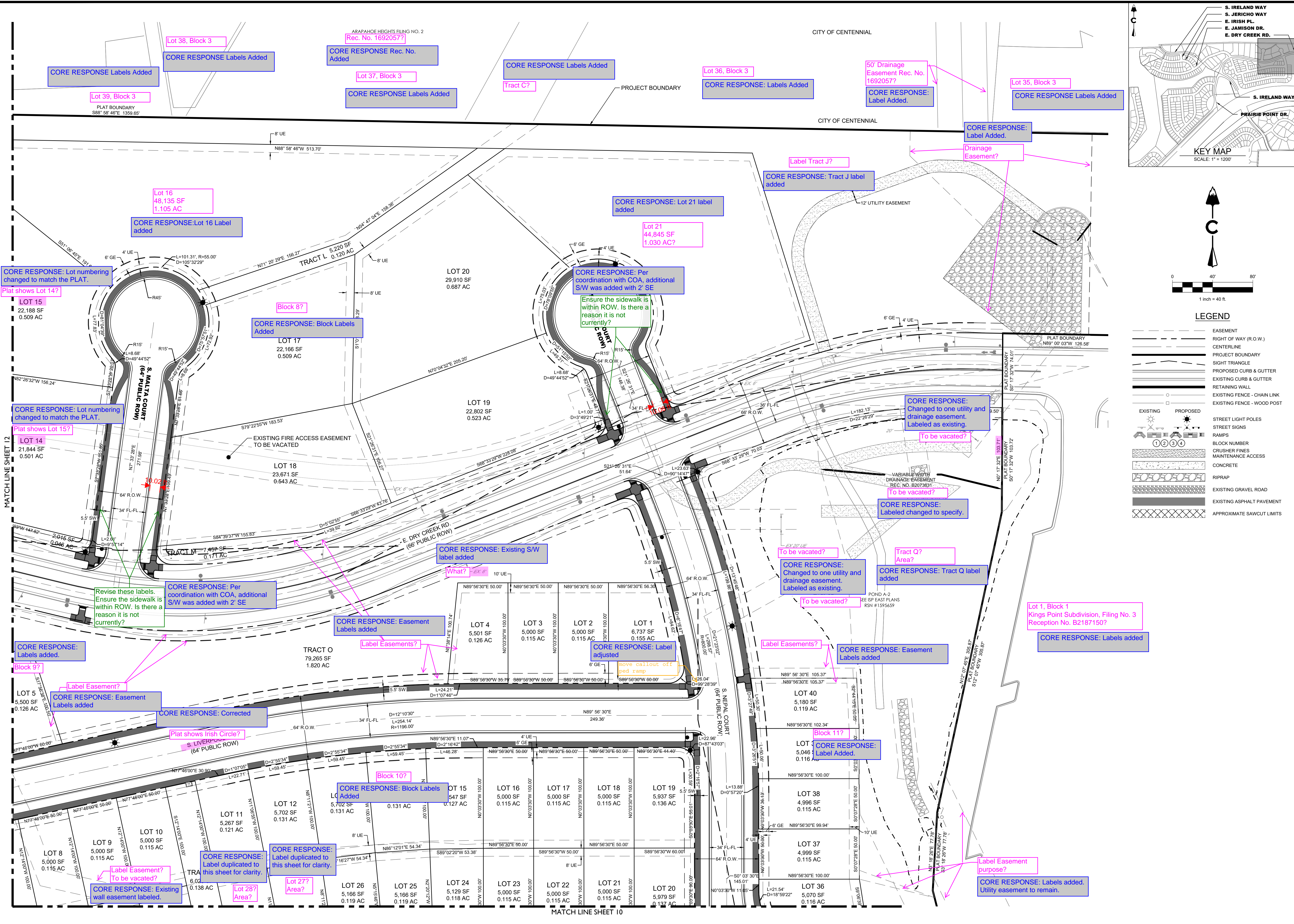
CORE CONSULTANTS INC.
3473 S. BROADWAY
AURORA, CO 80013
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE



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



LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.

34733 S. BROADWAY

AURORA, CO 80013

303.703.4444

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811

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|----------|----|
| 1 | FIRST SUBMISSION TO THE CITY OF AURORA | 9/8/2022 | RH |
| 2 | SECOND SUBMISSION TO THE CITY OF AURORA | 3/6/2023 | RH |

PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

SITE PLAN

NOT FOR CONSTRUCTION

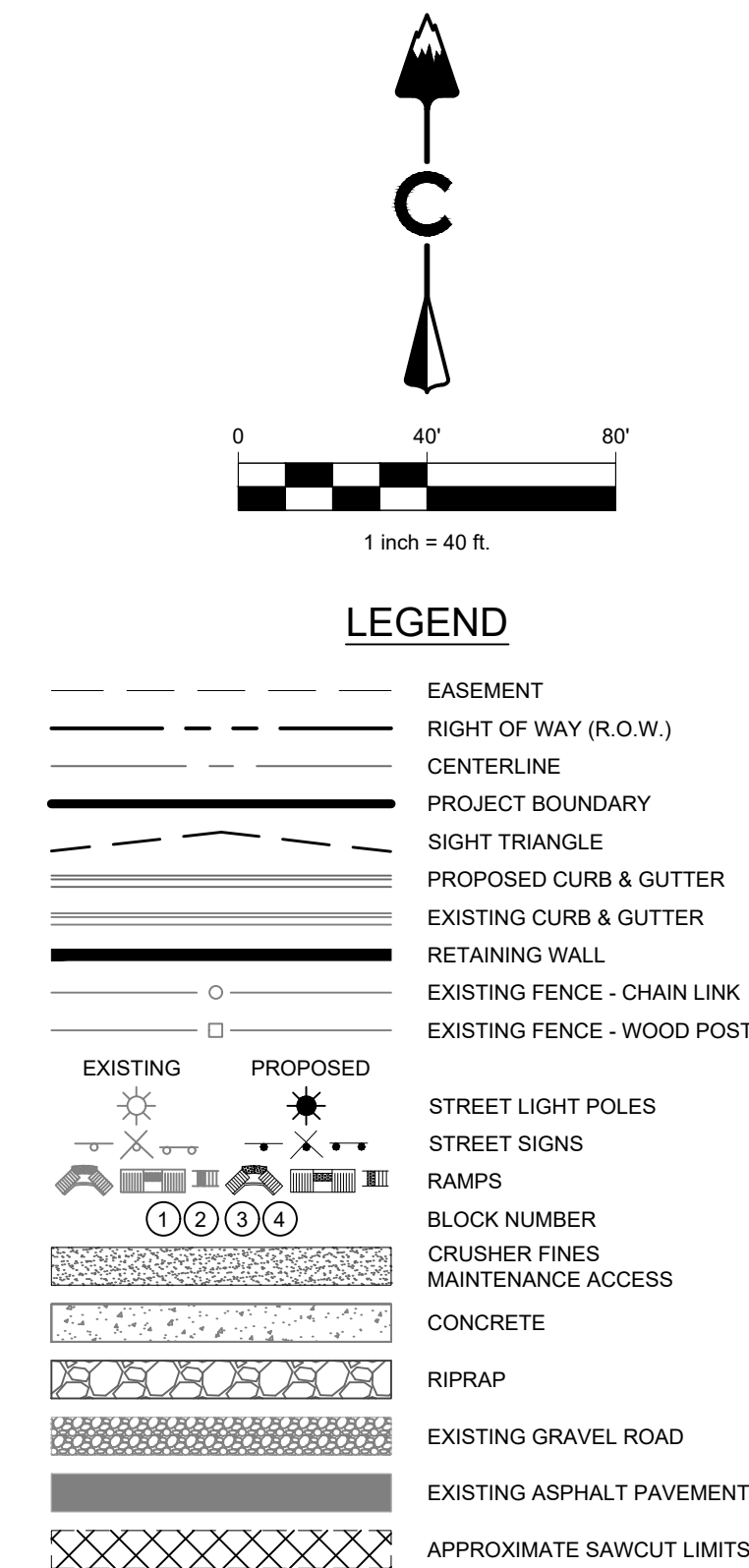
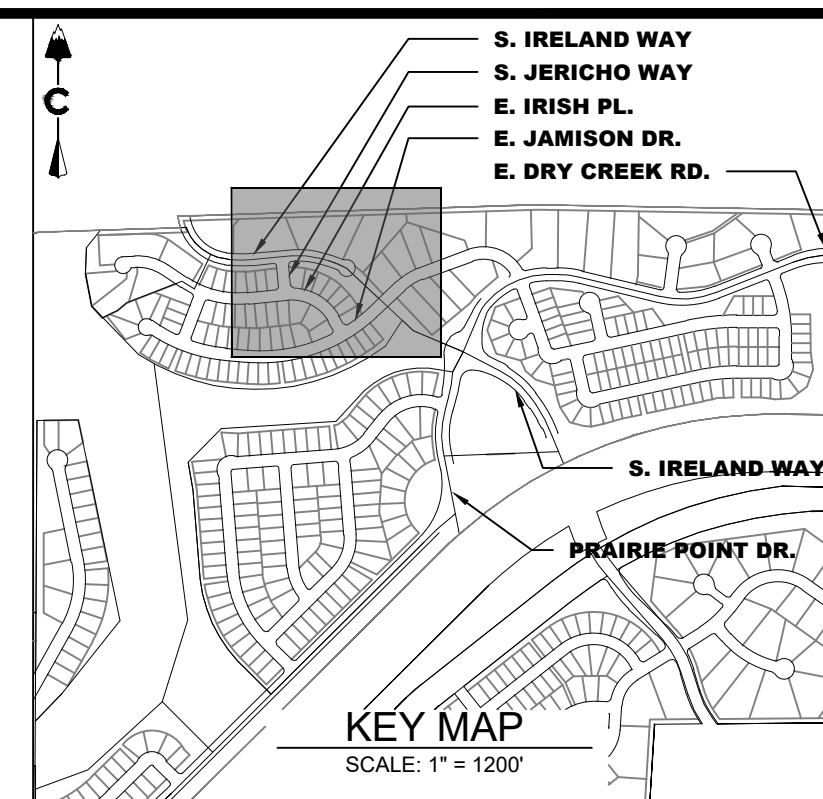
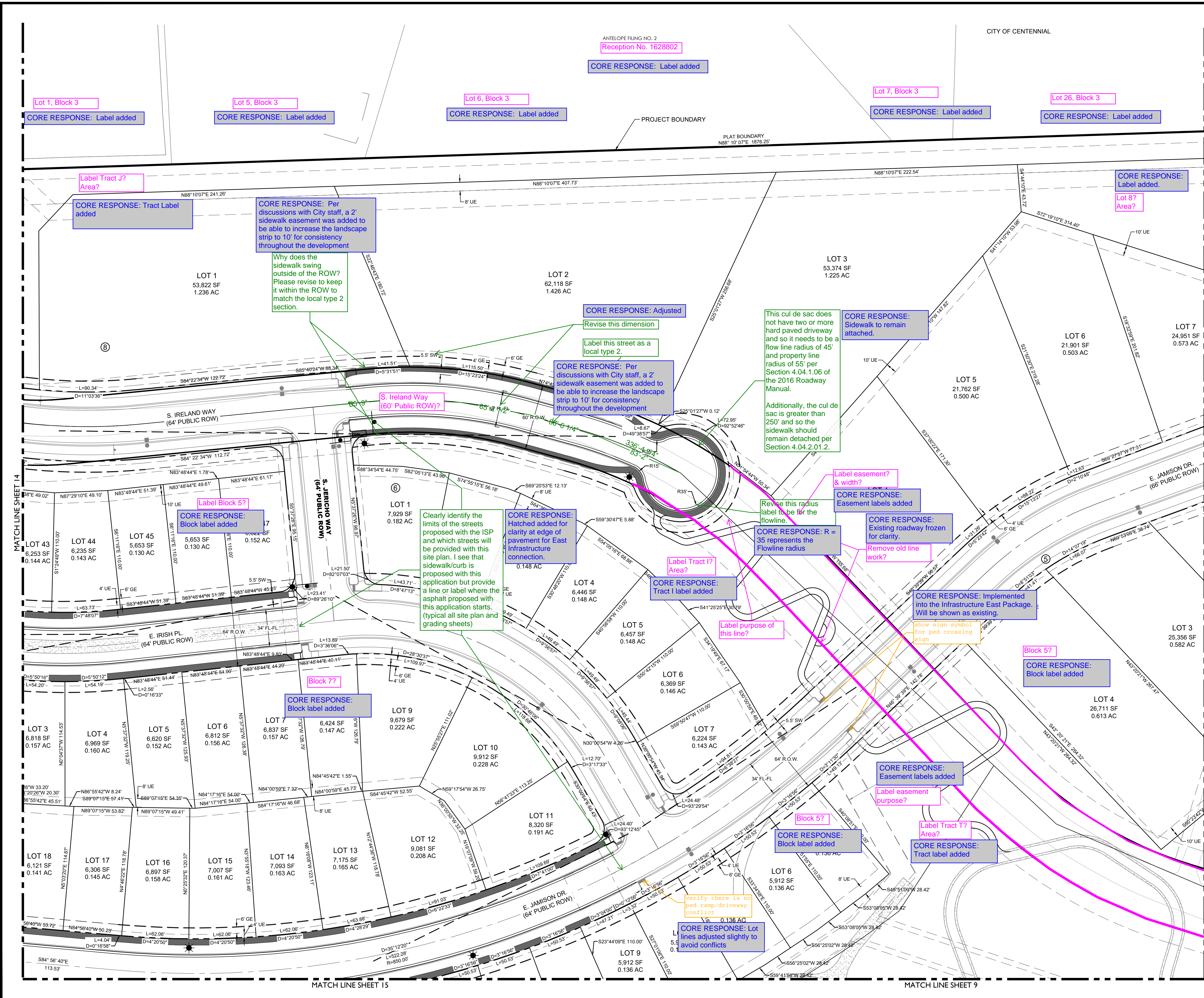
DESIGNED BY: JAR

DRAWN BY: SO

CHECKED BY: MHN

JOB NO. 19-032

SHEET 11



LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
AURORA, CO 80013
303.703.4444
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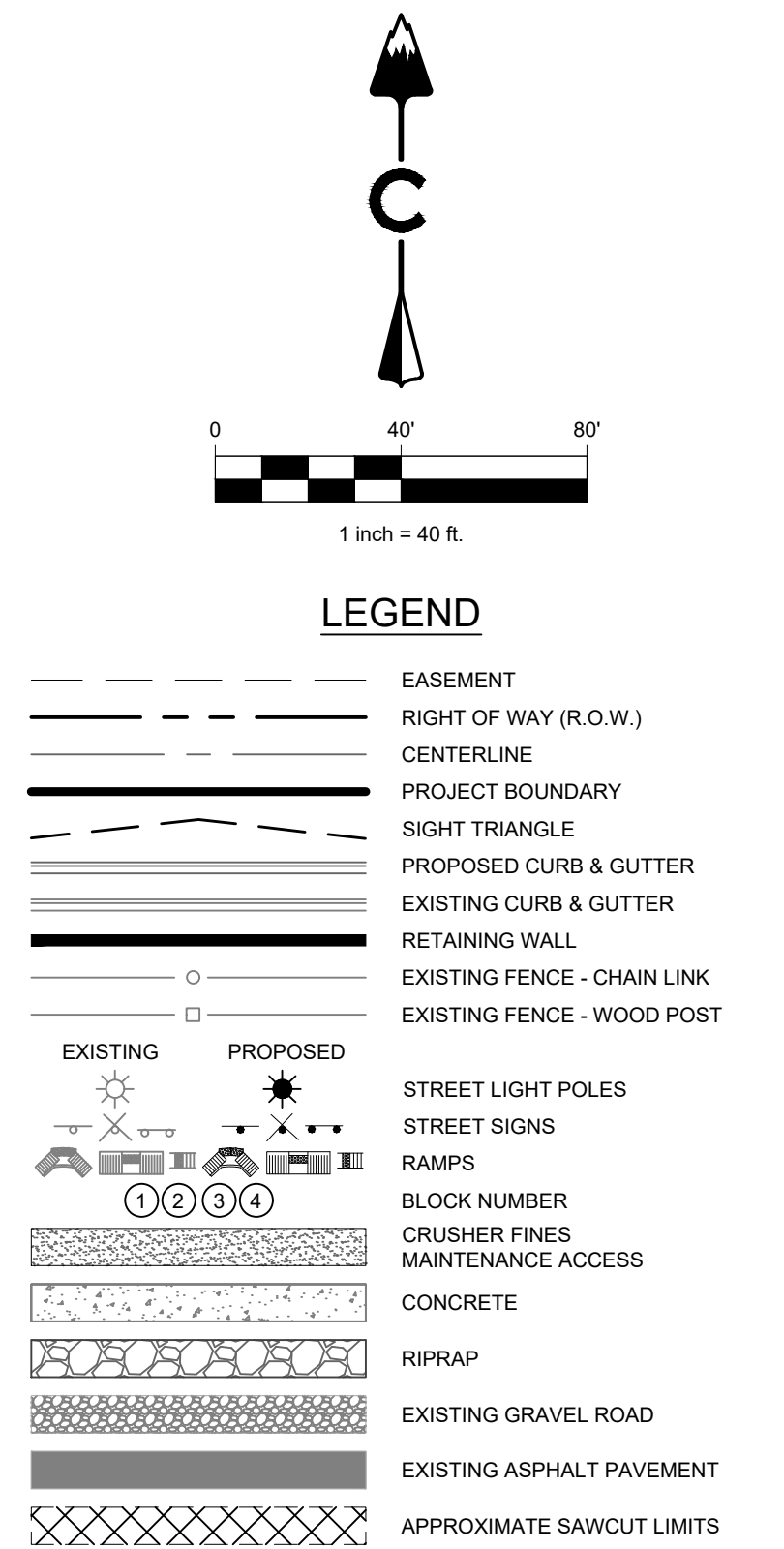
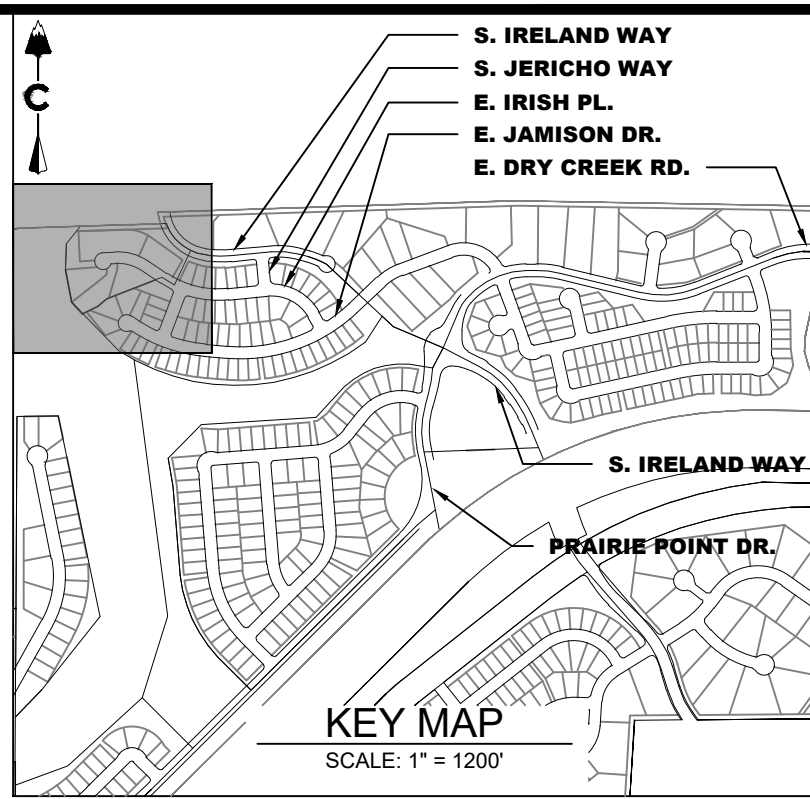
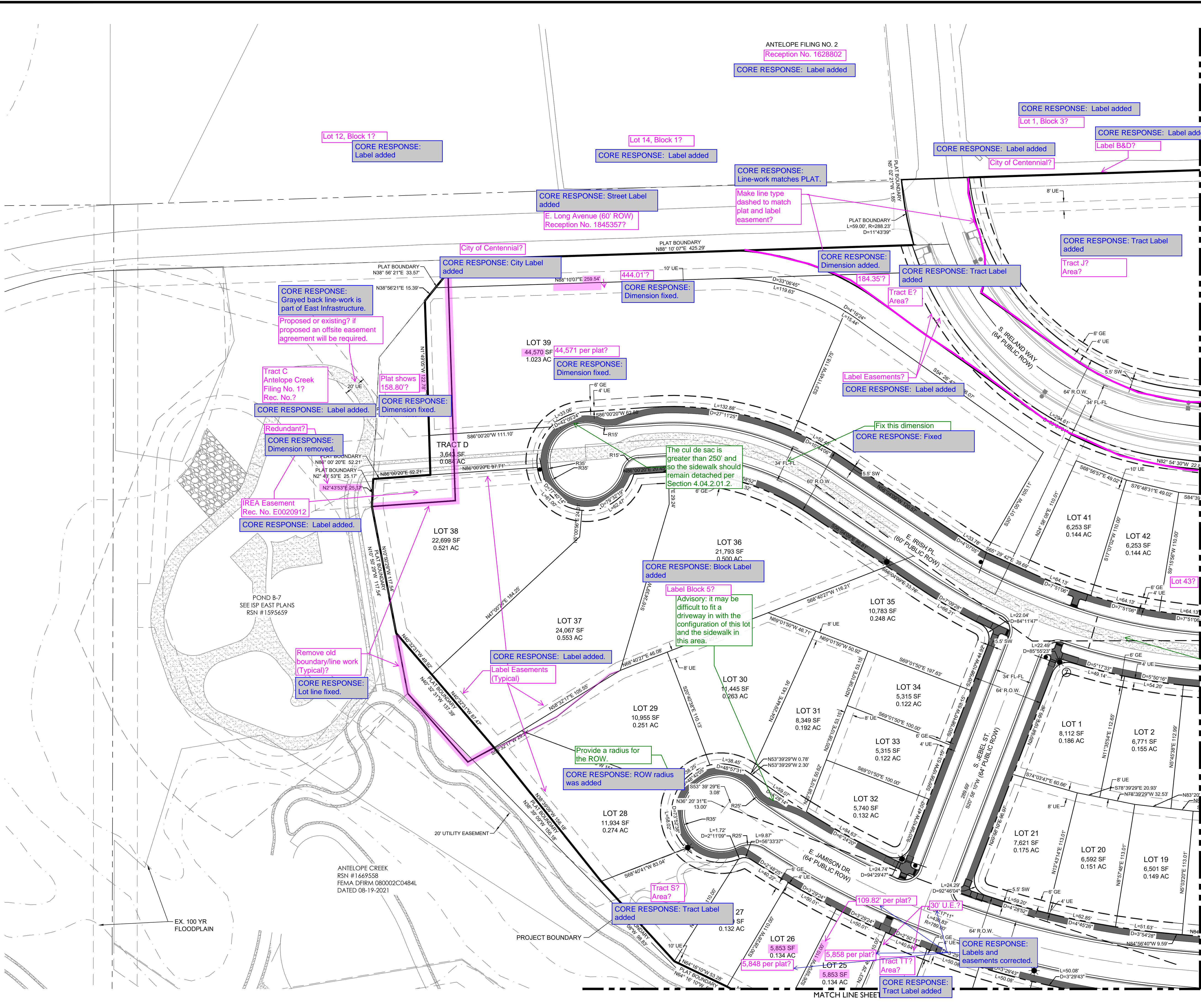
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| # | REVISION DESCRIPTION | DATE | BY |
|---|---|----------|----|
| 1 | FIRST SUBMISSION TO THE CITY OF AURORA | 9/8/2022 | RH |
| 2 | SECOND SUBMISSION TO THE CITY OF AURORA | 3/6/2023 | RH |

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
SITE PLAN

NOT FOR CONSTRUCTION

| | |
|--------------|--------|
| DESIGNED BY: | JAR |
| DRAWN BY: | SO |
| CHECKED BY: | MHN |
| JOB NO. | 19-032 |
| SHEET | 13 |



LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
AURORA, CO 80013
303.703.4444
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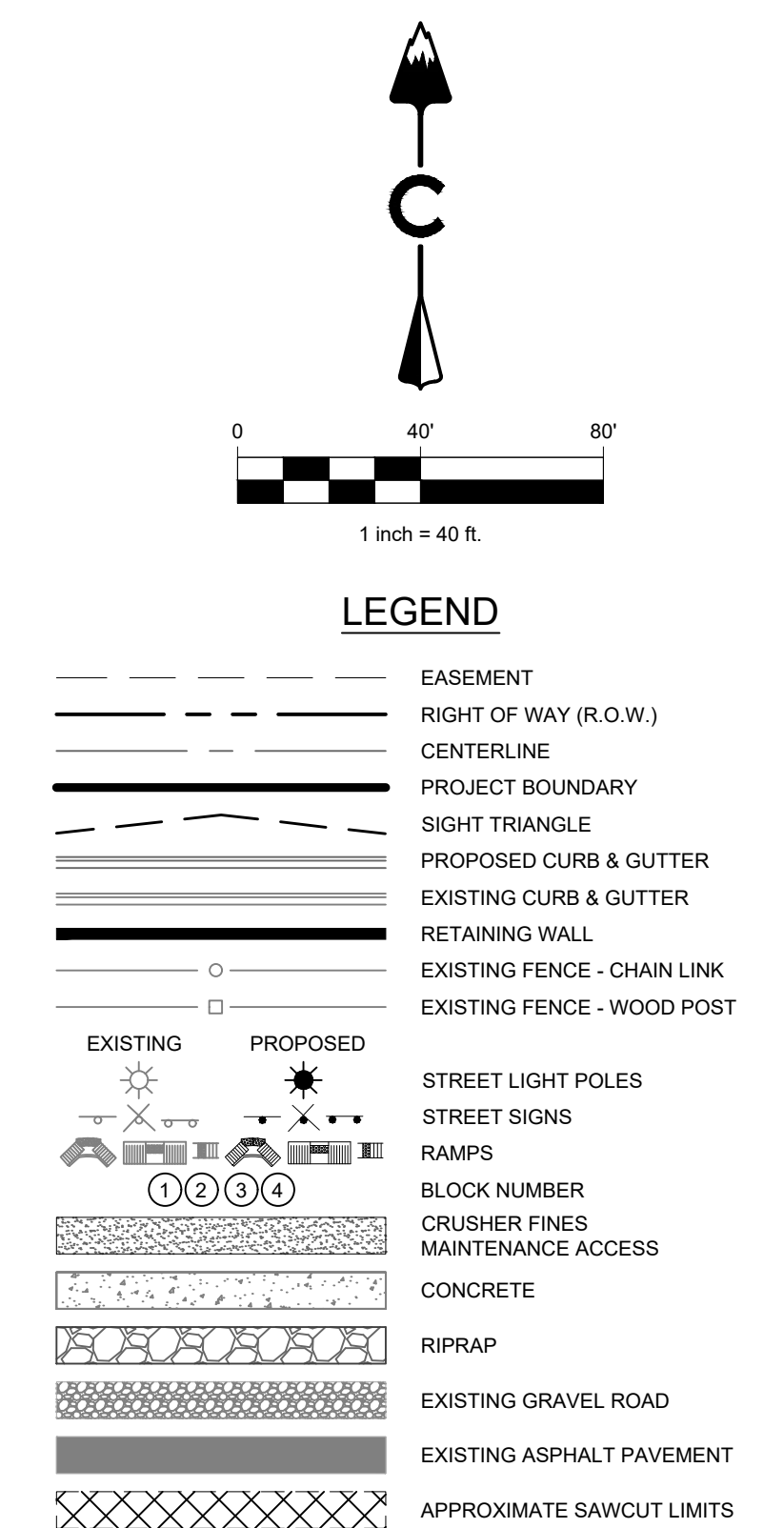
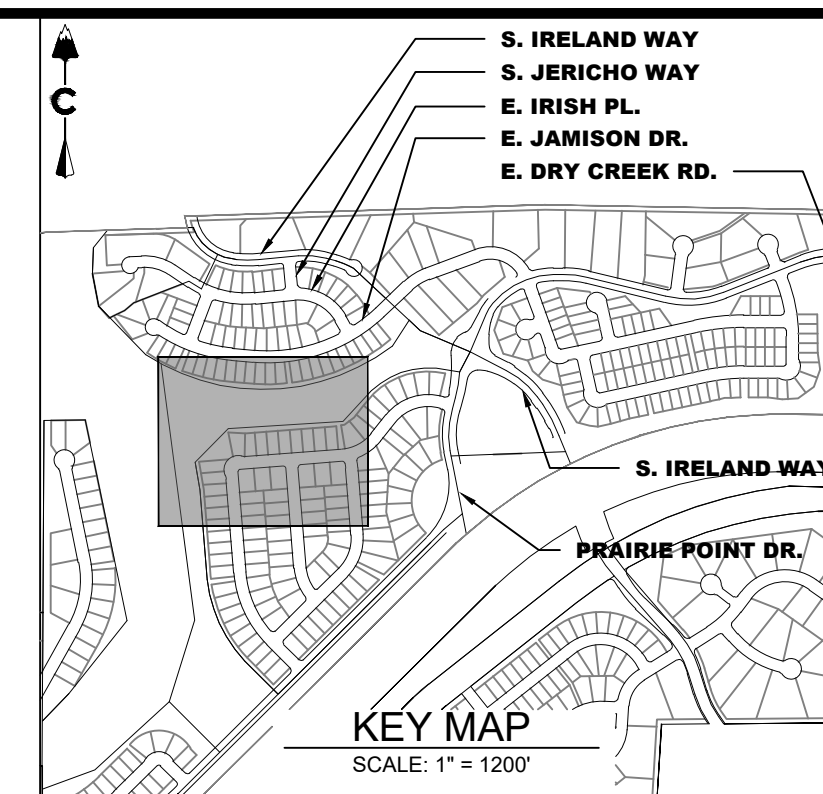
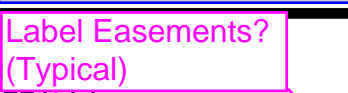
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PRAIRIE POINT SITE PLAN 2
AURORA, CO
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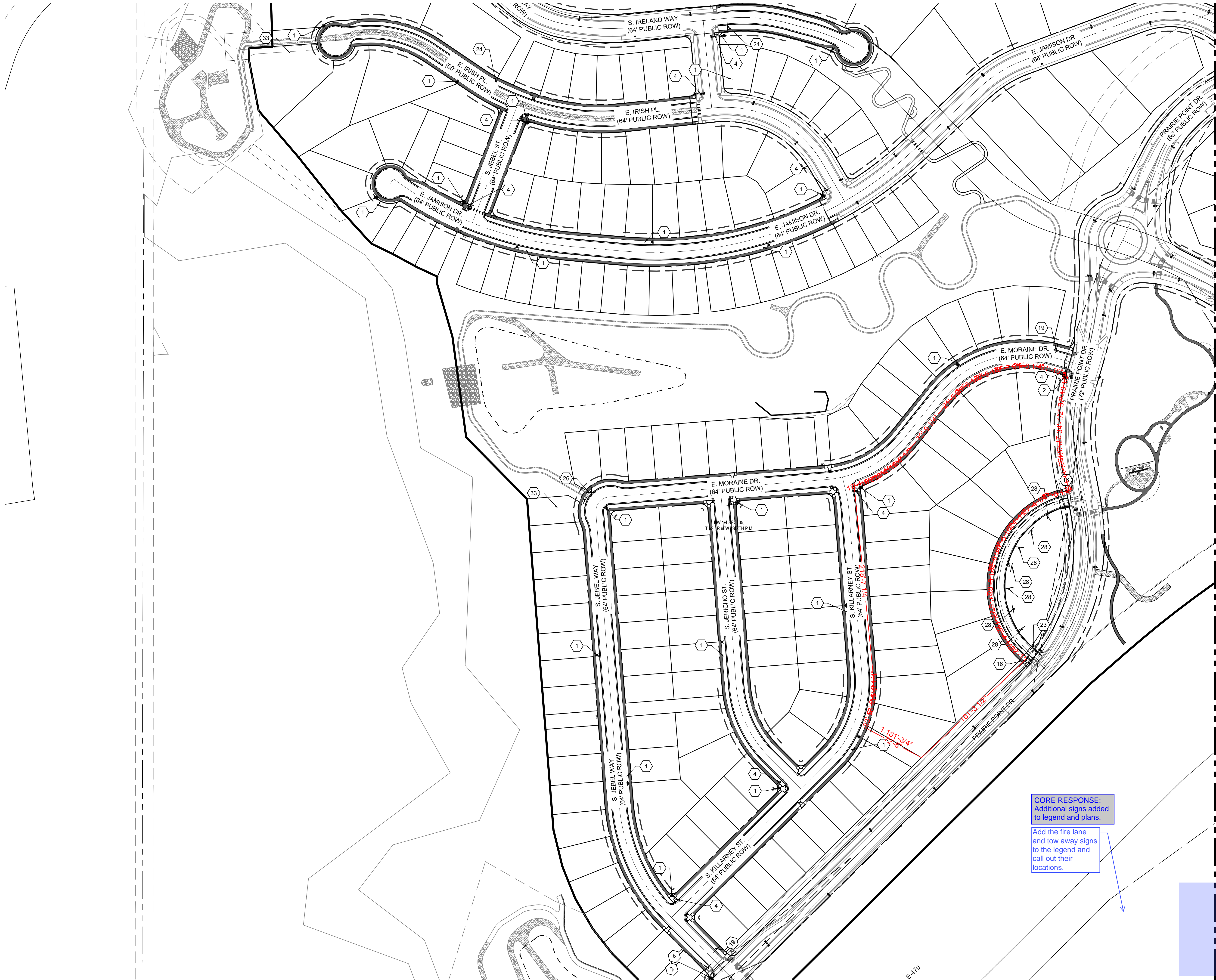
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DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHN

JOB NO.
19-032
SHEET
14

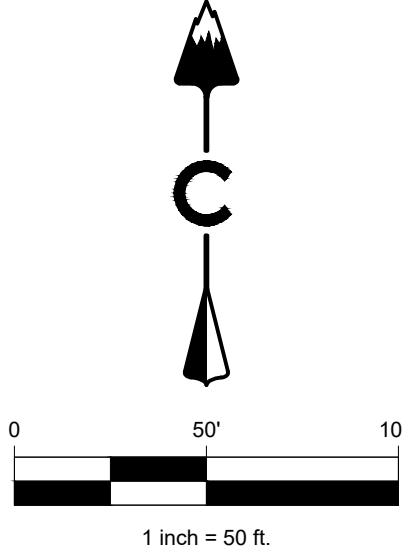
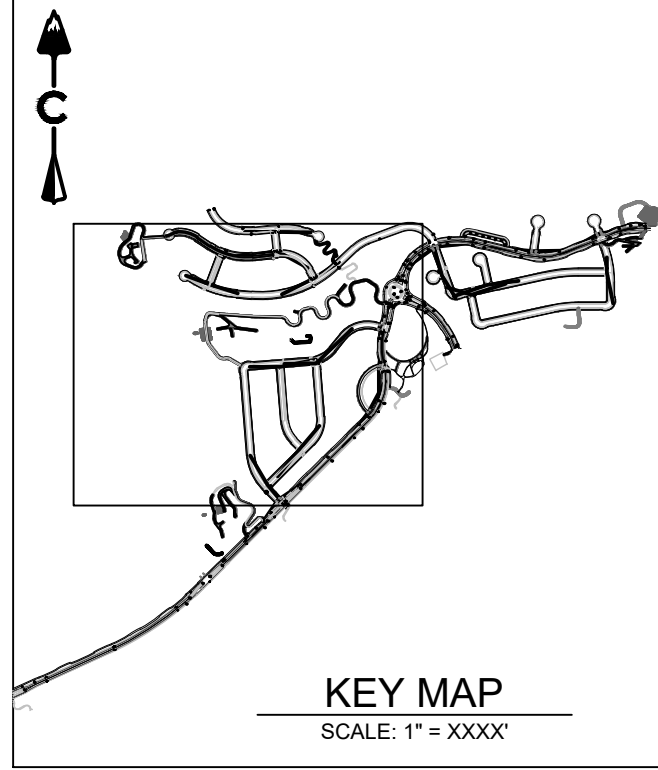


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| <div>NOT FOR CONSTRUCTION</div> | PRAIRIE POINT SITE PLAN 2 | | | | | | | | | | REVISION DESCRIPTION | | | | | | | | | | BY | | DATE | | Know what's below. Call before you dig. | |  |  | CORE CONSULTANTS, INC. 3473 S. BROADWAY ENGLEWOOD, CO 80113 303.703.4444 LIVEYOURCORE.COM | LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE | | | | | | | | | | | | | | | | | | | |
| | AURORA, CO | | | | | | | | | | 1 | FIRST SUBMISSION TO THE CITY OF AURORA | | | | | | | | | | | | RH | 3/8/2022 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | 2 | SECOND SUBMISSION TO THE CITY OF AURORA | | | | | | | | | | | | RH | 3/8/2023 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | CONTEXTUAL SITE PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESIGNED BY: <u>JAR</u> | | | | | | | | | | DRAWN BY: <u>SO</u> | | | | | | | | | | CHECKED BY: <u>MH</u> | | | | | | | | | | JOB NO. 19-032 | | | | | | | | | | SHEET 15 | | | | | | | | | |

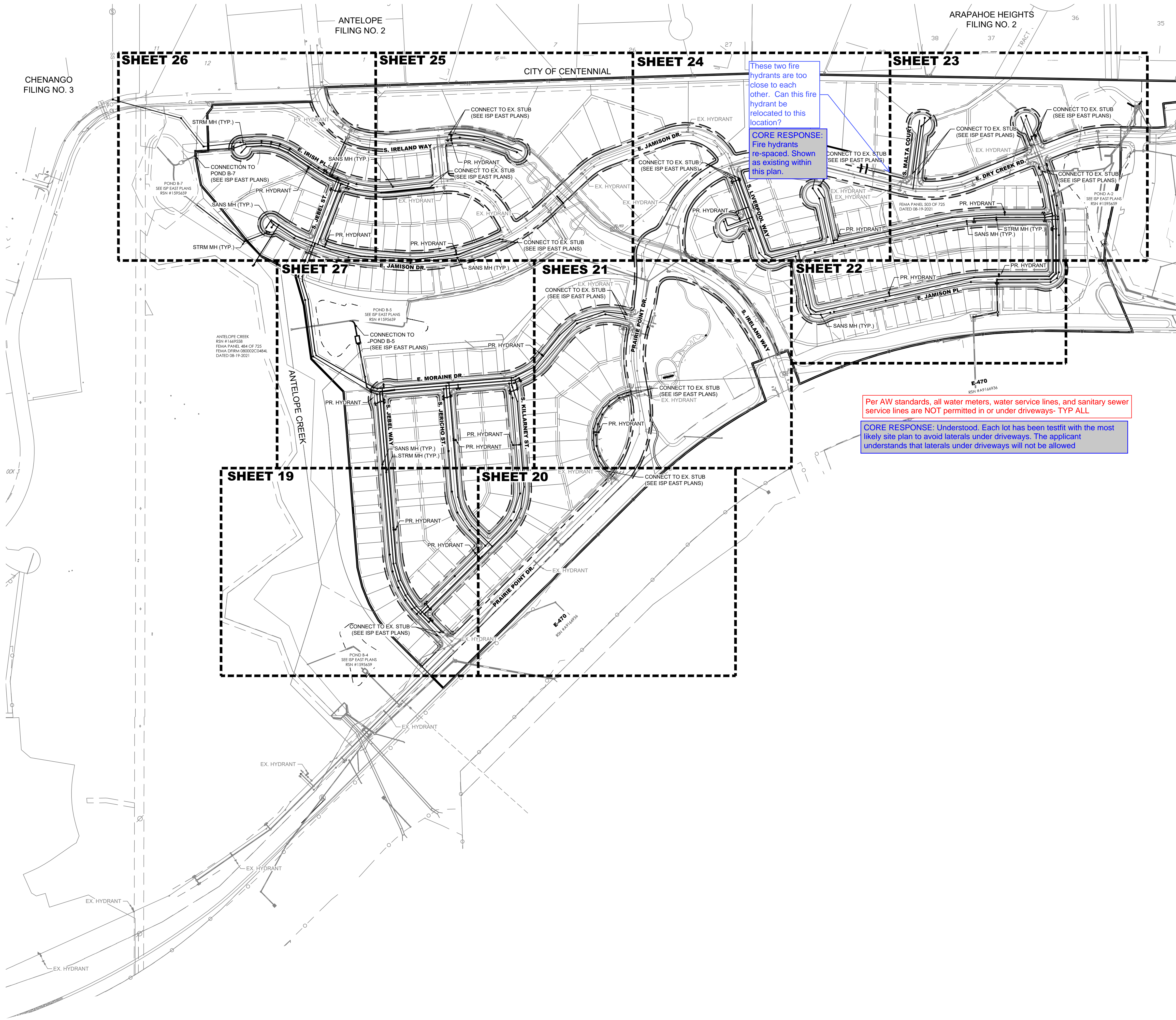


CORE RESPONSE:
Additional signs added
to legend and plans.

Add the fire lane
and tow away signs to the
legend and call out their
locations.



- KEY NOTES:**
NOTE: ALL SIGNS SHALL BE MUTCD COMPLIANT.
- 1 STREET LIGHT (SL-1)
 - 2 STREET LIGHT (SL-2)
 - 3 R11-2 (48" X 30")
 - 4 EXIST. BARRICADE (TO BE REMOVED)
 - 5 D3-1 (8" HEIGHT - VARIABLE LENGTH)
 - 6 STOP SIGN R1-1 WITH STREET NAME (30" X 30")
 - 7 SPEED LIMIT 30 (24" X 30")
 - 8 YIELD (30" X 30")
 - 9 FLUORESCENT YELLOW-GREEN W11-2 (30" X 30")
 - 10 W11-16P (OPTIONAL)
 - 11 W16-7P (24" X 12")
 - 12 R4-7 (24" X 30")
 - 13 R6-1 (36" X 12")
 - 14 R6-4B SHALL BE MOUNTED 4 FT FROM TRUCK APRON SURFACE (60" X 24")
 - 15 18" WHITE LINE 2' LINE 2' GAP
 - 16 8" SOLID WHITE LINE
 - 17 4" SOLID WHITE LINE
 - 18 4" SOLID YELLOW LINE
 - 19 4" SOLID DOUBLE YELLOW LINE (3" GAP)
 - 20 10'X2' BAR, 2" GAP PEDESTRIAN CROSSWALK STRIPING
 - 21 PLACE BARS PARALLEL W/ WHEEL PATH
 - 22 SIGN PER PLAN
 - 23 HELMETED BICYCLIST SYMBOL PER MUTCD FIGURE 9C-38
 - 24 R3-17 (24" X 18")
 - 25 R7-1 (MODIFIED) (12" X 18")
 - 26 R7-201P (12" X 18")
 - 27 R7-1 (12" X 18")
 - 28 R7-201P (12" X 18")
 - 29 TYPE III BARRICADE
 - 30 4" DASHED WHITE LINE (3' SEGMENT, 9' GAP)
 - 31 NOT ACCESSIBLE ROUTE (12" X 18")
 - 32 AUTHORIZED VEHICLES ONLY (18" X 12")
 - 33 K-1847 (18" X 12")
 - 34 ACCESSIBLE ROUTE (18" X 12")
 - 35 R2-1 (24" X 30")
 - 36 R5-1 (30" X 30")
 - 37 D3-1 (8")
 - 38 W14-2A - DOUBLE SIDED (24" X 36")
 - 39 R7-1 (12" X 18")
 - 40 R7-201P (12" X 18")
 - 41 R1-2 (30" X 30")
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 - 412 R5-1 (30" X 30")
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 - 560 R7-

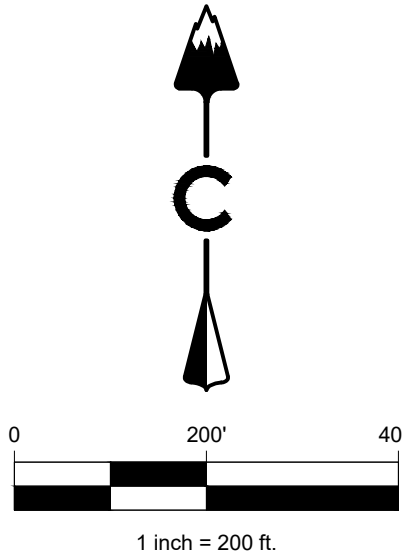
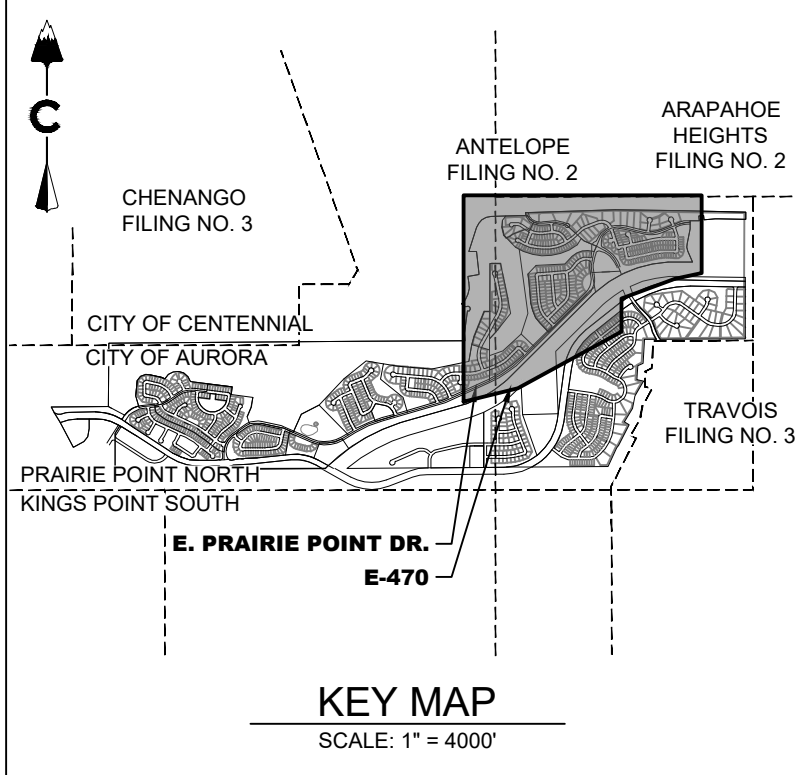


These two fire hydrants are too close to each other. Can this fire hydrant be relocated to this location?

CORE RESPONSE: Fire hydrants re-spaced. Shown as existing within this plan.

Per AW standards, all water meters, water service lines, and sanitary sewer service lines are NOT permitted in or under driveways- TYP ALL

CORE RESPONSE: Understood. Each lot has been testfit with the most likely site plan to avoid laterals under driveways. The applicant understands that laterals under driveways will not be allowed



LEGEND

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

NOTES:

1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 3' AND 80' FROM THE BACK OF CURB.
2. ALL PONDS, FOREBAYS, WIERS, AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY METRO DISTRICT. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT. UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
4. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
5. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.

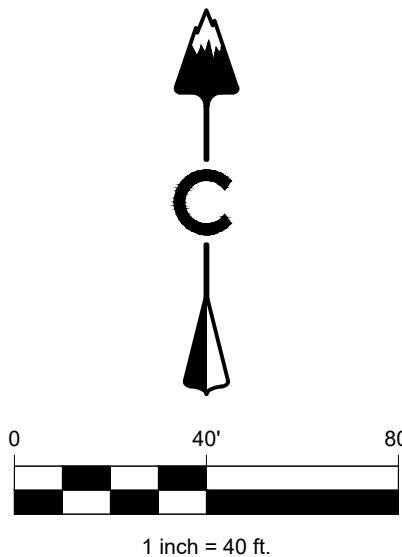
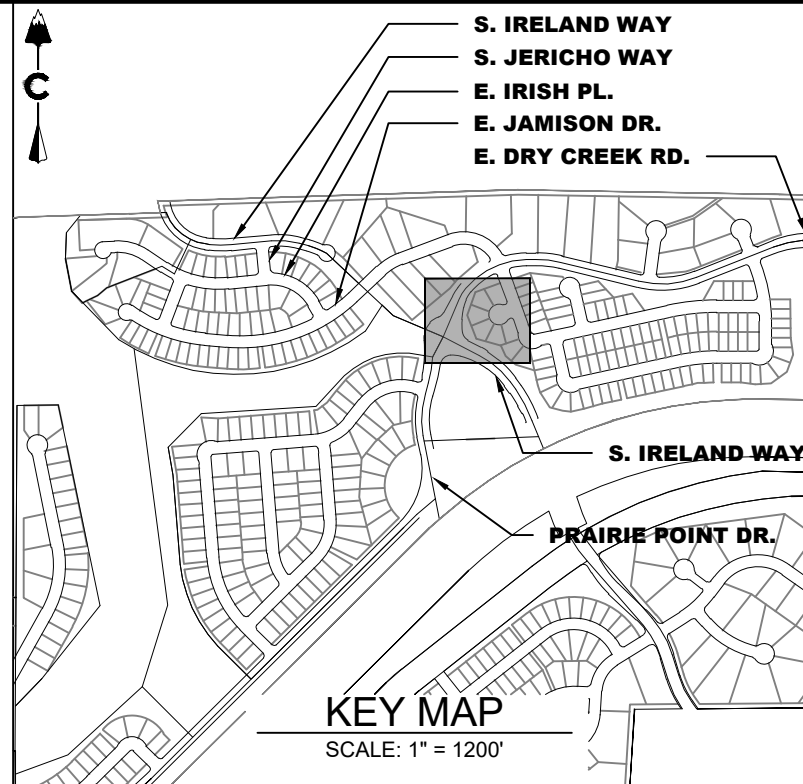
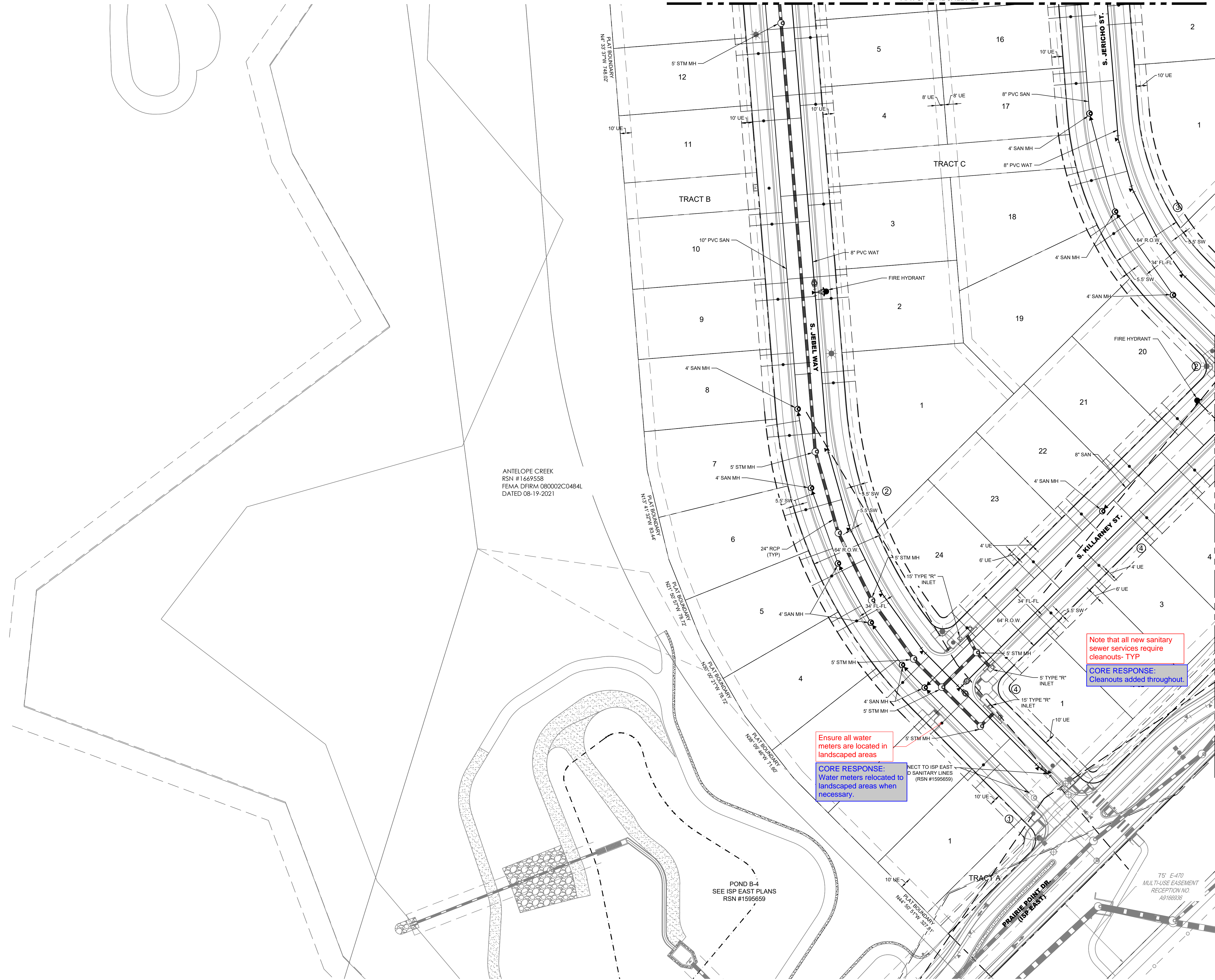
| # | REVISION DESCRIPTION | DATE | BY |
|---|---|----------|----|
| 1 | FIRST SUBMISSION TO THE CITY OF AURORA | 9/8/2022 | RH |
| 2 | SECOND SUBMISSION TO THE CITY OF AURORA | 3/8/2023 | RH |

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
OVERALL UTILITY PLAN

CORE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
AURORA, CO 80013
303.703.4444
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



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

- ## NOTES:
1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE (5) FEET CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 4' AND 80' FROM THE BACK OF CURB.
 2. ALL PONDS, FOREBAYS, WIEKS, AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY METRO DISTRICT.
 3. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT UNLESS OTHERWISE NOTED.
 4. ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
 5. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
 6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 7. ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.
 8. FROM 10' OF UTILITY EASEMENT OUTSIDE OF RIGHT OF WAY ON LOCAL ROADWAYS INCLUDES A 6" GAS UTILITY EASEMENT AND A 4' DRY UTILITY EASEMENT.

Know what's below.
Call before you dig.

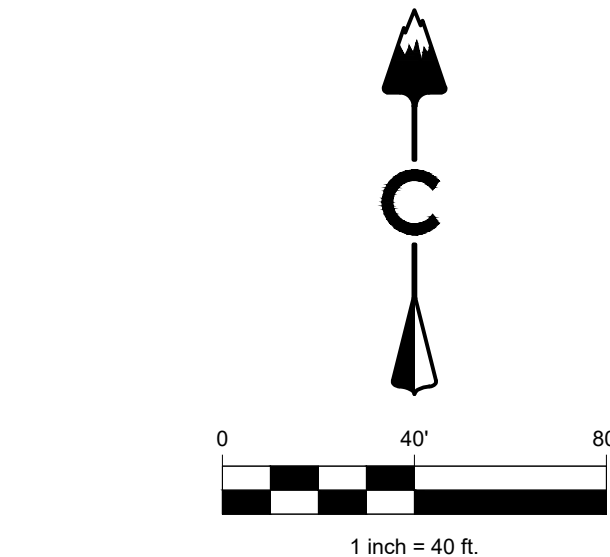
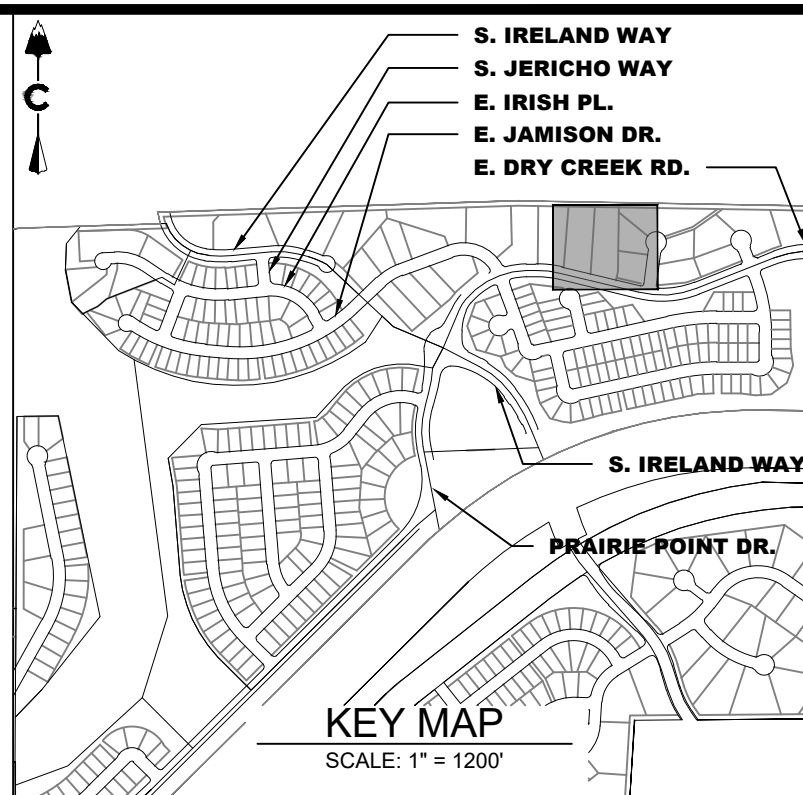
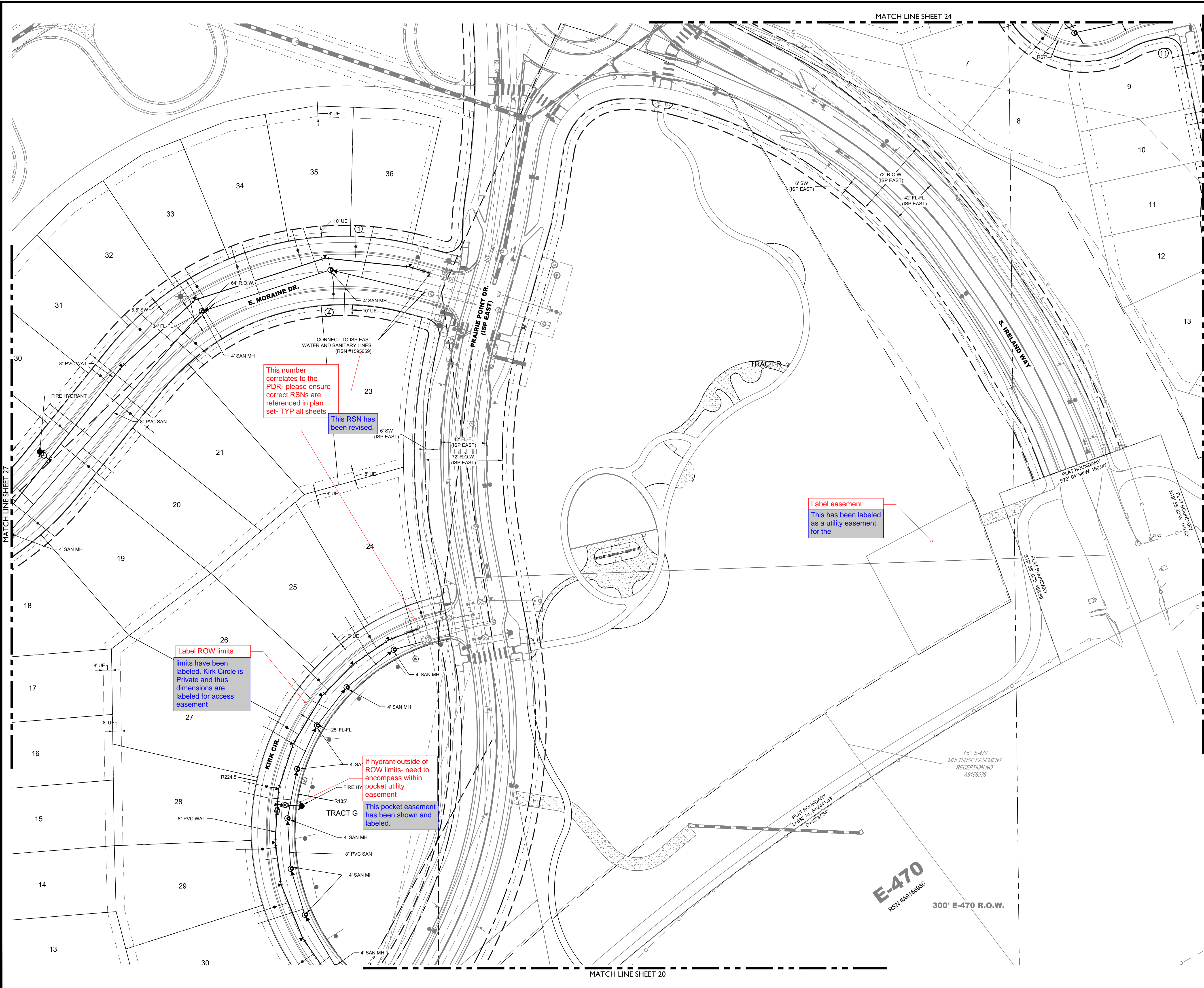
| # | REVISION DESCRIPTION | DATE | BY |
|---|--|----------|----|
| 1 | FIRST SUBMISSION TO THE CITY OF AUORA | 9/8/2022 | RH |
| 2 | SECOND SUBMISSION TO THE CITY OF AUORA | 3/8/2023 | RH |
| | | | |
| | | | |
| | | | |

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
UTILITY PLAN

NOT FOR
CONSTRUCTION

DESIGNED BY: JAR
DRAWN BY: SO
CHECKED BY: MHI

| |
|-------------------|
| JOB NO. 19-032 |
| SHEET 19 |



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

- NOTES:**
- FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 30' AND 80' FROM THE BACK OF CURB.
 - ALL PONDS, FOREBAYS, WIERS, AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY METRO DISTRICT.
 - ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT. UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
 - ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
 - PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 - ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.
 - FRONT LOT 10' UTILITY EASEMENT OUTSIDE OF RIGHT OF WAY ON LOCAL ROADWAYS INCLUDES A 6' GAS UTILITY EASEMENT AND A 4' DRY UTILITY EASEMENT.

LAND DEVELOPMENT
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811

| # | REVISION | DESCRIPTION | DATE | BY |
|---|-------------------|-----------------------|-----------|----|
| 1 | FIRST SUBMISSION | TO THE CITY OF AURORA | 9/20/2022 | RH |
| 2 | SECOND SUBMISSION | TO THE CITY OF AURORA | 3/6/2023 | RH |

PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

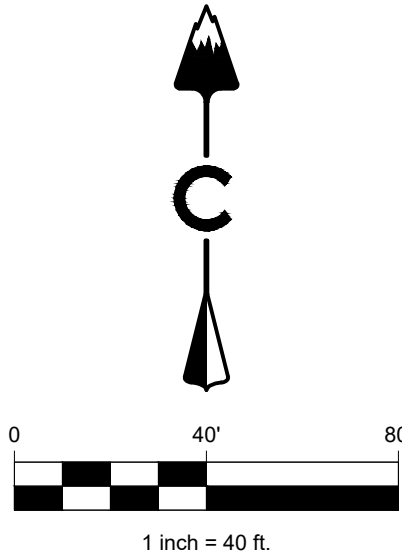
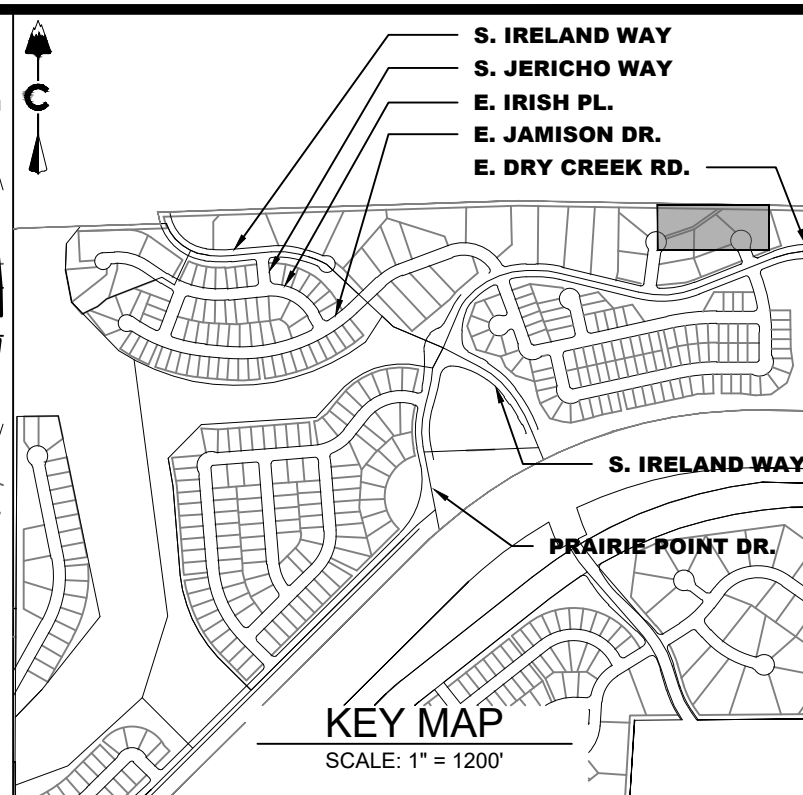
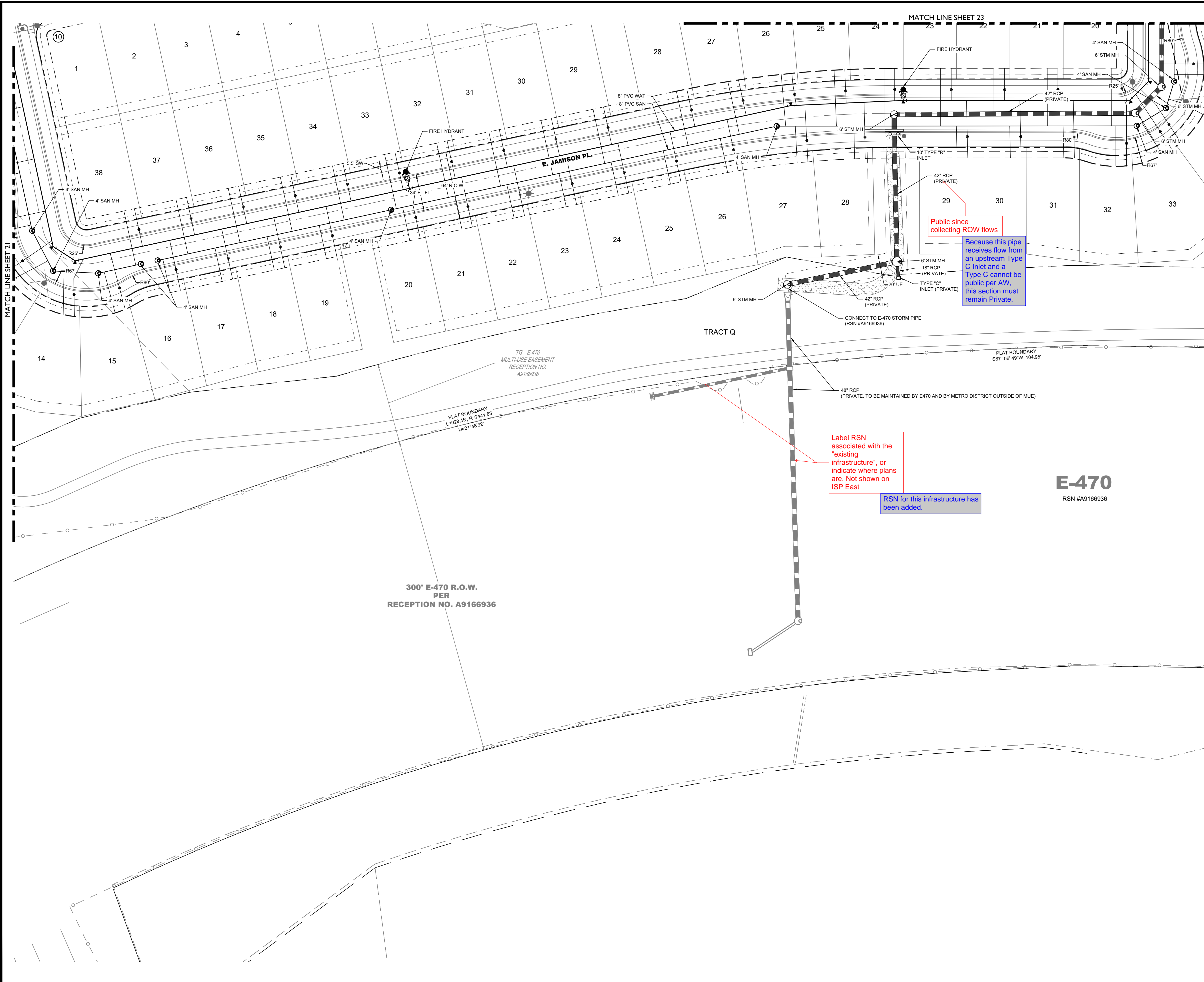
UTILITY PLAN

NOT FOR CONSTRUCTION

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

JOB NO.
19-032

SHEET
21



LEGEND

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|----------|----|
| 1 | FIRST SUBMISSION TO THE CITY OF AURORA | 9/8/2022 | RH |
| 2 | SECOND SUBMISSION TO THE CITY OF AURORA | 3/8/2023 | RH |

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

NOTES:

- FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 35' AND 80' FROM THE BACK OF CURB.
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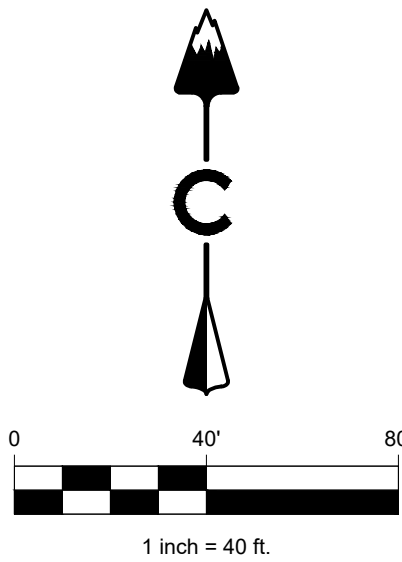
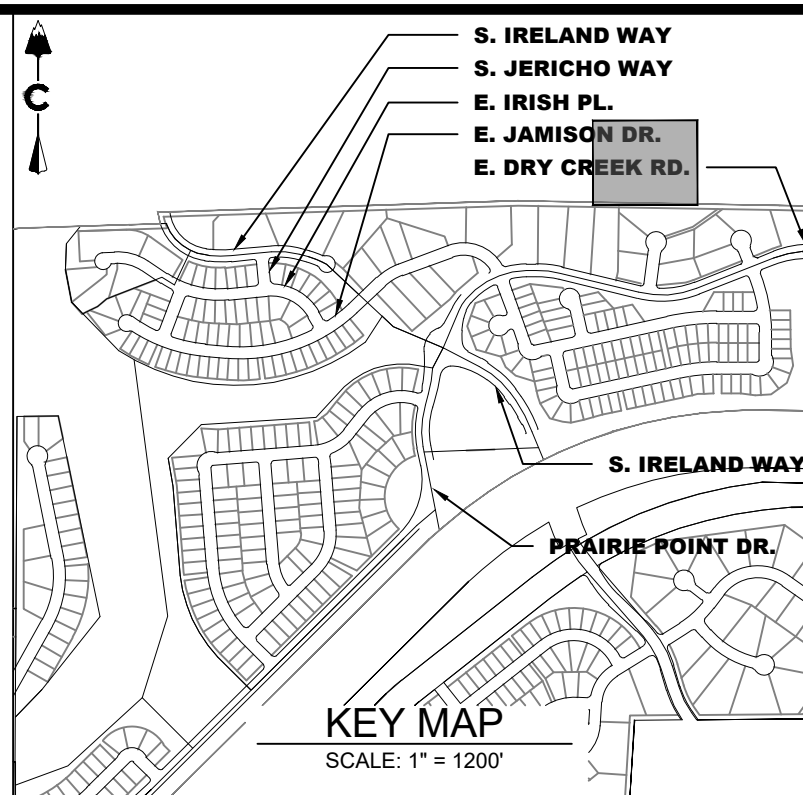
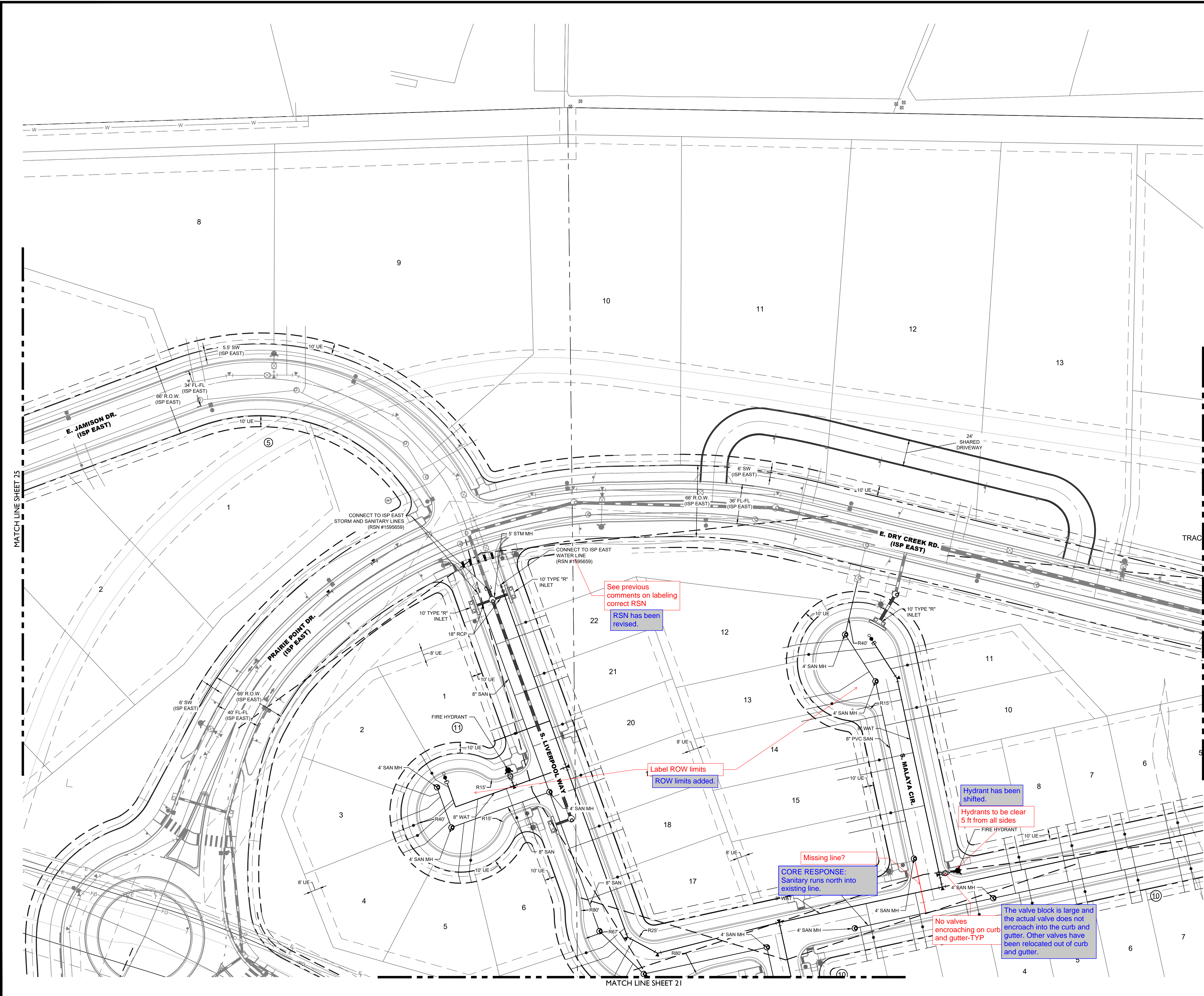
PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
UTILITY PLAN

NOT FOR CONSTRUCTION

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

JOB NO.
19-032

SHEET
22



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

- NOTES:**
- FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 30' AND 80' FROM THE BACK OF CURB.
 - ALL PONDS, FOREBAYS, WIERS, AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY METRO DISTRICT.
 - ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
 - ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
 - PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 - ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.
 - FRONT LOT 10' UTILITY EASEMENT OUTSIDE OF RIGHT OF WAY ON LOCAL ROADWAYS INCLUDES A 6" GAS UTILITY EASEMENT AND A 4" DRY UTILITY EASEMENT.

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ENERGY
PUBLIC INFRASTRUCTURE

PRAIRIE POINT SITE PLAN 2
AURORA, CO

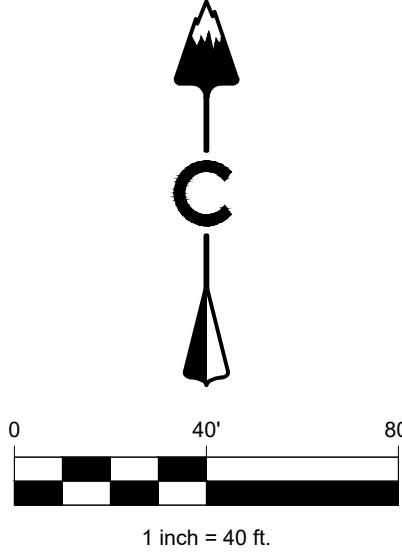
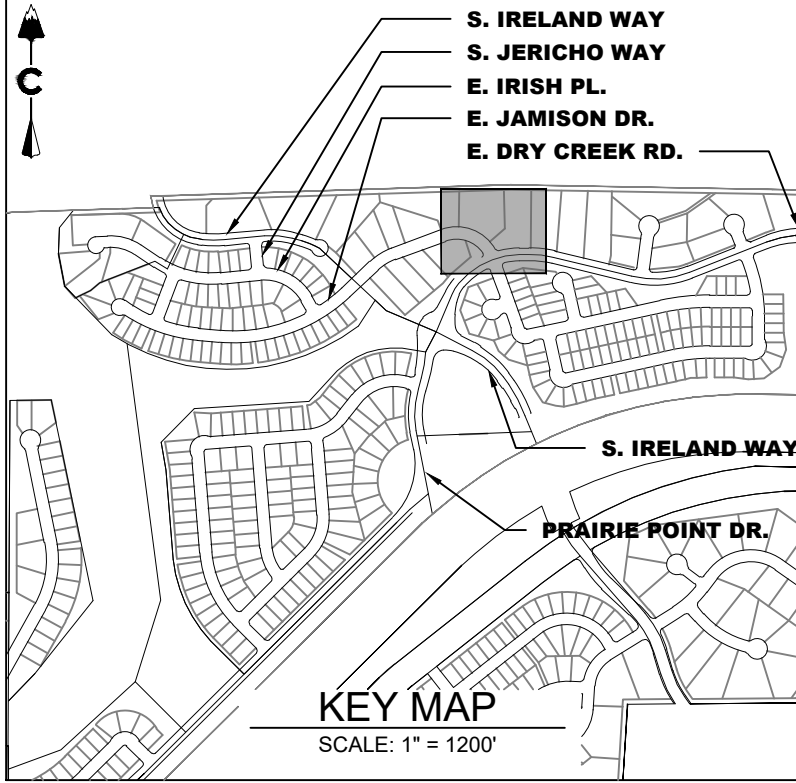
CONTEXTUAL SITE PLAN
UTILITY PLAN

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

JOB NO.
19-032

SHEET
24

NOT FOR CONSTRUCTION



LEGEND

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

NOTES:

1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 35' AND 80' FROM THE BACK OF CURB.
2. ALL PONDS, FOREBAYS, WIERS, AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY METRO DISTRICT. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT. UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
4. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
5. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
6. ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.
7. FRONT LOT 10' UTILITY EASEMENT OUTSIDE OF RIGHT OF WAY ON LOCAL ROADWAYS INCLUDES A 6" GAS UTILITY EASEMENT AND A 4" DRY UTILITY EASEMENT.

LAND DEVELOPMENT
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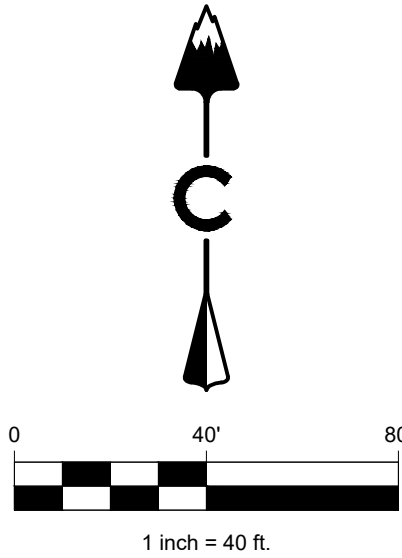
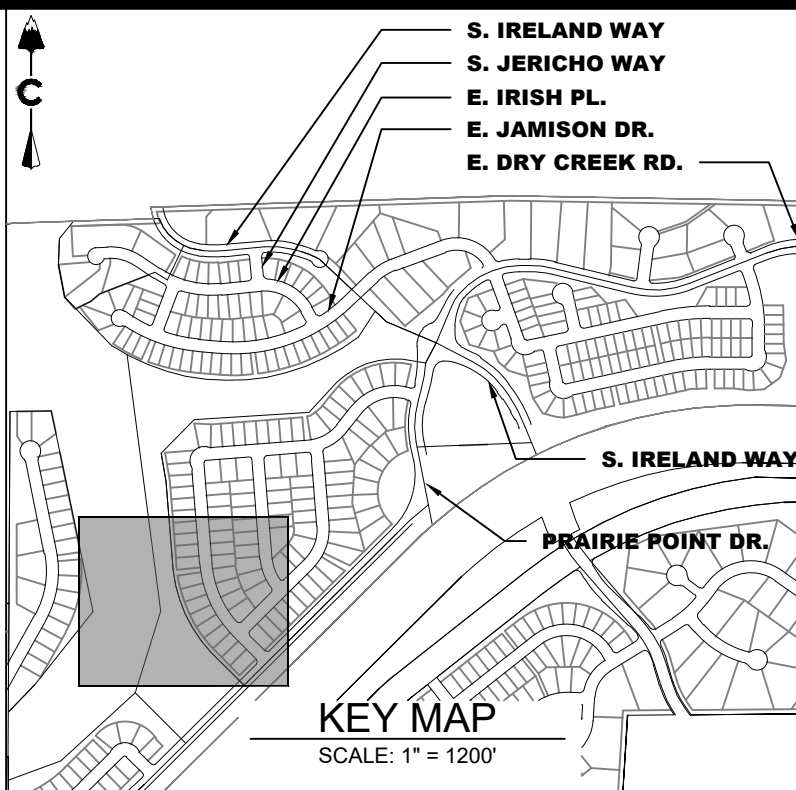
| # | REVISION DESCRIPTION | DATE | BY |
|---|---|-----------|----|
| 1 | FIRST SUBMISSION TO THE CITY OF AURORA | 9/20/2022 | RH |
| 2 | SECOND SUBMISSION TO THE CITY OF AURORA | 3/6/2023 | RH |

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
UTILITY PLAN

NOT FOR CONSTRUCTION

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

JOB NO.
19-032
SHEET
27



LEGEND

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

ABBREVIATIONS:

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

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

NOT FOR
CONSTRUCTION

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

JOB NO.
19-032
SHEET
29

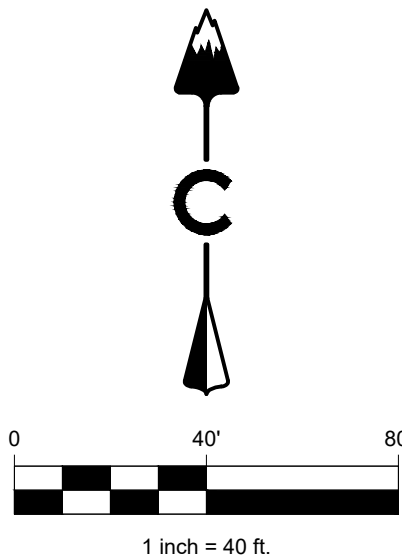
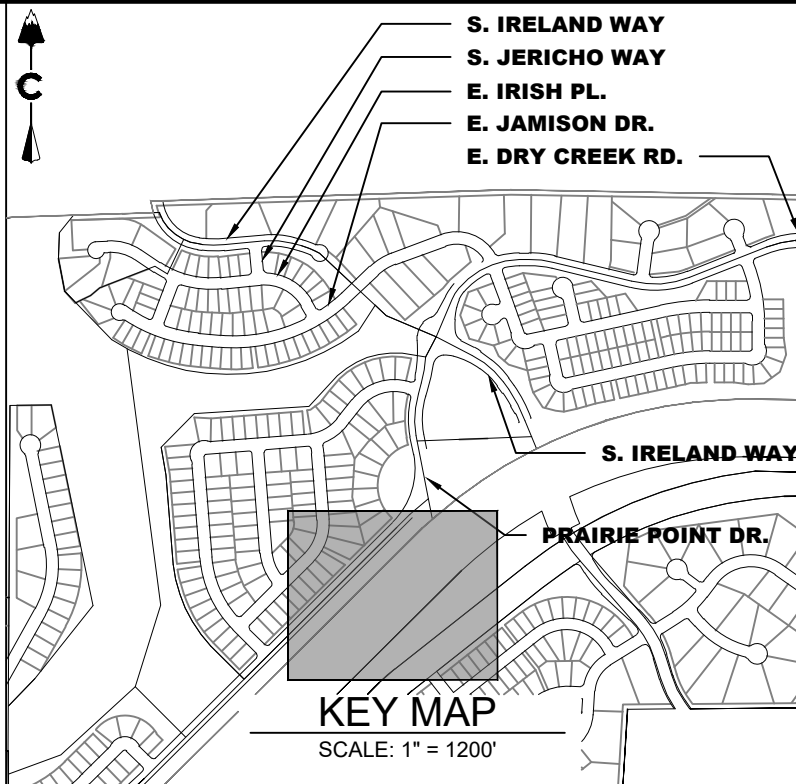
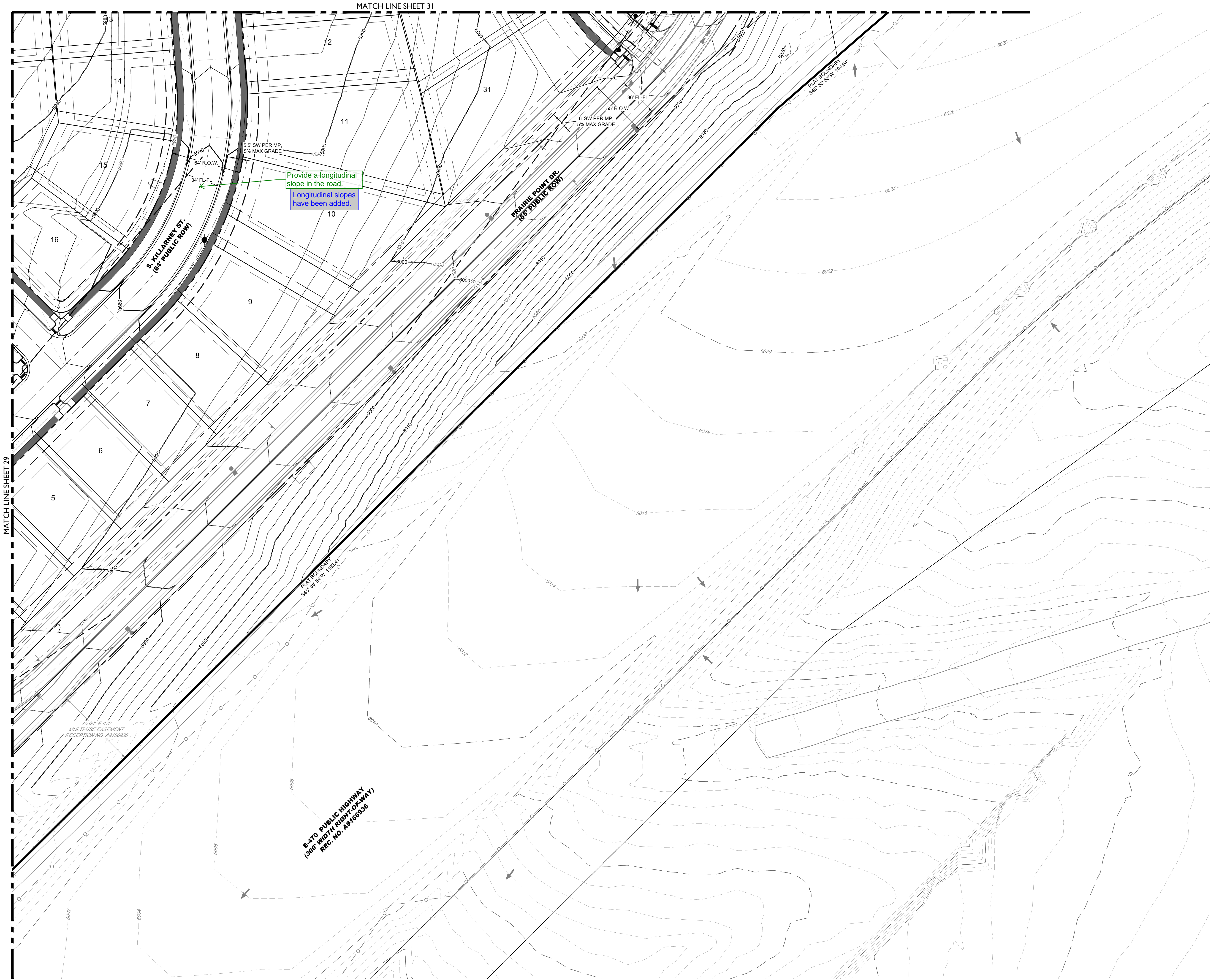
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| # | REVISION DESCRIPTION | DATE | BY | REVISION |
|---|---|----------|----|----------|
| 1 | FIRST SUBMISSION TO THE CITY OF AURORA | 9/9/2022 | RH | |
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LEGEND

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

ABBREVIATIONS:

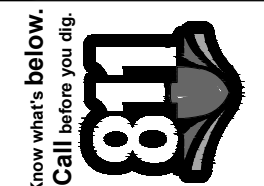
- BOTM BOTTOM
- FLPN FLOODPLAIN
- TF TOP OF FOUNDATION
- HP HIGH POINT

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

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

JOB NO.
 19-032
 SHEET
 30

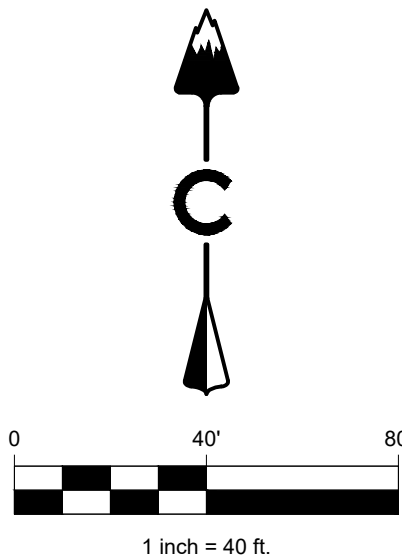
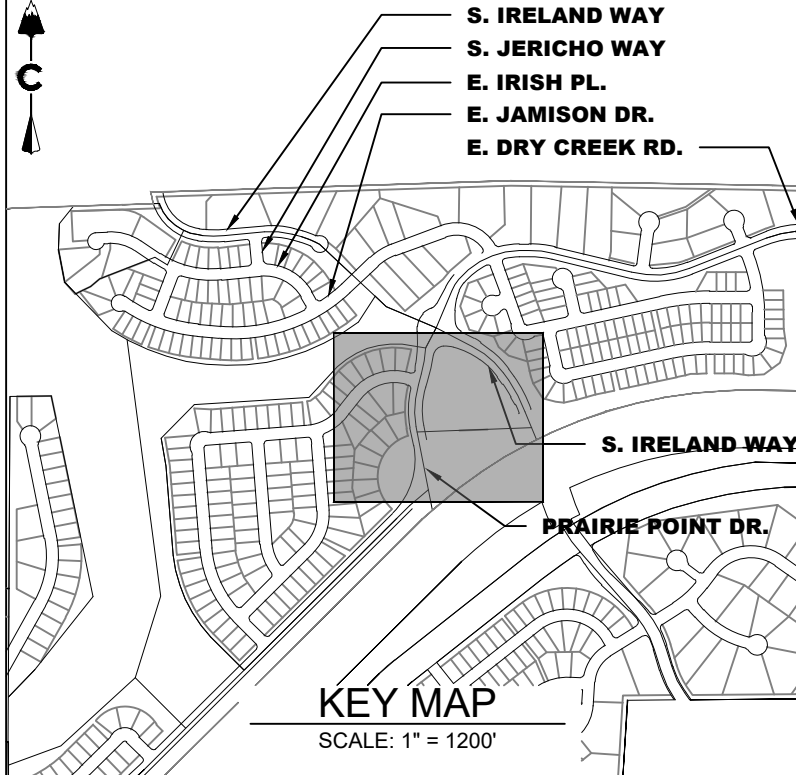
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LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

CORE



LEGEND

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

ABBREVIATIONS:

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

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

NOT FOR CONSTRUCTION

DESIGNED BY: JAR
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CHECKED BY: MHN

JOB NO.
19-032
SHEET
31

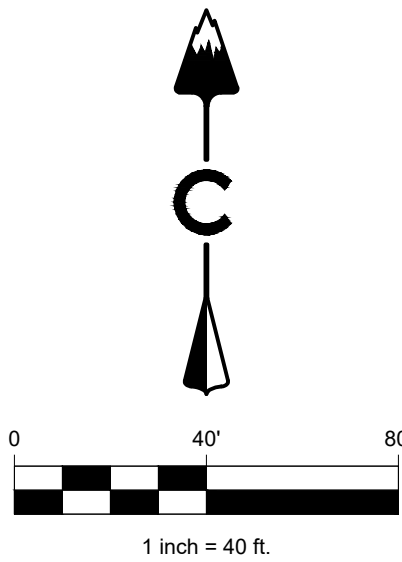
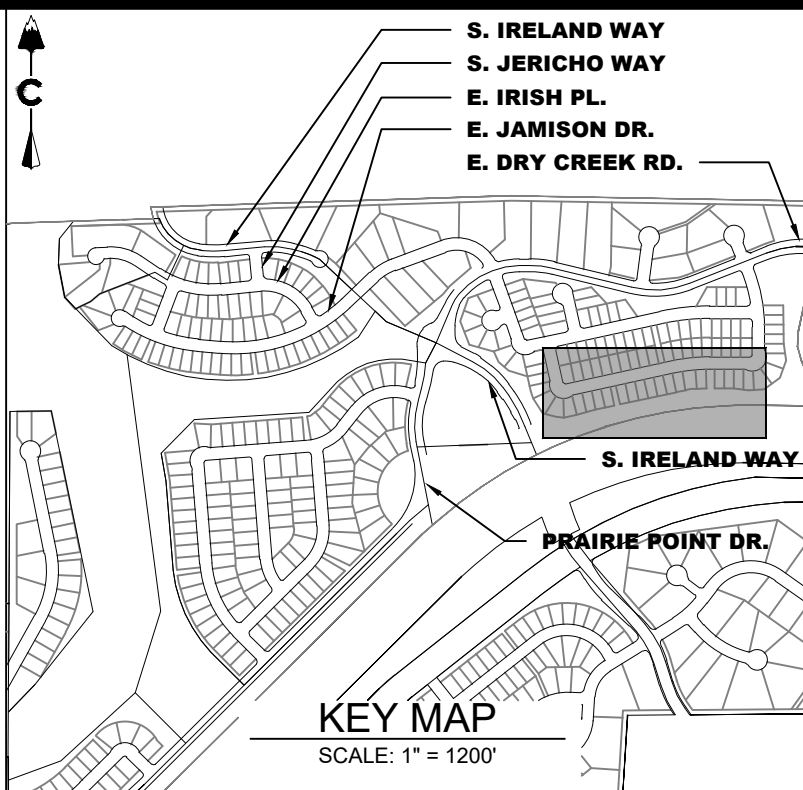
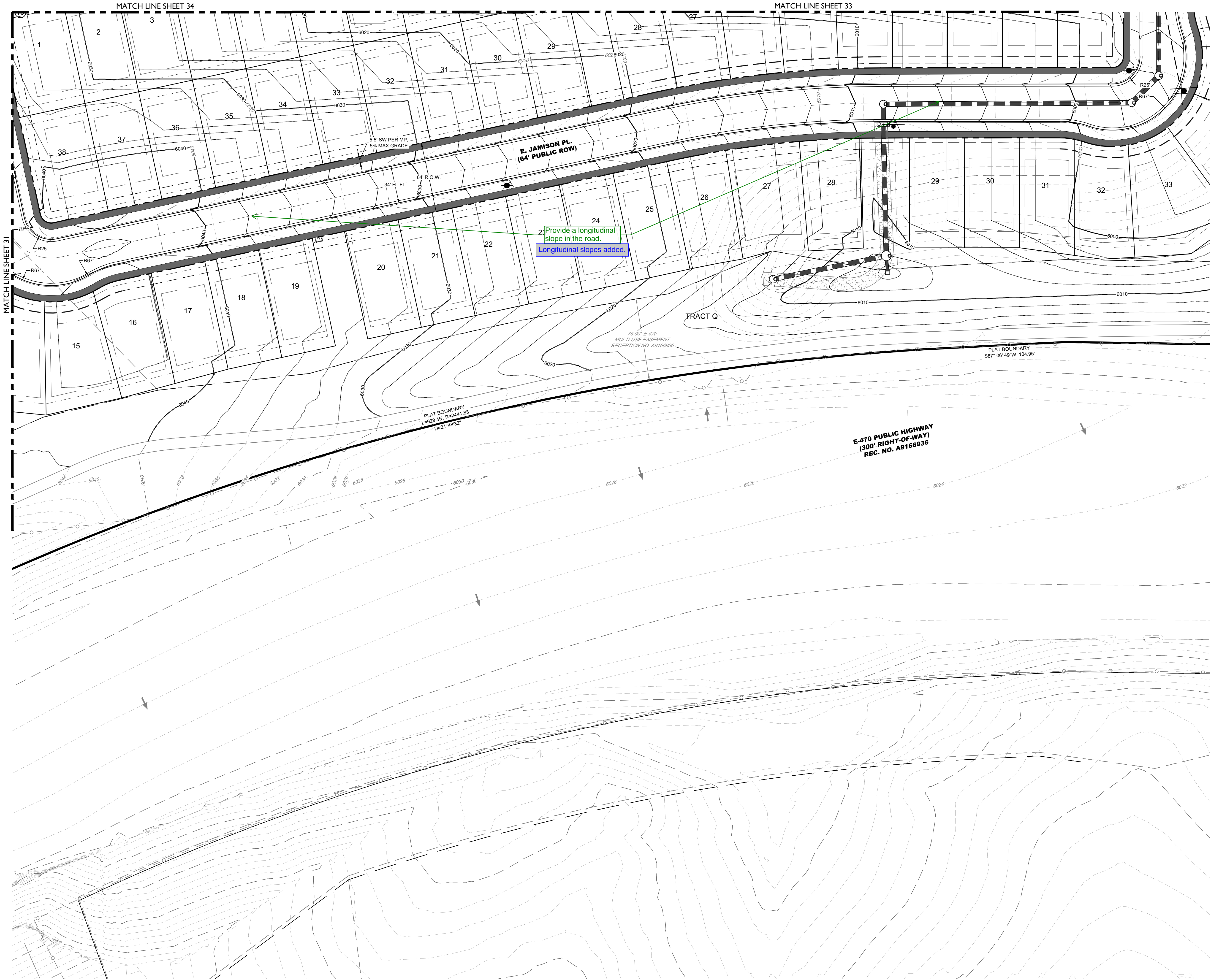
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| # | REVISION DESCRIPTION | DATE | BY |
|---|---|----------|----|
| 1 | FIRST SUBMISSION TO THE CITY OF AURORA | 9/8/2022 | RH |
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PUBLIC INFRASTRUCTURE

CORE



LEGEND

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

ABBREVIATIONS:

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

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

NOT FOR
CONSTRUCTION

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

JOB NO.
19-032
SHEET
32

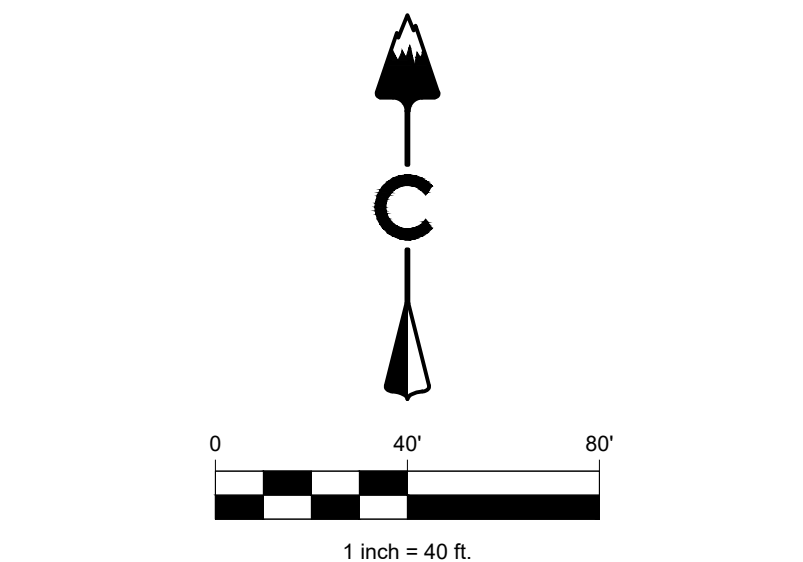
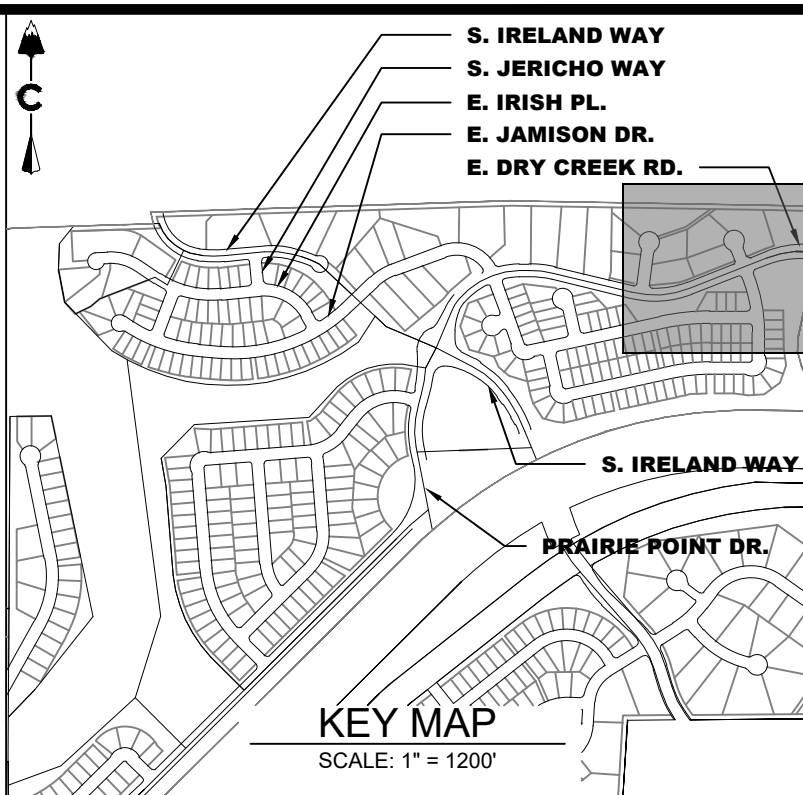
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- LEGEND**
- PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - ANTELOPE CREEK MAJOR CONTOUR
 - ANTELOPE CREEK MINOR CONTOUR
 - DIRECTIONAL FLOW ARROW
 - EMERGENCY OVERFLOW ROUTE
 - SPOT ELEVATION
 - TOP OF FOUNDATION ELEVATION
 - EASEMENT
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 - A LOT, B LOT, WALKOUT, TRANSITION
 - BLOCK NUMBER
- ABBREVIATIONS:**
- BOTM BOTTOM
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 - TF TOP OF FOUNDATION
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- STORM MANHOLES
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- PROPOSED**
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| # | REVISION DESCRIPTION | DATE | BY |
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| 1 | FIRST SUBMISSION TO THE CITY OF AURORA | 9/9/2022 | RH |
| 2 | SECOND SUBMISSION TO THE CITY OF AURORA | 3/9/2023 | RH |

PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

GRADING

DESIGNED BY: JAR

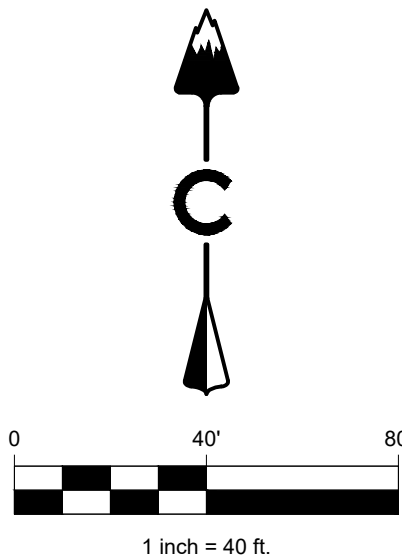
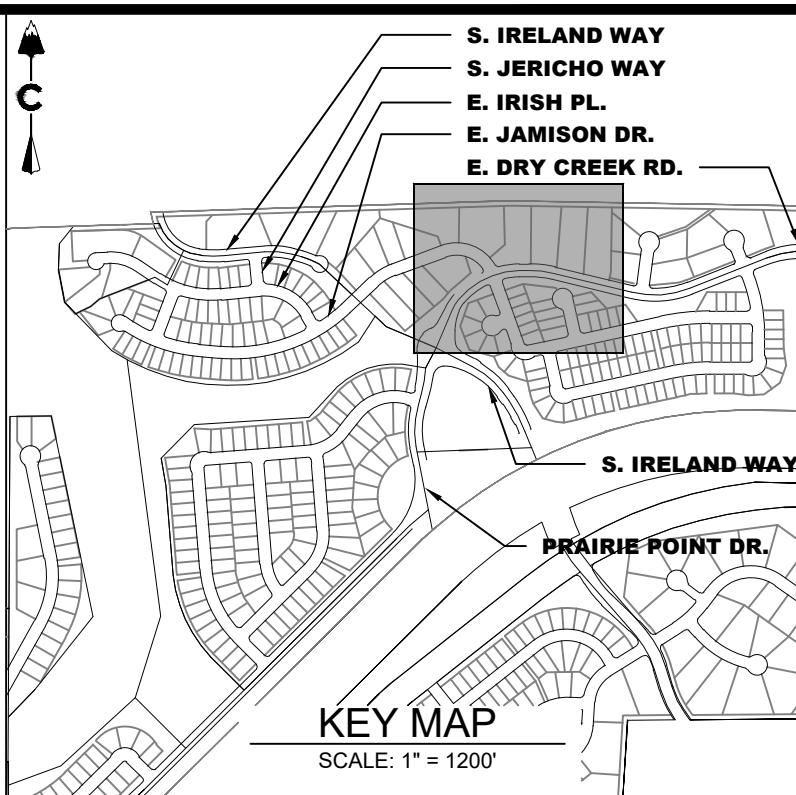
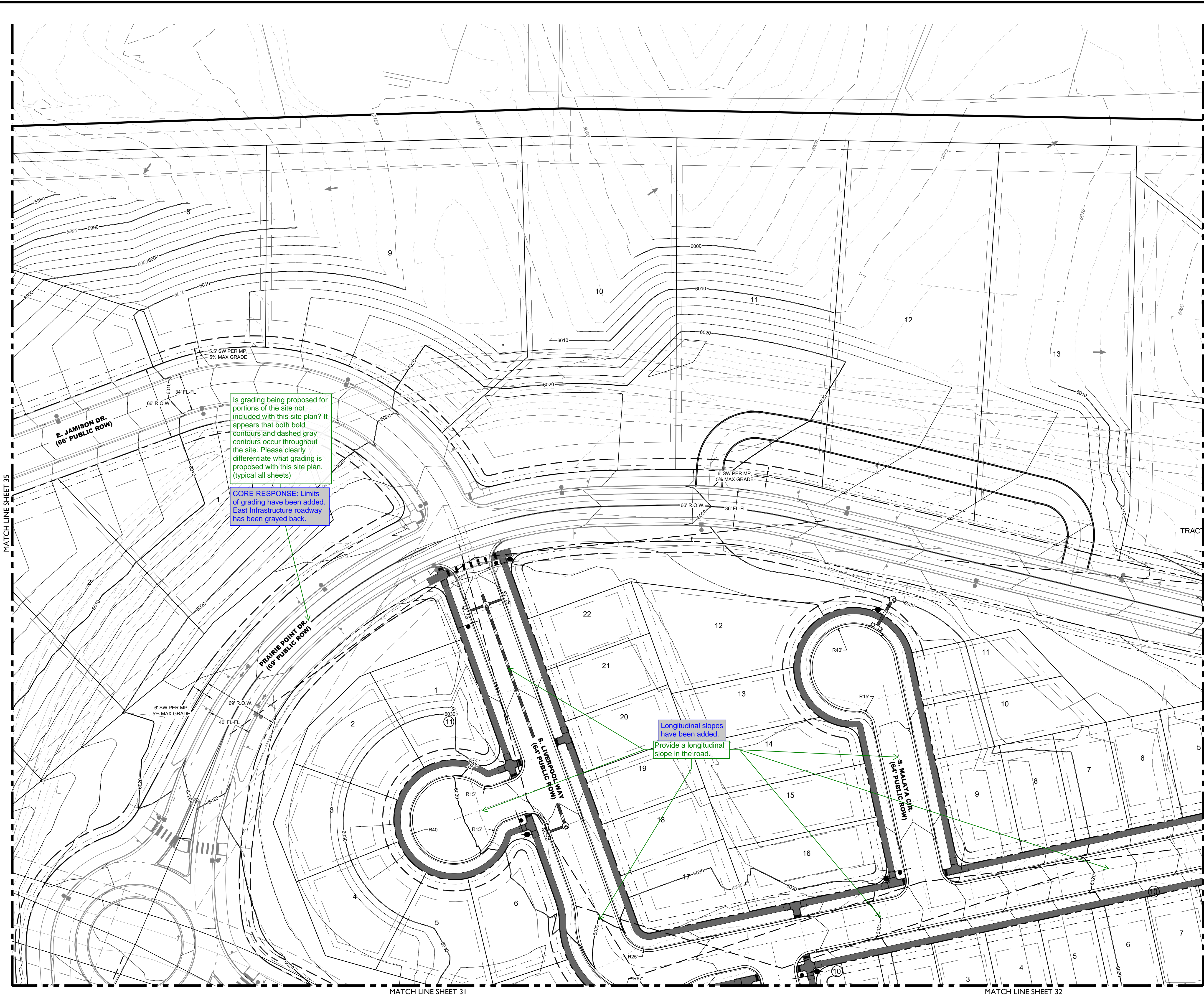
DRAWN BY: SO

CHECKED BY: MHN

JOB NO.
19-032

SHEET
33

NOT FOR
CONSTRUCTION



LEGEND

- | | |
|--|-----------------------------------|
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | ANTELOPE CREEK MAJOR CONTOUR |
| | ANTELOPE CREEK MINOR CONTOUR |
| | DIRECTIONAL FLOW ARROW |
| | EMERGENCY OVERFLOW ROUTE |
| | SPOT ELEVATION |
| | TOP OF FOUNDATION ELEVATION |
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| | PROPOSED CURB & GUTTER |
| | RETAINING WALL |
| | LIMITS OF CONSTRUCTION |
| | 100 YEAR FLOODPLAIN |
| | WETLAND |
| | A LOT, B LOT, WALKOUT, TRANSITION |
| | BLOCK NUMBER |
| | EXISTING |
| | PROPOSED |
| | STORM MANHOLES |
| | STORM INLETS |
| | FES, FOREBAY, & TRICKLE CHANNEL |
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| | PROPOSED STORM & STUB OUT |
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| | CRUSHER FINES |
| | MAINTENANCE ACCESS |
| | RIPRAP |

ABBREVIATIONS:

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

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

NOT FOR
CONSTRUCTION

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

JOB NO.
19-032

SHEET
34

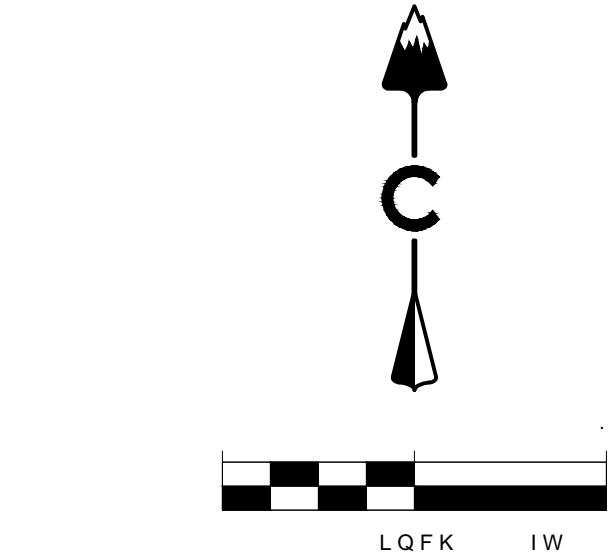
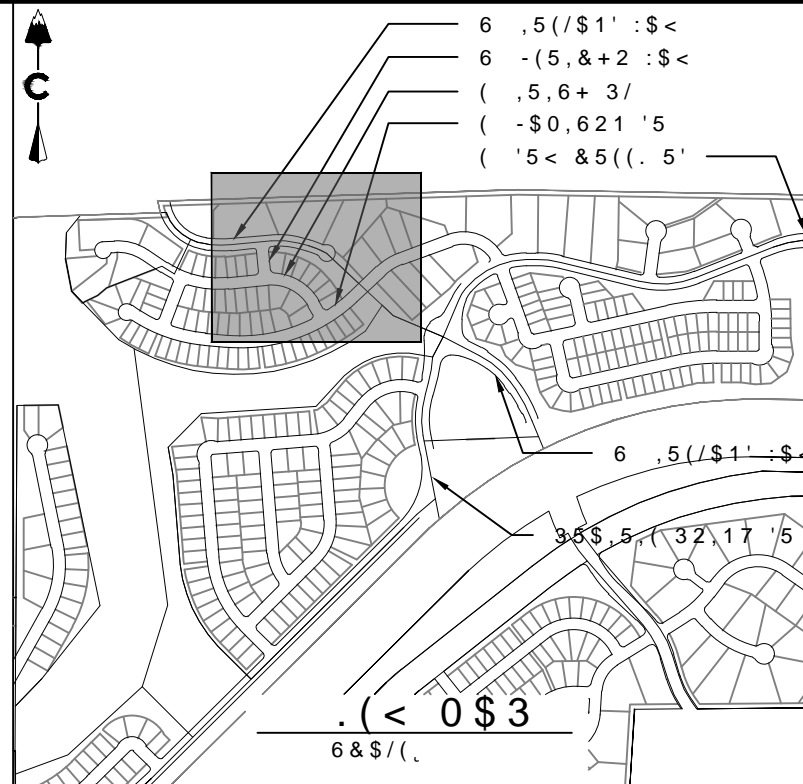
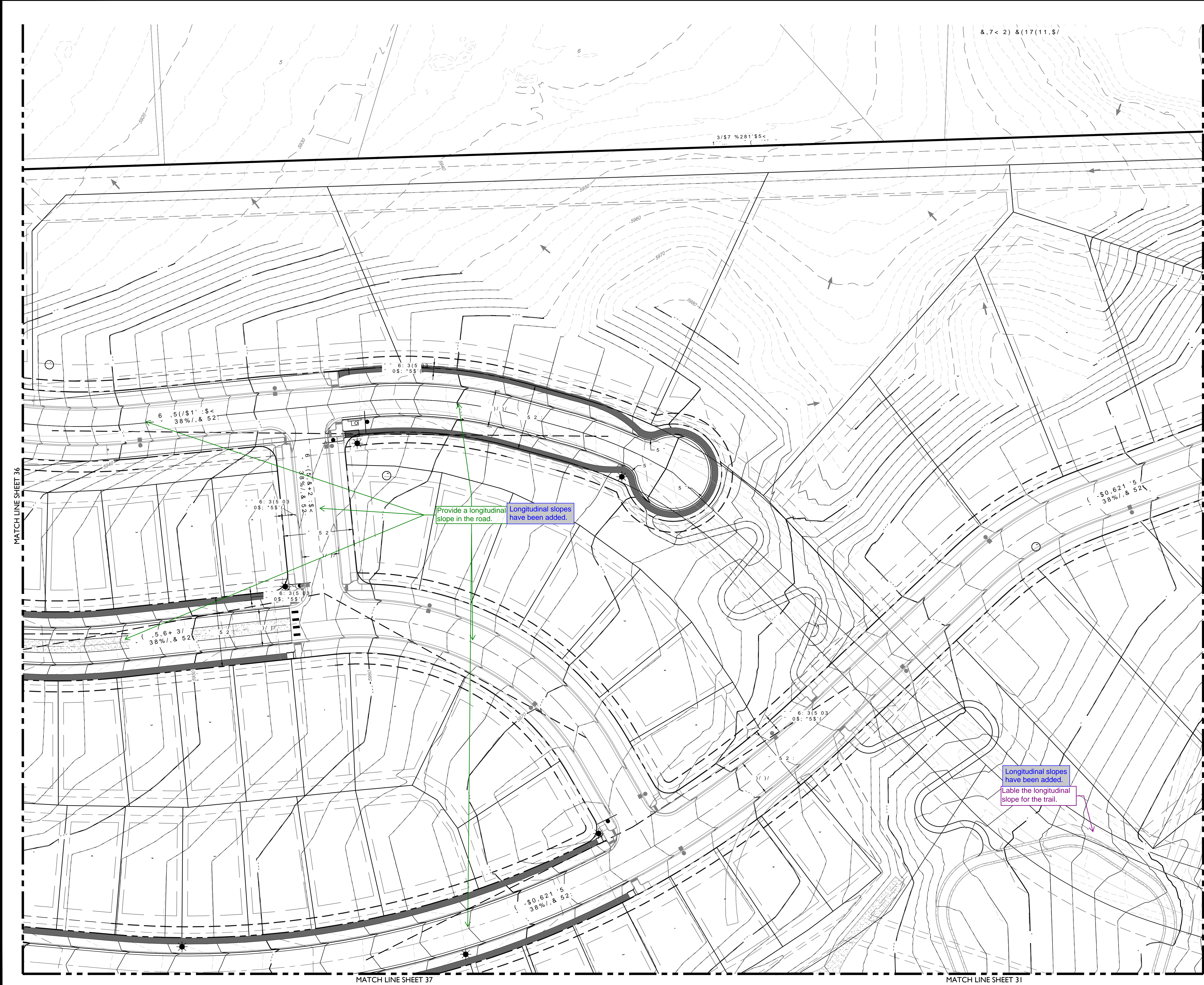
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CORE



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|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

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BOULDER, CO 80113

303.703.4444

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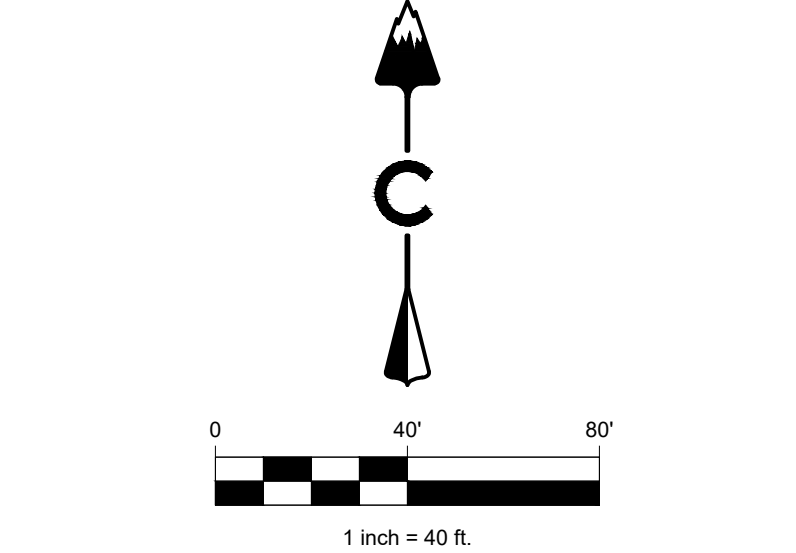
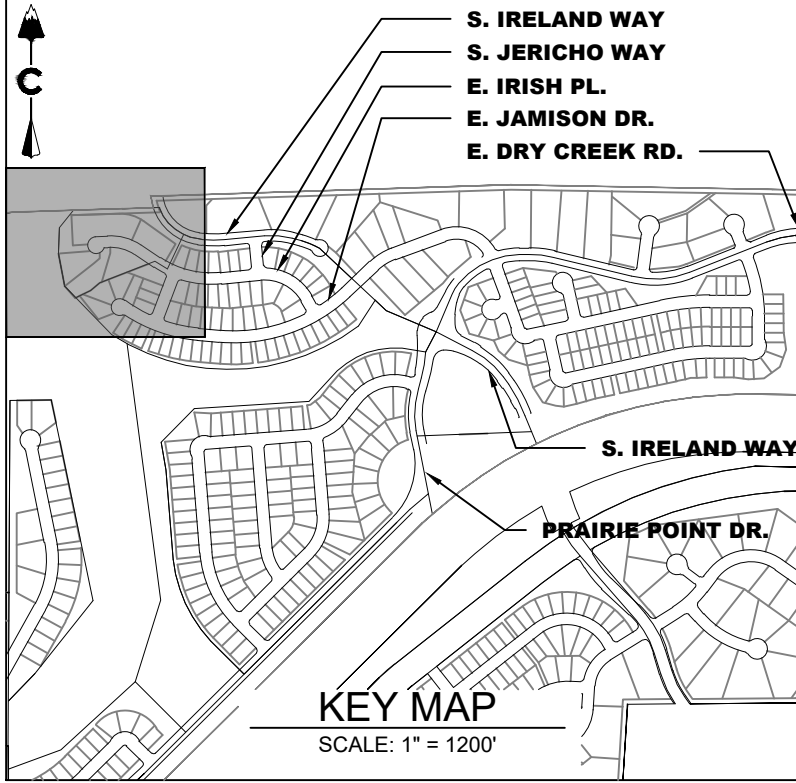
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| LEGEND | | | |
|--------|----------------|--|--|
| | 5280 | PROPOSED MAJOR CONTOUR | |
| | 5279 | PROPOSED MINOR CONTOUR | |
| | 5279 | ANTELOPE CREEK MAJOR CONTOUR | |
| | 5279 | ANTELOPE CREEK MINOR CONTOUR | |
| | | DIRECTIONAL FLOW ARROW | |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

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

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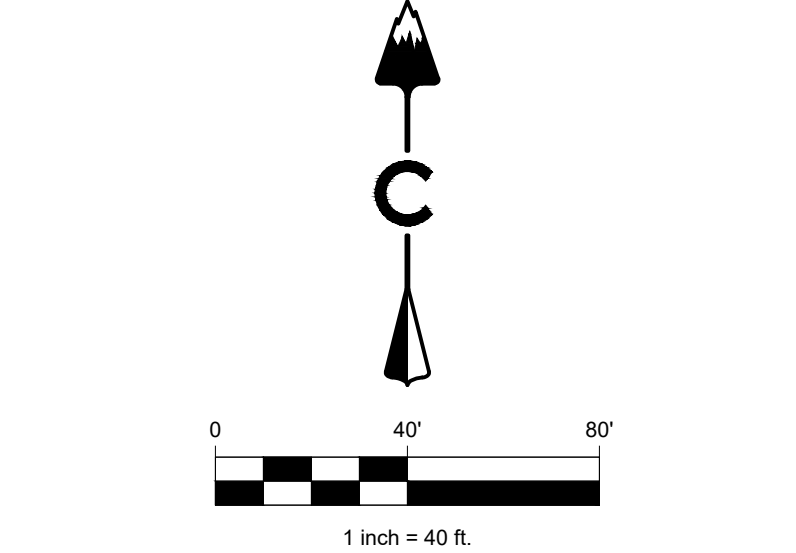
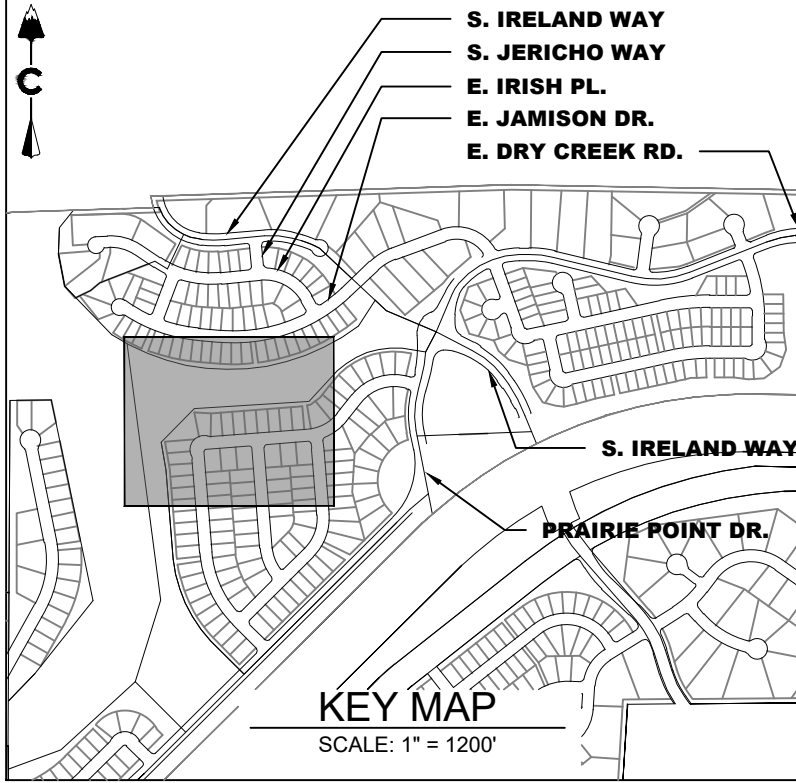
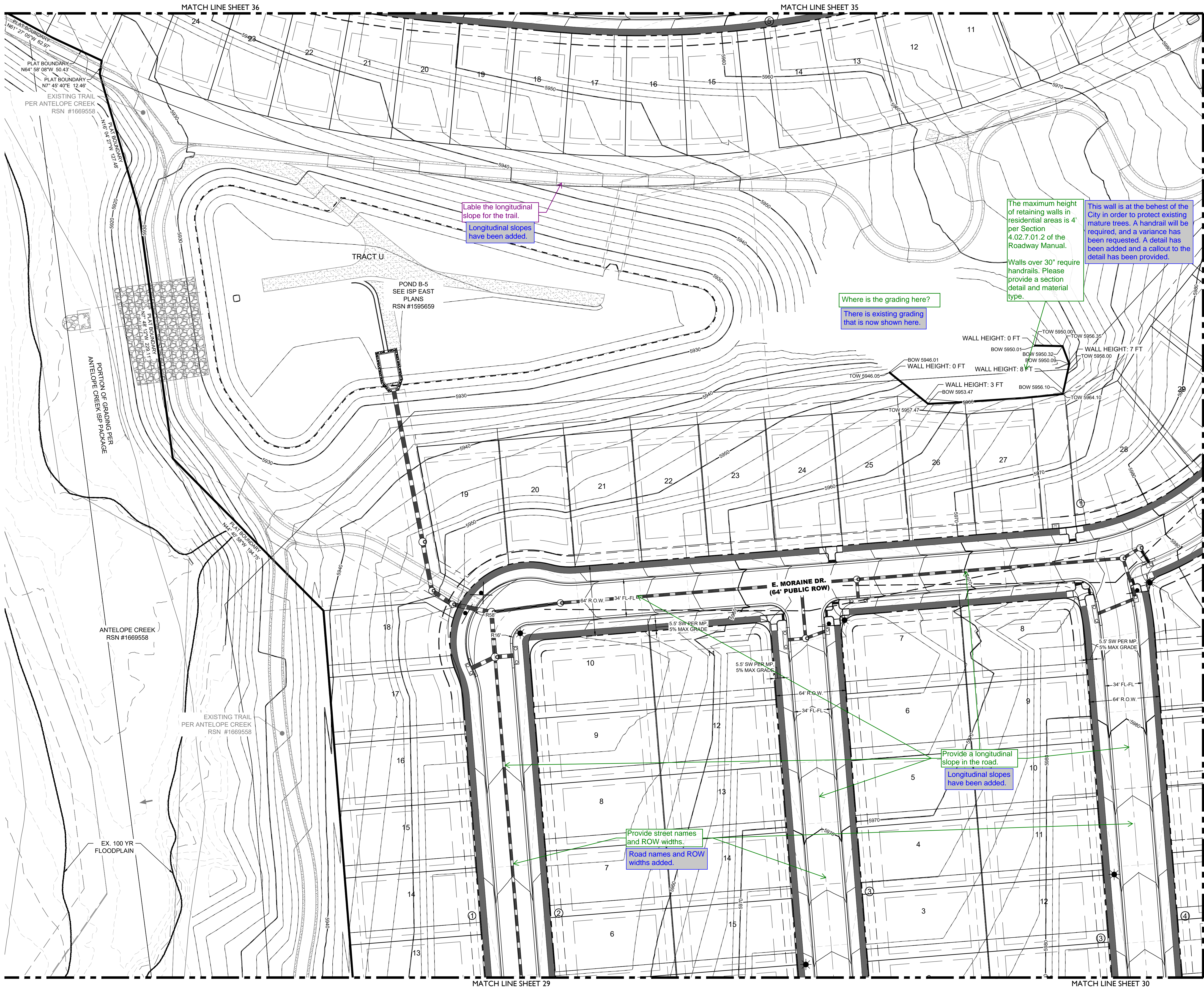
REVISION DESCRIPTION
1 FIRST SUBMISSION TO THE CITY OF AURORA
2 SECOND SUBMISSION TO THE CITY OF AURORA

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

NOT FOR CONSTRUCTION

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

JOB NO.
19-032
SHEET
36



| LEGEND | | | |
|--------|--|--|--|
| | PROPOSED MAJOR CONTOUR | | |
| | PROPOSED MINOR CONTOUR | | |
| | ANTELOPE CREEK MAJOR CONTOUR | | |
| | ANTELOPE CREEK MINOR CONTOUR | | |
| | DIRECTIONAL FLOW ARROW | | |
| | EMERGENCY OVERFLOW ROUTE | | |
| | SPOT ELEVATION | | |
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| | A LOT, B LOT, WALKOUT, TRANSITION BLOCK NUMBER | | |
| | STORM MANHOLES | | |
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| | FES, FOREBAY, & TRICKLE CHANNEL | | |
| | OUTLET STRUCTURE | | |
| | PROPOSED STORM & STUB OUT | | |
| | EXISTING STORM & STUB OUT | | |
| | CRUSHER FINES | | |
| | MAINTENANCE ACCESS | | |
| | RIPRAP | | |

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

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| 2 | SECOND SUBMISSION TO THE CITY OF AURORA | 3/8/2023 | RH |

PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

NOT FOR CONSTRUCTION

| | |
|--------------|--------|
| DESIGNED BY: | JAR |
| DRAWN BY: | SO |
| CHECKED BY: | MHN |
| JOB NO. | 19-032 |
| SHEET | 37 |

| LANDSCAPE PLANTS | | | | | |
|---|-----|---|-----------------------------------|----------|-------|
| PRAIRIE POINT MASTER PLANT LIST | | | | | |
| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
| DECIDUOUS SHADE TREES | | | | | |
| 95 | CS | CATALPA SPECIOSA | CATALPA, WESTERN | 2.5' CAL | B&B |
| 48 | CO | CELTIS OCCIDENTALIS | HACKBERRY, WESTERN | 2.5' CAL | B&B |
| 82 | GD | GYMNOCLADUS DIOICUS 'ESPRESSO' | KENTUCKY COFFEETREE, SEEDLESS | 2.5' CAL | B&B |
| 49 | GTI | GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' | HONEYLOCUST, IMPERIAL | 2.5' CAL | B&B |
| 103 | GTS | GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' | HONEYLOCUST, SKYLINE | 2.5' CAL | B&B |
| 61 | QM | QUERCUS MACROCARPA | OAK, BUR | 2.5' CAL | B&B |
| 9 | QMC | QUERCUS MUEHLBERGII | OAK, CHINKAPIN | 2.5' CAL | B&B |
| 46 | QS | QUERCUS 'SHUMMARD' | OAK, SCHUMMARD | 2.5' CAL | B&B |
| 44 | SJP | SOPHORA JAPONICA | JAPANESE PAGODA TREE | 2.5' CAL | B&B |
| 72 | UDJ | ULMUS DAVIDIANA JAPONICA 'DISCOVERY' | ELM, DISCOVERY | 2.5' CAL | B&B |
| ORNAMENTAL TREES | | | | | |
| 7 | AAS | AMELANCHIER ALNIFOLIA | SERVICEBERRY, SASKATOON | 2' CAL | B&B |
| 4 | AGF | ACER GINNALA FLAME | MAPLE, AMUR, FLAME | 2' CAL | B&B |
| 3 | ATH | ACER TATARICUM 'HOT WINGS' | MAPLE, HOT WINGS | 2' CAL | B&B |
| 4 | ATP | ACER TATARICUM 'PATTERN PERFECT' | MAPLE, PATTERN PERFECT | 2' CAL | B&B |
| 13 | CCG | CRATAEGUS CURS-CALLI INERMIS | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&B |
| 6 | CLC | CRATAEGUS LAEVOGATA 'CRIMSON CLOUD' | HAWTHORN, COCKSPUR, THORNLESS | 2' CAL | B&B |
| 13 | MSS | MALUS 'SPRING SNOW' | CRABAPPLE, SPRING SNOW | 2' CAL | B&B |
| 6 | MPF | MALUS 'PRAIRIE FIRE' | CRABAPPLE, PRAIRIE FIRE | 2' CAL | B&B |
| 15 | PNK | PRUNUS NIGRA 'PRINCESS KAY' | PRINCESS KAY PLUM | 6" MULTI | B&B |
| 4 | SRI | SYRINGA RETICULATA | JAPANESE TREE LILAC | 2' CAL | B&B |
| EVERGREEN TREES | | | | | |
| 43 | PE | PINUS EDULIS | PINE, PINON | 6' HT | B&B |
| 55 | PH | PINUS HELDREICHII (LEUCODERMIS) | PINE, BOSNIAN | 6' HT | B&B |
| 68 | PN | PINUS NIGRA | PINE, AUSTRIAN | 6' HT | B&B |
| 111 | PP | PINUS PONDEROSA | PINE, PONDEROSA | 6' HT | B&B |
| EVERGREEN SHRUBS | | | | | |
| 17 | JCA | JUNIPERUS CHINENSIS 'ARMSTRONGII' | JUNIPER, ARMSTRONG | #5 | CONT. |
| 6 | JHH | JUNIPERUS HORIZONTALIS 'HUGHES' | JUNIPER, HUGHES | #5 | CONT. |
| 11 | JHY | JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' | JUNIPER, ANDORRA YOUNGSTOWN | #5 | CONT. |
| 19 | JSA | JUNIPERUS SABRIA 'ARCADIA' | JUNIPER, ARCADIA | #5 | CONT. |
| 23 | JPS | JUNIPERUS X PRITZERIANA 'SAYBROOK GOLD' | JUNIPER, SAYBROOK GOLD | #5 | CONT. |
| 11 | PMW | PINUS MUGO 'MOPS' | PINE, DWARF MUGO | #5 | CONT. |
| DECIDUOUS SHRUBS | | | | | |
| 80 | AAB | ARONIA ARBUTIFOLIA 'BRILLANTISSIMA' | CHOKEBERRY, BRILLIANT RED | #5 | CONT. |
| 345 | ACL | AMORPHA CANESCENS | LEADPLANT | #5 | CONT. |
| 229 | AMA | ARONIA MELANOCARPA 'AUTUMN MAGIC' | CHOKEBERRY, AUTUMN MAGIC BLACK | #5 | CONT. |
| 463 | AFS | ARTEMISIA FILIFOLIA | SAGEBRUSH, SAND | #5 | CONT. |
| 6 | CAI | CORNUS ALBA 'IVORY HALO' | DOGWOOD, IVORY HALO | #5 | CONT. |
| 6 | CSA | CORNUS SERICEA 'ARTIC FIRE' | DOGWOOD, ARTIC FIRE | #5 | CONT. |
| 5 | CSF | CORNUS SERICEA 'FLAVIRAMEA' | DOGWOOD, YELLOWTWIG | #5 | CONT. |
| 31 | CCB | CARYOPTERIS X CLANDONENSIS 'BLUE MIST' | SPIREA, BLUE MIST | #5 | CONT. |
| 134 | CMF | CHAMAEBATARIA MILLEFOLIUM | FERNBUSH | #5 | CONT. |
| 18 | CCR | COTINUS COGGYGRIA 'ROYAL PURPLE' | SMOKE TREE, ROYAL PURPLE | #5 | CONT. |
| 157 | ENG | ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA | RABBITBRUSH, TALL GREEN | #5 | CONT. |
| 8 | ENN | ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA | RABBITBRUSH, DWARF BLUE | #5 | CONT. |
| 78 | FPA | FALLUGIA PARADOXA | APACHE PLUME | #5 | CONT. |
| 104 | PPP | FORESTIERA PUBESCENS VAR. PUBESCENS | PRIVET, NEW MEXICO | #5 | CONT. |
| 128 | PAR | PEROVSKIA ATRIPLICIFOLIA | SAGE, RUSSIAN | #5 | CONT. |
| 7 | PPB | PRUNUS BESSEYI PAWNEE BUTTES | CREeping-WESTERN SAND CHERRY | #5 | CONT. |
| 9 | RTI | RHUS TRILOBATA | SUMAC, THREE-LEAF | #5 | CONT. |
| 61 | RRL | RIBES RUBRUM 'RED LAKE' | CURRANT, RED LAKE | #5 | CONT. |
| PERENNIALS | | | | | |
| 40 | AMH | ACHILLEA MILLEFOLIUM 'HEIDI' | YARROW, COMMON RED | #1 | CONT. |
| 92 | AMY | ACHILLEA MILLEFOLIUM 'MOONSHINE' | YARROW, MOONSHINE | #1 | CONT. |
| 18 | ARD | AGASTACHE CANA 'DOUBLE BUBBLEMINT' | HYSSOP, DOUBLE BUBBLEMINT | #1 | CONT. |
| 40 | ARK | AGASTACHE 'KUDOS GOLD' | HYSSOP, KUDOS GOLD | #1 | CONT. |
| 19 | ARS | AGASTACHE RUPESTRIS | HYSSOP, SUNSET | #1 | CONT. |
| 16 | AJC | AMSONIA JONESII | COLORADO DESERT BLUE STAR | #1 | CONT. |
| 36 | BLC | BERLANDIERA LYRATA | CHOCOLATE FLOWER | #1 | CONT. |
| 87 | EWV | ERIOGONUM WRIGHTII WRIGHTII | BUCKWHEAT, SNOW MESA | #1 | CONT. |
| 78 | GLC | GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES' | WHIRLING BUTTERFLIES, RED | #1 | CONT. |
| 33 | GLW | GAURA LINDHEIMERI | WHIRLING BUTTERFLIES | #1 | CONT. |
| 78 | KSE | KNIPHOFIA 'STARK'S EARLY HYBRID' | TORCH LILY 'STARK'S EARLY HYBRID' | #1 | CONT. |
| 19 | OMI | OENOTHERA MACROCARPA IN CANA SILVER BLADE | PRIMROSE, SILVER BLADE | #1 | CONT. |
| 57 | OSR | OENOTHERA SPECIOSA 'ROSEA' | EVENING PRIMROSE, NEW MEXICO | #1 | CONT. |
| 94 | OLM | OSTEOSPERMUM LAVENDER MIST 'P0063' | SUN DAISY, LAVENDER MIST | #1 | CONT. |
| 107 | PPF | PENSTEMON FRUTICOSUS 'PURPLE HAZE' | PENSTEMON, PURPLE HAZE | #1 | CONT. |
| 14 | PGP | PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL', P0105 | PENSTEMON, PRAIRIE JEWEL | #1 | CONT. |
| 59 | PAJ | PERISCARIA AFFINIS | HIMALAYAN BORDER JEWEL | #1 | CONT. |
| 39 | RFG | RUDBECKIA FULGIDA 'GOLDSTURM' | BLACK-EYED SUSAN | #1 | CONT. |
| 7 | SAS | SALVIA ARGENTEA | SILVER SALVIA | #1 | CONT. |
| 22 | SGR | SALVIA GREGGII 'FURMAN'S RED' | FURMAN'S RED SALVIA | #1 | CONT. |
| 73 | SFS | SALVIA PACHYPHYLLA | SAGE, MOJAVE | #1 | CONT. |
| 2 | ZCL | ZAUSCHNERIA CALIFORNICA LATIFOLIA | HUMMINGBIRD FLOWER | #1 | CONT. |
| ORNAMENTAL GRASSES | | | | | |
| 25 | AGB | ANDROPOGON GERARDII | BIG BLUESTEM GRASS | #1 | CONT. |
| n/a | | | | #5 | CONT. |
| 42 | BCS | BOUTELLOUA CURTIPENDULA | SIDEOTS GRAMA GRASS | #1 | CONT. |
| n/a | | | | #5 | CONT. |
| 9 | BGB | BOUTELLOUA GRACILIS | BLUE GRAMA GRASS | #1 | CONT. |
| n/a | | | | #5 | CONT. |
| n/a | BGA | BOUTELLOUA GRACILIS 'BLOND AMBITION' PP 22048 | BLOND AMBITION GRAMA GRASS | #1 | CONT. |
| 9 | | | | #5 | CONT. |
| 30 | PVH | PANICUM VIRGATUM SP. | SWITCHGRASS, VARIOUS CULTIVARS | #1 | CONT. |
| n/a | | | | #5 | CONT. |
| 105 | SSL | SCHIZACHYRIUM SCOPARIUM | LITTLE BLUESTEM GRASS | #1 | CONT. |
| n/a | | | | #5 | CONT. |
| 17 | SNI | SORGHASTRUM NUTANS | INDIAN GRASS | #1 | CONT. |
| n/a | | | | #5 | CONT. |
| 23 | | | | #1 | CONT. |
| 3 | SHP | SPOROBOLUS HETEROLEPIS | PRAIRIE DROPS EED GRASS | #5 | CONT. |
| *WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH ** #1 GAL ORNAMENTAL GRASSES TO BE USED IN TRACTS AND OPEN SPACE, #5 GAL ORNAMENTAL GRASSES TO BE USED IN CURBSIDE LANDSCAPE. | | | | | |

| RESIDENTIAL RECOMMENDED PLANT LIST | |
|--|-------------------------------|
| BOTANICAL NAME | COMMON NAME |
| DECIDUOUS TREES | |
| PYRUS CALLERYANA CHANTICLEER | CHANTICLEER PEAR |
| QUERCUS CRIMSON SPIRE | OAK, CRIMSON SPIRE |
| QUERCUS SKINNY GENES | OAK, SKINNY GENES FASTIGIATE |
| QUERCUS STREETSPIRE | OAK, STREETSPIRE |
| QUERCUS X WREI REGAL PRINCE | OAK, REGAL PRINCE |
| ORNAMENTAL SHADE TREES | |
| MALUS SPRING SNOW | CRABAPPLE, SPRING SNOW |
| PYRUS CALLERYANA AUTUMN BLAZE | PEAR, AUTUMN BLAZE |
| EVERGREEN TREES | |
| PINUS ARISTATA | PINE, BRISTLECONE |
| PINUS EDULIS | PINE, PINON |
| PINUS NIGRA | PINE, AUSTRIAN |
| PINUS PONDEROSA | PINE, PONDEROSA |
| DECIDUOUS SHRUBS | |
| CARYOPTERIS X CLANDONENSIS 'BLUE MIST' | BLUE MIST SPIREA |
| CHRYSOETHAMNUS NAUSEOSUS ALBICAULIS | TALL BLUE RABBITBRUSH |
| CYTISUS PURGANS SPANISH GOLD | SPANISH GOLD BROOM |
| FALLUGIA PARADOXA | APACHE PLUME |
| PEROVSKIA ATRIPLICIFOLIA | SAGE, RUSSIAN |
| PRUNUS BESSEYI PAWNEE BUTTES | CHERRY, CREEPING WESTERN SAND |
| PRUNUS X GISTENA | PLUM, PURPLE LEAF |
| RHUS AROMATICA GRO-LOW | SUMAC, DWARF FRAGRANT |
| ROSA KNOCK OUT DOUBLE | ROSE, DOUBLE KNOCK OUT |
| ROSA KNOCK OUT SUNNY | ROSE, SUNNY KNOCK OUT |
| ROSA MEIDLAND MAGIC | ROSE, MAGIC MEIDLAND |
| PERENNIALS | |
| ACHILLEA SP. | YARROW, VARIOUS |
| CENTRANTHUS RUBER | RED VALERIAN |
| ECHINACEA PURPUREA | PURPLE CONEFLOWER |
| HEMEROCALLIS SP. | DAYLILY, VARIOUS |
| LEUCANTHEMUM SP. | DAISY, SHASTA |
| RUDBECKIA FULGIDA 'GOLDSTURM' | BLACK-EYED SUSAN |
| SALVIA SP. | SALVIA, VARIOUS |
| ORNAMENTAL GRASS | |
| CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS |
| PANICUM VIRGATUM SP. | SWITCH GRASS, VARIOUS |
| PENNISETUM ALOPECUROIDES | DWARF FOUNTAIN GRASS |

TRACT REQUIREMENTS

| TRACT | TRACT DESCRIPTION | TOTAL TRACT AREA (SF) | TREES REQUIRED (OPEN SPACE 1/4000 SF) | TREES PROVIDED EXCEEDING REQUIREMENT (1 TREE = 10 SHRUBS) | TREES PROVIDED | SHRUBS REQUIRED (OPEN SPACE 10/4000 SF) | *SHRUBS PROVIDED |
|---------|-----------------------------|-----------------------|---------------------------------------|---|----------------|---|------------------|
| TRACT A | OPEN SPACE/STREET PERIMETER | 3,169 | 1 | N/A | 1 | 8 | 5 GAL 1 GAL |
| TRACT B | OPEN SPACE | 3,916 | 1 | N/A | 1 | 9 | 0 |
| TRACT C | OPEN SPACE | 6,694 | 2 | N/A | 2 3 | 17 | 0 |
| TRACT D | OPEN SPACE | 3,643 | 0 | N/A | 0 | 7 | 0 |
| TRACT E | OPEN SPACE/STREET PERIMETER | 24,675 | 6 | 1 TREE = 10 SHRUBS | 6 | 62 | 67 9 |
| TRACT F | OPEN SPACE | 4,007 | 1 | N/A | 1 | 10 | 0 |
| TRACT G | OPEN SPACE/STREET PERIMETER | 45,278 | 11 | N/A | 11 | 113 | 115 0 |
| TRACT H | OPEN SPACE/STREET PERIMETER | 13,059 | 3 | 5 TREES = 50 SHRUBS | 8 10 | 33 | 51 0 |
| TRACT J | OPEN SPACE | 337,417 | 84 | 131 TREES = 1310 SHRUBS | 215 216 | 844 | 57 ** 0 |
| TRACT K | OPEN SPACE/STREET PERIMETER | 2,016 | 1 | N/A | 0 | 5 | 8 0 |
| TRACT M | OPEN SPACE/STREET PERIMETER | 7,457 | 2 | N/A | 2 | 19 | 19 0 |
| TRACT O | OPEN SPACE/STREET PERIMETER | 79,265 | 20 | N/A | 21 | 198 | 201 3 |
| TRACT P | OPEN SPACE | 6,029 | 2 | N/A | 2 | 15 | 15 0 |
| TRACT Q | OPEN SPACE | 217,929 | 54 | 60 TREES = 600 SHRUBS | 115 80 | 545 | 276 17 |
| TRACT T | OPEN SPACE | 7,627 | 2 | N/A | 0 8 | 19 | 41 0 |
| TOTALS | | 762,181 | 190 | 1970 | 385 | 1903 | 844 29 |

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

NOTE: ONLY 5 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS

NOTE: WHERE THE NUMBER OF TREES AND SHRUBS IS LOWER OR HIGHER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.

SEED MIXES

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

| AURORA PROS MIXTURE 13 - SHORT GRASS TRAIL OR ROADSIDE | | | | | | |
|---|------------------------|----------------|---------|--------------|-----------|--|
| COMMON NAME | SCIENTIFIC NAME | NATIVE SPECIES | VARIETY | PLS LBS/ACRE | OZ/ACRE** | |
| GRASSES | | | | | | |
| BUFFALOGRASS | BUCHLOE DACTYLOIDES | X | SHAP'S | 15 | | |
| BLUE GRAMA* | CHONDRORUM GRACILE | X | HACHITA | 15 | | |
| TOTAL POUNDS PLS/ACRE | | | | 30 | | |
| OPTIONAL WILDFLOWERS | | | | | | |
| FRINGED SAGE | ARTEMISIA FRIGIDA | X | NATIVE | | 2 | |
| BLANKETFLOWER | GAILLARDIA ARISTATA | X | NATIVE | | 3 | |
| BLUEBELLS | CAMPANULA ROTUNDIFOLIA | X | NATIVE | | 1 | |
| SHOWY LOCOWEED | OXYTROPIS LAMBERTII | X | NATIVE | | 3 | |
| SIDEBELLS PENSTEMON | PENSTEMON SECUNDIFLORA | X | NATIVE | | 3 | |
| SCARLET GLOBEMALLOW | SPHAERALCEA COCCINIA | X | NATIVE | | 3 | |
| *ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A30 LBS/ACRE RATE FOR MIX **1/4 LBS MINIMUM PER SPECIES ORDER | | | | | | |
| TURF SHALL BE KENTUCKY BLUEGRASS BLEND AS DESCRIBED IN SPECIFICATION SECTION 02480, SEEDING AND SODDING, OF THE AURORA PROS STANDARDS AND SPECIFICATIONS. | | | | | | |
| SEED MIX AVAILABLE THROUGH: PAWNEE BUTTES SEED, INC. 605 25TH ST. GREELEY, COLORADO 80631 (970) 356-7002 | | | | | | |

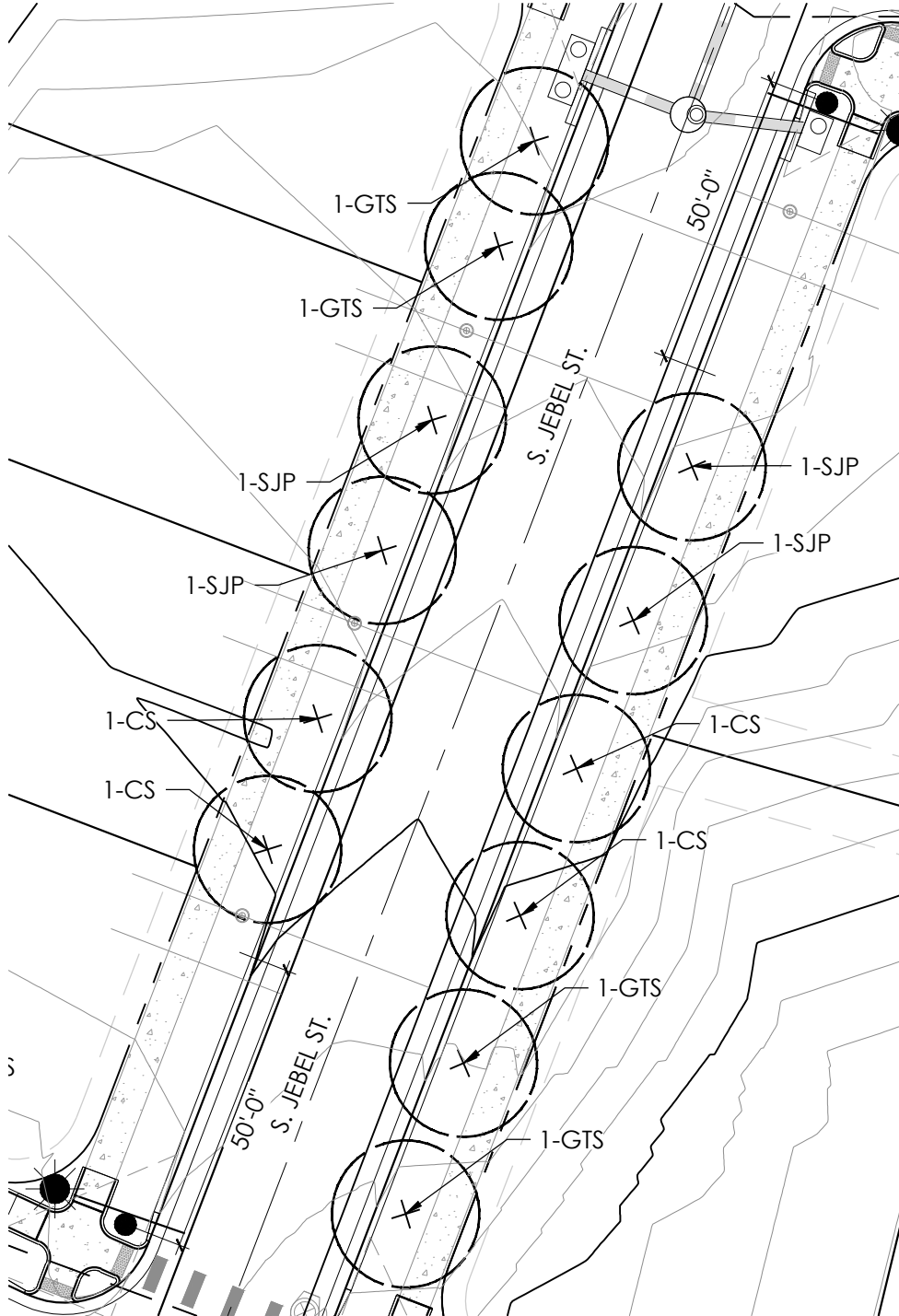
Label Kirk Circle (West)

RESPONSE: KIRK CIRCLE LABELED.

STREET TREE REQUIREMENTS

| LANDSCAPED AREA | REQUIREMENT | LENGTH | TREES REQ'D | TREES PROVIDED |
|-------------------------------|--------------|--------|-------------|----------------|
| S. JEBEL WAY (EAST) | 1 TREE/40 LF | 995 | 25 | 26 14 |
| S. JEBEL WAY (WEST) | 1 TREE/40 LF | 1,051 | 27 | 27 32 |
| S. JERICHO ST. (EAST) | 1 TREE/40 LF | 586 | 15 | 15 30 |
| S. JERICHO ST. (WEST) | 1 TREE/40 LF | 592 | 15 | 16 16 |
| S. KILLARNEY ST. (NORTH) | 1 TREE/40 LF | 903 | 23 | 25 12 |
| S. KILLARNEY ST. (SOUTH) | 1 TREE/40 LF | 1,059 | 27 | 27 26 |
| S. MORAINE DR. (NORTH) | 1 TREE/40 LF | 1,181 | 30 | 30 39 |
| S. MORAINE DR. (SOUTH) | 1 TREE/40 LF | 959 | 24 | 24 19 |
| FIRE EASEMENT ON E. KINGS DR. | 1 TREE/40 LF | 469 | 12 | 12 |
| E. JAMISON DR. (NORTH) | 1 TREE/40 LF | 888 | 23 | 23 39 |
| E. JAMISON DR. (SOUTH) | 1 TREE/40 LF | 989 | 25 | 25 39 |
| S. JEBEL ST. (WEST) | 1 TREE/40 LF | 218 | 6 | 6 24 |
| S. JEBEL ST. (EAST) | 1 TREE/40 LF | 213 | 6 | 6 18 |
| E. IRISH PL. (NORTH) | 1 TREE/40 LF | 770 | 20 | 20 15 |
| E. IRISH PL. (SOUTH) | 1 TREE/40 LF | 741 | 19 | 19 14 |
| S. IRELAND WAY (NORTH) | 1 TREE/40 LF | 240 | 6 | 6 |
| S. IRELAND WAY (SOUTH) | 1 TREE/40 LF | 209 | 6 | 6 |
| S. MALTA RD. (EAST) | 1 TREE/40 LF | 141 | 4 | 4 |
| S. MALTA RD. (WEST) | 1 TREE/40 LF | 146 | 4 | 4 |
| MALAYA CT. (EAST) | 1 TREE/40 LF | 275 | 7 | 7 |
| MALAYA CT. (WEST) | 1 TREE/40 LF | 265 | 7 | 7 |
| E. IRISH PL. | 1 TREE/40 LF | 257 | 7 | 7 |
| S. LIVERPOOL WAY (EAST) | 1 TREE/40 LF | 362 | 10 | 10 134 |
| S. LIVERPOOL WAY (WEST) | 1 TREE/40 LF | 426 | 11 | 11 35 |
| E. JAMISON PL. (NORTH) | 1 TREE/40 LF | 1,205 | 31 | 31 240 |
| E. JAMISON PL. (SOUTH) | 1 TREE/40 LF | 1,329 | 34 | 34 33 |
| E. IRISH CIR. (NORTH) | 1 TREE/40 LF | 1,096 | 28 | 28 33 |
| E. IRISH CIR. (SOUTH) | 1 TREE/40 LF | 1,021 | 26 | 26 65 |
| S. NEPAL CT. (EAST) | 1 TREE/40 LF | 502 | 13 | 13 14 |
| S. NEPAL CT. (WEST) | 1 TREE/40 LF | 372 | 10 | 10 10 |
| TOTAL | 9,672 | | 501 | 505 530 |

| STREET TREE REQUIREMENTS | | | | |
|--------------------------|--------------|-------------|----------------|----------------|
| LANDSCAPED AREA | REQUIREMENT | LENGTH (SF) | TREES REQUIRED | TREES PROVIDED |
| S. JEBEL ST. (WEST) | 1 TREE/40 LF | 218 LF | 6 | 6 |
| S. JEBEL ST. (EAST) | 1 TREE/40 LF | 213 LF | 6 | 6 |



6/10/2023 11:03 AM P:\AURORA\MASTER FOLDER\KINGS POINT\SP EAST\LANDSCAPE\PROPOSED ACAD\PRWA-LE.DWG STREET TREES EXHIBIT

STREET TREE REQUIREMENTS EXHIBIT

June 14, 2023

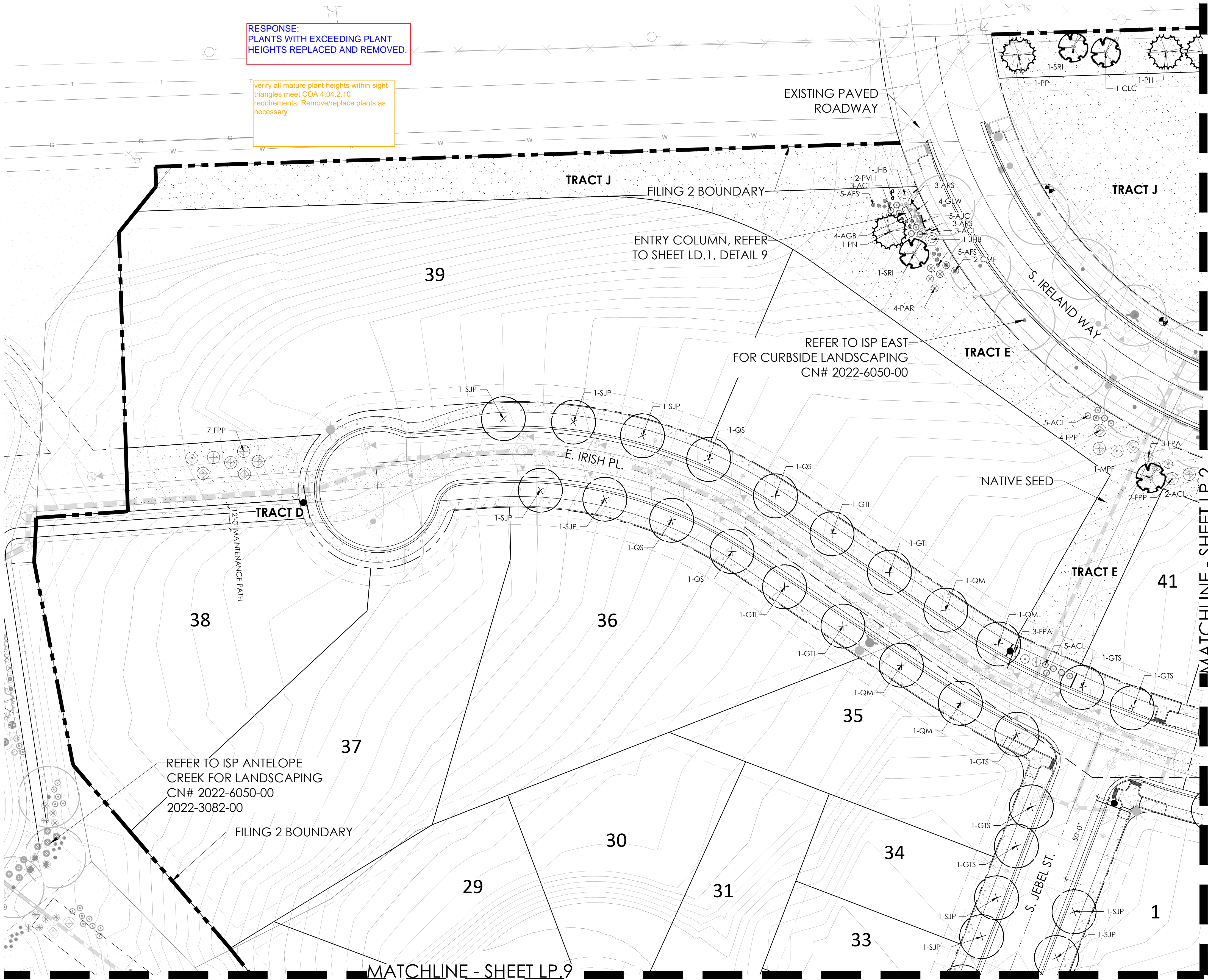
S. JEBEL ST.

AURORA, CO

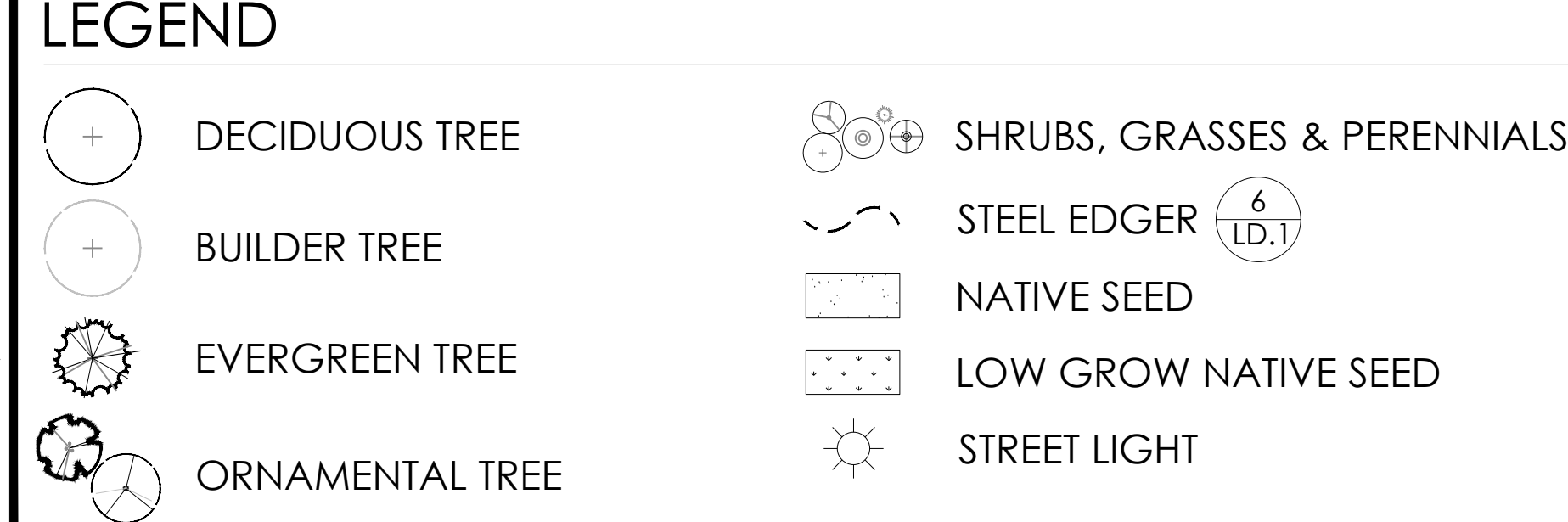
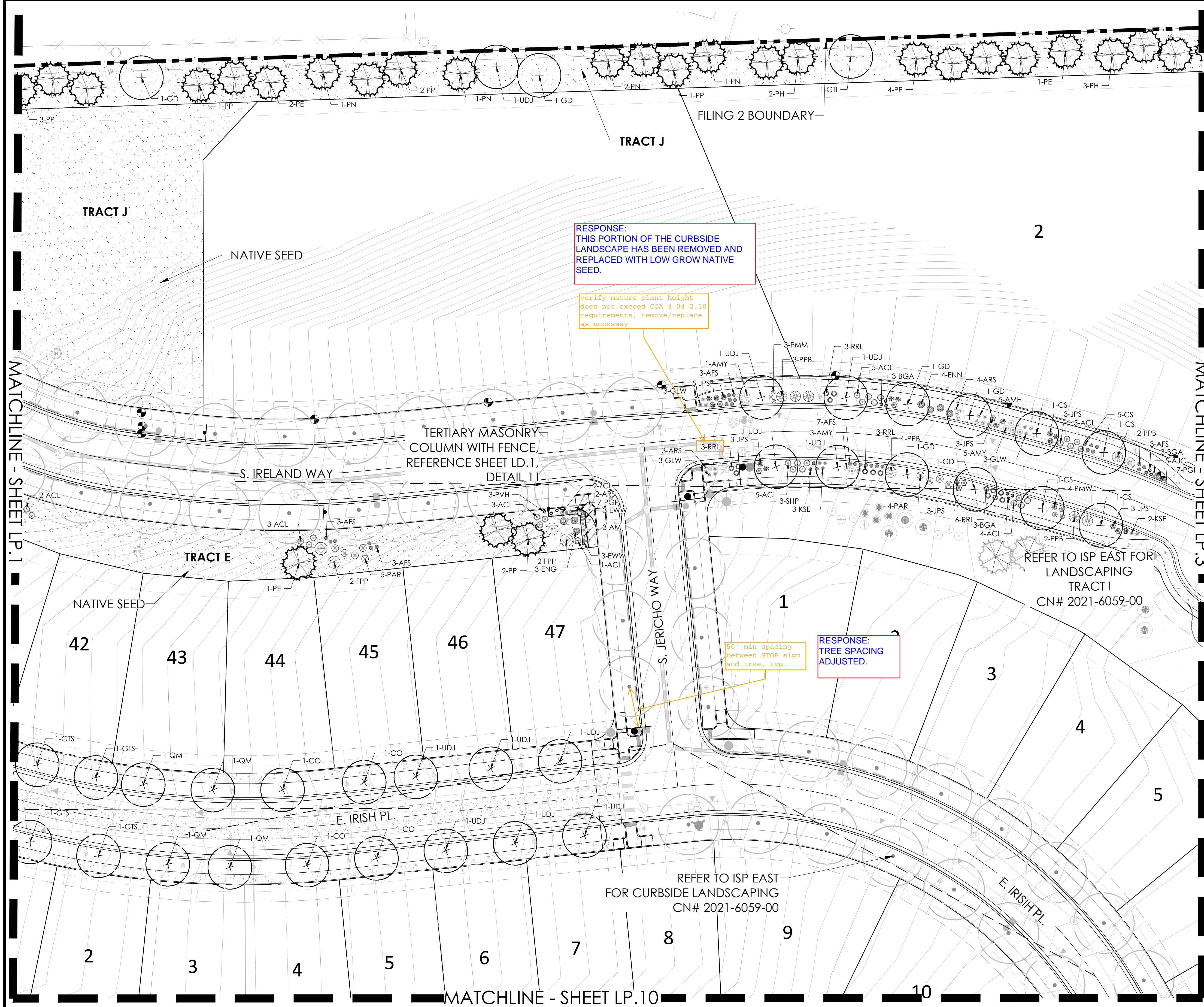


Scale: 1"=30'

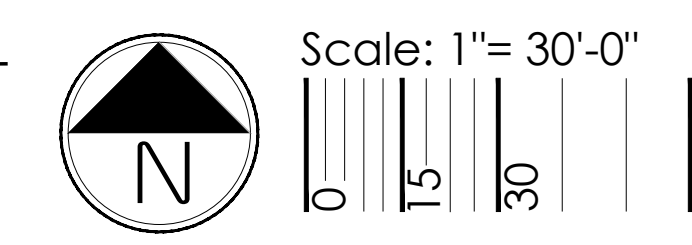




3/15/2023 3:47 PM 3:47 PM P:\OAKWOOD MASTER FOLDER\KINGS POINT FILING 2\CAD\SUBMITTALS\SHEETS 2\LANDSCAPE SHEETS.DWG 2



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



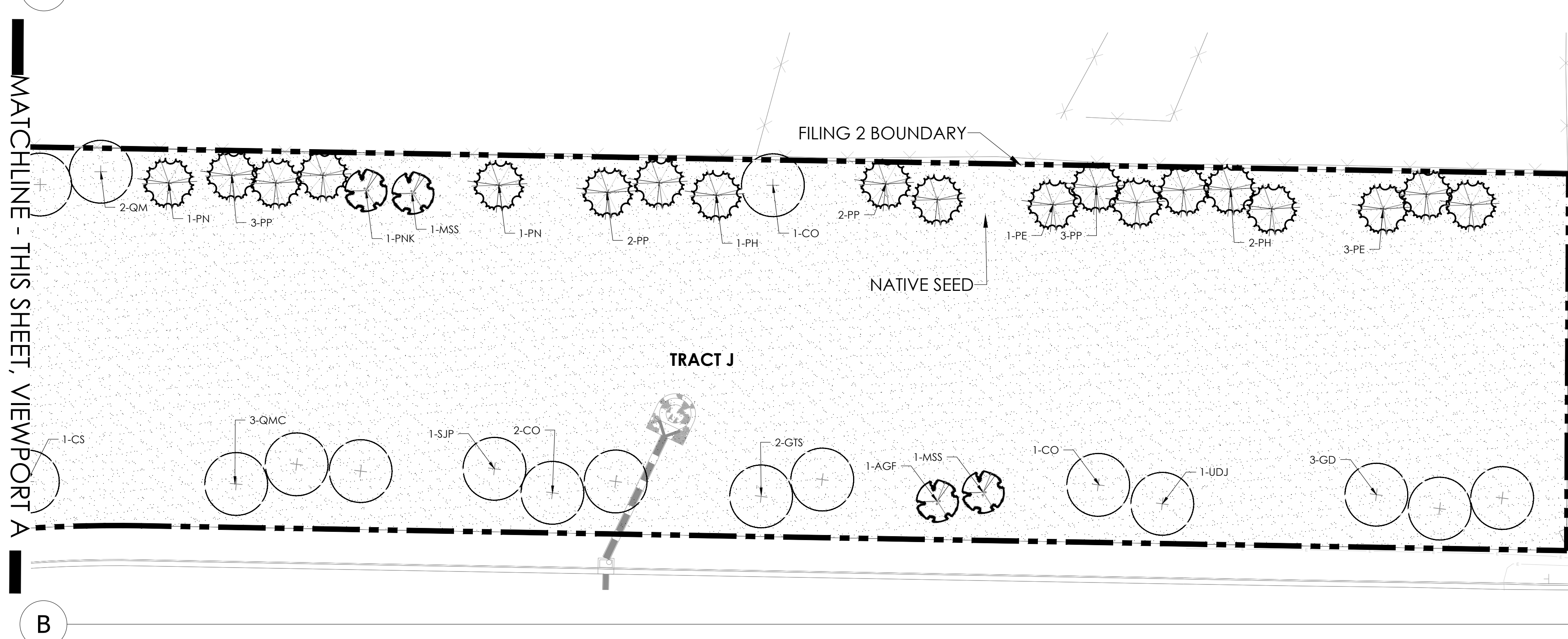
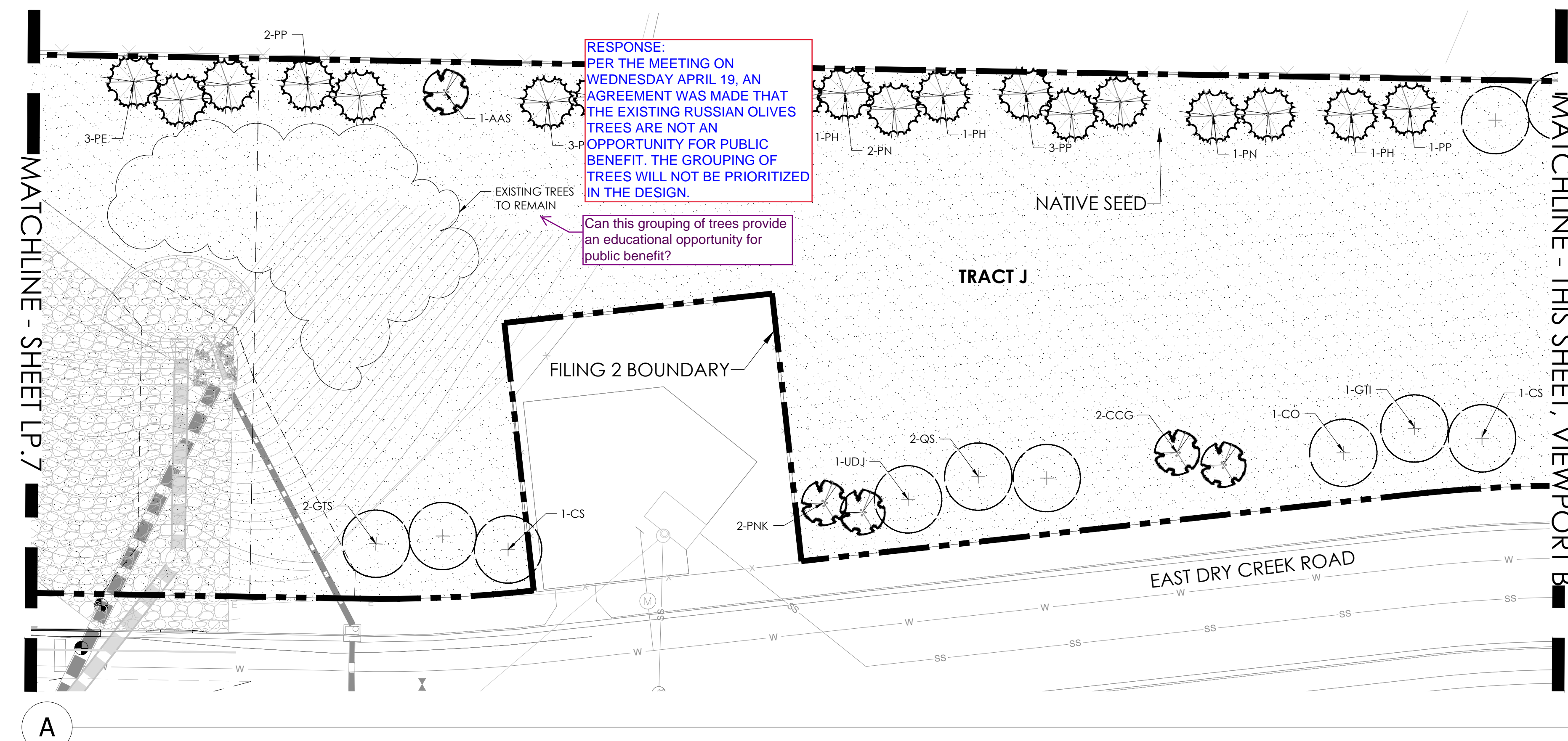
| KEYMAP | | | | |
|---------------------------------|---|-----------------------------------|-----------|------|
| | | | | |
| PLANT LEGEND | | | | |
| PRAIRIE POINT MASTER PLANT LIST | | | | |
| KEY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
| DECIDUOUS SHADE TREES | | | | |
| CS | CATALPA SPECIOSA | CATALPA, WESTERN | 2.5' CAL | B&B |
| CO | CELR OCCIDENTALIS | HACKBERRY, WESTERN | 2.5' CAL | B&B |
| GD | CHONOCALUS COCCULUS 'ESPRESSO' | KENTUCKY COFFEE TREE, SEEDLESS | 2.5' CAL | B&B |
| GTI | GLEDISIA TRIACANTHOS NERMS 'IMPERIAL' | HONEYLOCUST, IMPERIAL | 2.5' CAL | B&B |
| GTI | GLEDISIA TRIACANTHOS NERMS 'SKYLINE' | HONEYLOCUST, SKYLINE | 2.5' CAL | B&B |
| QMC | QUERCUS MUEHLINGII | OAK, CHINA WOOD | 2.5' CAL | B&B |
| QS | QUERCUS 'SHUMWARDI' | OAK, SHUMWARD | 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 | SEW VICKBERRY, SAKAI MOON | 2' CAL | B&B |
| AGF | ACER GINNALA FLAME | MAPLE, FLAME | 2' CAL | B&B |
| ATH | ACER TATARICUM 'HOT WINGS' | MAPLE, HOT WINGS | 2' CAL | B&B |
| ATP | ACER TATARICUM 'PATERN PERFECT' | MAPLE, PATERN PERFECT | 2' CAL | B&B |
| CCG | CRATAEGUS CURS-GALLI NERMS | HAWTHORN, CRATAEGUS CLOUD | 2' CAL | B&B |
| CLC | CRATAEGUS LAEVOGATA 'CRIMSON CLOUD' | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&B |
| MSS | MAULS 'SPRING SNOW' | CRABAPPLE, SPRING SNOW | 2' CAL | B&B |
| MPF | MAULS 'PRINCE TREE' | CRABAPPLE, PRINCE TREE | 2' CAL | B&B |
| PNK | PRUNUS NIGRA 'PRINCESS KAY' | PRINCESS KAY PLUM | 6-8' TALL | B&B |
| SJP | SOPHORA JAPONICA | JAPANESE PAGODA TREE | 2' CAL | B&B |
| TRI | SYRINGA RETICULATA | JAPANESE TREE LILAC | 2' CAL | B&B |
| EVERGREEN TREES | | | | |
| FE | FINUS EDULS | PINE, PINON | 6' HT | B&B |
| PH | FINUS HELDREICHII (LEUCODERMIS) | PINE, BOSNIAN | 6' HT | B&B |
| PN | FINUS NIGRA | PINE, AUSTRIAN | 6' HT | B&B |
| PP | FINUS PENDERGOSA | PINE, PENDERGOSA | 6' HT | B&B |
| EVERGREEN SHRUBS | | | | |
| JCA | JUNIPERUS CHINENSIS 'ARMSTRONGII' | JUNIPER, ARMSTRONG | 45 | CONT |
| JCA | JUNIPERUS CHINENSIS 'ALPINE CARPET' | JUNIPER, ALPINE CARPET | 45 | CONT |
| JCS | JUNIPERUS CHINENSIS 'SPATIAL' | JUNIPER, SPATIAL | 45 | CONT |
| JHB | JUNIPERUS HORIZONTALIS 'B&B HARBOUR' | JUNIPER, B&B HARBOUR | 45 | CONT |
| JHJ | JUNIPERUS HORIZONTALIS 'HUGHES' | JUNIPER, HUGHES | 45 | CONT |
| JHW | JUNIPERUS HORIZONTALIS 'WILSONI' | JUNIPER, WILSON CARPET | 45 | CONT |
| JHT | JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' | JUNIPER, ANDROMEDA YOUNGSTOWN | 45 | CONT |
| JA | JUNIPERUS SABINA 'ARCADIA' | JUNIPER, ARCADIA | 45 | CONT |
| JSB | JUNIPERUS SABINA 'BROADMOOR' | JUNIPER, BROADMOOR | 45 | CONT |
| JGL | JUNIPERUS SCOPULORUM 'GRAY GLEAM' | JUNIPER, GRAY GLEAM | 47 | CONT |
| JM | JUNIPERUS MEDORA | JUNIPER, MEDORA | 47 | CONT |
| JMO | JUNIPERUS SCOPULORUM 'MOONGLOW' | JUNIPER, MOONGLOW | 47 | CONT |
| JW | JUNIPERUS SCOPULORUM 'WEICHTHALLE' | JUNIPER, WEICHTHALLE | 47 | CONT |
| JMO | JUNIPERUS X MEDIA 'OLD GOLD' | JUNIPER, OLD GOLD | 45 | CONT |
| JFS | JUNIPERUS X PETERIANA 'SABROCK GOLD' | JUNIPER, SABROCK GOLD | 45 | CONT |
| JAN | PICIA ABIES 'NIGHT ROSE' | SPRUCE, NIGHT ROSE | 45 | CONT |
| JMC | PINUS MUGO 'SHERWOOD COMPACT' | PINE, SHERWOOD MUGO | 45 | CONT |
| JMT | PINUS MUGO 'TANNENBAUM' | PINE, TANNENBAUM MUGO | 47 | CONT |
| JW | PINUS MUGO 'WHITE MUGO' | PINE, WHITE MUGO | 45 | CONT |
| JMM | PINUS MUGO 'MOPS' | PINE, DWARF MUGO | 45 | CONT |
| JNH | PINUS NIGRA 'HORNBIROCKIANA' | PINE, DWARF AUSTRIAN | 45 | CONT |
| JFH | PINUS SYLVESTRIS 'HILLSIDE CREEPER' | PINE, HILLSIDE CREEPER | 45 | CONT |
| DECIDUOUS SHRUBS | | | | |
| ACL | ANEMONE C. ANESCENS | LEAD PLANT | 45 | CONT |
| AMC | ARCORNIA ARBUTIFOLIA 'BRILLIANTISSIMA' | CHOKEBERRY, BRILLIANT RED | 45 | CONT |
| AMA | ARCORNIA MELANO CARPA 'AUTUMN MAGIC' | CHOKEBERRY, AUTUMN MAGIC BLACK | 45 | CONT |
| AGB | ACER GRANDIDTATUM | MAPLE, BIG LEAF | 45 | CONT |
| AIS | ARTEMISIA FILIFOLIA | SAGEBRUSH, SAND | 45 | CONT |
| CAI | CORNUS ALBA 'VICTORY HALO' | DOGWOOD, VICTORY HALO | 45 | CONT |
| CSA | CORNUS SERICEA 'ATRIC TREE' | DOGWOOD, ATRIC TREE | 45 | CONT |
| CSF | CORNUS SERICEA 'FLAVIRANEA' | DOGWOOD, YELLOW TWIG | 45 | CONT |
| CCB | CARYOPHYS X CLANDONENSIS 'BLUE MIST' | SPIREA, BLUE MIST | 45 | CONT |
| CMH | CEROCARPUS MONTANUS | MOUNTAIN HAWOGANY, COMMON | 45 | CONT |
| CMF | CHAMAEBATARIA MELLEIFOLIA | FERNBUSH | 45 | CONT |
| CCR | COTINUS COCCOGRIA 'ROYAL PURPLE' | SMOKE TREE, ROYAL PURPLE | 45 | CONT |
| ENG | ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA | RABBITBUSH, TALL GREEN | 45 | CONT |
| ENN | ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA | RABBITBUSH, DWARF BLUE | 45 | CONT |
| PPA | FALLUGIA PARADOXA | APACHE PLUME | 45 | CONT |
| PPF | FORESTIERA FUEBENS VAR. FUEBENS | PRICKET, NEW MEXICO | 45 | CONT |
| LKF | LONCERA KOBLOKOWII 'FLOREBUNDA BLUE VELVET' | HONEYSCLE, BLUE VELVET, BLUE LEAF | 45 | CONT |
| PAR | PEROVSKIA ARBUTICIFOLIA | SAGE, RUSSIAN | 45 | CONT |
| PTB | PRUNUS PUMILA 'BERRY PINKIE BUTIES' | CHERRY, CREEPING WESTERN SAND | 45 | CONT |
| PLC | PHILADELPHUS LEWISII 'CHEYENNE' | MCKORANGE, CHEYENNE | 45 | CONT |
| RAG | RHUS ARBORESCENS 'GROLOW' | SUMAC, DWARF FRAGRANT | 45 | CONT |
| RGL | RHUS GLABRA 'LACINIA' | SUMAC, CURLEAF SMOOTH | 45 | CONT |
| RTI | RHUS TRILOBATA | SUMAC, THREE-LEAF | 45 | CONT |
| RTA | RHUS TRILOBATA 'AUTUMN AMBER' | SUMAC, CREEPING THREE-LEAF | 45 | CONT |
| RTL | RIBES RUBRA 'RED LAKE' | CURRENT, RED LAKE | 45 | CONT |
| SAB | SHEPHERDIA ARGENTEA | SILVER BUFFALO CHERRY | 45 | CONT |
| PERENNIALS | | | | |
| AMH | ACHILLEA MILLEFOLIUM 'HEIDI' | YARROW, COMMON RED | #1 | CONT |
| AMT | ACHILLEA MILLEFOLIUM 'MOONSHINE' | YARROW, MOONSHINE | #1 | CONT |
| AID | AGASTACHE CANA DOUBLE BUBBLEBUNT | HYSSOP, DOUBLE BUBBLEBUNT | #1 | CONT |
| ARK | AGASTACHE KUDOS GOLD | HYSSOP, KUDOS GOLD | #1 | CONT |
| ARS | AGASTACHE RUPESTRIS | HYSSOP, SUNSET | #1 | CONT |
| AJC | ARIZONIA JONESII | COLORADO DESERT BLUE STAR | #1 | CONT |
| BLC | BERLANDIERA LYRAEA | CHOCOLATE FLOWER | #1 | CONT |
| EWV | ERIGONUM WRIGHTII WRIGHTII | BUCKWHEAT, SNOW MESA | #1 | CONT |
| CLC | CASUALIA INDIENSI BUTTERFLIES | WHIRLING BUTTERFLIES, RED | #1 | CONT |
| GLW | GALEA LINDHEIMERI | WHIRLING BUTTERFLIES | #1 | CONT |
| KSE | KNIPHOFIA STARK'S EARLY HYBRID | TORCH LILY STARK'S EARLY HYBRID | #1 | CONT |
| OMI | OENOTHERA SPECIOSA 'SILVER BLADE' | PRIMROSE, SILVER BLADE | #1 | CONT |
| OSR | OENOTHERA SPECIOSA 'ROSEA' | EVENING PRIMROSE, NEW MEXICO | #1 | CONT |
| OLM | OSTEOSPERMUM LAVENDER MIST PINKS | SUN DANCY LAVENDER MIST | #1 | CONT |
| PRB | PENSTEMON PARVIFLORUS | PENSTEMON, BOMBAY | #1 | CONT |
| PPF | PENSTEMON PURPUREUS 'PURPLE HAZE' | PENSTEMON, PURPLE HAZE | #1 | CONT |
| PGP | PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL', P0105 | PENSTEMON, PRAIRIE JEWEL | #1 | CONT |
| PAJ | PISCICARIA AFRICA | HIMALAYAN BORDER JEWEL | #1 | CONT |
| RFG | RUDBECKIA FULGIDA 'GOLDSTORM' | BLACK EYED SUSAN | #1 | CONT |
| SAS | SALVIA ARGENTEA | SILVER SALVIA | #1 | CONT |
| SOR | SALVIA GRECOGRIFFITHII 'SILVER BIRD' | SILVER BIRD | #1 | CONT |
| SSM | SALVIA NEMOROSA 'MAY NIGHT' | MAY NIGHT PURPLE SALVIA | #1 | CONT |
| SFS | SALVIA PACHYPHYLLA | SAGE, MOJAVE | #1 | CONT |
| ZCL | ZALUSCHNERIA CALIFORNICA LARFLORA | HUMMINGBIRD FLOWER | #1 | CONT |
| ZGG | ZINNIA GRANDIFLORA 'GOLD ON BLUE' | GOLD ON BLUE PRAIRIE ZINNIA | #1 | CONT |
| ORNAMENTAL GRASSES | | | | |
| AGB | ANDROPOGON GERARDII | BIG BLUESTEM GRASS | #1 & #5 | CONT |
| BGS | BOERHOUTIA CURTIPENDULA | SIDEOTS GRAMA GRASS | #1 & #5 | CONT |
| BGB | BOERHOUTIA GRACILIS | BLUE GRAMA GRASS | #1 & #5 | CONT |
| BGA | BOERHOUTIA GRACILIS 'BLOND AMBITION' PP 22048 | BLOND AMBITION GRAMA GRASS | #1 & #5 | CONT |
| PPV | PANICUM VIRGAURUM SP. | SWITCHGRASS, VARIOUS CULTIVARS | #1 & #5 | CONT |
| SAL | SCHIZACHYRIUM SCOPULORUM | BLUE BLUESTEM GRASS | #1 & #5 | CONT |
| SNI | SORGHASTRUM NUTANS | INDIAN GRASS | #1 & #5 | CONT |
| SHP | SPOROBOLUS HETEROLEPIS | PRAIRIE DROPSEED GRASS | #1 & #5 | CONT |
| SWG | SPOROBOLUS WRIGHTII | GALEA WRIGHTII | #1 & #5 | CONT |

NOT FOR CONSTRUCTION












ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

| | |
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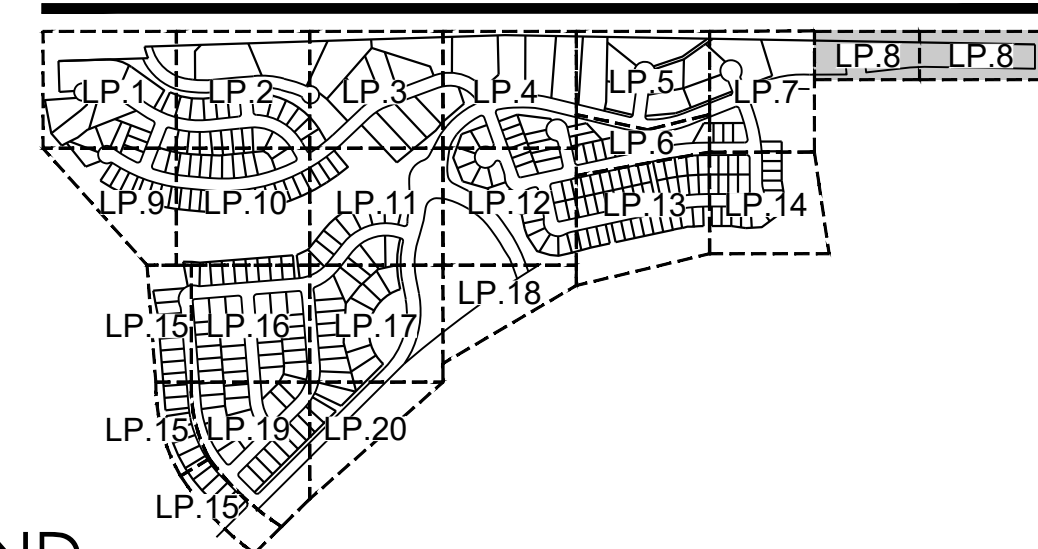
LEGEND

- | | | | |
|---|-----------------|---|---|
|  | DECIDUOUS TREE |  | SHRUBS, GRASSES & PERENNIALS |
|  | BUILDER TREE |  | STEEL EDGER  |
|  | EVERGREEN TREE |  | NATIVE SEED |
|  | ORNAMENTAL TREE |  | STREET LIGHT |

RESPONSE:
 ■ PER THE MEETING ON
 WEDNESDAY APRIL 19, AN
 AGREEMENT WAS MADE THAT
 THE EXISTING RUSSIAN OLIVES
 TREES ARE NOT AN
 P OPPORTUNITY FOR PUBLIC
 BENEFIT. THE GROUPING OF
 TREES WILL NOT BE PRIORITIZED
 IN THE DESIGN.

Can this grouping of trees provide an educational opportunity for public benefit?

KEYMAP

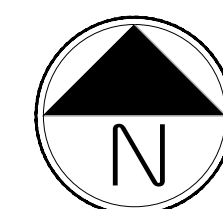


PLANT LEGEND

PRAIRIE POINT MASTER PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|---|--|------------------------------------|------------|-------|
| DECIDUOUS SHADE TREES | | | | |
| CA | CALEA PIPICOLA | CALAPA WESTERN HACKBERRY, WESTERN | 2.5' CAL | B&B |
| CO | CELIS OCCIDENTALIS | KENTUCKY COFFEETREE, SEEDLESS | 2.5' CAL | B&B |
| GO | GINOCLADUS DIODICIS ESPRESSO | HOYT CUCUT, MYSTIC | 2.5' CAL | B&B |
| GL | GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' | HONEYLOCUT, SKUNKIE | 2.5' CAL | B&B |
| QMS | QUERCUS MUEHLBERGII | CO. CHINKAPU | 2.5' CAL | B&B |
| QU | QUERCUS SHUMARDII | CO. SHUMARD | 2.5' CAL | B&B |
| SJ | SOPHORA JAPONICA | JAPANESE PACODIA TREE | 2.5' CAL | B&B |
| UDJ | ULMUS DAVIDIANA JAPONICA DISCOVERY | BM DISCOVERY | 2.5' CAL | B&B |
| ORNAMENTAL TREES | | | | |
| AAS | AMELANSCHIER ALNIFOLIA | WINTERBERRY, SALALAZON | 2' CAL | B&B |
| AGF | ALNUS CINNABARIS | WHLR. ALNR, ALNR | 2' CAL | B&B |
| ATH | ARCTICUM INTRICATUM HOT WINGS | MAPLE HOT WINGS | 2' CAL | B&B |
| ATP | ATRIUM PATRISI PATRISI PATRISI | MAPLE PATRISI PERFECT | 2' CAL | B&B |
| CCG | CRAEAGUS CURS-CLAY INERMIS | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&B |
| CLC | CRAEAGUS LAEVEFORMA CRIMSON CLOUD | HAWTHORN, COCKSPUR, THORNLESS | 2' CAL | B&B |
| ML | MILVUS SPINUS SPINUS | CHAMPLE, SPINUS SPINUS | 2' CAL | B&B |
| MPC | MILVUS PRABER PRABER | CHAMPLE, PRABER PRABER | 2' CAL | B&B |
| PNK | PRINCESS KANE PRINCESS KANE | PRINCESS KANE TREE | 6'6" MULTI | B&B |
| SCJ | SCOPARIA JAPONICA | JAPANESE PACODIA TREE | 2' CAL | B&B |
| SNL | SPINUS KERICILIA | JAPANESE TREE LEAC | 2' CAL | B&B |
| EVERGREEN TREES | | | | |
| FE | FINUS IDIUS | PINE, PINUS | 6' HT | B&B |
| PH | FINUS HEDERACEI [LEUCODERMIS] | PINE, BOSNIAN | 6' HT | B&B |
| PN | FINUS NIGRA | PINE, AUSTRIAN | 6' HT | B&B |
| PP | FINUS PENDEROSA | PINE, PENDEROSA | 6' HT | B&B |
| EVERGREEN SHRUBS | | | | |
| JCA | JUNIPERUS CHINENSIS 'AMITIONG' | JUNIPER, AMITIONG | #5 | CONT. |
| JCA | JUNIPERUS CHINENSIS 'ALPINE CARPET' | JUNIPER, ALPINE CARPET | #5 | CONT. |
| JHS | JUNIPERUS CHINENSIS 'SPYAN' | JUNIPER, SPYAN | #5 | CONT. |
| JHB | JUNIPERUS HORIZONTALIS 'BAY HARBOUR' | JUNIPER, BAY HARBOUR | #5 | CONT. |
| JHJ | JUNIPERUS HORIZONTALIS 'VIRGINE' | JUNIPER, VIRGINE | #5 | CONT. |
| JHW | JUNIPERUS HORIZONTALIS 'WILSON' | JUNIPER, WILSON C&B | #5 | CONT. |
| JHY | JUNIPERUS HORIZONTALIS 'YOUNG'S DOWN' | JUNIPER, ANDRASKA YOUNGSTOWN | #5 | CONT. |
| JSB | JUNIPERUS SABINA 'ARCADEA' | JUNIPER, ARCADEA | #5 | CONT. |
| JSB | JUNIPERUS SABINA 'BROADWOMER' | JUNIPER, BROADWOMER | #5 | CONT. |
| JSG | JUNIPERUS SCOPULIFORMIS 'GRAY GLEAM' | JUNIPER, GRAY GLEAM | #7 | CONT. |
| JSM | JUNIPERUS MEDIOA | JUNIPER, MEDIOA | #7 | CONT. |
| JSM | JUNIPERUS SCOPULIFORMIS MOONGLOW | JUNIPER, MOONGLOW | #7 | CONT. |
| JSW | JUNIPERUS SCOPULIFORMIS WICHITA BLUE | JUNIPER, WICHITA BLUE | #7 | CONT. |
| JWG | JUNIPERUS X MEDIA 'OLD GOLD' | JUNIPER, OLD GOLD | #5 | CONT. |
| JXS | JUNIPERUS X 'PETERIANA' S&BROOK GOLD | JUNIPER, S&BROOK GOLD | #5 | CONT. |
| PN | PICEA ABIES NIDIFORMIS | SPRUCE, BROOKS | #5 | CONT. |
| PMU | PRINUS MUGO 'SHERWOOD COMPACT' | PINE, SHERWOOD MUGO | #5 | CONT. |
| PMU | PRINUS MUGO 'TANNENBAUM' | PINE, TANNENBAUM MUGO | #7 | CONT. |
| FWI | PRINUS MUGO 'WHITE BUD' | PINE, WHITE BUD MUGO | #5 | CONT. |
| PMU | PRINUS MUGO 'TROPIC' | PINE, DWARF MUGO | #5 | CONT. |
| PNH | PRINUS NIGRA 'HORNBOCKHIANA' | PINE, DWARF AUSTRIAN | #5 | CONT. |
| PSH | PRINUS SYLVESTRIS 'HILLSIDE CREEPER' | PINE, HILLSIDE CREEPER | #5 | CONT. |
| DECIDUOUS SHRUBS | | | | |
| ACL | ACER PALMATA 'CASCADENS' | LEADPLUM | #5 | CONT. |
| AMC | ARONIA ARBUSTIFOLIA 'BRELLANTISSIMA' | CHOCKEBERRY, BRILLIANT RED | #5 | CONT. |
| AMA | ARONIA ARBUSTIFOLIA 'AURUM MAGIC' | CHOCKEBERRY, AURUM MAGIC BLACK | #5 | CONT. |
| AGL | AGERATUM GRANDIFOLIUM | MADE, BIGGISH | #5 | CONT. |
| AFS | ASTERISMA FLORIDA | SACERBUSH, SNIP | #5 | CONT. |
| CAI | CORNUS ASBA 'TROPICANA' | DOGWOOD, TROPICANA | #5 | CONT. |
| CSF | CORNUS SERICEA 'NINE RITE' | DOGWOOD, NINE RITE | #5 | CONT. |
| CMF | CORNUS SERICEA 'FLORALAEKA' | DOGWOOD, YELLOWING | #5 | CONT. |
| CMF | CORYLORUS X CLANDINOSUS 'BLUE MIST' | SPRUCE, BLUE MIST | #5 | CONT. |
| CSB | CRATGEUS 'ALPINE MONTANA' | ACQUA MONTANA, COMMON | #5 | CONT. |
| CMB | CHAMPAEABER ALNIFOLIUM | FERNBUSH | #5 | CONT. |
| CNC | CORNUS COCCOGRANA 'ROYAL PURPLE' | SHOCK BERRY, ROYAL PURPLE | #5 | CONT. |
| CBG | CRABAPINA NAGIOSA 'SP. NAGIOSA VIV. GLABRATA' | RAUBERBERRY, PURPLE HAZE | #5 | CONT. |
| ENR | ERICACEA NAGIOSA 'SP. NAGIOSA VIV. NAGIOSA' | RAUBERBERRY, DWARF BLUE | #5 | CONT. |
| IFA | ITALICA 'PACIFICANA' | ACHINE PLUM | #5 | CONT. |
| IFL | ITALICA 'PACIFICANA' | ACHINE PLUM | #5 | CONT. |
| LF | LONGICORNA KOKOLUOKA 'FLORIDA BLUE VILVIT' | HOYT CUCUT, BLUE VILVIT, BLUELEAF | #5 | CONT. |
| PRU | PRUNUS AERUCIALA | CHERRY, RUSSIAN | #5 | CONT. |
| PLS | PRUNUS PUMILA 'BESSENTINE' PUMILA BUTTES | CHERRY, CREEPING BESSENTINE SAND | #5 | CONT. |
| PPC | PHILADELPHUS LEWISII 'CHYENNE' | MOCKORANGE, CHYENNE | #5 | CONT. |
| PPC | PHILADELPHUS GROWLOW | SUMAC, DWARF FRAGRANT | #5 | CONT. |
| RGL | RHUS GLABRA 'LACINIA' | SUMAC, WHITE SMOOTH | #5 | CONT. |
| RGL | RHUS GLABRA 'LACINIA' | SUMAC, WHITE LEAF | #5 | CONT. |
| RRS | RIBES BRILLIANT 'AURUM AMBER' | SUMAC, CREEPING THREELEAF | #5 | CONT. |
| REL | RIBES BRILLIANT 'RED LAKE' | CURRENT, RED LAKE | #5 | CONT. |
| SRL | SHEPHERDIA ARGENTEA | SPICE, BUTTERFLY CREEPER | #5 | CONT. |
| PERENNIALS | | | | |
| AMH | ACHILLEA MILLEFOLIUM 'HEIDI' | YARROW, COMMON RED | #1 | CONT. |
| AMH | ACHILLEA MILLEFOLIUM 'MOONSHINE' | YARROW, MOONSHINE | #1 | CONT. |
| ARD | AGASTACHE 'CAINA DOUBLE BURLEBUNT' | HYSSOP, DOUBLE BURLEBUNT | #1 | CONT. |
| ARK | AGASTACHE 'KIDS GOLF' | HYSSOP, KIDS GOLF | #1 | CONT. |
| ARD | AGASTACHE 'NATURES' | HYSSOP, SANSET | #1 | CONT. |
| ANJ | ANEMONE JONESII | COLORADOD DESERT BLUE STAR | #1 | CONT. |
| BES | BESSENDA 'NARITA | CHOCOLATE FLOWER | #1 | CONT. |
| EWW | ERIOGONUM WRIGHTII WRIGHTII | BUCKWHEAT, SNOW MEA | #1 | CONT. |
| GSC | GAURA INDIENHOFI 'CRIMSON BUTTERFLIES' | WHIRLING BUTTERFLIES, RED | #1 | CONT. |
| GSC | GAURA INDIENHOFI | WHIRLING BUTTERFLIES | #1 | CONT. |
| KSH | KNIPHOFIA STARKS 'EARLY HYBRID' | STAR OF LUTS 'STARKS' EARLY HYBRID | #1 | CONT. |
| OMI | ONCHENOTHA MACROCARPANA 'CINIA SILV. BLAKE' | PRINCE SILV. BLAKE | #1 | CONT. |
| OMI | ONCHENOTHA SPECIOSA 'CINIA SILV. BLAKE' | PRINCE SILV. BLAKE | #1 | CONT. |
| OWA | OSTEOCOPMUM LAVENDER MIST 'POWEE' | LAVENDER, MIST | #1 | CONT. |
| PBP | PENSTEMON BARBARUS 'WONDD' | PENSTEMON, RONDO | #1 | CONT. |
| PBP | PENSTEMON FRUTICOSUS 'THREE HAZE' | PENSTEMON, THREE HAZE | #1 | CONT. |
| PBP | PENSTEMON GRANDIFLORUS 'PRABER PRABER - POWEE' | PENSTEMON, PRABER PRABER | #1 | CONT. |
| PAJ | PERICARPA VIVIP | BLAKE'S EYES-SAND | #1 | CONT. |
| RFG | RUBICOLA CALIFORNICA 'GOLDSTORM' | BLAKE'S EYES-SAND | #1 | CONT. |
| SAS | SALVIA ARGENTEA | SILV. SALVIA | #1 | CONT. |
| RFG | SALVIA GRECA 'TERRANS RED' | TERRANS RED SALVIA | #1 | CONT. |
| SPM | SALVANDORUSIA 'MAY NIGHT' | MAY NIGHT SILV. SALVIA | #1 | CONT. |
| SFS | SALVAPACIA 'HYTHYLLA | SILV. MOJAVE | #1 | CONT. |
| ZAC | ZACHNEBESIA CALIFORNICA LAFLOIA | WINTERBERRY, TLEWHER | #1 | CONT. |
| ZGG | ZINNIA GRANDIFLORA 'GOLD ON BLUE' | GOLD ON BLUE PEARIE ZINNIA | #1 | CONT. |
| ORNAMENTAL GRASSES | | | | |
| AGS | ANDROPOGON GERARDII | BIG BLUESTEM GRASS | #1 & 5 | CONT. |
| BGS | BOULE OUA CURTIPENDULA | SEDOGAS, GRAMA GRASS | #1 & 5 | CONT. |
| BGS | BOULE OUA GRACILIS | BLUE GRAMA GRASS | #1 & 5 | CONT. |
| BGA | BOULE OUA GRACILIS 'BLOND AMBITION' P/P 2048 | BLOND AMBITION GRAMA GRASS | #1 & 5 | CONT. |
| PV* | PANICUM VACILLANS* | SWITCHGRASS, VARIOUS CULTIVARS | #1 & 5 | CONT. |
| SG* | SCORPARIUM SCOPULIFORM | SCORPARIUM, PEARIE HAZE | #1 & 5 | CONT. |
| SHI | SORGHASTRUM INERMIS | INDIAN GRASS | #1 & 5 | CONT. |
| SNP | SPOROBOLUS NEULIPS | PEARIE DECEIVED GRASS | #1 & 5 | CONT. |
| ENG | SPOROBOLUS WRIGHTII | SALT GRAMA GRASS | #1 | CONT. |
| * W/ATER USE: TABLE BASED OFF CSU FRONT RANGE RECOMMENDATION LIST & CITY OF AURORA CREATIVE & NOW+PATER PLANT LIST. * W/ATER USE: TABLE BASED OFF CSU FRONT RANGE RECOMMENDATION LIST & CITY OF AURORA CREATIVE & NOW+PATER PLANT LIST. * W/ATER USE: TABLE BASED OFF CSU FRONT RANGE RECOMMENDATION LIST & CITY OF AURORA CREATIVE & NOW+PATER PLANT LIST. * W/ATER USE: TABLE BASED OFF CSU FRONT RANGE RECOMMENDATION LIST & CITY OF AURORA CREATIVE & NOW+PATER PLANT LIST. * W/ATER USE: TABLE BASED OFF CSU FRONT RANGE RECOMMENDATION LIST & CITY OF AURORA CREATIVE & NOW+PATER PLANT LIST. * W/ATER USE: TABLE BASED OFF CSU FRONT RANGE RECOMMENDATION LIST & CITY OF AURORA CREATIVE & NOW+PATER PLANT LIST. * W/ATER USE: TABLE BASED OFF CSU FRONT RANGE RECOMMENDATION LIST & CITY OF AURORA CREATIVE & NOW+PATER PLANT LIST. * W/ATER USE: TABLE BASED OFF CSU FRONT RANGE RECOMMENDATION LIST & CITY OF AURORA CREATIVE & NOW+PATER PLANT LIST. * W/ATER USE: TABLE BASED OFF CSU FRONT RANGE RECOMMENDATION LIST & 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NOTE:
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT
TRIANGLE SHALL BE IN COMPLIANCE WITH COA
ROADWAY SPECIFICATIONS SECTION 4.04.2.10



Scale: 1"= 30'-0"

| | | | |
|---|----|----|----|
| 0 | 15 | 30 | 60 |
|---|----|----|----|

NOT FOR CONSTRUCTION

td terracina
design
10200 E. Girard Ave. Ste A-3
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

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

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

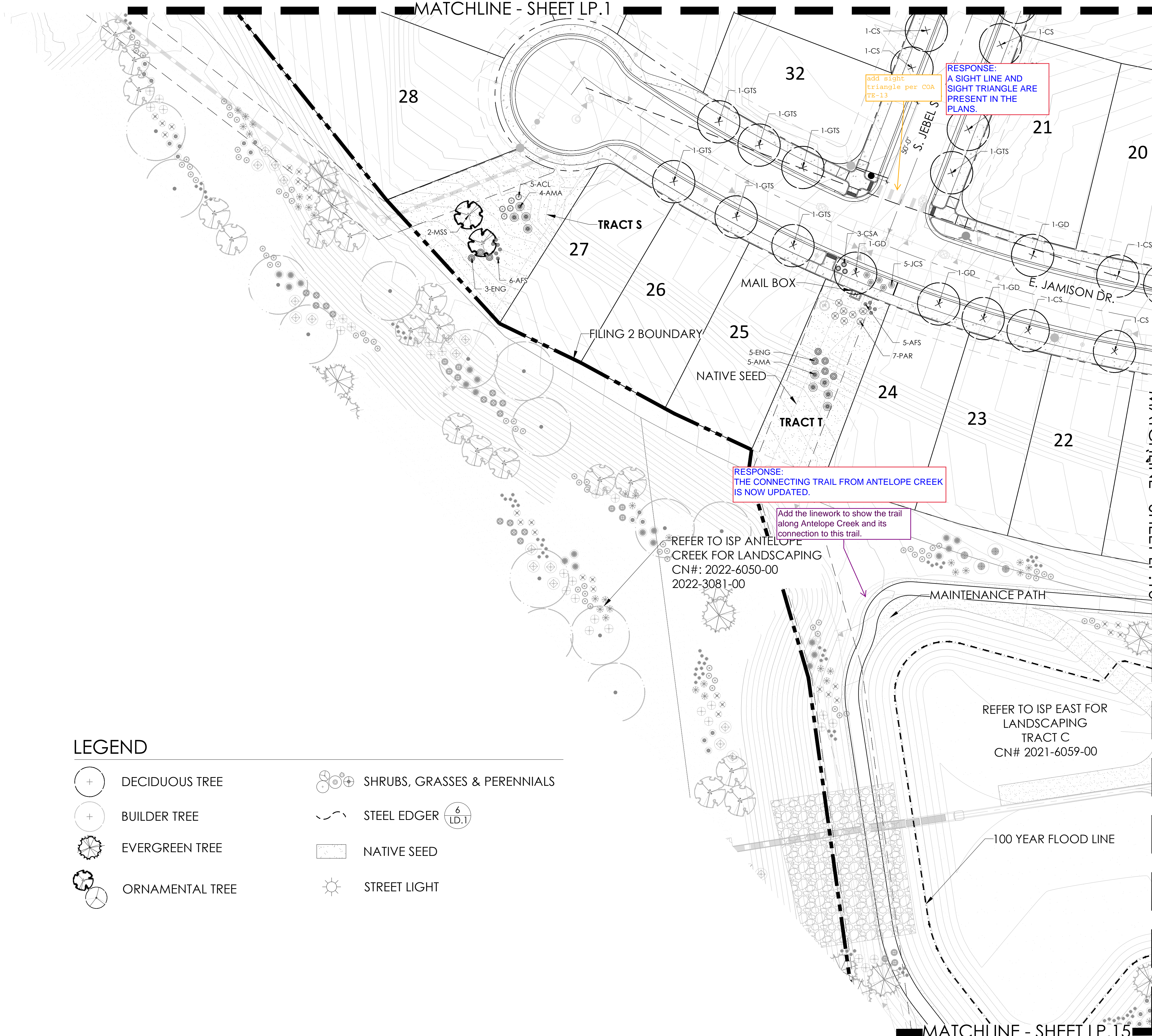
LP.8

SHEET 47

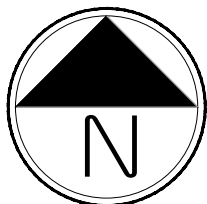
March 15, 2023

LEGEND

- DECIDUOUS TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- NATIVE SEED
- STREET LIGHT

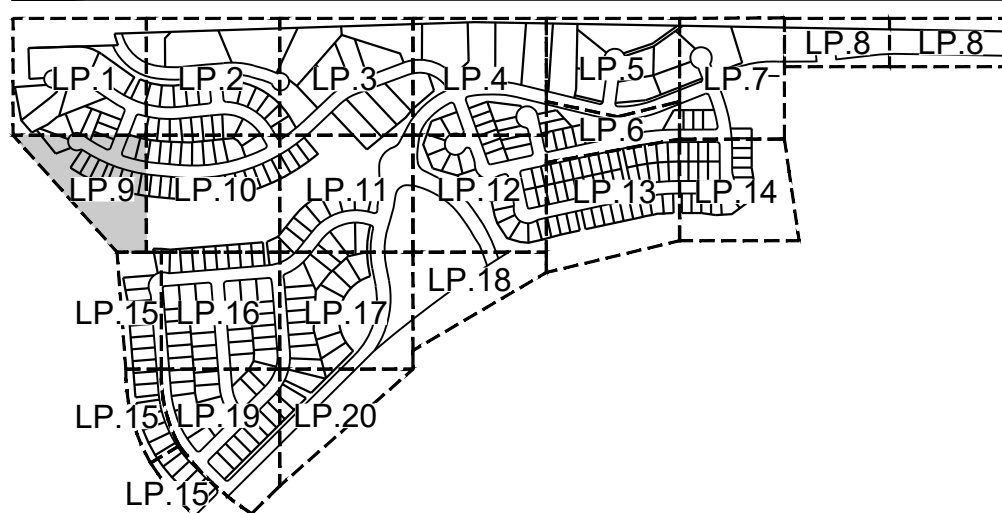


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ROADWAY SPECIFICATIONS SECTION 4.04.2.10



Scale: 1"= 30'-0"

KEYMAP



PLANT LEGEND

PRAIRIE POINT MASTER PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|-----------------------|--|------------------------------------|----------|-------|
| DECIDUOUS SHADE TREES | | | | |
| CS | CATALPA SPECIOSA | CATALPA, WESTERN | 2.5' CAL | B&S |
| CO | CEBITIS OCCIDENTALIS | HACKBERRY, WESTERN | 2.5' CAL | B&S |
| GO | ORNITHOCALUS COCCINEUS 'ESPRESSO' | ORNITHOCALUS COCCINEUS, SEEDLESS | 2.5' CAL | B&S |
| GII | GLEDITSIA TRIACANTHOS NERIMS 'IMPERIAL' | HONEYLOCUST, IMPERIAL | 2.5' CAL | B&S |
| GTS | GLEDITSIA TRIACANTHOS NERIMS 'SKYLINE' | HONEYLOCUST, SKYLINE | 2.5' CAL | B&S |
| QMC | QUERCUS MUEHLERBENCKII | OAK, CHINKAPIN | 2' CAL | B&S |
| QS | QUERCUS 'SHUMWARD' | OAK, 'SHUMWARD' | 2.5' CAL | B&S |
| SJP | SOPIHORA JAPONICA | JAPANESE PASADENA TREE | 2.5' CAL | B&S |
| UDU | ULMUS AMERICANA JAPONICA 'DISCOVERY' | ULMUS, DISCOVERY | 2.5' CAL | B&S |
| ORNAMENTAL TREES | | | | |
| AAS | AMELANCHIER ALNIFOLIA | SERICEBERRY, SASKATOON | 2' CAL | B&S |
| AGF | ACER GINNALA FLAVAE | MARLE, AMAR. FLAVAE | 2' CAL | B&S |
| ATH | ACER TATARICUM 'HOT WINGS' | MARLE, HOT WINGS | 2' CAL | B&S |
| ATP | ACER TATARICUM 'PATEREN PERFECT' | MARLE, PATEREN PERFECT | 2' CAL | B&S |
| CCG | CRATAEGUS CURSICALI NERIMS | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&S |
| CLC | CRATAEGUS LACINIAEA 'CRIMSON CLOUD' | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&S |
| MSS | MAULUS SPRING SNOW | CRABAPPLE, SPRING SNOW | 2' CAL | B&S |
| MPF | MAULUS PRARIE FIRE | CRABAPPLE, PRARIE FIRE | 2' CAL | B&S |
| PNK | PRINUS NIGRA 'PRINCESS KAT' | PRINCESS KAT PLUM | 6' MULTI | B&S |
| SJP | SOPIHORA JAPONICA | JAPANESE PASADENA TREE | 2' CAL | B&S |
| SRI | SYRINGA RETICULATA | JAPANESE TREE LILAC | 2' CAL | B&S |
| EVERGREEN TREES | | | | |
| FE | PINUS EDULIS | PINE, PINON | 6' HT | B&S |
| PI | PINUS MURDOCHII (BUDOCODRIME) | PINE, BOWMAN | 6' HT | B&S |
| PN | PINUS NIGRA | PINE, AUSTRIAN | 6' HT | B&S |
| PP | PINUS PONDEROSA | PINE, PONDEROSA | 6' HT | B&S |
| EVERGREEN SHRUBS | | | | |
| JCA | JUNIPERUS CHINENSIS 'ARMSTRONG' | JUNIPER, ARMSTRONG | #5 | CORTE |
| JCA | JUNIPERUS CHINENSIS 'ALPINE CARPET' | JUNIPER, ALPINE CARPET | #5 | CORTE |
| JCS | JUNIPERUS CHINENSIS 'SPARTAN' | JUNIPER, SPARTAN | #5 | CORTE |
| JHB | JUNIPERUS HORIZONTALIS 'BAR HARBOR' | JUNIPER, BAR HARBOR | #5 | CORTE |
| JHM | JUNIPERUS HORIZONTALIS 'TUCKER' | JUNIPER, TUCKER | #5 | CORTE |
| JHW | JUNIPERUS HORIZONTALIS 'WILSON' | JUNIPER, WILSON CARPET | #5 | CORTE |
| JHY | JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' | JUNIPER, ANDROMEDA YOUNGSTOWN | #5 | CORTE |
| JA | JUNIPERUS SABINA 'YACADIA' | JUNIPER, YACADIA | #5 | CORTE |
| JB | JUNIPERUS SABINA 'BROADMOOR' | JUNIPER, BROADMOOR | #5 | CORTE |
| JG | JUNIPERUS SCOPULORUM 'GRAY GLEAM' | JUNIPER, GRAY GLEAM | #7 | CORTE |
| JM | JUNIPERUS MEDICA | JUNIPER, MEDICA | #7 | CORTE |
| JSM | JUNIPERUS SCOPULORUM 'MOONGLOW' | JUNIPER, MOONGLOW | #7 | CORTE |
| JW | JUNIPERUS SCOPULORUM 'WICHITA BLUE' | JUNIPER, WICHITA BLUE | #7 | CORTE |
| JWG | JUNIPERUS MEDIA 'OLD GOLD' | JUNIPER, OLD GOLD | #5 | CORTE |
| JFS | JUNIPERUS X PHOEBIANA 'SAYBROOK GOLD' | JUNIPER, SAYBROOK GOLD | #5 | CORTE |
| FA | PICEA NEE 'NEEDLEPOINT' | SPRUCE, NEEDLEPOINT | #5 | CORTE |
| FMG | PINUS MUGO 'SHERWOOD COMPACT' | PINE, SHERWOOD MUGO | #5 | CORTE |
| FMT | PINUS MUGO 'TANNENBAUM' | PINE, TANNENBAUM MUGO | #7 | CORTE |
| FMW | PINUS MUGO 'WHITE BALD' | PINE, WHITE BALD MUGO | #5 | CORTE |
| FMM | PINUS MUGO 'MOPS' | PINE, DWARF MUGO | #5 | CORTE |
| FNI | PINUS NIGRA 'HORN BROOKIANA' | PINE, DWARF AUSTRIAN | #5 | CORTE |
| FH | PINUS SYLVESTRIS 'HILDE CREPER' | PINE, HILDE CREPER | #5 | CORTE |
| DECIDUOUS SHRUBS | | | | |
| ACL | ARCEUTHIA CANESCENS | LEADPLANT | #5 | CORTE |
| AMC | ARONIA ARBUTIFOLIA 'BRILLANTISSIMA' | CHOCBERRY, BRILLANT RED | #5 | CORTE |
| AMA | ARONIA MELANOCARPA 'AUTUMN MAGIC' | CHOCBERRY, AUTUMN MAGIC BLACK | #5 | CORTE |
| AGB | ACER GRANDIDENTATUM | MARLE, REDGLOBE | #5 | CORTE |
| AFS | ARTEMISIA FILIFOLIA | SAGEBRUSH, SAND | #5 | CORTE |
| CAI | CORNUS ALBA 'PORT HAZOT' | DOGWOOD, PORT HAZOT | #5 | CORTE |
| CSA | CORNUS SERICEA 'ATRIC FIRE' | DOGWOOD, ATRIC FIRE | #5 | CORTE |
| CSF | CORNUS SERICEA 'FLAMINGO' | DOGWOOD, YELLOWWIG | #5 | CORTE |
| CCR | CARYOPHTERIS X CLANDONENSIS 'BLUE MIST' | SPRUE, BLUE MIST | #5 | CORTE |
| CMH | CERIS COCAUTUS 'MONTANA' | MOUNTAIN HONEYSUCKER, COMMON | #5 | CORTE |
| CMF | CHAMAEBATARIUM LILLOFOLIUM | FERNBUSH | #5 | CORTE |
| CCR | CORNUS COCCINEA 'ROYAL PURPLE' | SMOKE TREE, ROYAL PURPLE | #5 | CORTE |
| ENG | ERICACEA NAUSEOSA SP. NAUSEOSA VAR. NAUSEOSA | RAEBERBUSH, TAL GREEN | #5 | CORTE |
| ENN | ERICACEA NAUSEOSA SP. NAUSEOSA VAR. NAUSEOSA | RAEBERBUSH, DWARF BLUE | #5 | CORTE |
| IFA | FALLUGA PARADOXA | APACHE PLUM | #5 | CORTE |
| FF | FORESTIA HYDROPHILA VAR. PUBESCENS | PRIVET, NEW MEXICO | #5 | CORTE |
| LKF | LONICERA KOROLKOWII 'FLOERUNDA BLUE VELVET' | HONEYLOCUST, BLUE VELVET, BLUELEAF | #5 | CORTE |
| PAR | PERICARPA ARBUTICULIA | SAGE, RUSSIAN | #5 | CORTE |
| PR | PRINUS NIGRA 'BESSY' 'FANNIE BUTES' | CHERRY, CREEPING WESTERN SAND | #5 | CORTE |
| PLC | PHILADELPHUS LEWIS 'CHEYENNE' | MOCKORANGE, CHEYENNE | #5 | CORTE |
| RAG | RHUS ARABICA 'GOLDEN GLOW' | SUMAC, DWARF PRACANT | #5 | CORTE |
| RGL | RHUS GLABRA 'LACINIAEA' | SUMAC, CURELEAF SMOOTH | #5 | CORTE |
| RTI | RHUS TRILOBATA | SUMAC, THREE-LEAF | #5 | CORTE |
| RTA | RHUS TRILOBATA 'AUTUMN AMBER' | SUMAC, CREEPING THREE-LEAF | #5 | CORTE |
| REL | RIBES RUBRUM 'RED LAKE' | CURRENT, RED LAKE | #5 | CORTE |
| SAB | SHEPHERDIA ARGENTEA | SILVER BUFFALO BERRY | #5 | CORTE |
| PERENNIALS | | | | |
| AMH | ACHILLEA MILEFOLIUM 'HEIDI' | YARROW, COMMON RED | #1 | CORTE |
| AMT | ACHILLEA MILEFOLIUM 'MOONSHINE' | YARROW, MOONSHINE | #1 | CORTE |
| ARD | ACASTACHE 'CANA DOUBLE BUBBLEBUNT' | HYSSOP, DOUBLE BUBBLEBUNT | #1 | CORTE |
| ARK | ACASTACHE 'KUDOS GOLD' | HYSSOP, KUDOS GOLD | #1 | CORTE |
| ARS | ACASTACHE 'SUNSET' | HYSSOP, SUNSET | #1 | CORTE |
| AJC | ANEMONE JONESII | COLORADO DESERT BLUE STAR | #1 | CORTE |
| BLC | BERLANDIERIA VILLOSA | CHOCOLATE FLOWER | #1 | CORTE |
| EWV | ERIOGONUM WRIGHTII WRIGHTII | ROCKWHEAT, SNOW MESA | #1 | CORTE |
| GLC | GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES' | WHIRLING BUTTERFLIES, RED | #1 | CORTE |
| GWV | GAURA LINDHEIMERI | WHIRLING BUTTERFLIES | #1 | CORTE |
| KSE | KNIPHOFIA 'STARKS' EARLY HYBRID' | ORCHID LILY 'STARKS' EARLY HYBRID' | #1 | CORTE |
| OMI | ORNITHERA MACROCARPA 'INCANA SILVER BLADE' | PRIMROSE, SILVER BLADE | #1 | CORTE |
| OSR | ORNITHERA SPECIOSA 'ROSEA' | PRIMROSE, PRIMROSE, NEW MEXICO | #1 | CORTE |
| OLM | OSTEOSPERMUM LAVENDER MIST 'PINKS' | SUN DANCY, LAVENDER MIST | #1 | CORTE |
| PRB | PENSTEMON BARBATUS 'RONDIO' | PENSTEMON, RONDIO | #1 | CORTE |
| PP | PENSTEMON FRUTICOSUS 'PURPLE HAZE' | PENSTEMON, PURPLE HAZE | #1 | CORTE |
| PJB | PENSTEMON GRANDIFLOUS 'PRARIE JEWEL, P1005' | PENSTEMON, PRARIE JEWEL | #1 | CORTE |
| PAJ | PENSTEMON AFFINIS | HIMALAYAN BORDER JEWEL | #1 | CORTE |
| RFG | RUEBECARIA FLOIDA 'GOLDSTURM' | BLACK-EYED SUSAN | #1 | CORTE |
| SAS | SALVIA ARGENTEA | SILVER SALVIA | #1 | CORTE |
| SGR | SALVIA GREGGII 'FURMAN'S RED' | FURMAN'S RED SALVIA | #1 | CORTE |
| SMH | SALVIA NERITICA 'TINY NIGHT' | SAGE, TINY NIGHT | #1 | CORTE |
| SFS | SALVIA PACHYPHYLLA | SAGE, MOJAVE | #1 | CORTE |
| ZCL | ZALUSCHNERIA CALIFORNICA LATIFOLIA | HUMMINGBIRD FLOWER | #1 | CORTE |
| ZEG | ZINNIA GRANDIFLORA 'GOLD ON BLUE' | GOLD ON BLUE PRARIE ZINNIA | #1 | CORTE |
| ORNAMENTAL GRASSES | | | | |
| AGF | BOULEGIA CURTIPENDULA | BIG BLUESTEM GRASS | #1 & #5 | CORTE |
| BGS | BOULEGIA GRACILIS | SEDOAS GRAMA GRASS | #1 & #5 | CORTE |
| BGA | BOULEGIA GRACILIS 'BLOND AMBITION' PP 22048 | BLUE GRAMA GRASS | #1 & #5 | CORTE |
| PV* | PANICUM VIRGALUM SP. | BLOND AMBITION GRAMA GRASS | #1 & #5 | CORTE |
| SSL | SCHIZACHYRIUM SCOPULORUM | SWITCHGRASS, VARIOUS CULTIVARS | #1 & #5 | CORTE |
| SNI | SCHIZACHYRIUM NUTANS | LITTLE BLUESTEM GRASS | #1 & #5 | CORTE |
| SHP | SPOROBOLUS HETEROPUS | PRARIE DROPSIDE GRASS | #1 & #5 | CORTE |
| SWC | SPOROBOLUS WRIGHTII | PRARIE DROPSIDE GRASS | #1 & #5 | CORTE |

*WATER USE TABLE BASED ON CUT CUT FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA LANDSCAPE AND NO-WATER PLANT LIST.
** #1 CAL: ORNAMENTAL GRASSES TO BE USED IN TRACTS AND OPEN SPACE, #5 CAL: ORNAMENTAL GRASSES TO BE USED IN CURBSIDE LANDSCAPE

NOT FOR CONSTRUCTION

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

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

LP.9

SHEET 48

March 15, 2023



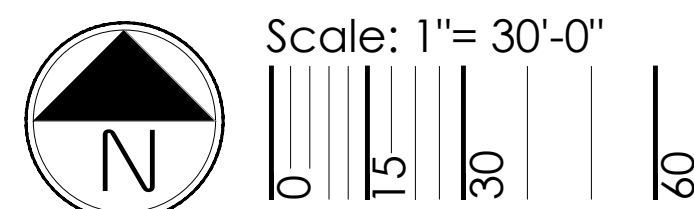
10000 E. Girard Ave. Ste A-314
Denver, CO 80231
PH: 303.637.8867

PROJECT NAME

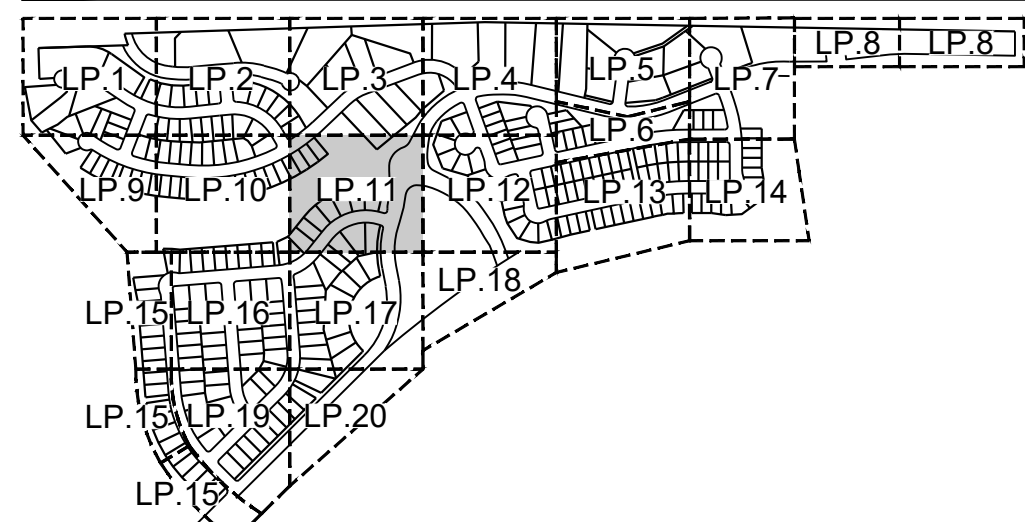
LEGEND

- DECIDUOUS TREE
- BUILDER TREE
- EVERGREEN TREE
- SHRUBS, GRASSES & PERENNIALS
- NATIVE SEED
- STREET LIGHT
- ORNAMENTAL TREE
- STEEL EDGER
- LOW GROW NATIVE SEED

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



KEYMAP



PLANT LEGEND

PRAIRIE POINT MASTER PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|-----------------------|---|-----------------------------------|------------|-------|
| DECIDUOUS SHADE TREES | | | | |
| CS | CATALPA SPECIOSA | CATALPA, WESTERN | 25' CAL | B&B |
| CO | CEDRUS OCCIDENTALIS | HACKBERRY, WESTERN | 25' CAL | B&B |
| GD | GYMNOCLEADUS DIOXIDUS ESPRESSO | KENTUCKY COFFEETREE, SEEDLESS | 25' CAL | B&B |
| GTI | GLADIOLUS TRICANTHOS NERVEN IMPERIAL | HONEYCUCUR, IMPERIAL | 25' CAL | B&B |
| GFS | GLADIOLUS TRICANTHOS NERVEN SKYLINE | HONEYCUCUR, SKYLINE | 25' CAL | B&B |
| QMC | QUERCUS MUhlenBERGII | OAK, CHINKAPIN | 25' CAL | B&B |
| QS | QUERCUS SHUMWARDII | OAK, SCHUMWARD | 25' CAL | B&B |
| SJP | SORHORA JAPONICA | JAPANESE PAGODA TREE | 25' CAL | B&B |
| UDJ | ULMUS DAVIDIANA JAPONICA DISCOVERY | ELM, DISCOVERY | 25' CAL | B&B |
| ORNAMENTAL TREES | | | | |
| AAS | AMELANCHIER ALNIFOLIA | SERVICEBERRY, SASKATOON | 2' CAL | B&B |
| AGF | ACER CINNABAR FLAME | MAPLE, AMUR, FLAME | 2' CAL | B&B |
| AHJ | ACER HANABICHI HOT WINGS | MAPLE, HOT WINGS | 2' CAL | B&B |
| ATP | ACER LATAICUM PATTERN PERFECT | MAPLE, PATTERN PERFECT | 2' CAL | B&B |
| CCG | CRATAEGUS CURS-CALLI NERVEN | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&B |
| CLC | CRATAEGUS LEOVARIA CRIMSON CLOUD | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&B |
| MSS | MAULS 'SPRING SNOW' | CRABAPPLE, SPRING SNOW | 2' CAL | B&B |
| MFF | MAULS 'PRINCE FIRE' | CRABAPPLE, PRINCE FIRE | 2' CAL | B&B |
| PNK | PRUNUS NIGRA 'PRINCESS KAY' | PRINCESS KAY PLUM | 4-6' MULTI | B&B |
| SJP | SORHORA JAPONICA | JAPANESE PAGODA TREE | 2' CAL | B&B |
| SKI | SYRINGA RETICULATA | JAPANESE TREE LILAC | 2' CAL | B&B |
| EVERGREEN TREES | | | | |
| FE | FINUS DOLIB | FINUS, FINCON | 6' HT | B&B |
| PN | PNUS HEDERICHI (LEUCODERMIS) | FINUS, BOSNIAN | 6' HT | B&B |
| PN | PNUS NIGRA | FINUS, AUSTRIAN | 6' HT | B&B |
| PF | PNUS PONDEROSA | FINUS, PONDEROSA | 6' HT | B&B |
| EVERGREEN SHRUBS | | | | |
| JCA | JUNIPERUS CHINENSIS 'ARMEDONOP' | JUNIPER, ARMSTRONG | #5 | CONT. |
| JCA | JUNIPERUS CHINENSIS 'ALPINE CARPET' | JUNIPER, ALPINE CARPET | #5 | CONT. |
| JCS | JUNIPERUS CHINENSIS 'SPARTAN' | JUNIPER, SPARTAN | #5 | CONT. |
| JHJ | JUNIPERUS HORIZONTALIS 'HARBOR' | JUNIPER, HARBOR | #5 | CONT. |
| JHJ | JUNIPERUS HORIZONTALIS 'HUGHES' | JUNIPER, HUGHES | #5 | CONT. |
| JHW | JUNIPERUS HORIZONTALIS 'WILSON' | JUNIPER, WILSON CARPET | #5 | CONT. |
| JHJ | JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' | JUNIPER, YOUNGSTOWN | #5 | CONT. |
| JA | JUNIPERUS SABINA 'ARCADIA' | JUNIPER, ARCADIA | #5 | CONT. |
| JB | JUNIPERUS SABINA 'BROADMOR' | JUNIPER, BROADMOR | #5 | CONT. |
| JSC | JUNIPERUS SCOPULORUM 'GRAY GLEAM' | JUNIPER, GRAY GLEAM | #7 | CONT. |
| JM | JUNIPERUS MEDORA | JUNIPER, MEDORA | #7 | CONT. |
| JSM | JUNIPERUS SCOPULORUM 'MOONGLOW' | JUNIPER, MOONGLOW | #7 | CONT. |
| JW | JUNIPERUS SCOPULORUM 'WICHTA BLUE' | JUNIPER, WICHTA BLUE | #7 | CONT. |
| JMO | JUNIPERUS X MEDIA 'OLD GOLD' | JUNIPER, OLD GOLD | #5 | CONT. |
| JPS | JUNIPERUS X PHILIZIANA 'SANDROCK GOLD' | JUNIPER, SANDROCK GOLD | #5 | CONT. |
| PN | PNUS NIGRA 'NEIGHBOR' | PRINCE, NEIGHBOR | #5 | CONT. |
| PMC | PNUS MUGO 'SHERWOOD COMPACT' | FINUS, SHERWOOD MUGO | #5 | CONT. |
| PMI | PNUS MUGO 'TANNENBAUM' | FINUS, TANNENBAUM | #7 | CONT. |
| PMW | PNUS MUGO 'WHITE BUD' | FINUS, WHITE BUD MUGO | #5 | CONT. |
| PMW | PNUS MUGO 'MOPS' | FINUS, DWARF MUGO | #5 | CONT. |
| PNH | PNUS NIGRA 'HILDSIDE CREEPER' | FINUS, DWARF AUSTRIAN | #5 | CONT. |
| PH | PNUS SYLVES 'HILDSIDE CREEPER' | FINUS, HILDSIDE CREEPER | #5 | CONT. |
| DECIDUOUS SHRUBS | | | | |
| ACL | ANORPHA CANESCENS | LEADPLANT | #5 | CONT. |
| AMC | ARONIA ARBUTIFOLIA 'BRILLANTISSIMA' | CHOKERBERRY, BRILLANT RED | #5 | CONT. |
| AMA | ARONIA MELANOCARPA 'AUTUMN MAGIC' | CHOKERBERRY, AUTUMN MAGIC BLACK | #5 | CONT. |
| AGB | ACER GRANDIDENTALUM | MAPLE, BIGTOOTH | #5 | CONT. |
| ARS | ARTEMISA FOLIA | SAGEBRUSH, SAND | #5 | CONT. |
| CAI | CORNUS ALBA 'PORTULAC' | DOGWOOD, PORTULAC | #5 | CONT. |
| CSA | CORNUS SERICEA 'ARCTIC FIRE' | DOGWOOD, ARCTIC FIRE | #5 | CONT. |
| CSF | CORNUS SERICEA 'FLAMMAMEX' | DOGWOOD, YELLOWWING | #5 | CONT. |
| CSJ | CORNUS STYRACIA 'AMERICANUS BLUE MIST' | SPRUE, BLUE MIST | #5 | CONT. |
| CMH | CEROCARPUS MONTANUS | MOUNTAIN MAHOGANY, COMMON | #5 | CONT. |
| CMF | CHAMAENEDIFOLIA 'MILLETIUM' | PERIBUSH | #5 | CONT. |
| CCR | CORNUS COCCOGRUA 'ROYAL PURPLE' | SMOKE TREE, ROYAL PURPLE | #5 | CONT. |
| ENG | ERICACERIA NAUSEOSA SP. NAUSEOSA VAR. GLABRA | RABBITBUSH, TALL GREEN | #5 | CONT. |
| ENH | ERICACERIA NAUSEOSA SP. NAUSEOSA VAR. NAUSEOSA | RABBITBUSH, DWARF BLUE | #5 | CONT. |
| FFA | FALCATA SARACOA | WAXYCE FLUME | #5 | CONT. |
| FFF | FORESTIERA PUBESCENS VAR. PUBESCENS | PRIVET, NEW MEXICO | #5 | CONT. |
| LFK | LOHICERATIA COROLLOIDI 'FLORIBUNDA BLUE VELVET' | HONEYCUCUR, BLUE VELVET, BLUELEAF | #5 | CONT. |
| PAR | PRUNUS ABBOTIA | CHERRY, RUSSIAN | #5 | CONT. |
| PFB | PRUNUS PUNILABESSE 'PANNIE BUTTS' | CHERRY, CREEPING WESTERN SAND | #5 | CONT. |
| FLC | PHLOXIDOPUS LEWISII 'CHIFFENIE' | MOCKORANGE, CHIFFENIE | #5 | CONT. |
| BAG | RHUS ANACARDIA 'GOLD LOW' | SUMAC, DWARF GOLDEN | #5 | CONT. |
| RGL | RHUS GLABRA 'LACINIA' | SUMAC, CUTLEAF SMOOTH | #5 | CONT. |
| RTI | RHUS TRILOBATA | SUMAC, THREE-LEAF | #5 | CONT. |
| RTA | RHUS TRILOBATA 'AUTUMN AMBER' | SUMAC, CREEPING THREE-LEAF | #5 | CONT. |
| RLL | RIBES RUBRUM 'RED LAKE' | CURRENT, RED LAKE | #5 | CONT. |
| SAB | SHEPHERDIA ARGENTEA | SILVER BUFFALO BERRY | #5 | CONT. |
| PERENNIALS | | | | |
| AMH | ACHILLEA MILEFOLIUM 'REDF' | YARROW, COMMON RED | #1 | CONT. |
| AMY | ACHILLEA MILEFOLIUM 'MOONSHINE' | YARROW, MOONSHINE | #1 | CONT. |
| ARD | ACASTACHE CANA 'DOUBLE BUBBLEMINT' | HYSSOP, DOUBLE BUBBLEMINT | #1 | CONT. |
| ART | ACASTACHE 'KIDNEY GOLD' | HYSSOP, KIDNEY GOLD | #1 | CONT. |
| ARS | ACASTACHE 'BIFIDEST' | HYSSOP, SUNSET | #1 | CONT. |
| AJC | ANEMONA JONESII | COLORADO DESERT BLUE STAR | #1 | CONT. |
| BLC | BELANDIERIA 'WAXA' | CHOCOLATE FLOWER | #1 | CONT. |
| EWV | ERIGONUM WRIGHTII 'WRIGHTII' | BUCKWHEAT, SNOW MESA | #1 | CONT. |
| GLC | GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES' | WHIRLING BUTTERFLIES, RED | #1 | CONT. |
| QW | GAURA LINDHEIMERI | WHIRLING BUTTERFLIES | #1 | CONT. |
| KSE | KNIPHOFIA STARK'S EARLY HYBRID | TORCH LILY 'STARK'S EARLY HYBRID' | #1 | CONT. |
| OMI | OSOROPHERUM MACROCARPA 'NACANA SILVER BLADE' | PRIMROSE, SILVER BLADE | #1 | CONT. |
| OSR | OSOROPHERUM SPECIOSA 'ROSEA' | SPRING PRIMROSE, NEW MEXICO | #1 | CONT. |
| OLM | OSOROPHERUM LAVENDER MIST 'ROSEA' | SUN DANCY, LAVENDER MIST | #1 | CONT. |
| PBT | PENSTEMON LAMARCKI 'BONITO' | PENSTEMON, BONITO | #1 | CONT. |
| PFP | PENSTEMON FRUTICOSUS 'PURPLE HAZE' | PENSTEMON, PURPLE HAZE | #1 | CONT. |
| RGP | PENSTEMON GRANDIFLORUS 'JEWEL', 'POTOS' | PENSTEMON, PRAIRIE JEWEL | #1 | CONT. |
| PJL | PENSTEMON AFFINE | HIBERNIAN ROSE, JEWEL | #1 | CONT. |
| RFG | RUDBECKIA 'RUGIDA' 'GOLDSUM' | BLACK-EYED SUSAN | #1 | CONT. |
| SAS | SALVIA ARGENTEA | SILVER SALVIA | #1 | CONT. |
| SGR | SALVIA GREGGII 'BURMAN'S RED' | BURMAN'S RED SALVIA | #1 | CONT. |
| SSM | SALVIA NUDICA 'MAY NIGHT' | MAY NIGHT PURPLE SALVIA | #1 | CONT. |
| SJS | SALVIA PACIFICANA | SAGE, MEXICAN | #1 | CONT. |
| ZCL | ZASCHNERIA CALIFORNICA 'ARFOLIA' | HUMMINGBIRD FLOWERS | #1 | CONT. |
| ZGG | ZINNIA GRANDIFLORA 'GOLD ON BLUE' | GOLD ON BLUE, PRAIRIE ZINNIA | #1 | CONT. |
| ORNAMENTAL GRASSES | | | | |
| AGB | ANDROPOGON GERARDII | BIG BLUESTEM GRASS | #1 & #5 | CONT. |
| BGS | BOUTELOUA CURTIPENDULA | SEDOUS GRAMA GRASS | #1 & #5 | CONT. |
| BGR | BOUTELOUA GRACILIS | BLUE GRAMA GRASS | #1 & #5 | CONT. |
| BGA | BOUTELOUA GRACILIS 'BLOND AMBITION' PP 2244B | BLOND AMBITION GRAMA GRASS | #1 & #5 | CONT. |
| PVP | PANICUM VIRGATUM SP. | SWITCHGRASS, VARIOUS CULTIVARS | #1 & #5 | CONT. |
| SLS | SCIRPUS SETICERUS | LITTLE BLUESTEM GRASS | #1 & #5 | CONT. |
| SNI | SORGHASTRUM NUTANS | INDIAN GRASS | #1 & #5 | CONT. |
| SHF | SPOROBOLUS HELICOLEPS | PRAIRIE DROPSEED GRASS | #1 & #5 | CONT. |
| SWG | SPOROBOLUS WRIGHTII | GRASS, WILSON GRASS | #1 & #5 | CONT. |

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA LANDSCAPE AND NOWATER PLANT LIST.
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH
#1 & #5 GSA: ORNAMENTAL GRASSES TO BE USED IN TRACTS AND OPEN SPACE. #5 GSA: ORNAMENTAL GRASSES TO BE USED IN CURBSIDE LANDSCAPE

NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

LP.11

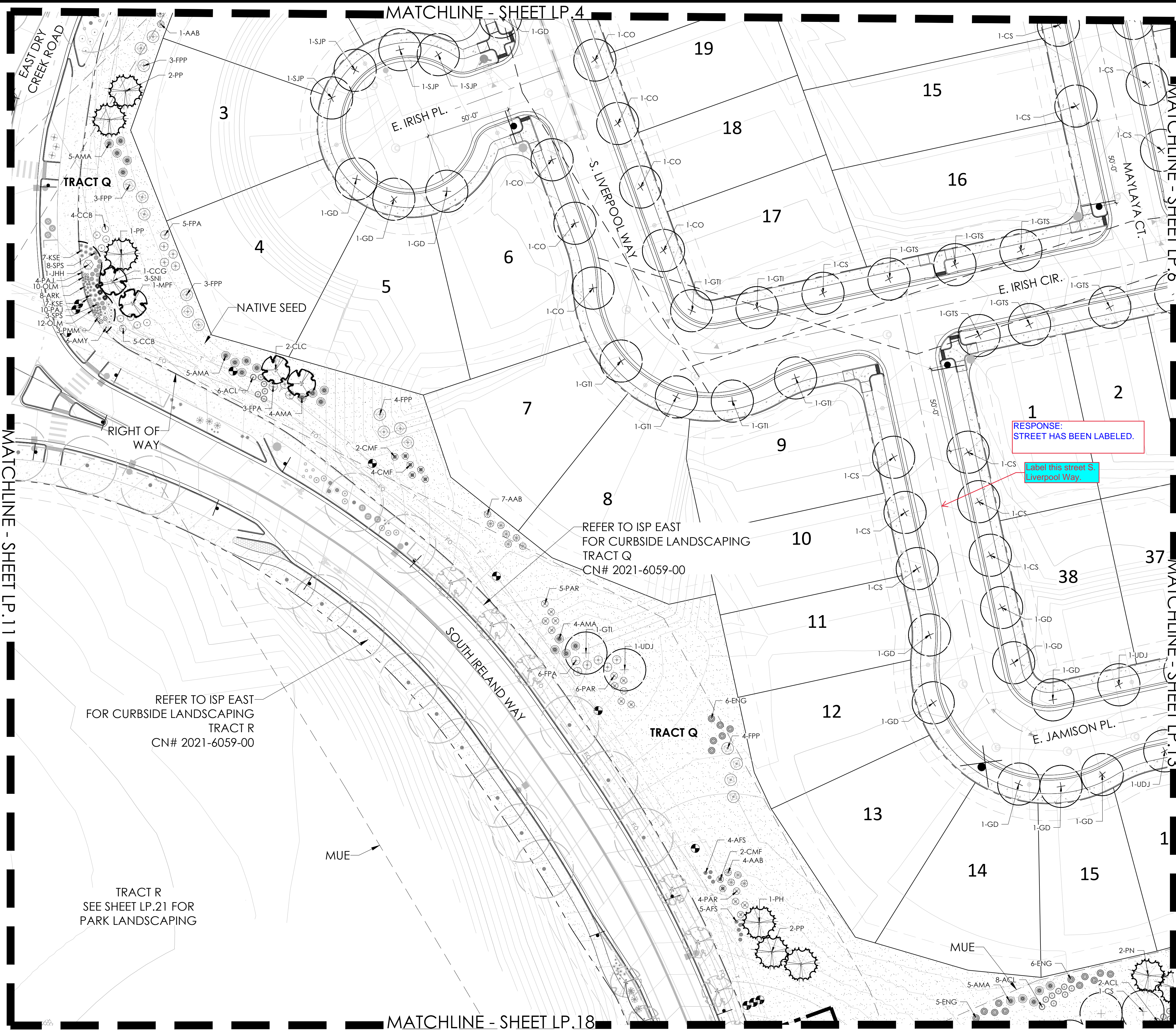
SHEET 50

March 15, 2023

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



PROJECT NAME



KEYMAP

PLANT LEGEND

PRAIRIE POINT MASTER PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|---------------------------|--|---------------------------------------|----------|-------|
| DECIDUOUS TREES | | | | |
| CS | CATALPA SPECIOSA | CATALPA, WESTERN | 2.5' CAL | B&B |
| CO | COTYLEDON OCCIDENTALIS | POPPLE, WESTERN | 2.5' CAL | B&B |
| GD | QUERCUS GRACILIS 'ESPRESSO' | KENTUCKY COFFEE TREE, SEEDLESS | 2.5' CAL | B&B |
| GTL | GLEDITSIA TRIACANTHOS 'IMPERIAL' | HONEY LOCUST, IMPERIAL | 2.5' CAL | B&B |
| GTS | GLEDITSIA TRIACANTHOS 'SKYLINE' | HONEY LOCUST, SKYLINE | 2.5' CAL | B&B |
| QMC | QUERCUS MUEHLERBERGII | OAK, CHINESE | 2.5' CAL | B&B |
| QS | QUERCUS 'SHUMARDII' | OAK, SHUMARD | 2.5' CAL | B&B |
| SJP | SOPHORA JAPONICA | JAPANESE PAGODA TREE | 2.5' CAL | B&B |
| UDJ | ULMUS DAVIDSONIA 'JAPONICA DISCOVERY' | ELM, DISCOVERY | 2.5' CAL | B&B |
| ORNAMENTAL TREES | | | | |
| AAS | AMELANCHIER ALNIFOLIA | SERVICEBERRY, SASKATOON | 2' CAL | B&B |
| AGF | ACER GINNALA FLAME | MAPLE, FLAME | 2' CAL | B&B |
| ATH | ACER TATARICUM 'HOT WINGS' | MAPLE, HOT WINGS | 2' CAL | B&B |
| ATP | ACER TATARICUM 'PATEREN PERFECT' | MAPLE, PATEREN PERFECT | 2' CAL | B&B |
| CCG | CRATAEGUS CURS-GALLI 'NORMA' | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&B |
| CLC | CRATAEGUS LAEVOGATA 'CRIMSON CLOUD' | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&B |
| MSS | MAULUS 'SPRING SNOW' | CRABAPPLE, SPRING SNOW | 2' CAL | B&B |
| MPF | MAULUS PRINCEI 'PRINCEI' | CRABAPPLE, PRINCEI | 2' CAL | B&B |
| PNK | PRUNUS NIGRA 'PRINCESS KAY' | PRINCESS KAY PLUM | 2' CAL | B&B |
| SJP | SOPHORA JAPONICA | JAPANESE PAGODA TREE | 2' CAL | B&B |
| SRI | SYRINGA RETICULATA | JAPANESE TREE LILAC | 2' CAL | B&B |
| EVERGREEN TREES | | | | |
| FE | FINUS EDULIS | PINE, PINON | 6' HT | B&B |
| PH | PRUNUS HELIOIDES 'ELEGANTISSIMA' | PINE, KODIAK | 6' HT | B&B |
| PN | PRUNUS NIGRA | PINE, AUSTRALIAN | 6' HT | B&B |
| PP | PRUNUS PANDEROSA | PINE, PANDEROSA | 6' HT | B&B |
| EVERGREEN SHRUBS | | | | |
| JCA | JUNIPERUS CHINENSIS 'ARMOINGE' | JUNIPER, ARMOINGE | #5 | CONT. |
| JCA | JUNIPERUS CHINENSIS 'ALPINE CARPET' | JUNIPER, ALPINE CARPET | #5 | CONT. |
| JCS | JUNIPERUS CHINENSIS 'SPARTAN' | JUNIPER, SPARTAN | #5 | CONT. |
| JHB | JUNIPERUS HORIZONTALIS 'BAR HARBOR' | JUNIPER, BAR HARBOR | #5 | CONT. |
| JHJ | JUNIPERUS HORIZONTALIS 'HUGHES' | JUNIPER, HUGHES | #5 | CONT. |
| JHW | JUNIPERUS HORIZONTALIS 'WILTONI' | JUNIPER, WILTON CARPET | #5 | CONT. |
| JJA | JUNIPERUS HORIZONTALIS 'YOUNGSIOW' | JUNIPER, AUSTRIA YOUNGSIOW | #5 | CONT. |
| JSA | JUNIPERUS SABINA 'ARCADEA' | JUNIPER, ARCADEA | #5 | CONT. |
| JSB | JUNIPERUS SABINA 'BROADMOOR' | JUNIPER, BROADMOOR | #5 | CONT. |
| JSG | JUNIPERUS SCOPULORUM 'GRAY CLEAM' | JUNIPER, GRAY CLEAM | #5 | CONT. |
| JM | JUNIPERUS MEDORA | JUNIPER, MEDORA | #5 | CONT. |
| JSM | JUNIPERUS SCOPULORUM 'MOONGLOW' | JUNIPER, MOONGLOW | #5 | CONT. |
| JWB | JUNIPERUS SCOPULORUM 'WICHITA BLUE' | JUNIPER, WICHITA BLUE | #5 | CONT. |
| JMO | JUNIPERUS X MEDIA 'OLD GOLD' | JUNIPER, OLD GOLD | #5 | CONT. |
| JPS | JUNIPERUS X PRITERRANA 'SANDROCK GOLD' | JUNIPER, SANDROCK GOLD | #5 | CONT. |
| PAM | PRUNUS ABBEY 'BERRYBEST' | PINE, BERRYBEST | #5 | CONT. |
| PAC | PRUNUS MUGO 'SHERWOOD COMPACT' | PINE, SHERWOOD MUGO | #5 | CONT. |
| PMT | PRUNUS MUGO 'TANNENBAUM' | PINE, TANNENBAUM MUGO | #5 | CONT. |
| PWW | PRUNUS MUGO 'WHITE BELL' | PINE, WHITE BELL MUGO | #5 | CONT. |
| PWM | PRUNUS MUGO 'MOPS' | PINE, DWARF MUGO | #5 | CONT. |
| PNH | PRUNUS NIGRA 'HORNBOCKIANA' | PINE, DWARF AUSTRALIAN | #5 | CONT. |
| PSH | PRUNUS VULGARBIS 'YELLOW CREEPER' | PINE, YELLOW CREEPER | #5 | CONT. |
| DECIDUOUS SHRUBS | | | | |
| LEAD | LEADPLANT | LEADPLANT | #5 | CONT. |
| AMC | ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' | CHICKENBERRY, BRILLIANT RED | #5 | CONT. |
| AMA | ARONIA MELANOCARPA 'AURUM MAGIC' | CHICKENBERRY, AURUM MAGIC BLACK | #5 | CONT. |
| AGB | ACER GRACILIS 'BRIGHT' | MAPLE, BRIGHT | #5 | CONT. |
| ARS | ARTABIA FLIFOLIA | SAGEBRUSH, SAND | #5 | CONT. |
| CAI | CORNUS ALBA 'VICTORY HALL' | DOGWOOD, VICTORY HALL | #5 | CONT. |
| CAI | CORNUS SERICEA 'WINE RED' | DOGWOOD, WINE RED | #5 | CONT. |
| CSF | CORNUS SERICEA 'FLAMINGO' | DOGWOOD, FLAMINGO | #5 | CONT. |
| CMF | CARYOPHYLLUS X CLAUDONENSIS 'BLUE MIST' | SPirea, BLUE MIST | #5 | CONT. |
| CMF | CORYLUS CORONATA 'KODIAK' | MACADAMIA, KODIAK | #5 | CONT. |
| CMF | CHAMAELEPIDIUM 'MILFOLIUM' | PERENNIAL | #5 | CONT. |
| CCF | CORNUS COCCINEA 'ROYAL PURPLE' | SAGE, ROYAL PURPLE | #5 | CONT. |
| ENG | ERIC AVERIA NAUSEOSA 'SPP. NAUSEOSA VAR. GLABRATA' | RABBITRUSH, TALL GREEN | #5 | CONT. |
| ENH | ERIC AVERIA NAUSEOSA 'SPP. NAUSEOSA VAR. NAUSEOSA' | RABBITRUSH, DWARF BLUE | #5 | CONT. |
| FAA | FALLA PANDEROSA | PRUNUS, PANDEROSA | #5 | CONT. |
| FFP | FORSTERIA PUBESCENS 'VAR. PUBESCENS' | PRIVET, NEW MEXICO | #5 | CONT. |
| LEF | LOXICERA KODIAK 'WICHITA BLUE VELVET' | HONEYLOCUST, BLUE VELVET, BLUE VELVET | #5 | CONT. |
| FAA | FALLA PANDEROSA | PRUNUS, PANDEROSA | #5 | CONT. |
| FFB | PRUNUS RUMIL 'BERRY PANTHER BUTTES' | CHERRY, CREEPING WESTERN SAND | #5 | CONT. |
| FLC | PHILADELPHUS LEWISII 'CHEYENNE' | MOCKORANGE, CHEYENNE | #5 | CONT. |
| RAG | RHUS ARNICA 'CROCODILE' | SUMAC, DWARF RAGRANT | #5 | CONT. |
| RGL | RHUS GLABRA 'LACINIA' | SUMAC, CULEAF SWOOSH | #5 | CONT. |
| RTT | RHUS TIGRINA | SUMAC, THREE-LEAF | #5 | CONT. |
| RIA | RHUS TIGRINA 'AURUM ARBOR' | SUMAC, CREEPING THREE-LEAF | #5 | CONT. |
| RRL | RHUS RUBRUM 'RED LAKE' | CURRENT, RED LAKE | #5 | CONT. |
| SAB | SHEPHERDIA ARGENTEA | SILVER BUFFALOBERRY | #5 | CONT. |
| PERENNIALS | | | | |
| AMH | ACHILLEA MILEFOLIUM 'HEIDI' | YARROW, COMMON RED | #1 | CONT. |
| AMH | ACHILLEA MILEFOLIUM 'MCKINSHIE' | YARROW, MCKINSHIE | #1 | CONT. |
| ABD | ACALACHE CANA 'DOUBLE BUBBLEBUNT' | HYSSOP, DOUBLE BUBBLEBUNT | #1 | CONT. |
| ARK | ACALACHE KUDOS 'GOLD' | HYSSOP, KUDOS GOLD | #1 | CONT. |
| ARS | ACALACHE RUBENS | HYSSOP, RUBENS | #1 | CONT. |
| AJC | AMERICAN JONESTON | COLORADO DESERT BLUE STAR | #1 | CONT. |
| BLC | BELLA ANDREA 'WAGA' | CHOCOLATE FLOWER | #1 | CONT. |
| EWV | ERIOCHLOA WRIGHTII 'WRIGHTII' | BUCKWHEAT, SNOW MESA | #1 | CONT. |
| GLC | GALEA LINDHEIMERI 'CRIMSON BUTTERFLIES' | WHIRLING BUTTERFLIES, RED | #1 | CONT. |
| GLW | GALEA LINDHEIMERI | WHIRLING BUTTERFLIES | #1 | CONT. |
| KSE | KNIPHOFIA STARK'S 'EARLY HYBRID' | TORCH LILY STARK'S 'EARLY HYBRID' | #1 | CONT. |
| OMI | ONCHOCERAS MACROCARPA 'INCANNA SILVER BLADE' | PRIMROSE, SILVER BLADE | #1 | CONT. |
| QSE | ONCHOCERAS SPECIOSA 'NOVA MEXICO' | PRIMROSE, NOVA MEXICO | #1 | CONT. |
| OIM | OSOTERIS LINDHEIMERI 'PINK PEARL' | SUN DANCY, LAVENDER MIST | #1 | CONT. |
| PBB | PENSTEMON BARBATUS 'RONDOL' | PENSTEMON, RONDOL | #1 | CONT. |
| PPF | PENSTEMON FRUTICOSUS 'PURPLE HAZE' | PENSTEMON, PURPLE HAZE | #1 | CONT. |
| PGP | PENSTEMON GRANDIFLOUS 'PRINCE JEWEL', P0106 | PENSTEMON, PRINCE JEWEL | #1 | CONT. |
| PAJ | PERICARPA AFFINIS | HIMALAYAN BORDER JEWEL | #1 | CONT. |
| RIG | RUBISCOA FULGIDA 'GOLDEN RING' | BLACKBERRY, GOLDEN RING | #1 | CONT. |
| SAS | SALVIA ARGENTEA | SILVER SALVIA | #1 | CONT. |
| SGR | SALVIA GRECCI 'RUBANN'S RED' | RUBANN'S RED SALVIA | #1 | CONT. |
| SMI | SALVIA MEXICANA 'MAY NIGHT' | MAY NIGHT PURPLE SALVIA | #1 | CONT. |
| SPL | SALVIA PACHYPHYLLA | SAGE, MOJAVE | #1 | CONT. |
| ZCL | ZINNIA 'HERRERA CALIFORNICA ALBA' | HUMMINGBIRD FLOWER | #1 | CONT. |
| ZGG | ZINNIA 'HERRERA CALIFORNICA GOLD ON BLUE' | COLD ON BLUE PRINCE ZINNA | #1 | CONT. |
| ORNAMENTAL GRASSES | | | | |
| AGB | AGROSTIS GRASS | BIG BLUESTEM GRASS | #1 & #5 | CONT. |
| BGS | BOULEA GRASS | SEEDS OF GRASS | #1 & #5 | CONT. |
| BGB | BOULEA GRASS | SEEDS OF GRASS | #1 & #5 | CONT. |
| BGA | BOULEA GRASS | SEEDS OF GRASS | #1 & #5 | CONT. |
| PIV | PANICUM VIRGATUM 'SP. | SWITCHGRASS, VARIOUS CULTIVARS | #1 & #5 | CONT. |
| SLL | SCHIZANTHUS SCOPARIUM | LITTLE BLUESTEM GRASS | #1 & #5 | CONT. |
| SNI | SORGHASTRUM NUDUM | INDIAN GRASS | #1 & #5 | CONT. |
| SHI | SPOROBOLUS HELIOPHILUS | PRAIRIE DROPSIDE GRASS | #1 & #5 | CONT. |
| SHI | SPOROBOLUS HELIOPHILUS | PRAIRIE DROPSIDE GRASS | #1 & #5 | CONT. |

NOT FOR CONSTRUCTION

LEGEND

+

DECIDUOUS TREE

+

BUILDER TREE

EVERGREEN TREE

ORNAMENTAL TREE

SHRUBS, GRASSES & PERENNIALS

NATIVE SEED

LOW GROW NATIVE SEED

STEEL EDGER

STREET LIGHT

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

Scale: 1"= 30'-0"

terraco design

10000 E. Grand Ave. Ste A-314
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PROJECT NAME

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

SHEET TITLE

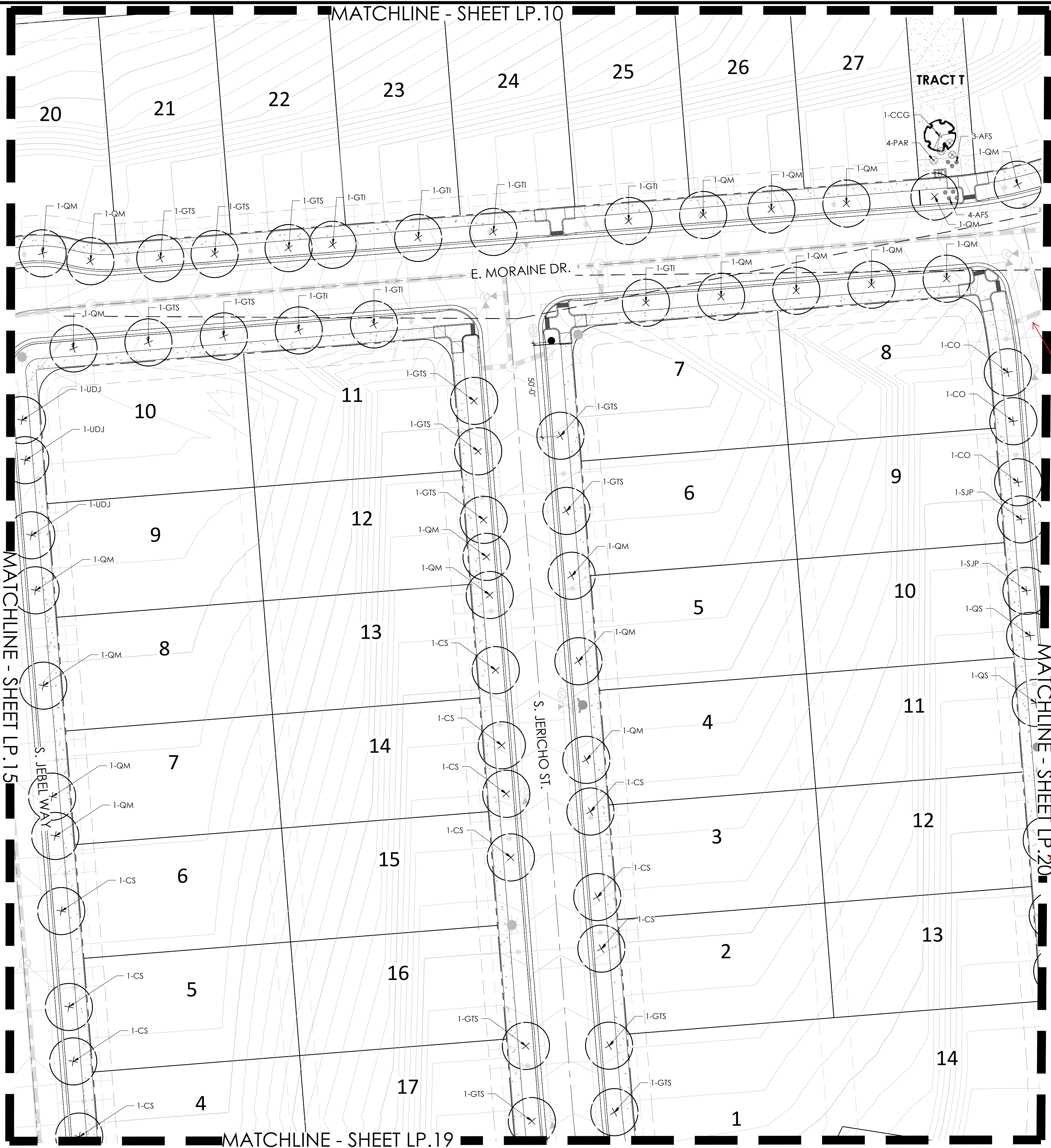
LANDSCAPE
PLANS

SHEET NUMBER

LP.12

SHEET 51

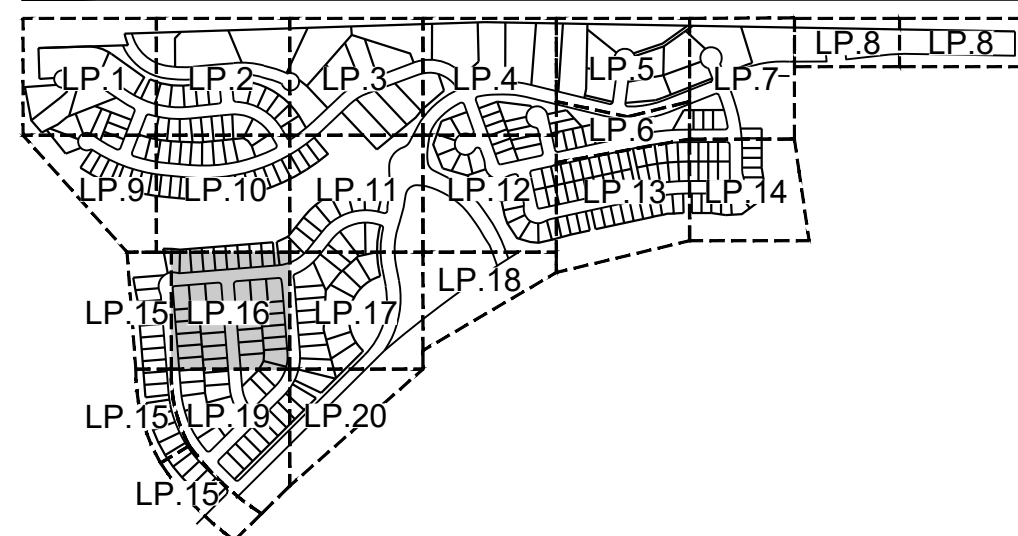
March 15, 2023



LEGEND

- | | | | | | | | | | |
|--|----------------|--|-----------------|--|------------------------------|--|--------------|--|---------|
| | DECIDUOUS TREE | | EVERGREEN TREE | | SHRUBS, GRASSES & PERENNIALS | | NATIVE SEED | | MAILBOX |
| | BUILDER TREE | | ORNAMENTAL TREE | | STEEL EDGER | | STREET LIGHT | | |

KEYMAP



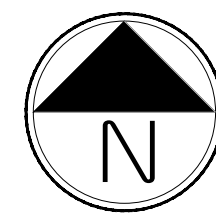
PLANT LEGEND

PRAIRIE POINT MASTER PLANT LIST

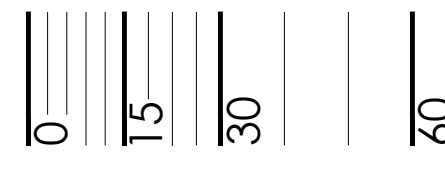
| KEY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|--|---|--------------------------------------|------------|------|
| DECIDUOUS SHADE TREES | | | | |
| CS | CALPA PASCOSA | CALPA WESTERN | 2.5' CAL | B&B |
| CO | CELS OCCIDENTALS | HACKBERRY, WESTERN | 2.5' CAL | B&B |
| GD | GWYNCLAUDS DICKUS ESPRESSO | KENTUCKY COFFEE TREE, SEEDLESS | 2.5' CAL | B&B |
| GTI | GLUDIBIA TRACANTHOS NERVIS IMPERIAL | HONEYCOCUT IMPERIAL | 2.5' CAL | B&B |
| GTS | GLUDIBIA TRACANTHOS NERVIS SKYLINE | HONEYCOCUT SKYLINE | 2.5' CAL | B&B |
| GMC | QUERCUS MUEHLBERGII | OAK, CHINKAPIN | 2.5' CAL | B&B |
| QS | QUERCUS STEUERMANNI | OAK, STEUERMANN | 2.5' CAL | B&B |
| SJF | SOPHORA JAPONICA | JAPANESE PACODA TREE | 2.5' CAL | B&B |
| UDJ | ULMUS DAVIDIANA JAPONICA DISCOVERY | ELM DISCOVERY | 2.5' CAL | B&B |
| ORNAMENTAL TREES | | | | |
| AAS | AMELANCHIER ALNIFOLIA | SHAWBERRY, SAKAIKON | 2' CAL | B&B |
| AGF | ACER CINNABAYANE | MAPLE, AMER. FLAME | 2' CAL | B&B |
| ATH | ACER TATARICUM HOT WINGS | MAPLE, HOT WINGS | 2' CAL | B&B |
| ATP | ACER TATARICUM PATERN PERFECT | MAPLE, PATERN PERFECT | 2' CAL | B&B |
| CCS | CRATAEGUS CURS-GALLI NERVIS | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&B |
| CLC | CRATAEGUS LAC-AGATA CRIMSON CLOUD | HAWTHORN, COCKSPUR, THORNLESS | 2' CAL | B&B |
| MSS | MAKUS SPRING SNOW | CRABAPPLE, SPRING SNOW | 2' CAL | B&B |
| MPF | MAULS PRINCE FIRE | CRABAPPLE, PRINCE FIRE | 2' CAL | B&B |
| PNK | PRUNUS NIGRA PRINCESS KAY | PRINCESS KAY PLUM | 6'8" MULTI | B&B |
| SJF | SOPHORA JAPONICA | JAPANESE PACODA TREE | 2' CAL | B&B |
| SB | SWINGA RETICULATA | JAPANESE TREE LILAC | 2' CAL | B&B |
| EVERGREEN TREES | | | | |
| PE | PINUS EDULS | PINE, PINON | 6' HT | B&B |
| PH | PINUS HELDREICHI (LEUCODERMIS) | PINE, BORNIAN | 6' HT | B&B |
| PN | PINUS NIGRA | PINE, AUSTRALIAN | 6' HT | B&B |
| PP | PINUS PONDEROSA | PINE, PONDEROSA | 6' HT | B&B |
| EVERGREEN SHRUBS | | | | |
| JCA | JUNIPERUS CHINENSIS 'ARVETONGW' | JUNIPER, ARVETONGW | #5 | CONE |
| JCA | JUNIPERUS CHINENSIS 'ALPINE CARPET' | JUNIPER, ALPINE CARPET | #5 | CONE |
| JCS | JUNIPERUS CHINENSIS 'SPRAY' | JUNIPER, SPRAY | #5 | CONE |
| JHB | JUNIPERUS HORIZONTALIS 'BAR HARBOUR' | JUNIPER, BAR HARBOUR | #5 | CONE |
| JHH | JUNIPERUS HORIZONTALIS 'HUGHES' | JUNIPER, HUGHES | #5 | CONE |
| JHW | JUNIPERUS HORIZONTALIS 'WILTON' | JUNIPER, WILTON CARPET | #5 | CONE |
| JHY | JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' | JUNIPER, ANDORRA YOUNGSTOWN | #5 | CONE |
| JJA | JUNIPERUS SABINA 'ARCADIA' | JUNIPER, ARCADIA | #5 | CONE |
| JJB | JUNIPERUS SABINA 'BROADMOOR' | JUNIPER, BROADMOOR | #5 | CONE |
| JSG | JUNIPERUS SCOPULORUM 'GRAY GLEAM' | JUNIPER, GRAY GLEAM | #7 | CONE |
| JM | JUNIPERUS MEDORA | JUNIPER, MEDORA | #7 | CONE |
| JMW | JUNIPERUS SCOPULORUM 'MOONGLOW' | JUNIPER, MOONGLOW | #7 | CONE |
| JWB | JUNIPERUS SCOPULORUM 'WICHITA BLUE' | JUNIPER, WICHITA BLUE | #7 | CONE |
| JMO | JUNIPERUS X MEDIA 'OLD GOLD' | JUNIPER, OLD GOLD | #5 | CONE |
| JPS | JUNIPERUS X PRESSIANA 'SANDROCK GOLD' | JUNIPER, SANDROCK GOLD | #5 | CONE |
| FAN | PICEA ABIES 'NIDIFORMIS' | SPRUCE, BRDS NEST | #5 | CONE |
| FMC | PINUS MUGO 'SHERWOOD MUGO' | PINE, SHERWOOD MUGO | #5 | CONE |
| FMT | PINUS MUGO 'TANNENBAUM COMPACT' | PINE, TANNENBAUM MUGO | #7 | CONE |
| FMW | PINUS MUGO 'WHITE BUD' | PINE, WHITE BUD MUGO | #5 | CONE |
| FWM | PINUS MUGO 'MUGO' | PINE, DWARF MUGO | #5 | CONE |
| FNI | PINUS NIGRA 'HORN BROCKIANIA' | PINE, DWARF AUSTRALIAN | #5 | CONE |
| FSH | PINUS SYLVESTRIS 'HILLSIDE CREEPER' | PINE, HILLSIDE CREEPER | #5 | CONE |
| DECIDUOUS SHRUBS | | | | |
| ACL | AMORPHIA CANESCENS | LEADPLANT | #5 | CONE |
| AMC | ARONIA ARBURCULUA 'BRILLIANTISSIMA' | CHOKEBERRY, BRILLIANT RED | #5 | CONE |
| AMA | ARONIA MELANOCARPA 'AUTUMN MAGIC' | CHOKEBERRY, AUTUMN MAGIC BLACK | #5 | CONE |
| AGB | ACER GRANDIDENTATUM | MAPLE, BIG TOOTH | #5 | CONE |
| AFS | ARTEMISA BI-FOLIA | ROXBURGH, SAND | #5 | CONE |
| CAI | CORNUS ALBA 'TIVITY HALO' | DOGWOOD, IVORY HALO | #5 | CONE |
| CSA | CORNUS SERICEA 'ARTIC FIRE' | DOGWOOD, ARTIC FIRE | #5 | CONE |
| CSF | CORNUS SERICEA 'JAMNANAKA' | DOGWOOD, YELLOWWED | #5 | CONE |
| CCB | CARYOPHYS X CLANDONENSIS 'BLUE MIST' | SPREA, BLUE MIST | #5 | CONE |
| CMH | CESTRUM MONTANUS | MOUNTAIN MARIGOLD, COMMON | #5 | CONE |
| CMF | CHAMAENAS MONTANUS | FERNBUSH | #5 | CONE |
| CGR | CORNUS COGONIA 'ROYAL PURPLE' | SMOKE BEE, ROYAL PURPLE | #5 | CONE |
| ENG | ERICACEA NARDEGOSA 'SP. NARDEGOSA VAR. GLABRATA' | SARIBERBUSH, TALL GREEN | #5 | CONE |
| ENH | ERICACEA NARDEGOSA 'SP. NARDEGOSA VAR. NARDEGOSA' | SARIBERBUSH, DWARF BLUE | #5 | CONE |
| IFA | FALLUGA PARADOXA | APACHE PLUME | #5 | CONE |
| IFF | FORSYTHIA FUSCESCENS VAR. FUSCESCENS | PRIVET, NEW MEXICO | #5 | CONE |
| LEF | LOUNCIA CORALIA 'COWIT FLORINDA BLUE VELVET' | HONEYCUCUL, BLUE VELVET, BLUE VELVET | #5 | CONE |
| FAR | PEROVSKIA ARBURCULUA | SAGE, RUSSIAN | #5 | CONE |
| FFB | PRUNUS PUMILA 'BESSIE' 'WANNIE BUTES' | CHERRY, CREEPING WESTERN SAND | #5 | CONE |
| FTC | PHILADELPHUS 'CHERRYNE' | CHERRY, CREEPING WESTERN SAND | #5 | CONE |
| RAG | RHUS ARNICA 'GRO-LOW' | SUMAC, DWARF FRAGRANT | #5 | CONE |
| RGL | RHUS GLABRA 'LACINATA' | SUMAC, CUE LEAF MOCOSH | #5 | CONE |
| RTI | RHUS TILLOREA | SUMAC, THREE-LEAF | #5 | CONE |
| RTA | RHUS TILLOREA 'AUTUMN AMBER' | SUMAC, CREEPING THREE-LEAF | #5 | CONE |
| RXL | RHUS RABBIT 'RED LAKE' | CURRYANT, RED LAKE | #5 | CONE |
| SAB | SHEPHERDIA ARGENTEA | SILVER BUFFALO BERRY | #5 | CONE |
| PERENNIALS | | | | |
| AMH | ACHILLEA MILLEFOLIUM 'HEIDI' | YARROW, COMMON RED | #1 | CONE |
| AMY | ACHILLEA MILLEFOLIUM 'MOONSHINE' | YARROW, MOONSHINE | #1 | CONE |
| ARD | ACASTACHE CANA 'DOBLE BUBBLEBUNT' | HYSSOP, DOBLE BUBBLEBUNT | #1 | CONE |
| AKR | ACASTACHE 'KUDOS GOLD' | HYSSOP, KUDOS GOLD | #1 | CONE |
| ARS | ACASTACHE REPTANS | HYSSOP, SUNSET | #1 | CONE |
| AJC | ANEMONA JONESII | COLORADO JESSIE BLUE STAR | #1 | CONE |
| BLC | BERLANDIERA VITATA | CHOCOLATE FLOWER | #1 | CONE |
| EWV | ERIGONUM WRIGHTII WRIGHTII | BUCKWHEAT, SNOW MESA | #1 | CONE |
| GLC | GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES' | WHIRLING BUTTERFLIES, RED | #1 | CONE |
| GLW | GAURA LINDHEIMERI | WHIRLING BUTTERFLIES | #1 | CONE |
| KSE | KNIPHOFIA 'STARS EARLY HYBRID' | SCORCH LILY, STARS EARLY HYBRID | #1 | CONE |
| OMI | ONONHERA MACROCARPA 'INCANNA SILVER BLADE' | PRIMROSE, SILVER BLADE | #1 | CONE |
| OSR | ONONHERA SPECIOSA 'ROSEA' | EVENING PRIMROSE, NEW MEXICO | #1 | CONE |
| QAN | OREOPERMUM LAJARDIERI 'NOT PROBS' | SUN DART, LAJARDIERI MET | #1 | CONE |
| FRB | PENSTEMON BARBATUS 'RONDIO' | PENSTEMON, RONDIO | #1 | CONE |
| PPF | PENSTEMON FRUNCOUS 'PURPLE HAZE' | PENSTEMON, PURPLE HAZE | #1 | CONE |
| RGR | PENSTEMON GRANDIFLOUS 'FRANK JEWEL', POTIS | PENSTEMON, FRANK JEWEL | #1 | CONE |
| PAJ | PERSICARIA AFFNIS | HIMALAYAN BORDER JEWEL | #1 | CONE |
| RFG | RUEDECKIA RULIGDA 'GOLDSTORM' | BLACK EYED SUSAN | #1 | CONE |
| SAS | SALVIA ARGENTEA | BLUE SALVIA | #1 | CONE |
| SGR | SALVIA GREGGII 'FURNAN'S RED' | FURNAN'S RED SALVIA | #1 | CONE |
| SSM | SALVIA NEMOROSA 'MAY NIGHT' | MAY NIGHT PURPLE SALVIA | #1 | CONE |
| SPS | SALVIA PACHYSTYLIS | ORICE, MEXICO | #1 | CONE |
| ZCL | ZALUSCHNERIA CALIFORNICA LAIBOLIA | HUMMINGBIRD FLOWER | #1 | CONE |
| ZGG | ZINNA GRANDIFLORA 'GOLD ON BLUE' | GOLD ON BLUE PEARIE ZINNA | #1 | CONE |
| ORNAMENTAL GRASSES | | | | |
| AGB | ANDROPOGON GERARDII | BIG BLUESTEM GRASS | #1 & #5 | CONE |
| BGS | BOULEDOU GRACILIS | BLUE GRAMA GRASS | #1 & #5 | CONE |
| BGA | BOULEDOU GRACILIS 'BLOND AMBITION' PP 2248 | BLOND AMBITION GRAMA GRASS | #1 & #5 | CONE |
| PVT | PANICUM VIRGATUM SP. | SWITCHGRASS, YARROW CULTIVARS | #1 & #5 | CONE |
| SSL | SCHIZACHYRIUM SCOPARIUM | LITTLE BLUESTEM GRASS | #1 & #5 | CONE |
| SNI | SCHIZACHYRIUM NIGRANS | INDIAN GRASS | #1 & #5 | CONE |
| SHP | SPODOPODIUM HERCULIFOLIS | PRAIRIE DROPSEED GRASS | #1 & #5 | CONE |
| SWG | SPODOPODIUM WRIGHTII | GIANT SACAGON GRASS | #1 & #5 | CONE |

*WATER USE TABLE BASED ON CITY OF AURORA RANGE TREE RECOMMENDATIONS AND CITY OF AURORA LANDSCAPE AND NOWATER PLANT LIST.
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH
** #1 CAL ORNAMENTAL GRASSES TO BE USED IN TRACTS AND OPEN SPACE, #5 CAL ORNAMENTAL GRASSES TO BE USED IN CURBSIDE LANDSCAPE

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



Scale: 1"= 30'-0"



PROJECT NAME

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

SHEET TITLE

LANDSCAPE
PLANS

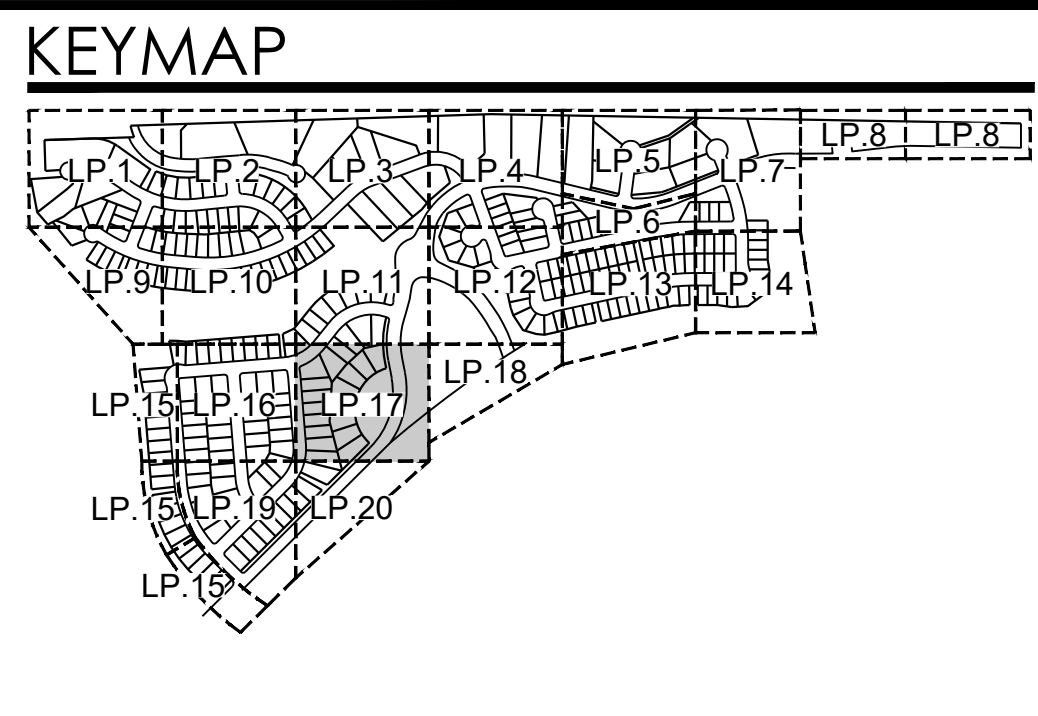
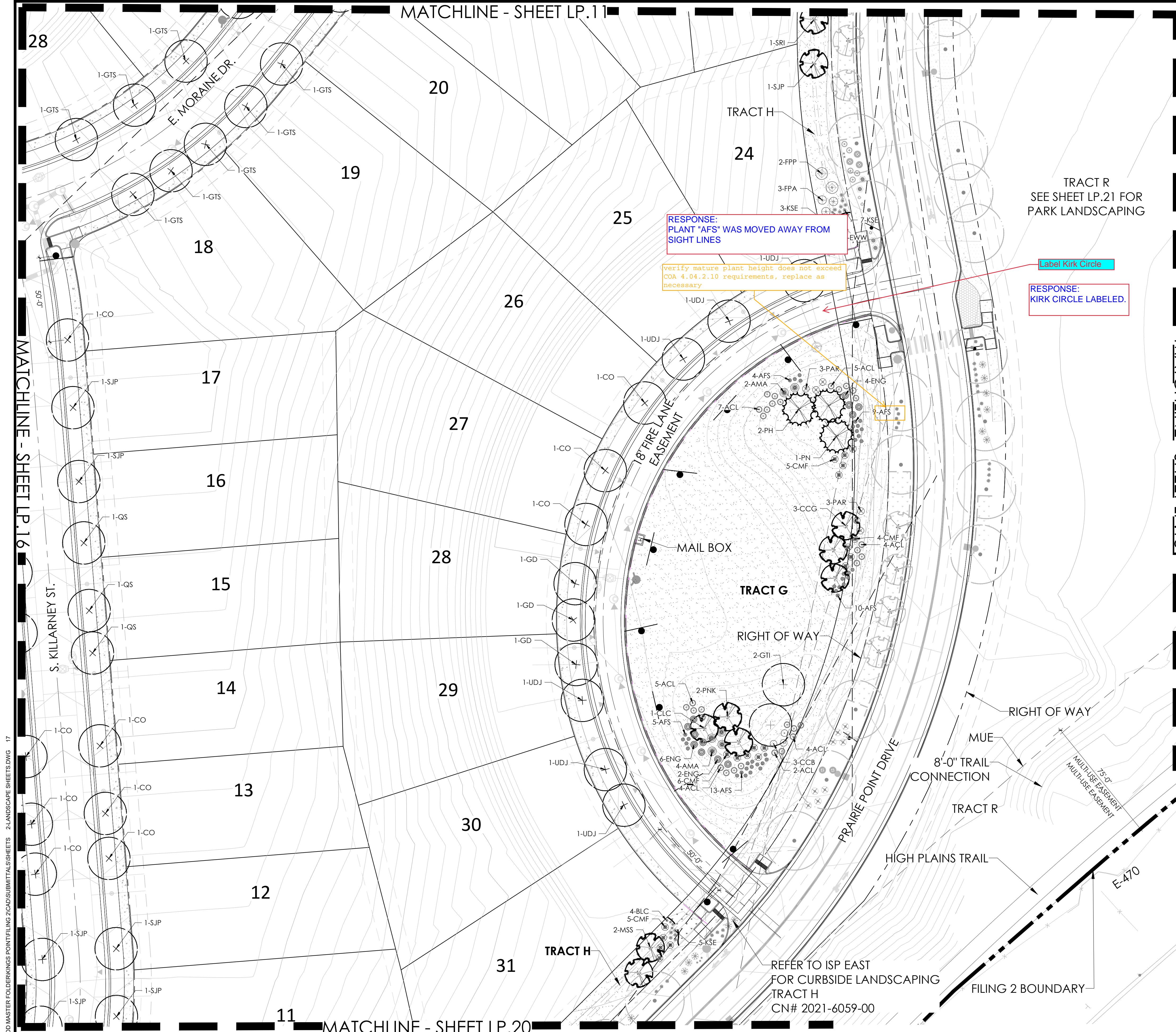
SHEET NUMBER

LP.16

SHEET 55

March 15, 2023

NOT FOR CONSTRUCTION



PLANT LEGEND

| PRAIRIE POINT MASTER PLANT LIST | | | | |
|---------------------------------|--|------------------------------------|------------|-------|
| KEY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
| DECIDUOUS SHADE TREES | | | | |
| CS | CATALPA SPECIOSA | CATALPA WESTERN | 2.5' CAL | B&S |
| CO | CELTIS OCCIDENTALIS | HACKBERRY, WESTERN | 2.5' CAL | B&S |
| GD | GYMNOCALLODUS DIOICUS 'ESPRESSO' | KENTUCKY COFFEE TREE, SEEDLESS | 2.5' CAL | B&S |
| GH | GLIEDERIA TRICANRHOS NERUS 'INFERNAL' | HONEY LOCUST, INFERNAL | 2.5' CAL | B&S |
| GTS | GLIEDERIA TRICANRHOS NERUS 'SKYLINE' | HONEY LOCUST, SKYLINE | 2.5' CAL | B&S |
| QMC | QUERCUS MUhlenBERGII | OAK, CHINKAPIN | 2.5' CAL | B&S |
| QS | QUERCUS 'SUMMERMIST' | OAK, SUMMERMIST | 2.5' CAL | B&S |
| SJP | SOPHORA JAPONICA | JAPANESE PAGODA TREE | 2.5' CAL | B&S |
| UDJ | ULMUS DAVIDNIA JAPONICA 'DISCOVERY' | ELM, DISCOVERY | 2.5' CAL | B&S |
| ORNAMENTAL TREES | | | | |
| AAS | ABEL-ANCHER ANTHOLIA | SEWACEE, SASK MOON | 2' CAL | B&S |
| ASFP | ACER CINNABATLAVE | MAPLE, AMAR, FLAME | 2' CAL | B&S |
| ATH | ACER TATARICUM 'HOT WINGS' | MAPLE, HOT WINGS | 2' CAL | B&S |
| ATP | ACER TATARICUM 'PATER PERFECT' | MAPLE, PATER PERFECT | 2' CAL | B&S |
| CCG | CRATAEGUS CURS-GALLI NERUS | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&S |
| CLC | CRATAEGUS LAE-VIGANA 'CRIMSON CLOUD' | HAWTHORN, CRIMSON CLOUD | 2' CAL | B&S |
| MSI | MAULS SPRING SNOW | CRABAPPLE, SPRING SNOW | 2' CAL | B&S |
| MPF | MAULS 'PRAIRIE FIRE' | CRABAPPLE, PRAIRIE FIRE | 2' CAL | B&S |
| PNK | PRUNUS NIGRA 'PRINCESS KAY' | PRINCESS KAY PLUM | 6-8' MULTI | B&S |
| SJP | SOPHORA JAPONICA | JAPANESE PAGODA TREE | 2' CAL | B&S |
| STI | SYRINGA RETICULATA | JAPANESE TREE LILAC | 2' CAL | B&S |
| EVERGREEN TREES | | | | |
| PE | PINUS EDULIS | PINE, PINON | 6' HI | B&S |
| PH | PINUS HELDREICHII (EUCCODRIS) | PINE, BOZEMAN | 6' HI | B&S |
| PN | PINUS NIGRA | PINE, AUSTRIAN | 6' HI | B&S |
| PP | PINUS PONDEROSA | PINE, PONDEROSA | 6' HI | B&S |
| EVERGREEN SHRUBS | | | | |
| JCA | JUNIPERUS CHINENSIS 'ARMSTRONG' | JUNIPER, ARMSTRONG | #5 | CONT. |
| JCA | JUNIPERUS CHINENSIS 'ALPINE CARPET' | JUNIPER, ALPINE CARPET | #5 | CONT. |
| JCS | JUNIPERUS CHINENSIS 'SP. NANT' | JUNIPER, SP. NANT | #5 | CONT. |
| JHB | JUNIPERUS HORIZONTALIS 'BAR HARBOR' | JUNIPER, BAR HARBOR | #5 | CONT. |
| JRH | JUNIPERUS HORIZONTALIS 'RICHES' | JUNIPER, RICHES | #5 | CONT. |
| JWV | JUNIPERUS HORIZONTALIS 'WILSON' | JUNIPER, WILSON CARPET | #5 | CONT. |
| JYJ | JUNIPERUS HORIZONTALIS 'YOUNG GROWN' | JUNIPER, ANDORRA YOUNG GROWN | #5 | CONT. |
| JSA | JUNIPERUS SABINA 'ACADEMIA' | JUNIPER, ACADEMIA | #5 | CONT. |
| JBS | JUNIPERUS SABINA 'BROADMOOR' | JUNIPER, BROADMOOR | #5 | CONT. |
| JSG | JUNIPERUS SCOPULORUM 'GRAY GLAM' | JUNIPER, GRAY GLAM | #7 | CONT. |
| JM | JUNIPERUS NIDOEUA | JUNIPER, NIDOEUA | #7 | CONT. |
| JMM | JUNIPERUS SCOPULORUM 'MOON GLOW' | JUNIPER, MOON GLOW | #7 | CONT. |
| JSW | JUNIPERUS SCOPULORUM 'WICHITA BLUE' | JUNIPER, WICHITA BLUE | #7 | CONT. |
| JMO | JUNIPERUS X MEDIA 'OLD GOLD' | JUNIPER, OLD GOLD | #5 | CONT. |
| JFS | JUNIPERUS X PTERISIANA 'SABROCK GOLD' | JUNIPER, SABROCK GOLD | #5 | CONT. |
| PAN | PIKEA ABIES 'NIDOEUA' | SPRUCE, NIDOEUA | #5 | CONT. |
| PMG | PIKEA MUGO 'SHERWOOD MUGO' | PINE, SHERWOOD MUGO | #5 | CONT. |
| FMT | PIKEA MUGO 'TANNENBAUM' | PINE, TANNENBAUM MUGO | #7 | CONT. |
| FMW | PIKEA MUGO 'WHITE BUD' | PINE, WHITE BUD MUGO | #5 | CONT. |
| FMH | PIKEA MUGO 'HIPS' | PINE, DWARF MUGO | #5 | CONT. |
| PNH | PIKEA NIGRA 'HORNBROOKIANA' | PINE, DWARF AUSTRIAN | #5 | CONT. |
| PSH | PIKEA SYLVESTRIS 'HILLSIDE CREEPER' | PINE, HILLSIDE CREEPER | #5 | CONT. |
| DECIDUOUS SHRUBS | | | | |
| ACL | ALNIFRAX CANESCENS | LEAD PLANT | #5 | CONT. |
| AMC | ARONIA MELANOCARPA 'BRILLANTISSIMA' | CHOKEBERRY, BRILLANT RED | #5 | CONT. |
| AMA | ARONIA MELANOCARPA 'AURUM MAGIC' | CHOKEBERRY, AURUM MAGIC, BLACK | #5 | CONT. |
| AGS | ACER GRANDIDENTATUM | MAPLE, BIG TOOTH | #5 | CONT. |
| AJS | ARTEMISA FULGIDA | AGNES, FULGIDA | #5 | CONT. |
| CAI | CORNUS ALBA 'IVORY HALO' | DOGGWOOD, IVORY HALO | #5 | CONT. |
| CSA | CORNUS SERICEA 'ARCTIC FIRE' | DOGGWOOD, ARCTIC FIRE | #5 | CONT. |
| CHP | CORNUS SERICEA 'TULWATERA' | DOGGWOOD, TULWATERA | #5 | CONT. |
| CCB | CARYOPHTERIS X CLAUDONENSIS 'BLUE MIST' | SPRUE, BLUE MIST | #5 | CONT. |
| CMH | CRATAEGUS MURICATA | CRABAPPLE, COMMON | #5 | CONT. |
| CCR | CORNUS COCCOGRIPA 'ROYAL PURPLE' | SMOKE TREE, ROYAL PURPLE | #5 | CONT. |
| ENG | ERICACEA NAUSEOSA 'SP. NAUSEOSA VAR. GLABRATA' | RABBITBUSH, TALL GREY | #5 | CONT. |
| ENH | ERICACEA NAUSEOSA 'SP. NAUSEOSA VAR. NAUSEOSA' | RABBITBUSH, DWARF BLUE | #5 | CONT. |
| IFA | FALUGIA PARADOXA | APACHE PLUME | #5 | CONT. |
| FOR | FORSYTHIA PUBESCENS 'VAR. PUBESCENS' | PRIVATE, NEW MEXICO | #5 | CONT. |
| LEF | LONICERA KOROLKOWI 'FLORINDA BLUE VELVET' | HONEYUCKLE, BLUE VELVET, BLUE LEAF | #5 | CONT. |
| PAR | PEROVSKIA ARIOLIFOLIA | SAGE, RUSSIAN | #5 | CONT. |
| PR | PRUNUS PUMILA 'BERRY' 'PAWNE BUTES' | CHERRY, CREEPING WESTERN SAND | #5 | CONT. |
| PLC | PHILADELPHUS LEWISII 'CHEYENNE' | MOCKORANGE, CHEYENNE | #5 | CONT. |
| RAG | RHUS ARNICA 'A GROW LOW' | SUMAC, DWARF FRAGRANT | #5 | CONT. |
| RGL | RHUS GLABRA 'LACINIA' | SUMAC, BLUE FLY SMOOTH | #5 | CONT. |
| RTT | RHUS TRILOBATA | SUMAC, THREE LEAF | #5 | CONT. |
| RTA | RHUS TRILOBATA 'AUTUMN AMBER' | SUMAC, CREEPING THREE LEAF | #5 | CONT. |
| REL | RIBES RUBRA 'RED LAKE' | CURRENT, RED LAKE | #5 | CONT. |
| SAB | SHEPHERDIA ARGENTEA | SILVER BUFFALO BERRY | #5 | CONT. |
| PERENNIALS | | | | |
| AMH | ACHILLEA MILEFOLIUM 'REDI' | YARROW, COMMON RED | #1 | CONT. |
| AMT | ACHILLEA MILEFOLIUM 'MOONSHINE' | YARROW, MOONSHINE | #1 | CONT. |
| ABD | ACASTACHE CANA 'DOUBLE BUBBLEBUNT' | HYSSOP, DOUBLE BUBBLEBUNT | #1 | CONT. |
| ARK | ACASTACHE KUDOS GOLD | HYSSOP, KUDOS GOLD | #1 | CONT. |
| ABS | ACASTACHE REPENS | HYSSOP, SUNSET | #1 | CONT. |
| AJC | ARTEMISA JONESII | COLORADO DESERT BLUE STAR | #1 | CONT. |
| BLC | BERBERIS ALBA 'TRAIL' | CHOCOLATE FLOWER | #1 | CONT. |
| BNW | ERODIOLA WRIGHTII 'WRIGHTII' | ERODIOLA, SNOW MESA | #1 | CONT. |
| GLC | GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES' | WHIRLING BUTTERFLIES, RED | #1 | CONT. |
| GLW | GAURA LINDHEIMERI | WHIRLING BUTTERFLIES | #1 | CONT. |
| SEI | ANEMONE 'DARWIN'S EARLY HYBRID' | TOUCH LILY, DARWIN'S EARLY HYBRID | #1 | CONT. |
| OMI | OBONITHEA MACROCARPA 'INCANSA SILVER BLADE' | PRIMROSE, SILVER BLADE | #1 | CONT. |
| OSR | OBONITHEA SPECIOSA 'ROSEA' | EVENING PRIMROSE, NEW MEXICO | #1 | CONT. |
| QJM | QUERQUETUM 'LAVENDER MIST' | SUN DANCER, LAVENDER MIST | #1 | CONT. |
| RBS | PENSTEMON BARBATUS 'RONDOL' | PENSTEMON, RONDOL | #1 | CONT. |
| PPF | PENSTEMON FRUTICOSUS 'PURPLE HAZE' | PENSTEMON, PURPLE HAZE | #1 | CONT. |
| PSF | PENSTEMON GRANDIS 'CRISP JEWEL', 'POIDS' | PENSTEMON, CRISP JEWEL | #1 | CONT. |
| FAJ | PERISCARIA AFFINIS | HIMALAYAN BORDER JEWEL | #1 | CONT. |
| RFQ | RUBICOLA 'LORDA' 'GOLDSTURM' | BLACK EYED SUSAN | #1 | CONT. |
| SAS | SALVIA ARBorea | SILVER SALVIA | #1 | CONT. |
| SGR | SALVIA GREGGII 'RUMMAN'S RED' | RUMMAN'S RED SALVIA | #1 | CONT. |
| SSM | SALVIA NEROSA 'TAM NIGHT' | TAM NIGHT PURPLE SALVIA | #1 | CONT. |
| SFJ | SALVIA PACIFICANA | ORANGE, MEXICO | #1 | CONT. |
| ZCL | ZALUSCHNERIA ALFONICA 'LARIOLIA' | HUMMINGBIRD FLOWER | #1 | CONT. |
| ZGG | ZINNIA GRANDIFLORA 'GOLD ON BLUE' | GOLD ON BLUE PRAIRIE ZINNIA | #1 | CONT. |
| ORNAMENTAL GRASSES | | | | |
| AGS | ANDROPOGON GERARDII | BIG BLUESTEM GRASS | #1 & #5 | CONT. |
| BCL | BOUTELOUA CURTIPENDULA | SEEDS GRAMA GRASS | #1 & #5 | CONT. |
| BGB | BOUTELOUA GRACILIS | BLUE GRAMA GRASS | #1 & #5 | CONT. |
| BGA | BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22648 | BLOND AMBITION GRAMA GRASS | #1 & #5 | CONT. |
| PV | PANICUM VIRGARIUM SP. | SWITCHGRASS, VARIOUS CULTIVARS | #1 & #5 | CONT. |
| SSL | SCHIZACHYRIUM SCOPARIUM | LITTLE BLUESTEM GRASS | #1 & #5 | CONT. |
| ENI | ERODIOLA WRIGHTII | ERODIOLA, SNOW MESA | #1 & #5 | CONT. |
| SHP | SPOKOCULUS HETEROPHYLLUS | PRAIRIE DROPPED GRASS | #1 & #5 | CONT. |
| SWG | SPOKOCULUS WRIGHTII | GRASS, SACAJON GRASS | #1 & #5 | CONT. |

LEGEND

DECIDUOUS TREE

BUILDER TREE

EVERGREEN TREE

ORNAMENTAL TREE

SHRUBS, GRASSES & PERENNIALS

STEEL EDGER

NATIVE SEED

LOW GROW NATIVE SEED

STREET LIGHT

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

N

Scale: 1"= 30'-0"

0

15

30

45

terraco design

10000 E. Grand Ave. Ste A-314
Denver, CO 80231
PH: 303.632.8867

PROJECT NAME

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

SHEET TITLE

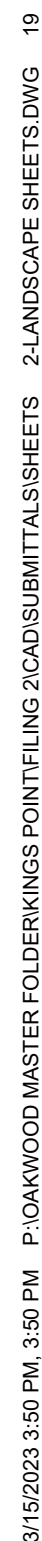
LANDSCAPE
PLANS

SHEET NUMBER

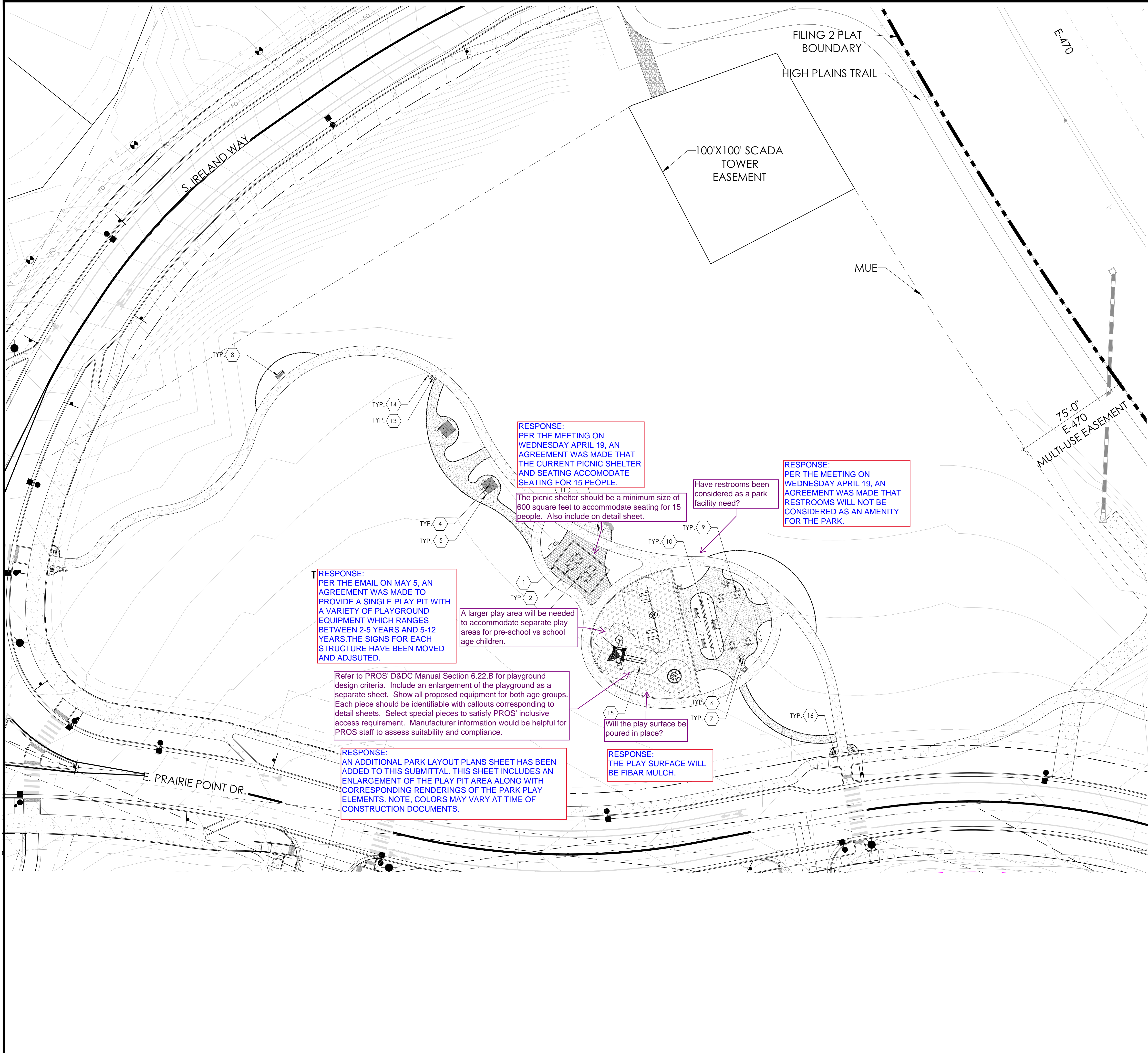
LP.17

SHEET 56

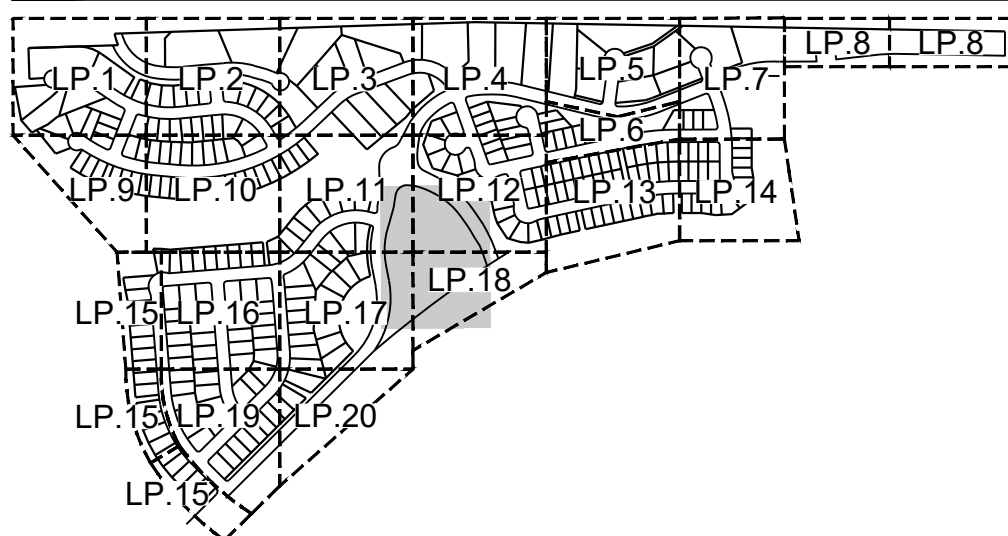
March 15, 2023



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KEYMAP

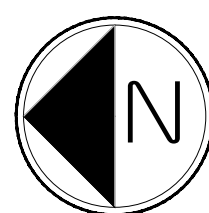


LEGEND

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

SITE FURNISHING LEGEND

- 1 SHADE STRUCTURE
- 2 PICNIC TABLE
- 3 PICNIC BENCH
- 4 UMBRELLA
- 5 LOUNGE SEATS
- 6 BISTRO BAR TABLE
- 7 BISTRO BAR STOOL
- 8 BENCH
- 9 CORN HOLE
- 10 DECORATIVE SCREEN
- 11 BIKE REPAIR STATION
- 12 BIKE RACK
- 13 TRASH
- 14 PET WASTE STATION
- 15 PLAYGROUND
- 16 ENTRY COLUMN



Scale: 1"= 30'-0"

NOT FOR CONSTRUCTION

terraccina

design

td

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

PROJECT NAME

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

SHEET TITLE

LAYOUT
PLANS

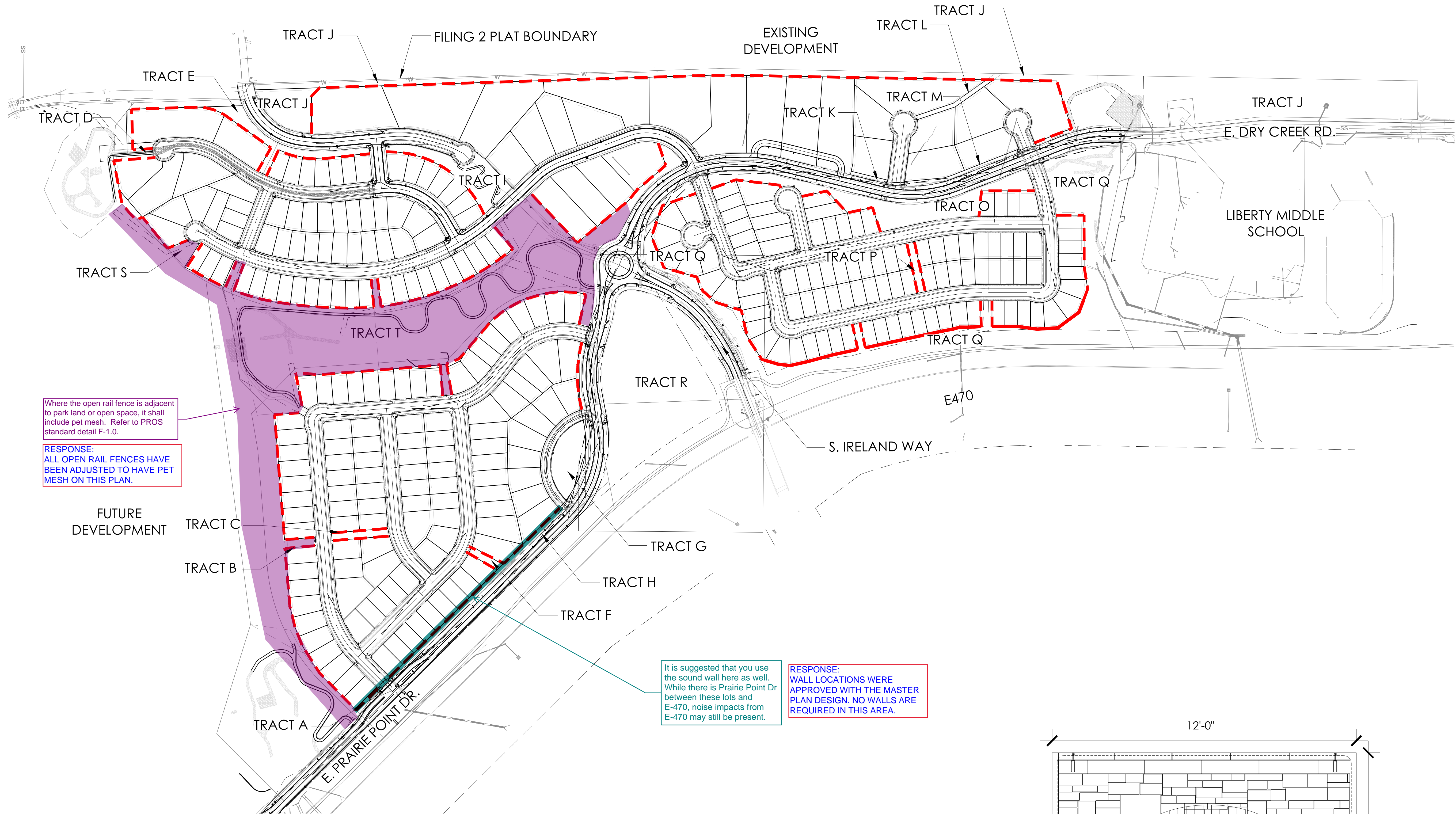
SHEET NUMBER

LL.1

SHEET 61

March 15, 2023

3/15/2023 3:51 PM P:\OAKWOOD MASTER FOLDER\KINGS POINT\2\CAD\SUBMITTALS\SHEETS 6\FENCING.DWG 1



Where the open rail fence is adjacent to park land or open space, it shall include pet mesh. Refer to PROS standard detail F-1.0.

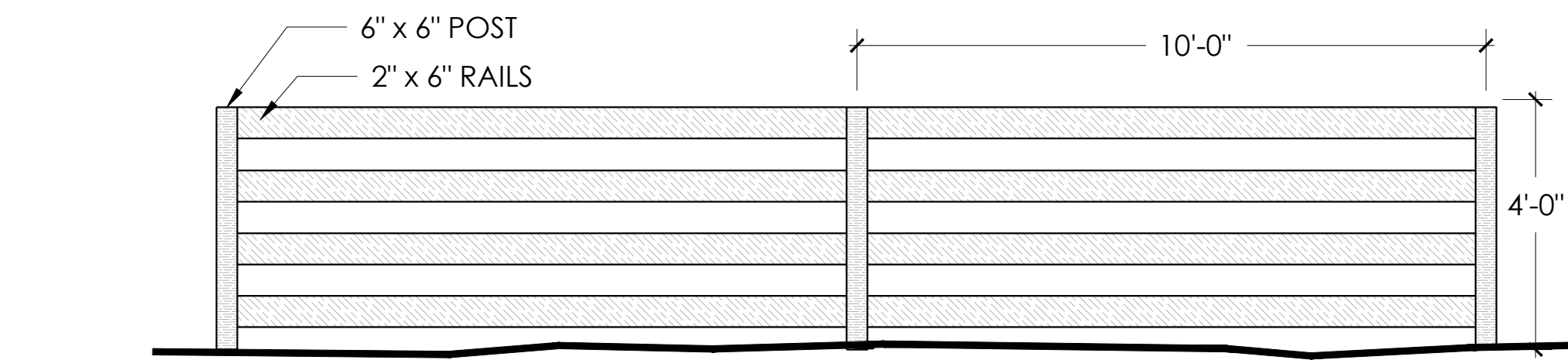
RESPONSE:
ALL OPEN RAIL FENCES HAVE BEEN ADJUSTED TO HAVE PET MESH ON THIS PLAN.

It is suggested that you use the sound wall here as well. While there is Prairie Point Dr between these lots and E-470, noise impacts from E-470 may still be present.

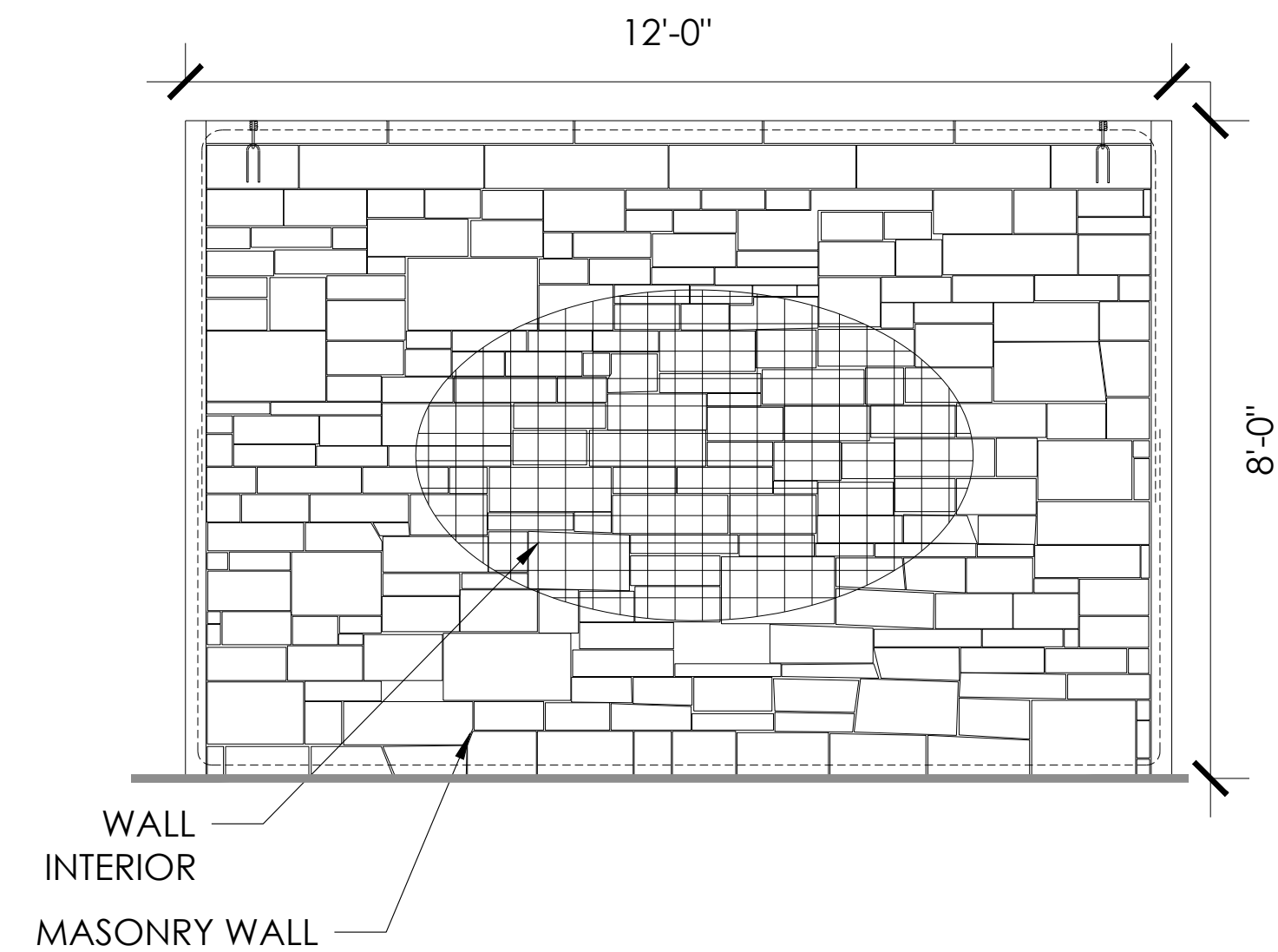
RESPONSE:
WALL LOCATIONS WERE APPROVED WITH THE MASTER PLAN DESIGN. NO WALLS ARE REQUIRED IN THIS AREA.

LEGEND

- OPEN RAIL FENCE
- 8' SOUND WALL

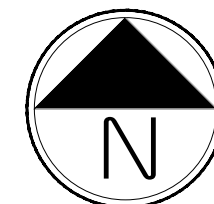


1 4' OPEN RAIL FENCE
NTS



2 8' SOUND WALL
NTS

Scale: 1"= 200'-0"



RESPONSE:
PLANTING TYPICALS THAT
ARE NOT ABLE TO
FULFILL 40% TURF
QUANTITIES AT 400SF
HAVE BEEN ADJUSTED TO
HAVE 50% INORGANIC
ROCK MULCH PER CITY
OF AURORA TABLE 4.7-3

RESPONSE:
THE SEWER
LINE LOCATION
HAS BEEN
REVISED ON ALL
TYPICALS.

This sewer line
cannot be
placed below
the driveway
as this does
not meet the
City's
standards.
Please revise
the planting
typicals to
reflect the
actual
locations of
the utilities.

RESPONSE:
THE FRONT SETBACK HAS
BEEN DIMENSIONED ON
EACH TYPICAL.

For all planting
typicals,
please note
that the Turf
minimum is
400 SF & it
must be
contiguous.

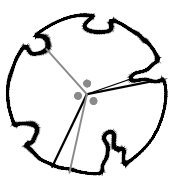
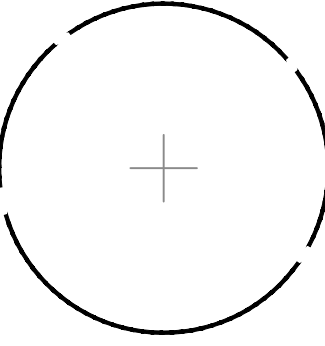
For all planting
typicals,
please show
the utility
easements as
the plans show
some lots with
6' easements
and others
with 10'
easements.

RESPONSE:
PLANTING TYPICALS HAVE BEEN
EDITED TO SHOW ACCURATE
UTILITY EASEMENTS WITH
CALLOUTS AND DIMENSIONS.


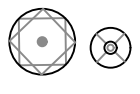
For all planting
typicals,
please note
that the Turf
minimum is
400 SF & it
must be
contiguous.

RESPONSE:
PLANTING TYPICALS THAT
ARE NOT ABLE TO
FULFILL 40% TURF
QUANTITIES AT 400SF
HAVE BEEN ADJUSTED TO
HAVE 50% INORGANIC
ROCK MULCH PER CITY
OF AURORA TABLE 4.7-3


LEGEND




FRONT YARD SHADE
TREE OR ORNAMENTAL
TREE



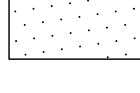
SHRUBS




GRASS




PERENNIAL



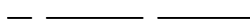
TURF



ROCK MULCH



CEDAR MULCH



FENCING

PROJECT NAME

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

SHEET TITLE

LANDSCAPE
TYPICALS

SHEET NUMBER

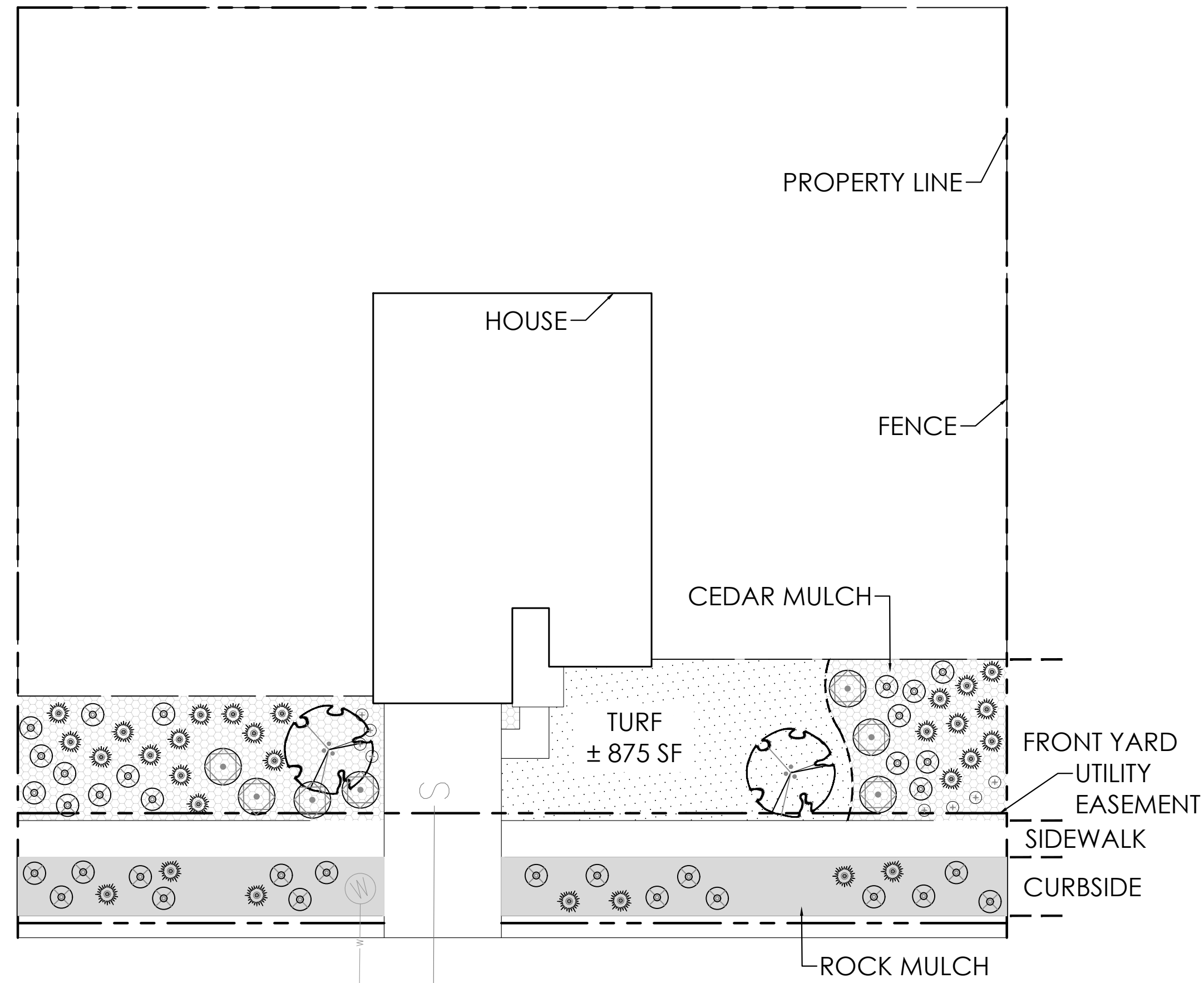
LT.3

SHEET 68

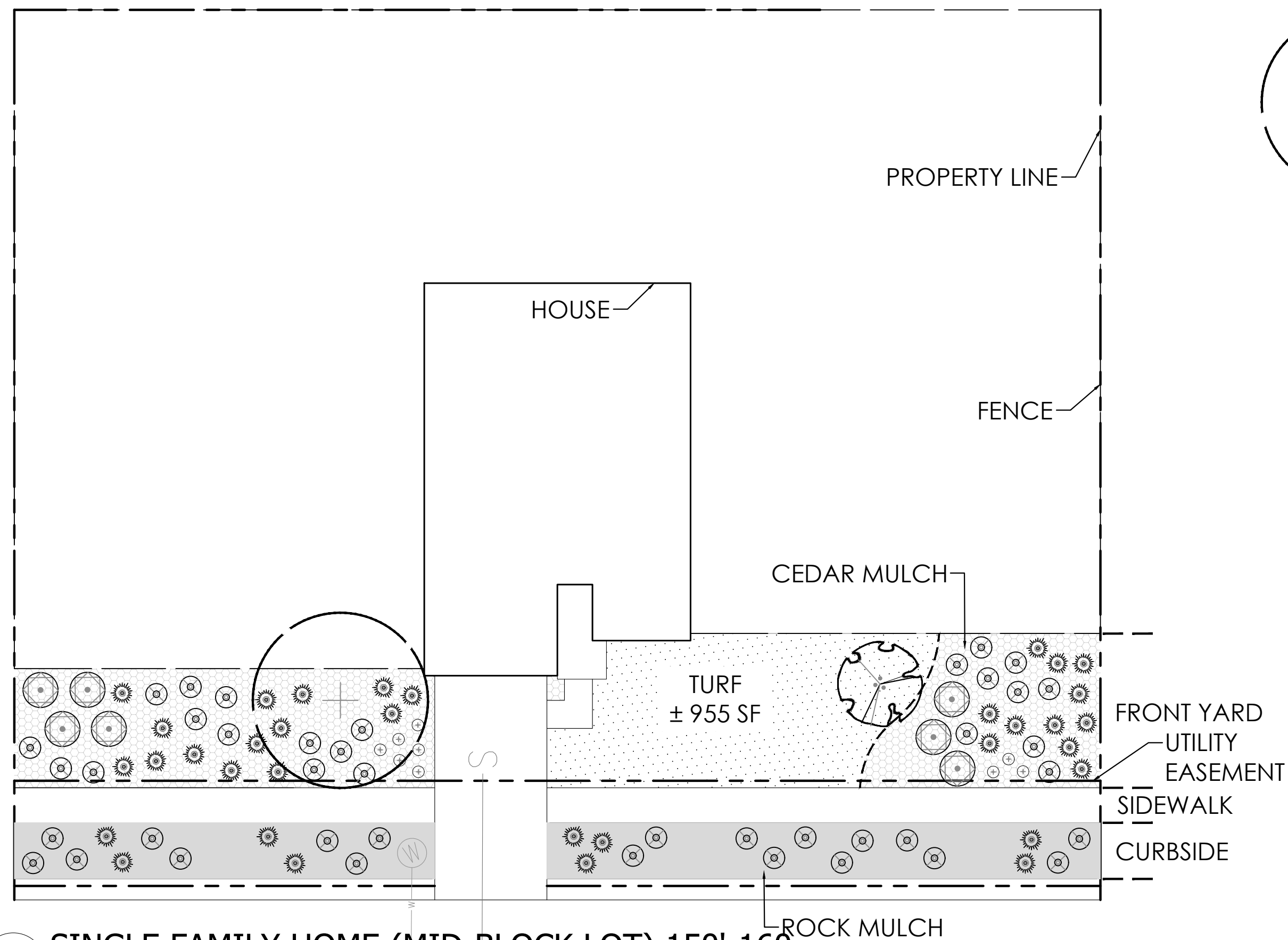
March 15, 2023

NOT FOR CONSTRUCTION

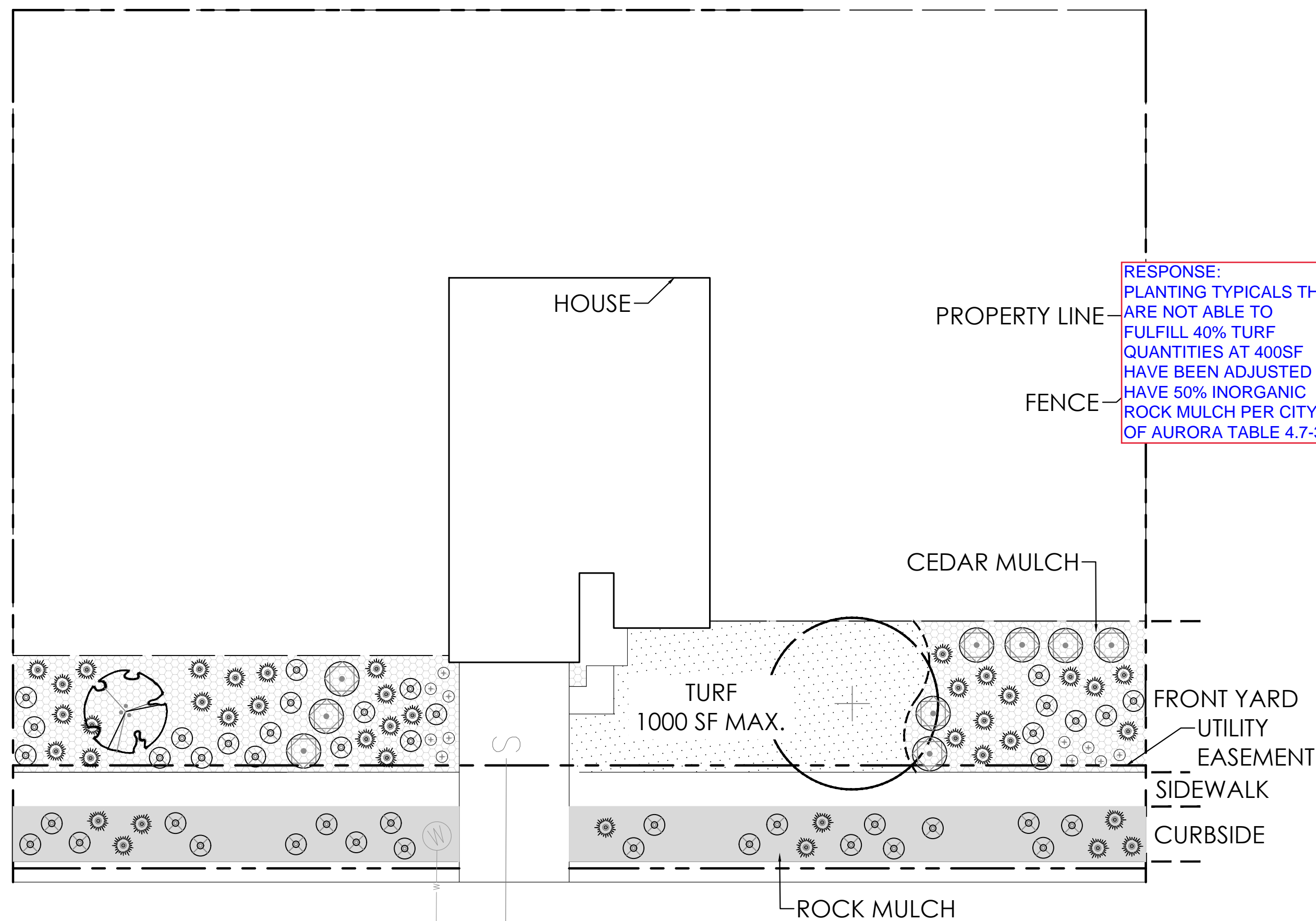
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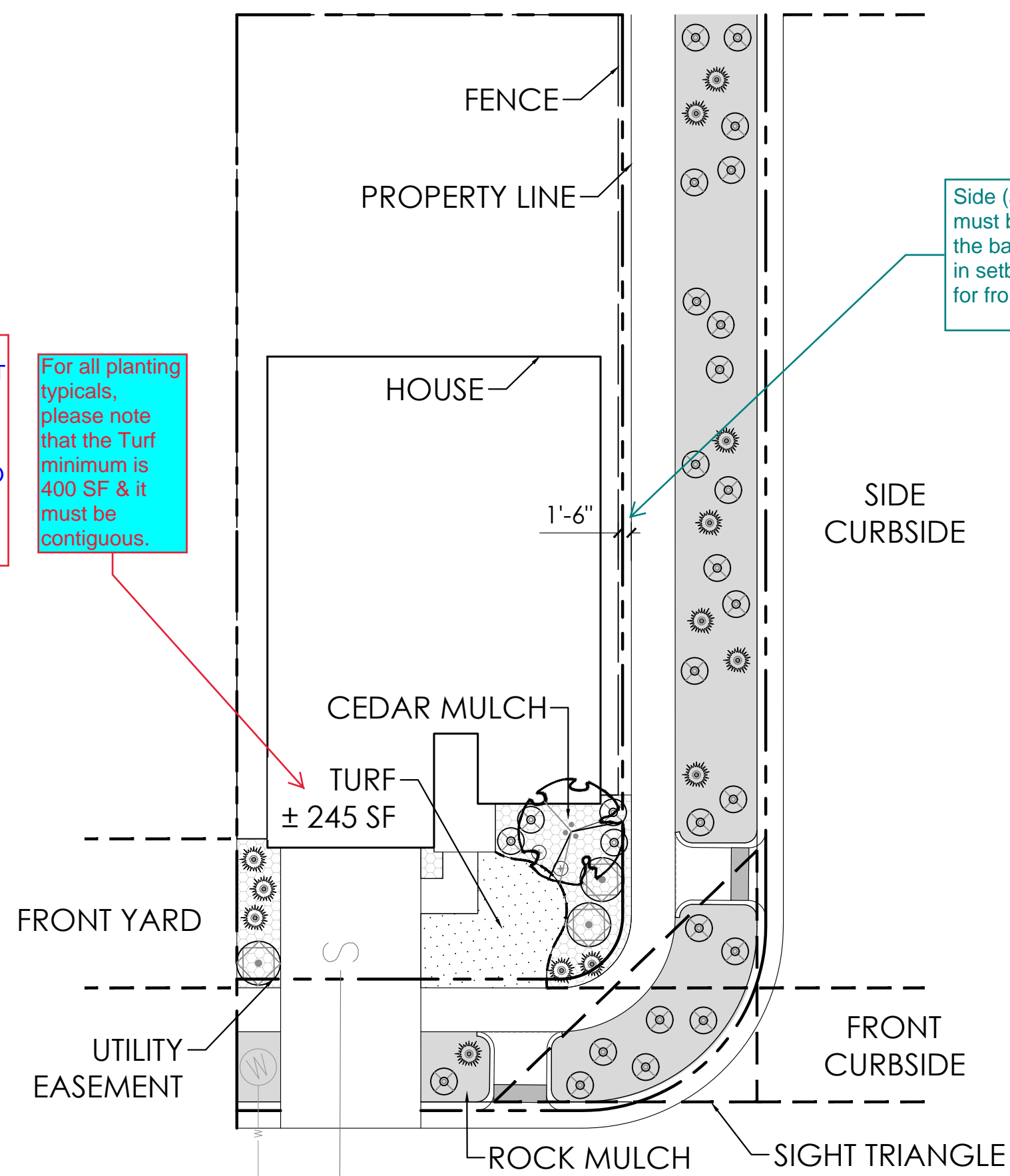
J SINGLE FAMILY HOME (MID-BLOCK LOT) 120'-130'



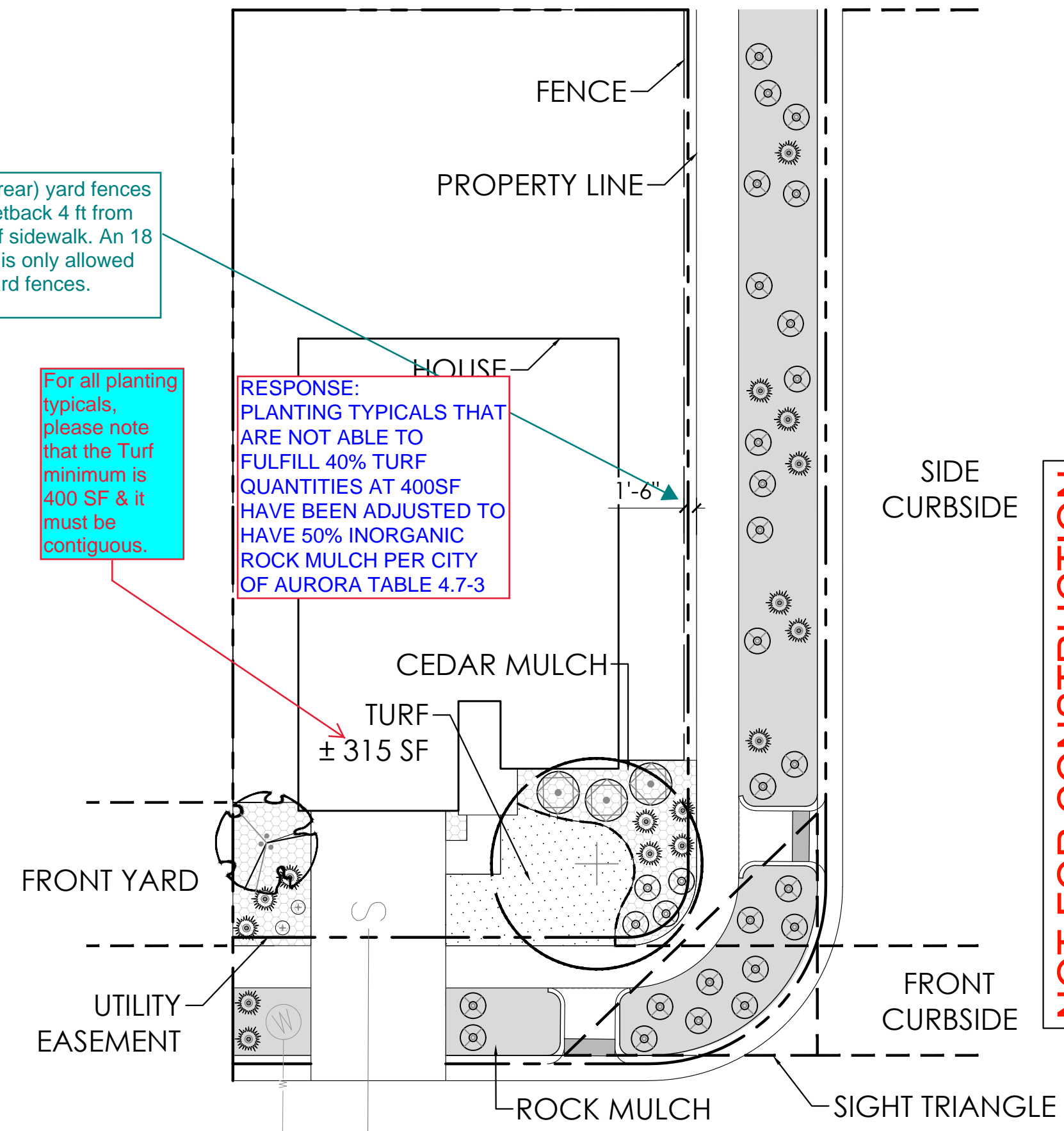
K SINGLE FAMILY HOME (MID-BLOCK LOT) 150'-160'



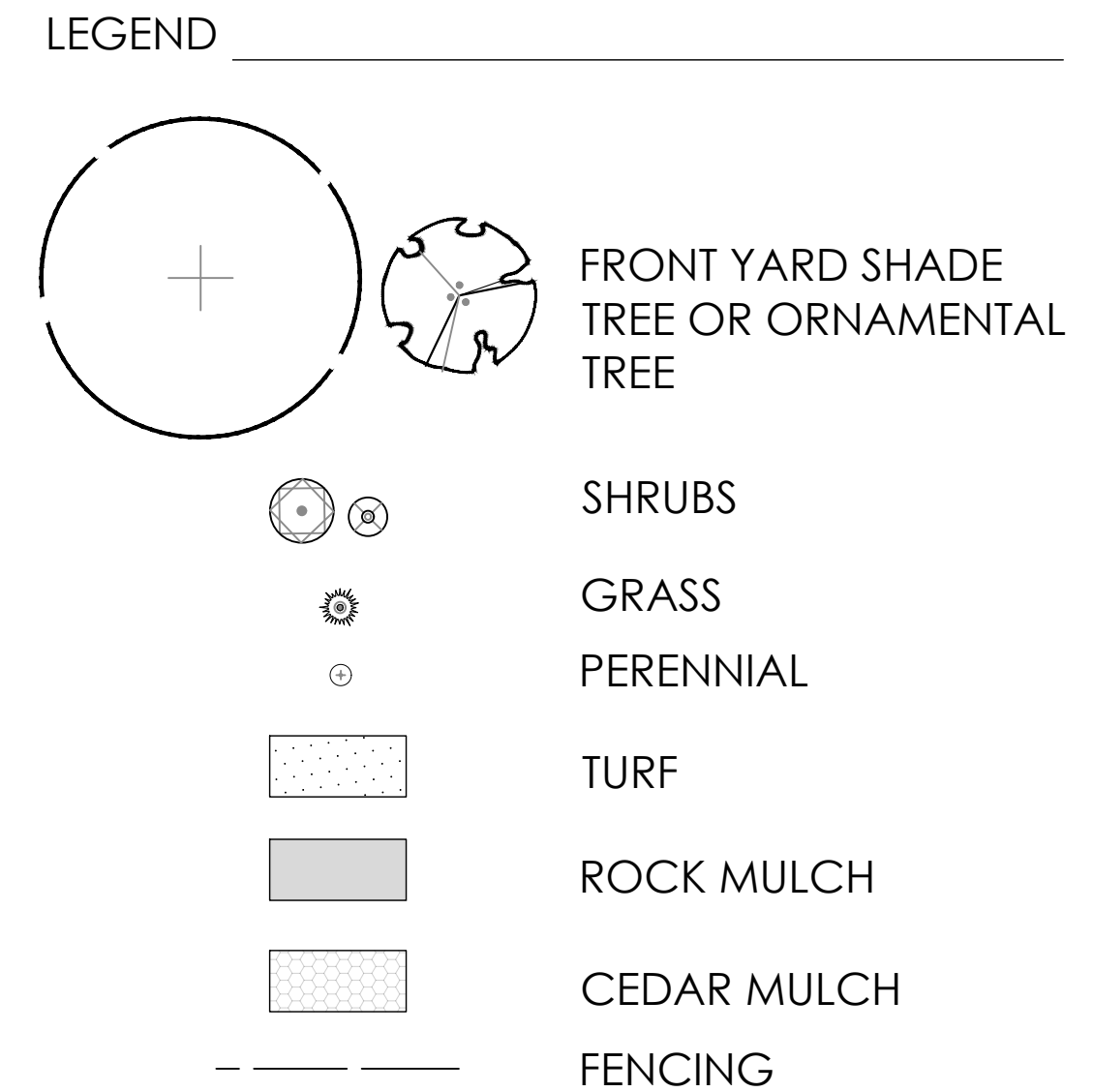
L SINGLE FAMILY HOME (MID-BLOCK LOT) 160'-170'



M SINGLE FAMILY HOME (CORNER LOT) 40'-50'



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



PROJECT NAME

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

SHEET TITLE

LANDSCAPE
TYPICALS

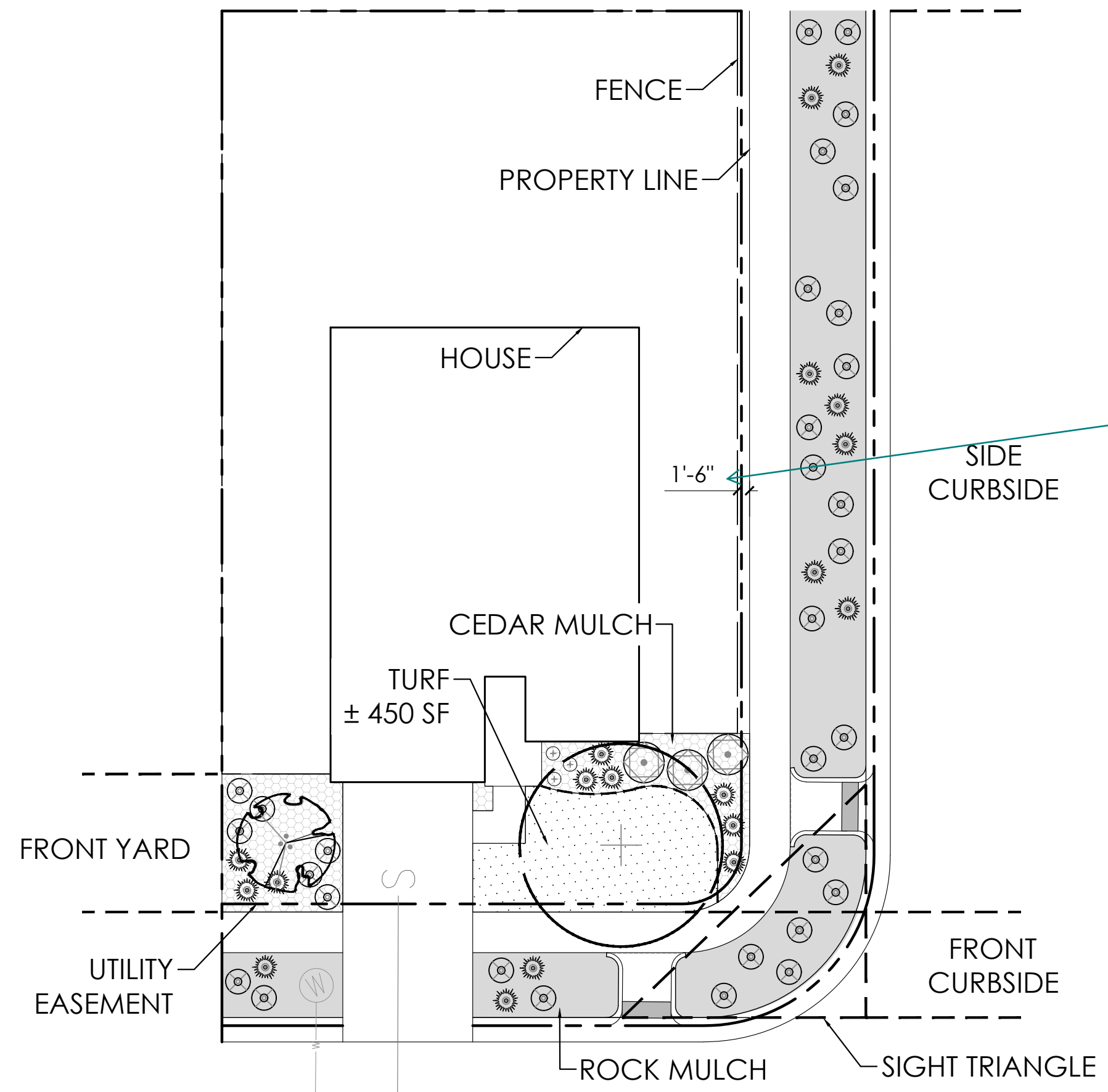
SHEET NUMBER

LT.5

SHEET 70

March 15, 2023

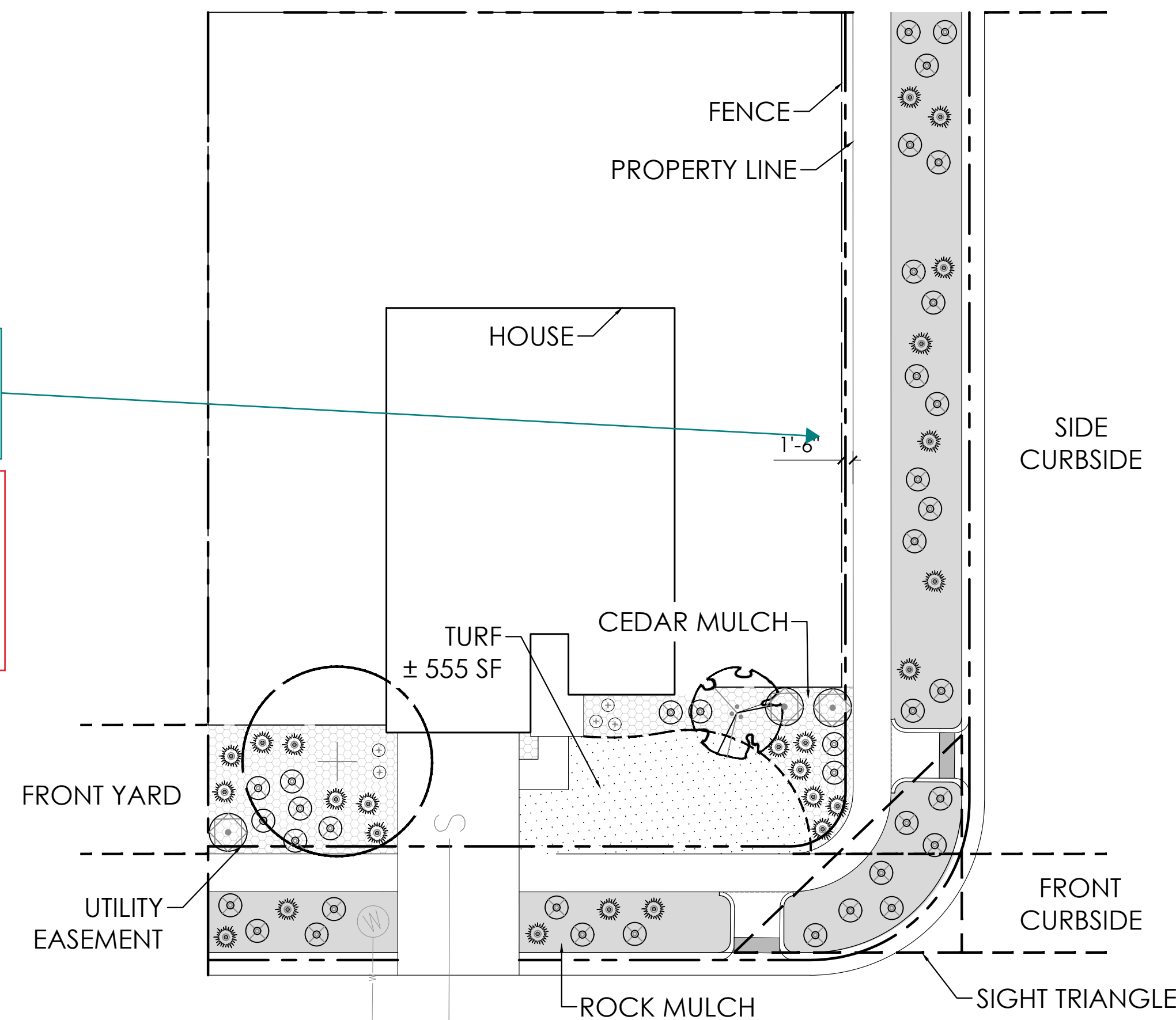
3/15/2023 3:52 PM P:\OAKWOOD MASTER FOLDER\KINGS POINT\PLG 2\CAD\SUBMITTALS\SHEETS 3-DETAILS.DWG LT.6



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

Side (and rear) yard fences must be setback 4 ft from the back of sidewalk. An 18 in setback is only allowed for front yard fences.

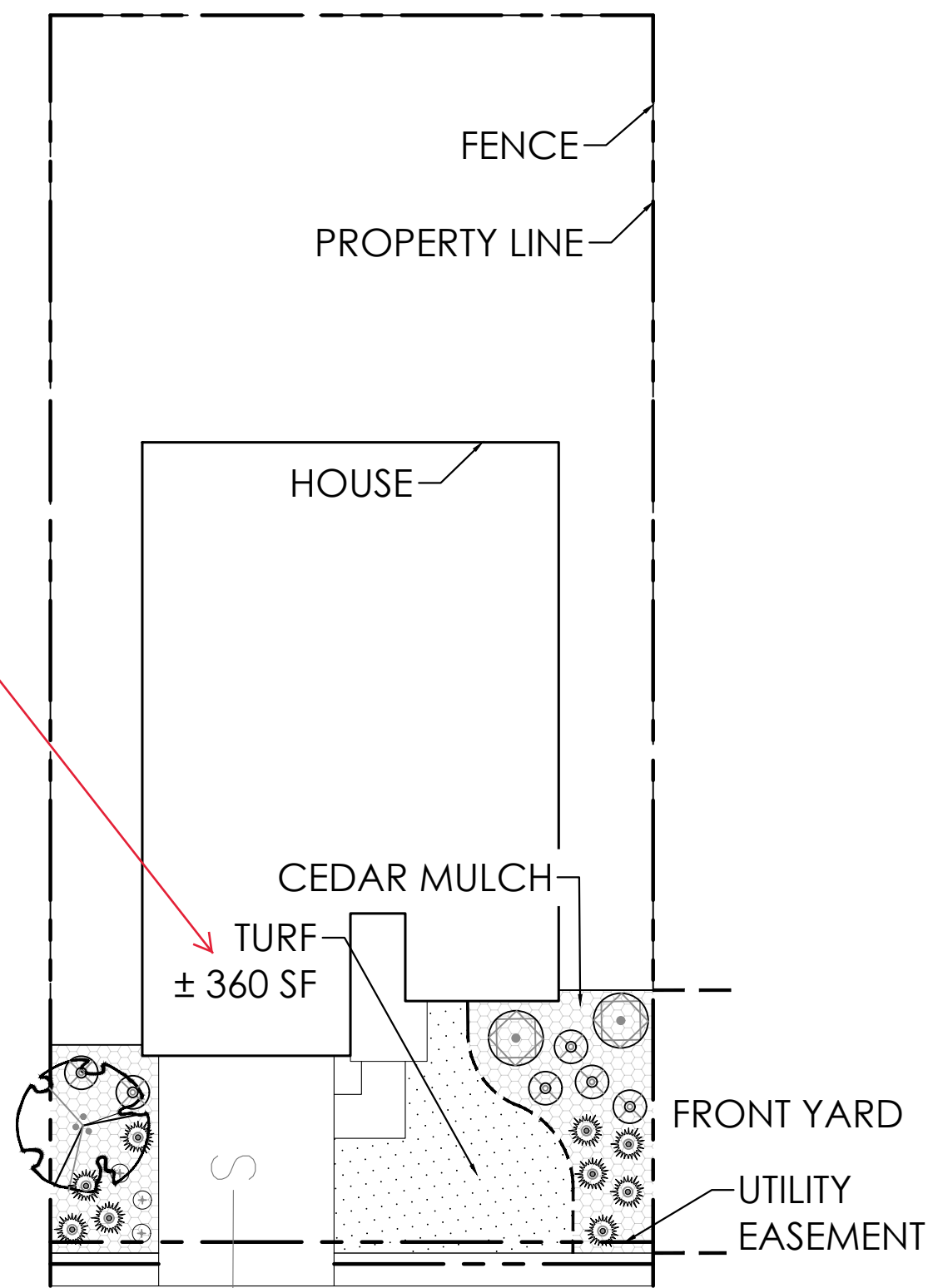
RESPONSE:
ALL FENCES ON CORNER LOTS HAVE BEEN ADJUSTED. 4' OFFSET FROM BACK OF WALK FOR BENCE, AND DIMENSIONED.



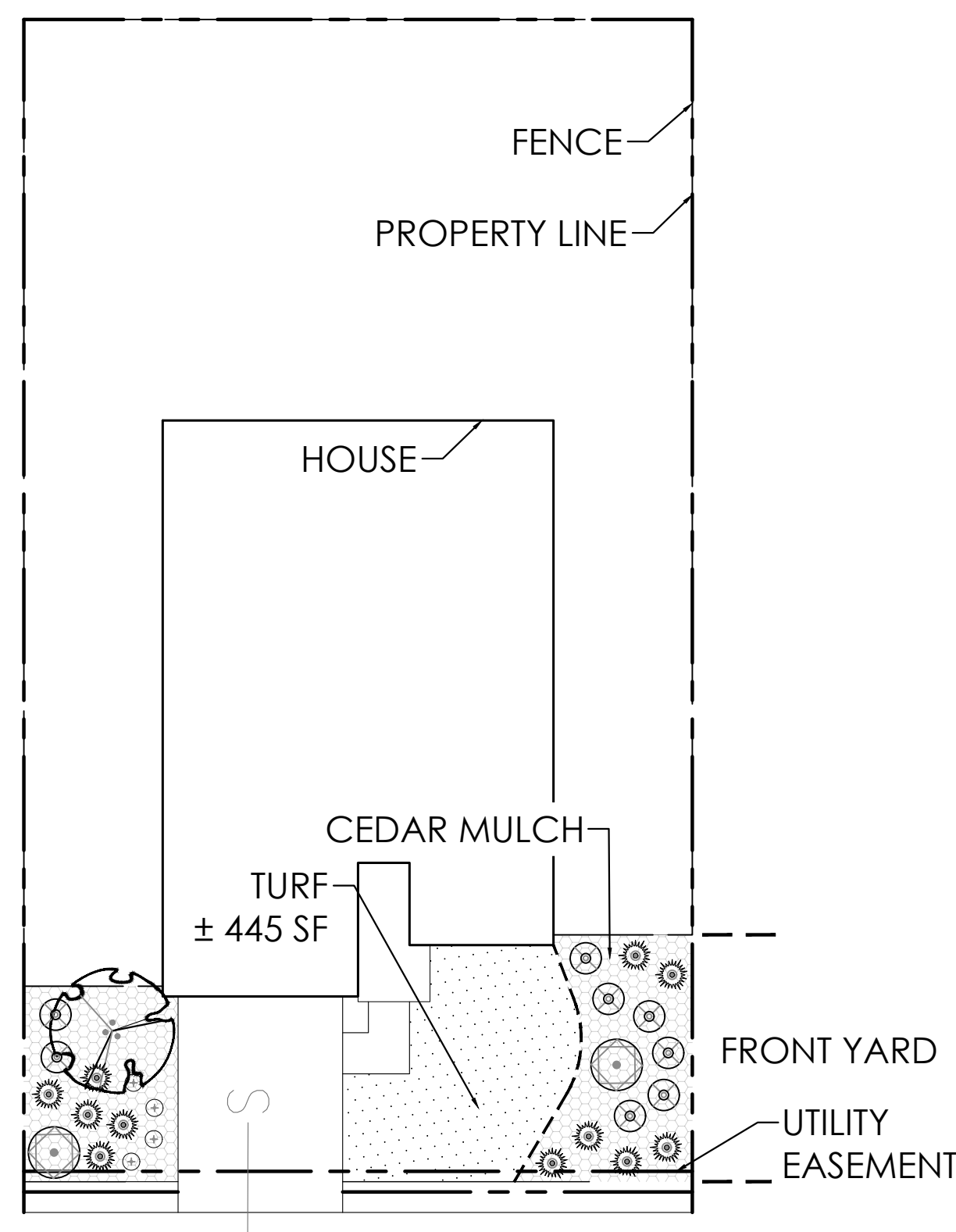
P SINGLE FAMILY HOME (CORNER LOT) 80'-90'

RESPONSE:
PLANTING TYPICALS THAT ARE NOT ABLE TO FULFILL 40% TURF QUANTITIES AT 400SF HAVE BEEN ADJUSTED TO HAVE 50% INORGANIC ROCK MULCH PER CITY OF AURORA TABLE 4.7-3

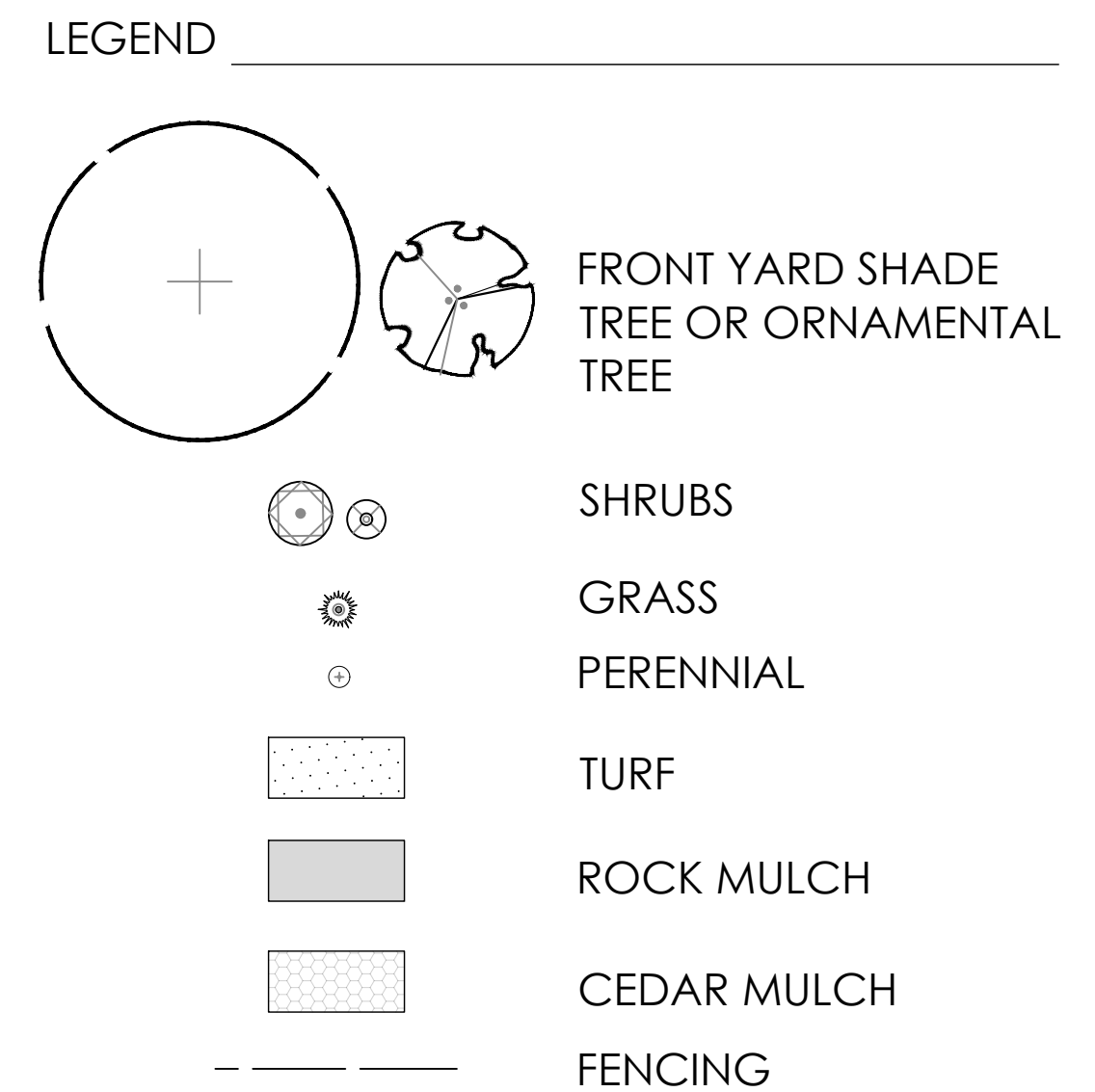
For all planting typicals, please note that the Turf minimum is 400 SF & it must be contiguous.



Q SINGLE FAMILY HOME (MID-BLOCK-NO CURBSIDE LOT) 50'-60'



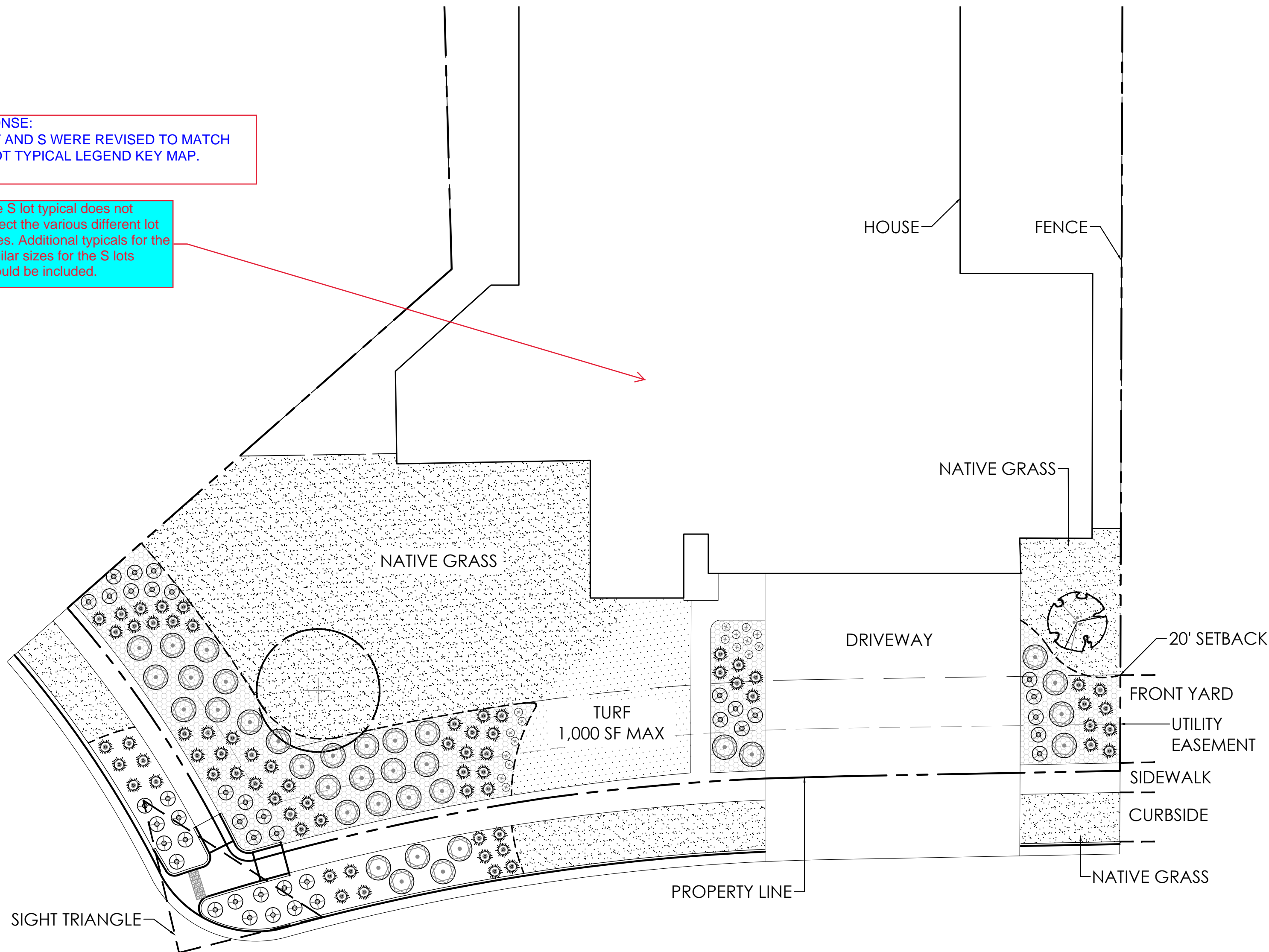
R SINGLE FAMILY HOME (MID-BLOCK- NO CURBSIDE LOT) 60'-70'



NOT FOR CONSTRUCTION

RESPONSE:
LOTS T AND S WERE REVISED TO MATCH
THE LOT TYPICAL LEGEND KEY MAP.

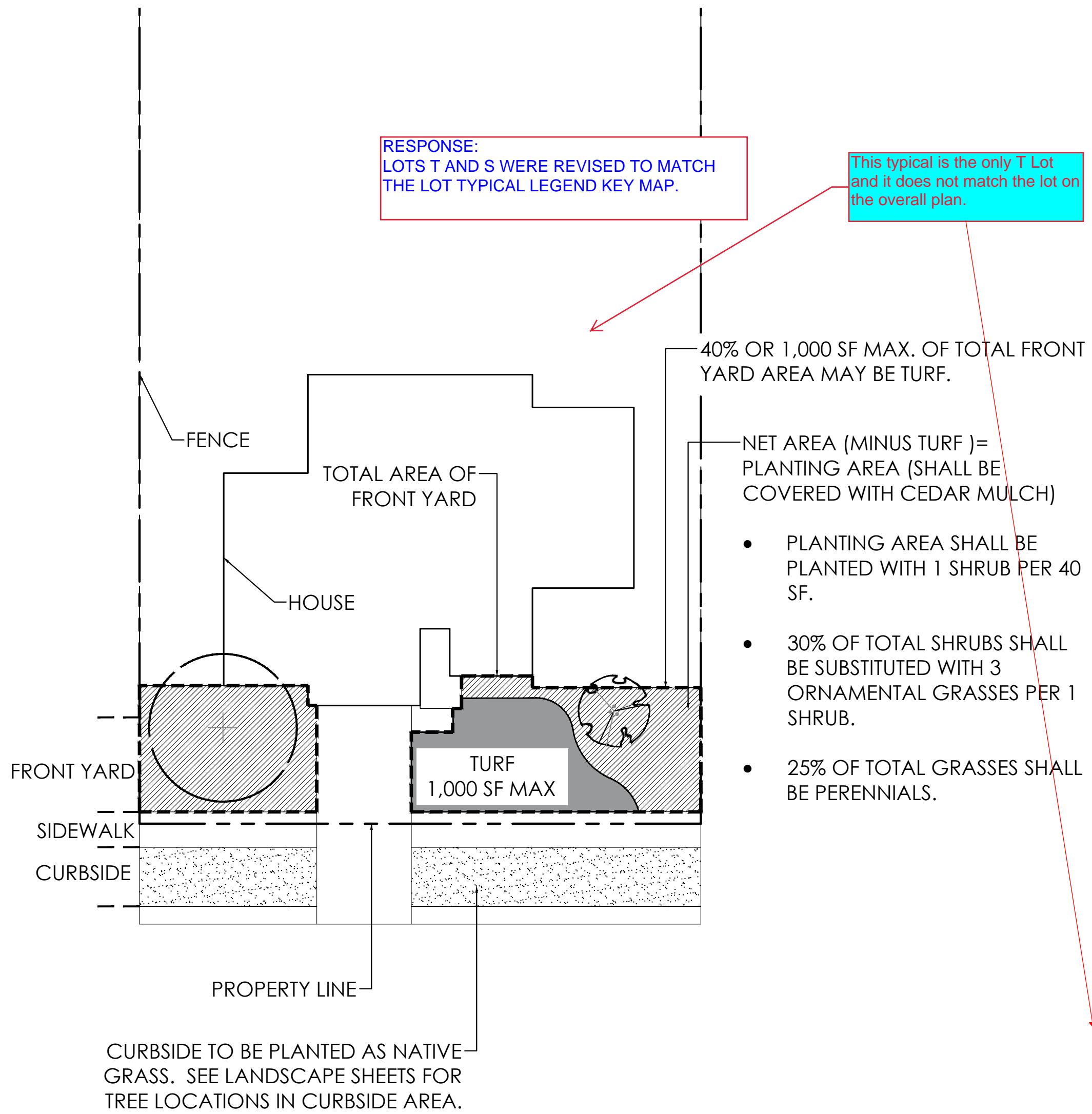
The S lot typical does not
reflect the various different lot
sizes. Additional typicals for the
similar sizes for the S lots
should be included.



S SINGLE FAMILY CUSTOM ESTATE HOME (CORNER LOT)

RESPONSE:
LOTS T AND S WERE REVISED TO MATCH
THE LOT TYPICAL LEGEND KEY MAP.

This typical is the only T Lot
and it does not match the lot on
the overall plan.



T SINGLE FAMILY CUSTOM ESTATE HOME (MID-BLOCK LOT)

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 LAGEYI | 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 |

| | | | |
|---|------------------------------------|----|-------|
| EVERGREEN SHRUBS | | | |
| JUNIPERUS CHINENSIS 'ARMSTONGII' | 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 'WILTONII' | 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 PFITZERIANA 'SAYBROOK GOLD' | JUNIPER, SAYBROOK GOLD | #5 | CONT. |
| PICEA ABIES 'NIDIFORMIS' | SPRUCE, BIRDS NEST | #5 | CONT. |
| PINUS MUGO 'SHERWOOD 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 'HORNIBROOKIANA' | 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 S.S.P. NAUSEOSA VAR. GLABRATA | RABBITBRUSH, TALL GREEN | #5 | CONT. |
| ERICAMERIA NAUSEOSA S.S.P. NAUSEOSA VAR. NAUSEOSA | RABBITBRUSH, DWARF BLUE | #5 | CONT. |
| FALLUGIA PARADOXA | APACHE PLUME | #5 | CONT. |
| FORESTIERA PUBESCENS VAR. PUBESCENS | PRIVET, NEW MEXICO | #5 | CONT. |
| LONICERA KOROLKOVII '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. |
| KNIPHOFIA SP. | TORCH LILY, VARIOUS | #1 | CONT. |
| LEUCANTHEMUM SP. | DAISY, SHASTE, VARIOUS | #1 | CONT. |
| LAITRIS SP. | GAYFEATHER/BLAZING STAR, VARIOUS | #1 | CONT. |
| MONARDA SP. | BEE-BALM, VARIOUS | #1 | CONT. |
| OENOTHERA MACROCARPA INCANA SILVER BLADE | PRIMROSE, SILVER BLADE | #1 | CONT. |
| OENOTHERA SPECIOSA 'ROSEA' | EVENING PRIMROSE, NEW MEXICO | #1 | CONT. |
| OSTEOSPERMUM SP. | SUN DAISY, VARIOUS | #1 | CONT. |
| PENSTEMON SP. | PENSTEMON, VARIOUS | #1 | CONT. |
| 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 | SIDEOLAS GRAMA GRASS | #1 | CONT. |
| BOUTELOUA GRACILIS | BLUE GRAMA GRASS | #1 | CONT. |
| BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048 | BLOND AMBITION GRAMA GRASS | #1 | CONT. |
| PANICUM VIRGATUM SP. | SWITCHGRASS, VARIOUS CULTIVARS | #1 | CONT. |
| SCHIZACHYRIUM SCOPARIUM | LITTLE BLUESTEM GRASS | #1 | CONT. |
| SORGHASTRUM NUTANS | INDIAN GRASS | #1 | CONT. |
| SPOROBOLUS HETEROLEPIS | PRAIRIE DROPSEED GRASS | #1 | CONT. |
| SPOROBOLUS WRIGHTII | GIANT SACATON GRASS | #1 | CONT. |

PROJECT NAME

PRAIRIE POINT SITE PLAN 2 (KINGS POINT NORTH)

AURORA, COLORADO

LANDSCAPE PLAN PORTION OF SITE PLANS

SHEET TITLE

LANDSCAPE
TYPICALS

SHEET NUMBER

LT.7

SHEET 72

March 15, 2023

NOT FOR CONSTRUCTION

NOTED

PRAIRIE POINT SUBDIVISION FILING NO. 2

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

DEDICATION:

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

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, IS ASSUMED TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER BY A 2–1/2" IRON PIPE WITH A 3–1/4" ALUMINUM CAP STAMPED "T.5S, R.66W., S26/S25/S35/S36, PLS 10377 1988 JR ENGINEERING" AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A 2–3/8" STEEL PIPE WITH A 3–1/4" ALUMINUM CAP STAMPED "T.5S., R.66W., 1/4, S35/S36, PLS 10377 1988 JR ENGINEERING"; WITH ALL BEARINGS HEREIN REFERENCED THERETO:

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

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

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

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

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

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

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

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

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

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

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

- NORTH 89°08'11" WEST, A DISTANCE OF 409.91 FEET;
- SOUTH 87°06'49" WEST, A DISTANCE OF 104.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2441.83 FEET;
- SOUTHWESTERLY ALONG SAID CURVE 929.45 FEET THROUGH A CENTRAL ANGLE OF 21°48'32";
- NON-TANGENT TO SAID CURVE NORTH 19°55'22" WEST, A DISTANCE OF 150.00 FEET;
- SOUTH 70°04'38" WEST, A DISTANCE OF 160.00 FEET;
- SOUTH 19°55'22" EAST 168.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2441.83 FEET AND A RADIAL BEARING OF SOUTH 28°28'33" EAST;
- SOUTHWESTERLY ALONG SAID CURVE 538.10 FEET THROUGH A CENTRAL ANGLE OF 12°37'34";
- TANGENT TO SAID CURVE SOUTH 48°53'53" WEST, A DISTANCE OF 104.94 FEET;
- SOUTH 45°08'54" WEST, A DISTANCE OF 1,193.41 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 44°50'51" WEST, A DISTANCE OF 327.81 FEET;

THENCE NORTH 38°09'46" WEST, A DISTANCE OF 71.60 FEET;

THENCE NORTH 30°00'21" WEST, A DISTANCE OF 78.72 FEET;

THENCE NORTH 21°50'57" WEST, A DISTANCE OF 78.72 FEET;

THENCE NORTH 13°41'32" WEST, A DISTANCE OF 83.44 FEET;

THENCE NORTH 04°33'37" WEST, A DISTANCE OF 748.02 FEET;

THENCE NORTH 44°40'58" WEST, A DISTANCE OF 194.75 FEET;

THENCE NORTH 07°48'12" WEST, A DISTANCE OF 229.11 FEET;

THENCE NORTH 16°04'27" WEST, A DISTANCE OF 127.48 FEET;

THENCE NORTH 07°45'40" EAST, A DISTANCE OF 12.46 FEET;

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

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

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

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

DEDICATION-CONTINUED:

THENCE NORTH 38°39'09" WEST, A DISTANCE OF 156.18 FEET;

THENCE NORTH 40°32'31" WEST, A DISTANCE OF 137.39 FEET;

THENCE NORTH 10°50'29" WEST, A DISTANCE OF 117.54 FEET;

THENCE NORTH 02°43'53" EAST, A DISTANCE OF 25.17 FEET;

THENCE NORTH 86°00'20" EAST, A DISTANCE OF 52.21 FEET;

THENCE NORTH 01°49'05" WEST, A DISTANCE OF 158.80 FEET;

THENCE NORTH 38°56'21" EAST, A DISTANCE OF 33.57 FEET;

THENCE NORTH 01°49'05" WEST, A DISTANCE OF 11.23 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST LONG AVENUE AS DEDICATED ON THE PLAT OF CHENANGO FILING NO. 3 AS RECORDED AT RECEPTION NO. 1845357, IN SAID RECORDS;

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

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

- NORTHERLY ALONG SAID CURVE 59.00 FEET THROUGH A CENTRAL ANGLE OF 11°43'39";
- TANGENT TO SAID CURVE NORTH 05°02'21" WEST, A DISTANCE OF 1.85 FEET TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

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

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

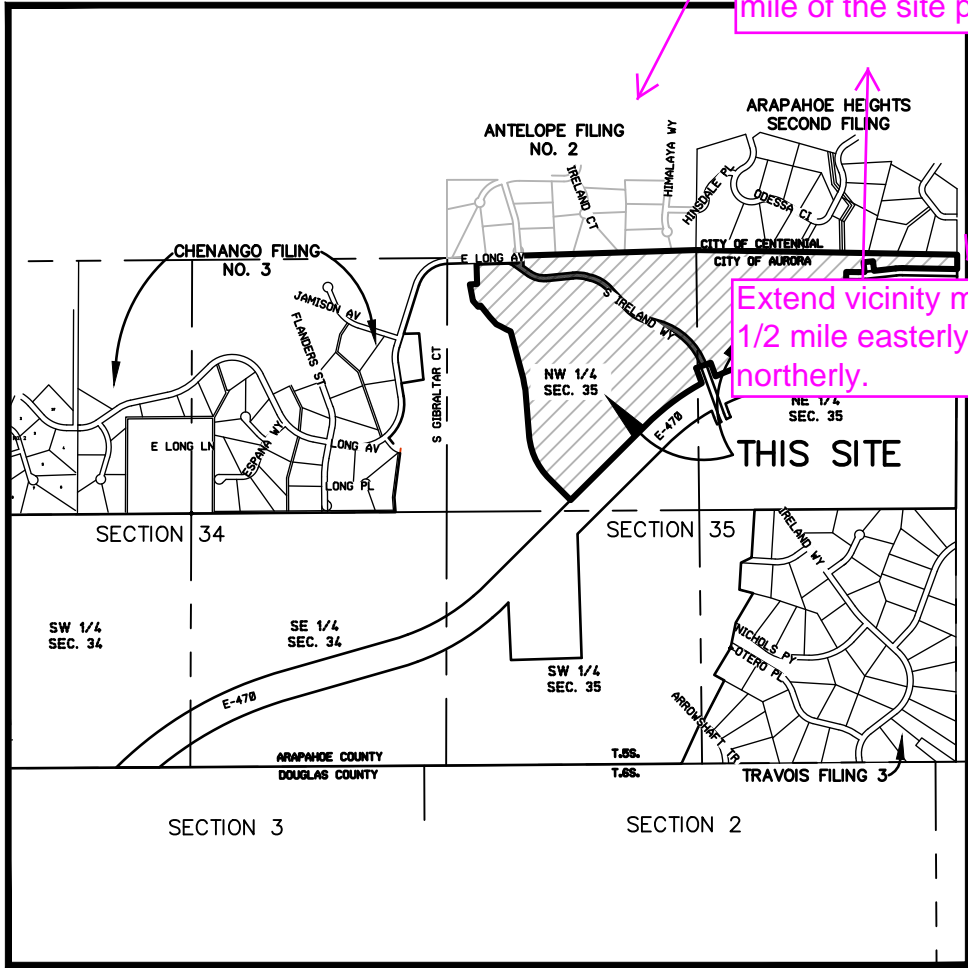
- SOUTH 88°58'46" EAST, A DISTANCE OF 1359.65 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35;
- ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 89°00'03" EAST, A DISTANCE OF 1359.23 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 135.557 ACRES, (5,904,852 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **PRAIRIE POINT SUBDIVISION FILING NO. 2** AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACTS K AND M AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATIONS UTILIZING THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, FOUND TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER BY A 2–1/2" IRON PIPE WITH A 3–1/4" ALUMINUM PIPE STAMPED "T5S R66W S26/S25/S35/S36 PLS 10377 1988 JR ENGINEERING" AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A 2–3/8" STEEL PIPE WITH A 3–1/4" ALUMINUM CAP STAMPED "T5S R66W 1/4 S35/S36 PLS 10377 1988 JR ENGINEERING".
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.



VICINITY MAP
SCALE 1"= 2000'

COVENANTS:

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

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

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

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

OWNER:

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022

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

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES-CONTINUED:

- TRACT K IS GRANTED TO THE CITY OF AURORA FOR DRAINAGE PURPOSES AND TRACT M IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES. BOTH TRACTS K AND M WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
- ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- THIS SURVEY DOES NOT CONSTITUTE, A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. STEWART TITLE GUARANTY COMPANY'S COMMITMENT NO. 22000310619, WITH AN EFFECTIVE DATE OF AUGUST 29, 2022 WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- PARKS, RECREATION IMPROVEMENTS, TRAILS AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION AND PEDESTRIAN/BICYCLE CONNECTIVITY REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
- 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.
- TRACTS A–J, L, AND N–R ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO EAST DRY CREEK ROAD AND EASE KINGS POINT DRIVE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OF THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 22000310619 WITH A COMMITMENT DATE OF AUGUST 29, 2022 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ~~PARKS, RECREATION IMPROVEMENTS, TRAILS AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION AND PEDESTRIAN/BICYCLE CONNECTIVITY REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.~~

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON 5/11/2021.

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

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

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

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

CITY OF AURORA APPROVALS:

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

CITY ENGINEER

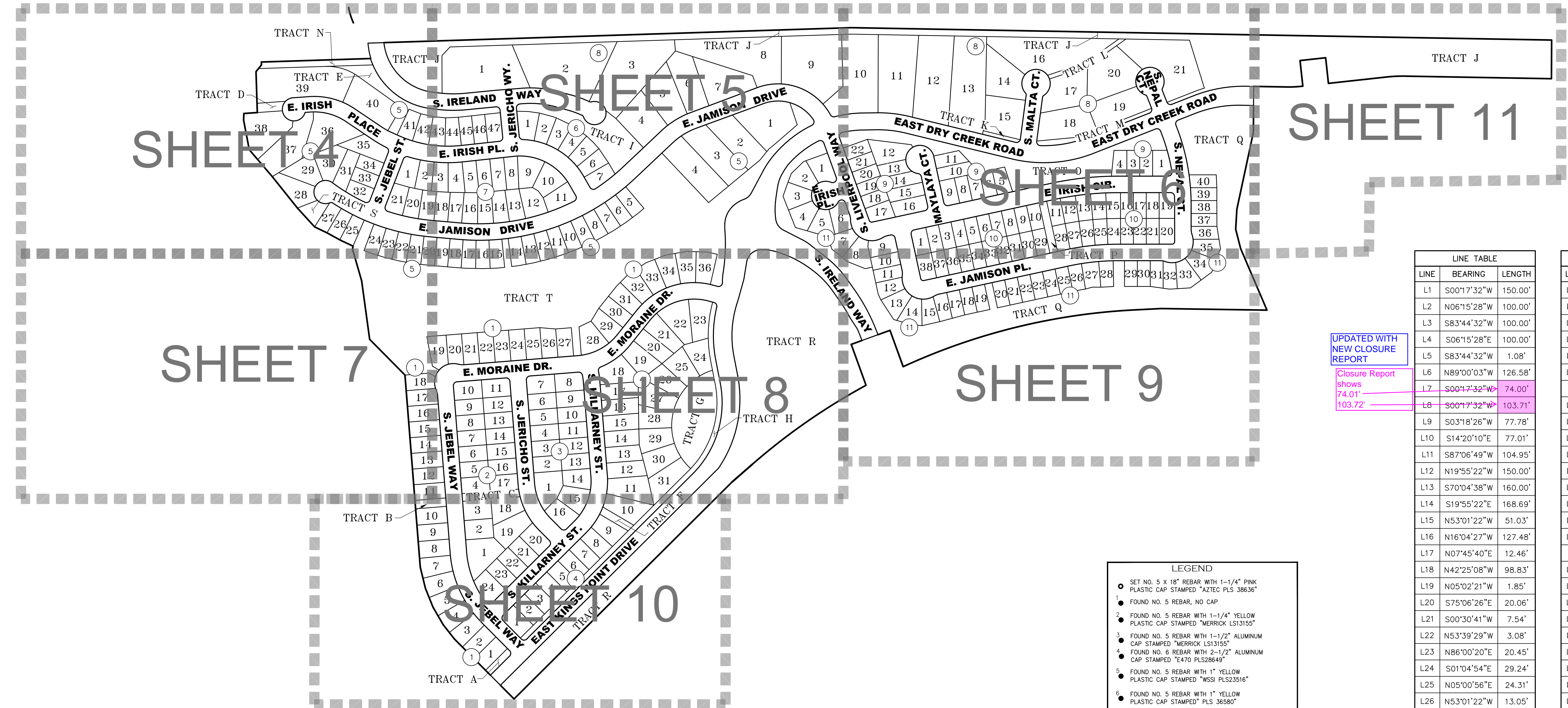
PLANNING DIRECTOR

DATE

DATE

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

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



| CURVE TABLE | | | |
|-------------|------------|---------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 7°15'25" | 574.00' | 72.70' |
| C2 | 7°15'25" | 500.00' | 63.33' |
| C3 | 11°43'39" | 288.23' | 59.00' |
| C4 | 89°59'39" | 15.00' | 23.56' |
| C5 | 19°36'18" | 65.00' | 22.24' |
| C6 | 19°36'18" | 65.00' | 22.24' |
| C7 | 102°19'37" | 15.00' | 26.79' |
| C8 | 8°28'12" | 200.50' | 29.64' |
| C9 | 56°33'37" | 10.00' | 9.87' |
| C10 | 10°52'34" | 757.00' | 143.70' |
| C11 | 94°29'47" | 15.00' | 24.74' |
| C12 | 84°11'47" | 15.00' | 22.04' |
| C13 | 7°09'28" | 530.00' | 66.21' |
| C14 | 37°23'09" | 207.00' | 135.07' |
| C15 | 4°07'05" | 470.00' | 33.78' |
| C16 | 89°26'10" | 15.00' | 23.41' |
| C17 | 90°00'00" | 15.00' | 23.56' |
| C18 | 12°42'56" | 532.00' | 118.07' |
| C19 | 13°36'56" | 263.23' | 62.55' |
| C20 | 97°04'21" | 15.00' | 25.41' |

| CURVE TABLE | | | |
|-------------|-----------|---------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C21 | 90°00'00" | 15.00' | 23.56' |
| C22 | 90°00'00" | 15.00' | 23.56' |
| C23 | 90°00'00" | 15.00' | 23.56' |
| C24 | 90°00'00" | 15.00' | 23.56' |
| C25 | 90°00'00" | 15.00' | 23.56' |
| C26 | 83°09'29" | 15.00' | 21.77' |
| C27 | 40°17'13" | 218.00' | 153.28' |
| C28 | 6°50'31" | 218.00' | 26.03' |
| C29 | 90°00'00" | 15.00' | 23.56' |
| C30 | 79°46'38" | 15.00' | 20.89' |
| C31 | 88°25'47" | 15.00' | 23.15' |
| C32 | 90°00'10" | 15.00' | 23.56' |
| C33 | 7°21'49" | 282.00' | 36.24' |
| C34 | 85°55'23" | 15.00' | 22.49' |
| C35 | 93°12'45" | 15.00' | 24.40' |
| C36 | 92°46'04" | 15.00' | 24.29' |
| C37 | 22°58'17" | 268.06' | 107.47' |
| C38 | 97°53'22" | 15.00' | 25.63' |
| C39 | 3°17'36" | 458.00' | 26.32' |
| C40 | 9°00'59" | 313.00' | 49.26' |

| CURVE TABLE | | | |
|-------------|------------|---------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C41 | 31°31'11" | 55.00' | 30.26' |
| C42 | 10°58'39" | 40.00' | 7.66' |
| C43 | 93°29'54" | 15.00' | 24.48' |
| C44 | 82°07'03" | 15.00' | 21.50' |
| C45 | 89°18'09" | 15.00' | 23.38' |
| C46 | 46°16'04" | 10.00' | 8.08' |
| C47 | 40°49'28" | 10.00' | 7.13' |
| C48 | 9°55'54" | 430.00' | 74.54' |
| C49 | 12°42'56" | 468.00' | 103.86' |
| C50 | 90°00'00" | 15.00' | 23.56' |
| C51 | 49°44'52" | 10.00' | 8.68' |
| C52 | 49°44'52" | 10.00' | 8.68' |
| C53 | 90°00'00" | 15.00' | 23.56' |
| C54 | 95°58'07" | 15.00' | 25.12' |
| C55 | 49°44'52" | 10.00' | 8.68' |
| C56 | 49°44'52" | 10.00' | 8.68' |
| C57 | 101°03'51" | 15.00' | 26.46' |
| C58 | 75°39'14" | 15.00' | 19.81' |
| C59 | 22°47'58" | 332.00' | 132.11' |
| C60 | 97°09'42" | 15.00' | 25.44' |

| CURVE TABLE | | | |
|-------------|------------|---------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C61 | 89°43'22" | 15.00' | 23.49' |
| C62 | 99°28'39" | 15.00' | 26.04' |
| C63 | 90°00'00" | 15.00' | 23.56' |
| C64 | 69°56'56" | 15.00' | 18.31' |
| C65 | 90°00'00" | 15.00' | 23.56' |
| C66 | 82°25'30" | 10.00' | 14.39' |
| C67 | 90°00'00" | 15.00' | 23.56' |
| C68 | 87°43'03" | 15.00' | 22.96' |
| C69 | 90°00'00" | 10.00' | 15.71' |
| C70 | 90°00'00" | 10.00' | 15.71' |
| C71 | 2°16'57" | 768.00' | 30.59' |
| C72 | 97°09'42" | 15.00' | 25.44' |
| C73 | 132°28'20" | 15.00' | 34.68' |
| C74 | 132°28'20" | 15.00' | 34.68' |
| C75 | 18°59'22" | 65.00' | 21.54' |
| C76 | 18°59'22" | 65.00' | 21.54' |
| C77 | 90°00'00" | 15.00' | 23.56' |
| C78 | 18°59'22" | 65.00' | 21.54' |
| C79 | 18°59'22" | 65.00' | 21.54' |
| C80 | 18°59'22" | 65.00' | 21.54' |

| CURVE TABLE | | | |
|-------------|-----------|---------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C81 | 18°59'22" | 65.00' | 21.54' |
| C82 | 90°14'47" | 15.00' | 23.63' |
| C83 | 3°09'47" | 800.00' | 44.16' |
| C84 | 4°37'01" | 799.50' | 64.42' |
| C85 | 15°55'57" | 149.50' | 41.57' |
| C86 | 7°58'06" | 333.15' | 46.33' |
| C87 | 3°52'08" | 664.00' | 44.84' |
| C88 | 9°20'34" | 35.00' | 5.71' |
| C89 | 4°36'54" | 65.00' | 5.24' |
| C90 | 94°22'29" | 28.50' | 46.94' |
| C91 | 21°26'46" | 50.00' | 18.72' |
| C92 | 35°22'53" | 50.00' | 30.88' |
| C93 | 35°22'53" | 62.00' | 38.29' |

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR, NO CAP
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "MERRICK LS13155"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MERRICK LS13155"
- FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "E470 PLS28649"
- FOUND NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "WSSI PLS23516"
- FOUND NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 36580"
- FOUND BRASS TAG STAMPED "PLS 36580"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.T. SIGHT TRIANGLE
- ROW RIGHT-OF-WAY
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-81-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.
- S. IRELAND WAY RIGHT-OF-WAY QUITCLAIM DEED RECEPTION NO. E2070744, TO BE VACATED BY SEPARATE DOCUMENT.

UPDATED WITH
NEW CLOSURE
REPORT

Closure Report
shows
74.01' ———
103.72' ———

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S00°17'32"W | 150.00' |
| L2 | N06°15'28"W | 100.00' |
| L3 | S83°44'32"W | 100.00' |
| L4 | S06°15'28"E | 100.00' |
| L5 | S83°44'32"W | 1.08' |
| L6 | N89°00'03"W | 126.58' |
| L7 | S00°17'32"W | 74.00' |
| L8 | S00°17'32"W | 103.71' |
| L9 | S03°18'26"W | 77.78' |
| L10 | S14°20'10"E | 77.01' |
| L11 | S87°06'49"W | 104.95' |
| L12 | N19°55'22"W | 150.00' |
| L13 | S70°04'38"W | 160.00' |
| L14 | S19°55'22"E | 168.69' |
| L15 | N53°01'22"W | 51.03' |
| L16 | N16°04'27"W | 127.48' |
| L17 | N07°45'40"E | 12.46' |
| L18 | N42°25'08"W | 98.83' |
| L19 | N05°02'21"W | 1.85' |
| L20 | S75°06'26"E | 20.06' |
| L21 | S00°30'41"W | 7.54' |
| L22 | N53°39'29"W | 3.08' |
| L23 | N86°00'20"E | 20.45' |
| L24 | S01°04'54"E | 29.24' |
| L25 | N05°00'56"E | 24.31' |
| L26 | N53°01'22"W | 13.05' |
| L27 | N65°29'42"W | 39.69' |
| L28 | N82°54'30"W | 22.87' |
| L29 | N75°06'26"W | 22.67' |
| L30 | S59°17'54"E | 26.75' |
| L31 | S36°00'55"E | 32.25' |
| L32 | S39°04'47"W | 56.16' |
| L33 | S88°34'54"E | 44.75' |
| L34 | S82°05'13"E | 43.96' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L35 | S69°20'53"E | 12.13' |
| L36 | S59°30'47"E | 5.88' |
| L37 | S46°22'18"E | 37.41' |
| L38 | S41°25'25"E | 30.79' |
| L39 | N82°54'30"W | 22.87' |
| L40 | N68°33'29"E | 90.98' |
| L41 | N21°26'31"W | 48.77' |
| L42 | S21°26'31"E | 48.77' |
| L43 | S12°06'21"W | 47.23' |
| L44 | S30°10'24"E | 11.65' |
| L45 | S77°46'00"W | 10.68' |
| L46 | S89°54'23"E | 33.02' |
| L47 | N74°39'18"E | 27.53' |
| L48 | S24°59'58"E | 23.88' |
| L49 | S77°46'00"W | 28.37' |
| L50 | S05°06'53"W | 23.33' |
| L51 | N51°34'41"W | 25.55' |
| L52 | N51°24'09"W | 51.26' |
| L53 | S19°55'06"E | 1.70' |
| L54 | S19°55'06"E | 1.70' |
| L55 | S33°07'48"E | 43.94' |
| L56 | S82°54'30"E | 22.87' |
| L57 | N03°59'40"W | 15.00' |
| L58 | S49°40'13"W | 13.36' |
| L59 | S19°55'06"E | 1.70' |
| L60 | N44°50'51"W | 103.94' |
| L61 | N40°42'20"W | 16.68' |
| L62 | N53°01'22"W | 42.07' |
| L63 | N53°01'22"W | 22.02' |
| L64 | N13°40'57"E | 4.50' |
| L65 | S03°33'12"W | 3.10' |
| L66 | N37°19'08"E | 22.41' |
| L67 | N88°24'15"W | 14.92' |

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 17127-01 Drawn By: GLW

DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

DATE OF PREPARATION: 09-01-2022

SCALE: 1" = 200'

SHEET 2 OF 11

KIRIE POINT SUBDIVISION FILING NO. 2

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

A FIELD SURVEY ON 6/20/2023 DID NOT RESULT IN THE DISCOVERY OF THE 16TH CORNER. NO EFFORT WAS MADE TO RESTORE, AS IT IS NOT AN ORIGINAL CONTROLLING CORNER.

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

REVISED
Closure Report
shows 1,876.25'?

60.10' BETWEEN FOUND MONUMENTS
REVISED

Table does not match
closure report?

REVISED WITH UPDATED
CLOSURE REPORT

REVISED

REVISED

SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND

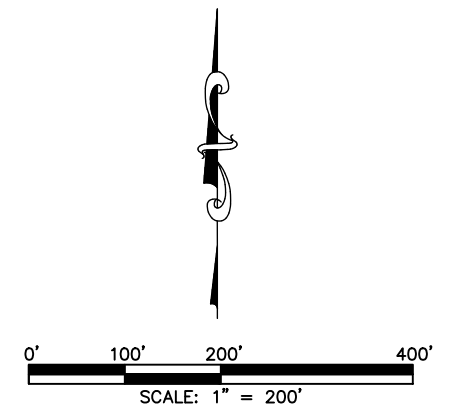
The section line is being
shown for reference only, it
is not a controlling line and
is not dimensioned, only
labeled.

Show controlling monument for development of this line
AES Board Rule 1.6.E. Standards for Land Surveys
3. Procedural Techniques
a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parcel evidence and coordinate the facts of such survey.
b. Surveys Shall Reference Corners. Surveys based on the United States Public Land Survey System shall be referenced to original or properly restored corners. ... Residential subdivision layouts shall conform to local subdivision ordinances (standards and regulations). Lot surveys within such subdivisions shall be referenced to existing corner monuments within the subdivision as necessary to verify the survey.

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR, NO CAP
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "MERRICK LS13155"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MERRICK LS13155"
- FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "E470 PLS28649"
- FOUND NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "WSSI PLS23516"
- FOUND NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 36580"
- FOUND BRASS TAG STAMPED "PLS 36580"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.T. SIGHT TRIANGLE
- ROW RIGHT-OF-WAY
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.
- S. IRELAND WAY RIGHT-OF-WAY QUITCLAIM DEED RECEPTION NO. E2070744, TO BE VACATED BY SEPARATE DOCUMENT.

| LAND SUMMARY CHART | | | |
|------------------------|-----------|-----------|-----------------|
| TYPE | AREA (SF) | AREA (AC) | % OF TOTAL AREA |
| RESIDENTIAL LOTS (305) | 2,928,534 | 67.231 | 49.60 |
| TRACTS (20) | 1,771,873 | 40.676 | 30.00 |
| ROW DEDICATED | 1,204,445 | 27.650 | 20.40 |
| TOTALS | 5,904,852 | 135.557 | 100.00 |



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTEC
CONSULTANTS, INC.

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

DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

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

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

PRAIRIE POINT SUBDIVISION FILING NO. 2

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

UPDATES TYP

Apply (Typical) Comments throughout the plat.

REVISED

What is this curve for?

REVISED

City of Centennial?

UPDATED WITH
NEW CLOSURE
REPORT

Closure Report
shows 1,876.25'

1814.46'

Label Tract J?
Area?

REVISED

Label Easement &
Dimension?

LINE REMOVED

Radial or Non-Radial?
(Typical)

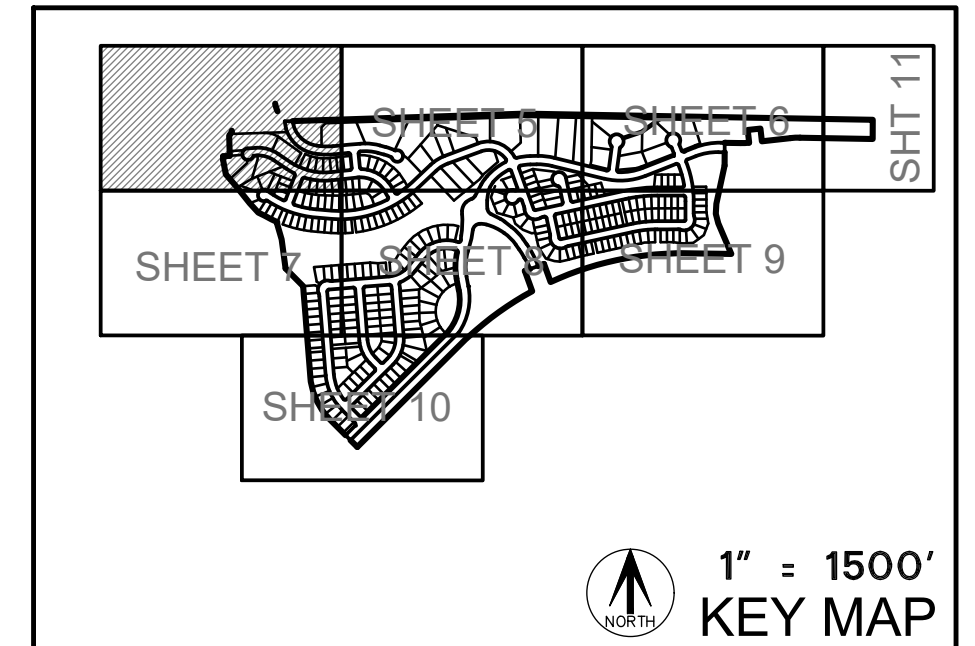
LABEL ADDED

Label Easement
width?

LABEL ADDED

WILL ADD WHEN
KNOWN

WILL ADD WHEN
KNOWN



SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND

SEE SHEET 5

SEE SHEET 5

SEE SHEET 7

SEE SHEET 7

AzTEC
CONSULTANTS, INC.

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

DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION: 09-01-2022

SCALE: 1" = 50'

SHEET 4 OF 11

A FIELD SURVEY ON 6/20/2023 DID NOT RESULT IN THE DISCOVERY OF THE 16TH CORNER. NO EFFORT WAS MADE TO RESTORE, AS IT IS NOT AN ORIGINAL CONTROLLING CORNER.

W 1/16th?

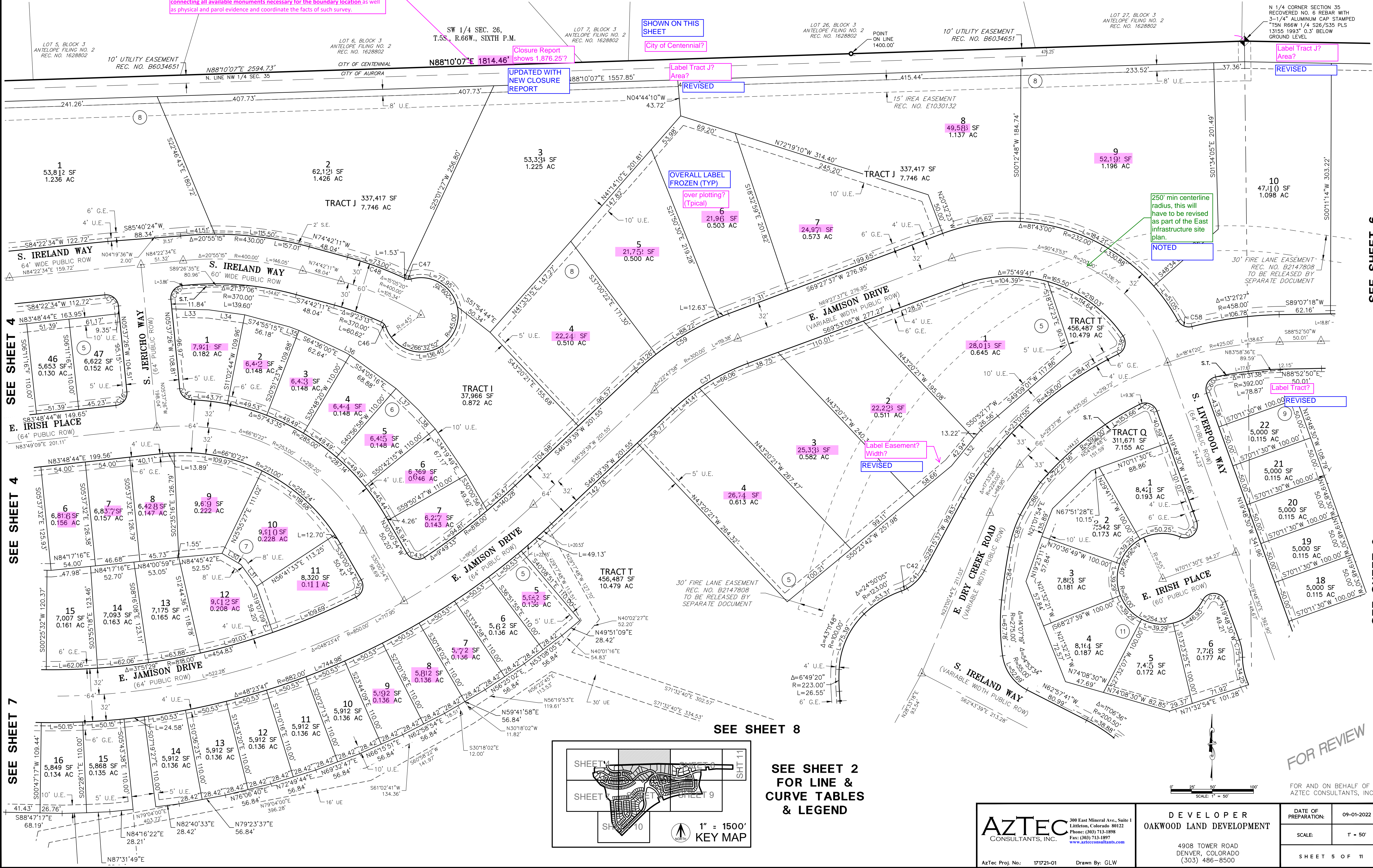
1.6.E. Standards for Land Surveys

3. Procedural Techniques

a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parcel evidence and coordinate the facts of such survey.

PRAIRIE POINT SUBDIVISION FILING NO. 2

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



SEE SHEET 6

SEE SHEET 6

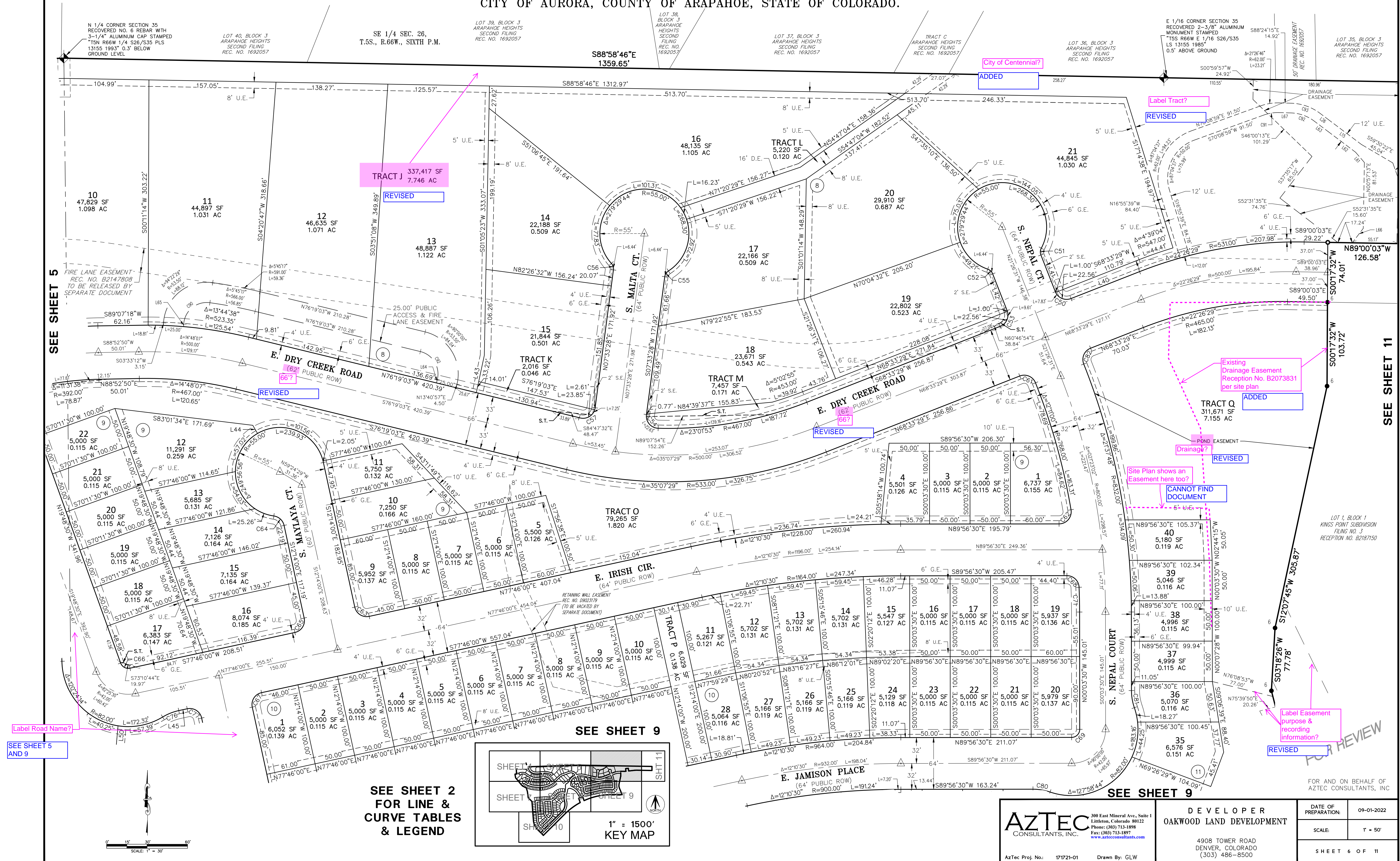
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

| | | |
|--|--|---------------|
| AzTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com | DEVELOPER OAKWOOD LAND DEVELOPMENT | |
| | DATE OF PREPARATION: | 09-01-2022 |
| | SCALE: | 1" = 50' |
| 4908 TOWER ROAD DENVER, COLORADO (303) 486-8500 | | SHEET 5 OF 11 |

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

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



PRAIRIE POINT SUBDIVISION FILING NO. 2

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

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 5

SEE SHEET 4

SEE SHEET 8

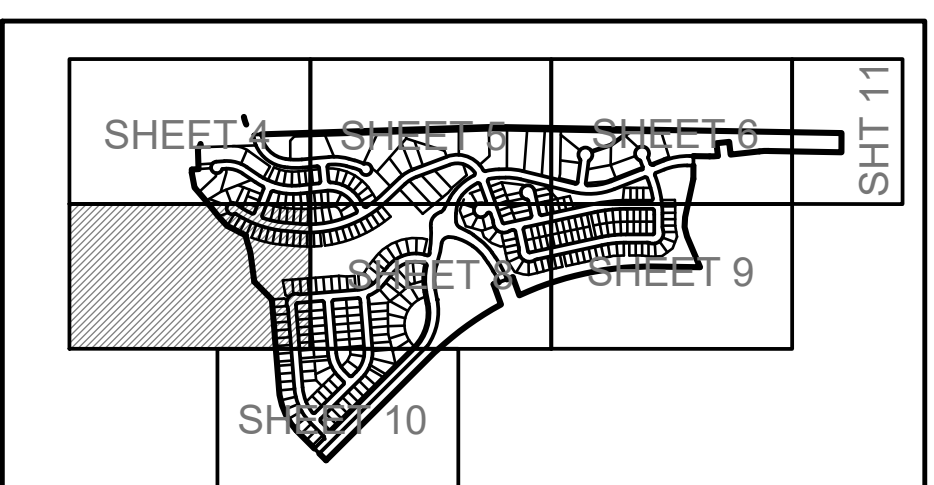
SEE SHEET 10

SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND

Label Easement?
REVISED

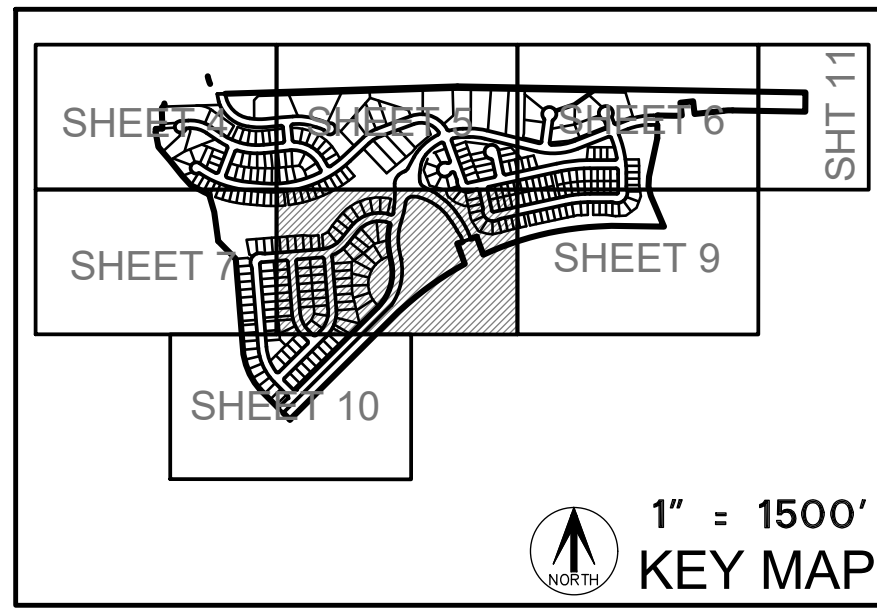
Private or Public?
REVISED

TRACT LABEL
SHOWN THIS
Area?



1" = 1500'
KEY MAP

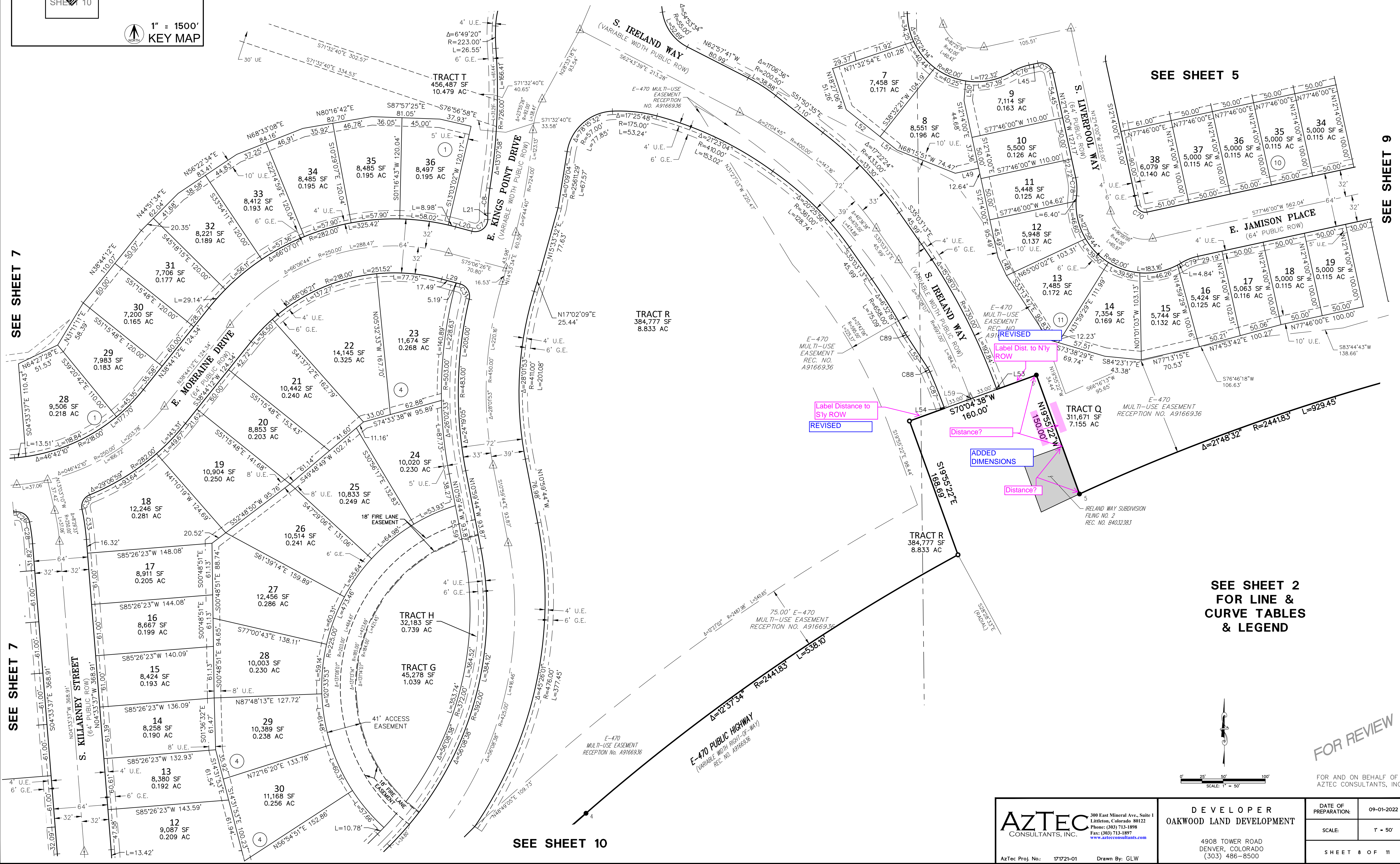
| | | | |
|--|---|--|--|
| AzTEC CONSULTANTS, INC. <small>AzTec Proj. No: 17121-01 Drawn By: GLW</small> | <small>300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small> | DEVELOPER OAKWOOD LAND DEVELOPMENT | |
| | 4908 TOWER ROAD DENVER, COLORADO (303) 486-8500 | | DATE OF PREPARATION: 09-01-2022 |
| | | | SCALE: 1" = 50' |
| | | SHEET 7 OF 11 | |



PRAIRIE POINT SUBDIVISION FILING NO. 2

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

SEE SHEET 5



SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND

FOR REVIEW

| | | |
|--|---|---------------|
| AzTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com | DEVELOPER OAKWOOD LAND DEVELOPMENT 4908 TOWER ROAD DENVER, COLORADO (303) 486-8500 | |
| | DATE OF PREPARATION: | 09-01-2022 |
| AzTec Proj. No: | 17121-01 | Drawn By: GLW |
| SCALE: 1" = 50' | | SHEET 8 OF 11 |

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

SEE SHEET 6

E-470 PUBLIC HIGHWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
REC. NO. A9166936

KEY MAP

1" = 1500'

NORTH

SHEET 1 SHEET 2 SHEET 3

SHEET 4 SHEET 5 SHEET 6

SHEET 7 SHEET 8 SHEET 9

SHEET 10 SHEET 11

FOR REVIEW

FOR AND ON BEHALF OF
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DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

| | |
|---------------------|------------|
| DATE OF REPARATION: | 09-01-2022 |
|---------------------|------------|

SCALE: 1" = 50'

SHEET 9 OF 11

AzTec Proj. No.: 171721-01

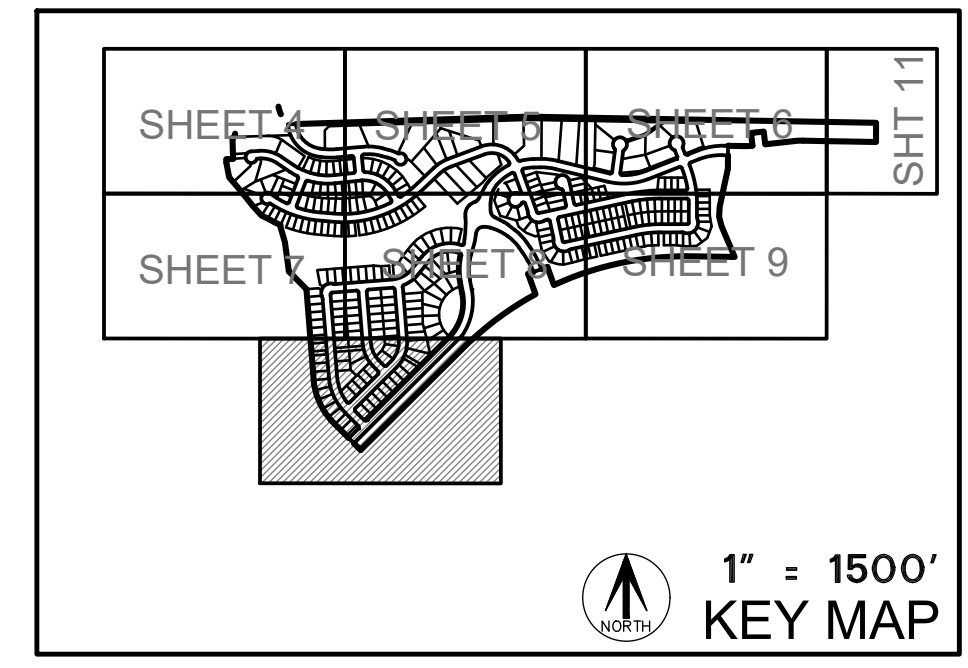
Drawn By: GLW

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

SEE SHEET 8

E-470 PUBLIC HIGHWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
REC. NO. A9166936

**SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND**



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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Littleton, Colorado 80122
Phone: (303) 713-1898
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DEVELOPER
OAKWOOD LAND DEVELOPMENT

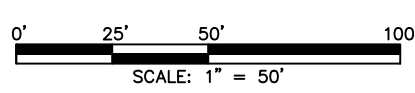
4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 09-01-2022 |
|----------------------|------------|

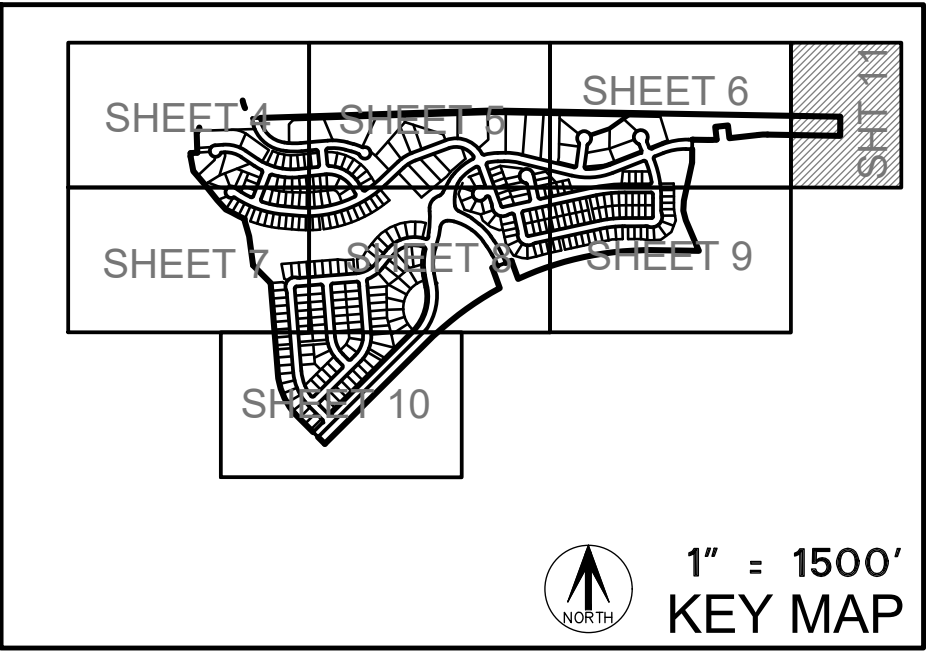
| | |
|--------|----------|
| SCALE: | 1" = 50' |
|--------|----------|

SHEET 10 OF 11

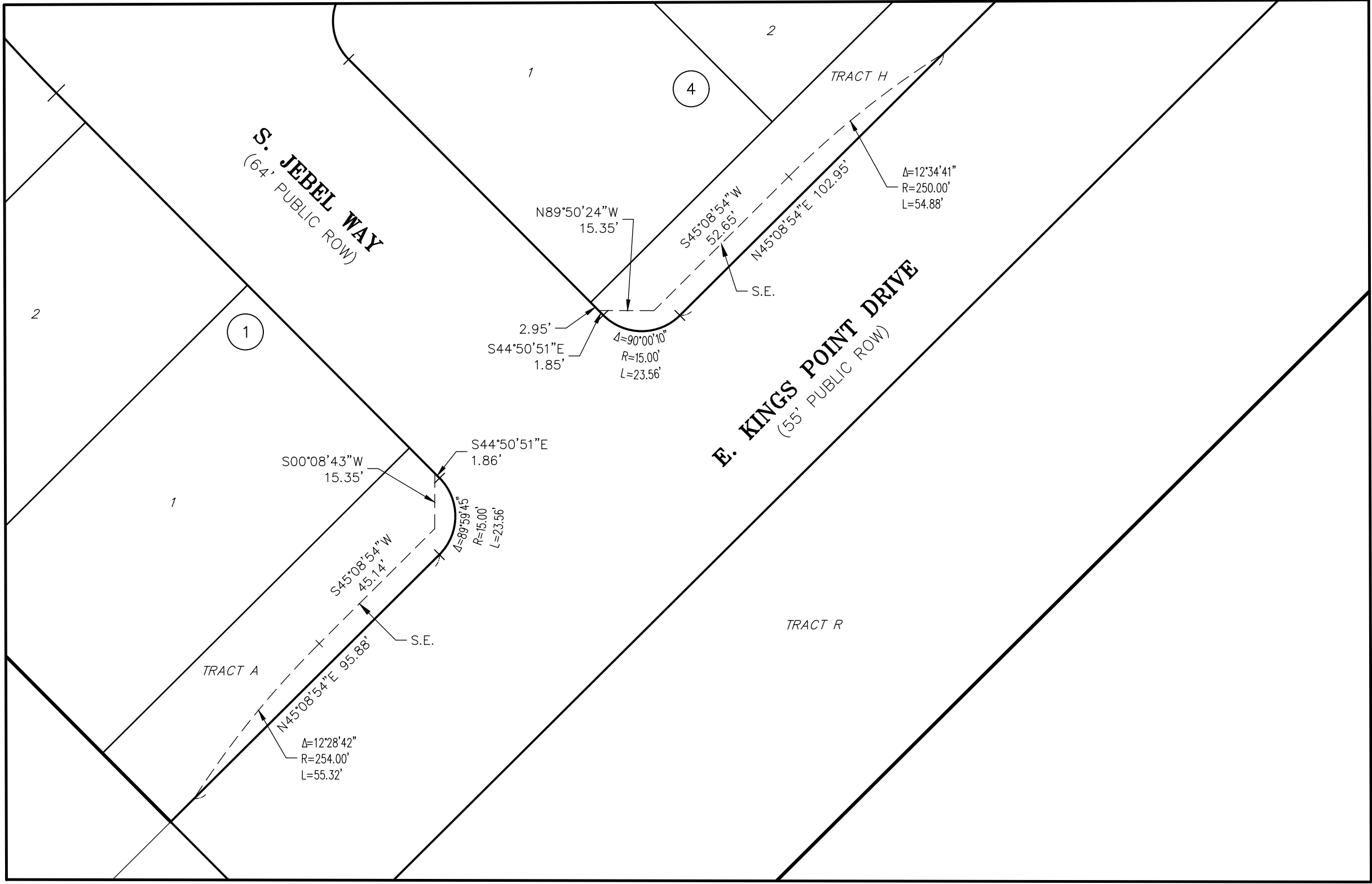
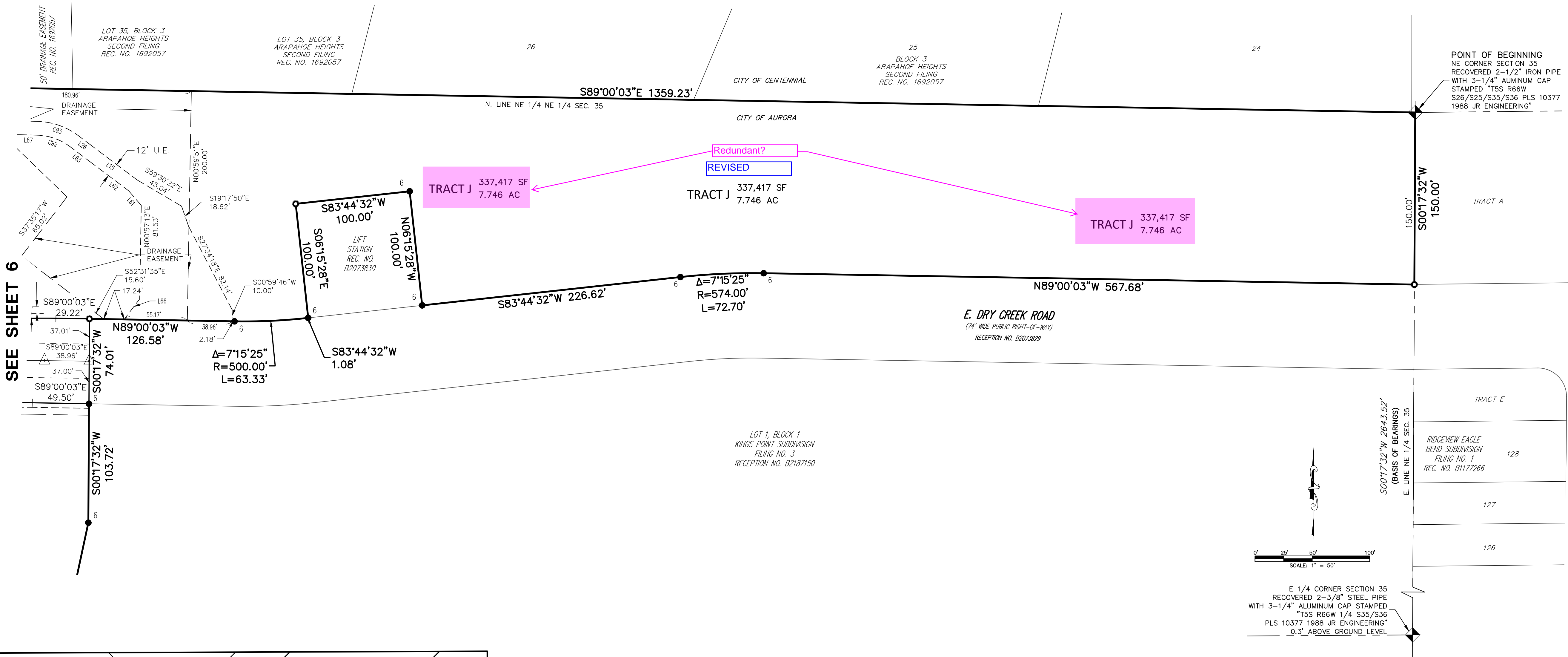
AzTec Proj. No.: 171721-01 Drawn By: GLW



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



SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND



DETAIL "A"
SCALE 1" = 30'

S.E. = SIDEWALK EASEMENT

AzTEC
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DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

DATE OF PREPARATION: 09-01-2022

SCALE: 1" = 50'

SHEET 11 OF 11

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

COLORADO LAND SURVEY MONUMENT RECORD

010186

REPORT ONE MONUMENT ONLY ON THIS FORM

REPRODUCTION OF THIS FORM IS AUTHORIZED.

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

1. TYPE OF MONUMENT
(Check one)

☐ Section Corner
☐ Quarter Corner

☐ Bench mark
☒ Other Vile

2. DESCRIPTION OF MONUMENT FOUND

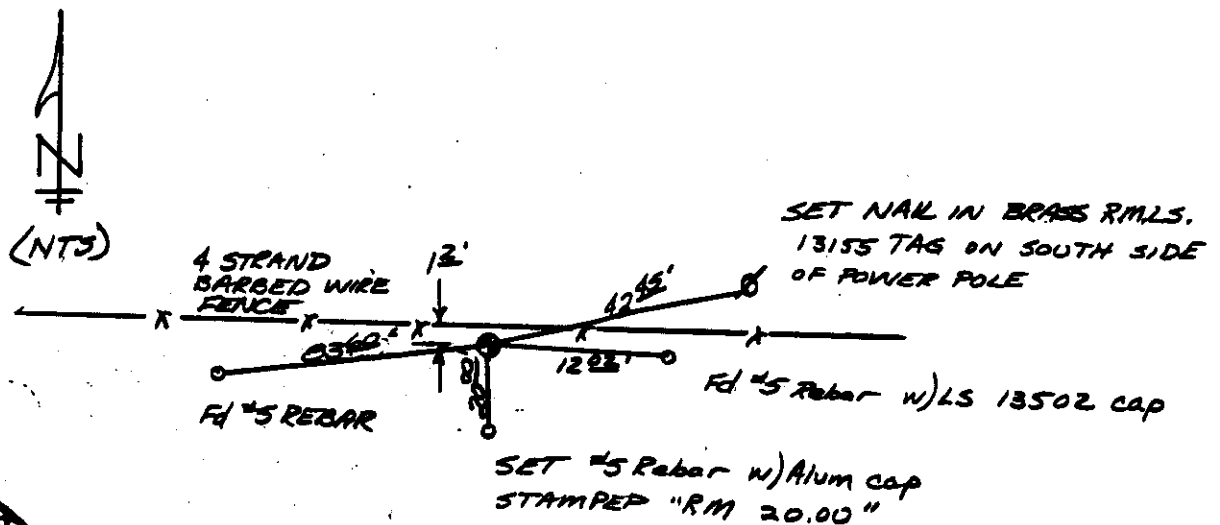
MERRICK & COMPANY
Engineers & Architects
10855 East Bethany Drive
Aurora, CO 80014
751-0741

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

SET 2³/₈ X 30" ALUM. MON. 0.5' ABOVE GROUND
STAMPED " T55 R66W "
W 1/4 526
535

LS 13155 1985

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



Date of Field Work March 25, 1985
Tab No 298-5292 Book 961/28

CERTIFICATION

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

Date 5/28/85

Signature Doyle L. Abrahamson

*(Do not fill in)

Accepted for Filing

State Board of Registration for Professional Engineers and Land Surveyors

By Marie C. Schaper

Date AUG 29 1985

RECEIVED AT OFFICE OF THE COUNTY CLERK;

_____ COUNTY

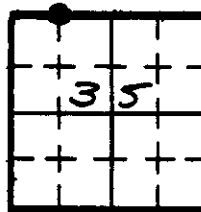
By _____

Date _____

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

6. LOCATION DIAGRAM

1" = 1 Mile



• = Location of Monument



Surveyor's Seal

7. SEC. 35, T 55, R 66W, 6th P.M.

COUNTY Argonne INDEX REF. NO. 18-E

8. SEC. _____, T _____, R _____, _____ P.M.

COUNTY _____ INDEX REF. NO. _____

Parcel Map Check Report

Client: Prepared by:

Aztec Consultants

300 E. Mineral Ave. Ste 1 Littleton Co 80122

Date: 3/8/2023 5:32:43 PM

Parcel Name: Site 1 - BOUNDARY

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:179,931.752'" "East:223,275.704'"

Segment# 1: Line

"Course: S0° 17' 32""W" Length: 150.00'

"North: 179,781.754'" "East: 223,274.939'"

Segment# 2: Line

"Course: N89° 00' 03""W" Length: 567.68'

"North: 179,791.653'" "East: 222,707.345'"

Segment# 3: Curve

Length: 72.70' Radius: 574.00'

"Delta: 7°15'25"" Tangent: 36.40'

Chord: 72.65' "Course: S87° 22' 15""W"

"Course In: S0° 59' 57""W" "Course Out: N6° 15' 28""W"

"RP North: 179,217.740'" "East: 222,697.336'"

"End North: 179,788.320'" "East: 222,634.769'"

Segment# 4: Line

"Course: S83° 44' 32""W" Length: 226.62'

"North: 179,763.618'" "East: 222,409.499'"

Segment# 5: Line

"Course: N6° 15' 28""W" Length: 100.00'

"North: 179,863.022'" "East: 222,398.599'"

Segment# 6: Line

"Course: S83° 44' 32""W" Length: 100.00'

"North: 179,852.122'" "East: 222,299.195'"

Segment# 7: Line

"Course: S6° 15' 28""E" Length: 100.00'

"North: 179,752.718'" "East: 222,310.095'"

Segment# 8: Line

"Course: S83° 44' 32""W" Length: 1.08'

"North: 179,752.600'" "East: 222,309.022'"

Segment# 9: Curve

Length: 63.33' Radius: 500.00'

"Delta: 7°15'25"" Tangent: 31.71'

Chord: 63.29' "Course: S87° 22' 14""W"

"Course In: N6° 15' 28""W" "Course Out: S0° 59' 57""W"

"RP North: 180,249.621'" "East: 222,254.521'"

"End North: 179,749.697'" "East: 222,245.802'"

Segment# 10: Line

"Course: N89° 00' 03""W" Length: 126.58'

"North: 179,751.904'" "East: 222,119.241'"

Segment# 11: Line

"Course: S0° 17' 32""W" Length: 74.01'

"North: 179,677.895'" "East: 222,118.864'"

Segment# 12: Line

"Course: S0° 17' 32""W" Length: 103.72'

"North: 179,574.176'" "East: 222,118.335'"

Segment# 13: Line

"Course: S12° 07' 45""W" Length: 305.87'

"North: 179,275.135'" "East: 222,054.066'"

Segment# 14: Line

"Course: S3° 18' 26""W" Length: 77.78'

"North: 179,197.484'" "East: 222,049.579'"

Segment# 15: Line

"Course: S14° 20' 10""E" Length: 77.01'

"North: 179,122.872'" "East: 222,068.648'"

Segment# 16: Line

"Course: S23° 09' 28""E" Length: 260.00'

"North: 178,883.822'" "East: 222,170.896'"

Segment# 17: Line

"Course: N89° 08' 11""W" Length: 409.91'

"North: 178,890.000'" "East: 221,761.033'"

Segment# 18: Line

"Course: S87° 06' 49""W" Length: 104.95'

"North: 178,884.715'" "East: 221,656.216'"

Segment# 19: Curve

Length: 929.45' "Radius: 2,441.83'"

"Delta: 21°48'32"" Tangent: 470.42'

Chord: 923.85' "Course: S76° 12' 33""W"

"Course In: S2° 53' 11""E" "Course Out: N24° 41' 43""W"

"RP North: 176,445.983'" "East: 221,779.176'"
"End North: 178,664.489'" "East: 220,758.999'"

Segment# 20: Line
"Course: N19° 55' 22""W" Length: 150.00'
"North: 178,805.512'" "East: 220,707.886'"

Segment# 21: Line
"Course: S70° 04' 38""W" Length: 160.00'
"North: 178,750.992'" "East: 220,557.461'"

Segment# 22: Line
"Course: S19° 55' 22""E" Length: 168.69'
"North: 178,592.397'" "East: 220,614.943'"

Segment# 23: Curve
Length: 538.10' "Radius: 2,441.83'"
"Delta: 12°37'34"" Tangent: 270.15'
Chord: 537.01' "Course: S55° 12' 40""W"
"Course In: S28° 28' 33""E" "Course Out: N41° 06' 07""W"
"RP North: 176,445.984'" "East: 221,779.178'"
"End North: 178,286.003'" "East: 220,173.917'"

Segment# 24: Line
"Course: S48° 53' 53""W" Length: 104.94'
"North: 178,217.016'" "East: 220,094.841'"

Segment# 25: Line
"Course: S45° 08' 54""W" "Length: 1,193.41'"
"North: 177,375.335'" "East: 219,248.790'"

Segment# 26: Line
"Course: N44° 50' 51""W" Length: 327.81'
"North: 177,607.748'" "East: 219,017.611'"

Segment# 27: Line
"Course: N38° 09' 46""W" Length: 71.60'
"North: 177,664.044'" "East: 218,973.370'"

Segment# 28: Line
"Course: N30° 00' 21""W" Length: 78.72'
"North: 177,732.213'" "East: 218,934.003'"

Segment# 29: Line
"Course: N21° 50' 57""W" Length: 78.72'
"North: 177,805.279'" "East: 218,904.706'"

Segment# 30: Line
"Course: N13° 41' 32""W" Length: 83.44'
"North: 177,886.347'" "East: 218,884.955'"

Segment# 31: Line
"Course: N4° 33' 37""W" Length: 748.02'
"North: 178,631.999'" "East: 218,825.482'"

Segment# 32: Line
"Course: N44° 40' 58""W" Length: 194.75'
"North: 178,770.469'" "East: 218,688.538'"

Segment# 33: Line
"Course: N7° 48' 12""W" Length: 229.11'
"North: 178,997.457'" "East: 218,657.431'"

Segment# 34: Line
"Course: N16° 04' 27""W" Length: 127.48'
"North: 179,119.953'" "East: 218,622.134'"

Segment# 35: Line
"Course: N7° 45' 40""E" Length: 12.46'
"North: 179,132.299'" "East: 218,623.816'"

Segment# 36: Line
"Course: N64° 58' 08""W" Length: 50.43'
"North: 179,153.637'" "East: 218,578.123'"

Segment# 37: Line
"Course: N61° 27' 05""W" Length: 62.97'
"North: 179,183.730'" "East: 218,522.809'"

Segment# 38: Line
"Course: N64° 16' 10""W" Length: 53.28'
"North: 179,206.861'" "East: 218,474.812'"

Segment# 39: Line
"Course: N42° 25' 08""W" Length: 98.83'
"North: 179,279.821'" "East: 218,408.147'"

Segment# 40: Line
"Course: N38° 39' 09""W" Length: 156.18'
"North: 179,401.789'" "East: 218,310.597'"

Segment# 41: Line
"Course: N40° 32' 31""W" Length: 137.39'
"North: 179,506.196'" "East: 218,221.293'"

Segment# 42: Line
"Course: N10° 50' 29""W" Length: 117.54'
"North: 179,621.638'" "East: 218,199.185'"

Segment# 43: Line

"Course: N2° 43' 53""E" Length: 25.17'
"North: 179,646.780'" "East: 218,200.385'"

Segment# 44: Line
"Course: N86° 00' 20""E" Length: 52.21'
"North: 179,650.417'" "East: 218,252.468'"

Segment# 45: Line
"Course: N1° 49' 05""W" Length: 158.80'
"North: 179,809.137'" "East: 218,247.430'"

Segment# 46: Line
"Course: N38° 56' 21""E" Length: 33.57'
"North: 179,835.248'" "East: 218,268.528'"

Segment# 47: Line
"Course: N1° 49' 05""W" Length: 11.23'
"North: 179,846.472'" "East: 218,268.172'"

Segment# 48: Line
"Course: N88° 10' 07""E" Length: 425.29'
"North: 179,860.064'" "East: 218,693.245'"

Segment# 49: Curve
Length: 59.00' Radius: 288.23'
"Delta: 11°43'39"" Tangent: 29.60'
Chord: 58.89' "Course: N10° 54' 11""W"
"Course In: N73° 14' 00""E" "Course Out: S84° 57' 39""W"
"RP North: 179,943.211'" "East: 218,969.221'"
"End North: 179,917.894'" "East: 218,682.105'"

Segment# 50: Line
"Course: N5° 02' 21""W" Length: 1.85'
"North: 179,919.736'" "East: 218,681.943'"

Segment# 51: Line
"Course: N88° 10' 07""E" "Length: 1,876.25'"
"North: 179,979.698'" "East: 220,557.235'"

Segment# 52: Line
"Course: S88° 58' 46""E" "Length: 1,359.65'"
"North: 179,955.481'" "East: 221,916.669'"

Segment# 53: Line
"Course: S89° 00' 03""E" "Length: 1,359.23'"
"North: 179,931.779'" "East: 223,275.692'"

"Perimeter: 14,156.78'" "Area: 5,904,852Sq.Ft."
Error Closure: 0.030 "Course: N23° 21' 54""W"
Error North : 0.0277 East: -0.0119

"Precision 1: 471,893.67"

| TRACT TABLE | | |
|-------------|--------------|-------------|
| TRACT | AREA (SQ.FT) | AREA (AC ±) |
| TRACT A | 3,169 | 0.073 |
| TRACT B | 3,916 | 0.090 |
| TRACT C | 6,661 | 0.153 |
| TRACT D | 3,643 | 0.084 |
| TRACT E | 24,675 | 0.566 |
| TRACT F | 4,007 | 0.092 |
| TRACT G | 45,278 | 1.039 |
| TRACT H | 32,183 | 0.739 |
| TRACT I | 37,966 | 0.872 |
| TRACT J | 337,417 | 7.746 |
| TRACT K | 2,016 | 0.046 |
| TRACT L | 5,220 | 0.120 |
| TRACT M | 7,457 | 0.171 |
| TRACT N | 10,774 | 0.247 |
| TRACT O | 79,265 | 1.820 |
| TRACT P | 6,029 | 0.138 |
| TRACT Q | 311,671 | 7.155 |
| TRACT R | 384,777 | 8.833 |
| TRACT S | 6,112 | 0.140 |
| TRACT T | 456,487 | 10.479 |