



August 14, 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, 3rd 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

- It does not appear that all of the double-fronted lots were accounted for. Please recount and relist these for the adjustment request. [Planning]

RESPONSE: Double Frontage lots were revised to include additional lots along all local streets and collectors.

- The approved public art plan includes a public art location in PA-24. The Prairie Point Site Plan No 2 should address this public art requirement. [Public Art]

RESPONSE: The Public Art location shown in the Master plan are potential locations for the secondary art piece if needed. At this time the secondary is not yet determined and maybe located on the south side of 470.

- Confirm the square footage of turf shown on the typical. There were many discrepancies when we did our measurements. [Landscaping]

RESPONSE: Square footages were confirmed and/or adjusted to proper measurements.

- The maximum height of retaining walls in residential areas is 4' per Section 4.02.7.01.2 of the Roadway Manual. Provide a variance letter directly to jbingham@auroragov.org if requesting one. [Civil Engineering]

RESPONSE: Variance will be required. This wall is protecting existing trees per the Tree Protection Plan.

- There are some comments related to the location of mail kiosks on site. [Traffic Engineering]

RESPONSE: Mail kiosks relocated as needed to meet this requirements.

- Please label and show that this access point into and from Centennial is either open or obstructed by a gating or barrier system. [Fire/Life Safety]

RESPONSE: This connection is public ROW and is for full public access and emergency access. Ireland Way exists as a public roadway today, there is not plan to change the access just the alignment or path of the connection. The revised connection will be built as part of Infrastructure East (RSN #1692021).

- Please indicate where pond C-4 is to be better at understanding utility placements relative to each site plan filing. [Aurora Water]

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RESPONSE: Filing 2 does not discharge to Pond C-4. I believe this comment may have been in reference to the note about Pond C-4 on the cover. That note has been removed. Please refer to the East and West Infrastructure packages. Pond C-4 is located near the future golf clubhouse in PA-10.

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

RESPONSE: These fees will be paid at building permit.

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

RESPONSE: Plat comments addressed and responses on plat pdf.

Planning Department Comments

1. Community Questions, Comments and Concerns

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

RESPONSE: Noted

2. Community Questions, Comments and Concerns

[Site Plan Page 1]

- a. Use acreage when all other land area in the data table uses acreage. Ideally both units are shown, but this is not required.

RESPONSE: Units changed to AC to match others.

3. Zoning and Land Use Comments

[Site Plan Page 1]

- a. 12 additional lots in Blocks 5 and 6 are also double fronted. See sheets 12 & 13 and add them to this count of double fronted lots.

RESPONSE: Double fronted lots have been added to the count on the cover.

[Site Plan Pages 12-13]]

- a. The lots identified on the plan with highlights are also double fronted lots, please add them to the count.

RESPONSE: Double fronted lots have been added to the count on the cover.

4. Streets and Pedestrian 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

[Landscape Plan Pages 34 & 35]

- a. If you wish to use the corner lot standard for these fences, then the maximum height is 42 in/ 3.5 ft. Otherwise, a side yard fence is allowed to be up to 6 ft. if set back 4 ft. from the sidewalk. Refer to Table 4.7-4 in the UDO.

RESPONSE: The note and details were adjusted as "3'-6" OR 4'-0" Fence."

7. Signage Issues

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

RESPONSE: Noted

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

- a. The approved public art plan includes a public art location in PA-24. The Prairie Point Site Plan No 2 should address this public art requirement.

RESPONSE: The Public Art location shown in the Master plan are potential location within PA-24 for the secondary art piece, if needed. At this time the secondary is not yet determined and may be located on the south side of 470 as shown on the Master Plan Public Art Plan.

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

[Landscape Plan Page 2]

- a. Add note here which reads: 'Where curbside landscaping occurs in front of the individual lots, refer to the lot typicals and planting requirements on Sheets 40 through 59.'

RESPONSE: Note added.

[Landscape Plan Page 3]

- b. Label and dimension all easements on the plans.

RESPONSE: Easements were labeled and dimensioned.

- c. Please adjust the light pole off of the walk.

RESPONSE: Light adjusted, please refer to civil plans.

[Landscape Plan Page 6]

- d. Clarify the lighting symbols on the plan. There appear to be different ones.

RESPONSE: Street light symbols are per civil plans. Due to different phases of Prairie Point differing symbols help navigate the phases.

[Landscape Plan Page 9]

- e. Provide a separate tree mitigation plan. Existing trees to be removed from this sheet and included on the Tree Mitigation Plan.

RESPONSE: A separate tree mitigation plan has been provided for the golf course. Please refer to the separate submittal.

[Landscape Plan Page 30]

- f. Please add the following note: Please reorganize the sheet order and have these lot typicals and descriptions follow Sheet 63

RESPONSE: Based on previous discussions, lot typical sheet formatting will be reorganized on future filings.

- g. A special landscape feature has not been noted on each Typical.

RESPONSE: A special landscape feature has been provided to each typical.

- h. While the sideyard landscaping has been included on the typicals, the requirements have not been included in the descriptions below. Please update.

RESPONSE: Noted.

[Landscape Plan Pages 32]

- i. Refer to Sheet 73 for front yard plant list.

RESPONSE: Plant list note was added to LT.1 to refer to the sheet LT.7.

- j. Revise the scale of 1"=175' to 1/16"=1'-0".

RESPONSE: Scale has been revised.

- k. Confirm the square footage of turf shown on the typicals. There were many discrepancies when we did our measurements.

RESPONSE: The square footage was revised and/or confirmed.

[Landscape Plan Pages 33-36]

- l. Confirm the square footage of turf shown on the typicals. There were many discrepancies when we did our measurements.

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RESPONSE: Scale of typical where revised to 1"=200'. The turf areas where confirmed or revised based on areas in CAD.

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

- a. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis.

Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

RESPONSE: CAD will be emailed to you directly.

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

[Site Plan Page 2]

- a. references to ROW.

RESPONSE: References to ROW removed on each side.

[Site Plan Page 32]

- b. The max slope for a local street is 5%. Please check this label.

RESPONSE: Slope label now reflects profile slope of 4.98%.

[Site Plan Page 34]

- c. Max 3% slope down to a stopped condition per Section 4.05.4 of the Roadway Manual.

RESPONSE: Roadway slope has been revised to meet this criteria and has been labeled as such.

[Site Plan Page 37]

- d. Max 3% slope down to a stopped condition per Section 4.05.4 of the Roadway Manual.

RESPONSE: Slope has been revised to not exceed 3.00% at the intersection and has been labeled as such.

- e. The maximum height of retaining walls in residential areas is 4' per Section 4.02.7.01.2 of the Roadway Manual. Provide a variance letter directly to me: jbingham@auroragov.org. If the variance is approved, it is required to be included in a variant table on the civil plans.

RESPONSE: Variance will be required. This wall is protecting existing trees per the Tree Protection Plan.

- f. Show how the grading ties in.

RESPONSE: Whoops, weird plotting issues. Grading is now shown throughout the whole sheet view.

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

[Site Plan Page 4]

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

RESPONSE: Mail kiosks relocated as needed to meet this requirements.

[Site Plan Page 16]

- b. Add sign 4 here.

RESPONSE: Leader pulled out from under road labeled. Sign labeled as "4".

[Site Plan Page 17]

- c. Add sign 4 here.

RESPONSE: Sign "4" labeled in both instances.

[Landscape Plan Page 11]

- d. Move sight triangle back.

RESPONSE: Per civil ASHTO requirements, the sight triangle has been adjusted.

[Landscape Plan Page 18]

- e. Move mail kiosk out of intersection area.

RESPONSE: Mail kiosk moved to alternative location.

[Landscape Plan Page 21]

- f. Add sight triangles here.

RESPONSE: Sight triangles labeled.

[Landscape Plan Page 28]

- g. Add sight triangles to verify fences are not within sight triangles.

RESPONSE: Sight triangles were added to the fence plans.

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

[Site Plan Page 5]

- a. Please label all street names within the phasing plan in order to match up the written phasing assessment.

RESPONSE: Street names labeled to aid in assessment.

- b. Please label and show that this access point into and from Centennial is either open or obstructed by a gating or barrier system. Since this is the secondary point of access to PA-20/21/23, we will need to ensure emergency access (and public access?) through this roadway.

RESPONSE: This connection is public ROW and is for full public access and emergency access. Ireland Way exists as a public roadway today, there is not plan to change the access just the alignment or path of the connection. The revised connection will be built as part of Infrastructure East (RSN #1692021).

- c. Indicate that these roadway improvements will be conducted in conjunction with phase 1 and completed prior to the issuance of the first certificate of occupancy in phase 1.

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RESPONSE: Roadway shown in dark hatch to be constructed in East Infrastructure package (RSN #1692021) prior to first CO.

See Overall Site Phasing Notes.

[Site Plan Page 11]

- d. The goal of these looped lanes is to establish parking on the residential side of the drive lane for the homeowners. By providing a 25' fire lane you will need fire lane signage on both sides of the shared loop drive-lane.

RESPONSE: This Private Driveway has been revised to be 23 ft wide, with a 23 ft Public Access and Fire Lane Easement overlaying this. There is also a 7' Possible Parking Area shown for future use.

- e. Loop Lanes as discussed in 146-1108 are typically requested by the developer to be modified. What can be approved by life safety is as follows: Loop lanes 250' or less can be one way using an 18' wide fire lane easement and all parking must be located outside of the fire lane easements. This would provide a 25' street section reflecting an 18' fire lane and 7' of parking on the house side of the street. Loop lanes greater than 250' must be two-way traffic, utilize a 23' fire lane easement and a 7' parking aisle either on the house side of the street or on both sides if it serves an open space or park element. All fire lane easements must support an imposed weight limit of 85,000 lbs, a 29' inside turning radii, and an outside turning radii of 52'.

RESPONSE: This Private Driveway has been revised to be 23 ft wide, with a 23 ft Public Access and Fire Lane Easement overlaying this. There is also a 7' Possible Parking Area shown for future use.

[Site Plan Page 12]

- f. Using E. Jamison Drive as an example, if this shade of color is intended to indicate "existing asphalt pavement", please adjust to match legend.

RESPONSE: Shade changed to match legend.

[Site Plan Page 17]

- g. Please remove the two fire lane signs for E. Dry Creek Road.

RESPONSE: Call outs for signs removed.

[Site Plan Page 24]

- h. See Sheet 11 comments for potential re-delineation of fire lane easement that allows residents to park in front of their homes.

RESPONSE: Driveway and Easement widths have been re-delineated per Sheet 11 comments.

[Site Plan Page 29]

- i. Show and label the mean of this shading within the legend.

RESPONSE: Legend item created to portray existing pavement.

[Plat Page 6]

- j. I have provided a clip of a site plan modification that may be beneficial to the homeowners wishing to park in front of their homes in this area. See plat sheet 8 for the best example of this recommendation.

RESPONSE:

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

[Site Plan Page 5]

- a. Show water loop connections as related to each phase.

RESPONSE: Waterline shown and connections labeled.

Waterline connection from Liberty Middle School to Parker Rd will be completed as part of East and West Infrastructure packages, see note 14 on the cover sheet.

- b. Can you clarify whether this will be a neighborhood park or a community park?

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RESPONSE: Specified as neighborhood park.

[Site Plan Page 8]

- c. Label: Aurora Water.

RESPONSE: Label corrected.

[Site Plan Page 18]

- d. Label: Site Plan # 1589051

RESPONSE: Site plan numbers updated.

- e. Please indicate where pond C-4 is to be better at understanding utility placements relative to each site plan filing.

RESPONSE: Filing 2 does not discharge to Pond C-4. I believe this comment may have been in reference to the note about Pond C-4 on the cover. That note has been removed. Please refer to the East and West Infrastructure packages. Pond C-4 is located near the future golf clubhouse in PA-10.

[Site Plan Page 19]

- f. This is the DR number- Adjust- Typical all

RESPONSE: Corrected to site plan number.

- g. Is this correct? Clearly define Prairie Point Dr

RESPONSE: Linework corrected.

- h. Provide sizes of the existing utilities that will be used for connection-Typical.

RESPONSE: Sizes provided in each connection label.

- i. Hard to see the extents of this UE. What is this serving?

RESPONSE: Utility easement is measured from ROW. This UE goes along the front of the lots for dry utilities.

- j. All inlets if ROWs to be Type R-Typical.

RESPONSE: All inlets in ROW labeled as "TYPE R INLET".

- k. Identify the existing 50 ft easement that is shown on the ISP East plan and indicate that the easement is to be vacated for construction documents regarding this site plan- TYP for existing easements that are shown on the ISP

RESPONSE: Easements to be vacated from previous East Infrastructure construction are now described as "Vacated" where applicable.

- l. Clarify, proposed easement-Typical.

RESPONSE: Corrected.

- m. Please clarify what these boxes are-Typical.

RESPONSE: Sanitary cleanouts have been removed for clarity.

- n. Can't have waterlines under sidewalks-Typical.

RESPONSE: Sidewalk label moved to label sidewalk. No water conflict present.

- o. Hydrants to be in landscaped areas, not in sidewalks-Typical.

RESPONSE: All hydrants moved to landscaping areas. Hydrant is currently outside of SW as this is a detached walk, additional labels will be added for clarity.

[Site Plan Page 20]

- p. Provide flows arrows for all sanitary- Typical all pages.

RESPONSE: Flow arrows placed at all junctions.

[Site Plan Page 21]

- q. To be dedicated as a Tract for the City to utilize. Size of dedicated area may change.

RESPONSE: his needs to remain as an easement as it is considered part of the park area at a planning level. Also hard since final dimensions are unknown right now easement is easier. Can likely be an exclusive easement.

- r. Provide sizes of existing utilities that will service proposed- Typical all utility pages.

RESPONSE: Sizes provided in each connection label.

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- s. Clarify what these boxes are cleanouts? Cleanouts are private and to be on private property- Typical.
RESPONSE: Sanitary cleanouts have been removed for clarity.
- t. Provide easement dimensions for all proposed pocket utility easements- Typical all pages.
RESPONSE: Dimension added.
- u. Ensure easement for hydrants goes 5 ft behind hydrant- Typical all.
RESPONSE: Easement labeled. Condition met.
- v. Confirm this easement depiction is accurate.
RESPONSE: Easement is consistent with Infrastructure East Package. RSN # 1589051.
- w. Provide dims of all existing easements- Typical all pages.
RESPONSE: Easements labeled as existing UE.
[Site Plan Page 22]
- x. Label: Public
RESPONSE: Wording corrected.
- y. Label manhole as public
RESPONSE: Wording corrected.
- z. Label: Private
RESPONSE: This should be public.
[Site Plan Page 23]
- aa. Ensure this is the site plan number, not the DR number- Typical.
RESPONSE: Site plan numbers updated.
- bb. Text covered.
RESPONSE: Corrected.
[Site Plan Page 24]
- cc. Misplaced leaders
RESPONSE: Corrected.
- dd. Label as type R
RESPONSE: Label added.
- ee. Note that all hydrants are to be in landscaped areas- Typical all pages.
RESPONSE: All hydrants moved to landscaping areas.
[Site Plan Page 25]
- ff. End point missing?
RESPONSE: Corrected.
[Site Plan Page 26]
- gg. See comment on the following page regarding match sheets.
RESPONSE: Match line has been revised per the following page comments.
- hh. Is this dedicated electric? Clarify
RESPONSE: This is a 8ft UE to be used by any franchise utility including the City. This easement is not necessary for any Aurora Water easements. Any easements need for Aurora Water have been labeled for the required utility. i.e. water easement.
- ii. Ensure the 30 ft water utility easement is shown and labeled- Typical.
RESPONSE: The single 20 ft water utility easement has been labeled.
- jj. Show and label easement for this public storm.
RESPONSE: Easement has been labeled.
- kk. Show the continuing easement for this sanitary- hard to see line type.
RESPONSE: Easement has been labeled for clarity.
- ll. Is this within easement? Show and label.
RESPONSE: Easement has been labeled.
[Site Plan Page 27]

mm. Where is match line for sheet 27?

RESPONSE: Matchlines corrected to be representative of adjoining sheets.

nn. Incorrect leader locations- Adjust.

RESPONSE: Corrected.

oo. Label: Private

RESPONSE: Has been labeled.

pp. Label ownership type

RESPONSE: Has been labeled.

qq. Label: Type R.

RESPONSE: All inlets in ROW labeled as "TYPE R INLET".

rr. Include note, that all under drain systems are private. -Typical *Please also include this note in your ISP East.

RESPONSE: Note added.

ss. Can the valve be placed in a location away from the thrust blocks?

RESPONSE: Valve placed in center of line away from blocks.

[Plat Page 8]

tt. See comment on site plan.

RESPONSE: Corrected.

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

a. There were no more comments from Forestry on this review.

RESPONSE: Noted

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

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

RESPONSE: This will be paid at building permit.

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

a. There were no more comments from PROS on this review.

RESPONSE: Noted

18. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

a. Fill in any blanks with the pertinent information.

RESPONSE: Will update when reception number is known.

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

RESPONSE: Corrected.

c. Add Lot # where shown.

RESPONSE: Lot # display issue corrected. Lot number labeled.

d. Label this easement - it is not shown on the plat.

RESPONSE: Easement is part of above drainage easement to be dedicated by separate doc as part of East Infrastructure, leader added for clarity.

[Site Plan Page 11]

e. Show dashed lines for easements.

RESPONSE: Easement has been revised, please see multi-leader label to east for width and description.

f. Label these easements.

RESPONSE: Easement labeled as part of Infrastructure East.

[Site Plan Page 13]

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- g. These coordinates are the same.
RESPONSE: Label brought inside of lot to differentiate lot distance versus outer PLAT boundary distance.
- h. Add Lot number and area (typical).
RESPONSE: Lot label shown.
- i. Delete the old Lot lines. [2 comments]
RESPONSE: Incorrect label removed and tracts labeled
[Site Plan Page 19-27]
- j. Change the key map to be accurate.
RESPONSE: Corrected.
[Site Plan Page 27]
- k. Text overlapping here.
RESPONSE: Corrected.
- l. There is a 20' easement in this location is it needed here.
RESPONSE: 20 ft easement is now shown and labeled.
- m. This easement line does not match the plat easement lines.
RESPONSE: Easements have been revised to match plat.
[Plat Page 1]
- n. See the Advisory Comment on this page.
RESPONSE: Noted
- o. These are close to the same info - combine these statements.
RESPONSE: Notes revised
- p. Same notes - delete one.
RESPONSE: Note deleted
- q. Add the Fence Note from the checklist - item (12- h): "All owners of Lots or Tracts adjacent to ..."
RESPONSE: Does not apply to the fencing scheme for this project
[Plat Page 2]
- r. W.E. Water Easement (for Water Lines, Sanitary Sewer Lines, Storm Sewer Lines, Hydrants and Water meters)
RESPONSE: easements renamed
- s. These distances don't match the graphic or closure sheet.
RESPONSE: distances revised
[Plat Page 5]
- t. This easement name may change - confirm name with Aurora Water.
RESPONSE: easement names revised
[Plat Page 6]
- u. These distances do not match the L7 & L8 on sheet 2 & 3.
RESPONSE: L7 & L8 revised
- v. Add the easement line here.
RESPONSE: Easement moved to north side of lot.
- w. Site Plan shows an Easement where indicated on the plat also.
RESPONSE: Revised
[Plat Page 7]
- x. This easement name may change - confirm name with Aurora Water. [2 comments]
RESPONSE: Easement names revised
- y. This easement is not shown on the site plan.
RESPONSE: Easement removed
[Plat Page 8]
- z. This easement name may change - confirm name with Aurora Water.

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RESPONSE: Easement names revised

[Plat Page 9]

- aa. This easement name may change - confirm name with Aurora Water.

RESPONSE: Easement names revised

[Plat Page 10]

- bb. Is this street name correct?

RESPONSE: Street name revised

- cc. Label the Access easement.

RESPONSE: Access Easement labeled.

19. 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: Noted. Disturbance in this area occurs with the Mass Grading Package, previously approved at \$7,500 per acre for mass grading.

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

RESPONSE: Noted

- c. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

RESPONSE: Noted

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

RESPONSE: Noted

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

RESPONSE: Noted

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

RESPONSE: Noted

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

RESPONSE: Noted

- 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: Noted. This project primarily receives flows from E-470.

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

RESPONSE: Metro District will maintain all tracts within Prairie Point.

- 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: Noted

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

RESPONSE: Noted.

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

RESPONSE: The landscape buffer was adjusted to accommodate the outer 25'.

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- o. Any fencing disturbed will need to be reset meeting E-470 specifications.
RESPONSE: Noted
- p. A comment/response document would be helpful to track the revisions to each submittal.
RESPONSE: Response letter is provided to City of Aurora with every submittal with written and redline responses to comments received.
- q. Additional comments will be issued as the design progresses.
RESPONSE: Noted

20. Arapahoe County Engineering Services Division (720-874-6500 / referrals@arapahoe.gov)

- a. No additional comments were received from Arapahoe County Engineering Services.
RESPONSE: Noted

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

Sincerely,

Jeff Marck

terraccina design

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

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

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 PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- 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.

UTILITY EASEMENTS

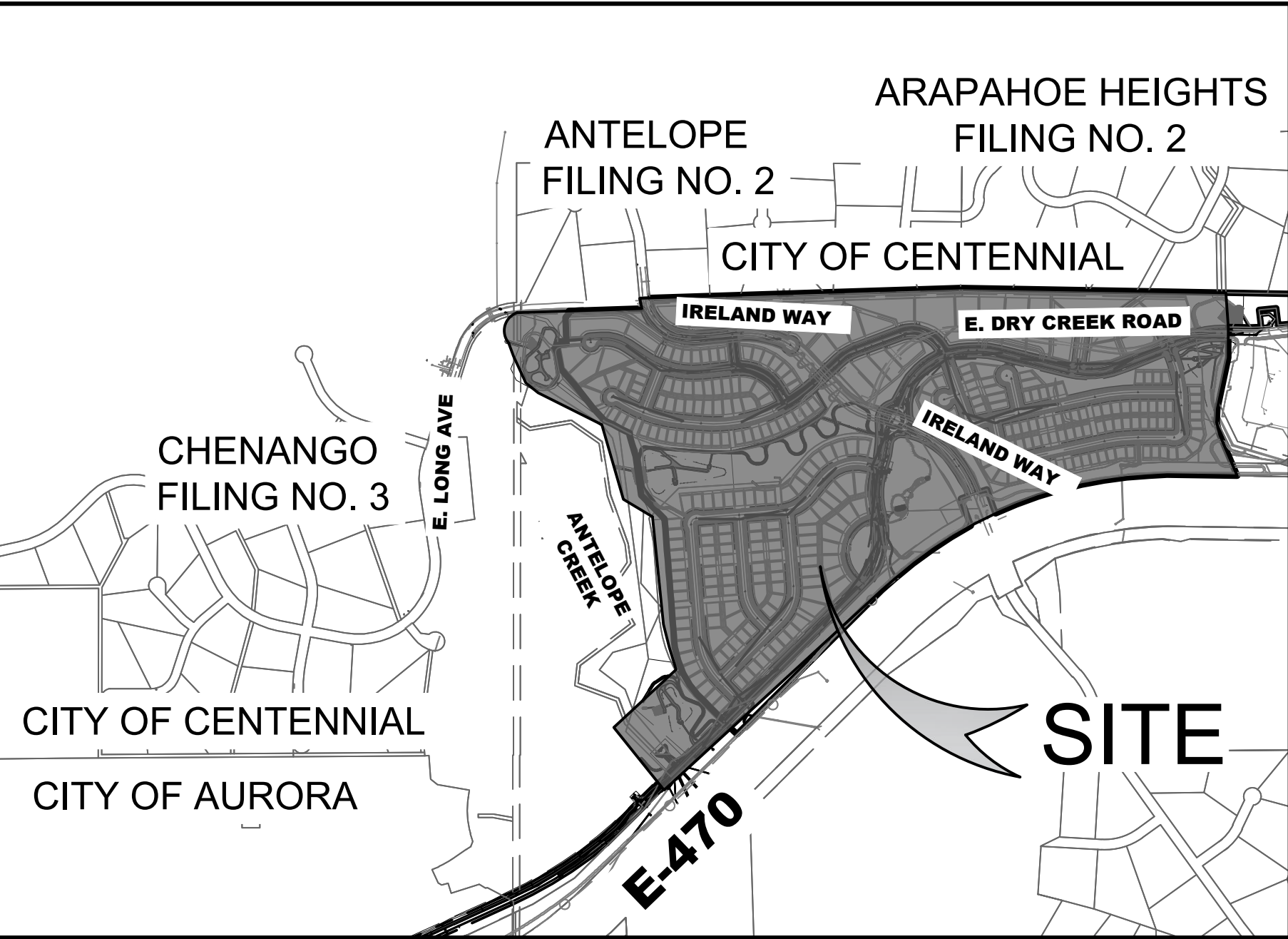
- UTILITY EASEMENTS ("UE") AND SIDEWALK EASEMENTS ("SE") SHOWN ARE CONCEPTUAL; FINAL DETERMINATION WILL BE MADE WITH THE CONSTRUCTION DOCUMENTS.

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.

ADDITIONAL NOTES

- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.



VICINITY MAP



SITE PLAN ADJUSTMENTS

ORDINANCE: 146.4.3.10.C LOT DESIGN & LAYOUT (DOUBLE FRONTAGE LOTS)
ADJUSTMENTS: DOUBLE FRONTAGE HOMES ALLOWED ADJACENT TO PRAIRIE POINT DRIVE, IRELAND WAY, AND DRY CREEK RD, GIVEN THAT A 20' LANDSCAPE BUFFER IS PROVIDED

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

IMPACTED LOTS: TOTAL #34
BLOCK 4, LOTS 1-10
BLOCK 5, LOTS 1-4
BLOCK 9, LOTS 1-6, 10-11
BLOCK 11, LOTS 1-5, 7-8, 10-14

- 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

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 & ATTACHED DWELLING LOT SIZES: >6000 SF MINIMUM STREET FRONTAGE : SUBAREA A: 50', SUBAREA B: 60' FRONT SETBACK: 20' SINGLE FAMILY & ATTACHED DWELLING LOT REAR SETBACK: 20' SINGLE FAMILY & ATTACHED DWELLING LOT SIDE SETBACK (INTERIOR): 5' SINGLE FAMILY & ATTACHED DWELLING LOT SIDE ON OPEN SPACE: 25' SINGLE FAMILY & ATTACHED DWELLING LOT MAXIMUM BUILDING HEIGHT: 38' SINGLE FAMILY & ATTACHED DWELLING LOT

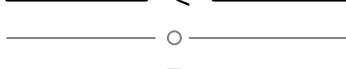
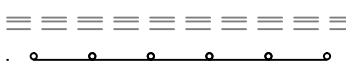
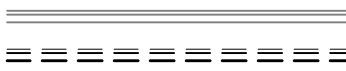
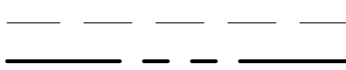
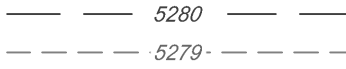
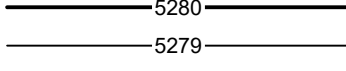
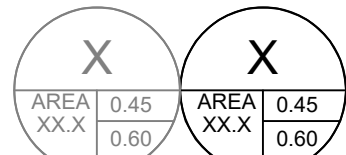
LAND USE DATA TABLE		
	REQUIRED	PROPOSED
LAND AREA (AC)		135.6
NUMBER UNITS PROPOSED	N/A	305
NUMBER OF STORIES	3	3
MAX HEIGHT OF BLDGS	38 FT	38 FT
HARD SURFACE AREA (AC)		12.1
LANDSCAPE AREA (SF)		796,579
NEIGHBORHOOD PARK (AC)	8.1	8.1
PHASED NATIVE GRASSES		20.0
PRESENT ZONING CLASSIFICATION	R-1 & R-2	
PROPOSED SIGN TYPES AND S.F. **	FREE STANDING SIGNS MAX 2 PER ENTRANCE	14 SIGNS TOTAL (2 ENTRY) 406 SF
PARKING SPACES REQ.	N/A	N/A
OPEN SPACE (AC)		21.8
DETENTION PONDS (AC)		8.4
RIGHT OF WAY (AC)		15.9
AREA OF SINGLE FAMILY LOTS (AC)		121.4
TRACT AREA		37.7
PUBLIC R.O.W. AREA (AC)	0.0	27.7

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.

*SEE PROPERTY DESCRIPTION ON SHEET 2

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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	10	SINGLE FAMILY DETACHED
2	7636.00	1	63.64	25	10	SINGLE FAMILY DETACHED
3	8287.00	1	61.88	25	10	SINGLE FAMILY DETACHED
4	8442.00	1	61.50	25	10	SINGLE FAMILY DETACHED
5	8442.00	1	61.50	25	10	SINGLE FAMILY DETACHED
6	8442.00	1	61.50	25	10	SINGLE FAMILY DETACHED
7	8456.00	1	61.50	25	10	SINGLE FAMILY DETACHED
8	7729.00	1	63.38	25	10	SINGLE FAMILY DETACHED
9	7636.00	1	63.64	25	10	SINGLE FAMILY DETACHED
10	7636.00	1	63.64	25	10	SINGLE FAMILY DETACHED
11	7320.00	1	61.00	25	10	SINGLE FAMILY DETACHED
12	7320.00	1	61.00	25	10	SINGLE FAMILY DETACHED
13	7320.00	1	61.00	25	10	SINGLE FAMILY DETACHED
14	7320.00	1	61.00	25	10	SINGLE FAMILY DETACHED
15	7320.00	1	61.00	25	10	SINGLE FAMILY DETACHED
16	7320.00	1	61.00	25	10	SINGLE FAMILY DETACHED
17	7260.00	1	61.73	25	10	SINGLE FAMILY DETACHED
18	6785.00	1	45.62	25	10	SINGLE FAMILY DETACHED
19	8343.00	1	42.98	25	10	SINGLE FAMILY DETACHED
20	6907.00	1	61.00	25	10	SINGLE FAMILY DETACHED
21	7320.00	1	61.00	25	10	SINGLE FAMILY DETACHED
22	7320.00	1	61.00	25	10	SINGLE FAMILY DETACHED
23	7320.00	1	61.00	25	10	SINGLE FAMILY DETACHED
24	7320.00	1	61.00	25	10	SINGLE FAMILY DETACHED
25	7320.00	1	61.00	25	10	SINGLE FAMILY DETACHED
26	7015.00	1	61.00	25	10	SINGLE FAMILY DETACHED
27	6710.00	1	61.00	25	10	SINGLE FAMILY DETACHED
28	9506.00	1	118.84	25	10	SINGLE FAMILY DETACHED
29	7983.00	1	78.93	25	10	SINGLE FAMILY DETACHED
30	7200.00	1	60.00	25	10	SINGLE FAMILY DETACHED
31	7706.00	1	57.91	25	10	SINGLE FAMILY DETACHED
32	8220.00	1	56.11	25	10	SINGLE FAMILY DETACHED
33	8412.00	1	57.36	25	10	SINGLE FAMILY DETACHED
34	8485.00	1	57.90	25	10	SINGLE FAMILY DETACHED
35	8485.00	1	57.90	25	10	SINGLE FAMILY DETACHED
36	8497.00	1	58.02	25	10	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	10	SINGLE FAMILY DETACHED
2	8250.00	2	75.00	25	10	SINGLE FAMILY DETACHED
3	8250.00	2	75.00	25	10	SINGLE FAMILY DETACHED
4	6655.00	2	60.50	25	10	SINGLE FAMILY DETACHED
5	6655.00	2	60.50	20	10	SINGLE FAMILY DETACHED
6	6655.00	2	60.50	20	10	SINGLE FAMILY DETACHED
7	6655.00	2	60.50	20	10	SINGLE FAMILY DETACHED
8	6655.00	2	60.50	20	10	SINGLE FAMILY DETACHED
9	6655.00	2	60.50	20	10	SINGLE FAMILY DETACHED
10	7762.00	2	71.00	20	10	SINGLE FAMILY DETACHED
11	7762.00	2	71.00	20	10	SINGLE FAMILY DETACHED
12	6655.00	2	60.50	20	10	SINGLE FAMILY DETACHED
13	6655.00	2	60.50	20	10	SINGLE FAMILY DETACHED
14	6655.00	2	60.50	20	10	SINGLE FAMILY DETACHED
15	6655.00	2	60.50	20	10	SINGLE FAMILY DETACHED
16	6655.00	2	60.50	20	10	SINGLE FAMILY DETACHED
17	6658.00	2	60.51	20	10	SINGLE FAMILY DETACHED
18	9626.00	2	55.59	20	10	SINGLE FAMILY DETACHED
19	12231.00	2	56.76	20	10	SINGLE FAMILY DETACHED
20	7794.00	2	71.00	20	10	SINGLE FAMILY DETACHED
21	6726.00	2	61.15	20	10	SINGLE FAMILY DETACHED
22	6726.00	2	61.15	20	10	SINGLE FAMILY DETACHED
23	6726.00	2	61.15	20	10	SINGLE FAMILY DETACHED
24	8876.00	2	74.64	20	10	SINGLE FAMILY DETACHED

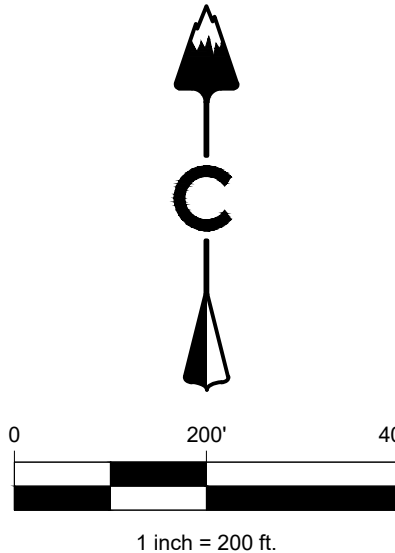
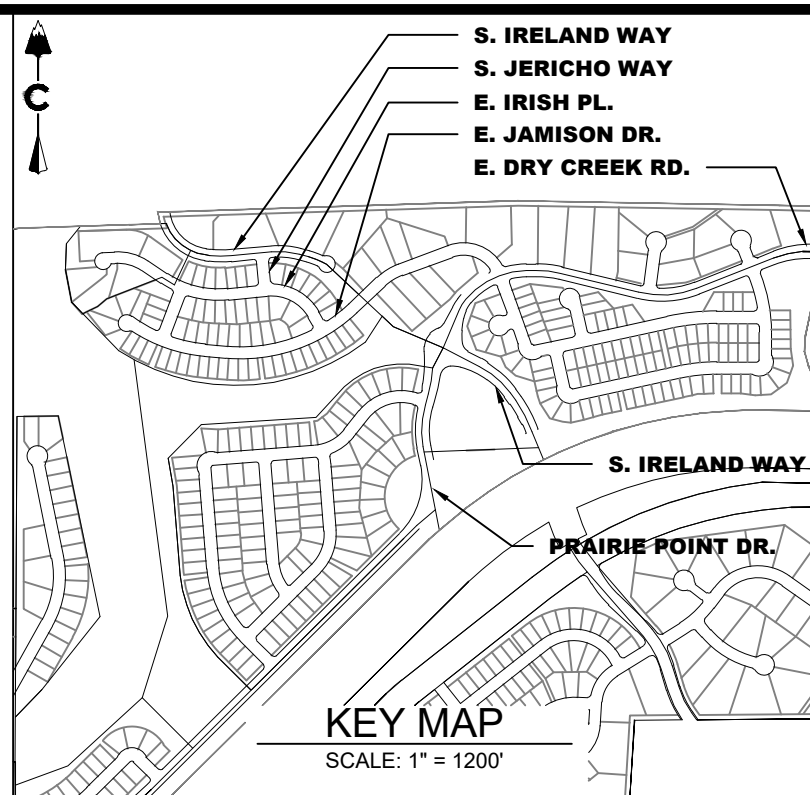
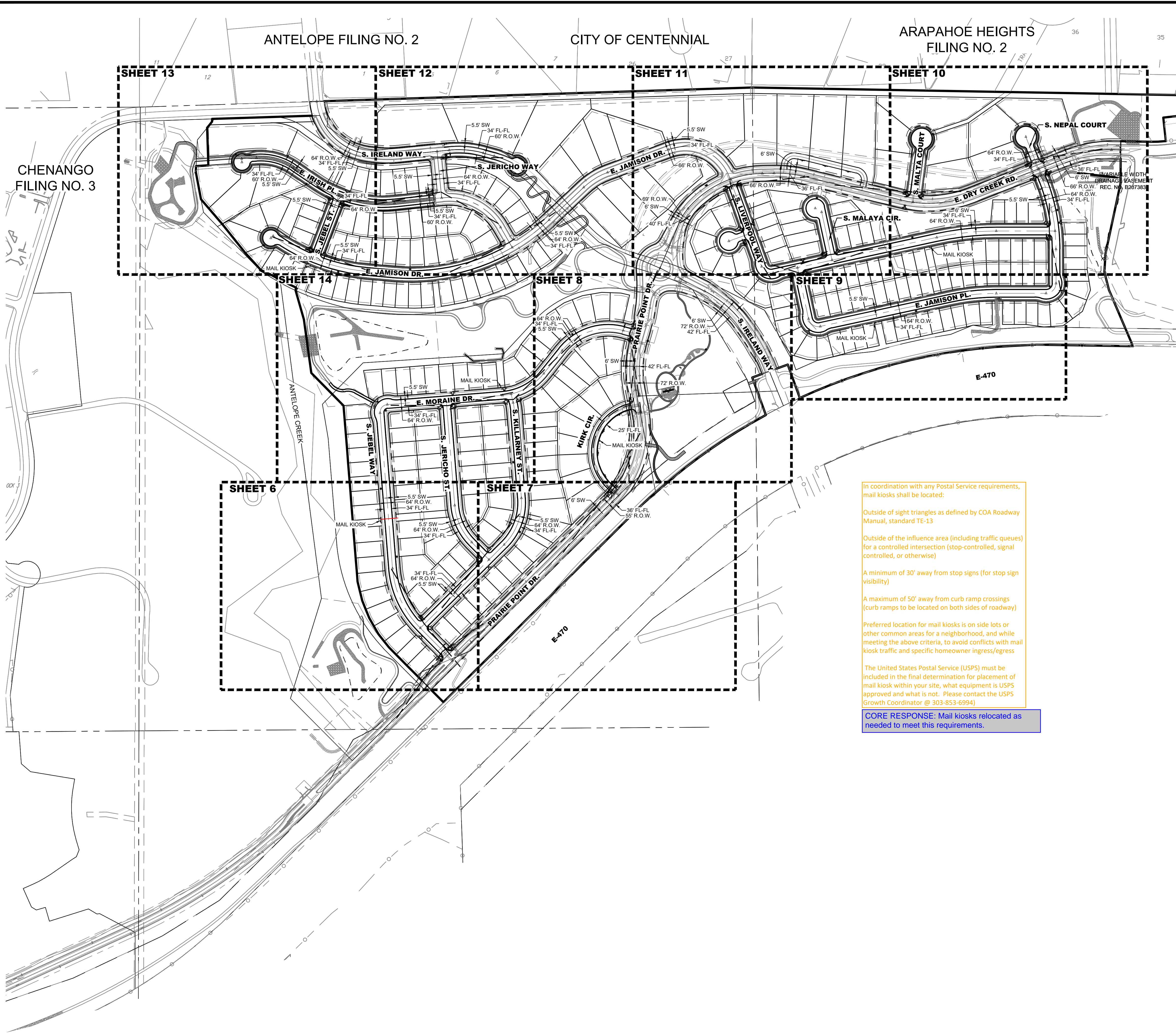
LOT DATA BLOCK 3						
LOT #	SQ FOOTAGE	BLOCK #	FRONTAGE (FT)	SETBACKS FRONT (FT) HOUSE/GARAGE	SETBACKS SIDE/CORNER (FT)	CLASSIFACATION
1	12393	3	170.89	20	10	SINGLE FAMILY DETACHED
2	6710	3	54.2	20	10	SINGLE FAMILY DETACHED
3	6710	3	54.2	20	10	SINGLE FAMILY DETACHED
4	6710	3	54.19	20	10	SINGLE FAMILY DETACHED
5	6710	3	54	20	10	SINGLE FAMILY DETACHED
6	6710	3	54	20	10	SINGLE FAMILY DETACHED
7	7762	3	54	20	10	SINGLE FAMILY DETACHED
8	7729	3	54	20	10	SINGLE FAMILY DETACHED
9	6710	3	109.97	20	10	SINGLE FAMILY DETACHED
10	6710	3	118.68	20	10	SINGLE FAMILY DETACHED
11	6710	3	197.22	20	10	SINGLE FAMILY DETACHED
12	6710	3	91.03	20	10	SINGLE FAMILY DETACHED
13	6710	3	63.88	20	10	SINGLE FAMILY DETACHED
14	7718	3	62.06	20	10	SINGLE FAMILY DETACHED
15	9029	3	62.06	20	10	SINGLE FAMILY DETACHED
16	8700	3	62.06	20	10	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	10	SINGLE FAMILY DETACHED
2	6711.00	4	61.00	20	10	SINGLE FAMILY DETACHED
3	6711.00	4	61.00	20	10	SINGLE FAMILY DETACHED
4	6710.00	4	61.00	20	10	SINGLE FAMILY DETACHED
5	6710.00	4	61.00	20	10	SINGLE FAMILY DETACHED
6	6710.00	4	61.00	20	10	SINGLE FAMILY DETACHED
7	6710.00	4	61.00	20	10	SINGLE FAMILY DETACHED
8	70.90	4	61.02	20	10	SINGLE FAMILY DETACHED
9	8610.00	4	60.70	20	10	SINGLE FAMILY DETACHED
10	12525.00	4	54.32	20	10	SINGLE FAMILY DETACHED
11	14322.00	4	57.42	20	10	SINGLE FAMILY DETACHED
12	9087.00	4	61.00	20	10	SINGLE FAMILY DETACHED
13	8380.00	4	60.61	20	10	SINGLE FAMILY DETACHED
14	8258.00	4	61.39	20	10	SINGLE FAMILY DETACHED
15	8424.00	4	61.00	20	10	SINGLE FAMILY DETACHED
16	8667.00	4	61.00	20	10	SINGLE FAMILY DETACHED
17	8911.00	4	61.00	20	10	SINGLE FAMILY DETACHED
18	12246.00	4	68.68	20	10	SINGLE FAMILY DETACHED
19	10904.00	4	71.29	20	10	SINGLE FAMILY DETACHED
20	8853.00	4	60.00	20	10	SINGLE FAMILY DETACHED
21	10442.00	4	79.22	20	10	SINGLE FAMILY DETACHED
22	14145.00	4	137.27	20	10	SINGLE FAMILY DETACHED
23	11674.00	4	82.94	20	10	SINGLE FAMILY DETACHED
24	10020.00	4	53.93	20	10	SINGLE FAMILY DETACHED
25	10833.00	4	64.98	20	10	SINGLE FAMILY DETACHED
26	10514.00	4	55.64	20	10	SINGLE FAMILY DETACHED
27	12456.00	4	60.31	20	10	SINGLE FAMILY DETACHED
28	10003.00	4	61.48	20	10	SINGLE FAMILY DETACHED
29	10389.00	4	60.31	20	10	SINGLE FAMILY DETACHED
30	11168.00	4	60.31	20	10	SINGLE FAMILY DETACHED
31	13227.00	4	57.66	20	10	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	10	SINGLE FAMILY DETACHED
2	22,256.00	5	110.01	20	10	SINGLE FAMILY DETACHED
3	25,356.00	5	104.81	20	10	SINGLE FAMILY DETACHED
4	26,711.00	5	100.18	20	10	SINGLE FAMILY DETACHED
5	5,912.00	5	50.53	20	10	SINGLE FAMILY DETACHED
6	5,912.00	5	50.53	20	10	SINGLE FAMILY DETACHED
7	5,912.00	5	50.53	20	10	SINGLE FAMILY DETACHED
8	5,912.00	5	50.53	20	10	SINGLE FAMILY DETACHED
9	5,912.00	5	50.53	20	10	SINGLE FAMILY DETACHED
10	5,912.00	5	50.53	20	10	SINGLE FAMILY DETACHED
11	5,912.00	5	50.53	20	10	SINGLE FAMILY DETACHED
12	5,912.00	5	50.53	20	10	SINGLE FAMILY DETACHED
13	5,912.00	5	50.53	20	10	SINGLE FAMILY DETACHED
14	5,912.00	5	50.53	20	10	SINGLE FAMILY DETACHED
15	5,868.00	5	50.15	20	10	SINGLE FAMILY DETACHED
16	5,849.00	5	50.15	20	10	SINGLE FAMILY DETACHED
17	5,840.00	5	50.15	20	10	SINGLE FAMILY DETACHED
18	5,687.00	5	50.74	20	10	SINGLE FAMILY DETACHED
19	5,610.00	5	51.00	20	10	SINGLE FAMILY DETACHED
20	5,735.00	5	50.58	20	10	SINGLE FAMILY DETACHED
21	5,887.00	5	50.08	20	10	SINGLE FAMILY DETACHED
22	5,887.00	5	50.08	20	10	SINGLE FAMILY DETACHED
23	5,887.00	5	50.08	20	10	SINGLE FAMILY DETACHED
24	5,887.00	5	50.08	20	10	SINGLE FAMILY DETACHED
25	5853.00	5	50.01	20	10	SINGLE FAMILY DETACHED
26	5853.00	5	50.01	20	10	SINGLE FAMILY DETACHED
27	5769.00	5	49.80	20	10	SINGLE FAMILY DETACHED
28	11934.00	5	58.02	20	10	SINGLE FAMILY DETACHED
29	10955.00	5	38.25	20	10	SINGLE FAMILY DETACHED
30	11445.00	5	39.23	20	10	SINGLE FAMILY DETACHED
31	8349.00	5	59.07	20	10	SINGLE FAMILY DETACHED
32	5740.00	5	61.95	20	10	SINGLE FAMILY DETACHED
33	5315.00	5	53.15	20	10	SINGLE FAMILY DETACHED
34	5315.00	5	53.15	20	10	SINGLE FAMILY DETACHED
35	10783.00	5	58.84	20	12.5	SINGLE FAMILY DETACHED
36	21793.00	5	221.13	20	12.5	SINGLE FAMILY DETACHED
37	24067.00	5	94.22	20	12.5	SINGLE FAMILY DETACHED
38	22699.00	5	61.00	20	12.5	SINGLE FAMILY DETACHED
39	44570.00	5	228.82	20	12.5	SINGLE FAMILY DETACHED
40	23454.00	5	206.79	20	12.5	SINGLE FAMILY DETACHED
41	6253.00	5	64.13	20	10	SINGLE FAMILY DETACHED
42	6253.00	5	64.13	20	10	SINGLE FAMILY DETACHED
43	6253.00	5	64.13	20	10	SINGLE FAMILY DETACHED
44	6235.00	5	63.73	20	10	SINGLE FAMILY DETACHED
45	5653.00	5	51.39	20	10	SINGLE FAMILY DETACHED
46	5653.00	5	51.39	20	10	SINGLE FAMILY DETACHED
47	6622.00	5	60.23	20	10	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	10	SINGLE FAMILY DETACHED
2	6444	6	49.53	20	10	SINGLE FAMILY DETACHED
3	6439	6	49.49	20	10	SINGLE FAMILY DETACHED
4	6446	6	49.49	20	10	SINGLE FAMILY DETACHED
5	6457	6	49.49	20	10	SINGLE FAMILY DETACHED
6	6369	6	49.7	20	10	SINGLE FAMILY DETACHED
7	6224	6	60.37	20	10	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	10	SINGLE FAMILY DETACHED
2	6771.00	7	54.20	20	10	SINGLE FAMILY DETACHED
3	6818.00	7	54.20	20	10	SINGLE FAMILY DETACHED
4	6969.00	7	54.19	20	10	SINGLE FAMILY DETACHED
5	6620.00	7	54.00	20	10	SINGLE FAMILY DETACHED
6	6812.00	7	54.00	20	10	SINGLE FAMILY DETACHED
7	6837.00	7	54.00	20	10	SINGLE FAMILY DETACHED
8	6424.00	7	54.00	20	10	SINGLE FAMILY DETACHED
9	9679.00	7	109.97	20	10	SINGLE FAMILY DETACHED
10	9912.00	7	118.68	20	10	SINGLE FAMILY DETACHED
11	8320.00	7	63.13	20	10	SINGLE FAMILY DETACHED
12	9081.00	7	77.08	20	10	SINGLE FAMILY DETACHED
13	7175.00	7	91.03	20	10	SINGLE FAMILY DETACHED
14	7093.00	7	63.86	20	10	SINGLE FAMILY DETACHED
15	7007.00	7	62.06	20	10	SINGLE FAMILY DETACHED
16	6897.00	7	62.06	20	10	SINGLE FAMILY DETACHED
17	6306.00	7	50.23	20	10	SINGLE FAMILY DETACHED
18	6121.00	7	53.72	20	10	SINGLE FAMILY DETACHED
19	6501.00	7	61.22	20	10	SINGLE FAMILY DETACHED
20	6592.00	7	62.85	20	10	SINGLE FAMILY DETACHED
21	7621.00	7	59.20	20	10	SINGLE FAMILY DETACHED



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

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

JOB NO.
19-032

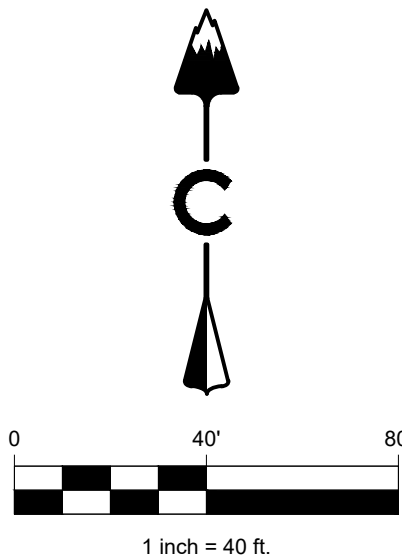
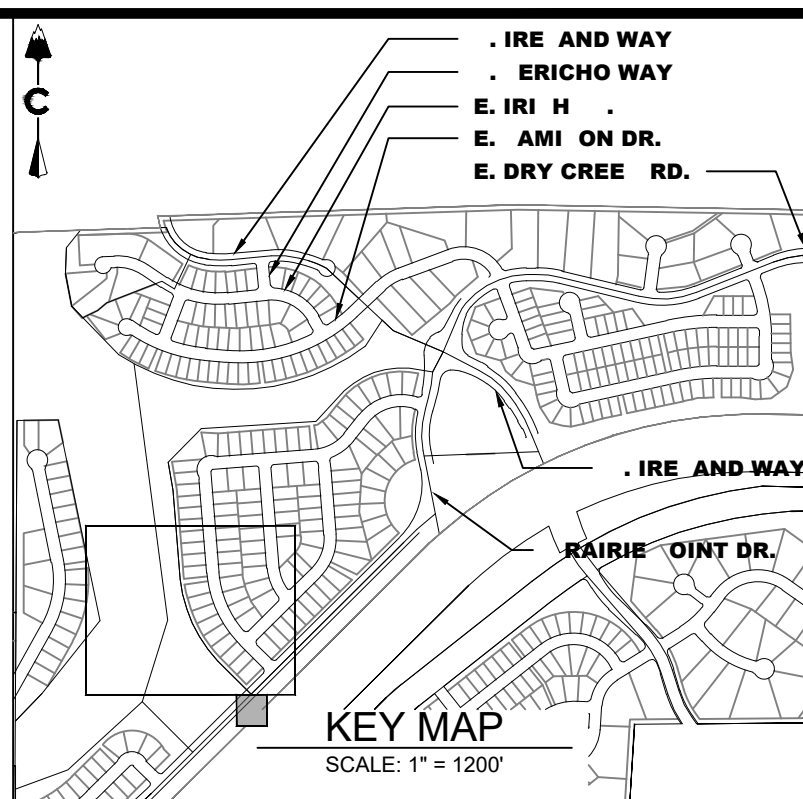
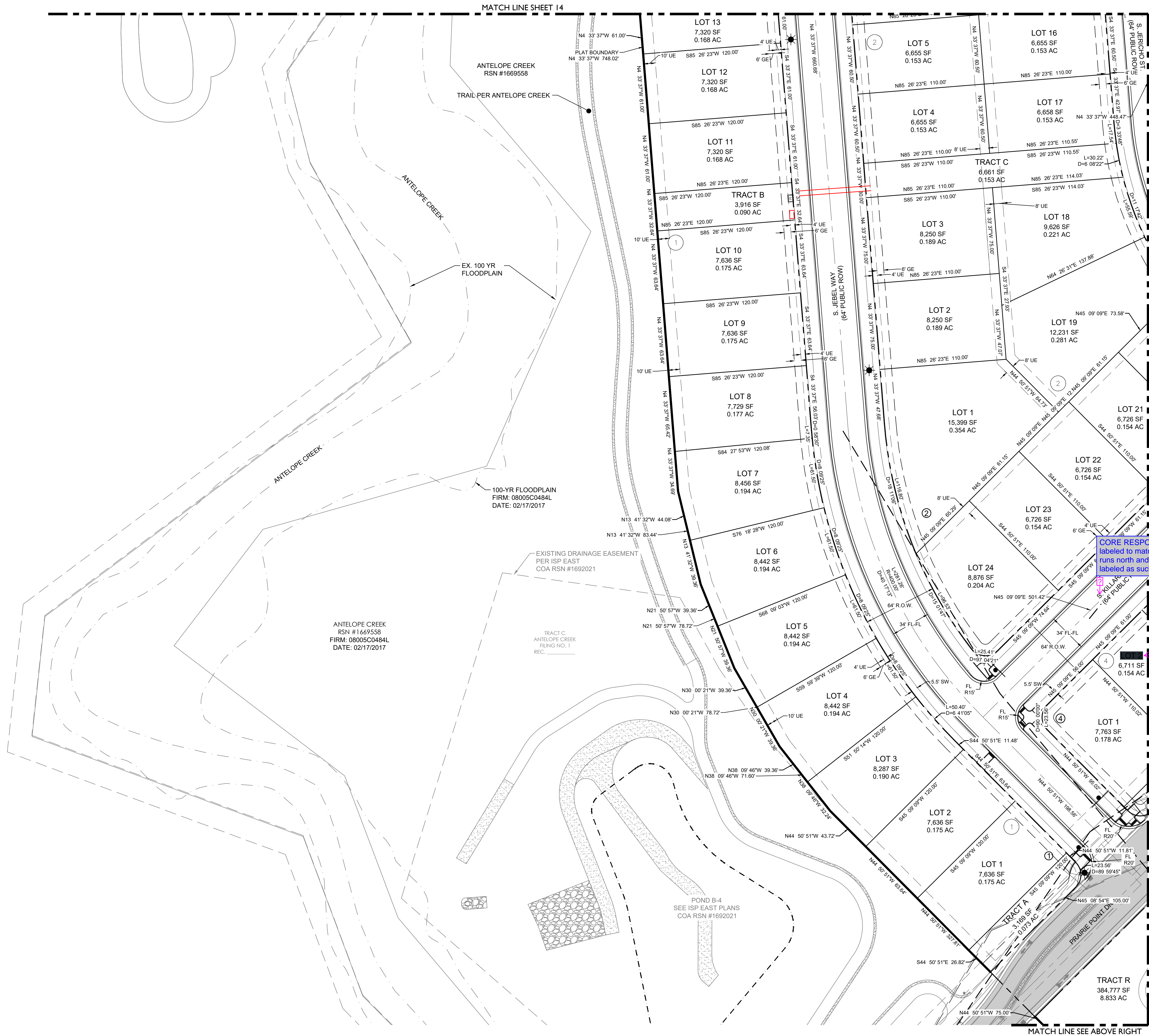
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PRairie Point Site Plan 2
Aurora, CO
Contextual Site Plan
Overall Site Plan

Core Consultants, Inc.
3473 S. Broadway
Aurora, CO 80013
303.703.4444
liveyourcore.com

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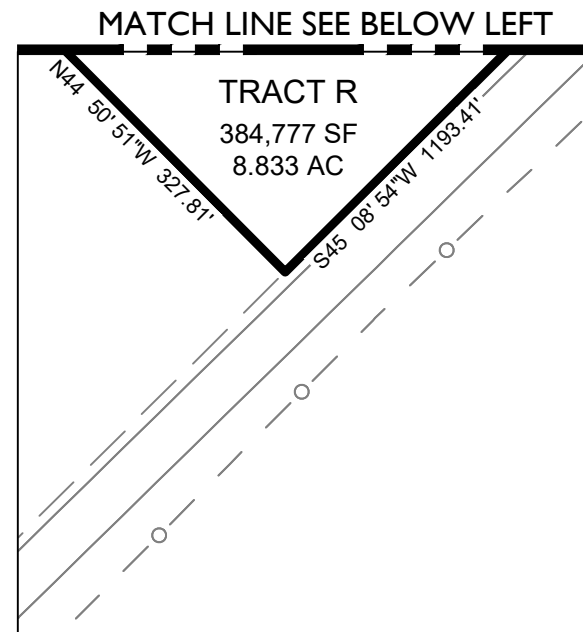


LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
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- EXISTING ASPHALT PAVEMENT
- APPROXIMATE SAWCUT LIMITS
- 100 YEAR WSEL

CORE RESPONSE: Street names labeled to match PLAT. This street runs north and south, it has been labeled as such.

add Lot #
CORE RESPONSE: Lot # display issue corrected. Lot number labeled.



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

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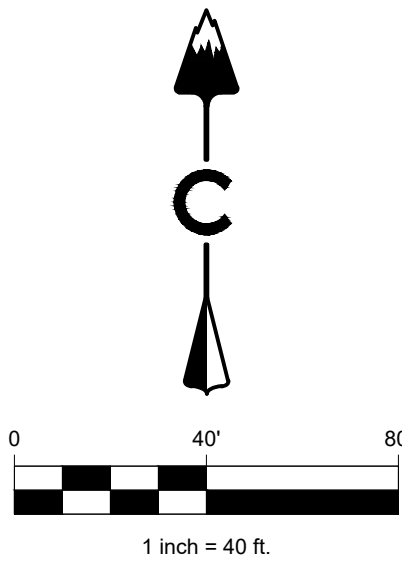
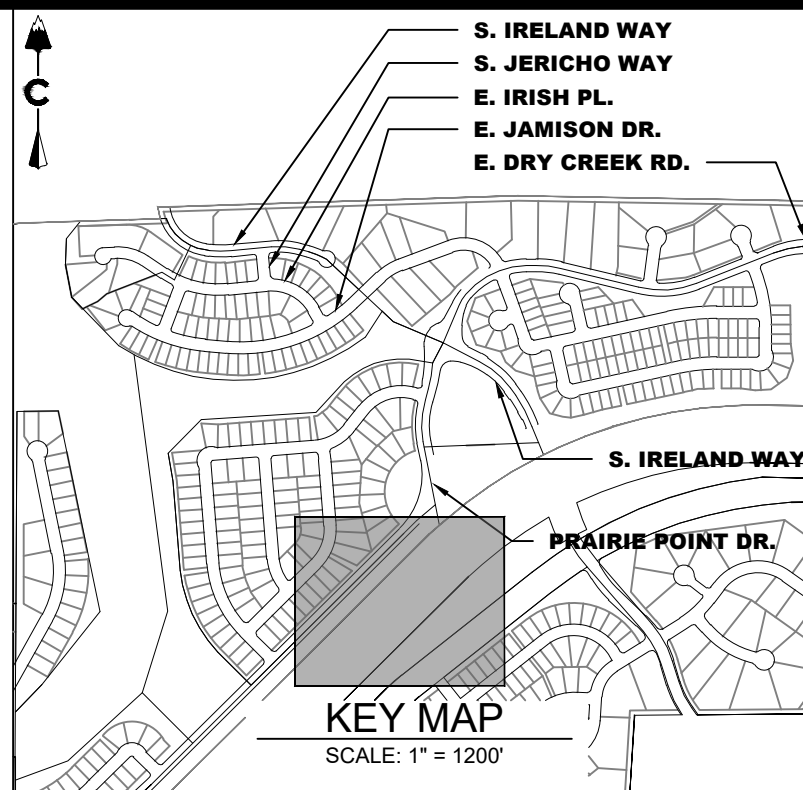
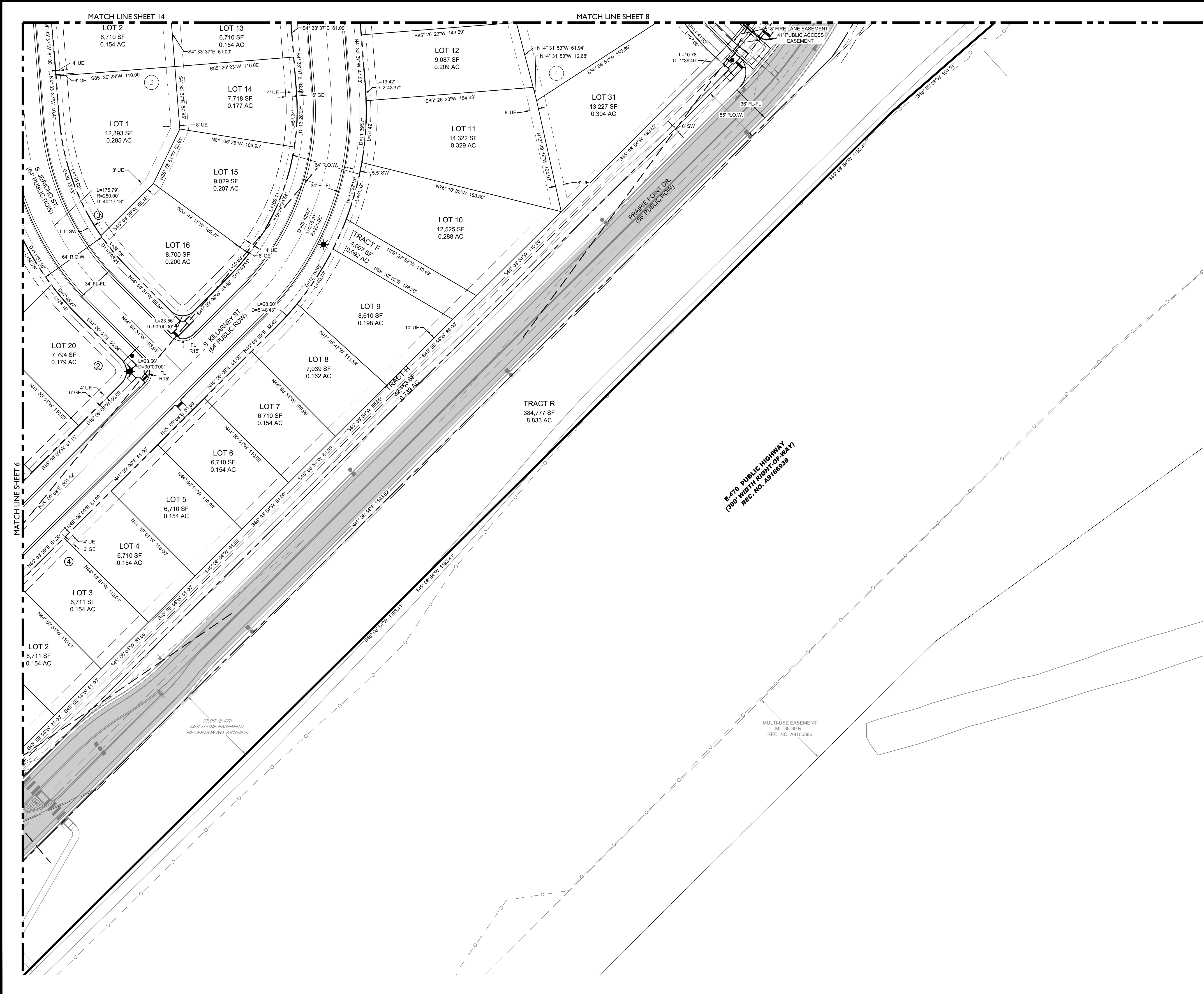
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#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMISSION TO THE CITY OF AURORA	9/8/2022	RH
2	SECOND SUBMISSION TO THE CITY OF AURORA	3/9/2023	RH
3	THIRD SUBMISSION TO THE CITY OF AURORA	6/2/2023	RH

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- 100 YEAR WSEL

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PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

SITE PLAN

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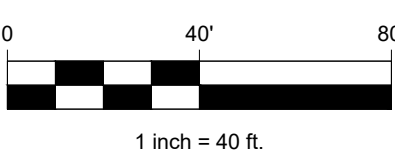
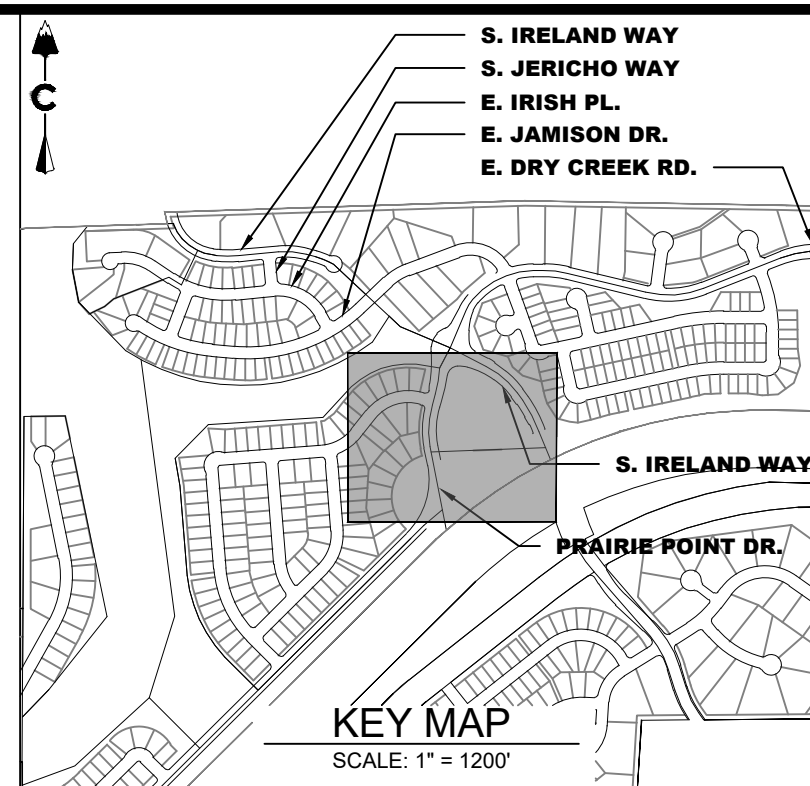
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2	THIRD SUBMISSION TO THE CITY OF AURORA	6/9/2023	RH

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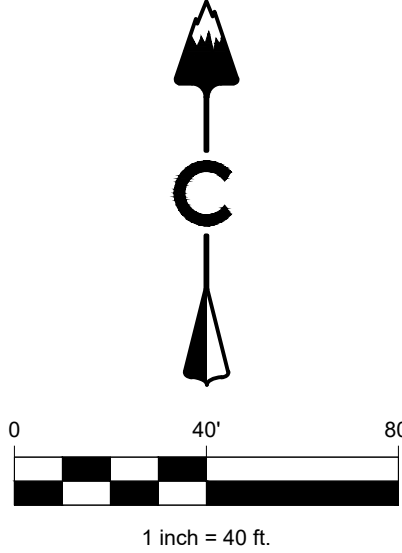
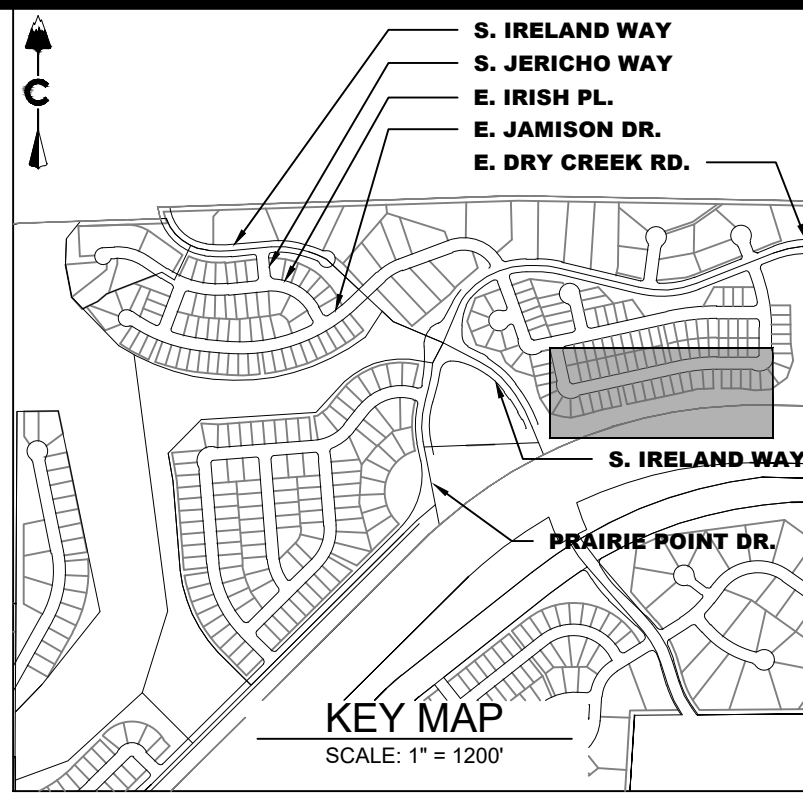
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LEGEND

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

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PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

SITE PLAN

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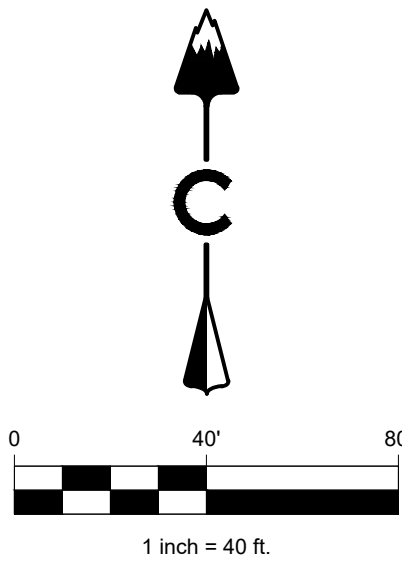
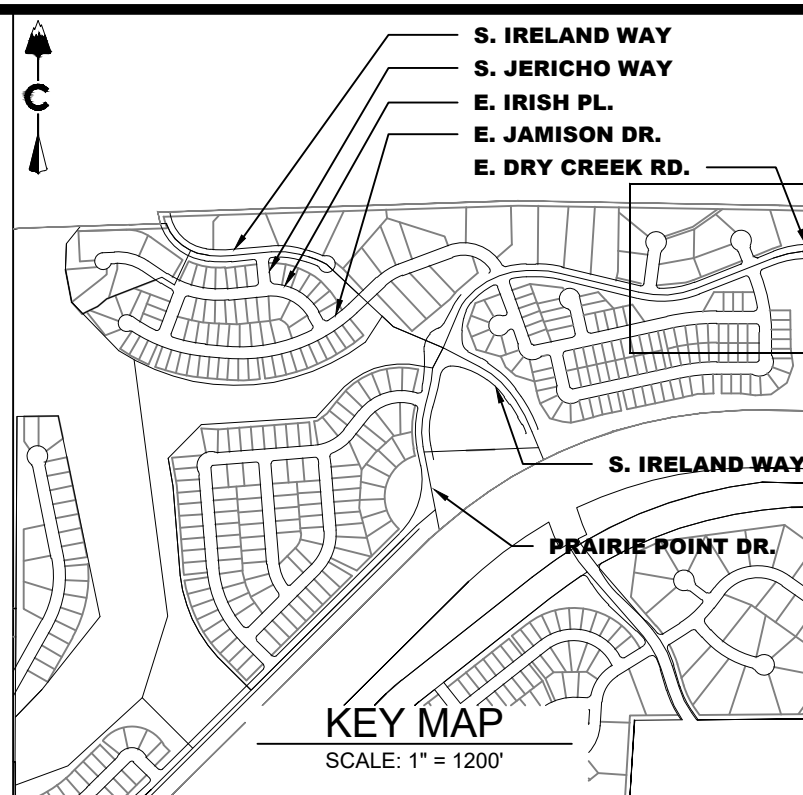
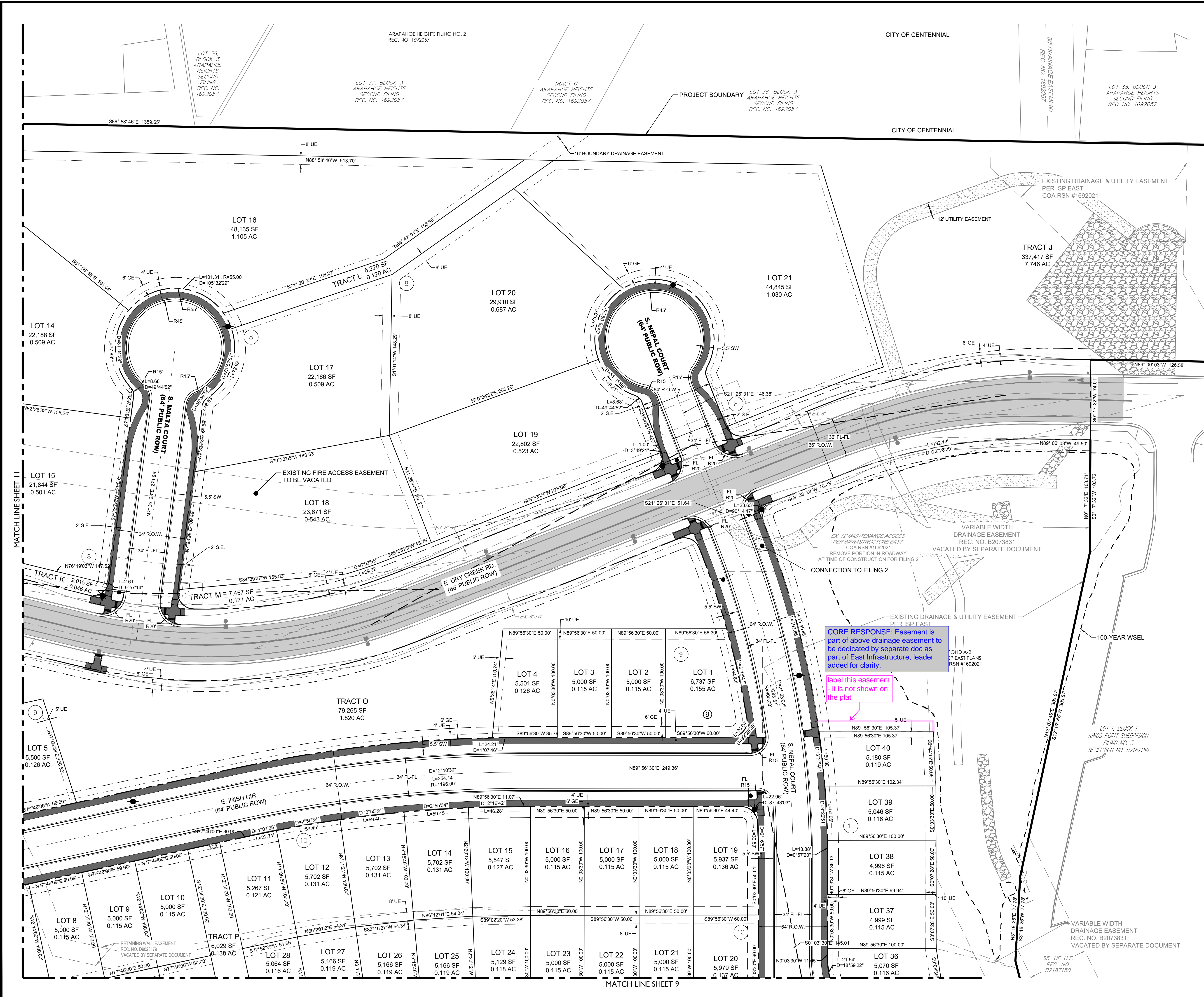


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LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
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CORE RESPONSE: Easement is part of above drainage easement to be dedicated by separate doc as part of East Infrastructure, leader added for clarity.

label this easement - it is not shown on the plat

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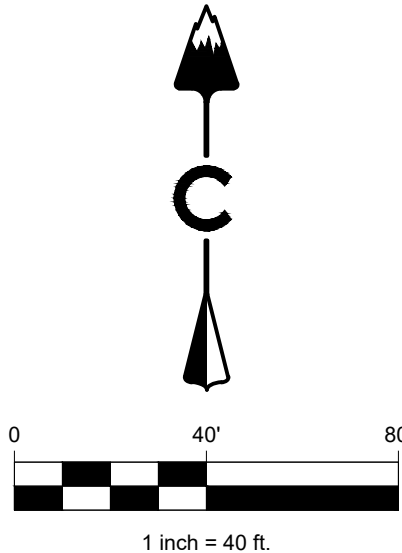
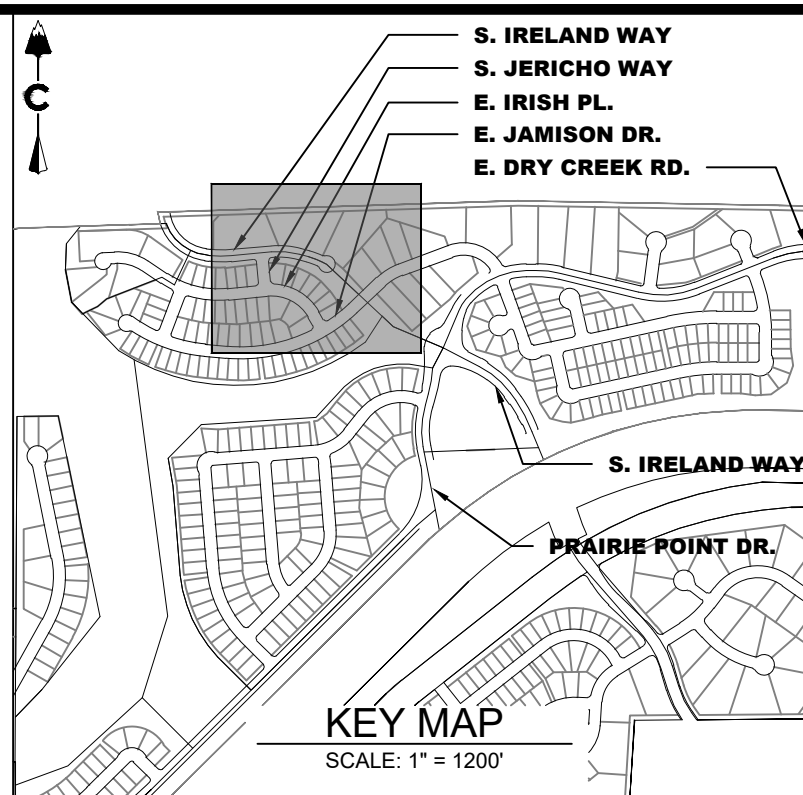
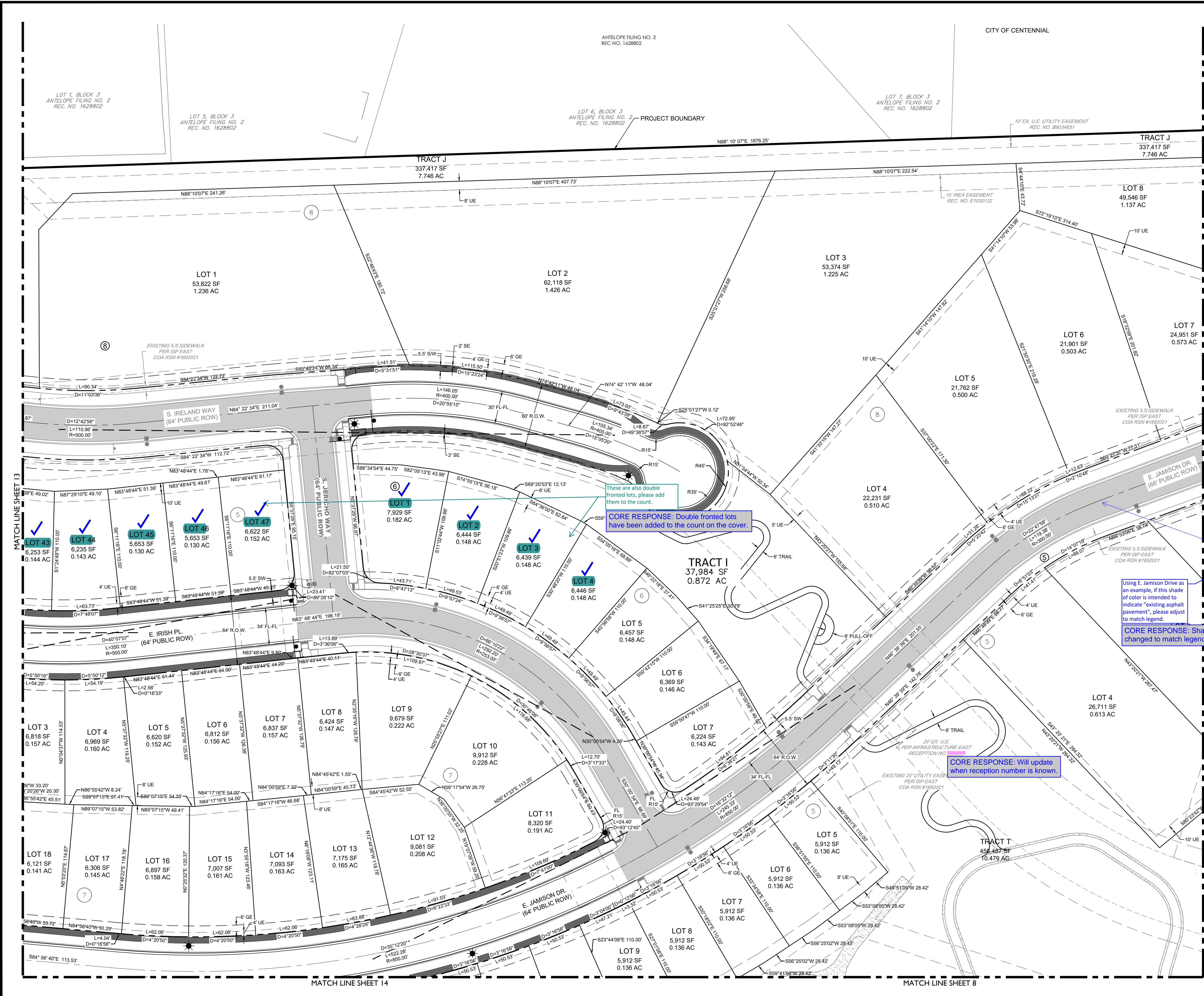
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PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
SITE PLAN

NOT FOR CONSTRUCTION

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LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
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- 100 YEAR WSEL

Using E. Jamison Drive as an example, if this shade of color is intended to indicate "existing asphalt pavement", please adjust to match legend.

CORE RESPONSE: Shade changed to match legend.

CORE RESPONSE: Will update when reception number is known.

LAND DEVELOPMENT
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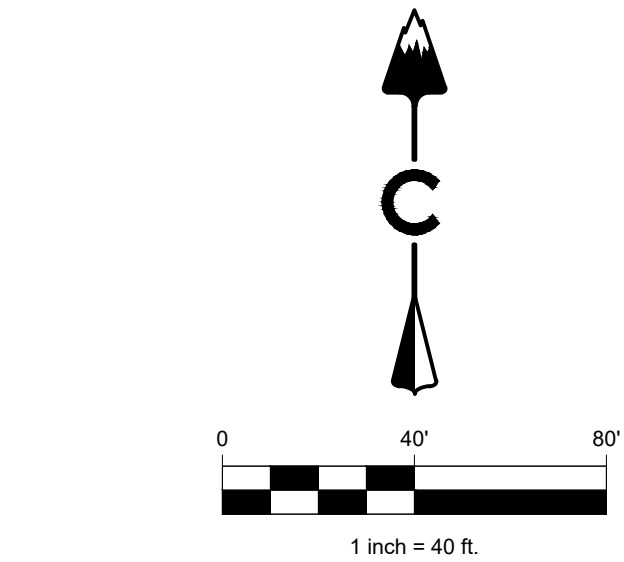
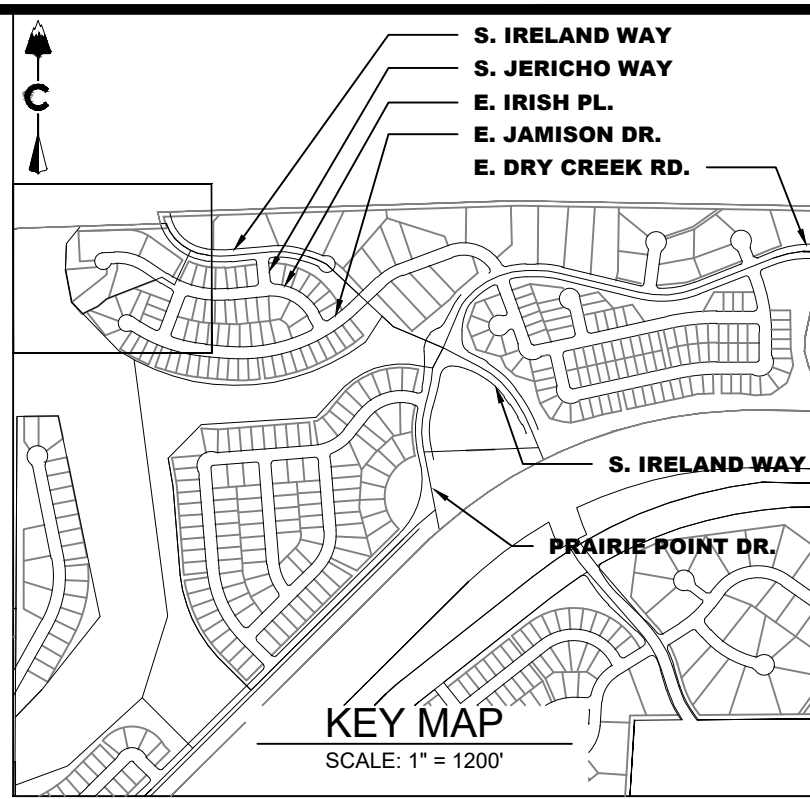
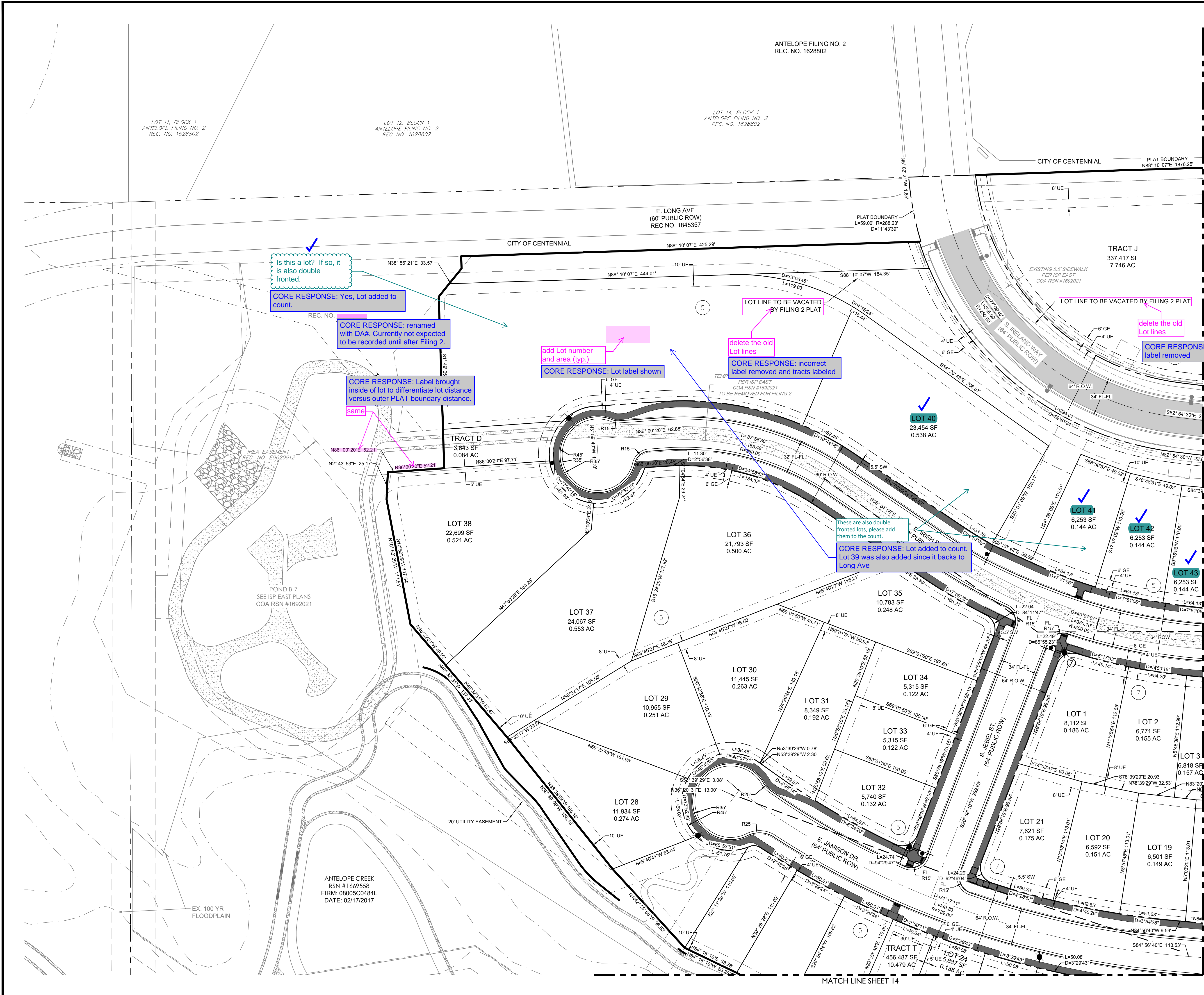
#	REVISION	DATE	BY
1	FIRST SUBMISSION TO THE CITY OF AURORA	9/9/2022	RH
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PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
SITE PLAN

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LEGEND	
	EASEMENT
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	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
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	RIPRAP
	EXISTING GRAVEL ROAD
	EXISTING ASPHALT PAVEMENT
	APPROXIMATE SAWCUT LIMITS
	100 YEAR WSEL

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#	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
2	THIRD SUBMISSION TO THE CITY OF AURORA	6/2/2023	RH

PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

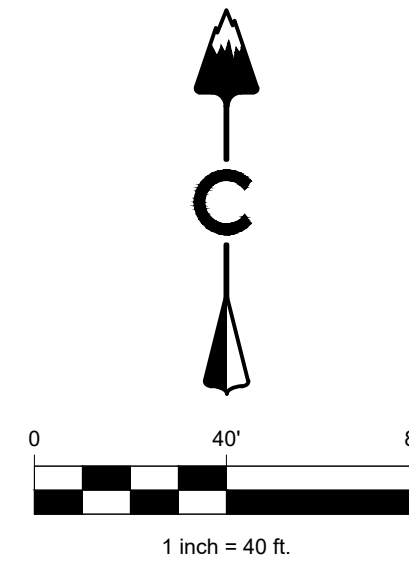
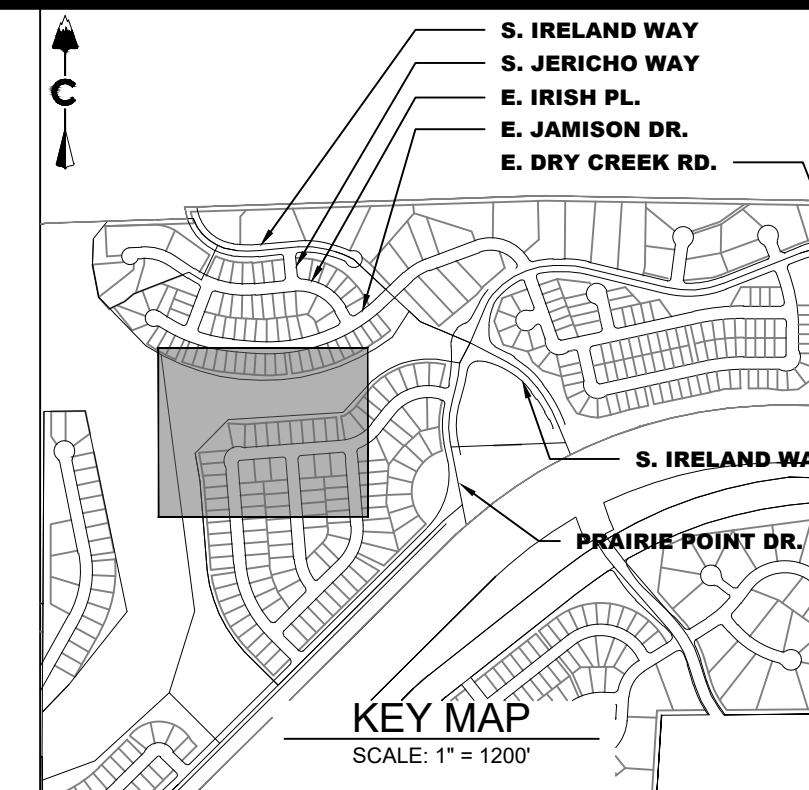
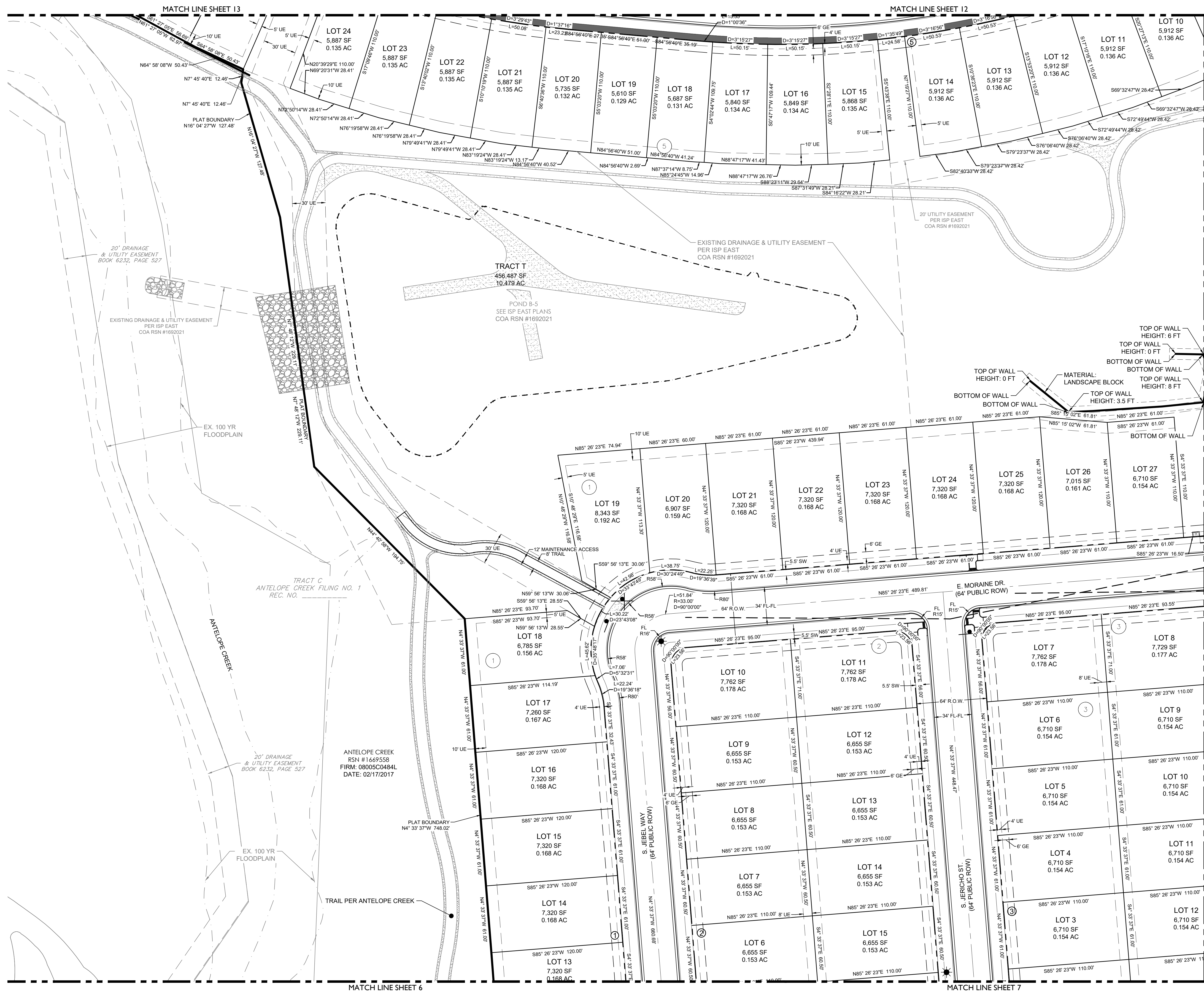
SITE PLAN

NOT FOR CONSTRUCTION

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

JOB NO.
19-032


SHEET
13



	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - FENCE 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
	100 YEAR WSEL

#	REVISION DESCRIPTION	DATE	BY
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2	THIRD SUBMISSION TO THE CITY OF AURORA	6/9/2023	RH

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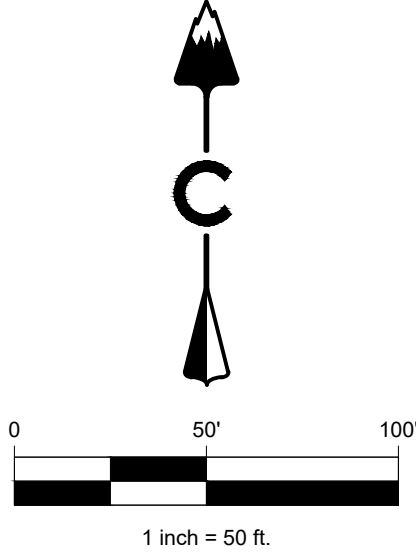
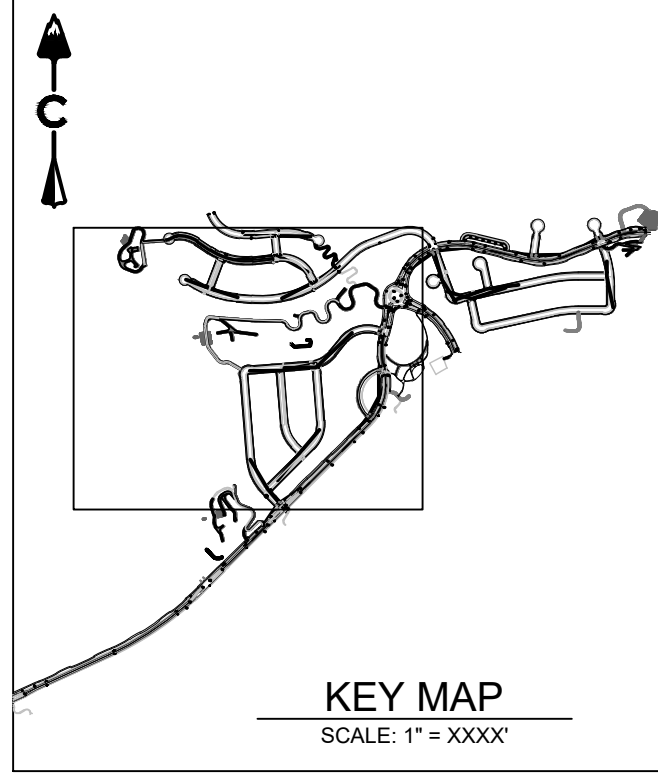
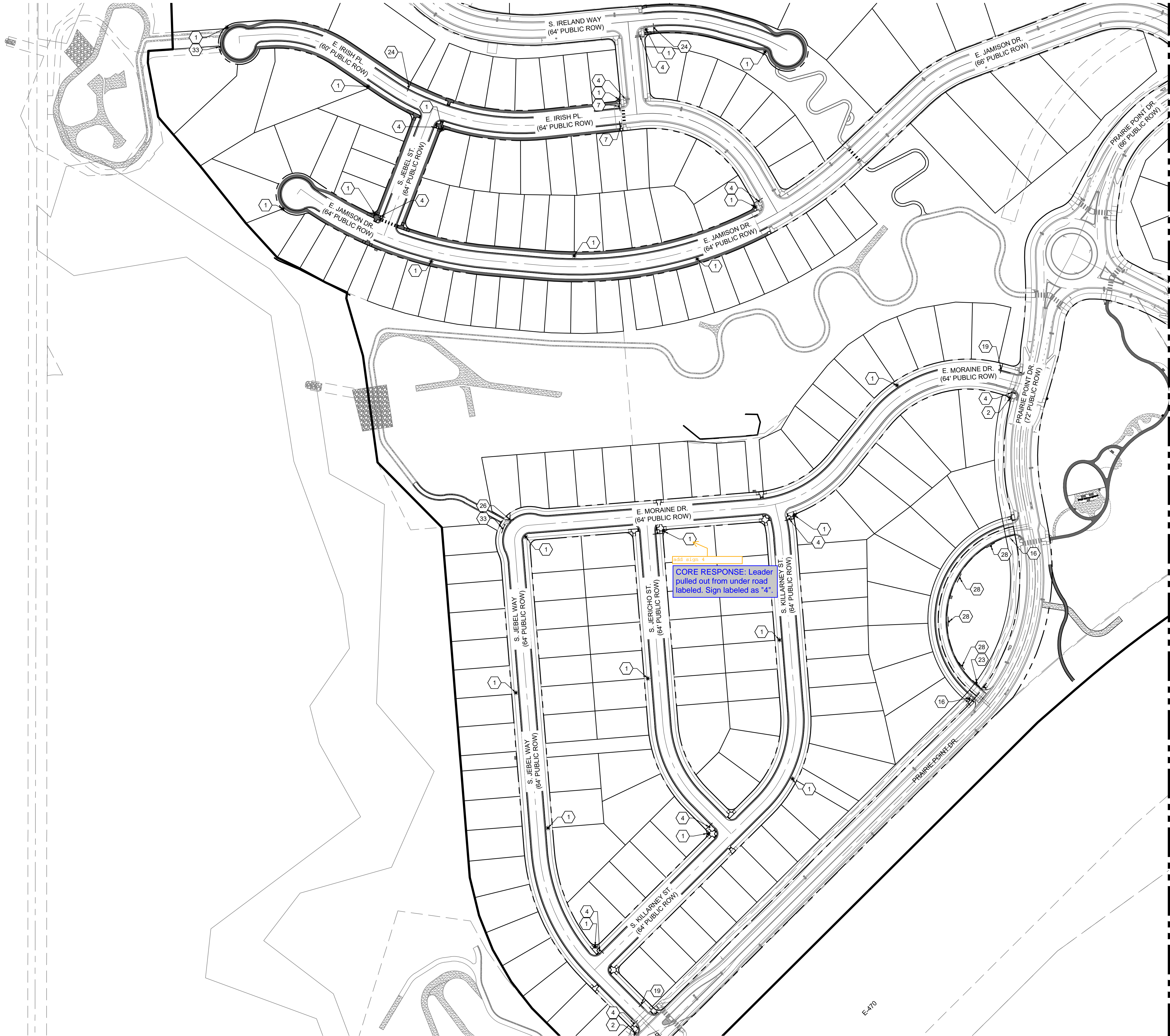


PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
SITE PLAN

NOT FOR
CONSTRUCTION

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

JOB NO. 19-032
SHEET 14



- 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 R2-1 (24"X30")
 - 8 YIELD R1-2 (30"X30"X30")
 - 9 FLUORESCENT YELLOW-GREEN W11-2 (30"X30")
 - 10 W11-16P (OPTIONAL)
 - 11 W16-TP (24"X12")
 - 12 R4-7 (24"X30")
 - 13 R6-1 (36"X12")
 - 14 R6-4B SHALL BE MOUNTED 4 FT FROM TRUCK APRON SURFACE
 - 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"X18")
 - 25 R7-1 (MODIFIED) (12"X18")
 - 26 R7-201P (12"X8")
 - 27 R7-1 (12"X18")
 - 28 R7-201P (12"X8")
 - 29 TYPE III BARRICADE
 - 30 4" DASHED WHITE LINE (3' SEGMENT, 9' GAP)
 - 31 NOT ACCESSIBLE ROUTE (12"X18")
 - 32 AUTHORIZED VEHICLES ONLY K-1847 (18"X12")
 - 33 ACCESSIBLE ROUTE K-7614 (18"X12")
 - 34 R2-1 (24"X30")
 - 35 R5-1 (30"X30")
 - 36 D3-1 (8" HEIGHT - VARIABLE LENGTH)
 - 37 NO OUTLET
 - 38 W14-2A - DOUBLE SIDED (24"X36")
 - 39 R7-1 (12"X18")
 - 40 R7-201P (12"X8")
 - 41 NO OUTLET
 - 42 R7-1 (12"X18")
 - 43 R7-201P (12"X8")
 - 44 R7-1 (12"X18")
 - 45 R7-201P (12"X8")

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#	REVISION DESCRIPTION	DATE	BY
1	DRAFT	XXXXXX	XX

PRAIRIE POINT FILING 2

AURORA, CO

CONSTRUCTION PLANS SIGNAGE, STRIPING, AND LIGHTING

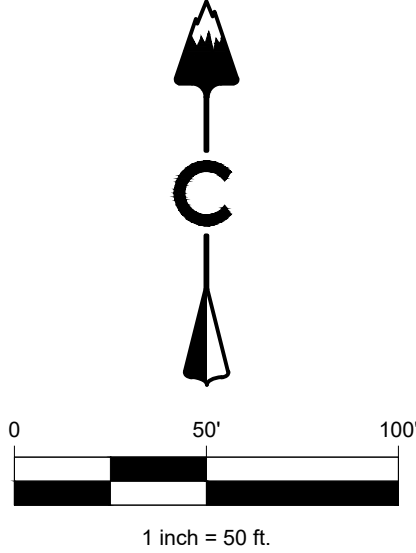
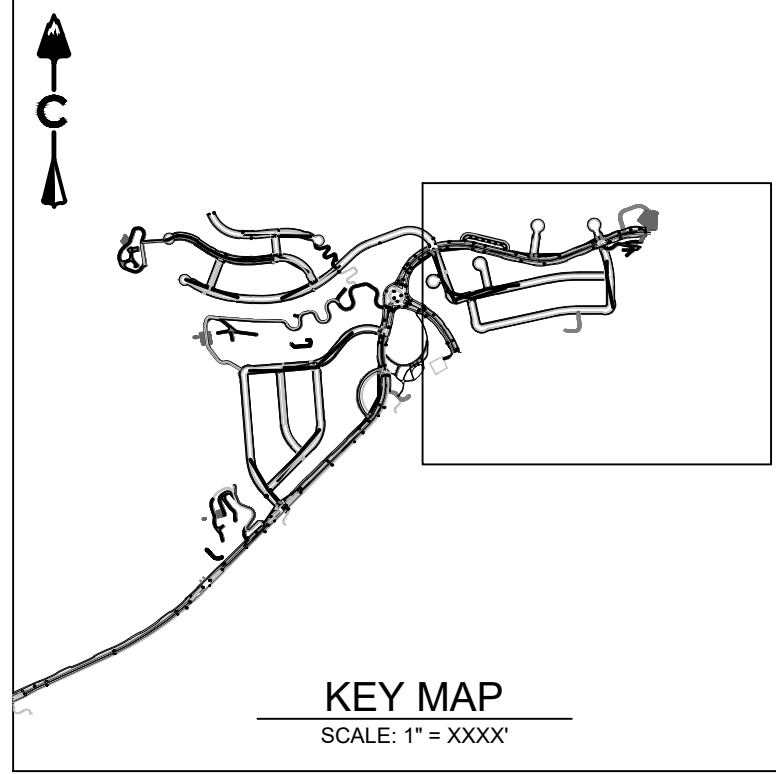
NOT FOR CONSTRUCTION

DESIGNED BY: XXX
DRAWN BY: EMP
CHECKED BY: XXX

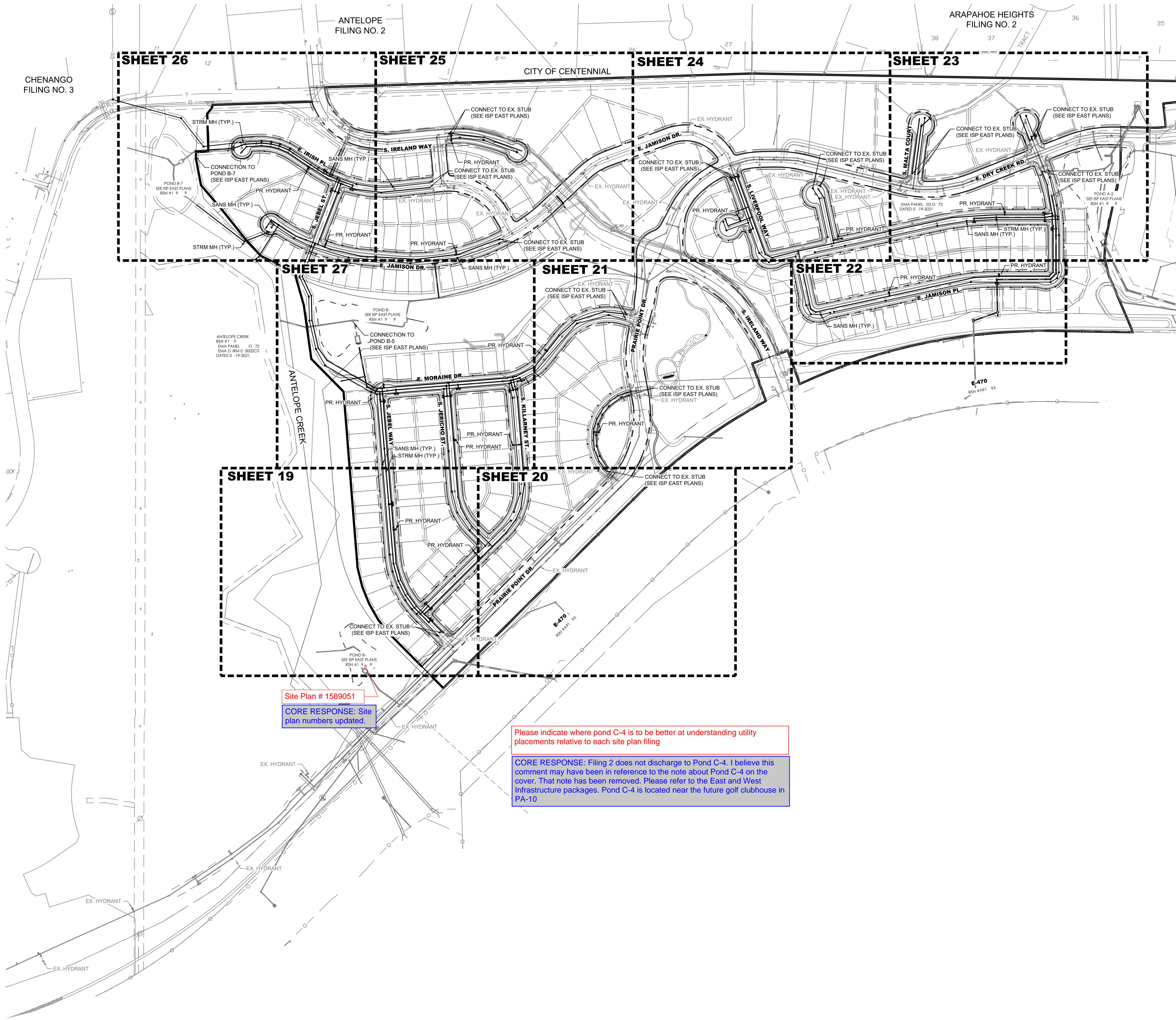
JOB NO.
19-032

SHEET
16

MATCH LINE SHEET 1



- 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
 - 8 R2-1 (24"X30")
 - 9 YIELD R1-2 (30"X30"X30")
 - 10 FLUORESCENT YELLOW-GREEN W11-2 (30"X30")
 - 11 W11-15P (OPTIONAL)
 - 12 W16-7P (24"X12")
 - 13 R6-1 (36"X12")
 - 14 R6-4B SHALL BE MOUNTED 4 FT (60"X24") FROM TRUCK APRON SURFACE
 - 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"X18")
 - 25 DO NOT ENTER R5-1 (30"X30")
 - 26 R7-1 (MODIFIED)
 - 27 R7-201P (12"X6")
 - 28 R7-1 (12"X18")
 - 29 R7-201P (12"X6")
 - 30 R7-201P (12"X6")
 - 31 R7-201P (12"X6")
 - 32 R7-201P (12"X6")
 - 33 R7-201P (12"X6")
 - 34 R7-201P (12"X6")
 - 35 R7-201P (12"X6")
 - 36 R7-201P (12"X6")
 - 37 R7-201P (12"X6")
 - 38 R7-201P (12"X6")
 - 39 R7-201P (12"X6")
 - 40 R7-201P (12"X6")
 - 41 R7-201P (12"X6")
 - 42 R7-201P (12"X6")
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 - 91 R7-201P (12"X6")
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 - 95 R7-201P (12"X6")
 - 96 R7-201P (12"X6")
 - 97 R7-201P (12"X6")
 - 98 R7-201P (12"X6")
 - 99 R7-201P (12"X6")
 - 100 R7-201P (12"X6")

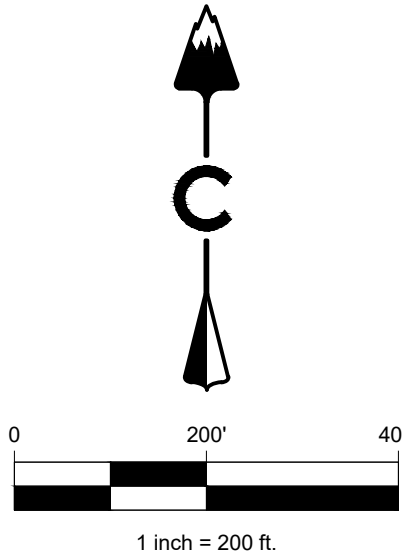
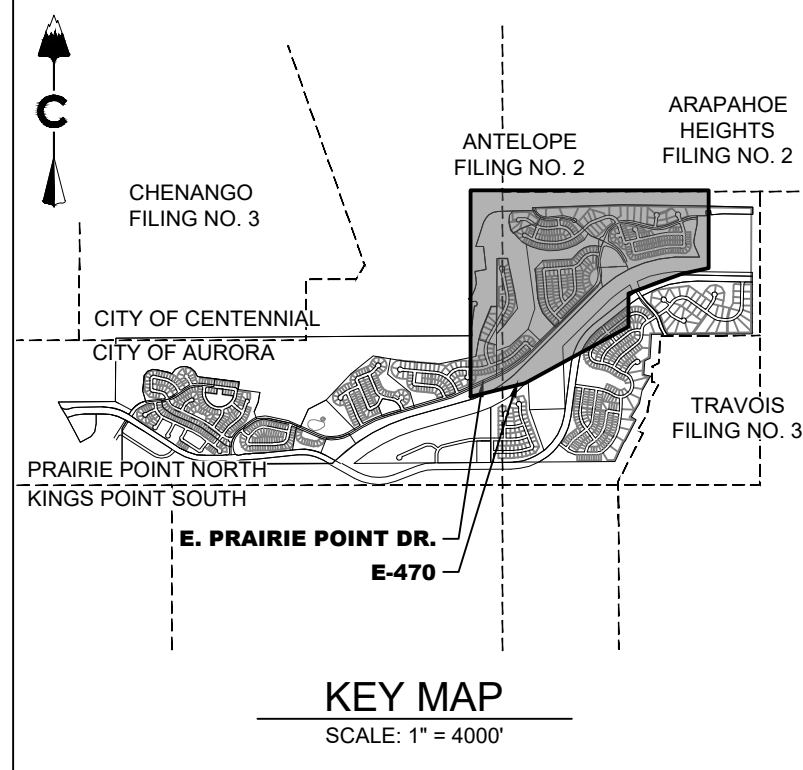


Site Plan # 1589051

CORE RESPONSE: Site plan numbers updated.

Please indicate where pond C-4 is to be better at understanding utility placements relative to each site plan filing

CORE RESPONSE: Filing 2 does not discharge to Pond C-4. I believe this comment may have been in reference to the note about Pond C-4 on the cover. That note has been removed. Please refer to the East and West Infrastructure packages. Pond C-4 is located near the future golf clubhouse in PA-10



LEGEND

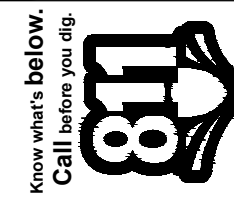
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EXISTING	PROPOSED	DESCRIPTION
		EASEMENT
		RIGHT OF WAY (R.O.W.)
		CENTERLINE
		PROJECT BOUNDARY
		PROPOSED CURB & GUTTER
		PROPOSED IRRIGATION & STUB OUT
		PROPOSED STORM & STUB OUT
		PROPOSED SANITARY & STUB OUT
		PROPOSED WATER & STUB OUT
		EXISTING 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
		AIR RELEASE VALVE MH & VENT PIPE
		STORM MANHOLES
		STORM INLETS
		FES, FOREBAY, & TRICKLE CHANNEL
		OUTLET STRUCTURE
		CRUSHER FINES
		MAINTENANCE ACCESS
		RIPRAP
		EXISTING ELECTRIC
		EXISTING TELEPHONE
		EXISTING FIBER OPTIC
		EXISTING GAS
		EXISTING OVER HEAD ELECTRIC
		STORM UNDERDRAIN
		100 YEAR FLOODPLAIN
		WETLAND

NOTES:

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

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PRAIRIE POINT SITE PLAN 2

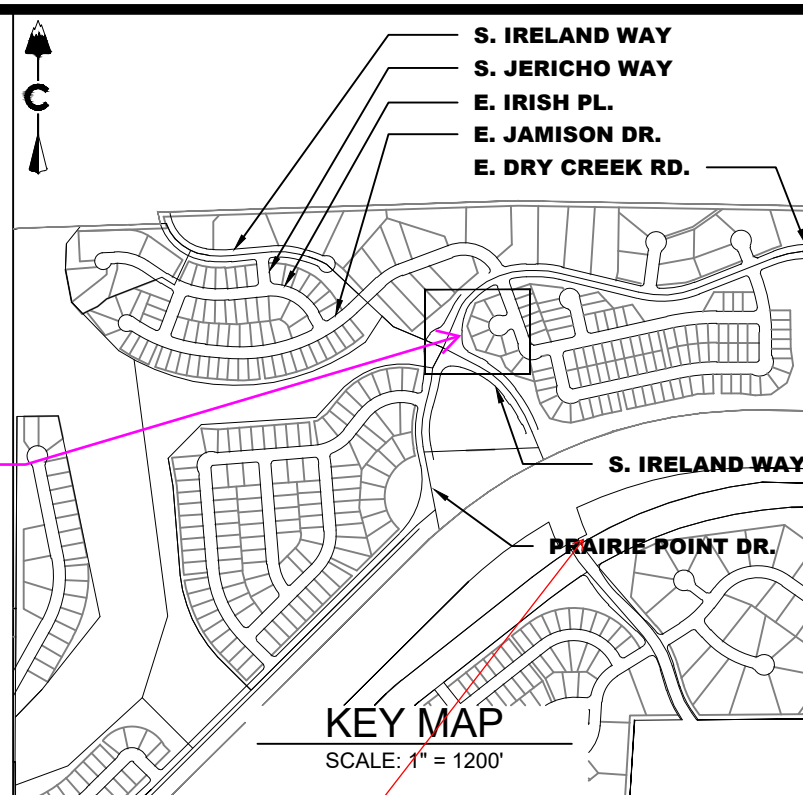
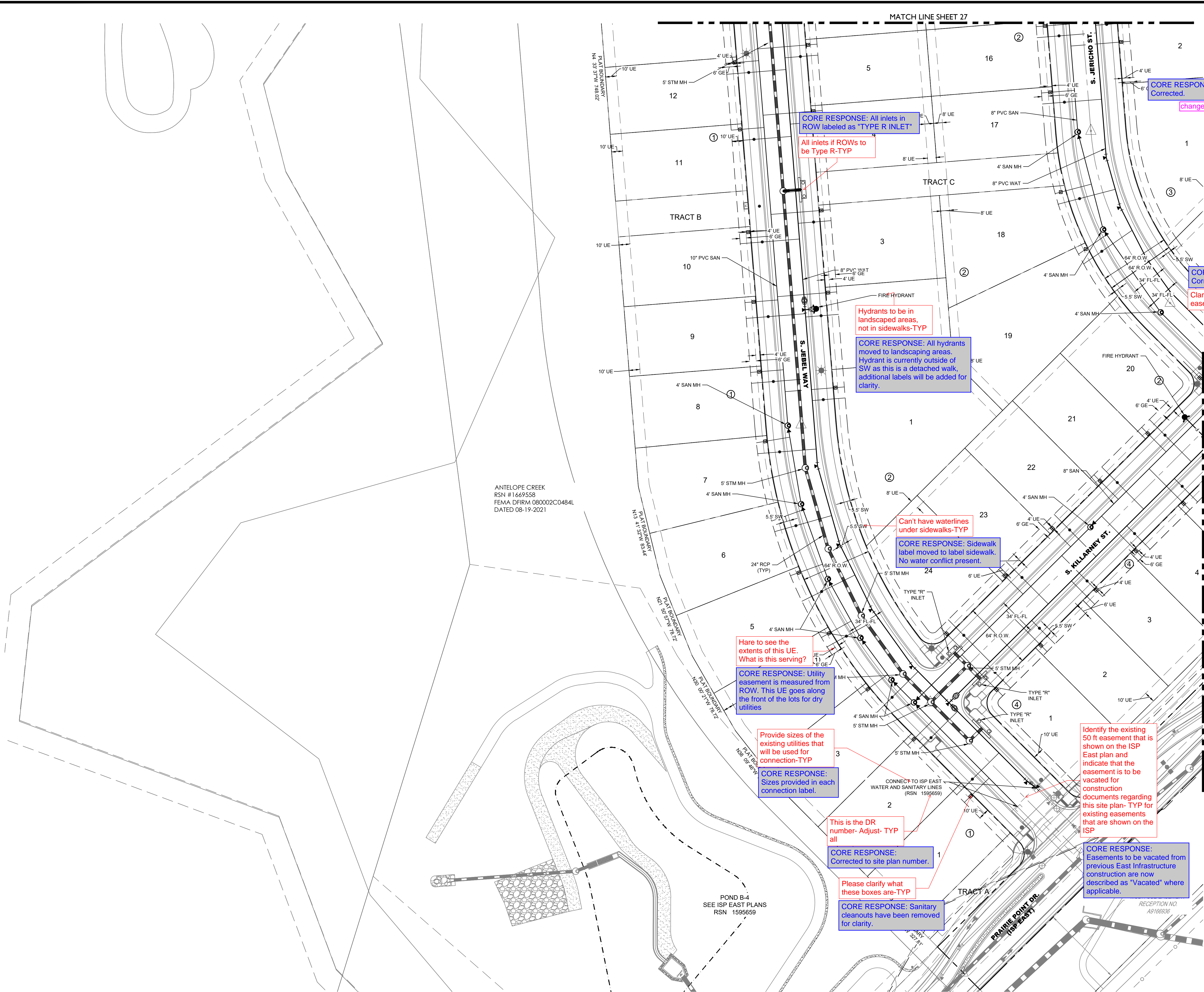
AURORA, CO

CONTEXTUAL SITE PLAN
OVERALL UTILITY PLAN

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

JOB NO.
19-032

SHEET
1



LEGEND

#	REVISION	DESCRIPTION	DATE	BY
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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
---	---	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 35' AND 80' FROM THE BACK OF CURB.
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- 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.
- CLEANOUTS REQUIRED FOR ALL NEW SERVICES AND SERVICE REPAIRS, TO BE LOCATED OUTSIDE PUBLIC ROADWAY.

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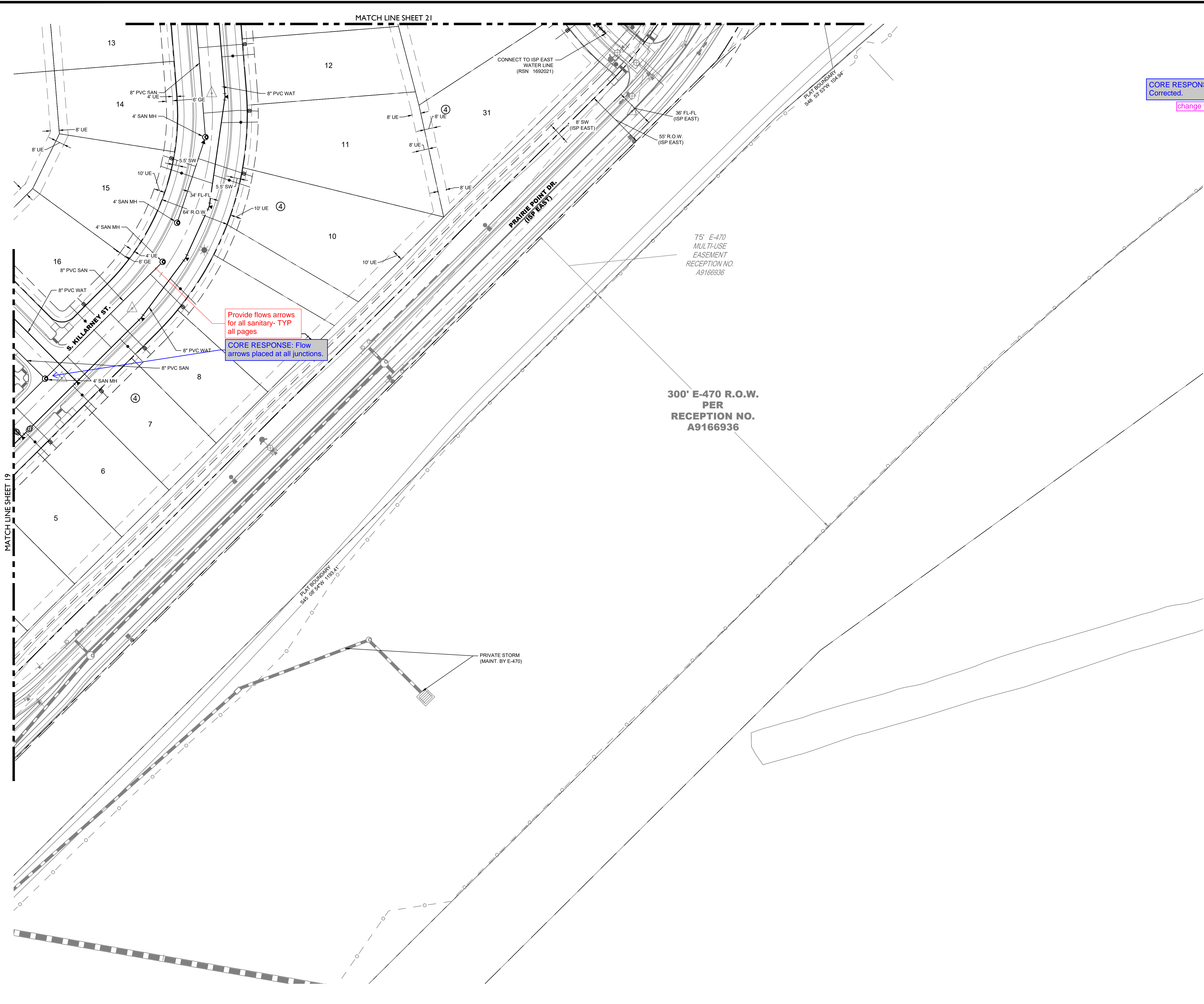
PRairie Point SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
UTILITY PLAN

NOT FOR CONSTRUCTION

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

JOB NO.
19-032

SHEET
19

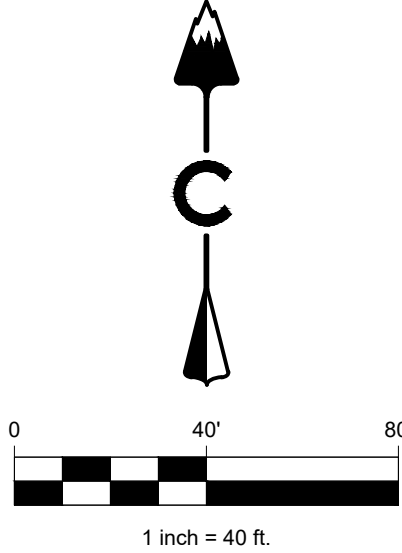
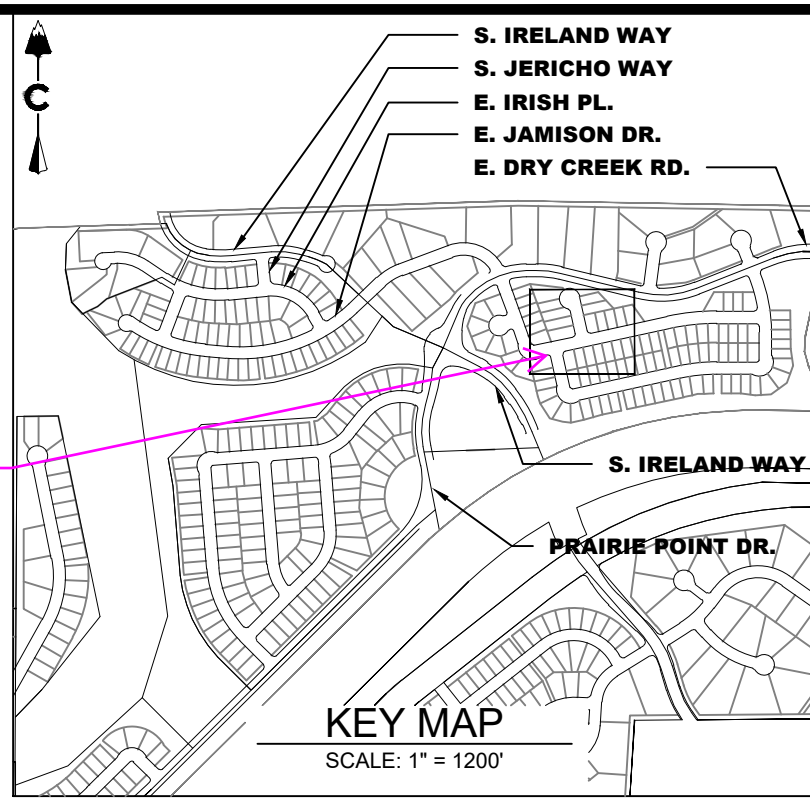


Provide flows arrows
for all sanitary- TYP
all pages

CORE RESPONSE: Flow
arrows placed at all junctions.

CORE RESPONSE:
Corrected.

change this



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
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---	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
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PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

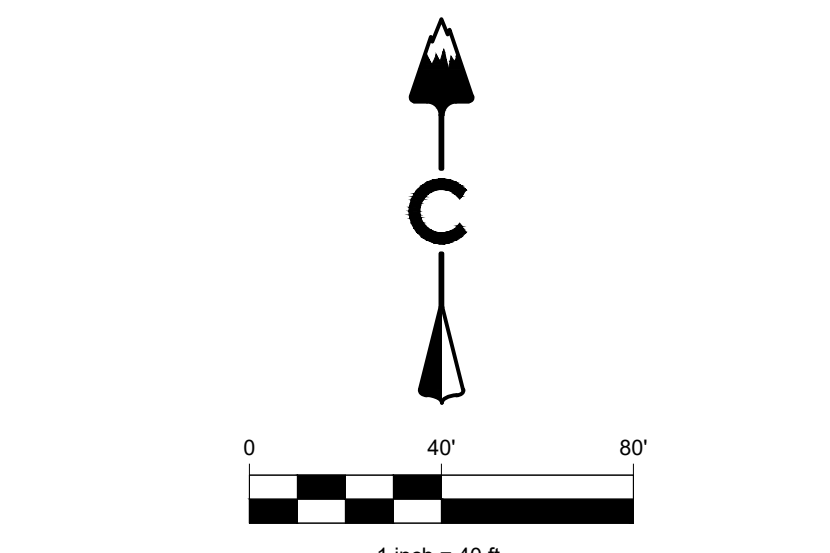
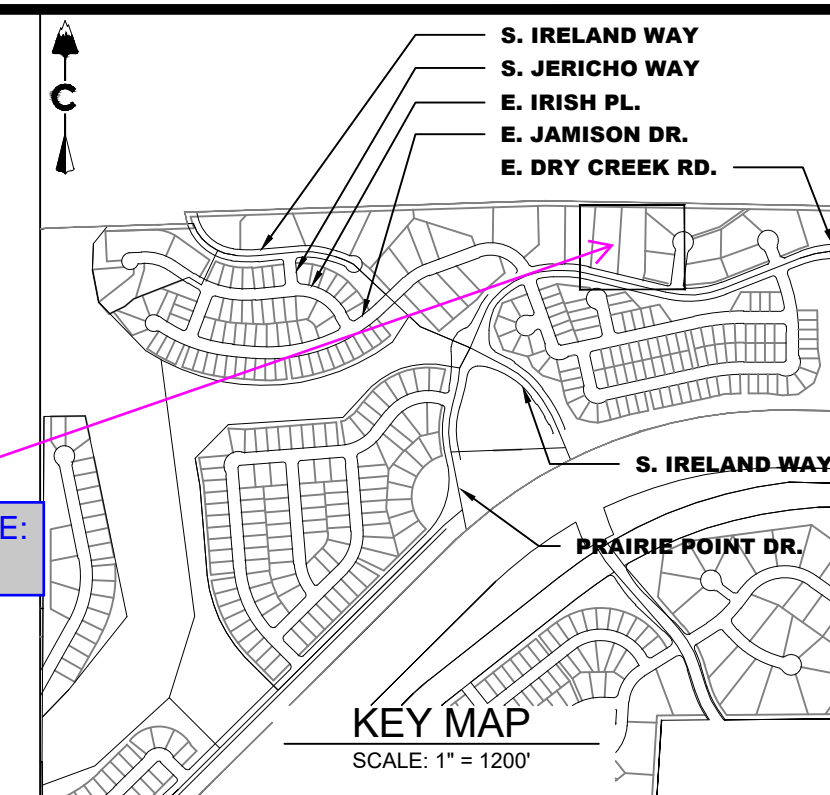
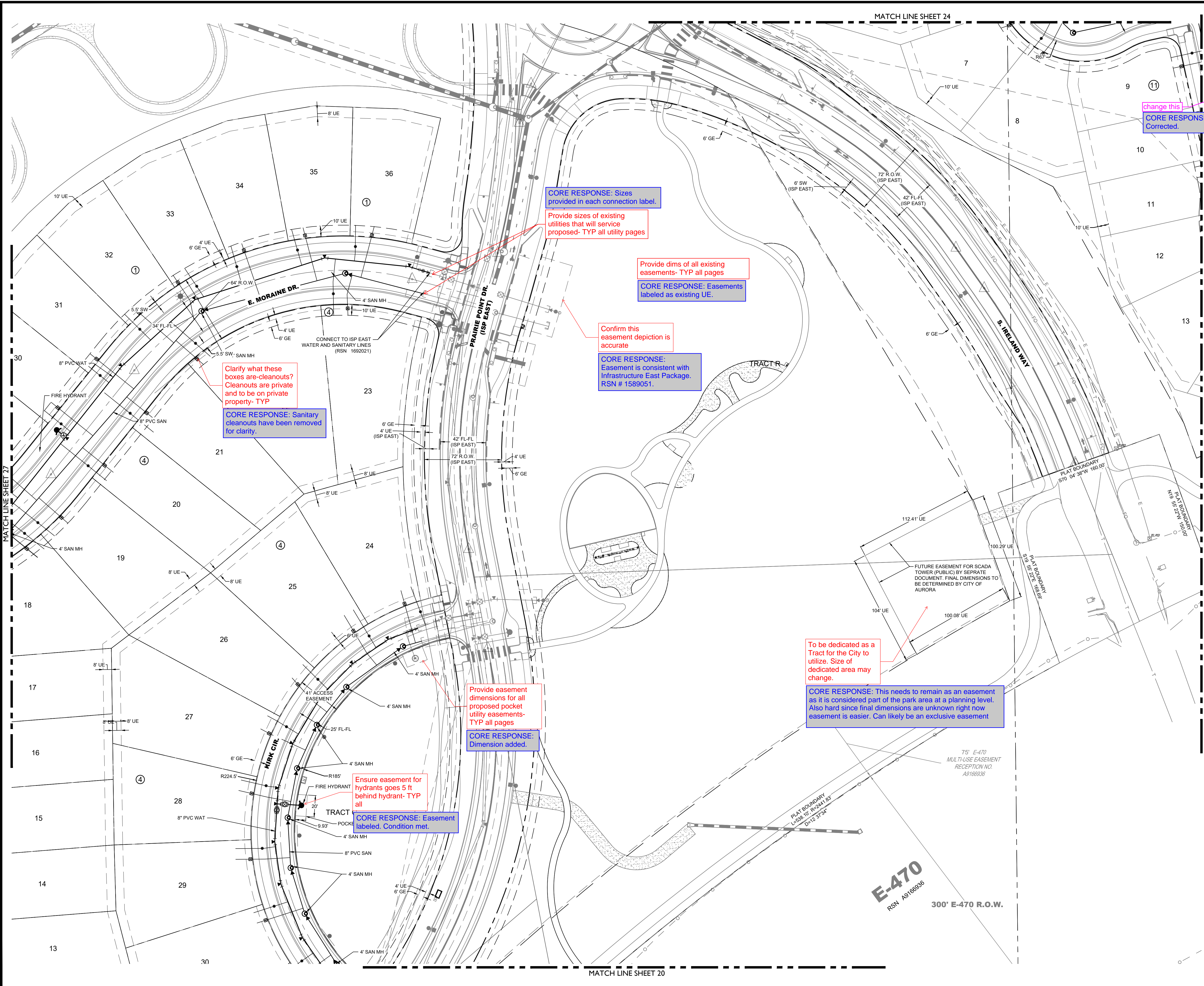
UTILITY PLAN

NOT FOR CONSTRUCTION

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

JOB NO.
19-032

SHEET
20



LEGEND			
	EASEMENT		
	RIGHT OF WAY (R.O.W.)		
	CENTERLINE		
	PROJECT BOUNDARY		
	PROPOSED CURB & GUTTER		
	PROPOSED IRRIGATION & STUB OUT		
	PROPOSED STORM & STUB OUT		
	PROPOSED SANITARY & STUB OUT		
	PROPOSED WATER & STUB OUT		
	EXISTING IRRIGATION & STUB OUT		
	EXISTING 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 30' AND 80' FROM THE BACK OF CURB.		
2.	ALL PONDS, FOREBAYS, WIERS, AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY METRO DISTRICT. 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.		
8.	CLEANOUTS REQUIRED FOR ALL NEW SERVICES AND SERVICE REPAIRS, TO BE LOCATED OUTSIDE PUBLIC ROADWAY		

CORE RESPONSE: Sizes provided in each connection label.

Provide sizes of existing utilities that will service proposed- TYP all utility pages

Provide dims of all existing easements- TYP all pages

CORE RESPONSE: Easements labeled as existing UE.

Confirm this easement depiction is accurate

CORE RESPONSE: Easement is consistent with Infrastructure East Package. RSN # 1589051.

Clarify what these boxes are-cleanouts? Cleanouts are private and to be on private property- TYP

CORE RESPONSE: Sanitary cleanouts have been removed for clarity.

Provide easement dimensions for all proposed pocket utility easements- TYP all pages

CORE RESPONSE: Dimension added.

Ensure easement for hydrants goes 5 ft behind hydrant- TYP all

CORE RESPONSE: Easement labeled. Condition met.

To be dedicated as a Tract for the City to utilize. Size of dedicated area may change.

CORE RESPONSE: This needs to remain as an easement as it is considered part of the park area at a planning level. Also hard since final dimensions are unknown right now easement is easier. Can likely be an exclusive easement

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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AURORA, CO 80013
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1	FIRST SUBMISSION	TO THE CITY OF AURORA	9/20/2021	JAR	
2	SECOND SUBMISSION	TO THE CITY OF AURORA	3/6/2023	SO	
2	THIRD SUBMISSION	TO THE CITY OF AURORA	6/20/2023	MHN	

PRAIRIE POINT SITE PLAN 2
AURORA, CO

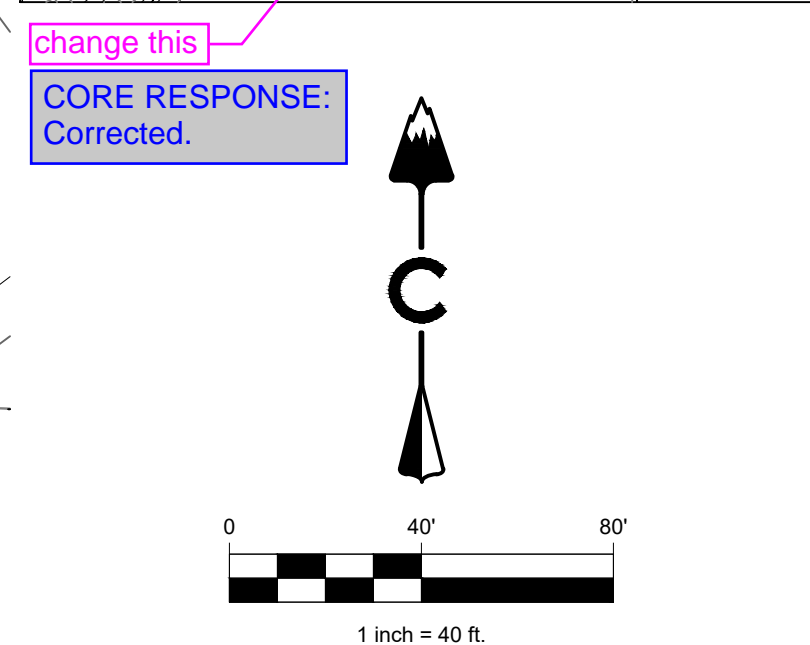
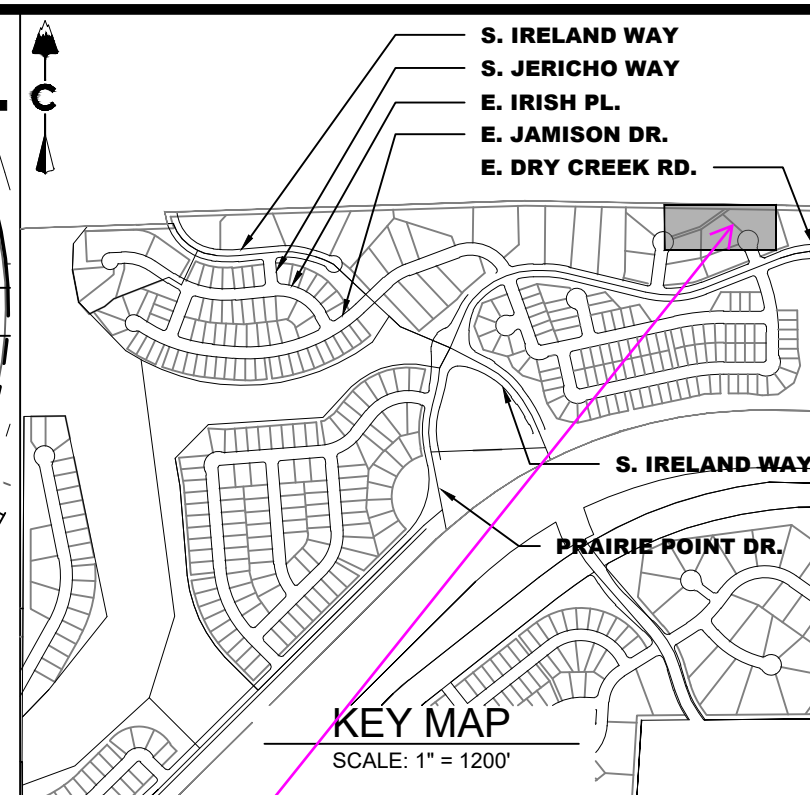
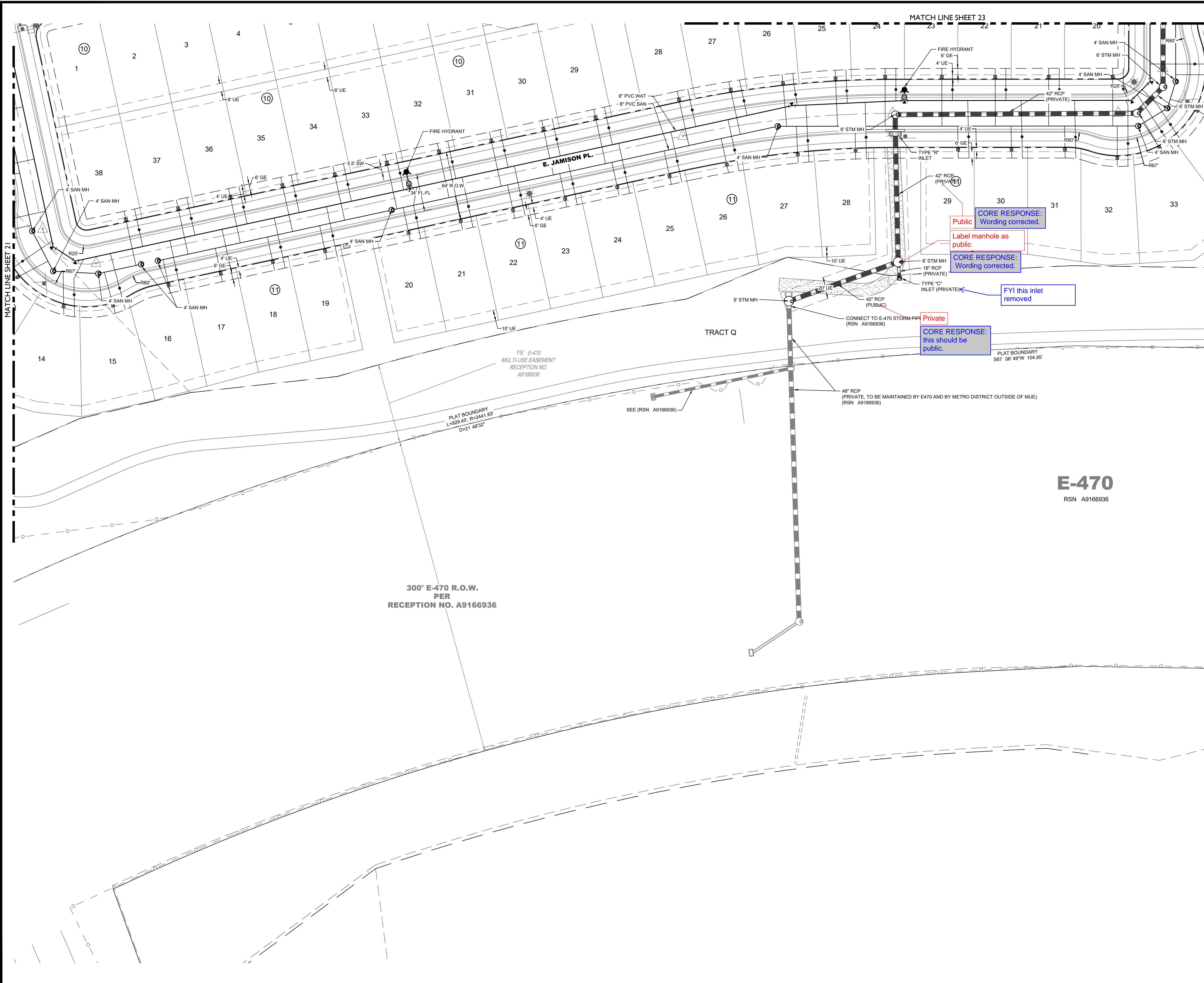
CONTEXTUAL SITE PLAN
UTILITY PLAN

NOT FOR CONSTRUCTION

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

JOB NO.
19-032

SHEET
21



LEGEND			
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 35' AND 80' FROM THE BACK OF CURB.
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LAND DEVELOPMENT

ENERGY

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PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

UTILITY PLAN

NOT FOR CONSTRUCTION

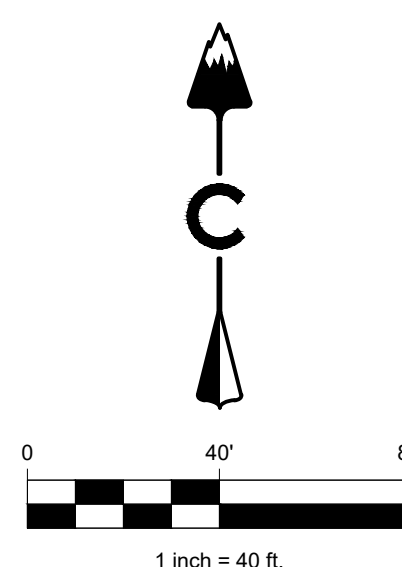
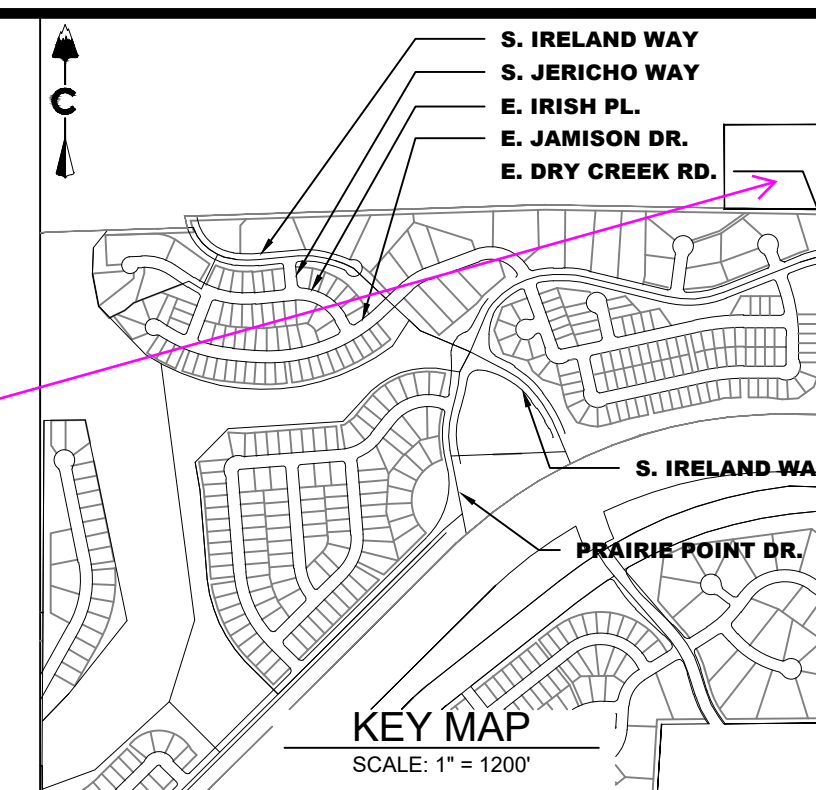
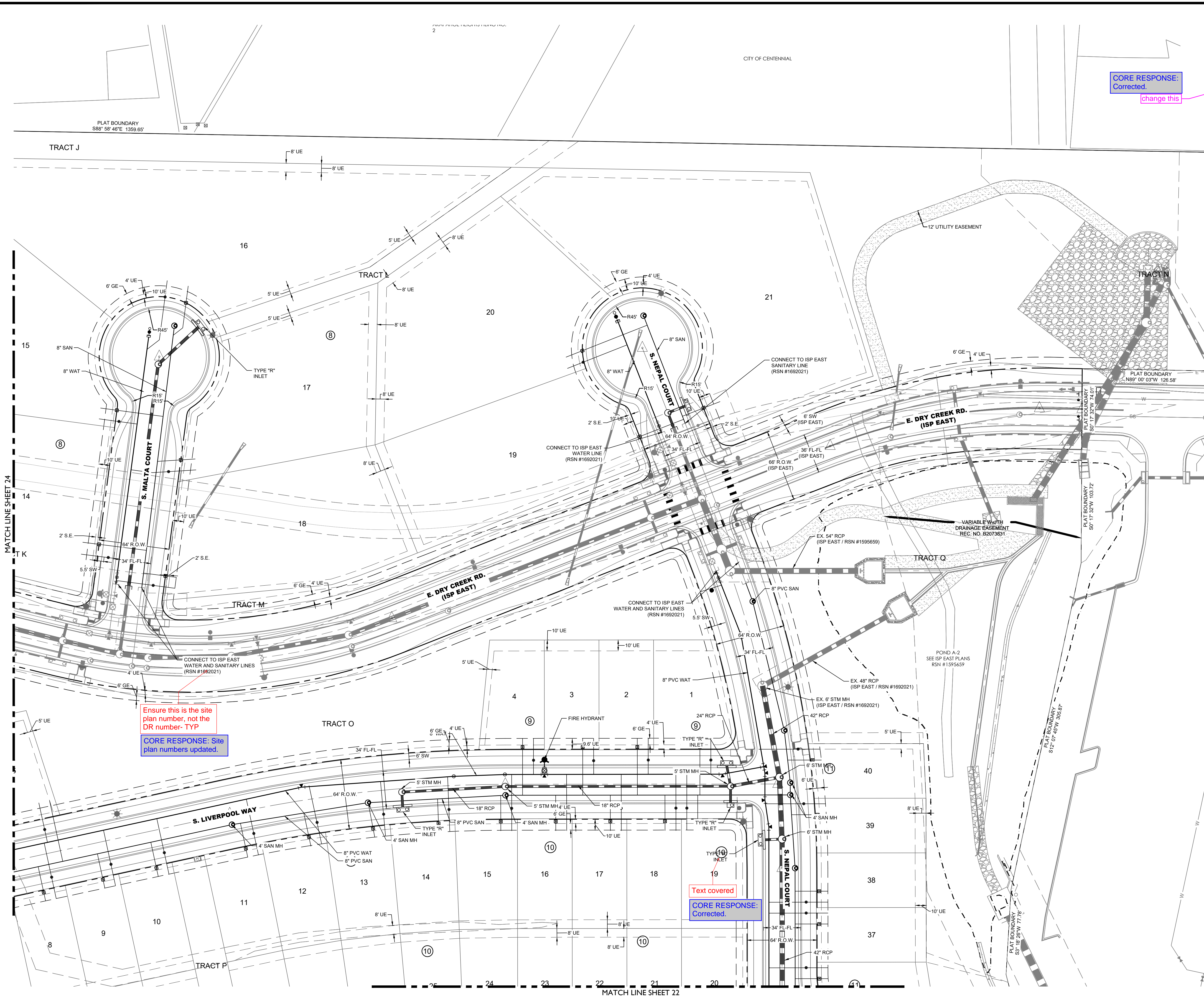
DESIGNED BY: JAR

DRAWN BY: SO

CHECKED BY: MHN.

JOB NO. 19-032

SHEET 22

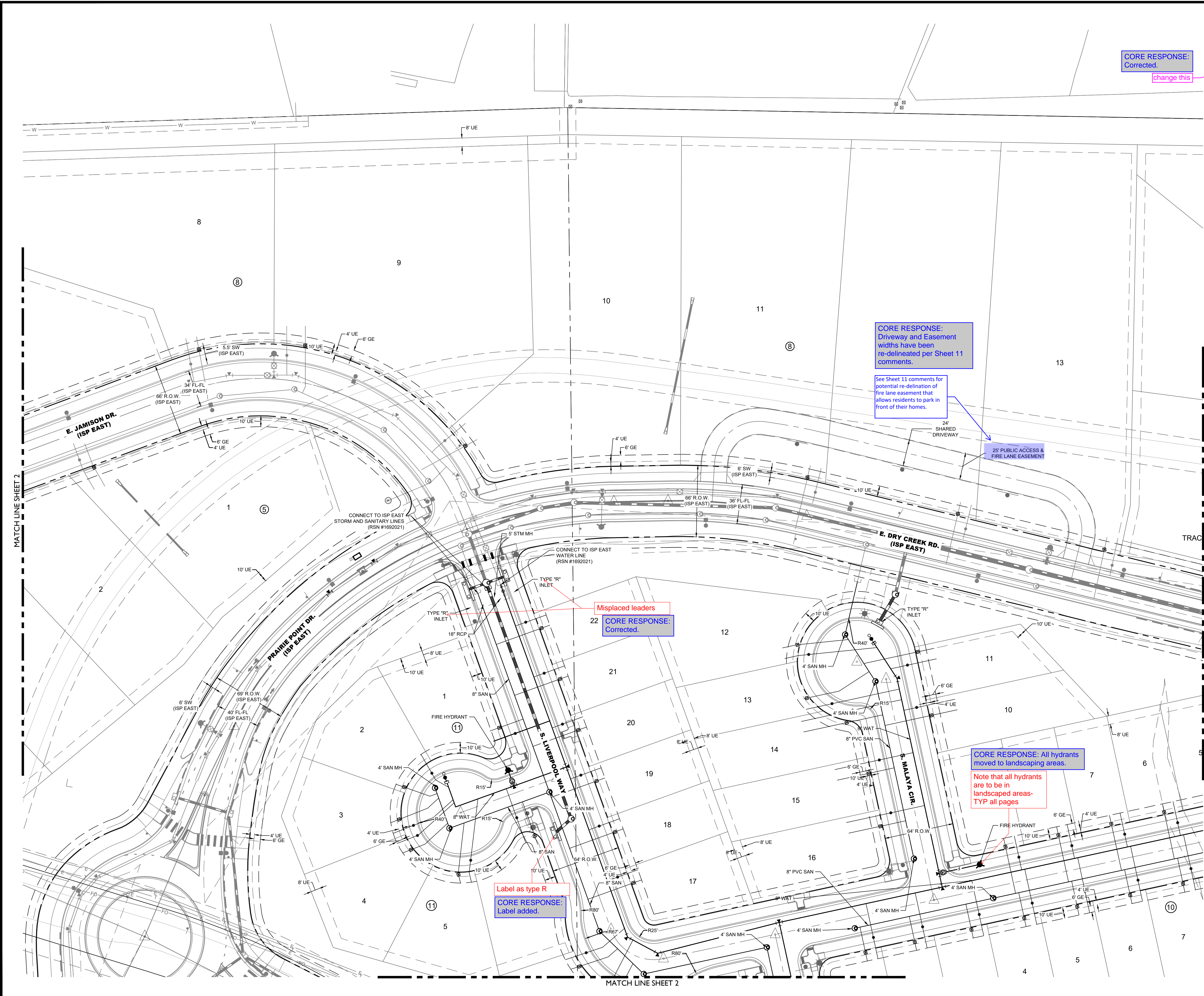


LEGEND

_____	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
-----IRR-----	EXISTING IRRIGATION & STUB OUT
-----SS-----	EXISTING STORM & STUB OUT
-----W-----	EXISTING SANITARY & STUB OUT
-----IRR-----	EXISTING WATER & STUB OUT
-----SS-----	FUTURE IRRIGATION & STUB OUT
-----SS-----	FUTURE SANITARY & STUB OUT
-----W-----	FUTURE STORM & STUB OUT
-----W-----	FUTURE WATER & STUB OUT
-----I-----	IRRIGATION SERVICE
-----S-----	SANITARY SERVICE
-----W-----	WATER SERVICE
① ② ③ ④	BLOCK NUMBER
EXISTING	PROPOSED
-----E-----	EXISTING ELECTRIC
-----T-----	EXISTING TELEPHONE
-----FO-----	EXISTING FIBER OPTIC
-----G-----	EXISTING GAS
-----OH-----	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 36" AND 80" FROM THE BACK OF CURB.
2. ALL FIRE FORECASTERS AND/OR 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.
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9. CLEANOUTS REQUIRED FOR ALL NEW SERVICES AND SERVICE REPAIRS, TO BE LOCATED OUTSIDE PUBLIC ROADWAY



CORE RESPONSE:
Corrected.
[change this]

CORE RESPONSE:
Driveway and Easement
widths have been
re-delineated per Sheet 11
comments.

See Sheet 11 comments for
potential re-delineation of
fire lane easement that
allows residents to park in
front of their homes.

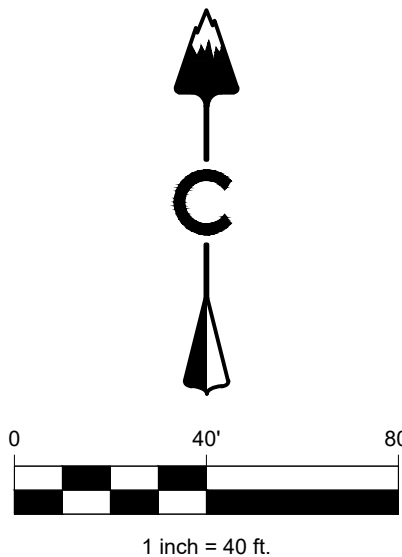
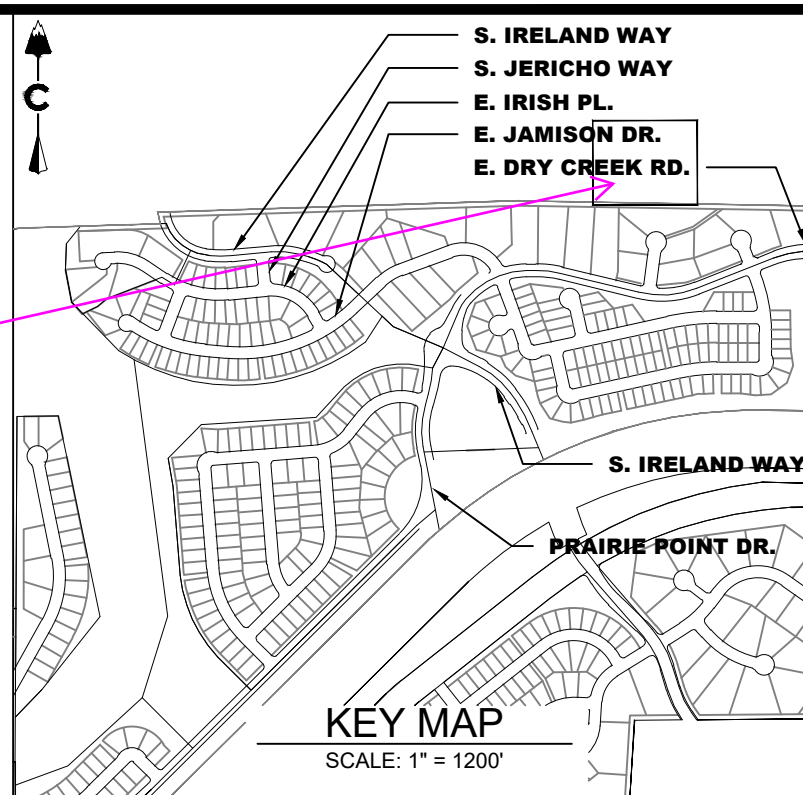
25' PUBLIC ACCESS &
FIRE LANE EASEMENT

Misplaced leaders
CORE RESPONSE:
Corrected.

Label as type R
CORE RESPONSE:
Label added.

CORE RESPONSE: All hydrants
moved to landscaped areas.

Note that all hydrants
are to be in
landscaped areas-
TYP all pages



LEGEND

EASEMENT	RIGHT OF WAY (R.O.W.)	CENTERLINE	PROJECT BOUNDARY	PROPOSED CURB & GUTTER	PROPOSED IRRIGATION & STUB OUT	PROPOSED SANITARY & STUB OUT	PROPOSED WATER & STUB OUT	EXISTING IRRIGATION & STUB OUT	EXISTING SANITARY & STUB OUT	EXISTING WATER & STUB OUT	FUTURE IRRIGATION & STUB OUT	FUTURE SANITARY & STUB OUT	FUTURE WATER & STUB OUT	IRRIGATION SERVICE	SANITARY SERVICE	WATER SERVICE	BLOCK NUMBER
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	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
E	T	FO	G	OH	STORM UNDERDRAIN	100 YEAR FLOODPLAIN	WETLAND	EXISTING ELECTRIC	EXISTING TELEPHONE	EXISTING FIBER OPTIC	EXISTING GAS	EXISTING OVER HEAD ELECTRIC	STORM UNDERDRAIN	100 YEAR FLOODPLAIN	WETLAND	EXISTING ELECTRIC	EXISTING TELEPHONE

NOTES:

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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
2

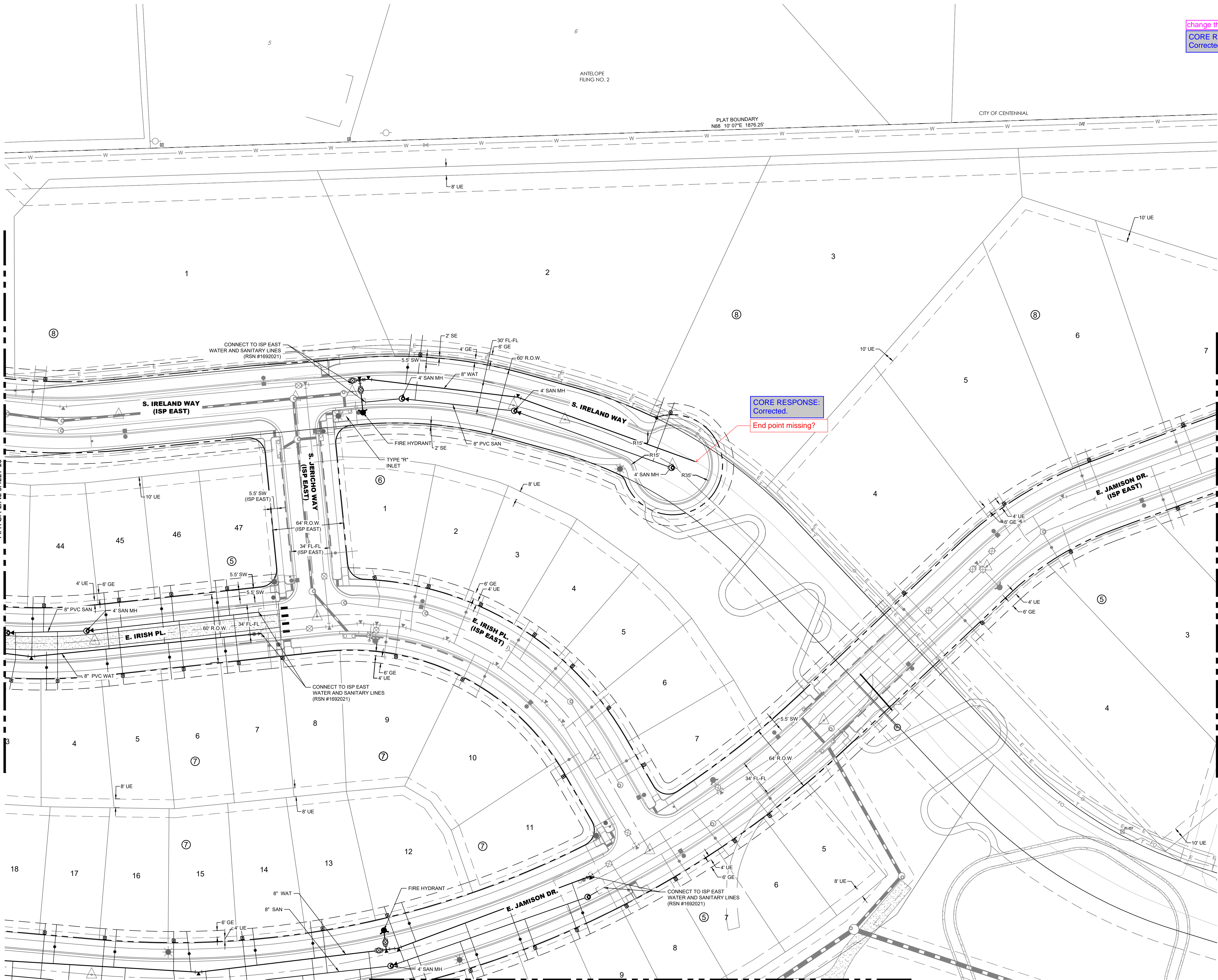
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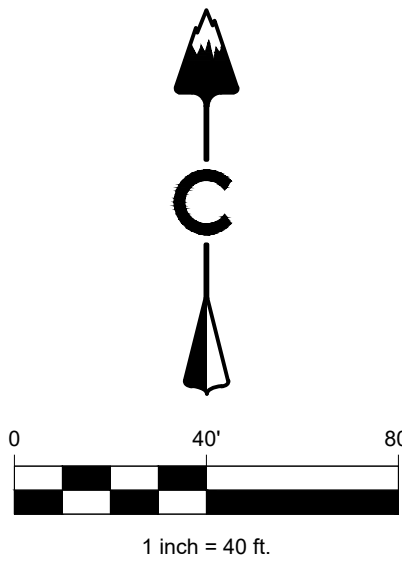
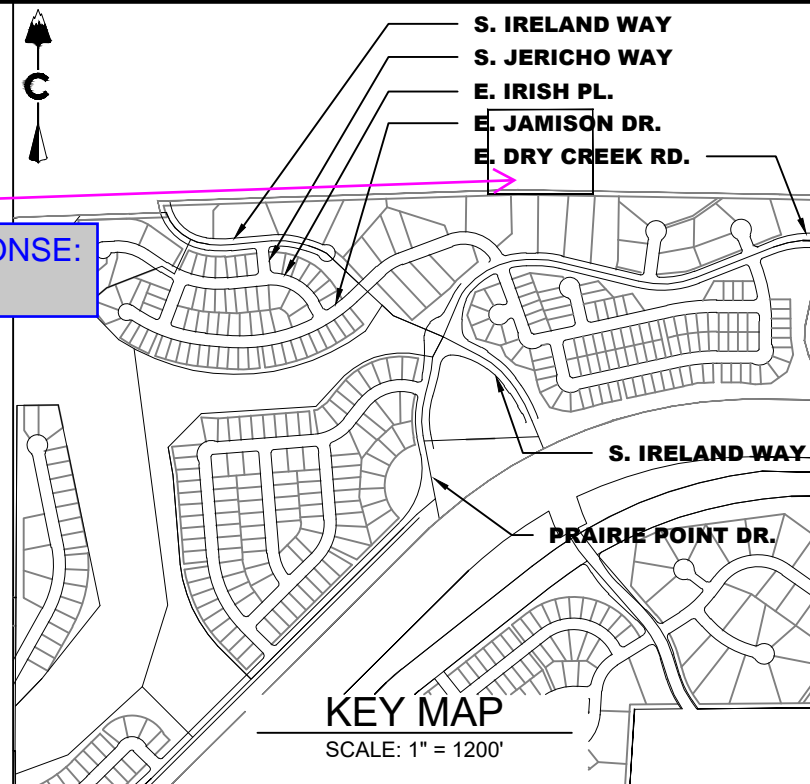
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AURORA, CO 80013
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PUBLIC INFRASTRUCTURE

CORE



change this
CORE RESPONSE:
Corrected.



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
	IRRIGATION
	SANITARY
	WATER
	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

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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
25

Know what's below.
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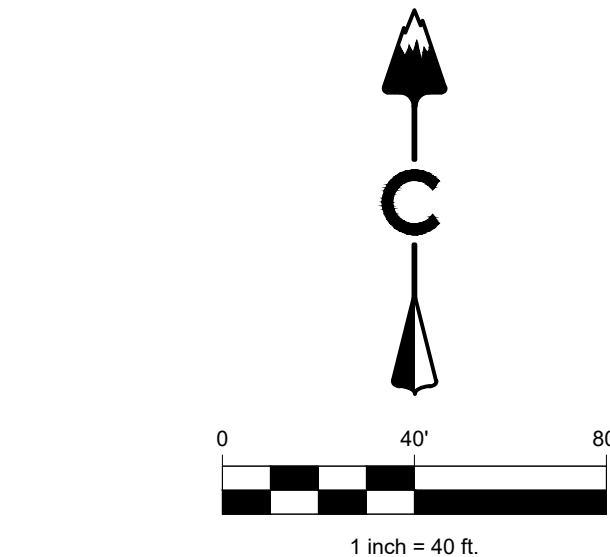
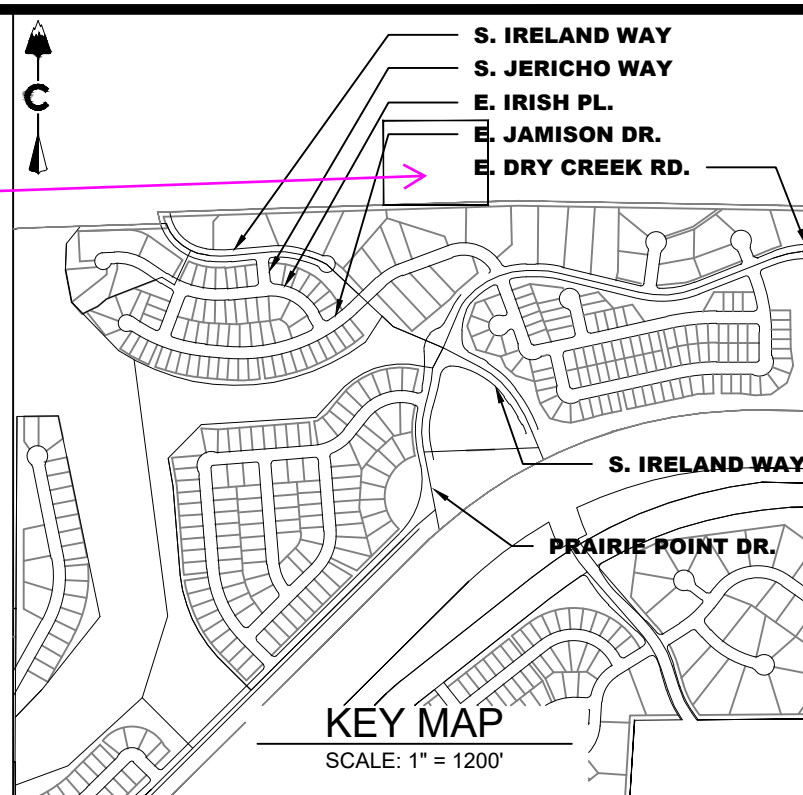
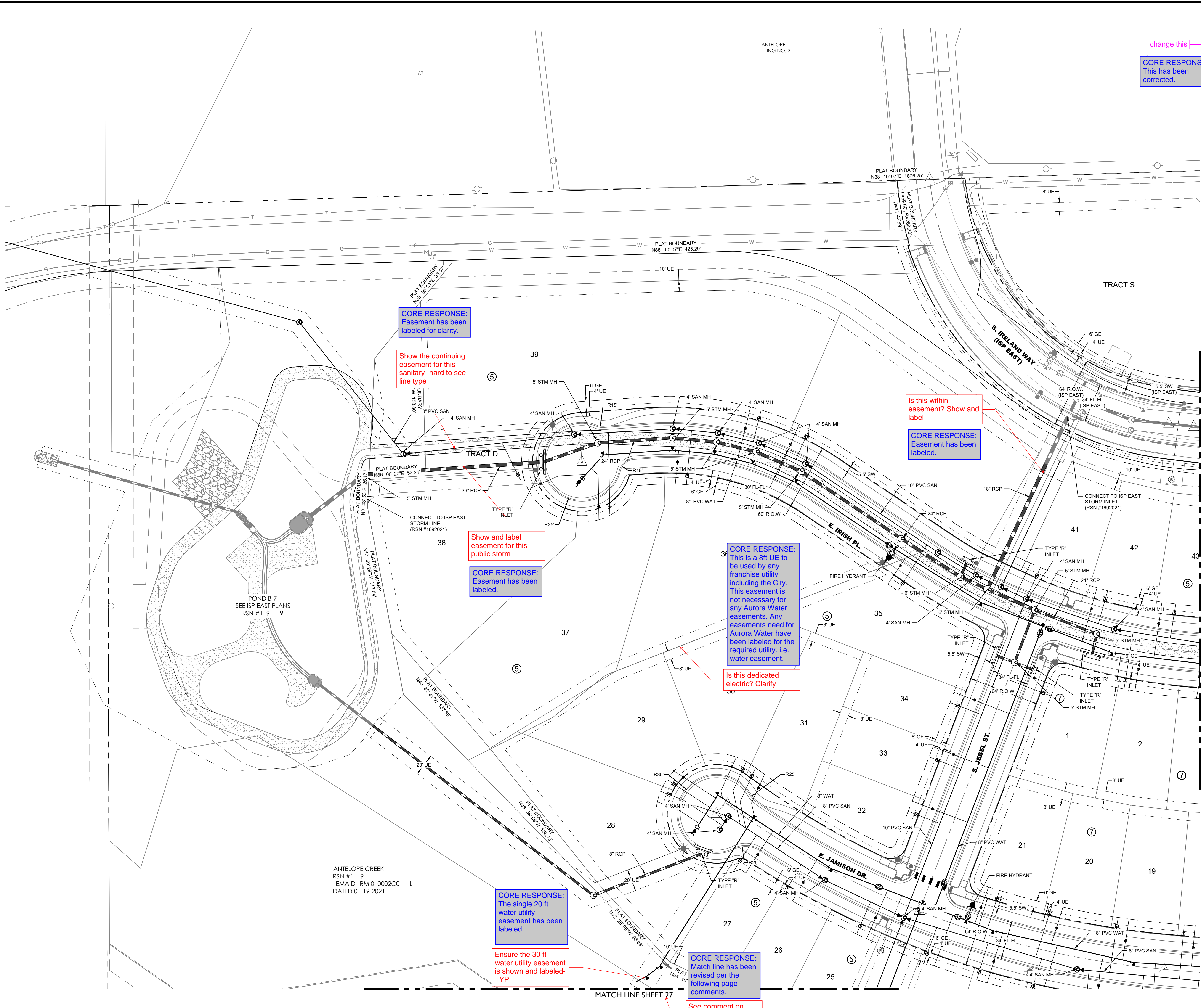


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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



LEGEND			
	EASEMENT		
	RIGHT OF WAY (R.O.W.)		
	CENTERLINE		
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3	REVISION	THIRD SUBMISSION TO THE CITY OF AURORA	6/2/2023	RH

PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

UTILITY PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: JAR

DRAWN BY: SO

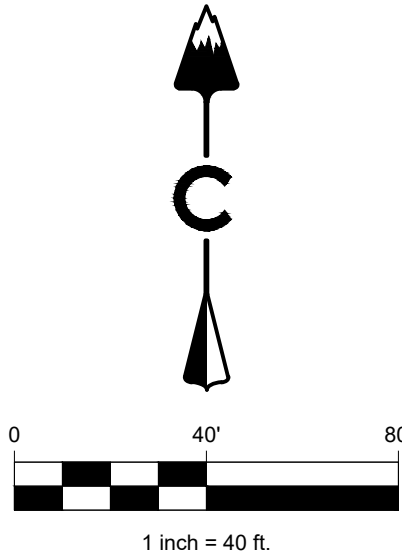
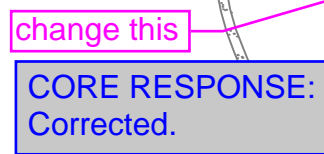
CHECKED BY: MHN

JOB NO.

19-032

SHEET

2



	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

1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTACLES. IN AREAS WHERE THERE IS NO LANDSCAPED AREA, FIRE HYDRANTS SHALL BE PLACED WITHIN 36" AND 80" FROM THE BACK OF CURB.

ALL PONDS, FOREBAYS, WEIRS, AND OUTLET STRUCTURES SHALL BE DESIGNED AND SIZED TO ACCOMMODATE THE DESIGN FLOOD FLOW RATE AND BE PROTECTED BY A 4' DRY TIDE EASEMENT. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT UNLESS OTHERWISE NOTED.

ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANSOUTS.

ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES ARE THE BACKFLOW PREVENTER'S RESPONSIBILITY.

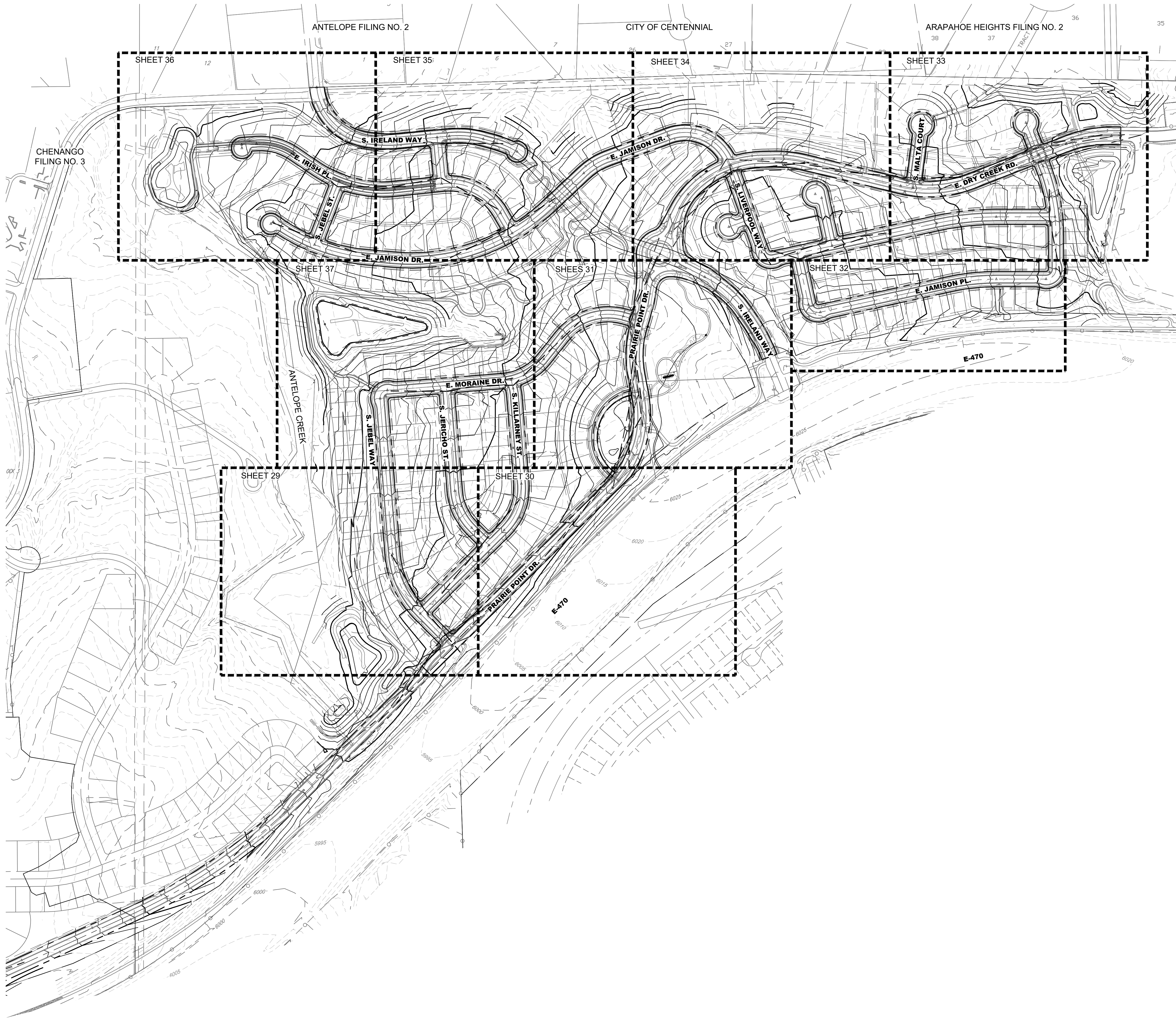
PIPING DOWNSTREAM OF WATER METER IS PRIVATE.

ALL SANITARY AND WATER LINES ARE P/V/C PIPE UNLESS OTHERWISE NOTED.

ALL 4" UTILITY EASEMENTS OUTSIDE OF RIGHT OF WAY ON LOCAL ROADWAYS INCLUDES A 6" GAS UTILITY EASEMENT AND A 4" DRY UTILITY EASEMENT.

CLEARANCES REQUIRED FOR ALL NEW SERVICES AND SERVICE REPAIRS, TO BE LOCATED OUTSIDE PUBLIC ROADWAY.

CORE RESPONSE: Note added.



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
1 2 3 4
1 2 3 4

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

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

JOB NO.
19-032

SHEET
28

PRairie Point Site Plan 2
Aurora, CO

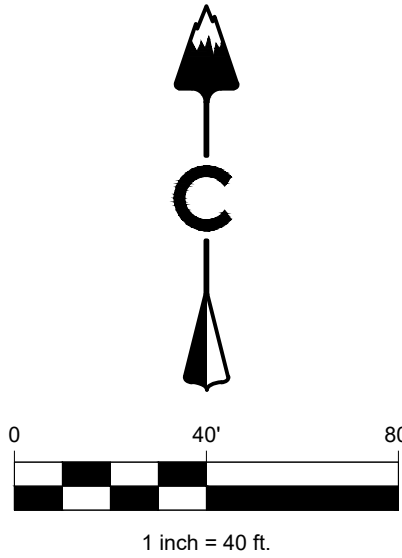
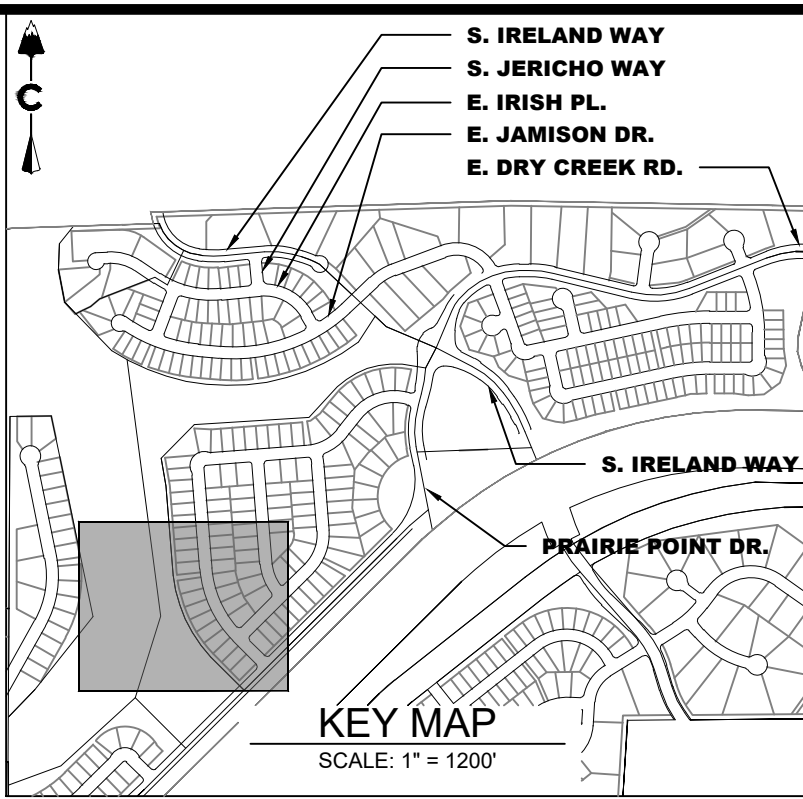
Contextual Site Plan
Overall Grading Plan

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

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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



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 (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 |

Show and label the mean of this shading within the legend.

CORE RESPONSE:
Legend item created to portray existing pavement.

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
29

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

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ENERGY
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MATCH LINE SHEET 31

S. KILLARNEY ST.
(64' PUBLIC ROW)

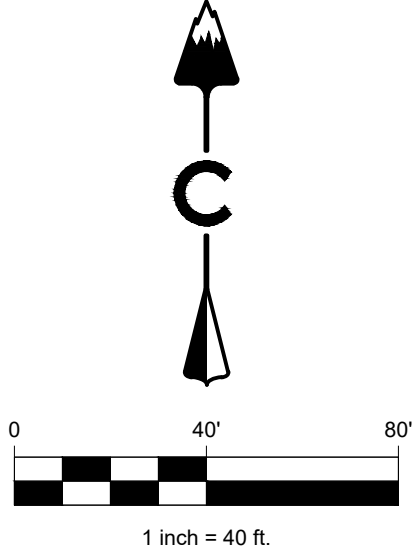
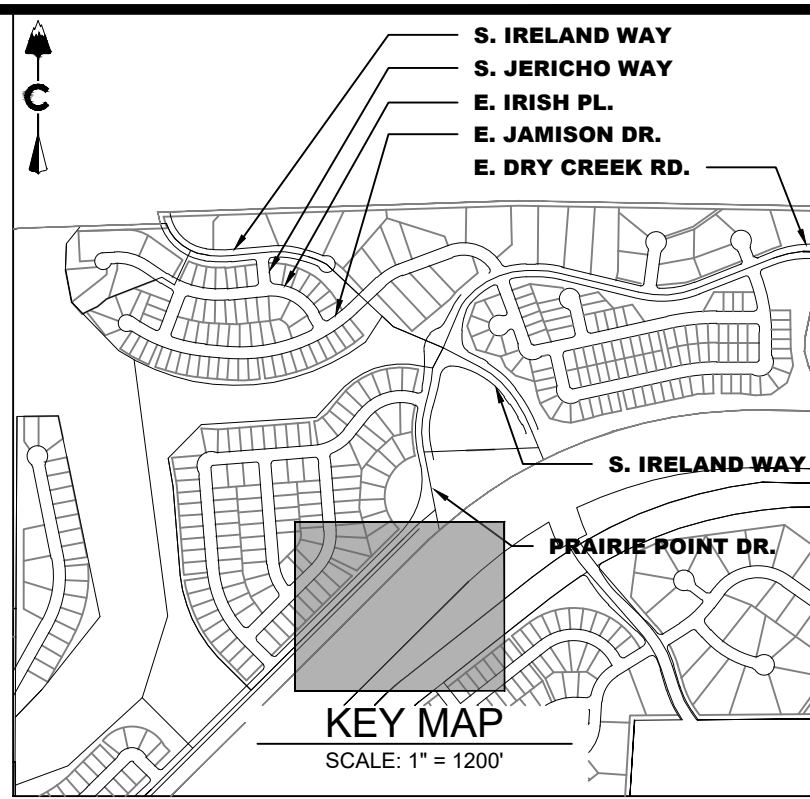


PRAIRIE POINT DISTRICT 55
 PUBLIC ROW

LIMITS OF GRADING

LIMITS OF GRADING

**E-470 PUBLIC HIGHWAY
(300' WIDTH RIGHT-OF-WAY)
REC. NO. A9166936**



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
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 |
|--|---|

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

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

NOT FOR
CONSTRUCTION

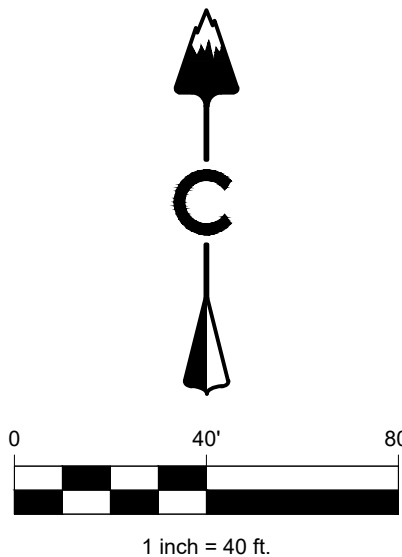
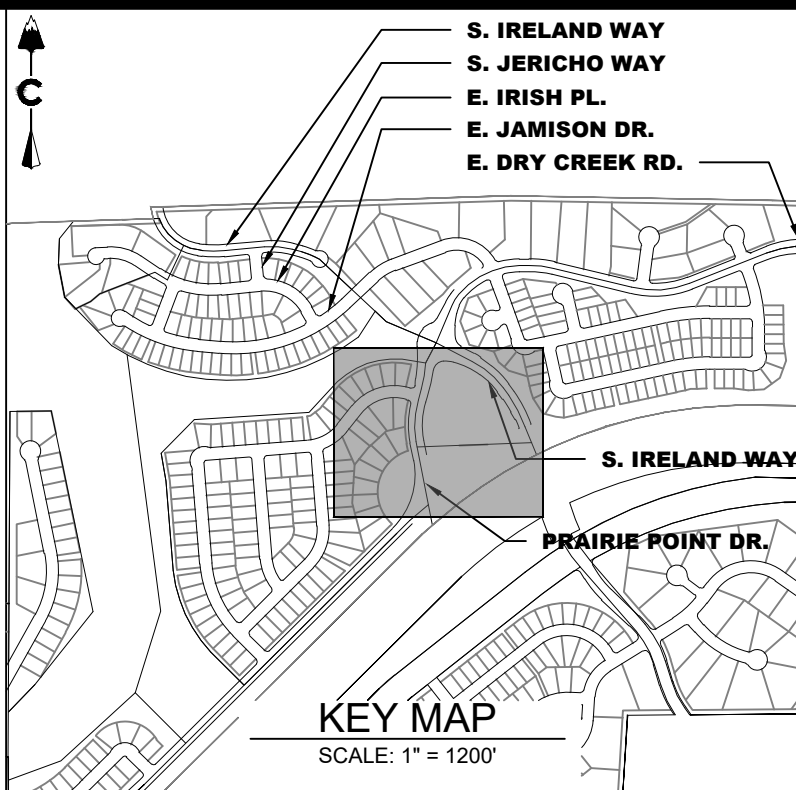
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LEGEND

- | | |
|--|--|
| | 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 |
| | 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
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JOB NO.
19-032
SHEET
31

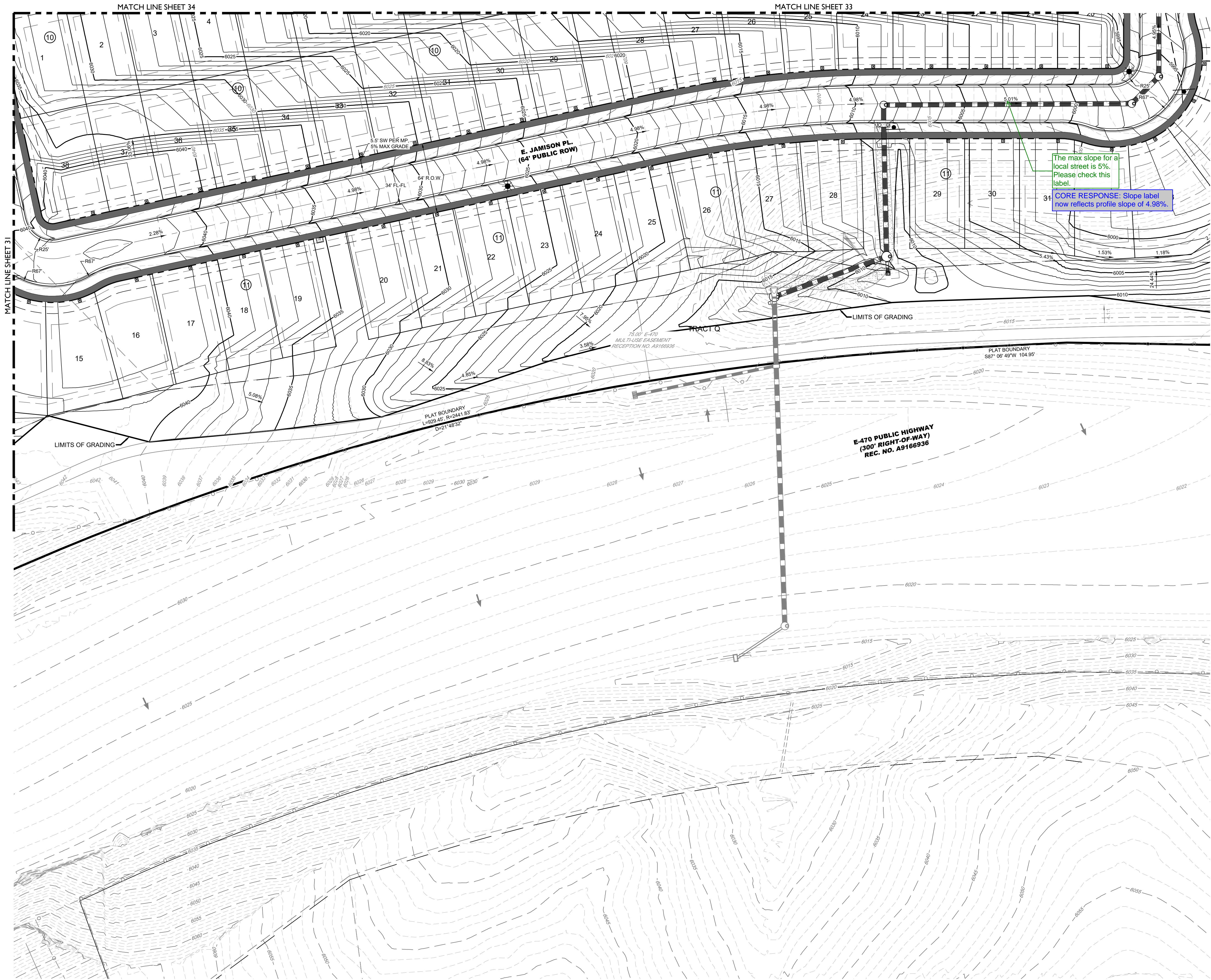
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2	THIRD SUBMISSION TO THE CITY OF AURORA	6/2/2023	RH

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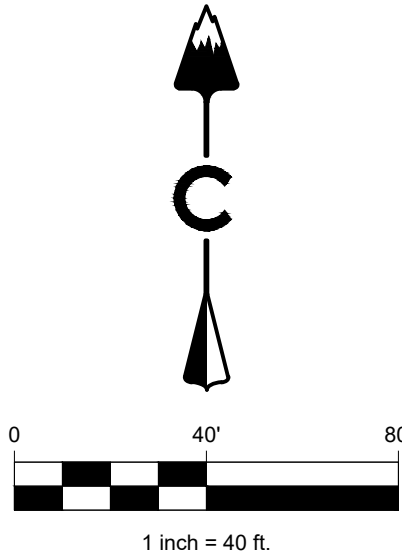
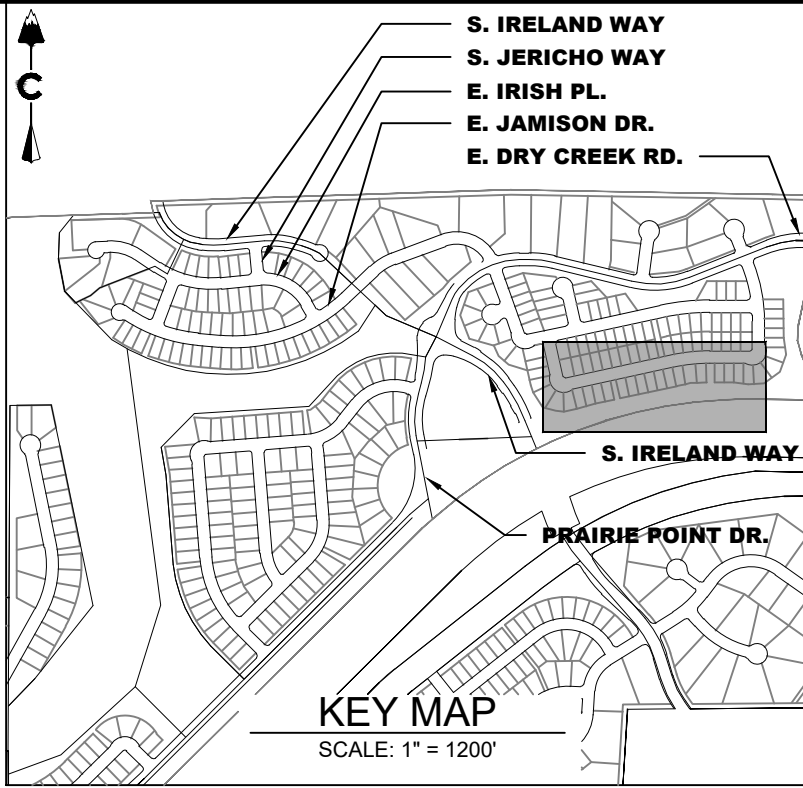
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LAND DEVELOPMENT
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PUBLIC INFRASTRUCTURE



The max slope for a local street is 5%. Please check this label.

CORE RESPONSE: Slope label now reflects profile slope of 4.98%.



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
- 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

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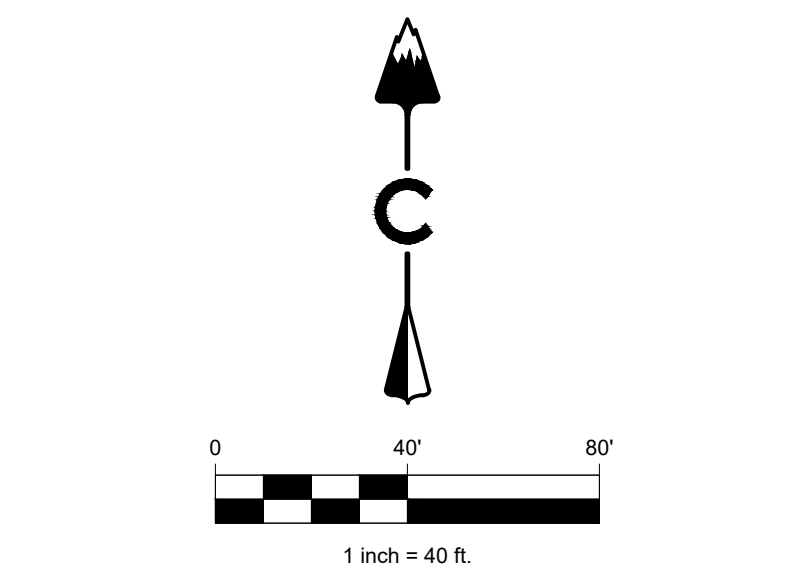
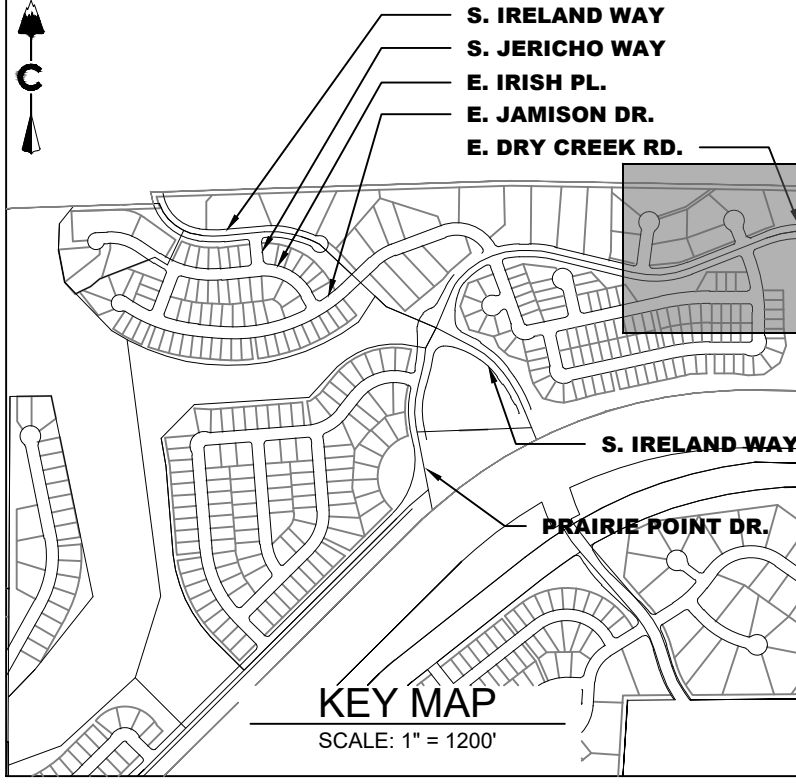
JOB NO.
19-032
SHEET
32

#	REVISION DESCRIPTION	DATE	BY	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		
2	THIRD SUBMISSION TO THE CITY OF AURORA	6/2/2023	RH		

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

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ENERGY
PUBLIC INFRASTRUCTURE

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#	REVISION DESCRIPTION	DATE	BY
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2	THIRD SUBMISSION TO THE CITY OF AURORA	6/2/2023	RH

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

**NOT FOR
CONSTRUCTION**

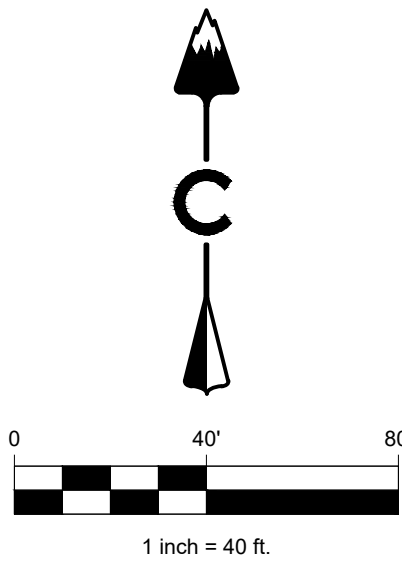
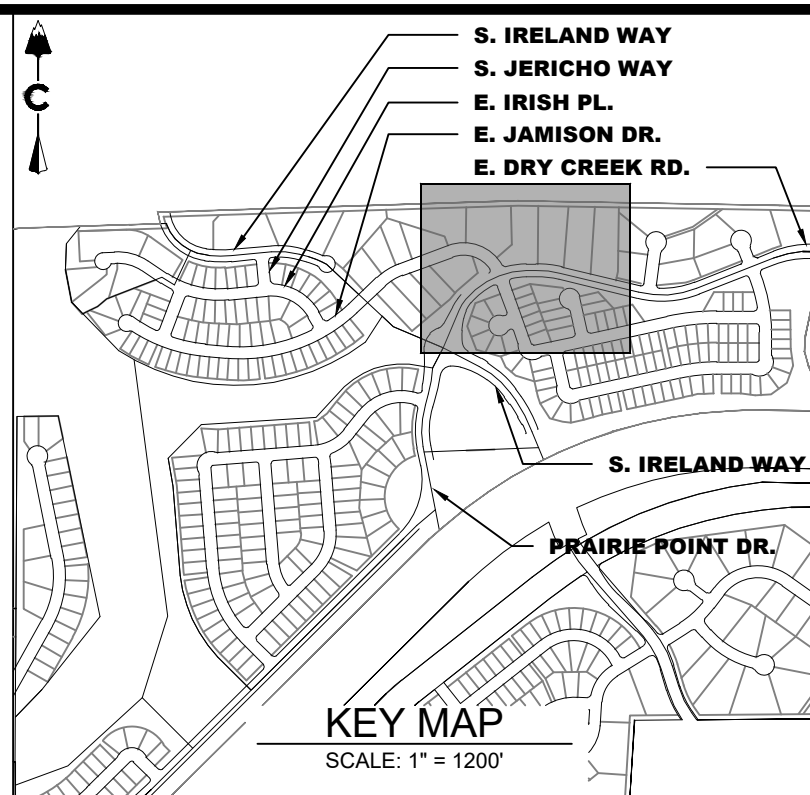
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CHECKED BY: MHN

JOB NO.
19-032
SHEET
33



CORE RESPONSE: Roadway slope has been revised to meet this criteria and has been labeled as such.

Max 3% slope down to a stopped condition per Section 4.05.4 of the Roadway Manual.



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

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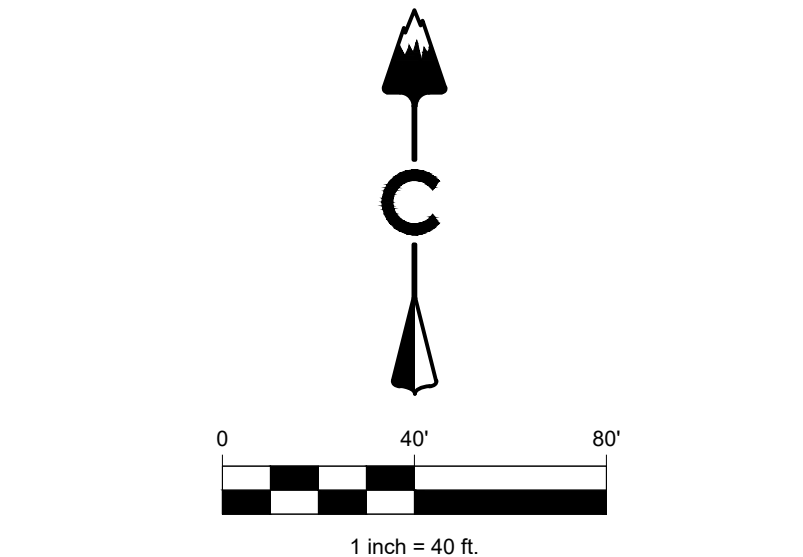
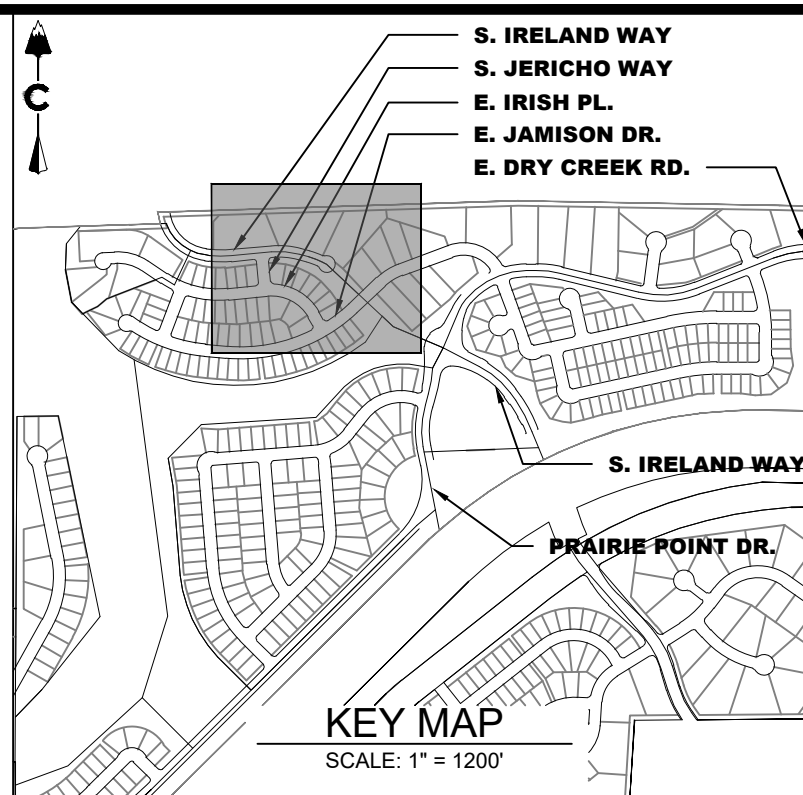
#	REVISION DESCRIPTION	DATE	BY
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PRAIRIE POINT SITE PLAN 2
AURORA, CO
CONTEXTUAL SITE PLAN
GRADING

NOT FOR CONSTRUCTION

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

JOB NO.
19-032
SHEET
34



- 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 - (A) TF= 5150.0 |
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| | LIMITS OF CONSTRUCTION |
| | 100 YEAR FLOODPLAIN |
| | WETLAND |
| | A LOT, B LOT, WALKOUT, TRANSITION BLOCK NUMBER |
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| | FES, FOREBAY, & TRICKLE CHANNEL |
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| | CRUSHER FINES |
| | MAINTENANCE ACCESS |
| | RIPRAP |

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

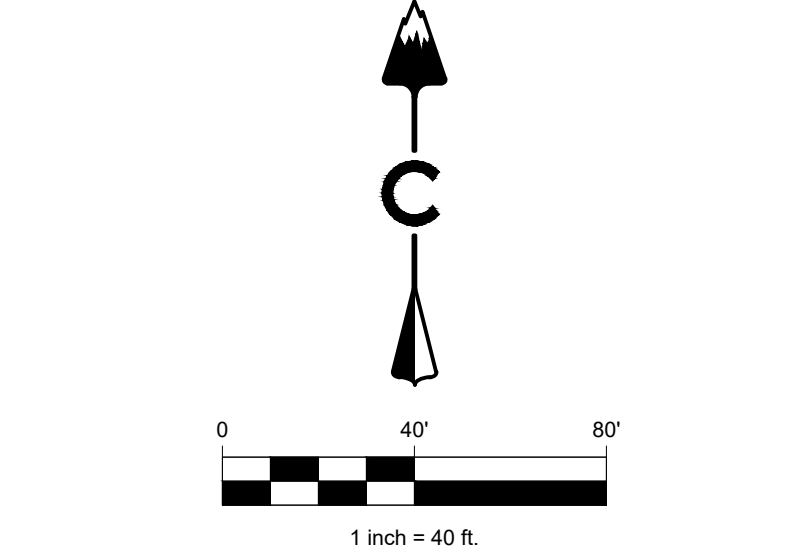
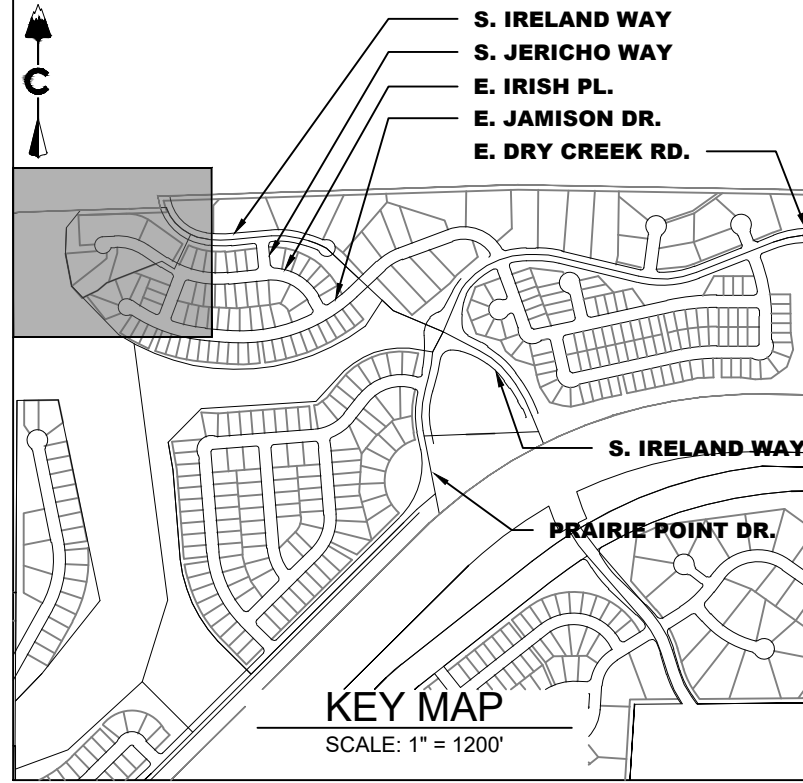
	CORE CONSULTANTS, INC. 3473 S. BROADWAY AURORA, CO 80013 303.703.4444 LIVEYOURCORE.COM	LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE	
	Know what's below. Call before you dig. 	DATE BY 9/9/2022 RH 3/9/2023 RH 6/9/2023 RH	# REVISION DESCRIPTION 1 FIRST SUBMISSION TO THE CITY OF AURORA 2 SECOND SUBMISSION TO THE CITY OF AURORA 2 THIRD 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
35



- LEGEND**
- 5280 PROPOSED MAJOR CONTOUR
 - 5279 PROPOSED MINOR CONTOUR
 - 5280 ANTELOPE CREEK MAJOR CONTOUR
 - 5279 ANTELOPE CREEK MINOR CONTOUR
 - Directional flow arrow
 - 5150 EMERGENCY OVERFLOW ROUTE
 - 5150.0 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
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ABBREVIATIONS:

BOTM BOTTOM
FLPN FLOODPLAIN
TF TOP OF FOUNDATION
HP HIGH POINT

LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

CORE

CONSULTANTS, INC.

34733 S. BROADWAY

AURORA, CO 80013

303.703.4444

LIVEYOURCORE.COM

Know what's below.

Call before you dig.

811

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

PRAIRIE POINT SITE PLAN 2

AURORA, CO

CONTEXTUAL SITE PLAN

GRADING

NOT FOR CONSTRUCTION

DESIGNED BY: JAR

DRAWN BY: SO

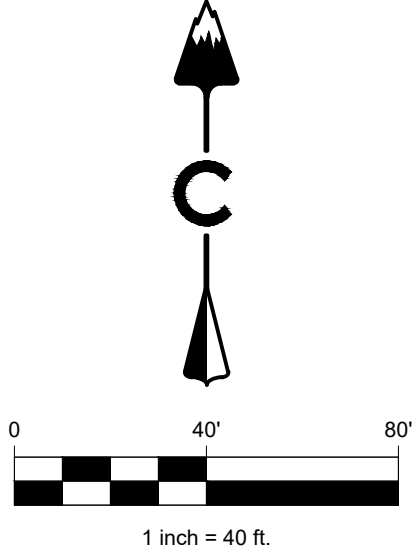
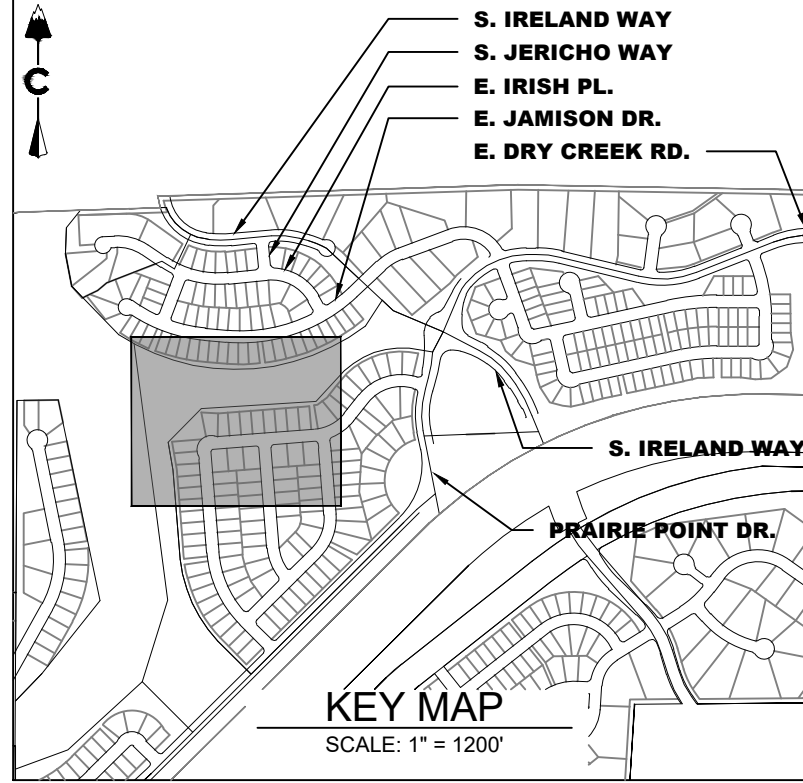
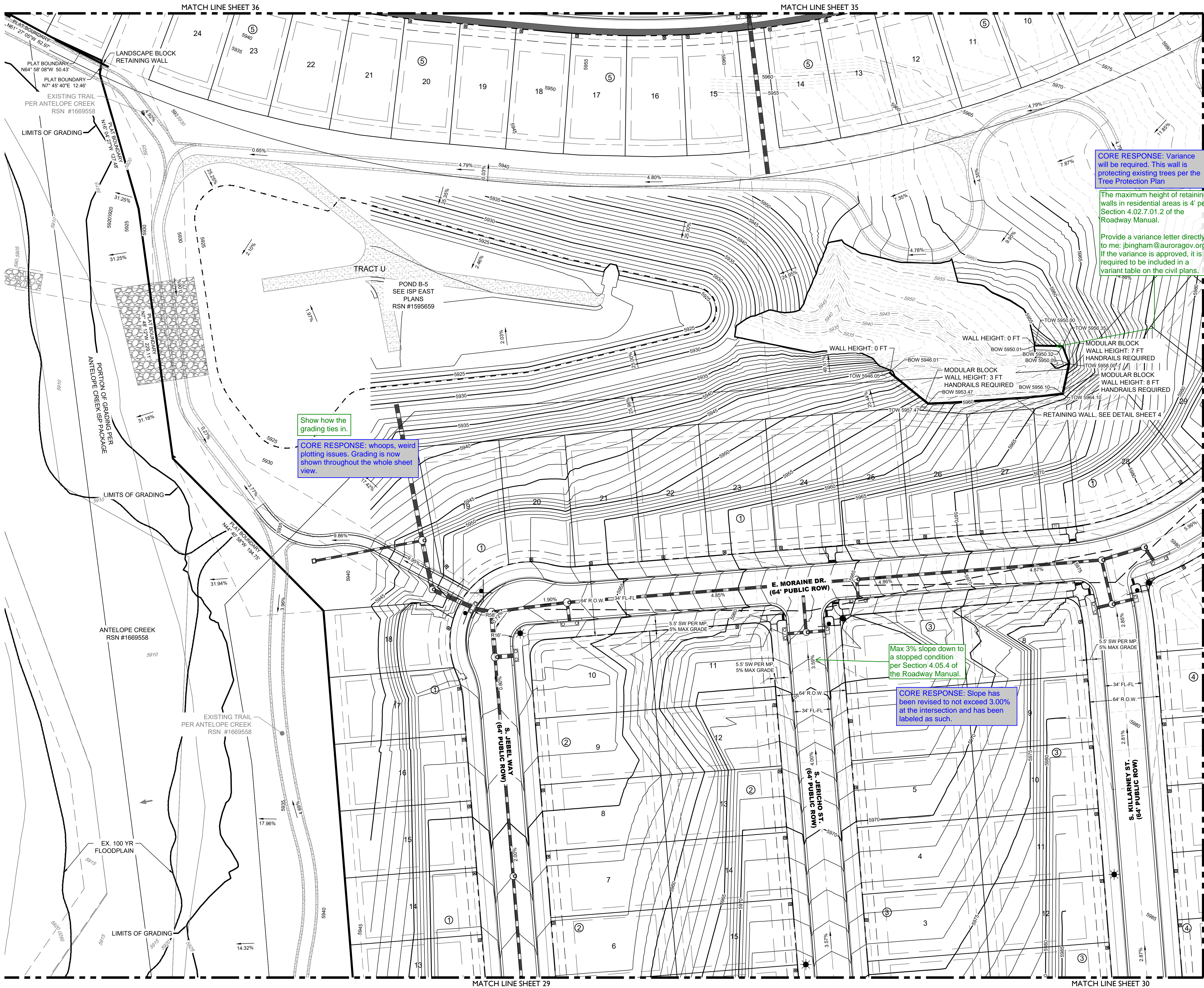
CHECKED BY: MHN

JOB NO.

19-032

SHEET

36



LEGEND			
	5280	PROPOSED MAJOR CONTOUR	
	5279	PROPOSED MINOR CONTOUR	
	5280	ANTELOPE CREEK MAJOR CONTOUR	
	5279	ANTELOPE CREEK MINOR CONTOUR	
		DIRECTIONAL FLOW ARROW	
		EMERGENCY OVERFLOW ROUTE	
	5150	SPOT ELEVATION	
	LOT TYPE - 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		

CORE

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

LAND DEVELOPMENT

ENERGY

CORE CONSULTANTS, INC.

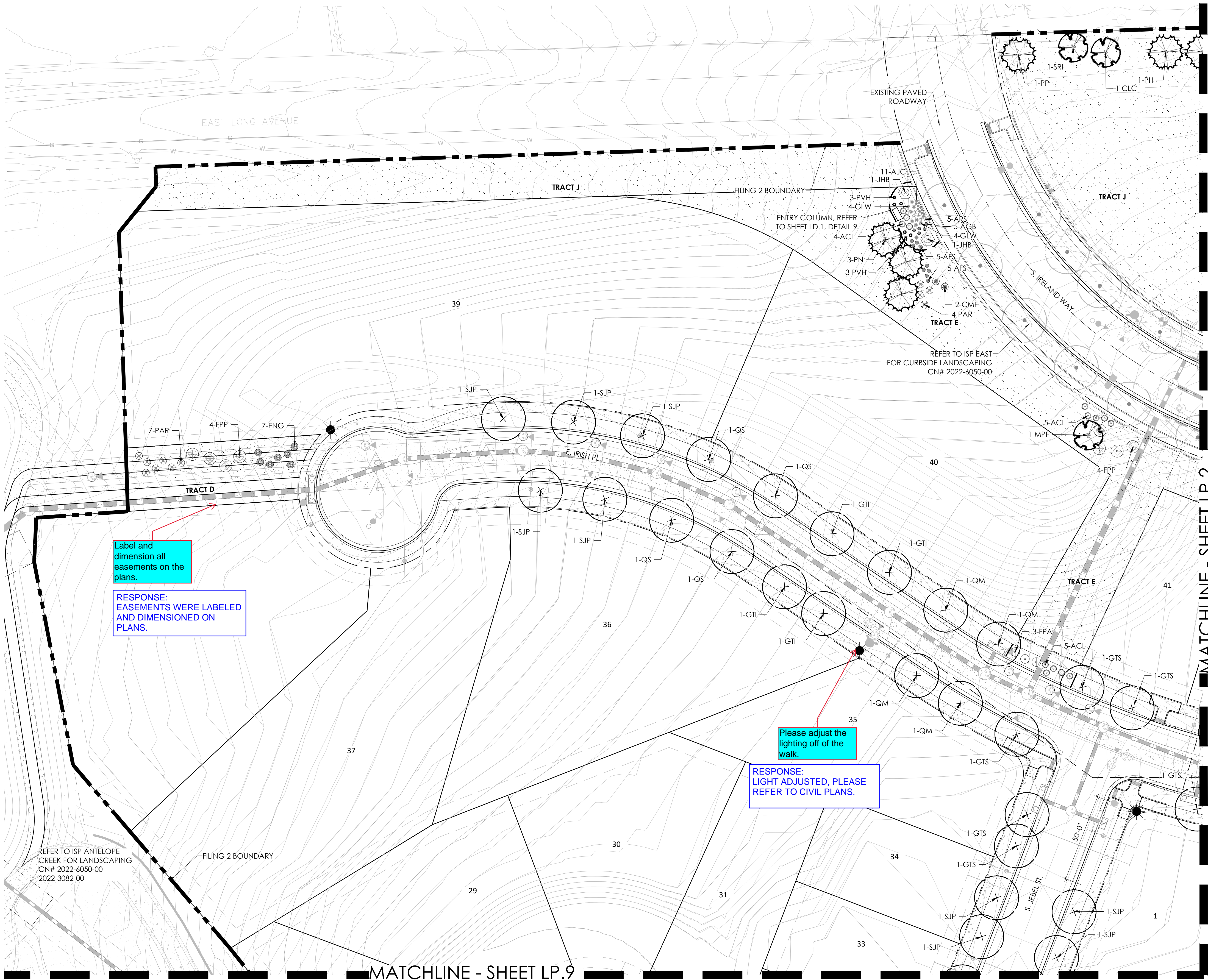
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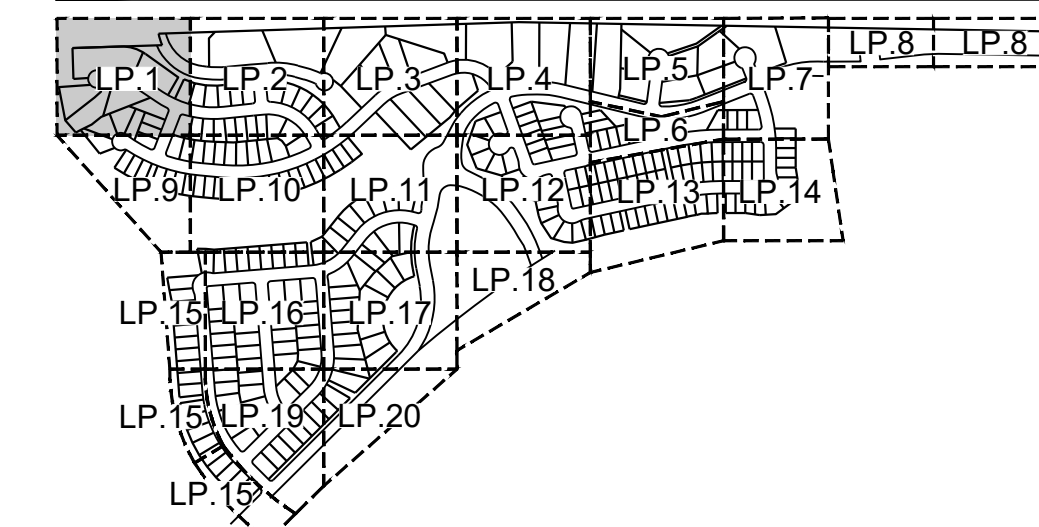
PUBLIC INFRASTRUCTURE



LEGEND

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

KEYMAP



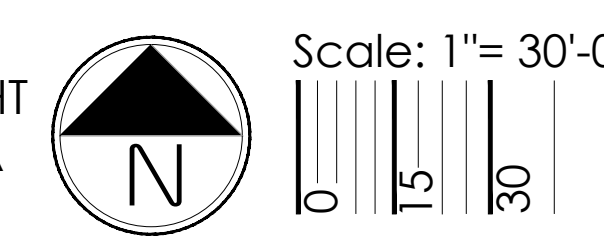
PLANT LEGEND

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	CELEBRICUS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
GD	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B
GL	GLEDITSIA TRIACANTHOS INFERNA 'WINTERAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GLS	GLEDITSIA TRIACANTHOS INFERNA 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QMC	QUERCUS MUEHLERBERGII	OAK, CHINKAPIN	2.5' CAL	B&B
QS	QUERCUS 'SAUMMARET'	OAK, SAUMMARET	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-BERRY, SASKATOON	2' CAL	B&B
AGF	ACER GRINIAUX FAME	MAPLE, AMIR FAME	2' CAL	B&B
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	2' CAL	B&B
CCO	CRATAEGUS CURCULI NERUS	HAWTHORN, CORMORANT CLOUD	2' CAL	B&B
CLC	CRATAEGUS LAEVCATA 'CRIMSON CLOUD'	HAWTHORN, COCKSPIR, THORNLESS	2' CAL	B&B
MSS	MAULS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B
MPF	MAULS 'FRABEE FIRE'	CRABAPPLE, FRABEE FIRE	2' CAL	B&B
PNK	PRINUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MATR	B&B
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2' CAL	B&B
SHI	SHWINGA RETICULATA	JAPANESE TREE LILAC	2' CAL	B&B
EVERGREEN TREES				
FE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	PINUS HELDREICHII (ELUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	PINUS NIGRA	PINE, ASHMAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ARMSTRONGII'	JUNIPER, ARMSTRONG	#5	CONE
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONE
JCS	JUNIPERUS CHINENSIS 'SPARKMAN'	JUNIPER, SPARKMAN	#5	CONE
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONE
JHJ	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONE
JHW	JUNIPERUS HORIZONTALIS 'WELSH PRINCE'	JUNIPER, WELSH PRINCE	#5	CONE
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONE
JA	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONE
JSA	JUNIPERUS SABINA 'BROCKMOR'	JUNIPER, BROCKMOR	#5	CONE
JSG	JUNIPERUS SCOPULORUM 'GRAY CLEAM'	JUNIPER, GRAY CLEAM	#7	CONE
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONE
JMA	JUNIPERUS SCOPULORUM 'MOONGL'OW'	JUNIPER, MOONGL'OW	#7	CONE
JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONE
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONE
JN	JUNIPERUS X HYDROLYA 'GAYBROCK GOLD'	JUNIPER, GAYBROCK GOLD	#5	CONE
PAN	PICEA ABIES 'NIDIFORMIS'	SPRUCE, BIRDS NEST	#5	CONE
PAC	PINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#7	CONE
PMT	PINUS MUGO 'FANNENHAY'	PINE, FANNENHAY MUGO	#7	CONE
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONE
PM	PINUS MUGO 'MODI'	PINE, DWARF MUGO	#5	CONE
PNH	PINUS NIGRA 'HORNBOURNA'	PINE, DWARF AUSTRIAN	#5	CONE
PSH	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	PINE, HILLSIDE CREEPER	#5	CONE
DECIDUOUS SHRUBS				
ACL	AMORPHIA CANESCENS	LEAD PLANT	#5	CONE
AMC	ARONIA ARBUTICOLA 'BRILLIANT RED'	CHOKERBERRY, BRILLIANT RED	#5	CONE
AMA	ARONIA MELANOCARPA 'AUBURN MAGIC'	CHOKERBERRY, AUBURN MAGIC, BLACK	#5	CONE
AGB	ACER GRANDIDIBENTUM	MAPLE, BIG TOOTH	#5	CONE
AS	ARTEMISA FULIDA	SAGEBRUSH, SAND	#5	CONE
CAI	CORNUS 'ALBA IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONE
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONE
CSF	CORNUS SERICEA 'FLAMINGAR'	DOGWOOD, YELLOWWING	#5	CONE
CCB	CARYOPHTERIS X CLANDONENSIS 'BLUE MEI'	SPIREA, BLUE MEI	#5	CONE
OMM	CECKOCARPUS MONTANUS	MOUNTAIN MAHOGANY, COMMON	#5	CONE
CMF	CHAMAENOPHYLLA MELLEOLUM	PERNNIAL	#5	CONE
CCR	COTINUS COCCYGGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONE
ENG	ERICACEA NAUSEOSA SPP. NAUSEOSA VAR. GLABRATA	RABBIBUSH, TALL GREEN	#5	CONE
ENH	ERICACEA NAUSEOSA SPP. NAUSEOSA VAR. NAUSEOSA	RABBIBUSH, DWARF BLUE	#5	CONE
PFA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONE
PPF	FORSTIERIA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONE
SAB	LOMBICIA SAKONKI 'FLORENDA BLUE VELVET'	HONOLULU, BLUE VELVET, BLUE LEAF	#5	CONE
PAB	PEROVSKIA ARIPLICOLIA	SAGE, RUSSIAN	#5	CONE
PFB	PRINUS PUMILA BESSEYI 'PAMWINE BUTTES'	CHERRY, CREEPING WESTERN SAND	#5	CONE
PHC	PHILADELPHUS LEWISII 'CHETIVNE'	HOCKERBERRY, CHETIVNE	#5	CONE
RAG	RHUS AROMATICA 'GROLOW'	SUMAC, DWARF FRAGRANT	#5	CONE
RGL	RHUS GLABRA 'LACINATA'	SUMAC, 'CUTLAF' SMOOTH	#5	CONE
RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONE
RTA	RHUS TRILOBATA 'AUBURN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONE
RLL	RIBES RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#5	CONE
SAB	SHEPHERDIA ARGENTEA	SLUR, BUFFALOBERRY	#5	CONE
PERENNIALS				
AMH	ACHILLEA MELLEOLUM 'HEIDI'	YARROW, COMMON RED	#1	CONE
AMY	ACHILLEA MELLEOLUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONE
ABD	ACERATIS CAVA 'DOUBLE BUBBLE MINT'	HYSSOP, DOUBLE BUBBLE MINT	#1	CONE
ABA	ACERATIS 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONE
ABS	ACERATIS 'SUNSET'	HYSSOP, 'SUNSET'	#1	CONE
AIC	ARIZONIA LONGIST	COLORADO DUSSEY BLUE STAR	#1	CONE
BLC	BERLANDIERA YALIA	CHOCOLATE FLOWER	#1	CONE
EWV	BRICKENHAM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONE
GLC	CAULALINDHEIMERI 'STINGRAY BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONE
GLW	CAULALINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONE
XSE	KNIPHOFIA STARKS 'EARLY HYBRID'	'TORCH LILY' STARKS 'EARLY HYBRID'	#1	CONE
OMI	ONCHORHIZA WACKROFFIA 'ANCANA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONE
OSR	ONCHORHIZA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONE
OLM	OSISPERMUM LAVENDER MIST 'POISS'	SUN DANCY, LAVENDER MIST	#1	CONE
PRK	PENSTEMON PARVIFLORUS 'BONITO'	PENSTEMON, BONITO	#1	CONE
PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONE
PJP	PENSTEMON GRANDIFLORUS 'PARADE JEWEL', 'POISS'	PENSTEMON, PARADE JEWEL	#1	CONE
PAJ	PERICLITA APTINIS	HIMALAYAN BUCKLEBERRY	#1	CONE
RFG	RUDBECKIA FULGIDA 'GOLDSURM'	BLACK-EYED SUSAN	#1	CONE
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONE
SGR	SALVIA GREGGII 'TURNMANS RED'	TURNMANS RED SALVIA	#1	CONE
SSM	SALVIA EMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONE
SFS	SALVIA ACHIRYLLA	SAGE, MEXICAN	#1	CONE
ZCL	ZALSCHENERIA CALIFORNICA LAIFOLIA	HUMMINGBIRD FLOWER	#1	CONE
ZGS	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRARIE ZINNIA	#1	CONE
ORNAMENTAL GRASSES				
AGB	ANDROPOGON GERARDI	BIG BLUESTEM GRASS	#1 & #5	CONE
ACS	BOUELOUA CURTENDOLIA	SEEDS, GRAMA GRASS	#1 & #5	CONE
BGB	BOUELOUA GRACILIS	BLUE GRAMA GRASS	#1 & #5	CONE
BGA	BOUELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1 & #5	CONE
BY	PANICUM VIRGATUM	SWITCHGRASS, VARIOUS CULTIVARS	#1 & #5	CONE
SL	SCHIZACHYRIUM SCOPARUM	LITTLE BLUESTEM GRASS	#1 & #5	CONE
SNI	SCORPAGIRUM INDIANUS	INDIAN GRASS	#1 & #5	CONE
SHF	SPICERUBUS HETEROCLIPES	PRARIE BLUE HETEROCLIPES	#1 & #5	CONE
SWG	SPOROBOLUS WRIGHTII	GIANT SACKALON GRASS	#1 & #5	CONE

*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 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



PROJECT NAME

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

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

LP.1

SHEET 40

June 20, 2023

RESPONSE:
SIGHT TRIANGLES HAVE BEEN
ADJUSTED PER CIVIL ENG. ASHTO
REQUIREMENTS.

LEGEND

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

MATCHLINE - SHEET LP.1

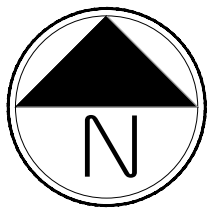
MATCHLINE - SHEET LP.10

MATCHLINE - SHEET LP.15

REFER TO ISP ANTELOPE
CREEK FOR LANDSCAPING
CN#: 2022-6050-00
2022-3081-00

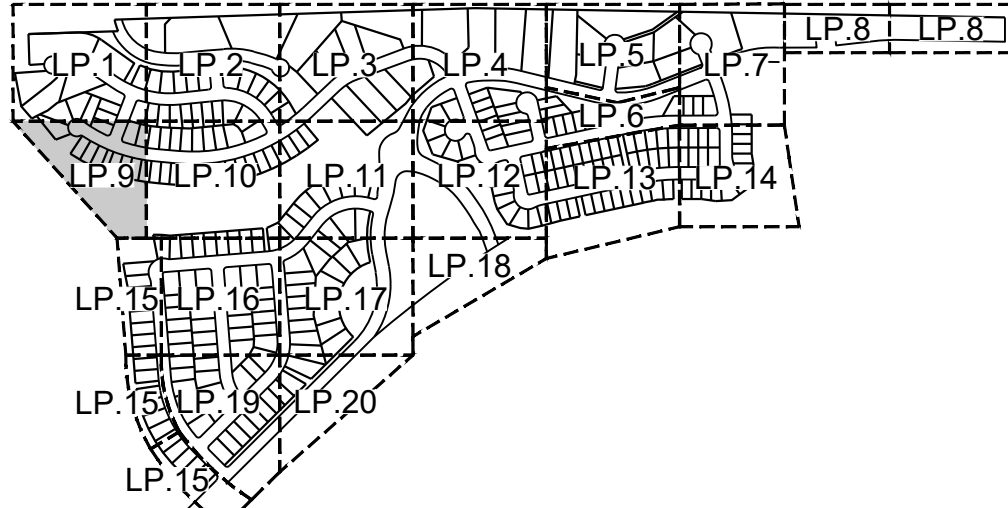
REFER TO ISP EAST FOR LANDSCAPING
TRACT C
CN# 2021-6059-00

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



Scale: 1"= 30'-0"

KEYMAP



PLANT LEGEND

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	CEBITIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B
GO	ORNITHOCALUS COFFEREUS	JUNIPER, COFFEEBERRY, SEEDLESS	2.5' CAL	B&B
GII	GLEDITSIA TRIACANTHOS NERIMS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B
GTS	GLEDITSIA TRIACANTHOS NERIMS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B
QMC	QUERCUS MUEHLERBERGII	OAK, CHINKAPIN	2.5' CAL	B&B
QS	QUERCUS 'SHUMWARD'	OAK, SCHUMWARD	2.5' CAL	B&B
SJP	SOPIHORA JAPONICA	JAPANESE PASADORA TREE	2.5' CAL	B&B
UDU	ULMUS AMODINIA JAPONICA 'DISCOVERY'	ULM, DISCOVERY	2.5' CAL	B&B
ORNAMENTAL TREES				
ASJ	AMELANCHIER ALNIFOLIA	SERICEBERRY, SASKATOON	2' CAL	B&B
AGF	ACER GINNALA FLAWE	MAPLE, AMR. FLAWE	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 CURSICALI NERIMS	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
CLC	CRATAEGUS LANCEOLATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B
MSS	MAULUS SPRING SNOW	CRABAPPLE, SPRING SNOW	2' CAL	B&B
MPF	MAULUS PRARIE FIRE	CRABAPPLE, PRARIE FIRE	2' CAL	B&B
PNK	PRINUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PUM	2' CAL	B&B
SJP	SOPIHORA JAPONICA	JAPANESE PASADORA TREE	2' CAL	B&B
SRI	SYRINGA RETICULATA	JAPANESE TREE LILAC	2' CAL	B&B
EVERGREEN TREES				
FE	PINUS EDULIS	PINE, PINON	6' HT	B&B
PI	PINUS MEXICANA	PINE, MEXICAN	6' HT	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.
JCA	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	#5	CONT.
JHM	JUNIPERUS HORIZONTALIS 'VICTOR'	JUNIPER, VICTOR	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILSON'	JUNIPER, WILSON CARPET	#5	CONT.
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDROMEDA YOUNGSTOWN	#5	CONT.
JA	JUNIPERUS SABINA 'YACADIA'	JUNIPER, YACADIA	#5	CONT.
JB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JG	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#5	CONT.
JM	JUNIPERUS MEDICA	JUNIPER, MEDICA	#5	CONT.
JSM	JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#5	CONT.
JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#5	CONT.
JWG	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JFS	JUNIPERUS X PHOEBIA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
FAN	PICTA NERIS 'NEEDHAM'	SPRICE, BRIDGES	#5	CONT.
FMG	PICTA NERIS 'SHERWOOD MUGO'	SPRICE, SHERWOOD MUGO	#5	CONT.
FMT	PICTA NERIS 'TANNENBAUM'	SPRICE, TANNENBAUM MUGO	#5	CONT.
FMW	PICTA NERIS 'WHITE MUGO'	SPRICE, WHITE MUGO	#5	CONT.
FMM	PICTA NERIS 'MUGO'	SPRICE, DWARF MUGO	#5	CONT.
FNI	PICTA NERIS 'NIGRA HORN BROOKIANA'	SPRICE, DWARF AUSTRIAN	#5	CONT.
FH	PICTA NERIS 'VILLOSA CREEPER'	SPRICE, VILLOSA CREEPER	#5	CONT.
DECIDUOUS SHRUBS				
ACL	ARCEUTHIA CANESCENS	LEADPLANT	#5	CONT.
AMC	ARCEUTHIA CANESCENS 'BRILLANTISSIMA'	CHOCBERRY, BRILLANT RED	#5	CONT.
AMA	ARCEUTHIA CANESCENS 'AUTUMN MAGIC'	CHOCBERRY, AUTUMN MAGIC BLACK	#5	CONT.
AGB	ACER GRANDIDENTATUM	MAPLE, REDGUM	#5	CONT.
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CAI	CORNUS ALBA 'PORT HALL'	DOGWOOD, PORT HALL	#5	CONT.
CSA	CORNUS SERICEA 'ATRIC FIRE'	DOGWOOD, ATRIC FIRE	#5	CONT.
CSF	CORNUS SERICEA 'FLAMMULA'	DOGWOOD, YELLOWWIG	#5	CONT.
CCR	CARYOPHYTE X CLANDONENSIS 'BLUE MIST'	SPRICE, BLUE MIST	#5	CONT.
CMH	CHAMAEBATARIUM LILIFOLIUM	SPRICE, COMMON	#5	CONT.
CMF	CHAMAEBATARIUM LILIFOLIUM	SPRICE, COMMON	#5	CONT.
CCR	CORNUS COCCINEA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ENG	ERICACEAE NAVEGOSA SP. NAVEGOSA VAR. NAVEGOSA	RAEBERBUSH, TAL GREEN	#5	CONT.
ENN	ERICACEAE NAVEGOSA SP. NAVEGOSA VAR. NAVEGOSA	RAEBERBUSH, DWARF BLUE	#5	CONT.
IPA	PALEOCALYPTUS	APACHE PLUM	#5	CONT.
PP	PRINUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PUM	#5	CONT.
LKF	LOXICERA KOROLKOWII 'FLORENDIA BLUE VELVET'	HONEYLOCUST, BLUE VELVET, BLUEVELVET	#5	CONT.
PAR	PERICARPA ARBORESCENS	SAGE, RUSSIAN	#5	CONT.
PP	PRINUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PUM	#5	CONT.
PLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.
RAG	RHUS ARBORESCENS 'GOLDEN GLOW'	SUMAC, DWARF PRACANT	#5	CONT.
RGL	RHUS GLABRA 'LACINATA'	SUMAC, CURELEAF SMOOTH	#5	CONT.
RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RTA	RHUS TRILOBATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
REL	RIBES 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.
AMT	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
ARD	ACASTACHE 'CANA DOUBLE BUBBLEBUNT'	HYSSOP, DOUBLE BUBBLEBUNT	#1	CONT.
ARK	ACASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.
ARS	ACASTACHE 'SUNSET'	HYSSOP, SUNSET	#1	CONT.
AJC	ANEMONE JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
BLC	BERLANDIERIA VILLOSA	CHOCOLATE FLOWER	#1	CONT.
EWV	ERIOGONUM WRIGHTII WRIGHTII	ROCKWORTH, SNOW MESA	#1	CONT.
GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
GWV	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	SCORCH LILY 'STARK'S EARLY HYBRID'	#1	CONT.
OMI	ORNITHOGERA MACROCARPA 'INCANA SILVER BLADE'	PRIMROSE, SILVER BLADE	#1	CONT.
OSR	ORNITHOGERA MACROCARPA 'ROSEA'	PRIMROSE, PRIMROSE, NEW MEXICO	#1	CONT.
OLM	OSTEOSPERMUM 'LAVENDER MIST PINKS'	SUN DANCY, LAVENDER MIST	#1	CONT.
RBR	PENSTEMON BARBATUS 'RONDIO'	PENSTEMON, RONDIO	#1	CONT.
PP	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.
PP	PENSTEMON FRUTICOSUS 'PRARIE JEWEL, P1005'	PENSTEMON, PRARIE JEWEL	#1	CONT.
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.
RFG	RUBRO-CALYPTUS 'GOLDSTORM'	BLACK-EYED SUSAN	#1	CONT.
SAS	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.
SMH	SALVIA MEXICANA 'MAY NIGHT'	MAY NIGHT, PURPLE SALVIA	#1	CONT.
SFS	SALVIA PACIPHRYLLA	SAGE, MOJAVE	#1	CONT.
ZCL	ZALUSCHNERIA CALIFORNICA LAXIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ZEG	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRARIE ZINNIA	#1	CONT.
ORNAMENTAL GRASSES				
AGF	AGROSTIS GERARDII	BIG BLUESTEM GRASS	#1 & #5	CONT.
BGS	BOUTELOUA CURTIPENDULA	SEDOAS GRAMA GRASS	#1 & #5	CONT.
BGR	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1 & #5	CONT.
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 2248	BLOND AMBITION GRAMA GRASS	#1 & #5	CONT.
PV*	PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS	#1 & #5	CONT.
SSL	SCHIZACHYRIUM SCARPARIUM	LITTLE BLUESTEM GRASS	#1 & #5	CONT.
SNI	SCHIZACHYRIUM NIGRUM	POWDER GRASS	#1 & #5	CONT.
SHP	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSIDE GRASS	#1 & #5	CONT.
SWG	SPOROBOLUS WRIGHTII	GRASS, SACKSON GRASS	#1 & #5	CONT.
WATER USE TABLE BASED ON CITY OF CHICAGO RANGE TREE RECOMMENDATIONS AND CITY OF AURORA XERISCAPE AND NO-WATER 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				

NOT FOR CONSTRUCTION

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

LANDSCAPE
PLANS

SHEET NUMBER

LP.9

SHEET 48

June 20, 2023



PROJECT NAME



In coordination with any Postal Service requirements, mail kiosks shall be located: Outside of sight triangles as defined by COA Roadway Manual, standard TE-130 Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise) A minimum of 30' away from stop signs (for stop sign visibility) A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway) Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator at 303-853-6994)






NOTE:





Scale: 1" = 30'-0"



KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADES TREES				
CS	CALPAIA SPECIOSA	CALPAIA, WESTERN	2.5' CA.	85B
CO	CEDRUS COCCINEUS	CHICKADEE, WESTERN	2.5' CA.	85B
GD	GYNOCEDRUS DIOCURE SPRESSO	KENTUCKY COCKERBERRY, SEEDLESS	2.5' CA.	85B
GTI	GLABRUA INACIANSIS NERIMS IMPERIA	HONEYCLOVER, IMPERIAL	2.5' CA.	85B
GL	GLABRUA INACIANSIS NERIMS SCOTINE	HONEYCLOVER, SCOTINE	2.5' CA.	85B
QMC	QUERCUS MUEHLBERGII	QAK, CHINKAPIN	2.5' CA.	85B
QS	QUERCUS SHUMARDII	QAK, SCHUMARD	2.5' CA.	85B
SP	SYPHREA JAPONICA	JAPANESE PACODIA TREE	2.5' CA.	85B
UDJ	ULMUS DAVIDIANA JAPONICA DISCOVERY	ELM, DISCOVERY	2.5' CA.	85B
ORNAMENTAL TREES				
AAS	AMELANCHIER ALNIFOLIA	SERVIS-BERRY, SAKARAGON	2' CA.	85B
ACI	ACER CINNABAL PLAKE	MAPLE, ANAK, PLINK	2' CA.	85B
AHI	ACER INACIANSIS HOT WINGS	MAPLE, HOT WINGS	2' CA.	85B
ATP	ACER INACIANSIS PATERN PERFECT	MAPLE, PATERN PERFECT	2' CA.	85B
CCS	CORNUS CORALLINERIS	WINTERHORN, CORAL GLOD	2' CA.	85B
CLC	CORNUS LANCEATA CRIMSON CLOUD	HAWTHORN, CUCKLEBUSH, THORNLESS	2' CA.	85B
MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	2' CA.	85B
MPF	PRUNUS PRUNE	CHERRYBARK, PRUNE TREE	6' CA.	85B
PNK	PRUNUS NIGRA PRINCESS KAY	PRINCESS KAY SPRING	6-8' MULTI	85B
SP	SYPHREA JAPONICA	JAPANESE PACODIA TREE	2' CA.	85B
SLI	SYRINGA REICHELIA	JAPANESE REE ULAC	2' CA.	85B
EVERGREEN TREES				
FE	FINIS DOLIB	PINE, FINIS	6' HT.	85B
PH	FINIS HELDREICHII [EXC-ODSMB]	PINE, BOSNIAN	6' HT.	85B
PN	FINIS NIGRA	PINE, AUSTRIAN	6' HT.	85B
PF	FINIS PONDORBSA	PINE, PONDORBSA	6' HT.	85B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS ARMIGERON	JUNIPER, ARMIGERON	#5	CONT.
JCA	JUNIPERUS CHINENSIS ALPINE CARPET	JUNIPER, ALPINE CARPET	#5	CONT.
JCS	JUNIPERUS CHINENSIS SP'ARTAN	JUNIPER, SP'ARTAN	#5	CONT.
JH	JUNIPERUS HORIZONTALIS SP' HARBOUR	JUNIPER, B&B HARBOUR	#5	CONT.
JH	JUNIPERUS HORIZONTALIS HUGHES	JUNIPER, HUGHES	#5	CONT.
JHW	JUNIPERUS HORIZONTALIS 'WILSON'	JUNIPER, WILSON CARPET	#5	CONT.
JH	JUNIPERUS HORIZONTALIS YOUNGSTOWN	JUNIPER, ANDORCIA YOUNGSTOWN	#5	CONT.
JA	JUNIPERUS SABINA ARCADIA	JUNIPER, ARCADIA	#5	CONT.
JB	JUNIPERUS SABINA BROADCOMB	JUNIPER, BROADCOMB	#5	CONT.
JW	JUNIPERUS SCOPULORUM GRAY GLEAM	JUNIPER, GRAY GLEAM	#7	CONT.
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.
JSM	JUNIPERUS SCOPULORUM MOONCLOW	JUNIPER, MOONCLOW	#5	CONT.
JW	JUNIPERUS SCOPULORUM WICHITA BLUE	JUNIPER, WICHITA BLUE	#5	CONT.
JMO	JUNIPERUS MEDIA OLD GOLD	JUNIPER, OLD GOLD	#5	CONT.
JS	JUNIPERUS X FRIDERICANA SARKOBK GOLD	JUNIPER, SARKOBK GOLD	#5	CONT.
PF	PRUNUS ARBE NERDOW	PINE, B&B NERD	#5	CONT.
PMC	PINUS MUGO SHIFFMOOD COMPACT	PINE, SHIFFMOOD MUGO	#5	CONT.
PMI	PINUS MUGO TANNENBAUM	PINE, TANNENBAUM MUGO	#7	CONT.
PMW	PINUS MUGO WHITE DWE	PINE, WHITE DWE MUGO	#5	CONT.
PMW	PINUS MUGO MUGO	PINE, DWAL DWAL MUGO	#5	CONT.
PNH	PINUS NIGRA HENBENROCKIANA	PINE, DWAL DWAL AUSTRIAN	#5	CONT.
PH	PINUS STROBILUS TILLDIE SCHEPPE	PINE, TILLDIE SCHEPPE	#5	CONT.
DECIDUOUS SHRUBS				
ACL	AMORPHIA CANESCENS	LEADPLANT	#5	CONT.
ACR	ACONIA RUBROFLUA BRILLIANTISS	CHICKADEE, BRILLIANT RED	#5	CONT.
AAU	ACONIA RUBROFLUA AUTUMN MAGIC	CHICKADEE, AUTUMN MAGIC, BLUE	#5	CONT.
AGB	ACER GRANDIDENTUM	MAPLE, BISTOOCH	#5	CONT.
ARS	ARTISTEMATIFOLIUM	SAGERHORN, SAND	#5	CONT.
CAI	CORNUS ALBA HORTY HAZ	DOGWOOD, HORTY HAZ	#5	CONT.
CAI	CORNUS SPICEA ARBIC FINE	DOGWOOD, ARBIC FINE	#5	CONT.
CSF	CONIUS SPERCEA LAMNARICA	DOGWOOD, YELLOWING	#5	CONT.
CCP	CEROCARPUS CL ANDRONSIS BLUE MET	SPRING BLUE MET	#5	CONT.
CCP	CEROCARPUS MONIALIS	SPRING BLUE MET	#5	CONT.
CMF	CHAMAEBATARIONIA LILLOEULUM	FENHUSH	#5	CONT.
CCO	CORCOCORONIA ROYAL PURPLE	SPRING BLUE ROYAL PURPLE	#5	CONT.
ENG	ERIC-AMERICA NARCESA SP. NARCESA VAR. GLABRATA	RABBITBUSH, TALL GREEN	#5	CONT.
ENN	ERIC-AMERICA NARCESA SP. NARCESA VAR. NARCESA	RABBITBUSH, DWARF BLUE	#5	CONT.
FAU	FALCATA PIRELODIA	SPRING BLUE	#5	CONT.
FFP	FORESTERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONT.
LFK	LORENZOKORA COROLLOID FLORINDIA BLUE VELVET	HONEYCUCKLE, BLUE VELVET, BLUELEAF	#5	CONT.
PER	PERICLYPTA ARISTOCYTOLA	ARCTIC RUBE	#5	CONT.
PPB	PRUNUS PULA BESSIY VANDER BUTTES	CHERRY, CREEPING VANDER SAND	#5	CONT.
PLC	PLATYCLADUS LEWISII 'CHENYNE'	MOCKORANGE, CHENYNE	#5	CONT.
RLA	RHUS LANCEOLATA S&G LOWN	SMOKY, DWAL RACRANTIN	#5	CONT.
RGL	RHUS GLABRA LACINIA	SMUCK, CURELEAF SMOOTH	#5	CONT.
RTI	RHUS TRILOBATA	SMUCK, THREE-LEAF	#5	


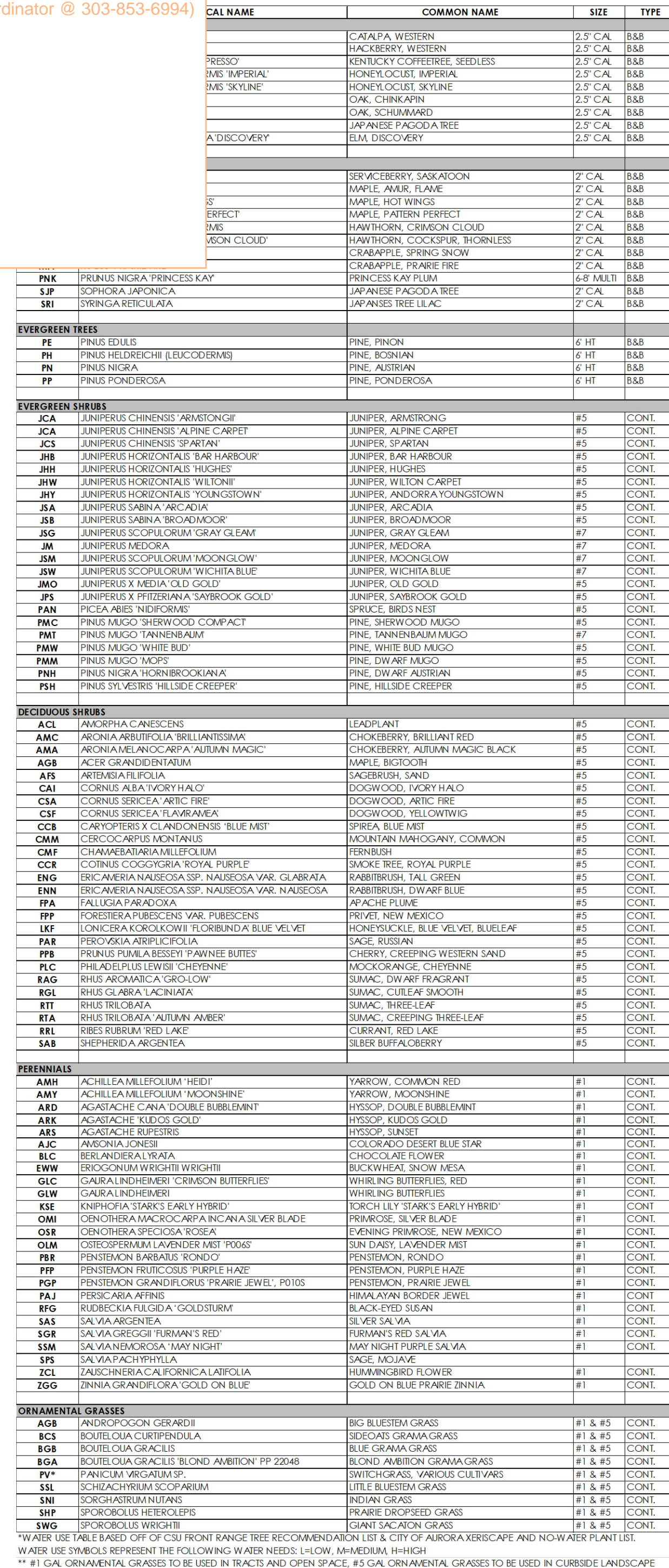
June 20, 2023

 DECIDUOUS TREE
  EVERGREEN TREE
  SHRUBS, GRASSES & PERENNIALS
  NATIVE SEED
  MAILBOX

 BUILDER TREE
  ORNAMENTAL TREE
  STEEL EDGER
  STREET LIGHT


PNK	PRUNUS NIGRA PRINCESS C
SJP	SOPHORA JAPONICA
SR	SRINIA RETICULATA
EVERGREEN TREES	
PI	PIRUS IDALIS
PH	PHEDRECHEMILILEUCOC
PN	PRUNUS NIGRA
PP	PRUNUS PONDROSA
EVERGREEN SHRUBS	
JCA	JUNIPERUS CHINENSIS ARMA
JCA	JUNIPERUS CHINENSIS ALPH
ACS	JUNIPERUS CHINENSIS SPAR
JHB	JUNIPERUS HORIZONTALIS B
JHR	JUNIPERUS HORIZONTALIS B
JHW	JUNIPERUS HORIZONTALIS W
JHY	JUNIPERUS HORIZONTALIS Y
JSA	JUNIPERUS SABINA ARCAD
JSB	JUNIPERUS SABINA ARCAD
JSG	JUNIPERUS SCOPULORUM C
JW	JUNIPERUS MEDORA
JSM	JUNIPERUS SCOPULORUM M
JSW	JUNIPERUS SCOPULORUM W
JMO	JUNIPERUS MEDIA CALIF
JP	JUNIPERUS X PETERSONI
FAN	PICEA ALBA TORYHUS C
FMC	PINUS MUCCI THOROLD
FMT	PINUS MUCCI TANNENH
FMW	PINUS MUCCI WHITE BLU
FMH	PINUS MUCCI
PNH	PRUNUS NIGRA HORNBOUR
PSH	PINUS SYLVESTRIS THILLSCD
DECIDUOUS SHRUBS	
ACL	ABQTHORN CAESCENSC
AAC	ACONIA ARBUSTIVA BRILLI
AGA	ABONIA MELANOCORP A
AGR	AGER GRANDIDENTATUM
AJS	ARISTARIA F. ELLIO
CAI	CORNUS ALBA TORYHUS C
CSA	CORNUS SERICEA WHITE B
CSF	CORNUS SERICEA TORYHUS
CCB	CARYOPHYLUS CLANDINUS
CAM	CASSIOPEA MINOR UNUM
CMF	CHAMAENOPHYLLUM
CNR	COINUS COCCOGYRIA R
ENS	ERIC ARBUSTIVA NANO SP
ENR	ERIC ARBUSTIVA NANO SP
EFA	FALLUGIA PARVIFLORA
FFP	FORSYTHIA FORTUNEI VAR
IFK	LOENICERAPARVIFLORA
PAR	PEROVSKIA ARBIFLORICA
PRF	PRUNUS PUMILA LANCE
PLC	PHILADELPHUS LEWISII CH
RAG	RHUS ARCANICA GYLOS
RGL	RHUS GLABRA JACQUA
RTI	RHUS TRICOLORA
RTA	RHUS TRICOLORA ARCAN
RRL	RHUS RUMEX VAR LANCE
SAB	SANTALERIA ARGENTEA
PERENNIALS	
AMH	ACHILLEA MILLEFOLIUM TH
AMT	ACHILLEA MILEFOLIUM
ARD	AGASTACHE ALBA DOUBL
ARK	AGASTACHE KIDDS GIGG
ARS	AGASTACHE REUBEN
AJC	ANEMONIA JONESII
BJC	BERBERIS ARBUSTIVA
EWV	EROGONIA VIRGATA
GIC	GAURALINDHEIMER EARLY
GAU	GAURALINDHEIMER LATE
SKS	KNIPHOFIA STARKS EARLY
OMI	OENOTHERA MACROCARPA
OSR	OENOTHERA STARKS ROSE
OLM	OESTERPMONTIA LAVENDER
PBR	PENSTEMON BARBATUS BOK
PTP	PENSTEMON THURBERGII
PGP	PENSTEMON GRANDIFLOR
PAJ	PERISCARIA AFFINE
BGC	RUBICUNDA CALIFORNIA GOLD
SAS	SALVIA ARGENTEA
SGR	SALVACRESCENS TUBERUS
SAV	SALVIA NEREAUSICA TANN
SPS	SALVIA PACHYPHYLLA
ZAC	ZACHNIDERA CALIFORNICA
ZSG	ZINNIA GRANDIFLORA CAL
ORNAMENTAL GRASSES	
AGB	ANDROPOGON GERARDII
BCS	BOULDER GRASS CURTISFLOR
BGB	BOULDER GRASS
BAC	BOULDER GRASS CALIFORN
PV*	PANICUM VARIANS*
SE	SCHIZACHNEUS SCOPULOR
SNJ	SORGHASTRUM NITENS
SPG	SPOROBOLUS HELIOPS
SWG	SPOROBOLUS HELIOPS

*WATER USE TABLED OFF OF CSU RISK
 *H1 CSU ORNAMENTAL, SEE THE RISK
 WATER USE SYMBOLS REPRESENT THE FOLLOWING



0
15
30
60

June 20, 2023



LEGEND

- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER (LD.1)
- NATIVE SEED
- LOW GROW NATIVE SEED
- STREET LIGHT

PRAIRIE POINT MASTER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES				
CS	CALPA SPICOSA	CALPA WESTERN	2.5' CA.	B&B
CO	CETIC OCCIDENTALIS	HACKBERRY WESTERN	2.5' CA.	B&B
GD	GIMMOCALDIS DIOICUS EXPRESSO	KENTUCKY COFFEETEE, SEEDLESS	2.5' CA.	B&B
GR	GLORIOSA IRACUNDIOSA NERIAS IMPERIAL	HONEROCETI IMPERIAL	2.5' CA.	B&B
GLS	GLORIOSA IRACUNDIOSA NERIAS SKYLINE	HONEROCETI SKYLINE	2.5' CA.	B&B
QMC	QUERCUS MELLENBERGII	CA. CHINKAPIN	2.5' CA.	B&B
QJ	QUERCUS SHUMMARDI	CA. CHURWARD	2.5' CA.	B&B
SJ	SOPHORA JAPONICA	JAPANESE PACODA TREE	2.5' CA.	B&B
UDJ	ULMUS DAMIANA JAPONICA DISCOVERY	LAJN DISCOVERY	2.5' CA.	B&B
ORNAMENTAL TREES				
AAS	ACER SAPHORA ANIFOLIA	SWAMPBERRY SAKAKONO	2' CA.	B&B
AGF	ACER GINNA ALBA PERFECT	MARLE, AMIR, FLAME	2' CA.	B&B
ATH	ACER TATARIUM HOT WINGS	MARLE, HOT WINGS	2' CA.	B&B
ATP	ACER TATARIUM PATEREN PERFECT	MARLE, PATEREN PERFECT	2' CA.	B&B
CGC	CRATEGEUS CURS-GALII NERIAS	HAWTHORN, CRIMSON CLOUD	2' CA.	B&B
CLC	CRATEGEUS LAEGATA CRIMSON CLOUD	HAWTHORN, COCKSPUR, THORNLESS	2' CA.	B&B
MLF	MALUS SPRING SNOW	SNOWBERRY, SPRING SNOW	2' CA.	B&B
PRF	MALUS PRARIE FIRE	CRADAPLE, PRARIE FIRE	2' CA.	B&B
PNK	PRUNUS HIRAZA PRINCESS KAY	PRINCESS KAY FLAM	6-8' MULTI	B&B
SJP	SOPHORA JAPONICA	JAPANESE PACODA TREE	2' CA.	B&B
SWK	SWINGA RETICULATA	JAPANESE REE ILAC	2' CA.	B&B
EVERGREEN TREES				
PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B
PN	PINUS HEDERICHI (EUCADORMIS)	PINE, BONINAI	6' HT.	B&B
PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B
PP	PINUS PENDEROSA	PINE, PENDEROSA	6' HT.	B&B
EVERGREEN SHRUBS				
JCA	JUNIPERUS CHINENSIS AMBROSIOI	JUNIPER, AMBROSIO	#5	CONT.
JCS	JUNIPERUS CHINENSIS ALPINE CARPET	JUNIPER, ALPINE CARPET	#5	CONT.
JCS	JUNIPERUS CHINENSIS SPARTAN	JUNIPER, SPARTAN	#5	CONT.
JHB	JUNIPERUS HOKZONTALIS BAR HARBOUR	JUNIPER, BAR HARBOUR	#5	CONT.
JHS	JUNIPERUS HOKZONTALIS TUESITES	JUNIPER, TUESITES	#5	CONT.
JHW	JUNIPERUS HOKZONTALIS WILTONI	JUNIPER, WILTON CARPET	#5	CONT.
JTY	JUNIPERUS HOKZONTALIS YOUNGSTOWN	JUNIPER, ANDERSA YOUNGSTOWN	#5	CONT.
JSB	JUNIPERUS SABINA ARCTICA	JUNIPER, ARCTIC	#5	CONT.
JSB	JUNIPERUS SABINA BROADMOOR	JUNIPER, BROADMOOR	#5	CONT.
JSB	JUNIPERUS SCOPULORUM GRAY GLEAM	JUNIPER, GRAY GLEAM	#5	CONT.
JSD	JUNIPERUS REDSEA	JUNIPER, REDSEA	#5	CONT.
JSM	JUNIPERUS SCOPULORUM MOONGLOW	JUNIPER, MOONGLOW	#5	CONT.
JSW	JUNIPERUS SCOPULORUM WICHTA BLUE	JUNIPER, WICHTA BLUE	#5	CONT.
JWJ	JUNIPERUS X MEDIA OLD GOLD	JUNIPER, OLD GOLD	#5	CONT.
JFS	JUNIPERUS X PRITERIANA SABBROCK GOLD	JUNIPER, SABBROCK GOLD	#5	CONT.
PKA	PIKEA ABIE INDIORUM	SPRICE, BIGSMEET	#5	CONT.
PMC	PINUS MUGO STEWYWOOD COMPACT	PINE, STEWYWOOD MUGO	#5	CONT.
PMI	PINUS MUGO TANNENBAUM	PINE, TANNENBAUM MUGO	#5	CONT.
PMI	PINUS MUGO WHITE BUD	PINE, WHITE BUD MUGO	#5	CONT.
PMI	PINUS MUGO MOONS	PINE, DWARF MOON	#5	CONT.
PNH	PINUS NIGRA HORNBOCKIUM	PINE, DWARF AUSTRIAN	#5	CONT.
PNH	PINUS SYZERIUS TILLDIE CREPPER	PINE, TILLDIE CREPPER	#5	CONT.
DECIDUOUS SHRUBS				
ACL	ACER LACINIA CANESCENT	LEADPLANT	#5	CONT.
AMC	ARONICA ARBURFOLIA BRILLANTISSIMA	CHOCKERBERRY, BRILLANT RED	#5	CONT.
AMA	ARONICA JELAN-ARAPA AUTUMN MAGIC	CHOCKERBERRY, AUTUMN MAGIC, BLACK	#5	CONT.
AFS	ACER GRANDEBOLLE	MARLE, BIG BOW	#5	CONT.
ARS	ARTEMISA ATROIA	CABERUSH, SAND	#5	CONT.
CAF	CORNUS ALBA VIOXY HAZE	DOGWOOD, VIOXY HAZE	#5	CONT.
CAF	CORNUS SERICEA ATIC FIRE	DOGWOOD, ATIC FIRE	#5	CONT.
CAF	CORNUS SERICEA FLAMORAE	DOGWOOD, YELLOWING	#5	CONT.
CMC	CORNUS FLORIDA CANTONENSE, BLUE MIST	SPRICE, BLUE MIST	#5	CONT.
CMC	CORNUS FLORIDA MONTANA	DOCKWOOD, MONTANA	#5	CONT.
CHB	CHAMAERAPARIS MUFFLEWOOD	SPRICE, BLUE MIST	#5	CONT.
CHB	CHAMAERAPARIS NOTA PURPLE	SPRICE, NOTA PURPLE	#5	CONT.
ENB	ERICACEA NERIESEA SP. NERIESEA VAIR, GLABRA	KARIBERRY, TALL GREEN	#5	CONT.
ENN	ERICACEA NERIESEA SP. NERIESEA VAIR, NERIESEA	KARIBERRY, DWARF BLUE	#5	CONT.
ENB	ERICA PARADOXA	SPRICE, RUSSIAN	#5	CONT.
FFB	FORTISERIA PRAESENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONT.
LFK	LONCERAE KOKOROWKI TORRUBIA BLUE VELVET	HONEROCETI, BLUE VELVET, BLUEVEL	#5	CONT.
PLA	PRUNUS ALBA ARBURFOLIA	CHERRY, RUSSIAN	#5	CONT.
PLB	PRUNUS ALBA BISSON PAVNINE BUTIES	CHERRY, CREEPING PAVNINE SAND	#5	CONT.
PLS	PRUNUS ALBA LEWISII CHEYENNE	MOCKORANGE, CHEYENNE	#5	CONT.
RAI	RHUS ARNICAIA A CROWN PEARL	SUMAC, DWARF FLAGRA	#5	CONT.
RGL	RHUS GLABRA LACINIA	SUMAC, CURELE SMOOTH	#5	CONT.
RGL	RHUS TIGRIDA	SUMAC, THREE LEAF	#5	CONT.
RTA	RHUS TIGRIDA AUTUMN AMBER	SUMAC, CREEPING THREE LEAF	#5	CONT.
RBL	RHUS RUBRUM RED LAKE	CURANT, RED LAKE	#5	CONT.
RBL	SHEPHERDIA ARGENTEA	SLUR BUFFALO BERRY	#5	CONT.
PERENNIALS				
AMH	ACHILLEA MILLEFOLIUM YEDDI	TARROW, COMMON RED	#1	CONT.
ANY	ACHILLEA MILLEFOLIUM MOONSHINE	TARROW, MOONSHINE	#1	CONT.
ARD	AGASTACHE A. CANA DOUBLE BURBUNT	HYSSOP, DOUBLE BURBUNT	#1	CONT.
ARD	AGASTACHE KUDOS GOLD	HYSSOP, KUDOS GOLD	#1	CONT.
ARD	AGASTACHE SWEET	HYSSOP, SWEET	#1	CONT.
AWJ	ANEMONE JONESII	CLOCKHEAD SNOW WHITE STAR	#1	CONT.
RTA	ASTER ANDREA RITAE	CHOCOLS FLOWER	#1	CONT.
EWW	ERIOGONUM WRIGHTII WRIGHTII	BLACKWOOD, SNOW MESA	#1	CONT.
GIC	GAULDIEHEIMER CRIMSON BUTTERFLIES	WHIRLING BUTTERFLIES RED	#1	CONT.
GAH	GAULDIEHEIMER	WHIRLING BUTTERFLIES	#1	CONT.
KSC	KNIPHOFIA STARKS EARLY HYBRID	TOUCH LILY STARKS EARLY HYBRID	#1	CONT.
OMI	ONICHROBA KACOROWKI AFRICA NA SILVER BLADE	PRINCE, SILVER BLADE	#1	CONT.
OMI	ONICHROBA KACOROWKI AFRICA NA SILVER BLADE	PRINCE, PRINCE, NEW MEXICO	#1	CONT.
OMI	ONICHROBA KACOROWKI AFRICA NA SILVER BLADE	SUN DARY LAVENDER MIST	#1	CONT.
PPF	PENSTEMON KANDORIUS KANDORIUS	PENSTEMON, KANDORIUS	#1	CONT.
PPF	PENSTEMON KANDORIUS KANDORIUS	PENSTEMON, PRARIE HAZE	#1	CONT.
PPF	PENSTEMON KANDORIUS KANDORIUS	PENSTEMON, PEARL JEWEL	#1	CONT.
PPF	PENSTEMON KANDORIUS KANDORIUS	PENSTEMON, PEARL JEWEL	#1	CONT.
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PPF	PENSTEMON KANDORIUS KANDORIUS	PENSTEMON, PEARL JEWEL	#1	CONT.
PPF	PENSTEMON KANDORIUS KANDORIUS</			

NOT FOR CONSTRUCTION

td terracina
design
10200 E. Girard Ave., Ste A
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

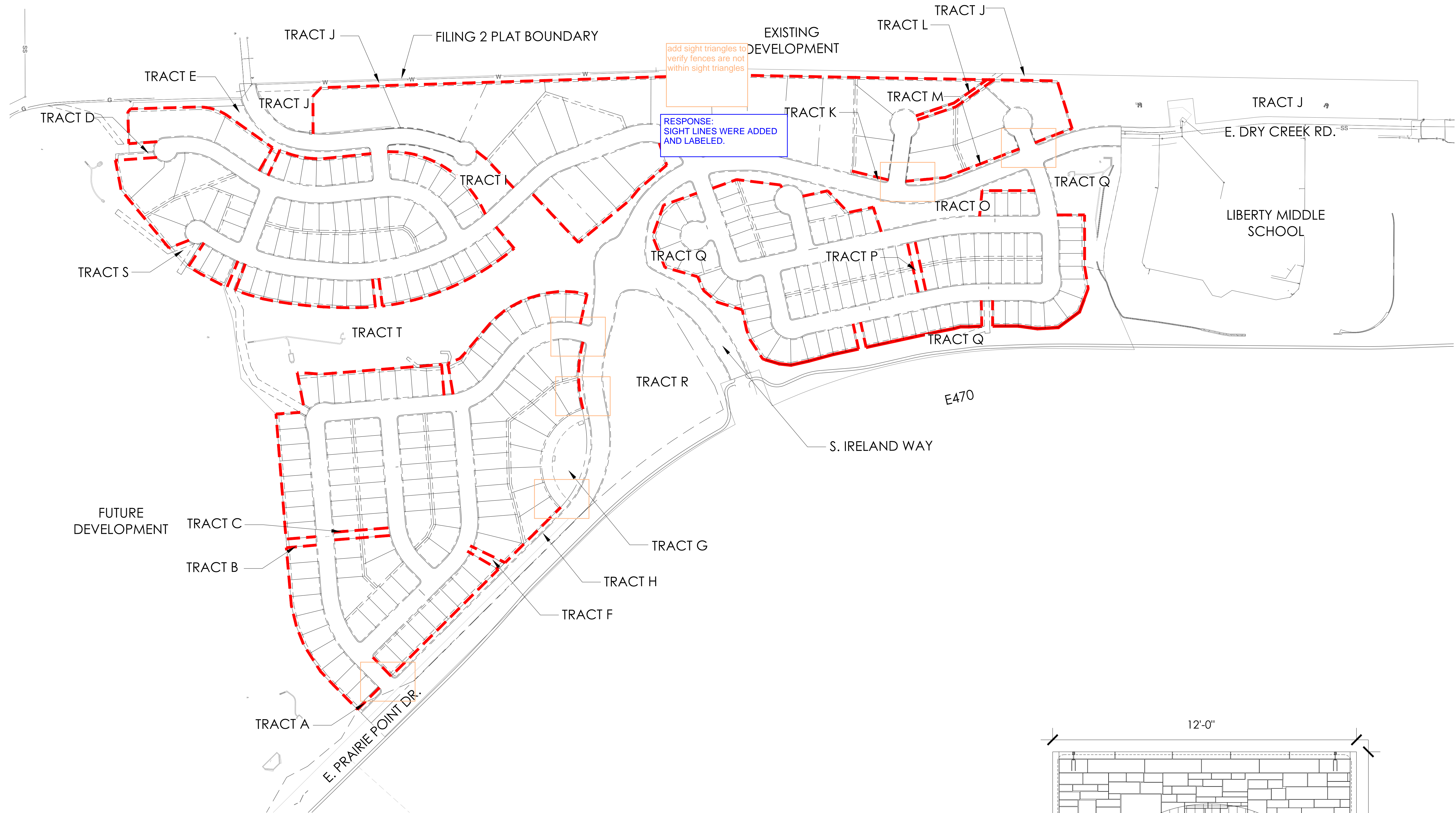
SHEET NUMBER

LP.19

SHEET 58

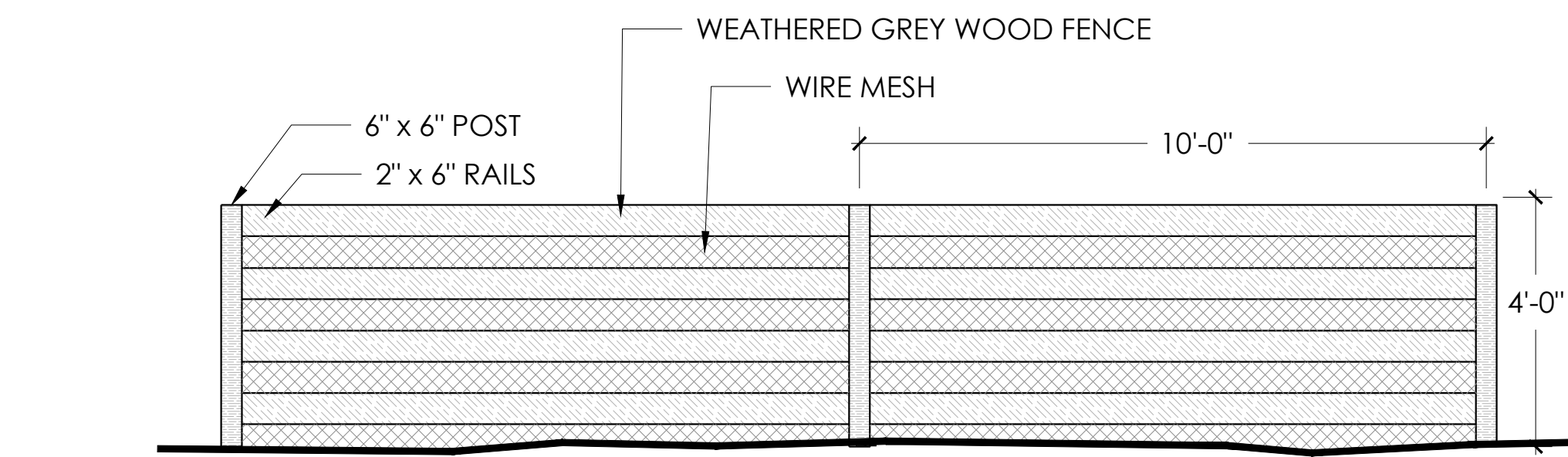
June 20, 2023

6/20/2023 9:37 AM 1 P:\OAKWOOD MASTER FOLDER\KINGS POINT\2\CAD\SUBMITTALS\SHEETS 6\FENCING.DWG 1

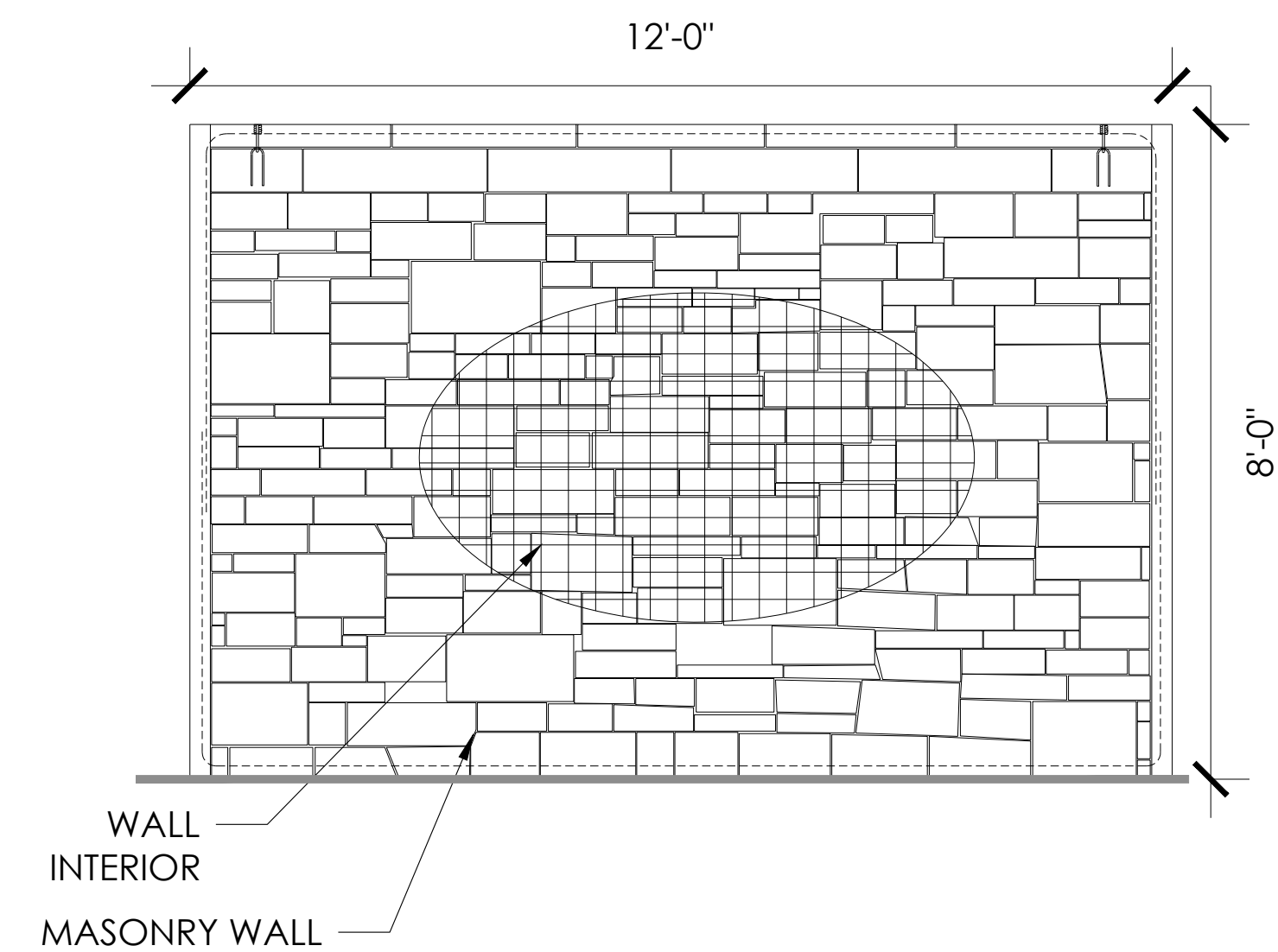


LEGEND

- 4' OPEN RAIL FENCE
- 8' SOUND WALL

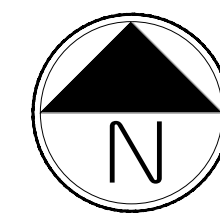


1 4' OPEN RAIL FENCE
NTS



2 8' SOUND WALL
NTS

Scale: 1"= 200'-0"



PROJECT NAME

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

SHEET TITLE

FENCING
PLANS

SHEET NUMBER

LF.1

SHEET 65

June 20, 2023

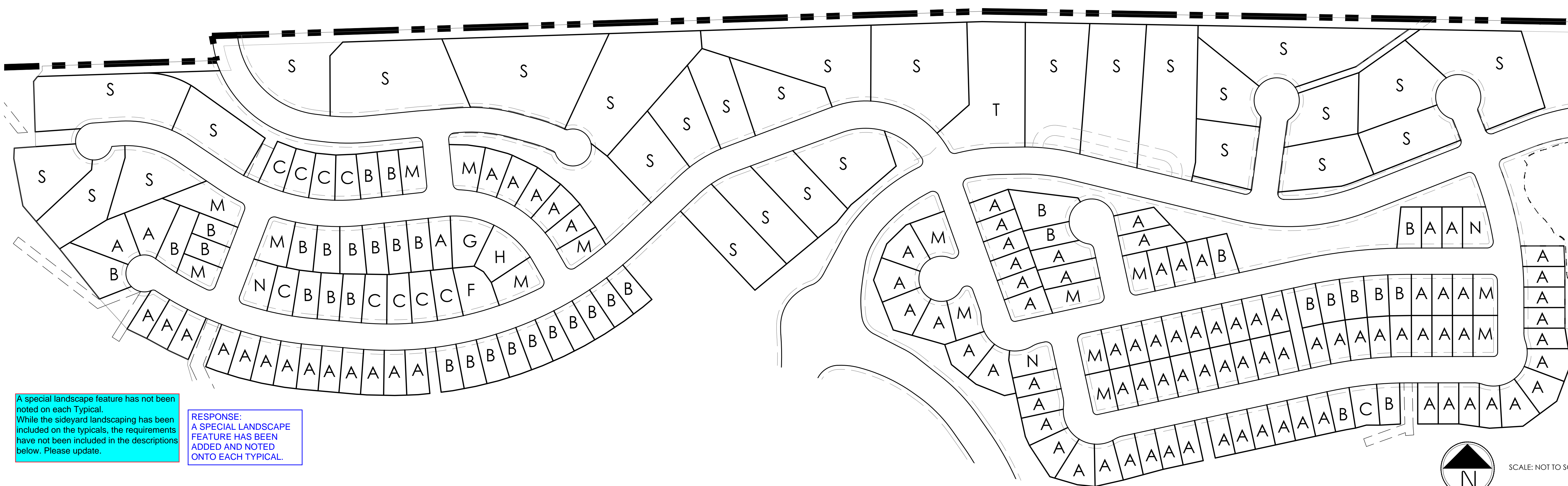
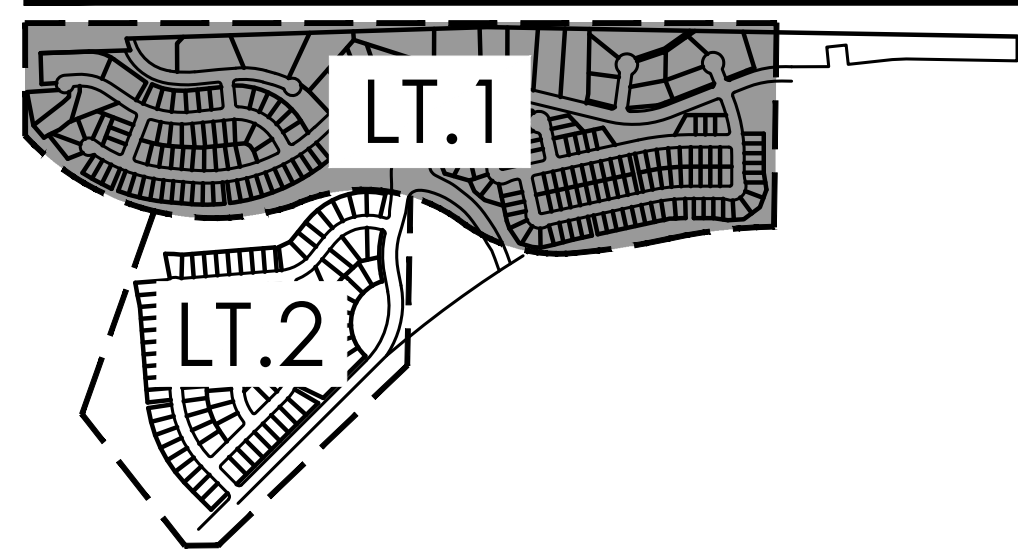
NOT FOR CONSTRUCTION

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

Please add the following note: Please reorganize the sheet order and have these lot typicals and descriptions follow Sheet 63

RESPONSE:
BASED ON PREVIOUS DISCUSSIONS, LOT TYPICAL SHEET FORMATTING WILL BE REORGANIZED ON FUTURE FILINGS.

KEYMAP



A special landscape feature has not been noted on each Typical. While the sideyard landscaping has been included on the typicals, the requirements have not been included in the descriptions below. Please update.

RESPONSE:
A SPECIAL LANDSCAPE FEATURE HAS BEEN ADDED AND NOTED ONTO EACH TYPICAL.

SCALE: NOT TO SCALE

RESIDENTIAL LOT TYPE LEGEND

A SINGLE FAMILY HOME (MID-BLOCK LOT) 40'-50'

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
2. **CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND ONE (1) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL TREE AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TWENTY ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
2. **CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TWELVE (12) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 444 SF
2. **CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TWELVE (12) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 545 SF
2. **CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND TWENTY ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 636 SF
2. **CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TEN (10) AND FOUR (4) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 732 SF
2. **CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIVE (5) GRASSES IN CURBSIDE LANDSCAPE

G SINGLE FAMILY HOME (MID-BLOCK LOT) 100'-110'

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY ONE (31) AND TWENTY SEVEN (27) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 828 SF
2. **CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND FIVE (5) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY FIVE (35) AND TWENTY FIVE (25) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 924 SF
2. **CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND SIX (6) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY SIX (26) AND THIRTY SIX (36) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 1020 SF
2. **CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND SEVEN (7) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY FOUR (34) AND FORTY FIVE (45) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 1308 SF
2. **CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS NINETEEN (19) AND NINE (9) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY SEVEN (37) AND FORTY EIGHT (48) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - 1,000 SF MAXIMUM
2. **CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-ONE (21) AND NINE (9) GRASSES IN CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
2. **FRONT CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND TWO (2) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TWELVE (12) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
2. **FRONT CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND TWO (2) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 438 SF
2. **FRONT CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS EIGHT (8) AND THREE (3) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS EIGHTEEN (18) AND TWENTY FOUR (24) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - TURF - ± 686 SF
2. **FRONT CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FOUR (4) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

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

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED

R SINGLE FAMILY HOME (MID-BLOCK LOT) 60'-70' WITHOUT CURBSIDE LANDSCAPE

LANDSCAPE STANDARDS:

1. **FRONT YARD**
 - ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND TWENTY ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED

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

LANDSCAPE STANDARDS:

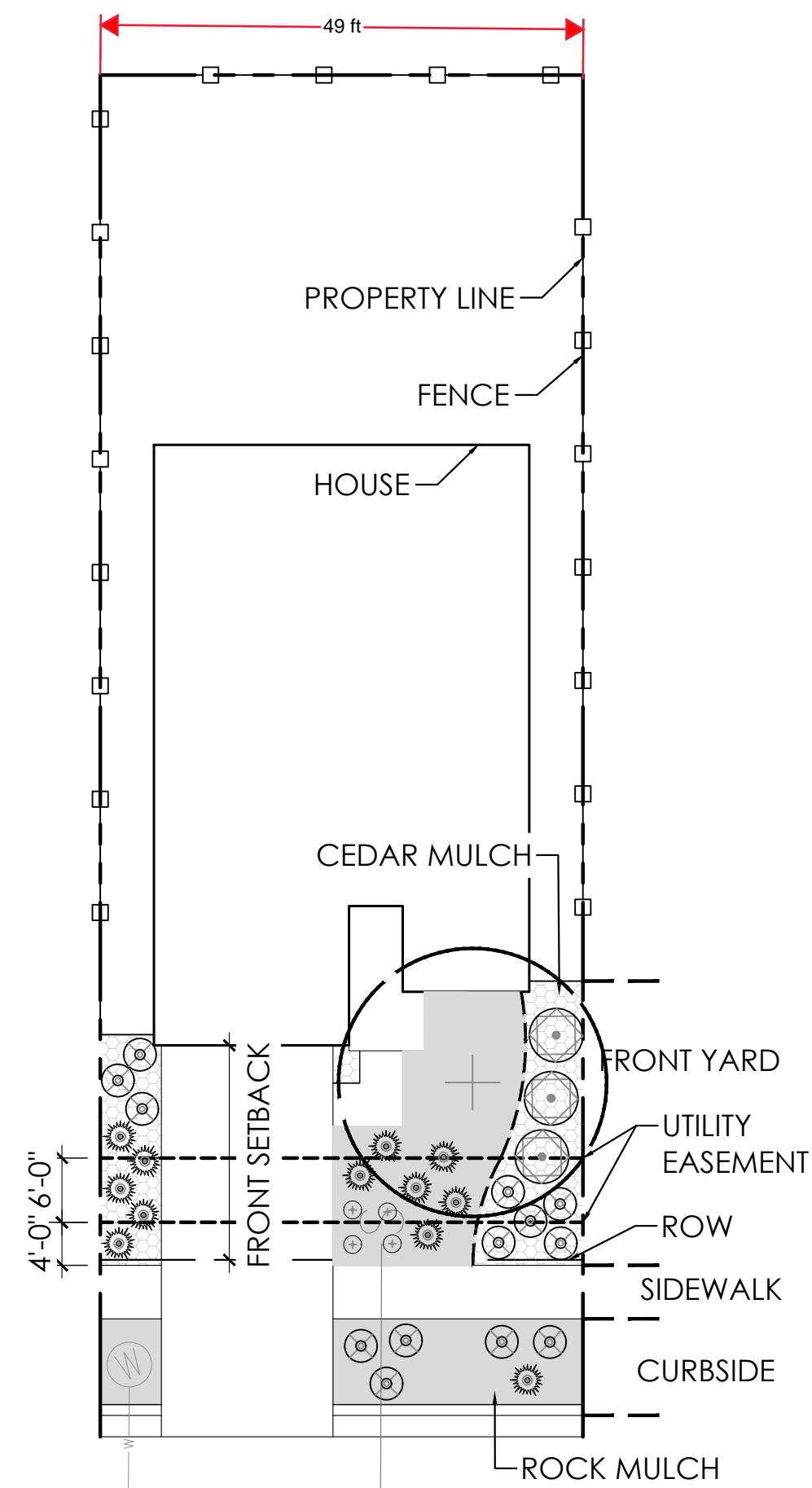
1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS 40% OF LANDSCAPE AREA (TOTAL FRONT YARD MINUS TURF AREA). 30% OF SHRUBS SHALL BE SUBSTITUTED WITH ORNAMENTAL GRASSES AT A RATE OF ONE (1) SHRUB TO THREE (3) GRASSES IN FRONT YARD. 25% OF SHRUB EQUIVALENT GRASSES SHALL BE SUBSTITUTED WITH PERENNIALS. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED PER PLANT TYPE, NINE (9) TOTAL.
 - TURF - 1000 SF MAXIMUM
2. **CURBSIDE**
 - 10 FOOT TREE LAWN PROVIDED. NO SHRUBS REQUIRED. NATIVE GRASS PROVIDED UNLESS OTHER WISE SHOWN

T SINGLE FAMILY CUSTOME HOME (CORNER LOT) ESTATE

LANDSCAPE STANDARDS:

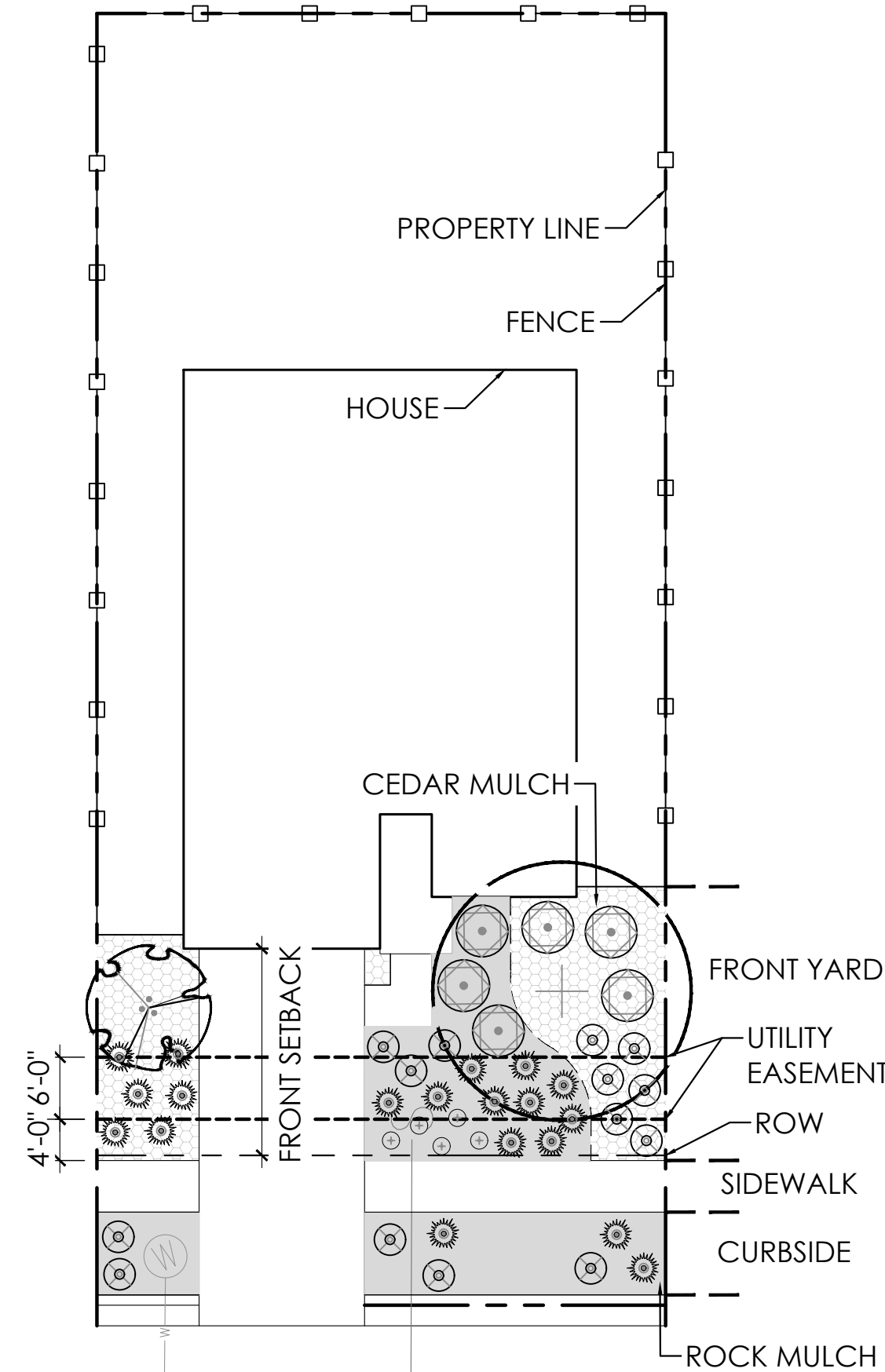
1. **FRONT YARD**
 - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS 40% OF LANDSCAPE AREA (TOTAL FRONT YARD MINUS TURF AREA). 30% OF SHRUBS SHALL BE SUBSTITUTED WITH ORNAMENTAL GRASSES AT A RATE OF ONE (1) SHRUB TO THREE (3) GRASSES IN FRONT YARD. 25% OF SHRUB EQUIVALENT GRASSES SHALL BE SUBSTITUTED WITH PERENNIALS. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED PER PLANT TYPE, NINE (9) TOTAL.
 - TURF - 1000 SF MAXIMUM
2. **CURBSIDE**
 - 10 FOOT TREE LAWN PROVIDED. NO SHRUBS REQUIRED. NATIVE GRASS PROVIDED UNLESS OTHER WISE SHOWN

6/20/2023 9:39 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\ING 2\CAD\SUBMITTALS\SHEETS 3-DETAILS.DWG LT.3



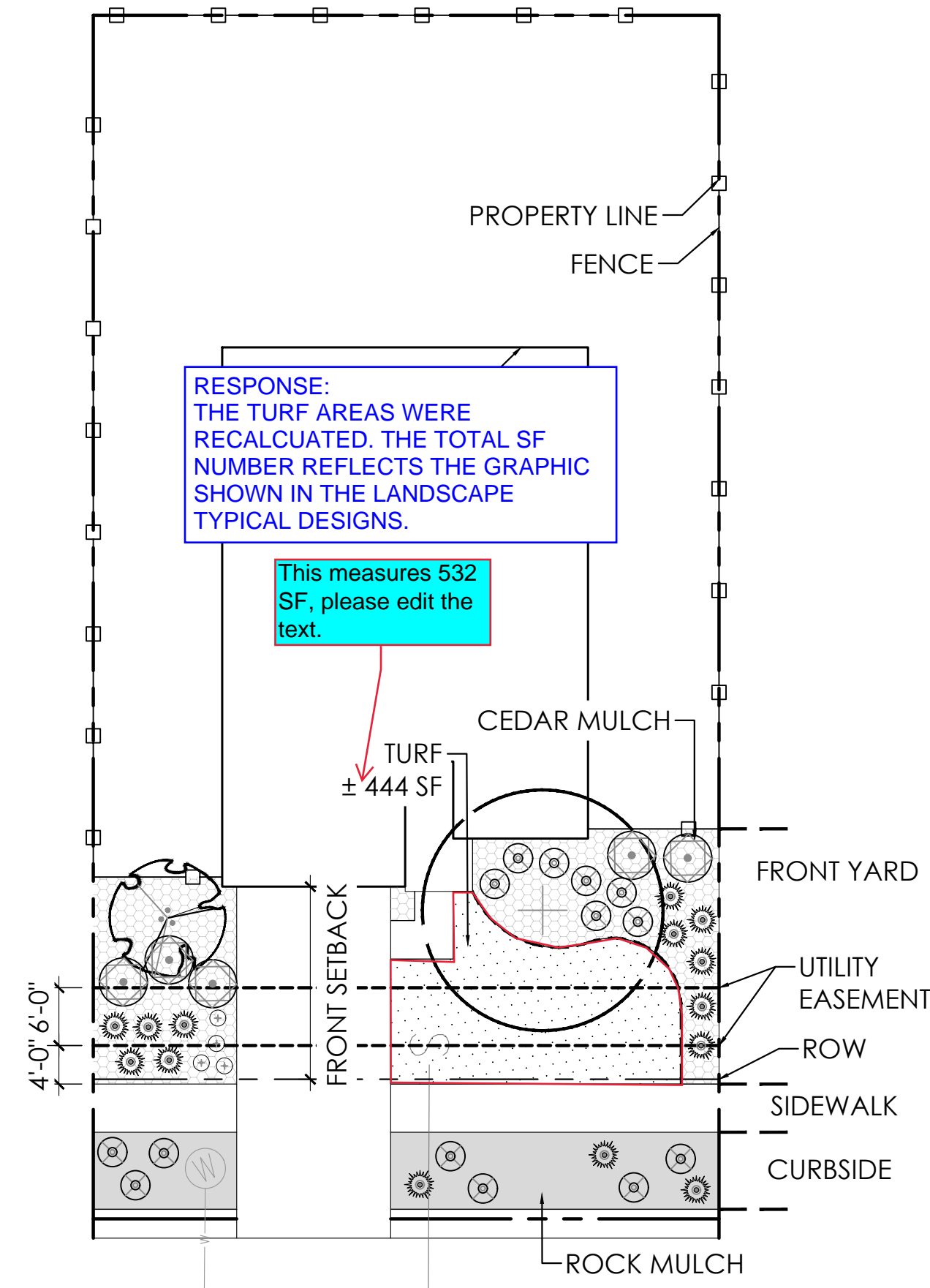
A SINGLE FAMILY HOME (MID-BLOCK LOT) 40'-50'

SCALE: 1"=175'



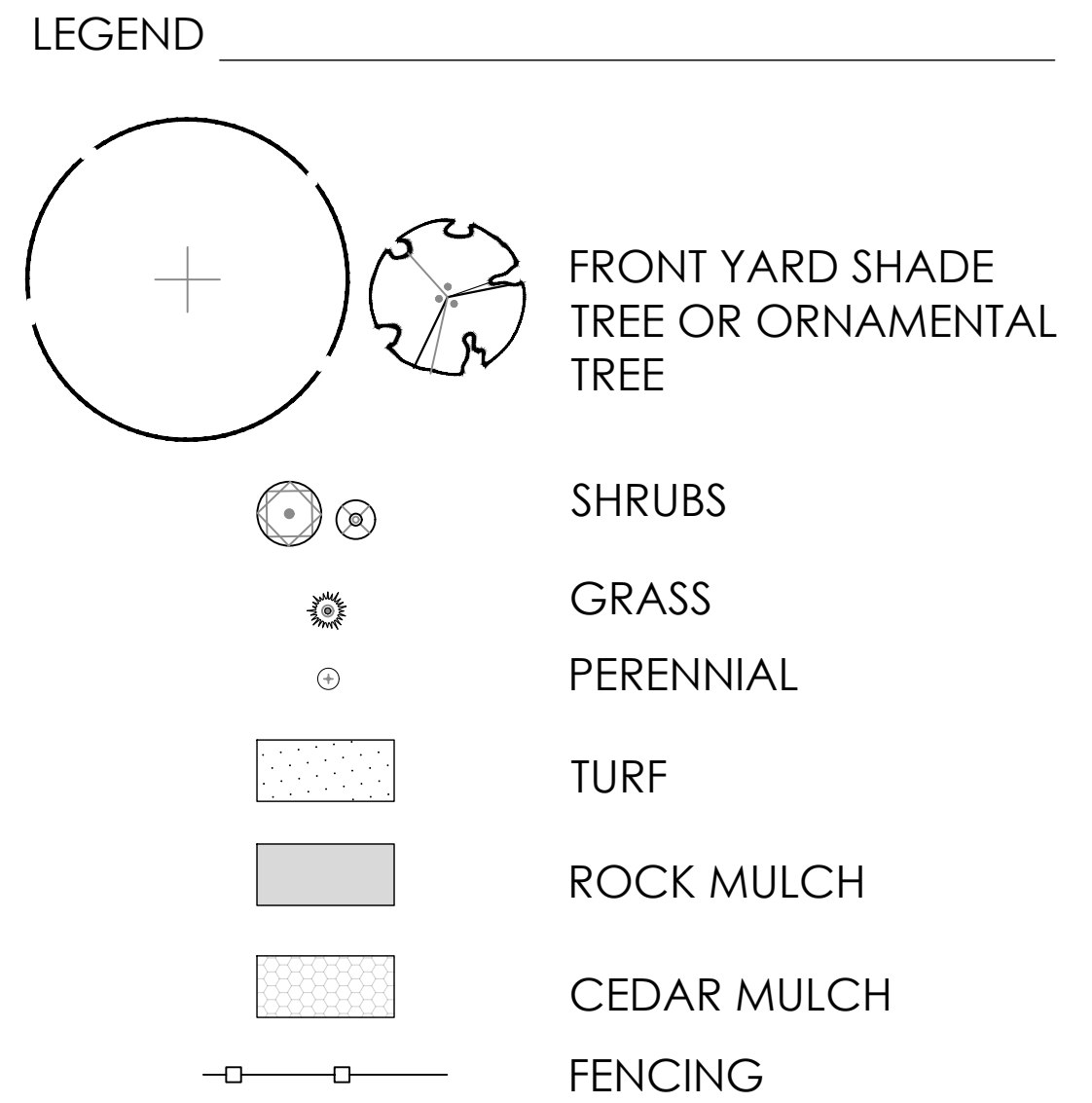
B SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60'

SCALE: 1"=175'



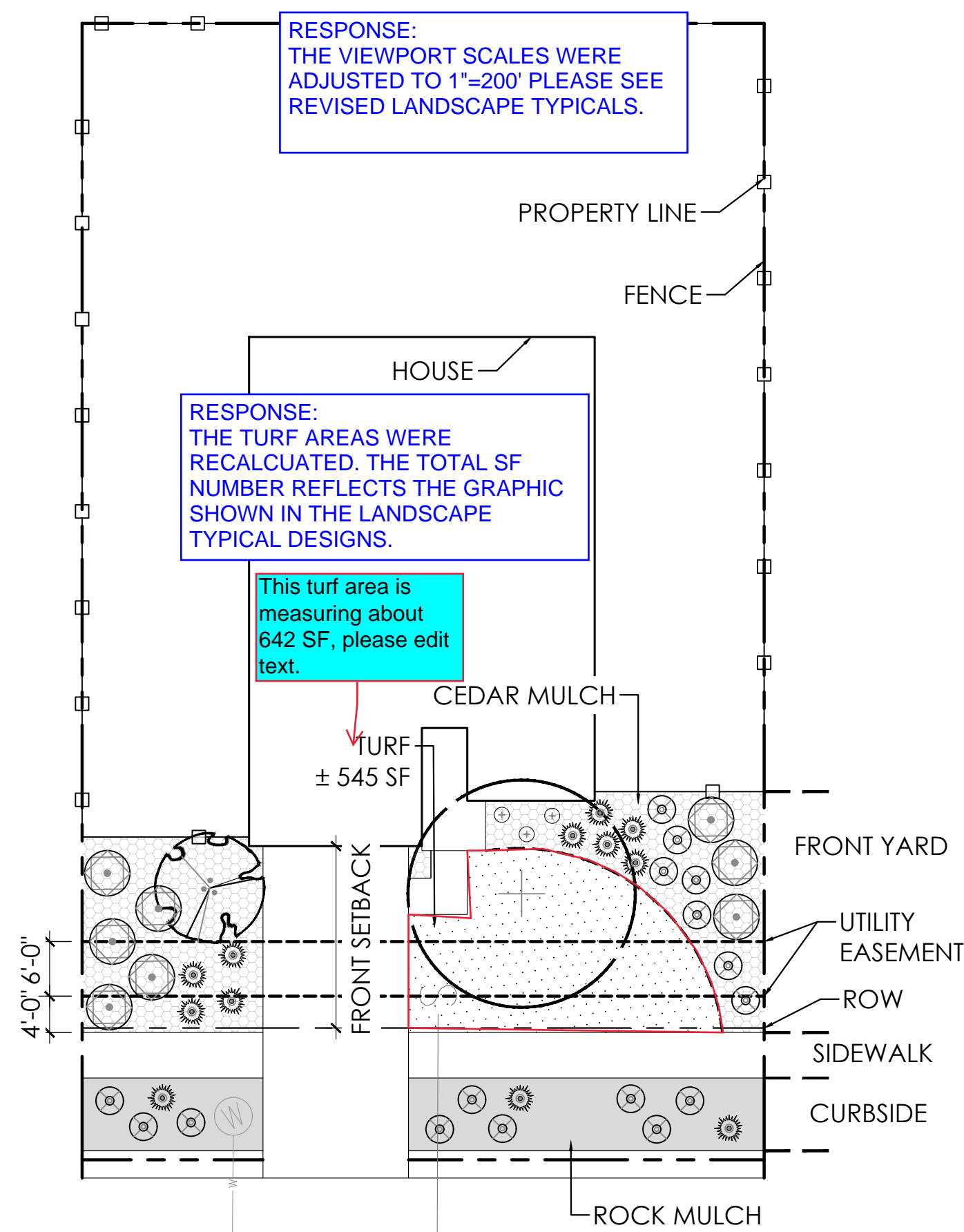
C SINGLE FAMILY HOME (MID-BLOCK LOT) 60'-70'

SCALE: 1"=175'



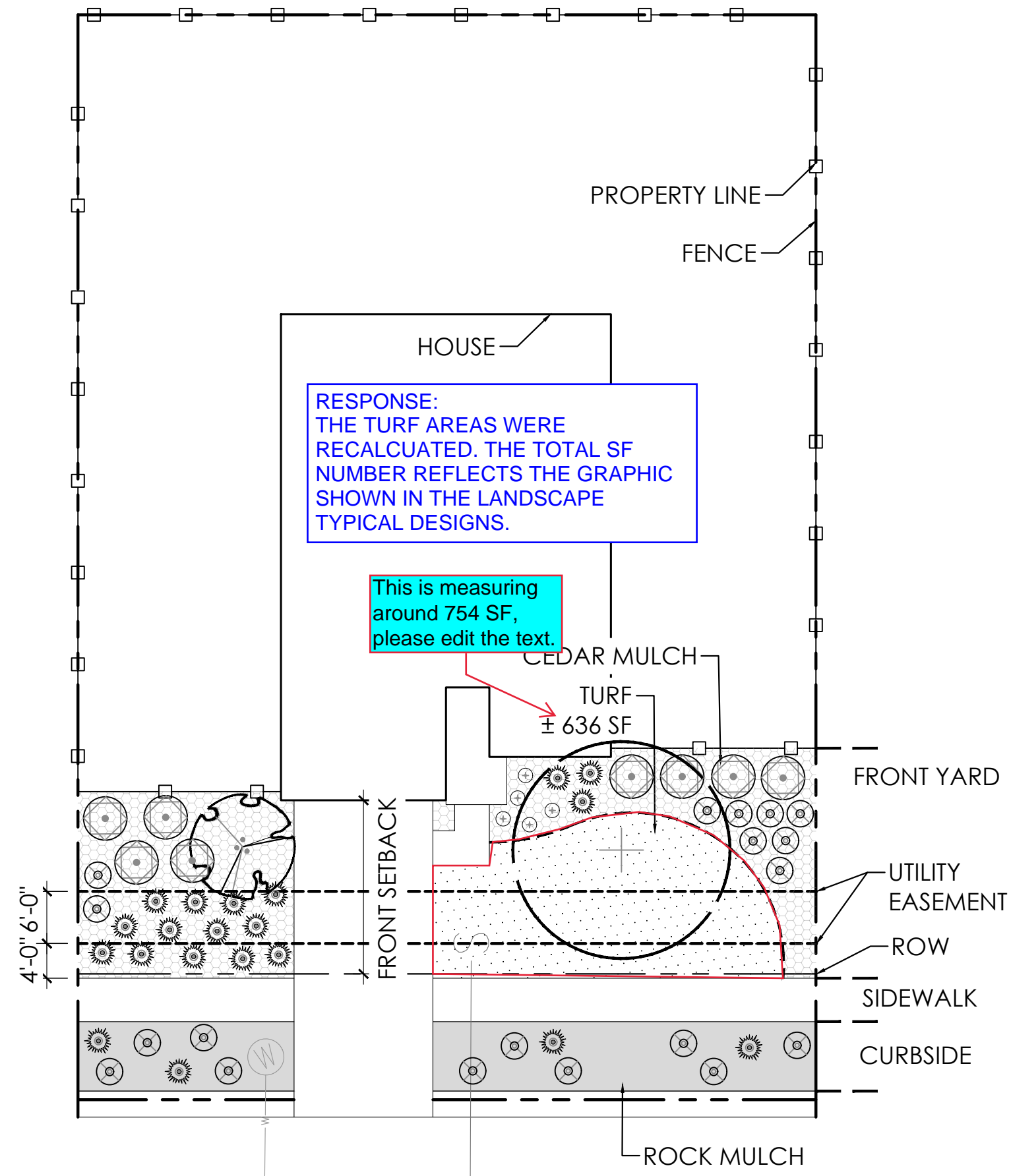
Refer to Sheet 73 for front yard plant list.

RESPONSE: A NOTE WAS ADDED ON THE NOTES SECTION OF LT.1 REFERRING TO THE PLANT LIST ON LT.7.



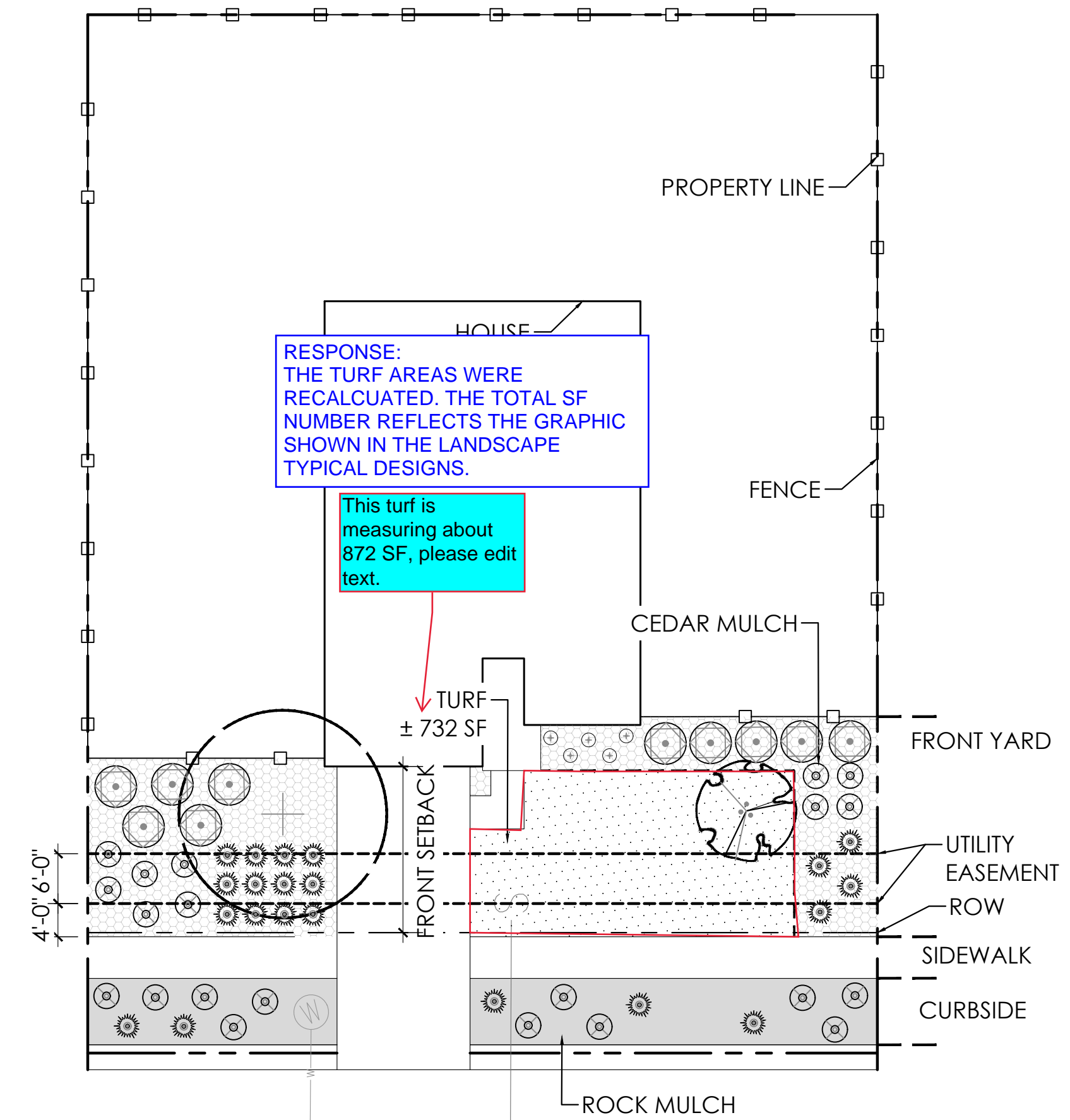
D SINGLE FAMILY HOME (MID-BLOCK LOT) 70'-80'

SCALE: 1"=175'



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

SCALE: 1"=175'



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

SCALE: 1"=175'

PROJECT NAME

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

SHEET TITLE

LANDSCAPE
TYPICALS

SHEET NUMBER

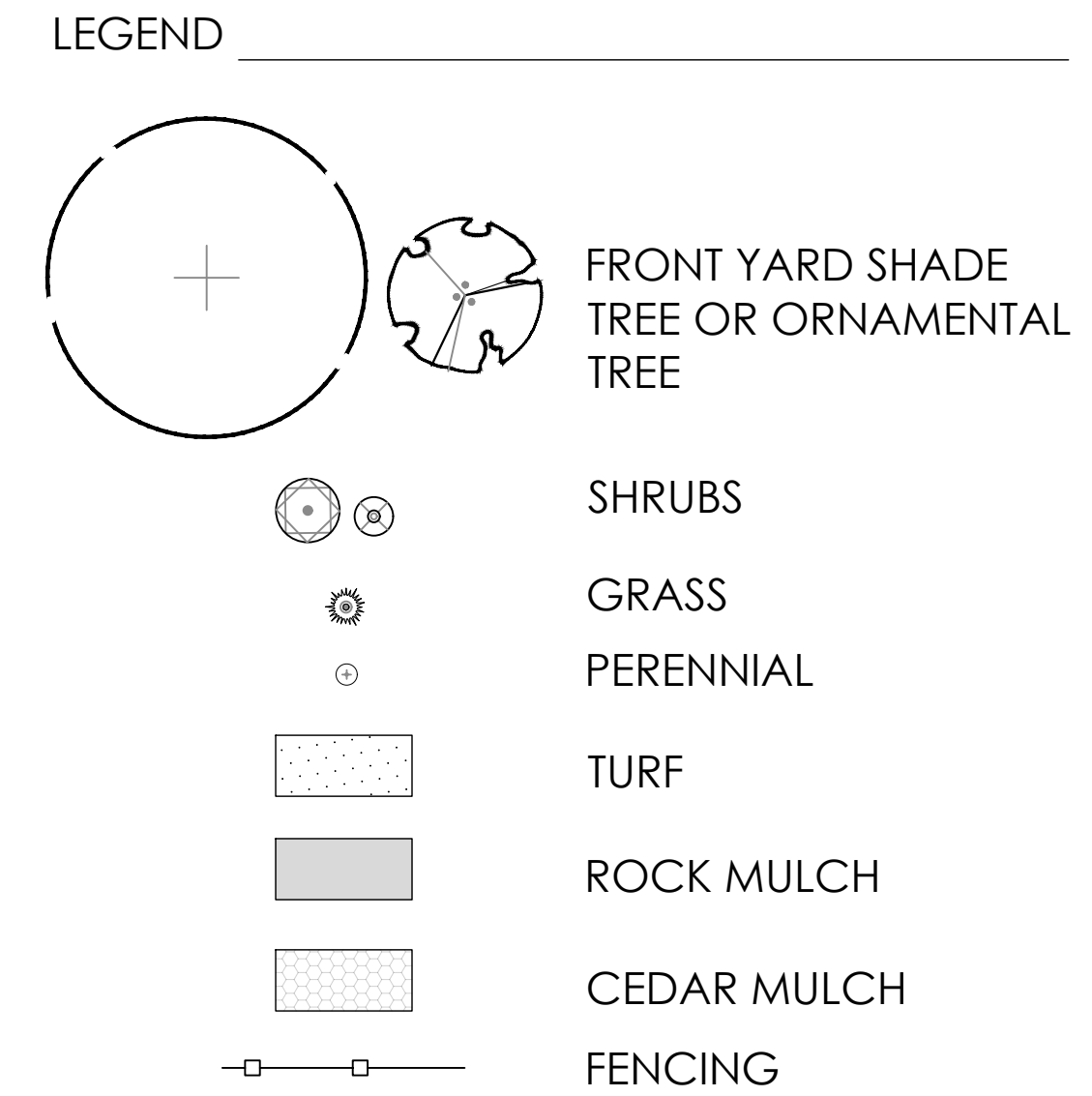
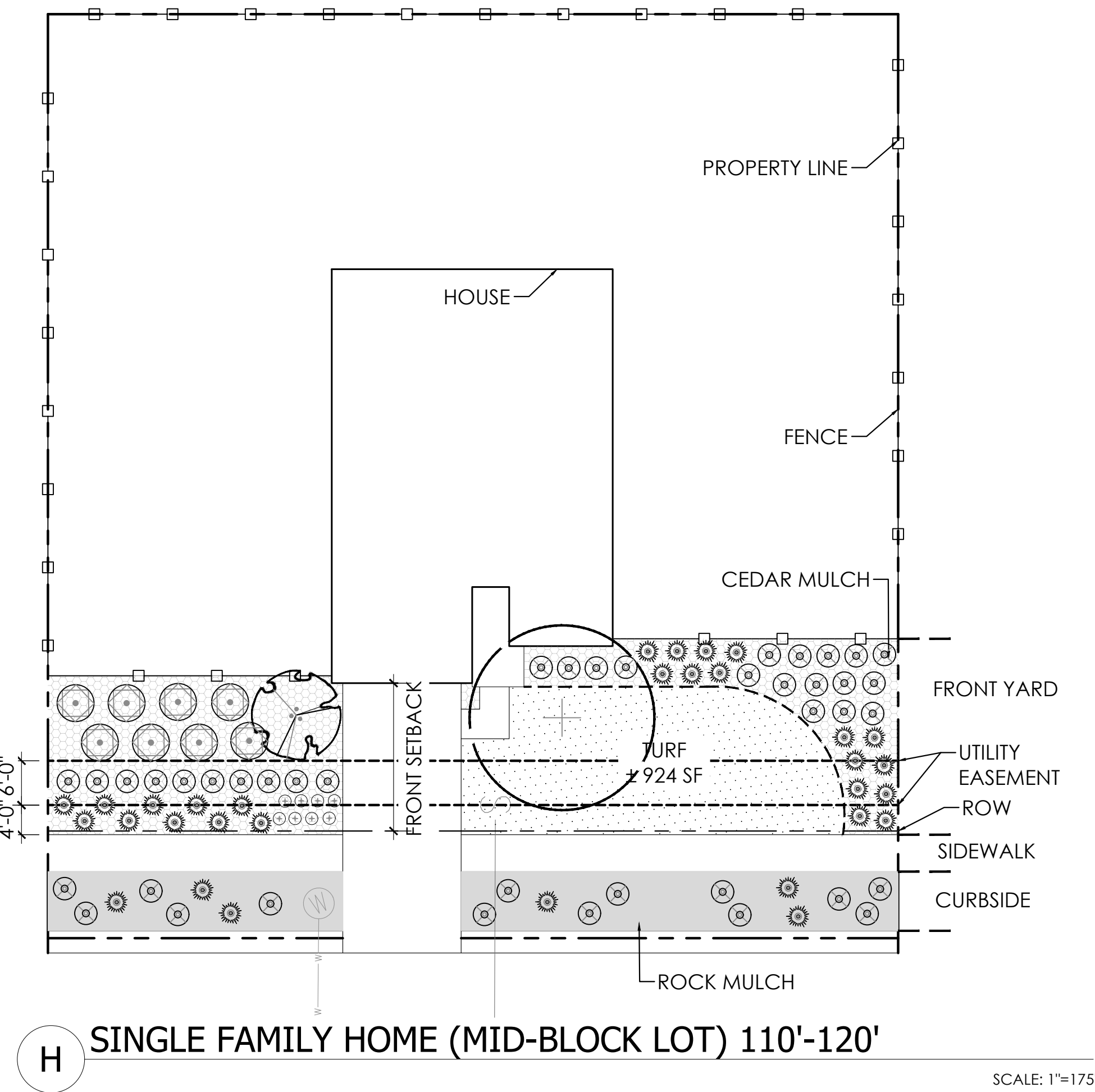
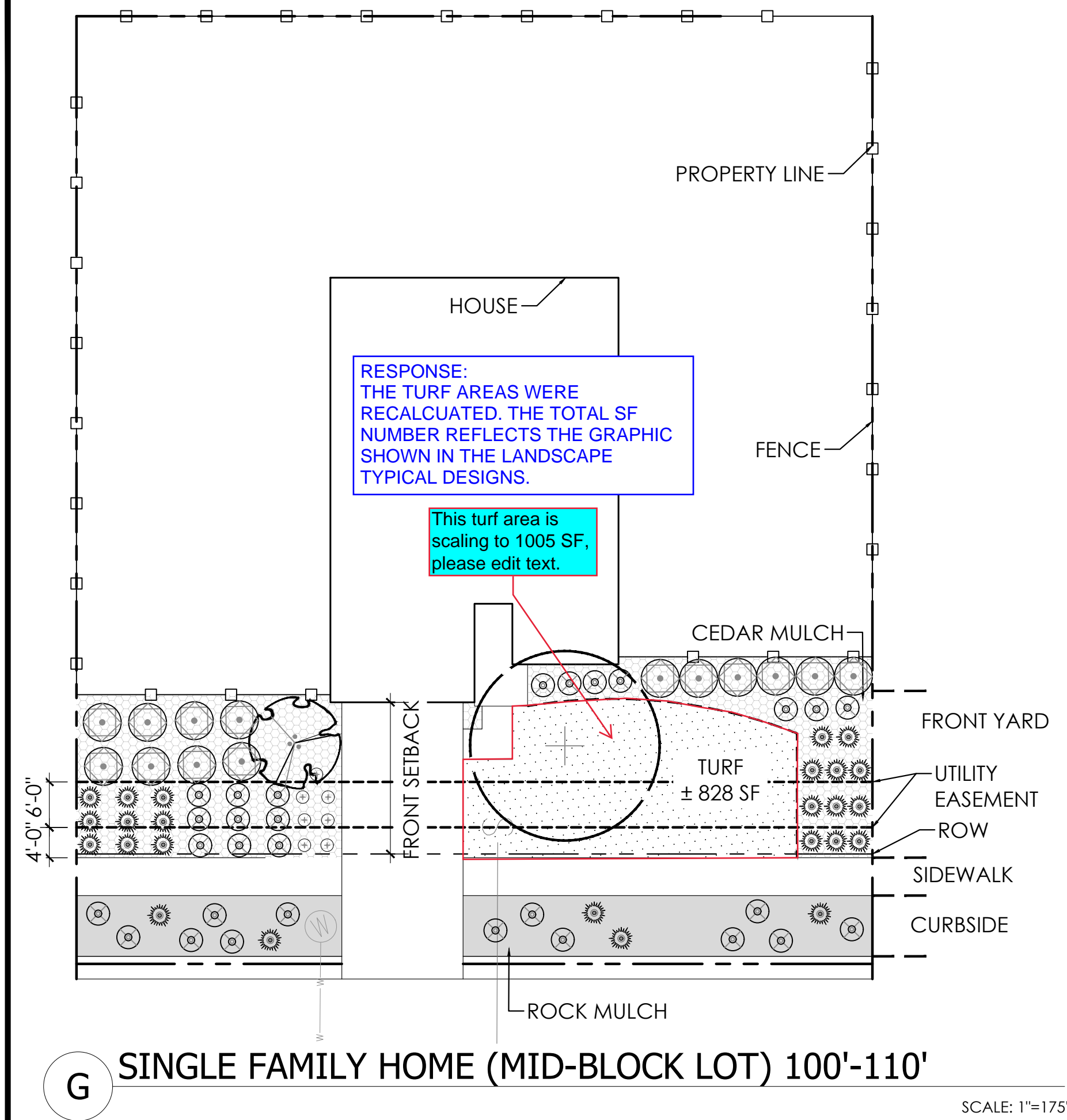
LT.3

SHEET 69

June 20, 2023

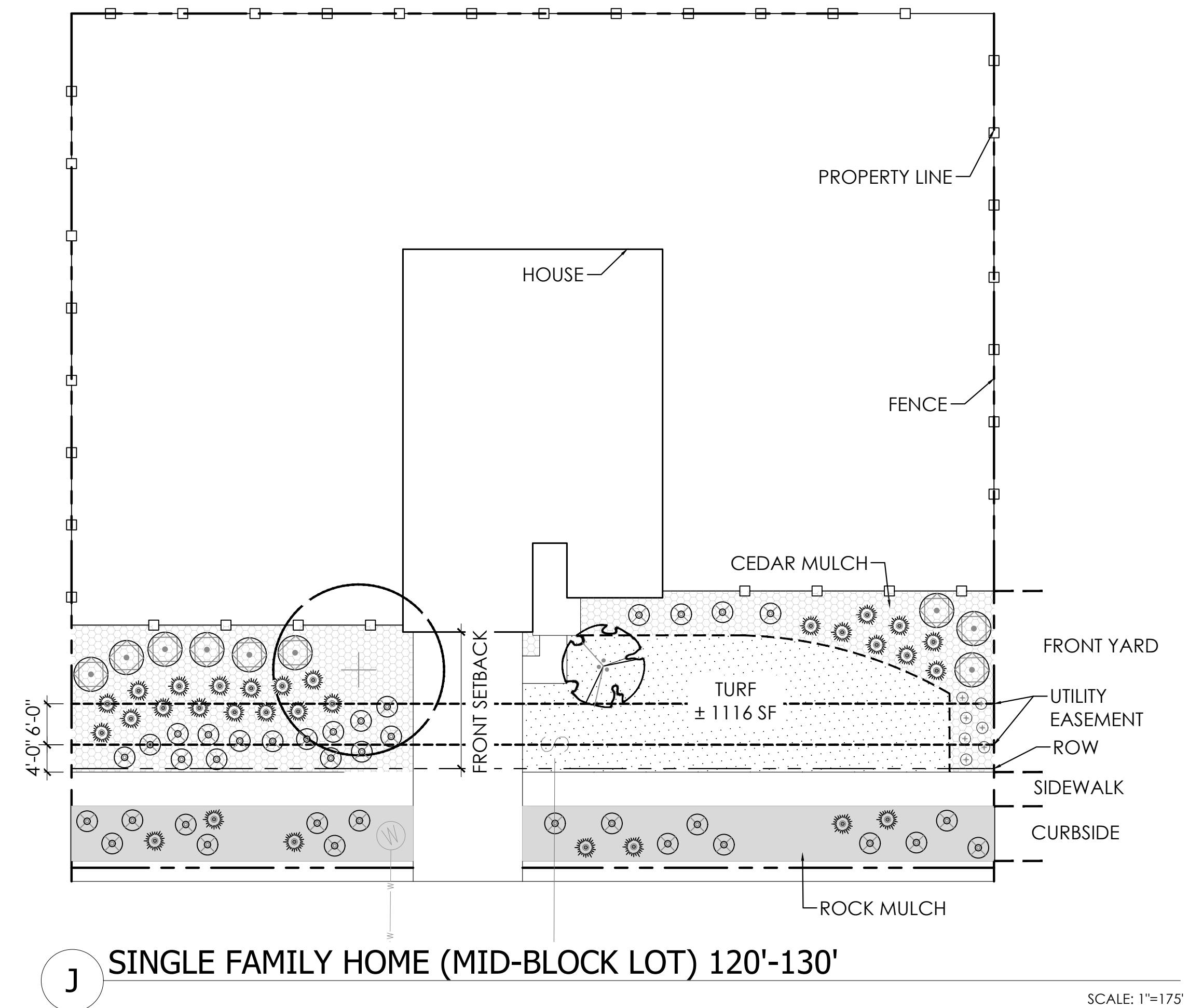
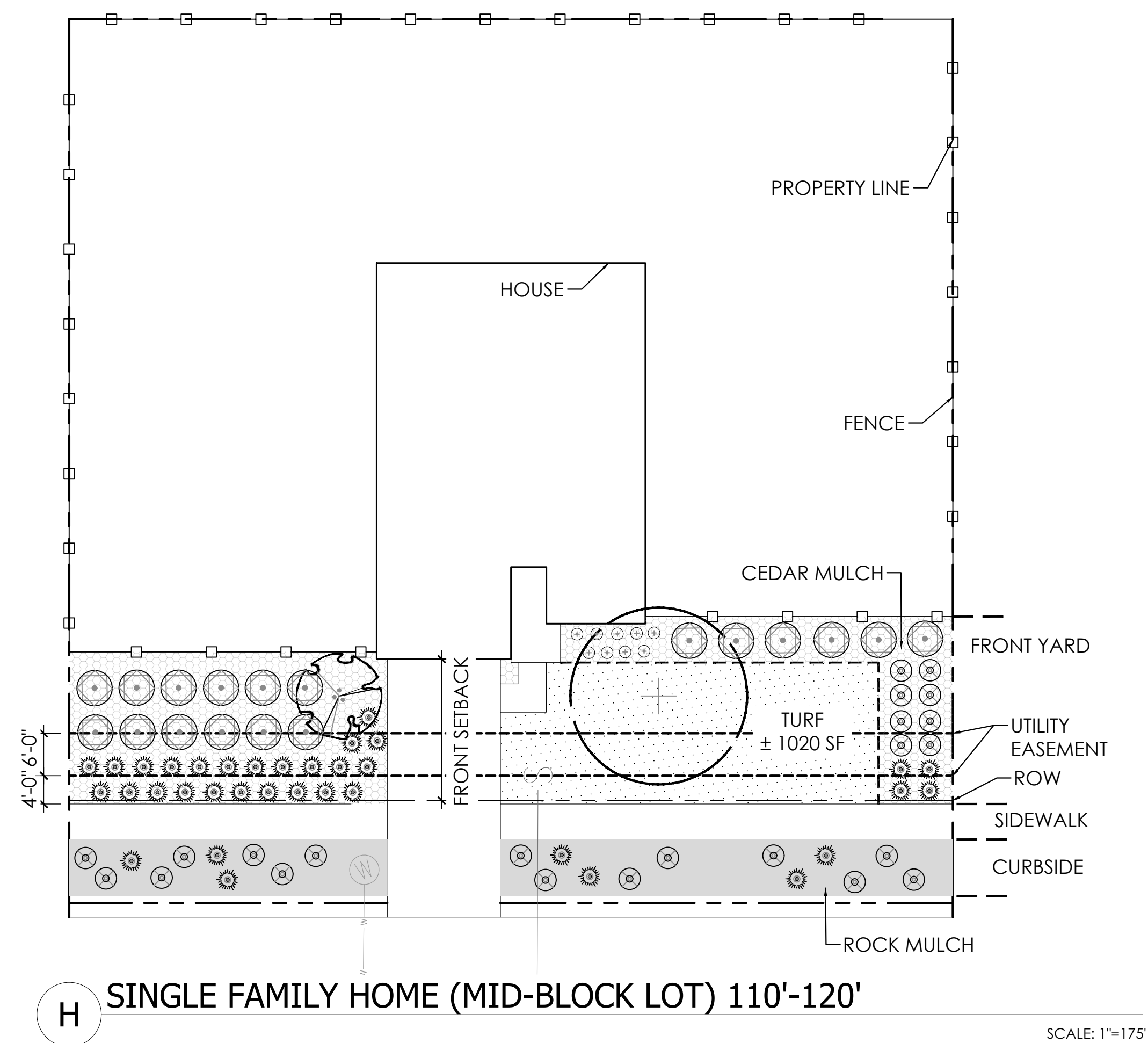
NOT FOR CONSTRUCTION

6/20/2023 9:39 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\LANDSCAPE\TYPICALS\TYPICALS.DWG LT.4



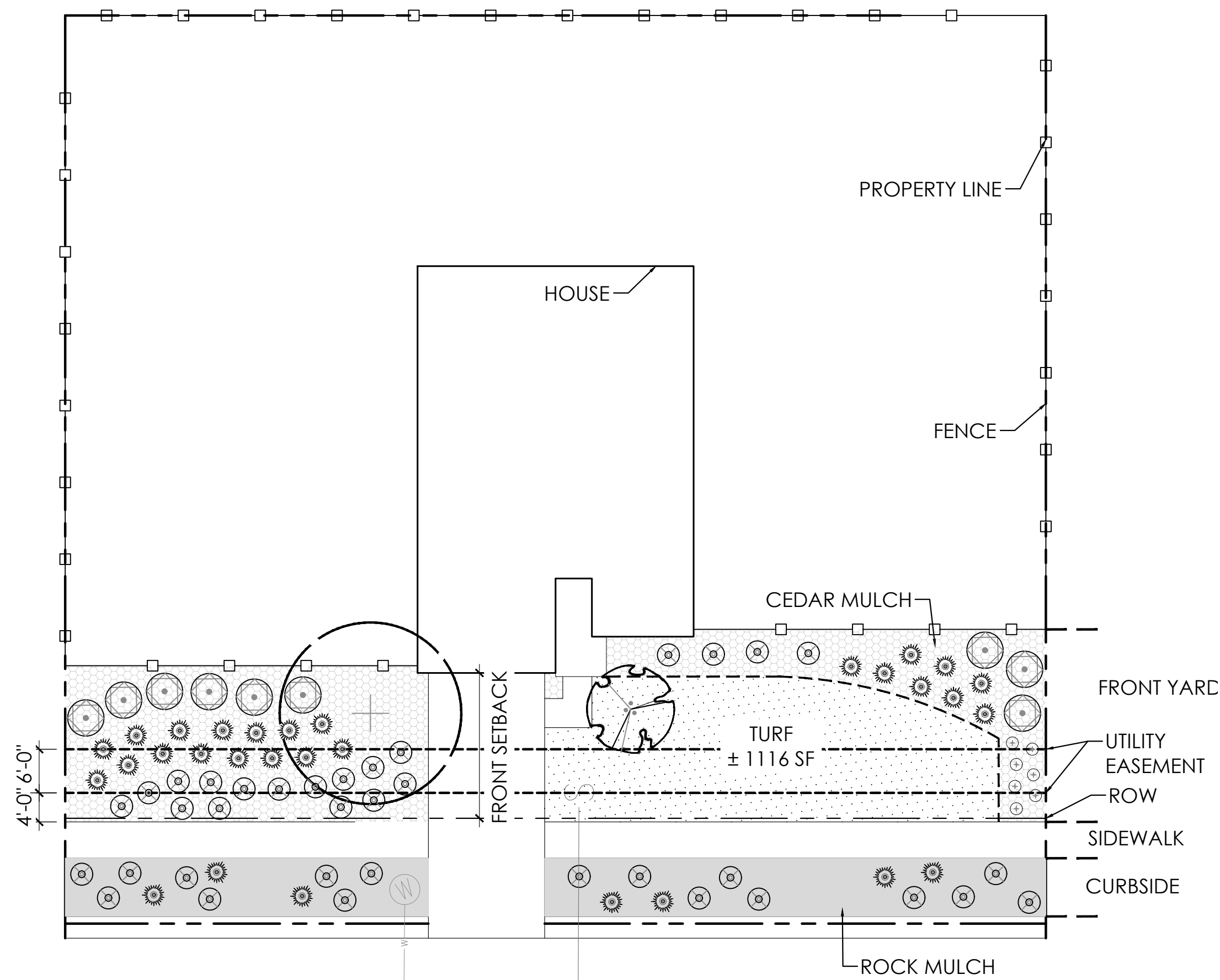
Verify the Turf Square footages on each typical.

RESPONSE: THE TURF AREAS WERE RECALCULATED. THE TOTAL SF NUMBER REFLECTS THE GRAPHIC SHOWN IN THE LANDSCAPE TYPICAL DESIGNS.



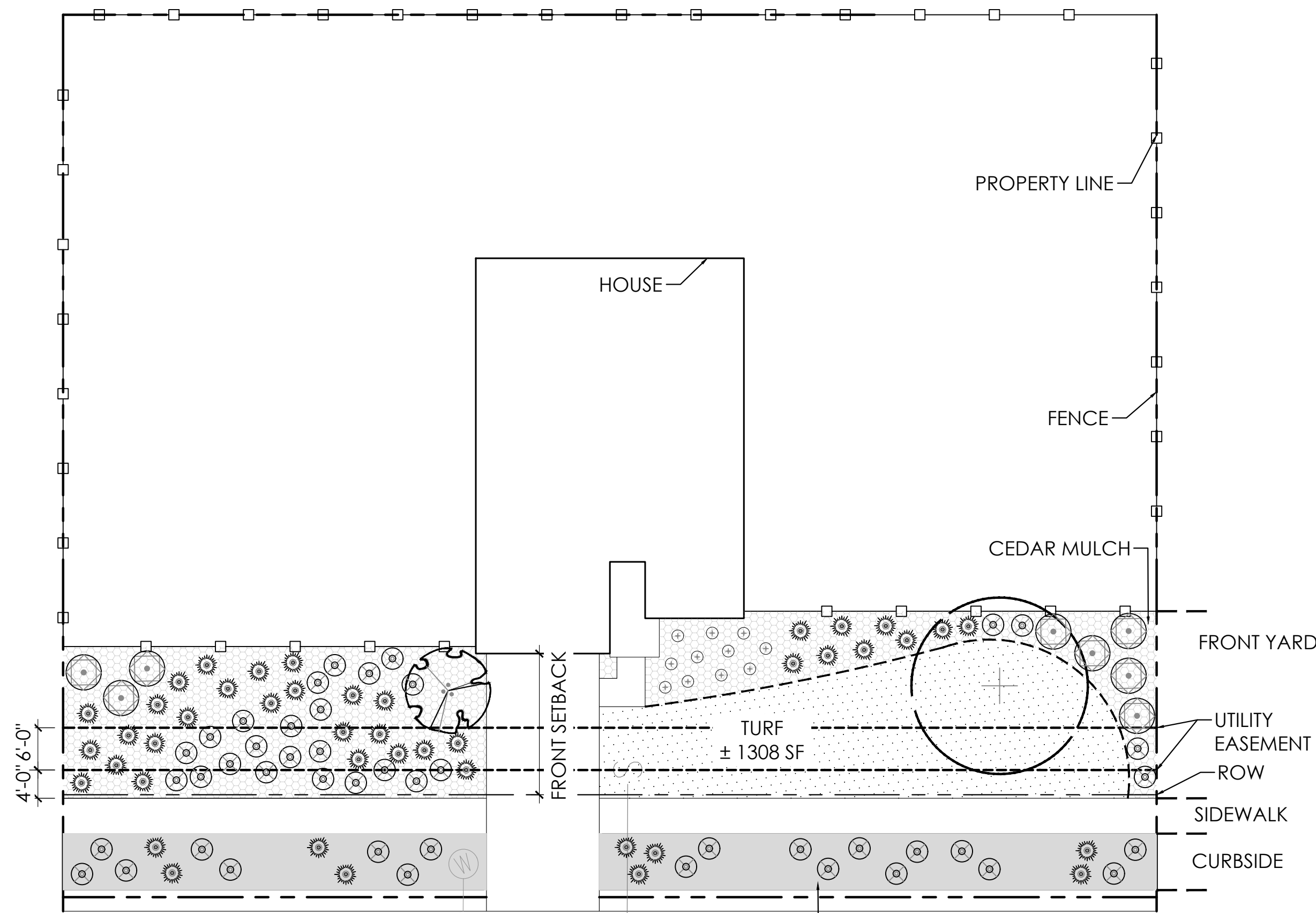
NOT FOR CONSTRUCTION

6/20/2023 9:39 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\2023\SUBMITTALS\3-DETAILS.DWG LT.5



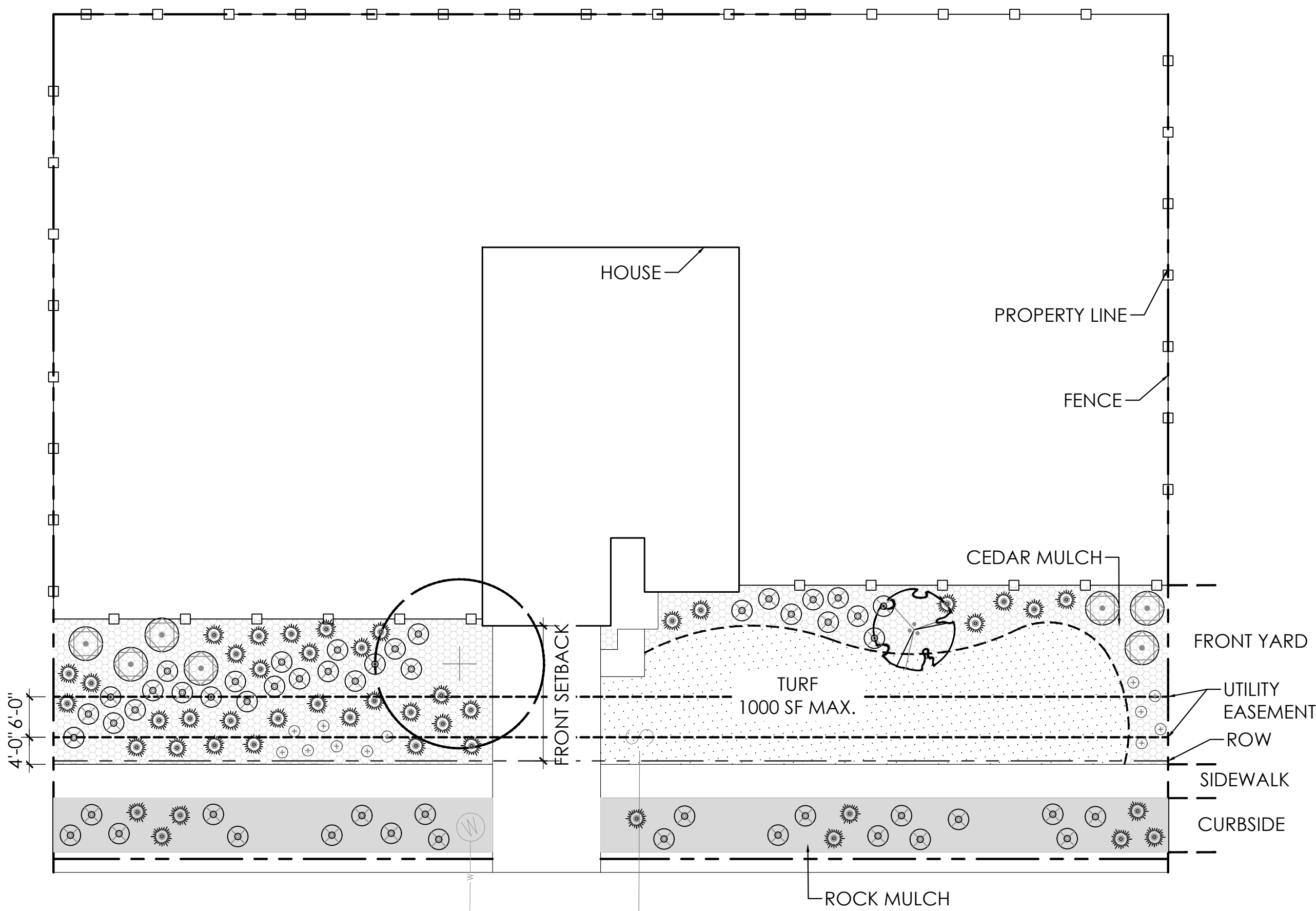
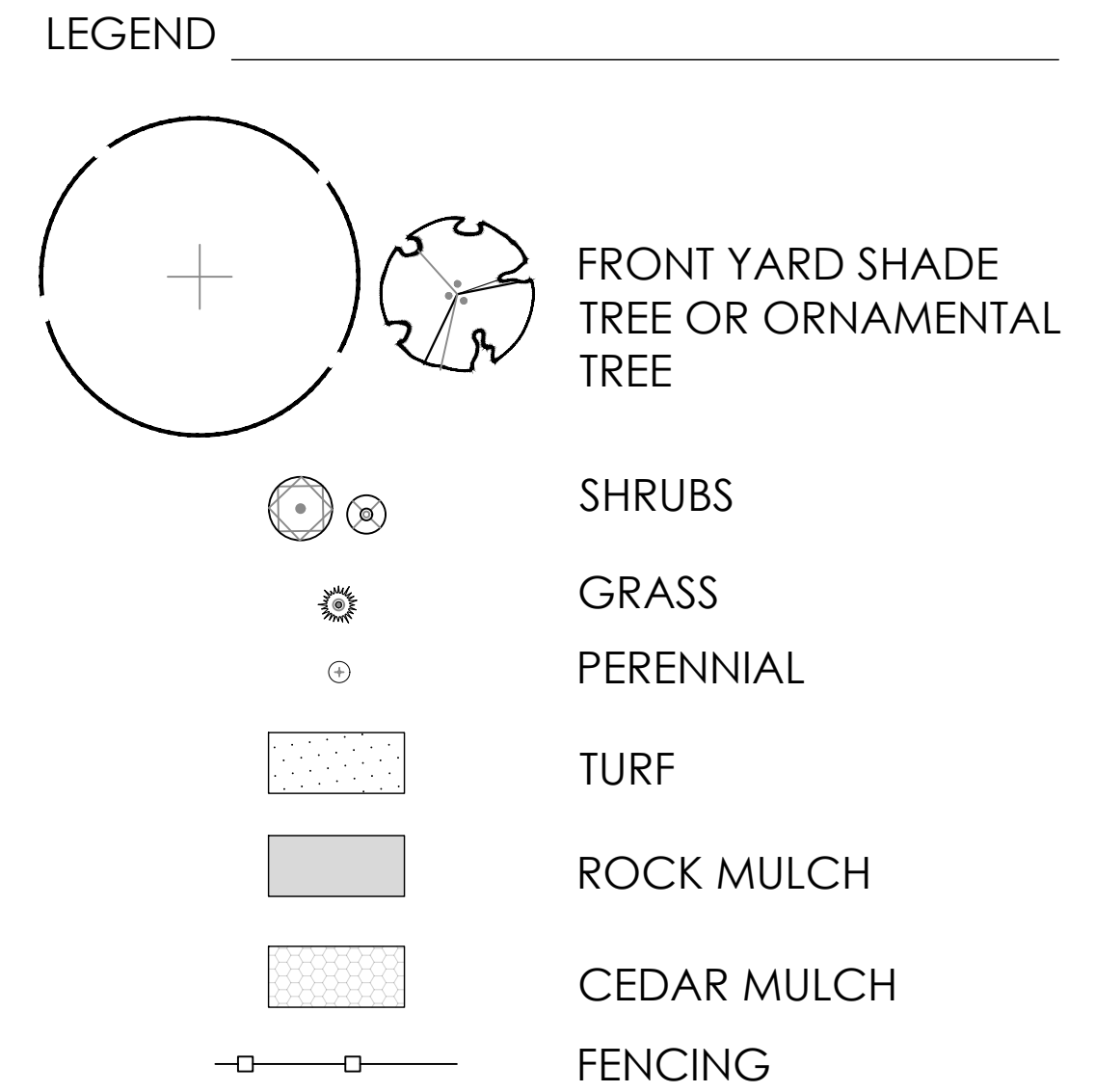
J SINGLE FAMILY HOME (MID-BLOCK LOT) 120'-130'

SCALE: 1"=175'



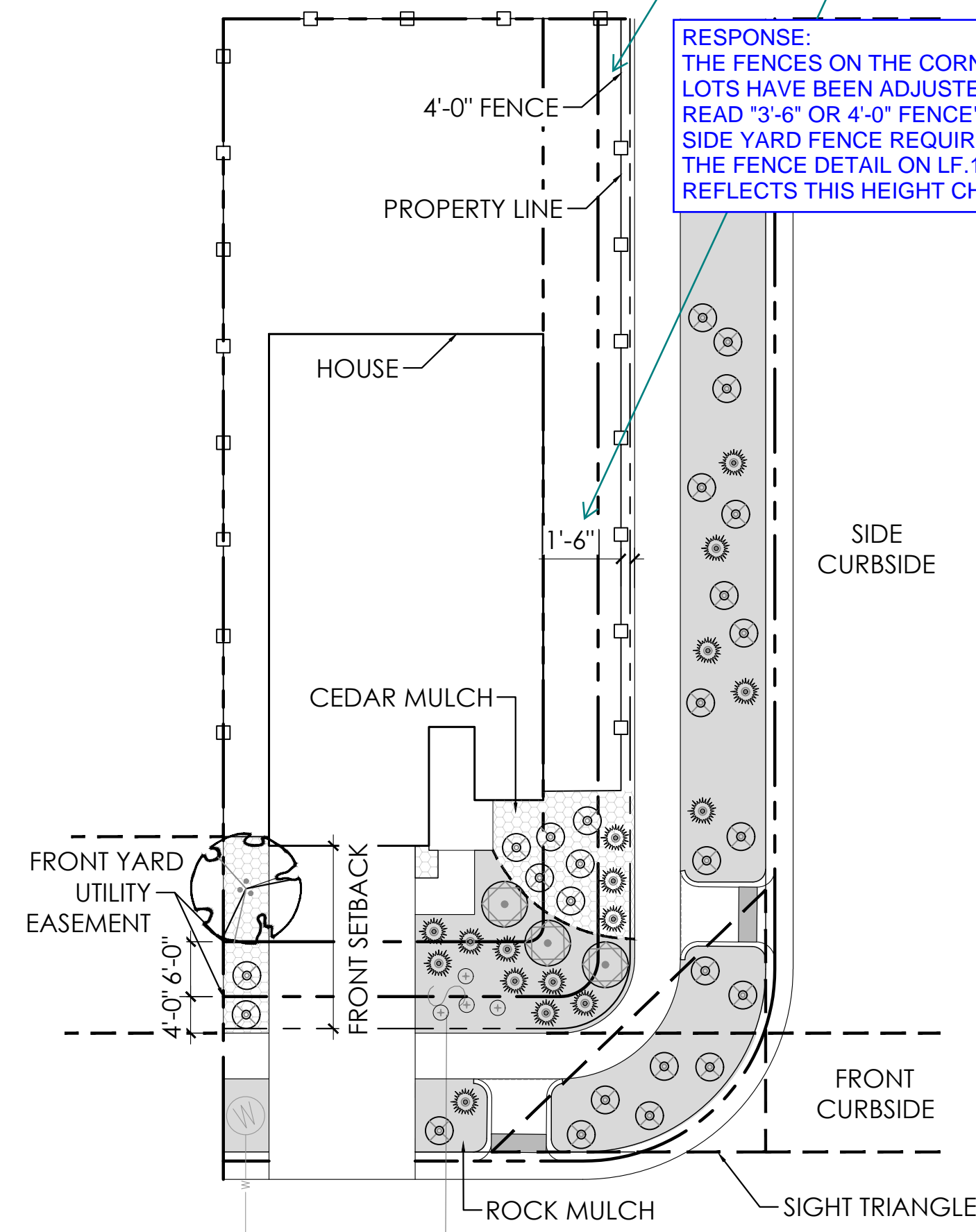
K SINGLE FAMILY HOME (MID-BLOCK LOT) 150'-155'

SCALE: 1"=175'



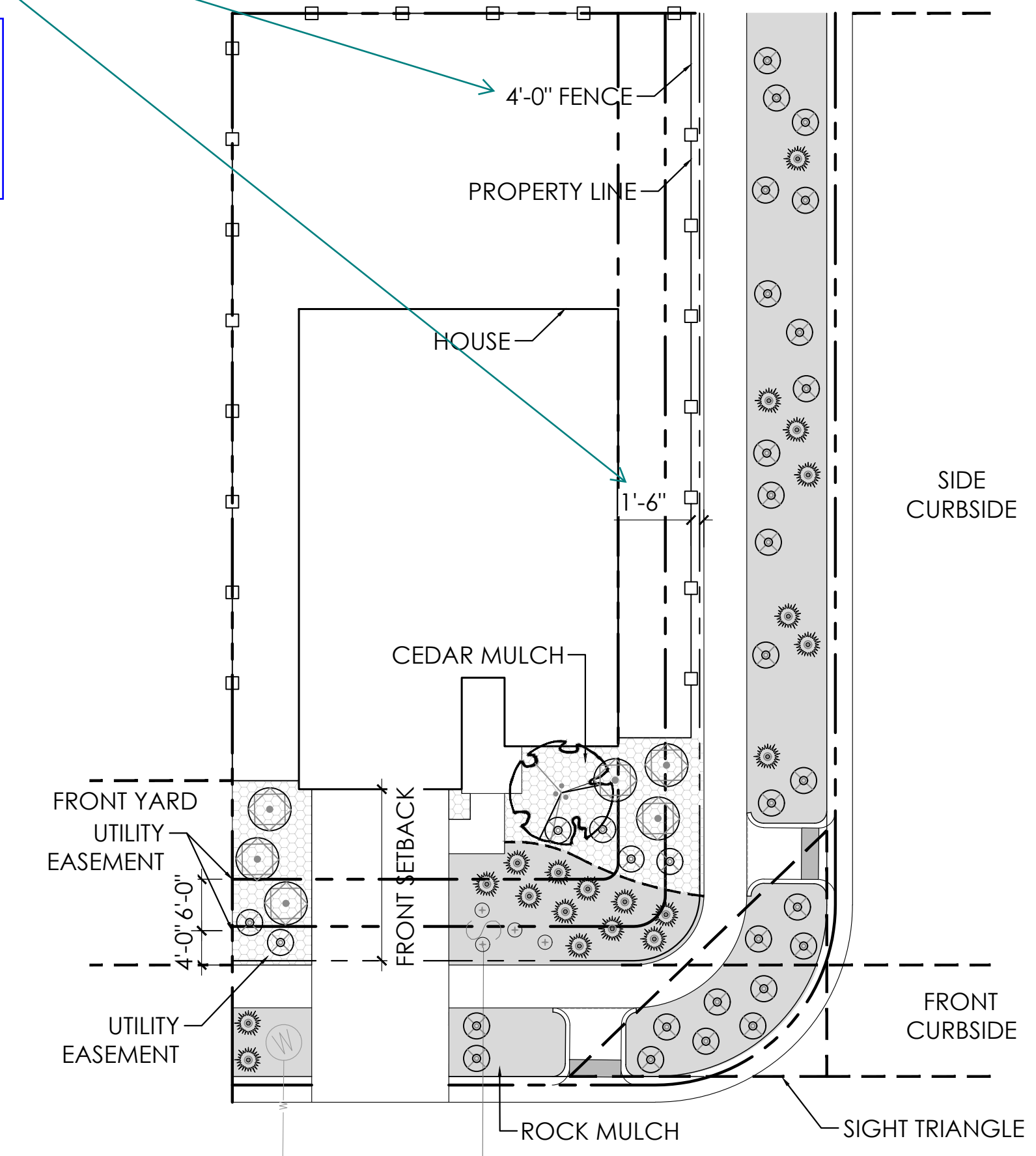
L SINGLE FAMILY HOME (MID-BLOCK LOT) 160'-170'

SCALE: 1"=175'



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

SCALE: 1"=175'



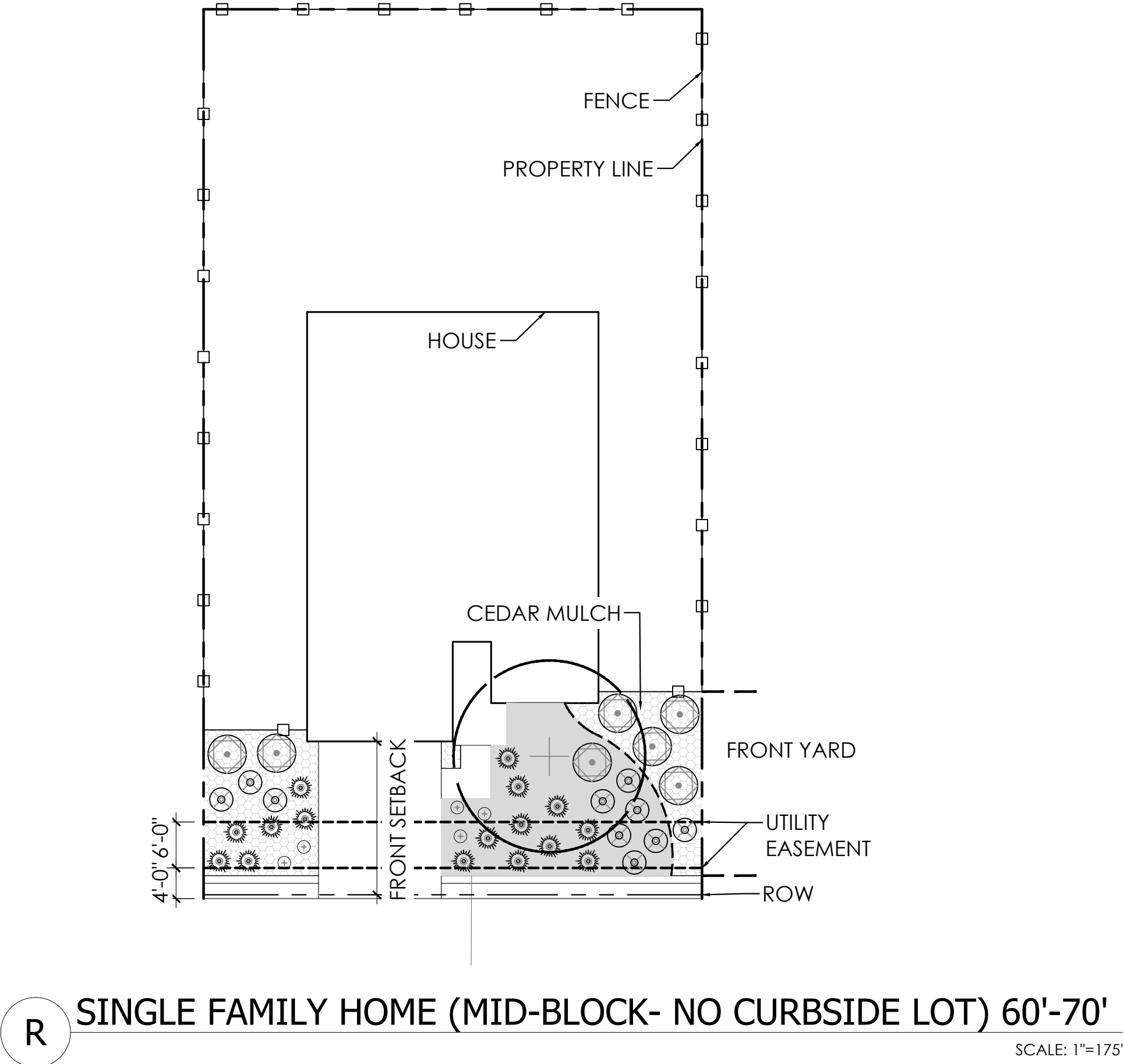
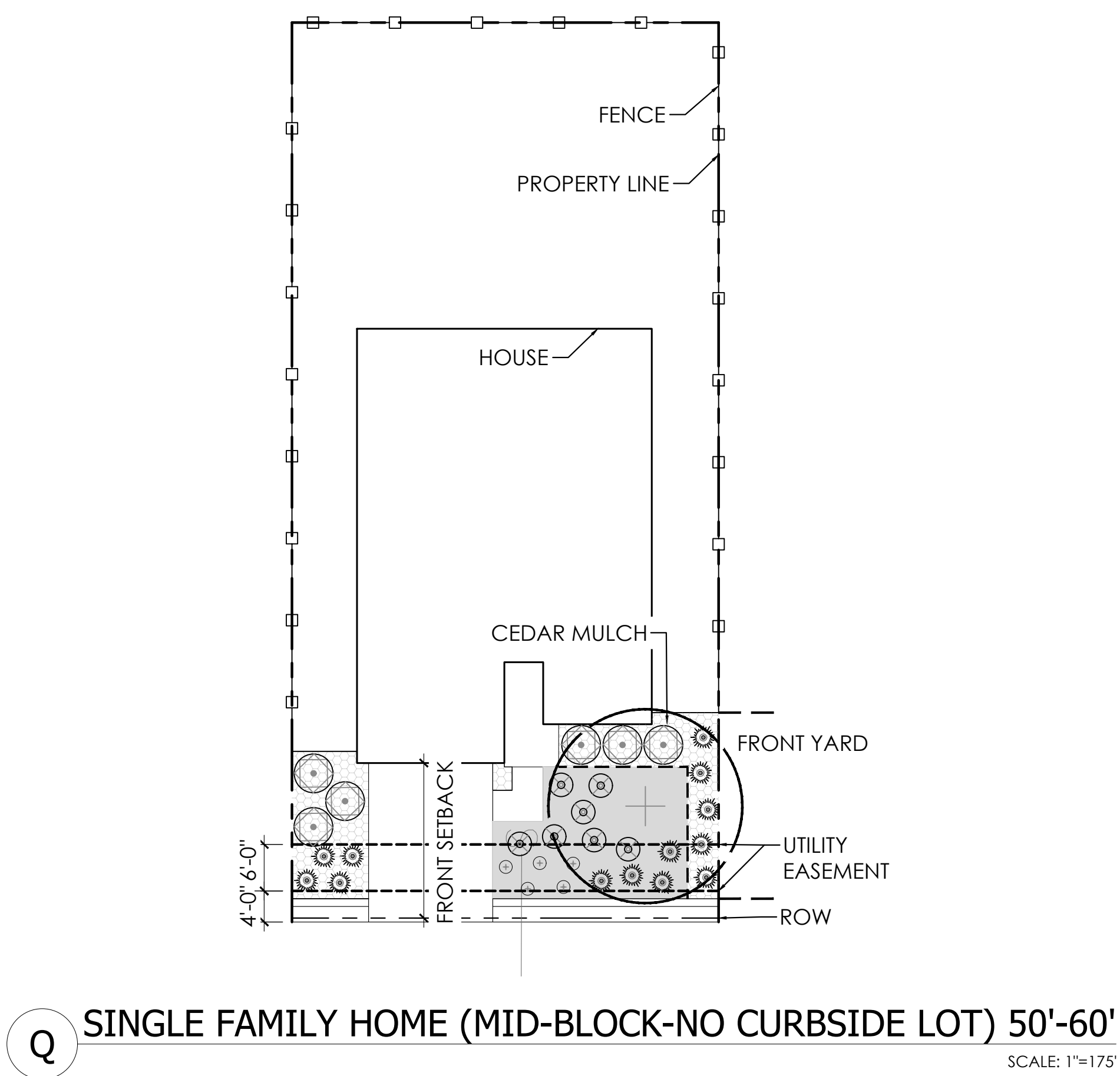
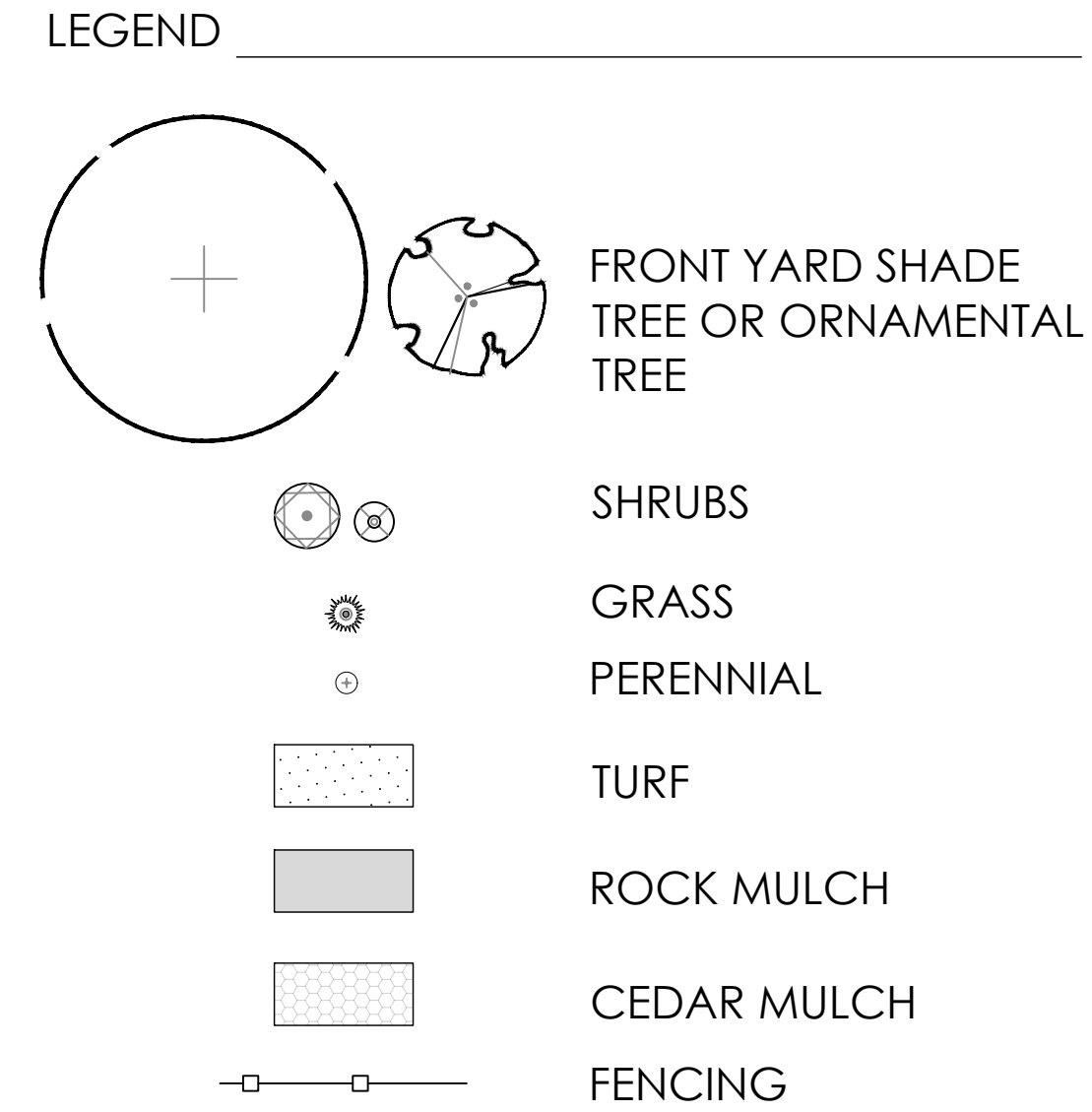
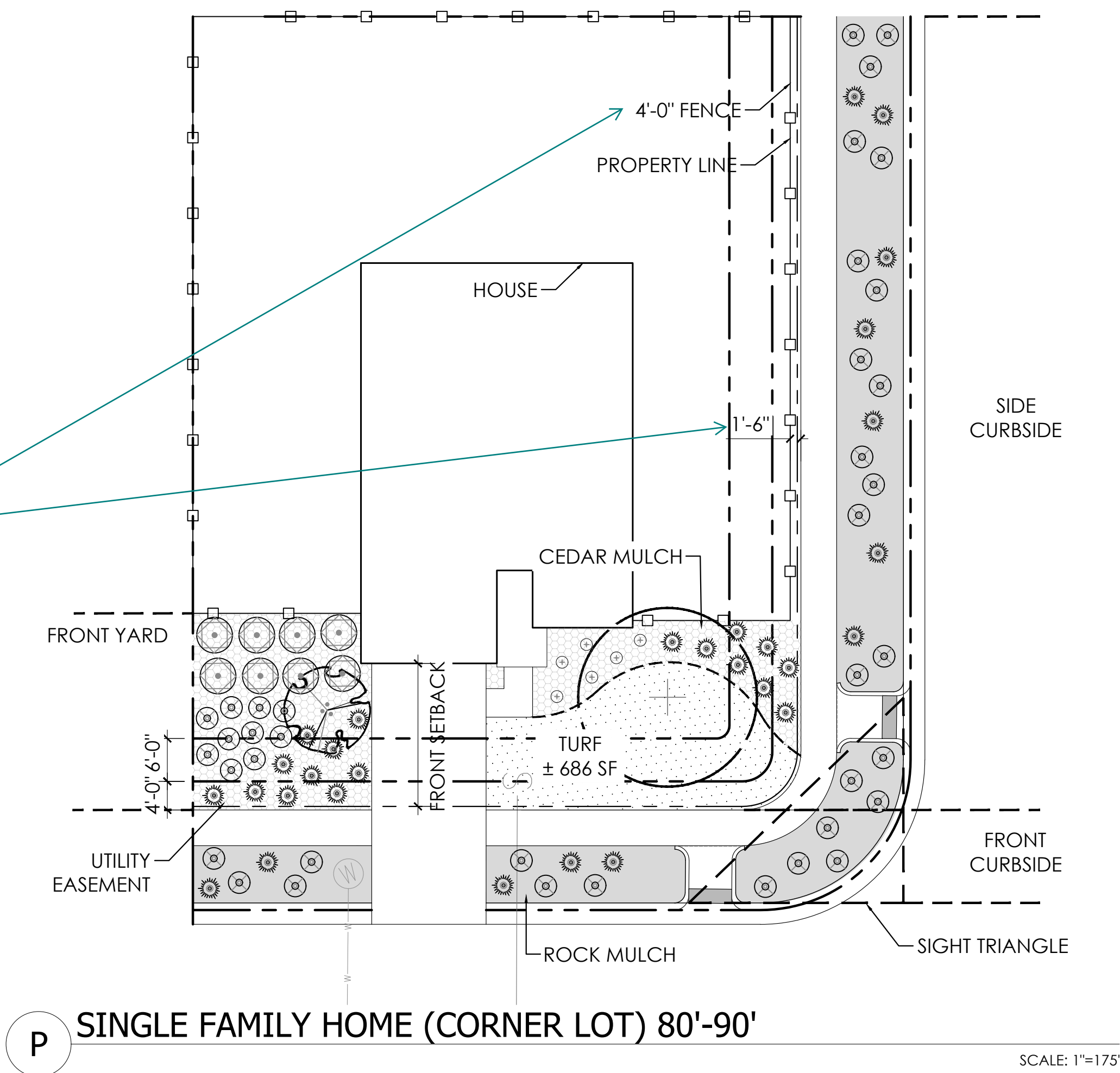
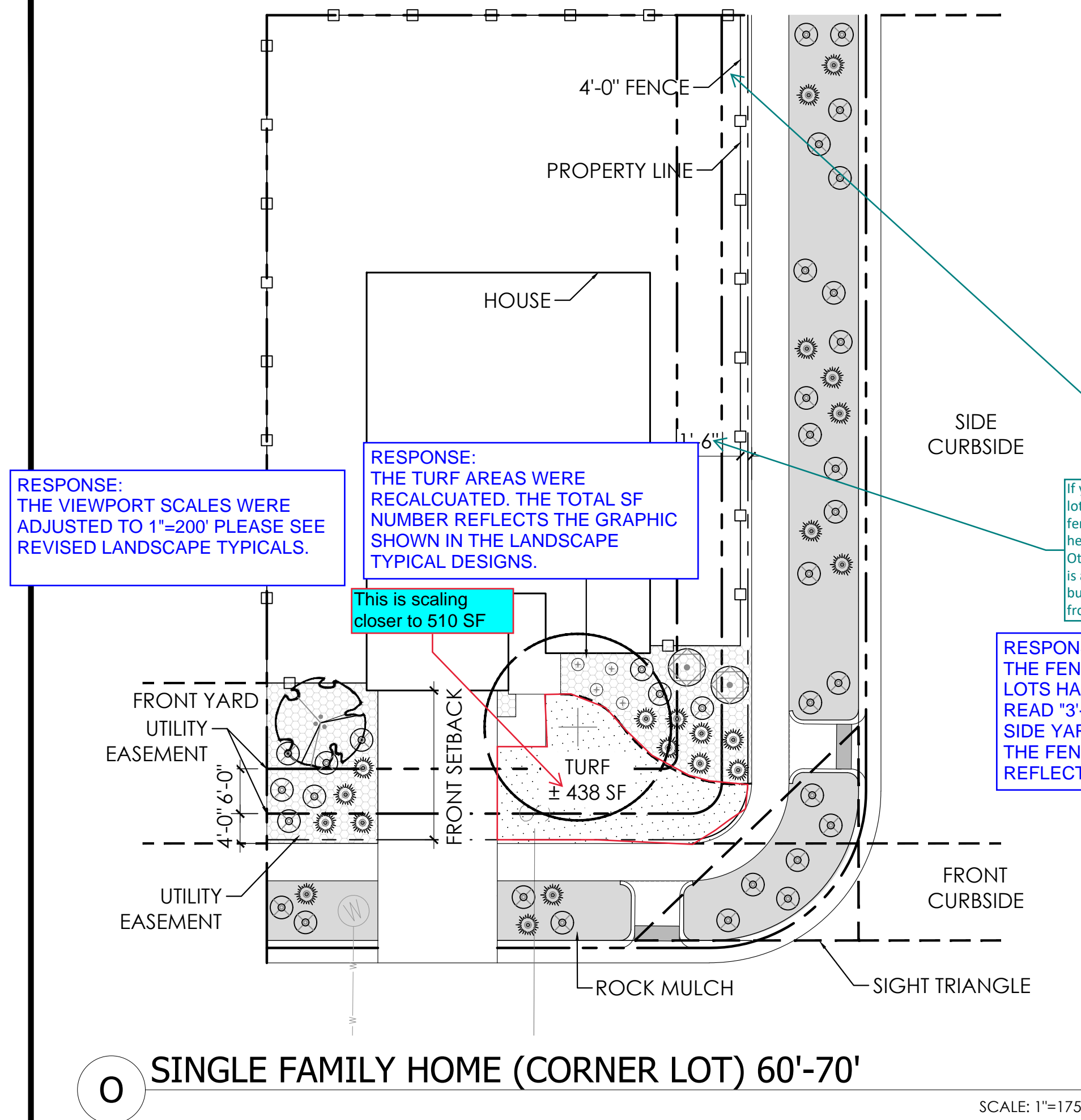
N SINGLE FAMILY HOME (CORNER LOT) 50'-60'

SCALE: 1"=175'

RESPONSE:
THE FENCES ON THE CORNER LOTS HAVE BEEN ADJUSTED TO READ "3'-6" OR 4'-0" FENCE" DUE TO SIDE YARD FENCE REQUIREMENTS. THE FENCE DETAIL ON LF.1 REFLECTS THIS HEIGHT CHANGE.

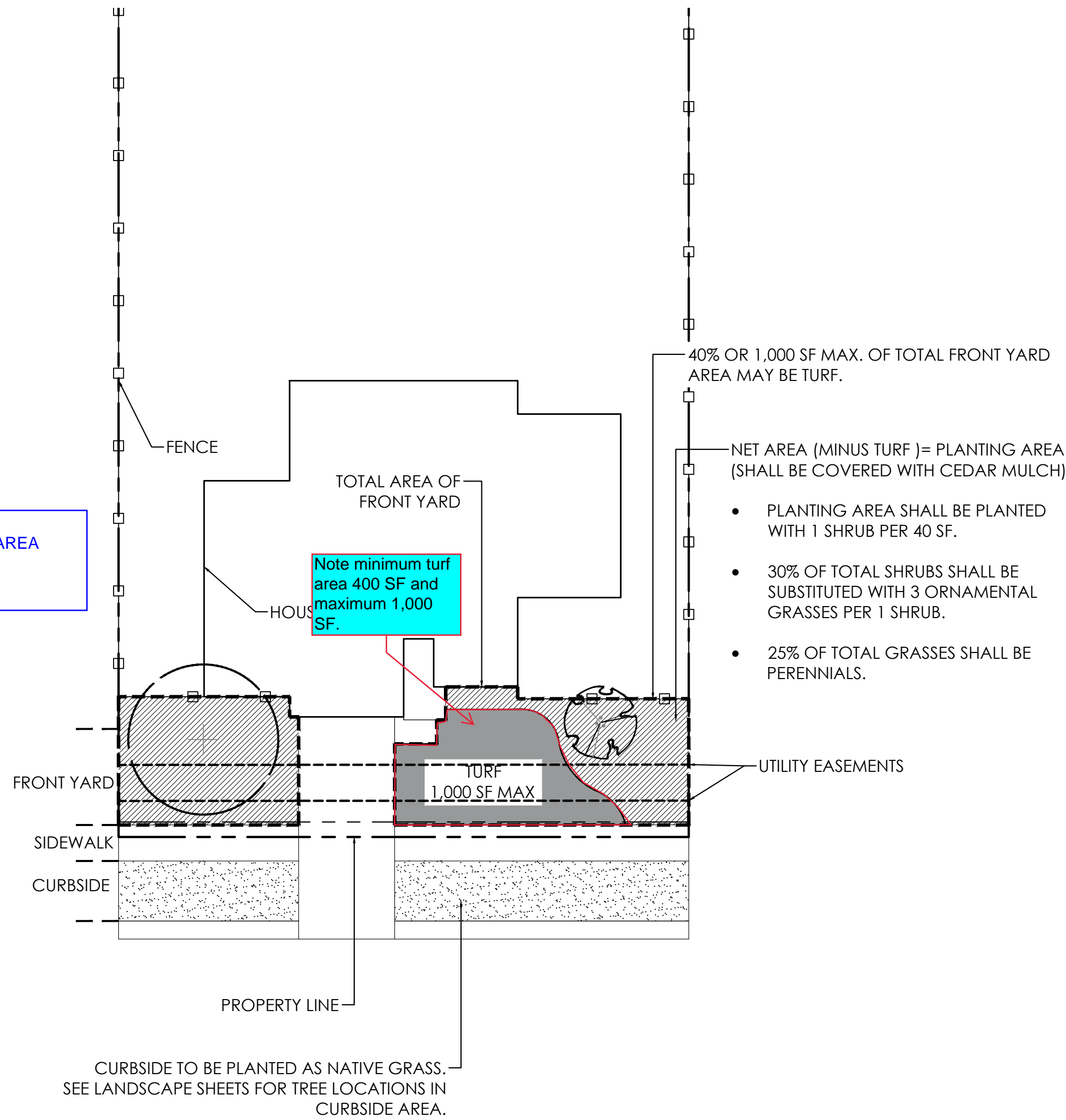
NOT FOR CONSTRUCTION

6/20/2023 9:39 AM 9:39 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\PLANNING 2\CAD\SUBMITTALS\SHEETS 3\DETAILS.DWG LT.6



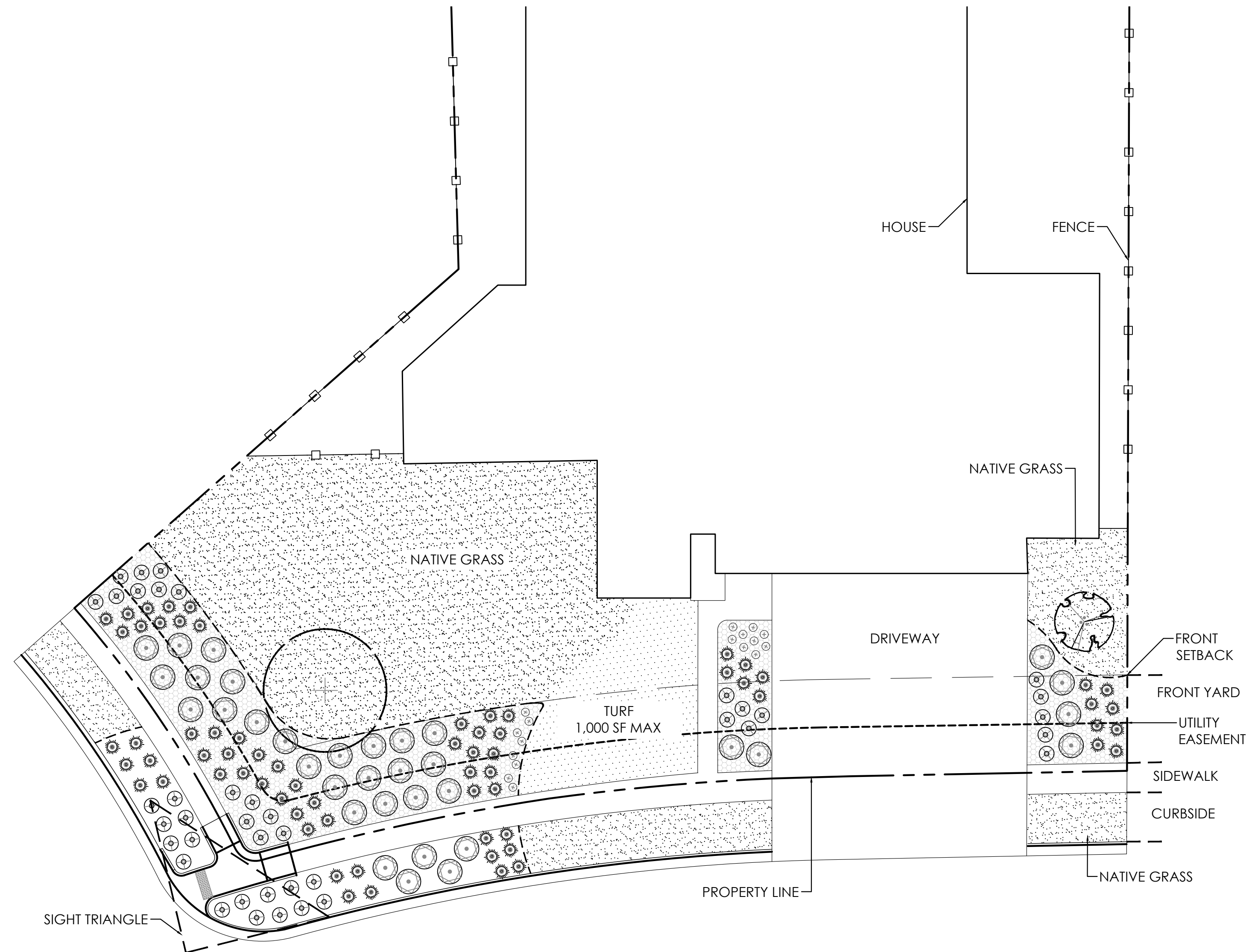
6/20/2023 9:38 AM P:\04\WOOD MASTER FOLDER\WINGS POINT\PLG 2\CADD\SUBMITTALS\SHEETS 3-DETAILS.DWG LT.7

RESPONSE:
MINIMUM TURF AREA
WAS NOTED.



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

SCALE: 1"=200'



T SINGLE FAMILY CUSTOM ESTATE HOME (CORNER LOT)

SCALE: 1"=200'

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 'SHUMMARDI'	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 PEITZERIANA '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 COGKYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.
ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.
FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONT.
LONICERA 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.	STONE-CROP, 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 73

June 20, 2023

NOT FOR CONSTRUCTION

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.55, 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.55., 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:

- 1. 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;
- 2. WESTERLY ALONG SAID CURVE 72.70 FEET THROUGH A CENTRAL ANGLE OF 07°15'25";
- 3. 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:

- 1. NORTH 06°15'28" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF;
- 2. SOUTH 83°44'32" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER THEREOF;
- 3. 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:

- 1. 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;
- 2. WESTERLY ALONG SAID CURVE 63.33 FEET THROUGH A CENTRAL ANGLE OF 07°15'25";
- 3. 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:

- 1. CONTINUING SOUTH 00°17'32" WEST, A DISTANCE OF 103.72 FEET;
- 2. SOUTH 12°07'45" WEST, A DISTANCE OF 305.87 FEET;
- 3. SOUTH 03°18'26" WEST, A DISTANCE OF 77.78 FEET;
- 4. SOUTH 14°20'10" EAST, A DISTANCE OF 77.01 FEET;
- 5. 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:

- 1. NORTH 89°08'11" WEST, A DISTANCE OF 409.91 FEET;
- 2. 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;
- 3. SOUTHWESTERLY ALONG SAID CURVE 929.45 FEET THROUGH A CENTRAL ANGLE OF 21°48'32";
- 4. NON-TANGENT TO SAID CURVE NORTH 19°55'22" WEST, A DISTANCE OF 150.00 FEET;
- 5. SOUTH 70°04'38" WEST, A DISTANCE OF 160.00 FEET;
- 6. 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;
- 7. SOUTHWESTERLY ALONG SAID CURVE 538.10 FEET THROUGH A CENTRAL ANGLE OF 12°37'34";
- 8. TANGENT TO SAID CURVE SOUTH 48°53'53" WEST, A DISTANCE OF 104.94 FEET;
- 9. 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;

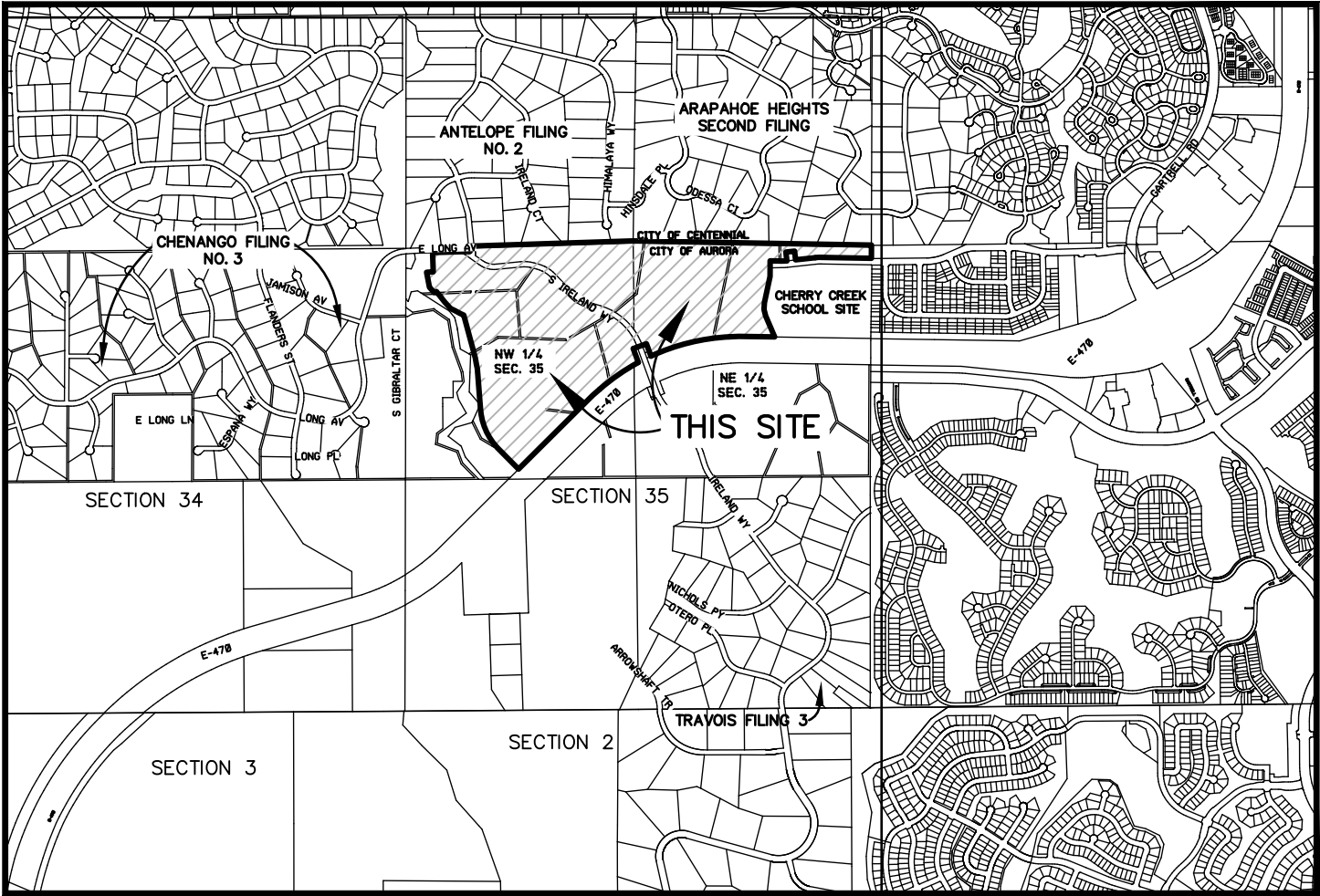
THENCE NORTH 64°16'10" WEST, A DISTANCE OF 53.28 FEET;

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

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

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

Noted



VICINITY MAP
SCALE 1"= 2000'

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:

- 1. NORTHERLY ALONG SAID CURVE 59.00 FEET THROUGH A CENTRAL ANGLE OF 11°43'39";
- 2. 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:

- 1. 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;
- 2. 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:

- 1. 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".
- 2. 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 "T55 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 "T55 R66W 1/4 S35/S36 PLS 10377 1988 JR ENGINEERING".
- 3. 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.
- 4. 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.

COVENANTS:

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

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

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

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

OWNER:

CLAYTON PROPERTIES GROUP 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:

- 5. 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.
- 6. ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. TRACTS A-J, L, AND N-R ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 13. 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.

add the Fence Note from the checklist - item (12- h): All owners of Lots or Tracts adjacent to ... Does not apply to this community based on fencing requirements

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

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

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

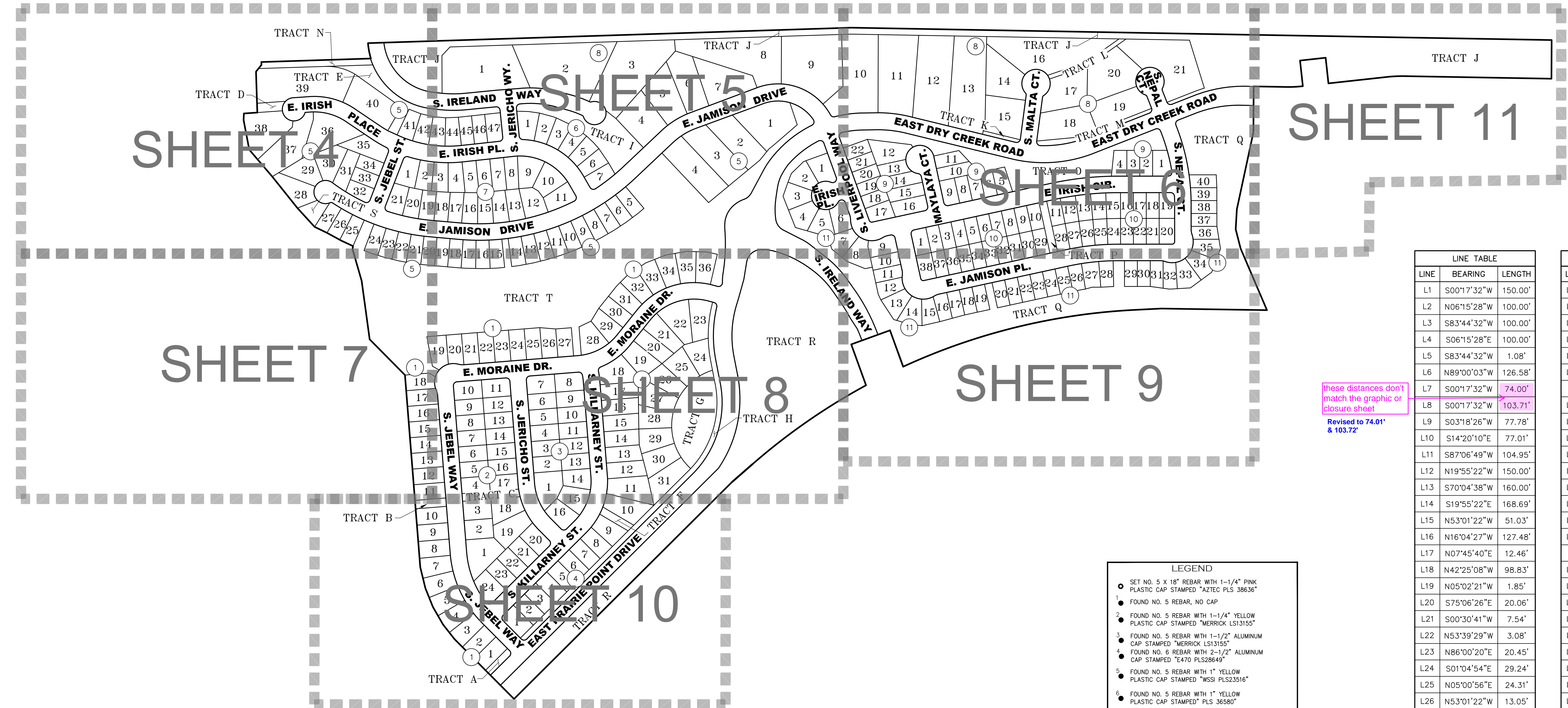
CITY OF AURORA APPROVALS:

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 _____ DATE _____
PLANNING DIRECTOR _____ DATE _____

AzTec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER OAKWOOD LAND DEVELOPMENT		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.

W.E. Water Easement (for Water Lines, Sanitary Sewer Lines, Storm Sewer Lines, Hydrants and Water meters)

Easement names changed per Aurora Water

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'

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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'

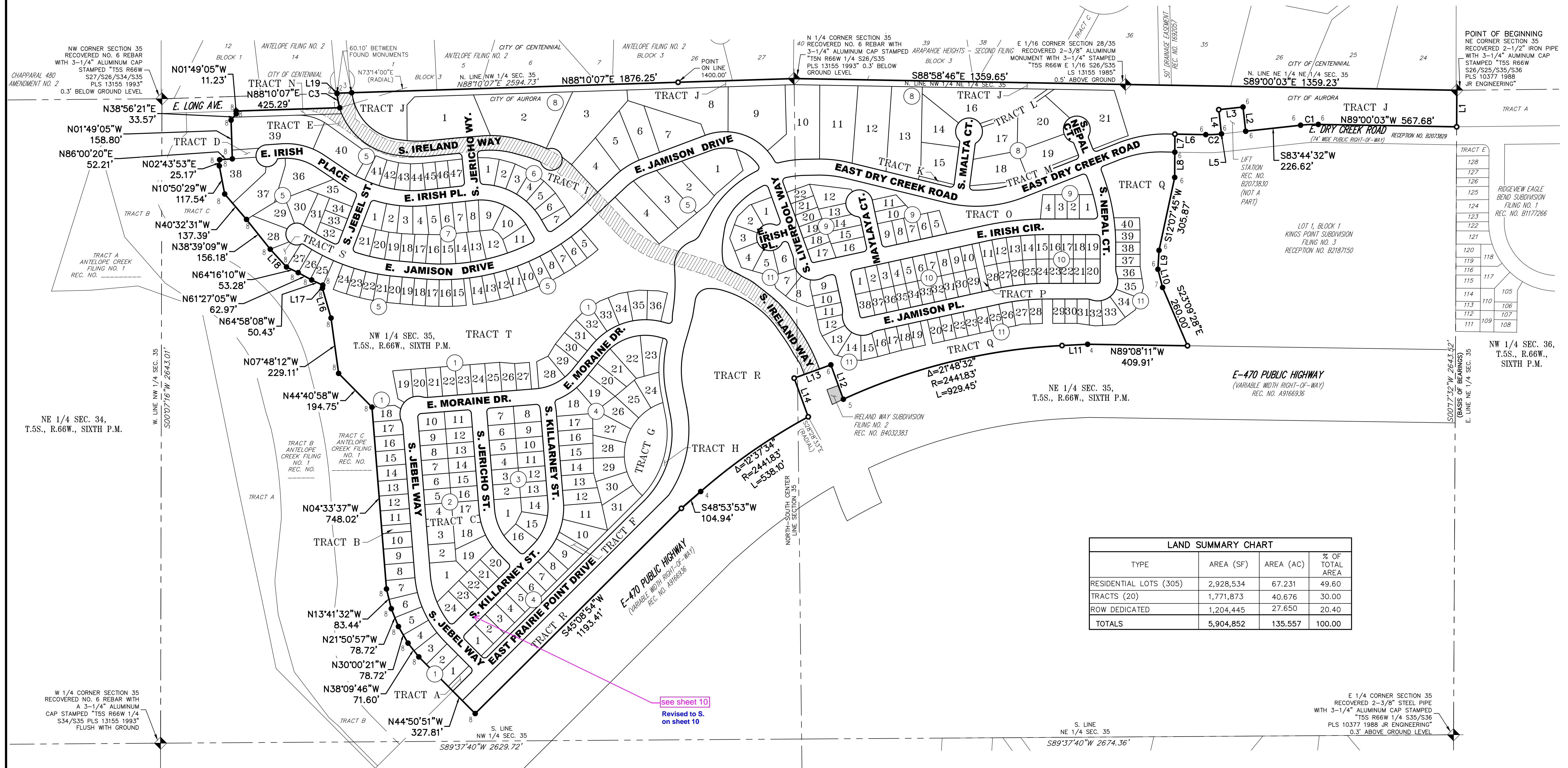
SHEET 2 OF 11

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

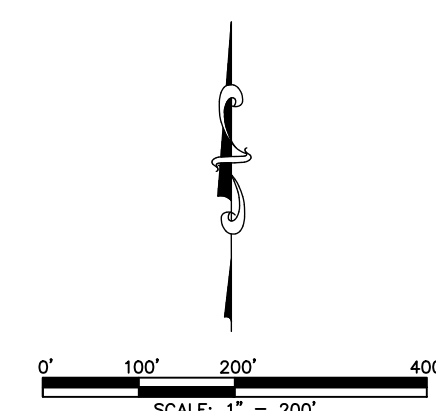
PRAIRIE POINT SUBDIVISION FILING NO. 2

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.



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

SEE SHEET 2
FOR LINE &
CURVE TABLES
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FOR REVIEW

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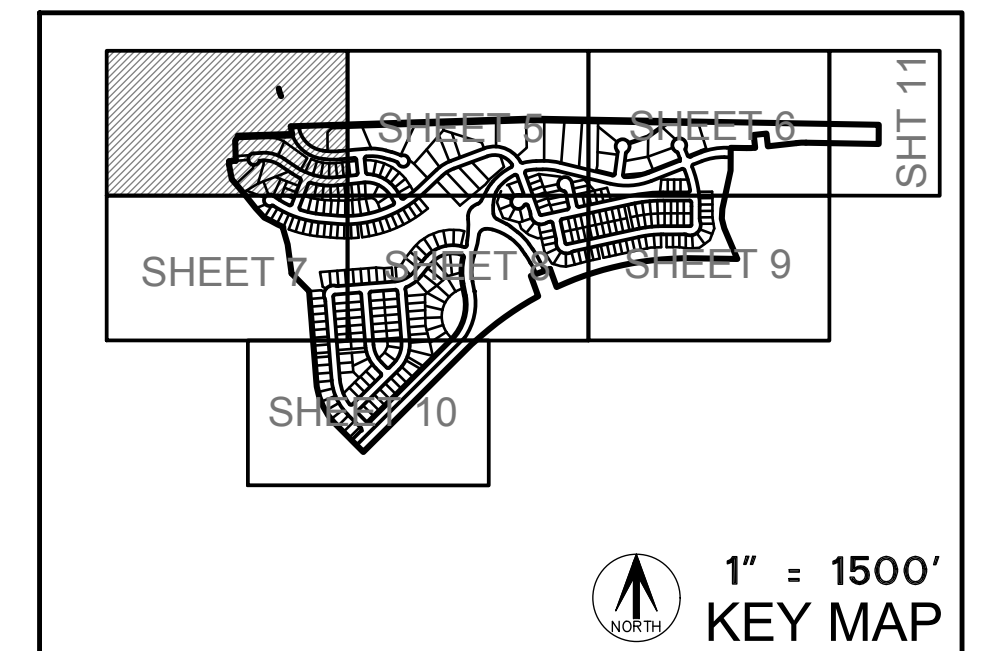
AzTec Proj. No: 171721-01 Drawn By: GLW

DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

DATE OF PREPARATION:	09-01-2022
SCALE:	1" = 200'
SHEET 3 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 2
FOR LINE &
CURVE TABLES
& LEGEND

SEE SHEET 5

SEE SHEET 5

FOR REVIEW

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DATE OF PREPARATION:	09-01-2022
SCALE:	1" = 50'
SHEET 4 OF 11	

SEE SHEET 7

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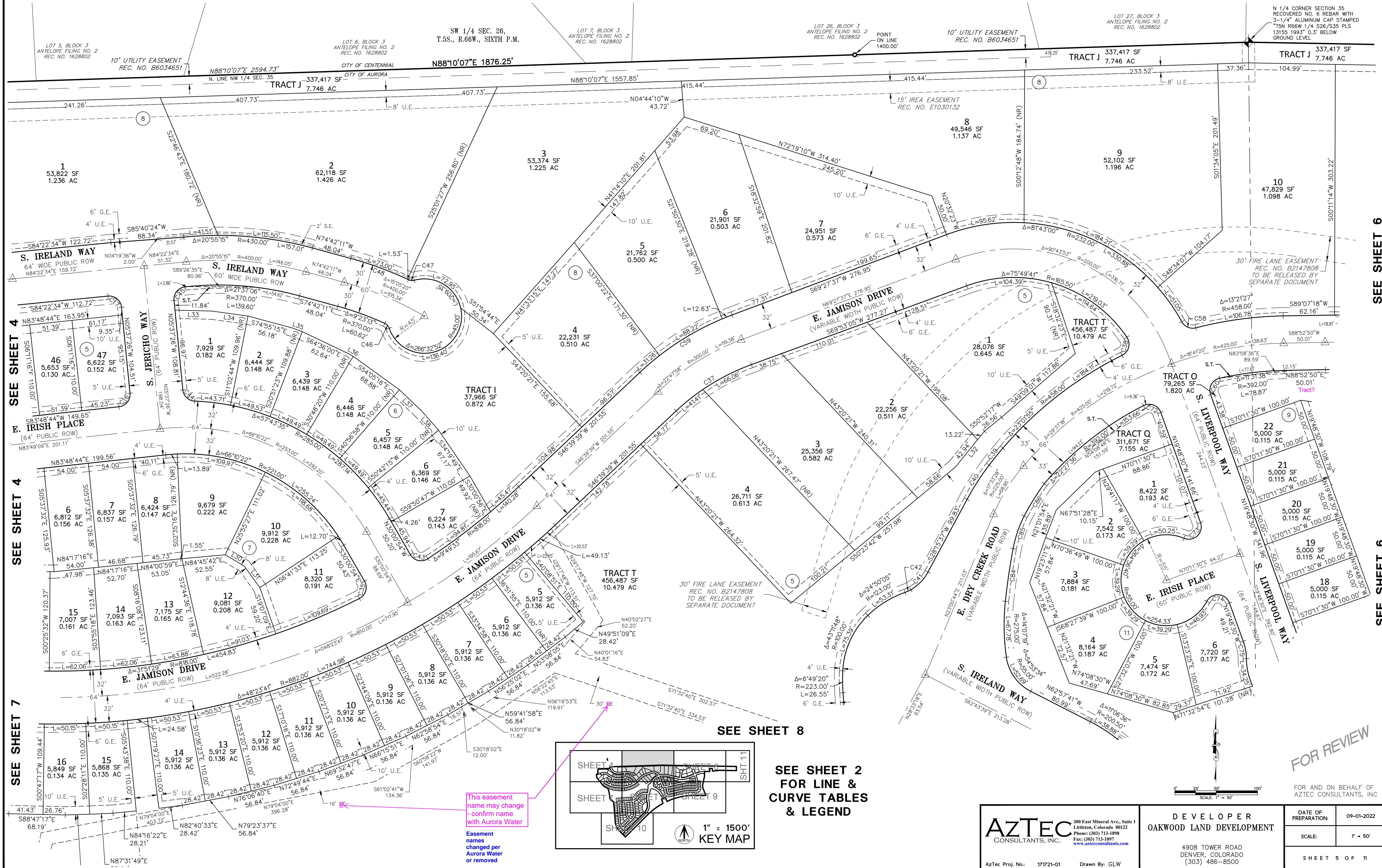
AzTec Proj. No.: 171721-01 Drawn By: GLW

DEVELOPER
OAKWOOD LAND DEVELOPMENT

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(303) 486-8500

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 6

SEE SHEET 6

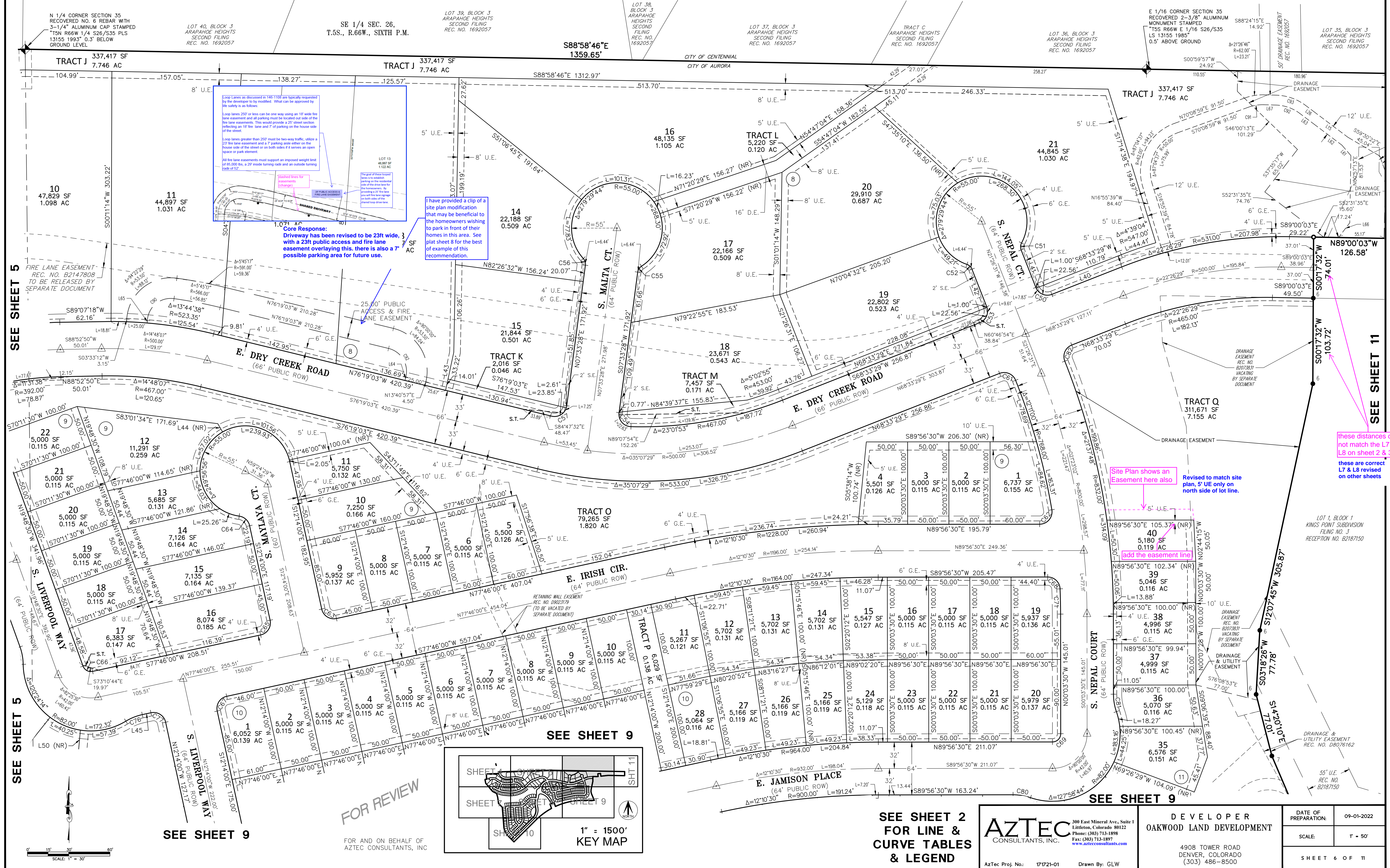
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

<div><div>AZTEC</div><div>CONSULTANTS, INC.</div></div>	<div>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</div>	<div>DEVELOPER</div> <div>OAKWOOD LAND DEVELOPMENT</div>		<div>DATE OF PREPARATION:</div> <div>09-01-2022</div>
				<div>SCALE:</div> <div>1" = 50'</div>
		<div>4908 TOWER ROAD DENVER, COLORADO (303) 486-8500</div>		<div>SHEET 5 OF 11</div>
<div>AzTec Proj. No.: 171721-01</div>	<div>Drawn By: GLW</div>			

PRAIRIE POINT SUBDIVISION FILING NO. 2

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

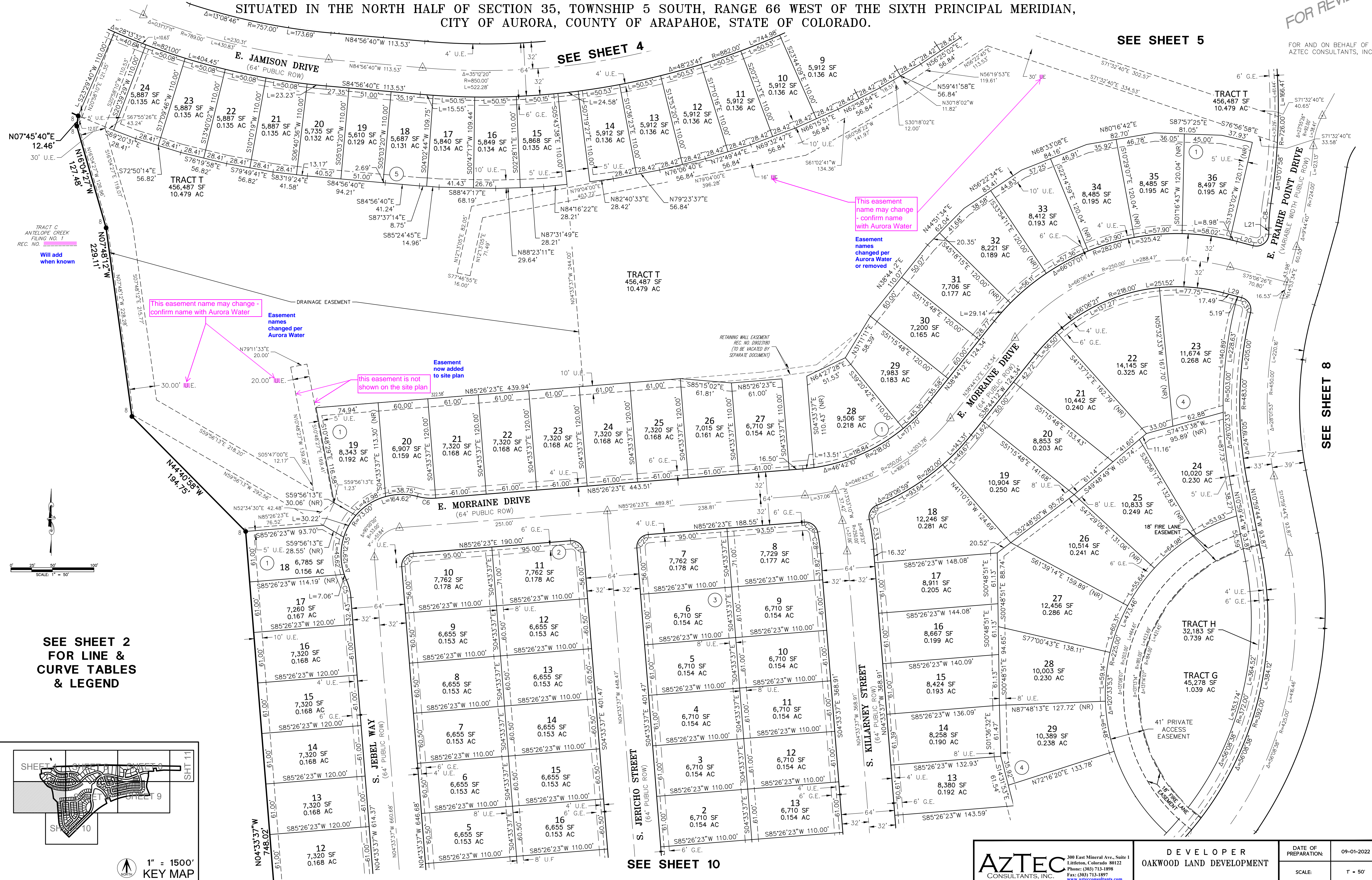


PRAIRIE POINT SUBDIVISION FILING NO. 2

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FOR REVIEW

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OAKWOOD LAND DEVELOPMENT

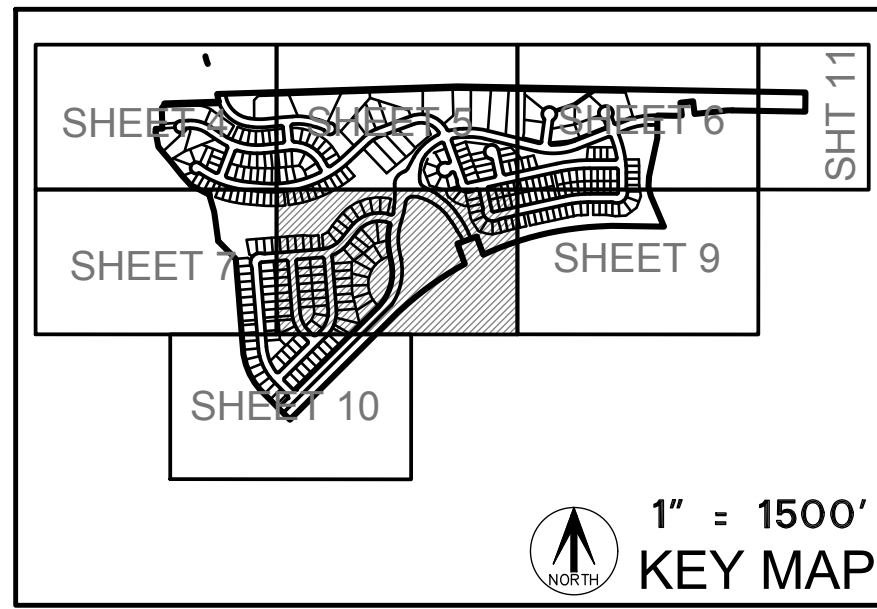
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DATE OF PREPARATION: 09-01-2022

SCALE: 1" = 50'

SHEET 7 OF 11

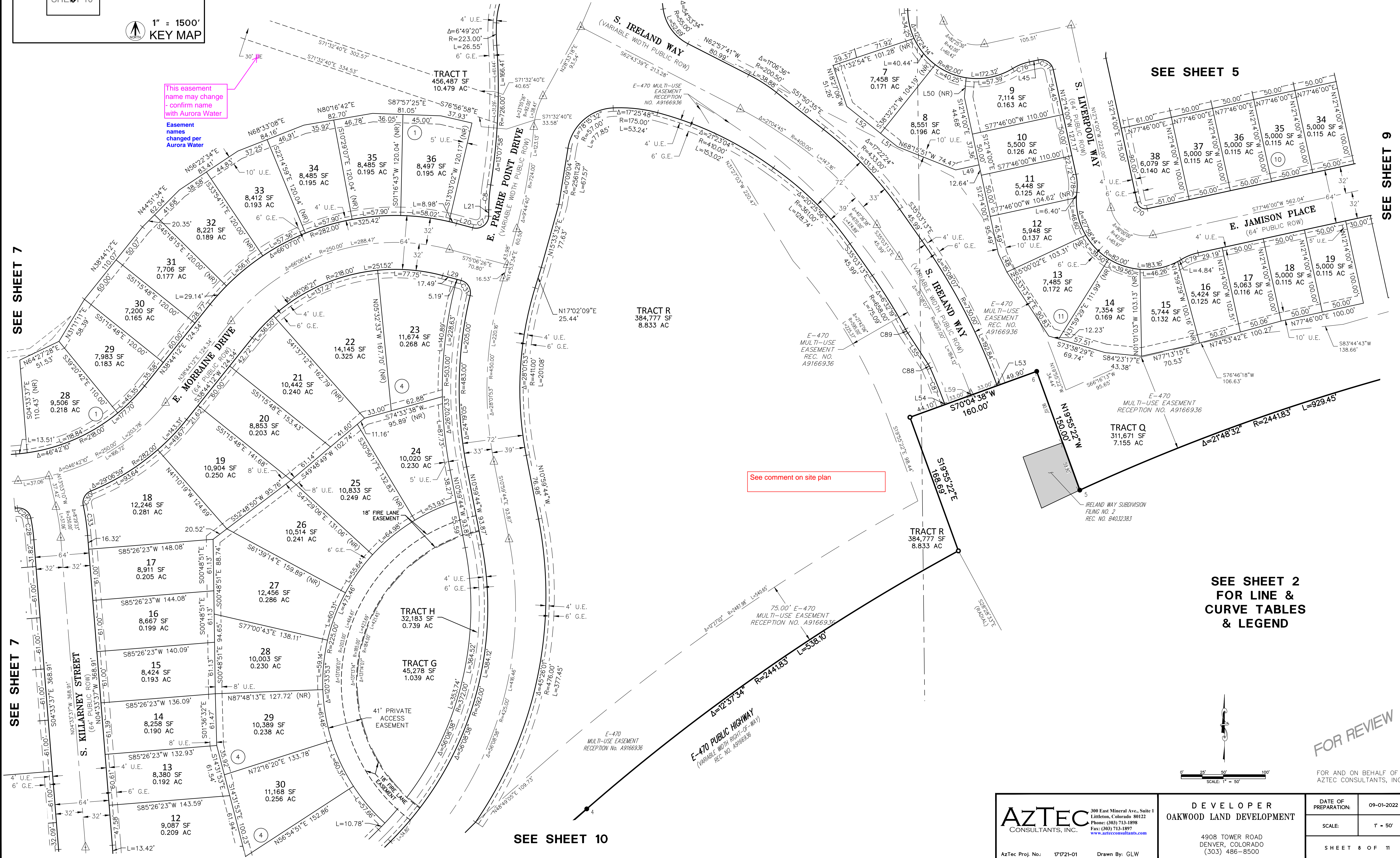
AzTec Proj. No: 171721-01 Drawn By: GLW



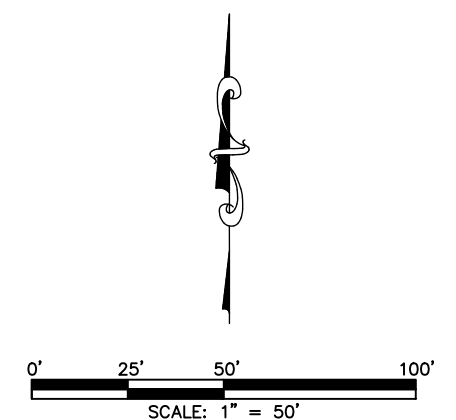
PRAIRIE POINT SUBDIVISION FILING NO. 2

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 5



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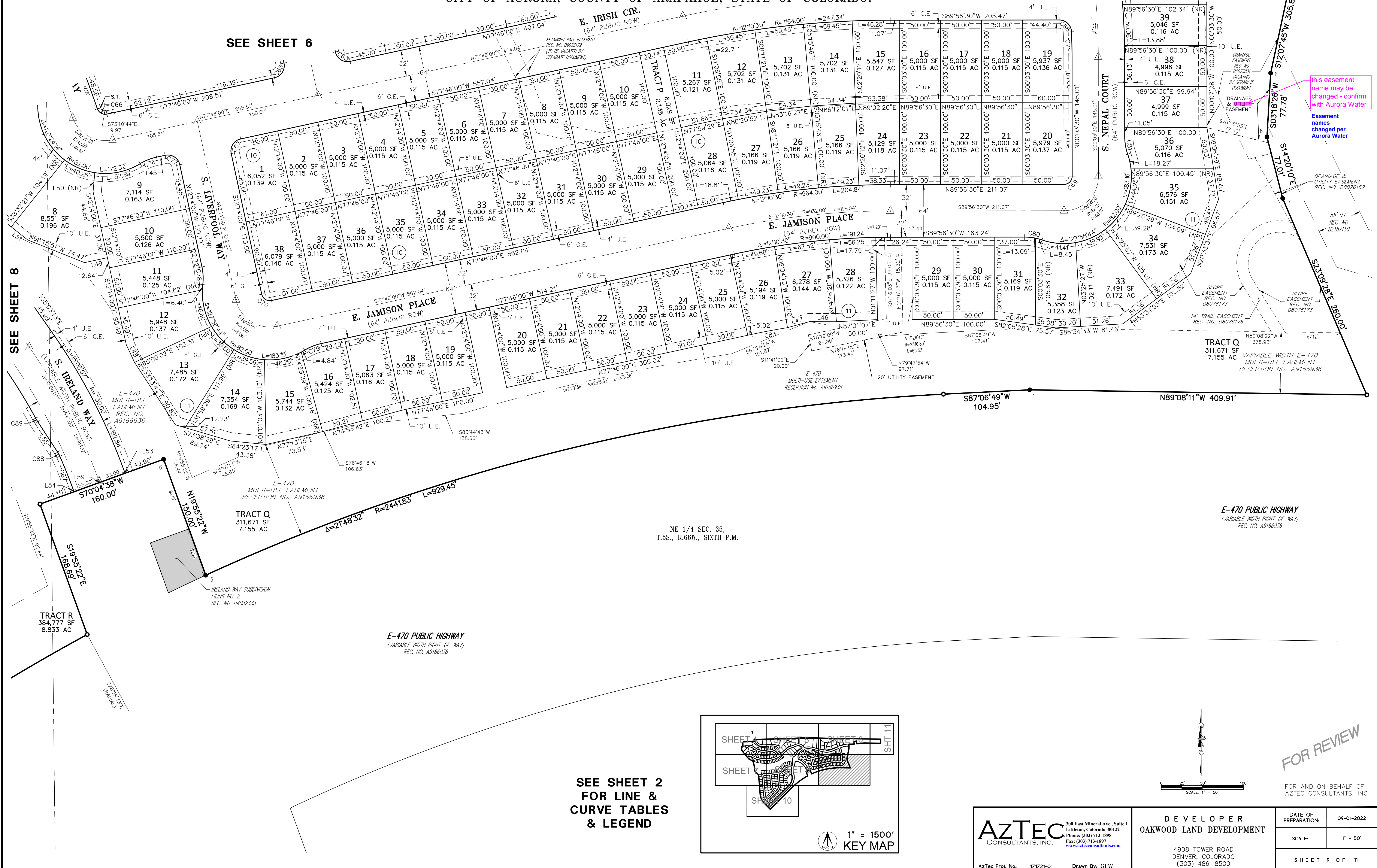
DATE OF PREPARATION:	09-01-2022
SCALE:	1" = 50'
SHEET 8 OF 11	

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.

this easement name may be changed - confirm with Aurora Water

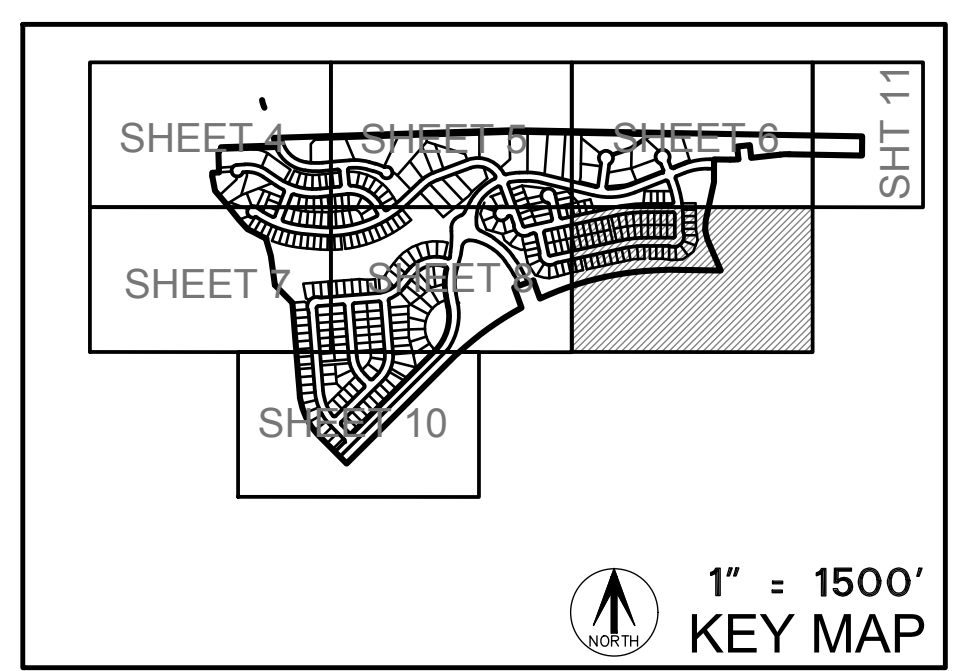
Easement names changed per Aurora Water




FOR REVIEW

FOR AND ON BEHALF OF
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FOR LINE &
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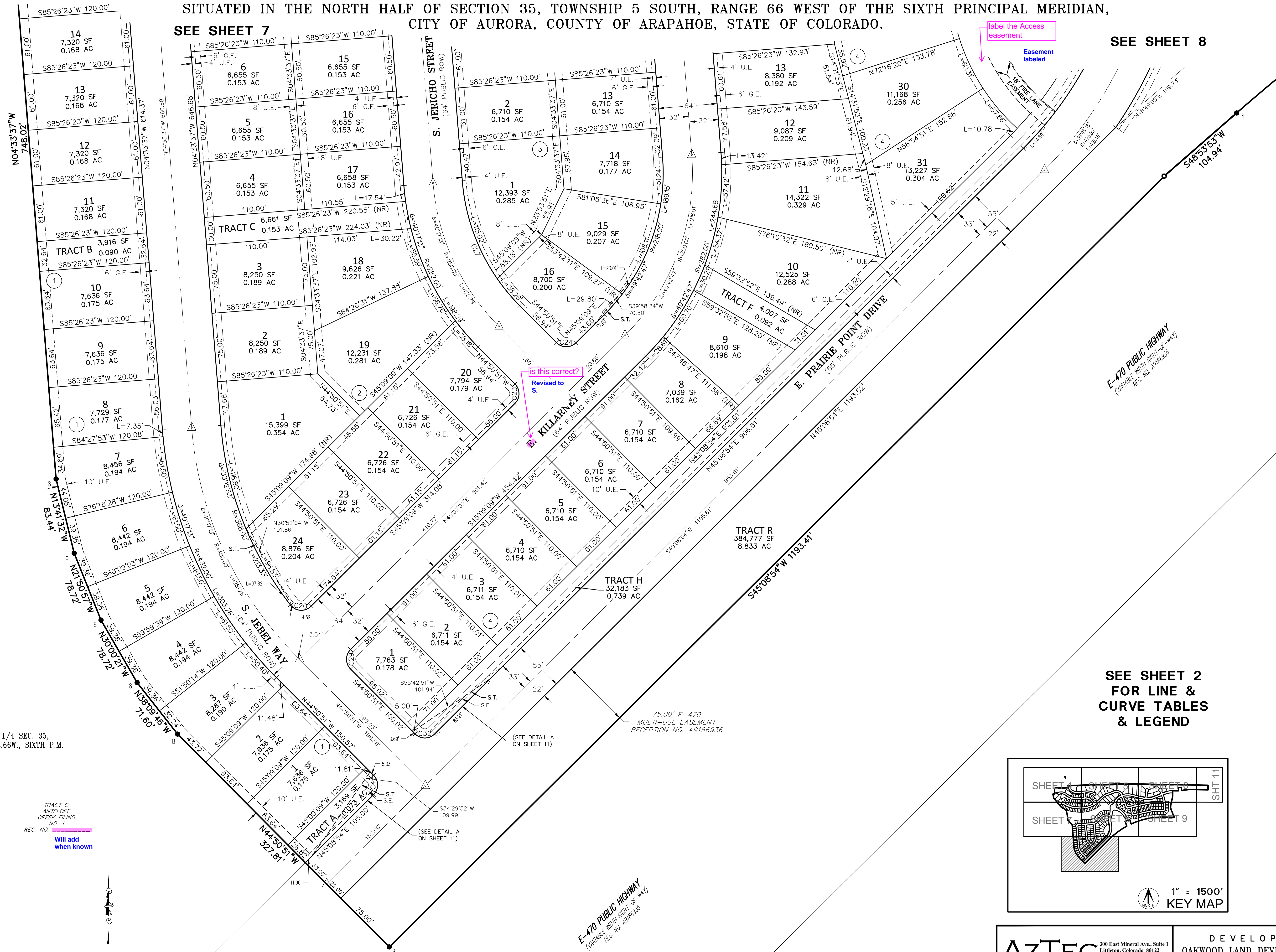
 <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DEVELOPER OAKWOOD LAND DEVELOPMENT		DATE OF PREPARATION: 09-01-2022
			SCALE: 1" = 50'
	4908 TOWER ROAD DENVER, COLORADO (303) 486-8500		SHEET 9 OF 11
AzTec Proj. No.: 171721-01 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.

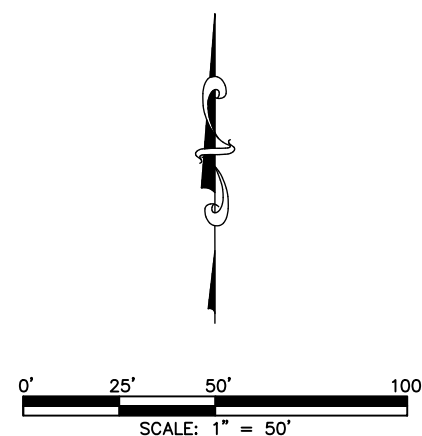
SEE SHEET 7

SEE SHEET 8

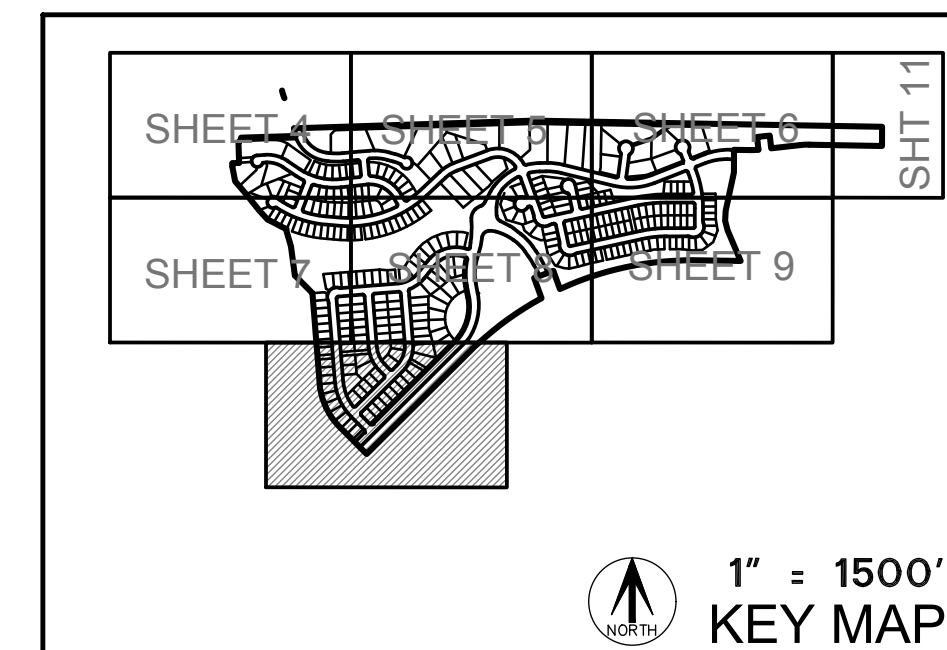


NW 1/4 SEC. 35,
T.5S., R.66W., SIXTH P.M.

TRACT C
ANTELOPE
CREEK FILING
NO. 1
Will add
when known



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FOR LINE &
CURVE TABLES
& LEGEND



FOR REVIEW

FOR AND ON BEHALF OF
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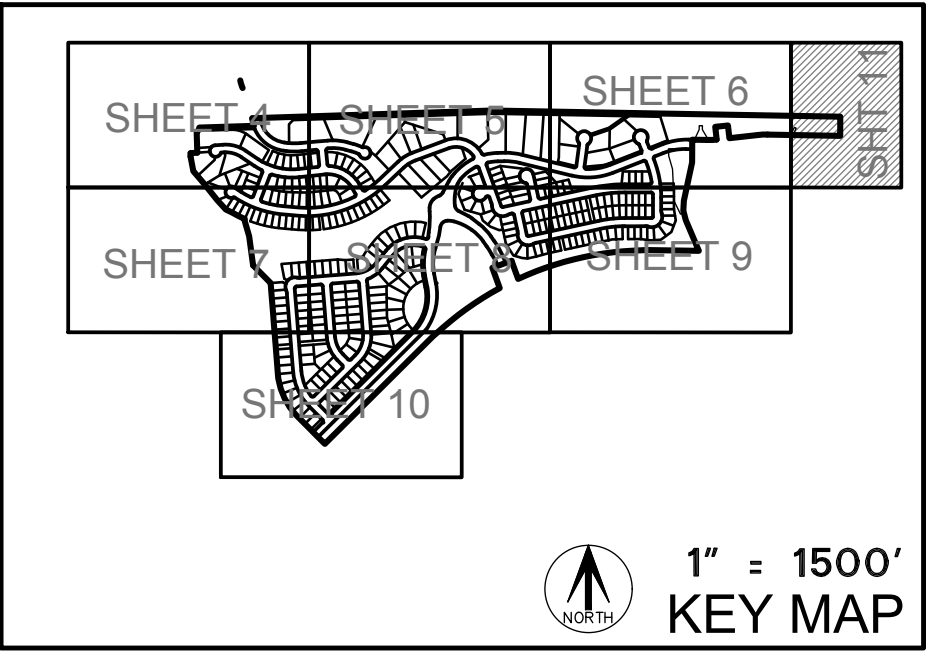
DATE OF
PREPARATION: 09-01-2022

SCALE: 1" = 50'

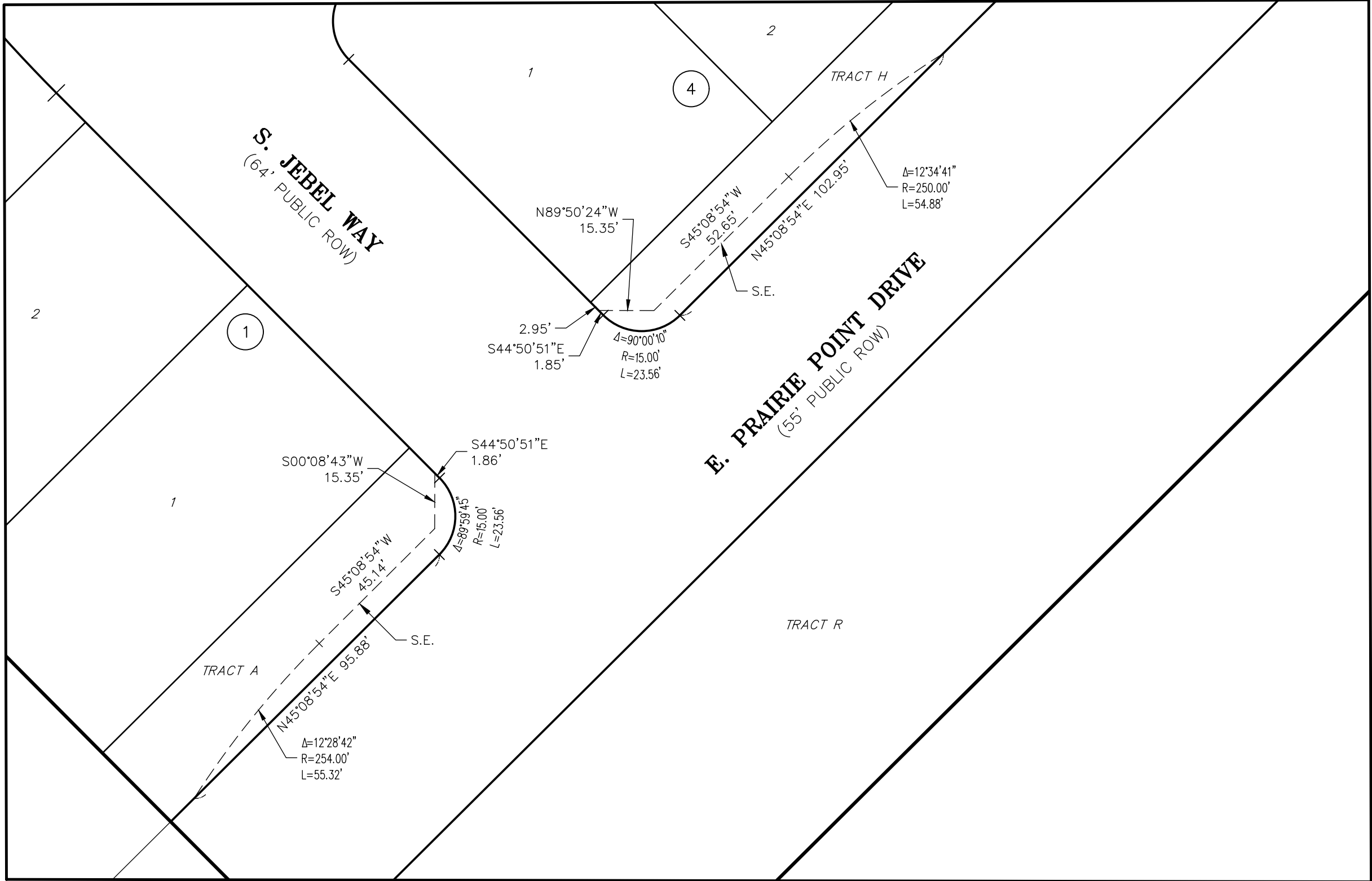
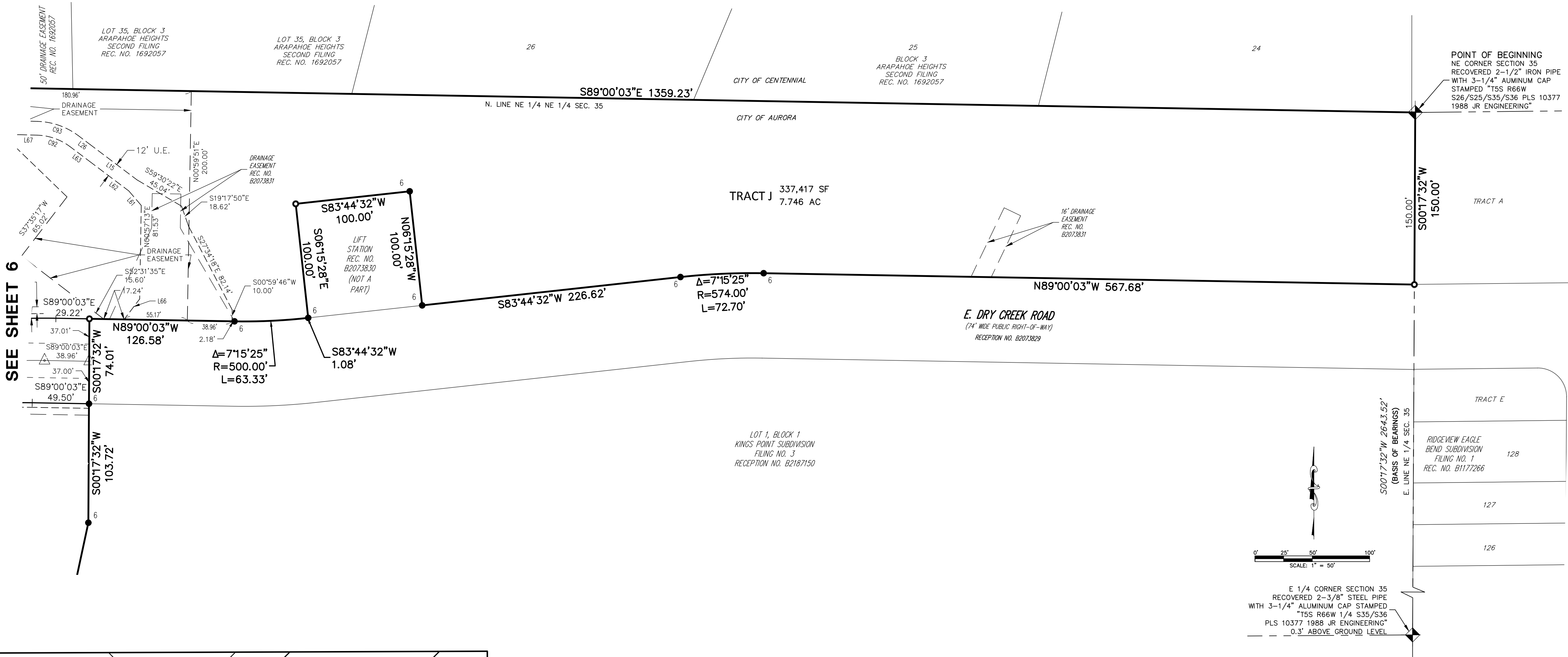
SHEET 10 OF 11

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
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DETAIL "A"
SCALE 1" = 30'

S.E. = SIDEWALK EASEMENT

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DEVELOPER
OAKWOOD LAND DEVELOPMENT

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(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

Parcel Map Check Report

Client: Prepared by:

Aztec Consultants

300 E. Mineral Ave. Ste 1 Littleton Co 80122

Date: 6/20/2023 3:02:06 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"