



February 17, 2023

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

RE: Technical Submission Review - (Kings Point North West) – Site Plan (ISP) Response to Comments
CN#: 2021-6058-00

Dear Mr. Gates,

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

Summary of Key Comments from All Departments

[Landscaping]

- The notes regarding landscaping responsibilities need to be updated to reflect the meeting on 1/18/23.

RESPONSE: THE NOTE HAS BEEN REVISED.

[Civil Engineering]

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

RESPONSE: AN AMENDMENT TO THE MASTER DRAINAGE STUDY IS BEING PREPARED TO ADDRESS SOME OF THE COMMENTS IN THE PDR. A REVISED PDR WILL BE SUBMITTED SHORTLY THAT IS CONFORMANCE WITH THE MDR AMENDMENT.

[Traffic Engineering]

- A sight-distance easement will be required in several locations.

RESPONSE: SIGHT EASEMENTS WILL BE ESTABLISHED WITH THE ADJOINING FINAL PLAT.

[Aurora Water]

- Several valves have been requested to be moved out of the ROW. Also, ensure proper coordination has started in terms of implementing utilities in CDOT ROW.

RESPONSE: THE COMMENTS REGARDING THE VALVE LOCATIONS HAVE BEEN ADDRESSED ON THE SHEETS WHERE THE COMMENT WAS MADE.

[Forestry]

- This site plan will not be fully approved until Tree Protection Plan has been approved.

RESPONSE: UNDERSTOOD.

[Real Property]

- Continue to work on License Agreements and Easement Dedications.

RESPONSE: UNDERSTOOD.

Planning Department Comments

terraccina design

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

1. **Community Questions, Comments and Concerns**
 - a. There are no community comments on this review.
RESPONSE: Noted.
2. **Planning Comments (Comments in teal)**
 - a. There are no Planning on this review.
RESPONSE: Noted.
3. **Landscaping Issues Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)**

[ISP Page 1]

 - a. This note is to be updated to reflect the outcome of the meeting on 1/18/23 between city staff, the consultant team, and the applicant. Additional graphics are being prepared to supplement this note.
RESPONSE: THE NOTE HAS BEEN REVISED.
[Landscape Plan Page 1]
 - b. This note will need to be revised per the meeting held on 1-18-23 with City staff, the applicant, and the consultant team. A separate plan/sheet is being prepared regarding triggers and timing.
RESPONSE: NOTE UPDATED.
4. **Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)**

[ISP Page 1]

 - a. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. Comments were provided 11/21/22 and no subsequent submittal has been made.
RESPONSE: AN AMENDMENT TO THE MASTER DRAINAGE STUDY IS BEING PREPARED TO ADDRESS SOME OF THE COMMENTS IN THE PDR. A REVISED PDR WILL BE SUBMITTED SHORTLY THAT IS CONFORMANCE WITH THE MDR AMENDMENT.
 - b. Per the previous comment, add the following note: "Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, 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."
RESPONSE: THIS ITEM WAS COVERED IN SPECIFIC SITE PLAN NOTE 3.
5. **Traffic Engineering (Steven Gomez / 303-739-7300 / segomez@auroragov.org / Comments in amber)**

[ISP Page 1]

 - a. This ISP will not be approved until the Kings Point North/Prairie Point Master documents have been approved.
**RESPONSE: THE FDP IS APPROVED BUT MYLARS ARE NOT RECORDED.
THE MDR IS APPROVED.
THE MUS IS APPROVED.
THE TIS IS APPROVED PER AN EMAIL FROM STEVE GOMEZ ON 9/8/22
THE TPP IS NOT APPROVED YET BUT CLOSE.**

[ISP Page 7]

 - b. Adjust striping to point vehicle to center of circulating lane.
RESPONSE: STRIPING HAS BEEN ADJUSTED.
 - c. Add raised median.

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RESPONSE: WE HAVE RESTRIPEDED AND RESIGNED THE APPROACH TO THE ROUNDABOUT RATHER THAN ADDING A RAISED MEDIAN.

[ISP Page 10]

- d. Sightlines not shown.

RESPONSE: THE SIGHT LINES ARE NOW SHOWN.

- e. Add sight triangle lines, typ.

RESPONSE: THE SIGHT LINES ARE NOW SHOWN.

[Landscape Plan Page 3]

- f. Verify all mature plant heights within sight triangles do not exceed COA 4.04.2.10 height requirements. Some plant heights do not meet the requirement. Remove/replace plants as needed.

RESPONSE: Plant heights adjusted.

[Landscape Plan Page 4]

- g. Mature plant height exceeds COA 4.04.2.10 height requirements. Remove/replace the plant

RESPONSE: Plants removed and replaced.

- h. Sight distance easement will be required.

RESPONSE: Easements will be included in a future plat or by separate document.

[Landscape Plan Page 5]

- i. Sight distance easement will be required.

RESPONSE: Easements will be included in a future plat or by separate document.

[Landscape Plan Page 11]

- j. Sight distance easement will be required.

RESPONSE: Easements will be included in a future plat or by separate document.

[Landscape Plan Page 12]

- k. Sight distance easement will be required.

RESPONSE: Easements will be included in a future plat or by separate document.

[Landscape Plan Page 13]

- l. Sight distance easement will be required.

RESPONSE: Easements will be included in a future plat or by separate document.

6. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

[ISP Page 1]

- a. PDR to be approved prior to site plan approvals.

RESPONSE: UNDERSTOOD.

[ISP Page 12]

- b. Include what CDS is.

RESPONSE: THE FOLLOWING NOTE HAS BEEN ADDED:

CDS DESIGNATION STANDS FOR A CONTINUOUS DEFLECTIVE SEPARATOR TO MEET WATER QUALITY REQUIREMENTS. A VARIANCE TO USE THIS WAS APPROVED IN CONJUNCTION WITH THE MASTER DRAINAGE REPORT.

- c. Please ensure proper coordination has started in terms of implementing utilities in CDOT ROW.

RESPONSE: WE ARE CONTINUING TO COORDINATE WITH CDOT AND THE CITY REGARDING THE UTILITIES WITHIN CDOT ROW.

- d. Ensure that maintenance has a minimum of 8 ft path to access components of the pond and top of outlet structures- TYP all ponds.

RESPONSE: THE ACCESSES HAVE BEEN PROVIDED.

[ISP Page 13]

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- e. Where is the utility easement for this?
RESPONSE: EASEMENT HAS BEEN ADDED.
[ISP Page 14]
 - f. Any way to move the check valve outside of ROW to ease traffic control measures/maintenance needs in the future?
RESPONSE: WE DO NOT BELIEVE THAT WE COULD MOVE THE CHECK VALVE OUTSIDE THE ROW. WE MOVED IT TO BE WITHIN THE MEDIAN AS SHOWN AND DISCUSSED.
[ISP Page 16]
 - g. Can we move this outside of the road/ROW?
RESPONSE: ADDING THE ADDITIONAL FITTINGS REQUIRED ON A 24" WATER LINE TO MOVE THE ARV OUTSIDE THE ROW WOULD ADD ADDITIONAL COST TO THE CITY SHOULD ANY PART OF THE REALIGNMENT NEED MAINTENANCE. THE AIR VENT PIPING WILL BE LOCATED IN THE LANDSCAPE AREA OUTSIDE THE ROAD AS SHOWN.
 - h. What is this serving?
RESPONSE: THIS EASEMENT IS A "PLACEHOLDER" IF WE EXTEND THE WATER LINE IN FINAL DESIGN.
[ISP Page 26]
 - i. Ensure grading in all areas has a max 4:1 so maintenance staff can have vehicular access.
RESPONSE: GRADING IS 4:1 MAX
7. **Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)**
- a. This site plan will not be approved until Tree Protection Plan has been approved.
RESPONSE: UNDERSTOOD.
8. **Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)**
- a. Any easements or Right of Ways that need to be dedicated should be by plat or separate documents. Plat would be the optimum way for dedications of these items. If by separate documents, then contact Andy Niquette at dedicationproperty@auroragov.org to start the dedications. Send in the Certificate of Taxes
RESPONSE: THE RIGHTS-OF-WAY WILL BE DEDICATED BY SEPARATE DOCUMENT. EASEMENTS OUTSIDE OF THE RIGHTS-OF-WAY WILL BE DEDICATED WITH THE ADJOING PLAT.

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

Sincerely,

Jeff Marck

terraccina design

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REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT 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 WITHIN ONE GROWING SEASON OF FINAL ACCEPTANCE OF THE ACCOMPANYING ROADS. IF COMPLETION OF LANDSCAPE CANNOT BE COMPLETED WITHIN ONE FULL GROWING SEASON OF FINAL ACCEPTANCE, A BOND SHALL BE ISSUED BY THE DEVELOPER FOR THE REMAINING UNINSTALLED LANDSCAPE. LANDSCAPING WILL BE INSTALLED WITHIN TRACTS AND DETENTION PONDS AS DELINEATED ON THE PLAN AT THE TIME OF FINAL CONSTRUCTION WITHIN THE TRACT OR POND AND AVAILABILITY OF IRRIGATION WATER.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION 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.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT, OR THE RESPONSIBILITY OF THE PROPERTY OWNER OF THE CURRENT FUNDING, WHERE FOUND, THE MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-882(D) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
18. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
19. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

SPECIFIC SITE PLAN NOTES

1. ROADWAY & WATER MAIN REQUIREMENTS
PRAIRIE POINT, PREVIOUSLY KNOWN AS KINGS POINT NORTH, MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE OVERALL KINGS POINT NORTH DEVELOPMENT AREA. DIVIDING THE SCOPE OF WORK BETWEEN THE TWO INFRASTRUCTURE SITE PLANS FOR PRAIRIE POINT EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY. THE OWNER / APPLICANT SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF AURORA PARKWAY AND PARKER ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE OWNER / APPLICANT, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT, OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
2. ARTERIAL SIDEWALKS
FUTURE CONSTRUCTION OF THE HIGH PLAINS TRAIL ALONG THE SOUTHERN BORDER BETWEEN PARKER ROAD AND THE AURORA PARKWAY ROUNDABOUT AND THE FUTURE OVERPASS FOR PEDESTRIAN CROSSING OF PARKER ROAD ELIMINATES THE NEED FOR SIDEWALKS EXTENDING TO PARKER ROAD AS INDICATED ON THE PLAN. THE REQUEST WAS MADE BY THE COLORADO DEPARTMENT OF TRANSPORTATION TO NOT HAVE ON-GRADE PEDESTRIAN CROSSING AT THE INTERSECTION OF AURORA PARKWAY AND PARKER ROAD. THE SIDEWALK ON THE SOUTH SIDE OF AURORA PARKWAY FROM THE FUTURE COMMERCIAL ENTRANCE EAST TO THE FIRST INTERSECTION WILL BE 8' DUE TO LIMITED PEDESTRIAN USE. THE SIDEWALK ADJACENT TO THE SOUTH SIDE OF AURORA PARKWAY FROM THE HIGH PLAINS TRAIL CONNECTION, WEST OF THE ROUND ABOUT, TO THE FUTURE CONNECTION WEST OF THE FUTURE OVERPASS OVER E-470, IS INCREASED TO 10' WIDTH.
2. DETENTION
THE UPSTREAM DETENTION POND C4 WILL BE CONSTRUCTED AND SIZED FOR FUTURE FULLY DEVELOPED CONDITIONS. AS SUCH, POND C4 WILL PROVIDE SUFFICIENT DETENTION TO ACCOUNT FOR THE PROPOSED CONSTRUCTION OF KINGS POINT DRIVE. THE HYDROLOGIC ROUTING PRESENTED IN THE PRELIMINARY DRAINAGE STUDY INDICATES THAT THE DISCHARGE TO THE CHENANGO SUBDIVISION WILL NOT EXCEED HISTORIC RATES. FUTURE DEVELOPMENT DOWNSTREAM OF POND C4 WILL REQUIRE A PERMANENT POND TO BE CONSTRUCTED UPSTREAM OF THE DISCHARGE TO THE CHENANGO SUBDIVISION. THAT POND WILL PROVIDE BOTH DETENTION AND WATER QUALITY IMPROVEMENTS.
3. SIDEWALKS
PRIOR TO REQUEST FOR ACCEPTANCE OF THE INFRASTRUCTURE, IT IS ANTICIPATED THAT FUTURE ADJACENT DEVELOPMENTS WHICH HAVE INTERSECTIONS CONNECTING TO ROADWAYS SHOWN ON THESE PLANS WILL HAVE BEEN REVIEWED THROUGH THEIR INDIVIDUAL SITE PLAN PROCESSES AND CONSTRUCTION PLANS SUBMITTED WHICH WILL INCLUDE THE COMPLETE INTERSECTION DESIGN. SHOULD THIS NOT HAPPEN, SIDEWALKS WILL BE CONSTRUCTED THROUGH THE FUTURE INTERSECTION.
4. UTILITY EASEMENTS
UTILITY EASEMENTS ("UE"), DRAINAGE AND ACCESS EASEMENTS, AND SIDEWALK EASEMENTS ("SE") SHOWN ARE CONCEPTUAL; FINAL DETERMINATION WILL BE MADE WITH THE CONSTRUCTION DOCUMENTS. UTILITY EASEMENTS ADJACENT TO THE RIGHTS-OF-WAY WILL BE DEDICATED BY SEPARATE DOCUMENT.
5. 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.
6. 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 PRAIRIE POINT COMMUNITY AUTHORITY BOARD.

This note to be updated to reflect the outcome of the meeting on 1/18/23 between city staff, the consultant team and applicant. Additional graphics being prepared to supplement this note.

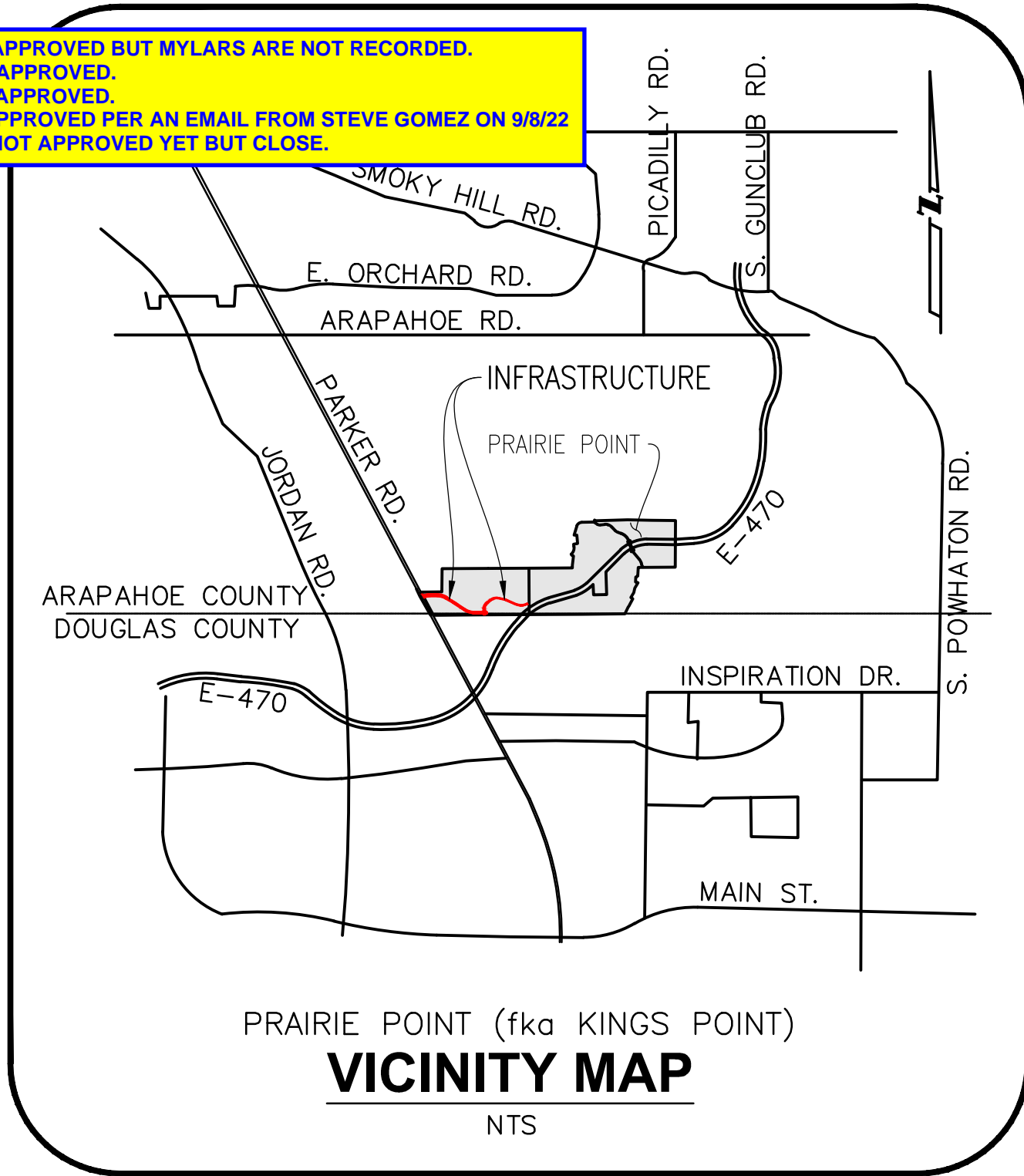
THE NOTE HAS BEEN REVISED.

This ISP will not be approved until the Kings Point North/Prairie Point Master documents have been approved

PDR to be approved prior to site plan approvals

UNDERSTOOD

THE FDP IS APPROVED BUT MYLARS ARE NOT RECORDED.
THE MDR IS APPROVED.
THE TIS IS APPROVED PER AN EMAIL FROM STEVE GOMEZ ON 9/8/22
THE TPP IS NOT APPROVED YET BUT CLOSE.



LAND USE SUMMARY

GROSS LAND AREA: 36.13 ACRES (INCLUDES WEST & EAST ISP)
NET LAND AREA COVERED BY WEST ISP: 16.93 ACRES
PUBLIC RIGHT-OF-WAY TO BE DEDICATED: 16.93 ACRES

AMENDMENT HISTORY

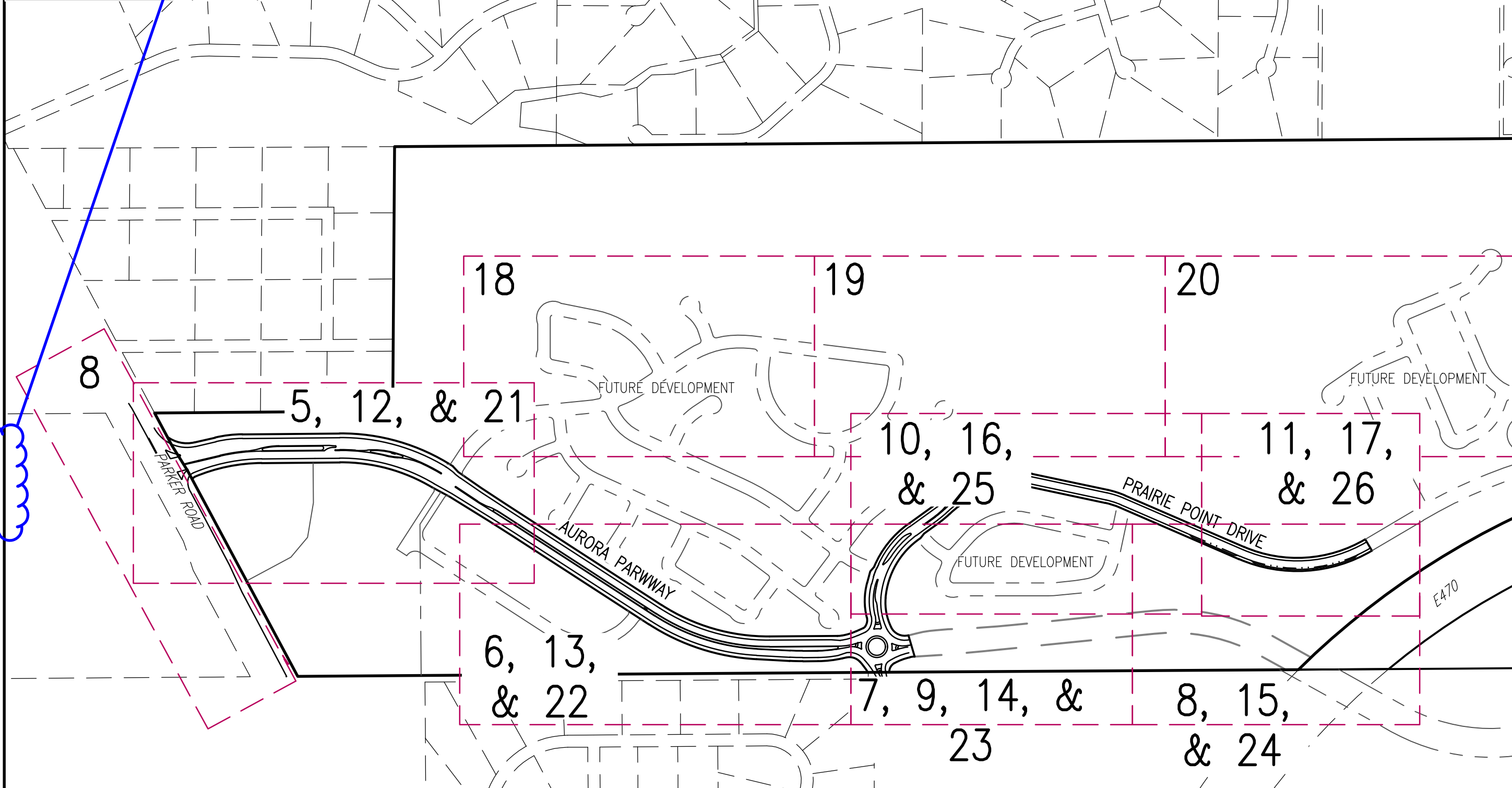
DATE DESCRIPTION

Per the previous comment, add the following note:

Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, 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.

THIS ITEM WAS COVERED IN SPECIFIC SITE PLAN NOTE 3.

SHEET LAYOUTS (1"=500')



THE CONTEXTUAL SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, CLAYTON PROPERTIES GROUP II, INC., HAS CAUSE THESE PRESENTS TO BE EXECUTED THIS

DAY OF A.D., 20

STATE OF COLORADO)
COUNTY OF ARAPAHOE)SS

FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

NESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

NOTARY BUSINESS ADDRESS

CITY OF AURORA APPROVALS

CITY ATTORNEY: DATE:

PLANNING DIRECTOR: DATE:

PLANNING COMMISSION: (CHAIRPERSON) DATE:

CITY COUNCIL: (MAYOR) DATE:

ATTEST: (CITY CLERK)

CITY FORESTER: DATE:

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY,

COLORADO, AT O'CLOCK .M. THIS DAY OF AD, 20

CLERK AND RECORDER

DEPUTY:

CONSULTANTS

CIVIL ENGINEER
EMK CONSULTANTS, INC.
7006 S. ALTON WAY, SUITE F
CENTENNIAL, COLORADO 80112
(303)694-1520 x106
CONTACT: BARRY MOORE, PE
BMOORE@EMKC.COM

LAND PLANNER /
LANDSCAPE ARCHITECT
TERRACINA DESIGN
10200 E. GIRARD AVE, SUITE A314
DENVER, COLORADO 80231
(303)632-8867
CONTACT: LAYLA ROSALES
LROSALDES@TERRACINADesign.COM

TRAFFIC CONSULTANT
FOX TUTTLE TRANSPORTATION GROUP
1624 MARKET STREET, SUITE 202
DENVER, COLORADO 80202
(303)652-3571
CONTACT: CASSIE SLADE, PE, PTOE
CASSIE.SLADE@FTHTRANSGroup.COM

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, COLORADO 80122
(303)713-1898
CONTACT: TONY PEARL, PLS
TPEARL@AZTECCONSULTANTS.COM

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9	AURORA PARKWAY ROUNDABOUT GEOMETRY
10-11	PRAIRIE POINT DRIVE SITE PLANS
12-15	AURORA PARKWAY UTILITY PLANS
16-17	PRAIRIE POINT DRIVE UTILITY PLANS
18-20	OFFSITE UTILITY PLANS
21	AURORA PARKWAY & POND D1 GRADING PLANS
22-24	AURORA PARKWAY GRADING PLANS
25-26	PRAIRIE POINT DRIVE & POND C4 GRADING PLANS
27	LANDSCAPE NOTES (LN 1)
28	OVERALL PLAN (LN 2)
29-52	LANDSCAPE PLANS (LP.1-LP.24)

APPLICANT/OWNERSHIP

CLAYTON PROPERTIES GROUP II, INC.
4908 TOWER ROAD
DENVER, CO 80249
(303) 486-8500
CONTACT: DAVE CARRO

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



SCALE: VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FKA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE LOCATION: 1/4 SECTION 33, T5S, R60W
EAST 1/4 SECTION 33, T5S, R60W
NAD 88 ELEVATION 5961.04

REVISIONS	NO	DESCRIPTION	DATE	BY
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PRAIRIE POINT WEST ISP
WEST INFRASTRUCTURE
SITE PLAN COVER SHEET

DATE: 12/20/2022

JOB NO: 12187.61

SCALE
AS NOTED

1 of 52

LEGAL DESCRIPTION

LEGAL DESCRIPTION (COVERS BOTH WEST AND EAST INFRASTRUCTURE)

A PARCEL OF LAND LOCATED IN SECTIONS 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 BEARS NORTH 88°10'07" EAST, A DISTANCE OF 2,594.73 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 88°10'07" EAST, A DISTANCE OF 718.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°10'07" EAST, A DISTANCE OF 61.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 83°40'44" EAST;

THENCE DEPARTING SAID NORTH LINE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°35'14", AN ARC LENGTH OF 291.40 FEET;

THENCE SOUTH 82°54'30" EAST, A DISTANCE OF 22.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 468.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'56", AN ARC LENGTH OF 103.86 FEET;

THENCE NORTH 84°22'34" EAST, A DISTANCE OF 122.72 FEET;

THENCE NORTH 85°40'24" EAST, A DISTANCE OF 88.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°37'26" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°55'15", AN ARC LENGTH OF 157.01 FEET;

THENCE SOUTH 74°42'11" EAST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°55'54", AN ARC LENGTH OF 74.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°49'28", AN ARC LENGTH OF 7.13 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 266°32'52", AN ARC LENGTH OF 209.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°16'04", AN ARC LENGTH OF 8.08 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 370.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'13", AN ARC LENGTH OF 60.62 FEET;

THENCE NORTH 74°42'11" WEST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'06", AN ARC LENGTH OF 139.80 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°18'09", AN ARC LENGTH OF 23.38 FEET;

THENCE SOUTH 05°37'26" EAST, A DISTANCE OF 108.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°07'03", AN ARC LENGTH OF 21.50 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°43'35", AN ARC LENGTH OF 287.14 FEET;

THENCE SOUTH 30°00'54" EAST, A DISTANCE OF 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°29'54", AN ARC LENGTH OF 24.48 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 818.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°49'33", AN ARC LENGTH OF 140.28 FEET;

THENCE NORTH 46°39'39" EAST, A DISTANCE OF 201.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 332.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°47'58", AN ARC LENGTH OF 132.11 FEET;

THENCE NORTH 69°27'37" EAST, A DISTANCE OF 276.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 232.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°43'00", AN ARC LENGTH OF 330.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°39'14", AN ARC LENGTH OF 19.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°21'27", AN ARC LENGTH OF 106.78 FEET;

THENCE NORTH 88°52'50" EAST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 533.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 137.70 FEET;

THENCE SOUTH 76°19'03" EAST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 467.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 286.29 FEET;

THENCE NORTH 68°33'29" EAST, A DISTANCE OF 441.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 531.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'29", AN ARC LENGTH OF 207.98 FEET;

THENCE SOUTH 89°00'03" EAST, A DISTANCE OF 29.22 FEET TO THE WESTERLY RIGHT-OF-WAY OF EAST DRY CREEK ROAD RECORDED AT RECEPTION NO. 82073829 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°17'32" WEST, A DISTANCE OF 74.00 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 89°00'03" WEST, A DISTANCE OF 49.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 465.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'29", AN ARC LENGTH OF 182.13 FEET;

THENCE SOUTH 68°33'29" WEST, A DISTANCE OF 420.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 533.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 326.75 FEET;

THENCE NORTH 76°19'03" WEST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 467.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 120.65 FEET;

THENCE SOUTH 88°52'50" WEST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 392.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°18'38", AN ARC LENGTH OF 330.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 333.15 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°09'33" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'06", AN ARC LENGTH OF 46.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 149.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°24'20" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°55'57", AN ARC LENGTH OF 41.57 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 799.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°37'01", AN ARC LENGTH OF 64.42 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°07'19", AN ARC LENGTH OF 67.78 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°53'34", AN ARC LENGTH OF 52.69 FEET;

THENCE SOUTH 62°57'41" EAST, A DISTANCE OF 80.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27°02'50" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°06'36", AN ARC LENGTH OF 38.88 FEET;

THENCE SOUTH 51°50'35" EAST, A DISTANCE OF 71.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 433.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 37°34'23" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'24", AN ARC LENGTH OF 131.30 FEET;

THENCE SOUTH 35°03'13" EAST, A DISTANCE OF 45.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 730.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'07", AN ARC LENGTH OF 192.84 FEET;

THENCE SOUTH 19°55'06" EAST, A DISTANCE OF 1.70 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E-470 RECORDED AT RECEPTION NO. A9166396 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 70°04'49" WEST, A DISTANCE OF 66.00 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 19°55'06" WEST, A DISTANCE OF 1.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 664.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°52'08", AN ARC LENGTH OF 44.84 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'34", AN ARC LENGTH OF 5.71 FEET;

THENCE NORTH 33°07'48" WEST, A DISTANCE OF 43.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 65.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°36'54", AN ARC LENGTH OF 5.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 658.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'19", AN ARC LENGTH OF 75.09 FEET;

THENCE NORTH 35°03'13" WEST, A DISTANCE OF 45.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 361.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'56", AN ARC LENGTH OF 128.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 410.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°12'59" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°23'04", AN ARC LENGTH OF 153.02 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'48", AN ARC LENGTH OF 53.24 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 57.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°15'32", AN ARC LENGTH OF 77.85 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25,611.29 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'04", AN ARC LENGTH OF 67.57 FEET;

THENCE SOUTH 15°33'32" WEST, A DISTANCE OF 77.63 FEET;

THENCE SOUTH 17°02'09" WEST, A DISTANCE OF 25.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 411.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°01'53", AN ARC LENGTH OF 201.08 FEET;

THENCE SOUTH 10°59'44" EAST, A DISTANCE OF 76.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 476.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°26'01", AN ARC LENGTH OF 377.45 FEET;

THENCE SOUTH 45°08'54" WEST, A DISTANCE OF 2,181.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,533.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 39°30'36" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'34", AN ARC LENGTH OF 659.87 FEET;

THENCE SOUTH 65°24'58" WEST, A DISTANCE OF 1,017.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 68.63 FEET;

THENCE SOUTH 74°00'05" WEST, A DISTANCE OF 1,287.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,434.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 620.18 FEET;

THENCE SOUTH 59°24'09" WEST, A DISTANCE OF 303.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 733.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 690.66 FEET;

THENCE NORTH 66°36'42" WEST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 77.89 FEET;

THENCE NORTH 77°59'47" WEST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°47'07", AN ARC LENGTH OF 326.93 FEET;

THENCE SOUTH 54°13'06" WEST, A DISTANCE OF 49.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 428.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'52", AN ARC LENGTH OF 62.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 458.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'52", AN ARC LENGTH OF 67.13 FEET;

THENCE SOUTH 54°13'06" WEST, A DISTANCE OF 94.00 FEET;

THENCE SOUTH 39°05'44" WEST, A DISTANCE OF 31.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 402.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°28'12" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°41'43", AN ARC LENGTH OF 355.69 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 277.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'04", AN ARC LENGTH OF 151.65 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°33'20", AN ARC LENGTH OF 101.52 FEET;

THENCE SOUTH 16°16'58" EAST, A DISTANCE OF 110.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 149.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°12'11" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'20", AN ARC LENGTH OF 23.32 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°16'27", AN ARC LENGTH OF 82.91 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°13'05", AN ARC LENGTH OF 54.30 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°35'36" WEST, A DISTANCE OF 107.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°01'19" WEST;

THENCE DEPARTING SAID SOUTH LINE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°07'38", AN ARC LENGTH OF 66.28 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 70.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°41'57", AN ARC LENGTH OF 74.16 FEET;

THENCE SOUTH 77°11'43" WEST, A DISTANCE OF 19.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 569.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'53", AN ARC LENGTH OF 123.23 FEET;

THENCE SOUTH 89°35'36" WEST, A DISTANCE OF 76.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,089.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°27'15", AN ARC LENGTH OF 65.68 FEET;

THENCE NORTH 86°57'09" WEST, A DISTANCE OF 166.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,093.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°52'10", AN ARC LENGTH OF 570.06 FEET;

THENCE NORTH 57°05'00" WEST, A DISTANCE OF 809.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 7,155.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'45", AN ARC LENGTH OF 143.09 FEET;

THENCE NORTH 58°13'44" WEST, A DISTANCE OF 228.51 FEET;

THENCE NORTH 62°21'16" WEST, A DISTANCE OF 99.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 883.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°48'04" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'53", AN ARC LENGTH OF 482.09 FEET;

THENCE SOUTH 89°31'11" WEST, A DISTANCE OF 390.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 883.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°21'20", AN ARC LENGTH OF 344.53 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 19.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°14'35", AN ARC LENGTH OF 17.99 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH PARKER ROAD;

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

1. NORTH 28°10'15" WEST, A DISTANCE OF 50.17 FEET;

2. NORTH 31°58'54" WEST, A DISTANCE OF 150.16 FEET;

3. NORTH 28°04'39" WEST, A DISTANCE OF 48.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 164.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°22'28" EAST;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°32'43", AN ARC LENGTH OF 144.68 FEET;

THENCE NORTH 76°49'45" EAST, A DISTANCE OF 105.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 621.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'26", AN ARC LENGTH OF 137.55 FEET;

THENCE NORTH 89°31'11" EAST, A DISTANCE OF 485.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,027.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°18'58", AN ARC LENGTH OF 597.18 FEET;

THENCE SOUTH 42°56'11" EAST, A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 7,155.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 35°08'53" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'52", AN ARC LENGTH OF 278.65 FEET;

THENCE SOUTH 57°05'00" EAST, A DISTANCE OF 933.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 978.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°19'25", AN ARC LENGTH OF 569.10 FEET;

THENCE NORTH 89°35'36" EAST, A DISTANCE OF 339.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 149.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°52'03", AN ARC LENGTH OF 23.14 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'57", AN ARC LENGTH OF 72.15 FEET;

THENCE NORTH 65°41'37" EAST, A DISTANCE OF 40.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°22'01", AN ARC LENGTH OF 14.12 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°24'55", AN ARC LENGTH OF 45.52 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 343.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°19'08", AN ARC LENGTH OF 175.52 FEET;

THENCE NORTH 15°13'49" EAST, A DISTANCE OF 57.83 FEET;

THENCE NORTH 39°41'51" EAST, A DISTANCE OF 31.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 495.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 67°22'02" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°35'08", AN ARC LENGTH OF 272.88 FEET;

THENCE NORTH 54°13'06" EAST, A DISTANCE OF 254.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 458.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'31", AN ARC LENGTH OF 74.68 FEET;

THENCE NORTH 63°33'37" EAST, A DISTANCE OF 58.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°26'36", AN ARC LENGTH OF 307.30 FEET;

THENCE SOUTH 77°59'47" EAST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 91.01 FEET;

THENCE SOUTH 66°36'42" EAST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 667.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 628.47 FEET;

THENCE NORTH 59°24'09" EAST, A DISTANCE OF 303.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,500.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 637.00 FEET;

THENCE NORTH 74°00'05" EAST, A DISTANCE OF 1,287.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 58.74 FEET;

THENCE NORTH 65°24'58" EAST, A DISTANCE OF 1,017.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,467.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'04", AN ARC LENGTH OF 872.67 FEET;

THENCE NORTH 45°08'54" EAST, A DISTANCE OF 1,857.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 392.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°08'38", AN ARC LENGTH OF 384.12 FEET;

THENCE NORTH 10°59'44" WEST, A DISTANCE OF 93.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 483.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°57'25", AN ARC LENGTH OF 235.67 FEET;

THENCE NORTH 14°53'34" EAST, A DISTANCE OF 54.12 FEET;

THENCE NORTH 00°30'41" EAST, A DISTANCE OF 19.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'44" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°28'12", AN ARC LENGTH OF 29.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 726.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 80°57'47" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'58", AN ARC LENGTH OF 166.41 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 223.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°49'20", AN ARC LENGTH OF 26.55 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°11'48", AN ARC LENGTH OF 75.39 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 123.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°50'05", AN ARC LENGTH OF 53.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°58'39", AN ARC LENGTH OF 7.66 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE NORTH 28°15'37" EAST, A DISTANCE OF 99.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 313.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'59", AN ARC LENGTH OF 49.26 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 458.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°19'31", AN ARC LENGTH OF 210.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°53'22", AN ARC LENGTH OF 25.63 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 165.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°49'41", AN ARC LENGTH OF 219.03 FEET;

THENCE SOUTH 69°53'05" WEST, A DISTANCE OF 277.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 268.06 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°58'17", AN ARC LENGTH OF 107.47 FEET;

THENCE SOUTH 46°39'39" WEST, A DISTANCE OF 201.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 882.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°32'12", AN ARC LENGTH OF 254.56 FEET;

THENCE NORTH 26°48'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°48'09" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°12'45", AN ARC LENGTH OF 24.40 FEET;

THENCE NORTH 30°00'54" EAST, A DISTANCE OF 50.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 221.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°36'06", AN ARC LENGTH OF 253.04 FEET;

THENCE SOUTH 84°23'00" WEST, A DISTANCE OF 52.75 FEET;

THENCE NORTH 05°37'00" WEST, A DISTANCE OF 61.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°11'16" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°26'10", AN ARC LENGTH OF 23.41 FEET;

THENCE NORTH 05°37'26" WEST, A DISTANCE OF 106.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE SOUTH 84°22'34" WEST, A DISTANCE OF 112.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 532.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'56", AN ARC LENGTH OF 118.07 FEET;

THENCE NORTH 82°54'30" WEST, A DISTANCE OF 22.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 282.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°13'03", AN ARC LENGTH OF 320.99 FEET;

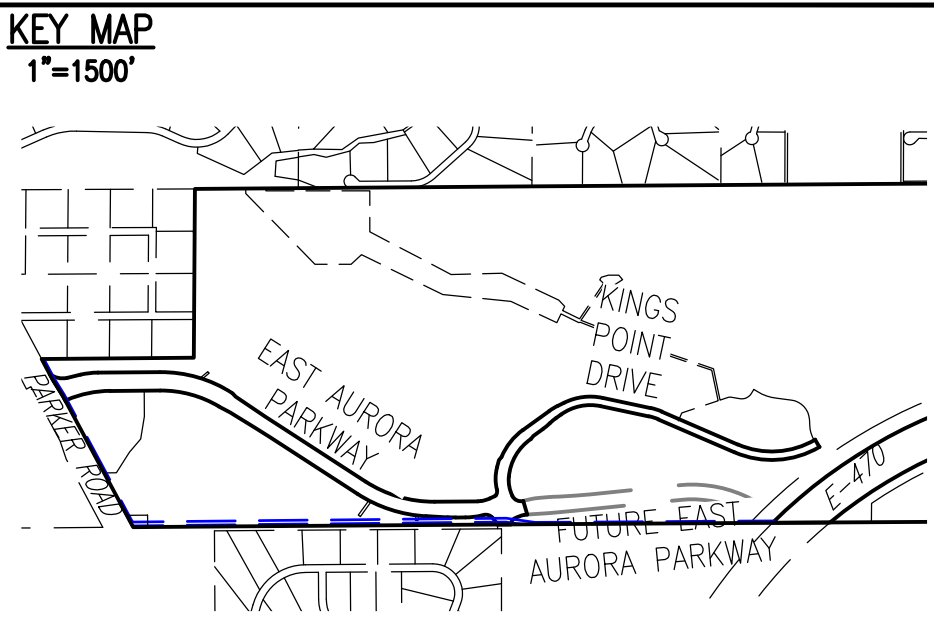
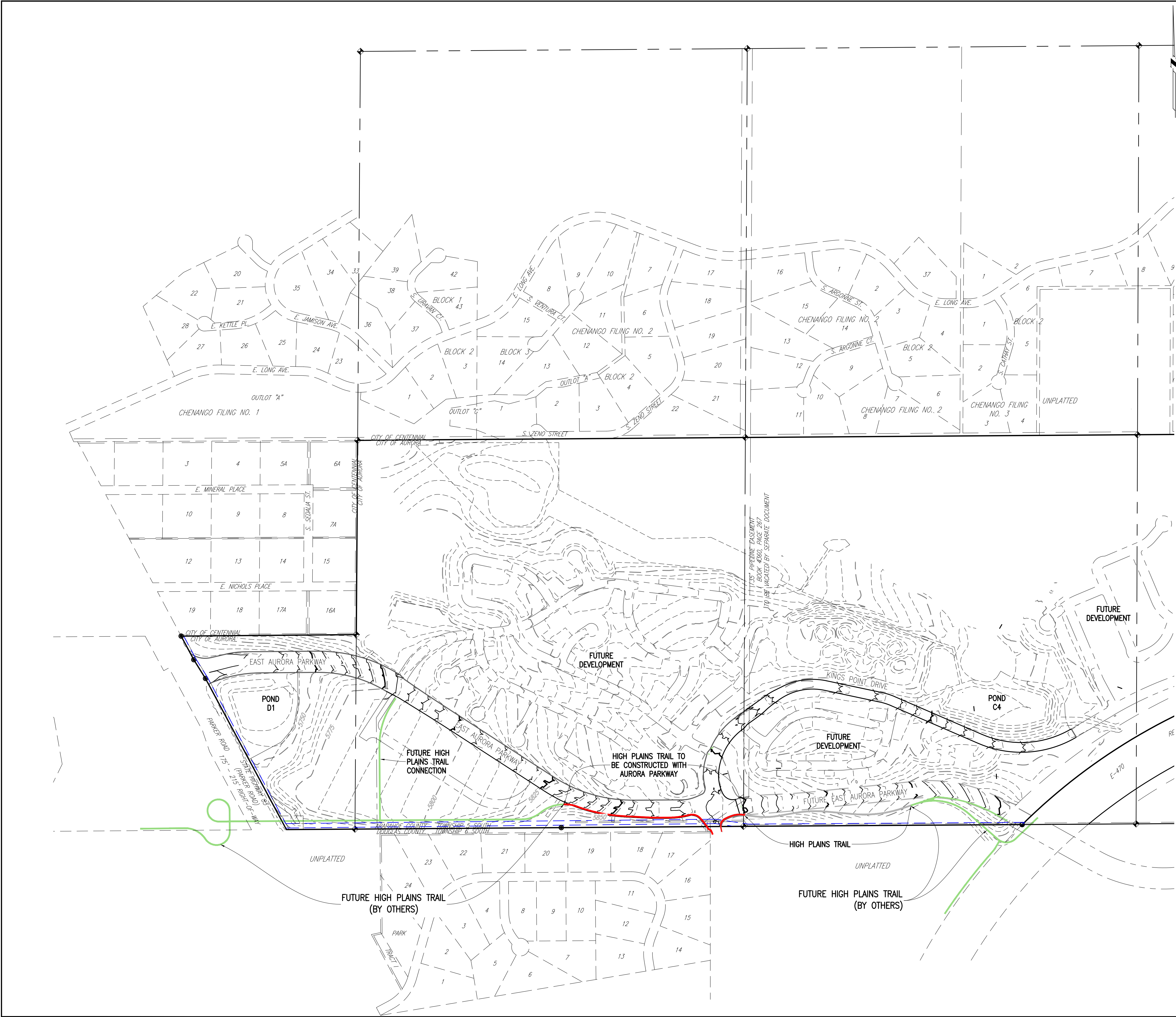
THENCE NORTH 88°10'07" EAST, A DISTANCE OF 1.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 288.23 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 73°14'00" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°43'39", AN ARC LENGTH OF 59.00 FEET;

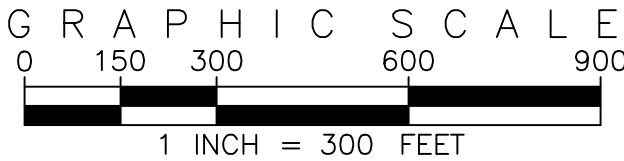
THENCE NORTH 05°02'21" WEST, A DISTANCE OF 1.85 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 36.130 ACRES, (1,573,841 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.



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



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

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

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ENGINEERING SURVEYING
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CENTENNIAL, COLORADO 80112-2019
WWW.EMKCONS.COM

Know what's below.
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REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JM*
DRAWN BY: *JS*
CHECKED BY: *DOM*
APPROVED BY: *DOM*

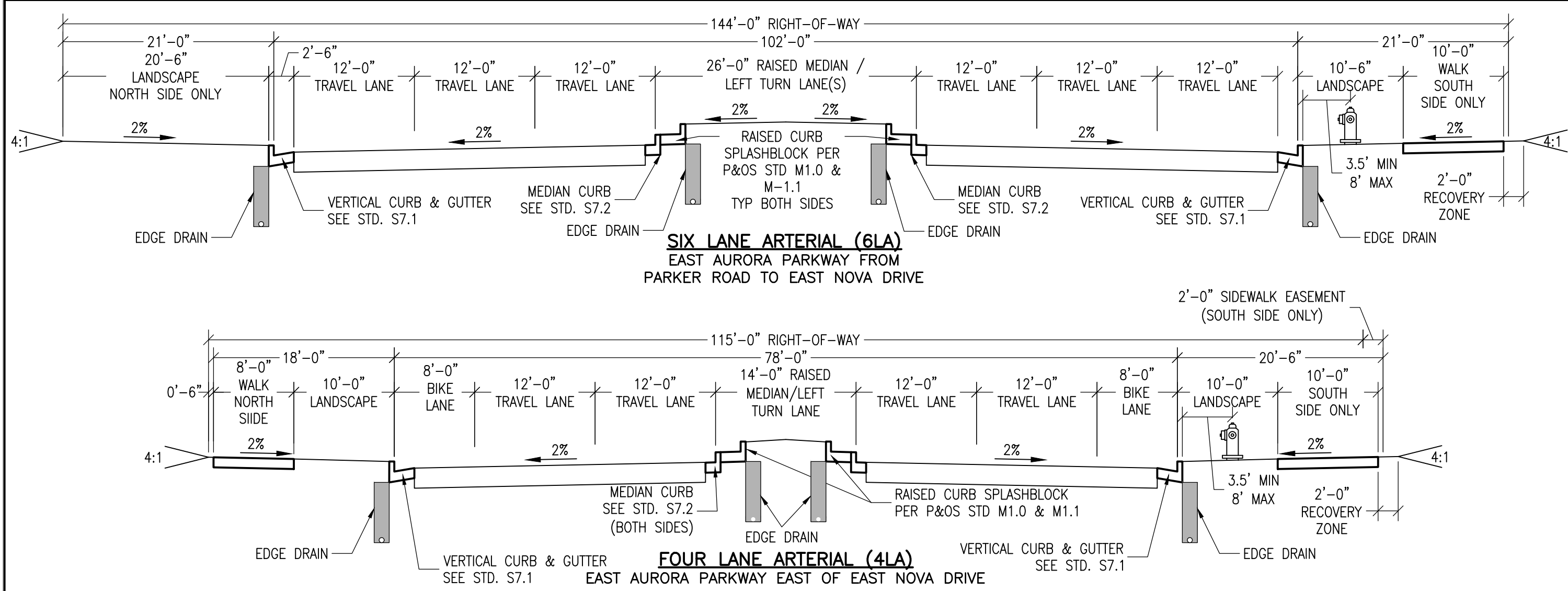
PRAIRIE POINT WEST ISP

CONTEXT MAP

DATE: 12/14/2022
JOB NO: 12187.61

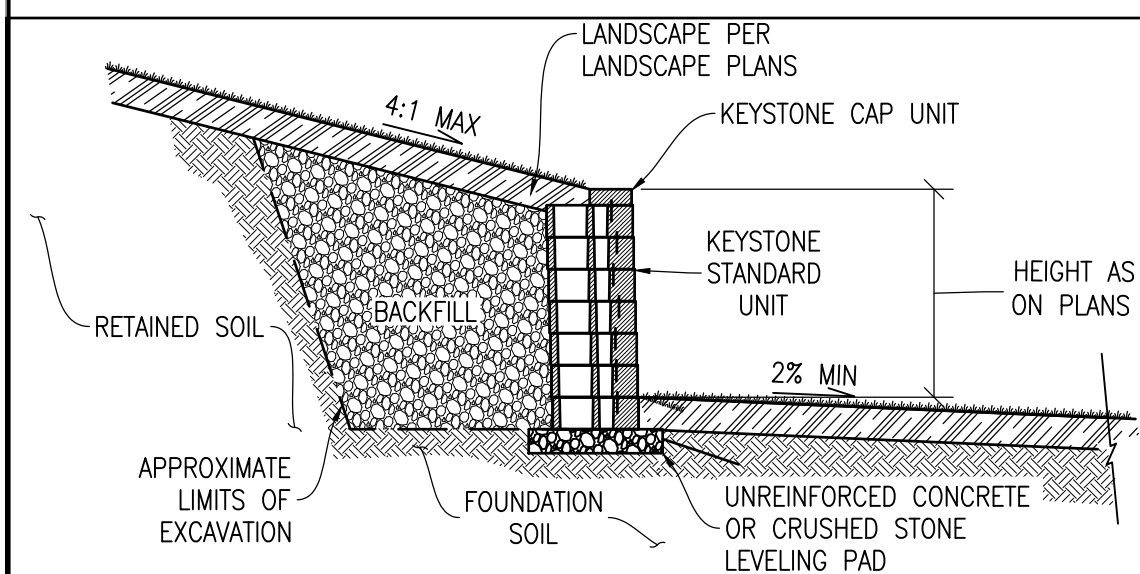
SCALE
HORIZONTAL
1" = 300'

3 of 52



ARTERIAL SIDEWALK NOTES

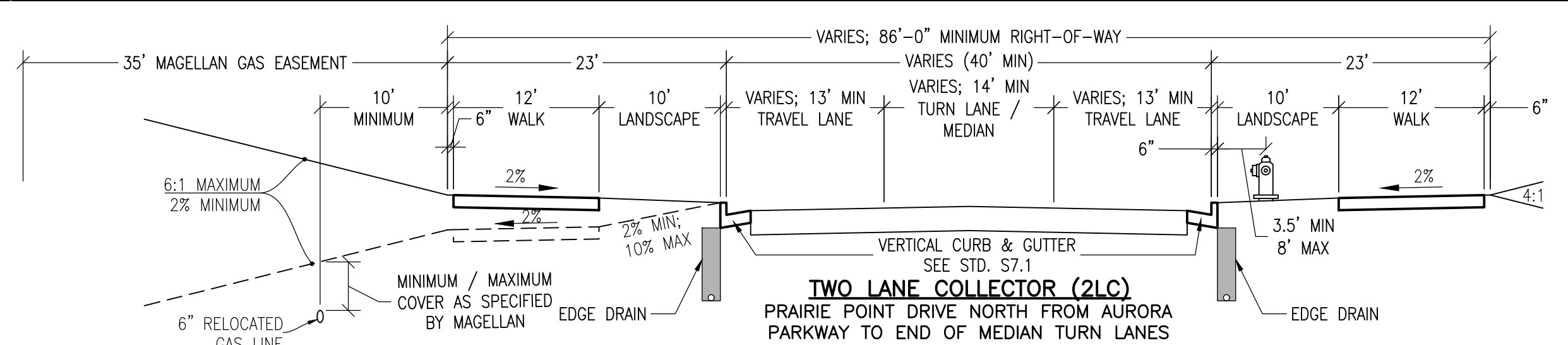
1. SIDEWALK WIDTHS VARY ON ARTERIAL ROADWAYS DEPENDING ON LOCATION AND USE. WALK WIDTHS ARE IN CONFORMANCE WITH THE MASTER PLAN.
2. WALKS FOR SIX LANE ARTERIAL HAVE BEEN ELIMINATED FOR PORTIONS SO AS TO NOT ENCOURAGE PEDESTRIAN USAGE. THE ELIMINATED WALK AREAS WILL BE REPLACED BY LANDSCAPING.



TYPICAL KEYSTONE BLOCK WALL SECTION
SECTION A-A

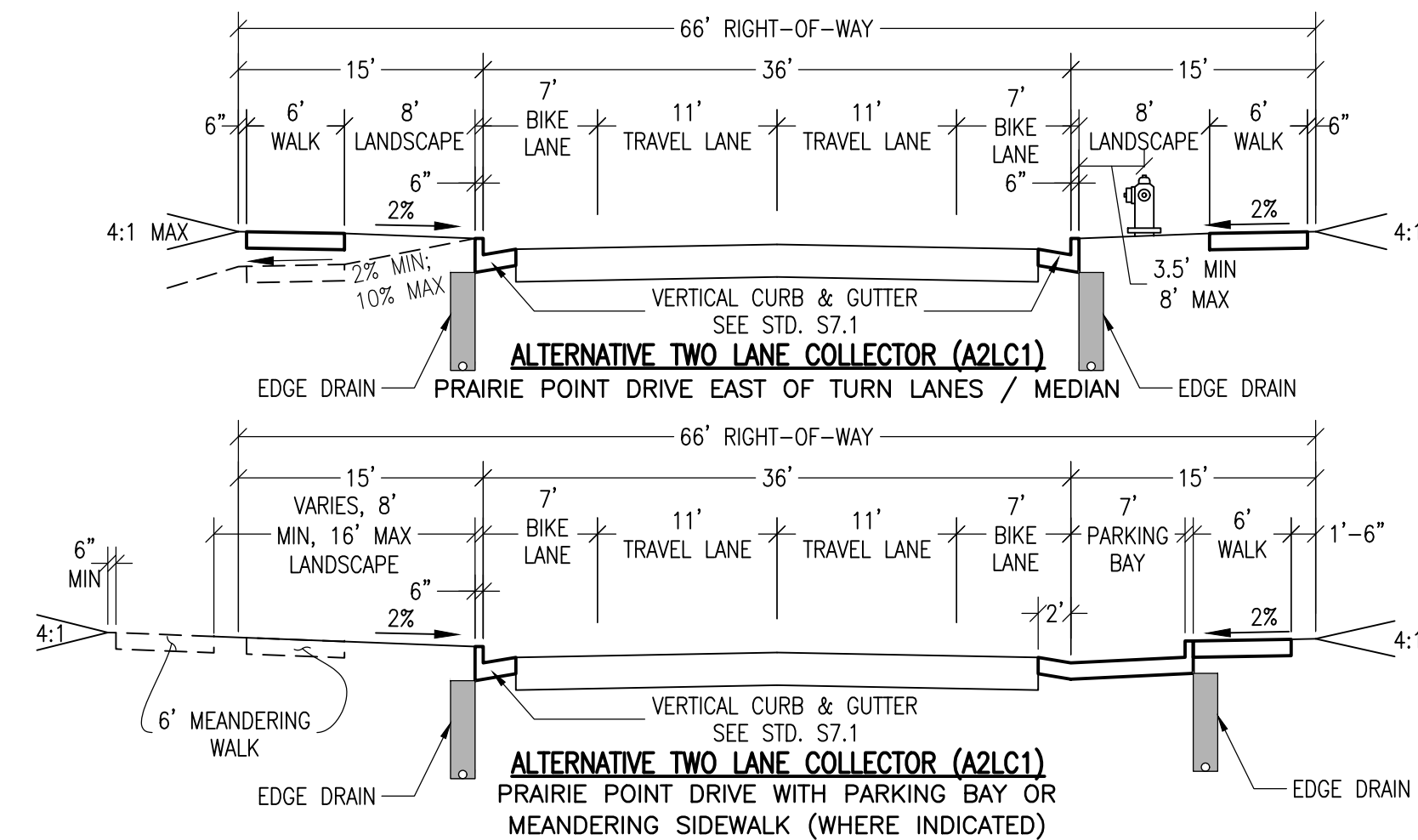
NOTES

1. EXPOSED WALL HEIGHT FOR INDIVIDUAL WALLS SHALL NOT EXCEED 30'.
2. EXPOSED WALL HEIGHT GREATER THAN 30" WILL REQUIRE RAILINGS OR BARRIERS.
3. FOUNDATION, BACKFILL, AND GRID DEPTHS PER DESIGN / BUILD CONTRACTOR AND MANUFACTURER'S REQUIREMENTS.
4. WALL DESIGN TO BE SUBMITTED TO AND APPROVED BY CITY OF AURORA PRIOR TO CONSTRUCTION.

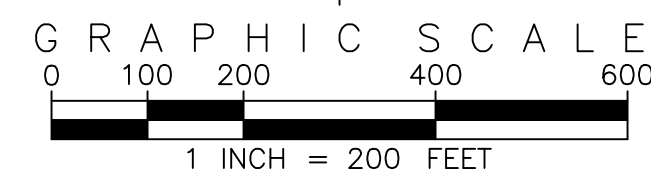
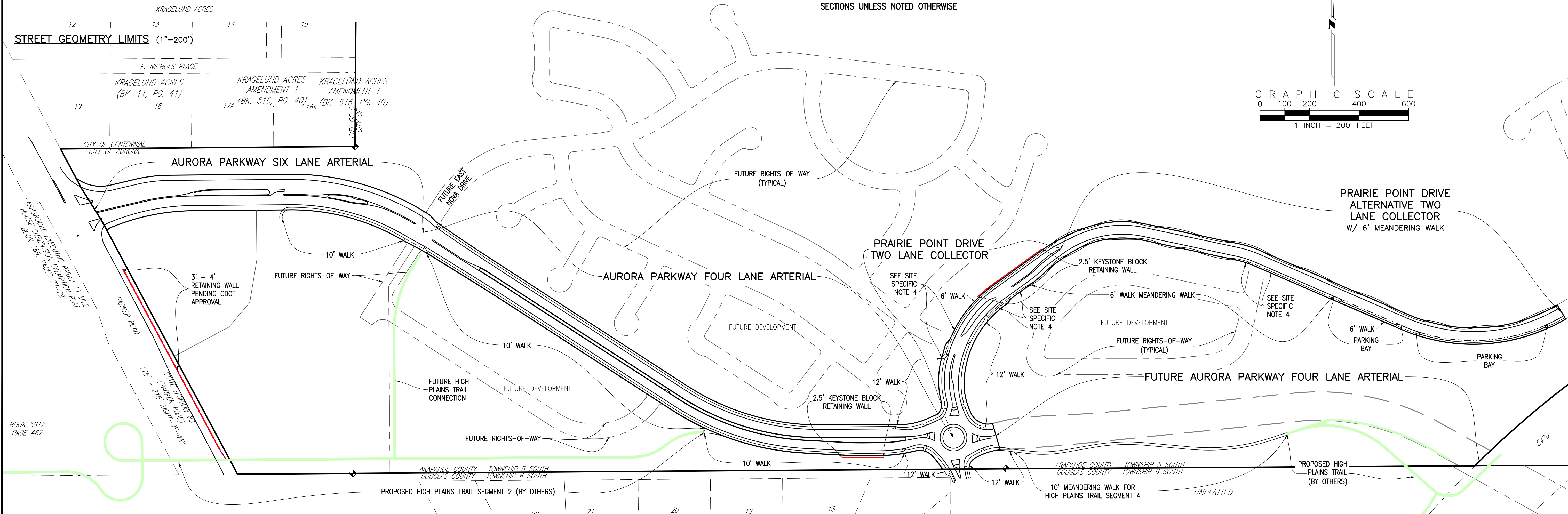


TWO LANE COLLECTOR NOTES

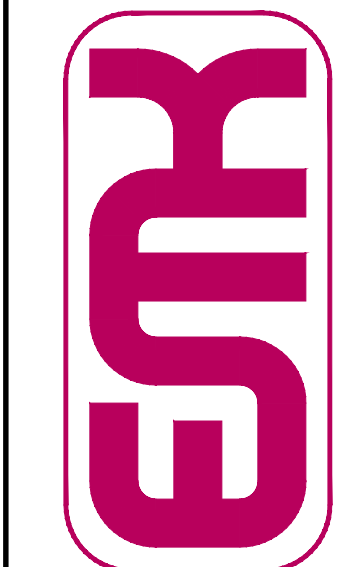
1. FLOWLINE WIDTH FOR KINGS POINT DRIVE (TWO LANE COLLECTOR, 2LC) VARIES FROM ROUNDABOUT AT AURORA PARKWAY PAST MEDIAN TURN LANES FOR FUTURE DEVELOPMENT PARCELS. FLOWLINE WIDTH REDUCES TO 36' AT STA 20+00±.
2. BIKE LANES TRANSITION FROM ON STREET FOR ALTERNATIVE TWO LANE COLLECTOR (A2LC1) TO OFF STREET IN TWO LANE COLLECTOR (2LC).
3. PARKING BAYS AND / OR MEANDERING WALK WHERE INDICATED ON PLAN.
4. LANDSCAPE AREA AND WALK MAY SLOPE AWAY FROM CURB WHERE NEEDED TO ACCOMMODATE GRADING FOR MAGELLAN GAS LINE.



ALL SIDEWALK WIDTHS ARE PER THE STANDARD CROSS SECTIONS UNLESS NOTED OTHERWISE



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SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE02 (F&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE LOCATION: 1/4 SECTION 33, T5S, R60W
EAST 1/4 SECTION 33, T5S, R60W
NAD 88 ELEVATION 5861.04

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

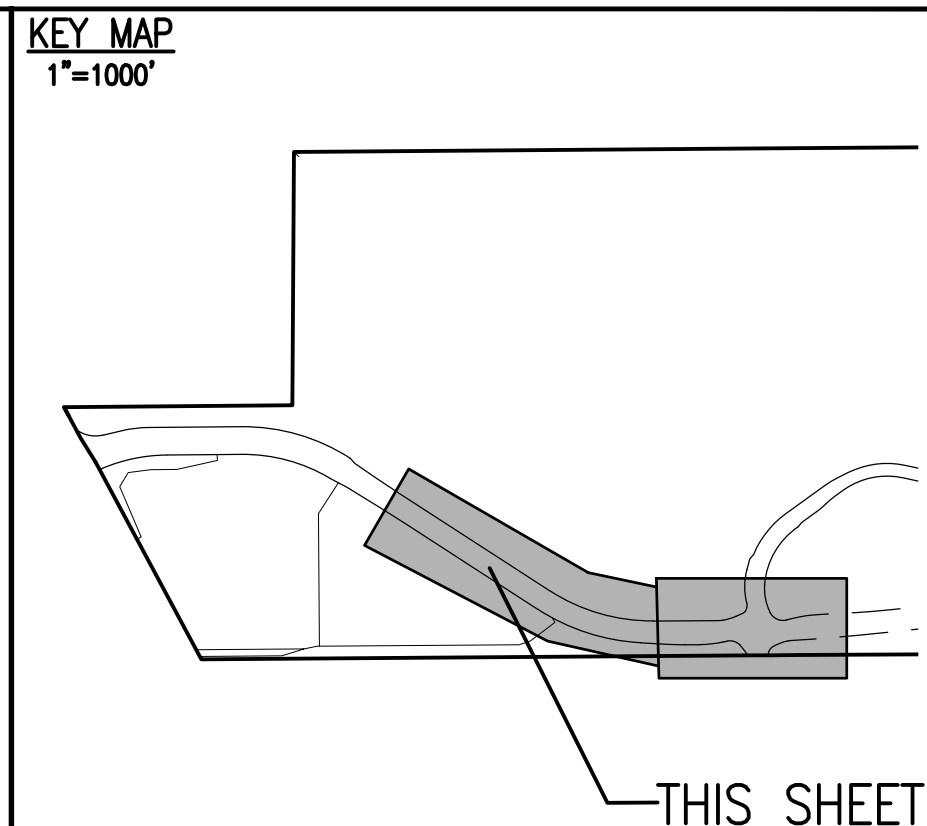
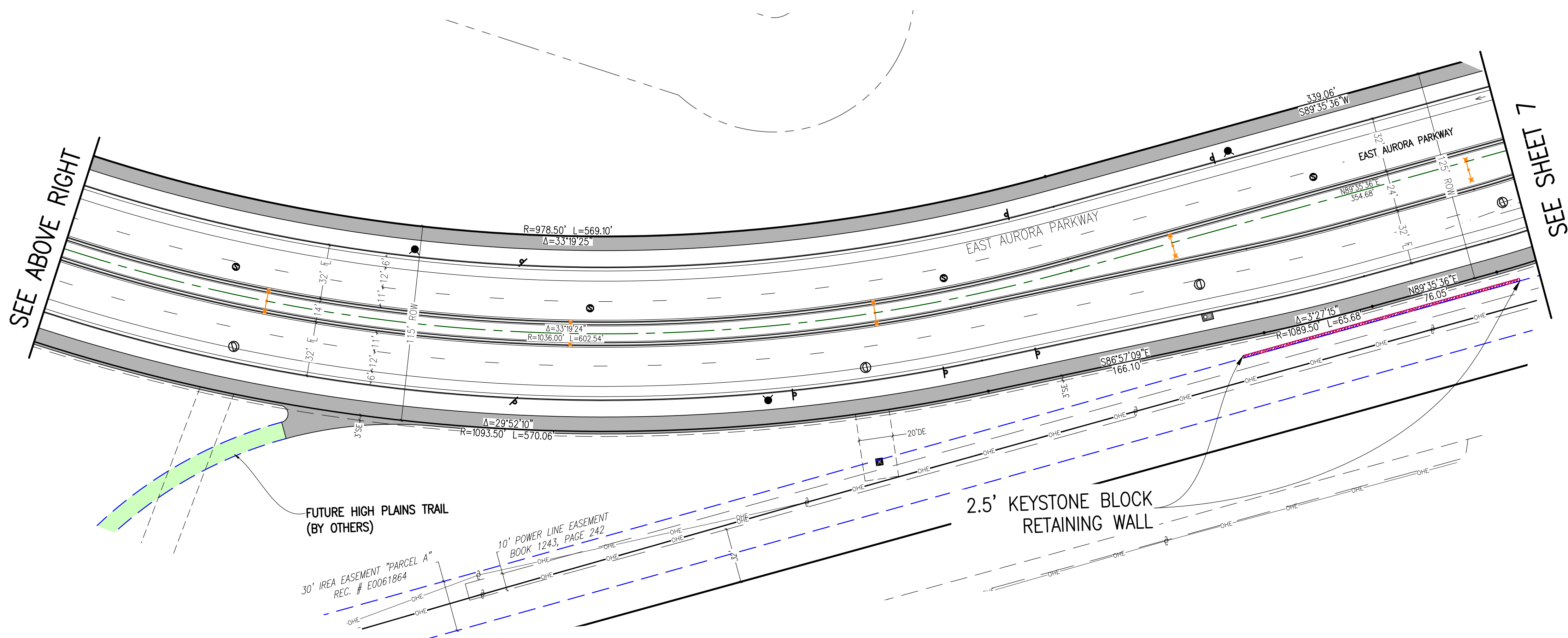
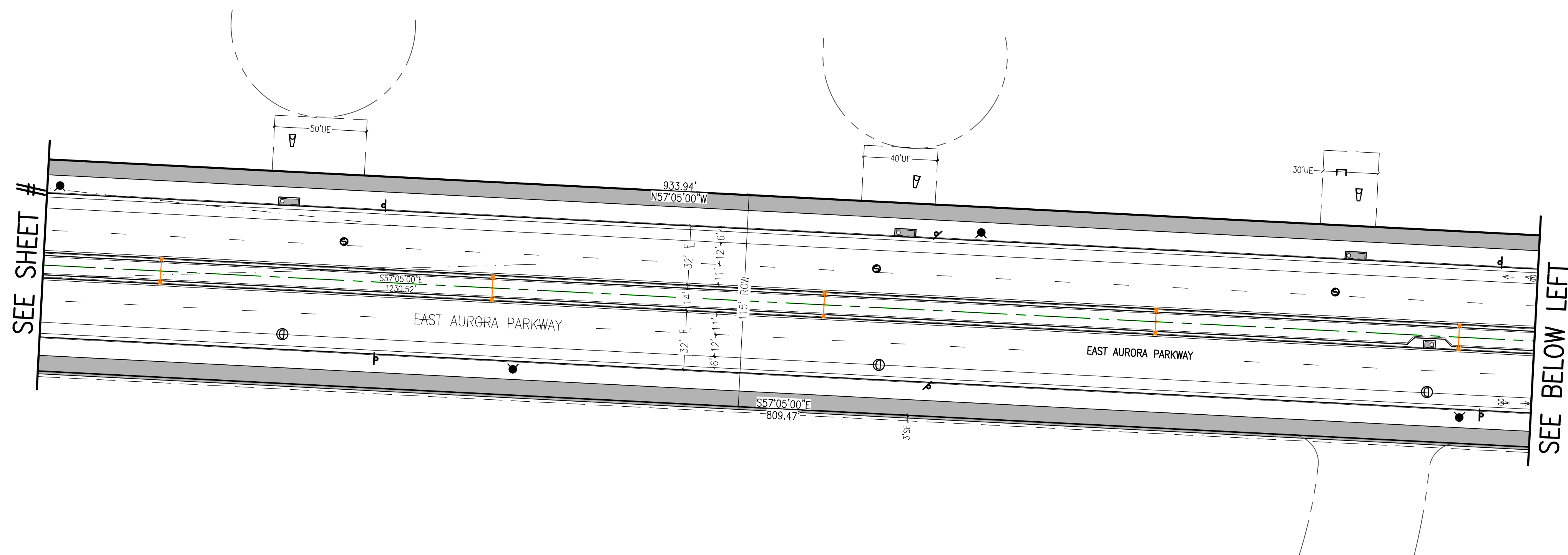
DESIGNED BY		DRAWN BY		CHECKED BY		APPROVED BY	
JWM		JS		BOM		BOM	
REVISIONS		NO.		DESCRIPTION		DATE	

PRAIRIE POINT WEST ISP
STREET & RETAINING
WALL CROSS SECTIONS;
SIDEWALK PLAN

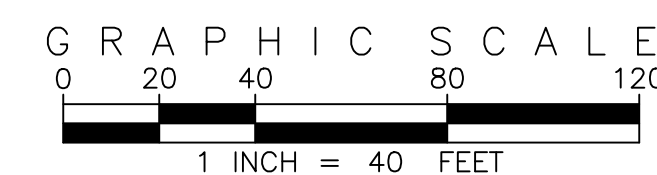
DATE: 12/14/2022
JOB NO: 12187.61

SCALE
AS NOTED

4 of 52



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

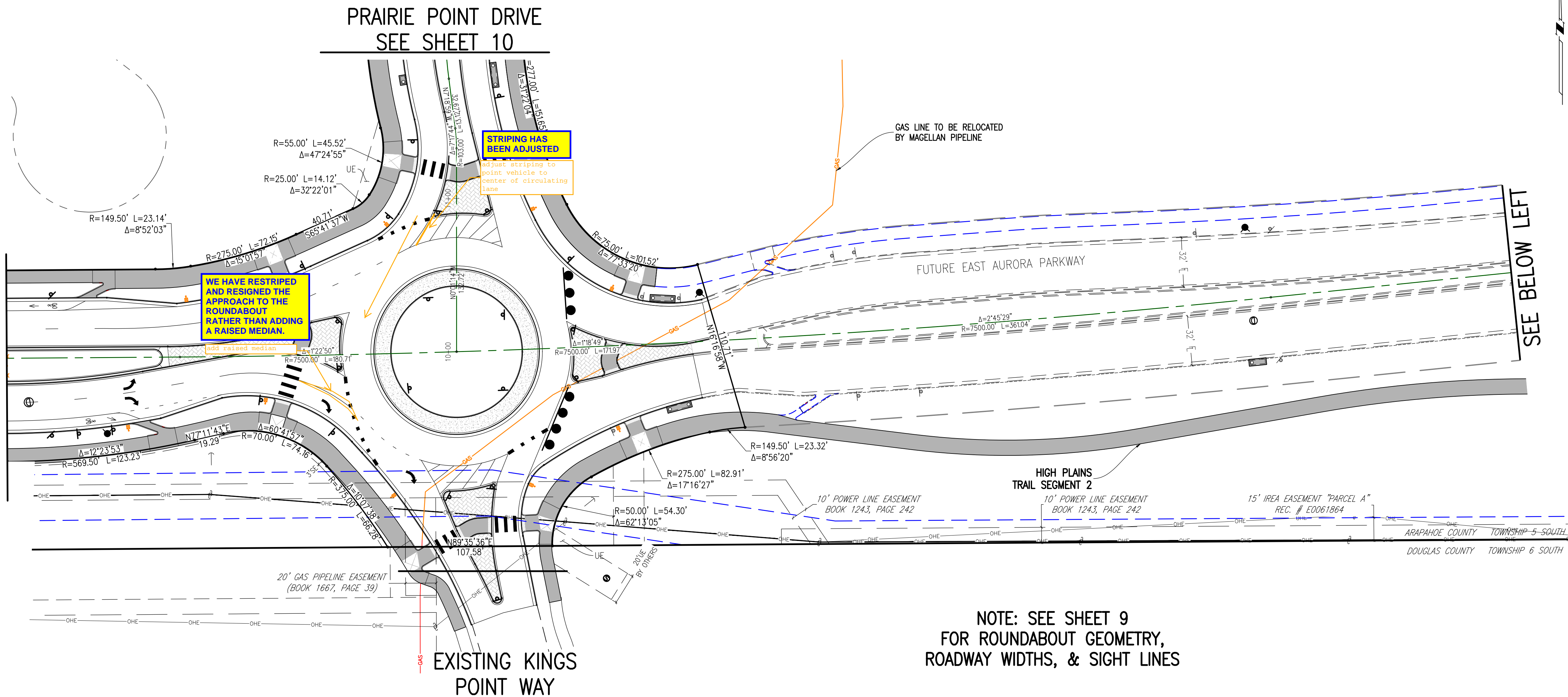


<u>SITE PLAN ABBREVIATIONS</u>	
ℓ	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

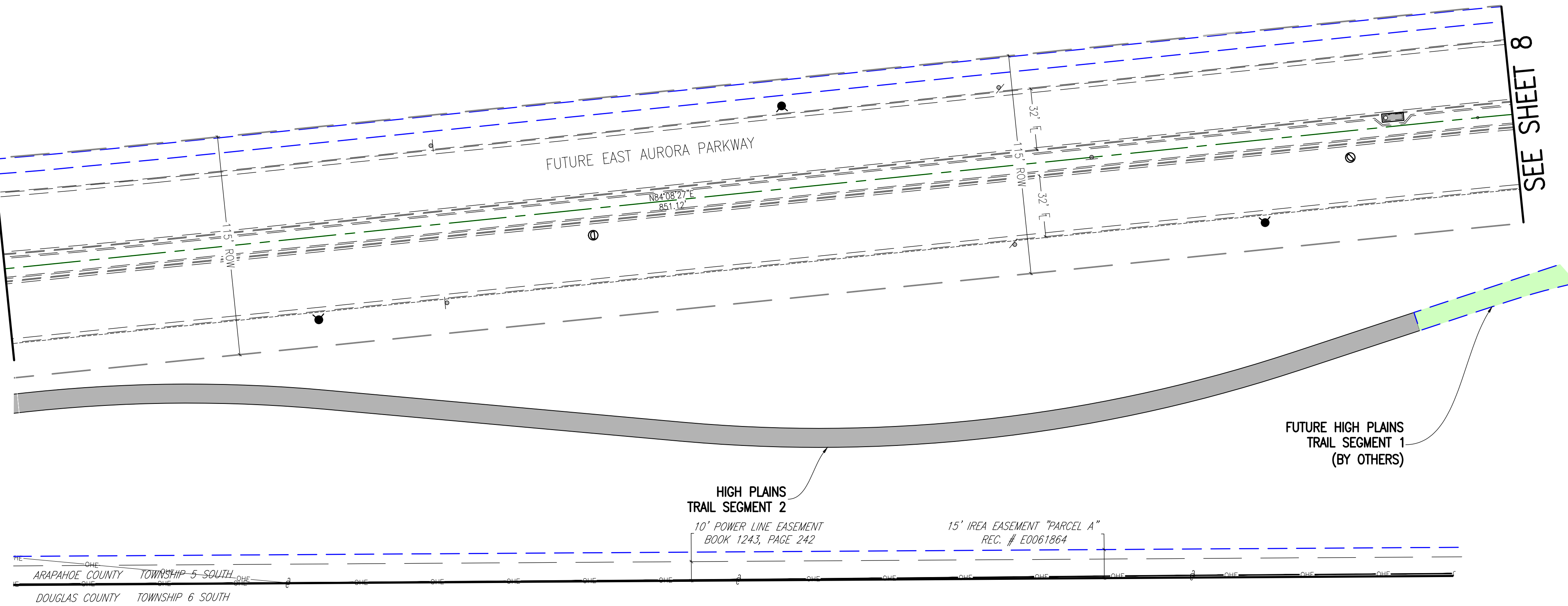
1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET W WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIIUS.
3. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
4. ALL TRAFFIC SIGNAGE AND STRIPING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

SEE SHEET 6

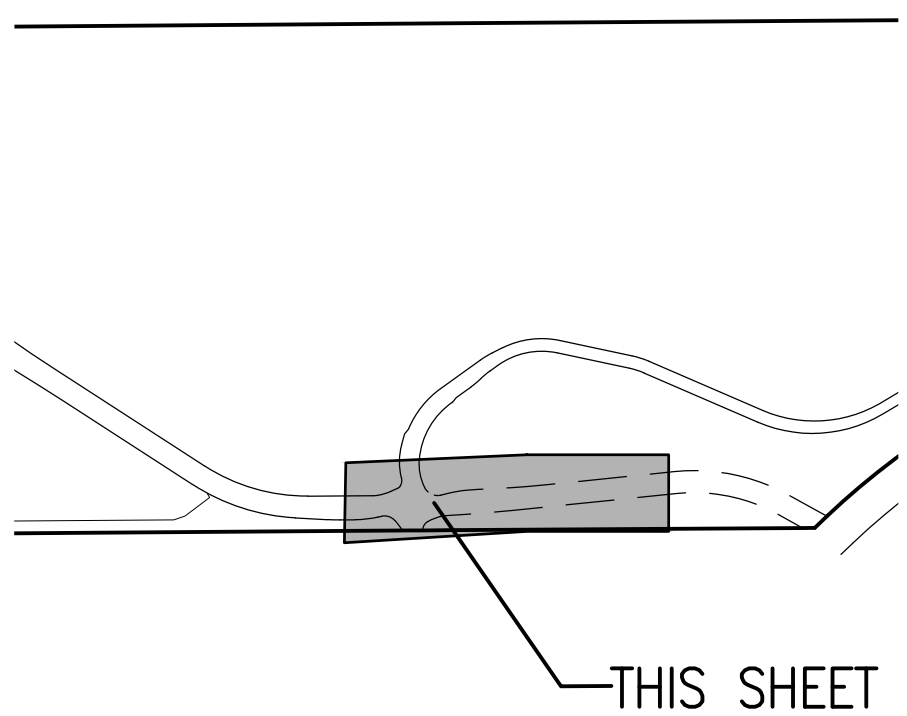


NOTE: SEE SHEET 9
FOR ROUNDABOUT GEOMETRY,
ROADWAY WIDTHS, & SIGHT LINES

SEE ABOVE RIGHT

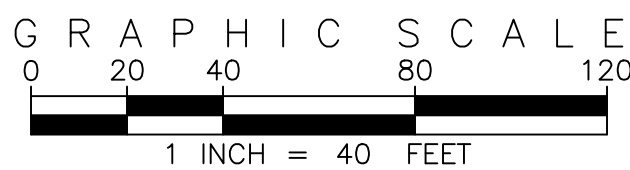


KEY MAP
1"=1000'



SITE PLAN LEGEND

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



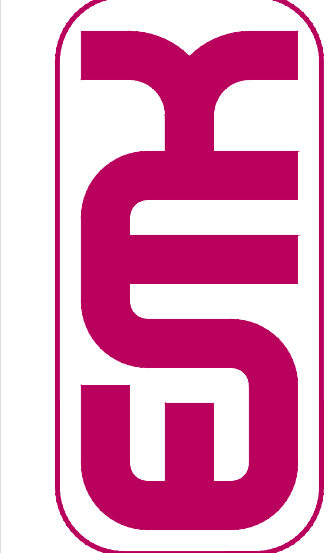
SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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- FIRE HYDRANT LATERALS INCLUDE GATE VALVES, GENERALLY LOCATED FIVE FEET FROM THE MAIN LINE TEE. THE CIVIL PLANS ARE TO SHOW FIRE HYDRANT FLANGE ELEVATIONS. ALL FIRE HYDRANTS ARE TO BE IN LANDSCAPED AREAS.

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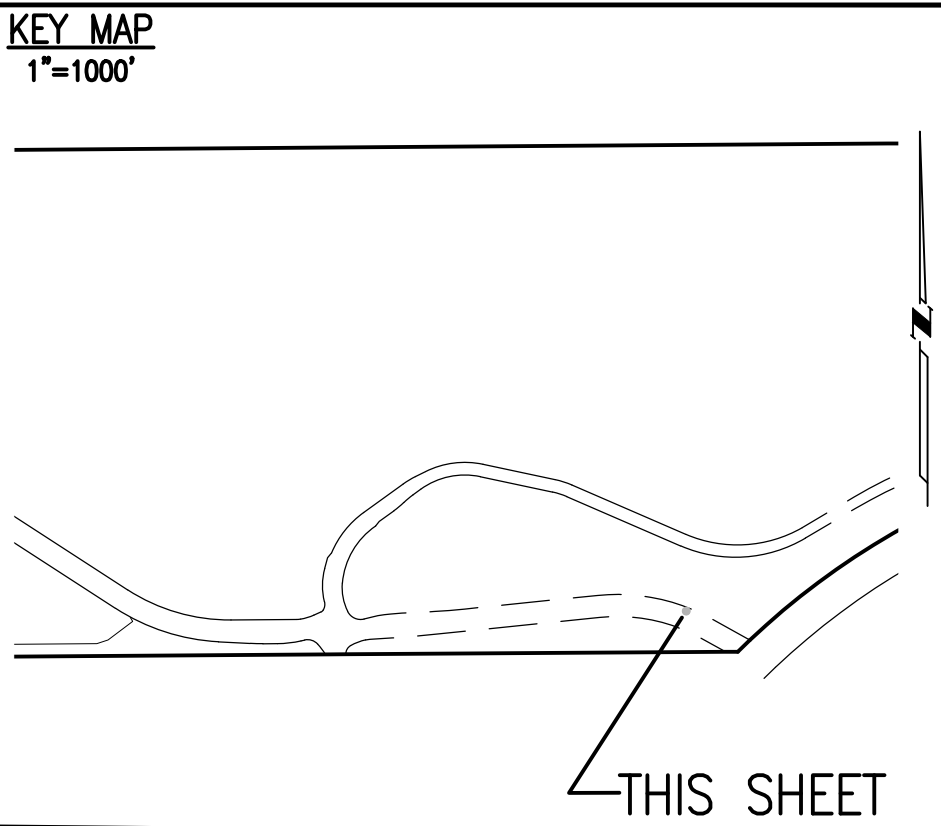
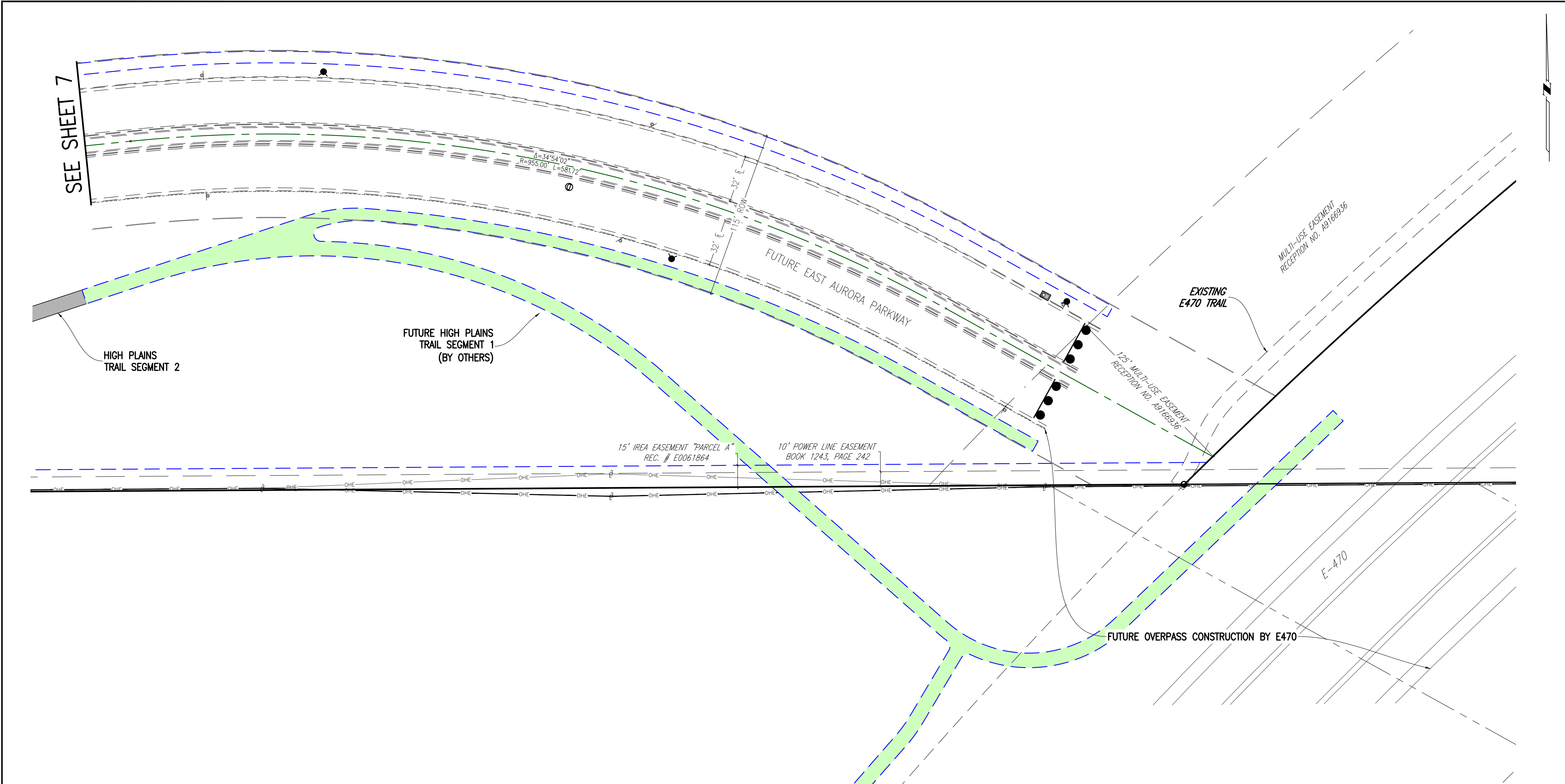
Know what's below.
Call before you dig.
BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE LOCATION OF THE BENCHMARK IS 100 FEET WEST OF
EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF
EAST 1/4 SECTION 33,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

REVISIONS	NO.	DESCRIPTION	DATE	BY
DESIGNED BY	JWM			
DRAWN BY	JS			
CHECKED BY	BOH			
APPROVED BY	BOH			

PRAIRIE POINT WEST ISP
AURORA PARKWAY SITE PLANS

DATE: 12/14/2022
JOB NO: 12187.61

SCALE
HORIZONTAL
1" = 40'



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

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WWW.EMKCONS.COM

Know what's below.
Call before you dig.

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

0 1" 0

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (F&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE ELEVATION 5660.00 FEET WEST OF 1/4 SECTION 33, T5S, R66W. EAST 1/4 SECTION 33, T5S, R66W. NAD83 88 ELEVATION 5661.04.

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

SITE PLAN NOTES		
1.	DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.	
2.	MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.	
3.	ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.	
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7.	ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.	
8.	STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.	
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10.	FIRE HYDRANT LATERALS INCLUDE GATE VALVES, GENERALLY LOCATED FIVE FEET FROM THE MAIN LINE TEE. THE CIVIL PLANS ARE TO SHOW FIRE HYDRANT FLANGE ELEVATIONS. ALL FIRE HYDRANTS ARE TO BE IN LANDSCAPED AREAS.	

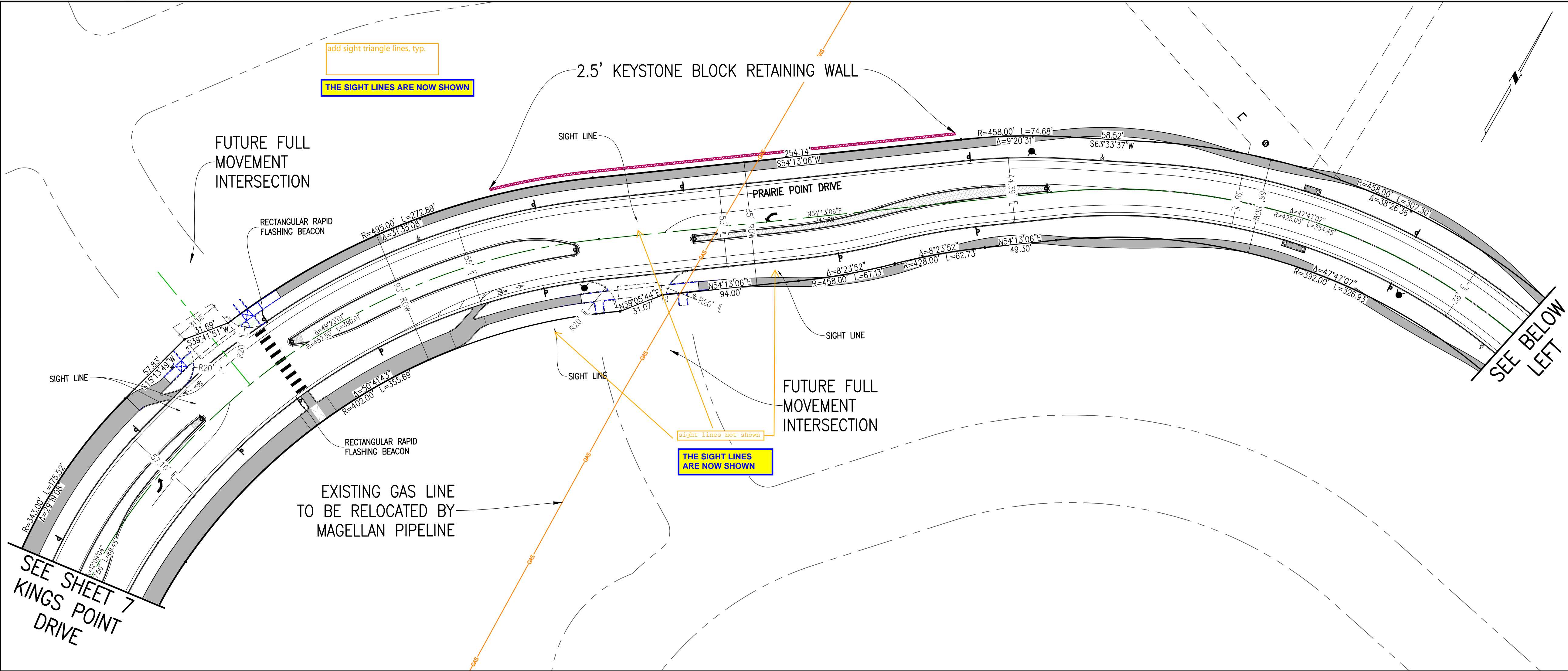
DESIGNED BY: *AW*
DRAWN BY: *JS*
CHECKED BY: *DOM*
APPROVED BY: *DOM*

REVISIONS
NO. DESCRIPTION DATE BY

PRAIRIE POINT WEST ISP

AURORA PARKWAY & PARKER ROAD SITE PLANS

DATE: 12/14/2022
JOB NO: 12187.61
SCALE: HORIZONTAL 1" = 40'
8 of 52



KEY MAP
1"=1000'

SITE PLAN LEGEND

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

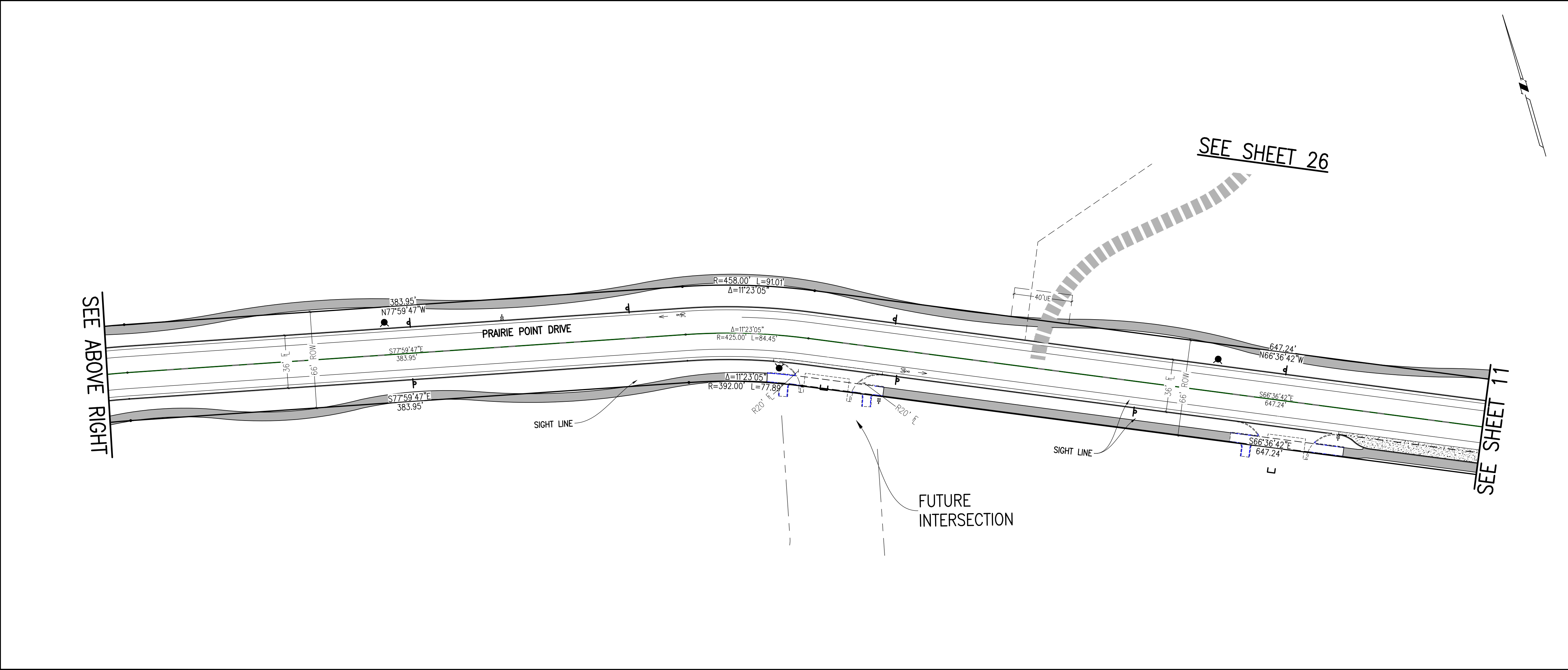
SCALE: VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

Know what's below. Call before you dig.

811

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

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CENTENNIAL, COLORADO 80112-2019
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WWW.EMKCO.COM



GRAPHIC SCALE
0 20 40 80 120
1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

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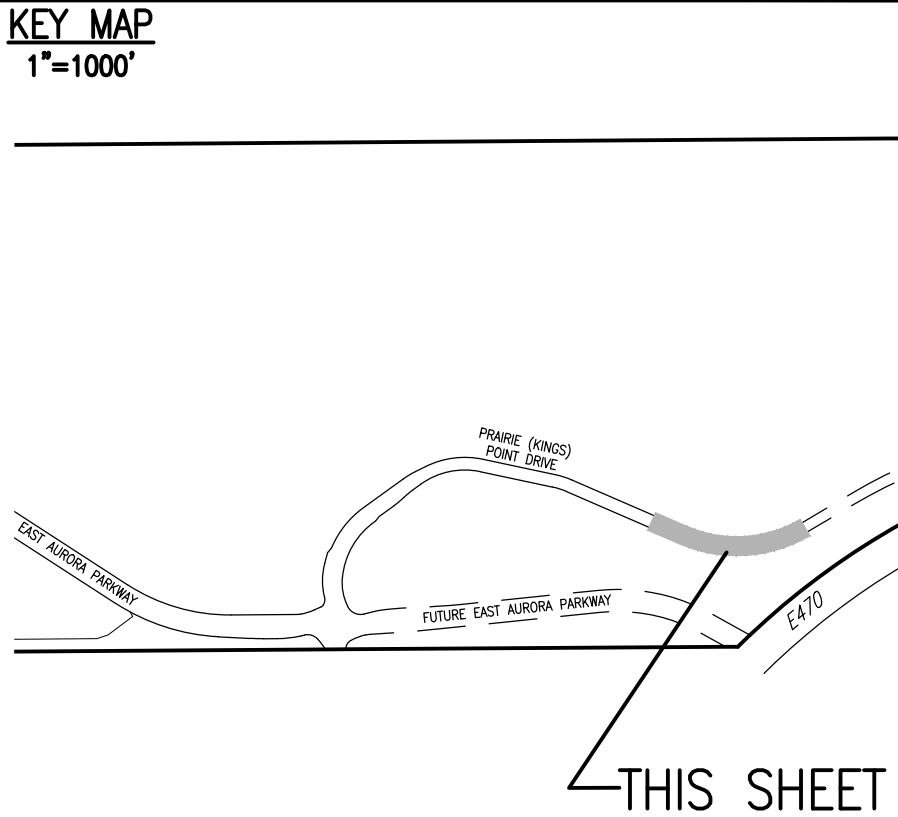
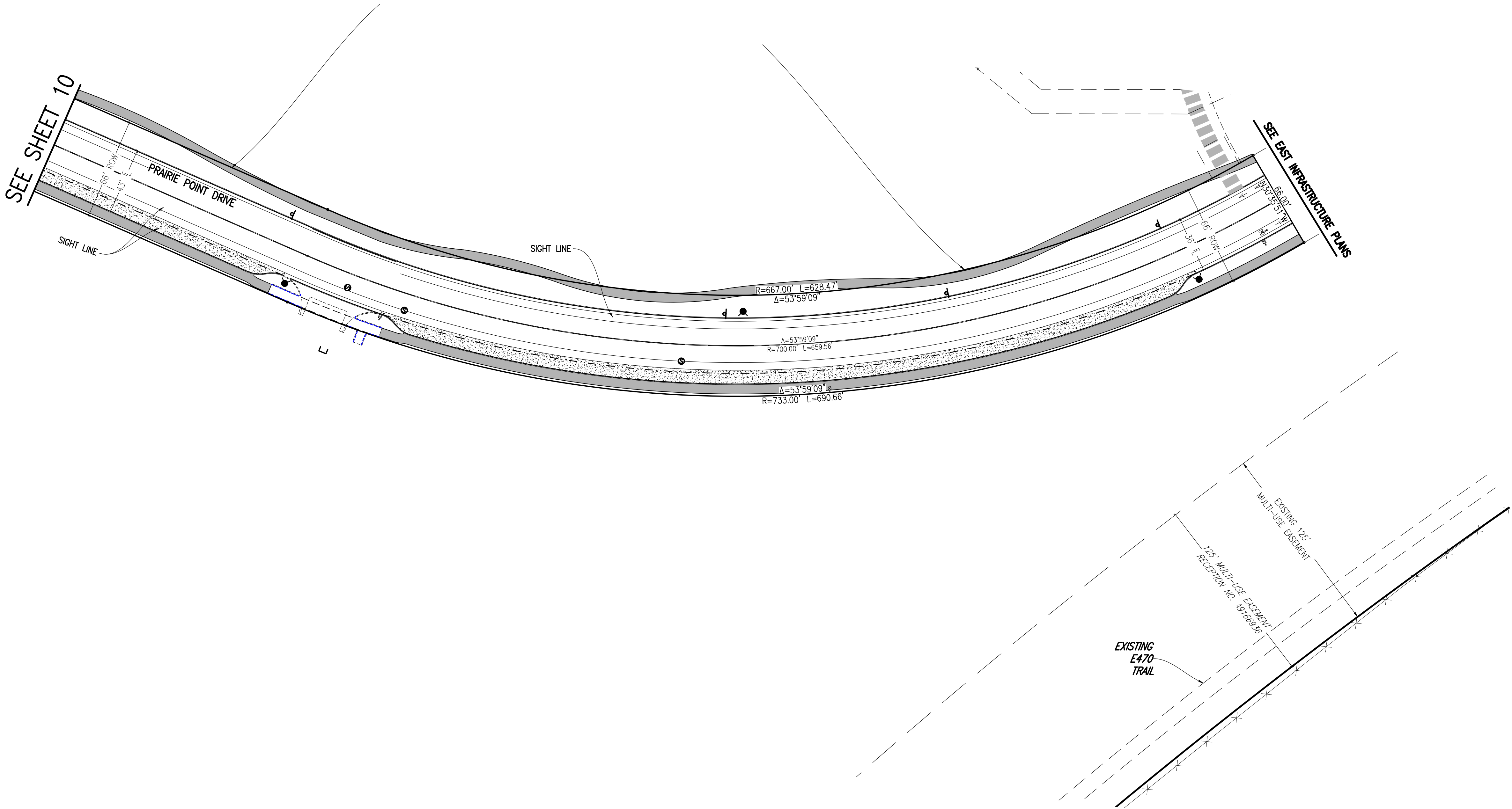
REVISIONS

NO.	DESCRIPTION	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DATE
1		JWM	JS	BOW	BOW	

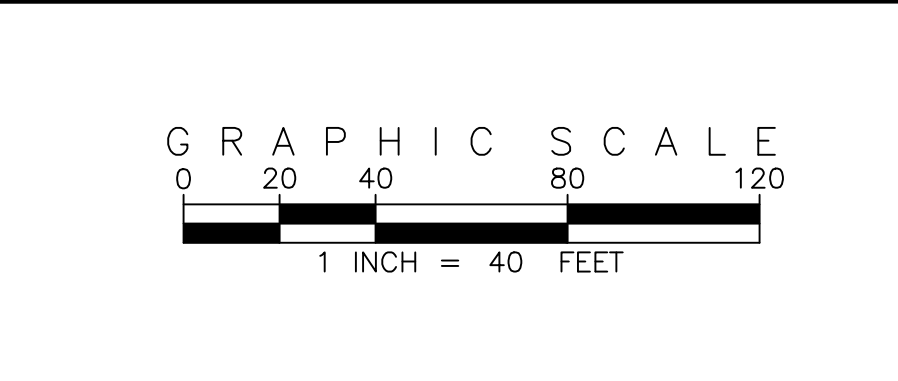
PRAIRIE POINT WEST ISP

PRAIRIE POINT DRIVE SITE PLANS

DATE: 12/14/2022
JOB NO: 12187.61
SCALE: HORIZONTAL 1" = 40'
10 of 52



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



SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
ROW	RIGHT-OF-WAY	
DE	DRAINAGE EASEMENT	
GE	GAS EASEMENT	
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TOW	TOP OF WALL	
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BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATELY 100 FEET WEST OF THE INTERSECTION OF WEST OF
EAST WEST 4 STREET BARBED WIRE FENCE, AND 22.7 FEET WEST OF
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

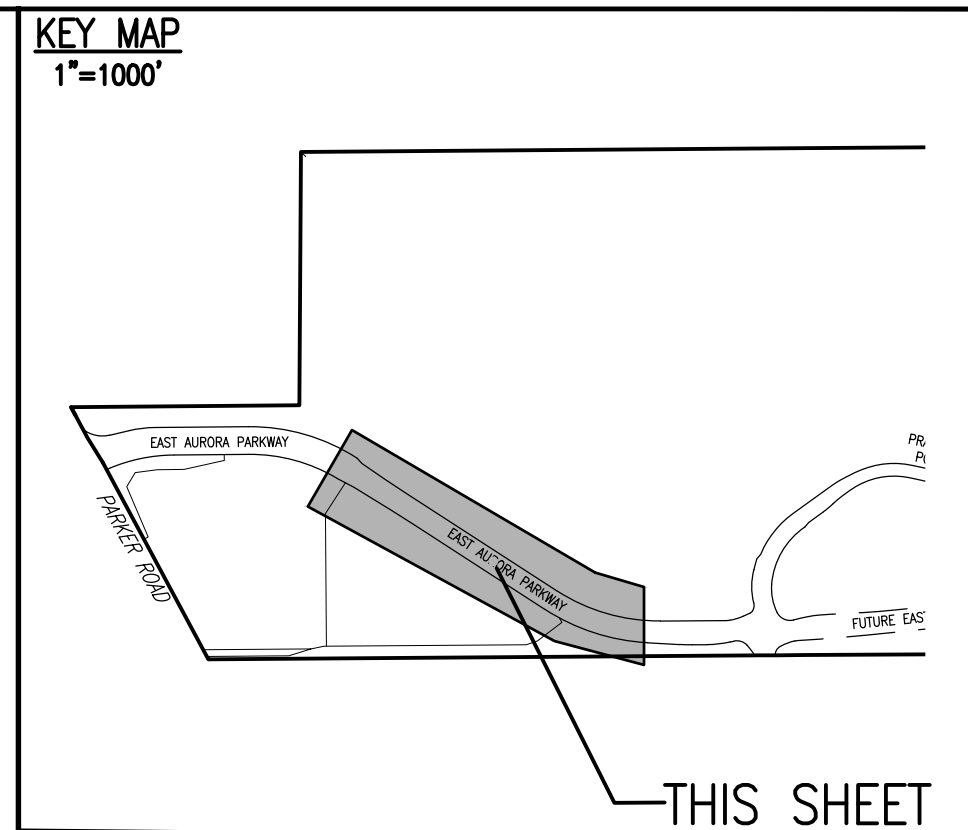
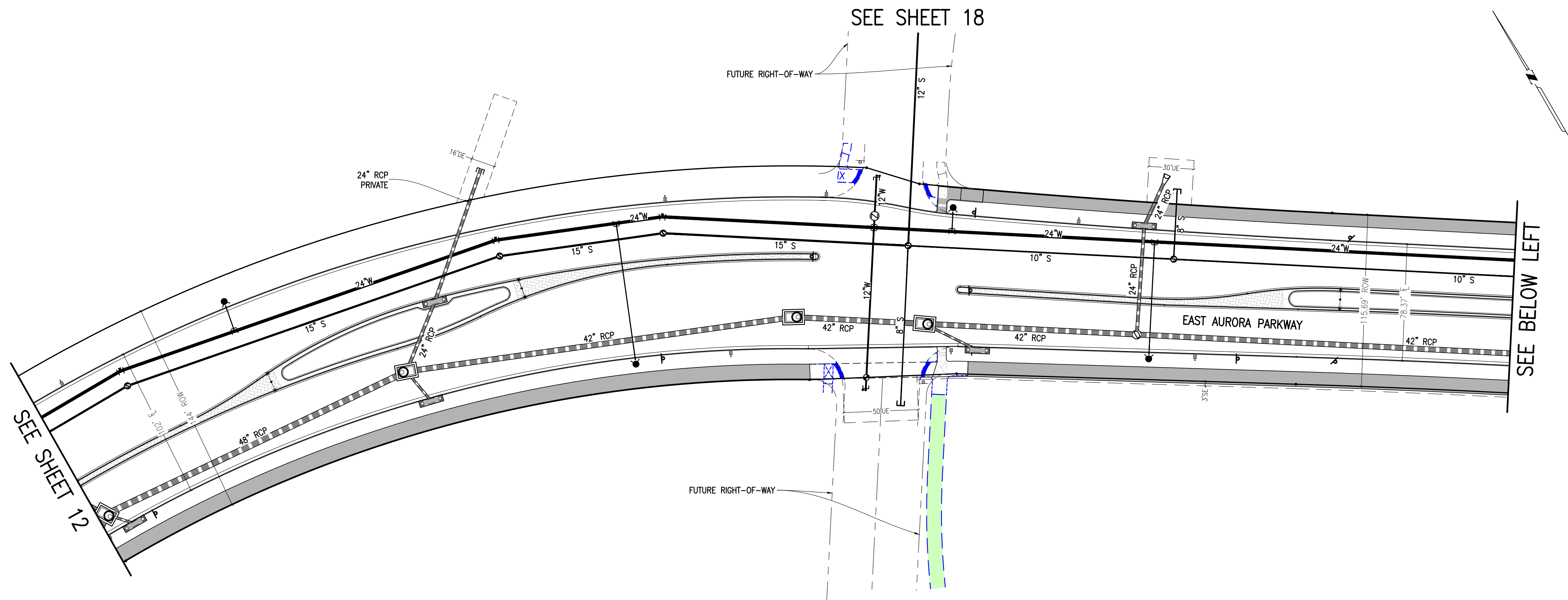
DESIGNED BY:	DATE:				
DRAWN BY:	DATE:				
CHECKED BY:	DATE:				
APPROVED BY:	DATE:				

PRAIRIE POINT WEST ISP

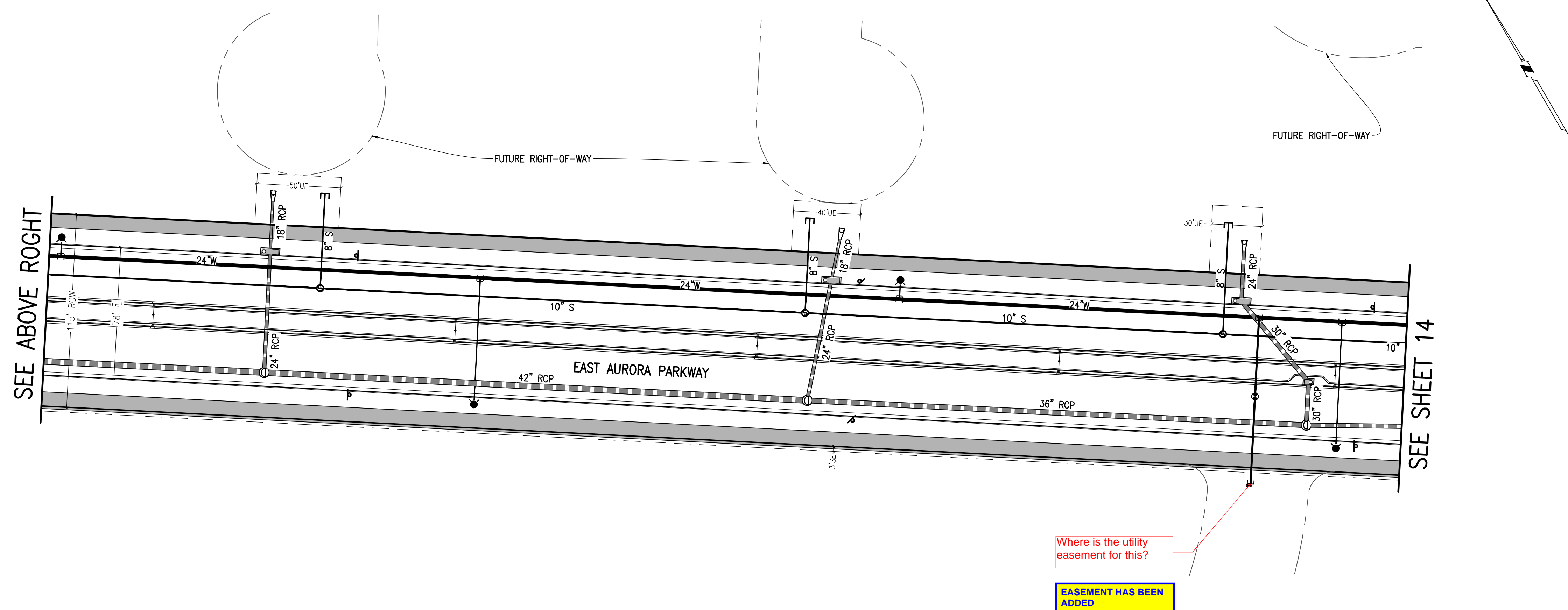
PRAIRIE POINT DRIVE SITE PLANS

DATE: 12/14/2022
JOB NO: 12187.61
SCALE
HORIZONTAL
1" = 40'

11 of 52

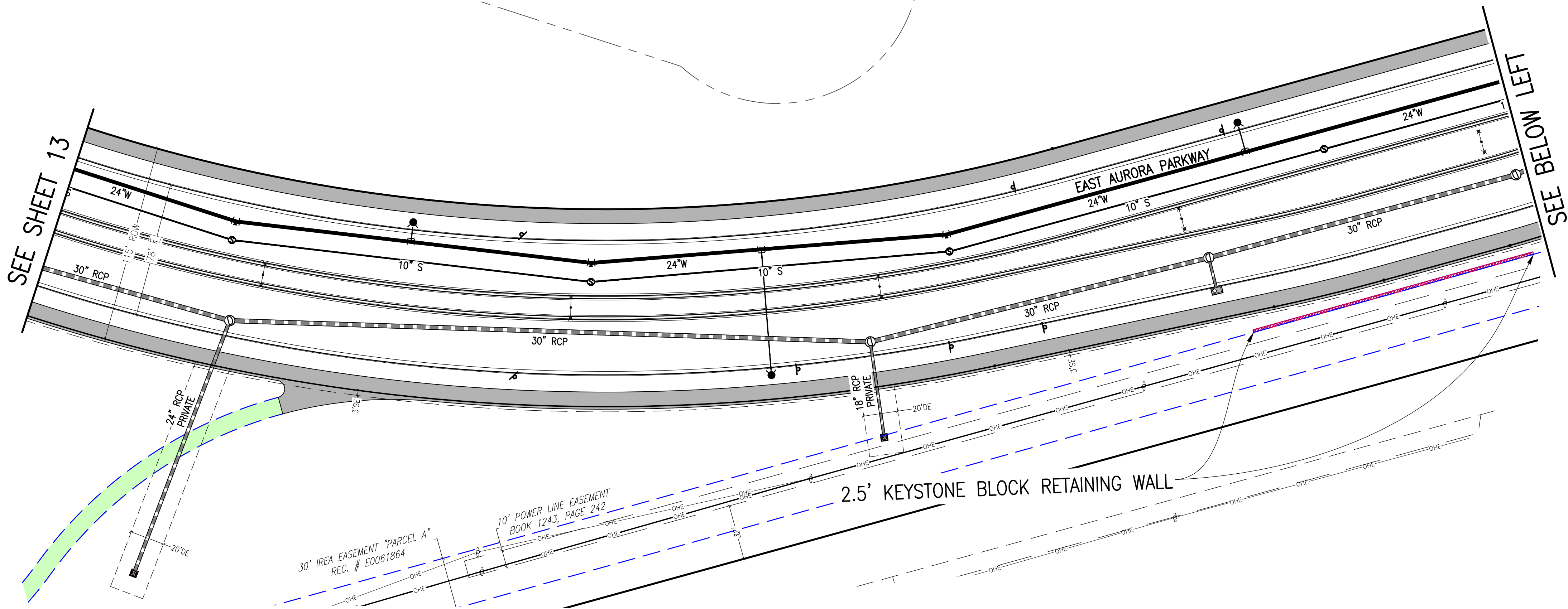


SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
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	GAS LINE	
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	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	



SITE PLAN ABBREVIATIONS	
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ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
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TOW	TOP OF WALL
BOW	BOTTOM OF WALL

- ## SITE PLAN NOTES
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KEY MAP
1"=1000'

THIS SHEET

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

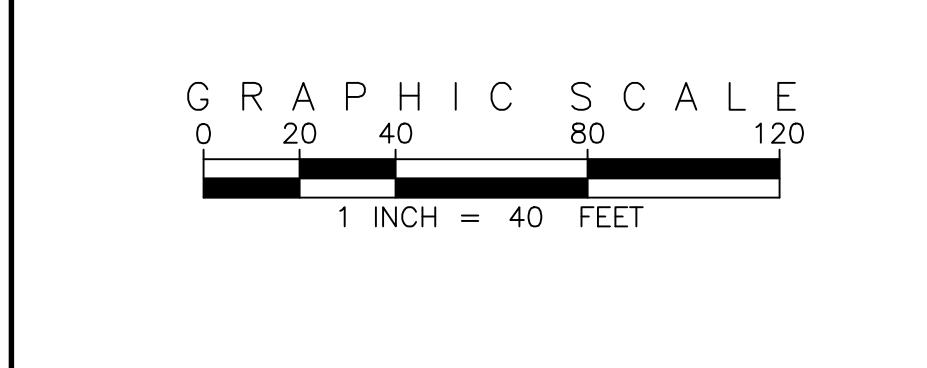
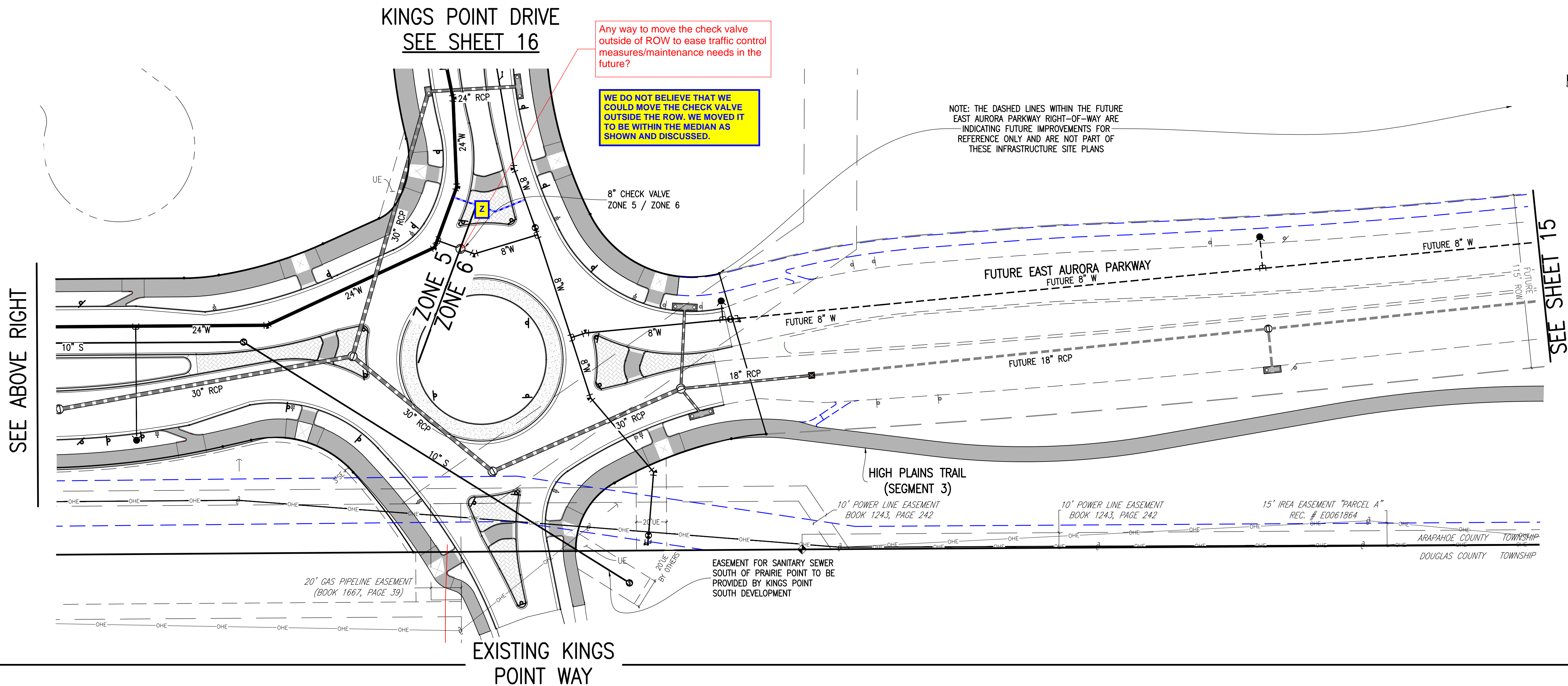
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
WWW.EMKCO.EDU

EMK

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

Know what's below. Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (FNA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE LOCATION: 66.00 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W. NAD83 ELEVATION 5861.04



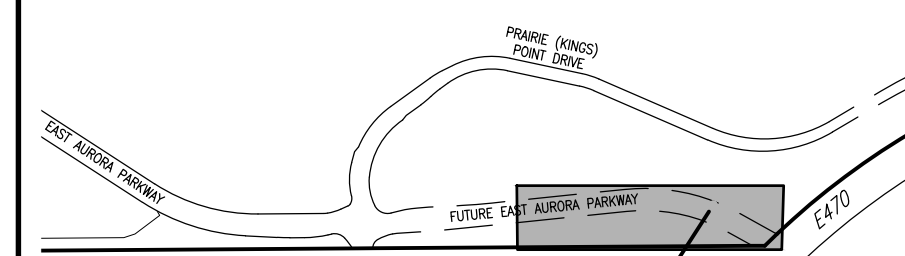
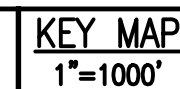
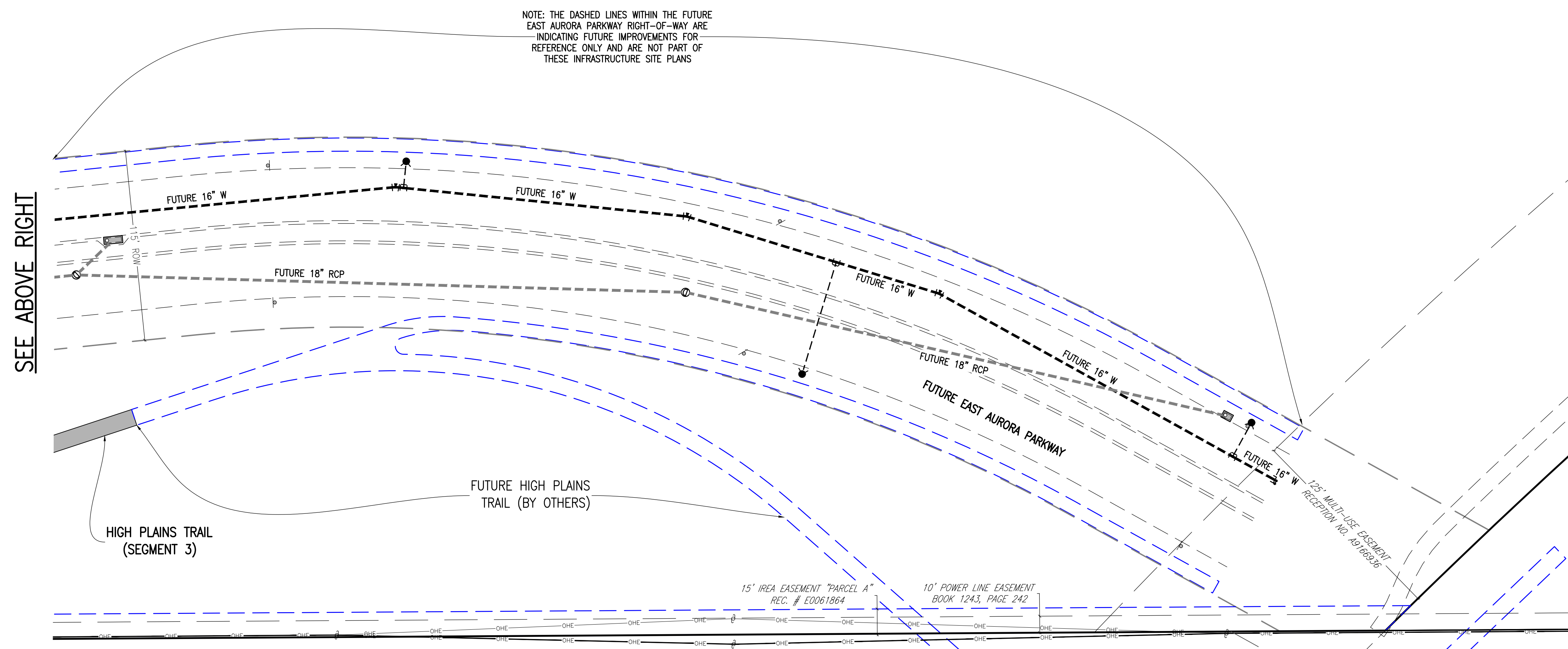
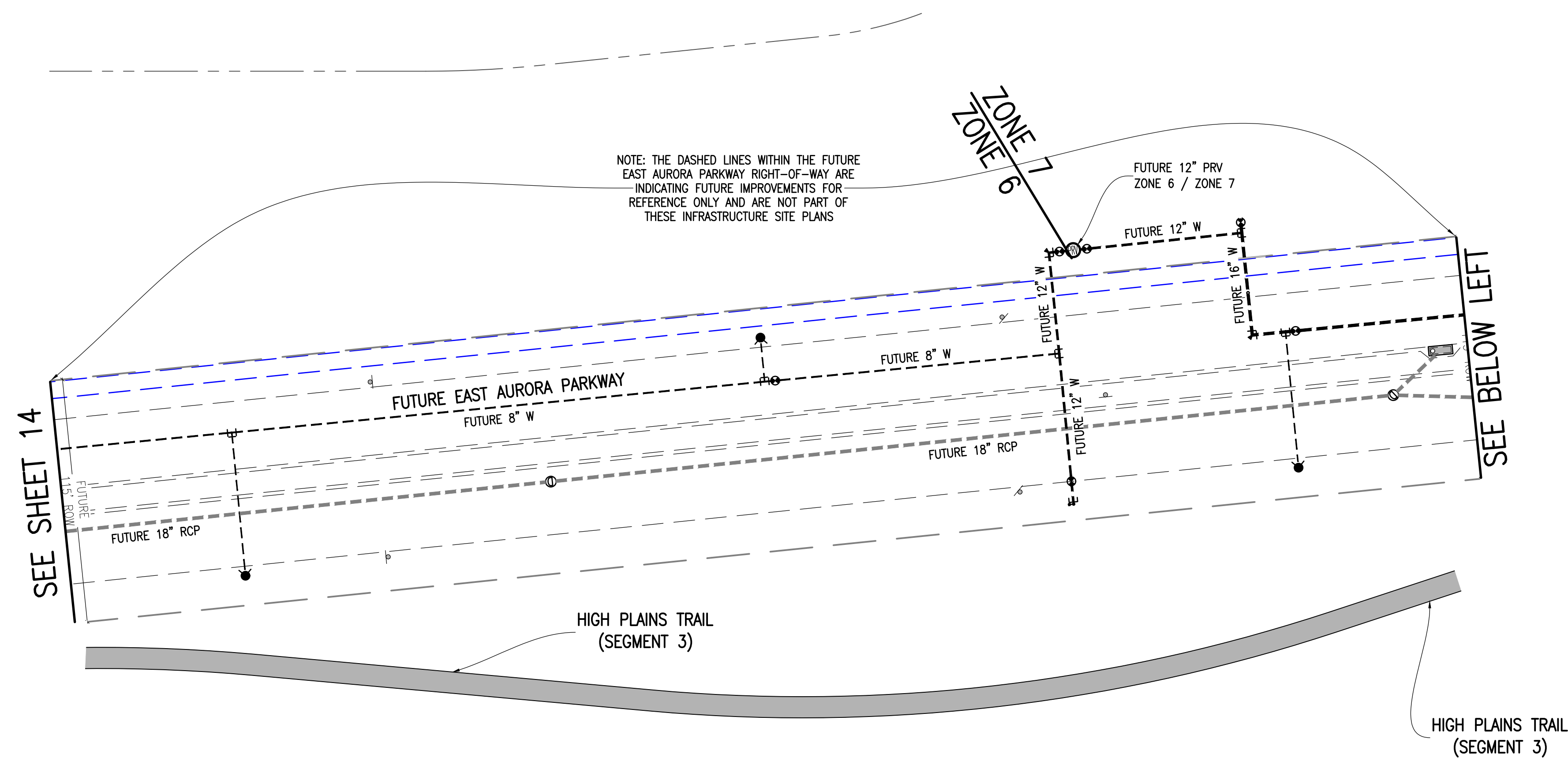
SITE PLAN ABBREVIATIONS	
	FLOWLINE
	RIGHT-OF-WAY
	DRAINAGE EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	100 YEAR WATER SURFACE ELEVATION
	TOP OF WALL
	BOTTOM OF WALL

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

REVISIONS	NO.	DESCRIPTION	DATE
DESIGNED BY:	JWM		
DRAWN BY:	JS		
CHECKED BY:	DOM		
APPROVED BY:	DOM		

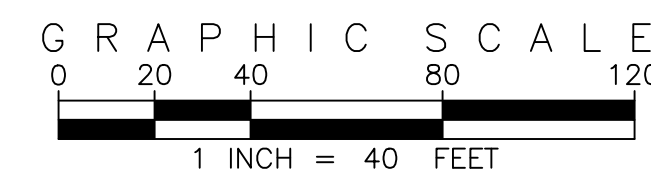
PRAIRIE POINT WEST ISP	AURORA PARKWAY UTILITY PLANS
DATE: 12/14/2022	
JOB NO: 12187.61	
SCALE: HORIZONTAL 1" = 40'	

14 of 52



THIS SHEET

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



SITE PLAN ABBREVIATIONS

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

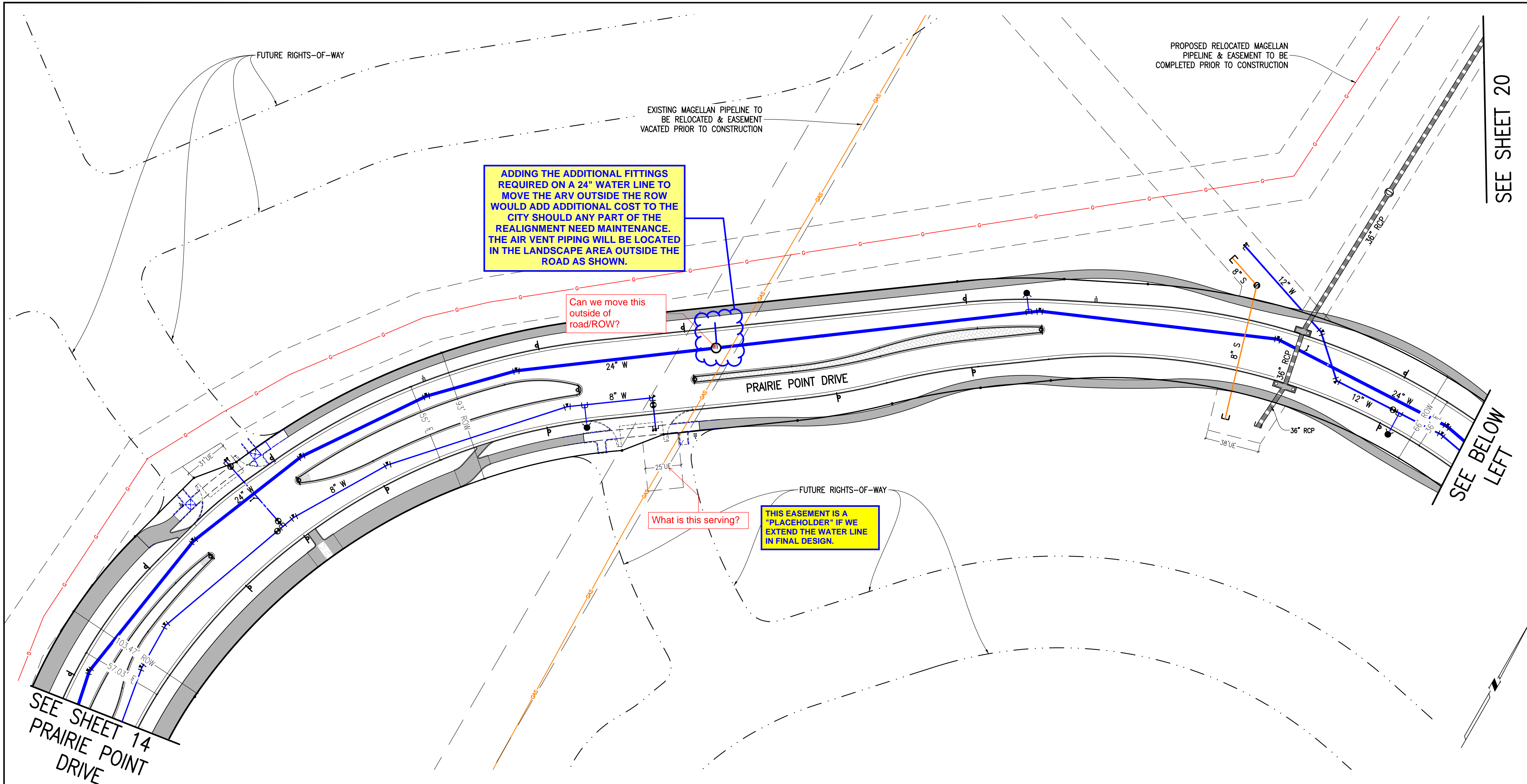
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DESIGNED BY: <i>JW</i>	DRAWN BY: <i>JS</i>	CHECKED BY: <i>BOM</i>	APPROVED BY: <i>BOM</i>
---------------------------	------------------------	---------------------------	----------------------------

1	PRAIRIE POINT WEST ISP
7	AURORA PARKWAY UTILITY PLANS
7	

DATE: 12/14/2022
JOB NO: 12187.61

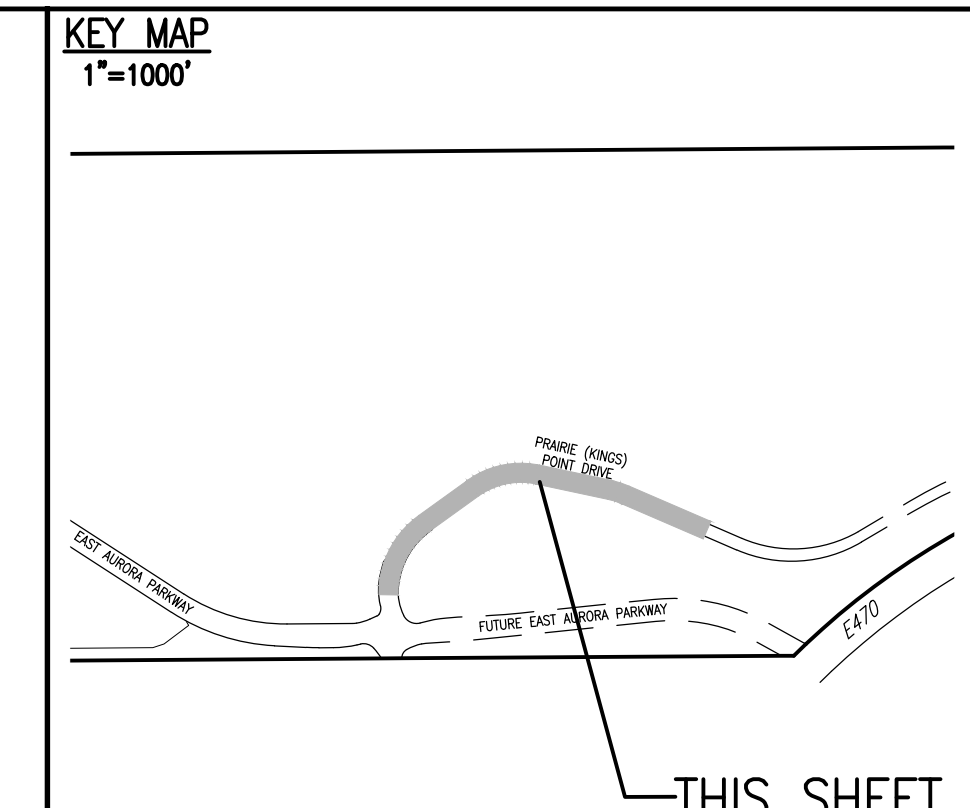
SCALE
HORIZONTAL
1" = 40'



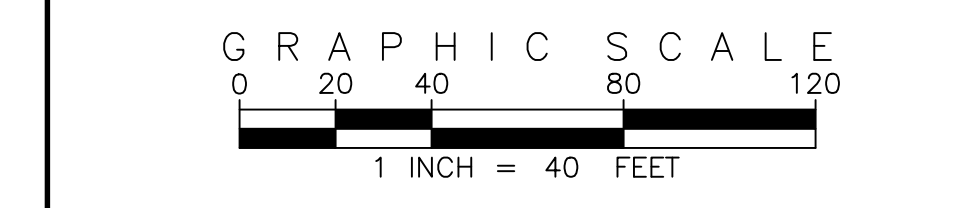
SEE SHEET 20

SEE BELOW LEFT

SEE SHEET 14
PRAIRIE POINT
DRIVE

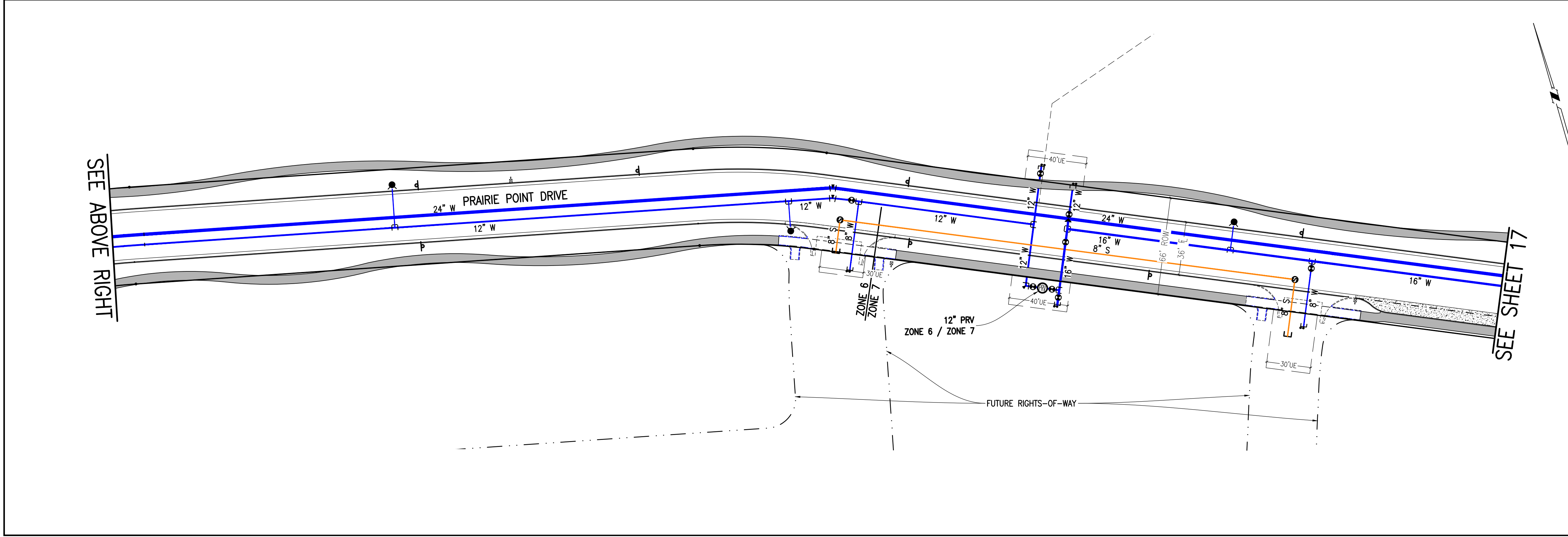


SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER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



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

- SITE PLAN NOTES**
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SEE ABOVE RIGHT

SEE SHEET 17

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

Know what's below.
Call before you dig.

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

NO.	REVISIONS	DATE	BY

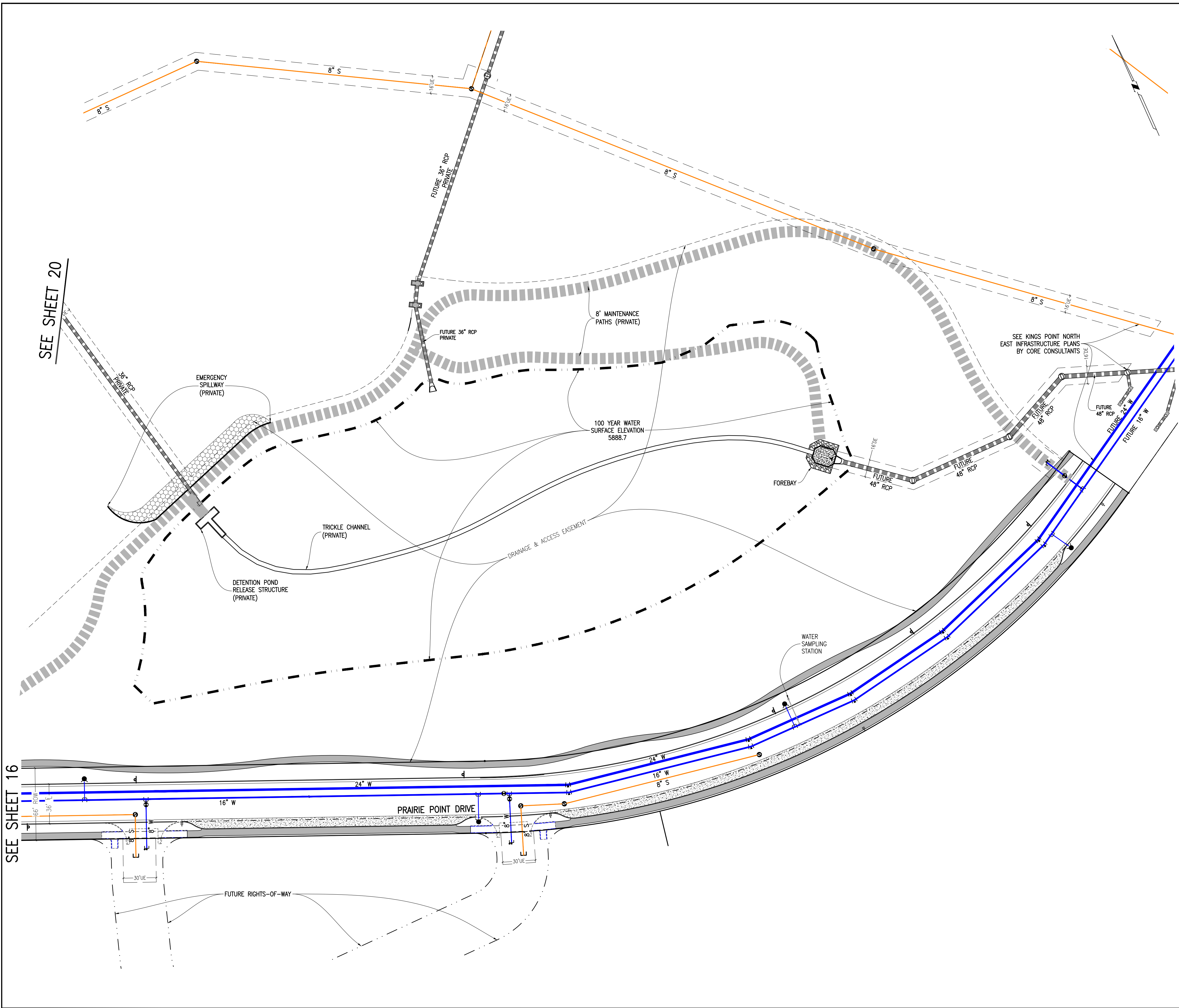
DESIGNED BY: *WJM*
DRAWN BY: *JS*
CHECKED BY: *BOH*
APPROVED BY: *BOH*

PRAIRIE POINT WEST ISP

PRAIRIE POINT DRIVE UTILITY PLANS

DATE: 12/14/2022
JOB NO: 12187.61
SCALE
HORIZONTAL
1" = 40'

16 of 52



KEY MAP
1"=1000'

THIS SHEET

SITE PLAN LEGEND

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

GRAPHIC SCALE

1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

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REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGN BY: JAW

DRAWN BY: JS

CHECKED BY: BOW

APPROVED BY: BOW

PRAIRIE POINT WEST ISP

PRAIRIE POINT DRIVE

UTILITY PLANS

DATE: 12/14/2022

JOB NO: 12187.61

SCALE
HORIZONTAL
1" = 40'

17 of 52

EMK CONSULTANTS, INC.

LAND DEVELOPMENT

ENGINEERING & SURVEYING

7006 SOUTH ALTON WAY, BLDG. F

CENTENNIAL, COLORADO 80112-2019

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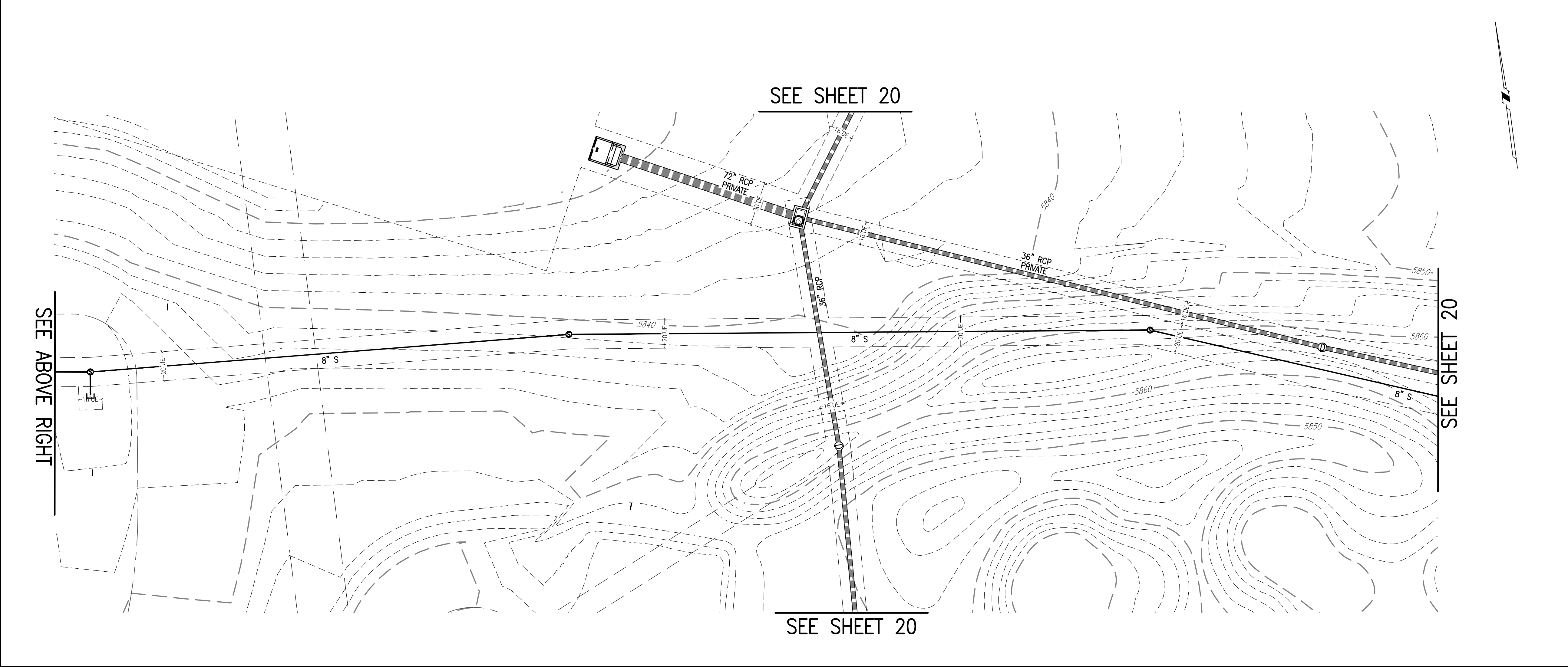
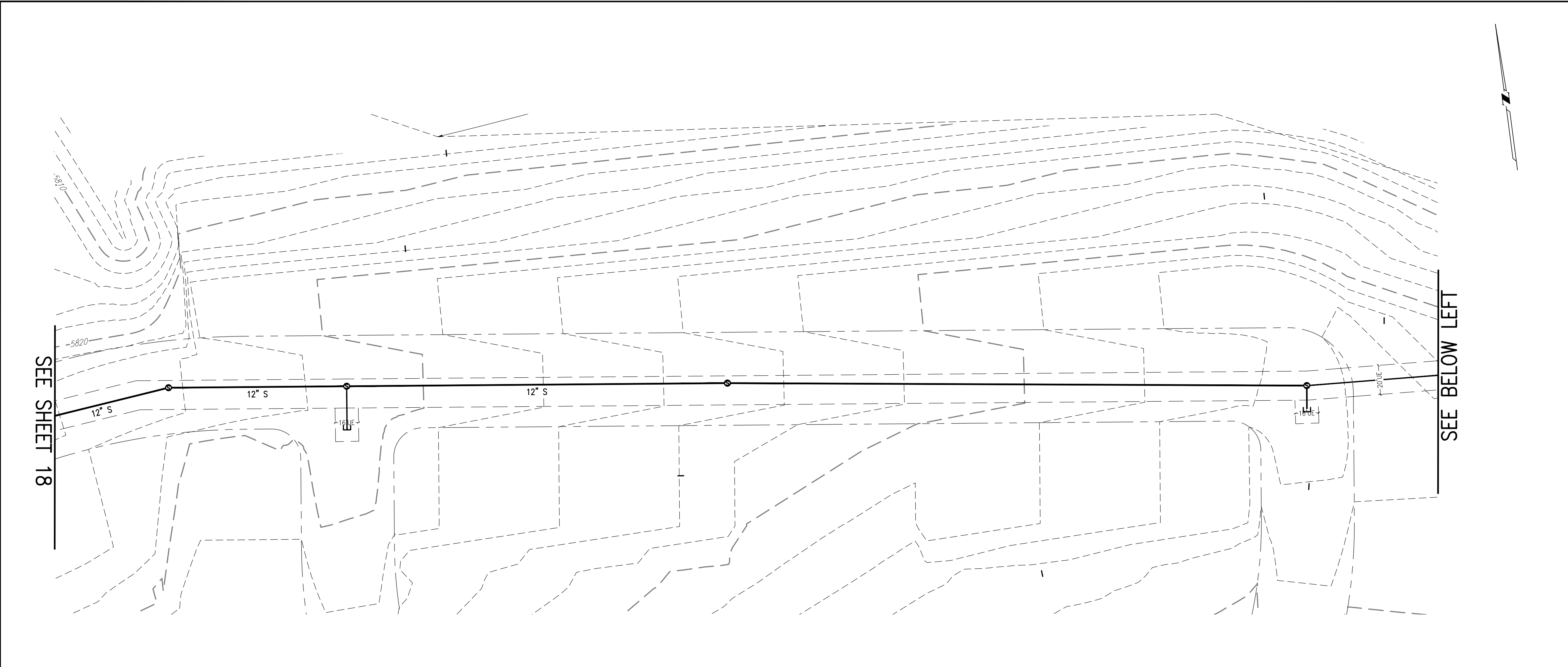
WWW.EMK-CO.COM

EMK

BENCHMARK

CITY OF AURORA BENCHMARK 558633NE002 (FRA 7D-060) CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W

NAD 88 ELEVATION 55861.04



KEY MAP
1"=1000'

THIS SHEET

SITE PLAN LEGEND

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

GRAPHIC SCALE

1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

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REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: JWM

DRAWN BY: JS

CHECKED BY: BOM

APPROVED BY: BOM

PRAIRIE POINT WEST ISP

DATE: 12/14/2022

JOB NO: 12187.61

SCALE
HORIZONTAL
1" = 40'

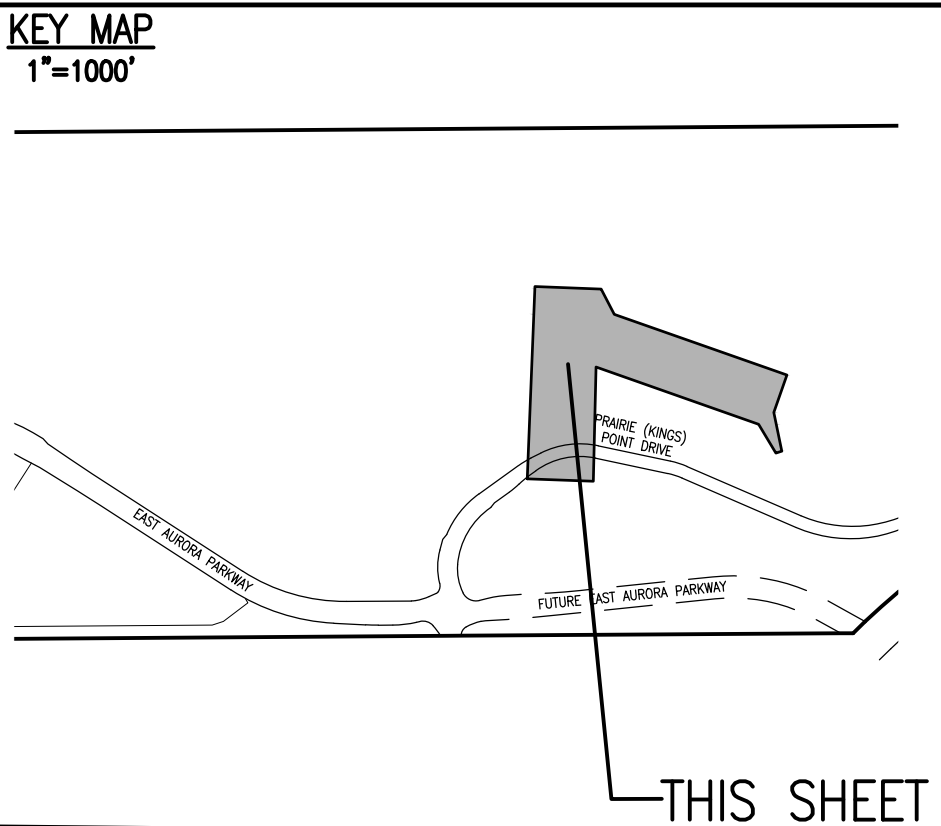
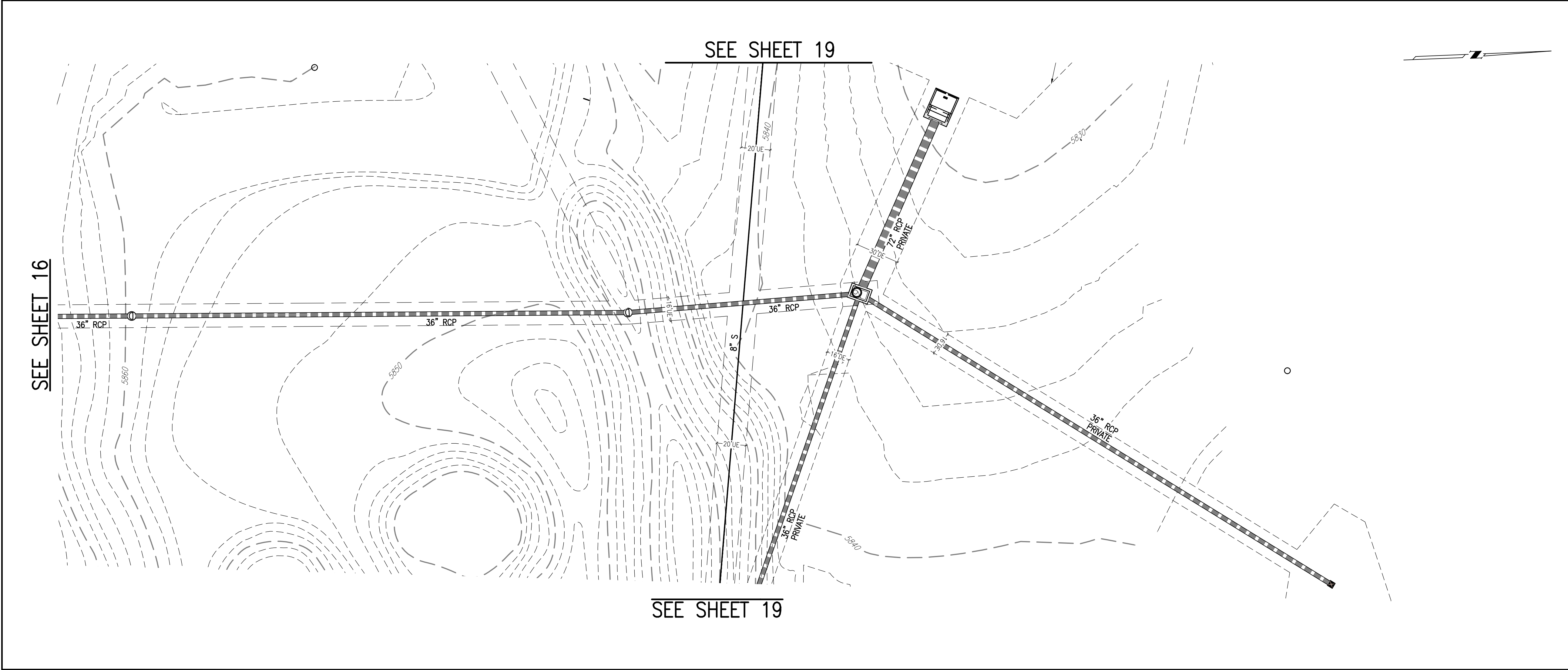
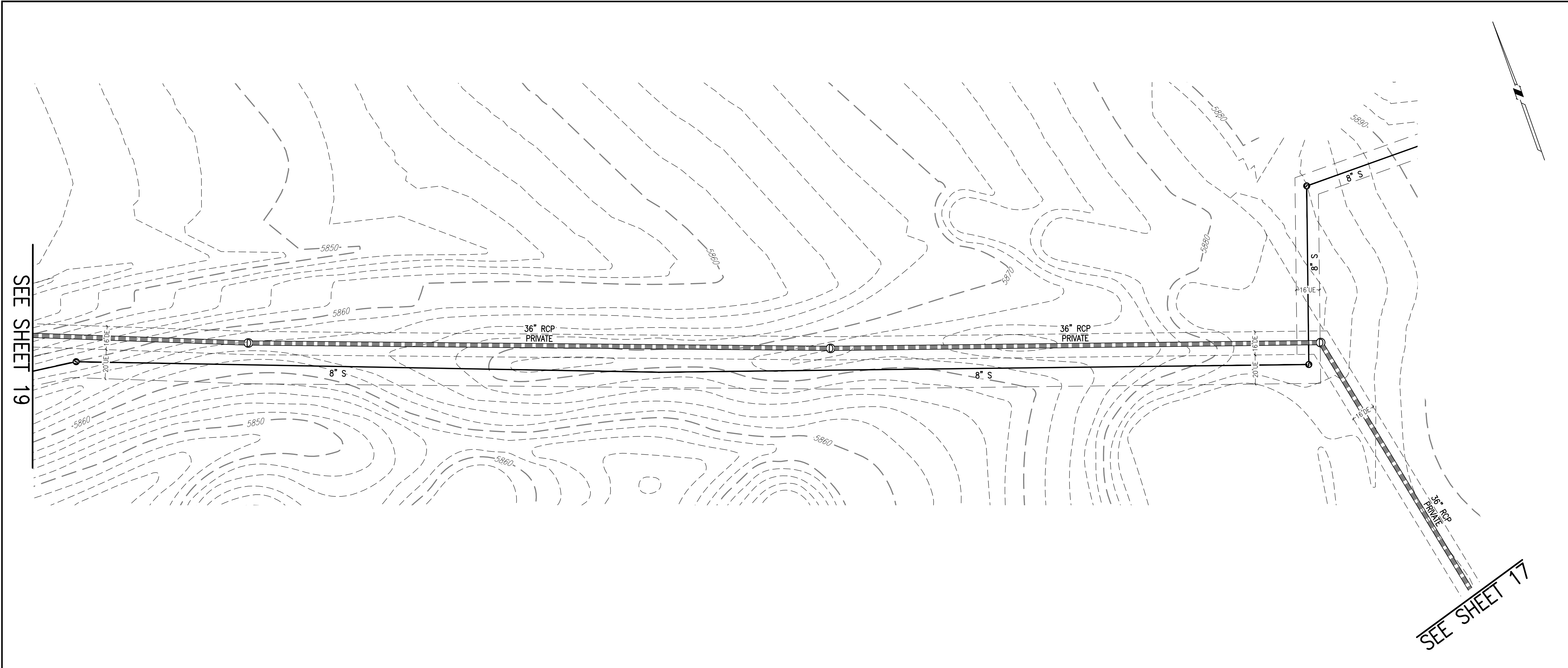
OFFSITE UTILITY PLANS

19 of 52

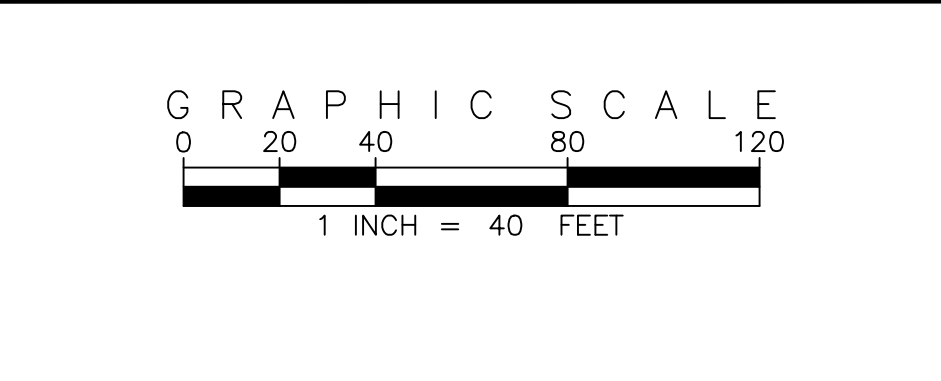
EMK CONSULTANTS, INC.
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7006 SOUTH ALTON WAY, BLDG. F
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Know what's below.
Call before you dig.

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



PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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SITE PLAN ABBREVIATIONS	
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	RIGHT-OF-WAY
	DRAINAGE EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	100 YEAR WATER SURFACE ELEVATION
	TOP OF WALL
	BOTTOM OF WALL

SITE PLAN NOTES	
1.	DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
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EMK CONSULTANTS, INC.
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Know what's below.
Call before you dig.

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

REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JWM*

DRAWN BY: *JS*

CHECKED BY: *BOH*

APPROVED BY: *BOH*

PRAIRIE POINT WEST ISP

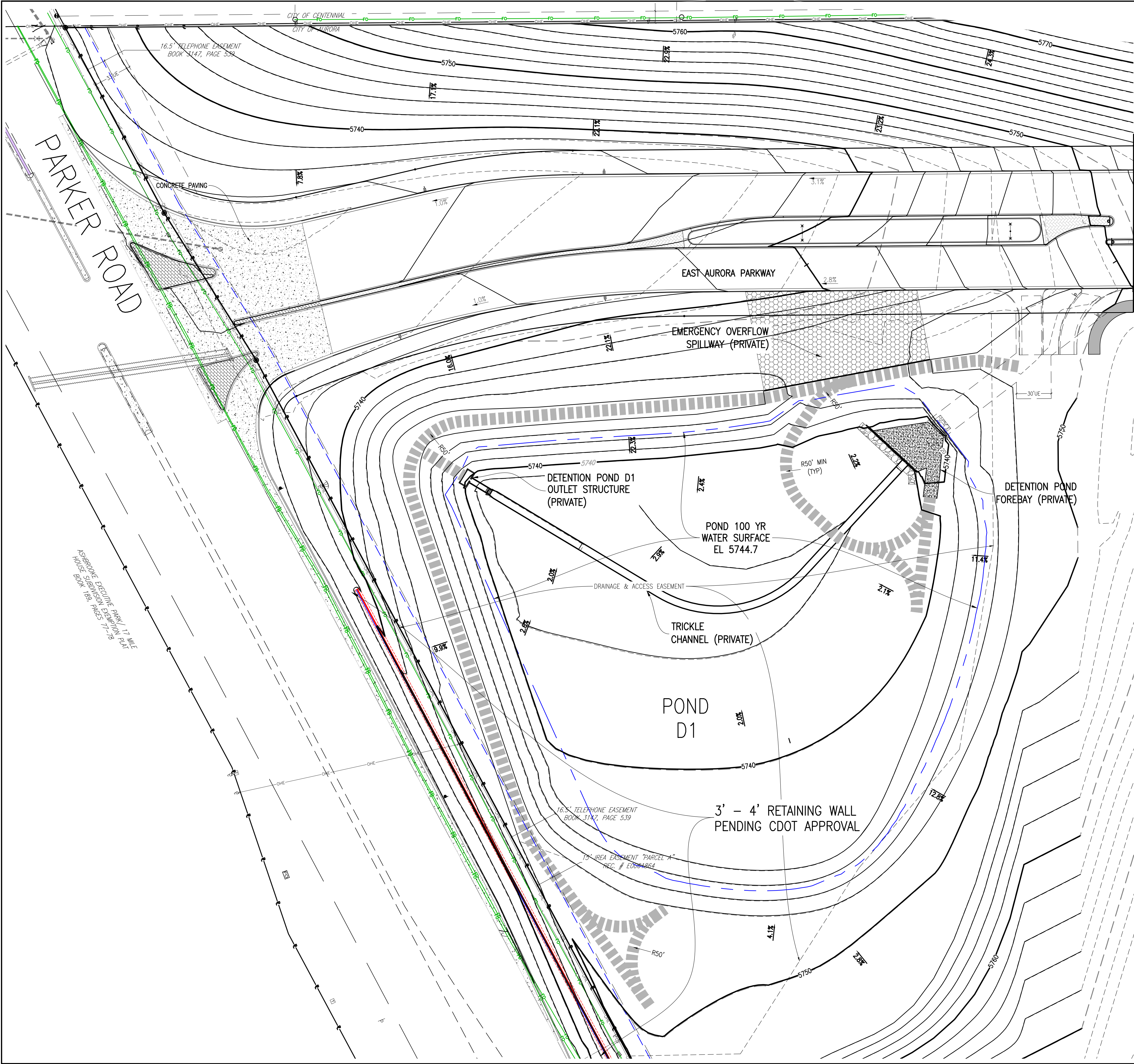
OFFSITE UTILITY PLANS

DATE: 12/14/2022

JOB NO: 12187.61

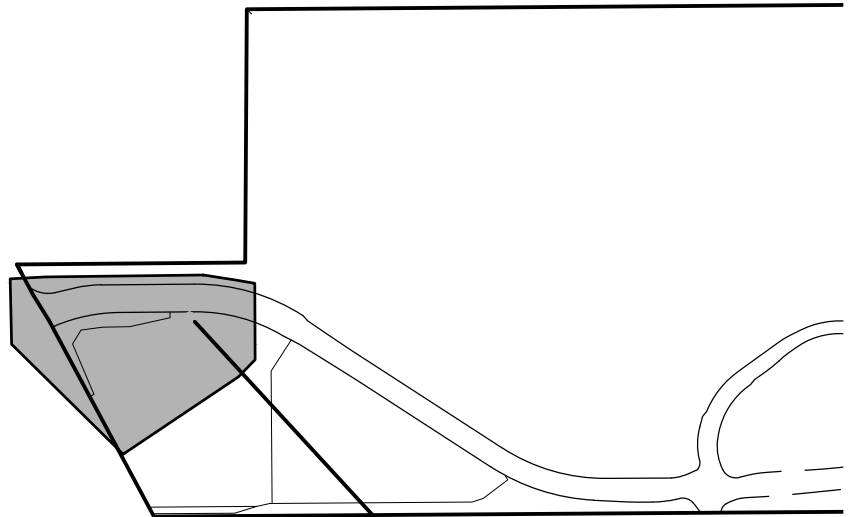
SCALE
HORIZONTAL
1" = 40'

20 of 52



SEE SHEET 22

KEY MAP
1"=1000'



THIS SHEET

SITE PLAN LEGEND

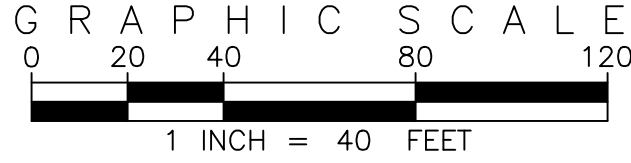
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM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

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

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811

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



SITE PLAN ABBREVIATIONS

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

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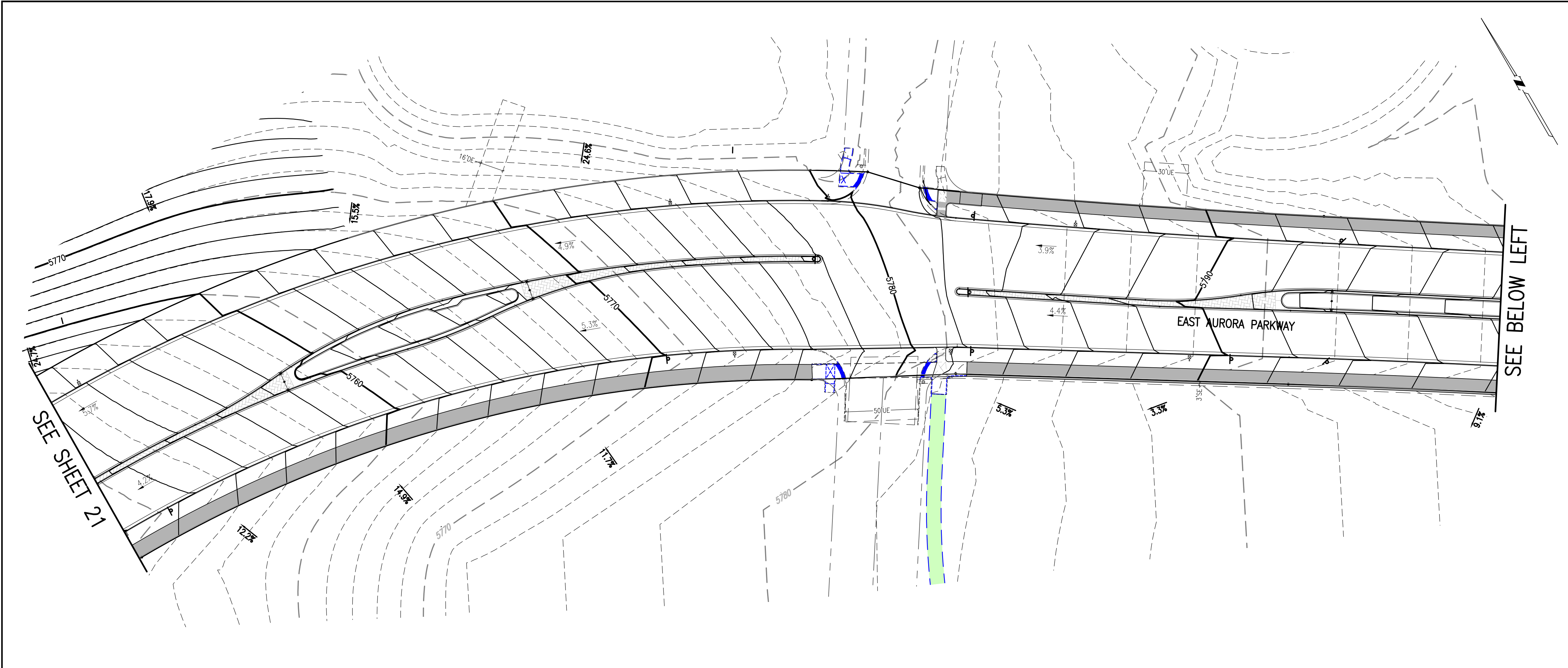
NO.	DESCRIPTION	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
		JWM	JS	BCM	BCM

PRAIRIE POINT WEST ISP

AURORA PARKWAY & POND D1 GRADING PLANS

DATE: 12/14/2022
JOB NO: 12187.61

SCALE
HORIZONTAL
1" = 40'



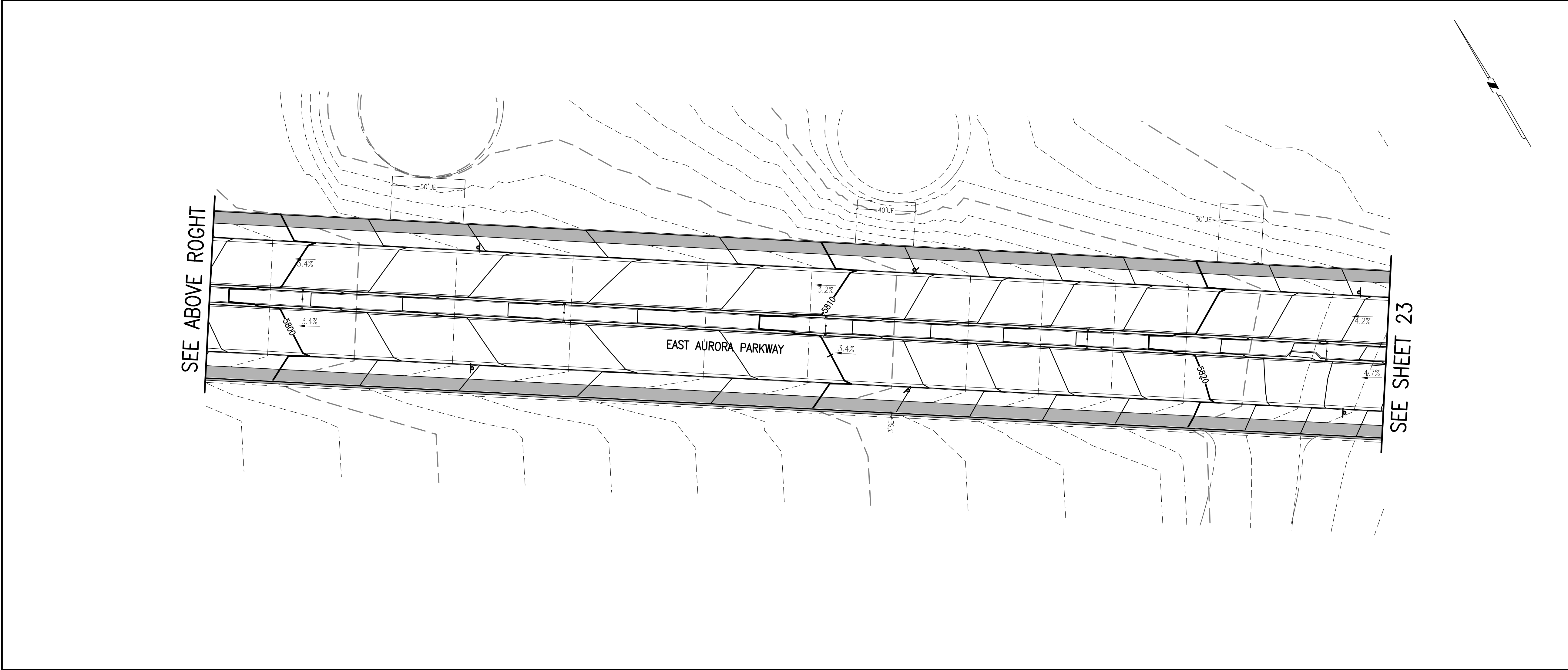
KEY MAP
1"=1000'

SITE PLAN LEGEND

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

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BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.
APPROXIMATE ELEVATION 5566.00 FEET WEST OF EAST AURORA PARKWAY AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5561.04



GRAPHIC SCALE
0 20 40 80 120
1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

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

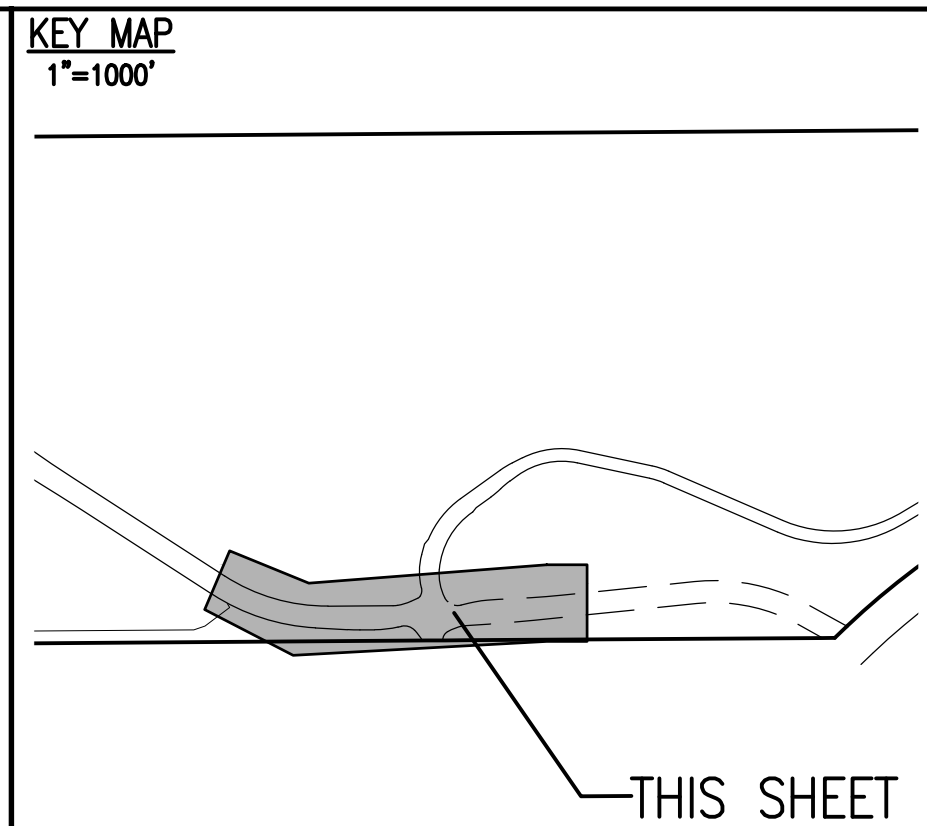
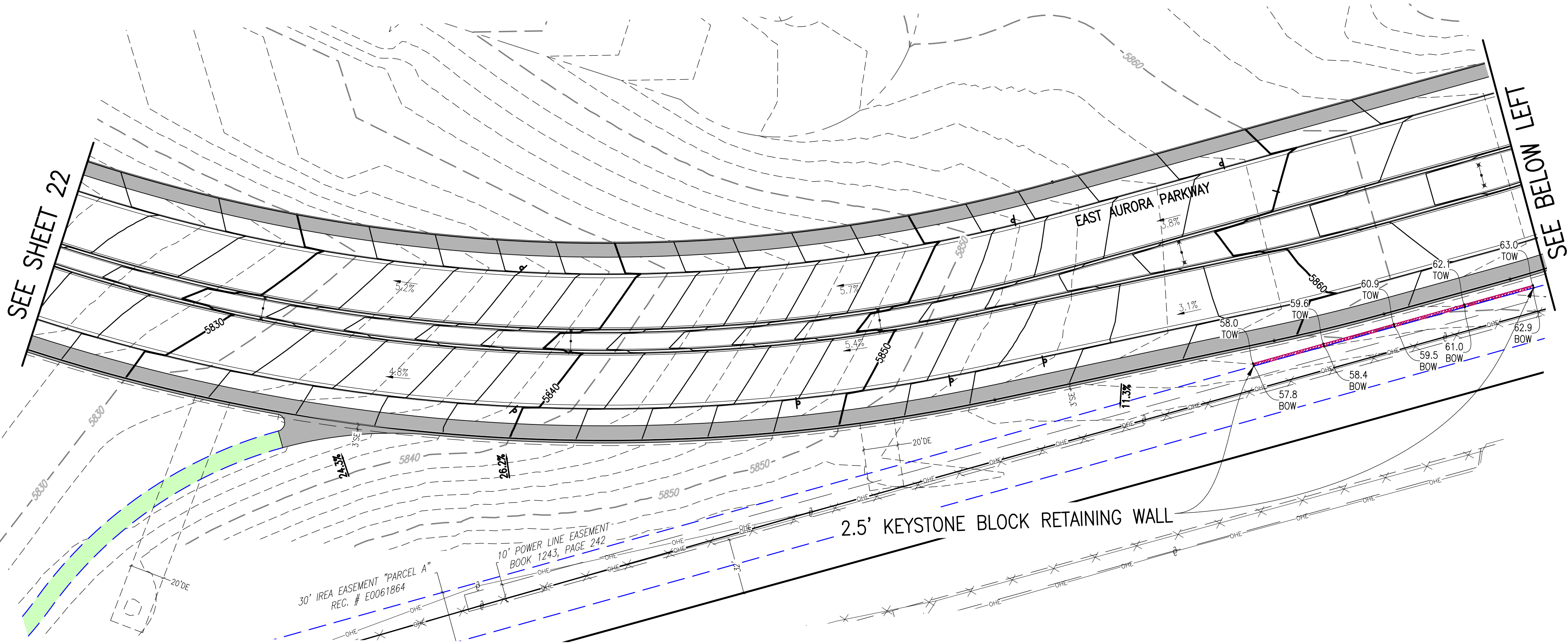
NO.	DESCRIPTION	DATE	BY

PRAIRIE POINT WEST ISP

DESIGNED BY: *AM*
DRAWN BY: *JS*
CHECKED BY: *BOH*
APPROVED BY: *BOH*

AURORA PARKWAY GRADING PLANS

DATE: 12/14/2022
JOB NO: 12187.61
SCALE
HORIZONTAL
1" = 40'



SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
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	STREET LIGHTS	
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BENCHMARK
CITY OF AURORA BENCHMARK 556633NE002 (F&A ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. 100 YEAR WATER SURFACE ELEVATION OF 5860.00 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W
NAD 88 ELEVATION 5861.04

DATE: 12/14/2022
JOB NO: 12187.61
SCALE: HORIZONTAL
1" = 40'

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	RIGHT-OF-WAY	
	DRAINAGE EASEMENT	
	GAS EASEMENT	
	UTILITY EASEMENT	
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	BOTTOM OF WALL	

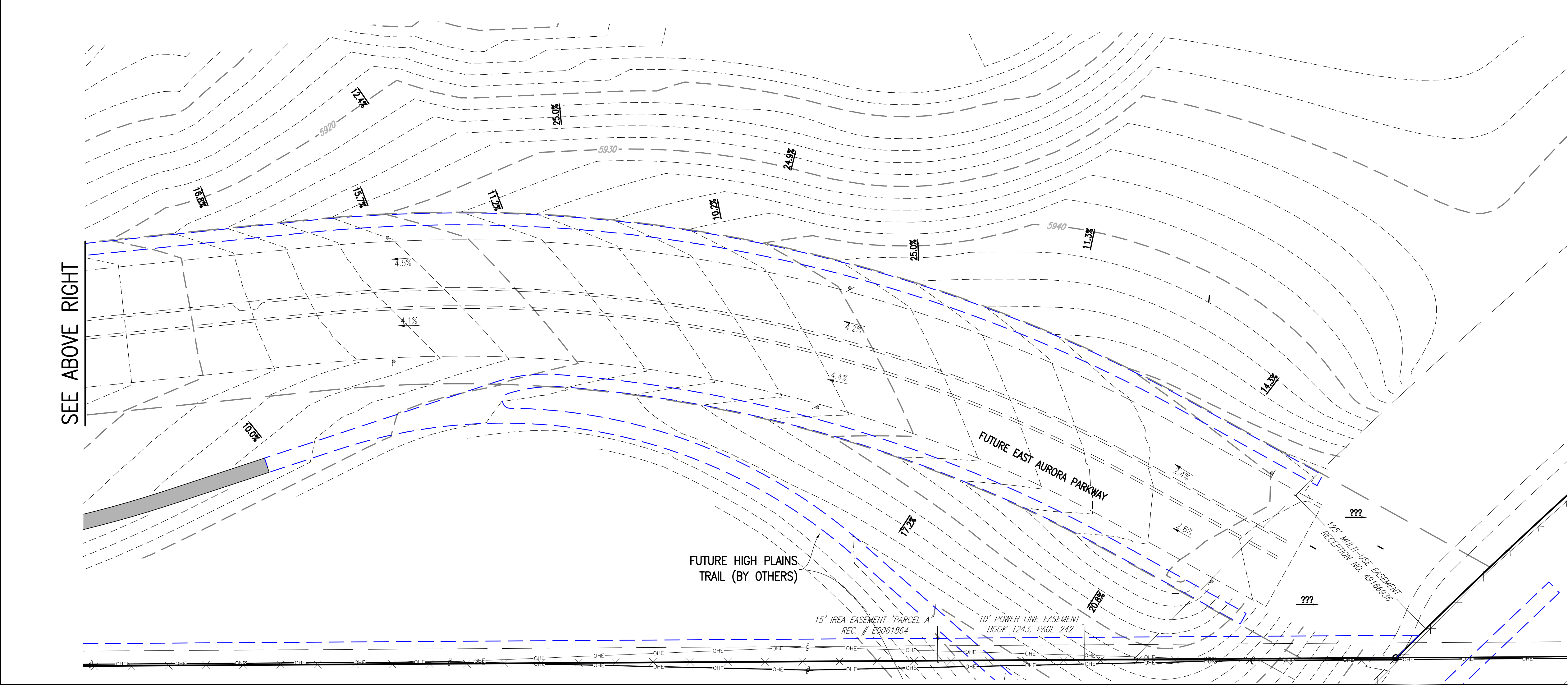
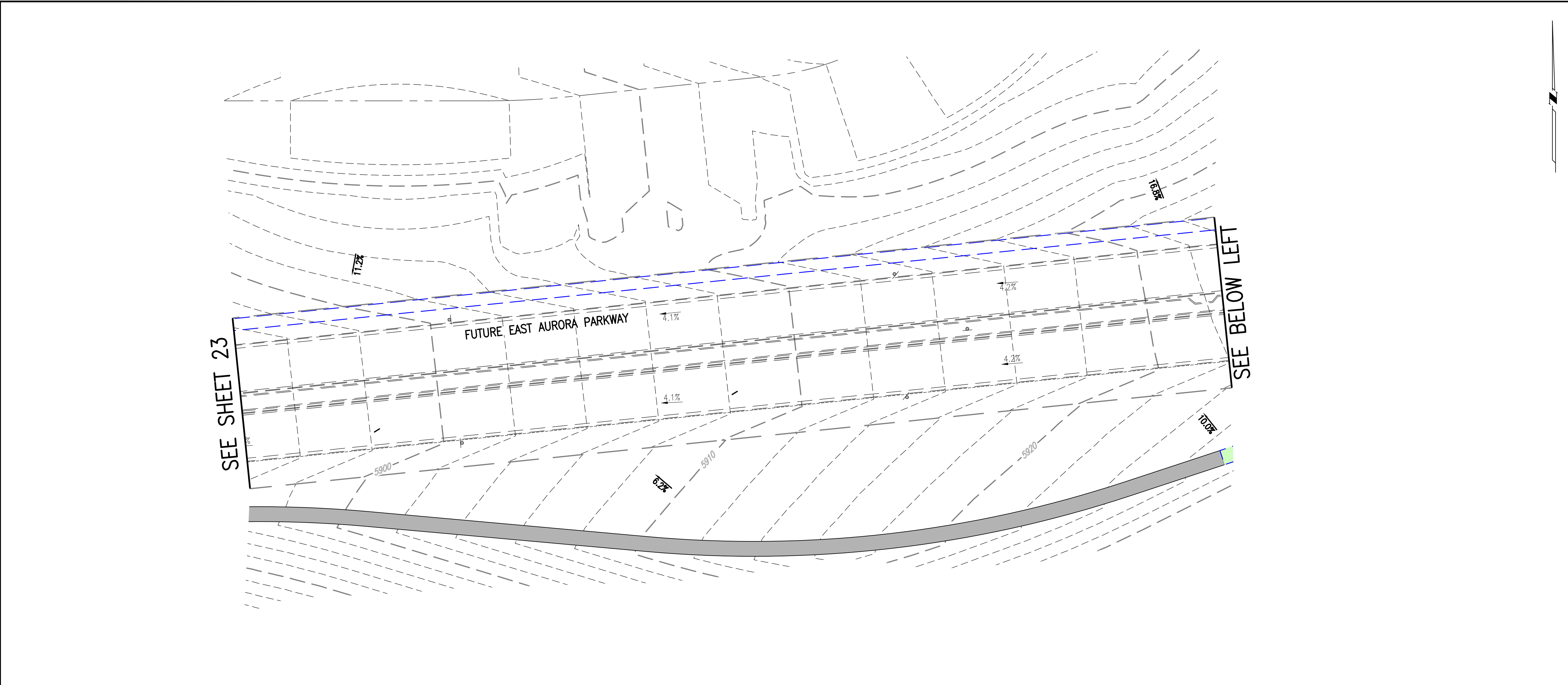
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DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JWM	JS	BOH	BOH

REVISIONS	NO.	DESCRIPTION	DATE	BY

PRAIRIE POINT WEST ISP	DATE: 12/14/2022
AURORA PARKWAY GRADING PLANS	JOB NO: 12187.61
	SCALE: HORIZONTAL 1" = 40'

23 of 52



KEY MAP
1"=1000'

THIS SHEET

PROPOSED	DESCRIPTION	EXISTING
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SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING

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

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BENCHMARK

CITY OF AURORA BENCHMARK 556633NE002 (F&A ZD-060) 3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 15 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W. NAD83 88 ELEVATION 5861.04

GRAPHIC SCALE
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NO.	DESCRIPTION	DATE	BY

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

PRAIRIE POINT WEST ISP

DATE: 12/14/2022
JOB NO: 12187.61

SCALE
HORIZONTAL
1" = 40'

24 of 52

AURORA PARKWAY GRADING PLANS

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PRAIRIE POINT WEST ISP

DATE: 12/14/2022
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SCALE
HORIZONTAL
1" = 40'

24 of 52

AURORA PARKWAY GRADING PLANS

Kings Point Master Plant List

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
16	CS	CATALPA SPECIOSA	CATALPA, WESTERN	CAL	B&B	L-M
20	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	CAL	B&B	L-M
21	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L-M
24	GTI	GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L-M
19	GTS	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L
23	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B	L-M
2	QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN	2.5" CAL	B&B	L-M
22	QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B	L-M
19	SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B	M
25	UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM	2.5" CAL	B&B	M
ORNAMENTAL TREES						
2	AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2' CAL	B&B	L-M
2	ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	2' CAL	B&B	L-M
22	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	2' CAL	B&B	L-M
26	ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B	L-M
20	ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	2' CAL	B&B	L-M
26	CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	2' CAL	B&B	L-M
10	MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC	2' CAL	B&B	L-M
18	MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	2' CAL	B&B	L-M
15	MRJ	MALUS X RED 'JEWEL'	CRABAPPLE, RED 'JEWEL'	2' CAL	B&B	L-M
15	MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B	L-M
21	PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY	2' CAL	B&B	M
12	SYR	SYRINGA RETICULATA	JAPANESE LILAC	2' CAL	B&B	M
EVERGREEN TREE						
42	PE	PINUS EDULIS	PINE, PINON	6' HT	B&B	L-M
39	PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B	L-M
42	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B	L-M
76	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B	L-M
EVERGREEN SHRUBS						
221	JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER	#5	CONT.	M
276	JPS	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER	#5	CONT.	M
82	PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.	L
188	PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.	L
DECIDUOUS SHRUBS						
146	AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.	L
364	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	H
60	AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.	L
639	AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.	H
122	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
34	CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	CONT.	H
204	ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.	L
39	ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.	L
35	FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.	H
41	FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO	#5	CONT.	H
194	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	M
179	RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT	#5	CONT.	M
103	RTT	RHUS TRILOBATA	SUMAC, THREE LEAF	#5	CONT.	H
28	SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER	#5	CONT.	H
PERENNIALS						
111	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	M
50	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	M
98	AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.	L
12	ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT.	M
9	ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT.	M
8	AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW	#1	CONT.	M
12	BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.	H
38	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.	H
25	OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.	H
15	OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.	M
13	PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.	M
88	PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	#1	CONT.	M
10	PFP	PENSTEMON FRUTICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.	M
183	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.	M
11	SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.	M
9	SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	M
116	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	H
ORNAMENTAL GRASSES						
349	AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#5	CONT.	H
318	BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#5	CONT.	H
18	BGB	BOUTELOUA GRACILI	BLUE GRAMA GRASS	#5	CONT.	H
301	BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#5	CONT.	H
275	PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	#5	CONT.	H
125	SNI	SORGHASTRUM NUTANS	INDIAN GRASS	#5	CONT.	M
155	SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#5	CONT.	H
72	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#5	CONT.	H

*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

LANDSCAPE ARCHITECT
TERRACINA DESIGN
10200 E. GIRARD AVE, SUITE A-314
DENVER, CO 80231
(303) 632-8867
CONTACT: SARAH MOLL

STANDARD LANDSCAPE NOTES

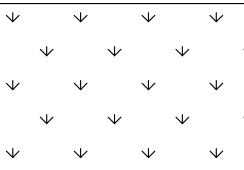
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITAL. THIS WILL INCLUDE TYPICAL LIGHT FIXTURES BASED ON STREET CLASSIFICATION.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSBILE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 CURBSIDE LANDSCAPE, WILL BE INSTALLED AS DELINEATED ON THE PLAN WITHIN ONE GROWING SEASON OF FINAL ACCEPTANCE OF THE ACCOMPANYING WIDSOS. IF COMPLETION OF LANDSCAPE CANNOT BE COMPLETED WITHIN 1 FULL GROWING SEASON OF FINAL ACCEPTANCE, A BOND SHALL BE ISSUED BY THE DEVELOPER FOR THE REMAINING UNINSTALLED LANDSCAPE. LANDSCAPING WILL BE INSTALLED WITHIN TRACTS AND DETENTION PONDS AS DELINEATED ON THE PLAN AT THE TIME OF FINAL CONSTRUCTION WITHIN THE TRACT OR POND AND AVAILABILITY OF IRRIGATION WATER.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

GENERAL LANDSCAPE NOTES

- SHRUB BEDS SHALL CONTAIN ROCK MULCH.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5. VII

NATIVE SEED AREA: MIXTURE 13 - SHORTGRASS TRAIL OR ROADSIDE

LOT DATA TABLE					
COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
BUFFALOGRASS*	BUCHLOE DACTYLOIDES	X	SHARPS	15	
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	15	
TOTAL POUNDS PLS/ACRE				30	
OPTIONAL WILDFLOWERS					
FRINGED SAGE	ARTEMISIA FRIGIDA	X	NATIVE		2
BLANKETFLOWER	GAILLARDIA ARISTATA	X	NATIVE		3
SHOWY LOCOWEED	OXYTROPIS LAMBERTII	X	NATIVE		3
SIDEBELLS PENSTEMON	PENSTEMON SECUNDIFLORA	X	NATIVE		3
SCARLET GLOBEMALLOW	SPHAERALCEA COCCINIA	X	NATIVE		3
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 30 LBS/ACRE RATE FOR MIX					



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

CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	STREET LENGTH (LF)	AREA	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS / GRASSED REQUIRED (1 SHRUB / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED	SHRUB/GRASSES PROVIDED TOTAL
AURORA PARKWAY (NORTH)	3,469	23,008	87	87	575	345	230	575
AURORA PARKWAY (SOUTH)	3,293	34,275	82	83	857	516	341	857
KINGS POINT DR. (NORTH)	3,037	30,595	76	78	765	459	306	765
KINGS POINT DR. (SOUTH)	1,739	17,299	43	46	432	259	173	432
TOTAL	11,538	105,177	119	123	2,629	1,580	1,050	2,630

CURBSIDE LANDSCAPING QUANTITIES DO NOT INCLUDE ROUNDABOUT DUE TO THE AURORA REQUIRED UTILITIES AND LIGHTS

DETENTION POND REQUIREMENTS

LANDSCAPED AREA	AREA	TREES REQUIRED (1 TREE / 4000 SF)	TREES PROVIDED	SHRUBS / GRASS REQUIRED (10 SHRUB / 4000 SF)	SHRUBS PROVIDED	GRASS PROVIDED	SHRUB/GRASS PROVIDED TOTAL
DETENTION POND D1	98,641	25	29	247	265	18	283
DETENTION POND C4	143,880	36	42	360	360	N/A	360
TOTAL	242,521	61	71	606	625	18	643

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

NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVILENT NOTED ABOVE

EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND DETENTION PONDS.

OPEN SPACE REQUIREMENTS

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	TREE EQUIVALENT SHRUBS	*SHRUBS PROVIDED	SHRUB AND TREE EQUIVALENTS TOTAL
FUTURE TRACT 1	OPEN SPACE	159219	40	42	398	24	374	398
FUTURE TRACT 2	OPEN SPACE	169774	42	43	424	12	418	430
TOTALS		328,993	82	85	822	36	792	828

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

NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS

NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVILENT NOTED ABOVE



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

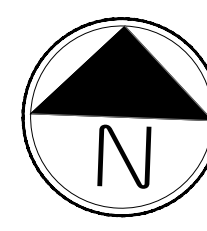
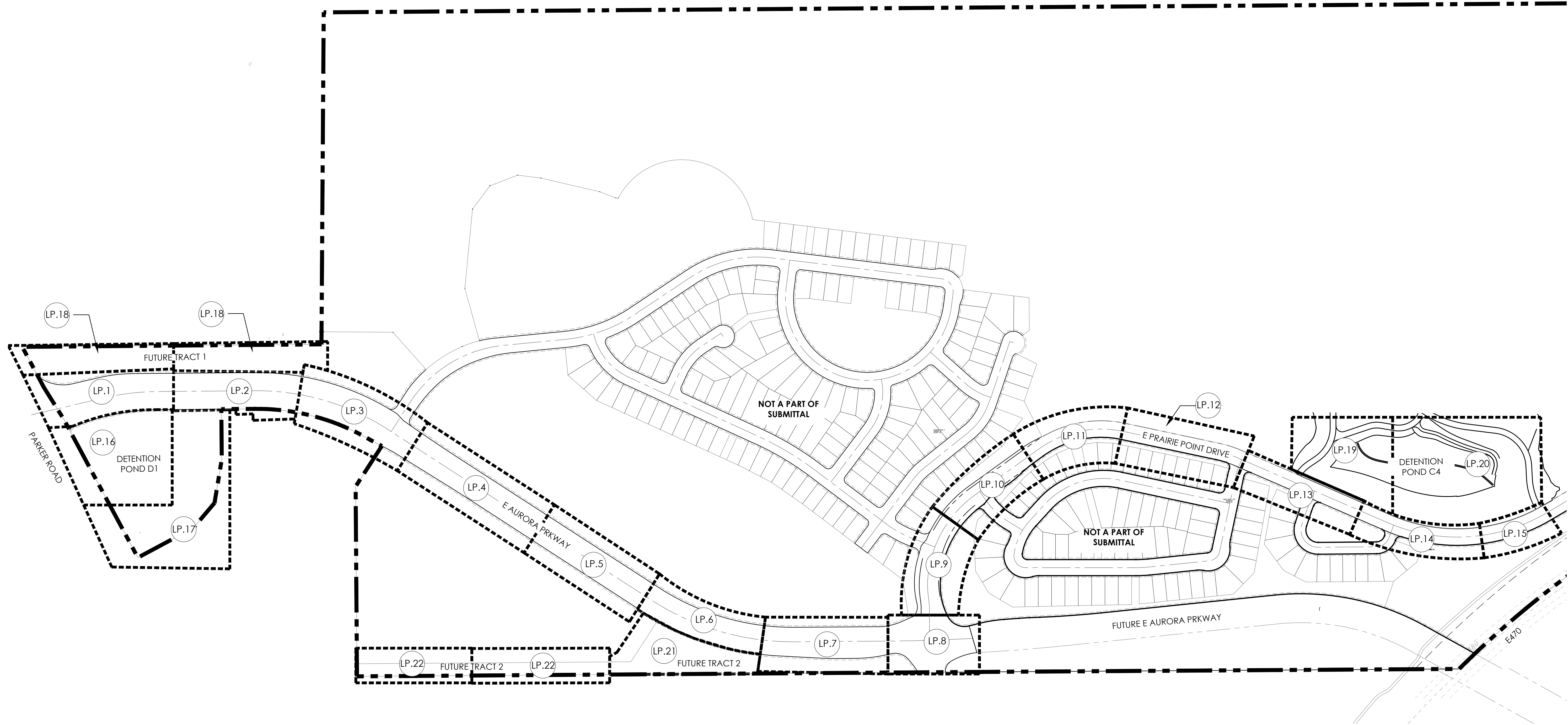
811 Know what's below. Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK: 556631N002 (EVA-7D-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, 160W. ROAD 85 ELEVATION 5961.04

DESIGNED BY:		REVISIONS		DATE		BY	
PRAIRIE POINT WEST ISP	LANDSCAPE NOTES	NO.	DESCRIPTION				
		1	CHANGE REVISION TEXT COLOR TO 2/28/02	MMW			
		2	CHANGE REVISION TEXT COLOR TO 2/28/02	MMW			
		3	CHANGE REVISION TEXT COLOR TO 2/28/02	MMW			
		4	CHANGE REVISION TEXT COLOR TO 2/28/02	MMW			
		5	CHANGE REVISION TEXT COLOR TO 2/28/02	MMW			

DATE: 12/21/2022
JOB NO: 12187.61

LN.1



Scale: 1"= 200'-0"

0 100 200 400

PRAIRIE POINT WEST ISP

OVERALL PLAN

DATE: 12/21/2022

JOB NO: 12187.61

LN.2

28 of 52

DESIGNED BY:			REVISIONS		
NO.	DESCRIPTION	DATE	BY		
1	CHANGE REASON TEXT COLOR TO 228.62	MM	MM		
2	CHANGE REASON TEXT COLOR TO 228.62	MM	MM		
3	CHANGE REASON TEXT COLOR TO 228.62	MM	MM		
4	CHANGE REASON TEXT COLOR TO 228.62	MM	MM		
5	CHANGE REASON TEXT COLOR TO 228.62	MM	MM		
6	CHANGE REASON TEXT COLOR TO 228.62	MM	MM		

811

Know what's below.
Call before you dig.

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BENCHMARK
CITY OF AURORA BENCHMARK 556631N002 (EVA 7D-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W
NAVD 88 ELEVATION 3861.04

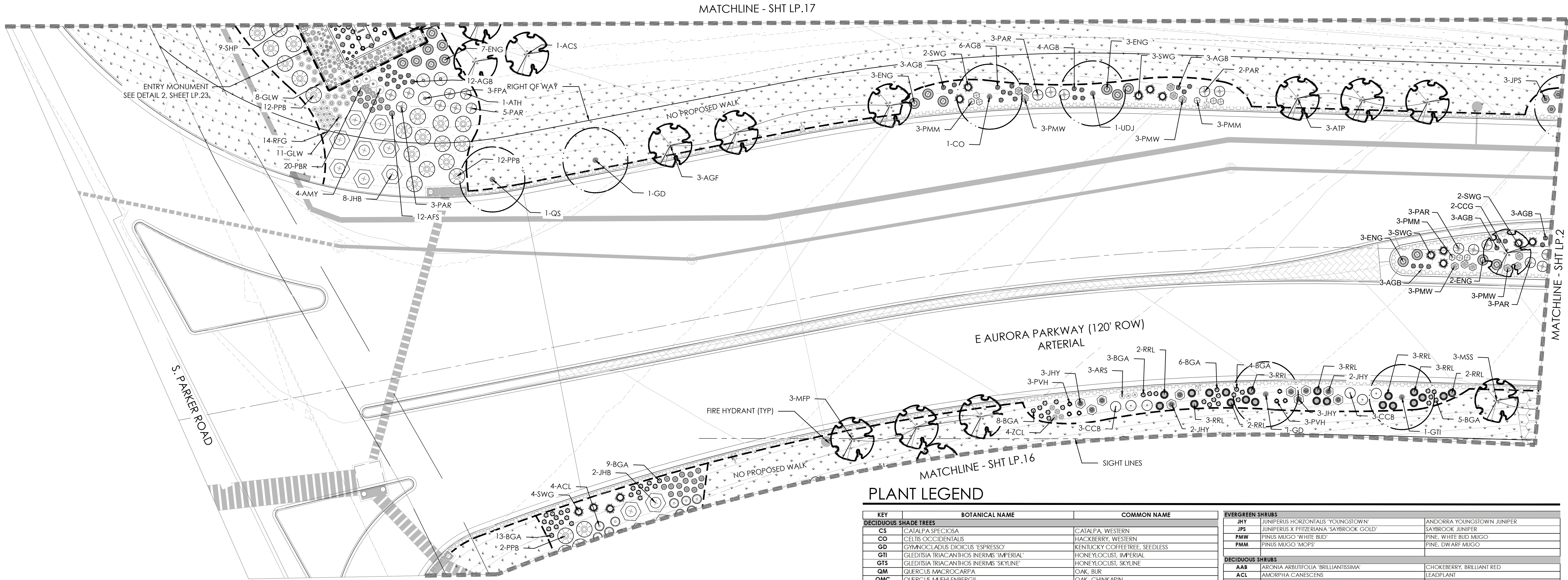
terracedesign

10200 E. Girard Ave. A-314
Denver, CO 80231
ph: 303.632.8867

NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.

LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS & PERENNIALS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- COBBLE SPLASH EDGE
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT

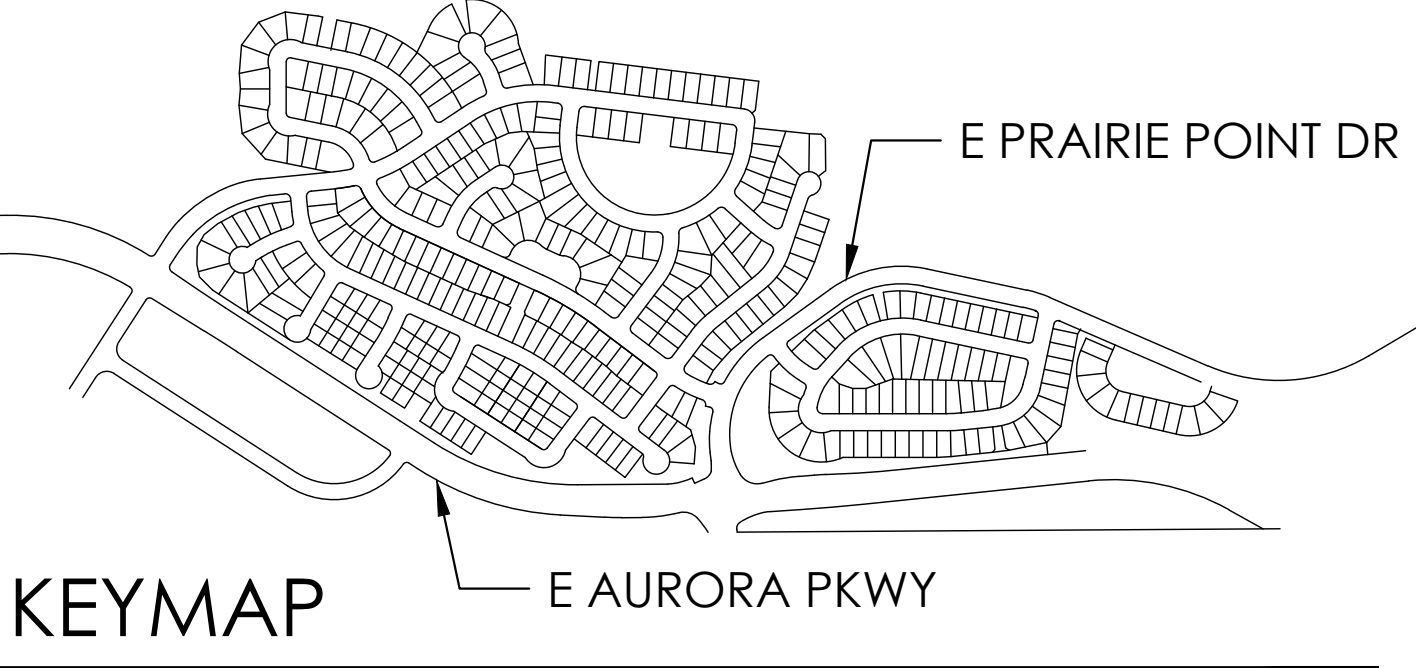
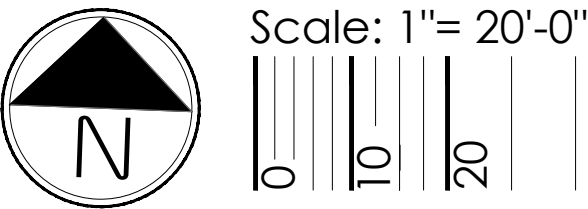


Verify all mature plant heights within sight triangles do not exceed COA 4.04.2.10 height requirements. Some plant heights do not meet the requirement. Remove/replace plants as needed.

RESPONSE:
PLANT HEIGHTS ADJUSTED.

PLANT LEGEND

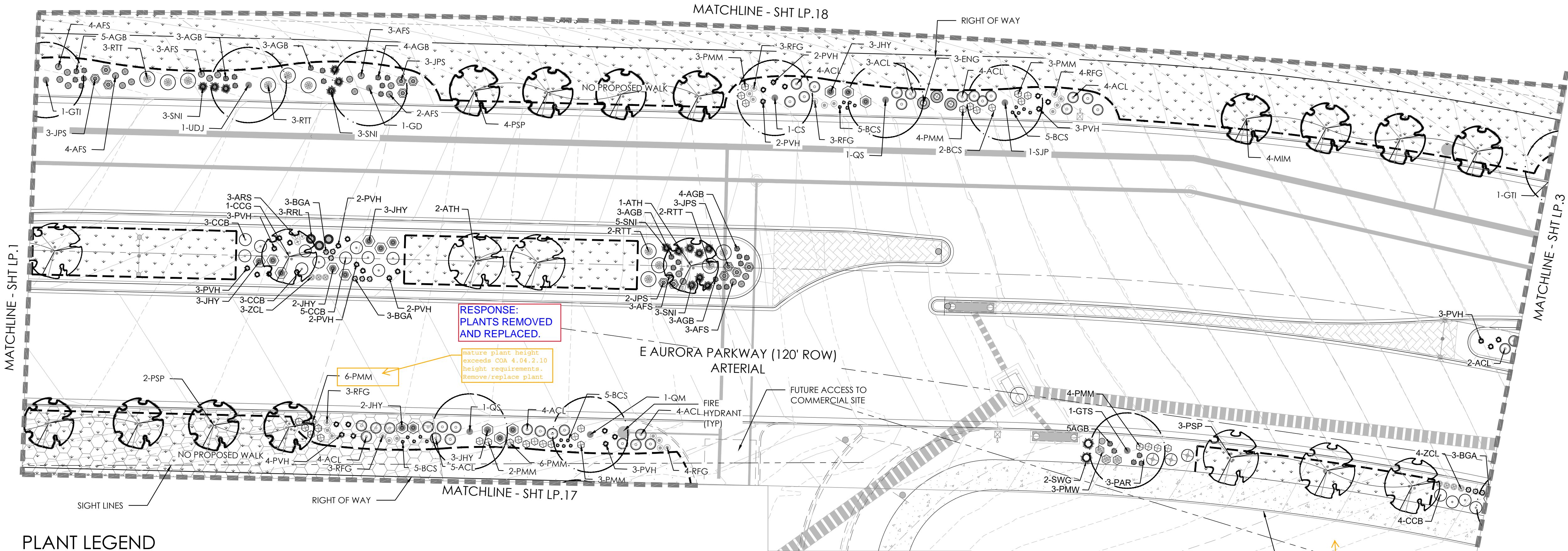
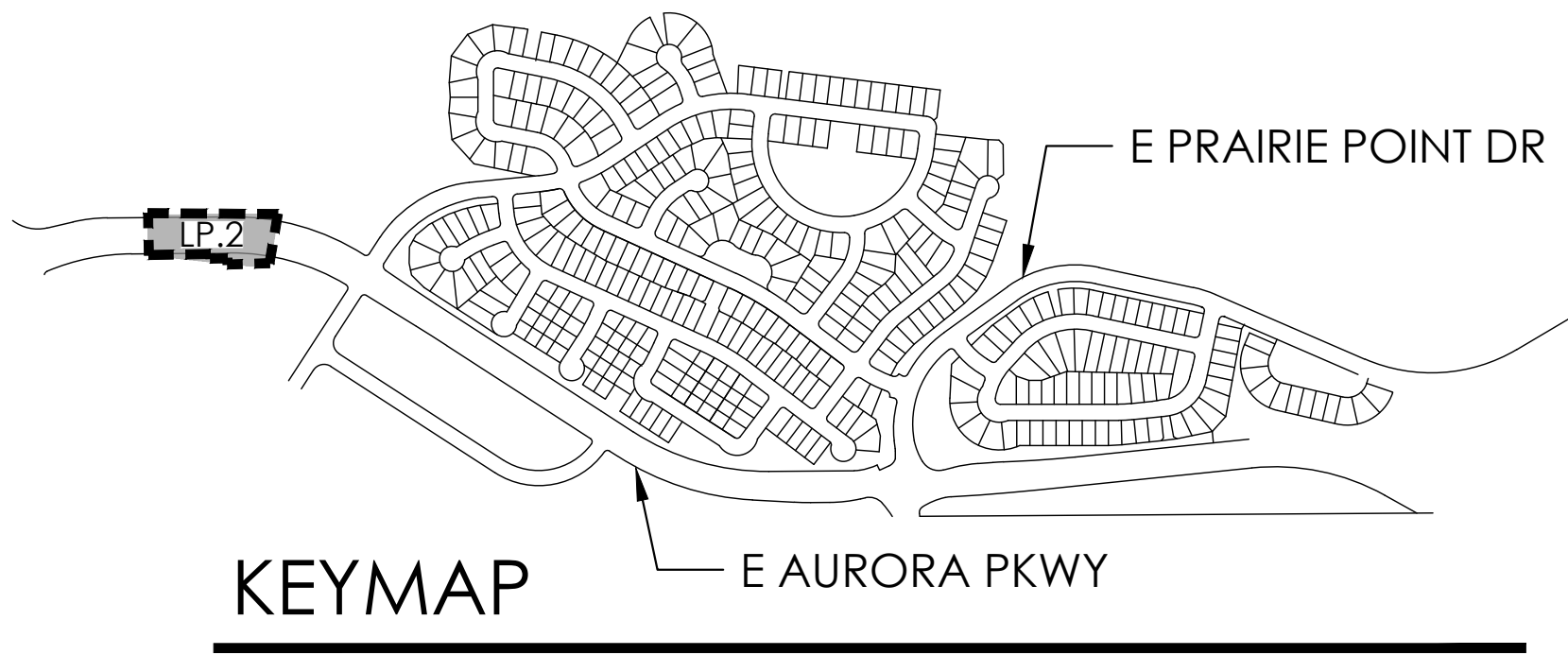
KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCOLAUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLERBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMAR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNESS
MIM	MALLUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALLUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MJ	MALLUS X RED 'JEWEL'	CRABAPPLE, RED JEWEL
MSS	MALLUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCOCKEYCHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, ALSTIRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PHITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMN	PINUS MUGO 'MOP'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	ARONIA CANADENSIS	CHOKEBERRY, BRILLIANT RED
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA RUFIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBRUSH
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FPA	FALLUGIA PARADOXA	APACHE PLUME
FPF	FORSTIERIA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAB	PEROVSKIA AIRFLUIGOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERY, SILVER
PERENNIALS		
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PPP	PENSTEMON FRUITICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SSM	SALVIA X STYLVESTRIIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA GRASS
GBG	BOUTELOUA GRACILI	BLUE GRAMA GRASS
BGA	BOUTELOUA GRACILI 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PMT	PANICUM VEGICATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
INI	SORGHASTRUM NITANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPPED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS



NOTES:
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LEGEND

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- DECIDUOUS ORNAMENTAL TREE
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- NATIVE SEED MIX
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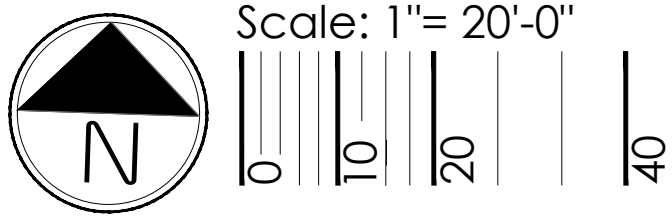


PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
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CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
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GTS	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
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QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QS	QUERCUS SCHUMMARDT	OAK, SCHUMMARD
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UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
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ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLASS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
FSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCCKEERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X Pfitzeriana 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMF	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	ANDROMEDA CANESCENS	LEAD PLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPHTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MILEFOLIUM	FERNBUSH
ENG	ERICACEA NALUSOSA SSP. NALUSOSA VAR. GLABRATA	RABBITBUSH, TALL GREEN
ENN	ERICACEA NALUSOSA SSP. NALUSOSA VAR. NALUSOSA	RABBITBUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPF	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVEL, NEW MEXICO
PAR	PEROVSKIA AIRILICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
PERENNIALS		
AMT	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE KUDOS GOLD	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERA LYRAIA	CHOCOLATE FLOWER
GLW	GAURIA INDIHEIMER	WHIRLING BUTTERFLIES
OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PERISCARIA AFFINIS	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO
PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SSM	SALVIA X STYLSTIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZALUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOULELOUA CURTIPENDULA	SIDE OATS GRAMA GRASS
BGR	BOULELOUA GRACILI	BLUE GRAMA GRASS
BGA	BOULELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SORGHASTRUM NUTANS	INDIAN GRASS
SHF	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSIDE GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACAJON GRASS

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



terracedesign

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Denver, CO 80231
ph: 303.632.8867

811

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

BENCHMARK

CITY OF AURORA BENCHMARK 55633002 (EVA 7D-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4-STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R60W
NAVD 88 ELEVATION 5861.04

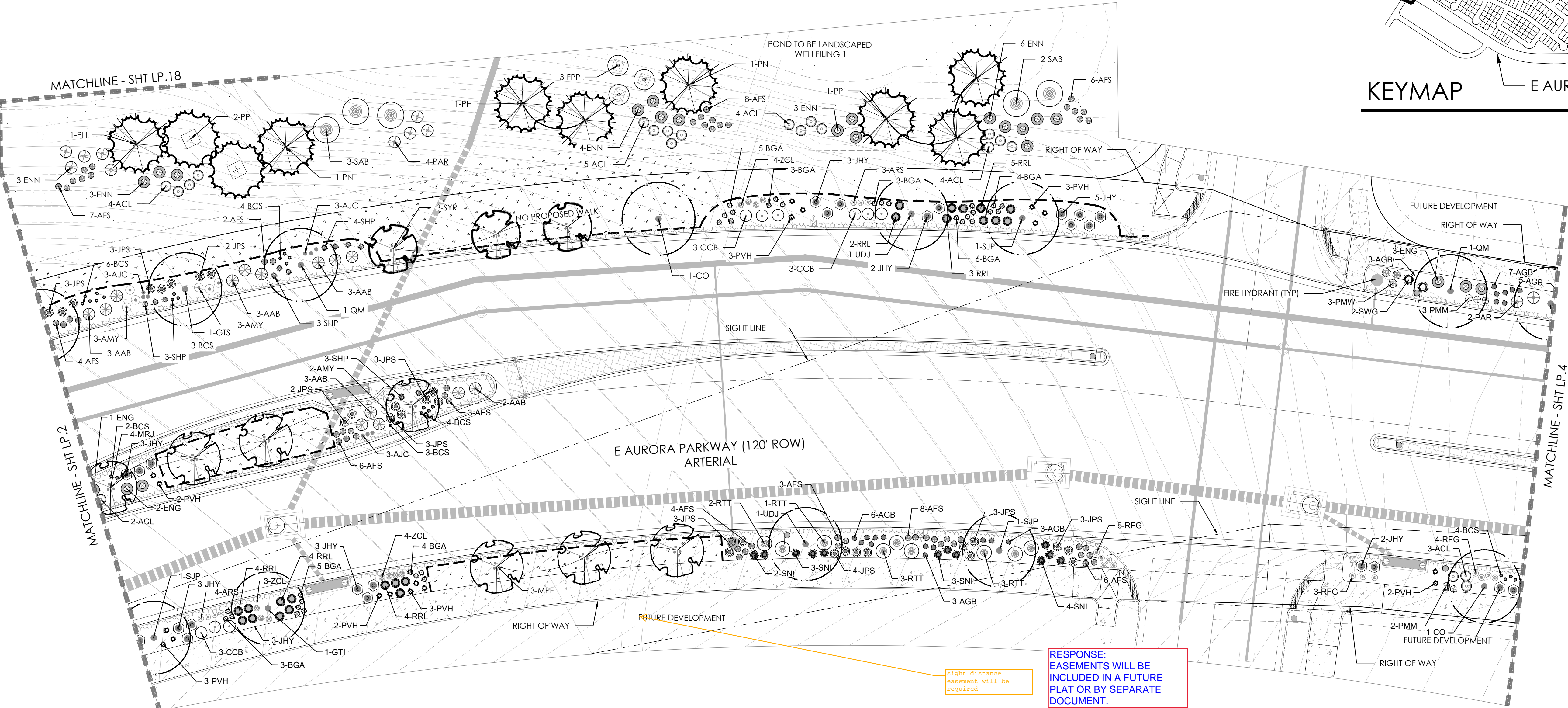
DESIGNED BY: PRAIRIE POINT WEST ISP

LANDSCAPE PLANS

DATE: 12/21/2022
JOB NO: 12187.61
LP.2
30 of 52

NO.	DESCRIPTION	DATE	BY
1	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
2	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
3	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
4	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
5	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
6	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW

NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



RESPONSE:
EASEMENTS WILL BE INCLUDED IN A FUTURE PLAT OR BY SEPARATE DOCUMENT.

PLANT LEGEND

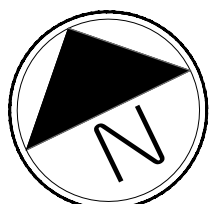
KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLERBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMWARDII'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRAEAGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MS5	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SLICKER PUNCH	SLICKER PUNCH CHOCOCKERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PHITZIRIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMH	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOCOCKERRY, BRILLIANT RED
ACL	AMORPHIA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOCOCKERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MILLETIIUM	FERNBUSH
ENG	ERICACERIA NAUSEOSA SPP. NAUSEOSA VAR. GLABRA	RABBITBRUSH, TALL GREEN
ENN	ERICACERIA NAUSEOSA SPP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLEXICOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERY, SILVER
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERA LYRAIA	CHOCOLATE FLOWER
GIW	CAULIA LINDHEIMERI	WHIRLING BUTTERFLIES
OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PENSTEMON AITINIS	HIMALAYAN BORDER JEWEL
PRR	PENSTEMON RABBITRUS 'RONDO'	PENSTEMON, RONDO
PPF	PENSTEMON FRUTICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GRECOI 'TUMANS RED'	TUMANS RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PWH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SCORCHASTRUM NITENS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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

LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS & PERENNIALS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- COBBLE SPLASH EDGE
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT



Scale: 1"= 20'-0"

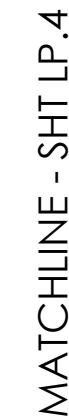
LANDSCAPE PLANS

DATE: 12/21/2022
JOB NO: 12187.61
LP.3
31 of 52

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Denver, CO 80231
ph: 303.632.8867

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BENCHMARK
CITY OF AURORA BENCHMARK 55633002 (EPA 7D-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R60W
NAVD 88 ELEVATION 5861.04

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.

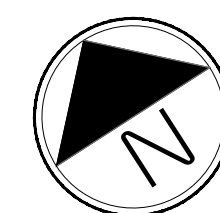


	DECIDUOUS SHADE TREE
	DECIDUOUS ORNAMENTAL TREE
	SHRUBS
	LOW GROW NATIVE SEED MIX
	NATIVE SEED MIX
	CONCRETE, SEE CIVIL
	STAMPED CONCRETE, SEE CIVIL
	ROCK MULCH BAND
	STEEL EDGER
	LIGHT POLE
	FIRE HYDRANT

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS
G11	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
G15	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMWARDI'	OAK, SCHUMWARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	'DISCOVERY' ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADLOW
AF	ACER GINNALA FLAME	MAPLE, FLAME AMUR
ATH	ACER TATARIUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARIUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCOCHEERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, ALSTIRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PHITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMH	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
ANA	ANEMONE MELANS 'ARPA' 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ANTIRrhIA FLUCLIA	SACGERBUIS, SAND
CCB	CAR YOPERS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CAMMABETARIA MILLEFOLIUM	FERNBUSH
ENG	ERIC ARTERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITRUISH, TALL GREEN
ENH	ERIC ARTERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITRUISH, DWARF BLUE
PAF	PALLASIA PARADOXA	APACHE PLUME
FPF	FORSTERIA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA AIRIFOLICA FLUCLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM RED LAKE	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SIEPHERDIA ARGENTEA	BUFFALO BERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE REPENS	HYSSOP, SUNSET
ANJ	ANEMONE JENSEI	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BEI	BEILANDIERA TRAGA	CHOCOLATE FLOWER
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
OMI	ONITHEIRA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	ONITHEIRA SPECIOSA ROSEA	EVENING PRIMROSE, NEW MEXICO
PAJ	PERISCIA ARIA AFFINIS	HIMALAYAN BORDER JEWEL
PBB	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, ROND
PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUEDECKIA FLUGIDA 'GOLDSURFUM'	BLACK-EYED SUSAN
RFG	SALVA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SAV	SALVA SYRIACA 'WINTER NIGHT'	WINTER NIGHT PURPLE SALVIA
ZCL	ZAUCNERIA CALIFORNICA LATIFOLIA	HUMBURG BIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERRARDI	BIG BLUESTEM GRASS
BGS	BOITFOELIA CURTIPENDULA	SIDEWAYS GRAMA GRASS
BGS	BOITFOELIA GRACILIS	BLUE GRAMA GRASS
BGA	BOITFOELIA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'GRAVITY METAL'	HEAVY METAL SWITCHGRASS
SWI	SORGHASTRUM NUTANS	INDIAN GRASS
SNP	SPOKOROLLIS TRICOLEPIS	FRANKIE DROPPED GRASS
WGC	SPOKOROLLIS WRIGHTII	GIANT SACK ACORN GRASS

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



Scale: 1"= 20'-0"



know what's below.
Call before you dig.

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

0" 1"

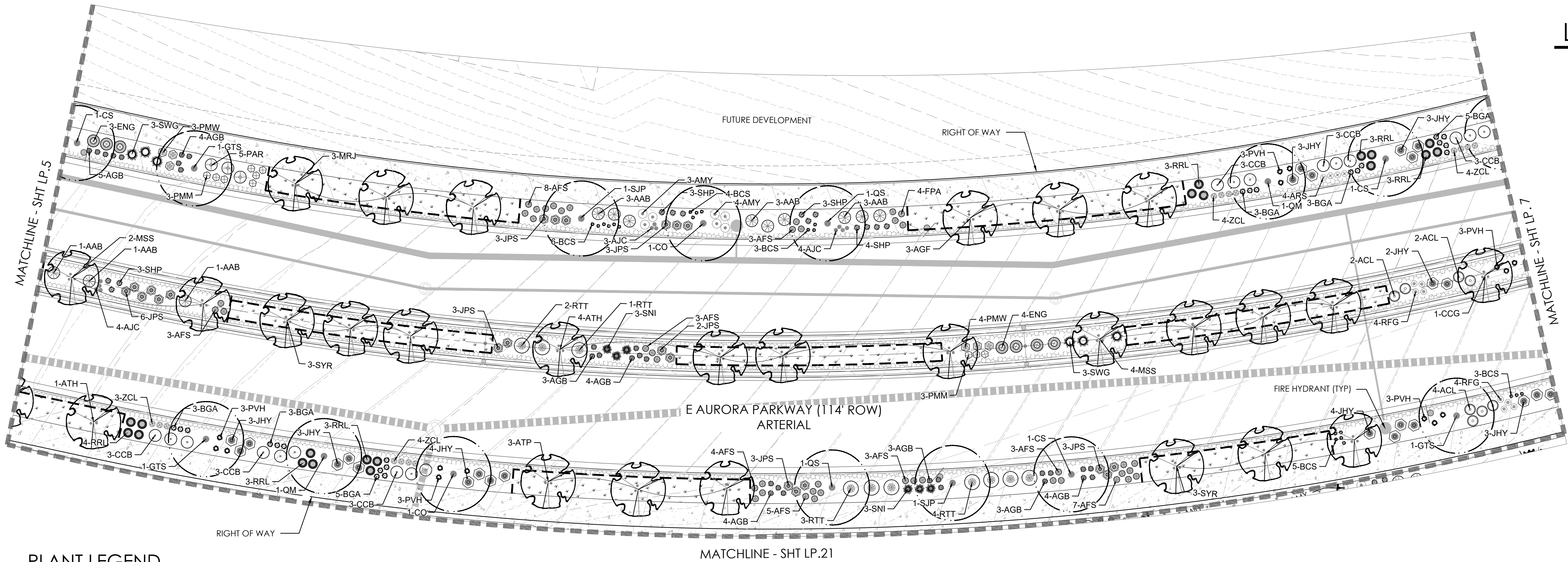
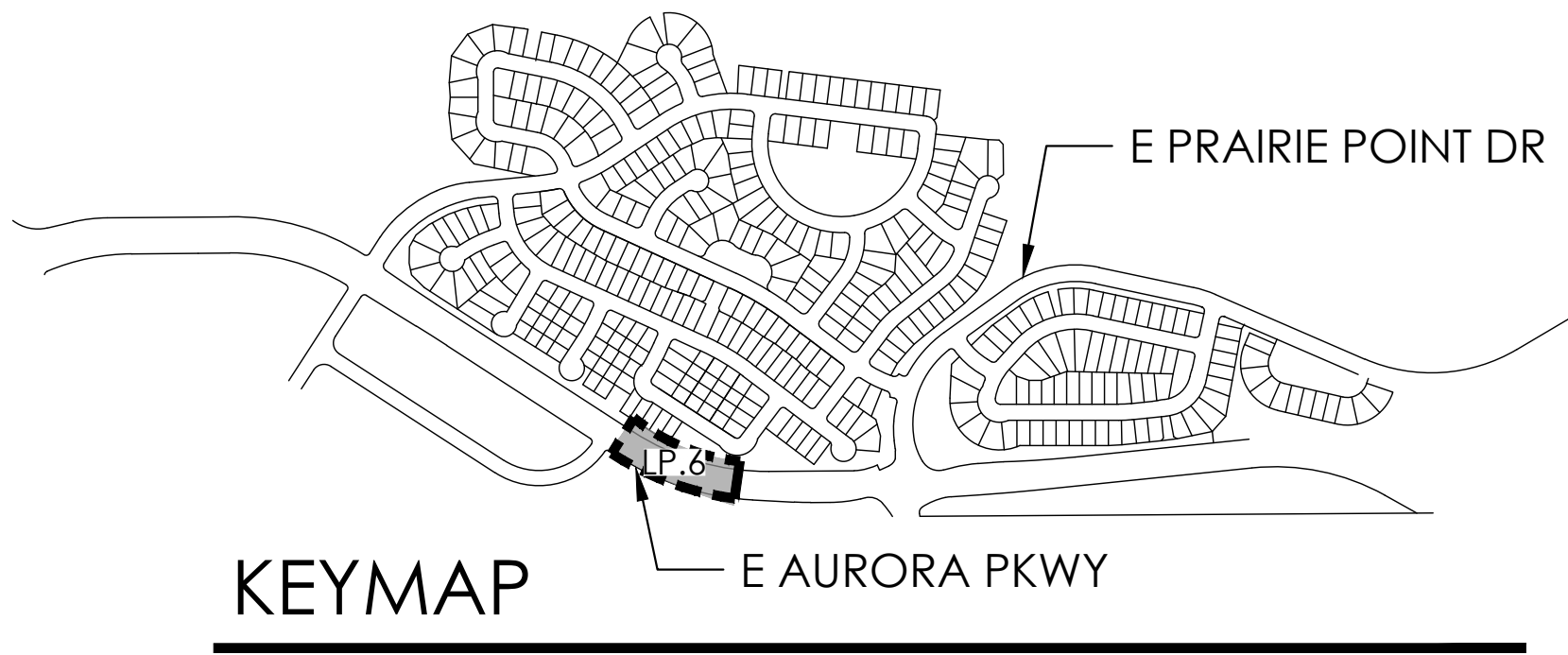
BENCHMARK

CITY OF AURORA BENCHMARK 558633N002 (FKA 2D 460)

APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 1.5 FEET NORTH OF EAST/WEST 4 STRAND BAREB WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4- SECTION 33, T3S, R6E NAD 83 ELEVATION 55861.04

[illegible]

NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



PLANT LEGEND

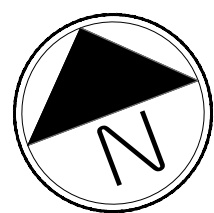
KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTS	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLBENBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALLA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	CRABAPPLE, THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPT	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED 'JEWEL'	CRABAPPLE, RED 'JEWEL'
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCOCKERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PRITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMW	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARCONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHIA CANESCENS	LEADPLANT
AWA	ARCONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMMEBATARIA MILLEFOLIUM	FERNBUSH
ENG	ERICACEA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICACEA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPF	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
RRL	RIBES KURRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	ARCONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARBATUS 'RONDOL'	PENSTEMON, RONDOL
FPF	PENSTEMON FRUTICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOULELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGB	BOULELOUA GRACILI	BLUE GRAMA GRASS
BGA	BOULELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SORGHASTRUM NUTANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRARIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

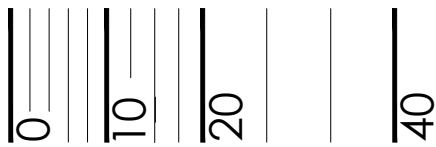
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- ROCK MULCH BAND
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT

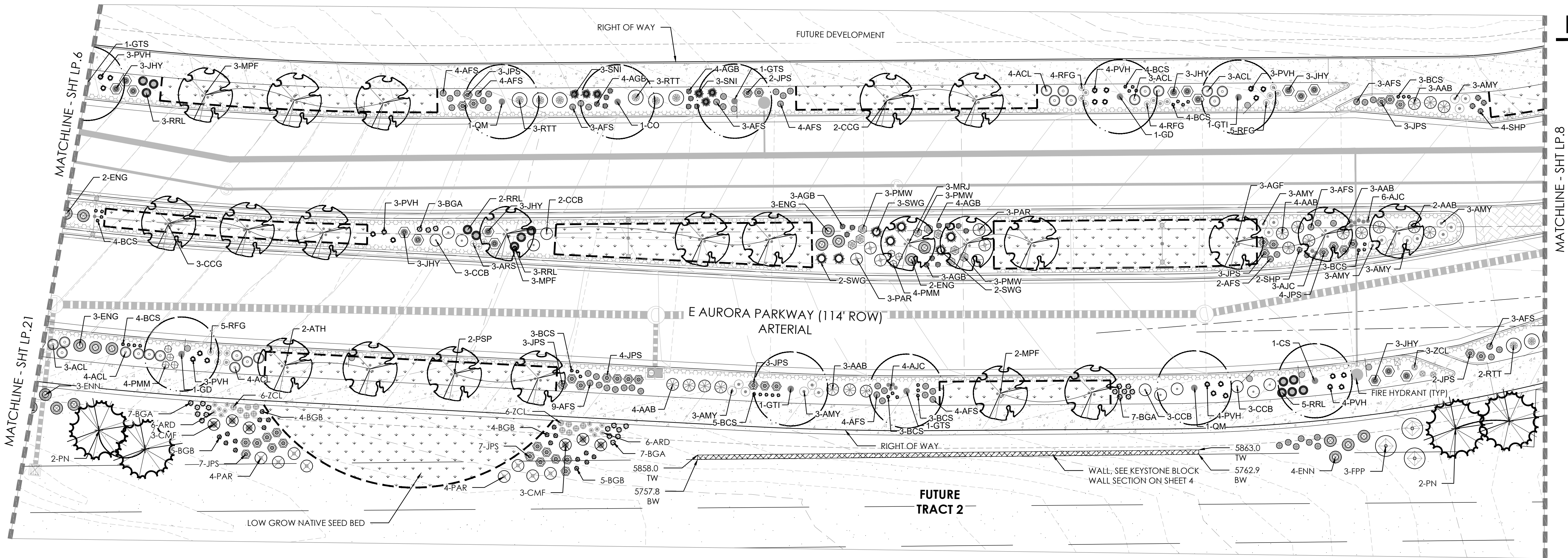
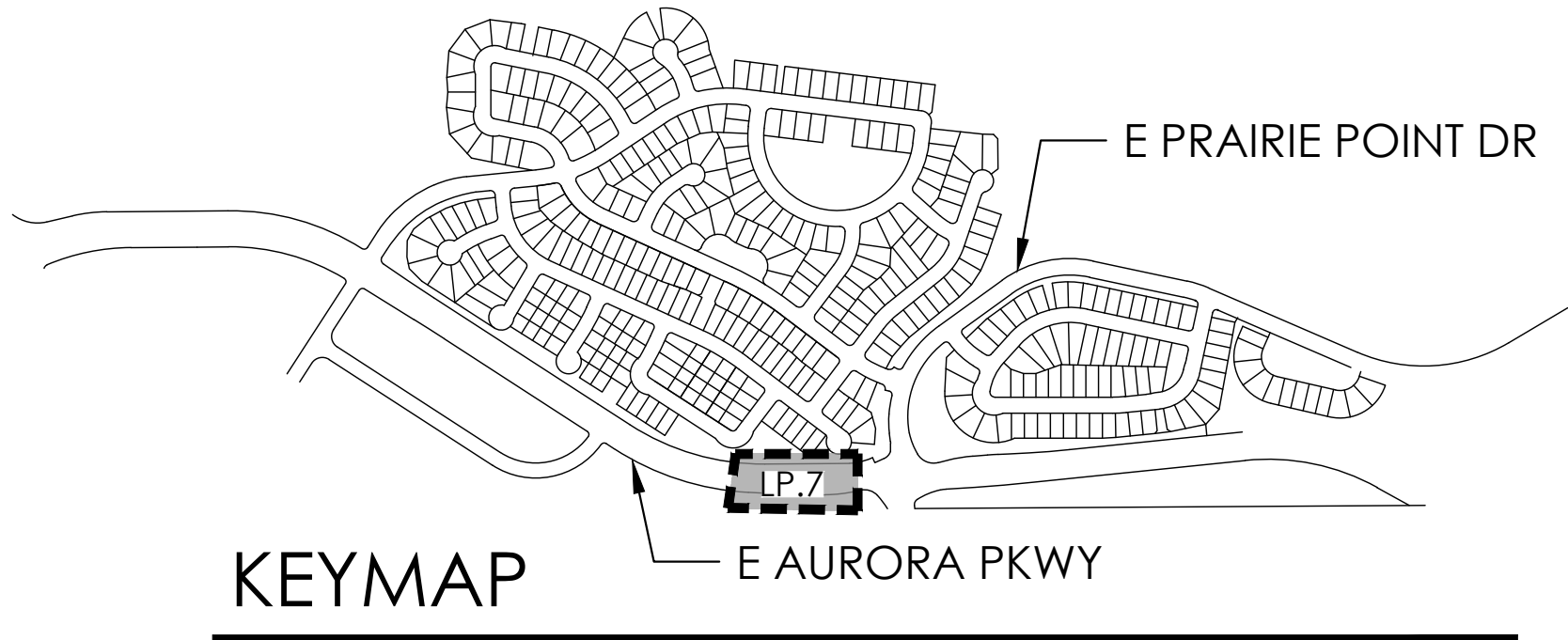


Scale: 1"= 20'-0"



REVISED		NO.	DESCRIPTION	DATE	BY
DESIGNED BY:					
DRAWN BY:					
CHECKED BY:					
APPROVED BY:					

NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL
BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS,
SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- ROCK MULCH BAND
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT
- TW TOP OF WALL
- BW BOTTOM OF WALL

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALIA TRIANE	MAPLE, TRIANE AMAR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCOCKERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X FRITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMH	PINUS MUGO 'MOJO'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MILLETIIUM	TERNBUSH
ENG	ERICA MERIA NAUSEOSA SPP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICA MERIA NAUSEOSA SPP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLEXIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERA LYRAIA	CHOCOLATE FLOWER
GLW	GAURA INDIENSIS	WHIRLING BUTTERFLIES
OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PENSTEMON AFRICANUS	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARRATUS 'RONDIO'	PENSTEMON, RONDIO
PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	Salvia GRECA 'TURNER'S RED'	TURNER'S RED SALVIA
SSM	Salvia X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGA	BOUTELOUA GRACILI	BLUE GRAMA GRASS
BGB	BOUTELOUA GRACILI 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SORGHASTRUM NITANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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

REVISIONS		NO.	DESCRIPTION	DATE	BY
DESIGNED BY:	DRAWN BY:	1	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MM
		2	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MM
		3	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MM
		4	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MM
		5	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MM
		6	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MM

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.

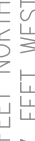


KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELIS OCCIDENTALIS	HACKBERRY, WESTERN
GO	GYMNOCLADUS DIOICIS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	CLEDITIA TRIACANTHOS 'INFERIAL'	HONEYLOCUST, INFERIAL
GTS	CLEDITIA TRIACANTHOS 'INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMWARD'	OAK, SCHUMWARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNIALIA FLAWE	MAPLE, FLAWE AMUR
ATI	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCOCKERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BIGNONIA
PN	PINUS NIGRA	PINE, ALUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

VERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PRIFERANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PNUS MUGO 'WIND BUD'	PINE WHITE BUD MUGO
PMH	PNUS MUGO 'MCP'S'	PINE DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	ARONICIA 'ANESCENS'	LEADPLANT
AMA	ARONICA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFA	ARTEMISA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPHTERIS X CLANDONCENSIS 'BLUE MST'	SPIREA, BLUE MIST
CMF	CHAMAENATHARIA MELLEIFOLIUM	FERNBUSH
ENG	ERIC ARMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENH	ERIC ARMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPF	FORESTIERIA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA ARTRICIFOLIA	SAGE, RUSSIAN
RRL	RIBES KURUMI RED LAKE'	RED LAKE CURRANT
RTT	RHUS RICINIFOLIA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMORPHEA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KIDOS GOLD'	HYSSOP, KIDOS GOLD
AMH	ACHILLEA MILEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERIA LYATA	CHOCOLATE FLOWER
GLW	GAURA LINDEMEIERI	WHIRLING BUTTERFLIES
OMI	OENOTHERA MCMURCARGRA INCANA SILVER BLADE	PIRMUSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSE MAY'	EVENING PRIMROSE, NEW MEXICO
PAJ	PERICALLADA AFFINIS	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO
PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RGF	RUDIBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GRECOCH 'FLORIAN'S RED'	FLORIAN'S RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZALUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGL	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOULBOULIA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGB	BOULBOULIA GRACILIS	BIG GRAMA GRASS
BGA	BOULBOULIA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
ENI	SCORPIS ASTRUM	INDIAN GRASS
SHF	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPPED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

A keymap showing a residential street grid. A specific lot is highlighted with a black box and labeled "LP 8". This lot is located at the intersection of "E PRAIRIE POINT DR" (labeled at the top right) and "E AURORA PKWY" (labeled at the bottom). The word "KEYMAP" is written in large, bold, black letters at the bottom left of the map.

	DECIDUOUS SHADE TREE
	DECIDUOUS ORNAMENTAL TREE
	SHRUBS
	LOW GROW NATIVE SEED MIX
	NATIVE SEED MIX
	CONCRETE, SEE CIVIL
	STAMPED CONCRETE, SEE CIVIL
	ROCK MULCH BAND
	STEEL EDGER
	LIGHT POLE
	FIRE HYDRANT



Know what's below.
Call before you dig.

SCALE VERIFICATION BAR IS ONE INCH LONG

ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

0" 1"

BENCHMARK

CITY OF AUBURN BENCHMARK 356633N002 (FWA 20' OFFSET)

3 INCH DETERMINED BENCHMARK 356633N002 (FWA 20' OFFSET)

APPROXIMATELY 104 FEET ABOVE THE CITY OF AUBURN

EAST/WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET NORTH OF

EAST 1/4 SECTION 33, T5S, R6E NWD 88 ELEVATION 5961.04

DESIGNED BY:		REVISIONS		DATE	BY
NO.	DESCRIPTION				
1	CHANGE REVISION TEXT COLOR TO 12.28.52	MM			
2	BY LATER AS NEEDED				
3	CHANGE REVISION TEXT COLOR TO 12.28.52	MM			
4	BY LATER AS NEEDED				
5	CHANGE REVISION TEXT COLOR TO 12.28.52	MM			
6	BY LATER AS NEEDED				
7	CHANGE REVISION TEXT COLOR TO 12.28.52	MM			
8	BY LATER AS NEEDED				
9	CHANGE REVISION TEXT COLOR TO 12.28.52	MM			
10	BY LATER AS NEEDED				

PRAIRIE POINT WEST ISP

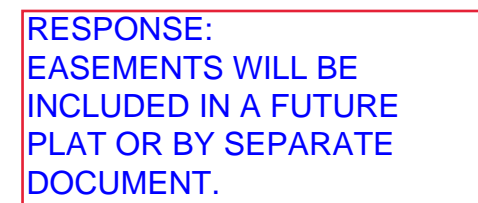
LANDSCAPE
PLANS

DATE: 12/21/2022
JOB NO: 12187.61

LP.8

36 of 52

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



KEY	BOTANICAL NAME	COMMON NAME
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CS	CATALPA SPECIOSA	CATALPA, WESTERN
C3	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
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GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SK'YLIN'	HONEYLOCUST, SK'YLIN'
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS HUASHENBERGII	OAK, CHINKAPIN
Q3	QUERCUS 'SHUMWARD'	OAK, SHUMWARD
JS	SOPHORA JAPONICA	JAPANESE PAGODA TREE
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ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLO INERMIS	WHITTHORN, COCKSPUR THORNLSS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

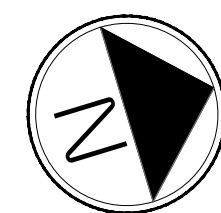
EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PHITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC; BLACK
AFS	ARTEMISA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMC	CRATAEGUS MELLEIFOLIUM	THORNHILL
ENI	ERICACEA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITSRUSS, TALL GREEN
ENN	ERICACEA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITSRUSS, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVEL, NEW MEXICO
PAR	PEROVSKIA ATROPICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUSKUM RED LAKE'	RED LAKE CURRANT
RTT	RUBUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
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ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
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BLC	BERLANDIERIA LYRATA	CHOCOLATE FLOWER
GWH	GAURA INCHENSI	WHIRLING BUTTERFLIES
OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO
PPF	PENSTEMON PURPUREUS 'PURE HAZE'	PENSTEMON, PURPLE HAZE
RGR	RUDIBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGF	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZALUSCHNERIA CALIFORNICA LAETIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUJA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGB	BOUTELOUJA GRACIL	BLUE GRAMA GRASS
BGA	BOUTELOUJA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SPOROBOLUS NUTANS	INDIAN GRASS
SPH	SPOROBOLUS HETEROPHYLLUS	PRAIRIE DROPPED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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

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

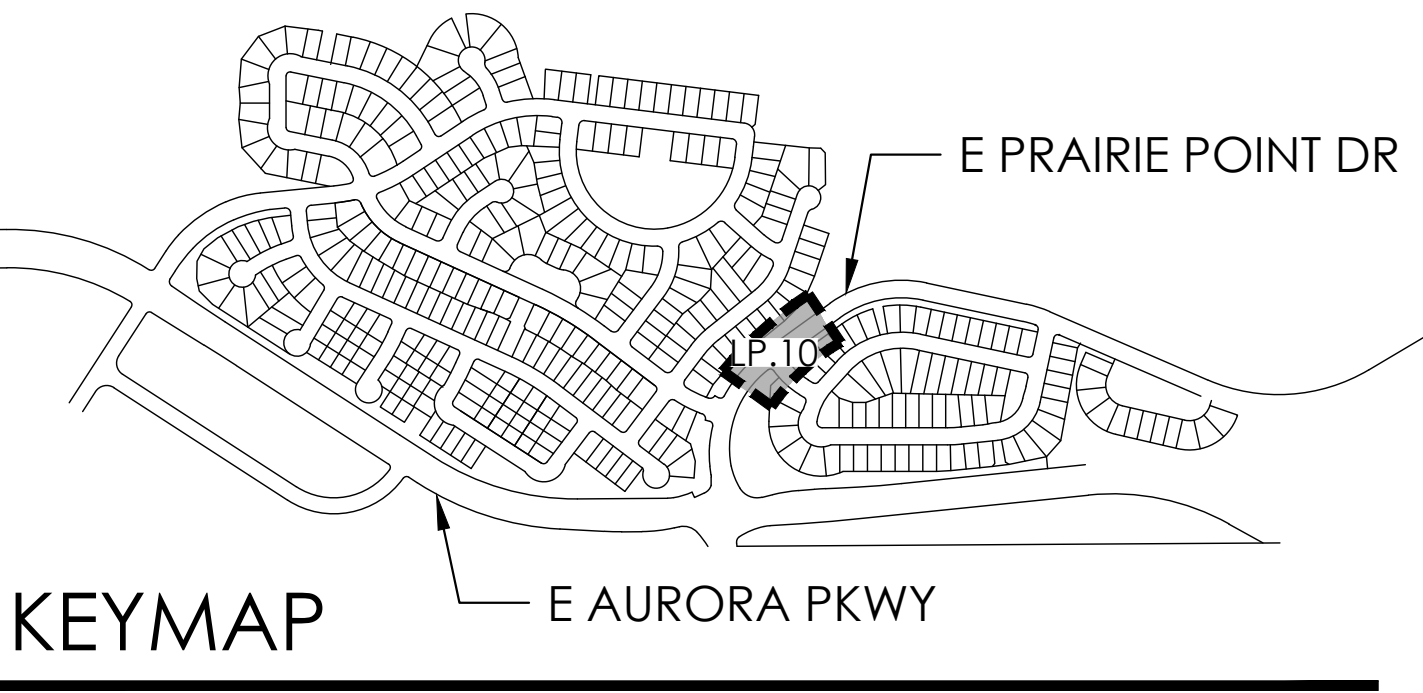
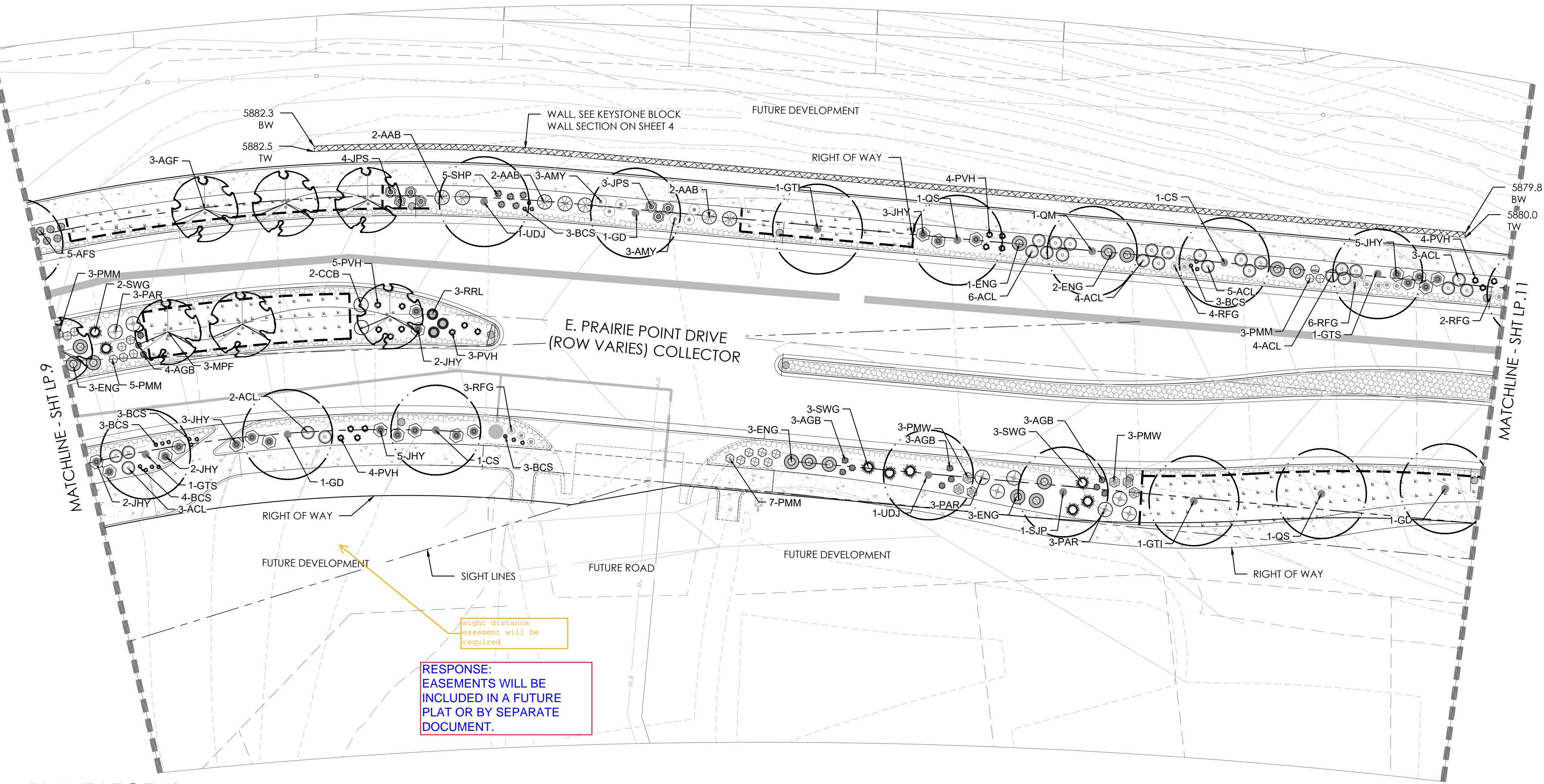


	DECIDUOUS SHADE TREE
	DECIDUOUS ORNAMENTAL TREE
	SHRUBS
	LOW GROW NATIVE SEED MIX
	NATIVE SEED MIX
	CONCRETE, SEE CIVIL
	STAMPED CONCRETE, SEE CIVIL
	ROCK MULCH BAND
	STEEL EDGER
	LIGHT POLE
	FIRE HYDRANT



0	10	20	30	40
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- NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- ROCK MULCH BAND
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT
- TW TOP OF WALL
- BW BOTTOM OF WALL

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SCHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULIUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINALE FLAWE	MAPLE, FLAME ALMR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLSS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PRITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
PPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTI	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERY, SILVER
PERENNIALS		
AMY	ACHILLEA MILEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILEFOLIUM 'HEDI'	COMMON RED YARROW
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
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811

know what's below. Call before you dig.

BENCHMARK
CITY OF AURORA BENCHMARK 556333002 (EKA 7D-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R60W. NAD 83 ELEVATION 5861.04

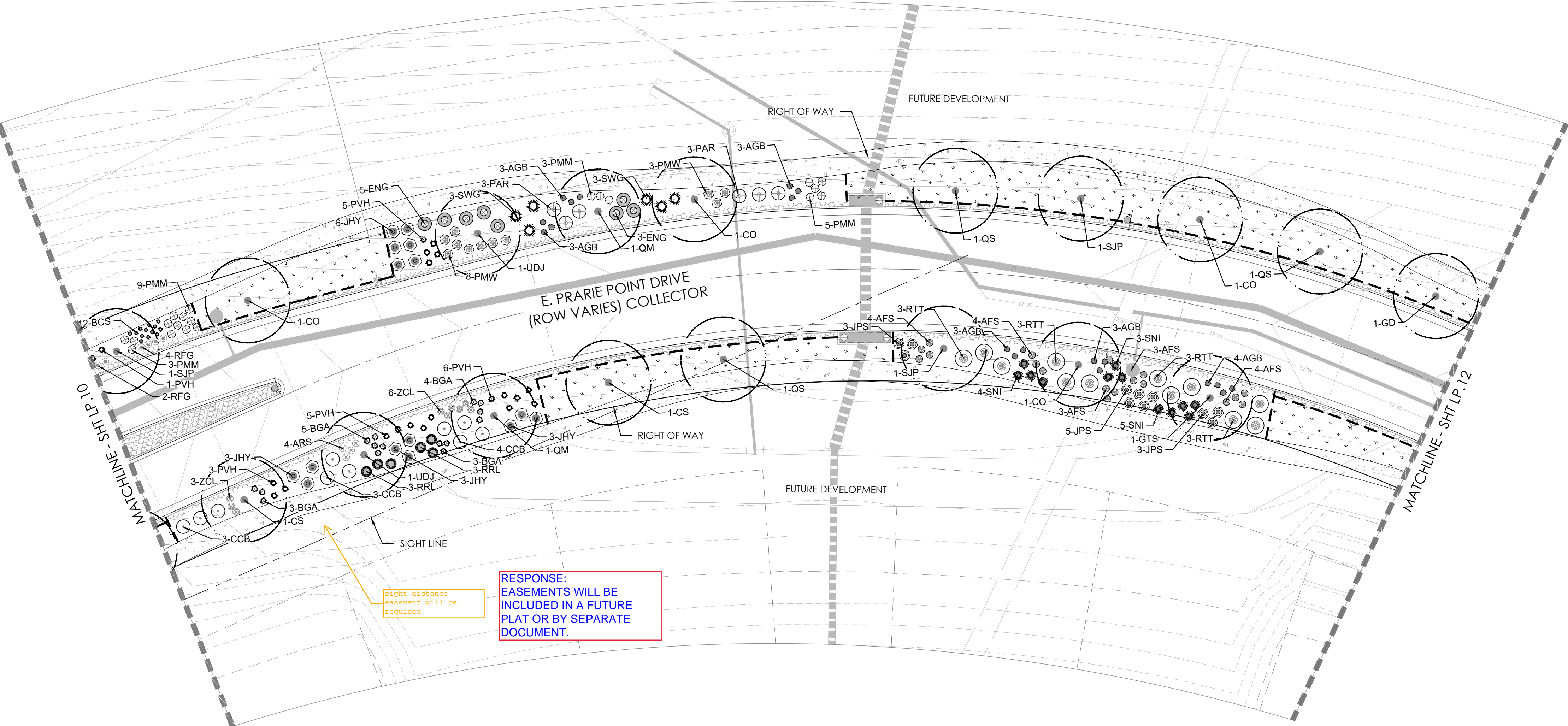
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NO.	DESCRIPTION	NO.	DESCRIPTION	DATE	BY	DATE	BY
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2	CHANGE REASON: TEXT COLOR TO 12.28.62	2	CHANGE REASON: TEXT COLOR TO 12.28.62	12.28.62	MMW	12.28.62	MMW
3	CHANGE REASON: TEXT COLOR TO 12.28.62	3	CHANGE REASON: TEXT COLOR TO 12.28.62	12.28.62	MMW	12.28.62	MMW
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6	CHANGE REASON: TEXT COLOR TO 12.28.62	6	CHANGE REASON: TEXT COLOR TO 12.28.62	12.28.62	MMW	12.28.62	MMW

LANDSCAPE PLANS

DATE: 12/21/2022
JOB NO: 12187.61
LP.10
38 of 52

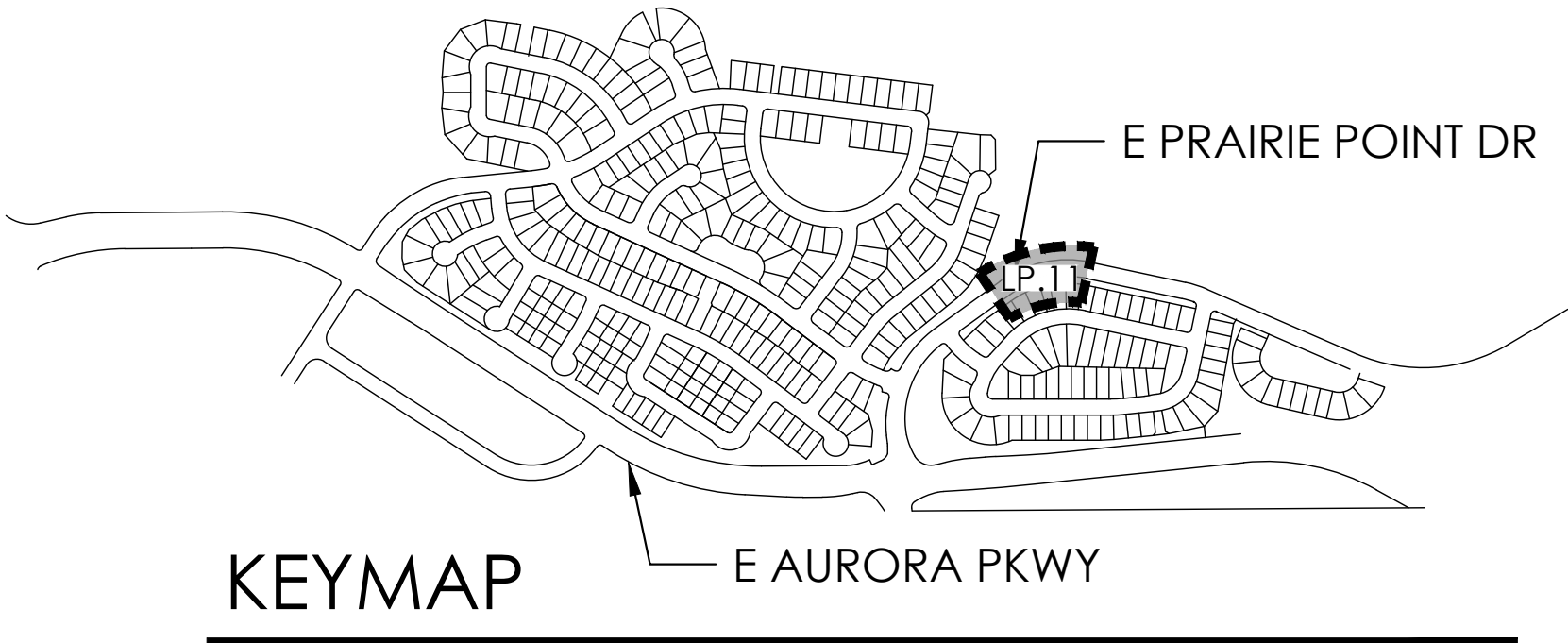
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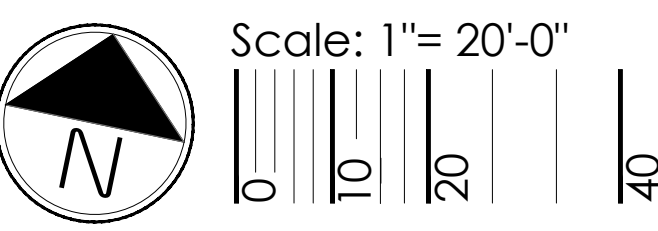
PLANT LEGEND

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



LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- ROCK MULCH BAND
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- FIRE HYDRANT



terracedesign
10200 E. Girard Ave. A-314
Denver, CO 80231
ph: 303.632.8867

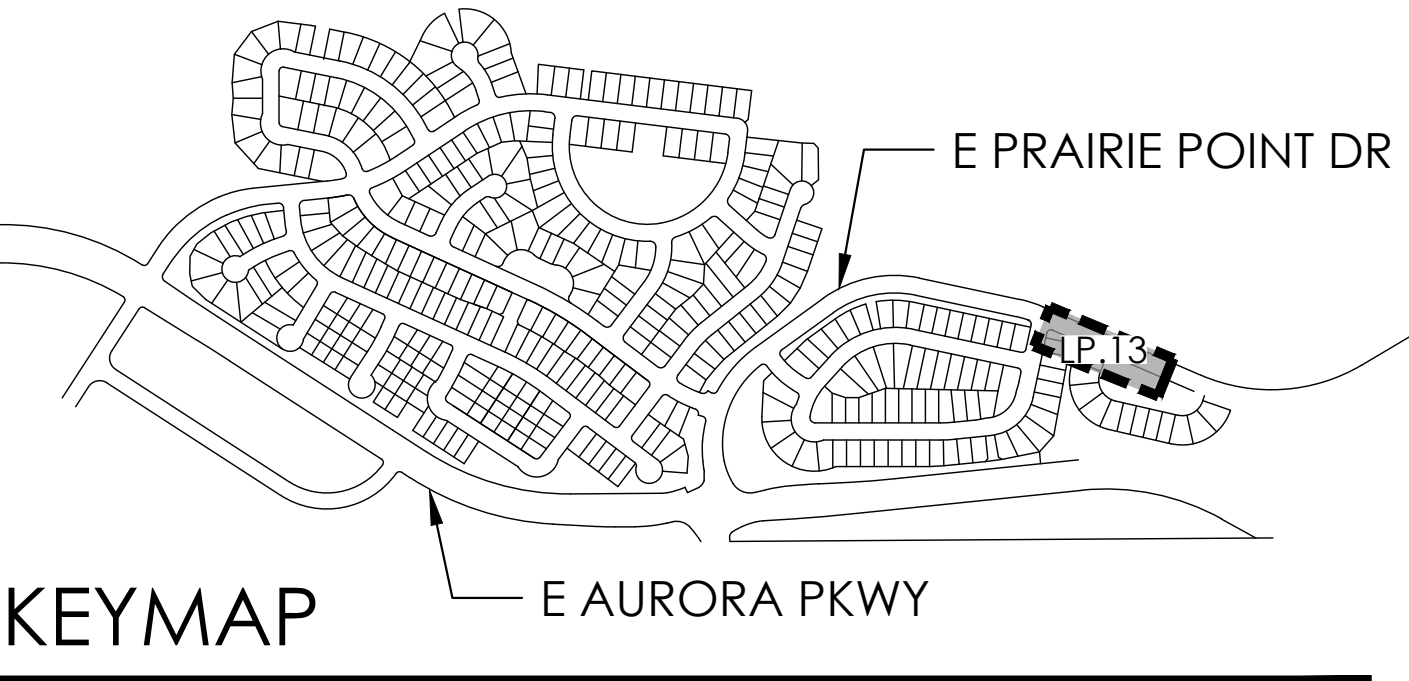
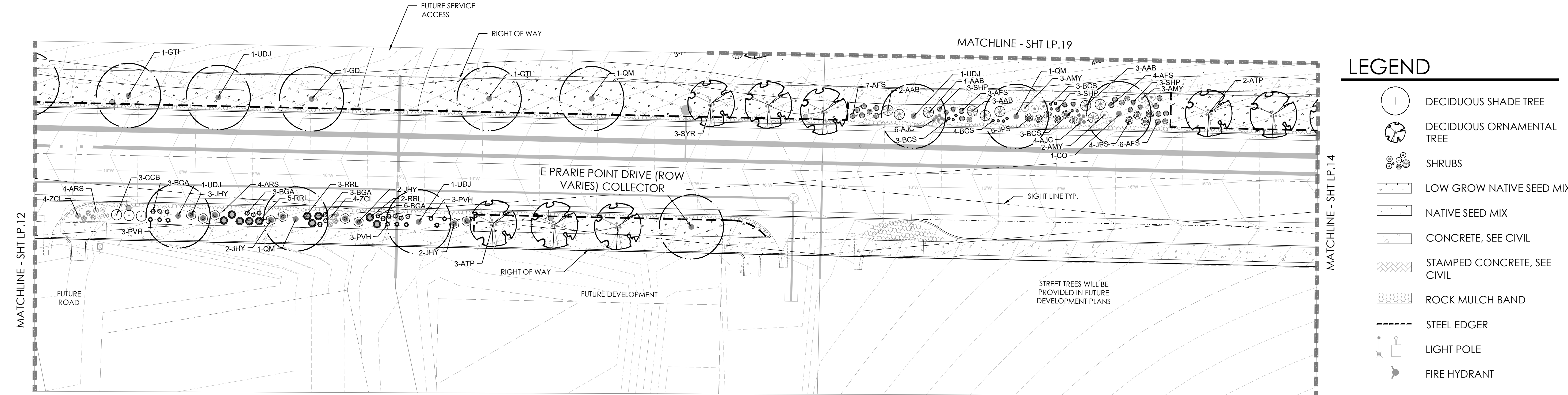
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PRAIRIE POINT WEST ISP		DATE: 12/21/2022		
LANDSCAPE PLANS		JOB NO: 12187.61		
39 of 52		LP.11		
DESIGNED BY:	NO.	DESCRIPTION	DATE	BY
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	4	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
CHECKED BY:	1	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
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	3	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
	4	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
APPROVED BY:	1	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
	2	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
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LEGEND

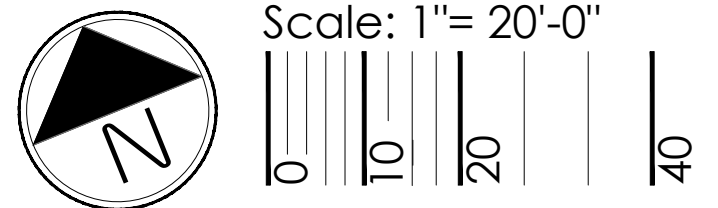
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PLANT LEGEND

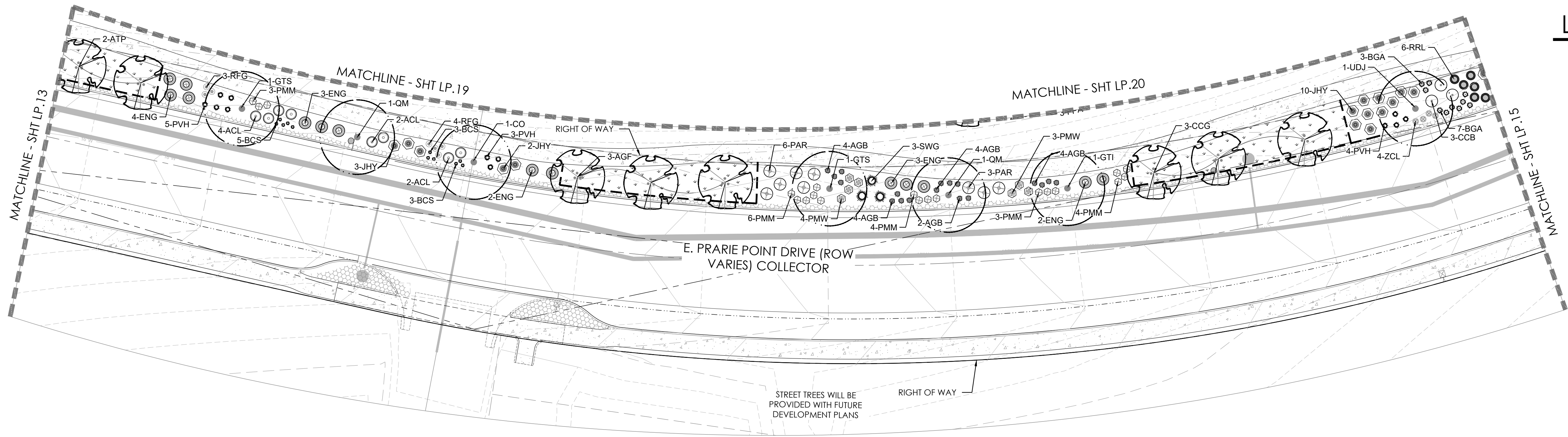
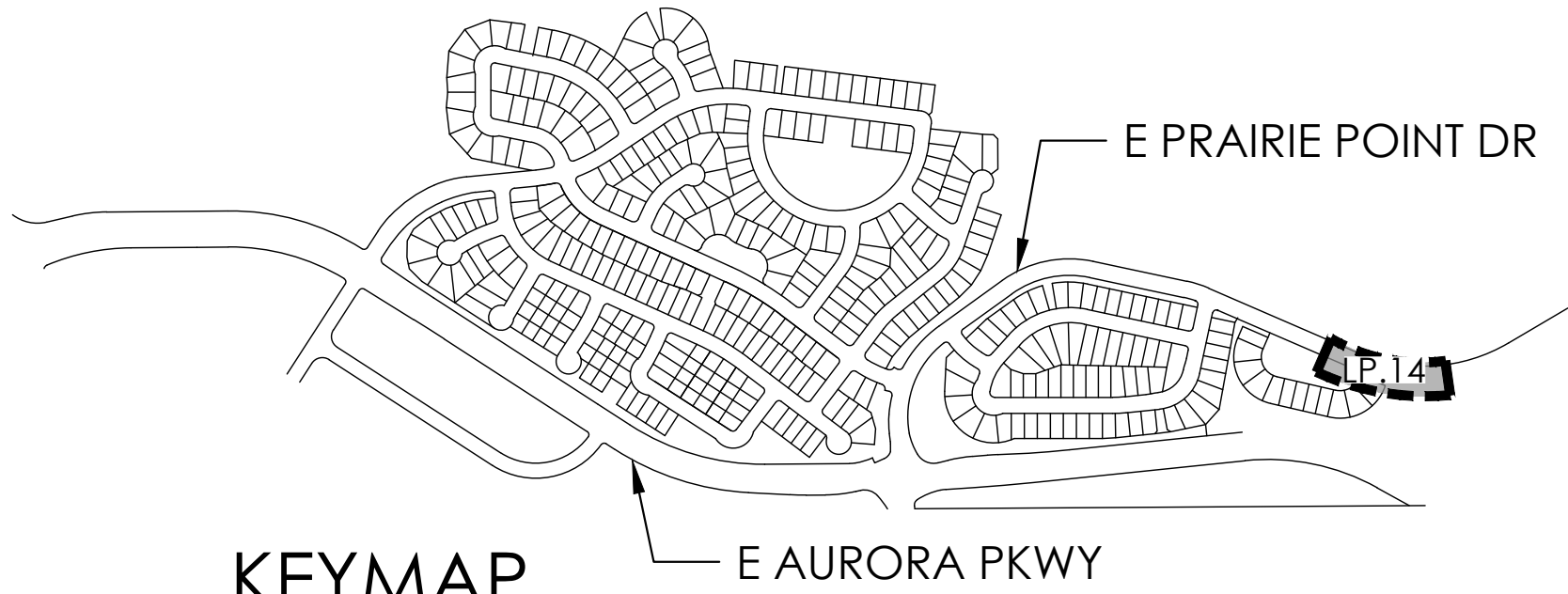
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AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	ANISONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PERSICARIA AFFRINIS	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO
PPF	PENSTEMON FRUTICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGB	BOUTELOUA GRACILI	BLUE GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SORGHASTRUM NUTANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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



- NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



LEGEND

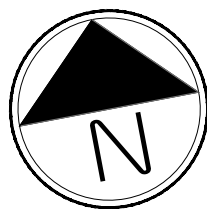
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- ROCK MULCH BAND
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT

PLANT LEGEND

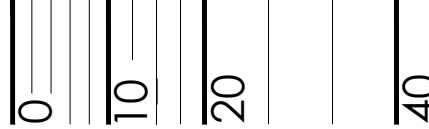
KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QS	QUERCUS SHUMMARDI	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AVELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AVELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PHITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA AIRIFLUCIFOLIA	SAGE, RUSSIAN
RRL	RIBES RURIUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHIS TRILOBATA	BUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BEKANDERA LYRAIA	CHOCOLATE FLOWER
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PERSICARIA AFFINIS	HIMALAYAN BOKER JEWEL
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO
PFP	PENSTEMON FRUTICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGB	BOUTELOUA GRACILI	BLUE GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SORGHASTRUM NUTANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSPEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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



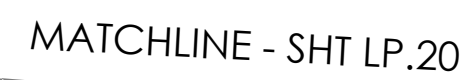
Scale: 1"= 20'-0"



1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



	DECIDUOUS SHADE TREE
	DECIDUOUS ORNAMENTAL TREE
	SHRUBS
	LOW GROW NATIVE SEED MIX
	NATIVE SEED MIX
	CONCRETE, SEE CIVIL
	STAMPED CONCRETE, SEE CIVIL
	ROCK MULCH BAND
	STEEL EDGER
	LIGHT POLE
	FIRE HYDRANT



KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CAITALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLNBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMWARDI'	OAK, SCHUMWARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA 'JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMR
AH	ACER TATRICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER 'TATRICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH/CHOCCKECHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, ALBSTRAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

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

DESIGNED BY:		REVISIONS		DATE	BY
NO.	DESCRIPTION				
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2	BY LATER AS NEEDED	COLOR TO			
3	BY LATER AS NEEDED	COLOR TO			
4	CHANGE REVISION TEXT COLOR TO 12.28.52	MM			
5	BY LATER AS NEEDED	COLOR TO			
6	BY LATER AS NEEDED	COLOR TO			
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8	BY LATER AS NEEDED	COLOR TO			
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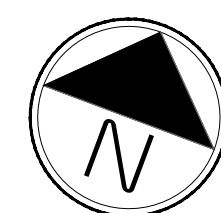
PRAIRIE POINT WEST ISP

LANDSCAPE
PLANS

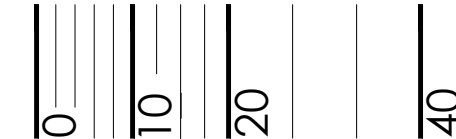
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JOB NO: 12187.61

LP.15

43 of 52



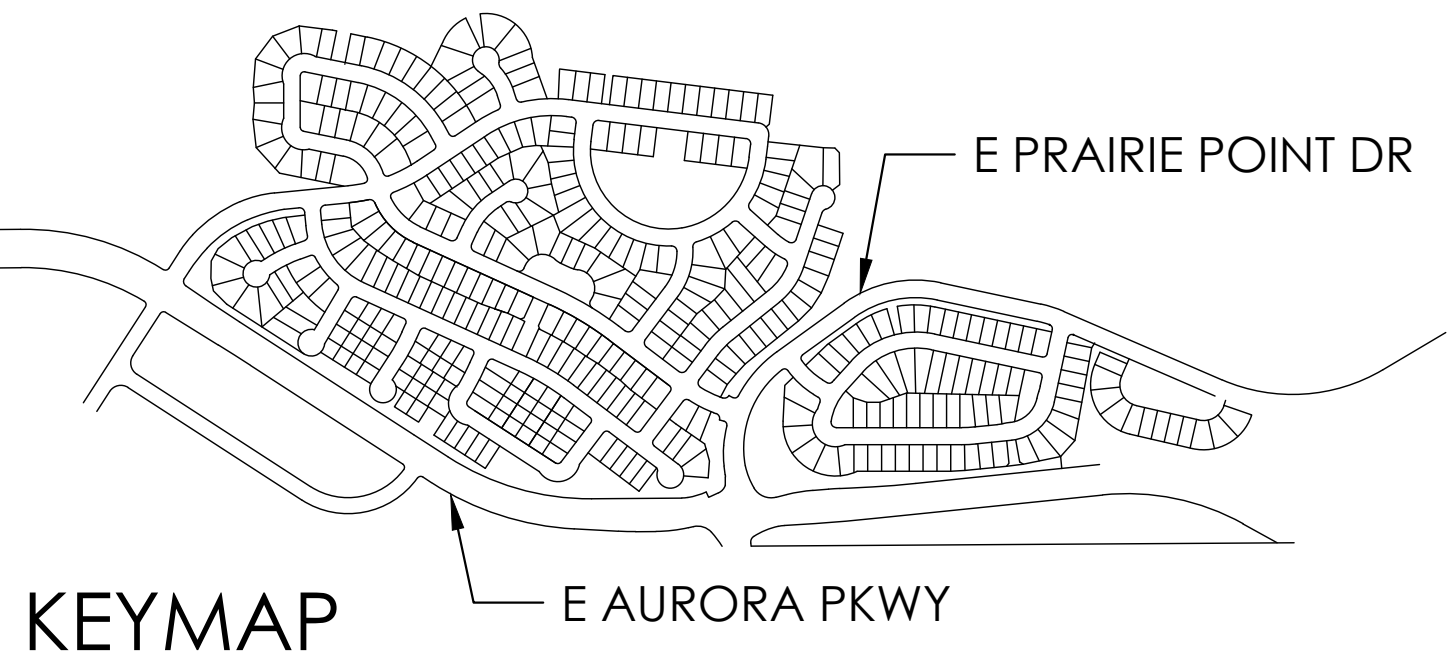
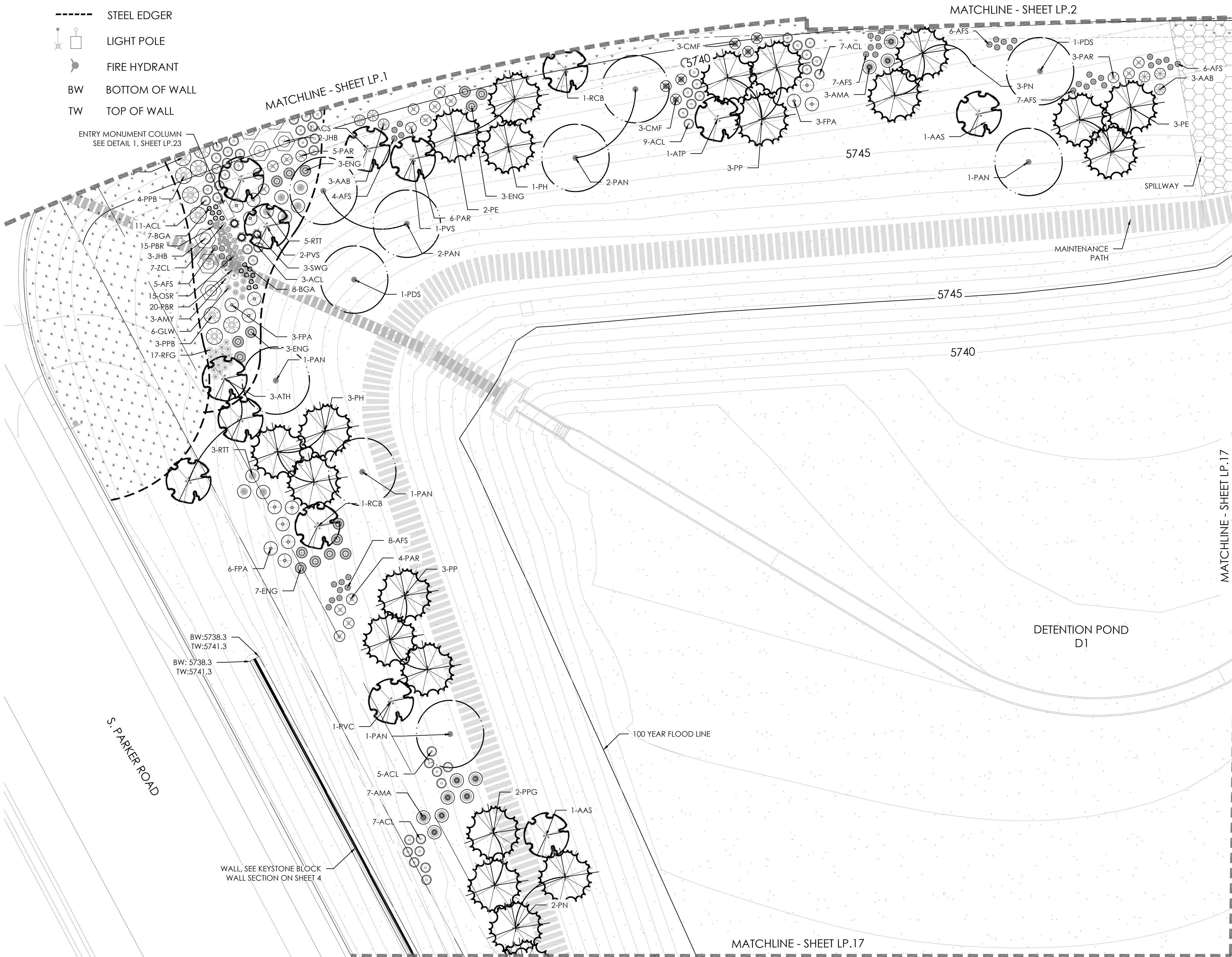
Scale: 1"= 20'-0"



LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- ROCK MULCH BAND
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT
- BW BOTTOM OF WALL
- TW TOP OF WALL

NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



PLANT LEGEND

DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CC	CORYLUS COLURNA	TURKISH FILBERT
GD	GYNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS
GTS	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GL	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLBERGII	OAK, CHINKAPIN
QL	QUERCUS LACEYI	OAK, TEXAS RED
QR	QUERCUS ROBUR	OAK, ENGLISH
QS	QUERCUS SHUMARDII	OAK, SCHUMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON
UT	ULMUS X TRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMUS)	PINE, BOSNIAN
PNK	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
ACL	AMORPHA CANESCENS	LEADPLANT
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
AFS	ARTEMISSIA FILIFOLIA	SAGEBRUSH, SAND
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH
ENG	ERICACEA NAUSEOSA SPP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICACEA NAUSEOSA SPP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
PAR	PEROVSKIA ATRIPLEXIFOLIA	SAGE, RUSSIAN
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BGS	BOUTELOUA CURTIPENDULA	SPOONED GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRASS
PVH*	PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS
SNI	SORGHASTRUM NUTANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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

terracedesign
10200 E. Girard Ave. A-314
Denver, CO 80231
ph: 303.632.8867

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

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

BENCHMARK
CITY OF AURORA BENCHMARK 555533002 (EKA 7D-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4" STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 35, T5S, R60W. NAD 85 ELEVATION 5861.04.

DESIGNED BY:		DATE:		BY:	
NO.		DESCRIPTION		DATE	
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2		CHANGE REVISION: TEXT COLOR TO 12/28/22		MM	
3		CHANGE REVISION: TEXT COLOR TO 12/28/22		MM	
4		CHANGE REVISION: TEXT COLOR TO 12/28/22		MM	
5		CHANGE REVISION: TEXT COLOR TO 12/28/22		MM	
6		CHANGE REVISION: TEXT COLOR TO 12/28/22		MM	

PRAIRIE POINT WEST ISP

LANDSCAPE PLANS

DATE: 12/21/2022
JOB NO: 12187.61
LP.16
44 of 52

Scale: 1"= 20'-0"

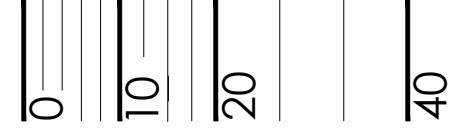
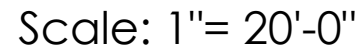
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*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO
*V WATER PLANT LIST.
WATER PLANT LIST.



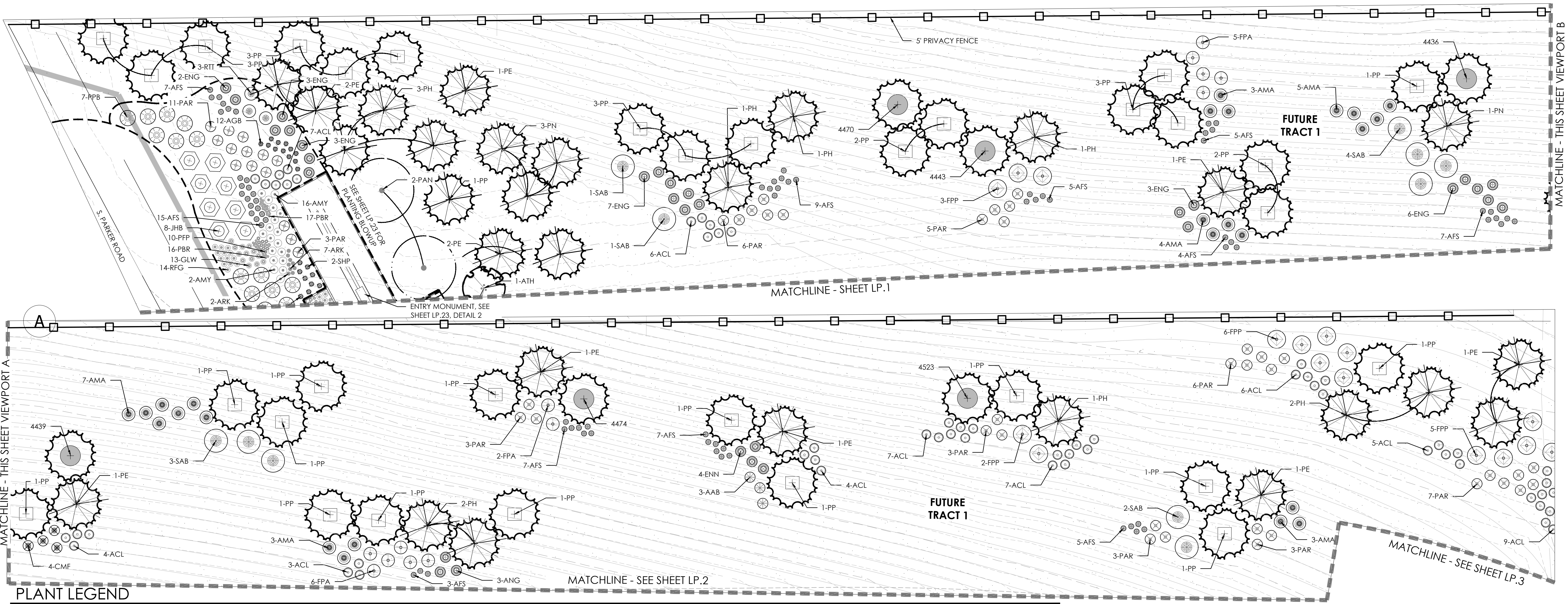
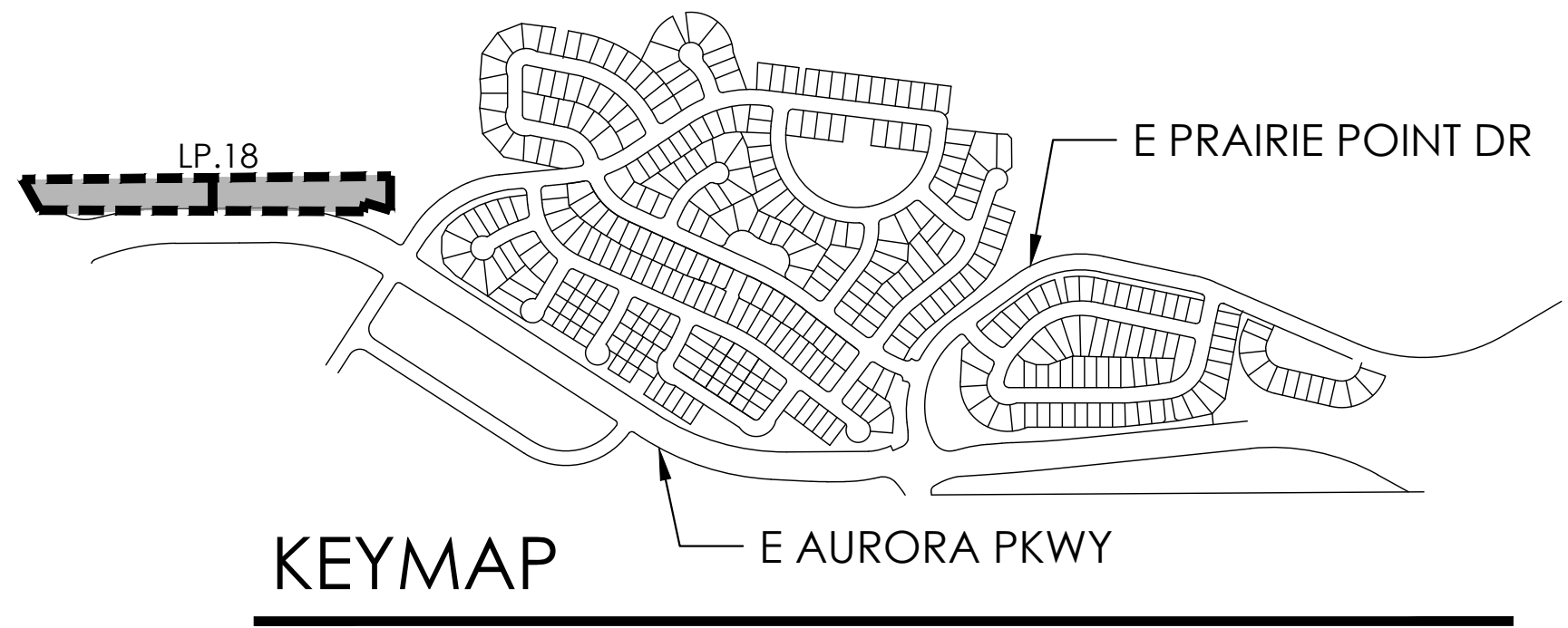
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.

LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS & PERENNIALS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- MITIGATED TREE
- STAMPED CONCRETE, SEE CIVIL
- COBBLE SPLASH EDGE
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT
- 5' PRIVACY FENCE



PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOPICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLBARGERII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMWARD'	OAK, SCHUMWARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRI	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY
STR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PNK	PRUNUS NIGRA 'PRINCESS KAT'	PRINCESS KAT PLUM
EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PRITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMW	PINUS MUGO 'MOPS'	PINE, DW ARF MUGO
DECIDUOUS SHRUBS		
AAS	AMELANCHIER ALNIFOLIA 'BRILLIANTISSIMA'	CHICKBERRY, BRILLIANT RED
ACL	ANORPHEA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHICKBERRY, AUTUMN MAGIC, BLACK
AIS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CBK	C. ANOPIOTES X C. ANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAERANTHUS MILLEFOLIUM	FERNLEAF
ENG	ERICACERIA NAUSEOSA SPP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICACERIA NAUSEOSA SPP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DW ARF BLUE
IPA	FALLUGIA 'PARADOXA'	APACHE PLUME
PPF	FORESTIERIA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA AIRPLUMICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RUPEA 'THREE LEAF'	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERBERRY, SILVER
PERENNIALS		
ACH	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
AES	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERIA LYRATA	CHOCOLATE FLOWER
GLW	GAURIA LINDHEIMERI	WHIRLING BUTTERFLIES
OMI	ONONOTHERA SPECIOSA SPP. INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	ONONOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PENSTEMON AFFINIS	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO
PPF	PENSTEMON FRUITICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BGS	BOUTELOUA CURTIPENDULA	SIDEWAYS GRAMA GRASS
BGS	BOUTELOUA GRACILIS	BLUE GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SORGHASTRUM NUTANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.		
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ph: 303.632.8867

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

BENCHMARK CITY OF AURORA BENCHMARK 55633002 (EPA 7D-060) 3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4" STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R60W. NAD 83 ELEVATION 5861.04

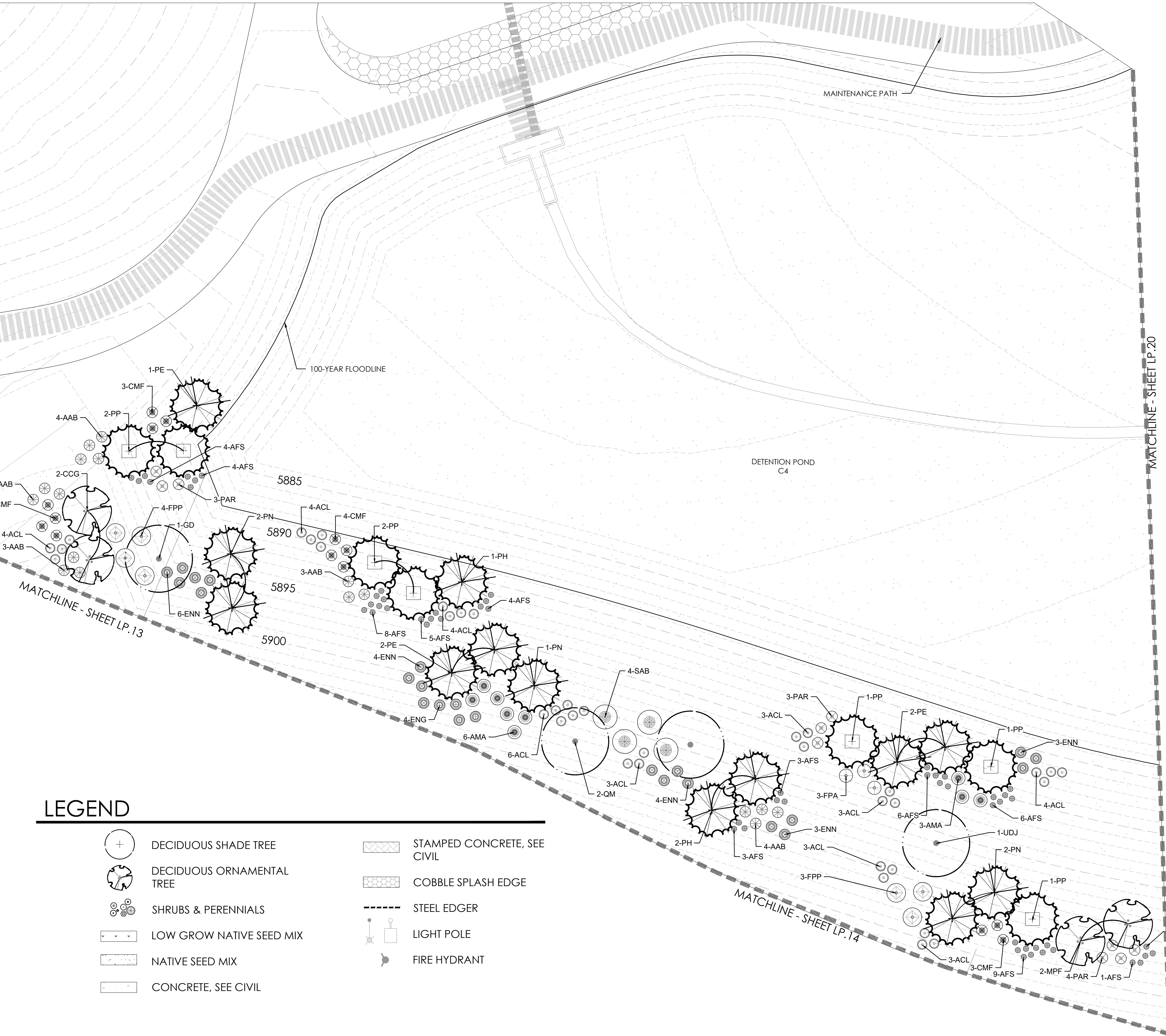
NO.	DESCRIPTION	DATE	BY
1	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
2	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
3	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
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5	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW
6	CHANGE REVISION TEXT COLOR TO 12.28.02	12.28.02	MMW

DESIGNED BY: PRAIRIE POINT WEST ISP
DRAWN BY:
CHECKED BY:
APPROVED BY:

LANDSCAPE PLANS

DATE: 12/21/2022
JOB NO: 12187.61
LP.18
46 of 52

NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



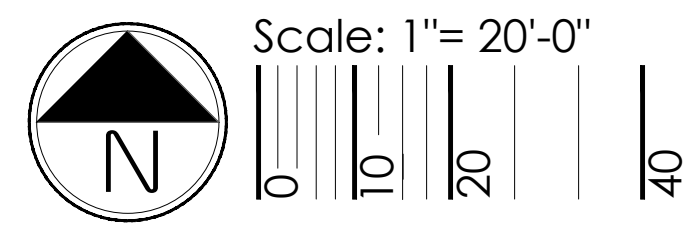
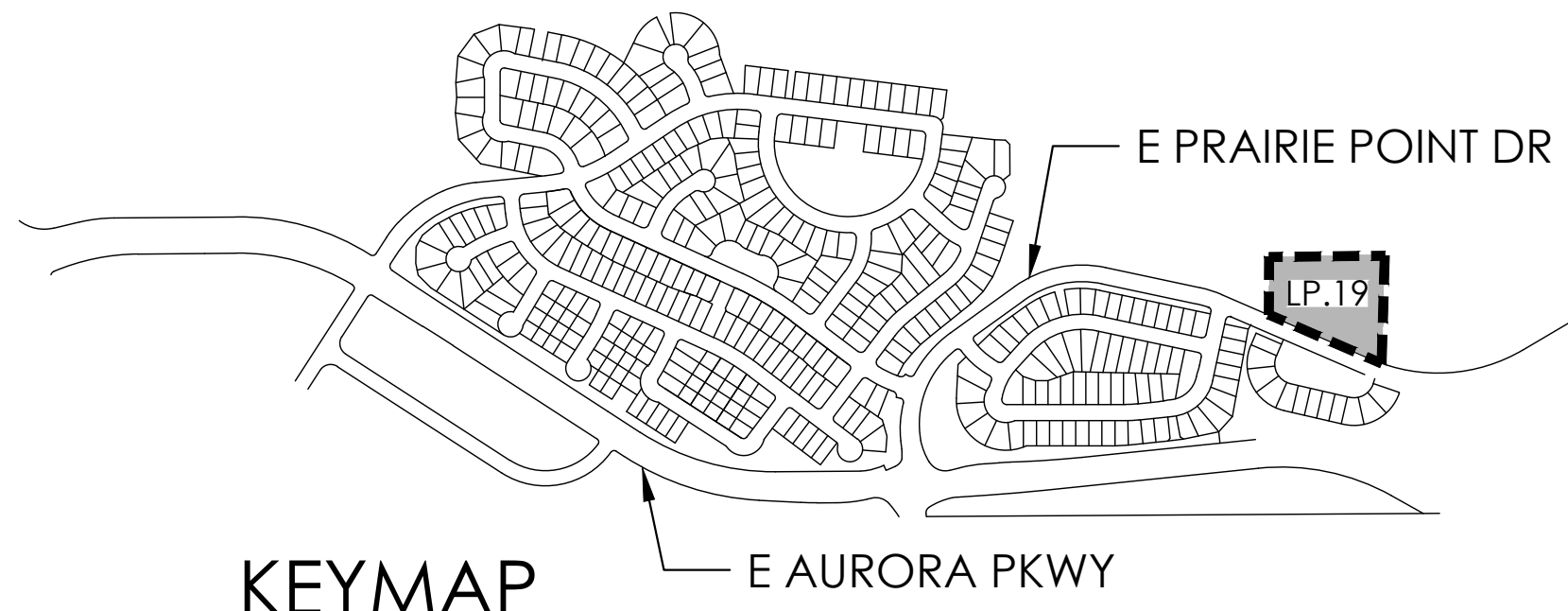
LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS & PERENNIALS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- COBBLE SPLASH EDGE
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT

PLANT LEGEND

DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CC	CORYLUS COLURNA	TURKISH FILBERT
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GII	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QL	QUERCUS LACEYI	OAK, TEXAS RED
QR	QUERCUS ROBUR	OAK, ENGLISH
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON
UT	ULMUS X TRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
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ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
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EVERGREEN SHRUBS		
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
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AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
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NAVD 88 ELEVATION 5861.04

DESIGNED BY:		REVISIONS	
NO.	DESCRIPTION	DATE	BY
1	CHANGE REVISION TEXT COLOR TO 12/28/21	12/28/21	MMW
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PRAIRIE POINT WEST ISP

LANDSCAPE PLANS

DATE: 12/21/2022

JOB NO: 12187.61

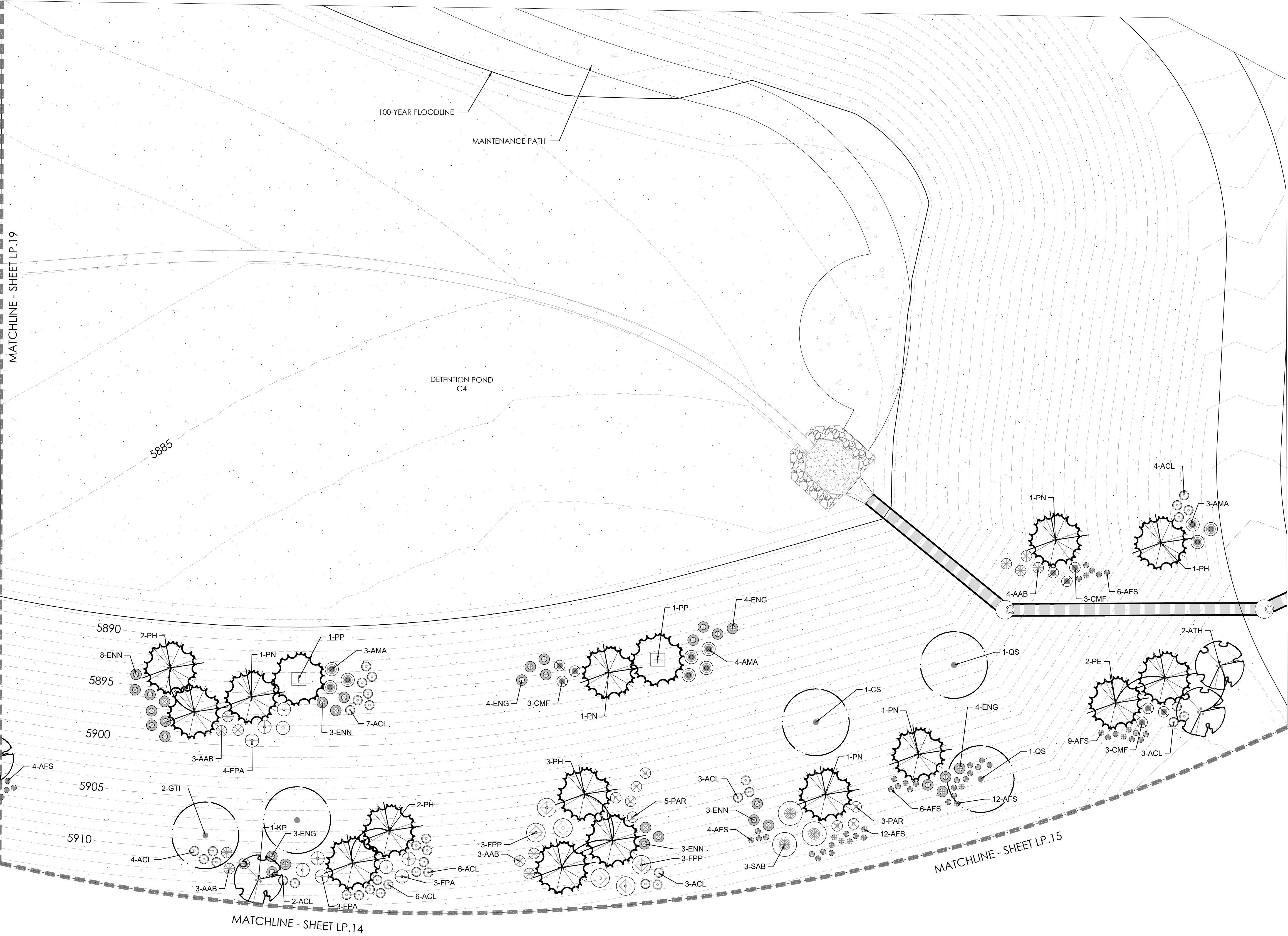
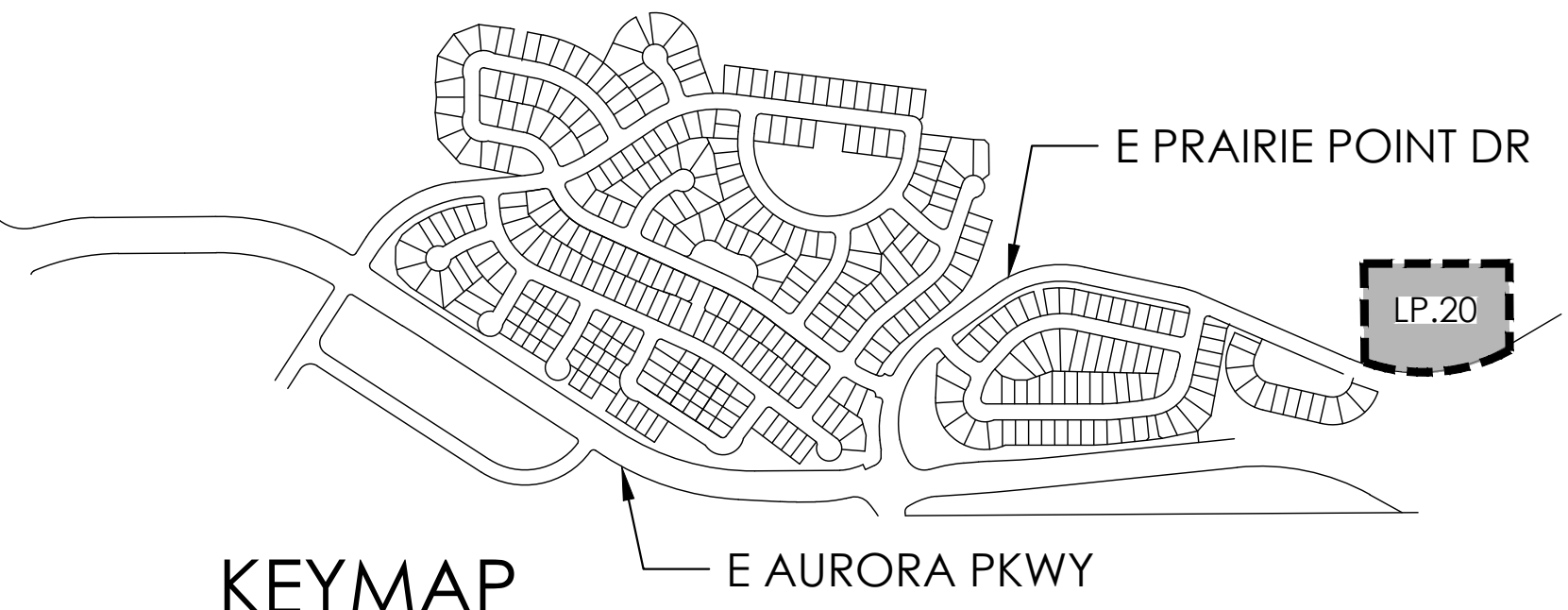
LP.19

47 of 52

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LEGEND

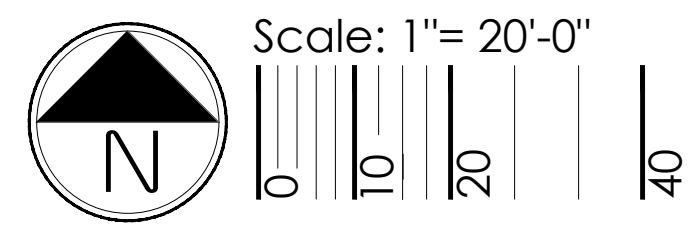
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- LOW GROW NATIVE SEED MIX
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PLANT LEGEND

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NAVD 88 ELEVATION 5861.04

DESIGNED BY: PRAIRIE POINT WEST ISP

DRAWN BY:

CHECKED BY:

APPROVED BY:

LANDSCAPE PLANS

LP.20

48 of 52

DATE: 12/21/2022


JOB NO: 12187.61

LP.20

48 of 52

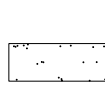
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LEGEND

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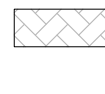
DECIDUOUS SHADE TREE
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DECIDUOUS ORNAMENTAL TREE
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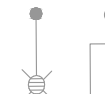
SHRUBS & PERENNIALS
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LOW GROW NATIVE SEED MIX
- 

NATIVE SEED MIX
- 

CONCRETE, SEE CIVIL
- 

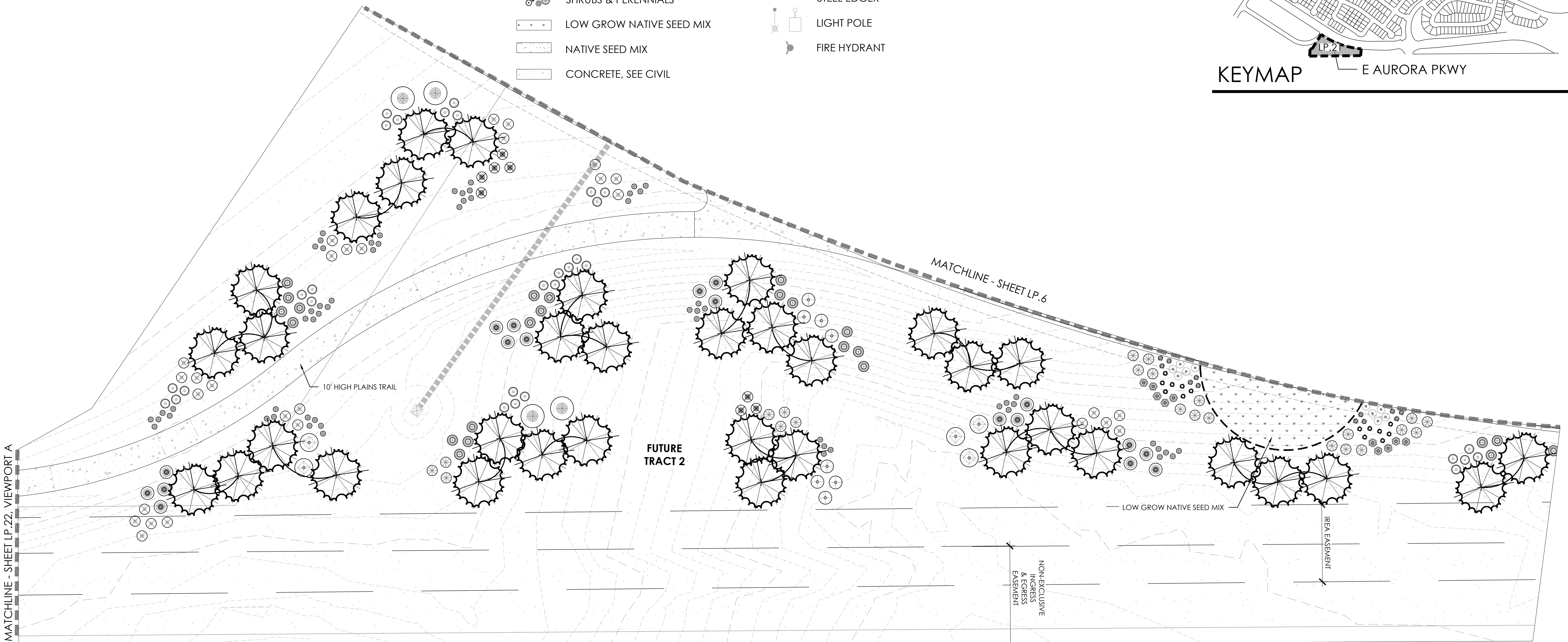
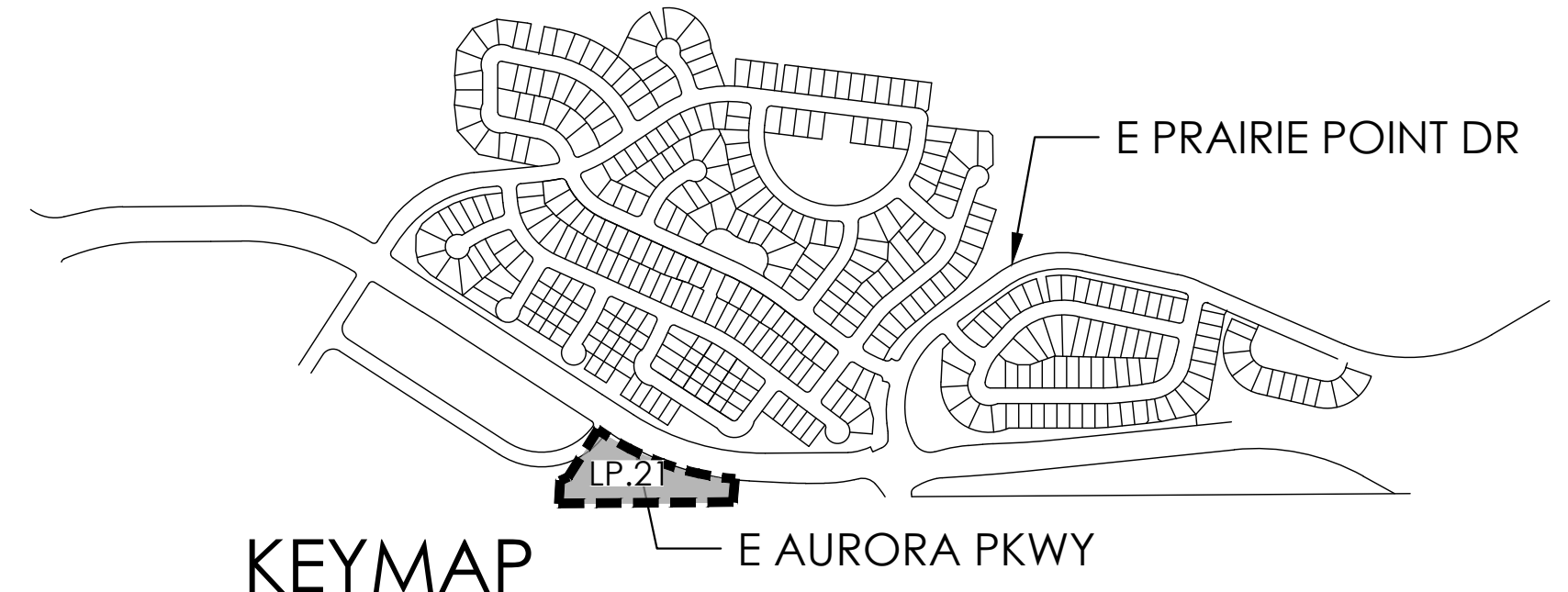
STAMPED CONCRETE, SEE CIVIL
- 

COBBLE SPLASH EDGE
- 

STEEL EDGER
- 

LIGHT POLE
- 

FIRE HYDRANT

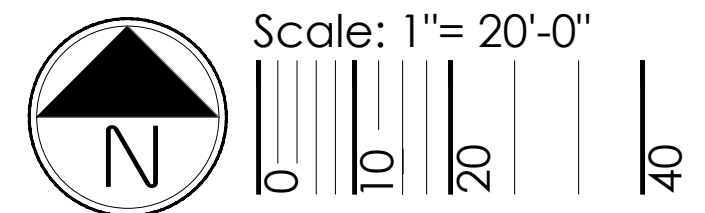


PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
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QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QS	QUERCUS SHUMMARDII	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SAKAI OON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNATA 'FLAME'	MAPLE, FLAME AMR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
COG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLSS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELOREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PHITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUG'	PINE, WHITE BUG MUGO
PMW	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGERBRUSH, SAND
CCE	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAERAPARIA MILLEFOLIUM	FERNBRUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPF	FORSTIERIA PUBESCENS VAR. PUBESCENS	PYRET, NEW MEXICO
PAR	PEROVSKIA ATRIPICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SIEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARK	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COCKBRADO, DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AHH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER
GLW	GAURIA LINDEHEIMERI	WHIRLING BUTTERFLIES
OMI	CENOTHEA MACROCARPA INCANA SILVER BLADE	FRIMKOSE, SILVER BLADE
OSR	CENOTHEA SPECIOSA 'ROSEA'	EVENING PRINCE, NEW MEXICO
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO
PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOULELOUJA CURTIPENDULA	SIDE-OATS GRAMA GRASS
BOB	BOULELOUJA GRACILIS	BLUE GRAMA GRASS
BGA	BOULELOUJA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SORGHASTRUM NITANS	INDIAN GRASS
SHF	SPOROBOLUS HETEROLEPIS	PAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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



DESIGNED BY:		REVISIONS		NO.	DESCRIPTION	DATE	BY
		1	CHANGE REASON: TEXT COLOR TO 12.28.82	MM		12.28.82	MM
		2	CHANGE REASON: TEXT COLOR TO 12.28.82	MM		12.28.82	MM
		3	CHANGE REASON: TEXT COLOR TO 12.28.82	MM		12.28.82	MM
		4	CHANGE REASON: TEXT COLOR TO 12.28.82	MM		12.28.82	MM
		5	CHANGE REASON: TEXT COLOR TO 12.28.82	MM		12.28.82	MM
		6	CHANGE REASON: TEXT COLOR TO 12.28.82	MM		12.28.82	MM

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.

	DECIDUOUS SHADE TREE		STAMPED CONCRETE, SEE CIVIL
	DECIDUOUS ORNAMENTAL TREE		COBBLE SPLASH EDGE
	SHRUBS & PERENNIALS		STEEL EDGER
	LOW GROW NATIVE SEED MIX		LIGHT POLE
	NATIVE SEED MIX		FIRE HYDRANT
	CONCRETE, SEE CIVIL		

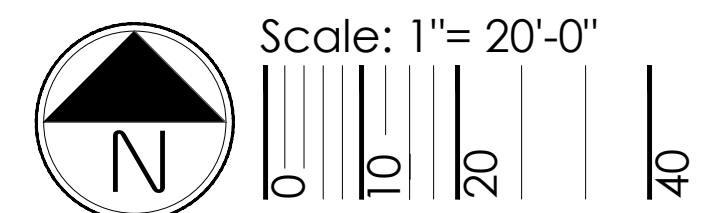


KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CAJALPA SPECIOSA	CAJALPA, WESTERN
CO	CETIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYNOCALAPUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GT1	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GT5	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLERBERGII	OAK, CHINQUAPIN
QS	QUERCUS 'SHUMMARDI'	OAK, SHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AA3	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
AH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CGG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLASS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS 'RED JEWEL'	CRABAPPLE, RED JEWEL
MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PS	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCOECHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PENDERGOSA	PINE, PENDERGOSA

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPM	JUNIPERUS X PHITZERIANA 'SATYBROOK GOLD'	SATYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMW	PINUS MUGO 'WOP'S'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARCNIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	ARCNIA CAENESCENS	LEAFY LANT
AMA	ARCNIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFB	ARTISIMIA FILIFOLIA	SAGEBRUSH, SAND
CFS	CARYOPHYTES X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMH	CHAMAEDORADA MILLEFOLIUM	FEENBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF ARCTIC
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPF	FORSTIERIA PUBESCENS VAR. PUBESCENS	PIVEL, NEW MEXICO
PAI	PELOPSIA ARBUTICIFOLIA	APACHE, RUSSIAN
RLT	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTL	RIBES TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE 'KIDDOO BUBBLEMINT'	HYSSOP, KIDDOO BUBBLEMINT
ARK	AGASTACHE 'KIDDOO BUBBLE'	HYSSOP, KIDDOO BUBBLE
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER
GLW	GAURA LINCHERI	WHIRLING BUTTERFLIES
OMI	OENOTHERA MACROCARPA INC ANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PERSICARIA AFFINIS	HIMALAYAN BARDOT JEWEL
PBI	PENSTEMON BAIANUS 'RONDO'	PENSTEMON, RONDO
PPJ	PENSTEMON PURPUREUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDBECKIA FILIFOLIA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SSL	SALVIA X SILVESTRIIS 'TAT NIGHT'	MAT NIGHT PINK SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER

ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BC3	BOUTELOUA CURIPENDULA	SIDE OATS GRAMA GRASS
BGB	BOUTELOUA GRACILI	BLUE GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS
SNI	SORGHASTRUM NUTANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SAGEATION GRASS

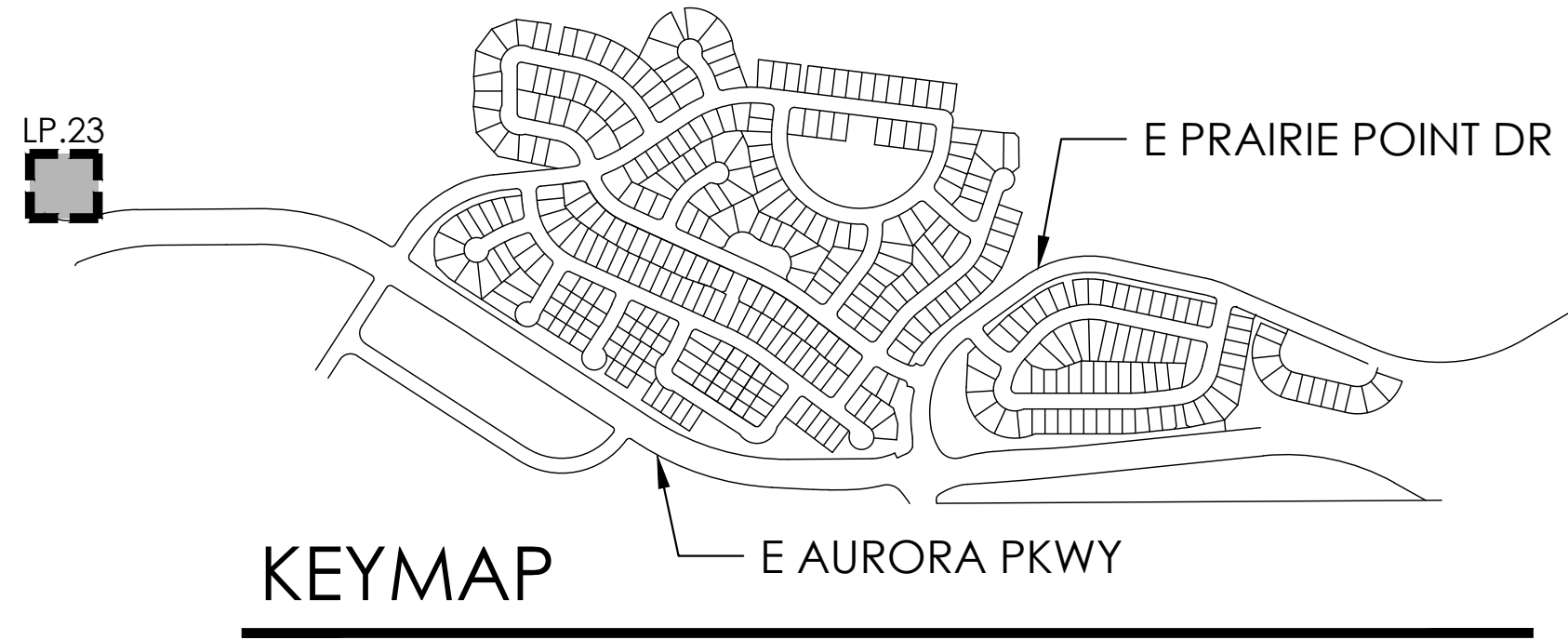
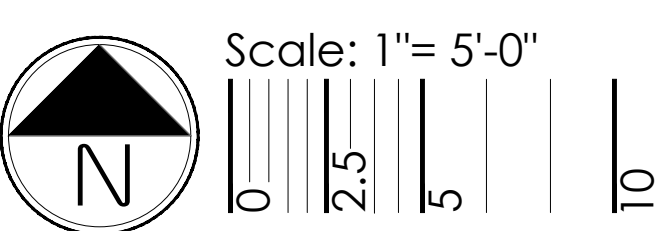
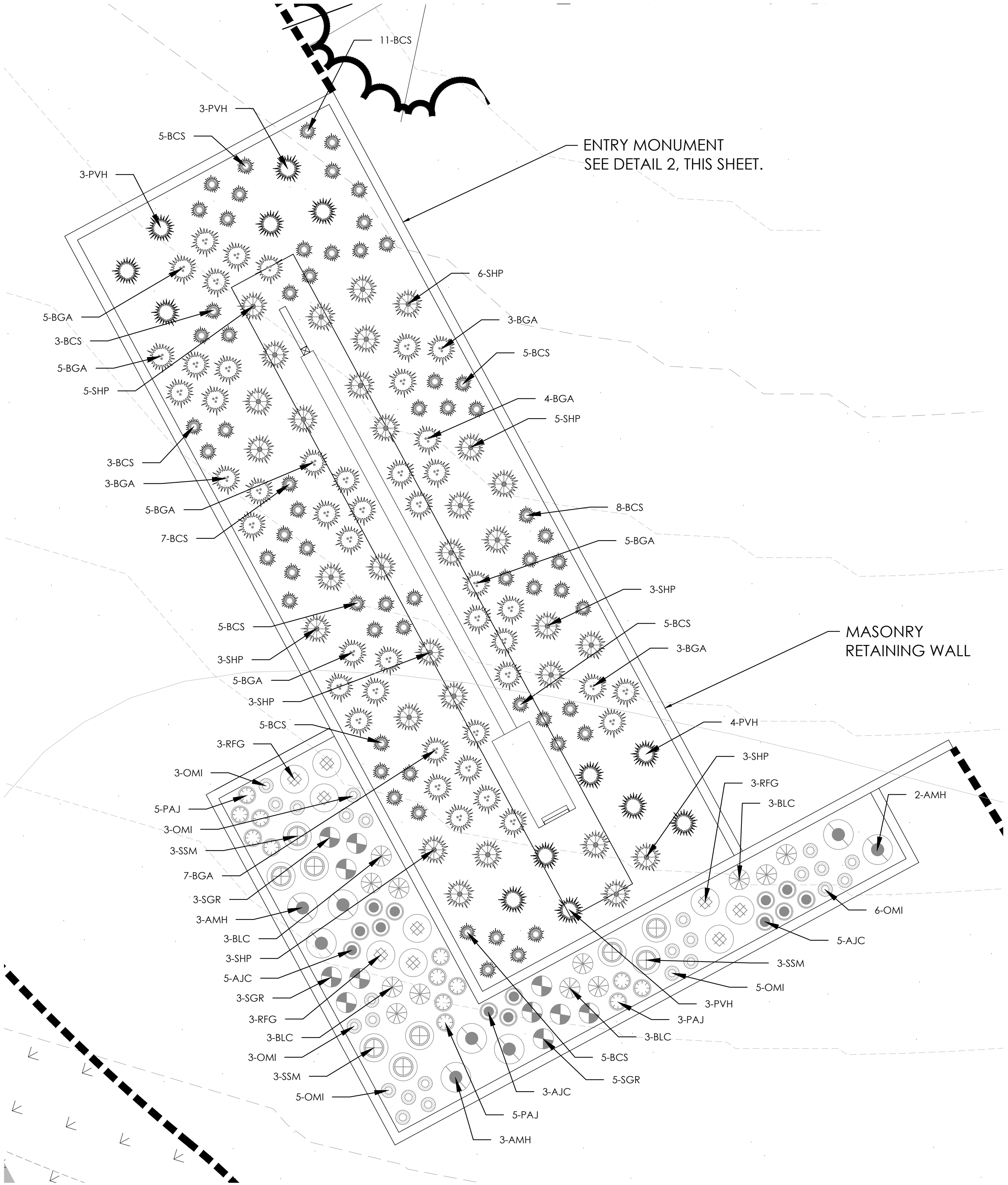
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.



- NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
 2. DETAILS ARE FOR REFERENCE ONLY. FINAL STRUCTURE TO BE DETERMINED AT CONSTRUCTION DOCUMENTS.

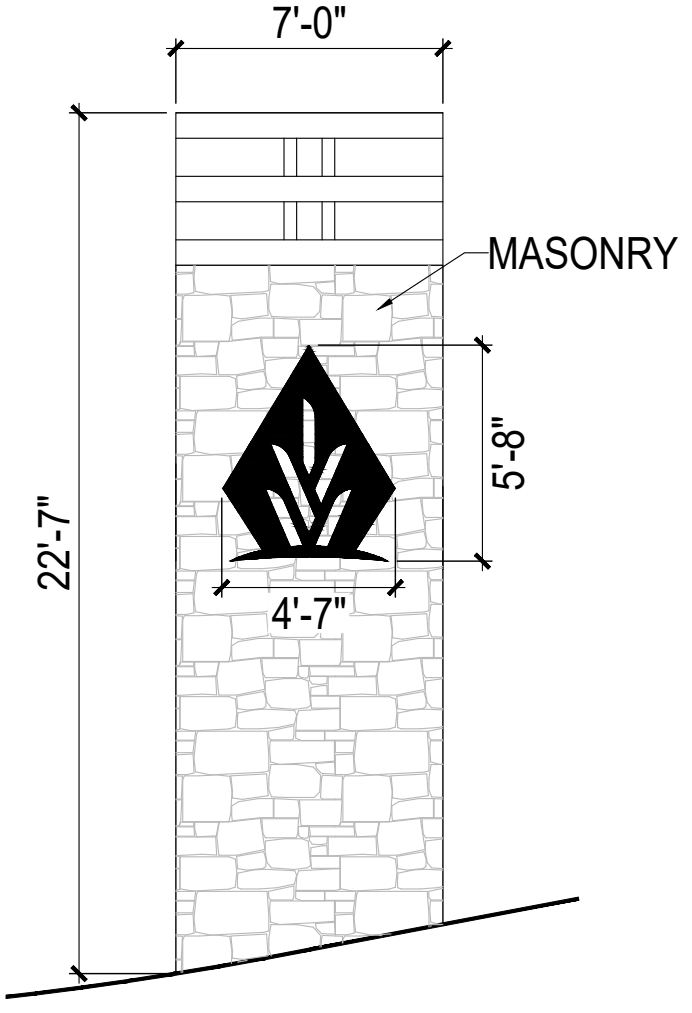
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- PERENNIALS AND ORNAMENTAL GRASSES
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX

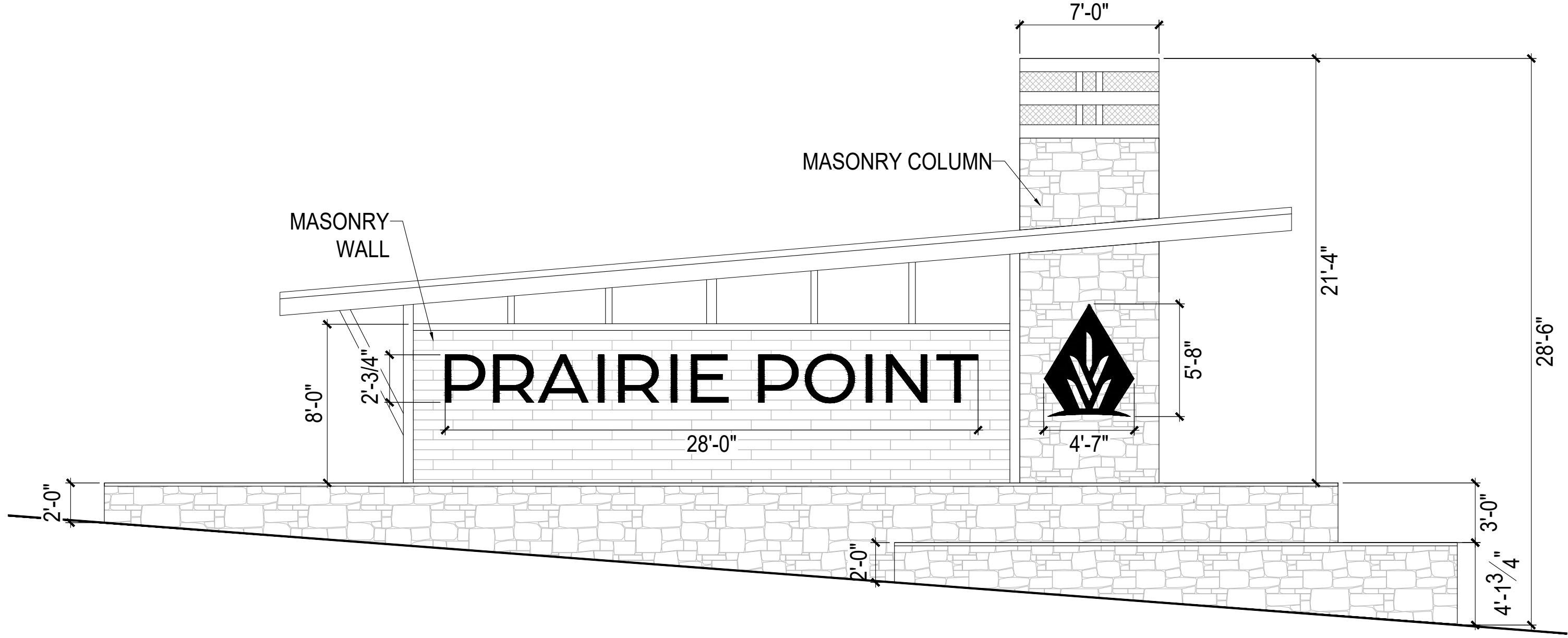


PLANT LEGEND

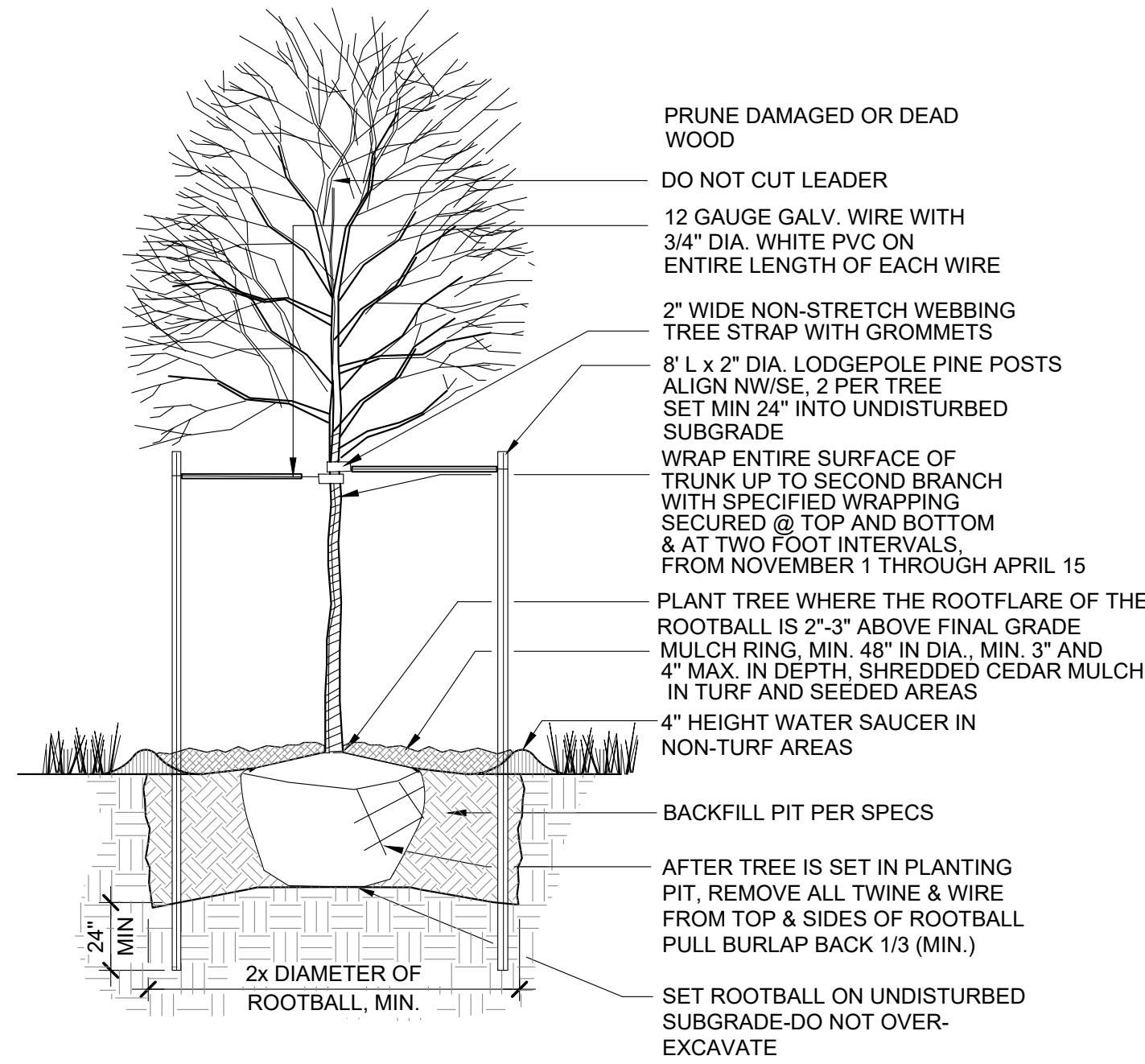
KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CAJALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GO	GYMNOCALDIUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GII	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLBERGII	OAK, CHINKAPIN
GS	QUERCUS SHUMMARDI	OAK, SCHUMMARD
JP	JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA, JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCOCKERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIFER
JPS	JUNIPERUS PRESSIANA 'SAYBROOK GOLD'	SAYBROOK JUNIFER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMF	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOCOBERRY, BRILLIANT RED
ACL	AMORPHIA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOCOBERRY, AUTUMN MAGIC, BLACK
AFS	ARTEMISA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPHTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAESAEPHIA MELLEIFOLIA	FERNBUSH
ENG	ERIC AMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERIC AMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLOUA PARADOXA	APACHE PLUME
FPF	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA AIRPLUMIFOLIA	SAGE, RUSSIAN
RLL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRIANT
RTT	RIBES TRICOLORIA	SUNAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOCERRY, SILVER
PERENNIALS		
AMY	ACHILLEA MELLEIFOLIA 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUFESCENS	HYSSOP, SUNSET
AJC	ARONIA JONESII	COLORADO DESERT BLUE SPAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KIDGOS GOLD'	HYSSOP, KIDGOS GOLD
AMH	ACHILLEA MELLEIFOLIA 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER
GLW	GAURA LINDEHEIMERI	WHIRLING BUTTERFLIES
OMI	CENOTHERA MACROCARPA INCAUNA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	CENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PERISCARIA AFFINIS	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARBARIS 'BONDO'	PENSTEMON, BOND
PPP	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN
SGR	SALVIA GRECOI 'FURNAN'S RED'	FURNAN'S RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	IRIG BLUESTEM GRASS
BCS	BOULELOU CURTENDULA	SIDECAST GRAMA GRASS
BGB	BOULELOU GRACILIS	BLUE GRAMA GRASS
BGA	BOULELOU GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SHI	SORGHASTRUM INDIANUS	INDIAN GRASS
SHF	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACKLON GRASS



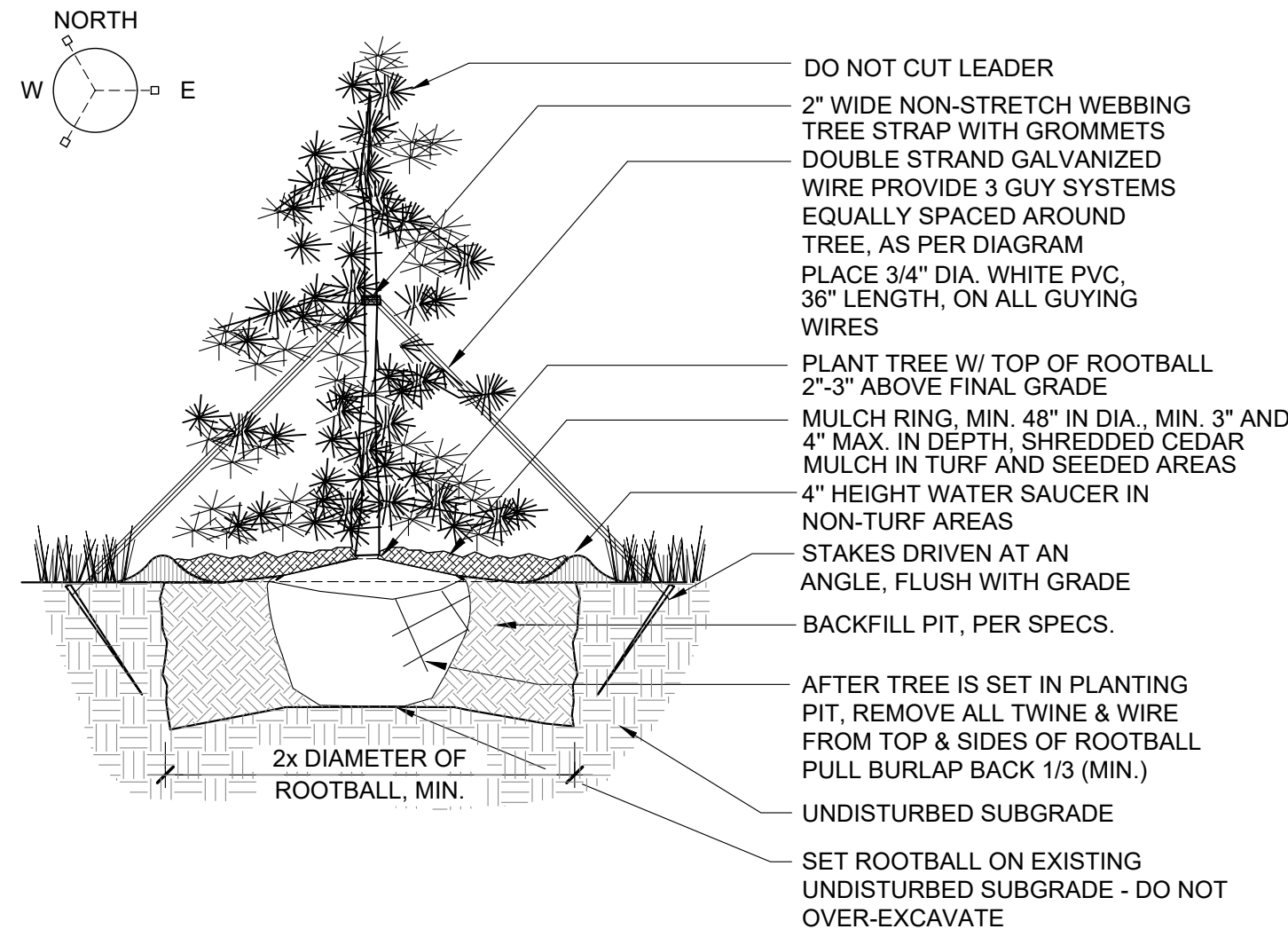
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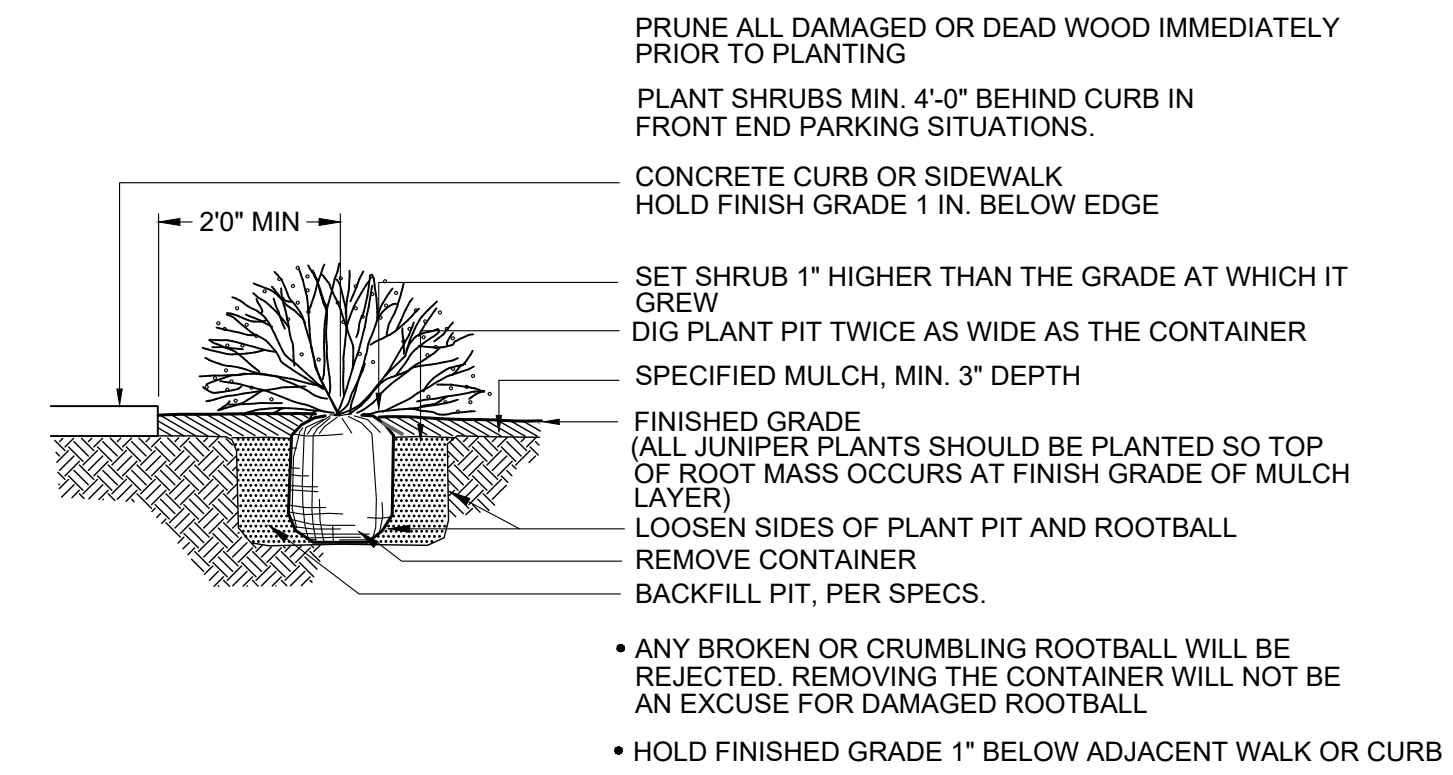
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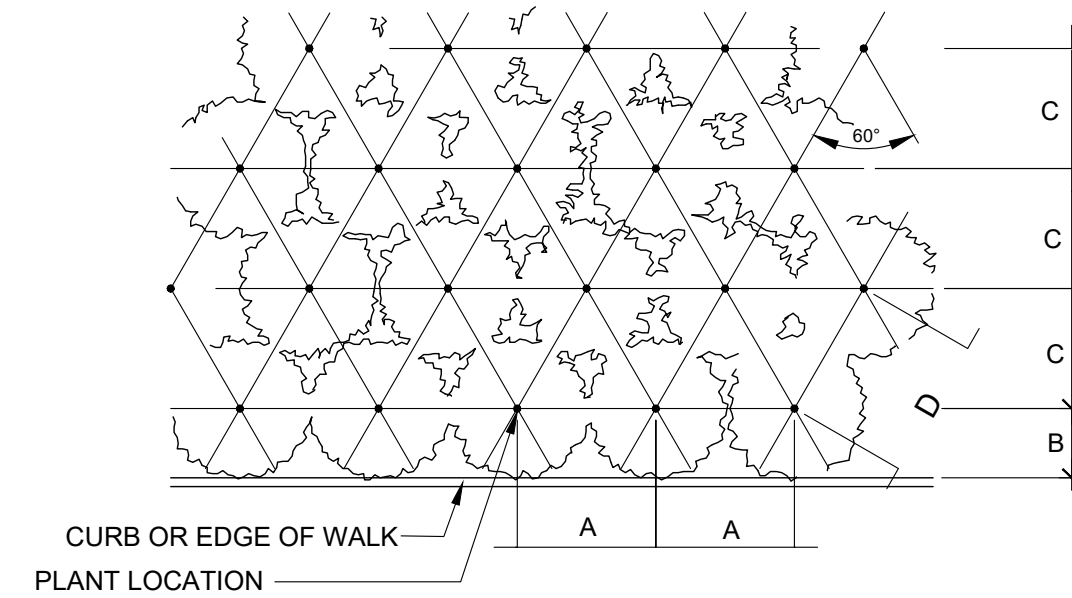
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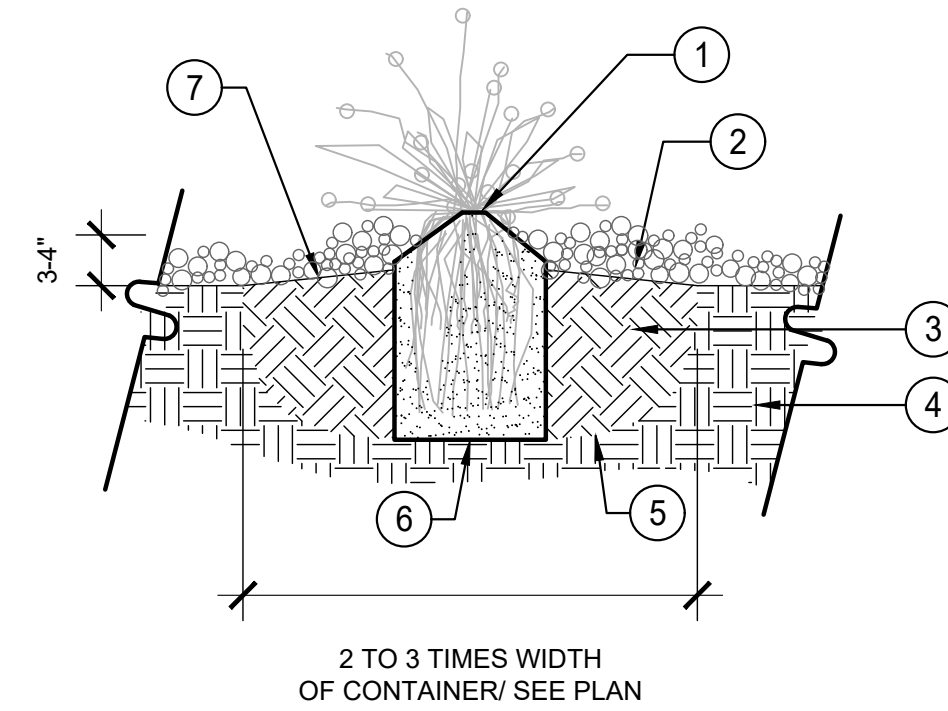
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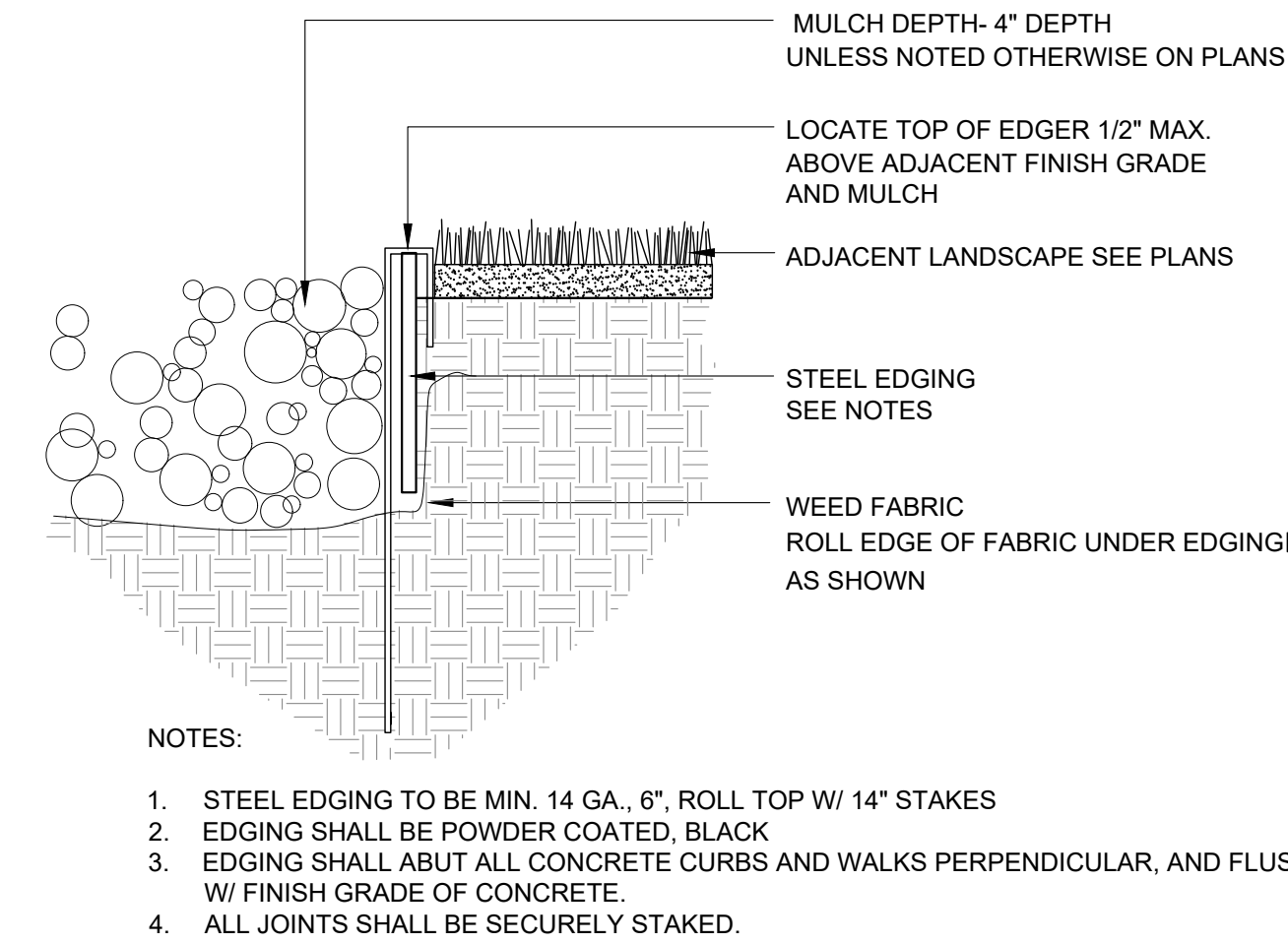
3 SHRUB PLANTING DETAIL
SCALE: NTS



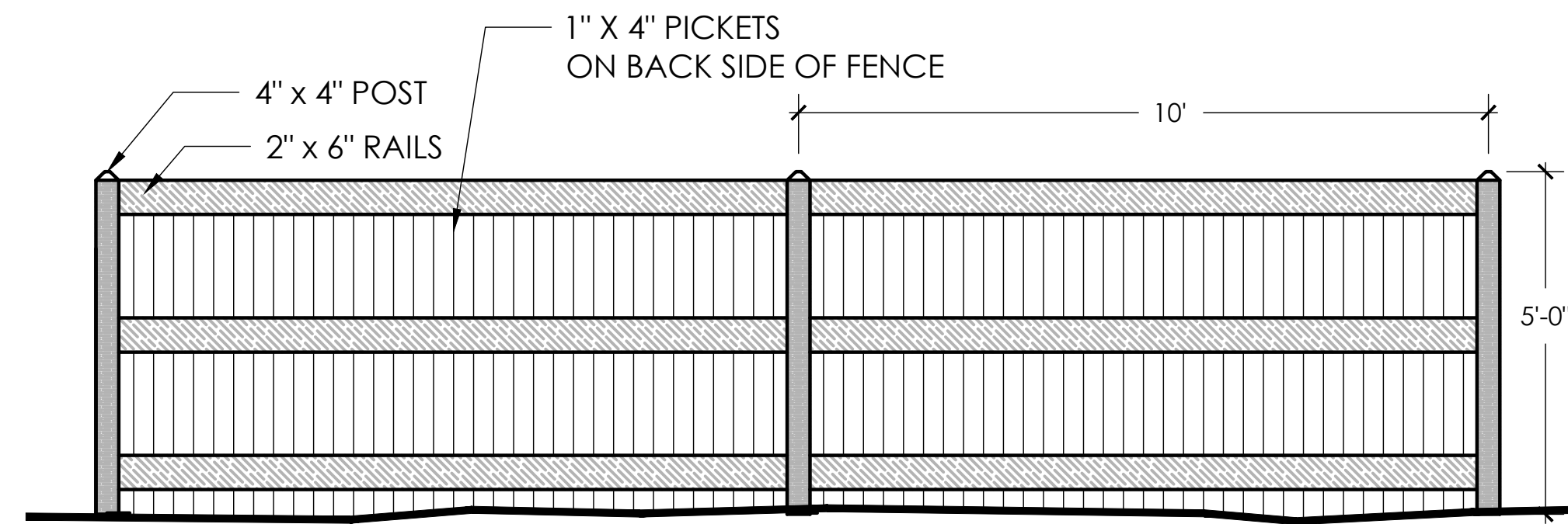
4 PERENNIAL PLANT SPACING DETAIL
SCALE: NTS



5 PERENNIAL PLANTING DETAIL
SCALE: NTS



6 STEEL EDGING
SCALE: NTS



7 5' SOLID FENCE
SCALE: NTS

DESIGNED BY:		REVISIONS		DATE		BY	
NO.	DESCRIPTION	NO.	DESCRIPTION	DATE	BY	NO.	DESCRIPTION
1	CHANGE REASON: TEXT COLOR TO 12/28/22	1	CHANGE REASON: TEXT COLOR TO 12/28/22	12/28/22	MMW	1	CHANGE REASON: TEXT COLOR TO 12/28/22
2	CHANGE REASON: TEXT COLOR TO 12/28/22	2	CHANGE REASON: TEXT COLOR TO 12/28/22	12/28/22	MMW	2	CHANGE REASON: TEXT COLOR TO 12/28/22
3	CHANGE REASON: TEXT COLOR TO 12/28/22	3	CHANGE REASON: TEXT COLOR TO 12/28/22	12/28/22	MMW	3	CHANGE REASON: TEXT COLOR TO 12/28/22
4	CHANGE REASON: TEXT COLOR TO 12/28/22	4	CHANGE REASON: TEXT COLOR TO 12/28/22	12/28/22	MMW	4	CHANGE REASON: TEXT COLOR TO 12/28/22
5	CHANGE REASON: TEXT COLOR TO 12/28/22	5	CHANGE REASON: TEXT COLOR TO 12/28/22	12/28/22	MMW	5	CHANGE REASON: TEXT COLOR TO 12/28/22
6	CHANGE REASON: TEXT COLOR TO 12/28/22	6	CHANGE REASON: TEXT COLOR TO 12/28/22	12/28/22	MMW	6	CHANGE REASON: TEXT COLOR TO 12/28/22

DESIGNED BY:	PAIRIE POINT WEST ISP
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

PAIRIE POINT WEST ISP	LANDSCAPE DETAILS
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