



May 7, 2024

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

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

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 Prairie Point Site Plan No1 (Kings Point North) and Plat. The following is a response to comments:

**Summary of Key Comments from All Departments**

- For all typicals, show the water and sewer connections to each unit. [Landscaping]
- There are some questions about unusual grading drawings that need to be addressed. [Civil Engineering]
- Storm drain development fees totaling \$195,268.42 are due prior to the recordation of the site plan or plat. [Aurora Water/ TAPS]
- An inclusive play feature needs to be added to the park playground. [PROS]
- Provide certificate of taxes due and the title commitment dated within 120 days of plat acceptance. See the site plan and plat for minor labeling corrections. [Land Development Review]

**Planning Department Comments**

1. **Community Questions, Comments and Concerns** (Comments in teal)
  - a. There were no new community comments on this review cycle.  
**RESPONSE: Noted.**
2. **Completeness and Clarity of the Application** (Comments in teal)
  - a. There were no more completeness or clarity comments on this review.  
**RESPONSE: Noted.**
3. **Planning Comments** (Comments in teal)
  - a. There were no more Planning comments on this review.  
**RESPONSE: Noted.**
4. **Landscaping Issues** (Tammy Cook/ [tdcook@auroragov.org](mailto:tdcook@auroragov.org)/ Comments in teal)  
[Landscape Plan Pages 24 & 25]
  - a. For all typicals, show the water and sewer connections to each unit. The sewer line can be shown below the driveway (this is a correction from the previous comments). Please revise the planting typicals to reflect the actual locations of the water line connections in the green areas.

terraccina design

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

**RESPONSE: Noted and updated.**

5. **Addressing** (Phil Turner / 303-739-7271 / pcturner@auroragov.org)
  - b. There were no more Planning comments on this review.  
**RESPONSE: Noted.**
  
6. **Civil Engineering** (Kristin Tanabe/KTanabe@auroragov.org/Comments in green)  
[Site Plan Page 30]
  - a. Repeat: Please check the grading through this area. This looks unusual. The comment response indicated that it was revised but it looks the same as before.  
**RESPONSE: Grading has been revised.**
  - b. Revise the sheet matchline callout.  
**RESPONSE: Revised**  
[Site Plan Pages 31]
  - c. Repeat: Please check the grading through this area. This looks unusual. The comment response indicated that it was revised but it looks the same as before.  
**RESPONSE: Revised**
  
7. **Fire/Life Safety** (William Polk/wpolk@auroragov.org/Comments in blue)  
[Site Plan Page 1]
  - a. There were no more comments from Fire/Life Safety on this review.  
**RESPONSE: Noted**
  
8. **Aurora Water** (Nina Khanzadeh/ nkhanzad@auroragov.org/Comments in red)  
[Site Plan Page 15]
  - a. A hydrant was requested near this check valve dead end at the west end of E Nova Drive to assist with water quality.  
**RESPONSE: Added**
  
9. **TAPs** (Diana Porter/ dsporter@auroragov.org/Comments in red)
  - a. Storm Drain Development fees due 157.221 acres x \$1,242.00 = \$195,268.42.  
**RESPONSE: NOTED.**
  
10. **Forestry** (Rebecca Lamphear/ dsporter@auroragov.org/Comments in red)
  - a. There were no more comments from Forestry on this review.  
**RESPONSE: NOTED.**
  
11. **PROS** (Curtis Bish/cbish@auroragov.org/Comments in mauve)  
[Site Plan Page 27]
  - a. This linework appears to be a carryover from an earlier design. I think the other dashed lines in the park are the formerly proposed contours for the park and perhaps not the existing topography. Please rectify.  
**RESPONSE: Revised**  
[Landscape Plan Page 17]
  - b. Add a new detail for the appropriate inclusive access (rubber surfacing and ramp into the play area).  
**RESPONSE: Requested details have been provided on sheet LL.3.**
  - c. The proposed grading on this plan doesn't match the grading plan (sheet 27) of the site plan. Please rectify.  
**RESPONSE: Correct grading updated.**

terraccina design

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- d. For compliance with PROS design principle to provide inclusive play opportunities within park playgrounds, integrate a piece of play equipment that strives to provide meaningful opportunities for children of different abilities to interact, play and learn together. Refer to Section 6.22(B)(1) of the PROS Dedication & Development Criteria Manual for guidance on how to add an inclusive play feature along with appropriate inclusive access.

**RESPONSE: Inclusive play feature incorporated into the playground, this sheet has been updated. A new detail has been provided on sheet LL.3 with appropriate callouts.**

[Landscape Plan Page 20]

- e. Add a new detail for the appropriate inclusive access (rubber surfacing and ramp into the play area).

**RESPONSE: Requested details have been provided on sheet LL.3.**

**12. Land Development Review** (Roger Nelson/[ronelson@auroragov.org](mailto:ronelson@auroragov.org)/Comments in magenta)

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

**RESPONSE: Noted**

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

**RESPONSE: Noted**

- c. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

**RESPONSE: Margins are correct**

- d. Send in a closure report for the plat exterior boundary per COA 2023 Subdivision Plat Checklist Item #19.d.

**RESPONSE: Attached**

- e. Send in the State Monument Records for the aliquot corners used in the plat.

**RESPONSE: Attached**

- f. Advisory Comment: All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

**RESPONSE: Noted**

- g. See the full red line comments on the plat and site plan.

**RESPONSE: Noted.**

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

Sincerely,

Jeff Marck

terraccina design

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

# PRAIRIE POINT SUBDIVISION FILING 1

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

No. REVISÉ

REVISÉ

**DEDICATION**

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

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

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

THENCE S89°36'49"E, 283.76 FEET;

THENCE S41°34'54"E, 200.82 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE N08°55'41"E, 117.69 FEET;

THENCE S82°48'59"E, 93.07 FEET;

THENCE S76°57'16"E, 240.09 FEET;

THENCE S68°42'40"E, 68.38 FEET;

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

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

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

THENCE S89°13'39"E, 55.33 FEET;

THENCE S83°00'06"E, 55.00 FEET;

THENCE S76°46'33"E, 55.33 FEET;

THENCE S06°59'54"W, 116.05 FEET;

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

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

THENCE S83°00'06"E, 263.83 FEET;

THENCE S00°28'14"E, 129.28 FEET;

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

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

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

THENCE S18°38'56"W, 156.55 FEET;

THENCE S26°26'23"E, 157.35 FEET;

THENCE N63°33'37"E, 34.65 FEET TO A POINT OF TANGENT CURVATURE;

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

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

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

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

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

THENCE N59°24'09"E, 150.99 FEET;

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

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

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

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

THENCE N00°24'24"W, 754.43 FEET;

THENCE N32°55'00"E, 191.53 FEET;

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

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

THENCE S89°31'11"W, 134.40 FEET;

THENCE S00°28'49"E, 200.00 FEET;

THENCE S09°25'50"W, 175.00 FEET;

THENCE S40°17'15"W, 130.00 FEET;

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

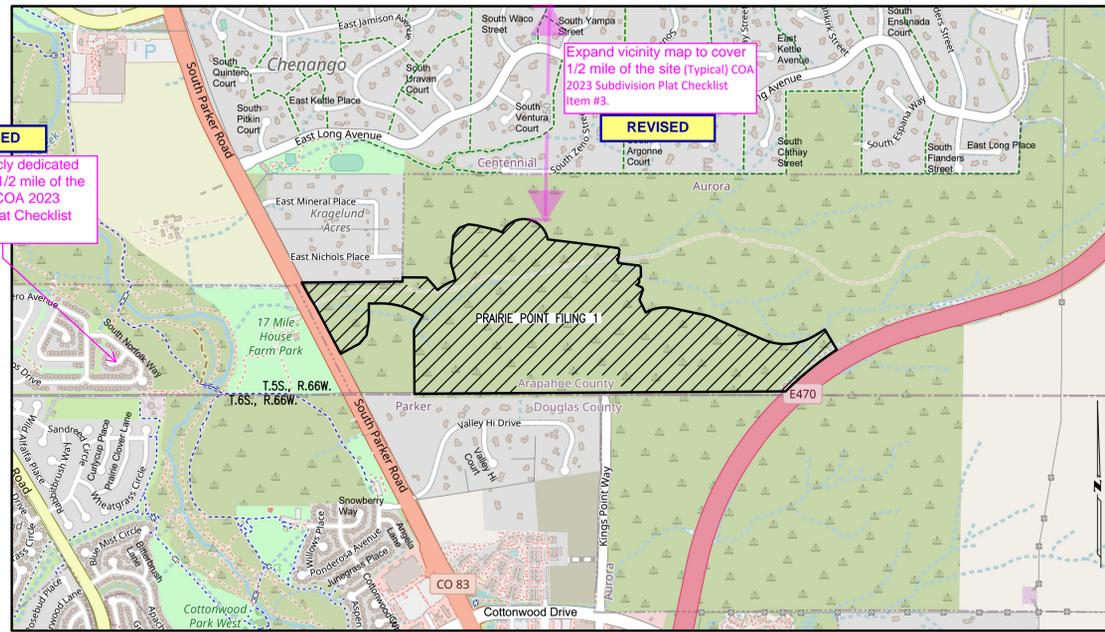
THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE N28°10'15"W, 623.29 FEET;

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

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

THENCE ALONG THE SOUTH LINE OF SAID KRAGELUND ACRES AND THE SOUTH LINE OF KRAGELUND ACRES AMENDMENT NO. 1 AS RECORDED AT BOOK 516, PAGE 40 OF SAID RECORDS N89°31'11"E, 1,188.66 FEET TO THE POINT OF BEGINNING, CONTAINING 6,847,644 SQUARE FEET OR 157,200 ACRES, MORE OR LESS.

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



**REVISÉ**  
Label all publicly dedicated streets within 1/2 mile of the site (Typical) COA 2023 Subdivision Plat Checklist Item #3.

**REVISÉ**

VICINITY MAP  
1"=1000'

**NOTES**

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS IS BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33 BEARING N89°34'42"E (ASSUMED); BOTH ENDS OF SAID LINE MONUMENTED AS SHOWN. **REVISÉ** *or tract?*
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH REPAIRS INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED. **REVISÉ** *X?*
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, AND T ARE TO BE PRIVATELY OWNED AND MAINTAINED. **REVISÉ** *Only refer to the current status of tracts (Typical)*
- TRACTS U, V, AND W ARE TO BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME THAT THEY ARE DEEDED TO THE CITY OF AURORA AS RIGHTS-OF-WAY. THESE TRACTS ARE SANITARY SEWER, WATER, STORM DRAINAGE, AND PUBLIC ACCESS EASEMENTS. **REVISÉ** *Insert "\*" Remove "\*"*
- THIS PLAT IS SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY ORDINANCES 96-74 AND 96-75. **REVISÉ** *This is not a typical plat note and should be removed.*
- THE EASEMENTS HEREON SHOWN AND LABELED G' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES. **REVISÉ** *or tracts? Prairie?*
- ALL OWNERS OF LOTS ADJACENT TO EAST AURORA PARKWAY, EAST KINGS POINT DRIVE, EAST NOVA DRIVE, EAST NOVA CIRCLE, EAST COTTONWOOD DRIVE, SOUTH YAMPA WAY, AND EAST PHILLIPS DRIVE SHALL BE REQUIRED TO MAINTAIN EASEMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS. **REVISÉ** *South Zeno Street, South Walden Ct.*
- ALL BLOCK CURVE RADII ARE 20' UNLESS OTHERWISE NOTED.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

**NOTES (CONTINUED)**

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD EMK CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NUMBER 2200310511, PREPARED BY STEWART TITLE COMPANY, DATED JULY 11, 2022 AT 5:30 P.M. AN UPDATED TITLE COMMITMENT WITHIN THIRTY DAYS OF THE PLAT ACCEPTANCE WILL BE PROVIDED. **REVISÉ** *UPDATE TITLE COMMITMENT INCLUDED*
- ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

**COVENANTS**

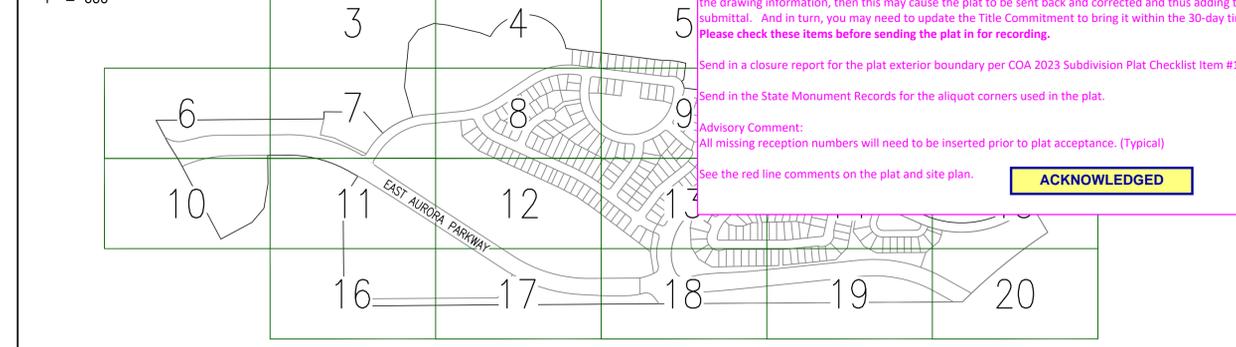
THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:

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

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

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

**SHEET INDEX**  
1"=600'



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

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

**REVISÉ** *(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.*

**REVISÉ** *Send in a closure report for the plat exterior boundary per COA 2023 Subdivision Plat Checklist Item #19.d.*

**REVISÉ** *Send in the State Monument Records for the aliquot corners used in the plat.*

**REVISÉ** *Advisory Comment: All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)*

**REVISÉ** *See the red line comments on the plat and site plan.*

**ACKNOWLEDGED**

**OWNERS**  
CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

SIGNATURE \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

STATE OF COLORADO )

COUNTY OF \_\_\_\_\_ )

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024,

BY \_\_\_\_\_ AS \_\_\_\_\_  
OF CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND MY OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

PRAIRIE POINT COMMUNITY AUTHORITY BOARD

SIGNATURE \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

STATE OF COLORADO )

COUNTY OF \_\_\_\_\_ )

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024,

BY \_\_\_\_\_ AS \_\_\_\_\_  
OF PRAIRIE POINT COMMUNITY AUTHORITY BOARD

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND MY OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

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

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

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

STEPHEN H. HARDING  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR #29040 **REVISÉ**

**CITY OF AURORA APPROVALS**

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, TRACTS, AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024? **REVISÉ** *Are tracts being dedicated to the City by this plat?*

**REVISÉ** *2023? AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND EASEMENTS CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS*

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_ **REVISÉ** *Advisory Comment: Make sure there is enough space to write in longer month names.*

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_ **REVISÉ**

INDEX	
1	COVER SHEET
2	OVERALL PLAT BOUNDARY
3-20	FINAL PLAT



**PRAIRIE POINT FILING 1**

DATE PREPARED: 3/12/24  
PREPARED BY

EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
www.EMK.com  
JOB NO. 12187.62  
SHEET 1 OF 20

# PRAIRIE POINT SUBDIVISION FILING 1

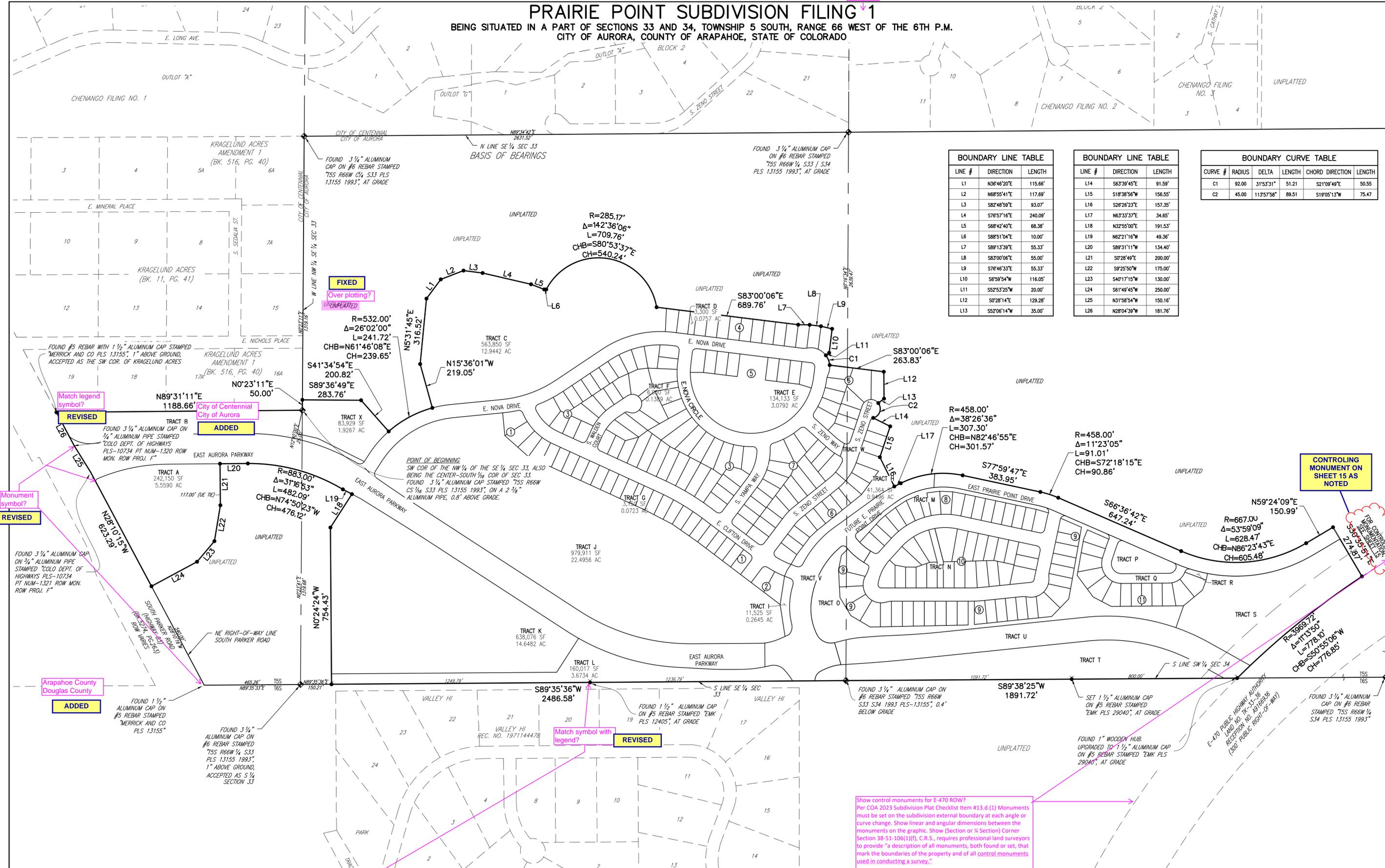
BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

No. (Typical) REVISED

LINE #	DIRECTION	LENGTH
L1	N36°46'20"E	115.66'
L2	N68°55'41"E	117.69'
L3	S82°48'59"E	93.07'
L4	S76°57'16"E	240.09'
L5	S68°42'40"E	88.38'
L6	S88°51'04"E	10.00'
L7	S89°13'39"E	55.33'
L8	S83°00'06"E	55.00'
L9	S76°46'33"E	55.33'
L10	S6°59'54"W	116.05'
L11	S52°53'25"W	20.00'
L12	S0°28'14"E	129.28'
L13	S52°06'14"W	35.00'

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

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	92.00	31°53'31"	51.21	S21°09'49"E	50.55
C2	45.00	113°57'58"	89.51	S19°05'13"W	75.47



REVISOR

REVISOR

ADDED

REVISOR

ADDED

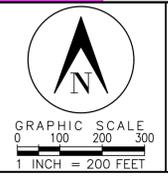
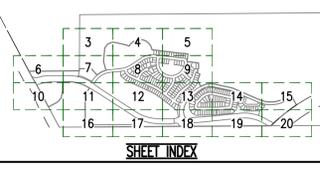
**NOTES**  
1. SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.  
2. SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.  
3. TRACTS V AND W ARE TO BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME AS THEY ARE DEEDED TO THE CITY OF AURORA AS PUBLIC RIGHTS-OF-WAY. THE TRACTS ARE SANITARY SEWER, WATER, STORM DRAINAGE AND PUBLIC ACCESS EASEMENT ONLY refer to current status and not what may happen in the future.

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

Advisory Comment: (See COA 2023 Subdivision Plat Checklist Item #13.f. Monument boxes with rebar (provide length and size of rebar and cap size) with cap bearing the registration number of the responsible surveyor, to be set after construction is completed per Sec. 147-47 Aurora City Code and per Sec. 38-51-105 (9)(a) & (b) Colorado Revised Statutes 2020.

Advisory Comment: Title Block should be restricted to the lower right hand corner of the plat. (Typical all sheets)  
**TITLE BLOCK IS IN LOWER RIGHT CORNER**

Show control monuments for E-470 ROW?  
Per COA 2023 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or X Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."



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**PRAIRIE POINT FILING 1**  
DATE PREPARED: 3/12/24  
PREPARED BY:  
**EMK CONSULTANTS, INC.**  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1520 www.EMK.com  
JOB NO. 12187.62  
**SHEET 2 OF 20**

LABELLED ON SHEET 7 Tract X is a drainage and Access Easement in its entirety? NOTE REVISED

**PRAIRIE POINT SUBDIVISION FILING 1**  
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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

AMENDMENT 1  
 (BK. 516, PG. 40)



RIGHT-OF-WAY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C101	144.68	164.00	50°32'43"	N77°53'54"W	140.03
C102	38.24	25.00	87°37'58"	S76°43'59"W	34.62
C103	19.74	62.00	18°14'35"	N67°52'37"E	19.66
C104	0.33	62.00	0°18'21"	N78°36'08"E	0.33
C105	11.59	62.00	10°42'25"	S20°11'45"W	11.57
C106	8.32	62.00	7°41'32"	S10°59'46"W	8.32
C107	28.75	20.00	82°22'35"	S6°56'31"E	26.34
C108	35.01	20.00	100°17'06"	N68°47'29"E	30.71
C109	20.04	20.00	57°25'16"	S47°21'34"W	19.22
C110	33.06	20.00	94°41'49"	S10°16'43"E	29.42
C111	36.52	25.00	83°42'25"	N69°02'34"E	33.36
C112	36.80	25.00	84°20'02"	N26°56'13"W	33.56
C113	45.52	55.00	47°24'55"	N9°37'08"E	44.23
C114	14.12	25.00	32°22'01"	N49°30'36"E	13.94
C115	72.15	275.00	15°01'57"	N73°12'35"E	71.94
C116	23.14	149.50	8°52'03"	N85°09'35"E	23.11
C117	38.44	25.00	88°05'55"	S11°07'57"E	34.76
C118	27.68	20.00	79°17'15"	N62°28'08"W	25.52
C119	31.42	20.00	90°00'00"	S7°55'48"E	28.28
C120	30.15	20.00	86°23'07"	S80°15'45"W	27.38

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

UNPLATTED

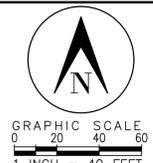
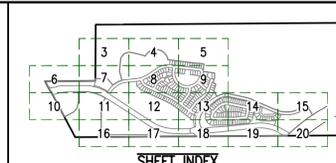
SEE SHEET 7

TRACT C  
 563,850 SF  
 12.9442 AC

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**MONUMENT LEGEND**  
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 ○ FOUND SURVEY MONUMENT AS DESCRIBED  
 ● SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040  
 ● SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX

**EASEMENT LEGEND**  
 GE GAS EASEMENT  
 UE UTILITY EASEMENT  
 SDE STORM DRAINAGE EASEMENT  
 WE WATER EASEMENT  
 SSE SANITARY SEWER EASEMENT  
 SE SIDEWALK EASEMENT



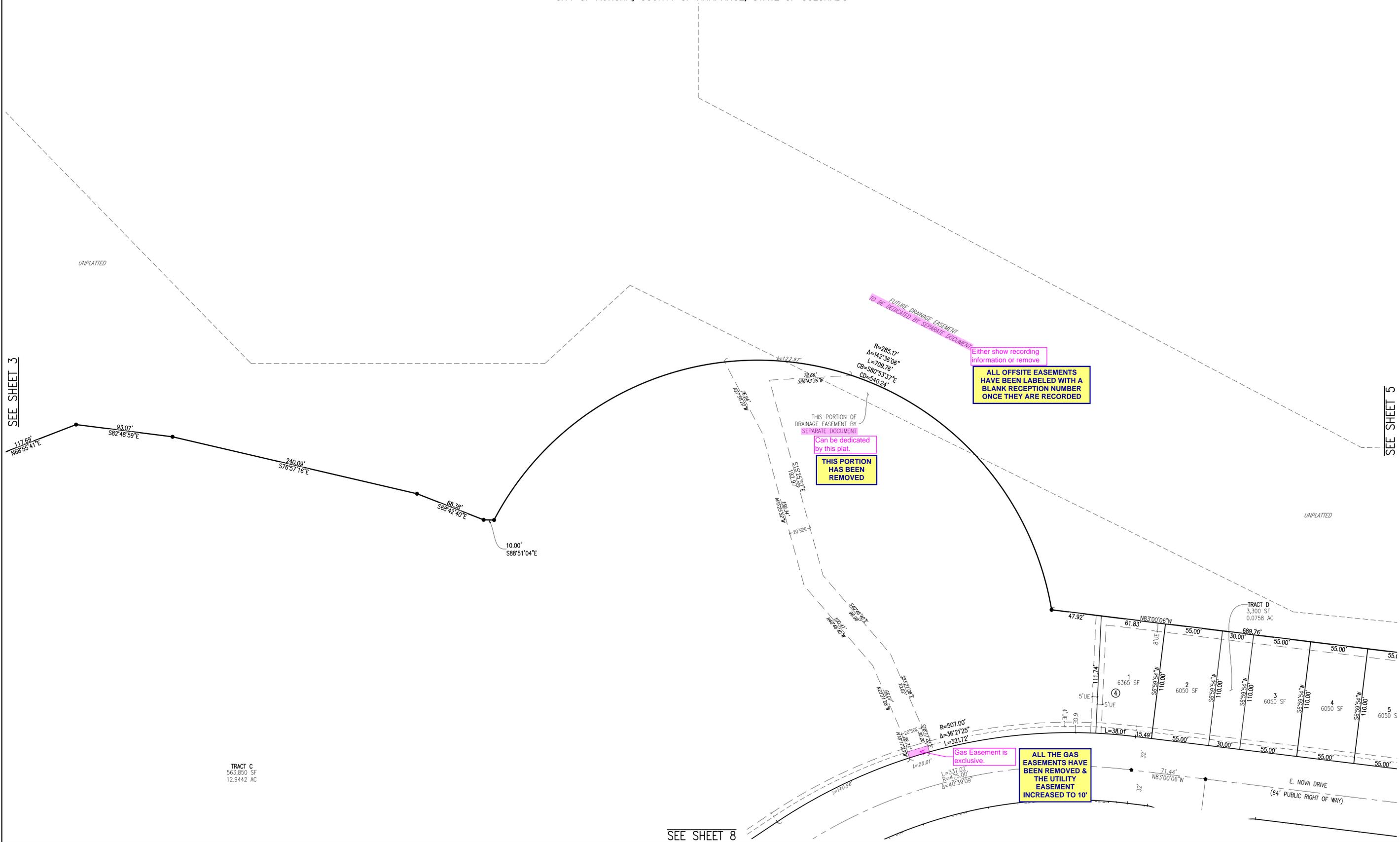
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 (303)694-1520 www.EMK.com  
 JOB NO. 12187.62  
**SHEET 3 OF 20**

SEE SHEET 4

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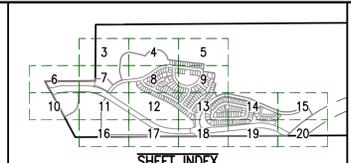
SEE SHEET 3

SEE SHEET 5

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**CALLOUT REVISED**

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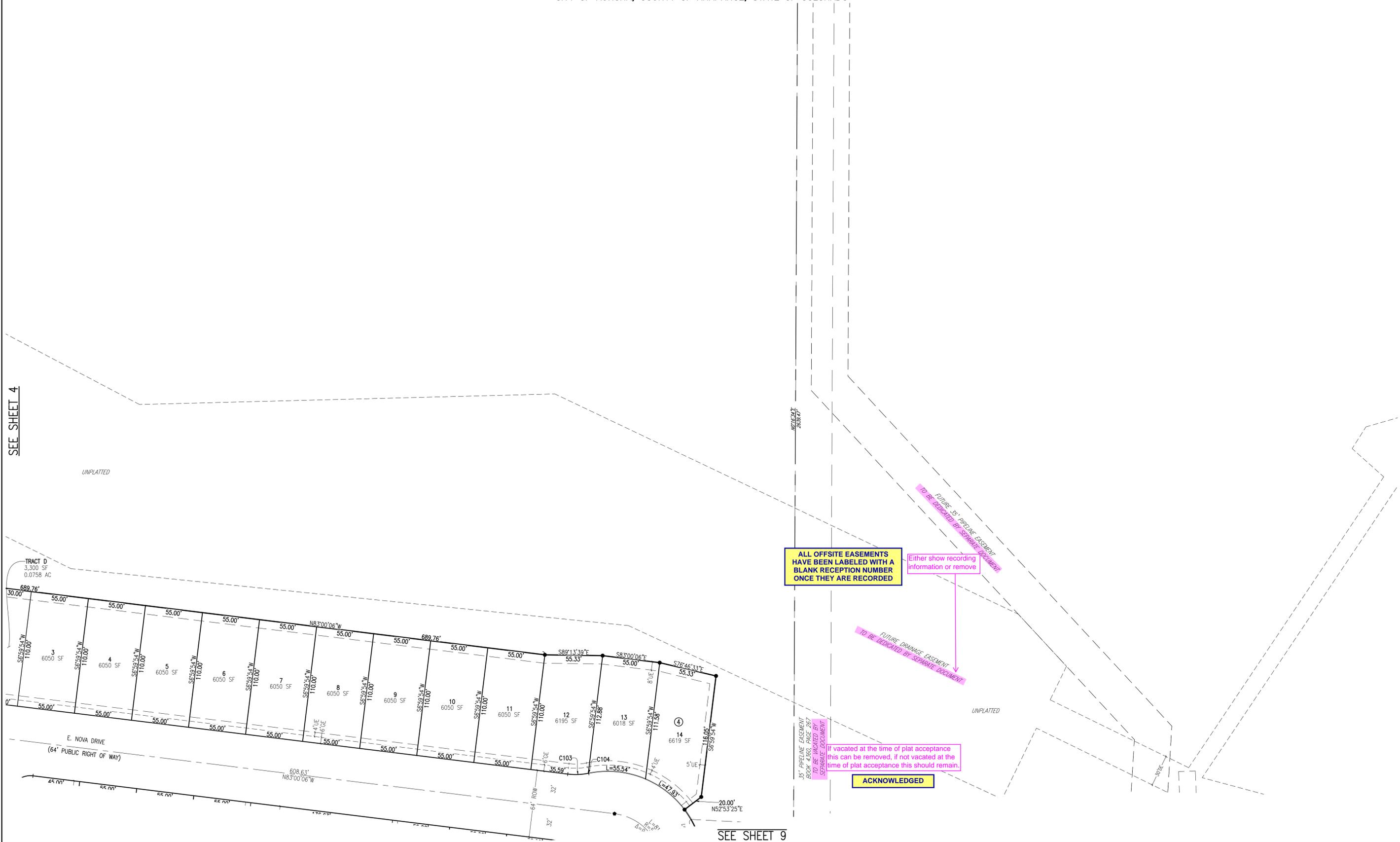
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SEE SHEET 4



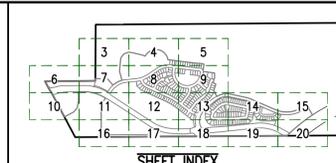
SEE SHEET 9

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 UE UTILITY EASEMENT  
 SDE STORM DRAINAGE EASEMENT  
 WE WATER EASEMENT  
 SSE SANITARY SEWER EASEMENT  
 SE SIDEWALK EASEMENT

**ACKNOWLEDGED**

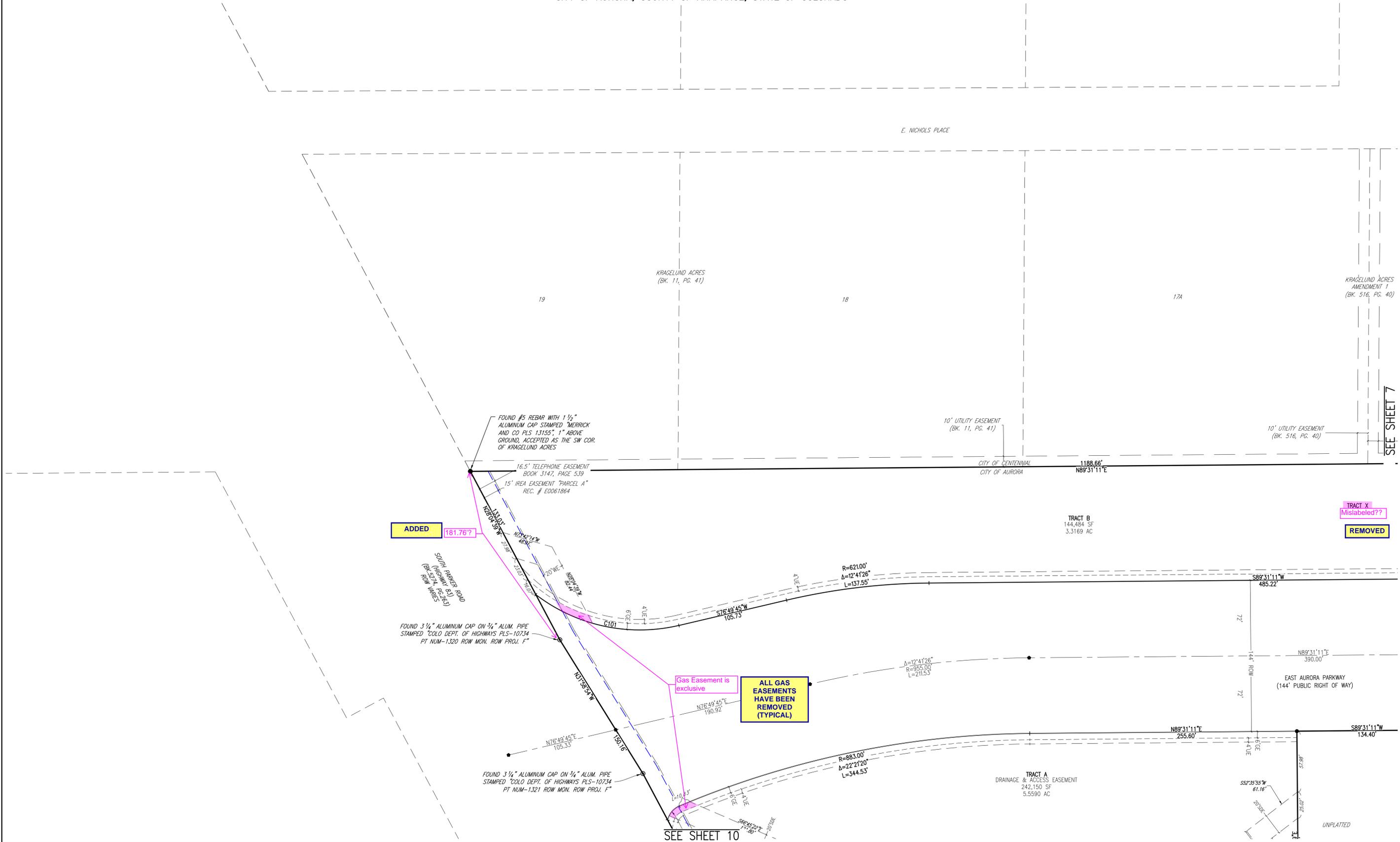


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**NOTES**

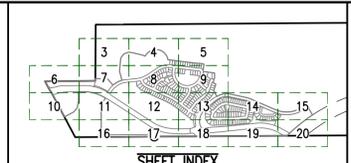
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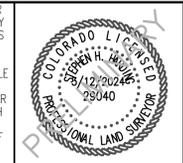
**EASEMENT LEGEND**

- GE GAS EASEMENT
- UE UTILITY EASEMENT
- SDE STORM DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- SE SIDEWALK EASEMENT



**PROFESSIONAL LAND SURVEYOR**

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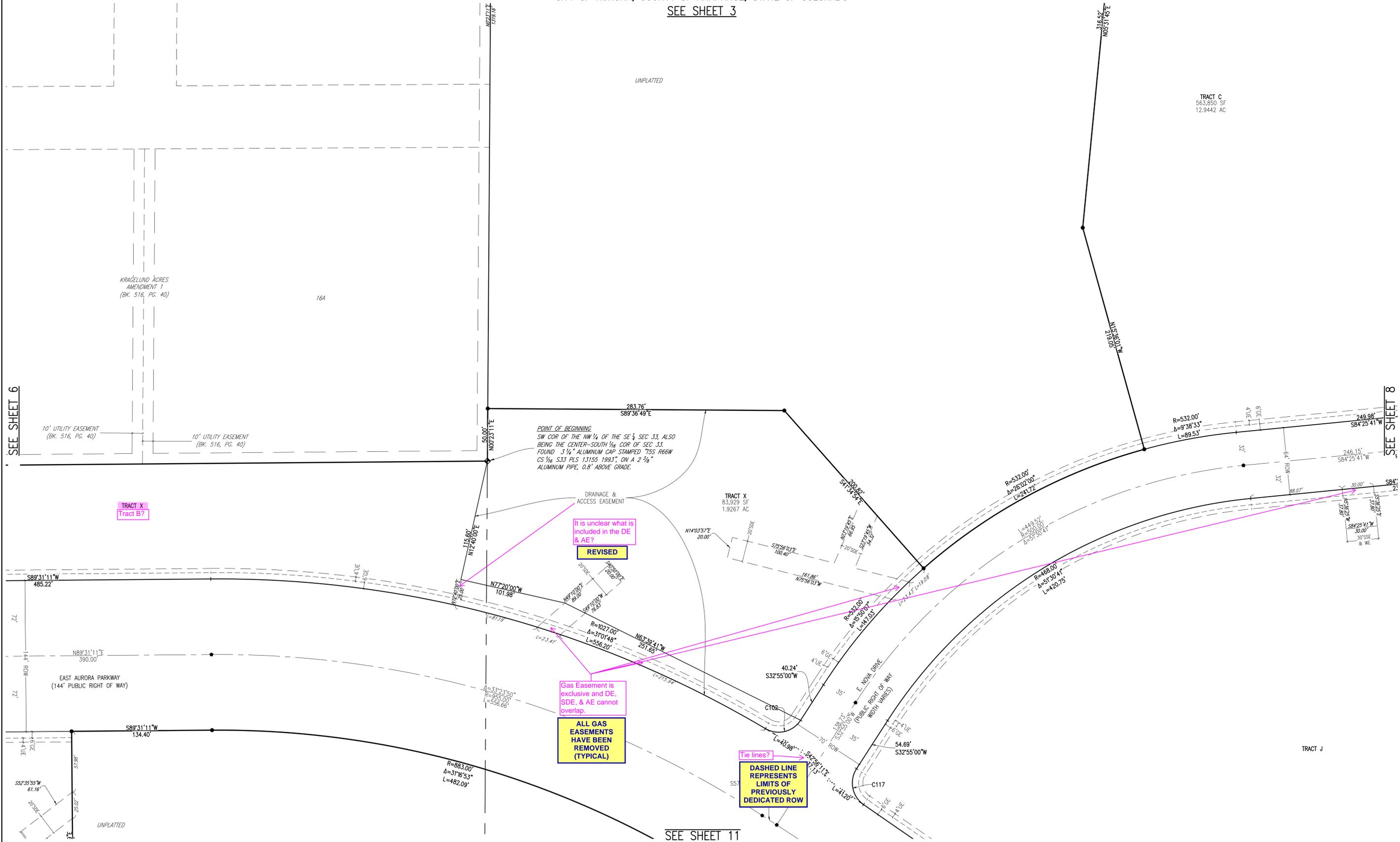
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**SHEET 6 OF 20**

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SEE SHEET 3



It is unclear what is included in the DE & AE?  
**REVISED**

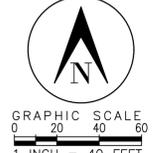
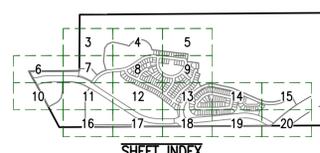
Gas Easement is exclusive and DE, SDE, & AE cannot overlap.  
**ALL GAS EASEMENTS HAVE BEEN REMOVED (TYPICAL)**

Tie lines?  
**DASHED LINE REPRESENTS LIMITS OF PREVIOUSLY DEDICATED ROW**

**NOTES**  
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 WE WATER EASEMENT  
 SSE SANITARY SEWER EASEMENT  
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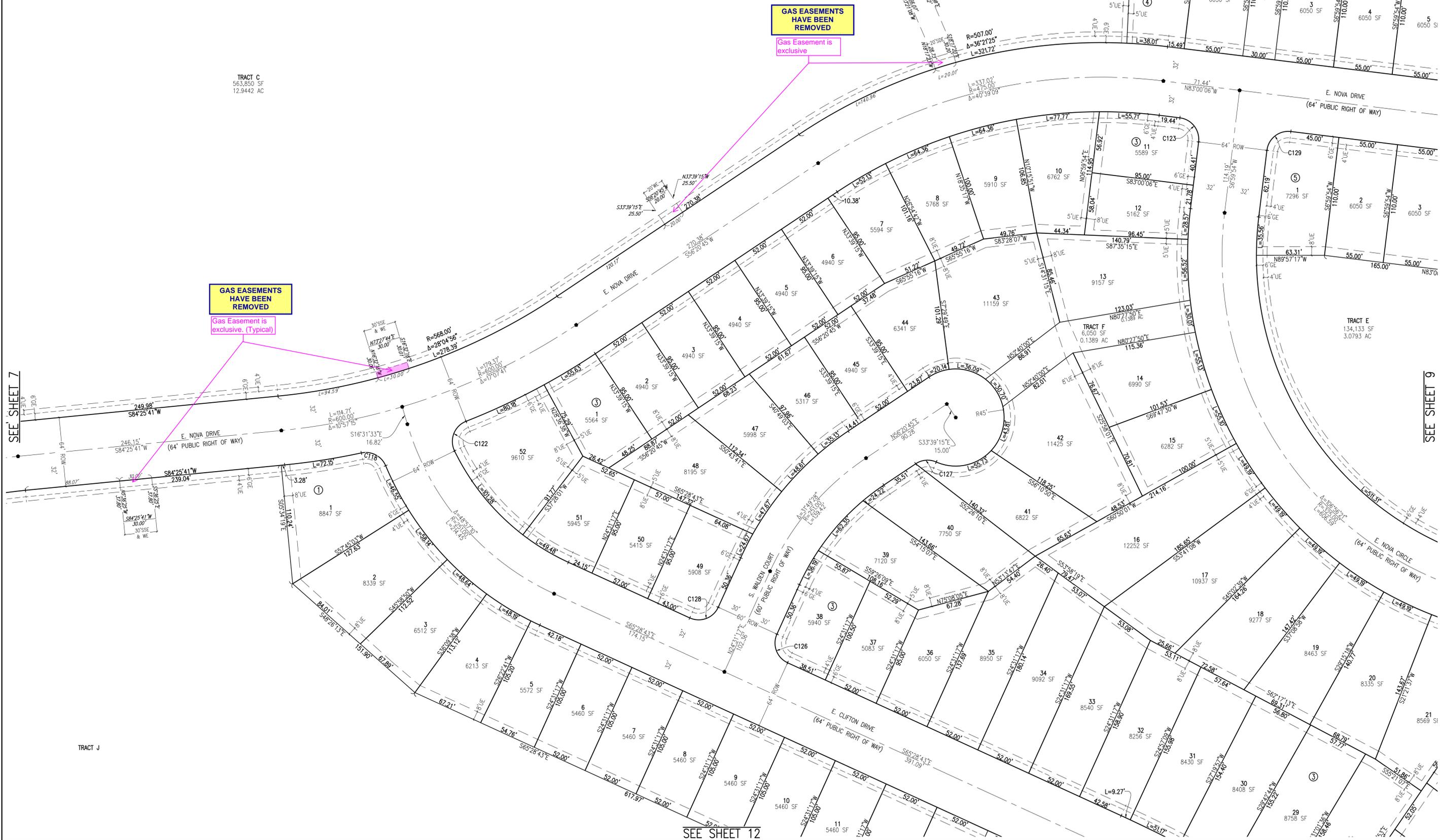
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**SHEET 7 OF 20**

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SEE SHEET 4



**NOTES**

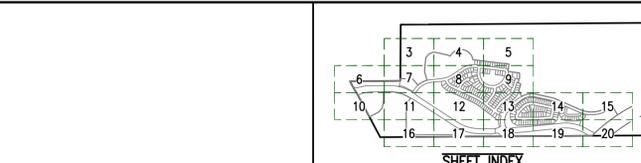
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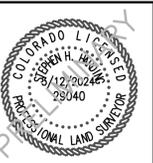
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**EASEMENT LEGEND**

GE	GAS EASEMENT
UE	UTILITY EASEMENT
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT



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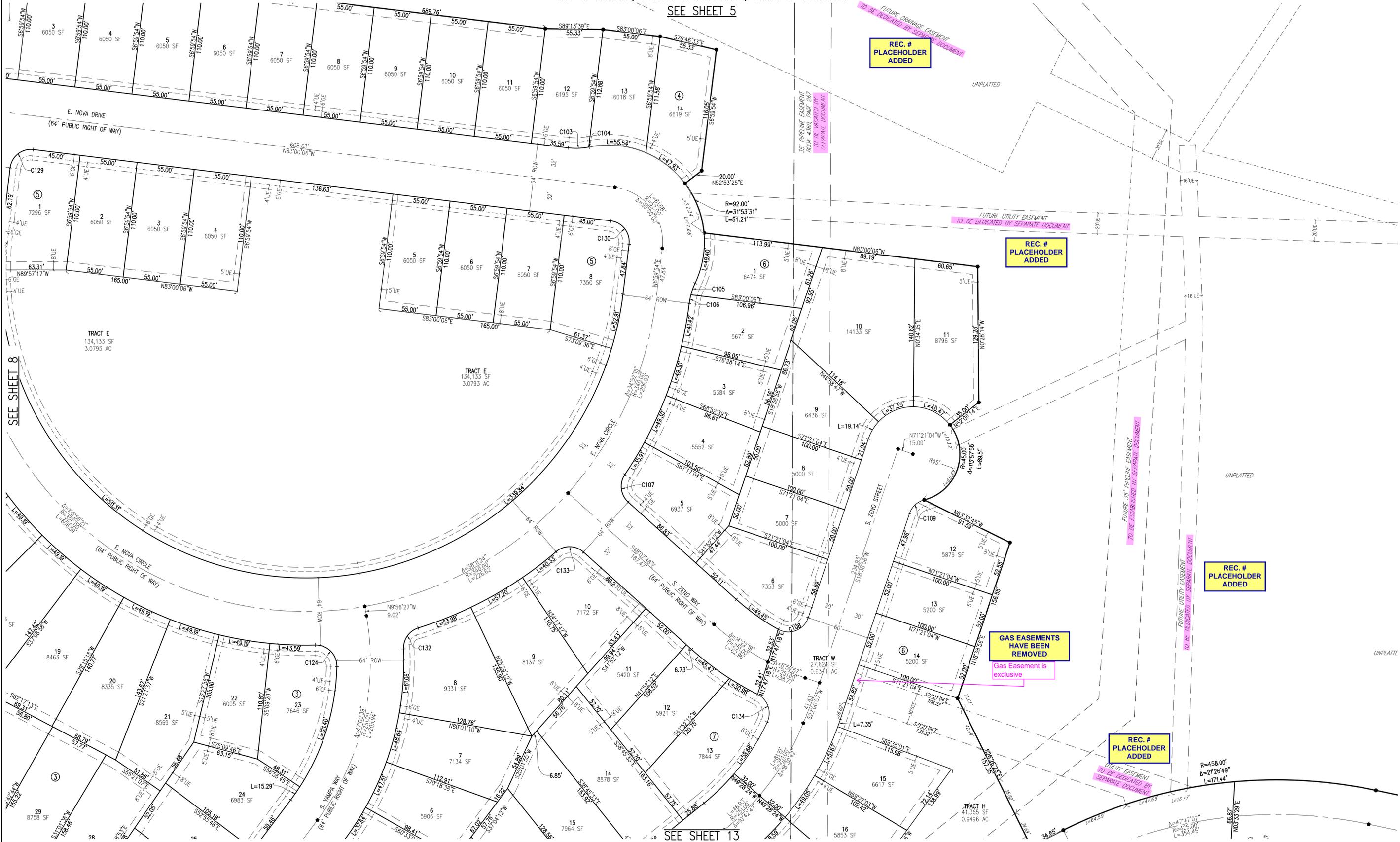


**PRAIRIE POINT FILING 1**  
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 7006 SOUTH ALTON WAY, BLDG. F  
 CENTENNIAL, COLORADO 80112-2019  
 (303)694-1530 www.EMK.com  
 JOB NO. 12187.62  
**SHEET 8 OF 20**

# PRAIRIE POINT SUBDIVISION FILING 1

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

SEE SHEET 5



**NOTES**

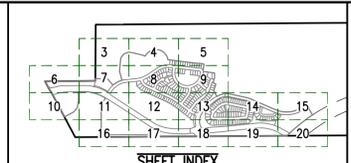
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- SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
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**MONUMENT LEGEND**

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

**EASEMENT LEGEND**

- GE GAS EASEMENT
- UE UTILITY EASEMENT
- SDE STORM DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- SE SIDEWALK EASEMENT



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**SHEET 9 OF 20**

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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 6



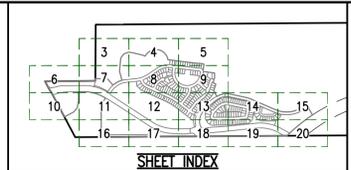
SEE SHEET 11

**NOTES**

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EASEMENT LEGEND	
GE	GAS EASEMENT
UE	UTILITY EASEMENT
SDE	STORM DRAINAGE EASEMENT
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SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT

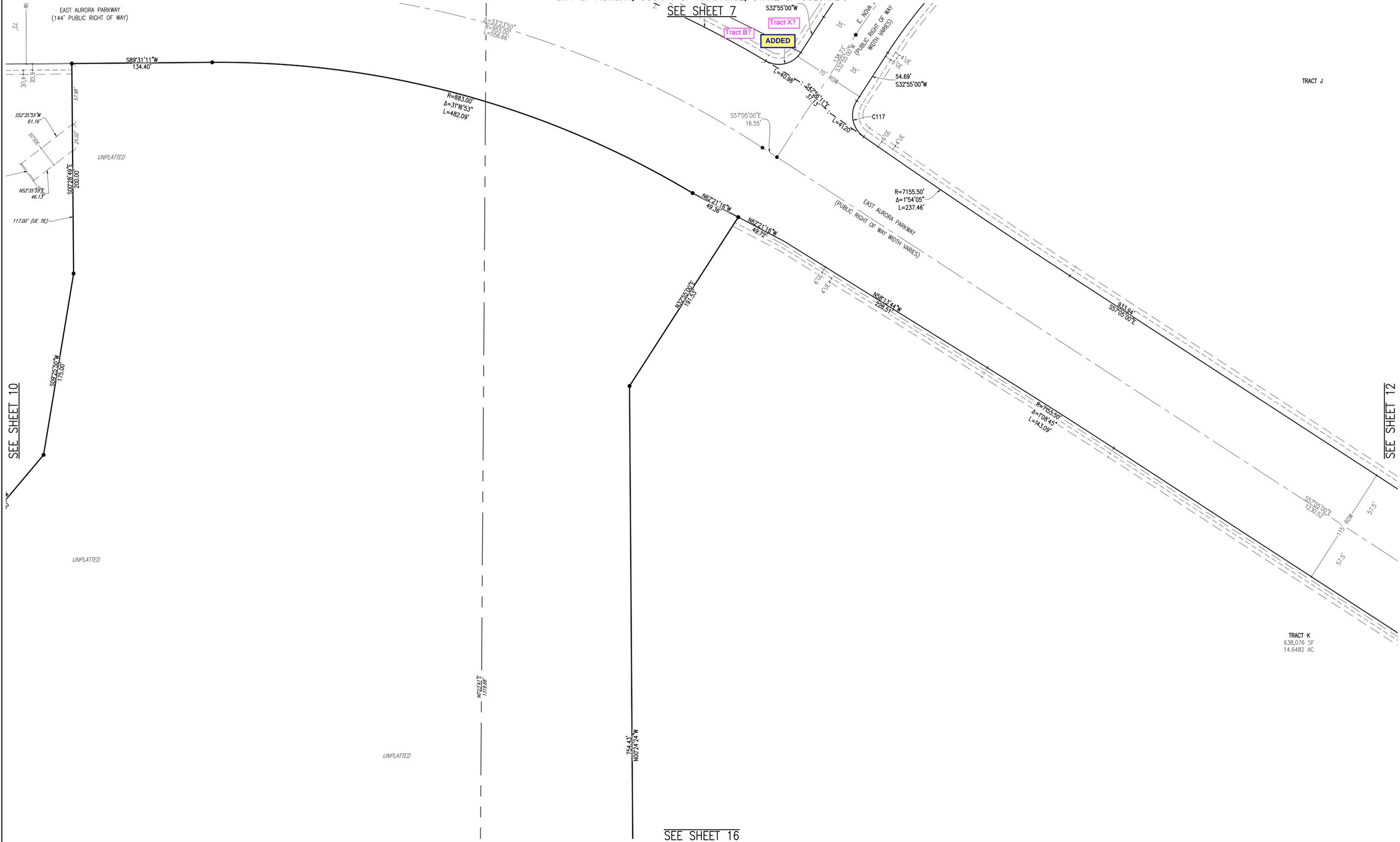


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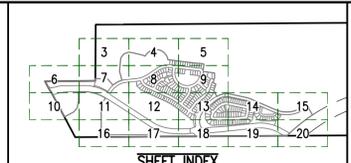
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**EASEMENT LEGEND**

GE	GAS EASEMENT
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SDE	STORM DRAINAGE EASEMENT
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SSE	SANITARY SEWER EASEMENT
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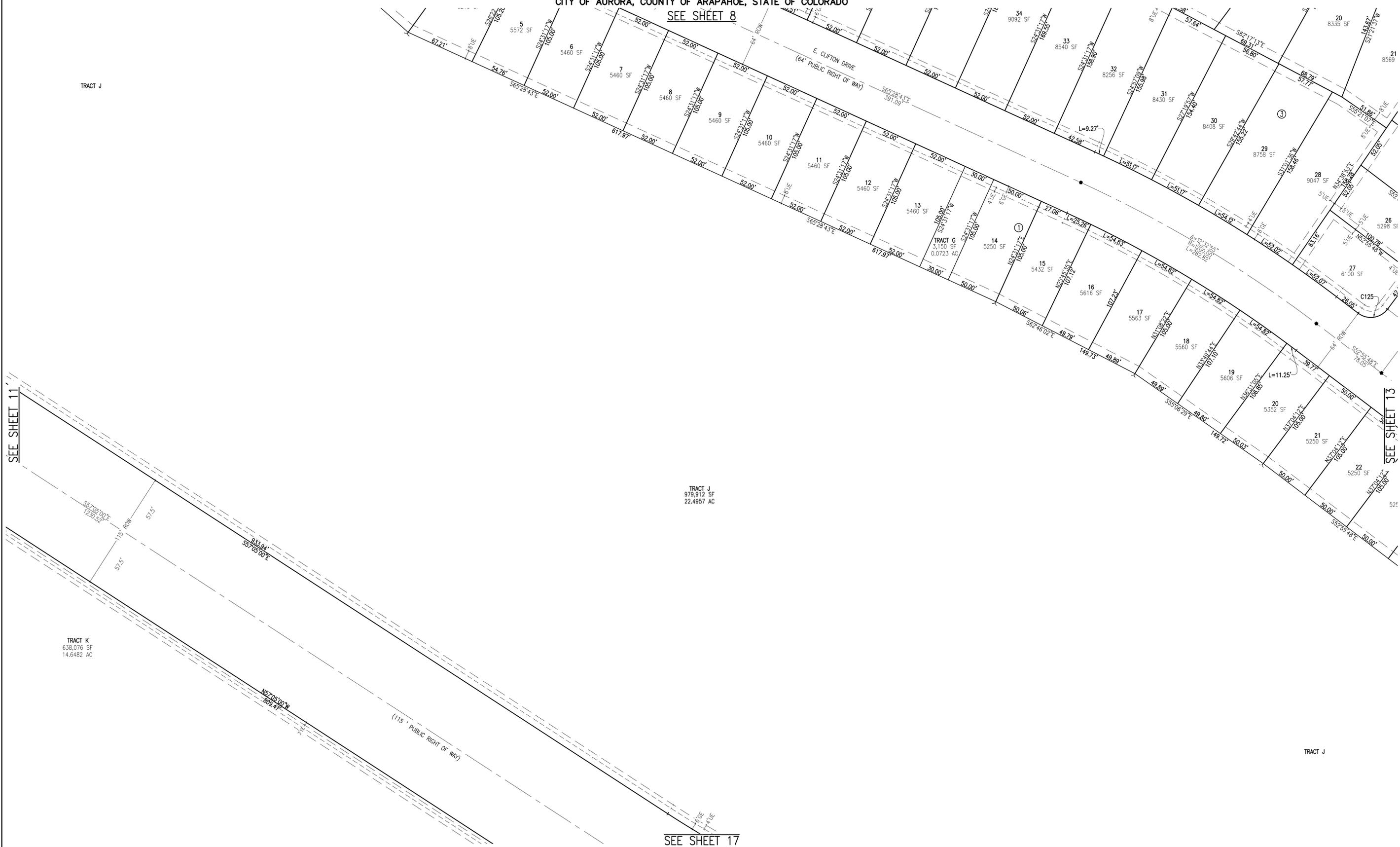
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SEE SHEET 8

TRACT J

SEE SHEET 11

SEE SHEET 13

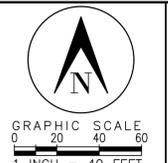
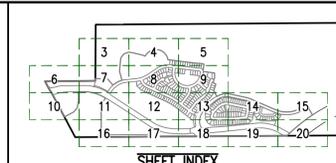


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 GE GAS EASEMENT  
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 SSE SANITARY SEWER EASEMENT  
 SE SIDEWALK EASEMENT

SEE SHEET 17



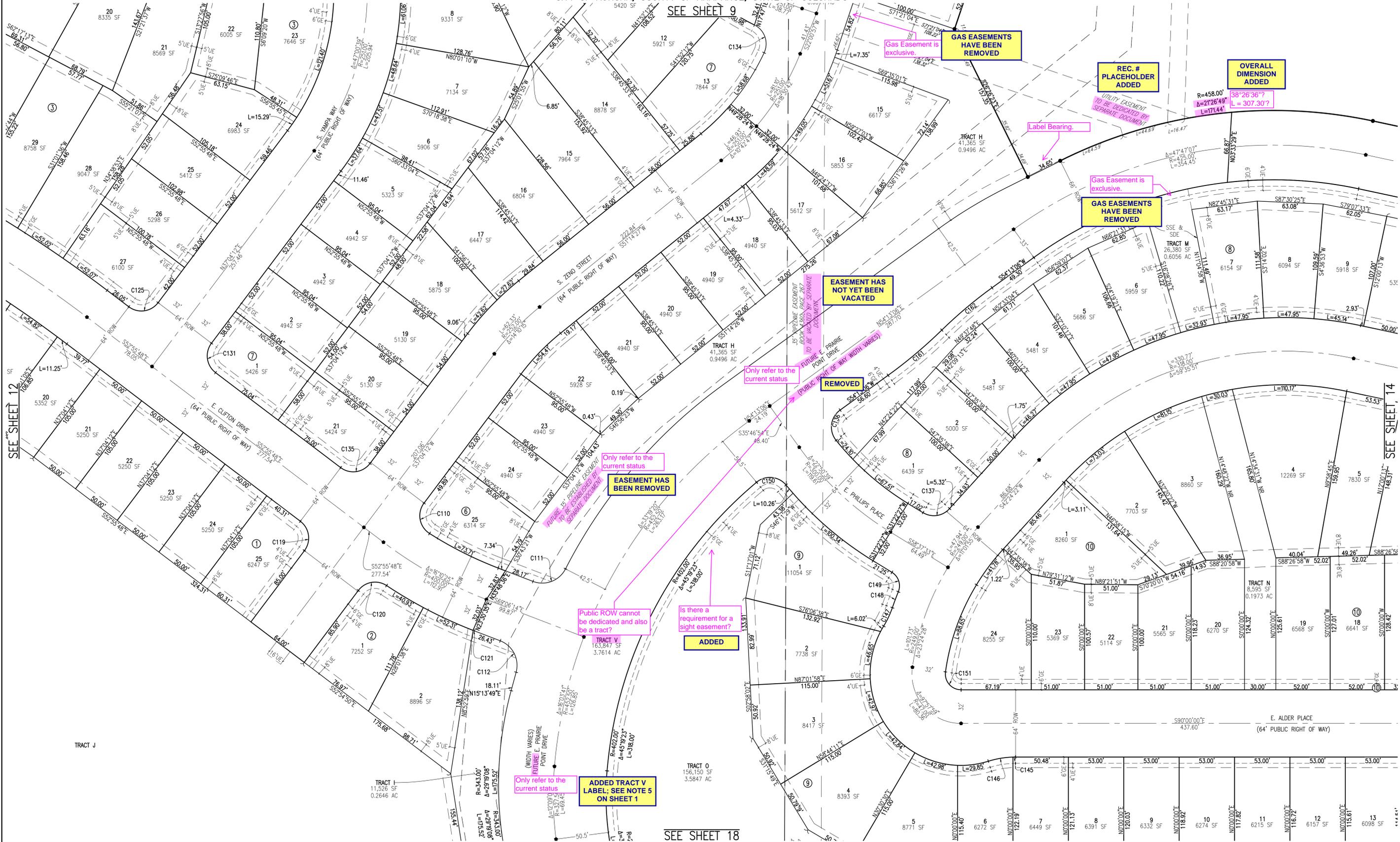
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**SHEET 12 OF 20**

# PRAIRIE POINT SUBDIVISION FILING 1

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



**NOTES**

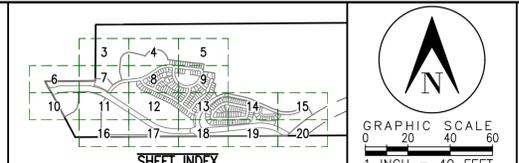
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**MONUMENT LEGEND**

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**EASEMENT LEGEND**

GE	GAS EASEMENT
UE	UTILITY EASEMENT
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
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SE	SIDEWALK EASEMENT



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SHEET 13 OF 20

**PRAIRIE POINT SUBDIVISION FILING 1**  
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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



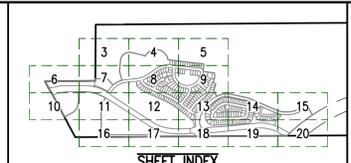
FUTURE DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT  
 Only refer to the current status  
**ADDED REC. # PLACEHOLDER**

UNPLATTED

**NOTES**  
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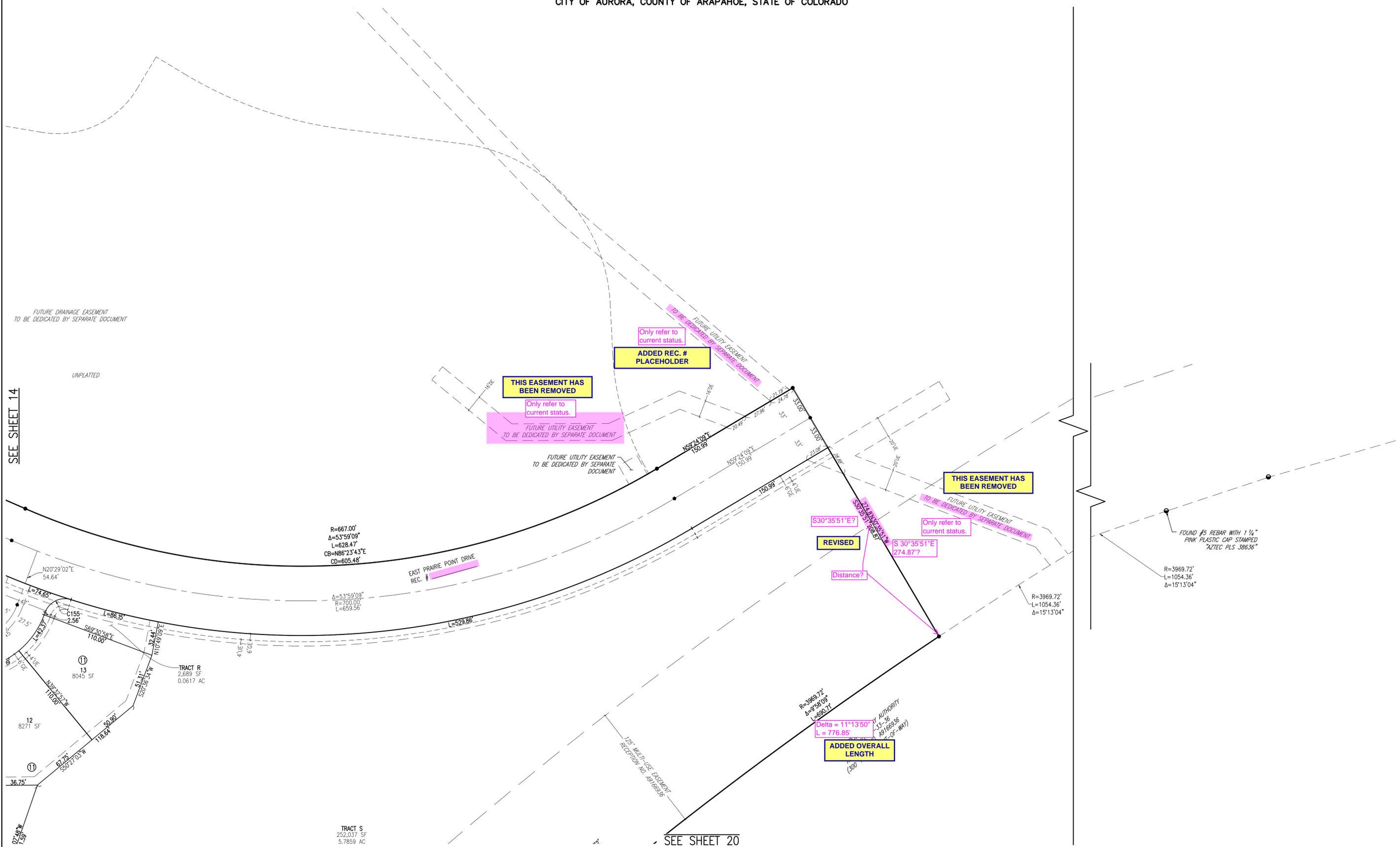


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**SHEET 14 OF 20**

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SEE SHEET 14

SEE SHEET 20

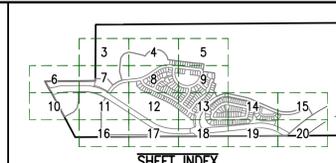
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**REVISIONS**

1	ADDED OVERALL LENGTH
2	REVISED



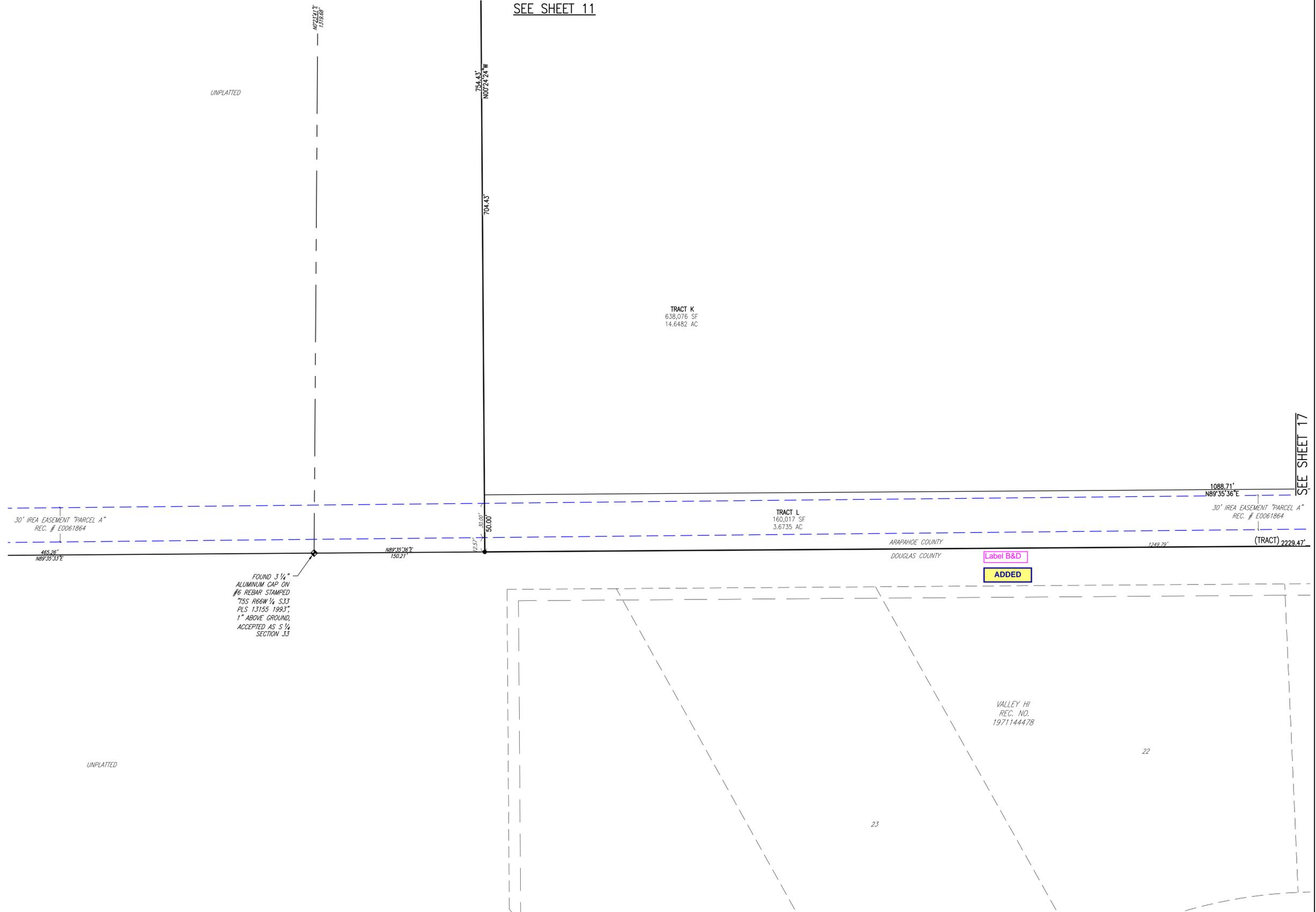
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SEE SHEET 11



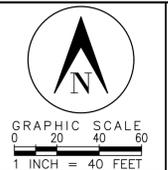
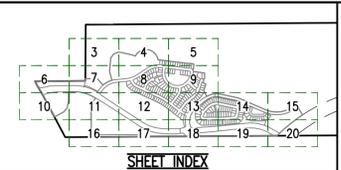
SEE SHEET 17

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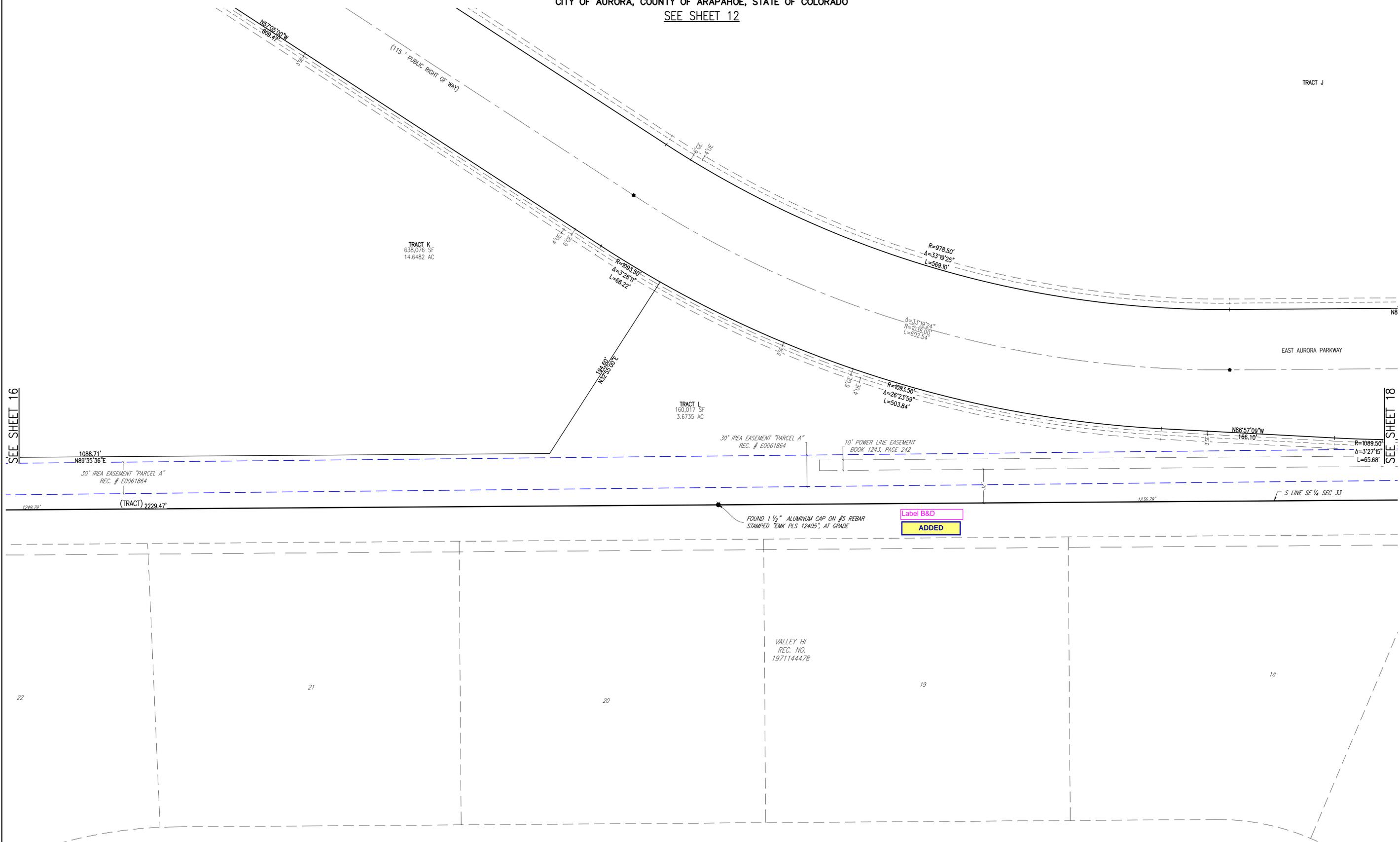


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SEE SHEET 12

TRACT J



SEE SHEET 16

SEE SHEET 18

**NOTES**

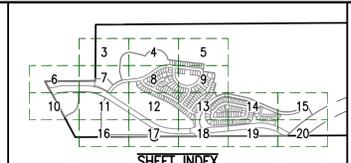
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**PROFESSIONAL LAND SURVEYOR**

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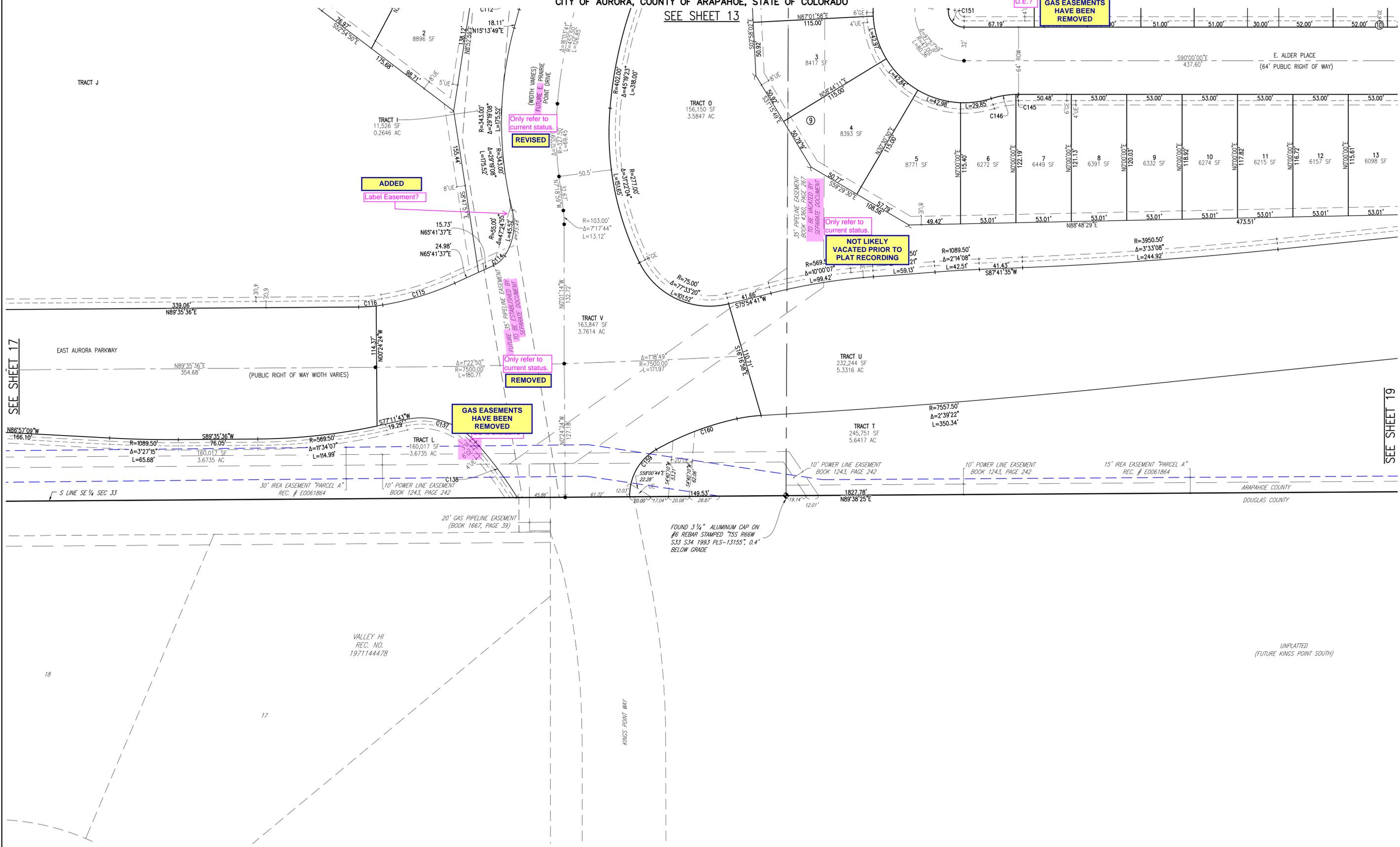
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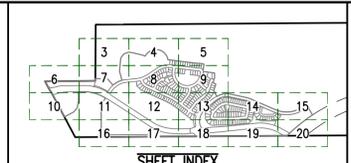
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**MONUMENT LEGEND**

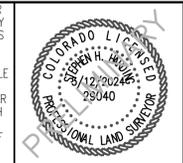
- FOUND SECTION CORNER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040
- SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX

**EASEMENT LEGEND**

- GE GAS EASEMENT
- UE UTILITY EASEMENT
- SDE STORM DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- SE SIDEWALK EASEMENT



**UNPLATED**  
(FUTURE KINGS POINT SOUTH)

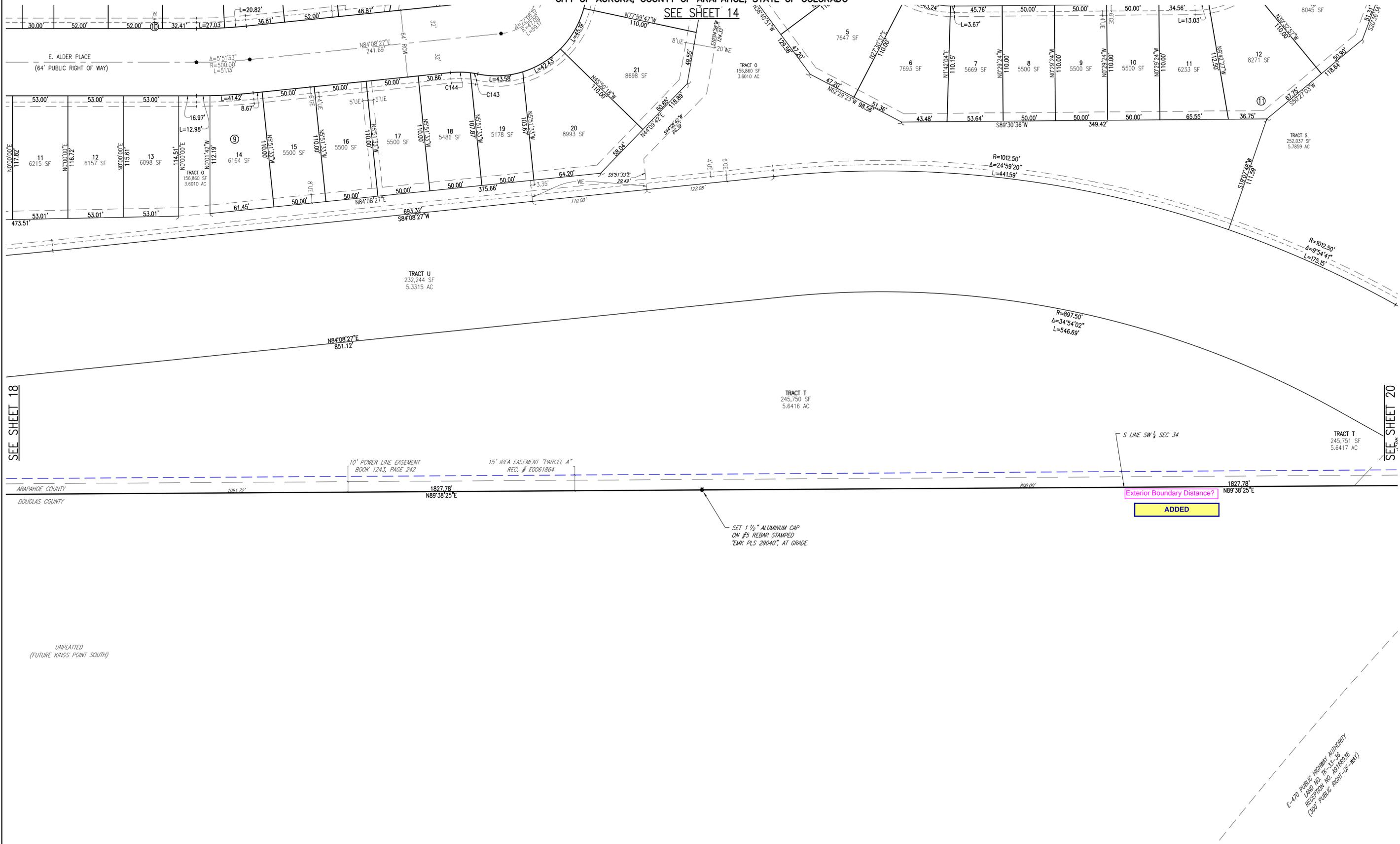


**PRAIRIE POINT FILING 1**  
DATE PREPARED: 3/12/24  
PREPARED BY:  
**EMK CONSULTANTS, INC.**  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1520 www.EMK.com  
JOB NO. 12187.62  
**SHEET 18 OF 20**

# PRAIRIE POINT SUBDIVISION FILING 1

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

SEE SHEET 14



SEE SHEET 18

SEE SHEET 20

**NOTES**

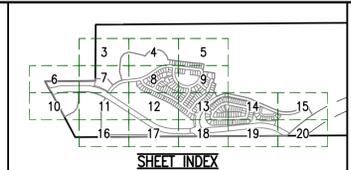
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
- SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
- TRACTS U, V, AND W ARE TO BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME AS THEY ARE DEDICATED TO THE CITY OF AURORA AS PUBLIC RIGHTS-OF-WAY. THESE TRACTS ARE SANITARY SEWER, WATER, STORM DRAINAGE, AND PUBLIC ACCESS EASEMENTS.

**MONUMENT LEGEND**

- ◆ FOUND SECTION CORNER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040
- SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX

**EASEMENT LEGEND**

- GE GAS EASEMENT
- UE UTILITY EASEMENT
- SDE STORM DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- SE SIDEWALK EASEMENT



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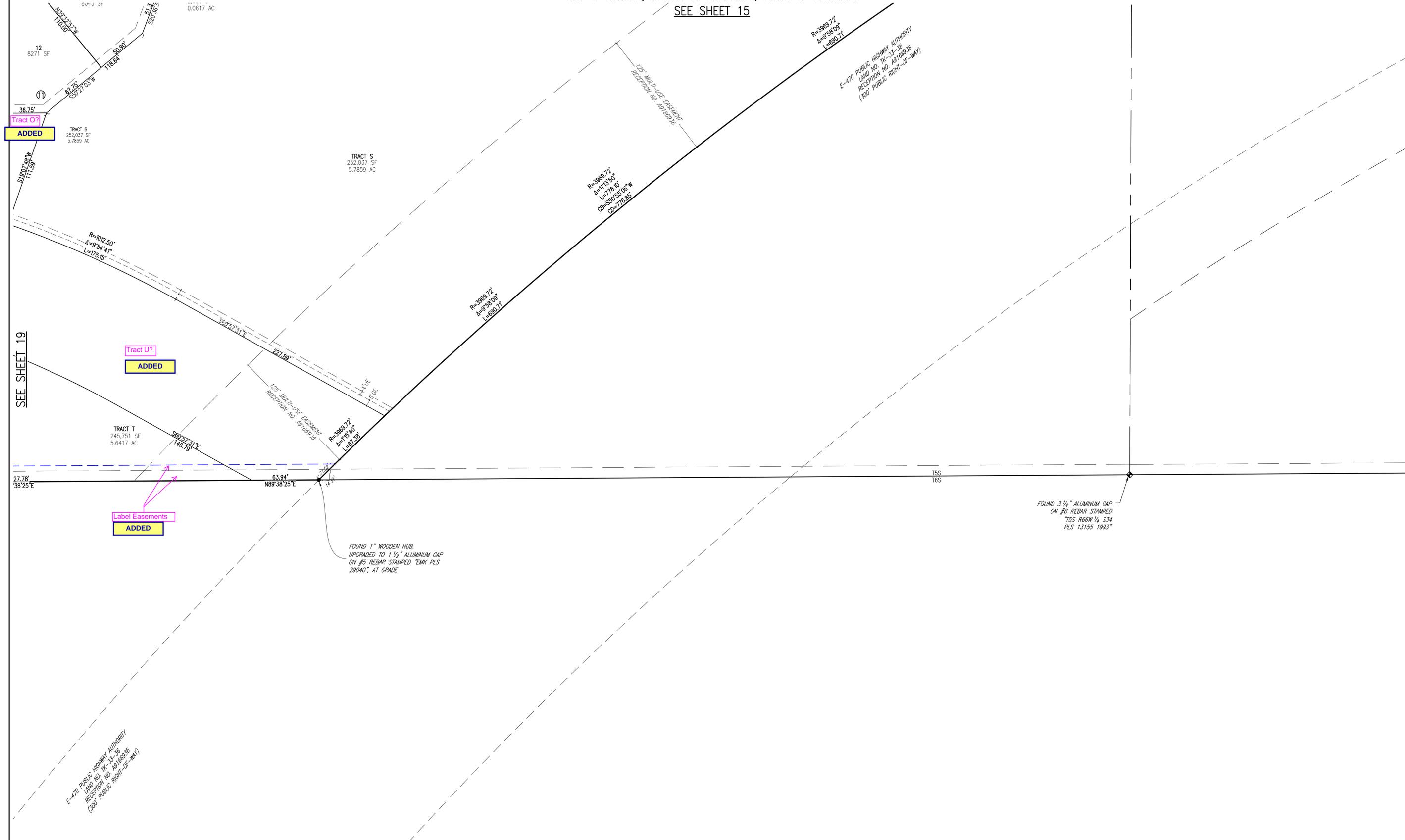
**PRAIRIE POINT FILING 1**

DATE PREPARED: 3/12/24  
PREPARED BY:  
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JOB NO. 12187.62

SHEET 19 OF 20

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

SEE SHEET 15



**NOTES**

- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
- SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
- TRACTS U, V, AND W ARE TO BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME AS THEY ARE DEDICATED TO THE CITY OF AURORA AS PUBLIC RIGHTS-OF-WAY. THESE TRACTS ARE SANITARY SEWER, WATER, STORM DRAINAGE, AND PUBLIC ACCESS EASEMENTS.

**MONUMENT LEGEND**

- FOUND SECTION CORNER AS DESCRIBED
- ⊙ FOUND SURVEY MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040
- SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX

**EASEMENT LEGEND**

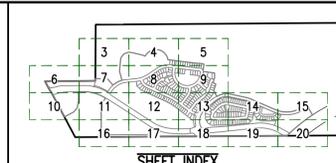
- GE GAS EASEMENT
- UE UTILITY EASEMENT
- SDE STORM DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- SE SIDEWALK EASEMENT

**NOTES**

1. SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.

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

3. TRACTS U, V, AND W ARE TO BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME AS THEY ARE DEDICATED TO THE CITY OF AURORA AS PUBLIC RIGHTS-OF-WAY. THESE TRACTS ARE SANITARY SEWER, WATER, STORM DRAINAGE, AND PUBLIC ACCESS EASEMENTS.



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**PRAIRIE POINT FILING 1**

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**SHEET 20 OF 20**







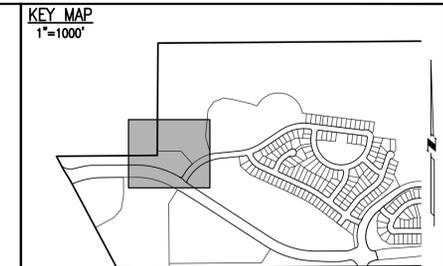
PRAIRIE POINT FILING 1 LOT SUMMARY

3/1/2024

BLOCK	LOT	AREA (SF)	ACRES	FRONTAGE	SETBACKS		
					FRONT	REAR	SIDE
1	1	8847	0.2031	66.55	20	15	5/10
	2	8339	0.1914	58.14	20	15	5
	3	6512	0.1495	48.64	20	15	5
	4	6213	0.1426	48.19	20	15	5
	5	5572	0.1279	51.35	20	15	5
	6	5460	0.1253	52.00	20	15	5
	7	5460	0.1253	52.00	20	15	5
	8	5460	0.1253	52.00	20	15	5
	9	5460	0.1253	52.00	20	15	5
	10	5460	0.1253	52.00	20	15	5
	11	5460	0.1253	52.00	20	15	5
	12	5460	0.1253	52.00	20	15	5
	13	5460	0.1253	52.00	20	15	5
	14	5250	0.1205	50.00	20	15	5
	15	5432	0.1247	52.32	20	15	5
	16	5616	0.1289	54.83	20	15	5
	17	5563	0.1277	54.82	20	15	5
	18	5560	0.1276	54.82	20	15	5
	19	5606	0.1287	54.82	20	15	5
	20	5352	0.1229	51.02	20	15	5
	21	5250	0.1205	50.00	20	15	5
	22	5250	0.1205	50.00	20	15	5
	23	5250	0.1205	50.00	20	15	5
	24	5250	0.1205	50.00	20	15	5
	25	6247	0.1434	60.31	20	15	5/10
2	1	7252	0.1665	60.93	20	15	5/10
	2	8896	0.2042	52.53	20	15	5
3	1	5564	0.1277	55.63	20	15	5
	2	4940	0.1134	52.00	20	15	5
	3	4940	0.1134	52.00	20	15	5
	4	4940	0.1134	52.00	20	15	5
	5	4940	0.1134	52.00	20	15	5
	6	4940	0.1134	52.00	20	15	5
	7	5594	0.1284	62.51	20	15	5
	8	5768	0.1324	64.36	20	15	5
	9	5910	0.1357	64.36	20	15	5
	10	6762	0.1552	77.77	20	15	5
	11	5589	0.1283	60.41	20	15	5/10
	12	5162	0.1185	50.35	20	15	5
	13	9157	0.2102	56.52	20	15	5
	14	6990	0.1605	55.13	20	15	5
	15	6282	0.1442	55.10	20	15	5
	16	12252	0.2813	49.19	20	15	5
	17	10937	0.2511	49.19	20	15	5
	18	9277	0.2130	49.19	20	15	5
	19	8463	0.1943	49.19	20	15	5
	20	8335	0.1913	49.19	20	15	5
	21	8569	0.1967	49.19	20	15	5
	22	6005	0.1379	49.19	20	15	5
	23	7646	0.1755	68.56	20	15	5/10
	24	6983	0.1603	74.85	20	15	5
	25	5412	0.1242	52.00	20	15	5
26	5298	0.1216	52.00	20	15	5	
27	6100	0.1400	62.00	20	15	5/10	
28	9047	0.2077	52.07	20	15	5	
29	8758	0.2011	52.02	20	15	5	
30	8408	0.1930	54.12	20	15	5	
31	8430	0.1935	51.17	20	15	5	
32	8256	0.1895	51.85	20	15	5	
33	8540	0.1960	52.00	20	15	5	
34	9092	0.2087	52.00	20	15	5	
35	8950	0.2055	52.00	20	15	5	
36	6050	0.1389	52.00	20	15	5	
37	5083	0.1167	52.00	20	15	5	
38	5940	0.1364	58.51	20	15	5	
39	7120	0.1635	62.35	20	15	5	
40	7750	0.1779	59.83	20	15	5	
41	6822	0.1566	75.77	20	15	5	
42	11425	0.2623	43.81	20	15	5	
43	11159	0.2562	36.09	20	15	5	
44	6341	0.1456	44.01	20	15	5	
45	4940	0.1134	52.00	20	15	5	
46	5317	0.1221	49.54	20	15	5	
47	5998	0.1377	48.61	20	15	5	
48	8195	0.1881	47.67	20	15	5	
49	5908	0.1356	63.00	20	15	5/10	
50	5415	0.1243	57.00	20	15	5	
51	5945	0.1365	73.63	20	15	5	
52	9610	0.2206	121.28	20	15	5/10	

BLOCK	LOT	AREA (SF)	ACRES	FRONTAGE	SETBACKS		
					FRONT	REAR	SIDE
4	1	6365	0.1461	53.50	25	20	5
	2	6050	0.1389	55.00	25	20	5
	3	6050	0.1389	55.00	25	20	5
	4	6050	0.1389	55.00	25	20	5
	5	6050	0.1389	55.00	25	20	5
	6	6050	0.1389	55.00	25	20	5
	7	6050	0.1389	55.00	25	20	5
	8	6050	0.1389	55.00	25	20	5
	9	6050	0.1389	55.00	25	20	5
	10	6050	0.1389	55.00	25	20	5
	11	6050	0.1389	55.00	25	20	5
	12	6195	0.1422	57.33	25	20	5
	13	6018	0.1382	55.87	25	20	5
	14	6619	0.1520	47.93	25	20	5
5	1	7296	0.1675	65.00	20	15	5/10
	2	6050	0.1389	55.00	20	15	5
	3	6050	0.1389	55.00	20	15	5
	4	6050	0.1389	55.00	20	15	5
	5	6050	0.1389	55.00	20	15	5
	6	6050	0.1389	55.00	20	15	5
	7	6050	0.1389	55.00	20	15	5
	8	7350	0.1687	65.00	20	15	5
6	1	6474	0.1486	60.93	20	15	5
	2	5671	0.1302	49.74	20	15	5
	3	5384	0.1236	49.30	20	15	5
	4	5552	0.1275	49.30	20	15	5
	5	6937	0.1593	55.91	20	15	5/10
	6	7353	0.1688	78.69	20	15	5/10
	7	5000	0.1148	50.00	20	15	5
	8	5000	0.1148	50.00	20	15	5
	9	6436	0.1477	40.18	20	15	5
	10	14133	0.3245	37.35	20	15	5
	11	8796	0.2019	40.47	20	15	5
	12	5879	0.1350	68.00	20	15	5
	13	5200	0.1194	52.00	20	15	5
	14	5200	0.1194	52.00	20	15	5
	15	6617	0.1519	51.67	20	15	5
16	5853	0.1344	49.05	20	15	5	
17	5612	0.1288	48.59	20	15	5	
18	4940	0.1134	52.00	20	15	5	
19	4940	0.1134	52.00	20	15	5	
20	4940	0.1134	52.00	20	15	5	
21	4940	0.1134	52.00	20	15	5	
22	5928	0.1361	73.58	20	15	5	
23	4940	0.1134	52.00	20	15	5	
24	4940	0.1134	52.00	20	15	5	
25	6314	0.1449	69.89	20	15	5/10	
7	1	5426	0.1246	58.00	20	15	5/10
	2	4942	0.1134	52.00	20	15	5
	3	4942	0.1134	52.00	20	15	5
	4	4942	0.1134	52.00	20	15	5
	5	5323	0.1222	49.10	20	15	5
	6	5906	0.1356	47.52	20	15	5
	7	7134	0.1638	48.64	20	15	5
	8	9331	0.2142	77.68	20	15	5/10
	9	8137	0.1868	57.19	20	15	5
	10	7172	0.1646	60.32	20	15	5/10
	11	5420	0.1244	52.00	20	15	5
12	5921	0.1359	52.20	20	15	5	
13	7844	0.1801	55.63	20	15	5/10	
14	8878	0.2038	56.00	20	15	5	
15	7964	0.1828	56.00	20	15	5	
16	6804	0.1562	56.00	20	15	5	
17	6447	0.1480	57.46	20	15	5	
18	5875	0.1349	51.68	20	15	5	
19	5130	0.1178	54.00	20	15	5	
20	5130	0.1178	54.00	20	15	5	
21	5424	0.1245	58.00	20	15	5	

BLOCK	LOT	AREA (SF)	ACRES	FRONTAGE	SETBACKS		
					FRONT	REAR	SIDE
8	1	6439	0.1478	64.23	20	15	5/10
	2	5000	0.1148	50.00	20	15	5
	3	5481	0.1258	48.02	20	15	5
	4	5481	0.1258	48.02	20	15	5
	5	5686	0.1305	47.95	20	15	5
	6	5959	0.1368	47.95	20	15	5
	7	6154	0.1413	47.95	20	15	5
	8	6094	0.1399	47.95	20	15	5
	9	5918	0.1359	48.07	20	15	5
	10	5350	0.1228	50.00	20	15	5
	11	5350	0.1228	50.00	20	15	5
	12	5350	0.1228	50.00	20	15	5
	13	5350	0.1228	50.00	20	15	5
	14	5350	0.1228	50.00	20	15	5
	15	5350	0.1228	50.00	20	15	5
	16	5350	0.1228	50.00	20	15	5
	17	6229	0.1430	65.00	20	15	5/10
9	1	11054	0.2538	61.57	20	15	5/10
	2	7738	0.1776	46.65	20	15	5
	3	8417	0.1932	42.97	20	15	5
	4	8393	0.1927	42.84	20	15	5
	5	8771	0.2014	42.98	20	15	5
	6	6272	0.1440	53.57	20	15	5
	7	6449	0.1480	53.24	20	15	5
	8	6391	0.1467	53.00	20	15	5
	9	6332	0.1454	53.00	20	15	5
	10	6274	0.1440	53.00	20	15	5
	11	6215	0.1427	53.00	20	15	5
	12	6157	0.1413	53.00	20	15	5
	13	6098	0.1400	53.00	20	15	5
	14	6164	0.1415	50.09	20	15	5
	15	5500	0.1263	50.00	20	15	5
	16	5500	0.1263	50.00	20	15	5
	17	5500	0.1263	50.00	20	15	5
	18	5486	0.1260	50.77	20	15	5
	19	5178	0.1189	45.19	20	15	5
	20	8993	0.2064	49.81	20	15	5
	21	8698	0.1997	45.19	20	15	5
	22	5605	0.1287	50.81	20	15	5
	23	5767	0.1324	50.00	20	15	5
	24	5684	0.1305	50.00	20	15	5
	25	6155	0.1413	50.00	20	15	5
	26	5508	0.1264				



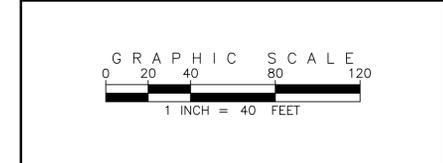
**SEE SHEET 6**

**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.

**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE02Z (FRA ZD-060) 3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE LOCATION: 90.00 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W. NAD 88 ELEVATION 5681.04



**SITE PLAN ABBREVIATIONS**

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

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

**EMK CONSULTANTS, INC.**  
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CENTENNIAL, COLORADO 80112-2019  
(303)694-1520  
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**EMK**

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

**REVISIONS**

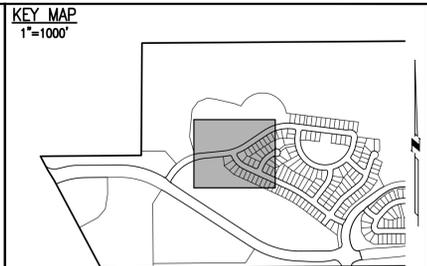
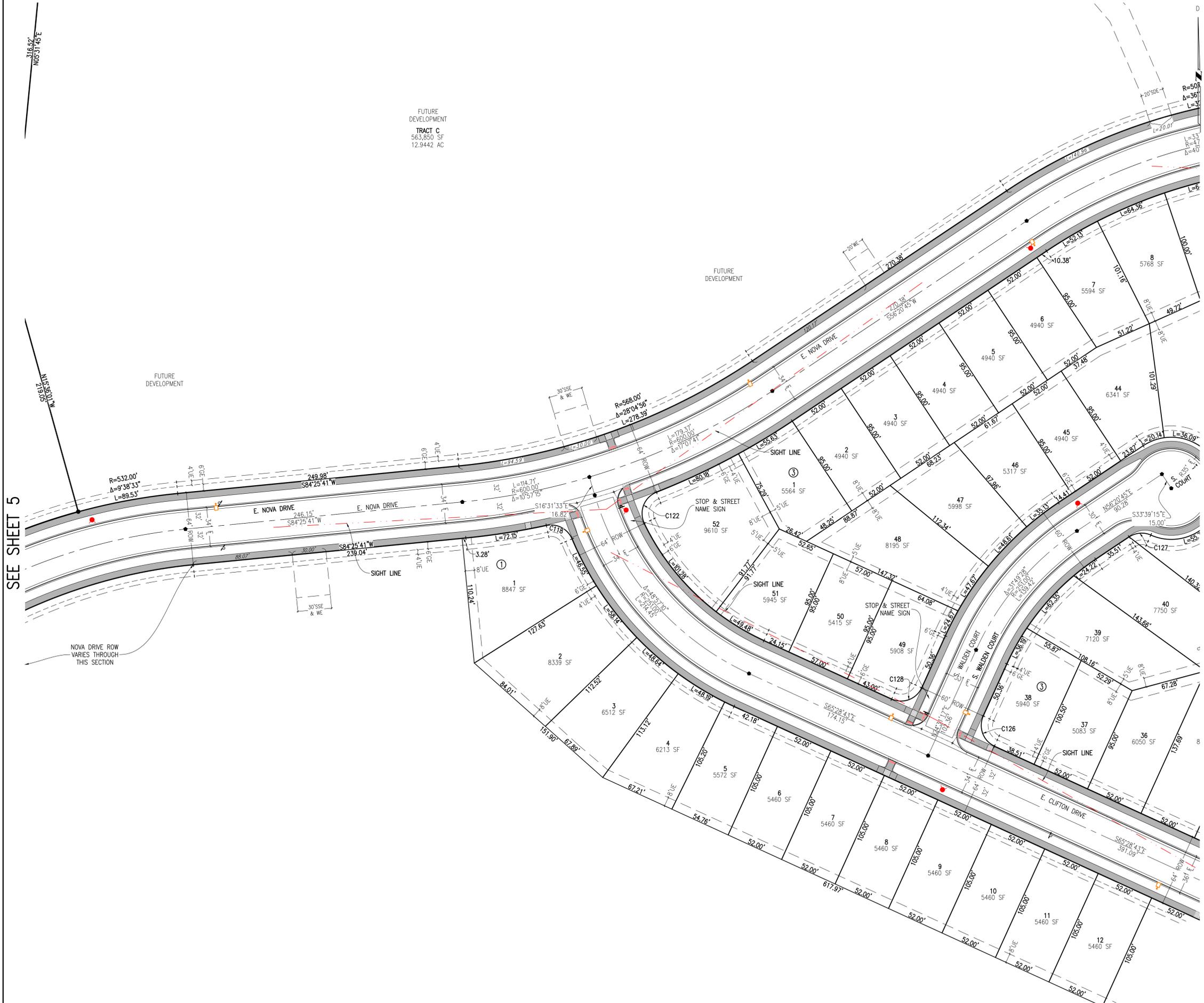
NO.	DESCRIPTION	DATE	BY

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

**PRAIRIE POINT FILING 1**

**SITE PLANS**

DATE: 03/12/2024  
JOB NO: 12187.62  
SCALE: HORIZONTAL 1" = 40'  
5 of 55



**SITE PLAN LEGEND**

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

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING  
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Know what's below. Call before you dig.

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 96.00 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R65W. 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

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

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

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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig.

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)  
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NO.	DESCRIPTION	DATE	BY

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

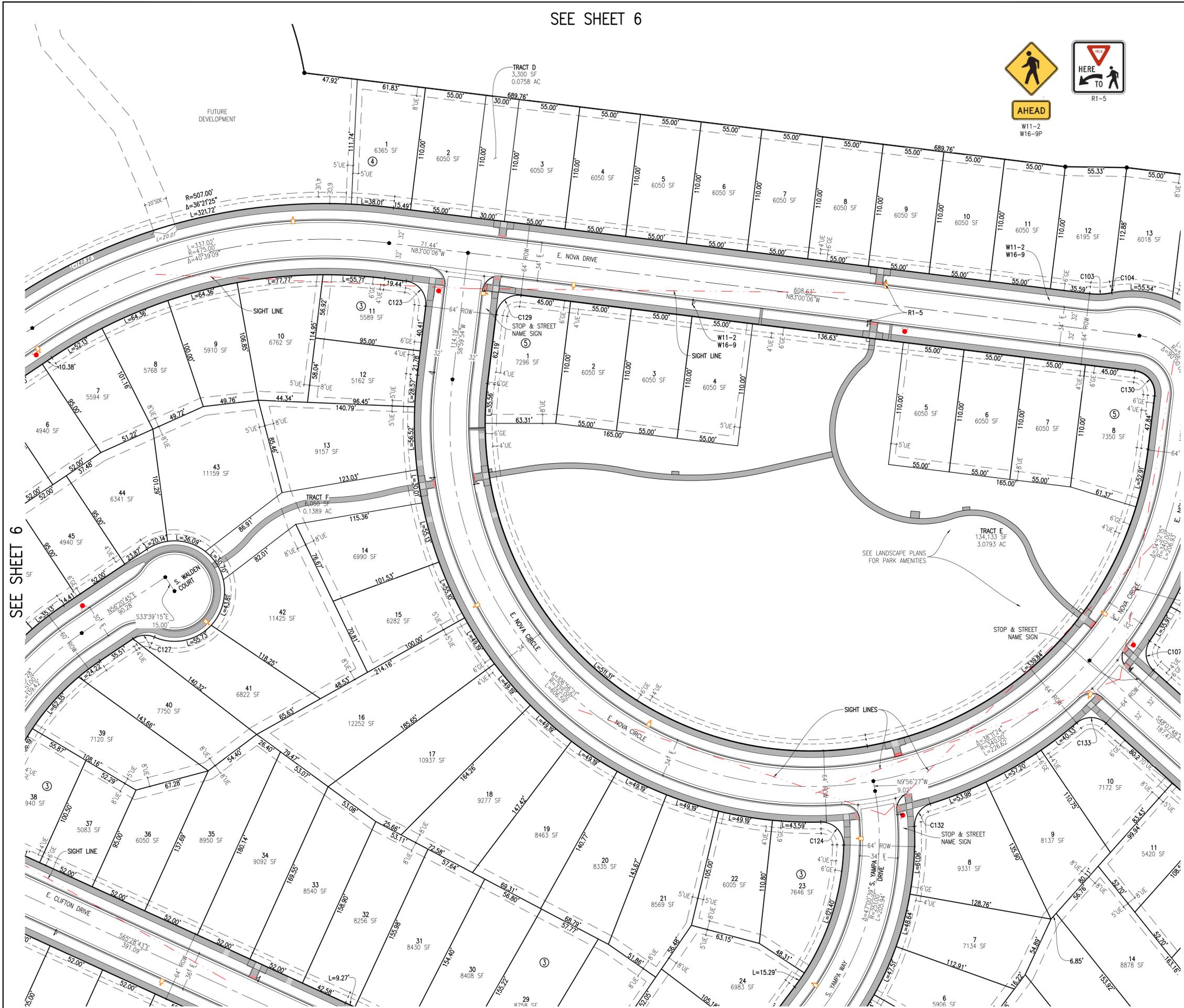
PRAIRIE POINT FILING 1

SITE PLANS

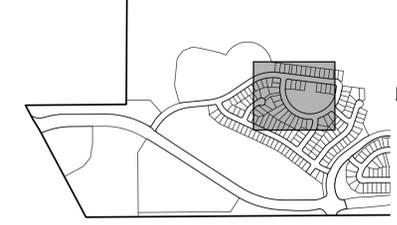
DATE: 03/12/2024  
JOB NO: 12187.62  
SCALE HORIZONTAL: 1" = 40'

6 of 55

SEE SHEET 6



KEY MAP  
1"=1000'



EMK CONSULTANTS, INC.  
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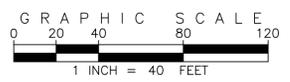
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM 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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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig.

BENCHMARK: 5566336002 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 100 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04

SEE SHEET 8



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

REVISIONS	
NO.	DESCRIPTION

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

DATE: 03/12/2024  
JOB NO: 12187.62

SCALE: HORIZONTAL 1" = 40'

SEE SHEET 6

SEE SHEET 9

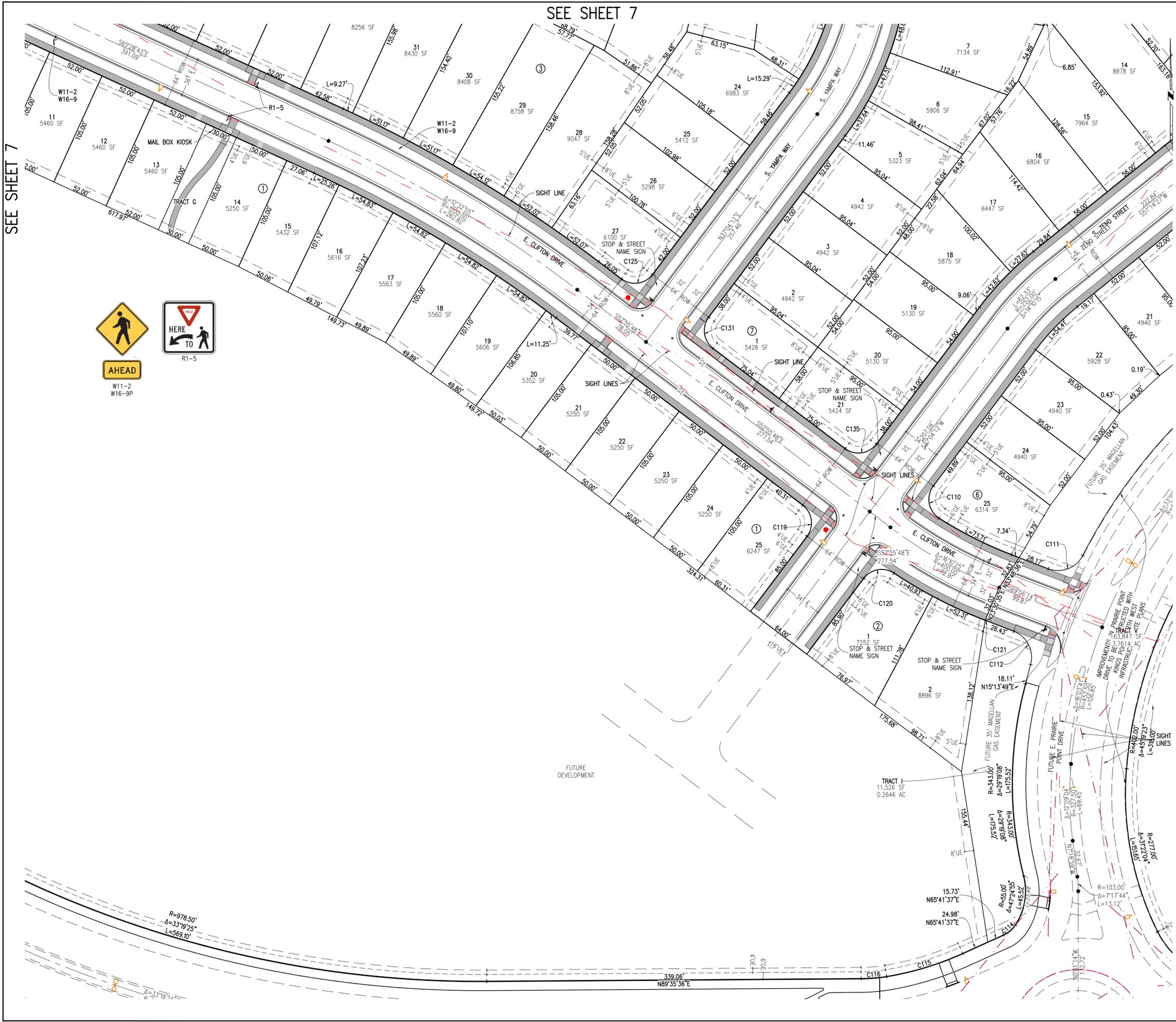
SEE SHEET 9



SEE SHEET 7

SEE SHEET 7

SEE SHEET 10



AHEAD

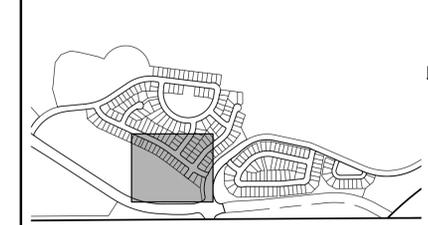
W11-2  
W16-9P



R1-5

KEY MAP

1"=1000'



SITE PLAN LEGEND

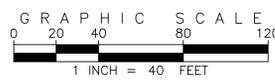
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCKS & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	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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Know what's below. Call before you dig.

811

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE LOCATION: 100 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W NAD 88 ELEVATION 5661.04



SITE PLAN ABBREVIATIONS

$\bar{E}$	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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NO.	DESCRIPTION	DESIGNED BY	DATE
1		JM	
2		JS	

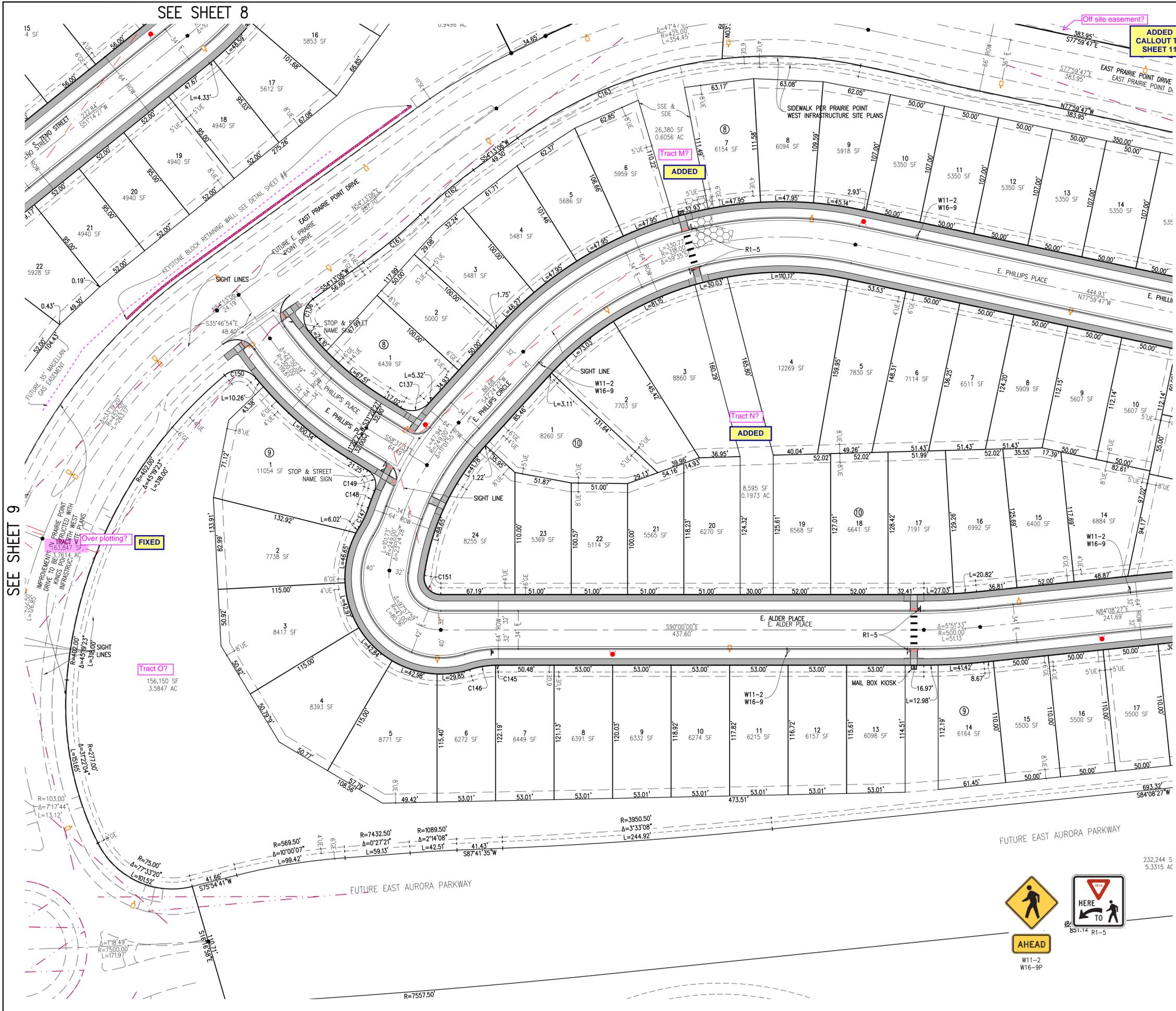
NO.	DESCRIPTION	CHECKED BY	APPROVED BY
1		DOM	DOM

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

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SCALE: HORIZONTAL 1" = 40'  
9 of 55

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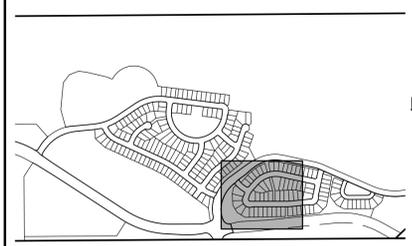


SEE SHEET 8

SEE SHEET 9

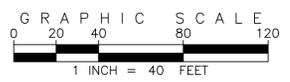
SEE SHEET 11

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
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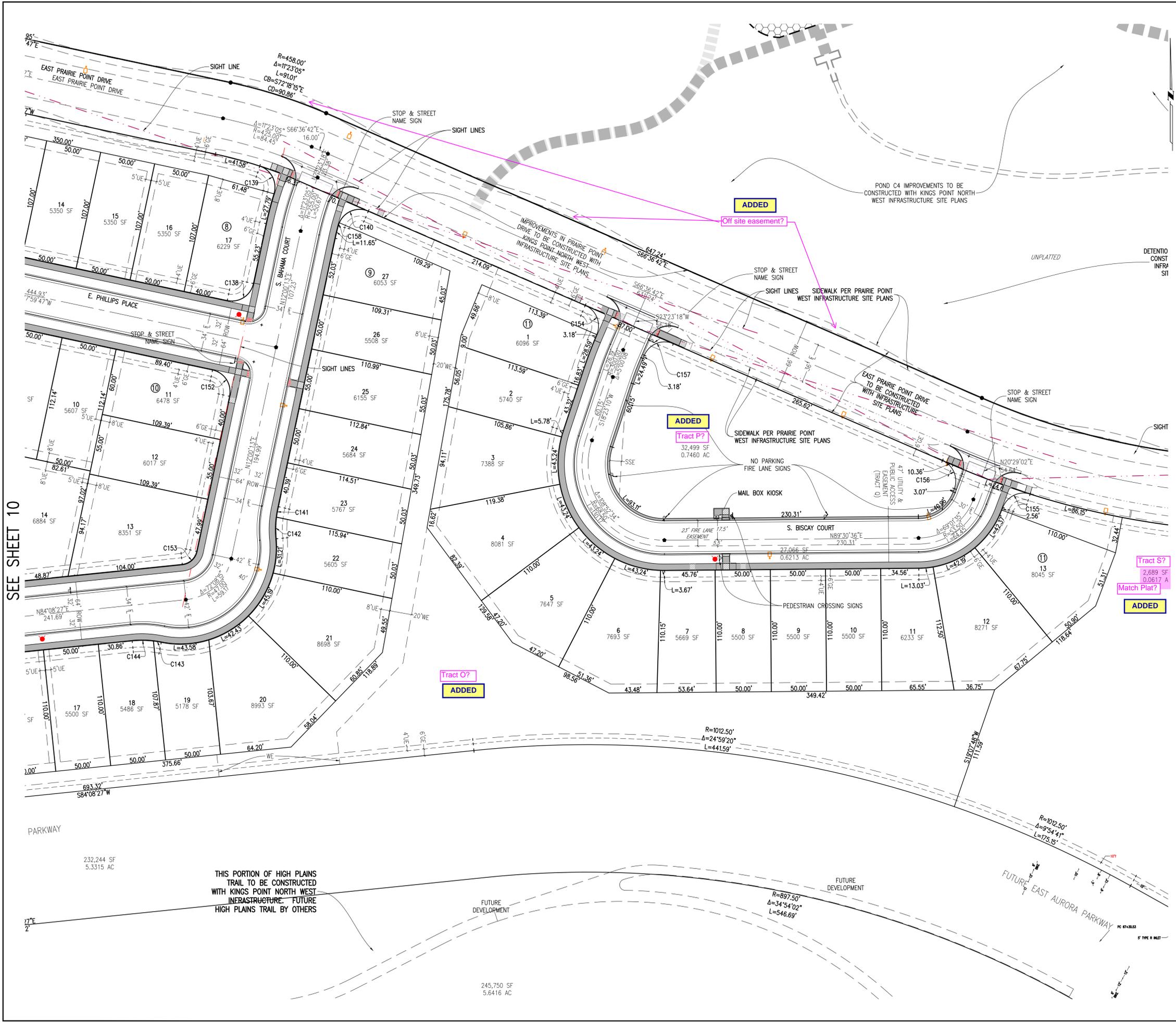
811

BENCHMARK  
CITY OF AURORA BENCHMARK 56633602 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 6 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 5661.04.

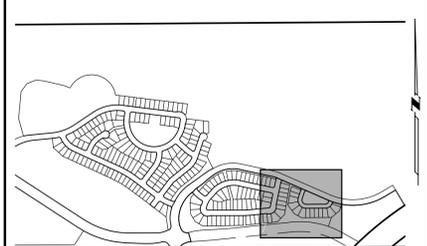
NO.	DESCRIPTION	DESIGNED BY	DATE

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

DATE: 03/12/2024  
JOB NO: 12187.62  
SCALE: HORIZONTAL 1" = 40'  
10 of 55



KEY MAP  
1"=1000'



**SITE PLAN LEGEND**

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
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	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
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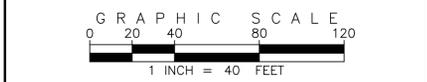


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CITY OF AURORA BENCHMARK 556633002 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE LOCATION OF THE POINT OF INTERSECTION OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04.



**SITE PLAN ABBREVIATIONS**

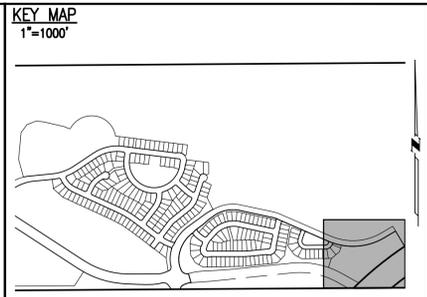
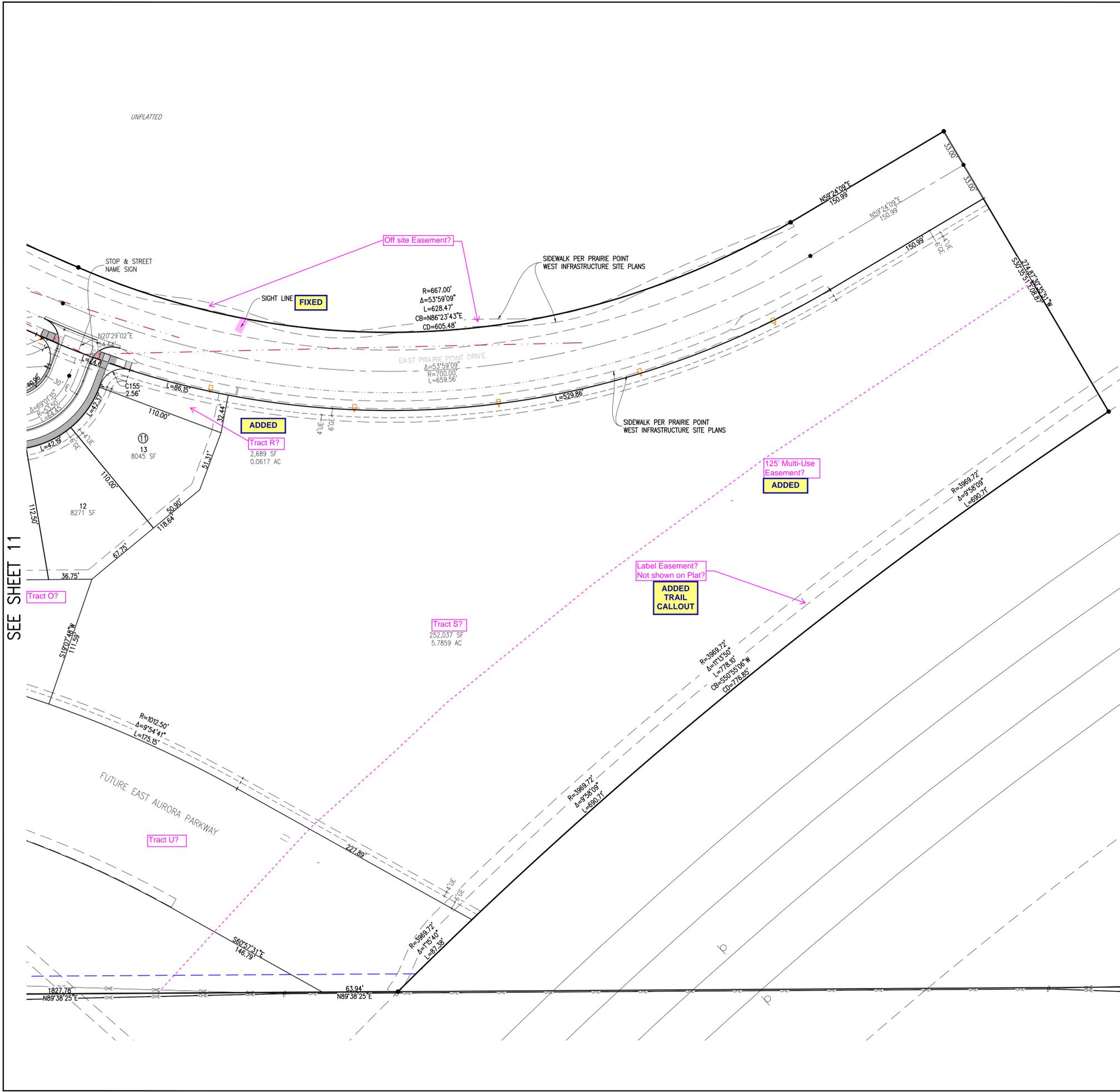
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NO.	DESCRIPTION	DESIGNED BY	DATE

NO.	DESCRIPTION	DESIGNED BY	DATE



**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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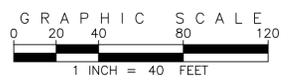


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Know what's below. Call before you dig.

811

BENCHMARK: 5566336002 (FRA ZD-060)  
 3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 6 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. NAD 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

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NO.	DESCRIPTION	DESIGNED BY	DATE

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

PRAIRIE POINT FILING 1

SITE PLANS

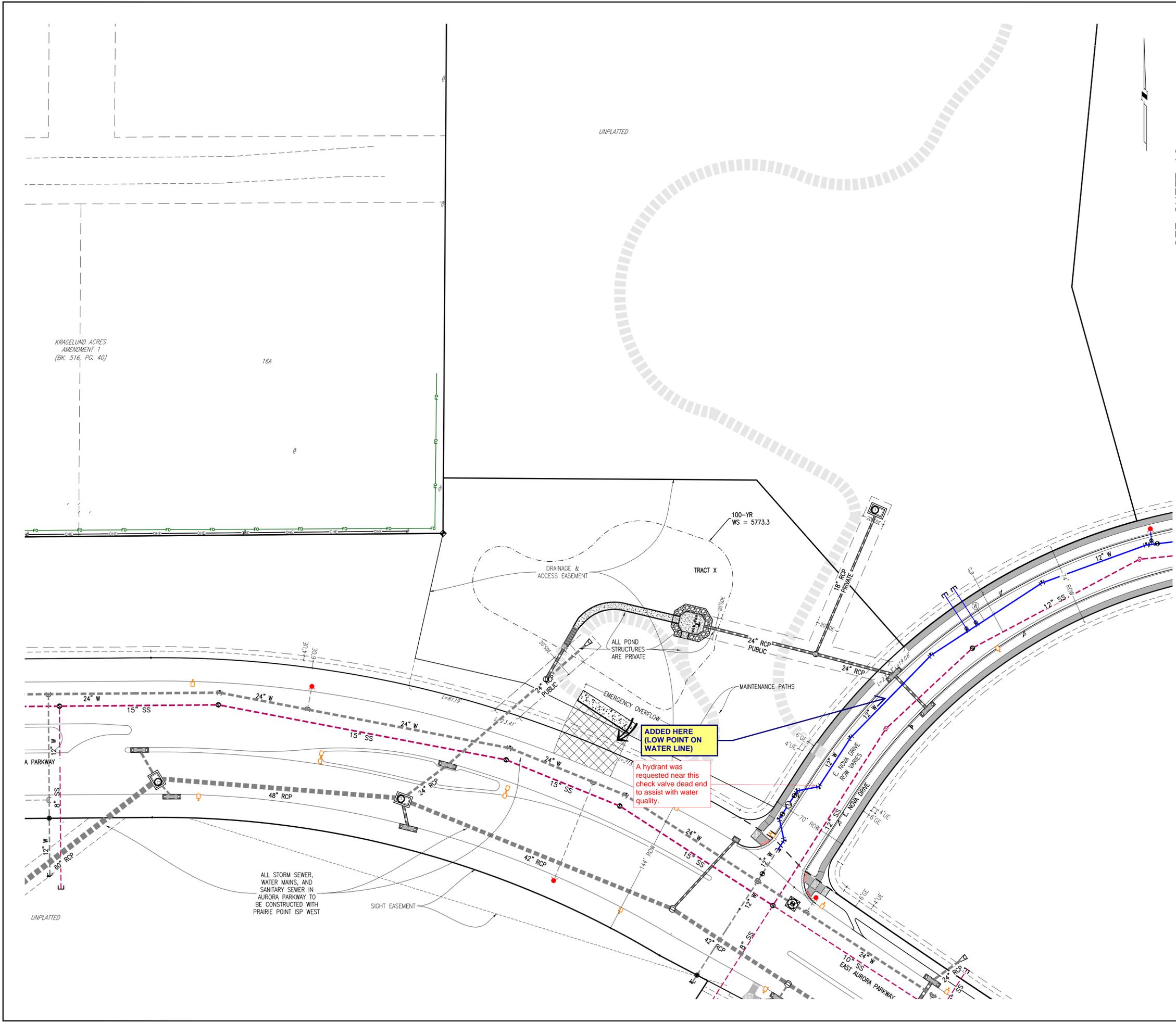
DATE: 03/12/2024  
 JOB NO: 12187.62  
 SCALE: HORIZONTAL 1" = 40'  
 12 of 55

SEE SHEET 11

UNPLATTED







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

164

UNPLATTED

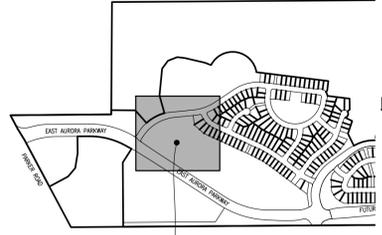
100-YR  
WS = 5773.3

**ADDED HERE  
(LOW POINT ON  
WATER LINE)**

A hydrant was  
requested near this  
check valve dead end  
to assist with water  
quality.

SEE SHEET 16

KEY MAP  
1"=1000'



THIS SHEET

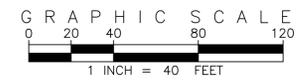
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	STREET LIGHTS	
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	MINOR CONTOUR	
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DESIGNED BY: JWM  
DRAWN BY: JS  
CHECKED BY: BDM  
APPROVED BY: BDM

PRAIRIE POINT FILING 1

UTILITY PLAN

DATE: 03/12/2024  
JOB NO: 12187.62  
SCALE HORIZONTAL 1" = 40'

15 of 55

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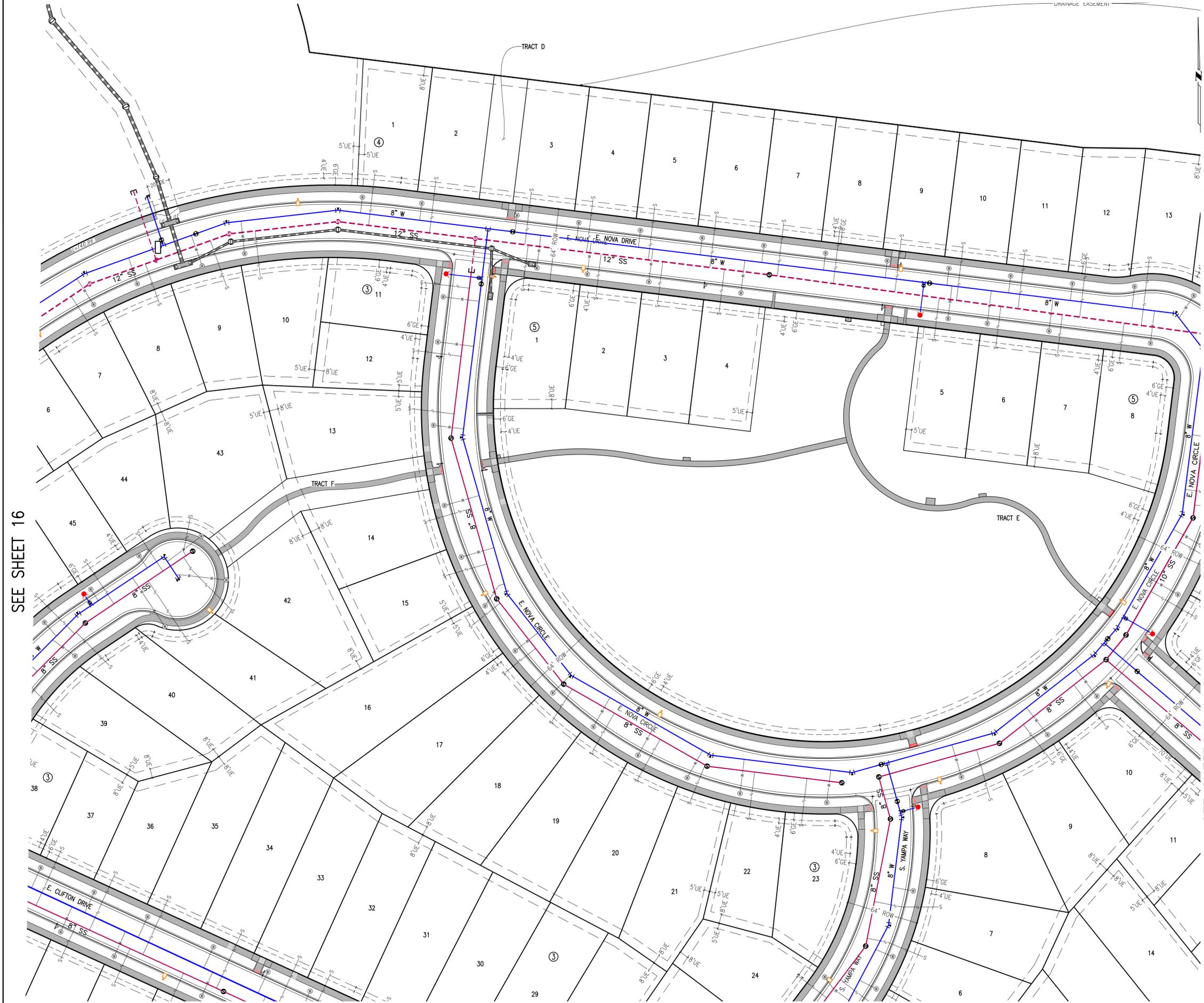
SEE SHEET 16

URAINAGE EASEMENT

TRACT D

TRACT E

TRACT F



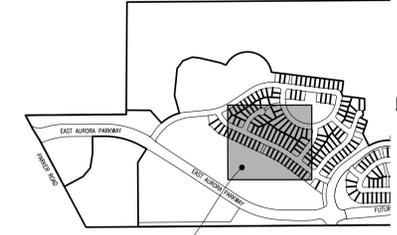
SEE SHEET 16

SEE SHEET 18

SEE SHEET 19

SEE SHEET 15

KEY MAP  
1"=1000'



THIS SHEET

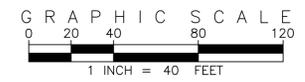
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	GAS LINE	
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	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	

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DESIGNED BY: JWM  
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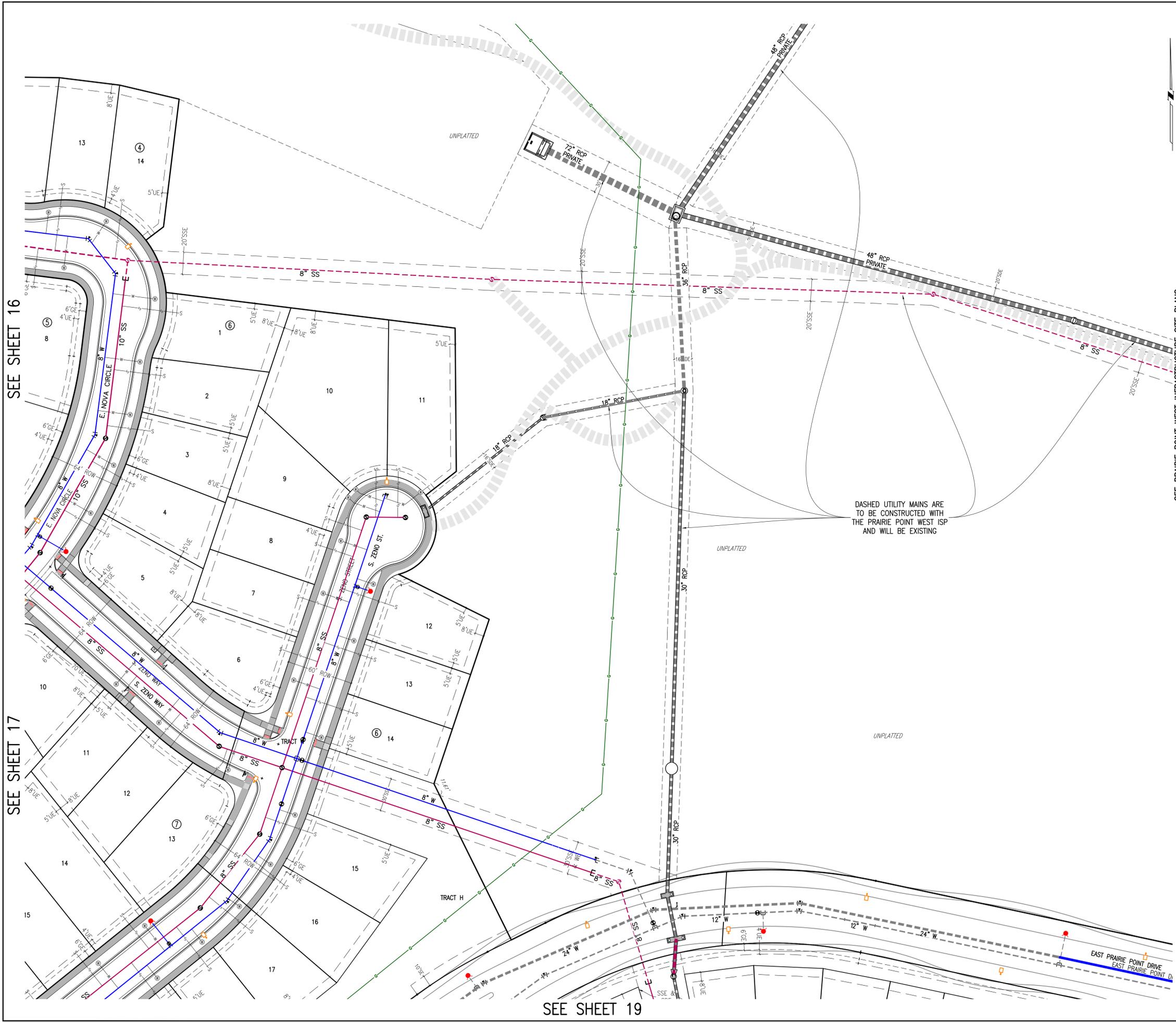
PRAIRIE POINT FILING 1  
 UTILITY PLAN

DATE: 03/12/2024  
 JOB NO: 12187.62  
 SCALE: HORIZONTAL 1" = 40'

17 of 55

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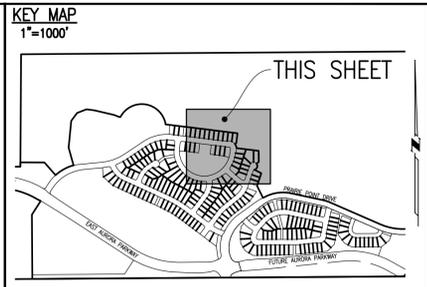
SEE SHEET 16

SEE SHEET 17

SEE SHEET 19

SEE PRAIRIE POINT WEST INFRASTRUCTURE SITE PLANS FOR CONTINUATION

DASHED UTILITY MAINS ARE TO BE CONSTRUCTED WITH THE PRAIRIE POINT WEST ISP AND WILL BE EXISTING



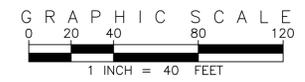
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REVISIONS		DESIGNED BY:	DATE:
NO.	DESCRIPTION	JWM	
1		JS	

PRAIRIE POINT FILING 1		CHECKED BY:	DATE:
		BCM	03/12/2024
		BCM	JOB NO: 12187.62
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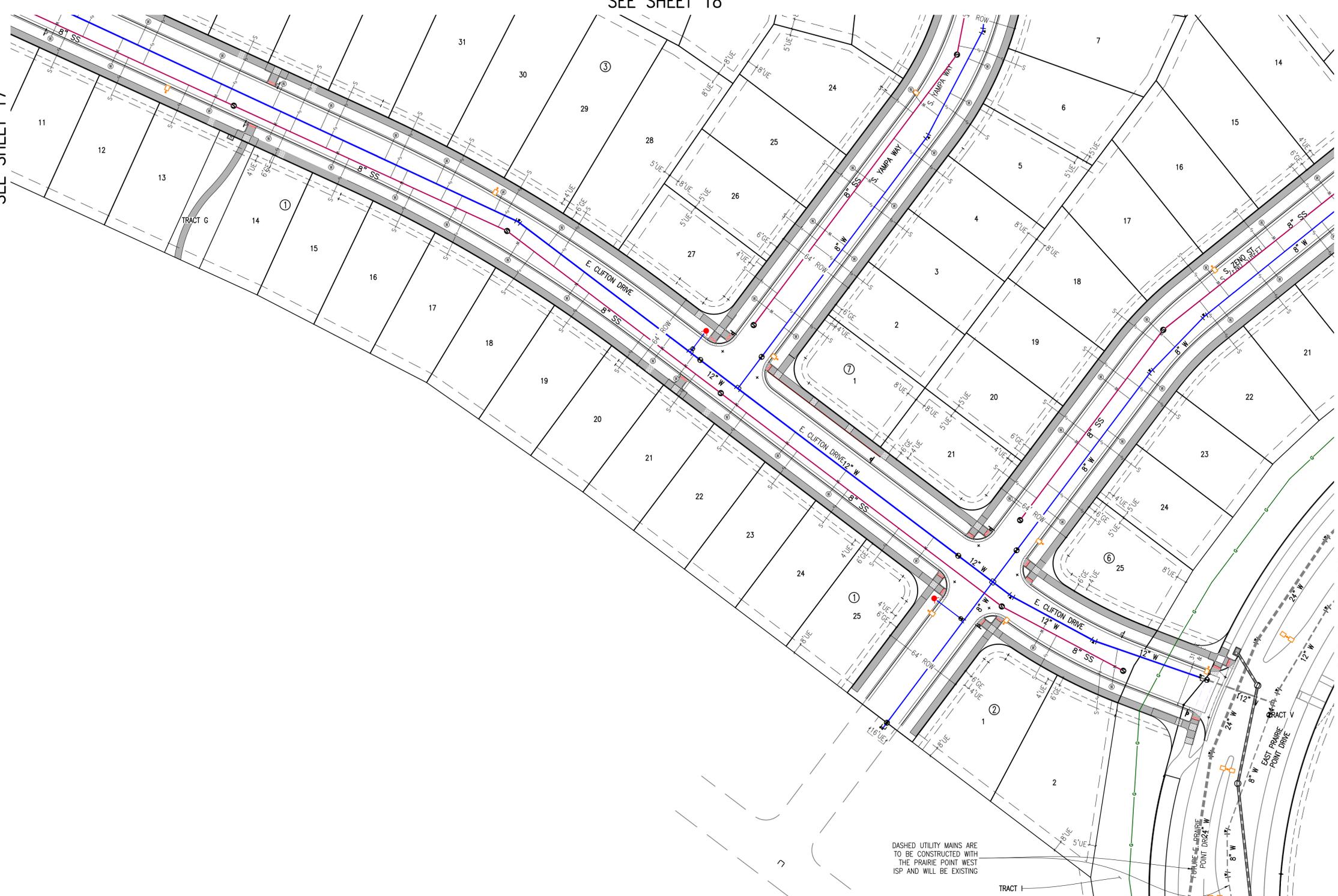
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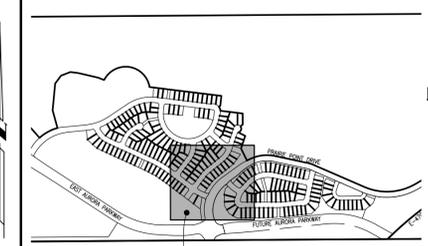
SEE SHEET 18

SEE SHEET 20



SEE PRAIRIE POINT WEST INFRASTRUCTURE SITE PLANS FOR CONTINUATION

KEY MAP  
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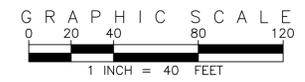
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	UTILITY EASEMENT
	100 YEAR WATER SURFACE ELEVATION
	TOP OF WALL
	BOTTOM OF WALL

SITE PLAN NOTES

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

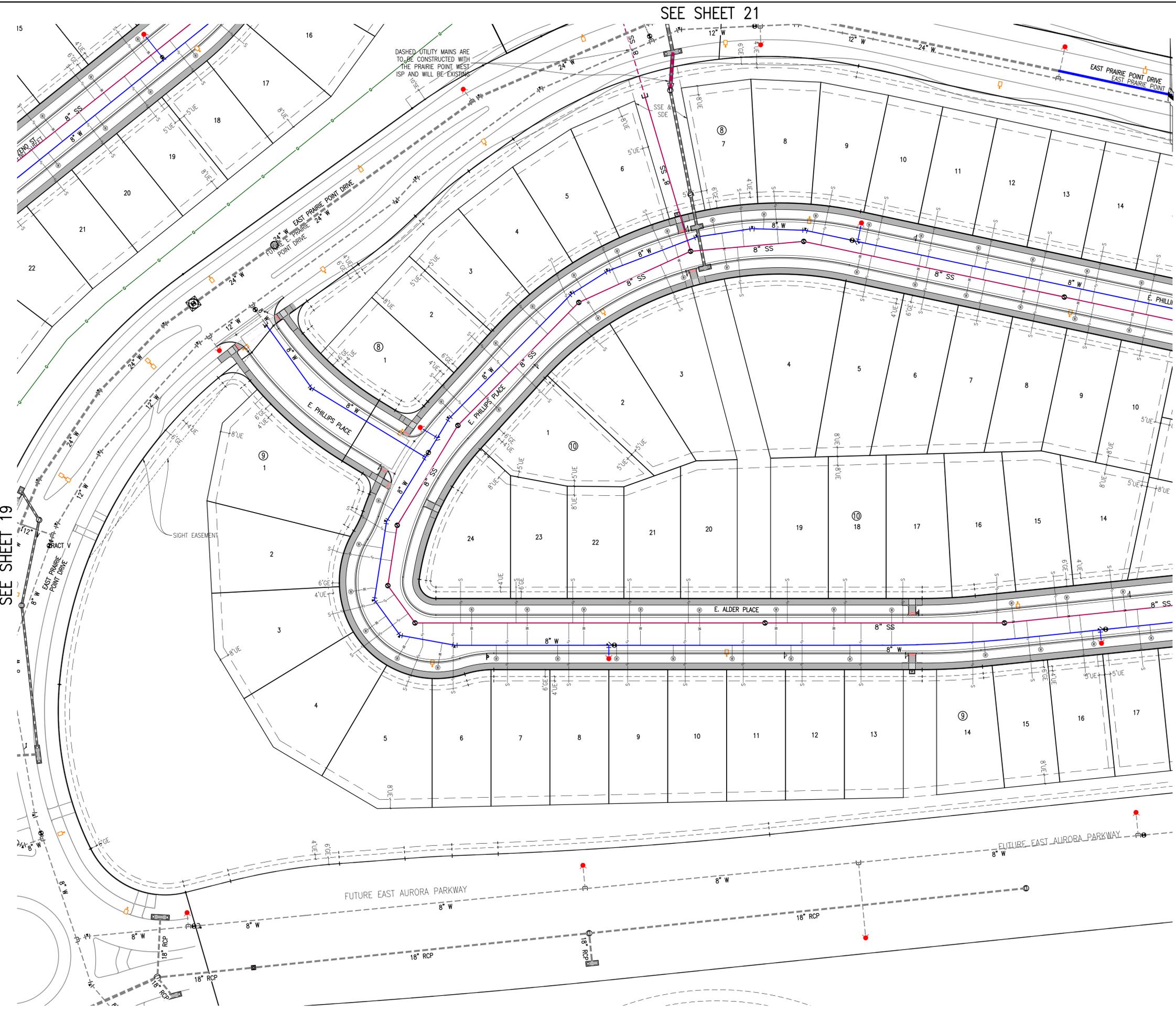
REVISIONS		DESIGNED BY:	DATE:
NO.	DESCRIPTION		
1		JWM	
2		JS	

PRAIRIE POINT FILING 1		CHECKED BY:	DATE:
		BCM	03/12/2024
		BCM	JOB NO: 12187.62
		BCM	SCALE HORIZONTAL 1" = 40'

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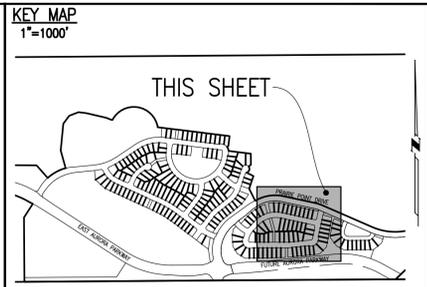
UTILITY PLAN



SEE SHEET 19

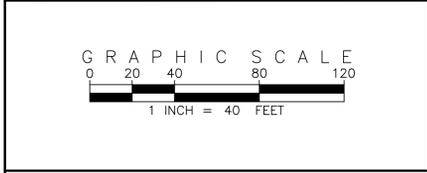
SEE SHEET 21

SEE SHEET 21



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 BLOCKS & 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	
	FLOWLINE
	RIGHT-OF-WAY
	DRAINAGE EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	100 YEAR WATER SURFACE ELEVATION
	TOP OF WALL
	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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  - ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - TRAFFIC SIGN 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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  - 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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 (303)694-1520  
 WWW.EMKCONS.COM

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

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

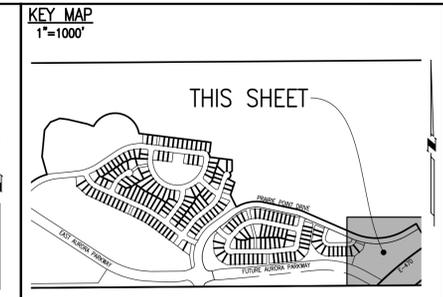
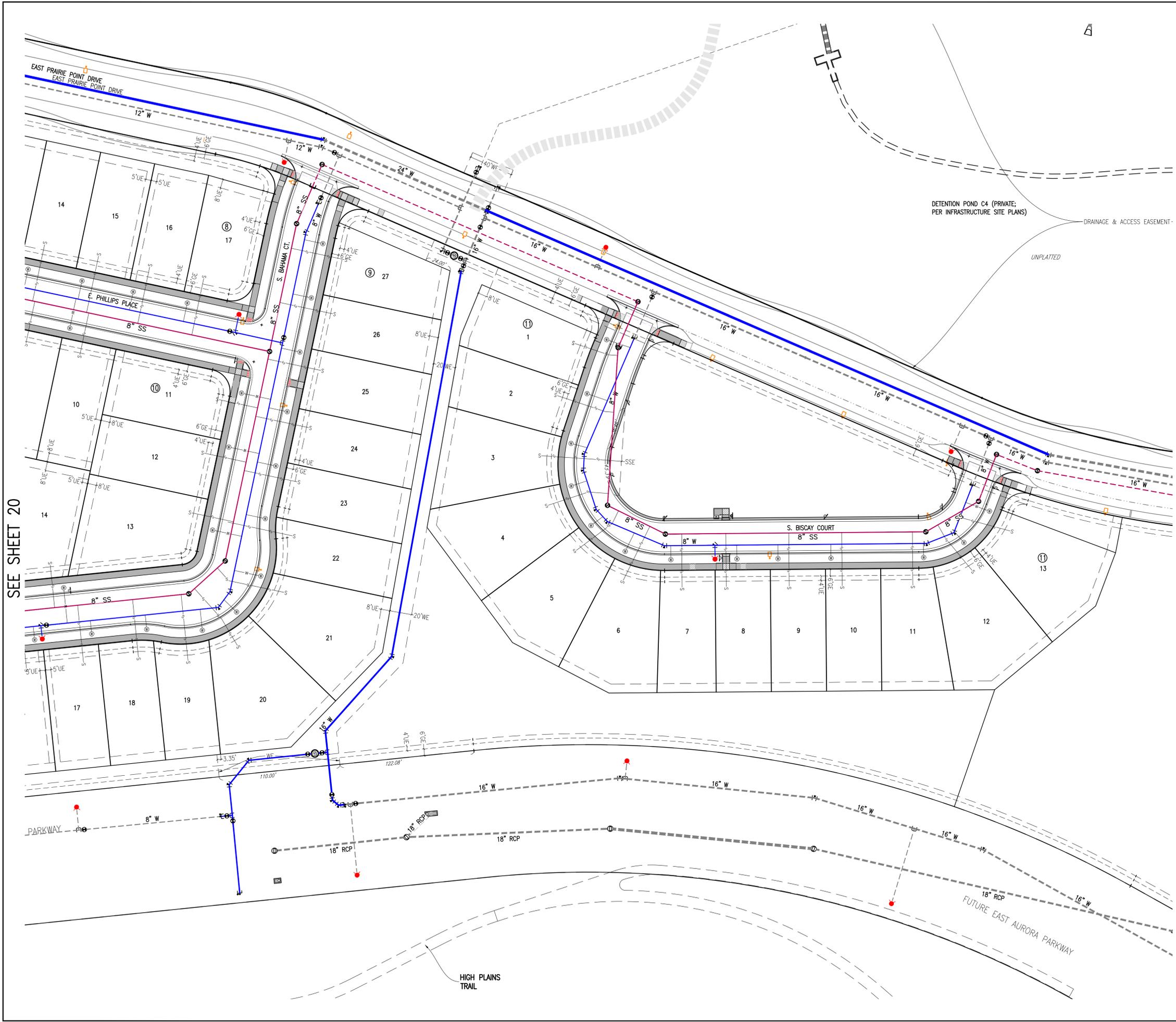
DESIGNED BY: *JWM*  
 DRAWN BY: *JS*  
 CHECKED BY: *BCM*  
 APPROVED BY: *BCM*

**PRAIRIE POINT FILING 1**

**UTILITY PLAN**

DATE: 03/12/2024  
 JOB NO: 12187.62  
 SCALE: HORIZONTAL 1" = 40'  
 20 of 55

SEE SHEET 20

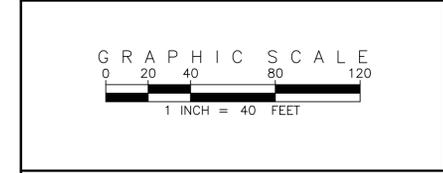


**SITE PLAN LEGEND**

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.

0 1" 1" = 40'



**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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**811** 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 EAST END OF THE LOT OF  
EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R65W NAD 88 ELEVATION 5661.04

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

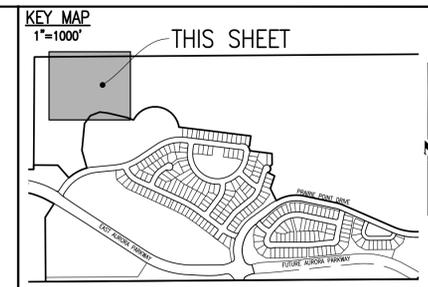
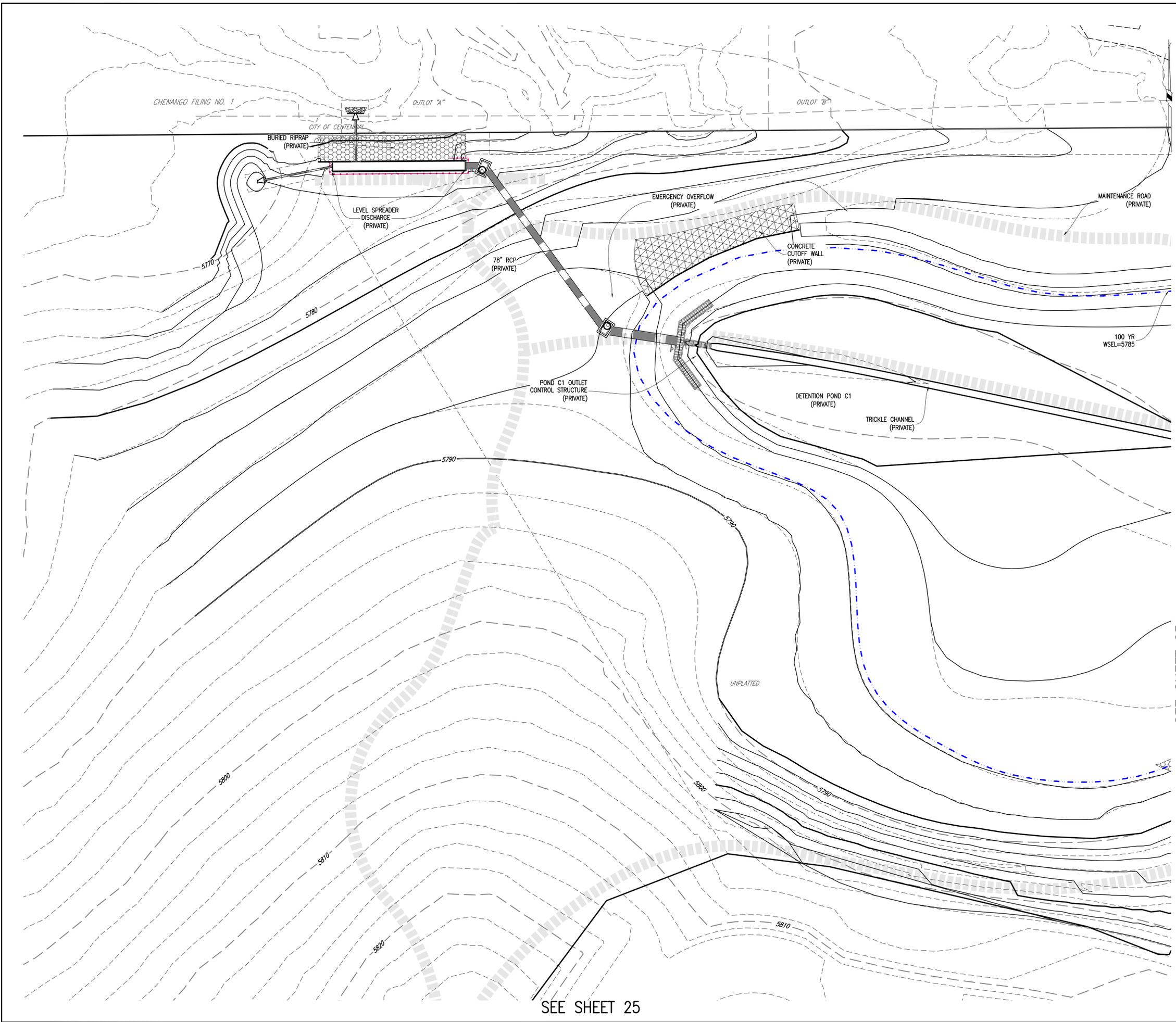
DESIGNED BY: JWM  
DRAWN BY: JS  
CHECKED BY: BOM  
APPROVED BY: BOM

**PRAIRIE POINT FILING 1**

**UTILITY PLAN**

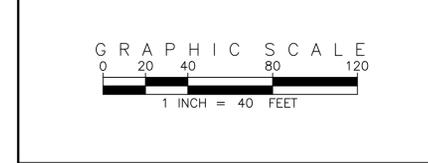
DATE: 03/12/2024  
JOB NO: 12187.62  
SCALE: HORIZONTAL 1" = 40'

21 of 55



**SITE PLAN LEGEND**

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



**SITE PLAN ABBREVIATIONS**

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
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TOW	TOP OF WALL
BOW	BOTTOM OF WALL

- SITE PLAN NOTES**
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  - MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET WIDE WITH 2 SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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 (303) 694-1920

**EMK**

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

**BENCHMARK**  
 CITY OF AURORA BENCHMARK 55663349002 (P&A ZONE) CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

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

**PRAIRIE POINT FILING 1**

**POND C1 GRADING & SITE PLAN**

DATE: 03/12/2024  
 JOB NO: 12187.62

SCALE: HORIZONTAL 1" = 40'

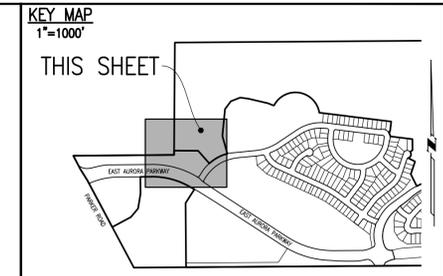
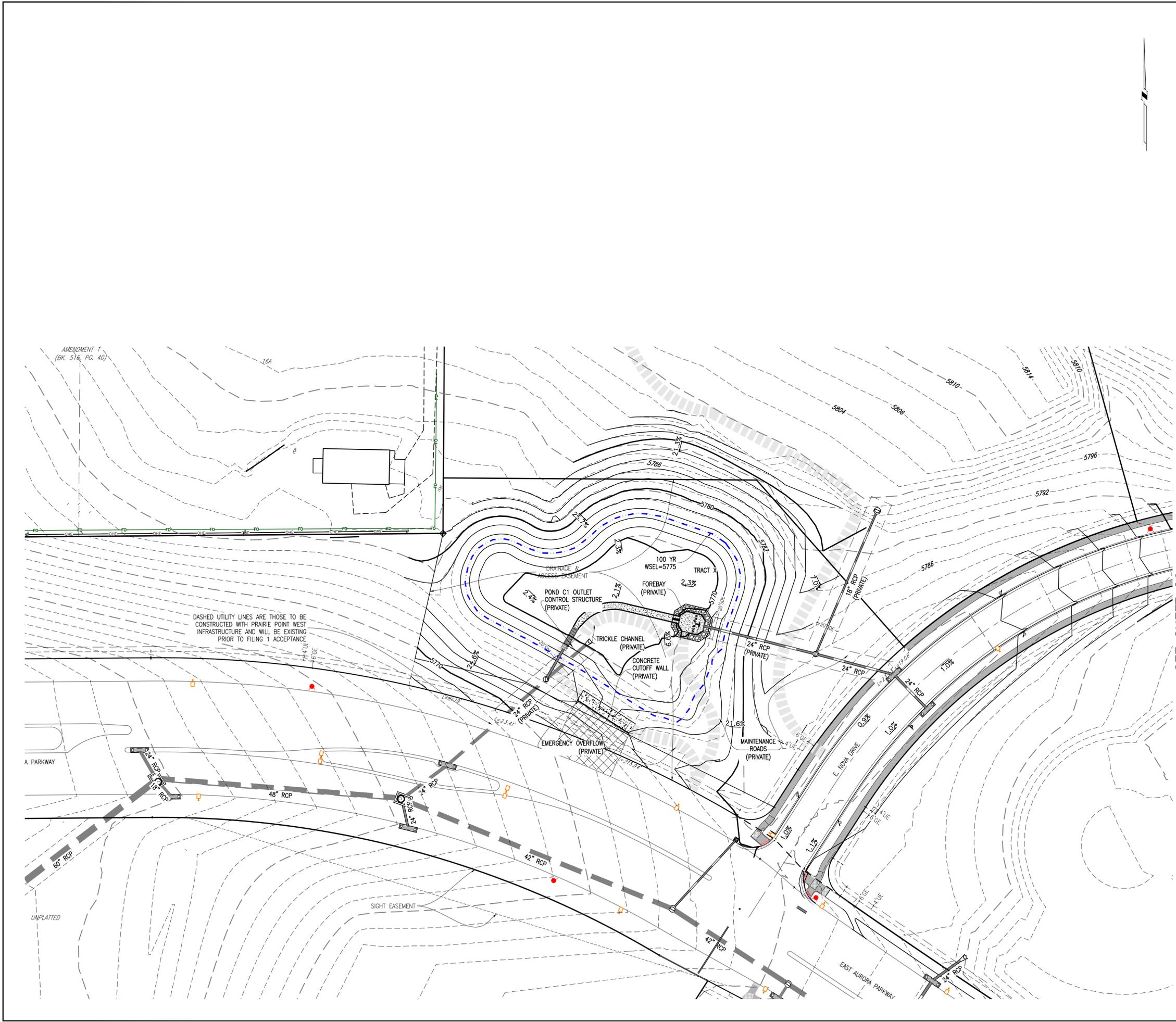
22 of 55

SEE SHEET 23

SEE SHEET 25







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**LAND DEVELOPMENT**  
**ENGINEERING & SURVEYING**  
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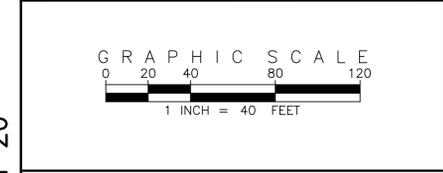


PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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	BENDS W/ THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET,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

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 556633NE002 (FVA ZD-060)  
 3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 100 FEET WEST OF WEST LINE OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04



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

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NO.	DESCRIPTION	DATE	BY

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

**PRAIRIE POINT FILING 1**

**POND D2 GRADING & SITE PLAN**

DATE: 03/12/2024  
 JOB NO: 12187.62  
 SCALE HORIZONTAL: 1" = 40'

25 of 55

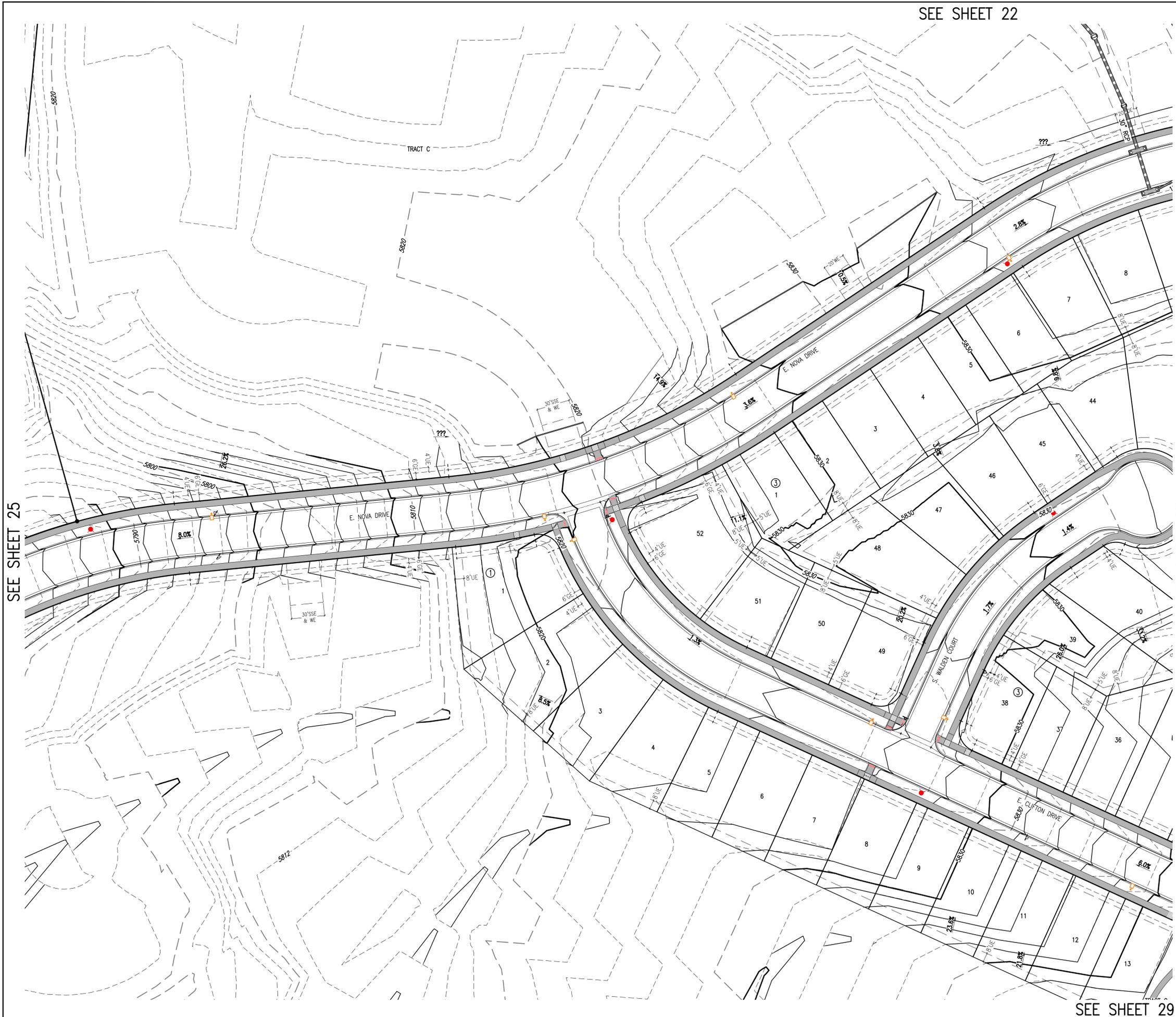
SEE SHEET 26

SEE SHEET 22

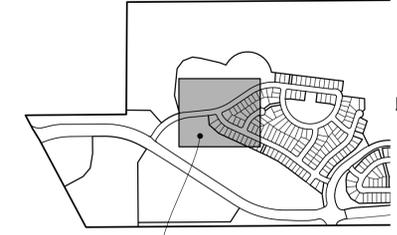
SEE SHEET 25

SEE SHEET 27

SEE SHEET 29



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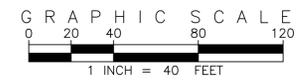
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SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

**BENCHMARK**  
 CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)  
 3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 100 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. 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

**SITE PLAN NOTES**

- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
- ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
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NO.	DESCRIPTION	DESIGNED BY	DATE

NO.	DESCRIPTION	DESIGNED BY	DATE

**PRAIRIE POINT FILING 1**

**GRADING PLAN**

DATE: 03/12/2024  
 JOB NO: 12187.62  
 SCALE HORIZONTAL: 1" = 40'  
 26 of 55

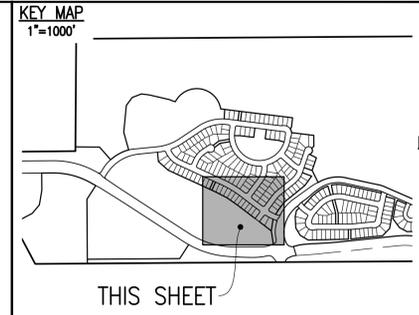




SEE SHEET 27

SEE SHEET 26

SEE SHEET 30



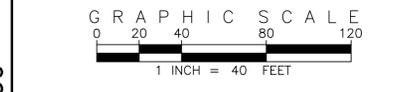
**SITE PLAN LEGEND**

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

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

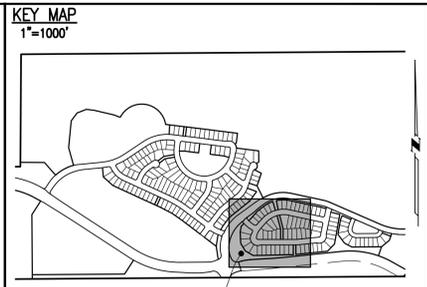
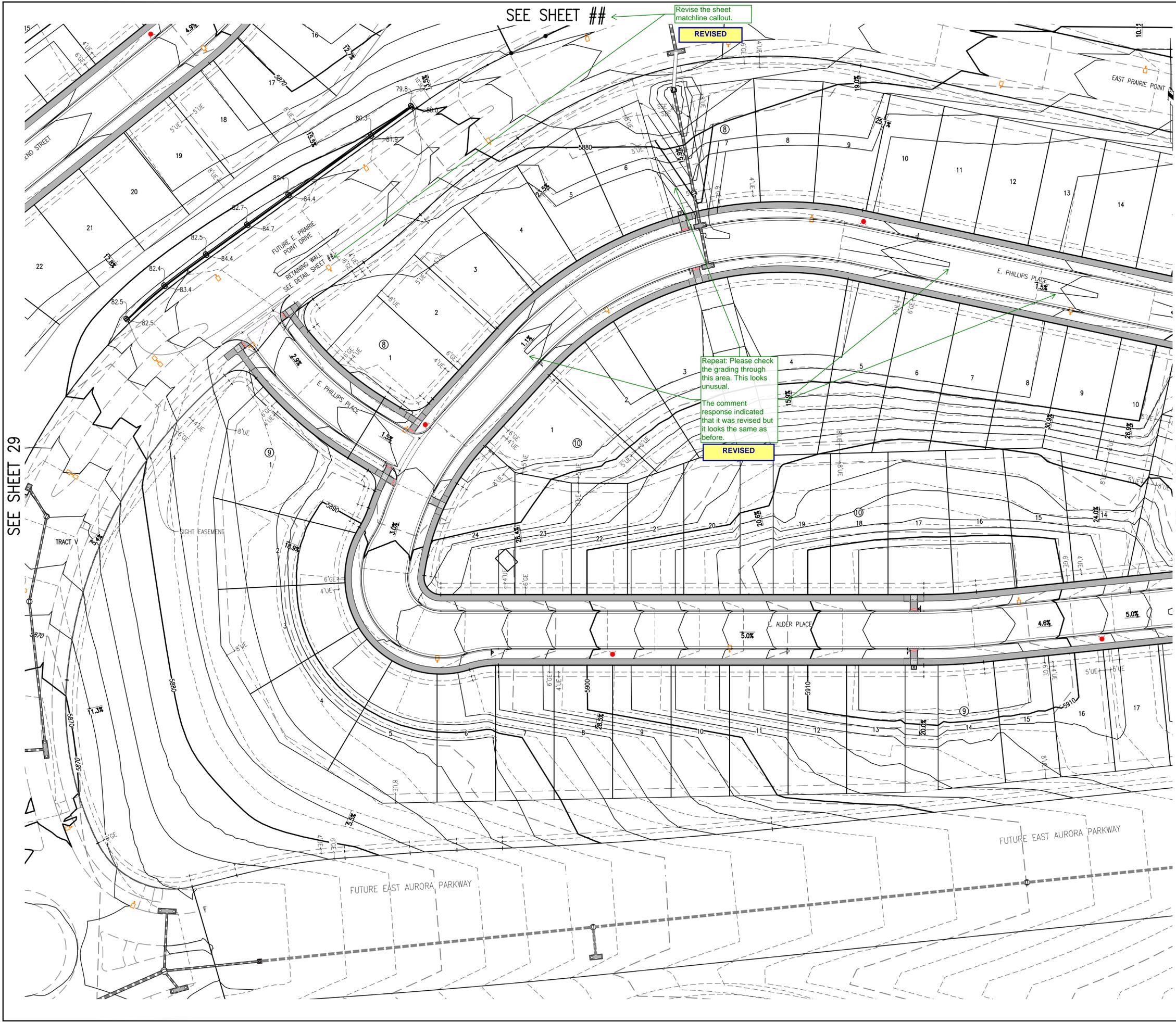
**EMK**

DESIGNED BY: *JWM*  
DRAWN BY: *JS*  
CHECKED BY: *BCM*  
APPROVED BY: *BCM*

DATE: 03/12/2024  
JOB NO: 12187.62  
SCALE: HORIZONTAL 1" = 40'

**PRAIRIE POINT FILING 1**  
**GRADING PLAN**

29 of 55



THIS SHEET

**SITE PLAN LEGEND**

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
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	MINOR CONTOUR	
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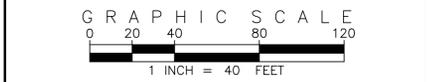
**EMK CONSULTANTS, INC.**  
**LAND DEVELOPMENT SURVEYING**  
 7006 SOUTH ALTON WAY, BLDG. F  
 CENTENNIAL, COLORADO 80112-2019  
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**EMK**

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NO.	DESCRIPTION	DESIGNED BY	DATE

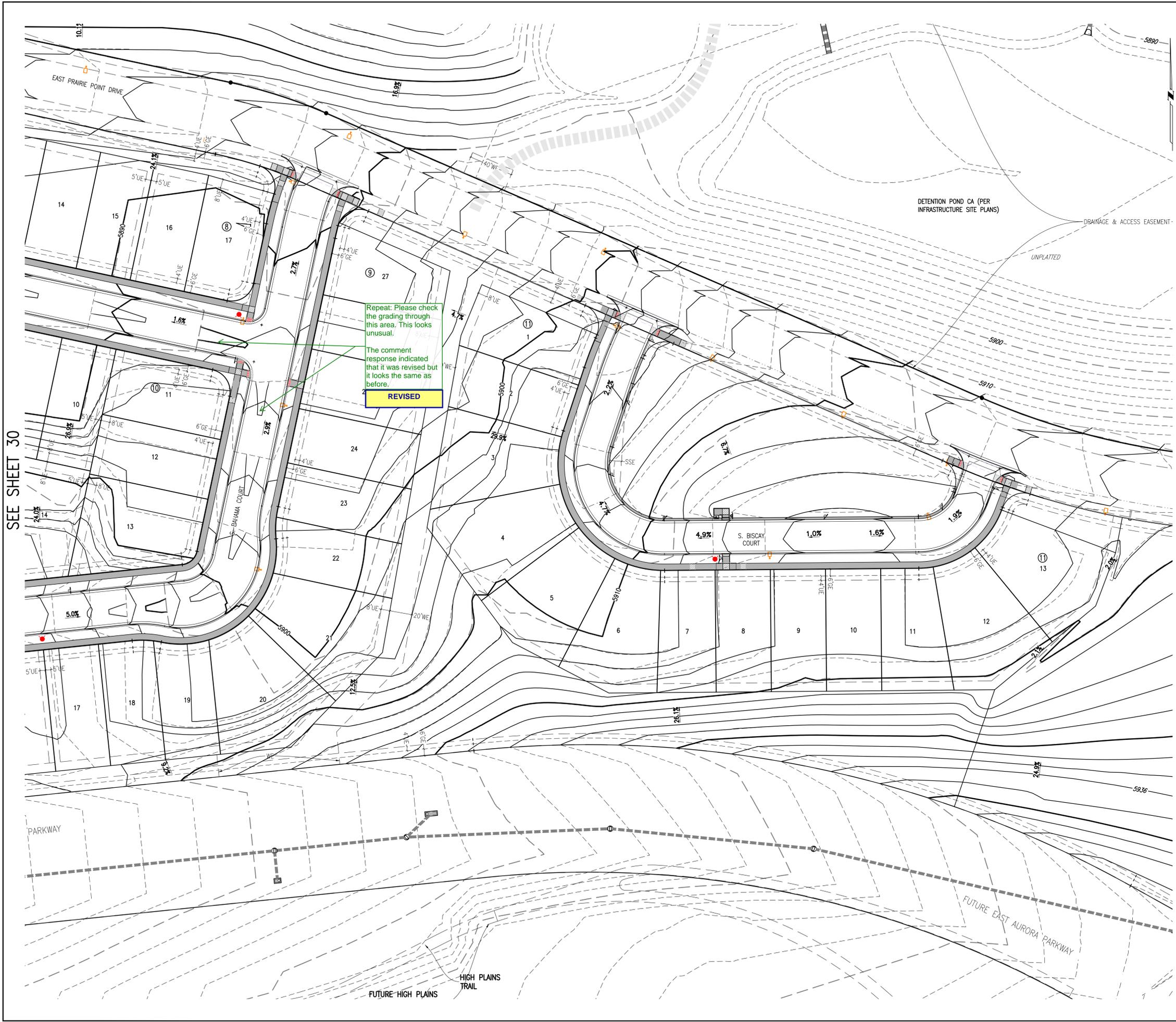
DESIGNED BY: *JWM*  
 DRAWN BY: *JS*  
 CHECKED BY: *BCM*  
 APPROVED BY: *BCM*

**PRAIRIE POINT FILING 1**

**GRADING PLAN**

DATE: 03/12/2024  
 JOB NO: 12187.62  
 SCALE HORIZONTAL: 1" = 40'

30 of 55

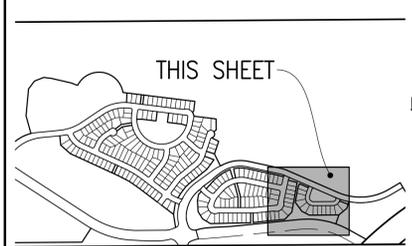


SEE SHEET 30

Repeat. Please check the grading through this area. This looks unusual.  
The comment response indicated that it was revised but it looks the same as before.

**REVISED**

**KEY MAP**  
1"=1000'



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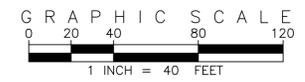
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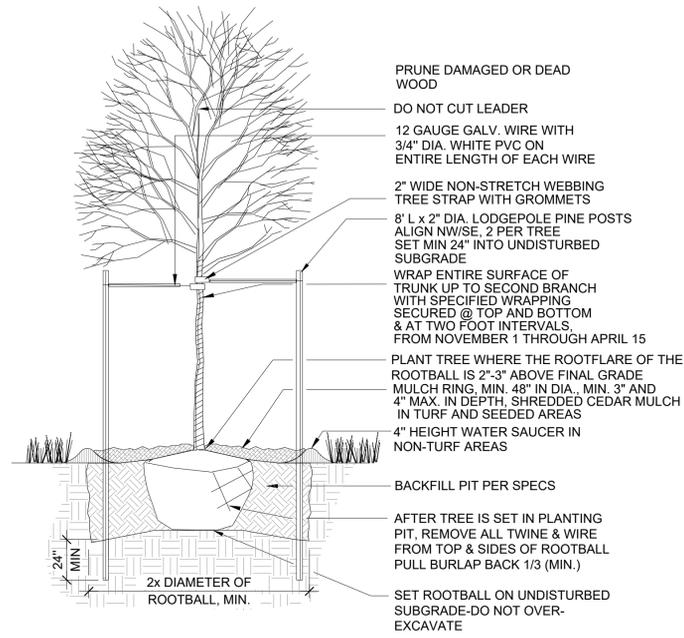
NO.	DESCRIPTION	DESIGNED BY	DATE

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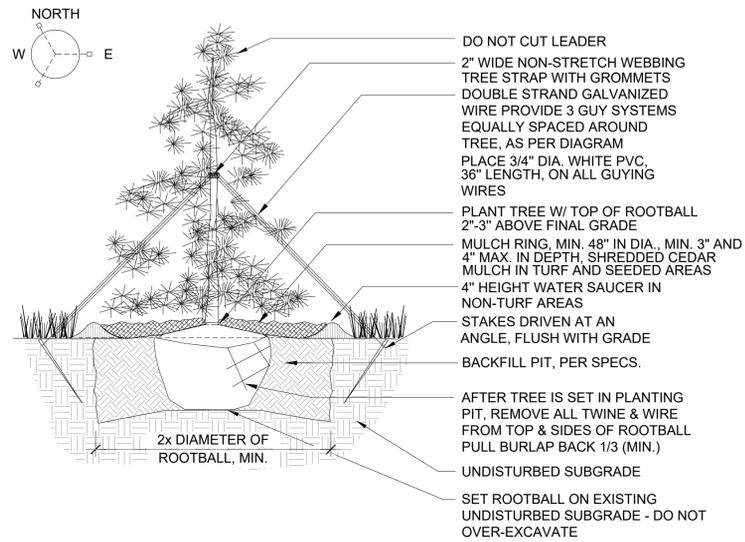
**PRAIRIE POINT FILING 1**

**GRADING PLAN**

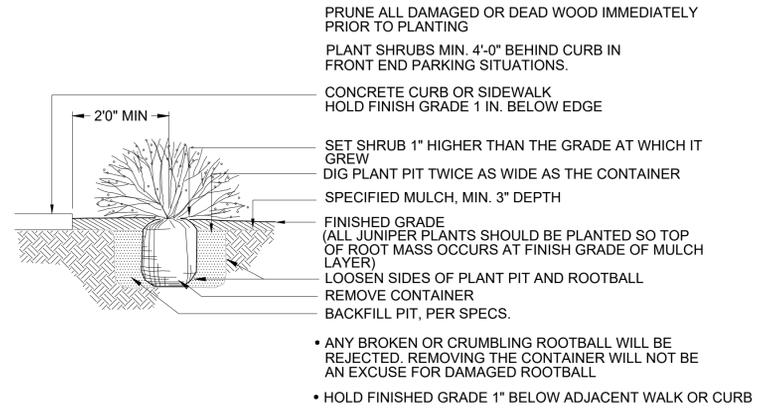
DATE: 03/12/2024  
JOB NO: 12187.62  
SCALE HORIZONTAL 1" = 40'



**1 DECIDUOUS TREE PLANTING DETAIL**  
SCALE: NTS

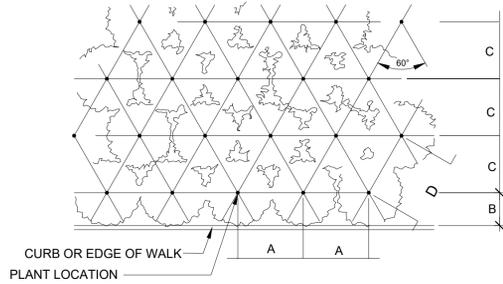


**2 EVERGREEN TREE PLANTING DETAIL**  
SCALE: NTS



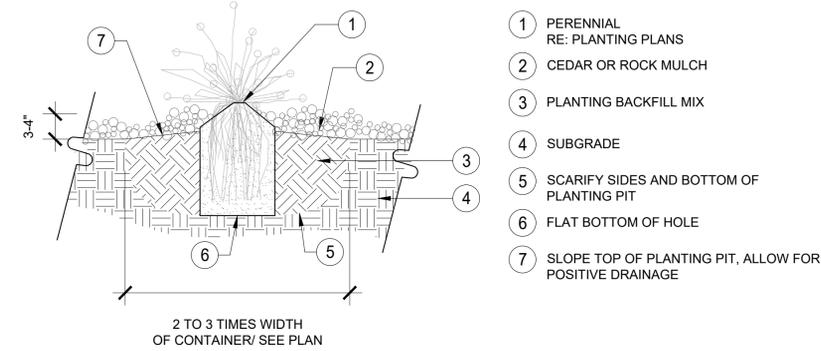
**3 SHRUB PLANTING DETAIL**  
SCALE: NTS

NOTE:  
ALL DETAILS ARE FOR REFERENCE ONLY. FINAL  
STRUCTURES TO BE DETERMINED AT CONSTRUCTION  
DOCUMENTS.



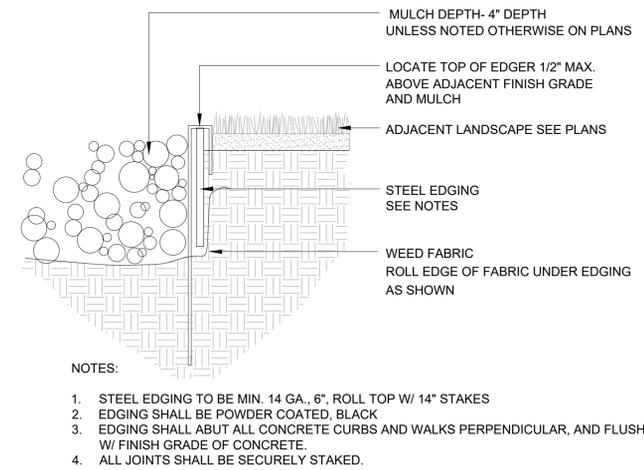
PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

**4 PERENNIAL PLANT SPACING DETAIL**  
SCALE: NTS



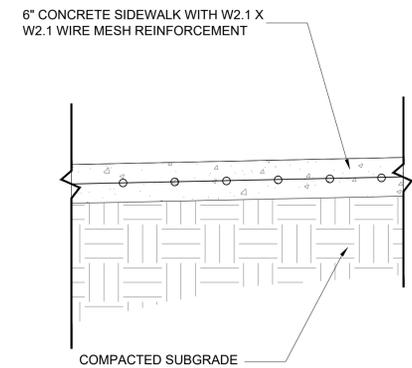
- NOTES:
- DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
  - PRUNE ALL DEAD FOLIAGE.
  - HANDLE ONLY BY ROOTBALL.
  - REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
  - PLACE BEST SIDE TO MOST FREQUENT VIEWING, NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
  - BACKFILL 3/4 OF THE HOLE AND WATER THOROUGHLY WHILE WORKING SOIL WITH HANDS TO ELIMINATE ANY AIR POCKETS.
  - REMOVE 2" OF MULCH FROM AROUND BASE OF PLANT.

**5 PERENNIAL PLANTING DETAIL**  
SCALE: NTS



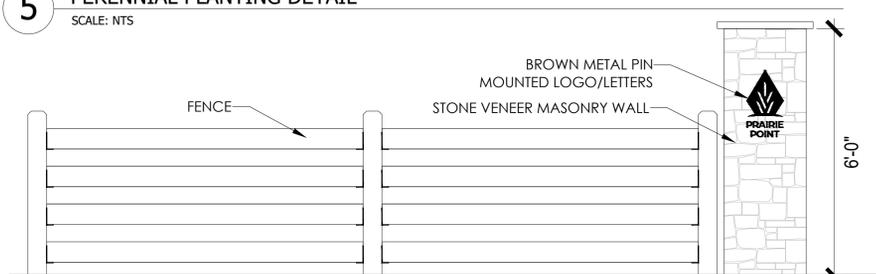
- NOTES:
- STEEL EDGING TO BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
  - EDGING SHALL BE POWDER COATED, BLACK
  - EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE
  - ALL JOINTS SHALL BE SECURELY STAKED.

**6 STEEL EDGING**  
SCALE: NTS

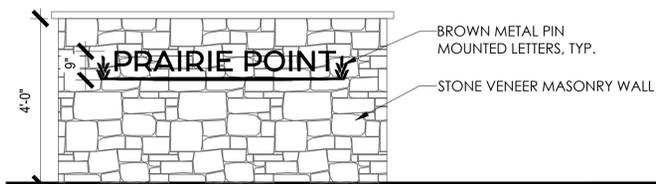


- NOTES:
- COMPACTION LEVEL IS 95% MODIFIED PROCTOR ASTM D 1556, +/- 2% OF OPTIMUM MOISTURE.

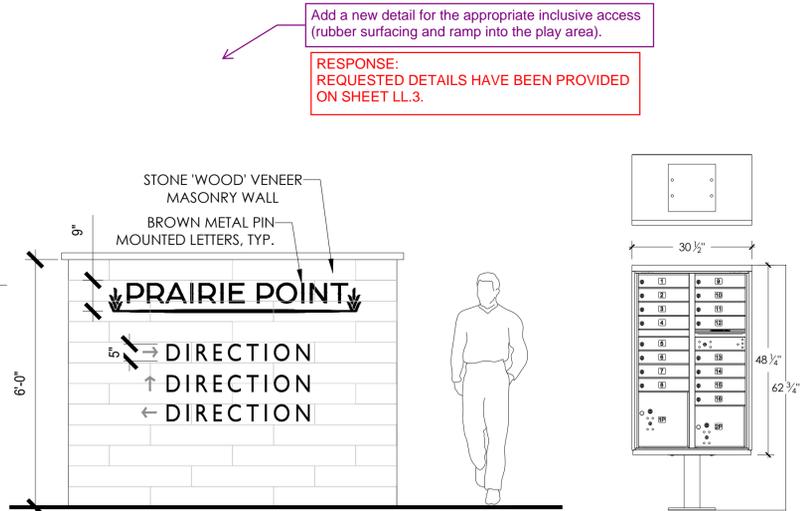
**7 PEDESTRIAN CONCRETE DETAIL**  
SCALE: NTS



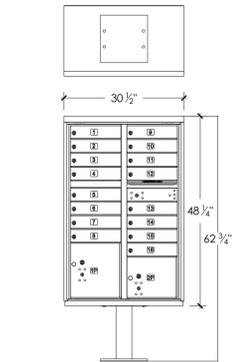
**8 TERTIARY MASONRY COLUMN WITH FENCE**  
SCALE: NTS



**9 PARK MASONRY WALL**  
SCALE: NTS



**10 DIRECTIONAL MASONRY WALL**  
SCALE: NTS



**11 MAILBOX KIOSK**  
SCALE: NTS

NOT FOR CONSTRUCTION

PROJECT NAME

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

SHEET TITLE

LANDSCAPE  
DETAILS

SHEET NUMBER

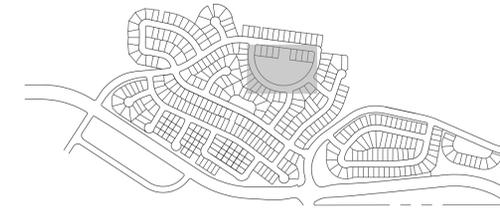
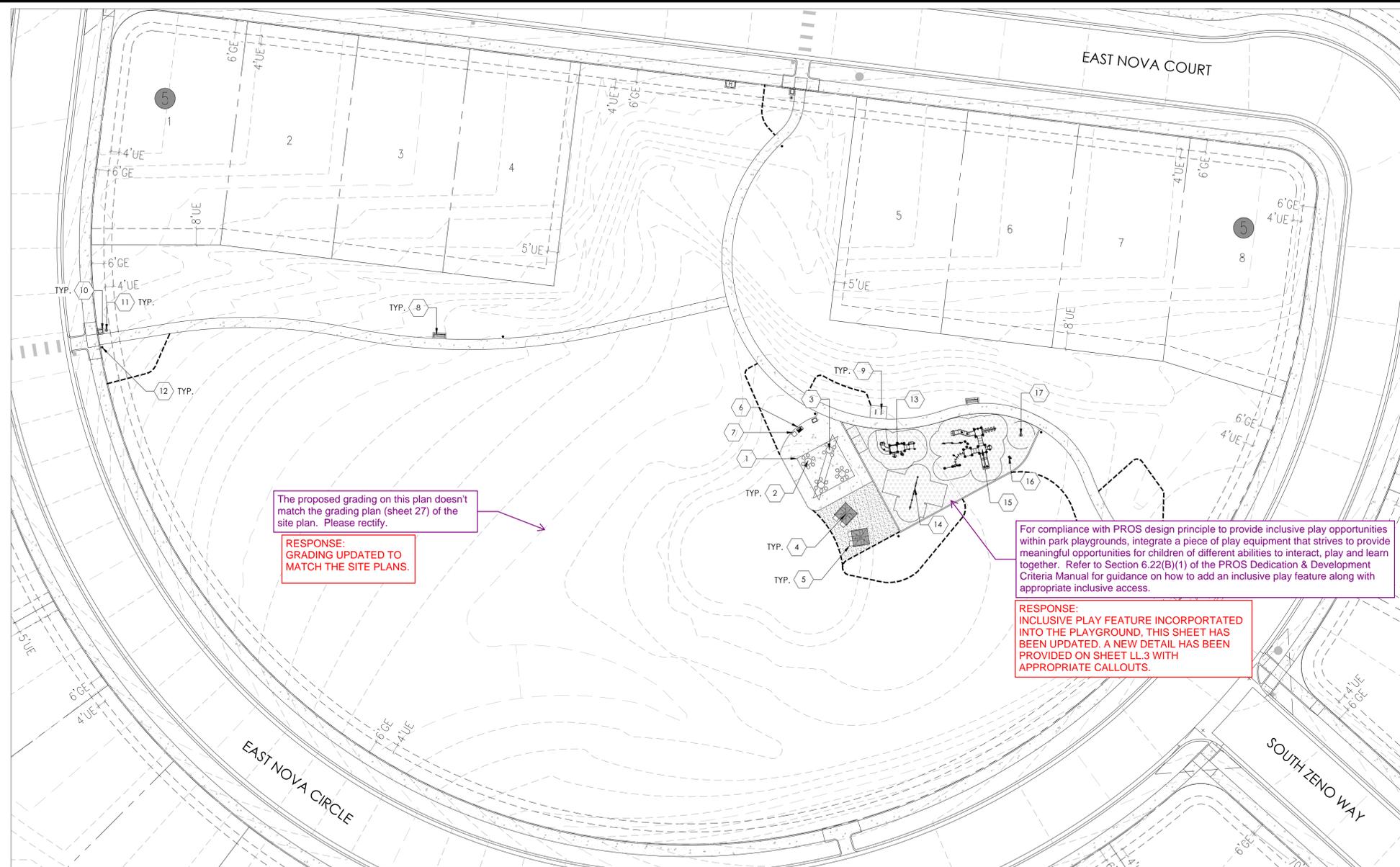
LD.1

SHEET 48

March 13, 2024



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LEGEND

- STEEL EDGER (6 LD.1)
- PEDESTRIAN CONCRETE (7 LD.1)
- CRUSHER FINES
- ENGINEERED WOOD PLAY SURFACE
- STREET LIGHT

SITE FURNISHING LEGEND

- 1 SHADE STRUCTURE
- 2 PICNIC TABLE
- 3 PICNIC TABLE ADA
- 4 UMBRELLA
- 5 LOUNGE SEATS
- 6 BBQ
- 7 HOT COAL BIN
- 8 BENCH
- 9 BIKE RACK
- 10 TRASH
- 11 PET WASTE STATION
- 12 SECURITY LIGHTING
- 13 PLAY STRUCTURE - AGE 2-5
- 14 PLAY STRUCTURE - AGE 5-12
- 15 SWING SET
- 16 PLAY EVENT
- 17 PLAY EVENT - SPINNER

NOTE: PLAYGROUND SAFETY SURFACING SHALL BE MAINTAINED TO MEET ADA AND INCLUSIVE ACCESS REQUIREMENTS.

The proposed grading on this plan doesn't match the grading plan (sheet 27) of the site plan. Please rectify.

RESPONSE:  
GRADING UPDATED TO MATCH THE SITE PLANS.

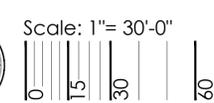
For compliance with PROS design principle to provide inclusive play opportunities within park playgrounds, integrate a piece of play equipment that strives to provide meaningful opportunities for children of different abilities to interact, play and learn together. Refer to Section 6.22(B)(1) of the PROS Dedication & Development Criteria Manual for guidance on how to add an inclusive play feature along with appropriate inclusive access.

RESPONSE:  
INCLUSIVE PLAY FEATURE INCORPORATED INTO THE PLAYGROUND, THIS SHEET HAS BEEN UPDATED. A NEW DETAIL HAS BEEN PROVIDED ON SHEET LL.3 WITH APPROPRIATE CALLOUTS.

ELEMENT	COLOR	MANUFACTURER AND CONTACT	STYLE/SIZE/PATTERN	OPTIONS	QUANTITY
PICNIC TABLE	TBD	ANOVA FURNISHINGS, www.anovafurnishing.com	EXPOSITION TABLE WITH 6 CONTOUR SEATS; ITEM #LEX1660	SURFACE MOUNT	3
PICNIC TABLE ADA	TBD	ANOVA FURNISHINGS, www.anovafurnishing.com	EXPOSITION ADA TABLE WITH 4 CONTOUR SEATS; ITEM #LEX1640	SURFACE MOUNT	1
BENCH	TBD	ANOVA FURNISHINGS, www.anovafurnishing.com	EXPOSITION 6' CONTOUR BENCH; ITEM #LXC6	SURFACE MOUNT	2
BIKE RACK	TBD	ANOVA FURNISHINGS, www.anovafurnishing.com	TANDEM POWDER COATED BIKE RACK; ITEM #CIRCLEBR	SURFACE MOUNT	2
TRASH	TBD	ANOVA FURNISHINGS, www.anovafurnishing.com	EXPOSITION 45 GALLON TRASH RECEPTACLE, SIDE DOOR; ITEM #LEX45	SURFACE MOUNT	4
UMBRELLA	TBD	PARIS SITE FURNISHINGS, www.peml.com	SHELTER ONLY/SQUARE TUBE, PERF PATTERN IG MOUNT; ITEM #460-518	EMBEDDED	2
LOUNGE SEATS	ACID WASH A26 CHARCOAL	WAUSAUTILE, www.wausautile.com	CONCRETE CHAISE LOUNGE CHAIR, MODEL: W55062	THREADED INSERTS	4
BBQ	BLACK POWDER COATED	PILOT ROCK, www.pilotrock.com	EC-26/S SERIES COVERED GRILL	EMBEDDED	1
HOT COAL BIN	BLACK POWDER COATED	PILOT ROCK, www.pilotrock.com	HCB/C	HEX SLEEVE ANCHOR, MODEL: BR-4HSA	1
HOT COAL CAN	ALUMINUM	PILOT ROCK, www.pilotrock.com	GALVANIZED STEEL COLLECTION CAN; MODEL #CNG-2310C	PLACE CAN INSIDE OF BIN	1
HOT COAL SCOOP	BLACK	KAY PARK, www.kaypark.com	ASH SHOVEL	PROVIDE A LENGTH OF VANDAL RESISTANT WIRE OR CHAIN TO ATTACH TO THE SCOOP, TO THE ASH BIN AND ALLOW THE SCOOP TO BE USED TO CLEAN OUT THE GRILL	1
PET WASTE STATION	GREEN	DOGIPOT, www.dogipot.com	ALUMINUM PET STATION W/OUT TRASHCAN, MODEL: 1003-L	EMBEDDED	3
SECURITY LIGHTING	(LGS) LIGHT GREY GLOSS SMOOTH	KIM LIGHTING, www.currentlighting.com/kimlighting	PA7R BOLLARD	EMBEDDED	7
SHADE STRUCTURE	ROOF: SANDSTONE FRAME: GREYSTONE	POLIGON, www.polygon.com	DB176 SQUARE SKYLINE	EMBEDDED	1
PLAY STRUCTURE 2-5	TBD	PLAYWELL, www.playwellgroup.com	CUSTOM PLAY SYSTEM (R35A2CDA)		1
PLAY STRUCTURE 5-12	TBD	PLAYWELL, www.playwellgroup.com	CUSTOM PLAY SYSTEM (R35A94FEA)		1
SWING SET	TBD	PLAYWELL, www.playwellgroup.com	8' SINGLE POST SWING BAY (1 BELT SEAT) BELT SEAT SWING ARM ATTACHMENT (FULL BUCKET SEAT)		1
PLAY EVENT	TBD	PLAYWELL, www.playwellgroup.com	DASH DRIVER		1
PLAY EVENT - SPINNER	TBD	PLAYWELL, www.playwellgroup.com	STAND-N-SPIN		1

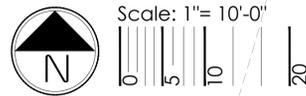
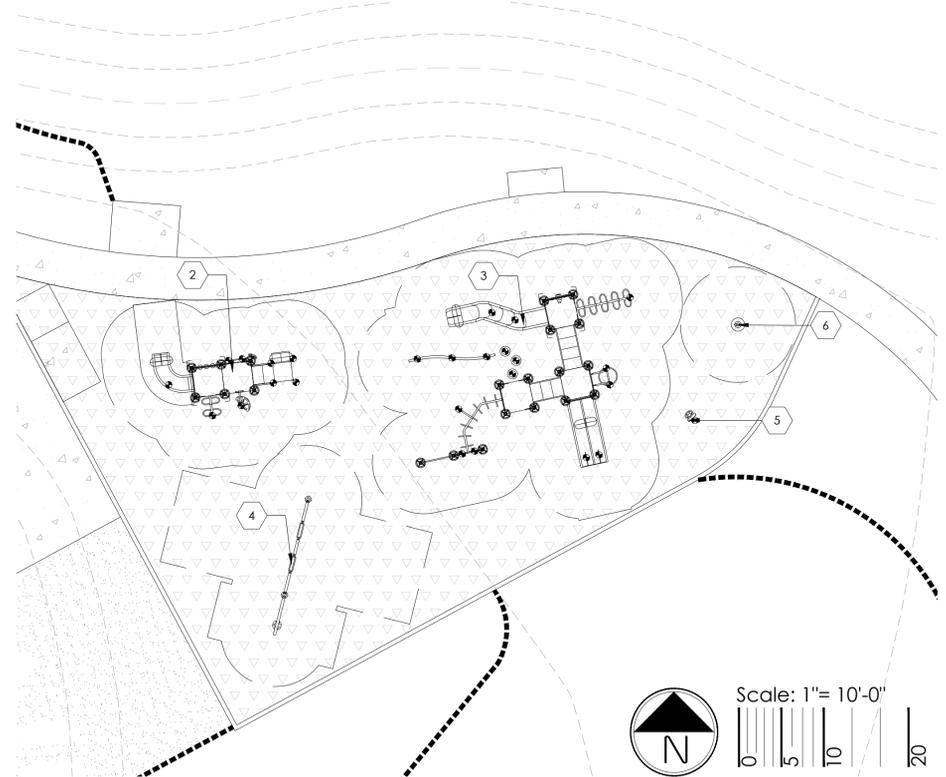


Know what's below.  
Call before you dig.

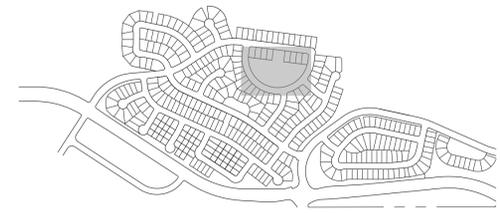


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NOT FOR CONSTRUCTION



1 OVERALL PLAYGROUND



KEYMAP

LEGEND

- STEEL EDGER (6 LD.1)
- PEDESTRIAN CONCRETE (7 LD.1)
- ENGINEERED WOOD PLAY SURFACE

NOTE:  
ALL IMAGES ARE FOR REFERENCE ONLY. FINAL STRUCTURES AND COLORS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS.

2 PLAY STRUCTURE - AGE 2-5



3 PLAY STRUCTURE - AGE 5-12



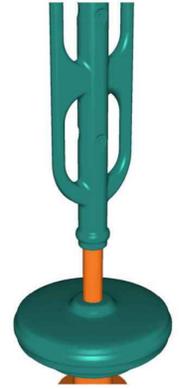
4 SWING SET



5 PLAY EVENT



6 PLAY EVENT - SPINNER

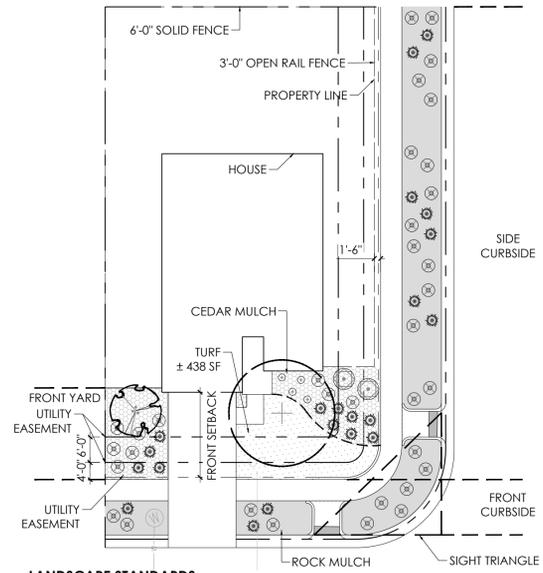


Add a new detail for the selected inclusive play feature to be incorporated into the playground.

RESPONSE:  
INCLUSIVE PLAY FEATURE INCORPORATED INTO THE PLAYGROUND, A NEW DETAIL HAS BEEN ADDED.

NOT FOR CONSTRUCTION



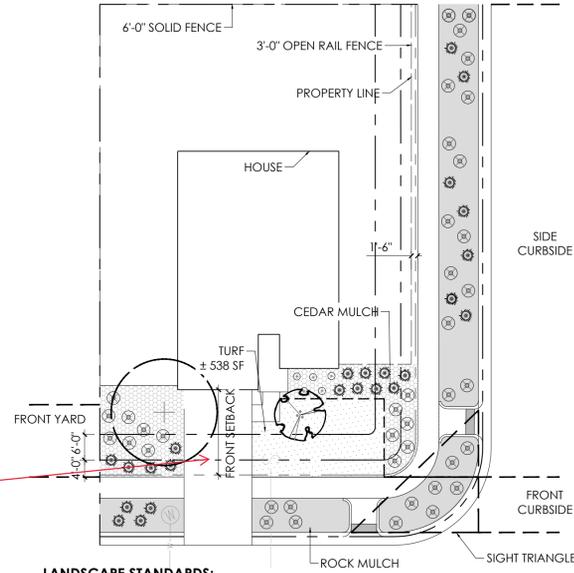


**LANDSCAPE STANDARDS:**

- FRONT YARD**
  - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - 50% CEDAR MULCH, 50% ROCK MULCH
- FRONT CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS EIGHT (8) AND THREE (3) GRASSES IN FRONT CURBSIDE LANDSCAPE
- SIDE CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE



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



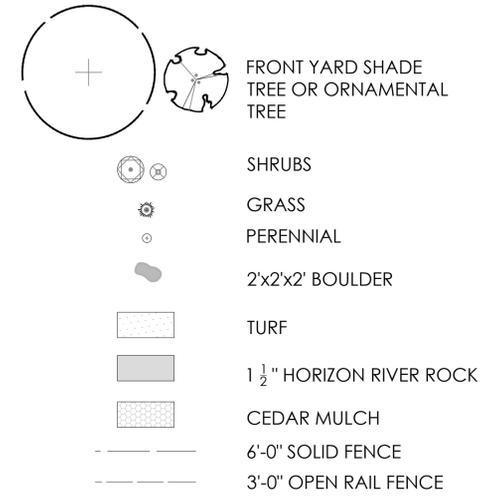
**LANDSCAPE STANDARDS:**

- FRONT YARD**
  - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - 50% CEDAR MULCH, 50% ROCK MULCH
- FRONT CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND FOUR (4) GRASSES IN FRONT CURBSIDE LANDSCAPE
- SIDE CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE



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

**LEGEND**

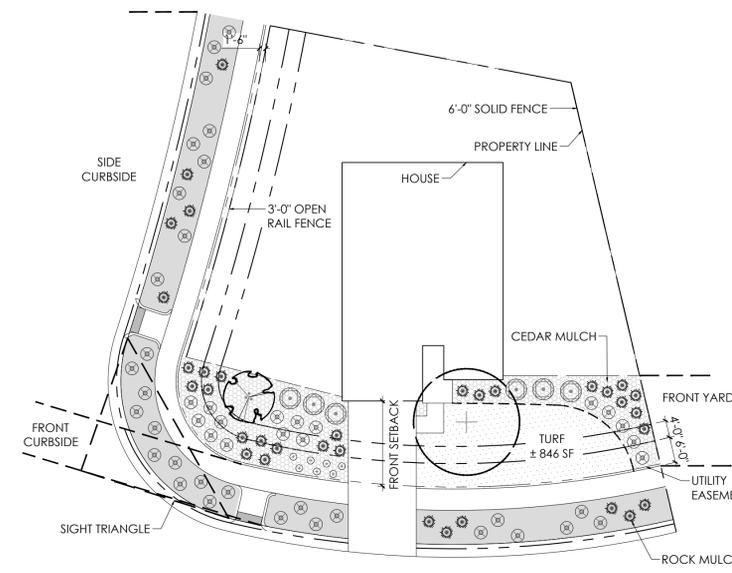


For all typicals, show the water and sewer connections to each unit. The sewer line can be shown below the driveway (this is a correction from the previous comments). Please revise the planting typicals to reflect the actual locations of the water line connections in the green areas.

RESPONSE: UPDATED.

**NOTE:**

- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS
- ALL FENCES ADJACENT TO A LOCAL STREET SHALL BE A MINIMUM OF 18' BEHIND THE SIDEWALK UNLESS A LARGER SETBACK IS REQUIRED.
- LANDSCAPE TYPICALS ARE DIAGRAMMATIC. LOCATIONS, SIZE, ETC. MAY VARY FROM THAT SHOWN.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10
- REFER TO SITE PLAN, LANDSCAPE PLANS FOR CURBSIDE STREET TREE LOCATIONS.
- LANDSCAPE MULCH/GROUND COVER TO BE 1 1/2" WASHED HORIZON RIVER ROCK.

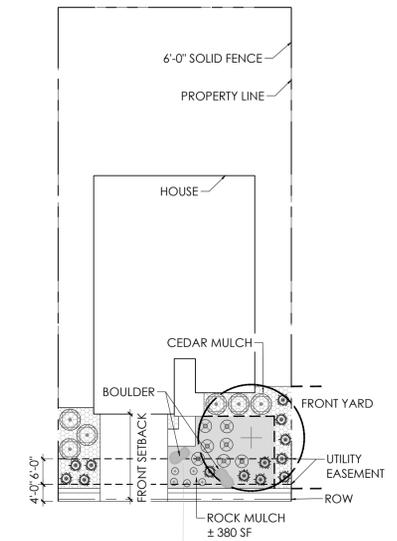


**LANDSCAPE STANDARDS:**

- FRONT YARD**
  - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY TWO (22) AND THIRTY (30) PERENNIALS OR GRASSES IN FRONT YARD. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - 50% CEDAR MULCH, 50% ROCK MULCH
- FRONT CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND FIVE (5) GRASSES IN FRONT CURB SIDE LANDSCAPE



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



**LANDSCAPE STANDARDS:**

- FRONT YARD**
  - ONE (1) ORNAMENTAL TREE AND ONE (1) SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - 50% CEDAR MULCH, 50% ROCK MULCH
  - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS



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

PROJECT NAME

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

SHEET TITLE

LANDSCAPE TYPICALS

SHEET NUMBER

LT.3

SHEET 56

March 13, 2024

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