



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

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](mailto:pcturner@auroragov.org))

- b. There were no more Planning comments on this review.

**RESPONSE: Noted.**

6. **Civil Engineering** (Kristin Tanabe/[KTanabe@auroragov.org](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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



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 NORTHEASTERLY 241.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 532.00 FEET AND A CENTRAL ANGLE OF 26°02'00", SUBTENDED BY A CHORD WHICH BEARS N61°46'08"E A DISTANCE OF 239.65 FEET;

THENCE N15°36'01"W, 219.05 FEET ALONG A LINE NON-TANGENT TO SAID CURVE;

THENCE N05°31'45"E, 316.52 FEET;

THENCE N36°46'20"E, 115.66 FEET;

THENCE N68°55'41"E, 117.69 FEET;

THENCE S82°48'59"E, 93.07 FEET;

THENCE S76°57'16"E, 240.09 FEET;

THENCE S68°42'40"E, 68.38 FEET;

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

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

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

THENCE S89°13'39"E, 55.33 FEET;

THENCE S83°00'06"E, 55.00 FEET;

THENCE S76°46'33"E, 55.33 FEET;

THENCE S06°59'54"W, 116.05 FEET;

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

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

THENCE S83°00'06"E, 263.83 FEET;

THENCE S00°28'14"E, 129.28 FEET;

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

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

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

THENCE S18°38'56"W, 156.55 FEET;

THENCE S26°26'23"E, 157.35 FEET;

THENCE N63°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 N69°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;

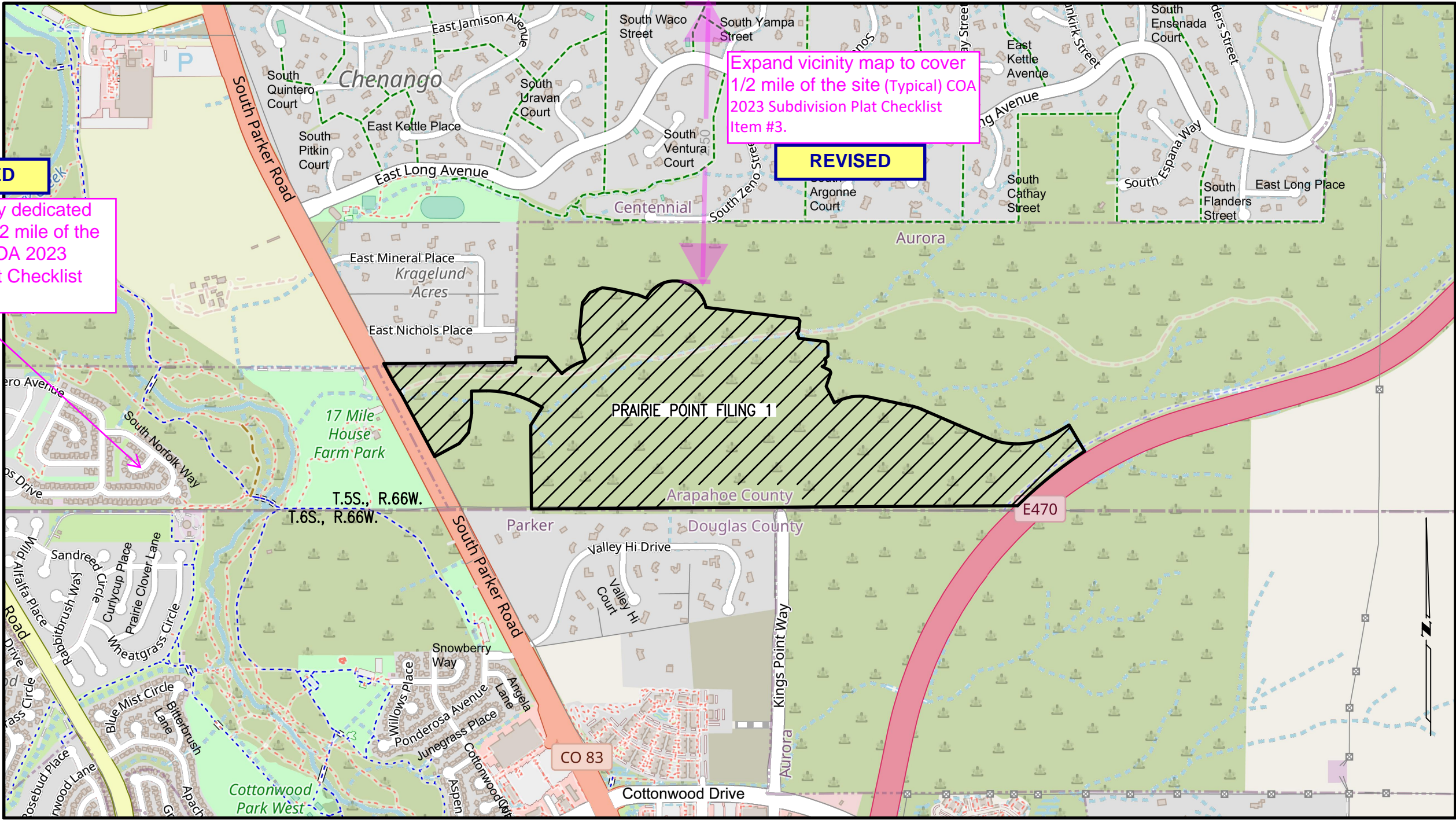
THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE N31°58'54"W, 150.16 FEET;

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.

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

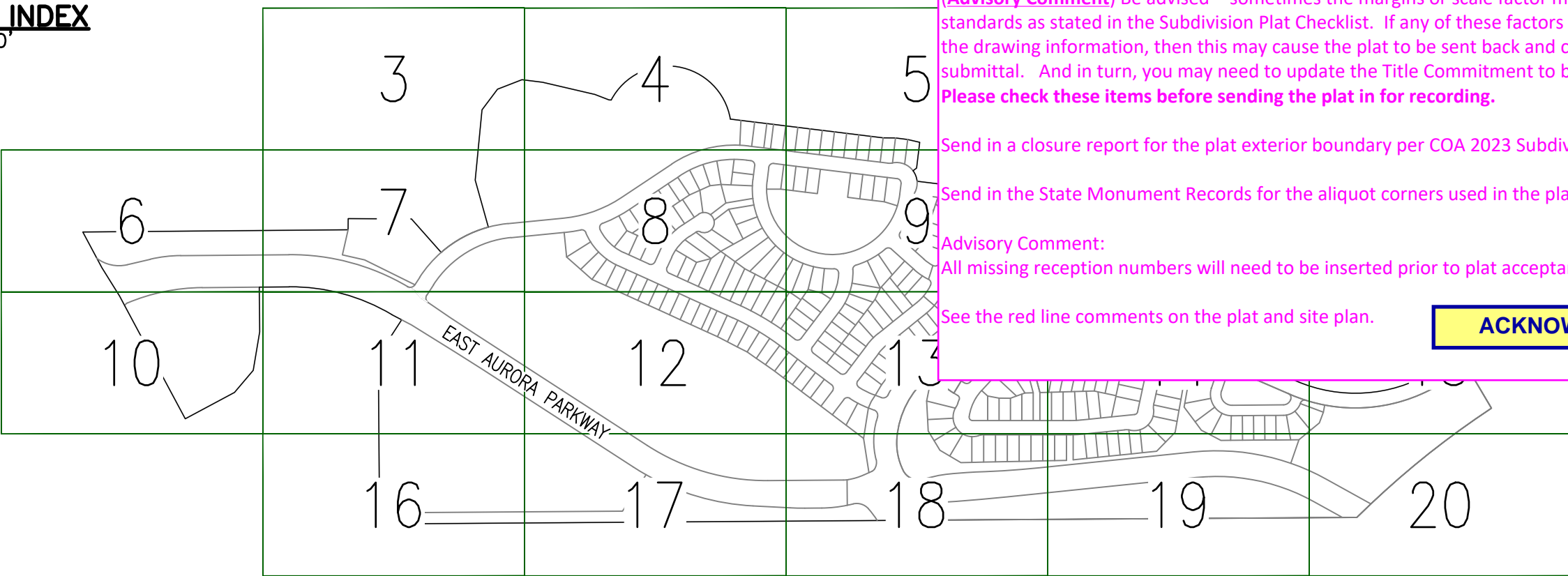


VICINITY MAP  
1"=1000'

NOTES

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS IS BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33 BEARING N89°34'42"E (ASSUMED); BOTH ENDS OF SAID LINE MONUMENTED AS SHOWN.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESERVATIONS INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, AND T ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- THIS PLAT IS SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY ORDINANCES 96-74 AND 96-75.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- ALL OWNERS OF LOTS ADJACENT TO EAST AURORA PARKWAY, EAST KINGS POINT DRIVE, EAST NOVA DRIVE, EAST NOVA CIRCLE, EAST CROWN DRIVE, NO WAY, 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.
- ALL BLOCK CURVE RADII ARE 20' UNLESS OTHERWISE NOTED.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

SHEET INDEX  
1" = 600'



NOTES (CONTINUED)

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD EMK CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NUMBER 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.
  - 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.

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

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

(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.

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

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

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

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

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

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

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

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

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

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, 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

REVISOR

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

INDEX

- COVER SHEET
- OVERALL PLAT BOUNDARY
- 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

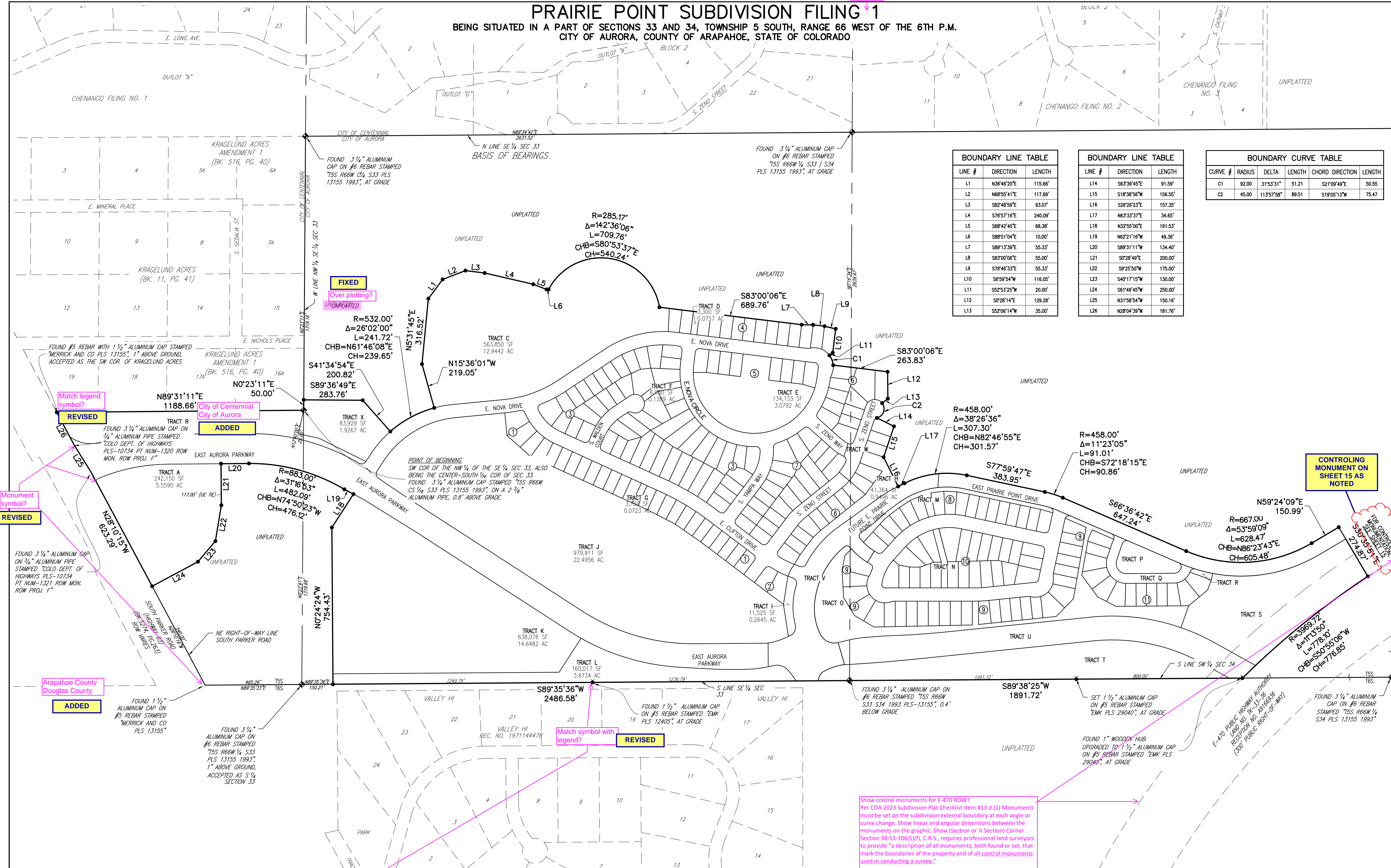
BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

No. (Typical) REVISED

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

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

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



**NOTES**

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

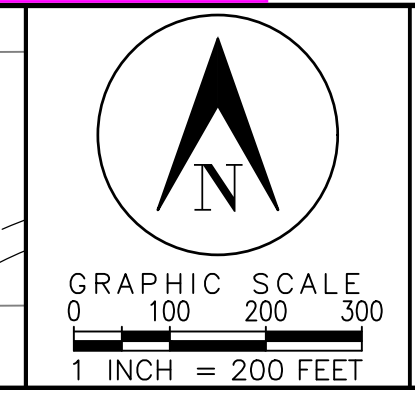
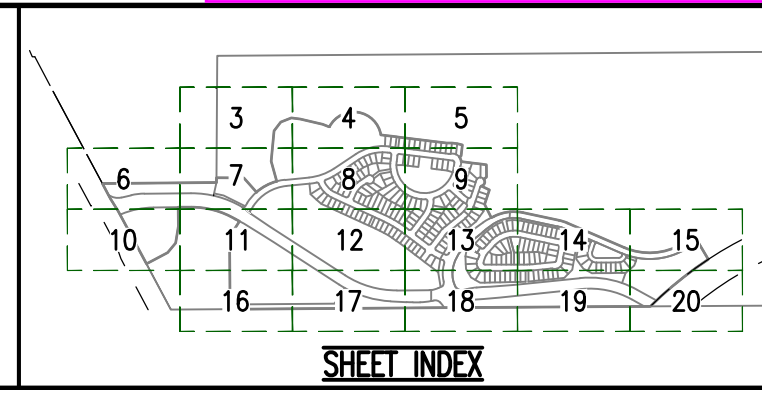
- FOUND SECTION CORNER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040
- SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX
- GAS EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SIDEWALK EASEMENT

**NOTE REVISED**

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**



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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) 684-1520 www.EMKCO.com  
JOB NO. 12187.62

**SHEET 2 OF 20**



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

AMENDMENT 1  
(BK. 516, PG. 40)

S. SEDALLA ST.

CITY OF CENTENNIAL

W LINE NW 1/4 SEC 33

N02°31'17"  
1318.16'

RIGHT-OF-WAY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C101	144.68	164.00	50°32'43"	N77°53'54"W	140.03
C102	38.24	25.00	87°37'58"	S76°43'59"W	34.62
C103	19.74	62.00	18°14'35"	N87°52'37"E	19.66
C104	0.33	62.00	0°18'21"	N78°36'08"E	0.33
C105	11.59	62.00	10°42'25"	S20°11'45"W	11.57
C106	8.32	62.00	7°41'32"	S10°59'46"W	8.32
C107	28.75	20.00	82°22'35"	S6°56'31"E	26.34
C108	35.01	20.00	100°17'06"	N68°47'29"E	30.71
C109	20.04	20.00	57°25'16"	S47°21'34"W	19.22
C110	33.06	20.00	9°41'49"	S10°16'43"E	29.42
C111	36.52	25.00	83°42'25"	N69°02'34"E	33.36
C112	36.80	25.00	84°20'02"	N26°56'13"W	33.56
C113	45.52	55.00	47°24'55"	N9°37'08"E	44.23
C114	14.12	25.00	32°22'01"	N49°30'36"E	13.94
C115	72.15	275.00	15°01'57"	N73°12'35"E	71.94
C116	23.14	149.50	8°52'03"	N85°09'35"E	23.11
C117	38.44	25.00	88°05'55"	S11°07'57"E	34.76
C118	27.68	20.00	79°17'15"	N62°28'08"W	25.52
C119	31.42	20.00	90°00'00"	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°41'45"	N40°02'33"E	17.32
C137	74.16	70.00	60°41'57"	N72°27'18"W	70.74
C138	66.28	375.00	10°07'38"	N37°02'30"W	66.20

TO BE REPEATED BY SEPARATE DOCUMENT  
CURVE DRAINAGE EASEMENT

UNPLATTED

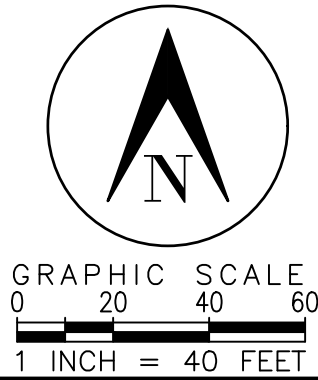
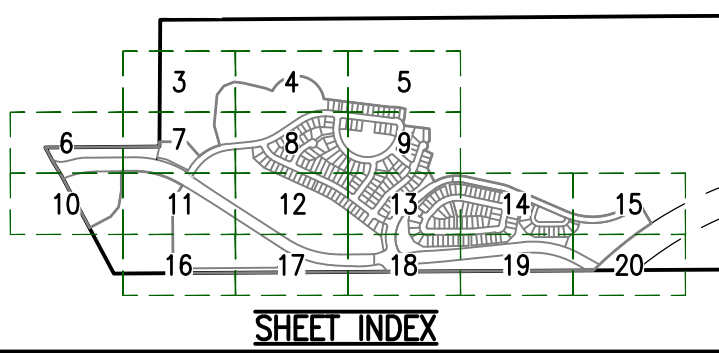
TRACT C  
563,850 SF  
12.9442 AC

- NOTES
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  - SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
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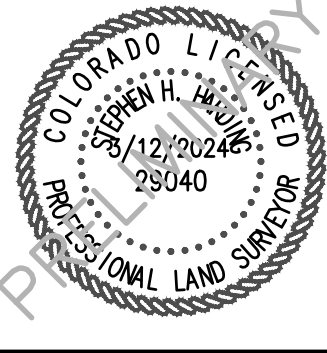
- MONUMENT LEGEND
- FOUND SECTION CORNER AS DESCRIBED
  - FOUND SURVEY MONUMENT AS DESCRIBED
  - SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 29040
  - SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX

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

SEE SHEET 7



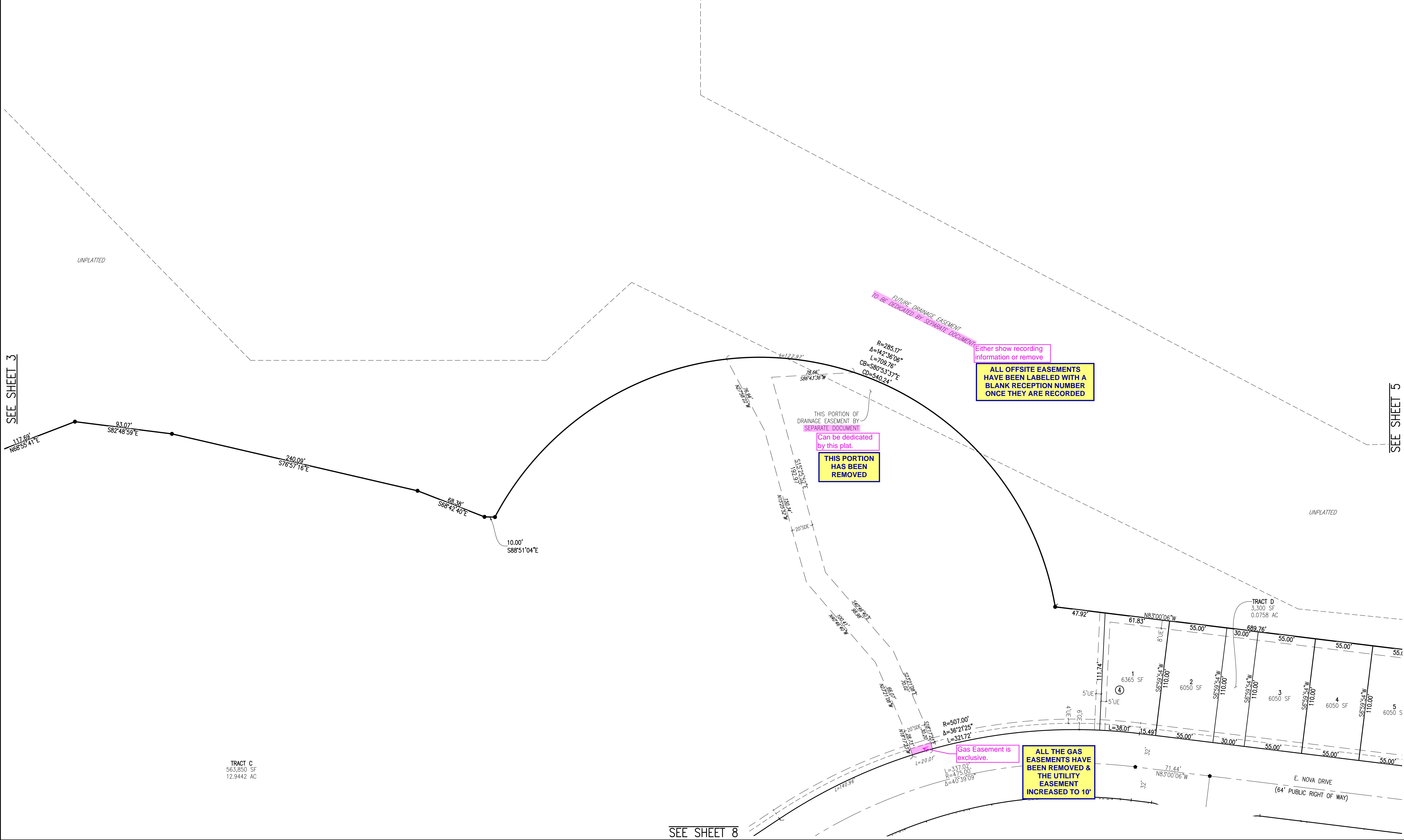
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LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)684-1520 www.EMKC.com  
JOB NO. 12187.62  
SHEET 3 OF 20



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



<b>NOTES</b> 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.	<b>MONUMENT LEGEND</b> ● 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 <b>CALLOUT REVISED</b>	<b>EASEMENT LEGEND</b> GE GAS EASEMENT UE UTILITY EASEMENT SDE STORM DRAINAGE EASEMENT WE WATER EASEMENT SSE SANITARY SEWER EASEMENT SE SIDEWALK EASEMENT	<b>SEE SHEET 8</b>	<b>SHEET INDEX</b> 	<b>GRAPHIC SCALE</b> 0 20 40 60 1 INCH = 40 FEET	<b>ALL THE GAS EASEMENTS HAVE BEEN REMOVED &amp; THE UTILITY EASEMENT INCREASED TO 10\'</b>	<b>PRAIRIE POINT FILING 1</b> DATE PREPARED: 3/12/24 PREPARED BY <b>EMK CONSULTANTS, INC.</b> LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)684-1520 www.EMKC.com JOB NO. 12187.62 <b>SHEET 4 OF 20</b>
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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 4

UNPLATTED

TRACT D  
3,300 SF  
0.0758 AC

ALL OFFSITE EASEMENTS  
HAVE BEEN LABELED WITH A  
BLANK RECEPTION NUMBER  
ONCE THEY ARE RECORDED

Either show recording information or remove

Either show recording information or remove

FUTURE DRAINAGE EASEMENT  
TO BE DEDICATED BY SEPARATE DOCUMENT

If vacated at the time of plat acceptance this can be removed, if not vacated at the time of plat acceptance this should remain.

## ACKNOWLEDGED

SEE SHEET 9

## NOTES

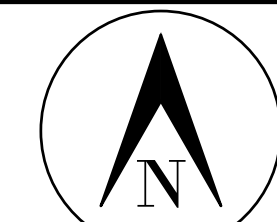
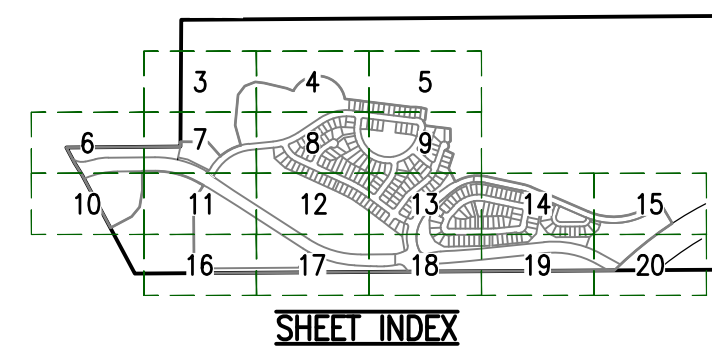
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## MONUMENT LEGEND

- ✦ 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

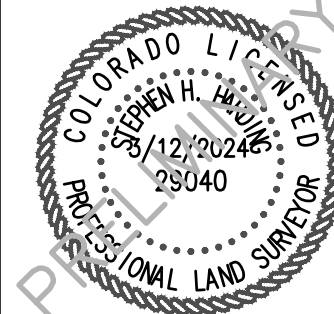
## EASEMENT LEGEND

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



GRAPHIC SCALE  
0 20 40 60  
1 INCH = 40 FEET

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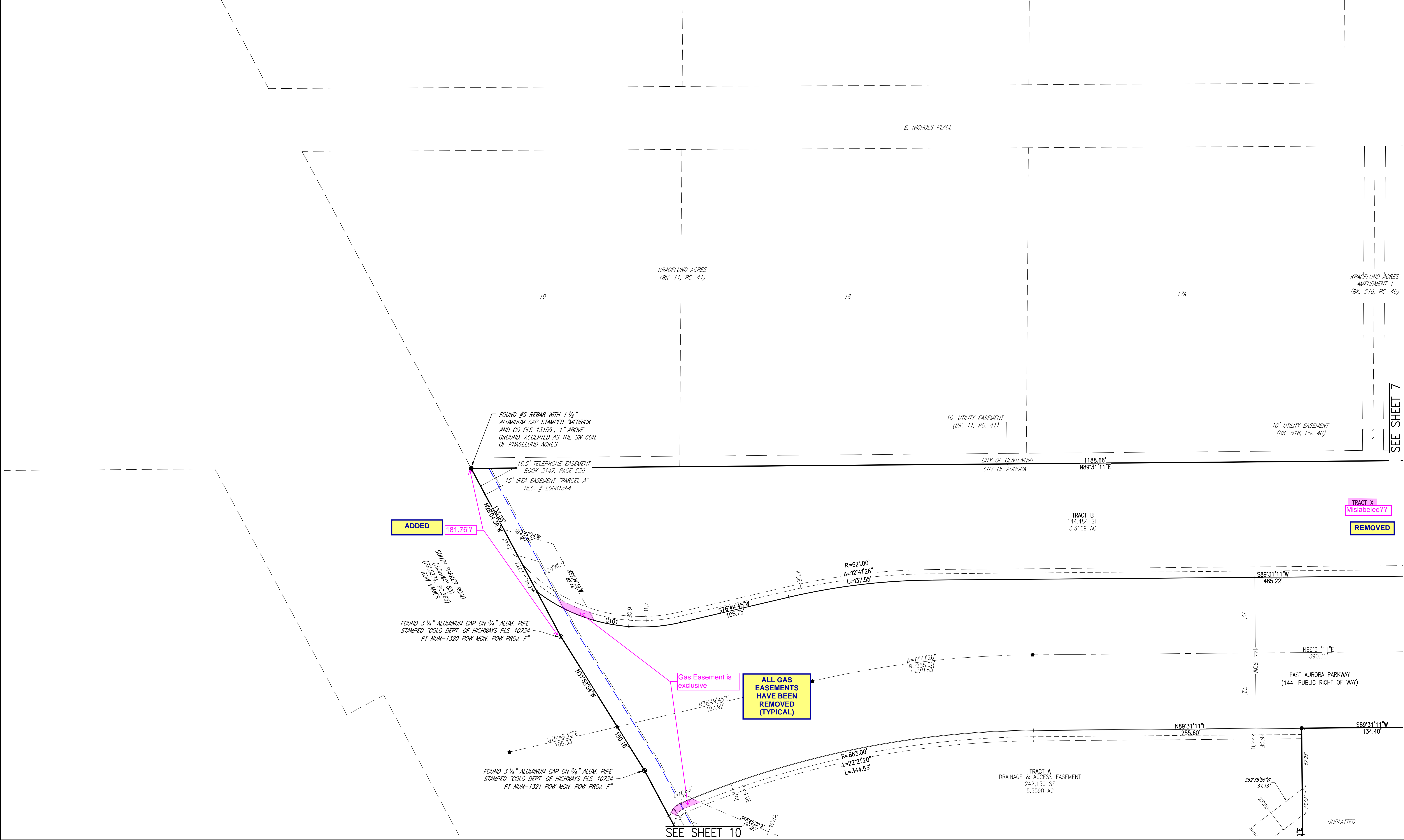
DATE PREPARED: 3/12/24  
PREPARED BY

**EMK CONSULTANTS, INC.**  
**LAND DEVELOPMENT**  
**ENGINEERING & SURVEYING**  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1520 [www.EMKC.com](http://www.EMKC.com)  
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SHEET 5 OF 20



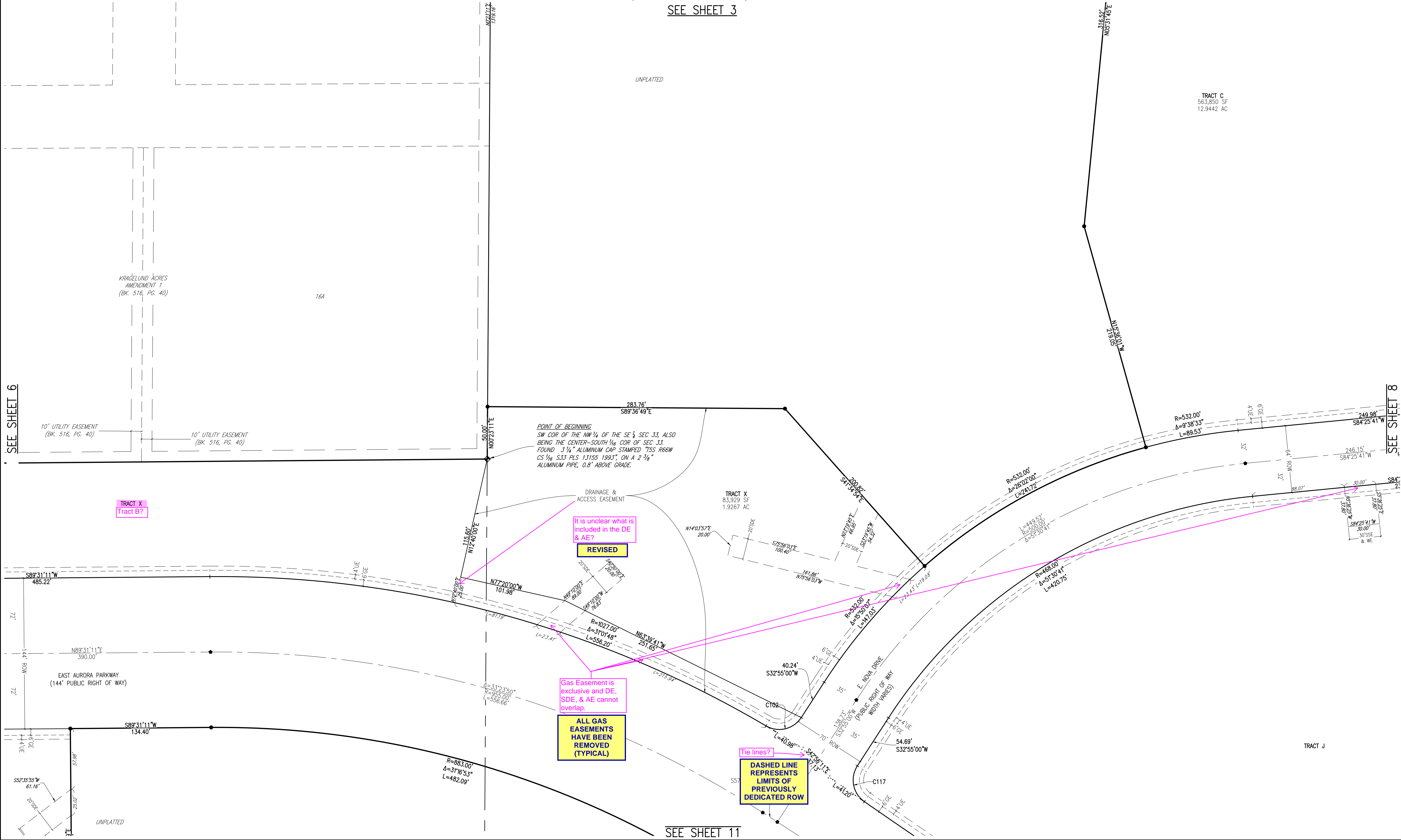
PRAIRIE POINT SUBDIVISION FILING 1  
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



<b>NOTES</b> 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.	<b>MONUMENT LEGEND</b> • 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	<b>EASEMENT LEGEND</b> GE GAS EASEMENT UE UTILITY EASEMENT SDE STORM DRAINAGE EASEMENT WE WATER EASEMENT SSE SANITARY SEWER EASEMENT SE SIDEWALK EASEMENT	<b>SEE SHEET 10</b>	<b>SHEET INDEX</b> 	<b>GRAPHIC SCALE</b> 0 20 40 60 1 INCH = 40 FEET	<b>PROFESSIONAL LAND SURVEYOR</b> EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)684-1520 www.EMKC.com JOB NO. 12187.62	<b>PRAIRIE POINT FILING 1</b> 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)684-1520 www.EMKC.com JOB NO. 12187.62 SHEET 6 OF 20
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 3



**NOTES**

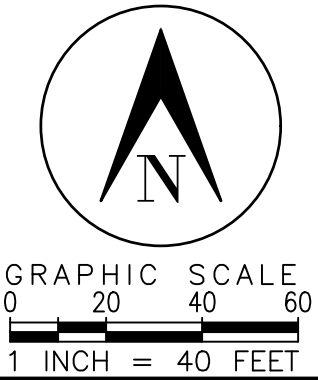
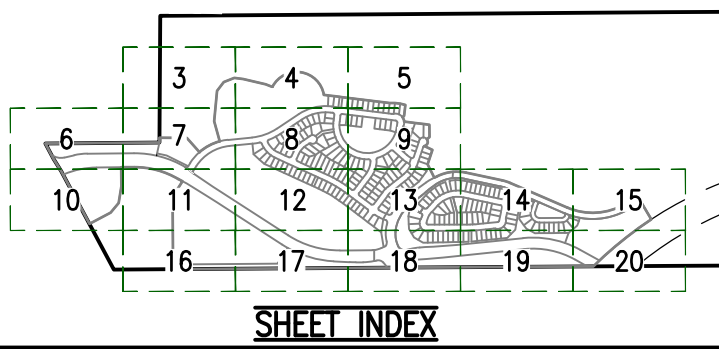
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**MONUMENT LEGEND**

- FOUND SECTION CORNER AS DESCRIBED
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- 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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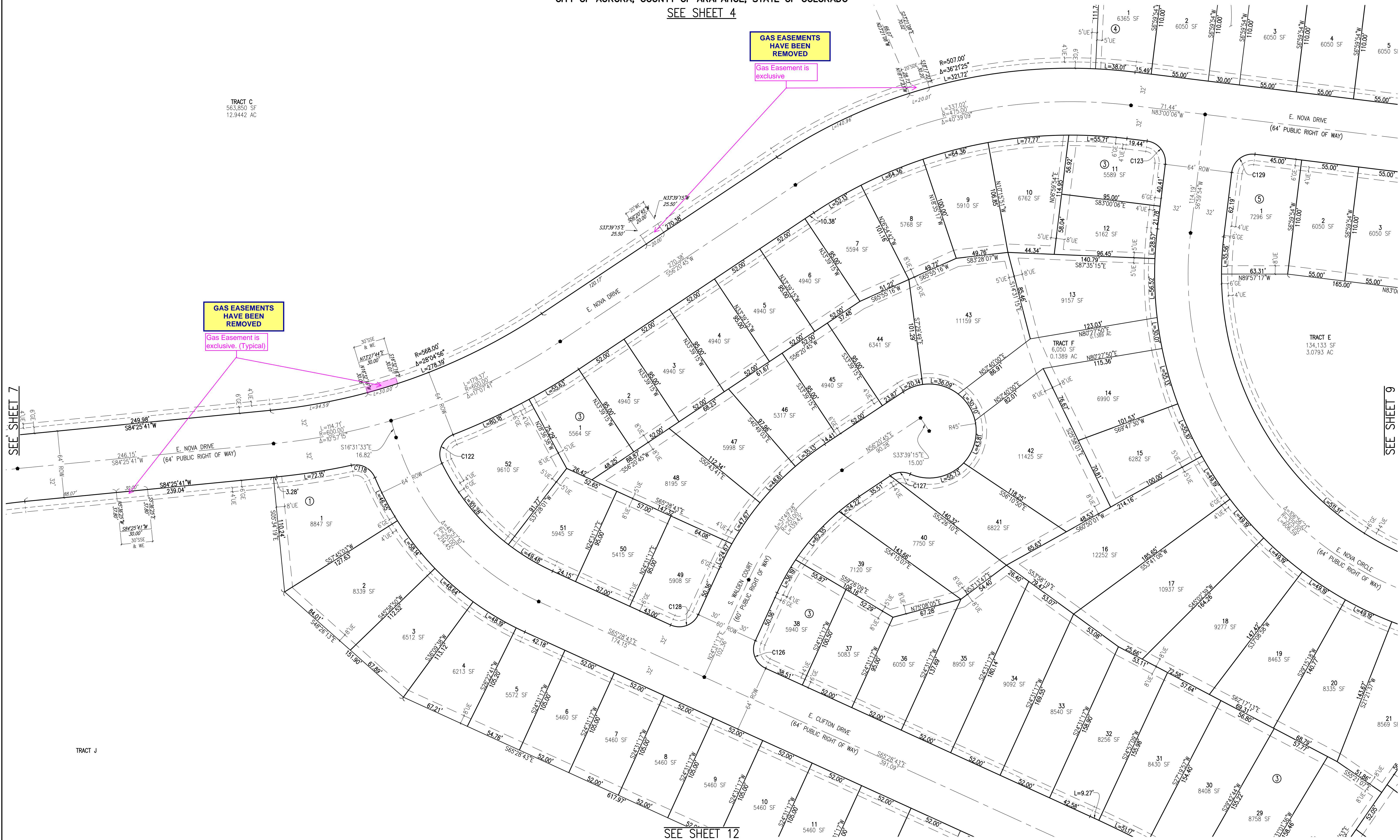


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**SHEET 7 OF 20**



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 4



**NOTES**

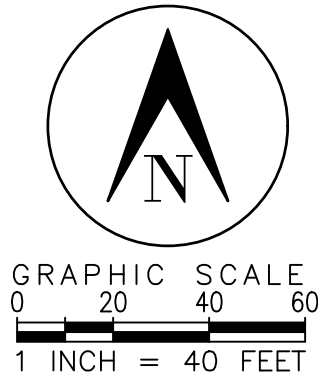
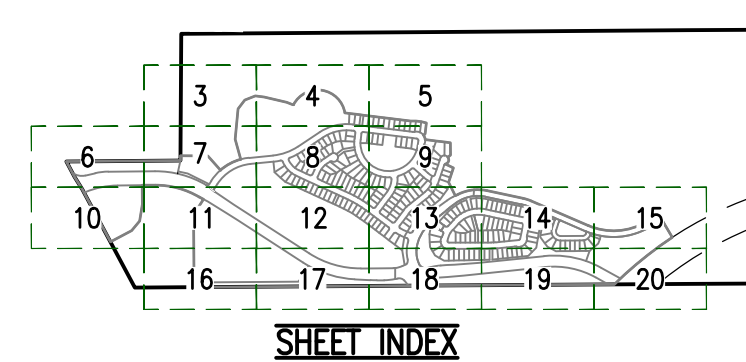
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**MONUMENT LEGEND**

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**EASEMENT LEGEND**

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



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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

REC. #  
PLACEHOLDER  
ADDED

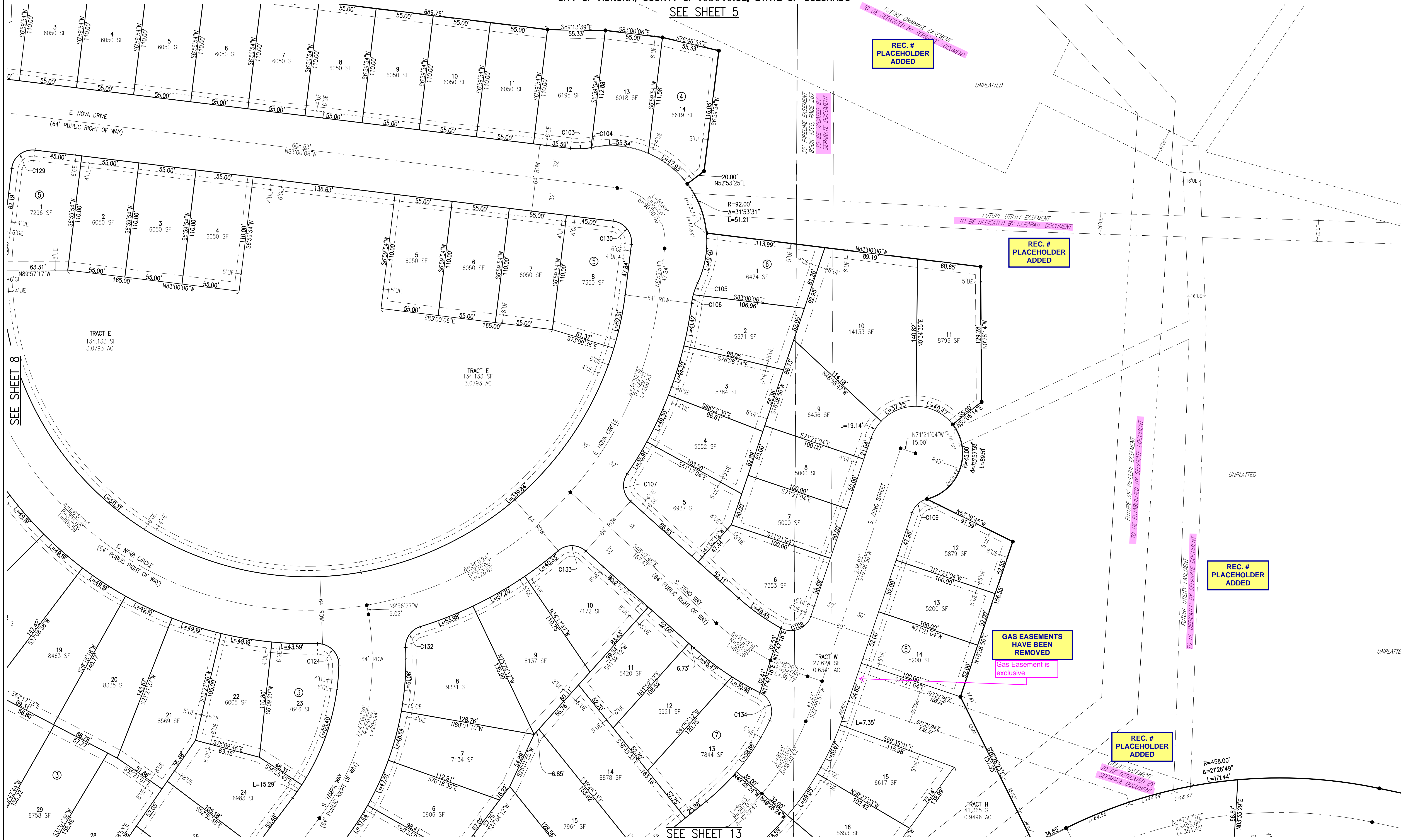
REC. #  
PLACEHOLDER  
ADDED

REC. #  
PLACEHOLDER  
ADDED

REC. #  
PLACEHOLDER  
ADDED

GAS EASEMENTS  
HAVE BEEN  
REMOVED

Gas Easement is  
exclusive



**NOTES**

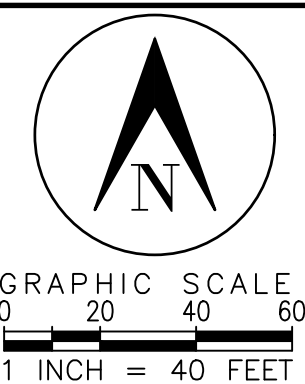
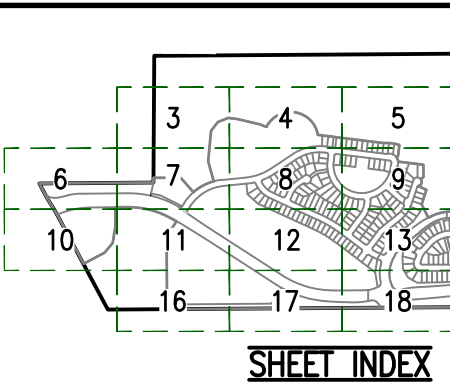
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
- SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
- TRACTS U, V, AND W ARE TO BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME AS THEY ARE DEDICATED TO THE CITY OF AURORA AS PUBLIC RIGHTS-OF-WAY. THESE TRACTS ARE SANITARY SEWER, WATER, STORM DRAINAGE, AND PUBLIC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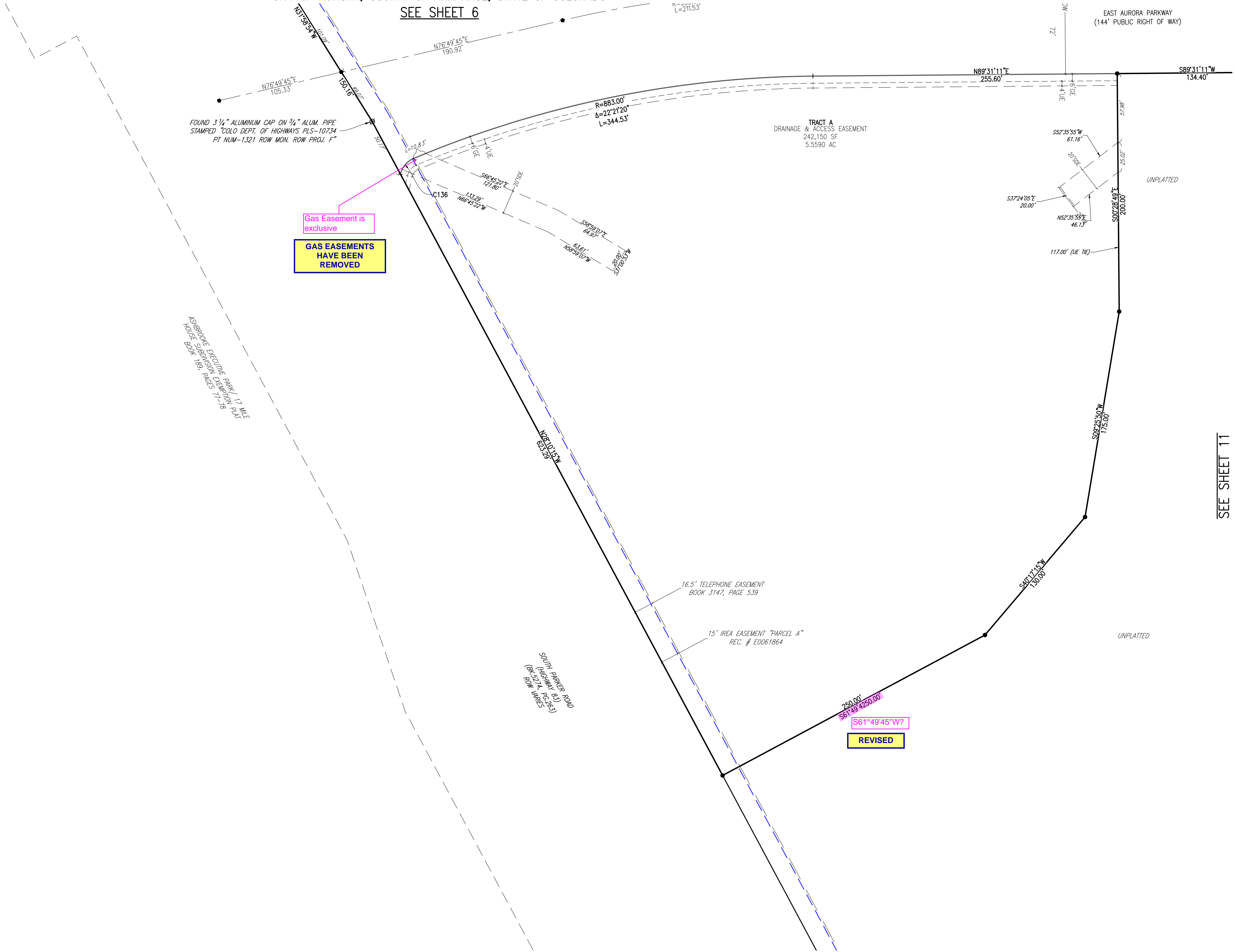


**PRAIRIE POINT FILING 1**  
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PREPARED BY:  
**EMK CONSULTANTS, INC.**  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
www.EMKCO.com  
JOB NO. 12187.62  
**SHEET 9 OF 20**



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 6



NOTES

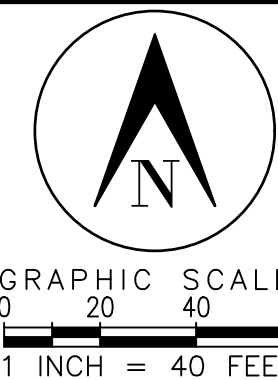
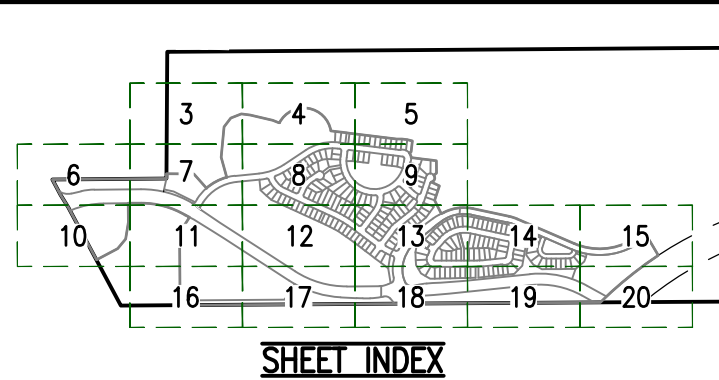
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SHEET 10 OF 20

PRAIRIE POINT SUBDIVISION FILING 1

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 7

Tract B?

Tract X?

ADDED

TRACT J

SEE SHEET 12

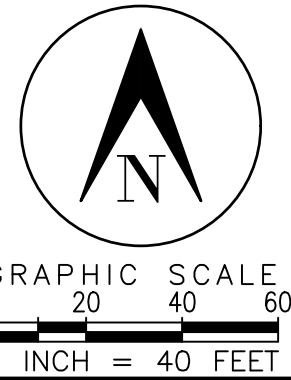
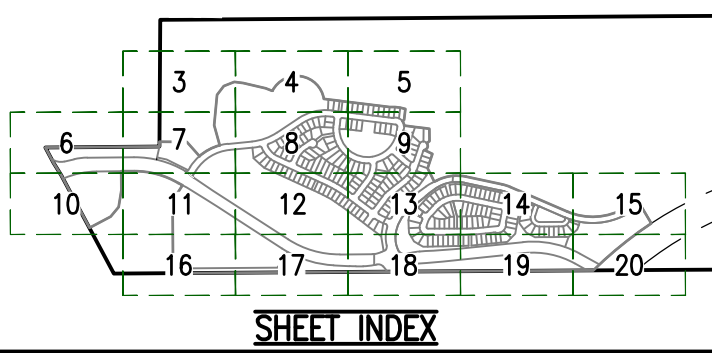
TRACT K  
638,076 SF  
14,6482 AC

SEE SHEET 16

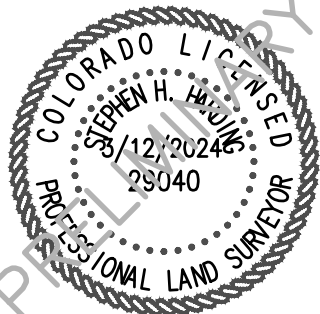
- NOTES**
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  - SSE SANITARY SEWER EASEMENT
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**SHEET 11 OF 20**



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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 8

TRACT J

TRACT J  
979,912 SF  
22.4957 AC

TRACT J

SEE SHEET 11

SEE SHEET 13

SEE SHEET 17

NOTES

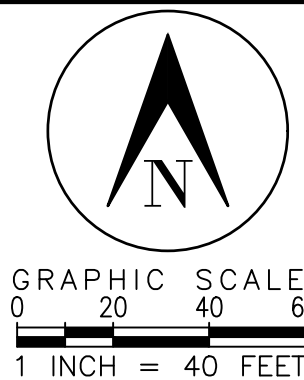
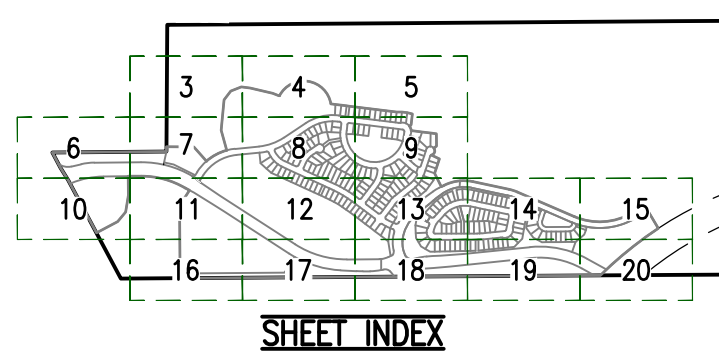
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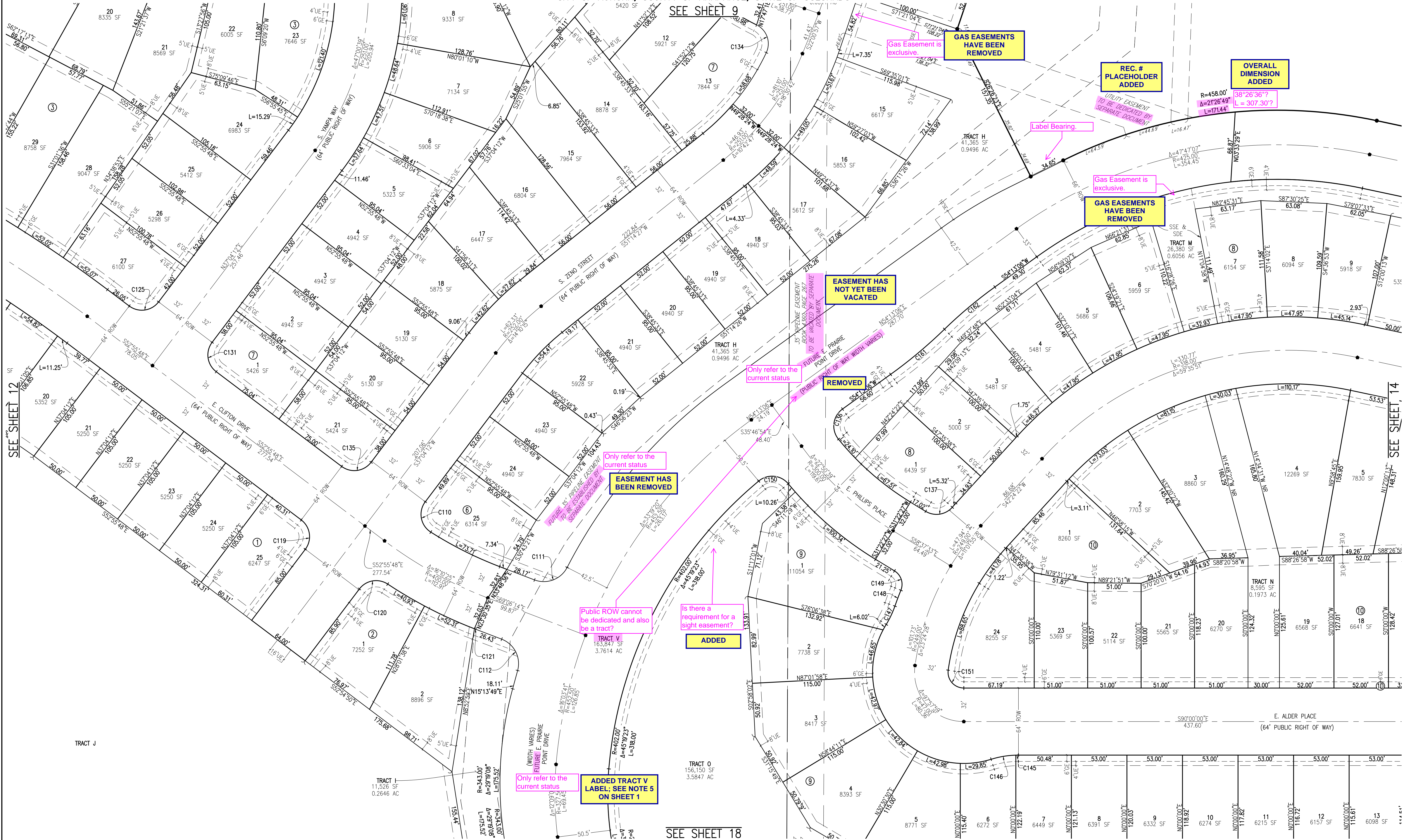
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SHEET 12 OF 20



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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



**NOTES**

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- SDE STORM DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- SE SIDEWALK EASEMENT

**SHEET INDEX**

**GRAPHIC SCALE**

0 20 40 60

1 INCH = 40 FEET

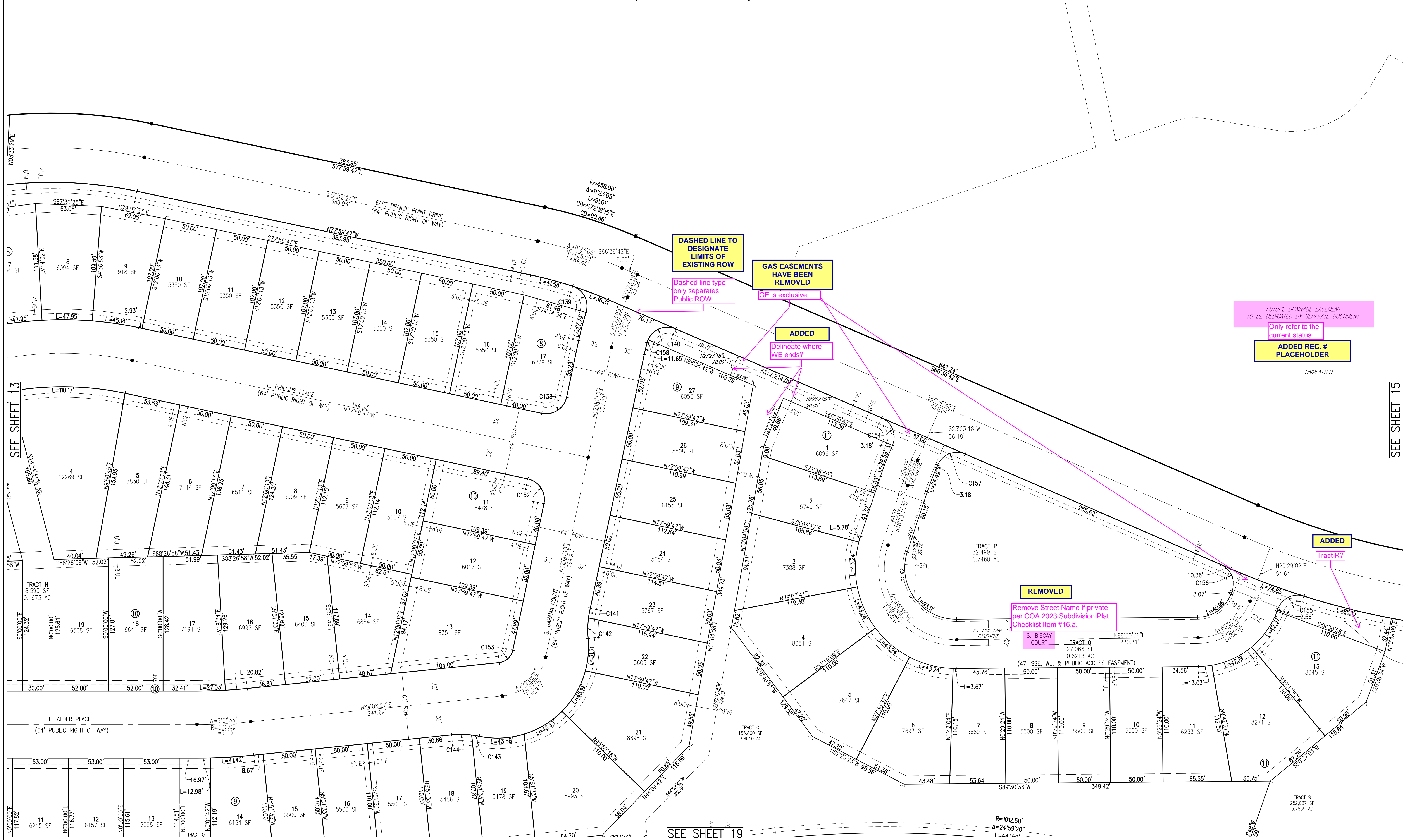
**PRAIRIE POINT FILING 1**

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**SHEET 13 OF 20**



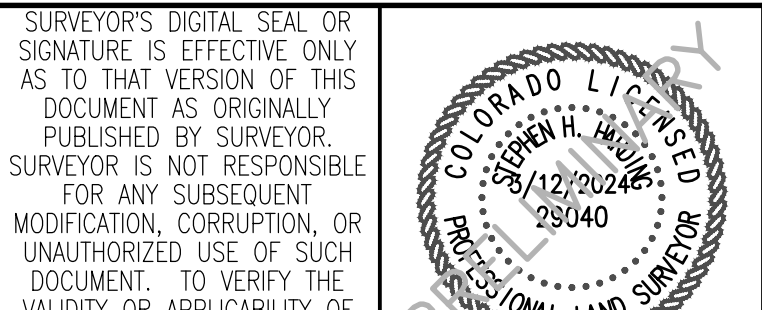
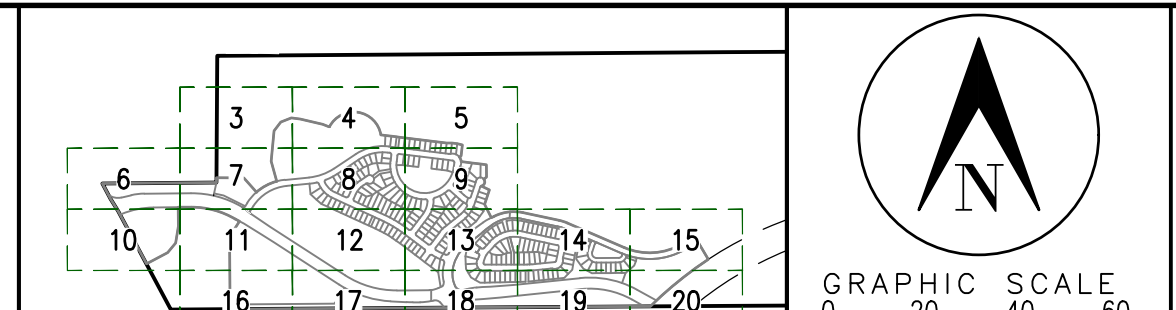
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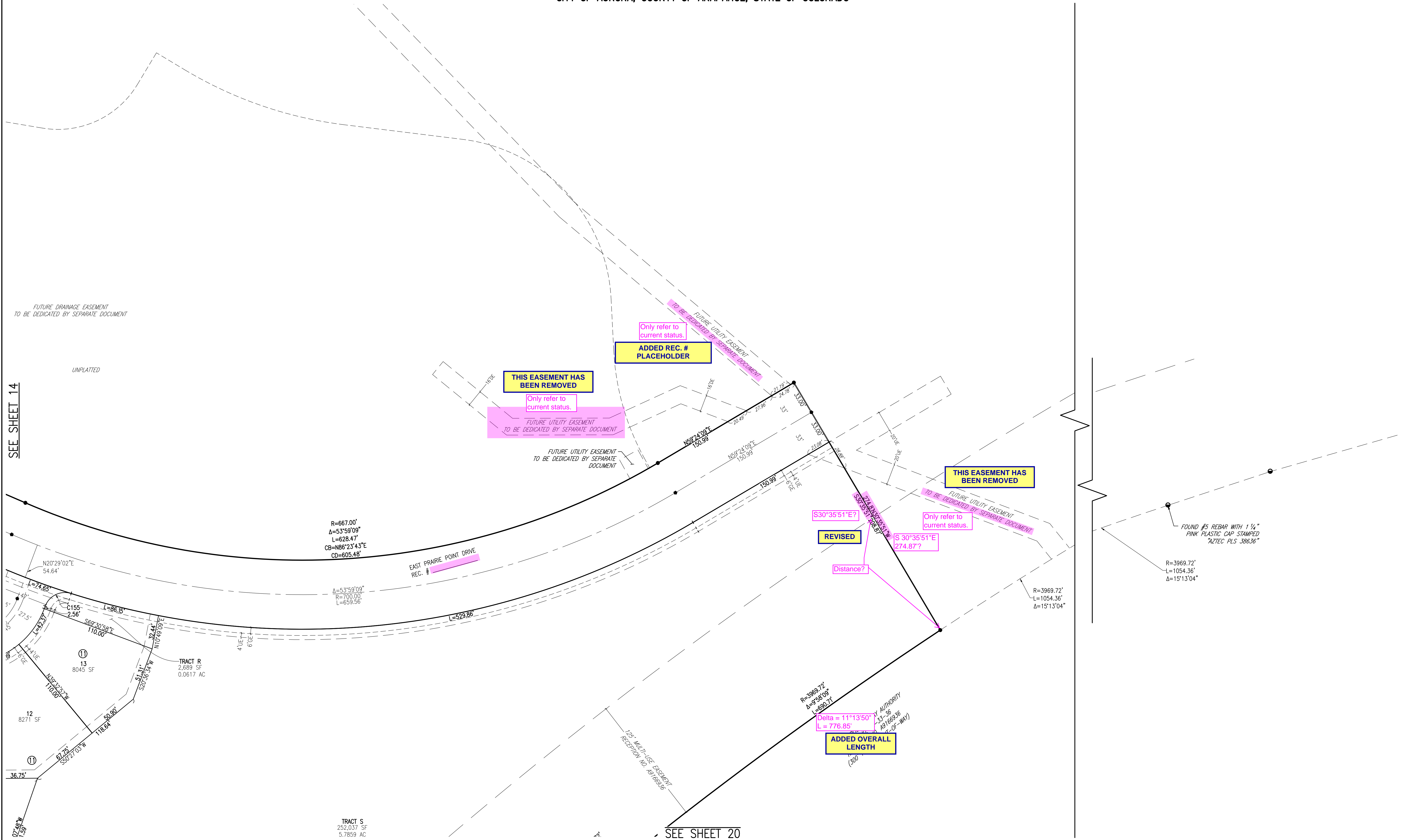
EASEMENT LEGEND	
GE	GAS EASEMENT
UE	UTILITY EASEMENT
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT



**PRAIRIE POINT FILING 1**  
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**SHEET 14 OF 20**



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



<b>NOTES</b> 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.	<b>MONUMENT LEGEND</b> ● 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	<b>EASEMENT LEGEND</b> GE GAS EASEMENT UE UTILITY EASEMENT SDE STORM DRAINAGE EASEMENT WE WATER EASEMENT SSE SANITARY SEWER EASEMENT SE SIDEWALK EASEMENT	<b>PRAIRIE POINT FILING 1</b> 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.EMKC.com JOB NO. 12187.62 SHEET 15 OF 20
--	--	---	---



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

UNPLATTED

TRACT K  
638,076 SF  
14.6482 AC

TRACT L  
160,017 SF  
3.6735 AC

1088.71'  
N89°35'36"E

30' IREA EASEMENT "PARCEL A"  
REC. # E0061864

ACT) 2229.47'

Label B&D

ADDED

FOUND 3 1/4"  
ALUMINUM CAP ON  
#6 REBAR STAMPED  
"T5S R66W 1/4 S33  
PLS 13155 1993",  
1" ABOVE GROUND,  
ACCEPTED AS S 1/4  
SECTION 33

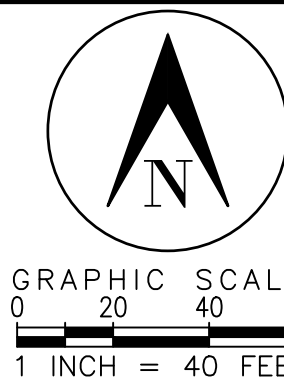
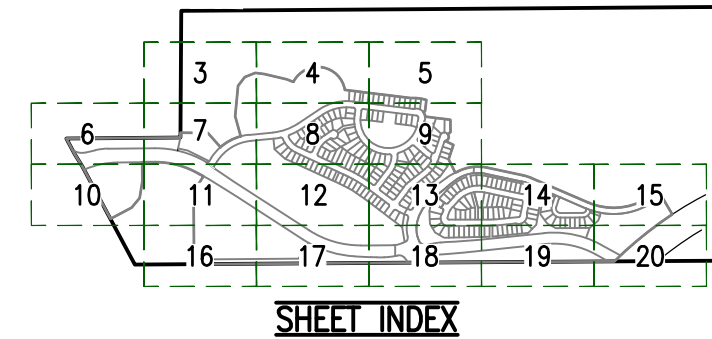
VALLEY HI  
REC. NO.  
1971144478

22

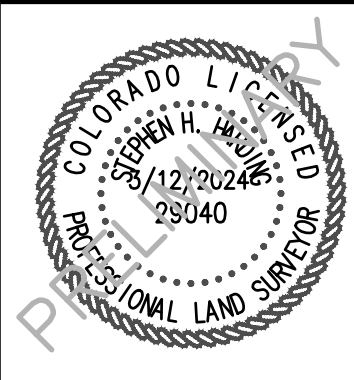
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GE	GAS EASEMENT
UE	UTILITY EASEMENT
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT



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7006 SOUTH ALTON WAY, BLDG. F  
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JOB NO. 12187.62  
SHEET 16 OF 20

SHEET 16 OF 20



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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## FACT J

EAST AURORA PARKWAY

SEE SHEET 16

SEE SHEET 18

124

(TRACT) 2229.47'

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

Label B&D

**ADDED**

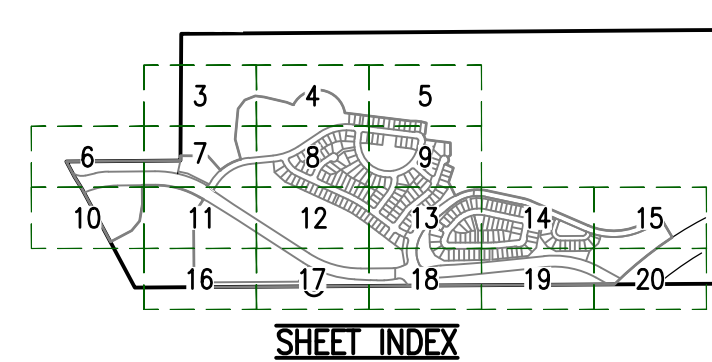
VALLEY HI  
REC. NO.  
1971144478

18

1. SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
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UE	UTILITY EASEMENT
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
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GRAPHIC SCALE  
0 20 40 60  
1 INCH = 40 FEET

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JOB NO. 12187.62  
SHEET 17 OF 20

SHEET 17 OF 20



PRAIRIE POINT SUBDIVISION FILING 1

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 13

U.E.?

GAS EASEMENTS  
HAVE BEEN  
REMOVED

Only refer to  
current status.

REVISED

ADDED  
[Label Easement?]

Only refer to  
current status.

NOT LIKELY  
VACATED PRIOR TO  
PLAT RECORDING

Only refer to  
current status.

REMOVED

GAS EASEMENTS  
HAVE BEEN  
REMOVED

FOUND 3 1/4" ALUMINUM CAP ON  
#6 REBAR STAMPED "33S R66W  
S33 S34 1993 PLS-13155", 0.4'  
BELOW GRADE

SEE SHEET 17

SEE SHEET 19

NOTES

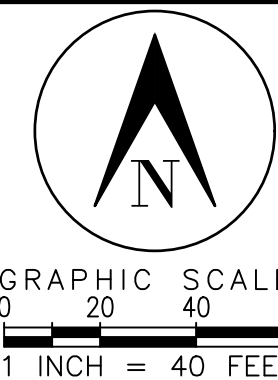
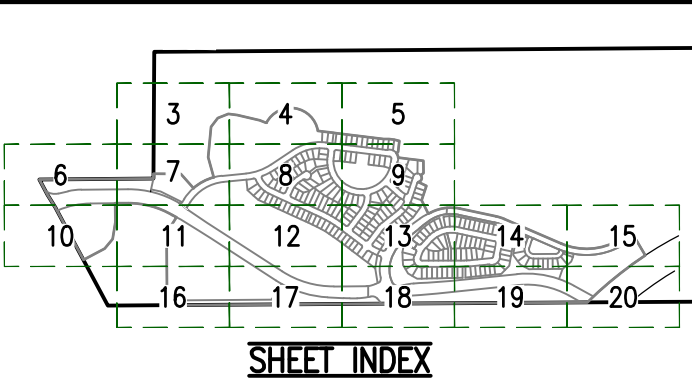
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- SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 29040 IN RANGE BOX

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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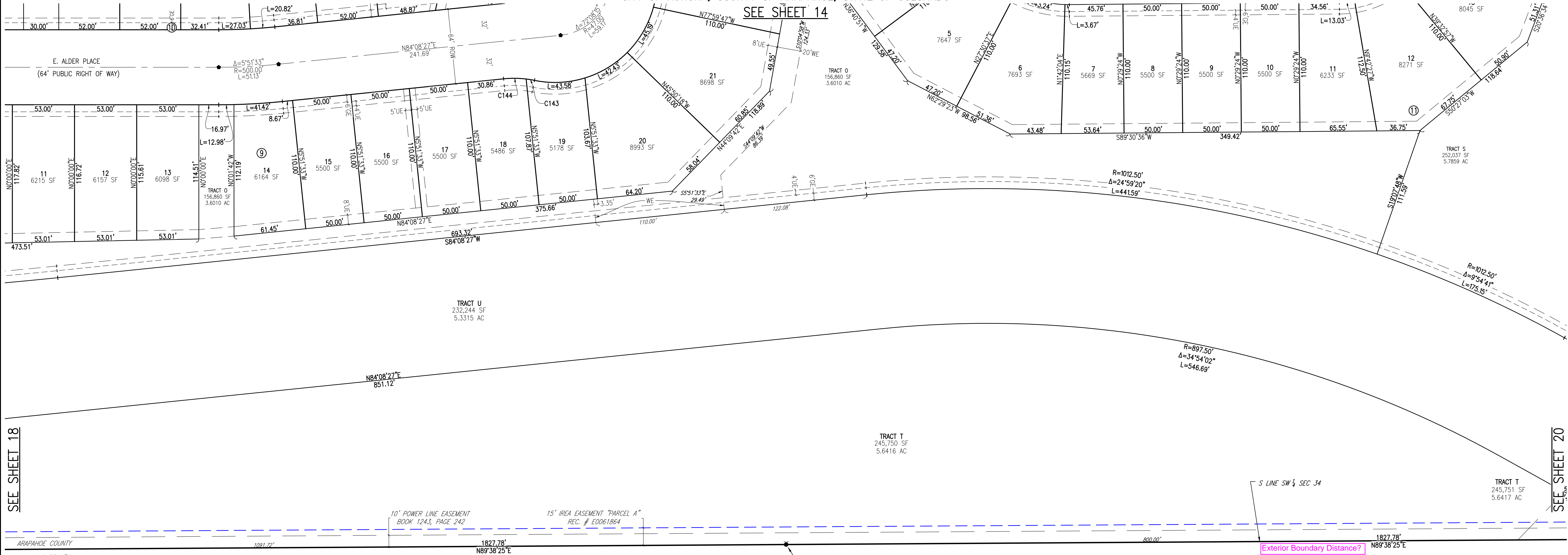
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SHEET 18 OF 20



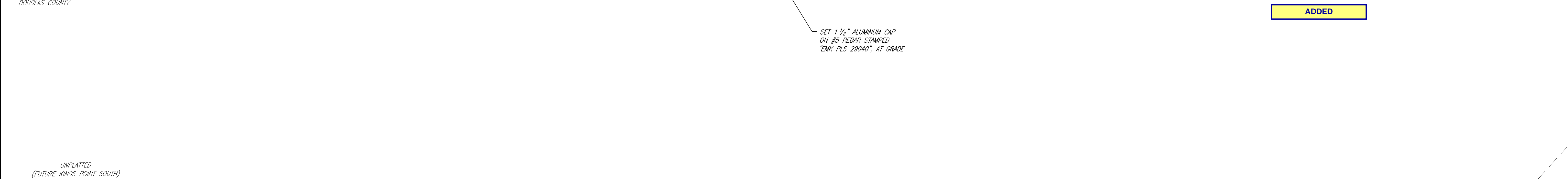
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BEING SITUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 14



SEE SHEET 18

SEE SHEET 20



NOTES

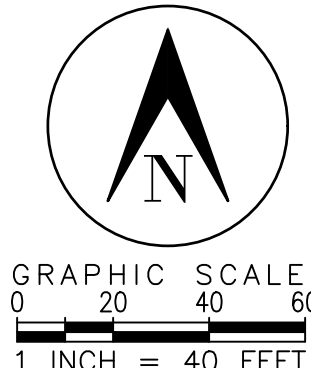
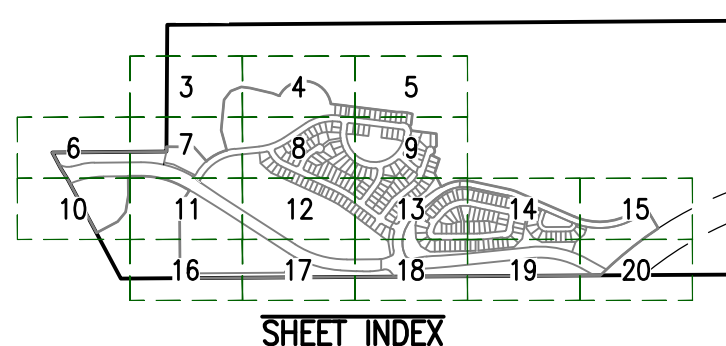
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
- SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
- TRACTS U, V, AND W ARE TO BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME AS THEY ARE DEDICATED TO THE CITY OF AURORA AS PUBLIC RIGHTS-OF-WAY. THESE TRACTS ARE SANITARY SEWER, WATER, STORM DRAINAGE, AND PUBLIC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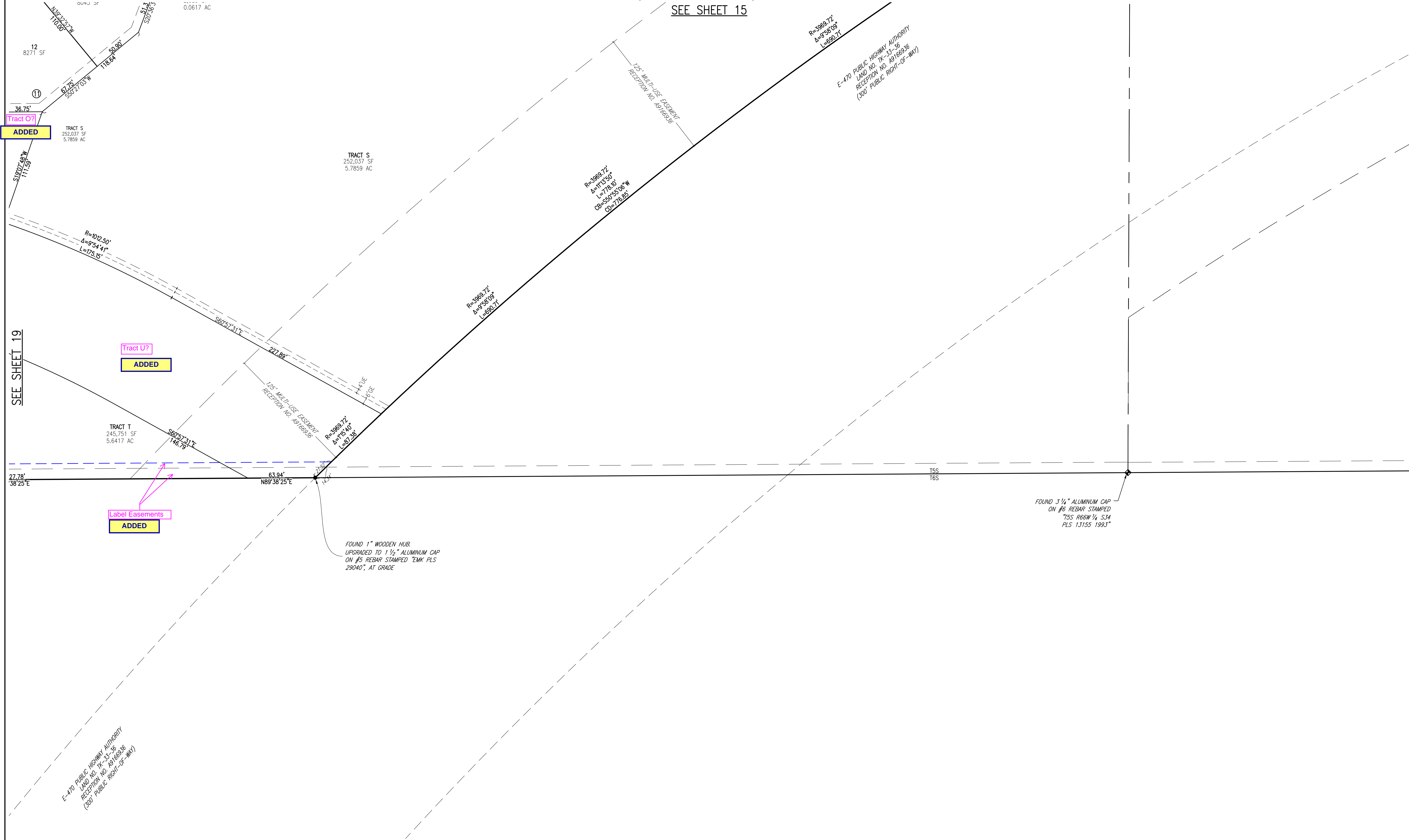


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**SHEET 19 OF 20**



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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 15



NOTES

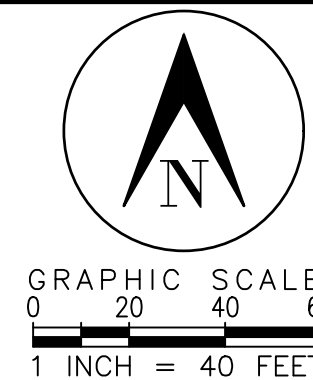
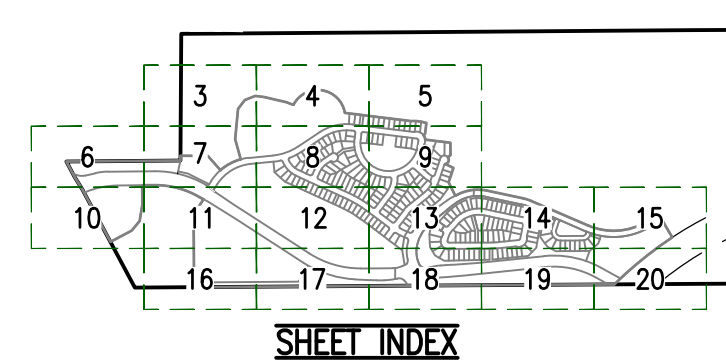
- SEE SHEET 2 FOR OVERALL BOUNDARY DIMENSIONS.
- SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLES.
- TRACTS U, V, AND W ARE TO BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME AS THEY ARE DEDICATED TO THE CITY OF AURORA AS PUBLIC RIGHTS-OF-WAY. THESE TRACTS ARE SANITARY SEWER, WATER, STORM DRAINAGE, AND PUBLIC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

MONUMENT LEGEND

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- FOUND SURVEY MONUMENT AS DESCRIBED
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SHEET 20 OF 20



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

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PRAIRIE POINT FILING 1 LEGAL DESCRIPTION Match Plat UPDATED

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:

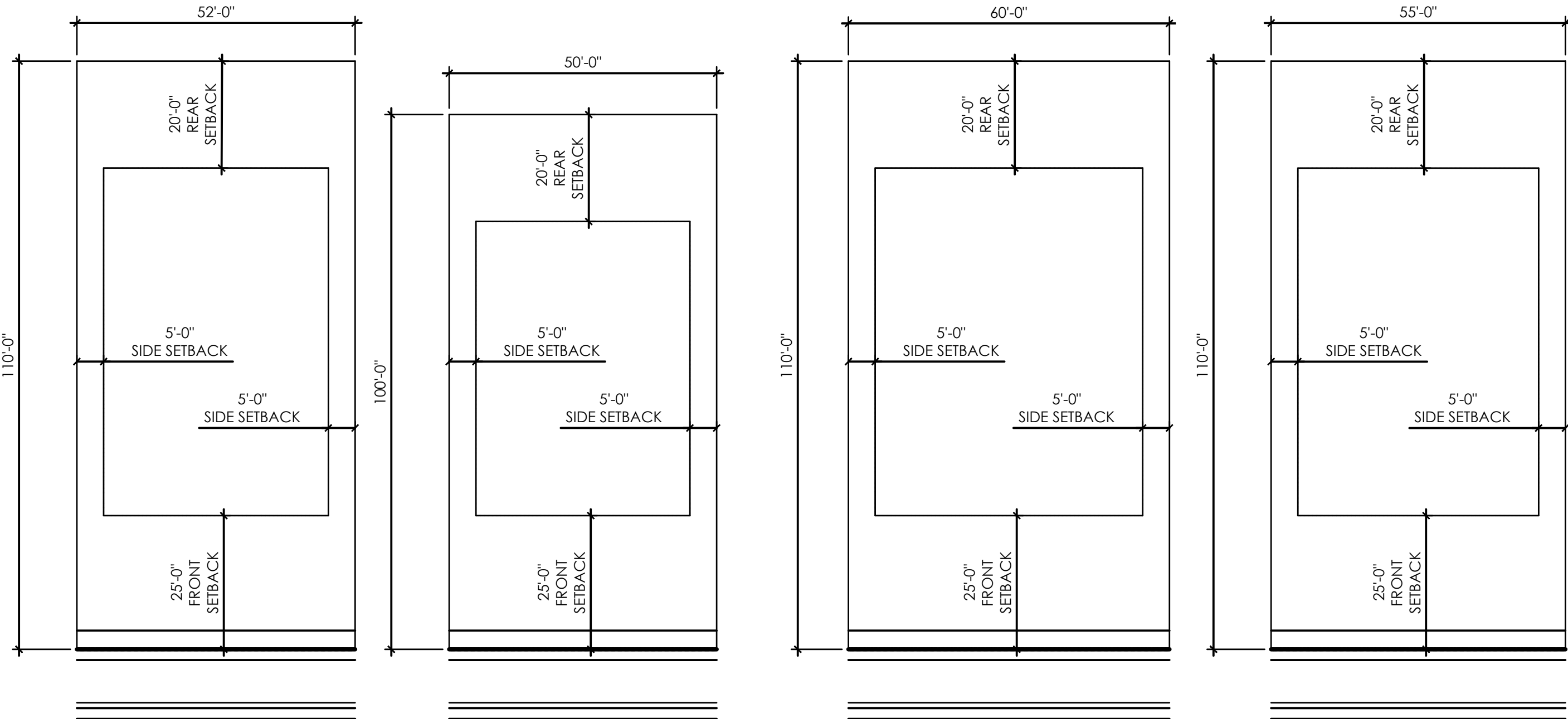
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33;  
THENCE N00°23'11"E, 50.00 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;  
THENCE S89°36'49"E, 283.76 FEET;  
THENCE S41°34'54"E, 188.06 FEET TO A POINT ON A NON-TANGENT CURVE;  
THENCE NORTHEASTERLY 171.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 537.00 FEET AND A CENTRAL ANGLE OF 18°15'26", SUBTENDED BY A CHORD WHICH BEARS N57°32'48"E A DISTANCE OF 170.39 FEET, TO A POINT OF COMPOUND CURVE;  
THENCE EASTERLY 72.16 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 432.00 FEET AND A CENTRAL ANGLE OF 09°34'16", SUBTENDED BY A CHORD WHICH BEARS N71°27'39"E A DISTANCE OF 72.08 FEET;  
THENCE N15°36'01"W, 215.88 FEET ALONG A LINE NON-TANGENT TO SAID CURVE;  
THENCE N05°31'45"E, 316.52 FEET;  
THENCE N36°46'20"E, 115.66 FEET;  
THENCE N68°55'41"E, 117.69 FEET;  
THENCE S82°48'59"E, 93.07 FEET;  
THENCE S76°57'16"E, 240.09 FEET;  
THENCE S68°42'40"E, 68.38 FEET;  
THENCE S88°51'04"E, 10.00 FEET TO A POINT OF NON-TANGENT CURVATURE;  
THENCE EASTERLY 709.76 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 285.17 FEET AND A CENTRAL ANGLE OF 142°36'06", SUBTENDED BY A CHORD WHICH BEARS S80°53'37"E, 540.24 FEET;  
THENCE S83°00'06"E, 689.76 FEET ALONG A LINE NONTANGENT TO SAID CURVE;  
THENCE S89°13'39"E, 55.33 FEET;  
THENCE S83°00'06"E, 55.00 FEET;  
THENCE S76°46'33"E, 55.33 FEET;  
THENCE S06°59'54"W, 116.05 FEET;  
THENCE S52°53'25"W, 20.00 FEET TO A POINT OF NON-TANGENT CURVATURE;  
THENCE SOUTHERLY 51.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 92.00 FEET, AND A CENTRAL ANGLE OF 31°53'31", SUBTENDED BY A CHORD WHICH BEARS S21°09'49"E A DISTANCE OF 50.55 FEET;  
THENCE S83°00'06"E, 263.83 FEET;  
THENCE S00°28'14"E, 129.28 FEET;  
THENCE S52°06'14"W, 35.00 FEET TO A POINT OF A NON-TANGENT CURVATURE;  
THENCE SOUTHERLY 89.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 11°35'58", 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°46'56"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 805.48 FEET;  
THENCE N50°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 63 (SOUTH PARKER ROAD) AS RECORDED AT BOOK 5274, PAGE 263 OF THE ARAPAHOE COUNTY RECORDS;  
THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE N28°10'15"W, 623.29 FEET;  
THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE N31°58'54"W, 150.16 FEET;  
THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE N28°04'39"W, 181.76 FEET TO THE SOUTHWEST CORNER OF KRAGELUND ACRES AS RECORDED AT BOOK 11, PAGE 41 OF THE ARAPAHOE COUNTY RECORDS;  
THENCE ALONG THE SOUTH LINE OF SAID KRAGELUND ACRES AND THE SOUTH LINE OF KRAGELUND ACRES AMENDMENT NO. 1 AS RECORDED AT BOOK 516, PAGE 40 OF SAID RECORDS N89°31'11"E, 1,188.66 FEET TO THE POINT OF BEGINNING, CONTAINING 6,848,471 SQUARE FEET OR 157.219 ACRES, MORE OR LESS.

Match Plat (Typical)

TYPICAL LOT DIMENSIONS

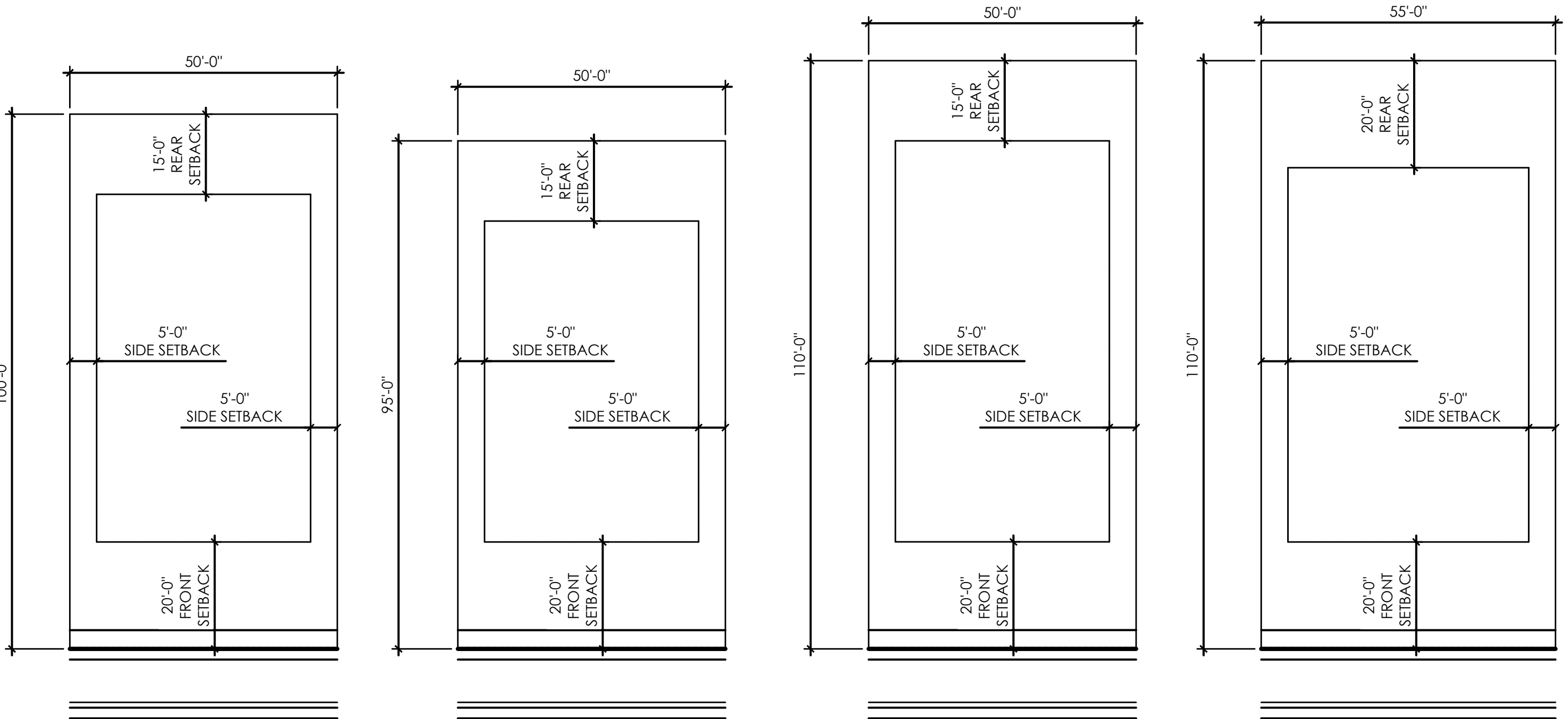
R-1

NOTE: 12.5' SIDE SETBACKS  
ABUTTING A LOCAL STREET



R-2

NOTE: 10.0' SIDE SETBACKS  
ABUTTING A LOCAL STREET



LOT TYPICALS

1" = 20'

RIGHT-OF-WAY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C136	32.55	20.00	93°15'34"	S7°35'19"W	29.08
C137	27.94	20.00	80°03'07"	N81°20'53"E	25.73
C138	31.42	20.00	90°00'00"	N57°00'13"E	28.28
C139	31.23	20.00	89°28'15"	N27°11'00"W	28.15
C140	31.42	20.00	90°00'00"	S68°23'18"W	28.28
C141	9.61	87.00	6°19'53"	S10°29'58"W	9.61
C142	19.60	87.00	12°54'34"	S0°52'44"W	19.56
C143	7.19	87.00	4°43'56"	N80°47'01"W	7.18
C144	19.30	87.00	12°42'34"	N89°30'15"W	19.26
C145	2.52	87.00	1°39'39"	S89°10'10"W	2.52
C146	23.96	87.00	15°46'50"	S80°26'55"W	23.89
C147	19.39	87.00	12°46'15"	N25°19'42"E	19.35
C148	16.16	281.00	3°17'41"	N20°35'26"E	16.16
C149	21.17	15.00	80°51'49"	N18°11'39"W	19.46

RIGHT-OF-WAY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C150	31.52	20.00	90°18'16"	N84°41'24"W	28.36
C151	25.65	15.00	97°57'59"	S41°01'01"E	22.64
C152	31.42	20.00	90°00'00"	N32°59'47"W	28.28
C153	18.89	15.00	72°08'15"	N48°04'20"E	17.66
C154	31.42	20.00	90°00'00"	S21°36'42"E	28.28
C155	30.39	20.00	87°04'09"	N64°01'06"E	27.55
C156	30.40	20.00	87°05'44"	N23°03'50"W	27.56
C157	31.42	20.00	90°00'00"	N68°23'18"E	28.28
C158	2.93	20.00	8°23'27"	S19°11'34"W	2.93
C159	54.30	50.00	62°13'05"	S29°28'29"W	51.67
C160	82.91	275.00	17°16'27"	S69°13'15"W	82.60
C161	67.13	458.00	8°23'52"	S50°01'10"W	67.07
C162	62.73	428.00	8°23'52"	S50°01'10"W	62.68
C163	326.93	392.00	47°47'07"	S78°06'39"W	317.54

SCALE: VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING

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

Know what's below. Call before you dig.

811

BENCHMARK

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

NMD 88 ELEVATION 5861.04

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

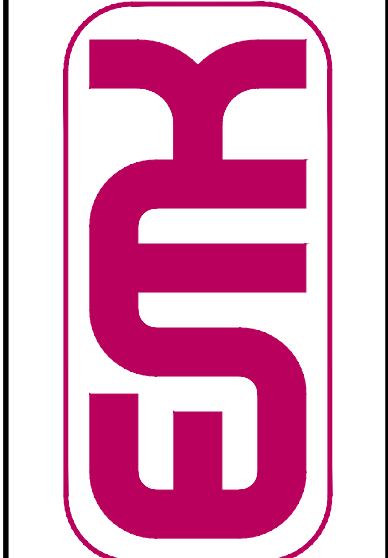
PRAIRIE POINT FILING 1

LEGAL DESCRIPTION,  
RIGHT-OF-WAY CURVE TABLES,  
& TYPICAL LOTS

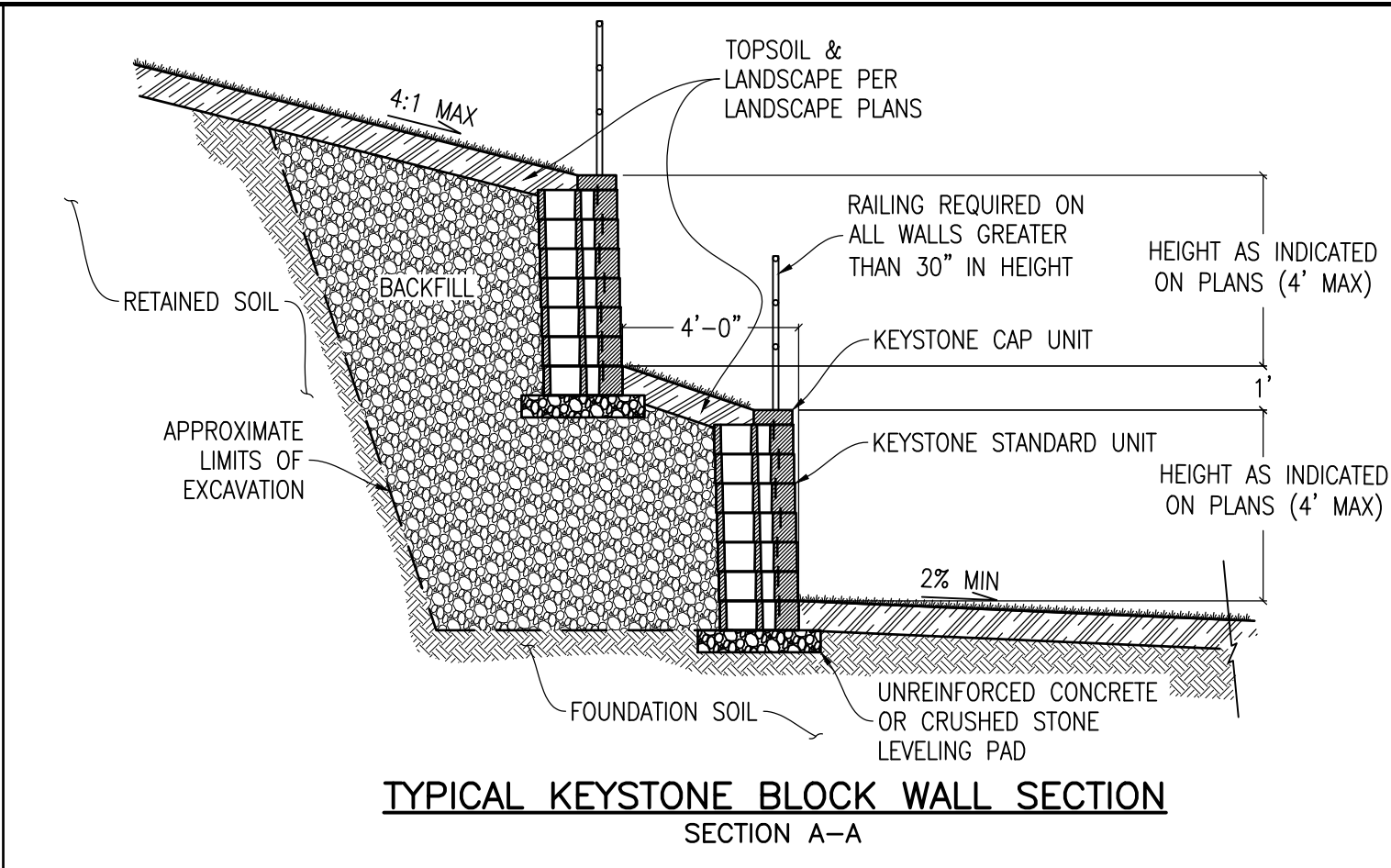
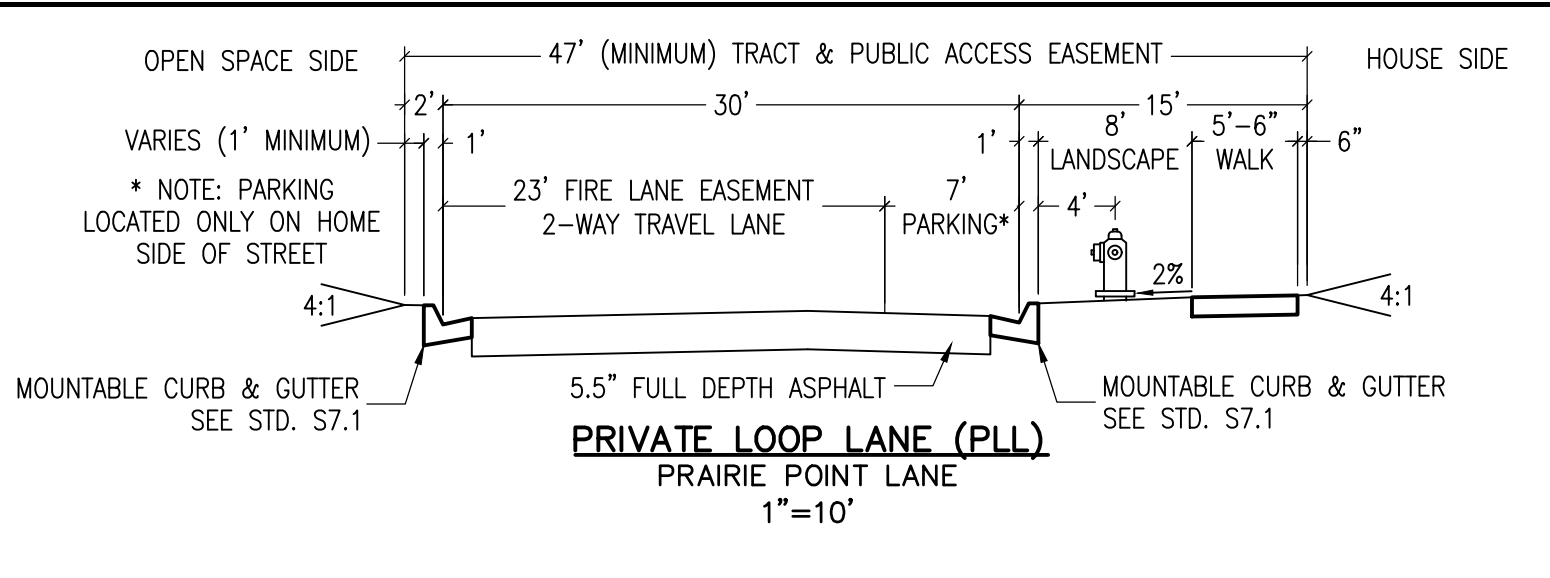
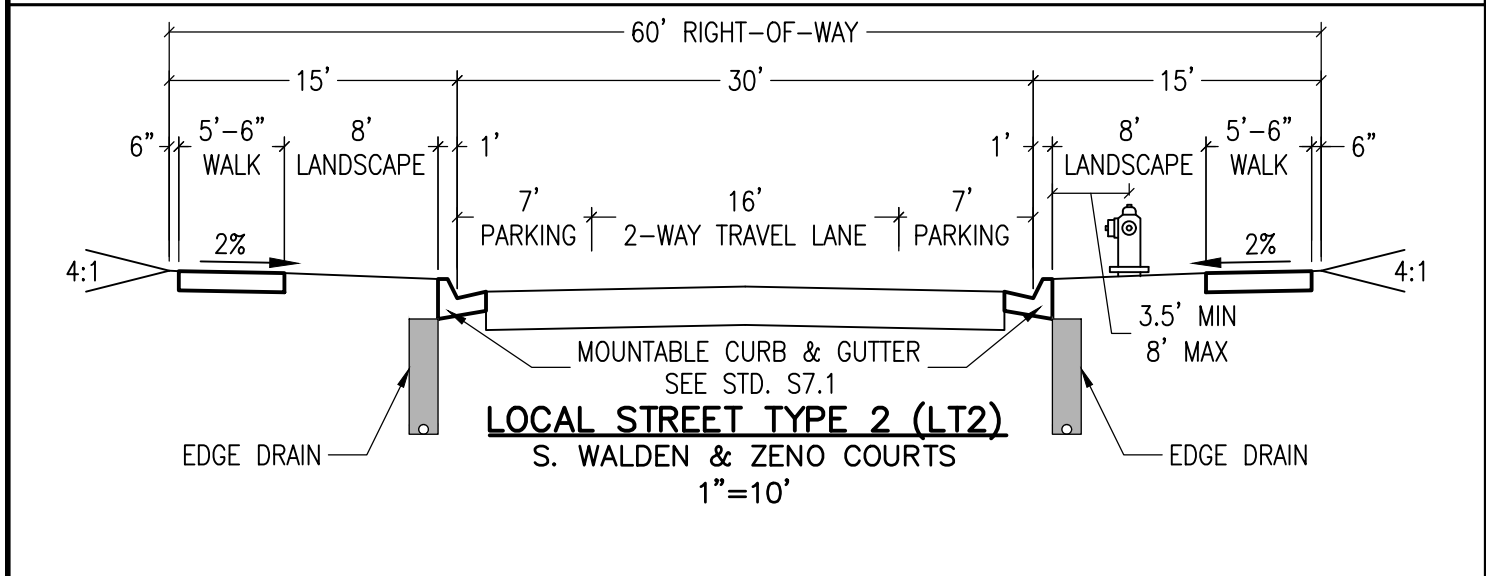
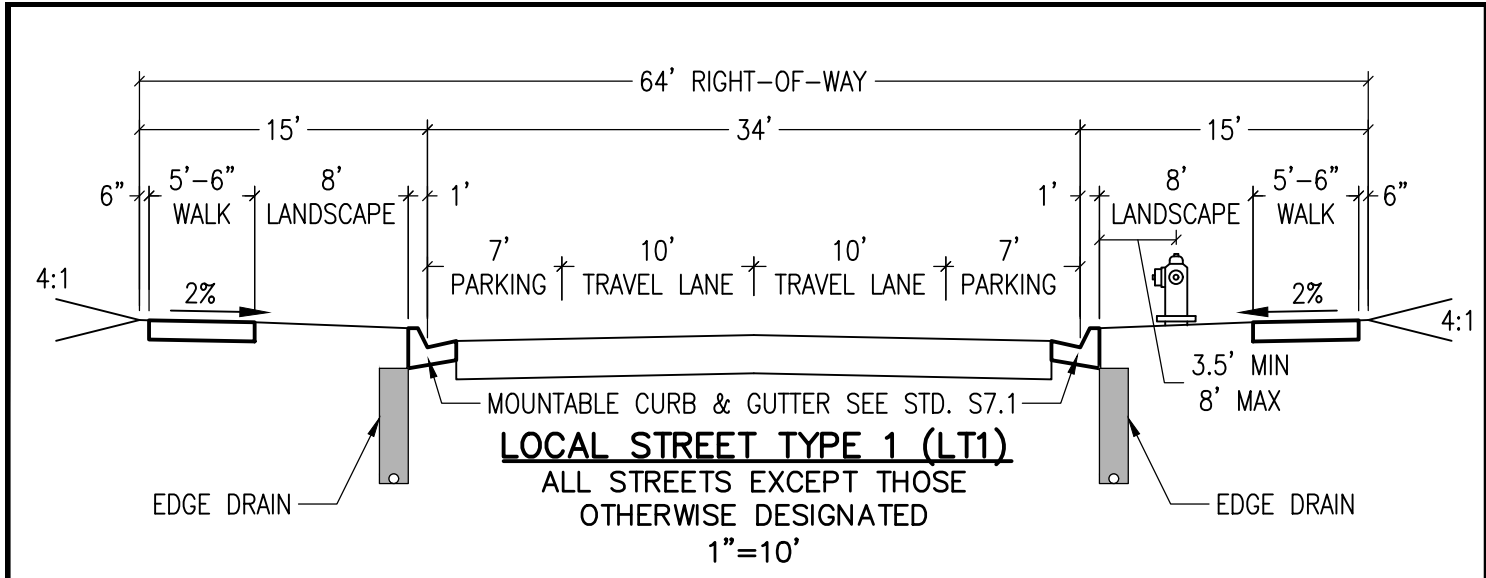
DATE: 03/12/2024  
JOB NO: 12187.62

SCALE  
AS NOTED

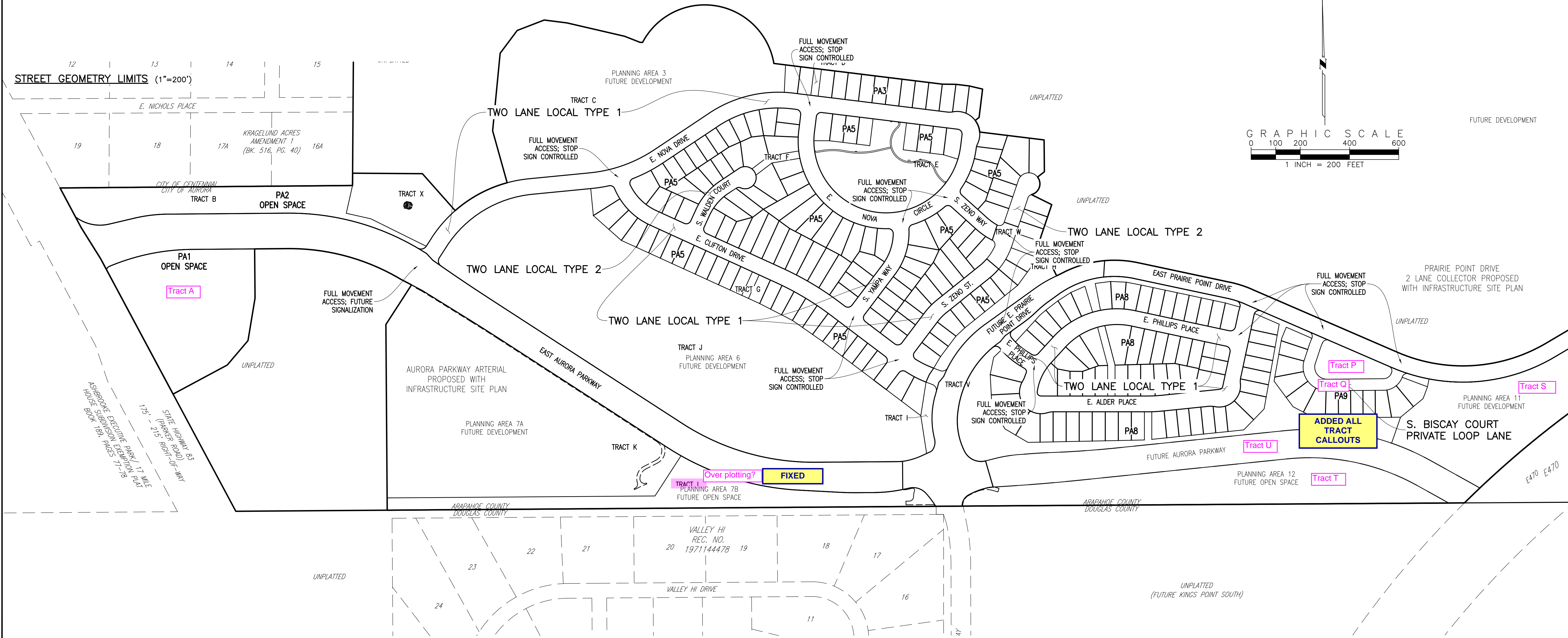
EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303) 694-1520  
WWW.EMKC.COM







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



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

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

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

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

PRAIRIE POINT FILING 1

OVERALL STREET PLAN, STREET & RETAINING WALL CROSS SECTIONS

DATE: 03/12/2024

JOB NO: 12187.62

SCALE AS NOTED

3 of 55



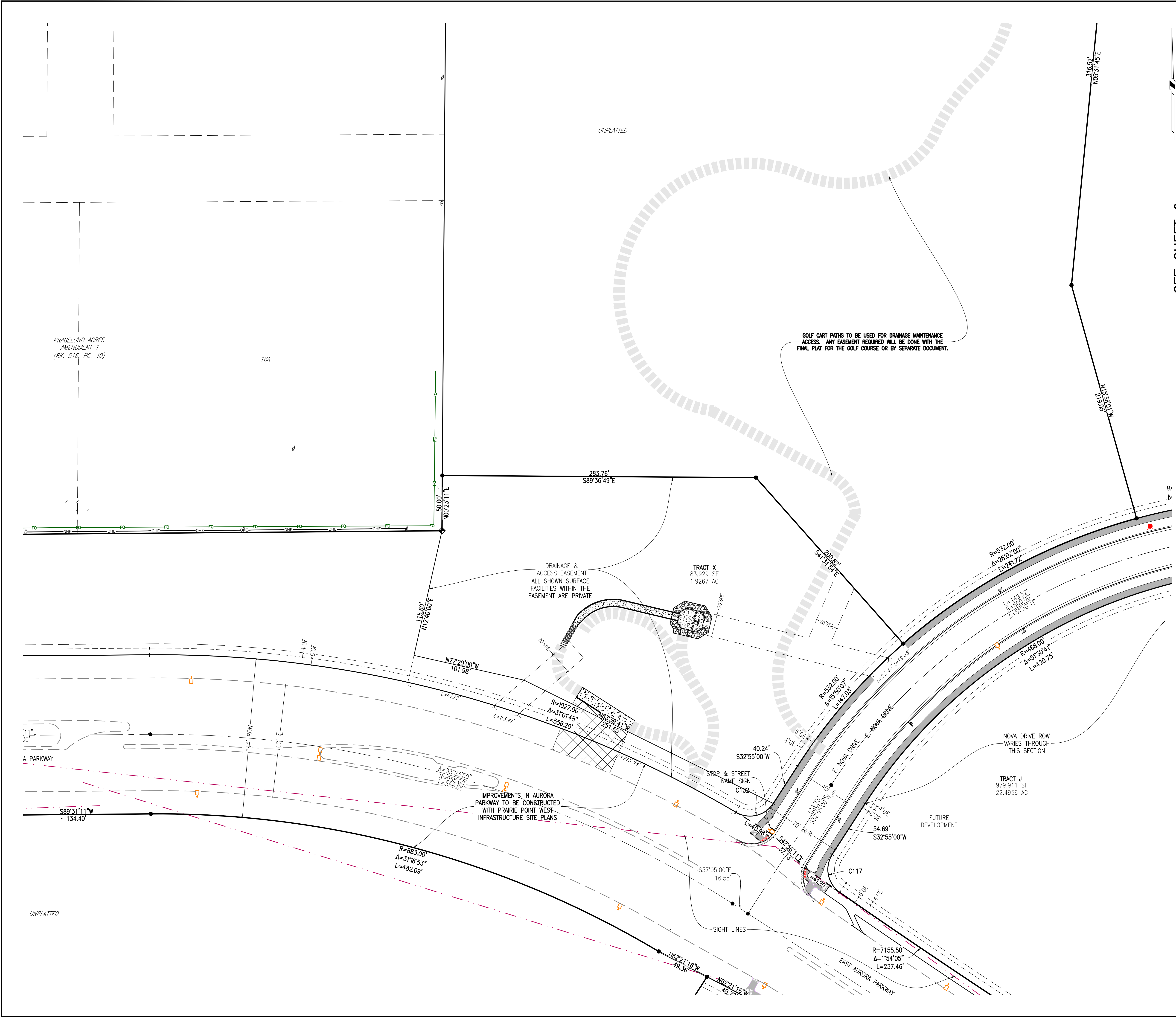
PRAIRIE POINT FILING 1 LOT SUMMARY

3/1/2024

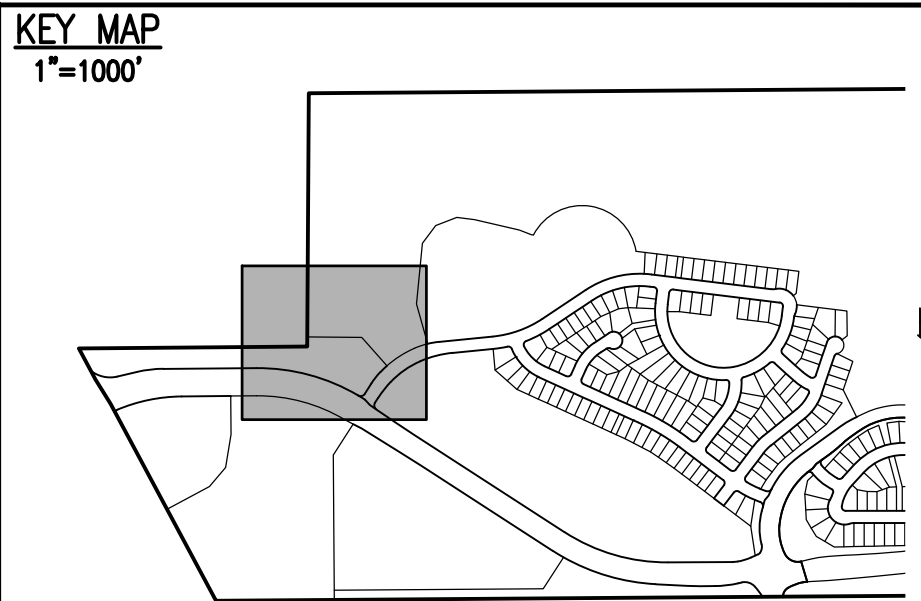
					SETBACKS		
BLOCK	LOT	AREA (SF)	ACRES	FRONTAGE	FRONT	REAR	SIDE
1	1	8847	0.2031	66.55	20	15	5 / 10
	2	8339	0.1914	58.14	20	15	5
	3	6512	0.1495	48.64	20	15	5
	4	6213	0.1426	48.19	20	15	5
	5	5572	0.1279	51.35	20	15	5
	6	5460	0.1253	52.00	20	15	5
	7	5460	0.1253	52.00	20	15	5
	8	5460	0.1253	52.00	20	15	5
	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
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

					SETBACKS		
BLOCK	LOT	AREA (SF)	ACRES	FRONTAGE	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





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	

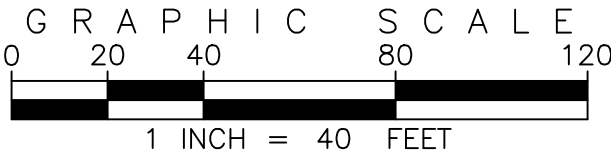
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SCALE: VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

0 1" 0

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
EAST 1/4 SECTION 33, T5S, R66W AND 22.7 FEET WEST OF  
EAST 1/4 SECTION 33, T5S, R66W  
NAD 83 ELEVATION 5861.04



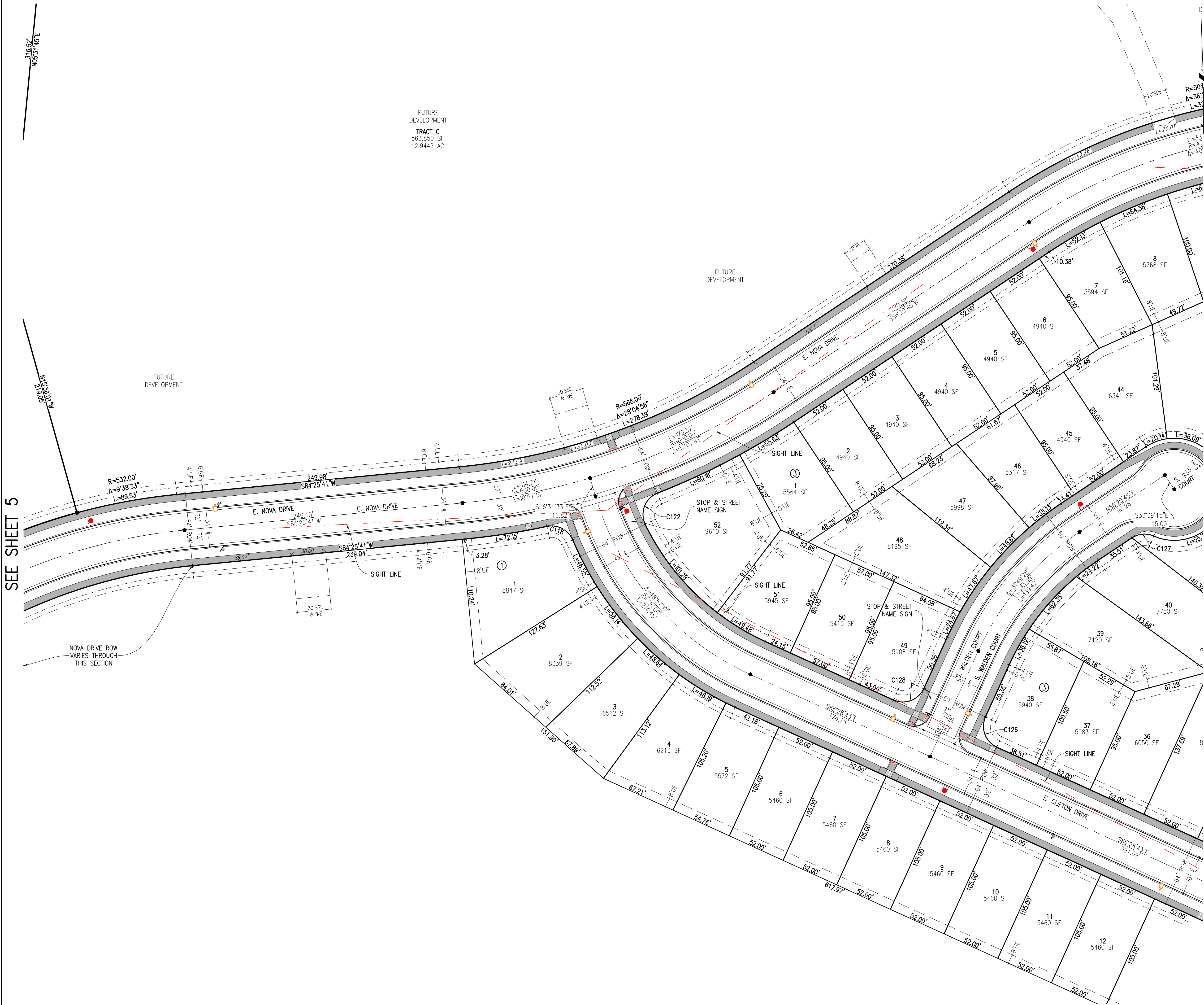
SITE PLAN ABBREVIATIONS		
	FLOWLINE	
	RIGHT-OF-WAY	
	DRAINAGE EASEMENT	
	GAS EASEMENT	
	UTILITY EASEMENT	
	100 YEAR WATER SURFACE ELEVATION	
	TOP OF WALL	
	BOTTOM OF WALL	

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

PRAIRIE POINT FILING 1		DATE: 03/12/2024				
SITE PLANS		JOB NO: 12187.62				
		SCALE HORIZONTAL 1" = 40'				
		5 of 55				
REVISIONS		DESIGNED BY: <i>JW</i>	NO.	DESCRIPTION	DATE	BY
		DRAWN BY: <i>JS</i>	✓			
		CHECKED BY: <i>BOM</i>	✓			
		APPROVED BY: <i>BOM</i>	✓			

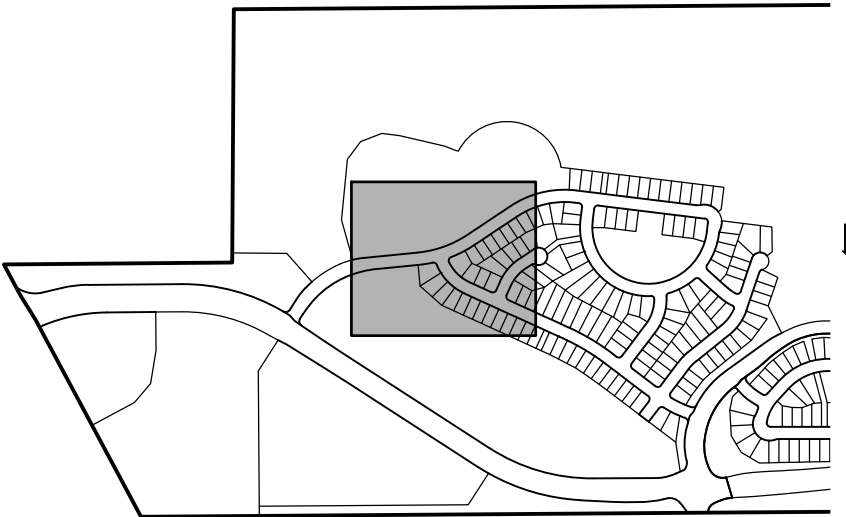


SEE SHEET 5



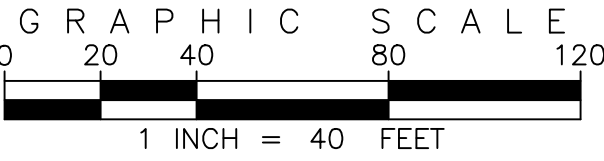
SEE SHEET 7

KEY MAP  
1"=1000'



SITE PLAN LEGEND

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



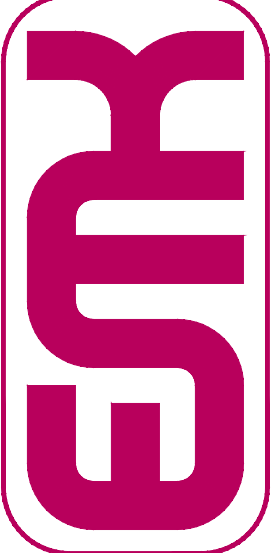
SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
- 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 DEVELOPING  
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7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1150  
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Know what's below.  
Call before you dig.  
BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF 100 YEAR WATER SURFACE ELEVATION OF  
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W  
NAD 88 ELEVATION 5861.04

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

PRAIRIE POINT FILING 1	SITE PLANS
DATE: 03/12/2024	JOB NO: 12187.62
SCALE HORIZONTAL 1" = 40'	6 of 55

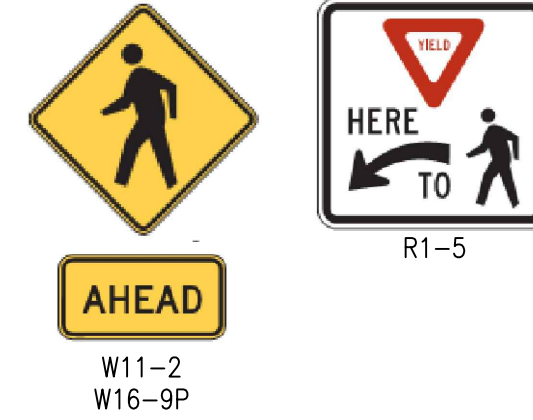


SEE SHEET 6

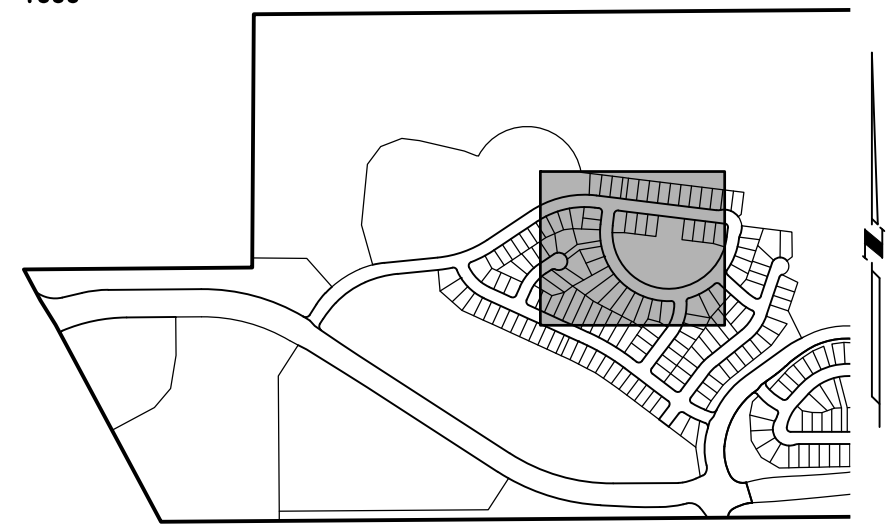
SEE SHEET 9

SEE SHEET 8

SEE SHEET 9



KEY MAP  
1"=1000'

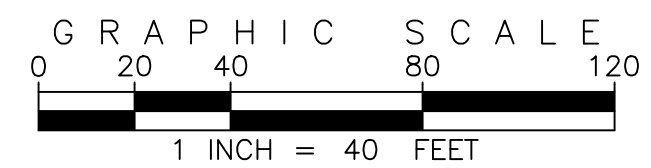


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CENTENNIAL, COLORADO 80112-2019  
WWW.EMKCONS.COM  
(303)694-1520



SITE PLAN LEGEND

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



SITE PLAN ABBREVIATIONS

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

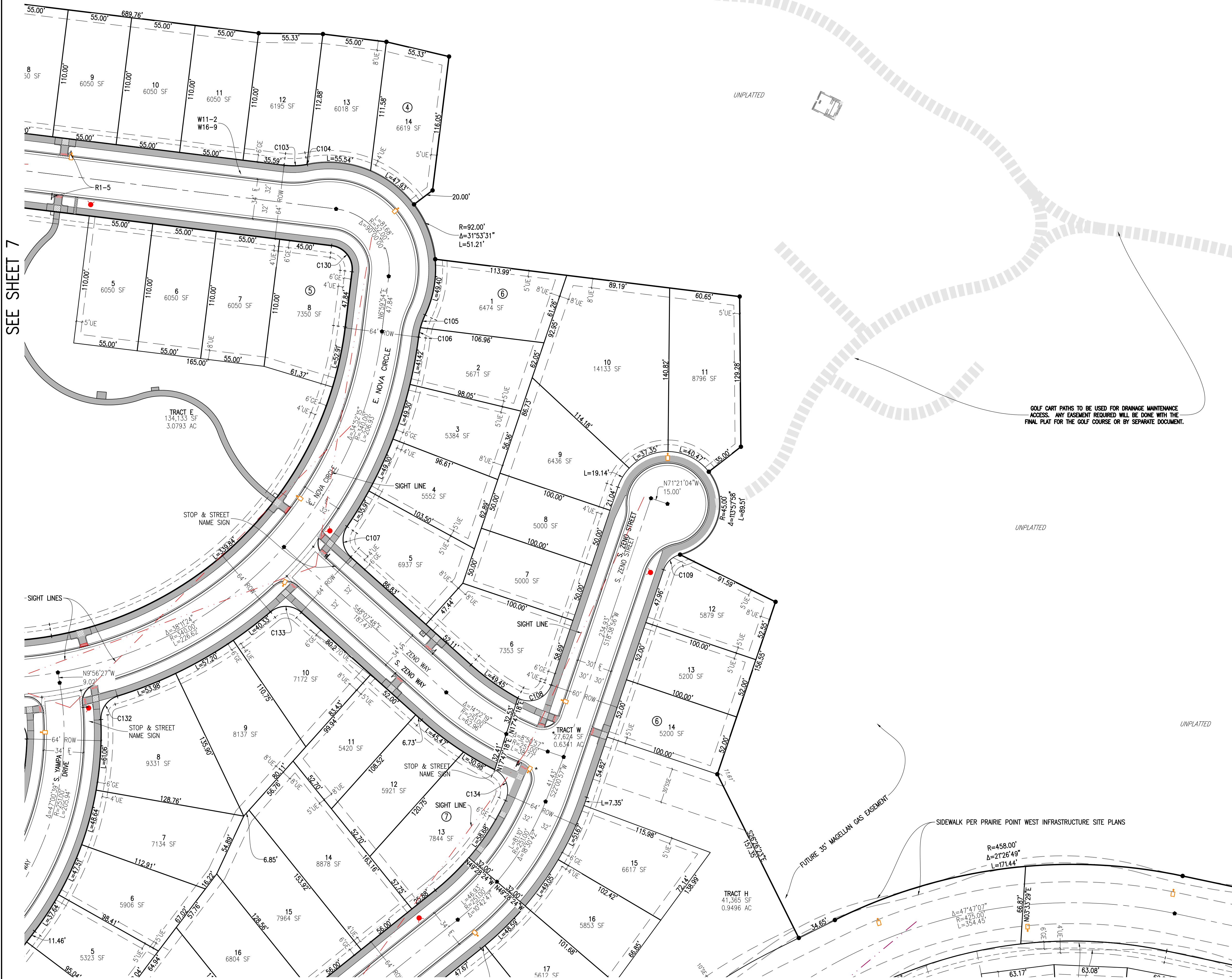
SITE PLAN NOTES

- DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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PRAIRIE POINT FILING 1		DESIGNED BY: <i>JWW</i>		REVISIONS	
SITE PLANS		NO.	DESCRIPTION	DATE	BY
		✓			
		✓			
		✓			
DATE: 03/12/2024		DRAWN BY:	CHECKED BY:		
JOB NO: 12187.62		<i>JS</i>	<i>BOM</i>		
SCALE HORIZONTAL 1" = 40'		APPROVED BY:			
7 of 55		<i>BOM</i>			

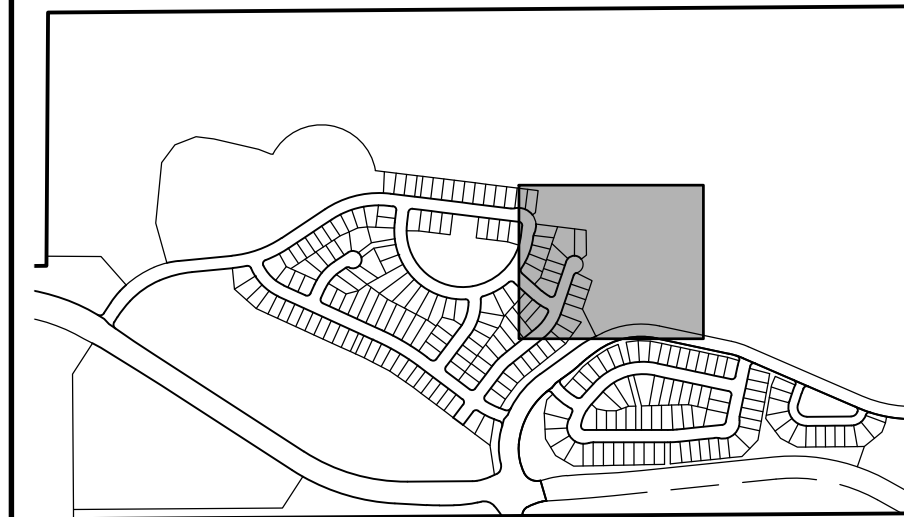


SEE SHEET 7



SEE SHEET 10

KEY MAP  
1"=1000'



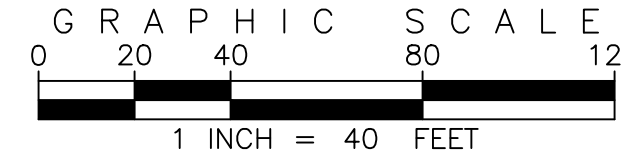
SITE PLAN LEGEND

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	

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

Know what's below. Call before you dig.

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



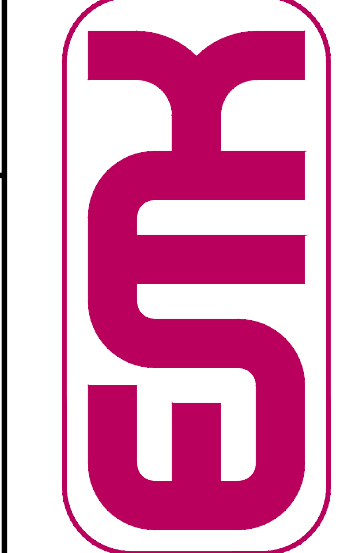
SITE PLAN ABBREVIATIONS

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ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
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(303)694-1520



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

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

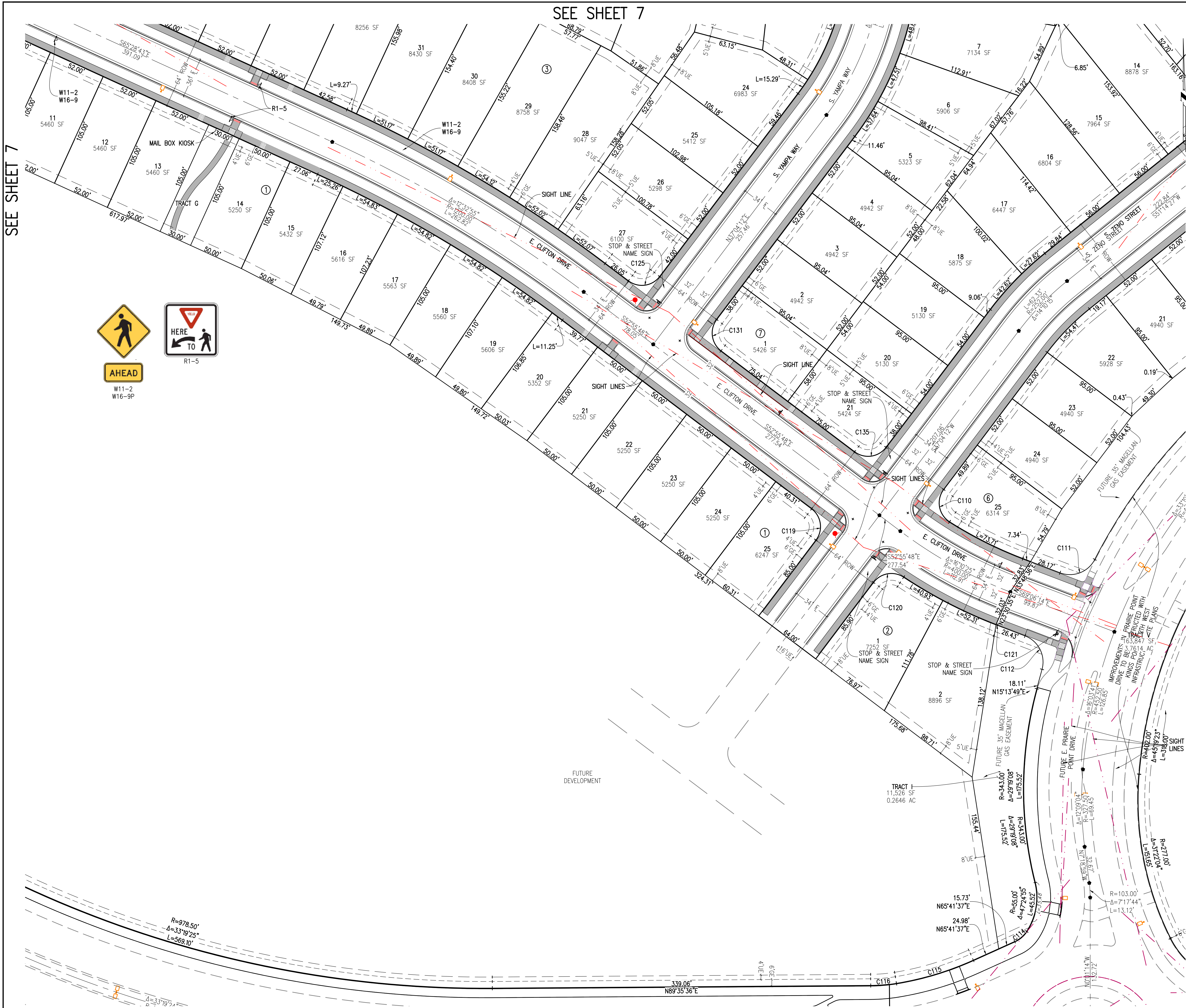
PRAIRIE POINT FILING 1  
SITE PLANS  
8 of 55



SEE SHEET 7

SEE SHEET 7

SEE SHEET 10



AHEAD

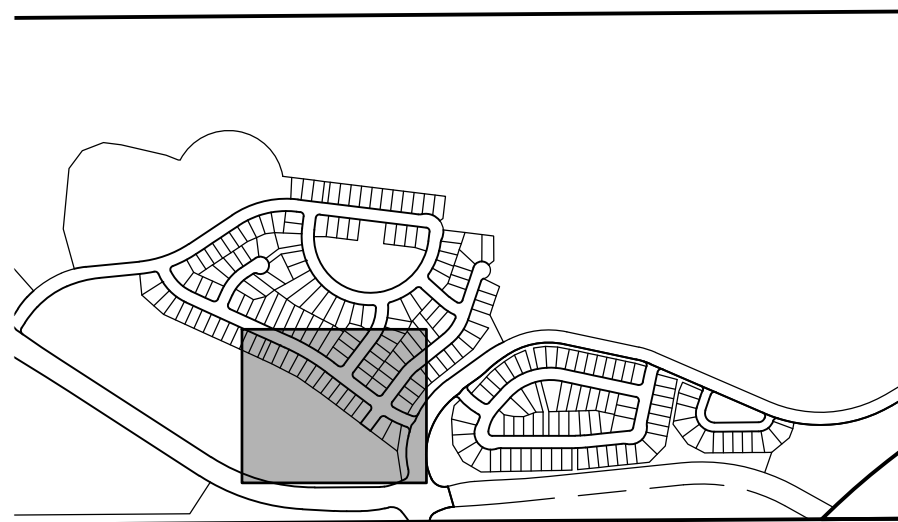
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R1-5

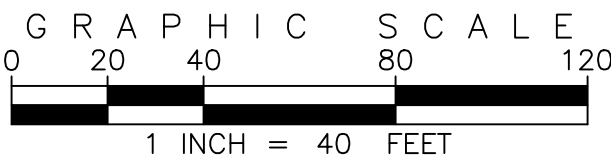
KEY MAP

1"=1000'



SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
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	SANITARY SEWER SERVICE	
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	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	



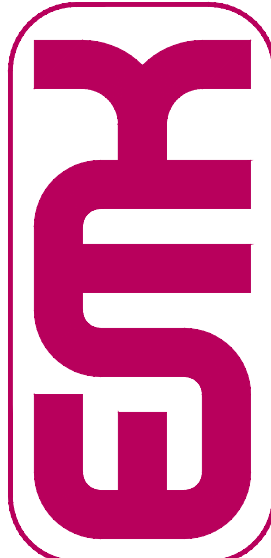
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3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF THE BENCHMARK IS 100 FEET WEST OF  
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF  
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04'

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

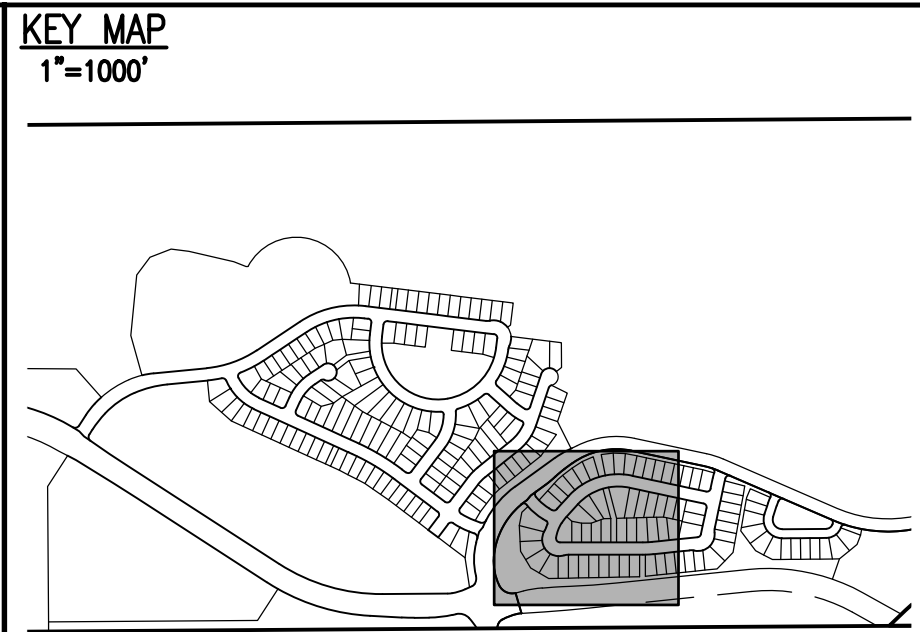
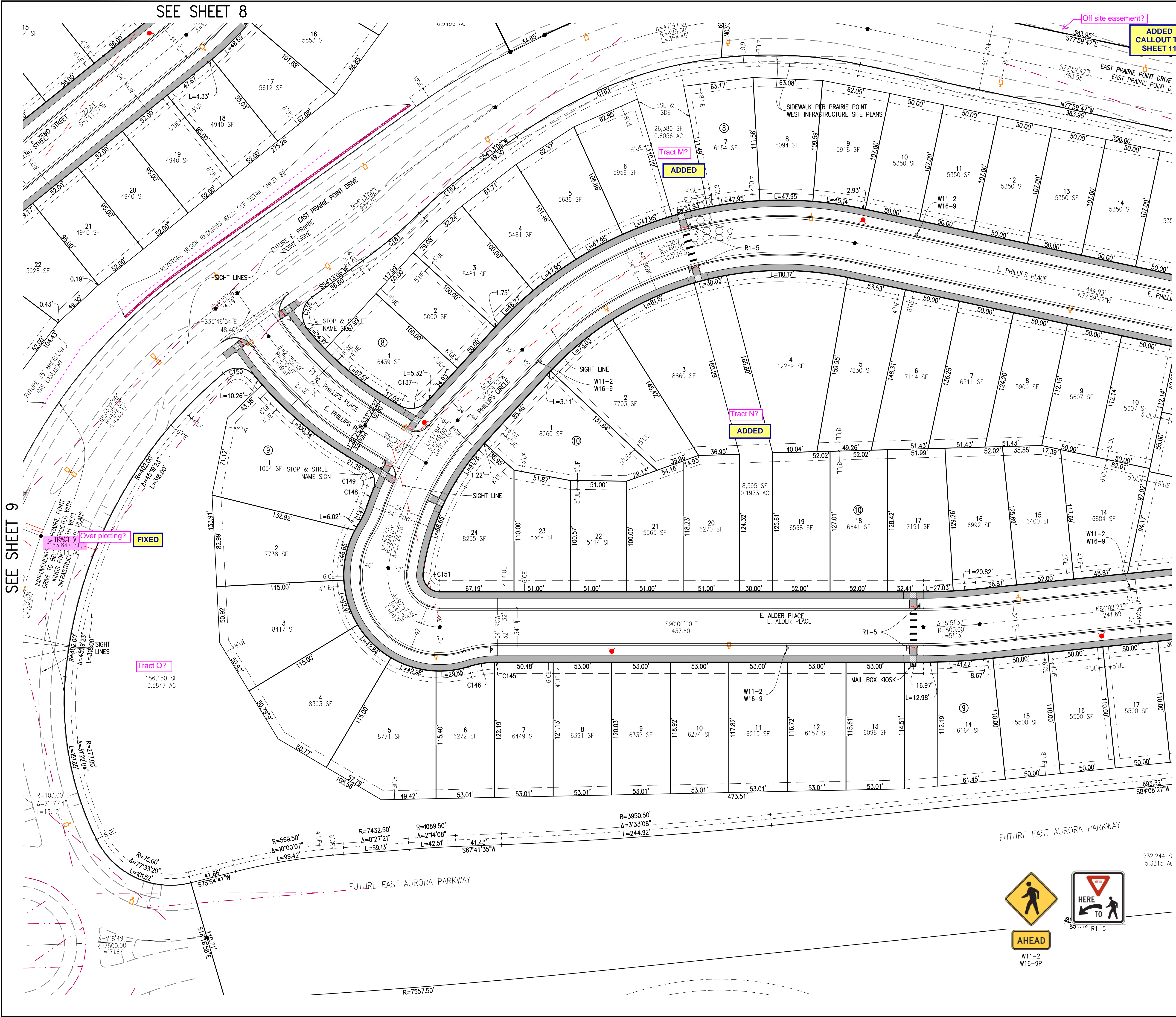
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PRAIRIE POINT FILING 1  
SITE PLANS

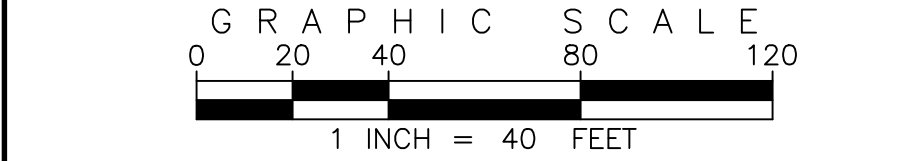
DATE: 03/12/2024  
JOB NO: 12187.62

SCALE  
HORIZONTAL  
1" = 40'





SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
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SITE PLAN ABBREVIATIONS		
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	DRAINAGE EASEMENT	
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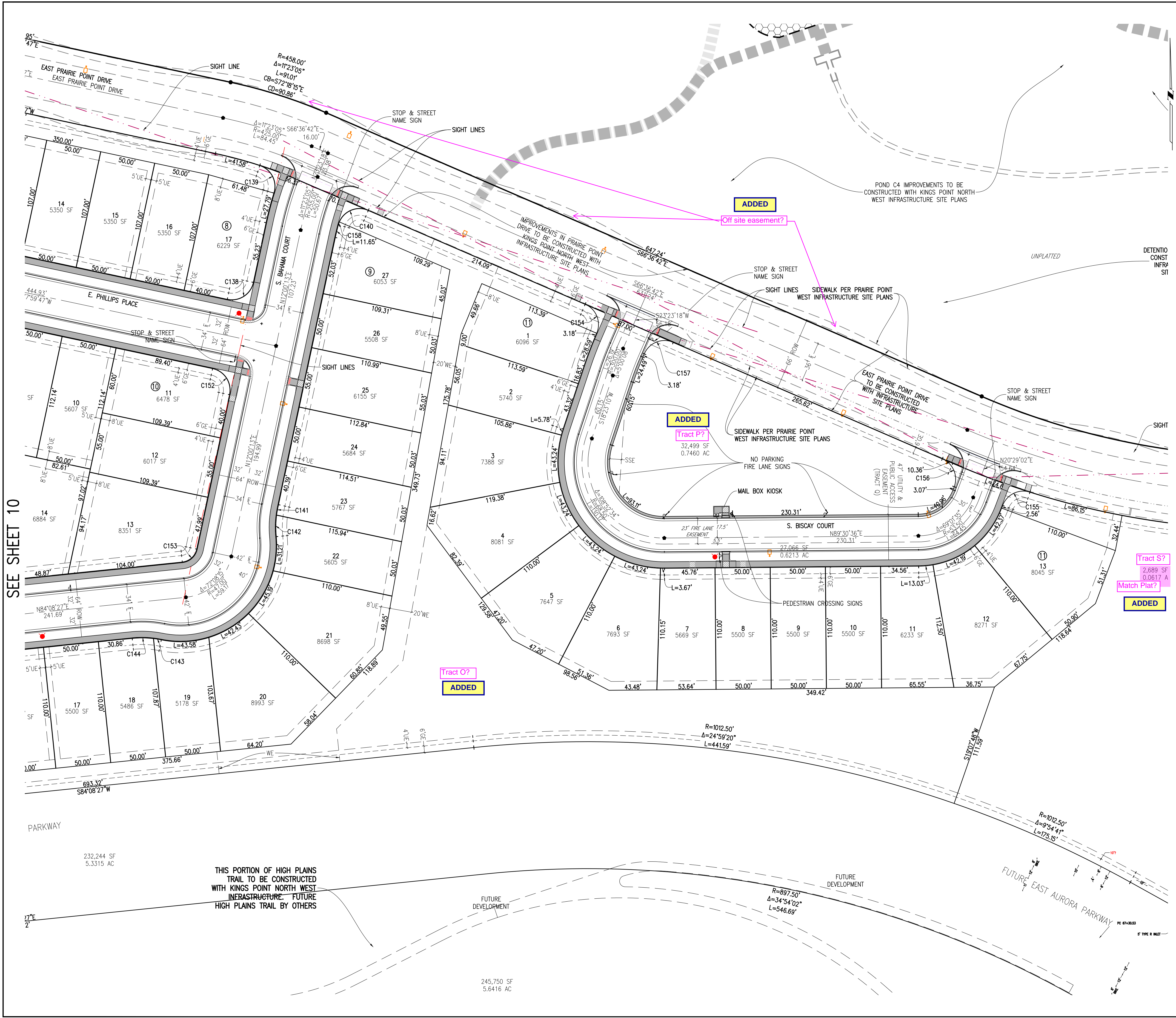
SITE PLAN NOTES		
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8.	STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.	
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Call before you dig.

REVISIONS  
NO. DESCRIPTION  
1. 11/12/2024  
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**KEY MAP**  
1"=1000'

**SITE PLAN LEGEND**

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

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

**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.**  
**LAND DEVELOPMENT**  
**ENGINEERING SURVEYING**  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1150  
WWW.EMKCD.COM

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

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

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

**PRAIRIE POINT FILING 1**

**SITE PLANS**

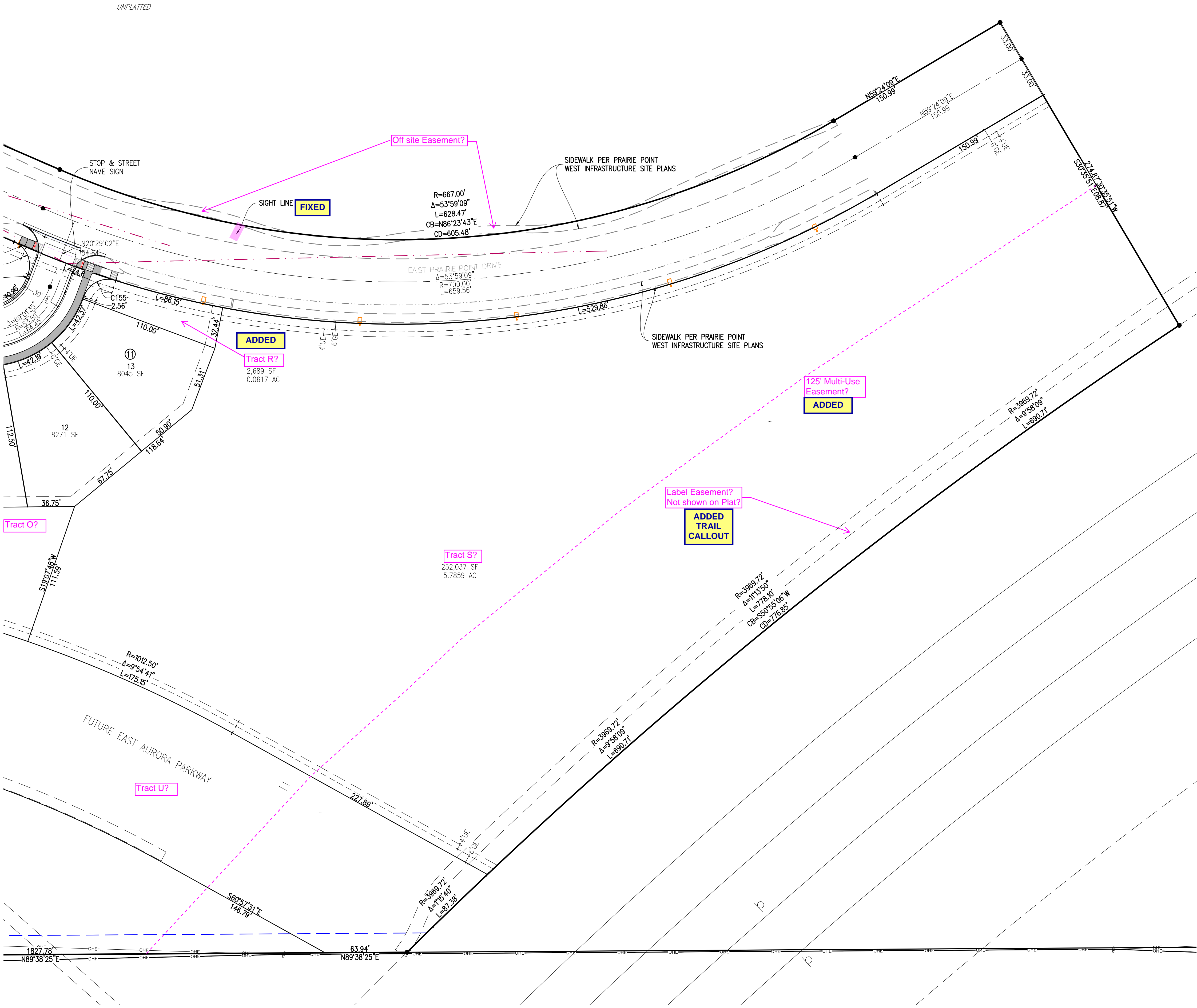
DATE: 03/12/2024  
JOB NO: 12187.62  
SCALE: 1" = 40'  
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SEE SHEET 10

SEE SHEET 12

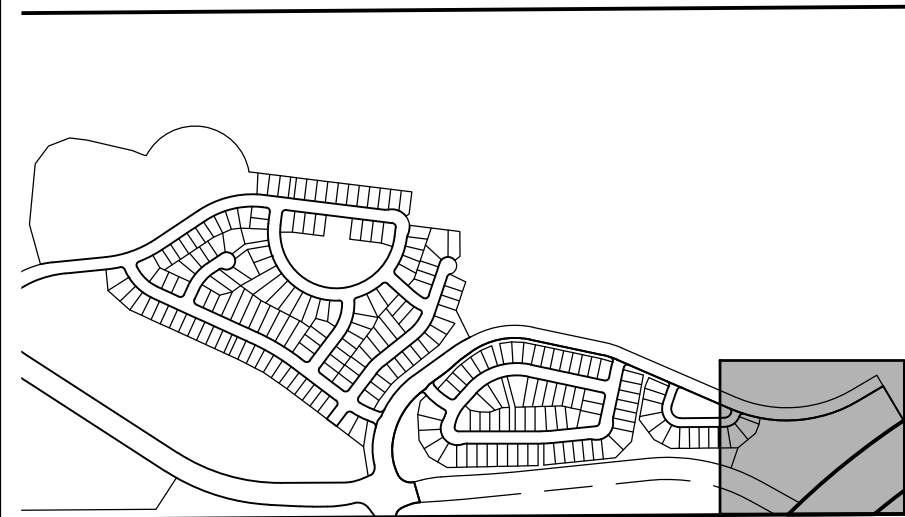


SEE SHEET 11



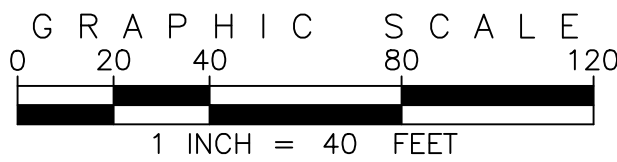
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KEY MAP  
1"=1000'



SITE PLAN LEGEND

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



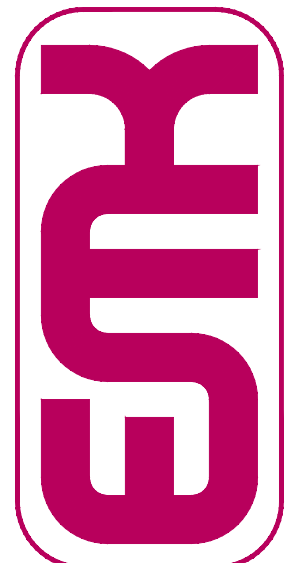
SITE PLAN ABBREVIATIONS

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

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- 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.EMKCO.EDU



Know what's below.  
Call before you dig.  
BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF 6 INCH DIAMETER WATER MAIN, 12 INCH DIAMETER  
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.	DATE	BY
DESCRIPTION			

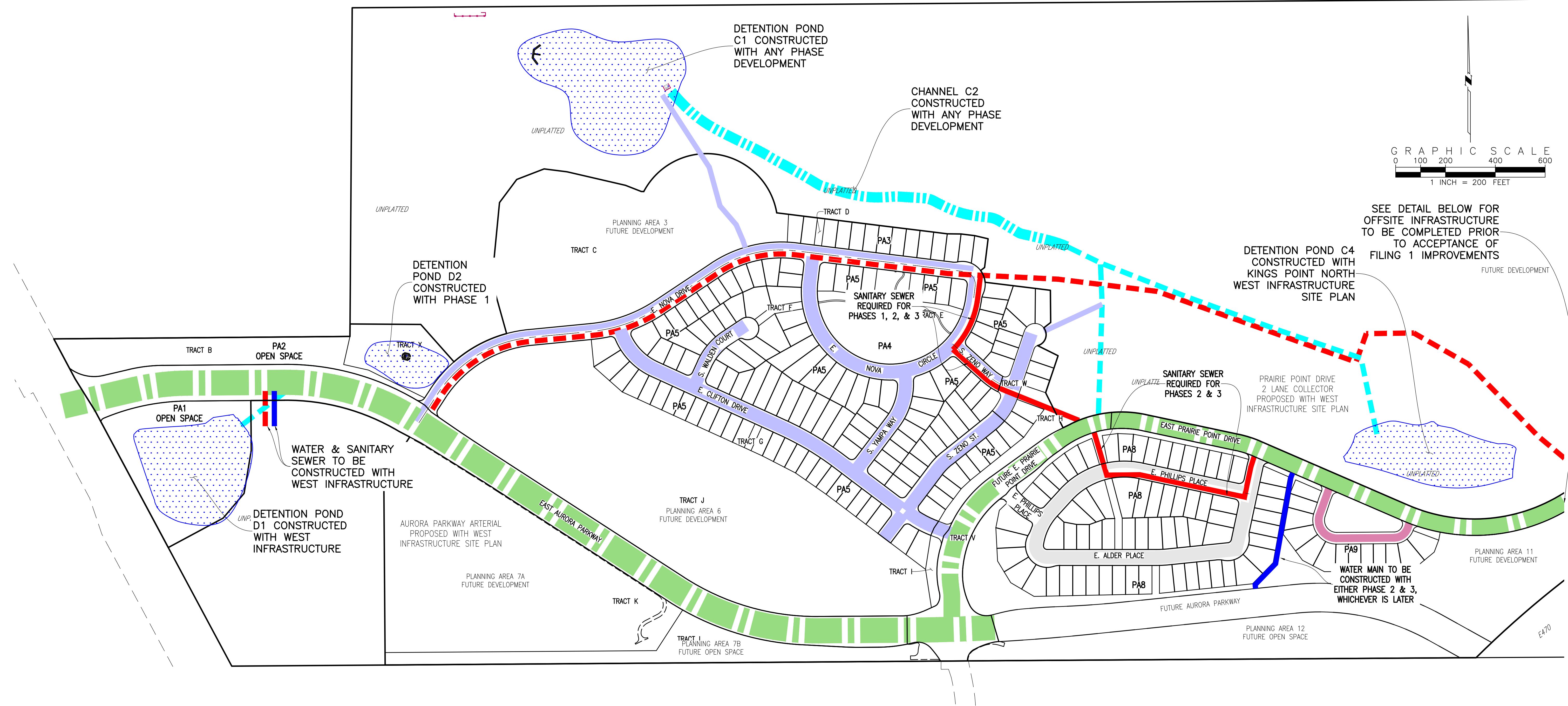
DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
JWM	JS	BOM	BOM

PRAIRIE POINT FILING 1	SITE PLANS
------------------------	------------

DATE: 03/12/2024  
JOB NO: 12187.62

SCALE  
HORIZONTAL  
1" = 40'





PUBLIC IMPROVEMENT PHASING

ALL UTILITIES INDICATED ARE TO BE COMPLETED PER THE MASTER UTILITY PLAN.

REQUIRED IMPROVEMENTS PRIOR TO ACCEPTANCE OF FILING 1 IMPROVEMENTS

1. GRADING AND EROSION CONTROL PER THE MASS GRADING PLANS.
2. ALL STREET, WATER, SANITARY SEWER, AND DRAINAGE IMPROVEMENTS IN AURORA PARKWAY AND PRAIRIE POINT DRIVE.
3. SANITARY SEWER IN NOVA DRIVE.
4. POND C4 AND POND D1 IMPROVEMENTS.
5. ALL STORM SEWER PROPOSED WITH THE WEST INFRASTRUCTURE SITE PLANS.
6. ALL ROADWAY IMPROVEMENTS FOR PARKER ROAD (STATE HIGHWAY 83), AURORA PARKWAY FROM PARKER ROAD TO THE ROUNDABOUT WITH PRAIRIE POINT DRIVE, AND PRAIRIE POINT DRIVE FROM THE ROUNDABOUT WITH AURORA PARKWAY TO THE CONNECTION WITH EXISTING IMPROVEMENTS IN DRY CREEK ROAD.

PHASE 1 (NORTH OF AURORA PARKWAY AND WEST OF PRAIRIE POINT DRIVE)

1. ALL WATER, SANITARY SEWER, AND DRAINAGE IMPROVEMENTS IN NOVA DRIVE, NOVA CIRCLE, CLIFTON DRIVE, WALDEN COURT, YAMPA DRIVE ZENO WAY, AND ZENO COURT.
2. POND C1 AND POND D2 IMPROVEMENTS.
3. CHANNEL C2 IMPROVEMENTS.
4. ALL ROADWAY IMPROVEMENTS FOR NOVA DRIVE, NOVA CIRCLE, CLIFTON DRIVE, WALDEN COURT, YAMPA DRIVE ZENO WAY, AND ZENO COURT.

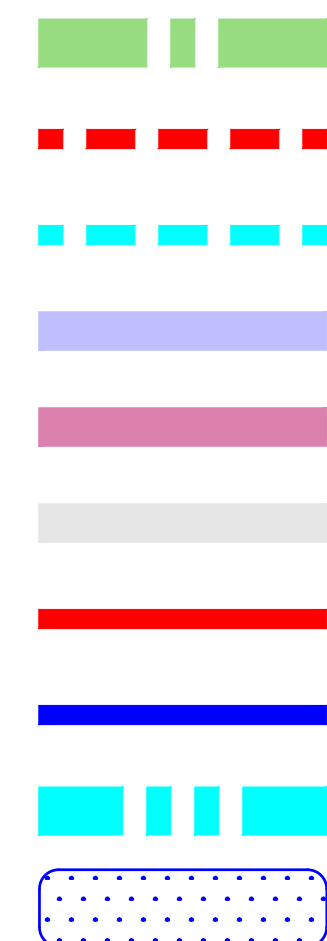
PHASE 2 (BETWEEN FUTURE AURORA PARKWAY AND PRAIRIE POINT DRIVE)

1. PHASE 2 (BETWEEN FUTURE AURORA PARKWAY AND PRAIRIE POINT DRIVE)
2. POND C1 AND CHANNEL C2 IMPROVEMENTS.
3. SANITARY SEWER WITHIN ZENO WAY AND NOVA CIRCLE FROM ZENO WAY TO NOVA DRIVE WITHIN PHASE 1.
4. SANITARY SEWER AND WATER MAIN FROM PRAIRIE POINT DRIVE TO THE INTERSECTION OF ZENO COURT AND ZENO WAY.
5. WATER MAIN IN CLIFTON DRIVE FROM PRAIRIE POINT DRIVE TO ZENO COURT AND IN ZENO COURT TO ZENO WAY WITHIN PHASE 1.
6. ALL WATER, SANITARY SEWER, AND DRAINAGE IMPROVEMENTS IN PHILLIPS DRIVE, PHILLIPS CIRCLE AND CONNECTING TO PRAIRIE POINT DRIVE.

PHASE 3 (PRAIRIE POINT LANE SOUTH OF PRAIRIE POINT DRIVE)

1. POND C1 AND CHANNEL C2 IMPROVEMENTS.
2. SANITARY SEWER IN NOVA CIRCLE FROM THE INTERSECTION OF NOVA DRIVE AND NOVA CIRCLE, IN ZENO WAY, AND CONNECTING TO PRAIRIE POINT DRIVE WITHIN PHASE 1; FROM PRAIRIE POINT DRIVE SOUTH TO PHILLIPS CIRCLE, EAST IN PHILLIPS CIRCLE TO PHILLIPS DRIVE, NORTH IN PHILLIPS DRIVE TO PRAIRIE POINT DRIVE; AND IN PRAIRIE POINT LANE.
3. WATER MAIN IN PRAIRIE POINT LANE.

### PHASING LEGEND



### IMPROVEMENTS TO BE INSTALLED WITH PRAIRIE POINT WEST INFRASTRUCTURE

SANITARY SEWER TO BE INSTALLED WITH PRAIRIE POINT WEST INFRASTRUCTURE

STORM SEWER TO BE INSTALLED WITH PRAIRIE POINT WEST INFRASTRUCTURE

PHASE 1 INFRASTRUCTURE, INCLUDING STREET IMPROVEMENTS AND ALL REMAINING UTILITIES NOT PREVIOUSLY INSTALLED

PHASE 2 INFRASTRUCTURE, INCLUDING STREET IMPROVEMENTS AND ALL REMAINING UTILITIES NOT PREVIOUSLY INSTALLED

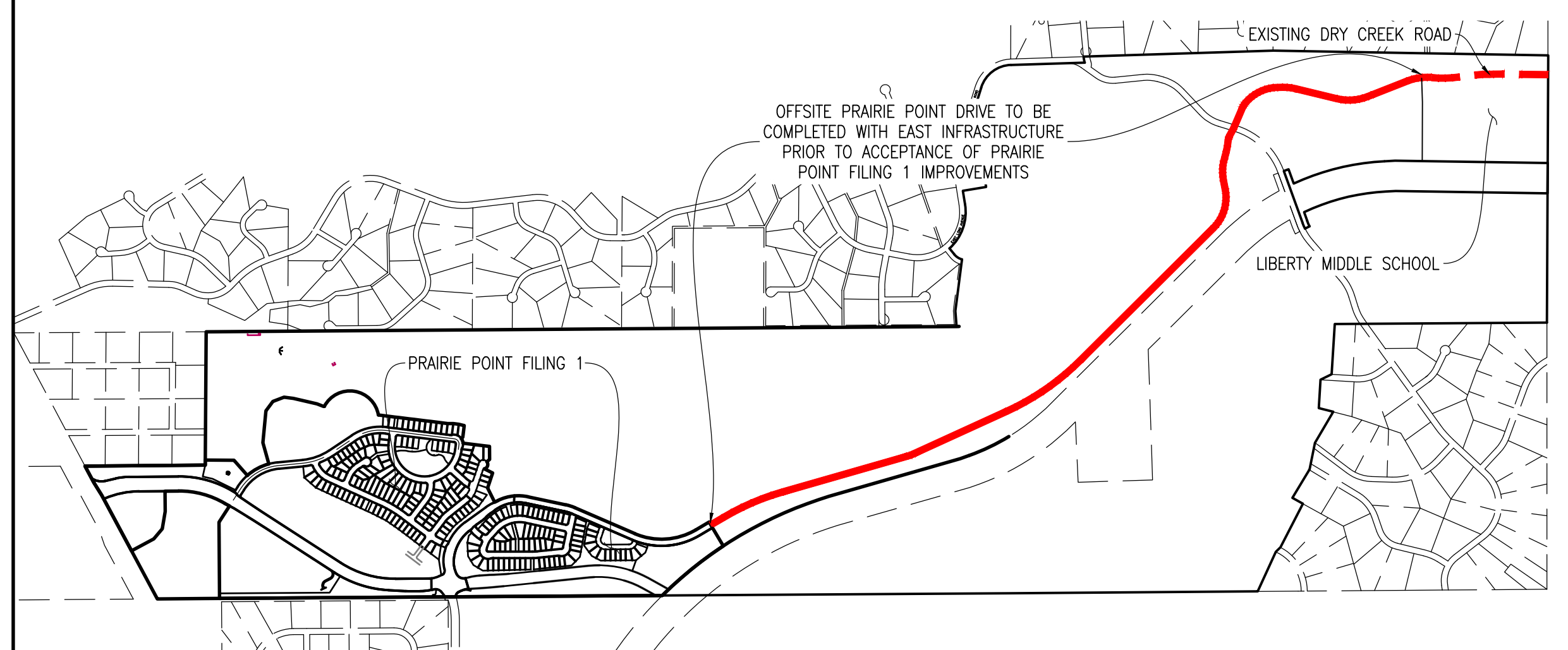
PHASE 3 INFRASTRUCTURE, INCLUDING STREET IMPROVEMENTS AND ALL REMAINING UTILITIES NOT PREVIOUSLY INSTALLED

SANITARY SEWER TO BE INSTALLED WITH PHASE 1, 2, OR PHASE 3 INFRASTRUCTURE

WATER MAIN TO BE INSTALLED WITH PHASE 2 OR PHASE 3, WHICHEVER IS LATER.

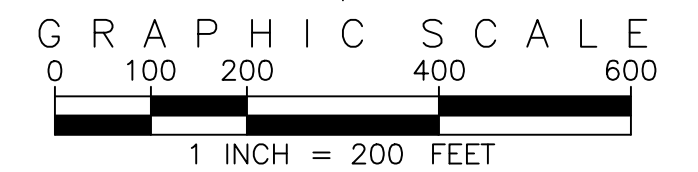
CHANNEL C2 TO BE INSTALLED WITH ANY PHASE DEVELOPMENT

DETENTION PONDS TO BE INSTALLED WITH PHASE AS NOTED



REQUIRED OFFSITE IMPROVEMENTS  
1"=1200'

**EMK CONSULTANTS, INC.**  
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(303)694-1520 [www.EMKc.com](http://www.EMKc.com)



SEE DETAIL BELOW FOR  
OFFSITE INFRASTRUCTURE  
TO BE COMPLETED PRIOR  
TO ACCEPTANCE OF  
FILING 1 IMPROVEMENTS

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

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



3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W NAVD 88 ELEVATION 5861.04

[illegible]

<i>JW</i>	DRAWN BY: <i>JS</i>	CHECKED BY: <i>BOM</i>	APPROVED BY: <i>BOM</i>
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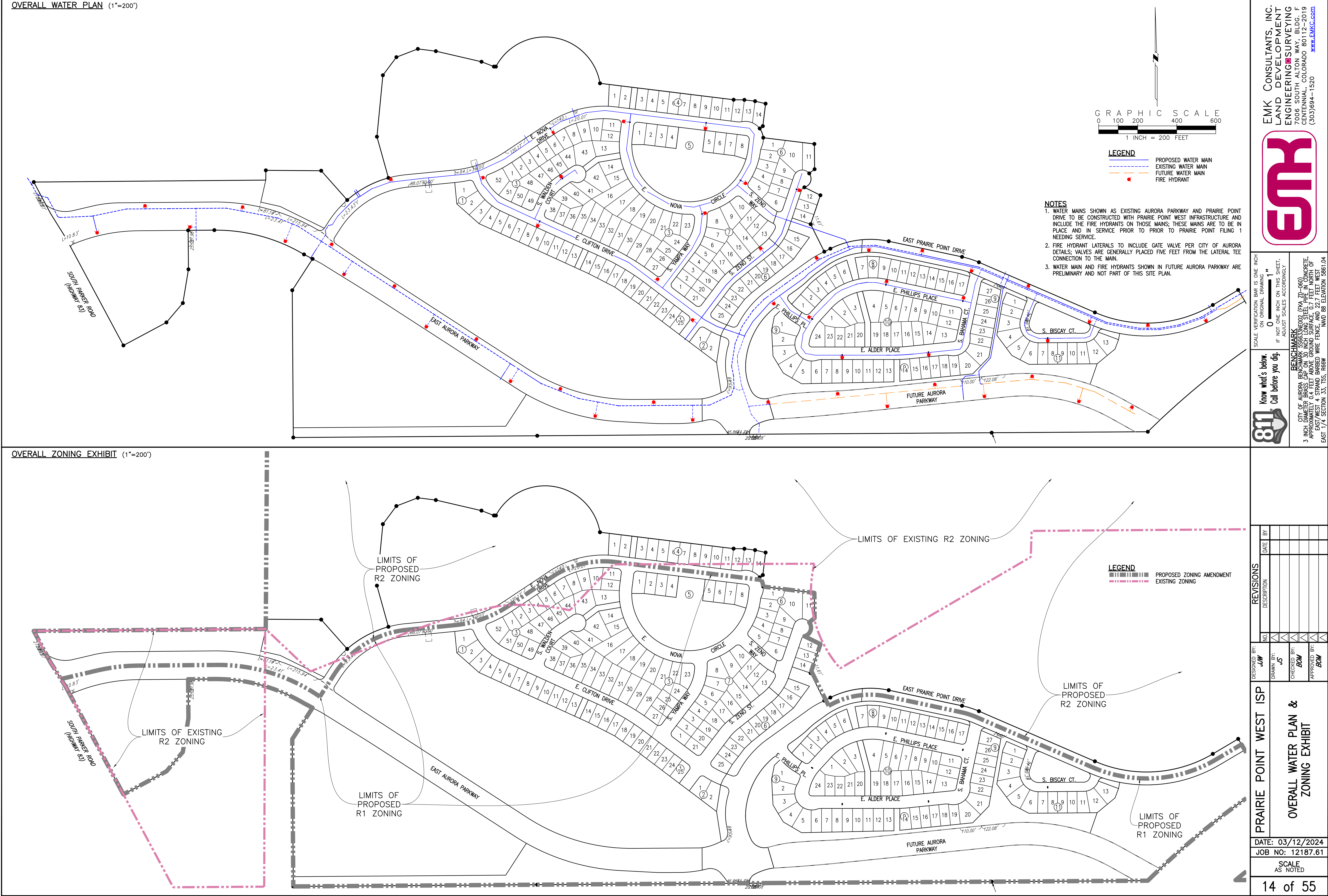
## PUBLIC IMPROVEMENT PHASING PLAN

DATE: 03/12/2024  
JOB NO: 12187.62

SCALE  
AS NOTED

3 of 55



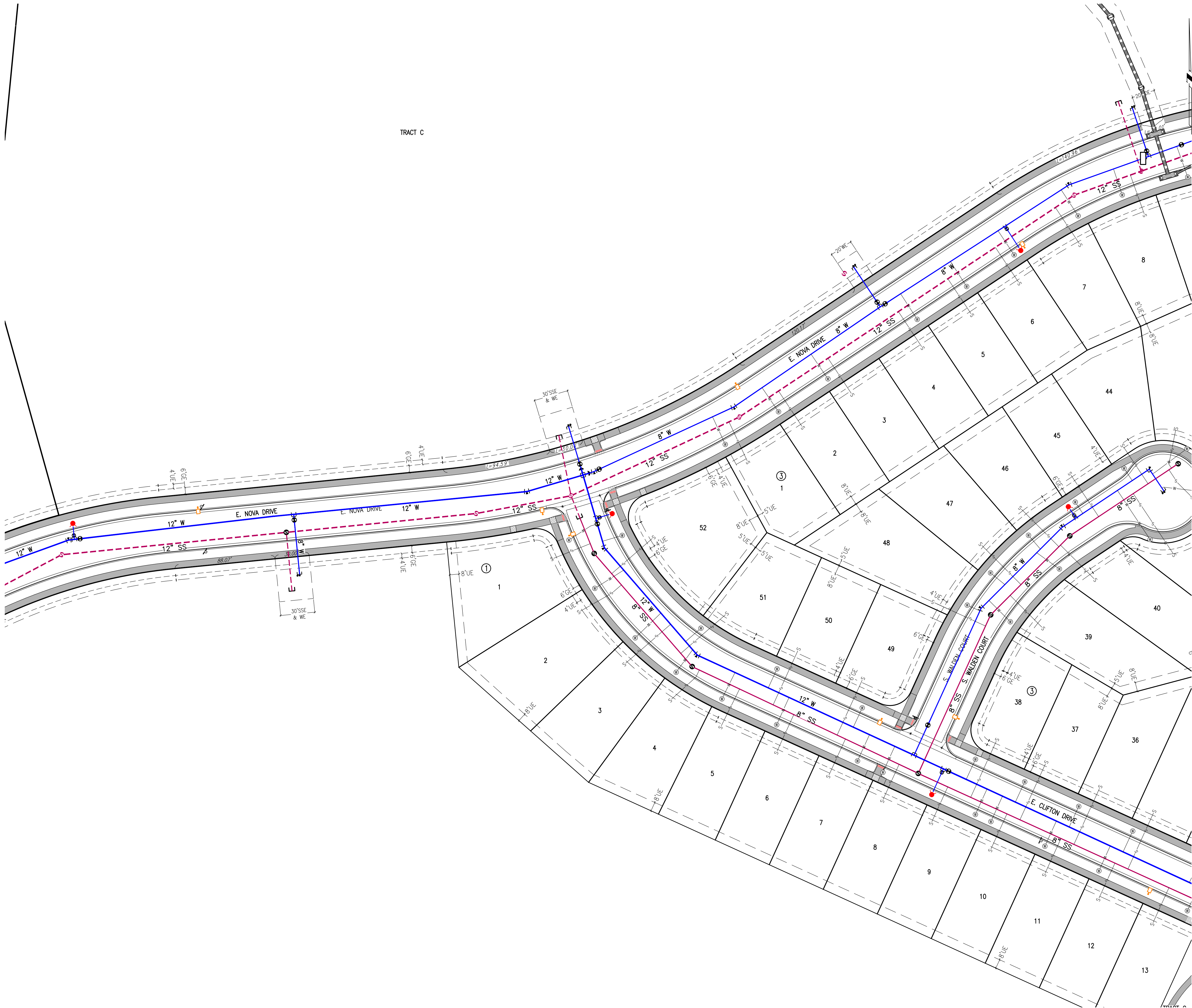








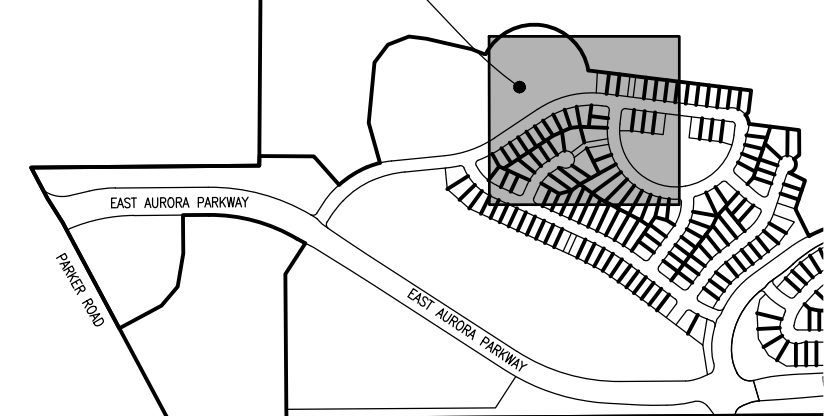
SEE SHEET 15



SEE SHEET 17

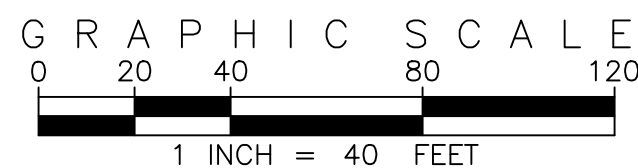
KEY MAP  
1"=1000'

THIS SHEET



#### SITE PLAN LEGEND

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



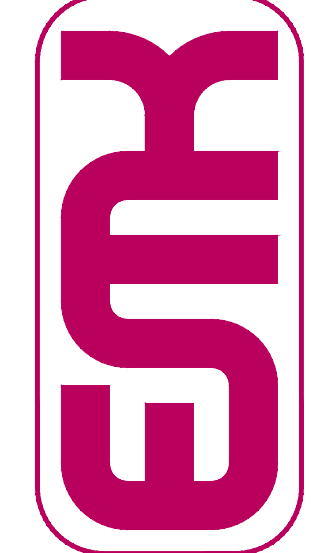
#### SITE PLAN ABBREVIATIONS

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

#### SITE PLAN NOTES

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- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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- 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.
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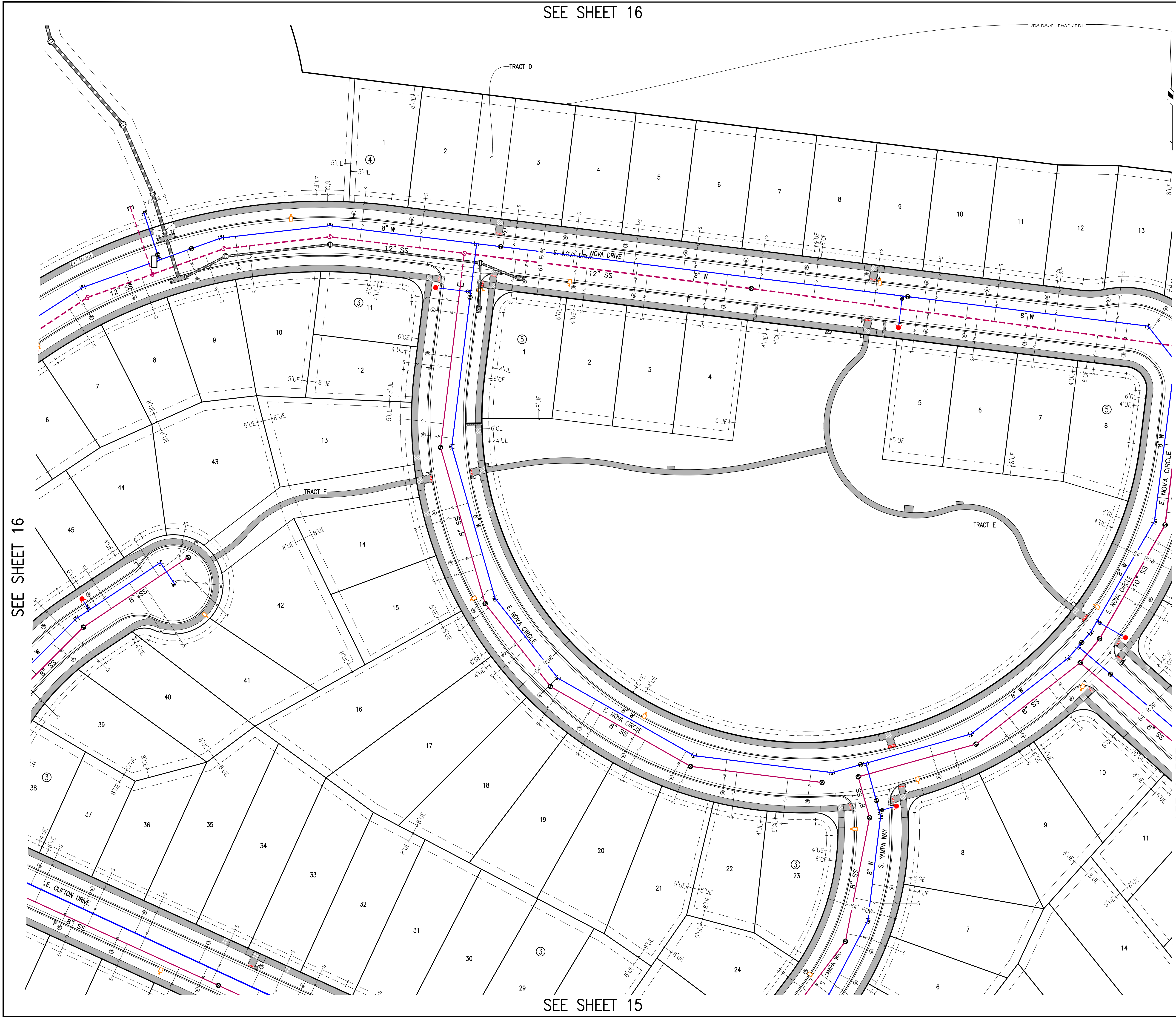
SCALE: VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING  
0" 1"  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig.

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

REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	DESIGNED BY: JWM		
2	DRAWN BY: JS		
3	CHECKED BY: BOM		
4	APPROVED BY: BOM		
PRAIRIE POINT FILING 1		DATE: 03/12/2024	
UTILITY PLAN		JOB NO: 12187.62	
		SCALE: HORIZONTAL 1" = 40'	
		16 of 55	





SEE SHEET 16

SEE SHEET 15

SEE SHEET 18

SEE SHEET 19

**KEY MAP**  
1"=1000'

THIS SHEET

**SITE PLAN LEGEND**

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

**GRAPHIC SCALE**

1 INCH = 40 FEET

**SITE PLAN ABBREVIATIONS**

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

**SITE PLAN NOTES**

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(303)694-1520  
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**EMK**

**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.  
APPROXIMATE LOCATION: 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, R66W NAD 88 ELEVATION 5861.04

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

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

**PRAIRIE POINT FILING 1**

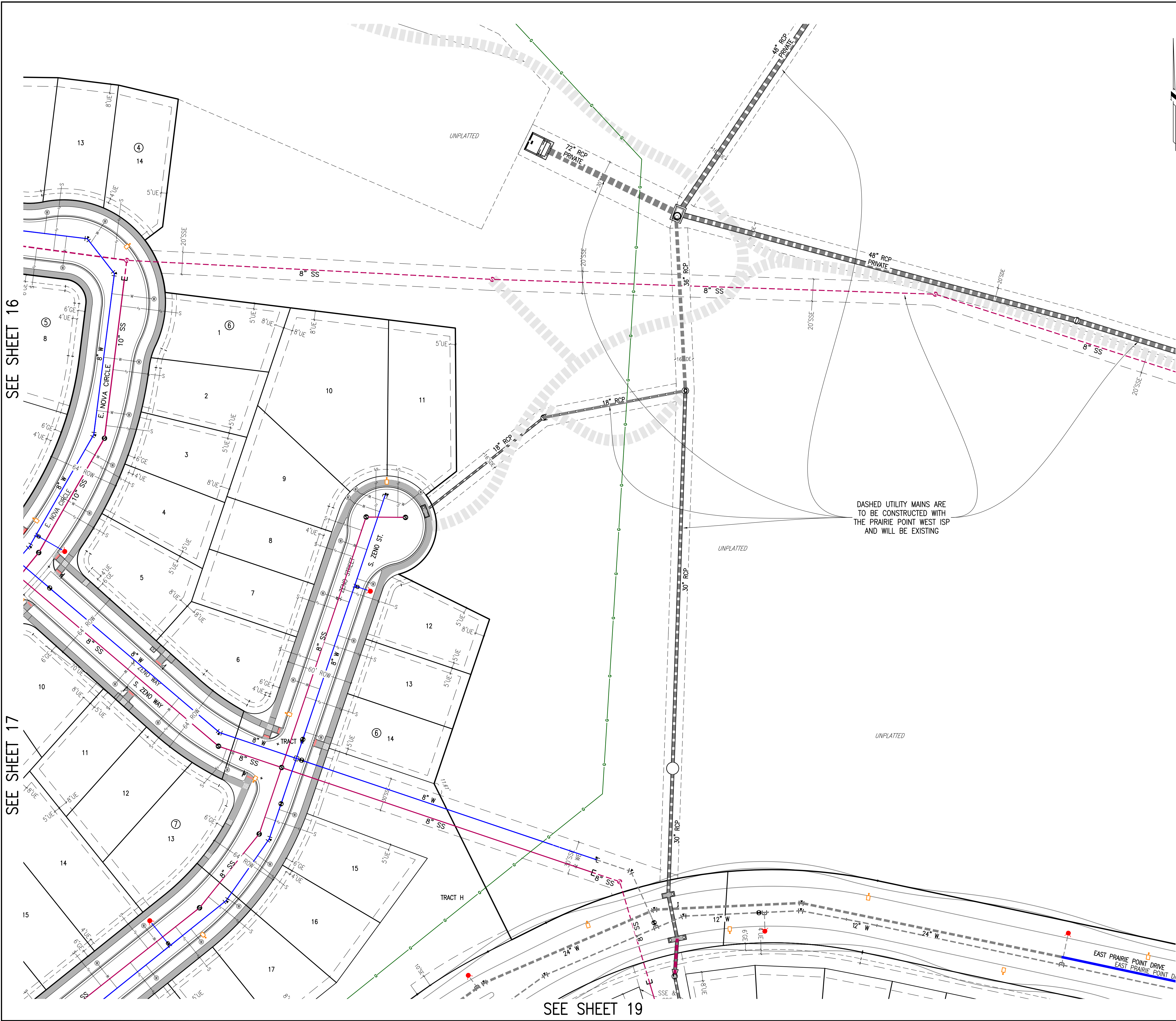
**UTILITY PLAN**

**DATE:** 03/12/2024  
**JOB NO:** 12187.62

**SCALE**  
HORIZONTAL  
1" = 40'

**17 of 55**



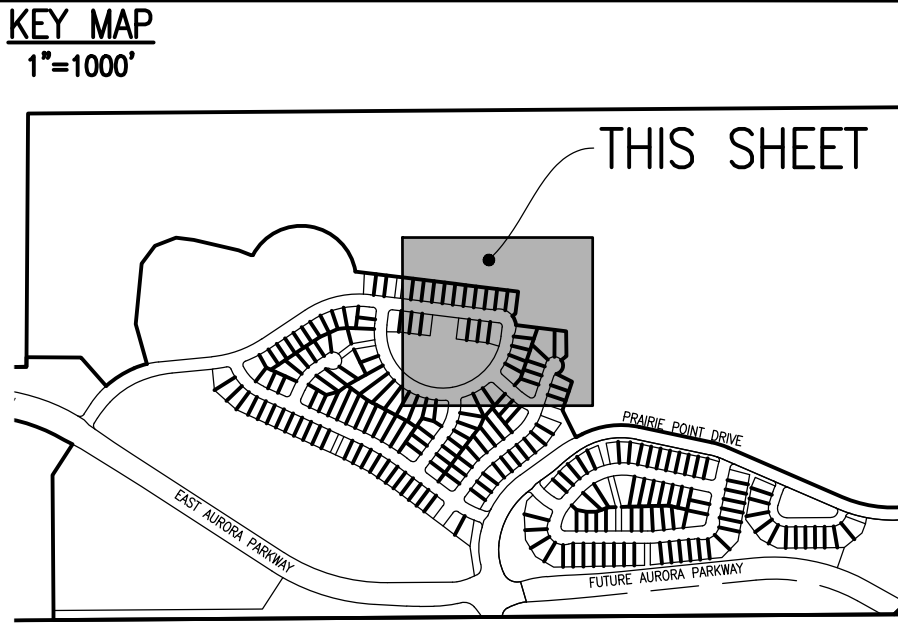


SEE SHEET 16

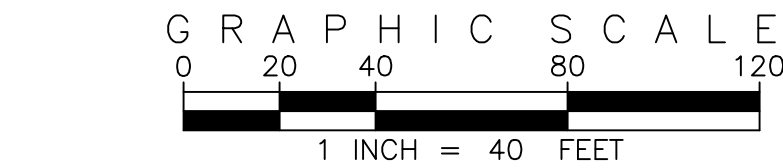
SEE SHEET 17

SEE SHEET 19

SEE PRAIRIE POINT WEST INFRASTRUCTURE SITE PLANS FOR CONTINUATION



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		
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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	

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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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WWW.EMKCO.EDU

Know what's below.  
Call before you dig.

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE02 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
EAST PRAIRIE POINT DRIVE, 100' WEST 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		DESIGNED BY		DATE	
NO.	DESCRIPTION	BY	DATE		
1		JM			
2		JS			
3		BM			
4		BM			

DATE: 03/12/2024  
JOB NO: 12187.62

SCALE  
HORIZONTAL  
1" = 40'

18 of 55



SEE SHEET 17

SEE SHEET 18

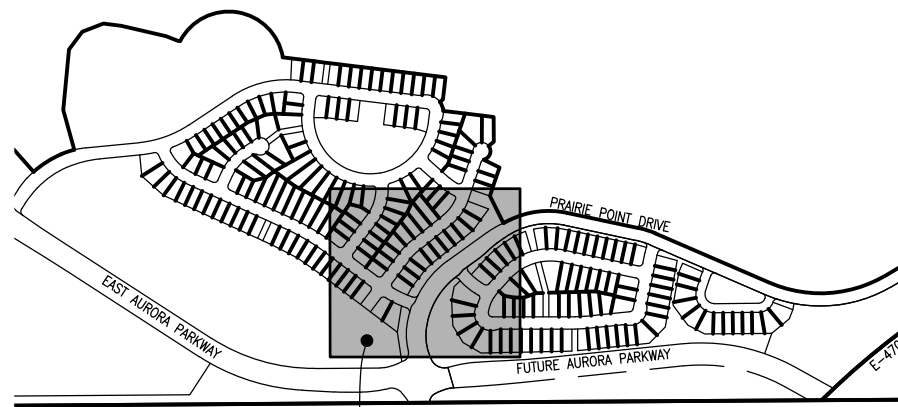
SEE SHEET 20



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

SEE PRAIRIE POINT WEST INFRASTRUCTURE SITE PLANS FOR CONTINUATION

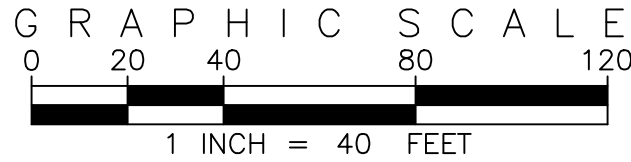
KEY MAP  
1"=1000'



THIS SHEET

SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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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	



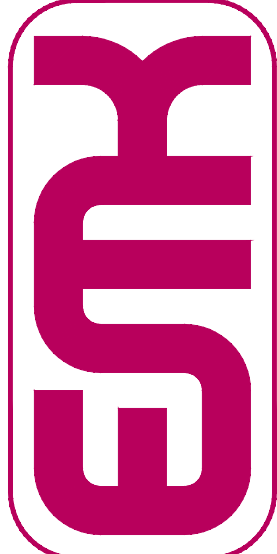
SITE PLAN ABBREVIATIONS

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



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

Know what's below. Call before you dig.

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

REVISIONS	NO.	DESCRIPTION	DATE	BY

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

PRAIRIE POINT FILING 1	UTILITY PLAN
------------------------	--------------

DATE: 03/12/2024  
JOB NO: 12187.62

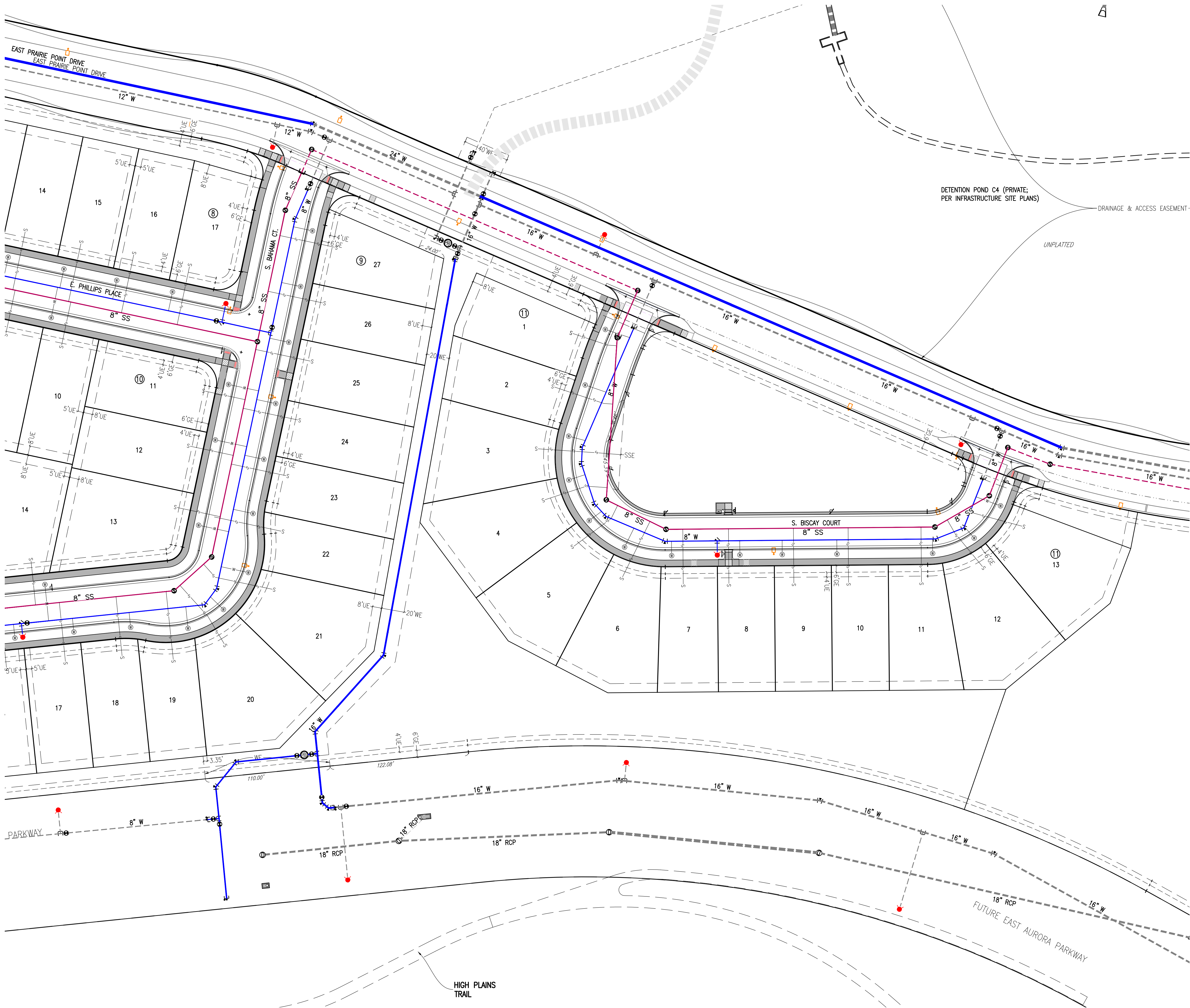
SCALE  
HORIZONTAL  
1" = 40'



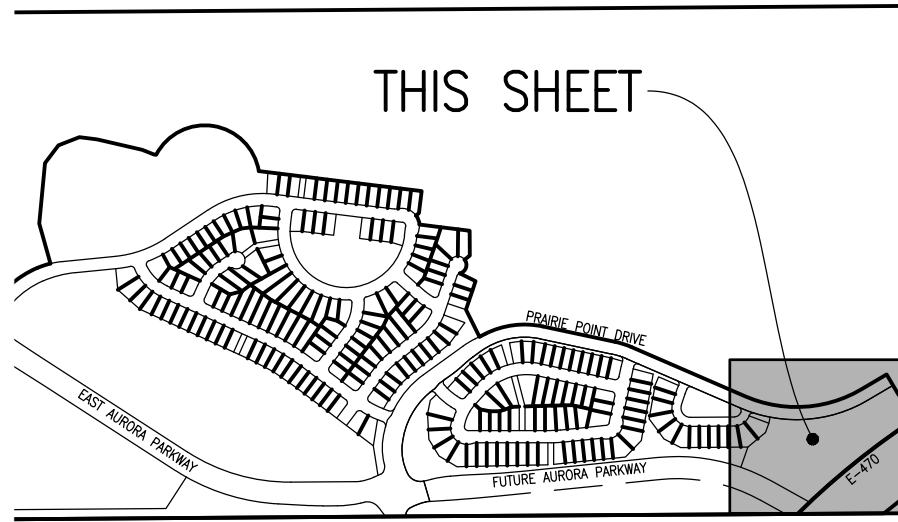




SEE SHEET 20

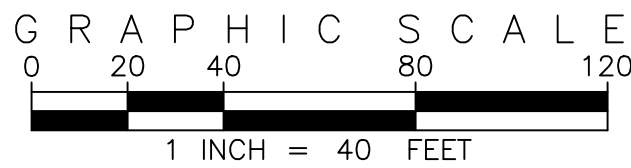


KEY MAP  
1"=1000'



SITE PLAN LEGEND

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



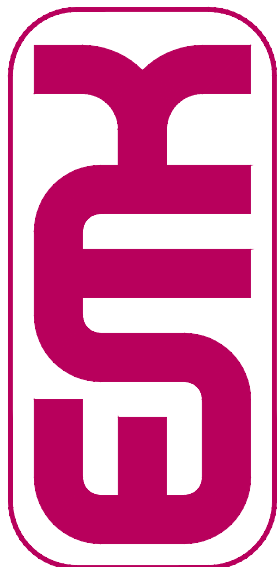
SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

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- TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
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- 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.
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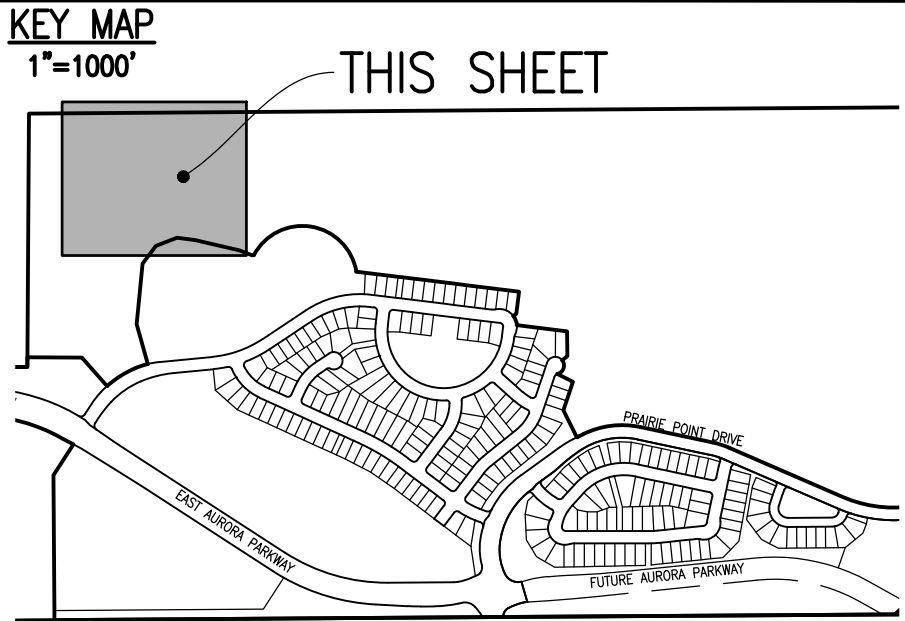
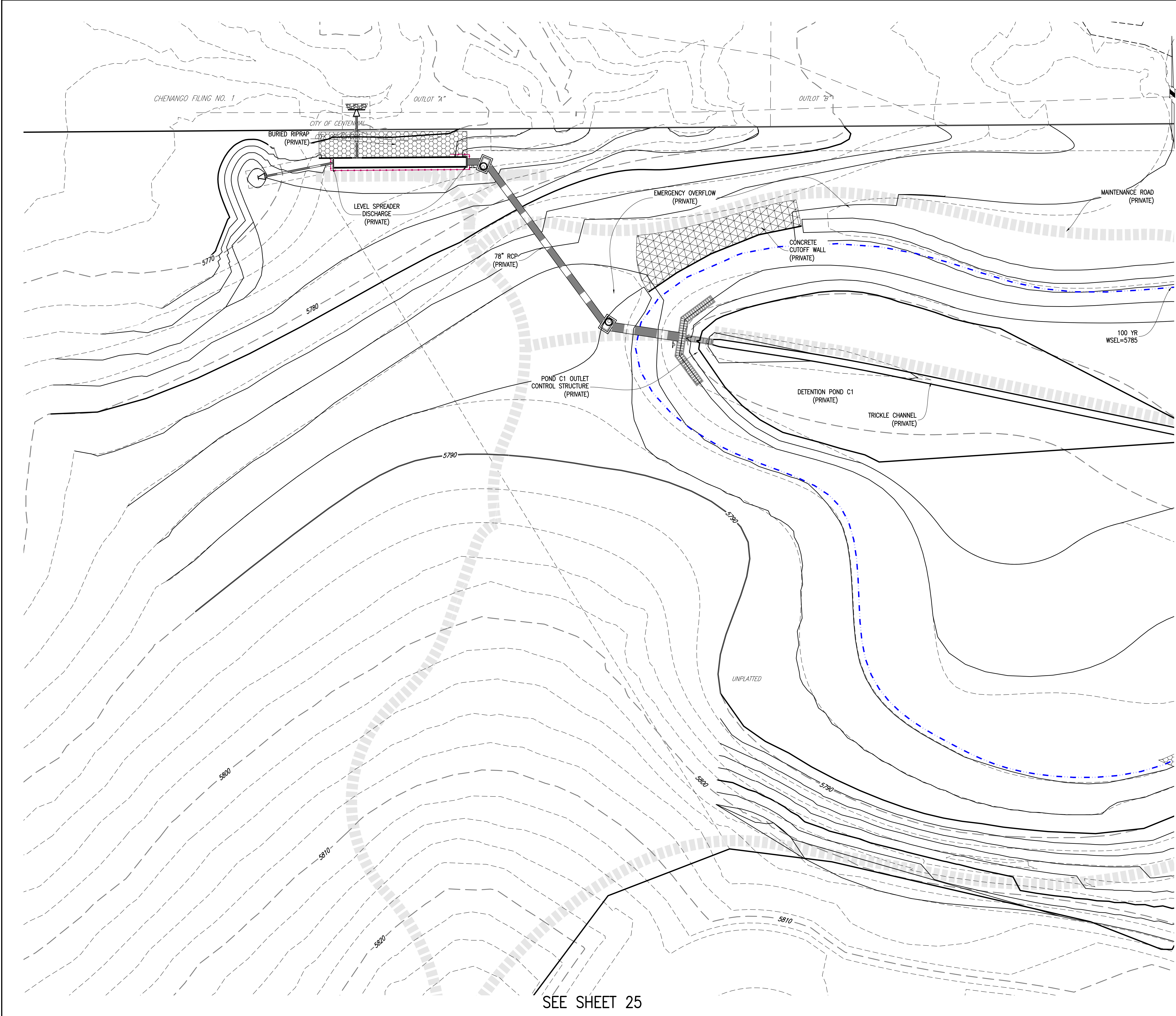
811

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF 16" W. WATER MAIN, 16" W. GAS MAIN, 16" W. STORM SEWER, 16" W. SANITARY SEWER, 16" W. FUTURE 4" STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04.

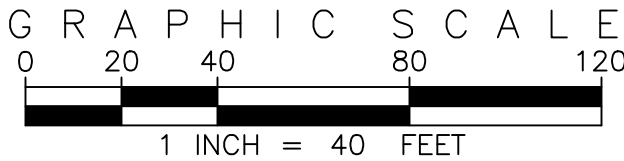
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26	DESIGN		
27	DESIGN		

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

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

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (FRA 20'-06") CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W  
NAD 88 ELEVATION 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

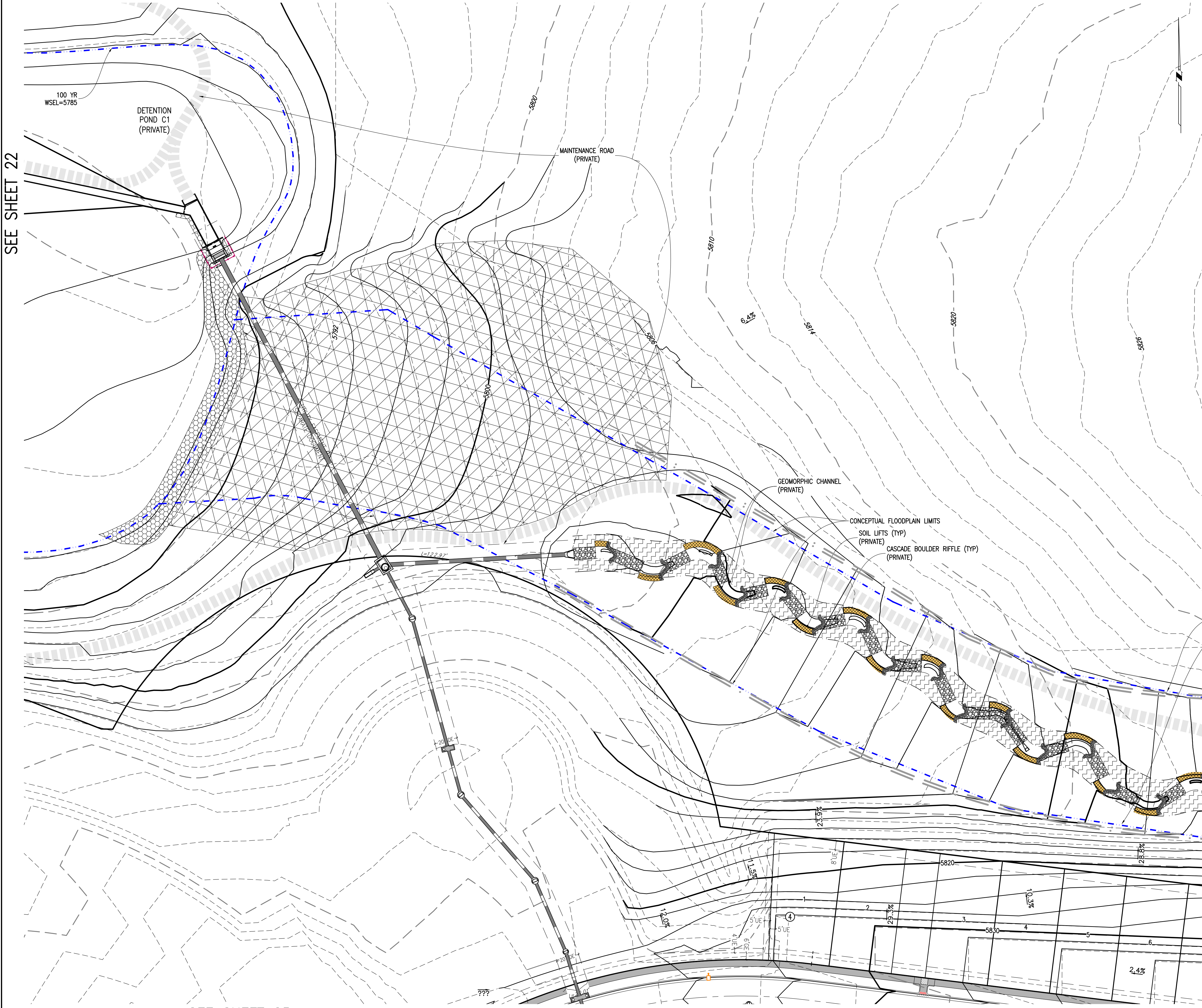


SEE SHEET 22

SEE SHEET 25

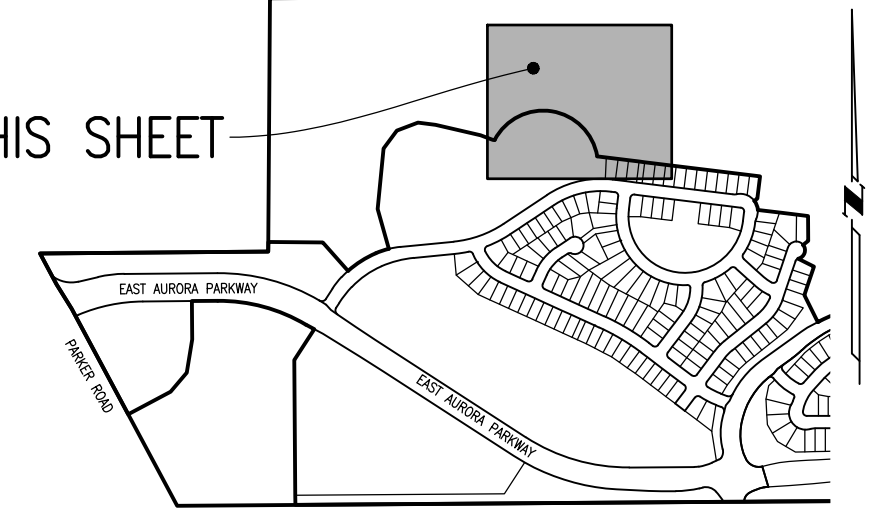
SEE SHEET 26

SEE SHEET 24



KEY MAP
1"=1000'

THIS SHEET-



### SITE PLAN LEGEND

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

## SITE PLAN ABBREVIATIONS

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

## SITE PLAN NOTES

1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
3. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
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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 PIPES, ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
7. ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; 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 RADI 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 POND C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.
10. FIRE HYDRANT LATERALS INCLUDE GATE VALVES, GENERALLY LOCATED FIVE FEET FROM THE MAIN LINE TEE. THE CIVIL PLANS ARE TO SHOW FIRE HYDRANT FLANGE ELEVATIONS. ALL FIRE HYDRANTS ARE TO BE IN LANDSCAPED AREAS.
11. GOLF CART PATHS TO BE USED FOR DRAINAGE MAINTENANCE ACCESS. ANY EASEMENT REQUIRED WILL BE DONE WITH THE FINAL PLAT FOR THE GOLF COURSE.

DESIGNED BY:		REVISIONS			
MM		NO.	DESCRIPTION	DATE	BY
DRAWN BY:		✓			
JS		✓			
CHECKED BY:		✓			
BOM		✓			
APPROVED BY:		✓			
BOM		✓			

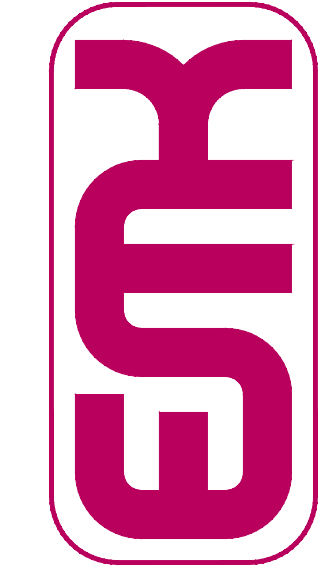
# PRAIRIE POINT FILING 1 --- POND C1 & CHANNEL C2 GRADING & SITE PLAN


DATE: 03/12/2024  
JOB NO: 12187.62

SCALE  
HORIZONTAL  
1" = 40'

23 of 55

**EMK CONSULTANTS, INC.**  
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7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1520 [www.EMKC.com](http://www.EMKC.com)





**Know what's below.**

**Call before you dig.**

**BENCHMARK**

3 INCH DIAMETER BRASS CAP ON 1/2 INCH LONG STEEL ROD IN CONCRETE, APPROXIMATELY 1/2 INCH FROM SURFACE OF CONCRETE.

EAST 1/4 SECTION 33, T5S, R6W

EAST 1/4 SECTION 33, T5S, R6W

NAD 83 ELEVATION 5961.04



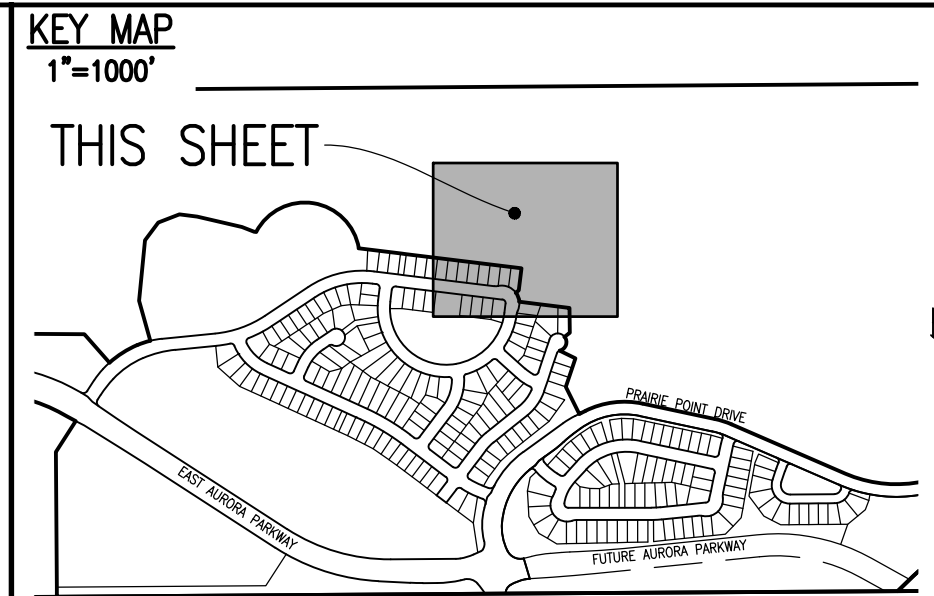
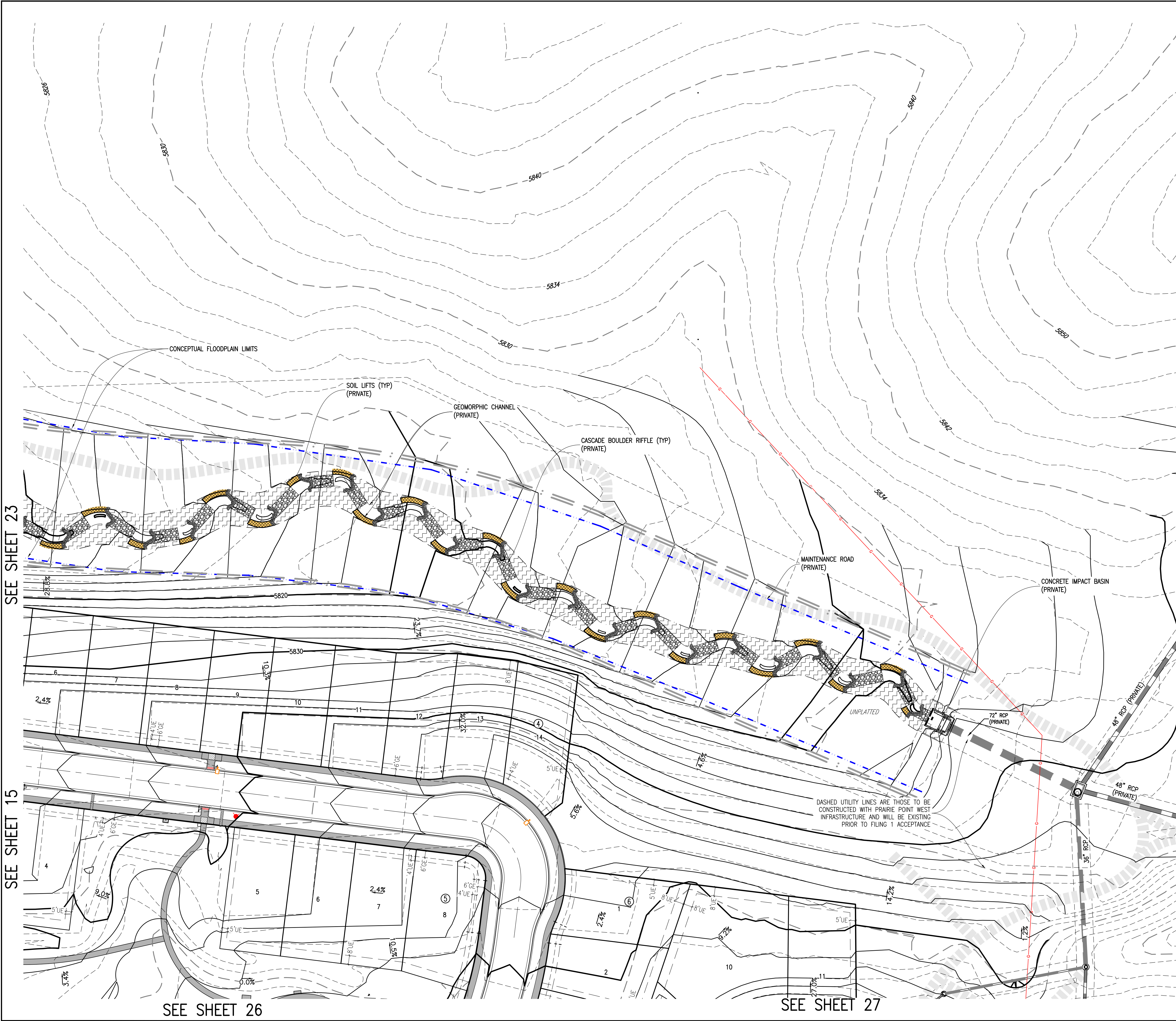
SEE SHEET 23

SEE SHEET 15

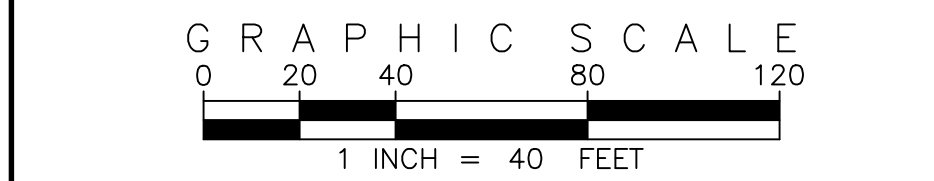
SEE SHEET 26

SEE SHEET 27

SEE SHEET ##



SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
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	GAS LINE	
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	MINOR CONTOUR	
	FLOW ARROW	
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SITE PLAN ABBREVIATIONS		
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GE	GAS EASEMENT	
UE	UTILITY EASEMENT	
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TOW	TOP OF WALL	
BOW	BOTTOM OF WALL	

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KEY MAP  
1"=1000'

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

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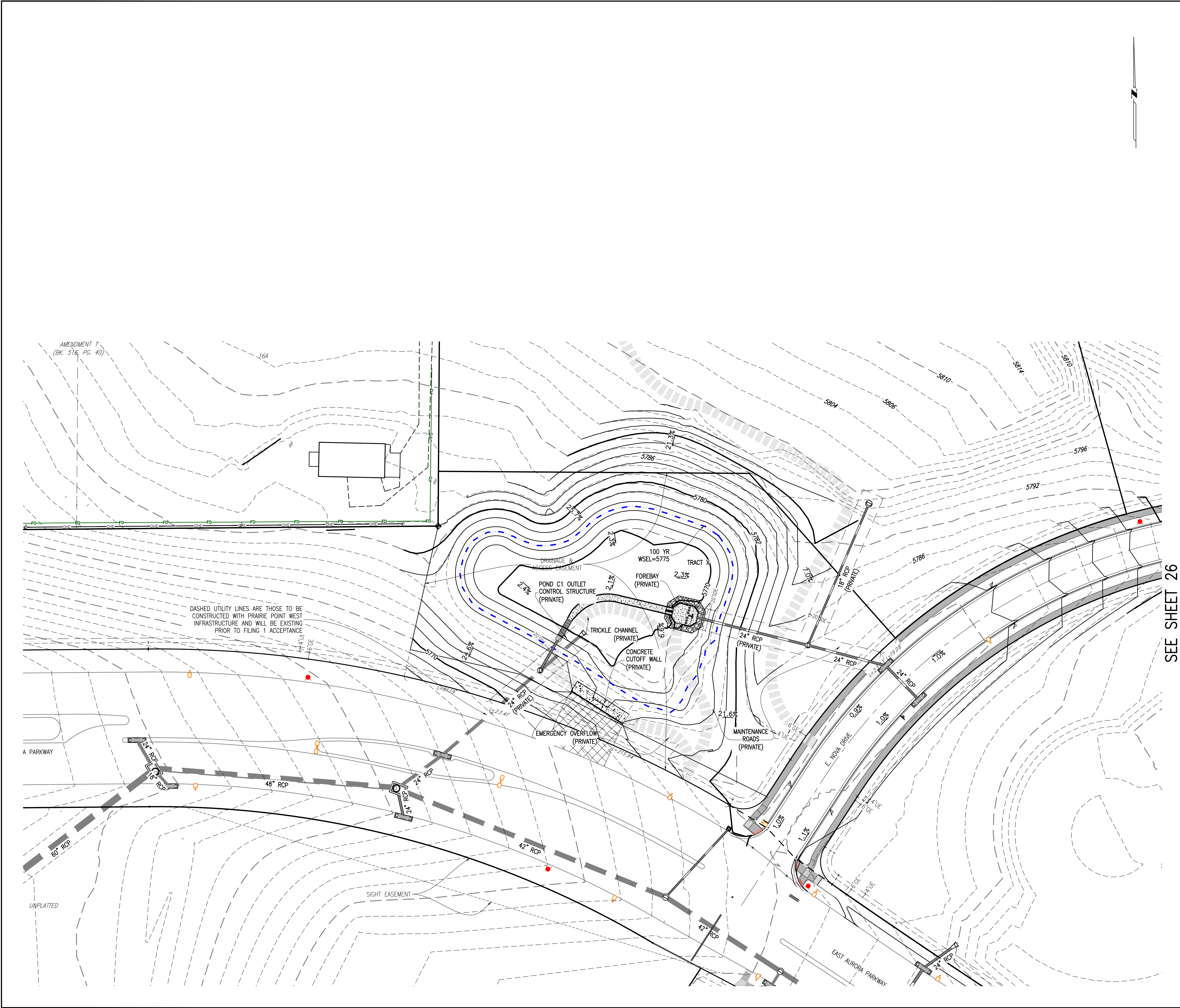
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE LOCATION OF 100 YEAR FLOOD LINE, 100 YEAR FLOOD FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W. NAD 88 ELEVATION 5861.04

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

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

24 of 55



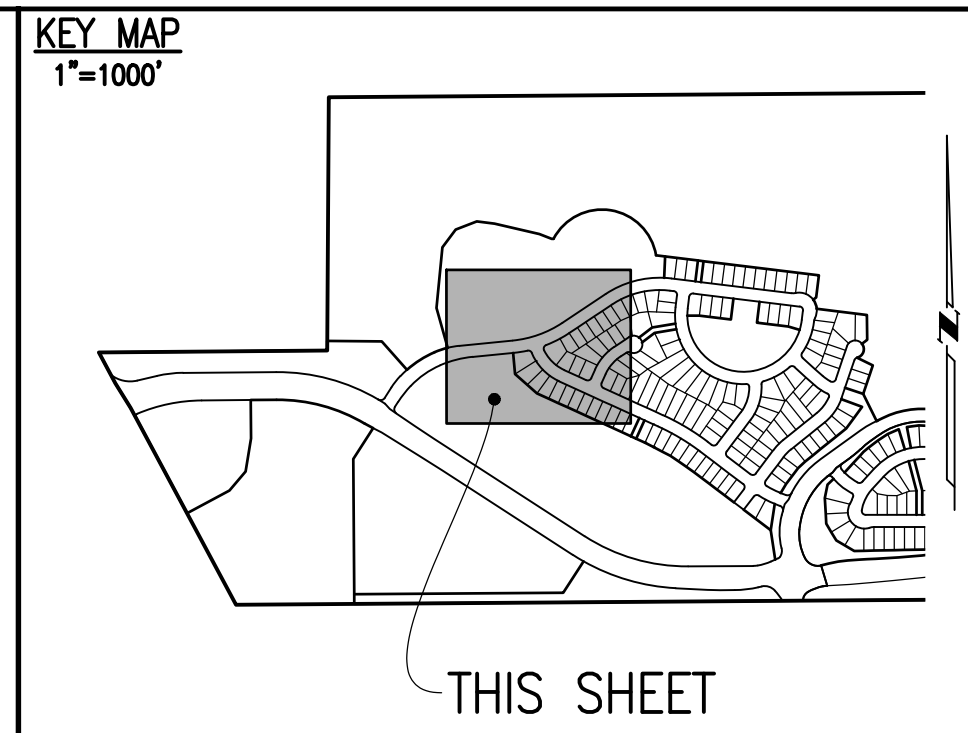




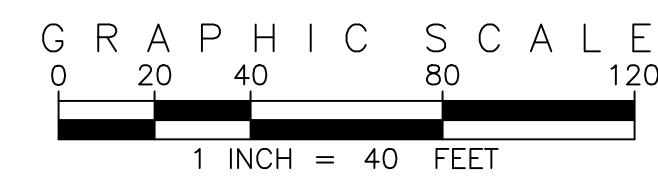
SEE SHEET 25

SEE SHEET 22

SEE SHEET 29



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	

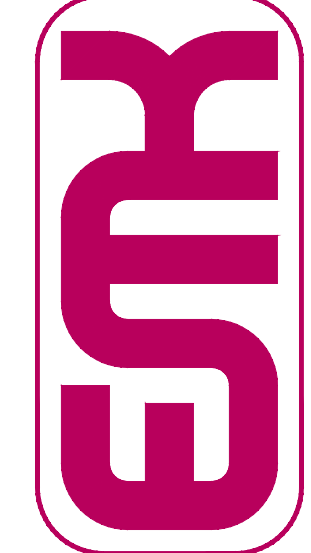


<u>SITE PLAN ABBREVIATIONS</u>	
FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

## SITE PLAN NOTES

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

**EMK CONSULTANTS, INC.**  
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SCALE VERIFICATION: THIS LINE INDICATES THE SCALE OF THE ORIGINAL DRAWING.  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

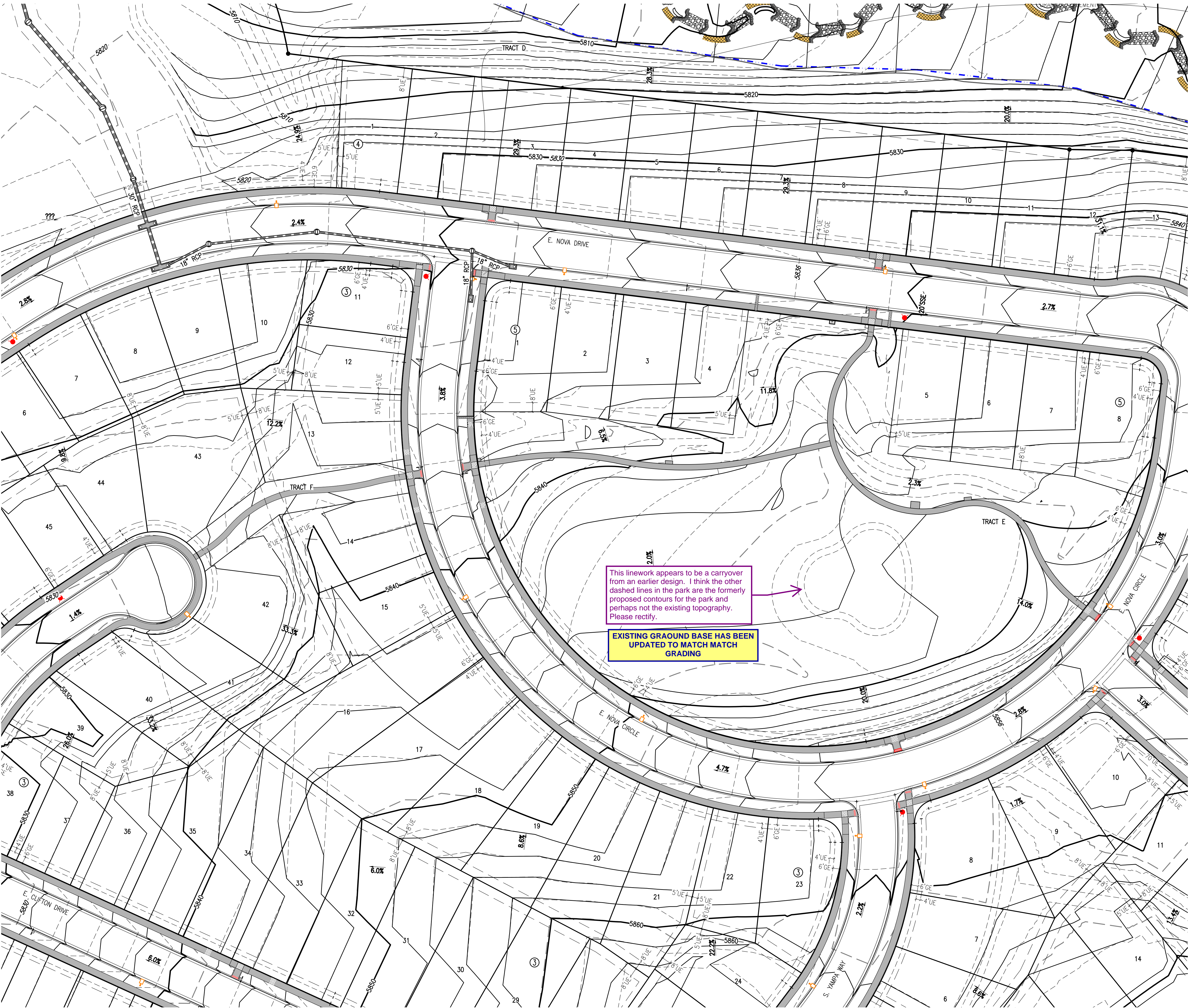
**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE002 (FKA ZD-060)  
3 INCH DIAMETER BRASS NAIL ON SLOTTED END OF CONCRETE,  
APPROXIMATELY BASED ON 10' AND 15' LONG STEEL PIPE.  
EAST 1/4 SECTION 33, T3S, R6W  
EAST WEST 4. STRAND BORED W/RE FENCE AND 22.7 FEET WEST OF  
EAST 1/4 SECTION 33, T3S, R6W  
NWD 88. ELEVATION: 5361.04



SEE SHEET 26

SEE SHEET 29

SEE SHEET #



**KEY MAP**  
1"=1000'

**SITE PLAN LEGEND**

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

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

**SITE PLAN ABBREVIATIONS**

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

**SITE PLAN NOTES**

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

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

**PRAIRIE POINT FILING 1**

**GRADING PLAN**

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

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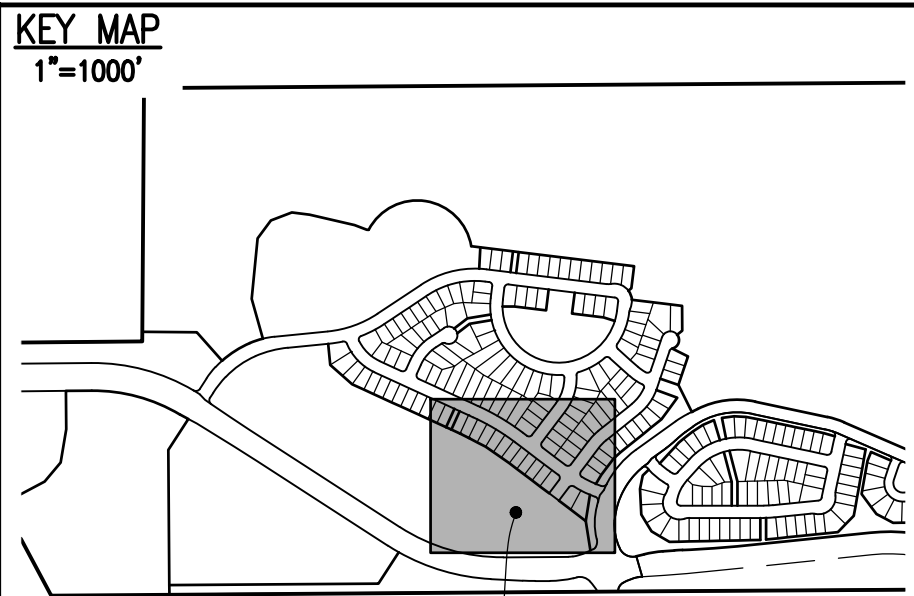




SEE SHEET 26

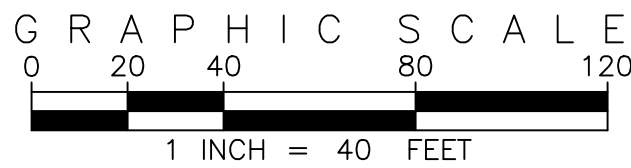
SEE SHEET 27

SEE SHEET 30



THIS SHEET

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



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

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

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REVISIONS

NO.	DESCRIPTION	DATE	BY

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

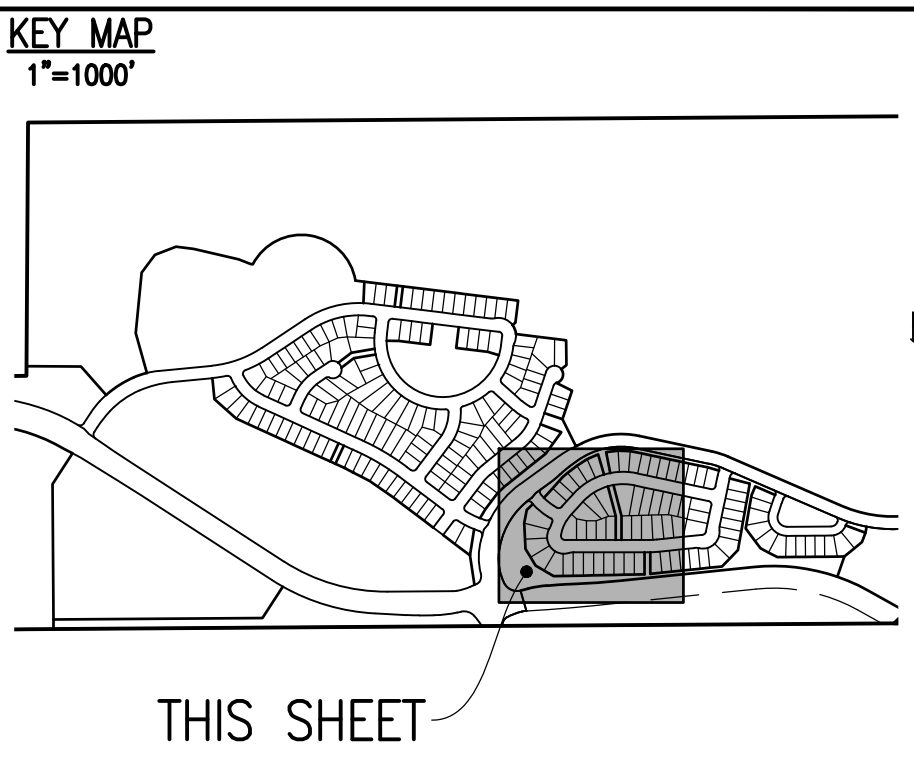
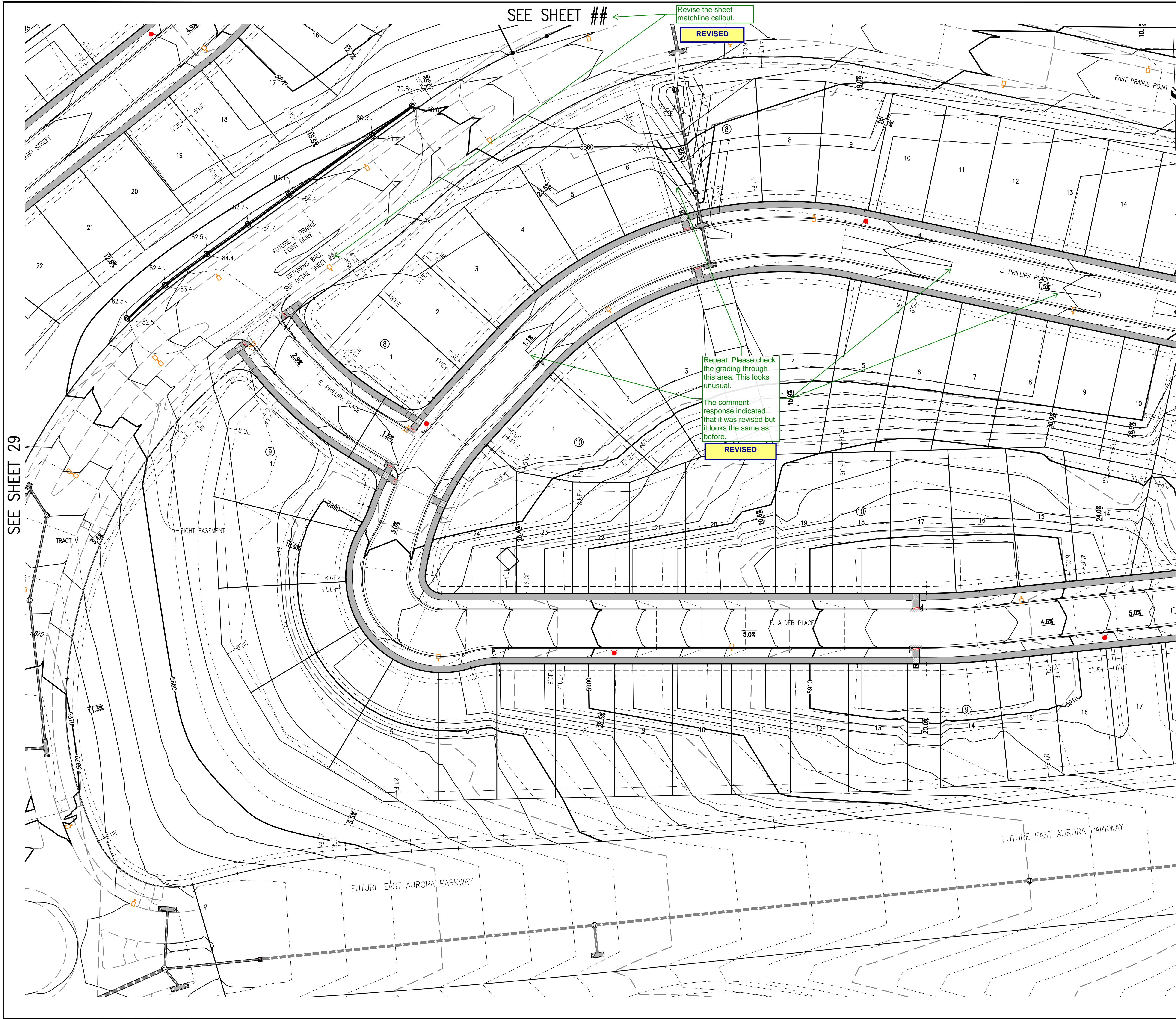
PRAIRIE POINT FILING 1

GRADING PLAN

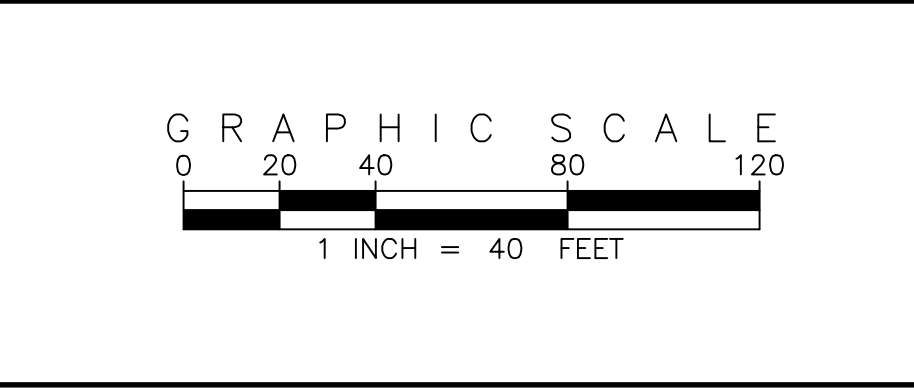
DATE: 03/12/2024  
JOB NO: 12187.62  
SCALE  
HORIZONTAL  
1" = 40'

29 of 55





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



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

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

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

DATE: 03/12/2024  
JOB NO: 12187.62

SCALE  
HORIZONTAL  
1" = 40'

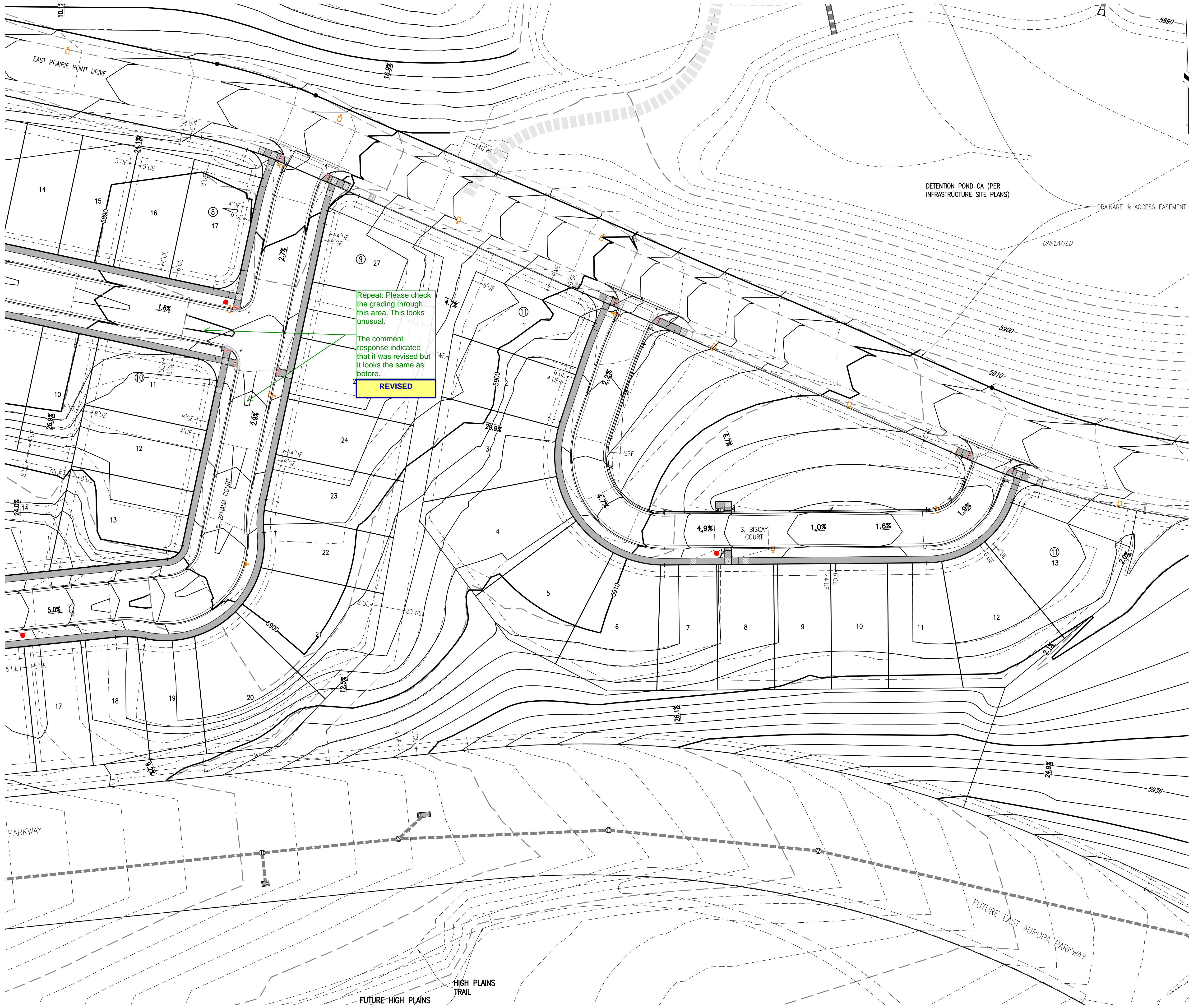
30 of 55

PRAIRIE POINT FILING 1

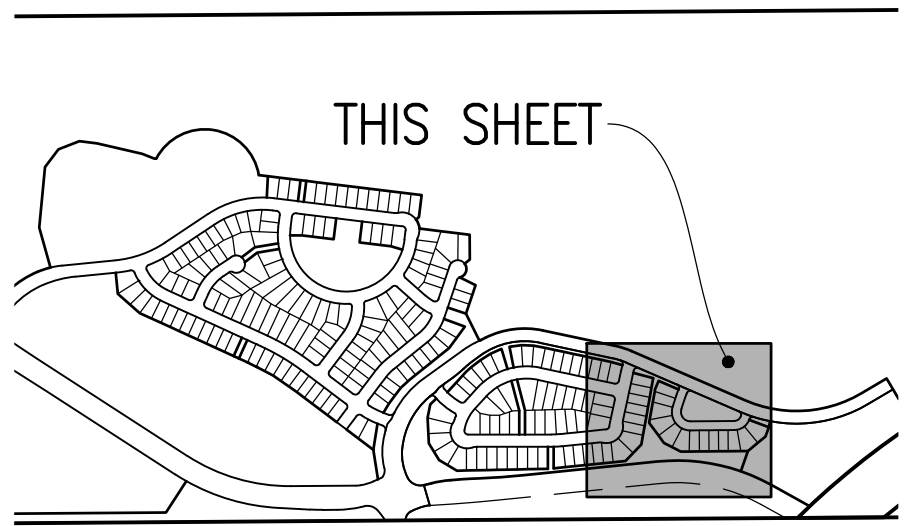
GRADING PLAN



SEE SHEET 30

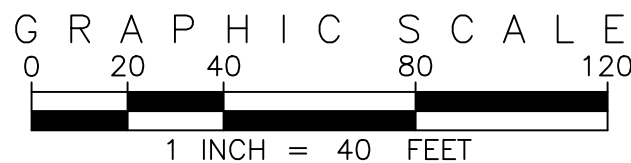


KEY MAP  
1"=1000'



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



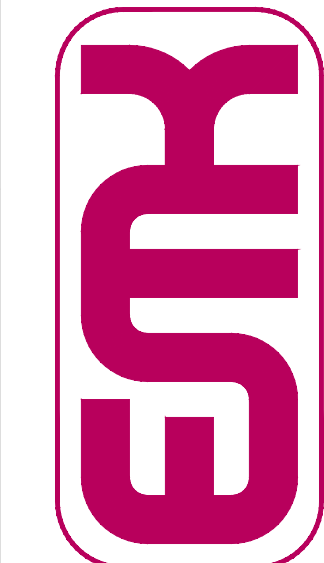
SITE PLAN ABBREVIATIONS

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

SITE PLAN NOTES

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- 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.

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Know what's below.  
Call before you dig.

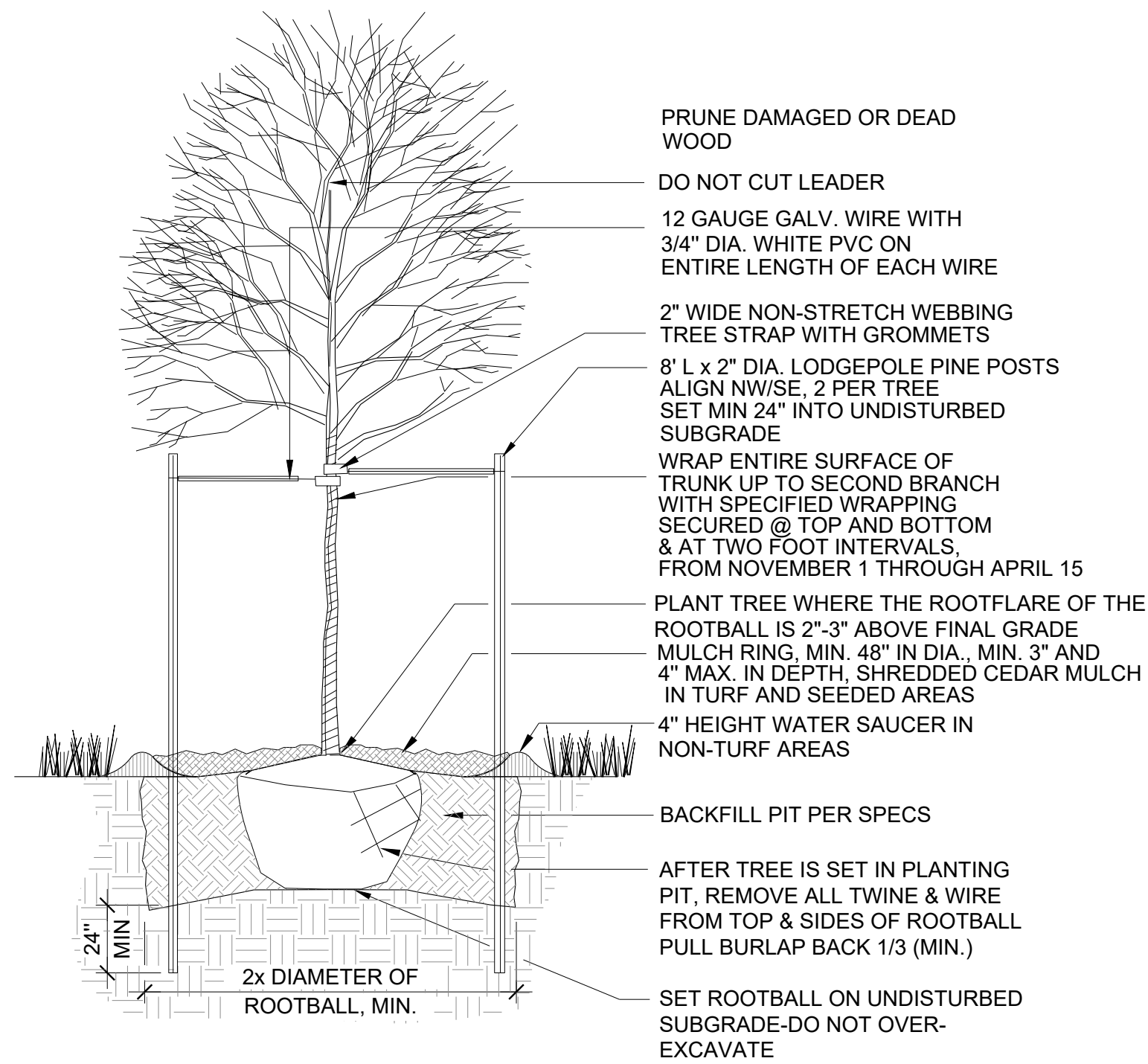
811

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 OF 6 INCH DIAMETER WATER MAIN, 12 INCH DIAMETER  
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

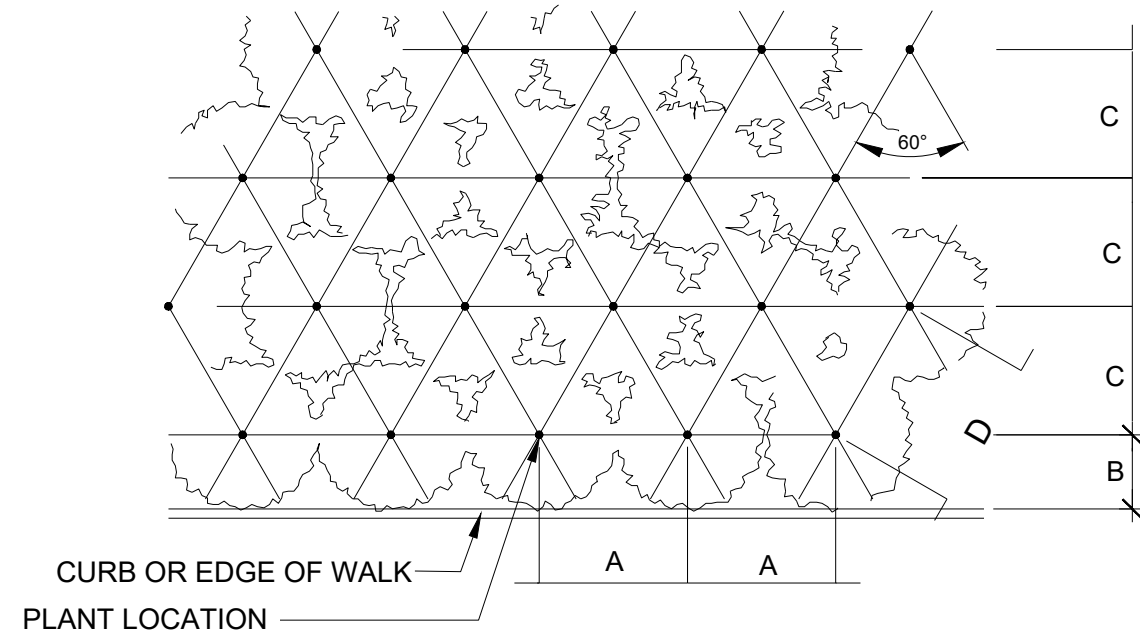
REVISIONS	NO.	DESCRIPTION	DESIGNED BY	DATE

PRAIRIE POINT FILING 1	DATE: 03/12/2024
GRADING PLAN	JOB NO: 12187.62
	SCALE HORIZONTAL 1" = 40'
	31 of 55





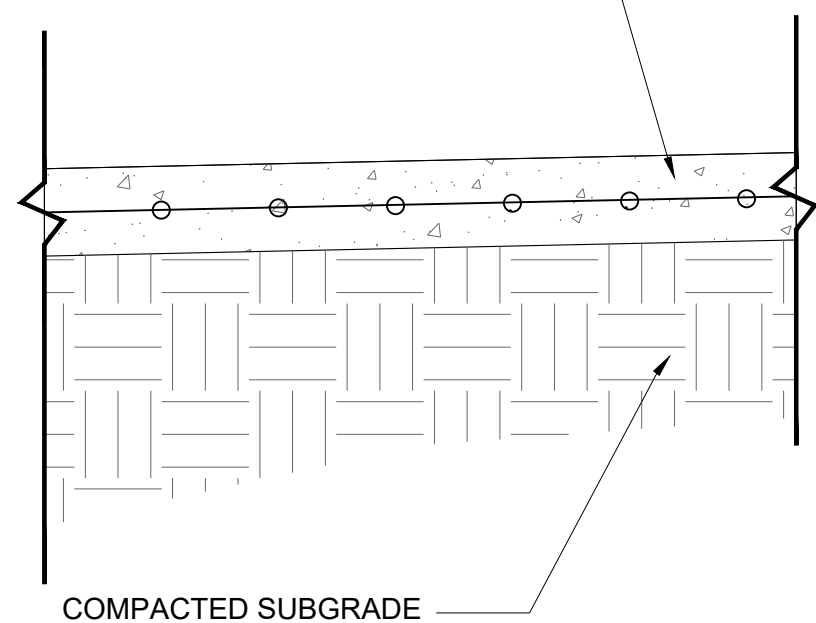
1 DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



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"

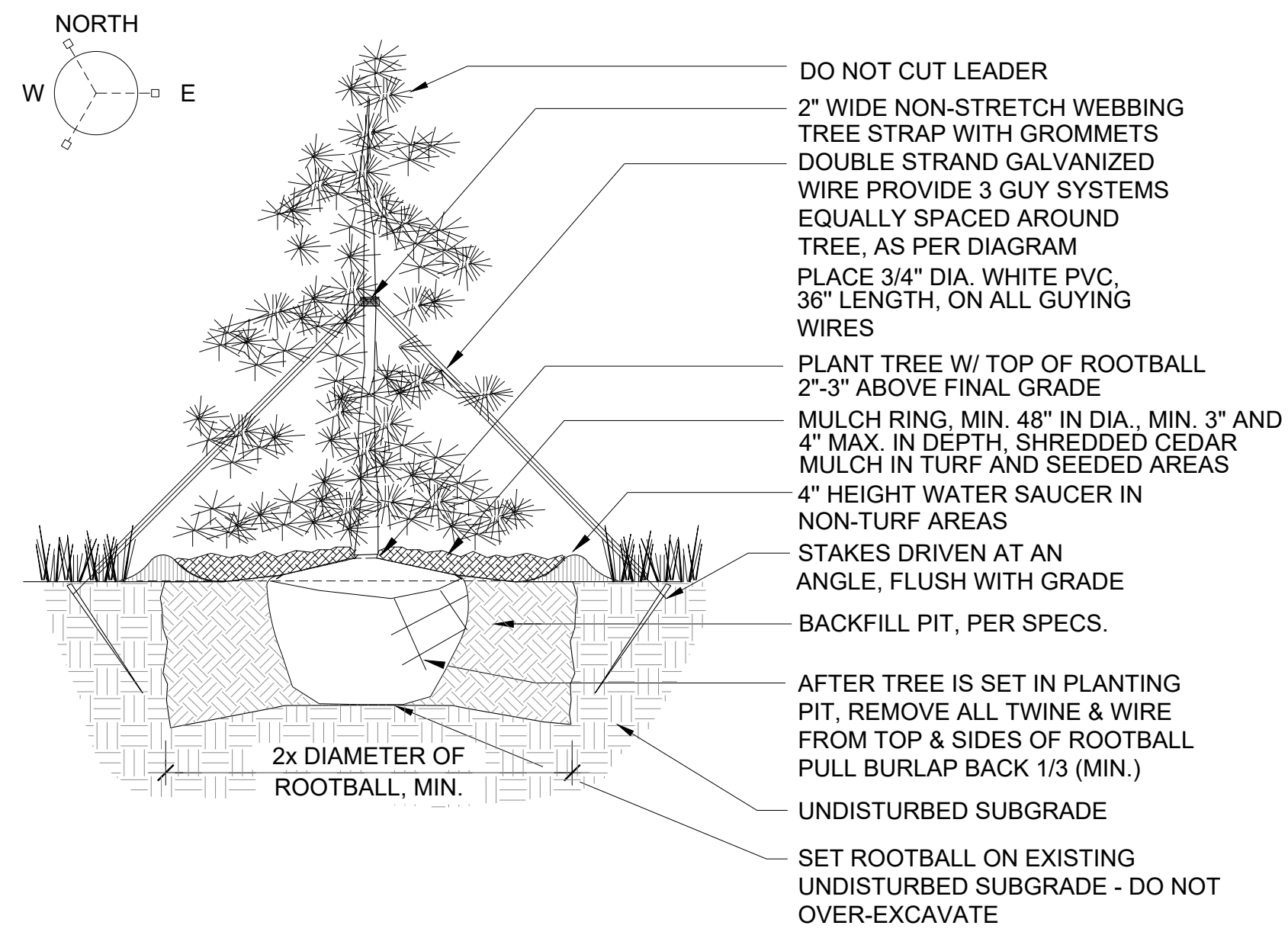
4 PERENNIAL PLANT SPACING DETAIL  
SCALE: NTS

6" CONCRETE SIDEWALK WITH W2.1 X W2.1 WIRE MESH REINFORCEMENT

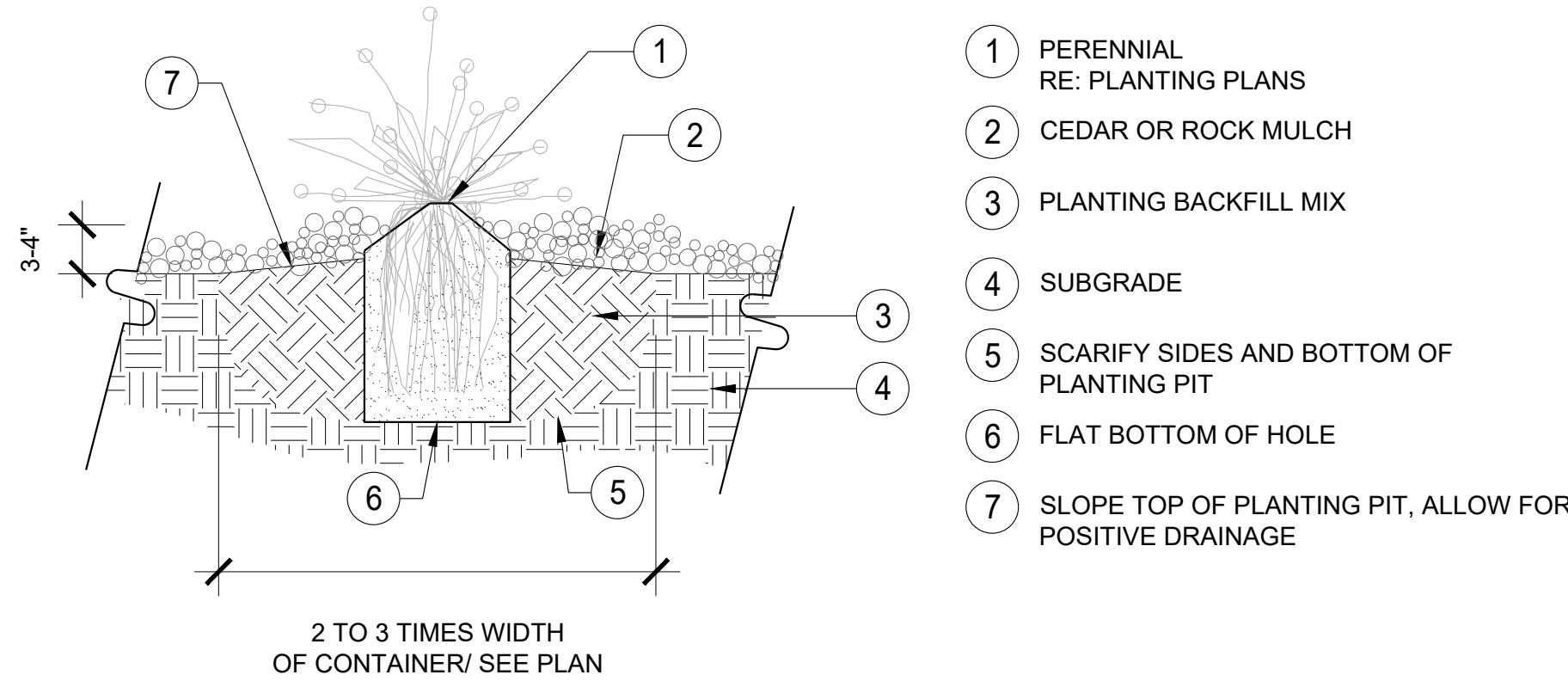


- NOTES:
1. COMPACTION LEVEL IS 95% MODIFIED PROCTOR ASTM D 1556, +/- 2% OF OPTIMUM MOISTURE.

7 PEDESTRIAN CONCRETE DETAIL  
SCALE: NTS

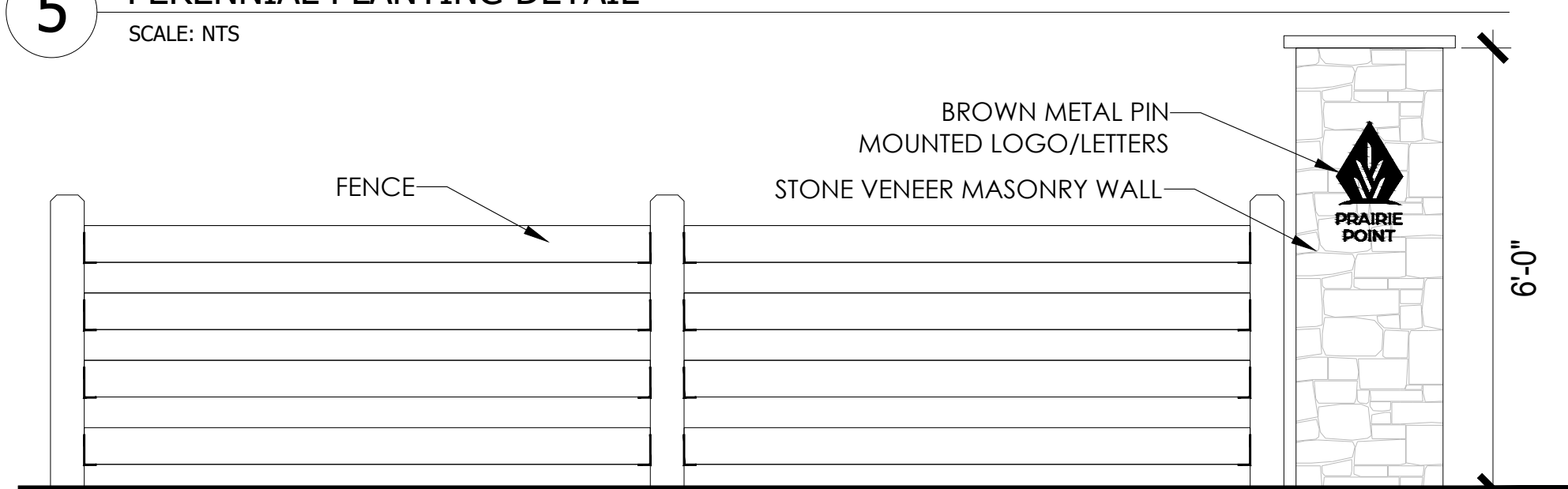


2 EVERGREEN TREE PLANTING DETAIL  
SCALE: NTS

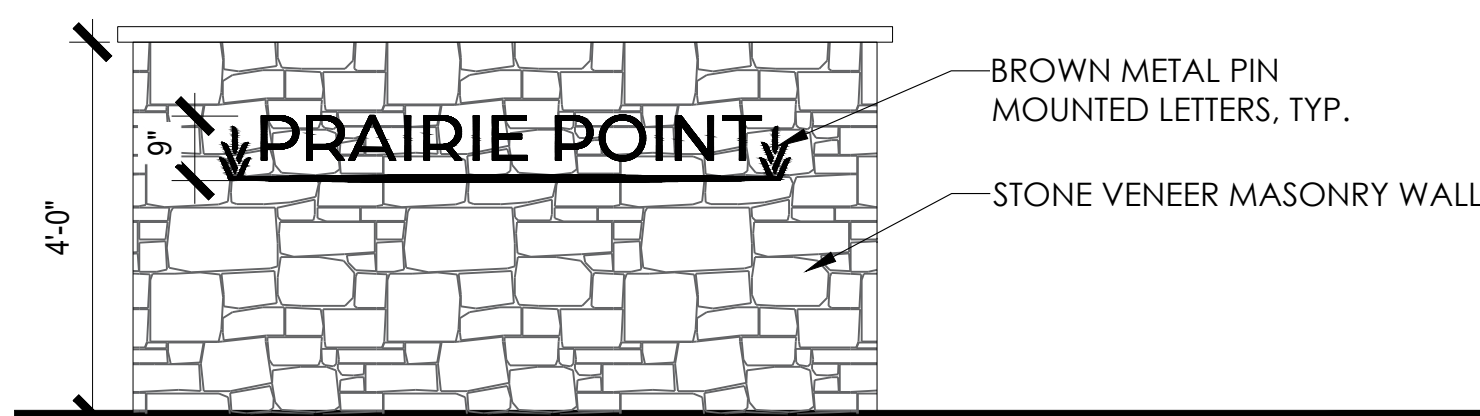


- NOTES:
1. DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
  2. PRUNE ALL DEAD FOLIAGE.
  3. HANDLE ONLY BY ROOTBALL.
  4. REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
  5. PLACE BEST SIDE TO MOST FREQUENT VIEWING, NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
  6. BACKFILL 3/4 OF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

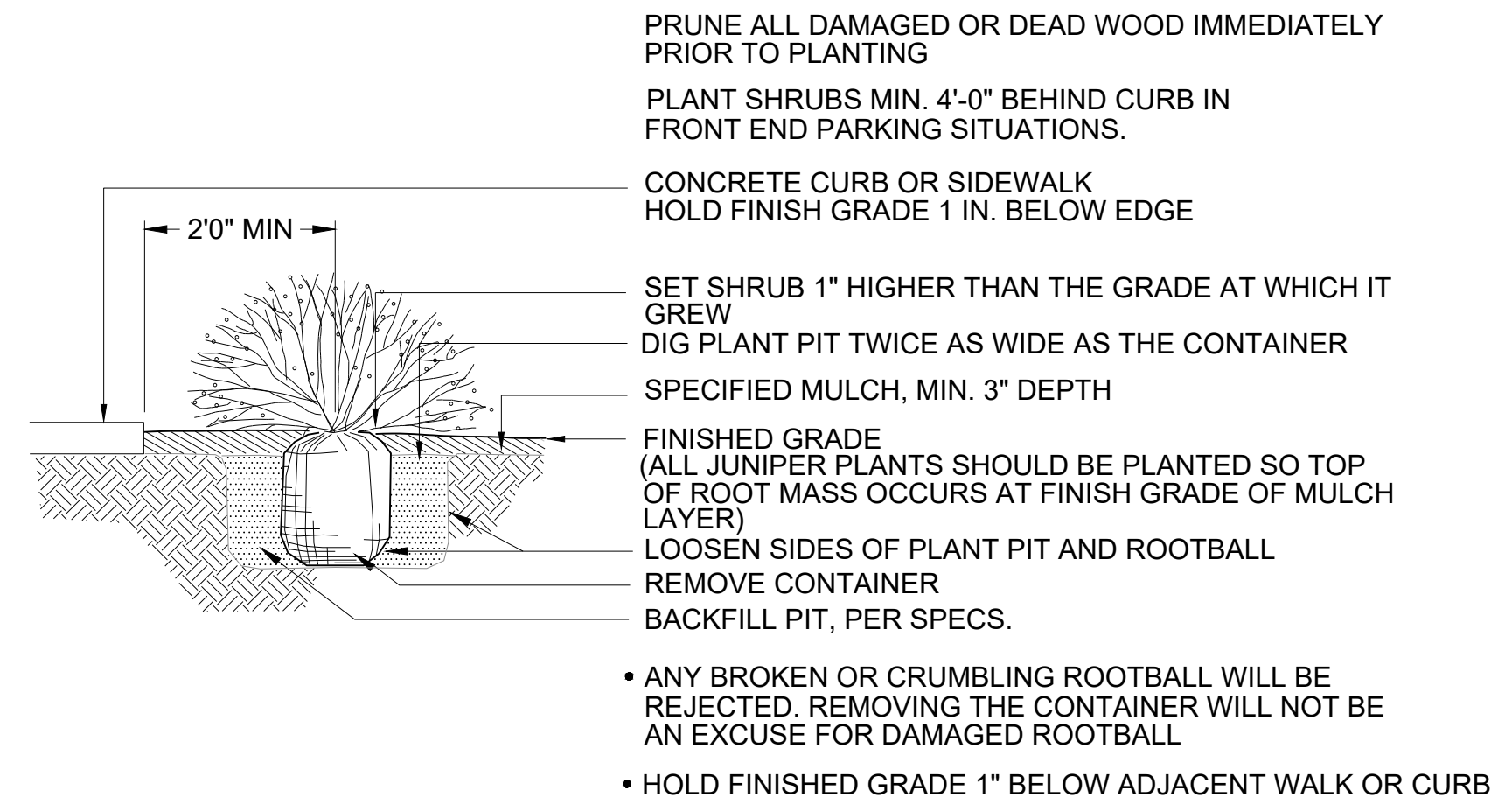
5 PERENNIAL PLANTING DETAIL  
SCALE: NTS



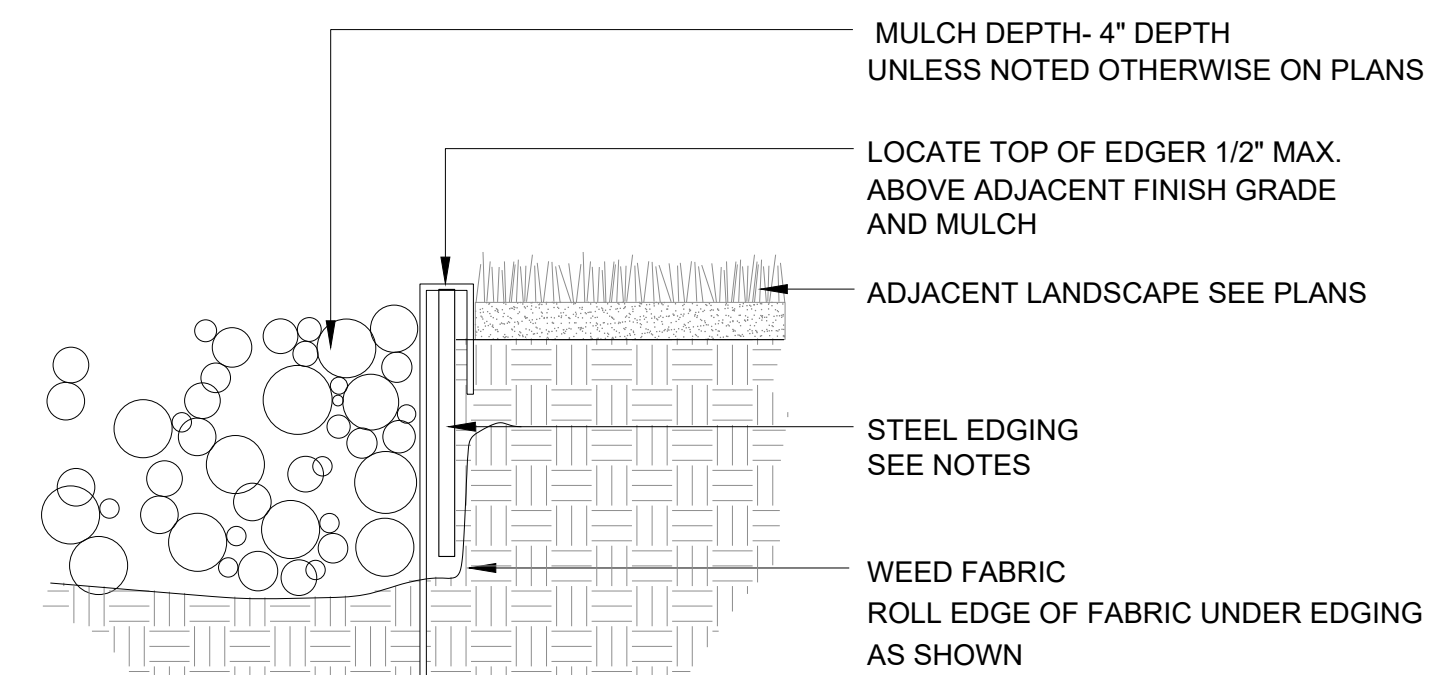
8 TERTIARY MASONRY COLUMN WITH FENCE  
SCALE: NTS



9 PARK MASONRY WALL  
SCALE: NTS

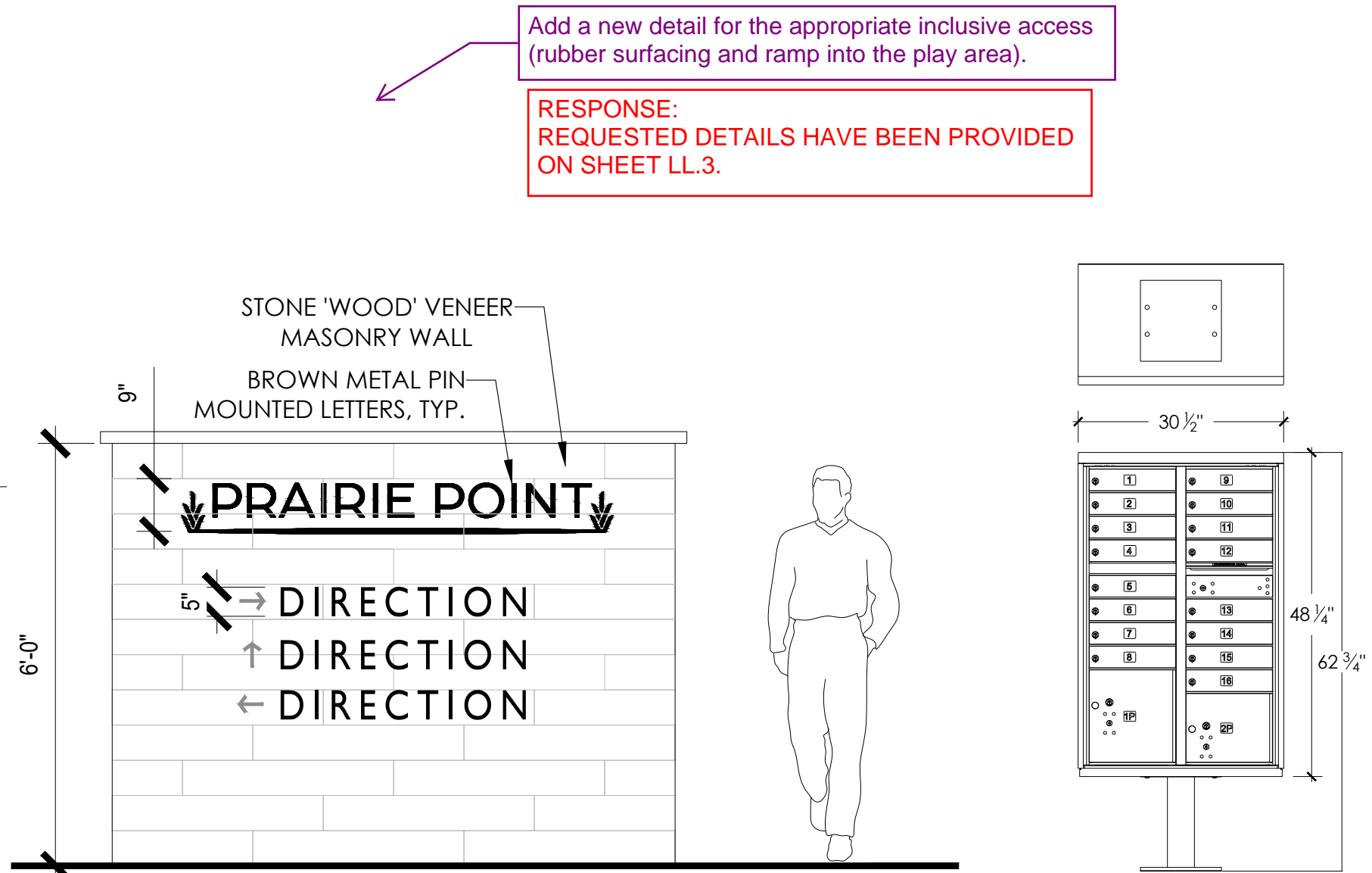


3 SHRUB PLANTING DETAIL  
SCALE: NTS



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

6 STEEL EDGING  
SCALE: NTS



10 DIRECTIONAL MASONRY WALL  
SCALE: NTS

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

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

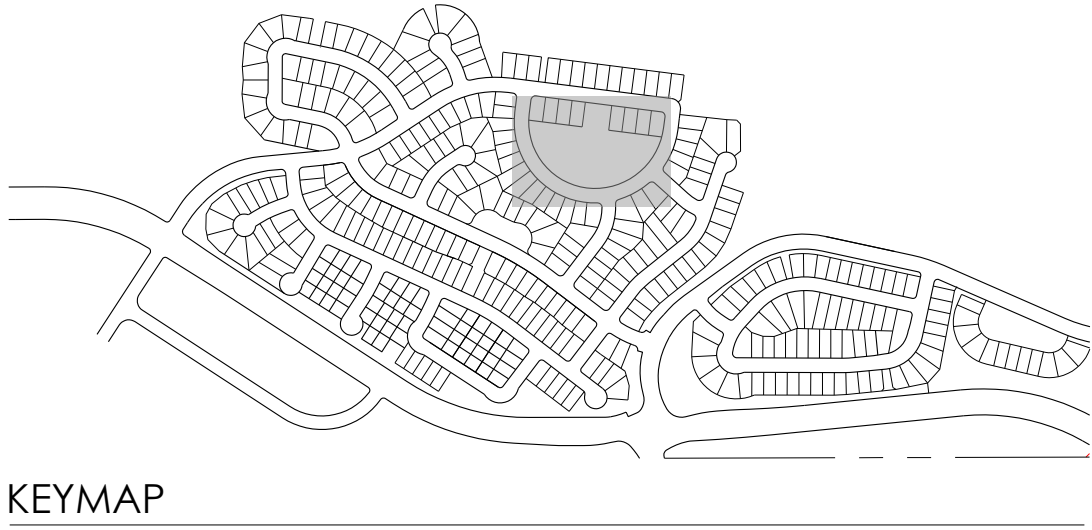
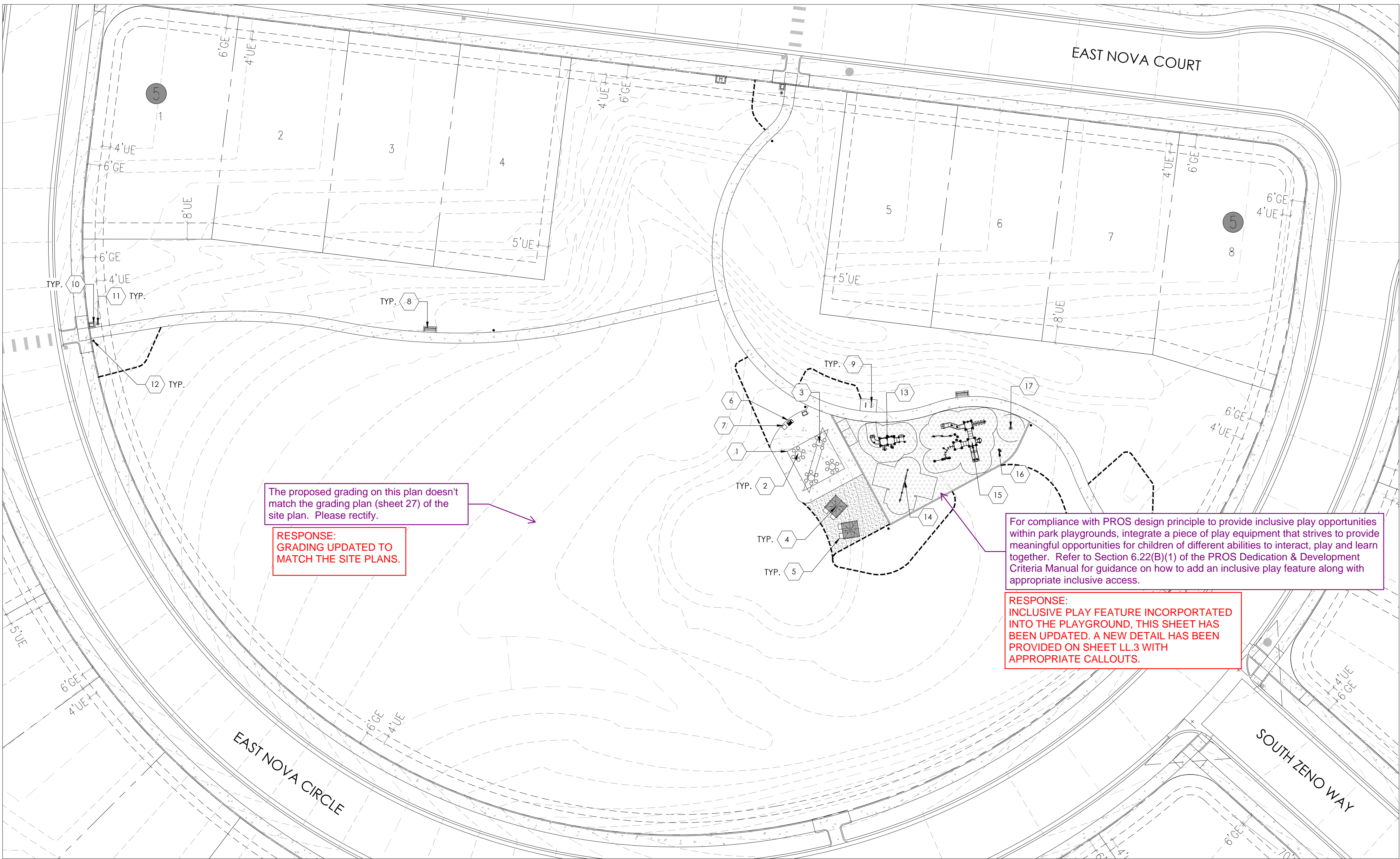
NOT FOR CONSTRUCTION

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.



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KEYMAP

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.

ELEMENT	COLOR	MANUFACTURER AND CONTACT	STYLE/SIZE/PATTERN	OPTIONS	QUANTITY
PICNIC TABLE	TBD	ANOVA FURNISHINGS, <a href="http://www.anovafurnishing.com">www.anovafurnishing.com</a>	EXPOSITION TABLE WITH 6 CONTOUR SEATS; ITEM #LEX1660	SURFACE MOUNT	3
PICNIC TABLE ADA	TBD	ANOVA FURNISHINGS, <a href="http://www.anovafurnishing.com">www.anovafurnishing.com</a>	EXPOSITION ADA TABLE WITH 4 CONTOUR SEATS; ITEM #LEX1640	SURFACE MOUNT	1
BENCH	TBD	ANOVA FURNISHINGS, <a href="http://www.anovafurnishing.com">www.anovafurnishing.com</a>	EXPOSITION 6' CONTOUR BENCH; ITEM #LXC6	SURFACE MOUNT	2
BIKE RACK	TBD	ANOVA FURNISHINGS, <a href="http://www.anovafurnishing.com">www.anovafurnishing.com</a>	TANDEM POWDER COATED BIKE RACK; ITEM #CIRCLEBR	SURFACE MOUNT	2
TRASH	TBD	ANOVA FURNISHINGS, <a href="http://www.anovafurnishing.com">www.anovafurnishing.com</a>	EXPOSITION 45 GALLON TRASH RECEPTACLE, SIDE DOOR; ITEM #LEX45	SURFACE MOUNT	4
UMBRELLA	TBD	PARIS SITE FURNISHINGS, <a href="http://www.peml.com">www.peml.com</a>	SHELTER ONLY/SQUARE TUBE, PERF PATTERN IG MOUNT; ITEM #460-518	EMBEDDED	2
LOUNGE SEATS	ACID WASH A26 CHARCOAL	WAUSUATILE, <a href="http://www.wausautile.com">www.wausautile.com</a>	CONCRETE CHAISE LOUNGE CHAIR, MODEL; WS5062	THREADED INSERTS	4
BBQ	BLACK POWDER COATED	PILOT ROCK, <a href="http://www.pilotrock.com">www.pilotrock.com</a>	EC-26/S SERIES COVERED GRILL	EMBEDDED	1
HOT COAL BIN	BLACK POWDER COATED	PILOT ROCK, <a href="http://www.pilotrock.com">www.pilotrock.com</a>	HCB/C	HEX SLEEVE ANCHOR, MODEL: BR-4HSA	1
HOT COAL CAN	ALUMINUM	PILOT ROCK, <a href="http://www.pilotrock.com">www.pilotrock.com</a>	GALVANIZED STEEL COLLECTION CAN; MODEL #CNG-2310C	PLACE CAN INSIDE OF BIN	1
HOT COAL SCOOP	BLACK	KAY PARK, <a href="http://www.kaypark.com">www.kaypark.com</a>	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	DOGIPOIT, <a href="http://www.dogipoit.com">www.dogipoit.com</a>	ALUMINUM PET STATION W/OUT TRASHCAN, MODEL: 1003-L	EMBEDDED	3
SECURITY LIGHTING	(LGS) LIGHT GREY GLOSS SMOOTH	KIM LIGHTING, <a href="http://www.currentlighting.com/kimlighting">www.currentlighting.com/kimlighting</a>	PA7R BOLLARD	EMBEDDED	7
SHADE STRUCTURE	ROOF: SANDSTONE FRAME: GREYSTONE	POLIGON, <a href="http://www.poligon.com">www.poligon.com</a>	DB176 SQUARE SKYLINE	EMBEDDED	1
PLAY STRUCTURE 2-5	TBD	PLAYWELL, <a href="http://www.playwellgroup.com">www.playwellgroup.com</a>	CUSTOM PLAY SYSTEM (R35A2CDAA)		1
PLAY STRUCTURE 5-12	TBD	PLAYWELL, <a href="http://www.playwellgroup.com">www.playwellgroup.com</a>	CUSTOM PLAY SYSTEM (R35A94FEA)		1
SWING SET	TBD	PLAYWELL, <a href="http://www.playwellgroup.com">www.playwellgroup.com</a>	8' SINGLE POST SWING BAY (1 BELT SEAT) BELT SEAT SWING ARM ATTACHMENT (FULL BUCKET SEAT)		1
PLAY EVENT	TBD	PLAYWELL, <a href="http://www.playwellgroup.com">www.playwellgroup.com</a>	DASH DRIVER		1
PLAY EVENT - SPINNER	TBD	PLAYWELL, <a href="http://www.playwellgroup.com">www.playwellgroup.com</a>	STAND-N-SPIN		1

PROJECT NAME

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

SHEET TITLE

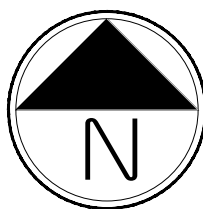
LAYOUT PLANS

SHEET NUMBER

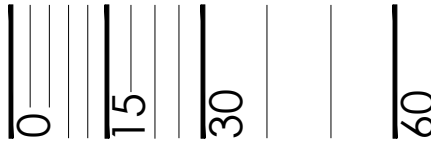
LL.1



Know what's below.  
Call before you dig.



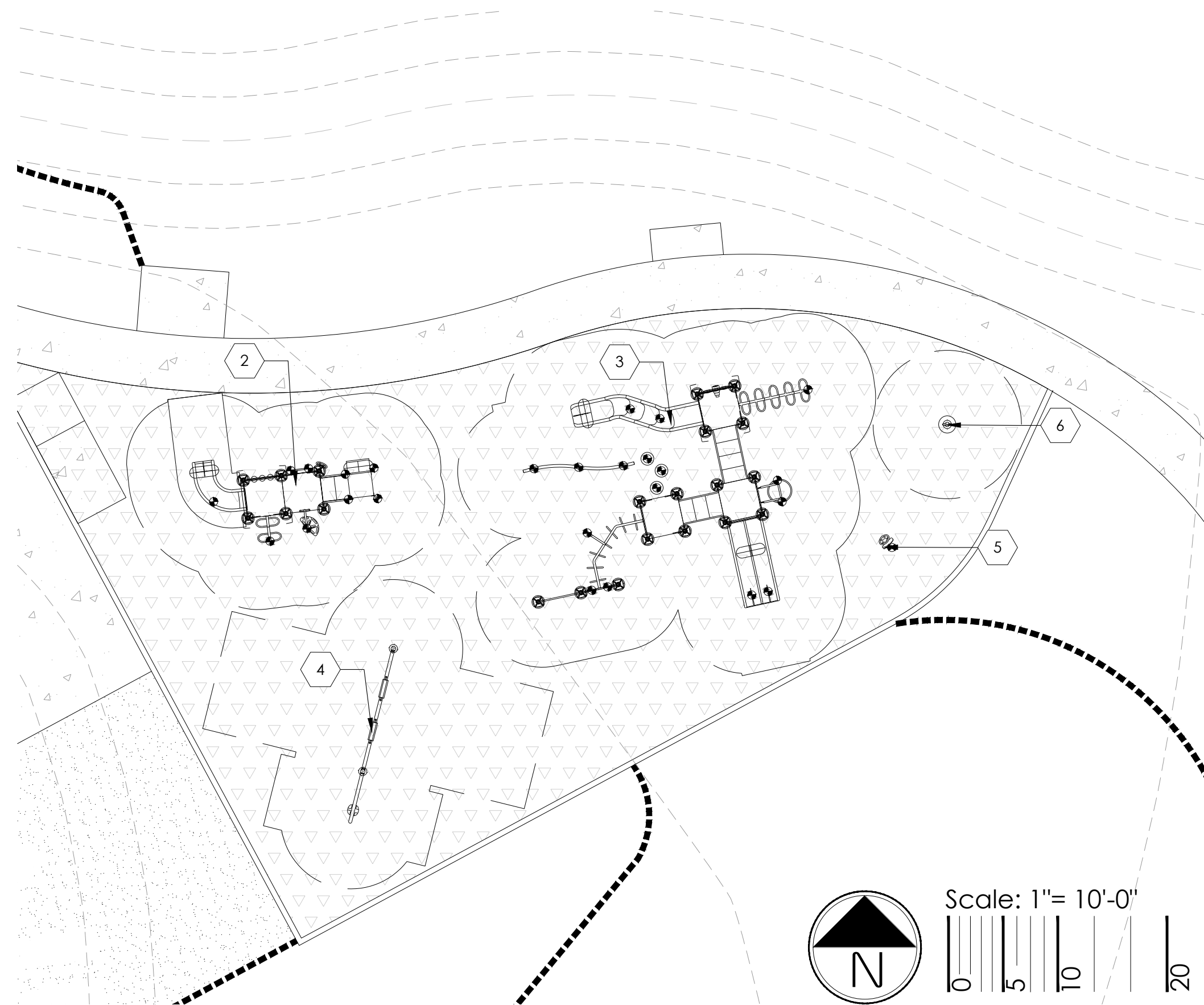
Scale: 1"= 30'-0"



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1 OVERALL PLAYGROUND



2 PLAY STRUCTURE - AGE 2-5



3 PLAY STRUCTURE - AGE 5-12



4 SWING SET



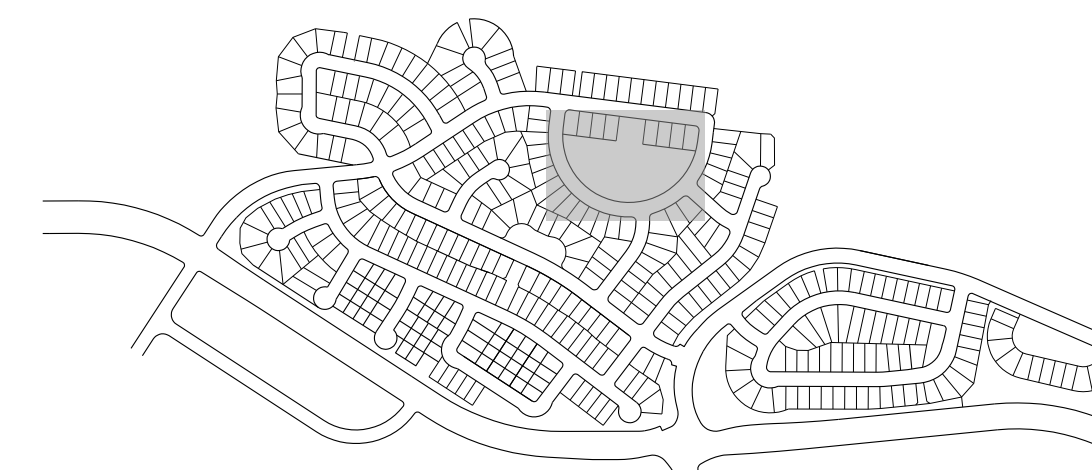
5 PLAY EVENT



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.



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.

PROJECT NAME

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

SHEET TITLE

PLAYGROUND  
ENLARGEMENT

SHEET NUMBER

LL.3

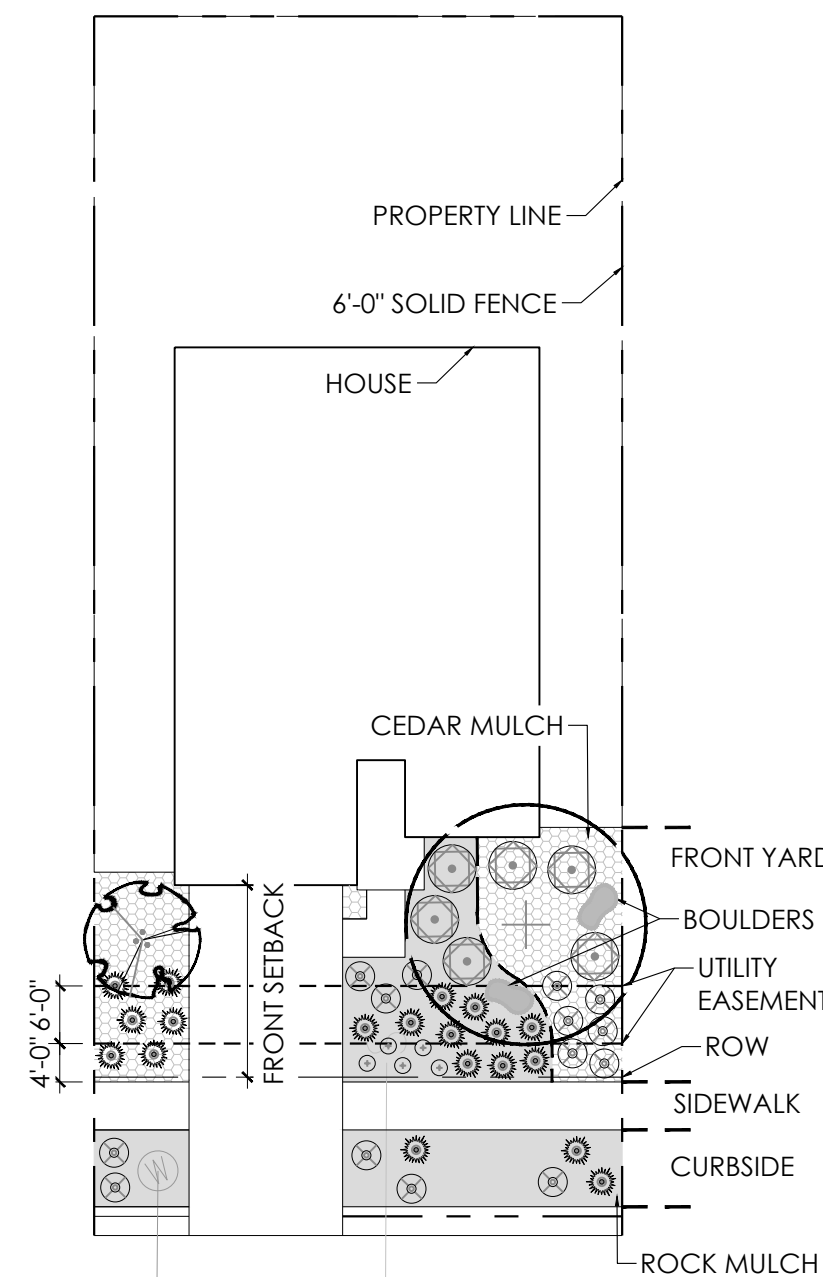
SHEET 51

March 13, 2024

NOT FOR CONSTRUCTION



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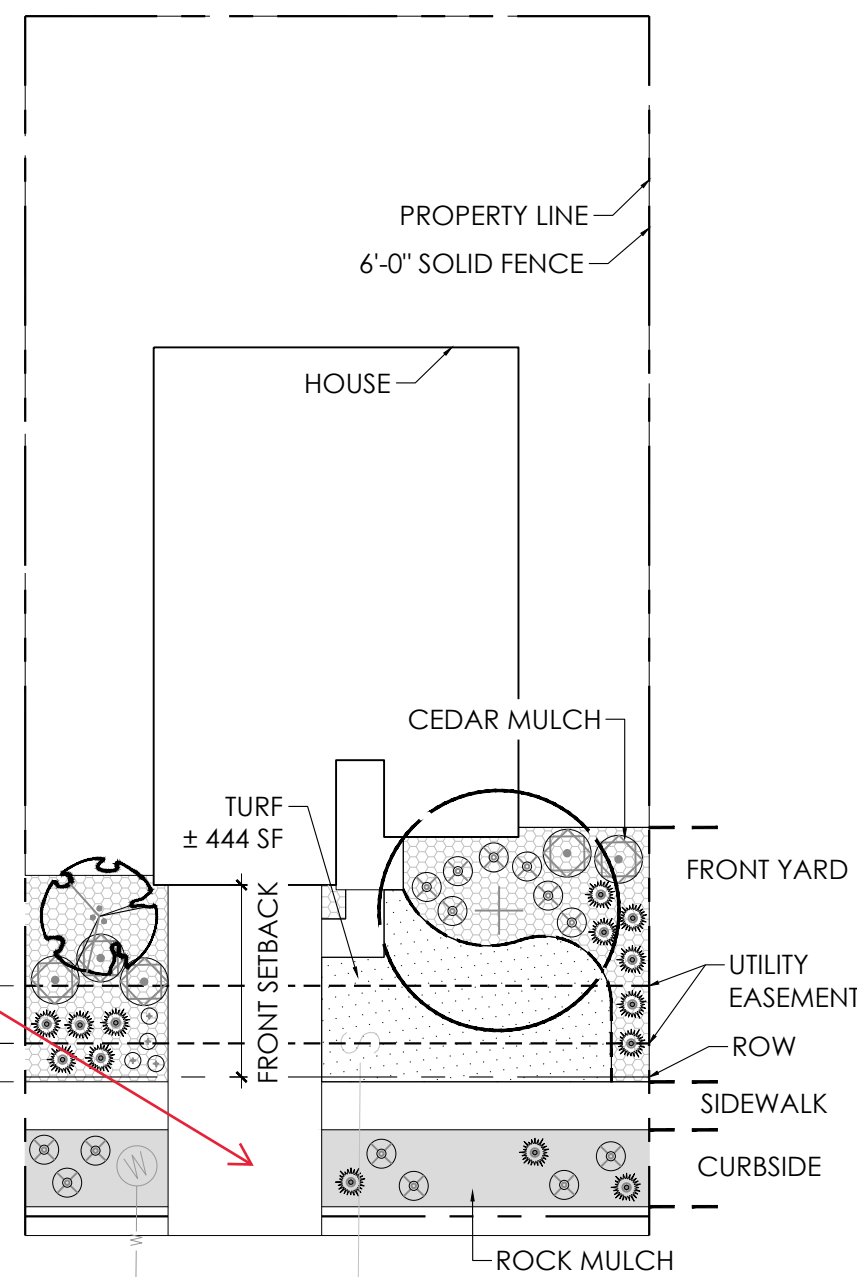


**LANDSCAPE STANDARDS:**

- FRONT YARD**
  - ONE (1) ORNAMENTAL TREE AND ONE (1) SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TWENTY ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - 50% CEDAR MULCH, 50% ROCK MULCH
  - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS
- CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

0 20  
SCALE:1"=20'

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

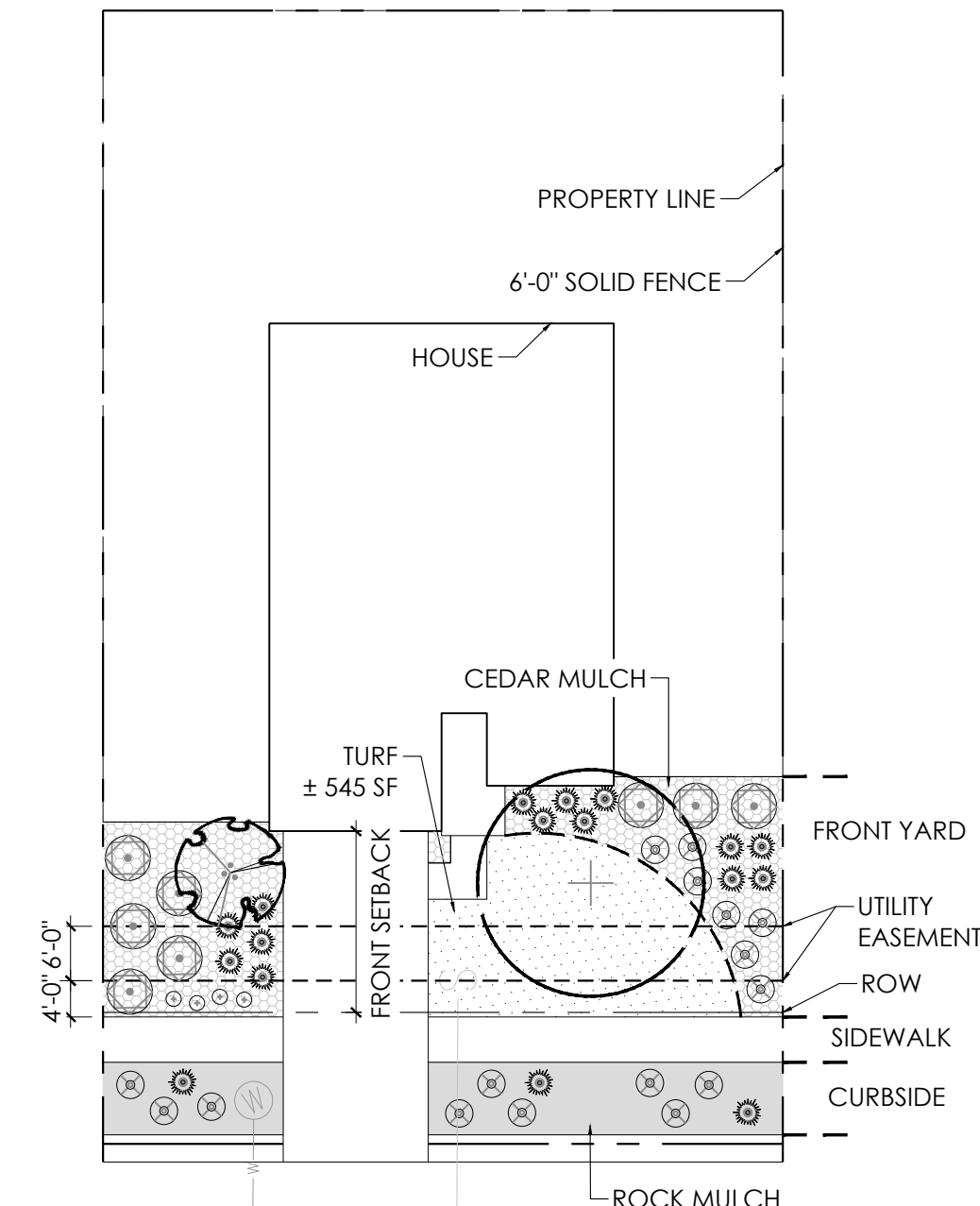


**LANDSCAPE STANDARDS:**

- FRONT YARD**
  - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS TWELVE (12) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - 50% CEDAR MULCH, 50% ROCK MULCH
- CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

0 20  
SCALE:1"=20'

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



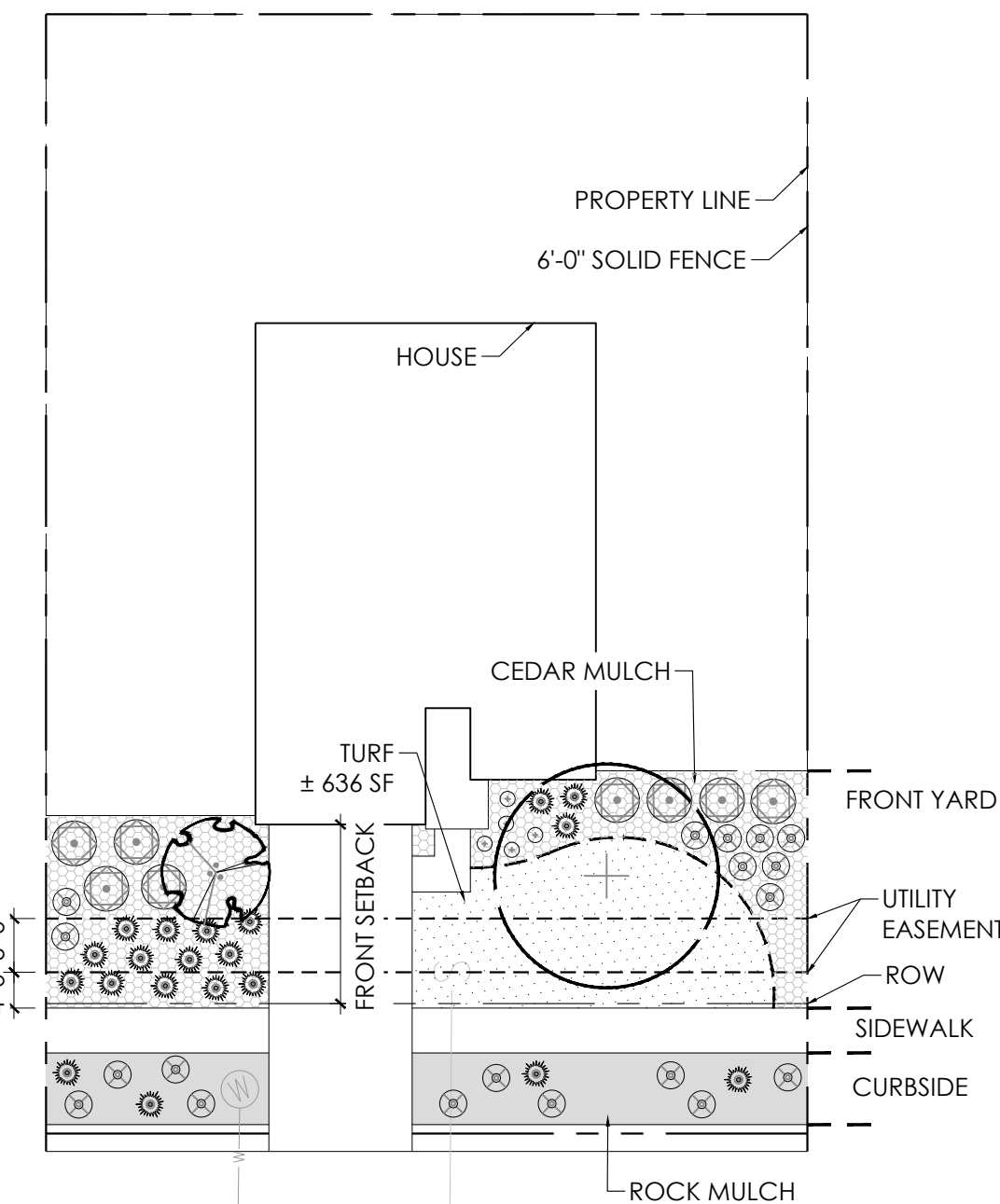
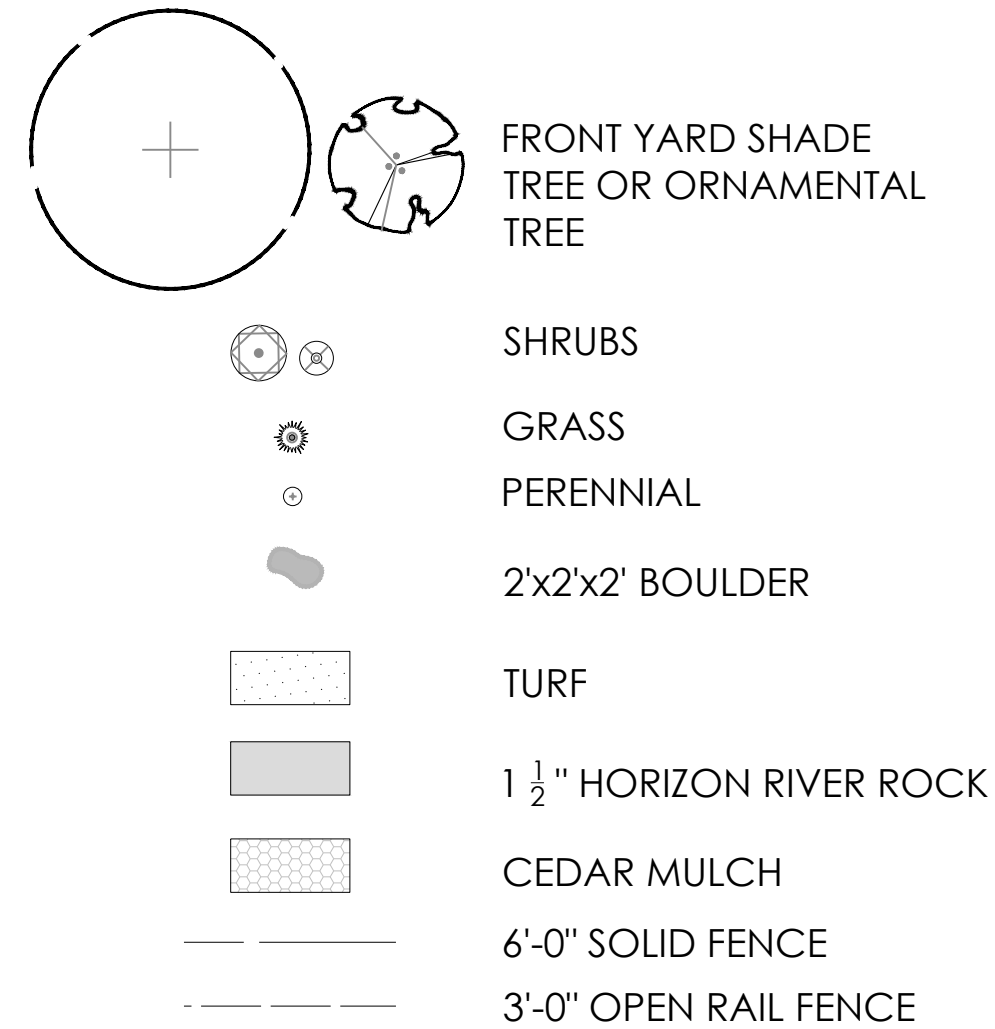
**LANDSCAPE STANDARDS:**

- FRONT YARD**
  - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - 50% CEDAR MULCH, 50% ROCK MULCH
- CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

0 20  
SCALE:1"=20'

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

**LEGEND**

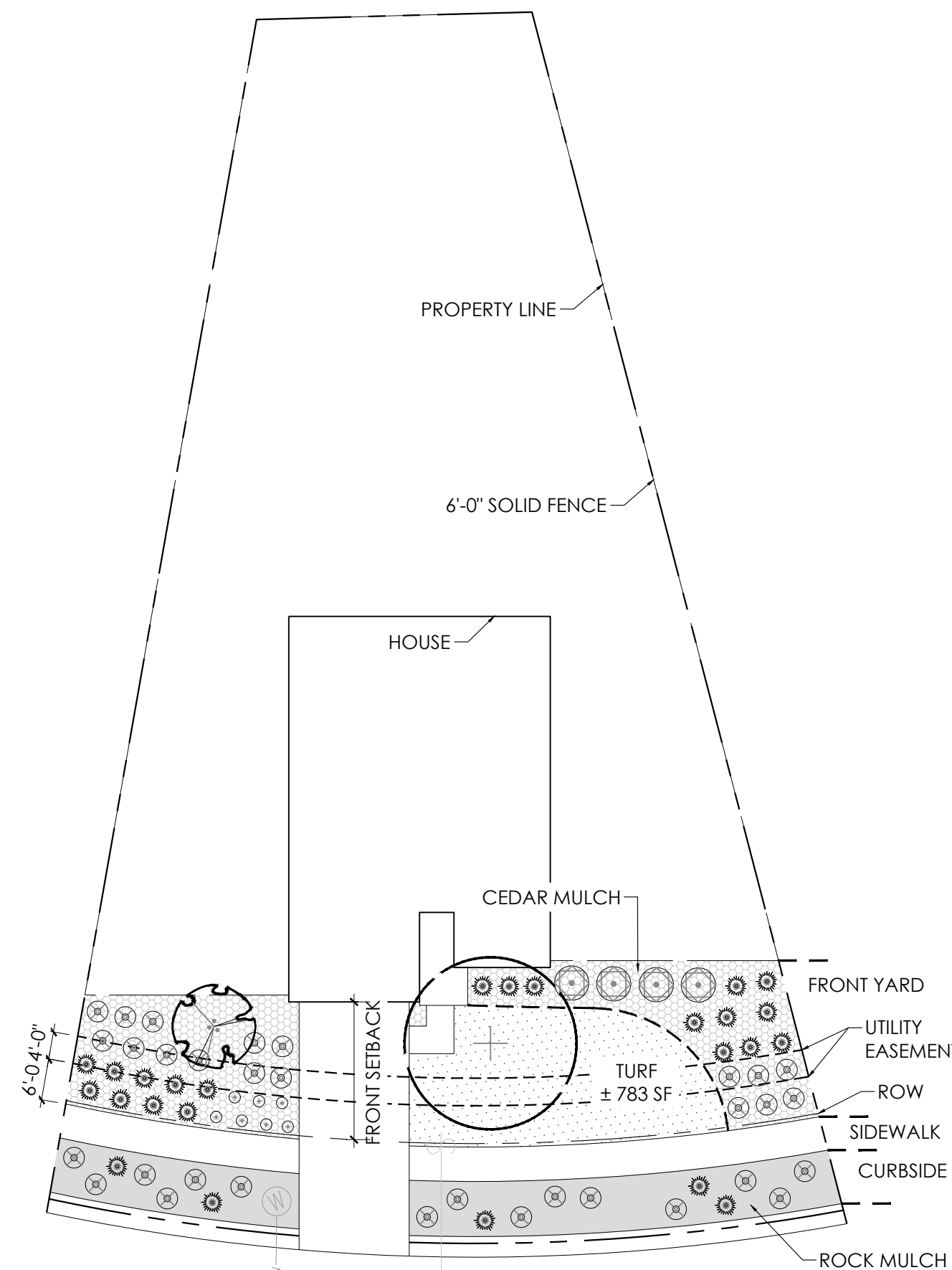


**LANDSCAPE STANDARDS:**

- FRONT YARD**
  - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND TWENTY ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - 50% CEDAR MULCH, 50% ROCK MULCH
- CURBSIDE**
  - MINIMUM COUNT OF SHRUBS REQUIRED IS TEN (10) AND FOUR (4) GRASSES IN CURBSIDE LANDSCAPE

0 20  
SCALE:1"=20'

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



**LANDSCAPE STANDARDS:**

- FRONT YARD**
  - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY ONE (21) AND TWENTY SEVEN (27) 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 SIX (6) GRASSES IN FRONT CURB SIDE LANDSCAPE

0 20  
SCALE:1"=20'

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

**NOTE:**

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

NOT FOR CONSTRUCTION

PROJECT NAME

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

SHEET TITLE

LANDSCAPE  
TYPICALS

SHEET NUMBER

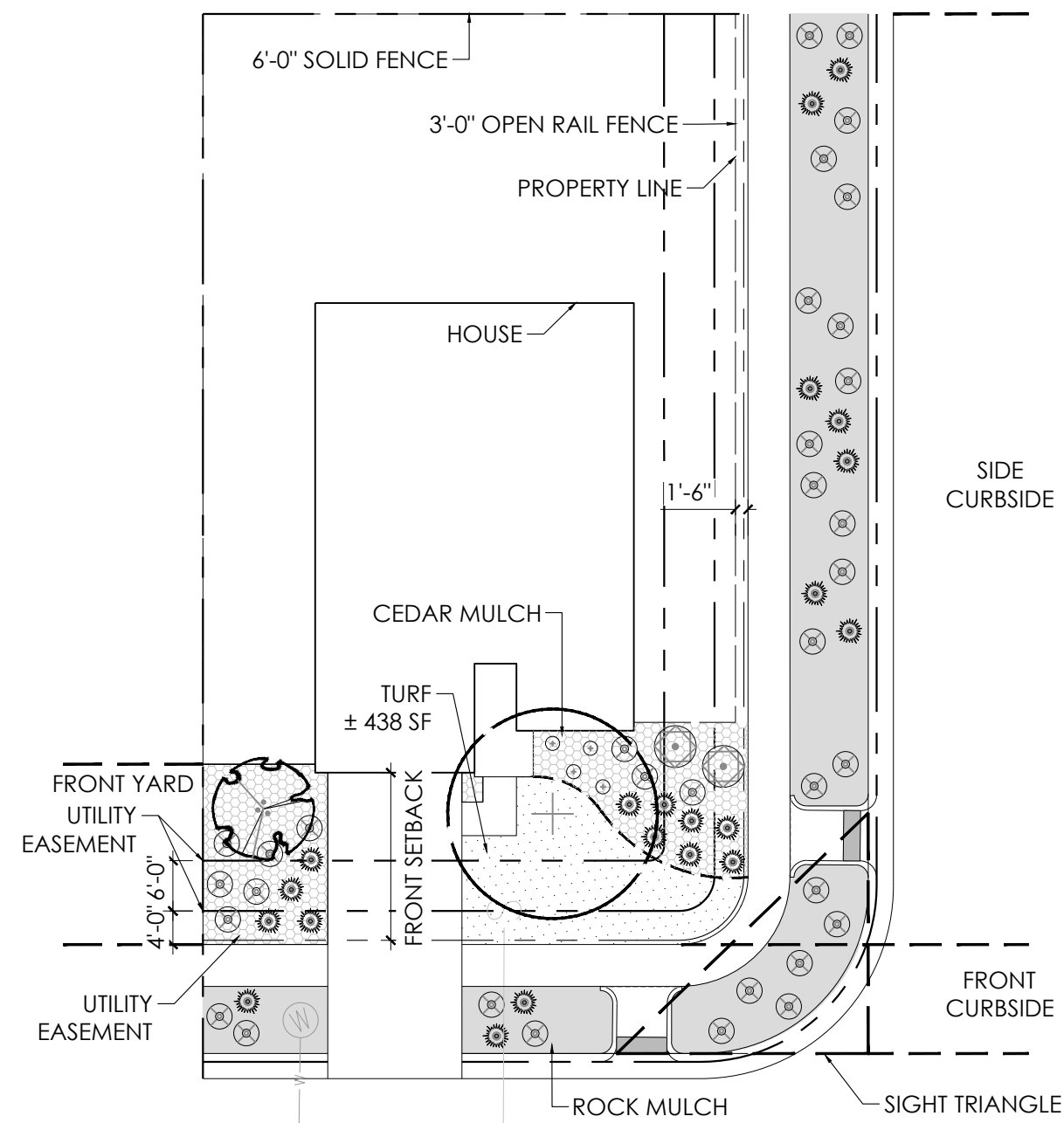
LT.2

SHEET 55

March 13, 2024



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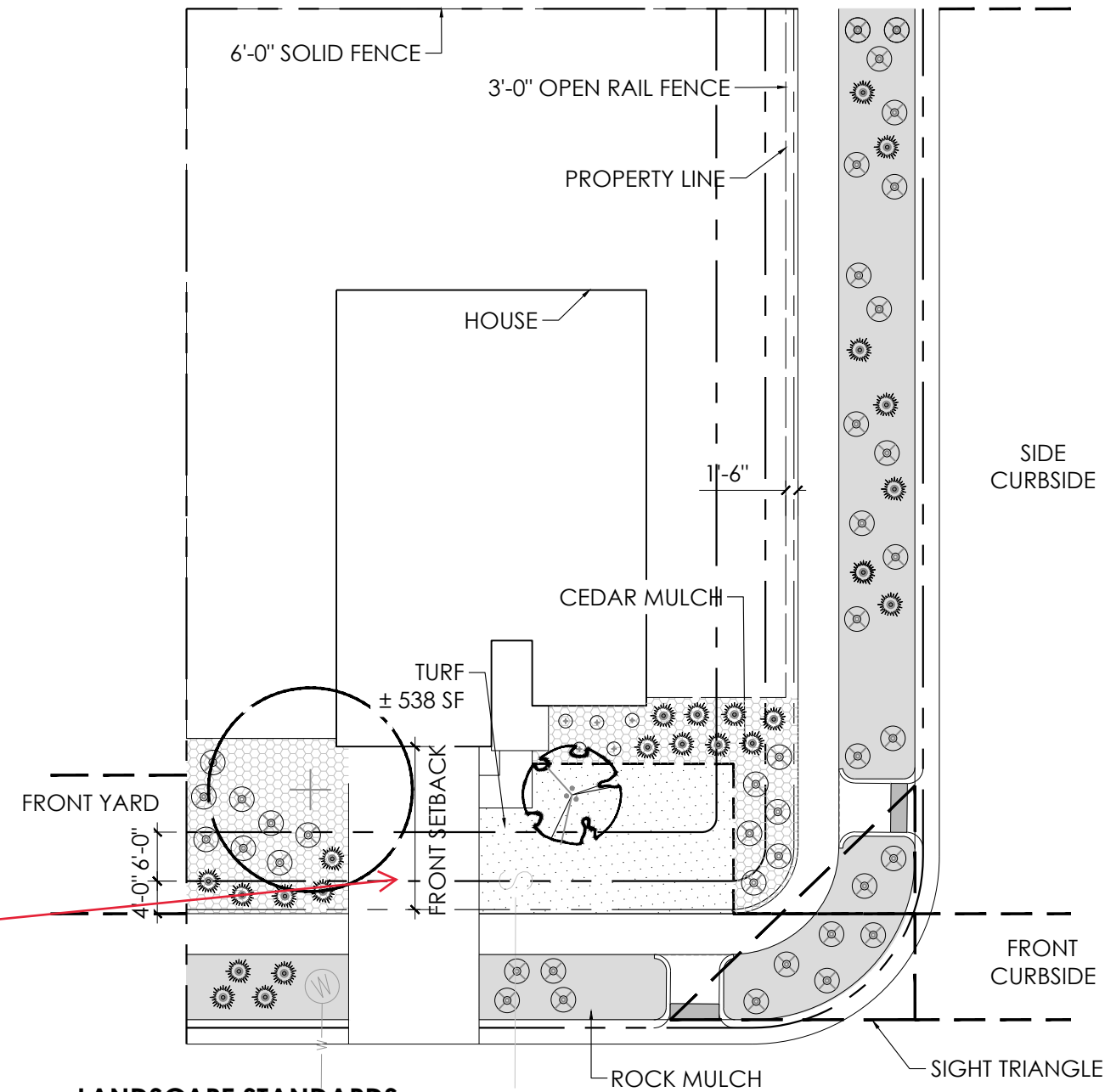


**LANDSCAPE STANDARDS:**

- 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

0 20  
SCALE:1"=20'

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



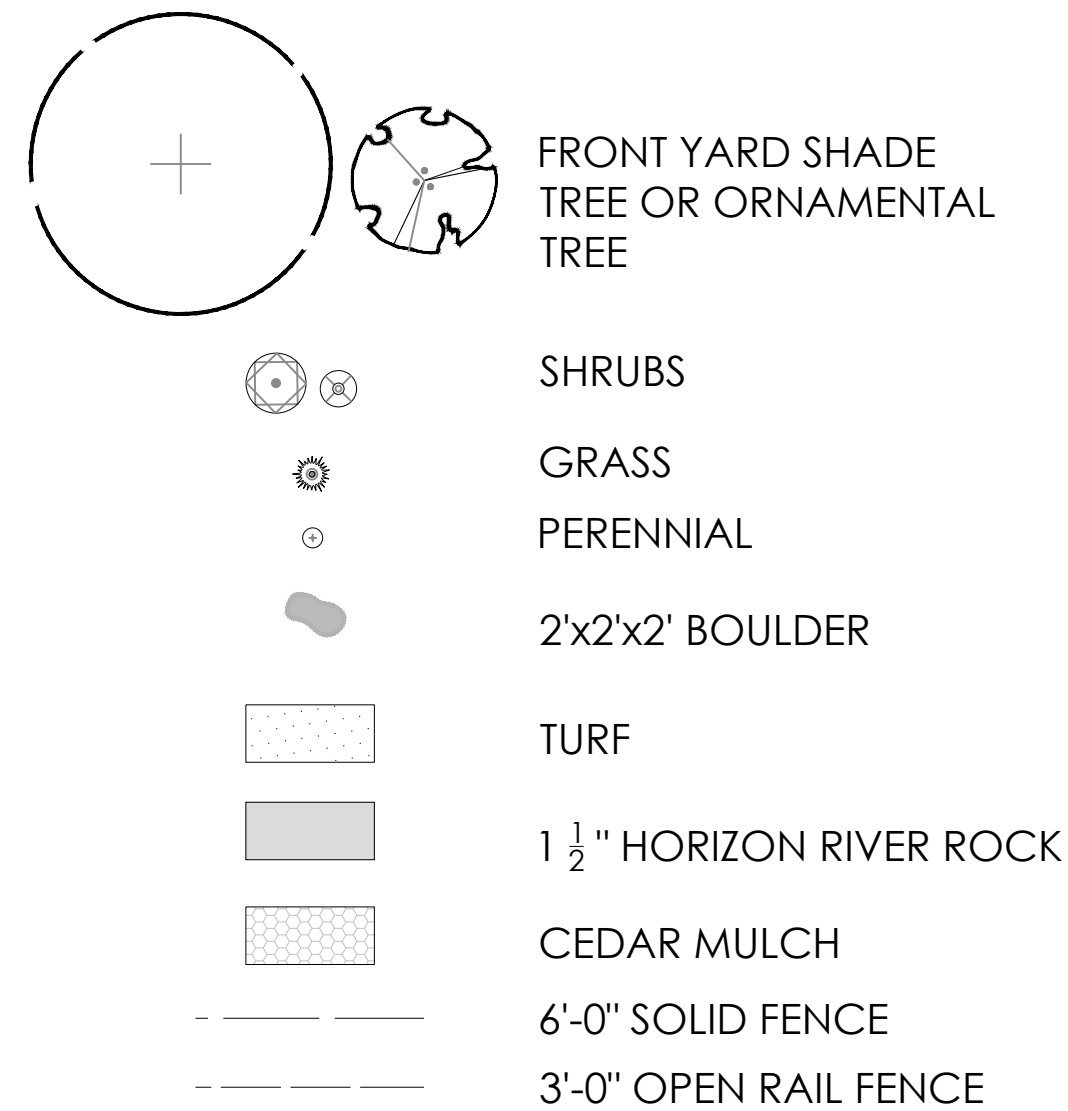
**LANDSCAPE STANDARDS:**

- 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

0 20  
SCALE:1"=20'

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

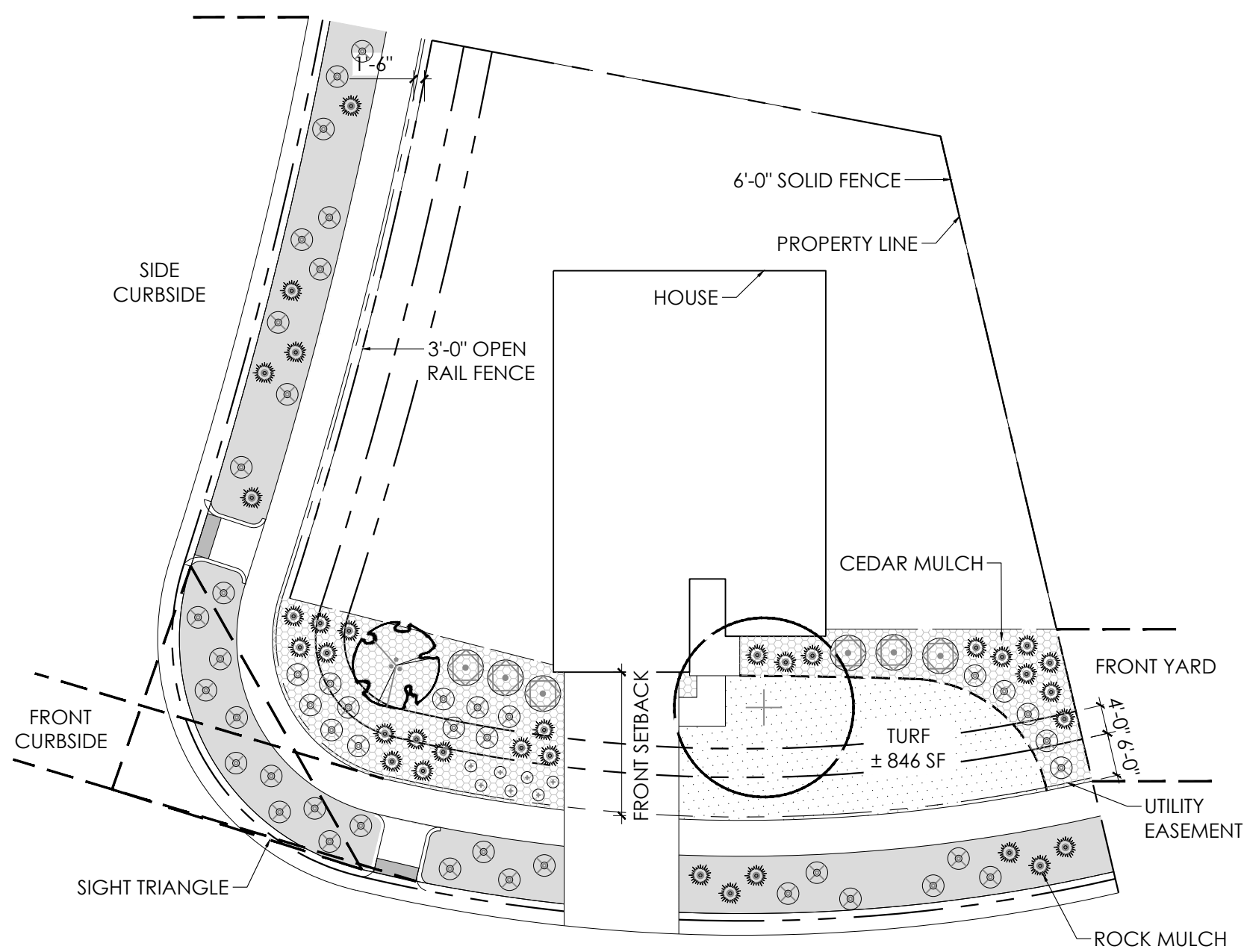
**LEGEND**



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.

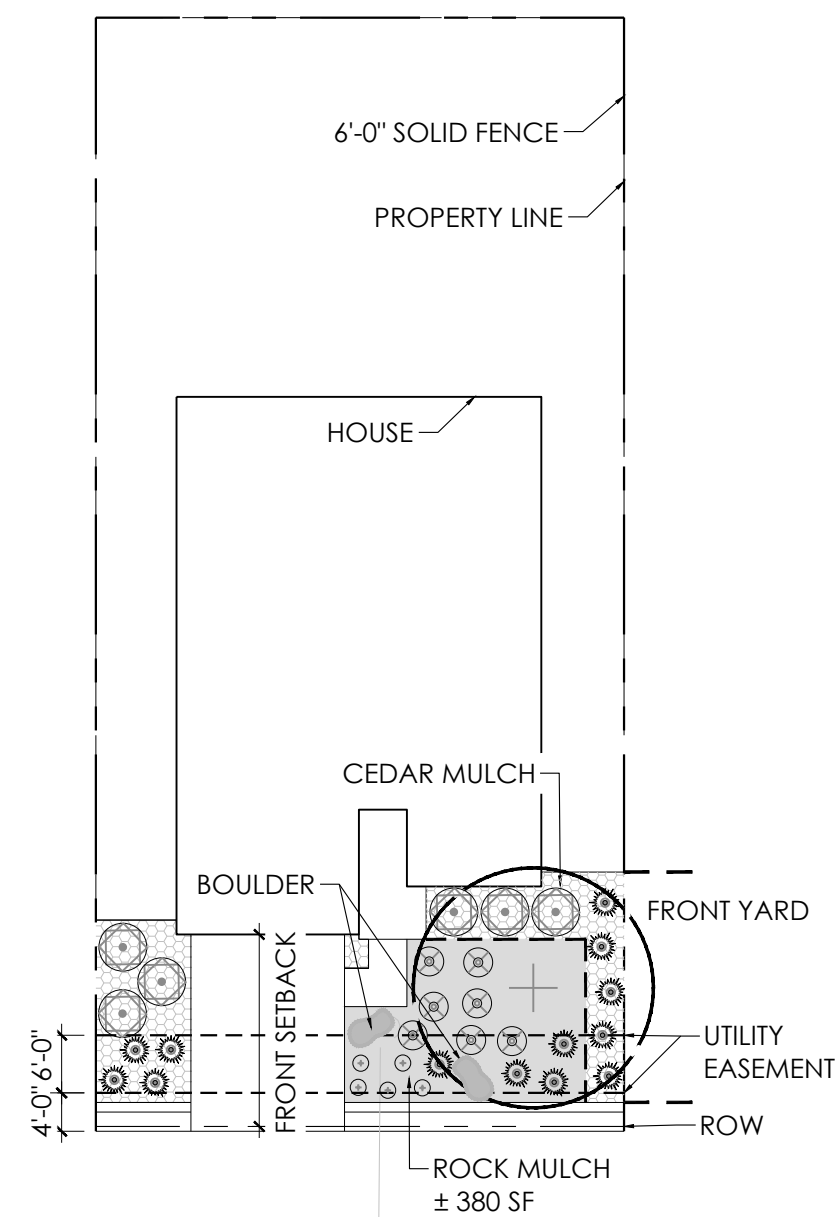


**LANDSCAPE STANDARDS:**

- 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

0 20  
SCALE:1"=20'

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

0 20  
SCALE:1"=20'

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

NOT FOR CONSTRUCTION