

PROJECT TEAM

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CITY/TOWN
CITY OF AURORA
AURORA, CO 80016

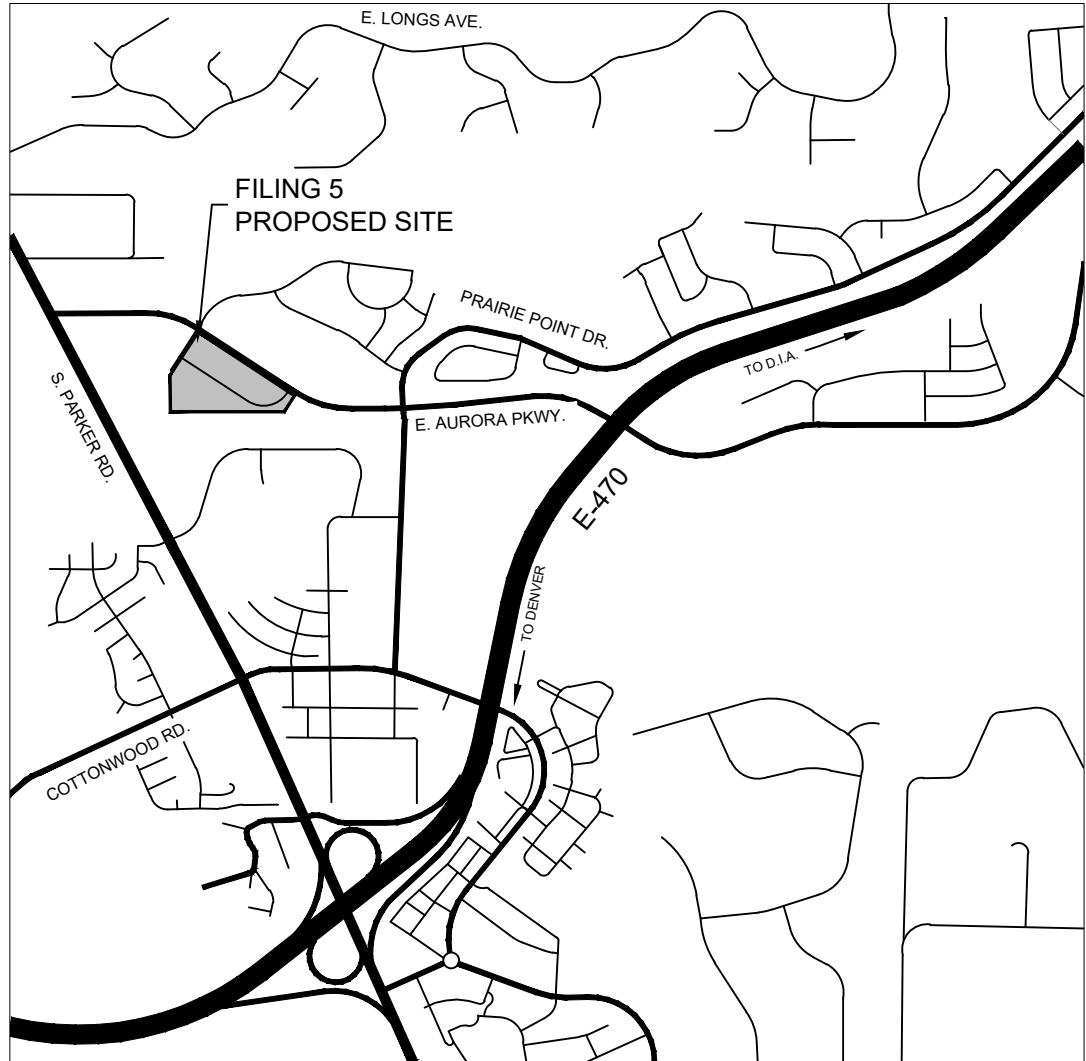
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PRAIRIE POINT SITE PLAN 5

SITE PLAN

SITUATED IN A PART OF SECTION 33 AND 34, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

1" = 2000'



SHEET LIST INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	NOTES & LEGAL DESCRIPTION
3	LOT TABLES
4	STREET DETAILS
5	SITE PLAN INDEX
6	SITE PLAN
7	SITE PLAN
8	SITE PLAN
9	GRADING PLAN INDEX
10	GRADING PLAN
11	GRADING PLAN

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13	UTILITY PLAN INDEX
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17	SIGNAGE AND LIGHTING INDEX
18	SIGNAGE AND LIGHTING PLAN
19	SIGNAGE AND LIGHTING PLAN
20	SIGNAGE AND LIGHTING PLAN
21	LANDSCAPE PLAN - KEY MAP
22 - 25	LANDSCAPE PLANS
26	LANDSCAPE NOTES
27- 29	LANDSCAPE DETAILS
30	HYDROZONE MAP
31	IRRIGATION TYPES

VARIANCES TO THE CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATION MANUAL				
MONTH, YEAR OF CODE	REFERENCE OR STANDARD DETAIL	REQUESTED VARIANCE	LOCATION OF VARIANCE	MITIGATION MEASURES
1/1/2025	8.C	ALLOWING AN INTERSECTION ANGLE BEYOND THE +/-5° OF 90° LIMIT	SHEET 8	SIGHT DISTANCES ARE MAINTAINED THROUGH THE CURVED SECTION OF ROAD.

BENCHMARK DESCRIPTION

CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.

ELEVATION = 5861.04 FEET (NAVD 88 DATUM)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8& 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SIGNATURE BLOCKS

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

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

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

CLERK AND RECORDER: _____ DEPUTY: _____

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF _____ JSS
COUNTY OF _____

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

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

NOTARY SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

LOT SUMMARY TABLE FILING 5				
DESCRIPTION	PROPOSED UNIT COUNT	PROPOSED UNIT %	SMALL LOT COUNT	SMALL LOT %
TWO-FAMILY (DUPEX) GREEN COURT, ALT LOADED (SMALL)	84	70.0%	84	
TWO-FAMILY (DUPEX) ALTERNATE LOADED (SMALL)	36	30.0%	36	
SUBTOTAL	120	100.0%	120	100%

DATA TABLE (PA-7)		
	AC	%
LAND AREA	14.64	100
HARD SURFACE AREA	4.12	28%
LANDSCAPE AREA	3.35	23%
NUMBER OF UNITS PROPOSED	120 Duplex	
NUMBER OF BUILDINGS PROPOSED	60	
NUMBER OF DOUBLE FRONTED UNITS	19	
NUMBER OF STORIES	2	
OCCUPANCY CLASSIFICATION	RESIDENTIAL	
STRUCTURE SPRINKLED	NO	
PHASED NATIVE GRASS (IF APPLICABLE)	N/A	
PRESENT ZONING CLASSIFICATION	R-2 RESIDENTIAL SUBAREA C LOW-DENSITY DISTRICT	
CONSTRUCTION TYPE	SINGLE FAMILY V-B, NON-SPRINKLERED	
MAXIMUM BUILDING HEIGHT	38 FT.	
PERMITTED MAXIMUM SIGN AREA	N/A	
PARKING SPACES REQUIRED	2 SPACES PER UNIT (1 GUEST SPACE PER 5 UNITS)	
PARKING PROVIDED	240 GARAGE SPACES / 208 GUEST SPACES	
LOT AREA (AC)	8.24	
TRACT AREA (AC)	2.91	
PUBLIC R.O.W. (AC)	2.11	

LOT DATA TABLE AND SETBACK TABLE		
UNIT TYPE	TWO-FAMILY GREEN COURT, ALT LOADED (SMALL)	TWO-FAMILY , ALT LOADED (SMALL)
NUMBER OF LOTS	84	36
LOT %	70.0%	30.0%
LOT TYPE	ALT. LOADED	ALT. LOADED
MIN. LOT SQ. FT.	1,250 SF	1,250 SF
MIN. STREET FRONTAGE	25'	25'
MIN. PORCH SETBACK	5'	5'
MIN. HOUSE SETBACK	10'	10'
MIN. GARAGE SETBACK	3'	3'
MIN. SIDE SETBACK - INTERIOR	5'	5'
MIN. SIDE SETBACK - CORNER*	10'	10'
MIN. REAR YARD SETBACK	3'	3'
MIN. SIDE YARD SETBACK FOR FRONT AND INTERNAL LOTS	NA	NA
MAX. BLDG HEIGHT	35'	35'
*MINIMUM SIDE ON STREET SETBACK IS 10 FEET. MINIMUM SIDE ON OPEN SPACE IS 5 FEET.		

PRAIRIE POINT MASTER PLAN LOT TRACKER							
DESCRIPTION	FILING 1	FILING 2	FILING 3	FILING 4	FILING 5	TOTAL	%
SINGLE-FAMILY DETACHED, FRONT-LOADED, FRONTAGE < 50' (SMALL)				49		49	5%
SINGLE-FAMILY DETACHED, FRONT-LOADED, FRONTAGE 50'-60'	193	171	96	19		479	45%
SINGLE-FAMILY DETACHED, FRONT-LOADED, FRONTAGE 60'-70'	35	97	67	15		214	20%
SINGLE-FAMILY DETACHED, FRONT-LOADED, FRONTAGE > 70'		37	72	16		125	12%
SINGLE-FAMILY DETACHED, ALTERNATE-LOADED (SMALL)				12		12	1%
SINGLE-FAMILY DETACHED, ALTERNATE-LOADED (STANDARD)				10		10	1%
SINGLE-FAMILY DETACHED MOTORCOURT, ALT-LOADED (SMALL)				51		51	5%
SINGLE-FAMILY DETACHED MOTORCOURT, ALT-LOADED (STANDARD)				2		2	0%
TWO-FAMILY (DUPEX) GREEN COURT, ALTERNATE LOADED (SMALL)					84	84	8%
TWO-FAMILY (DUPEX) ALTERNATE LOADED (SMALL)					36	36	3%
LOT SUBTOTAL	228	305	235	174	120	1062	100%
SMALL LOT TOTAL	0	0	0	112	120	232	21.8%

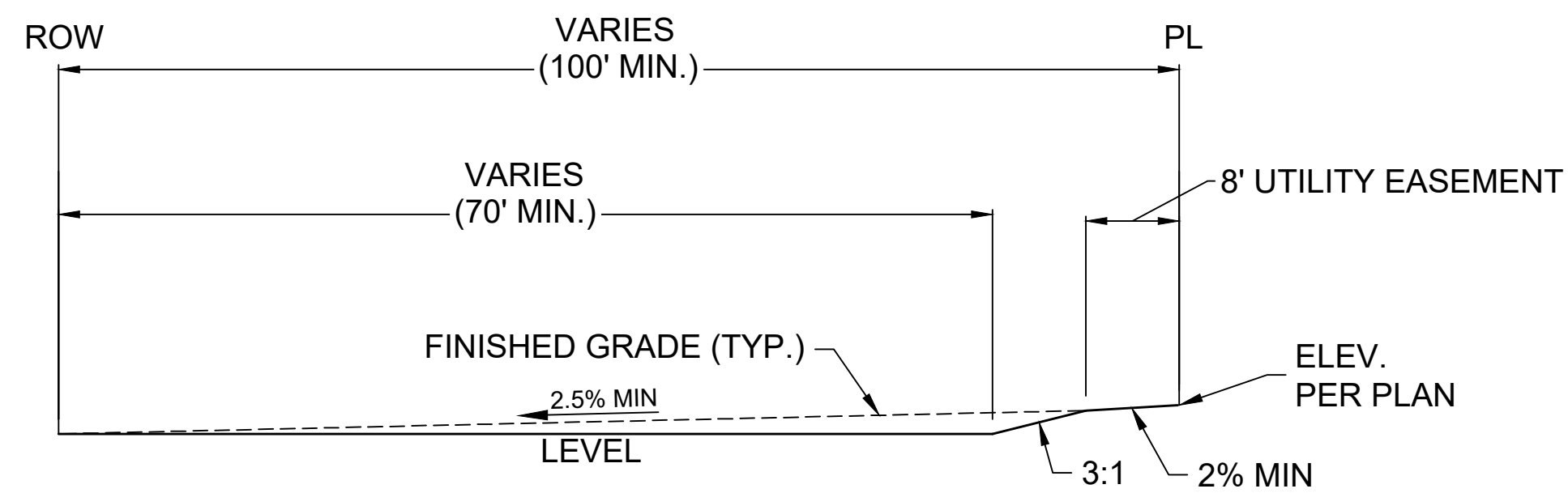
Redland
WHERE GREAT PLACES BEGIN
720.283.6783
Landscape Architecture
Civil Engineering
Construction Management

NOT FOR CONSTRUCTION

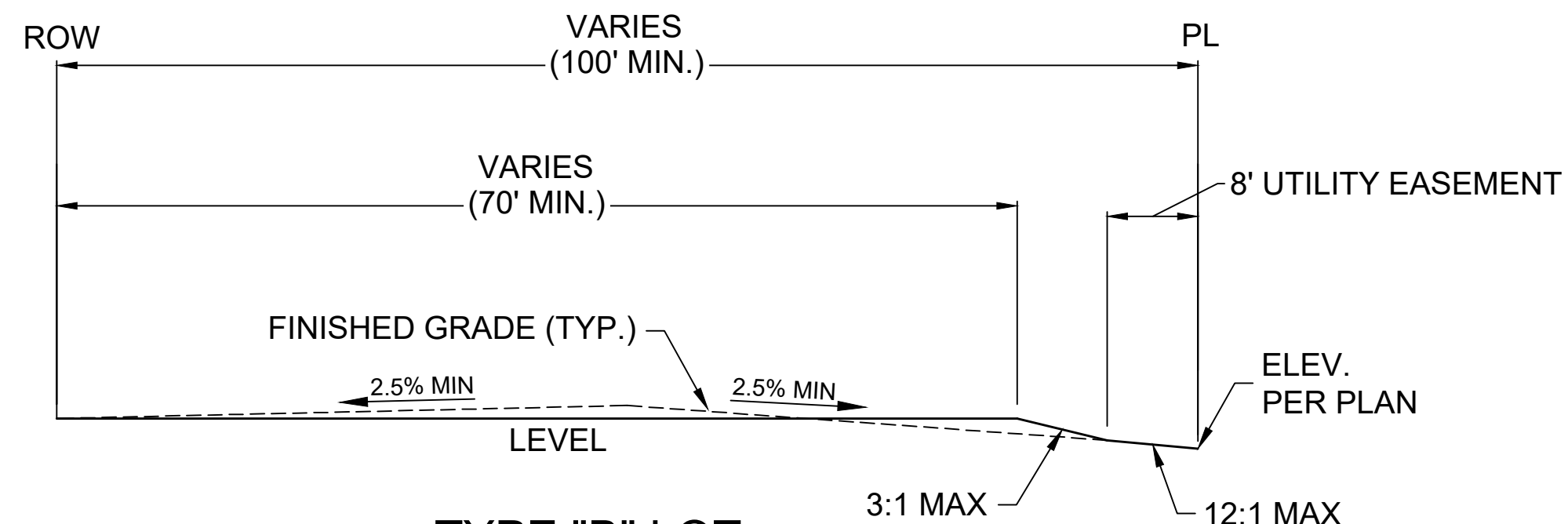
PROJECT NO.	DATE	NO.	NOTES
22033.004	11/15/2024	1	FIRST SUBMITTAL

PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
COVER SHEET

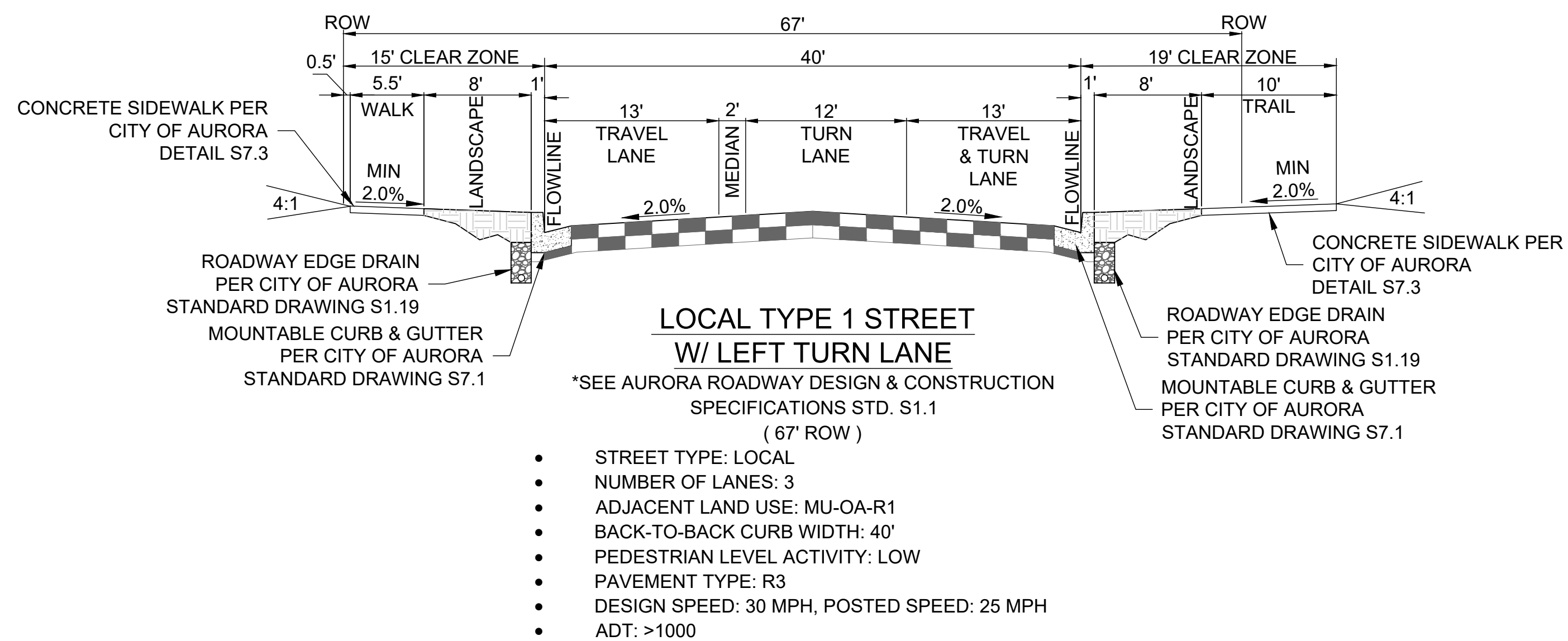
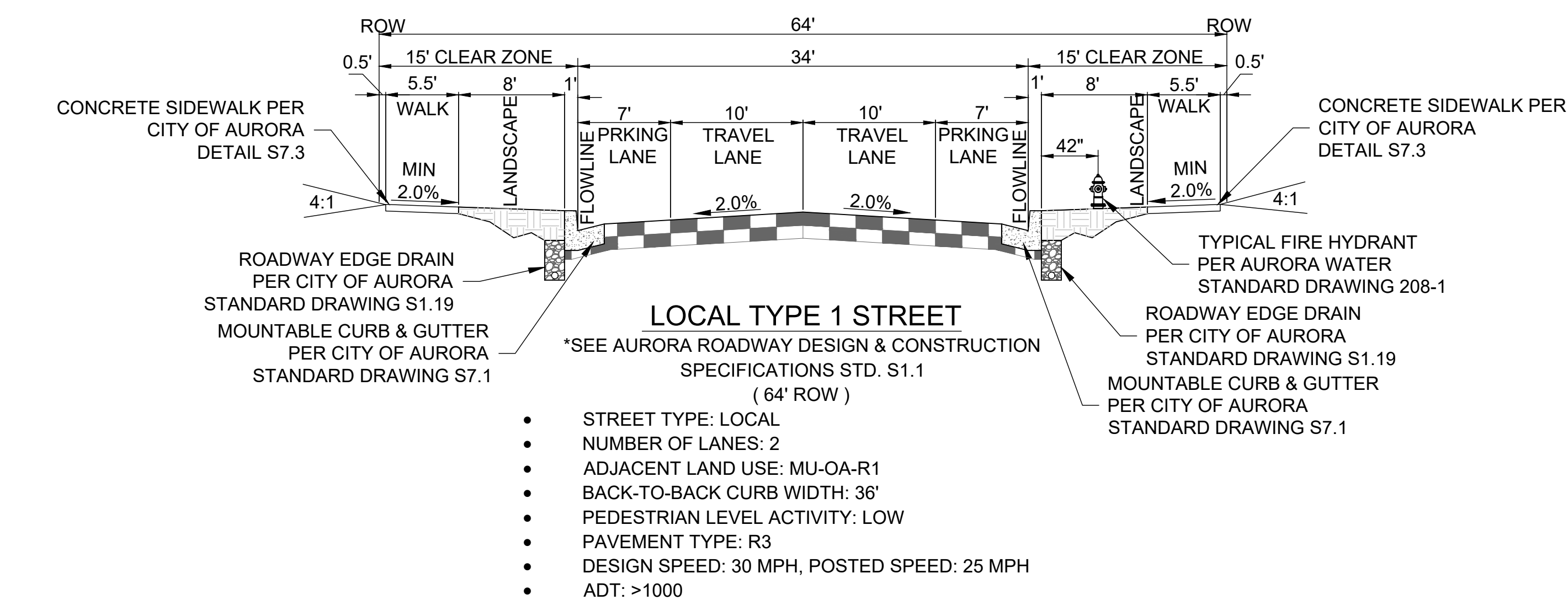
SHEET



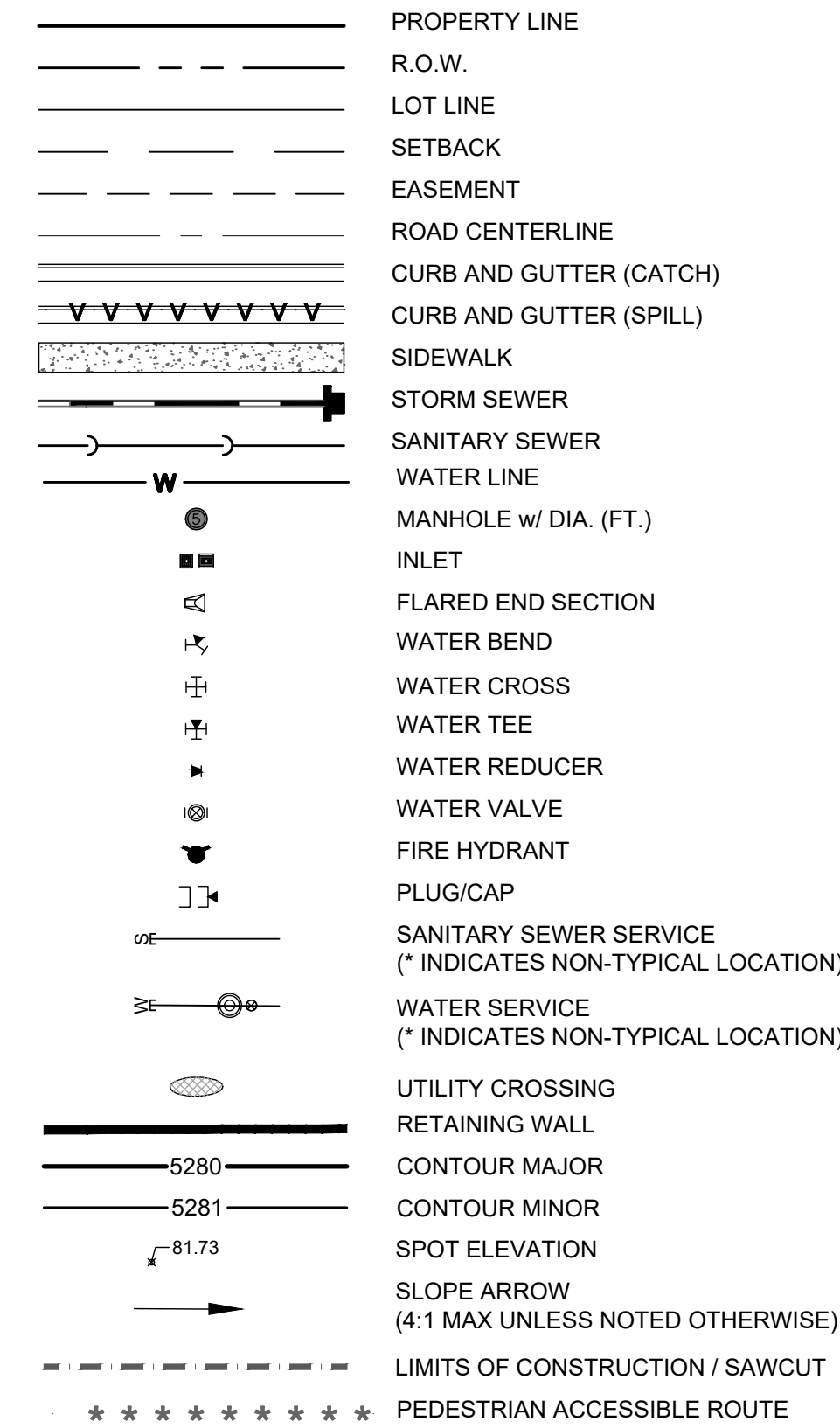
TYPE "A" LOT



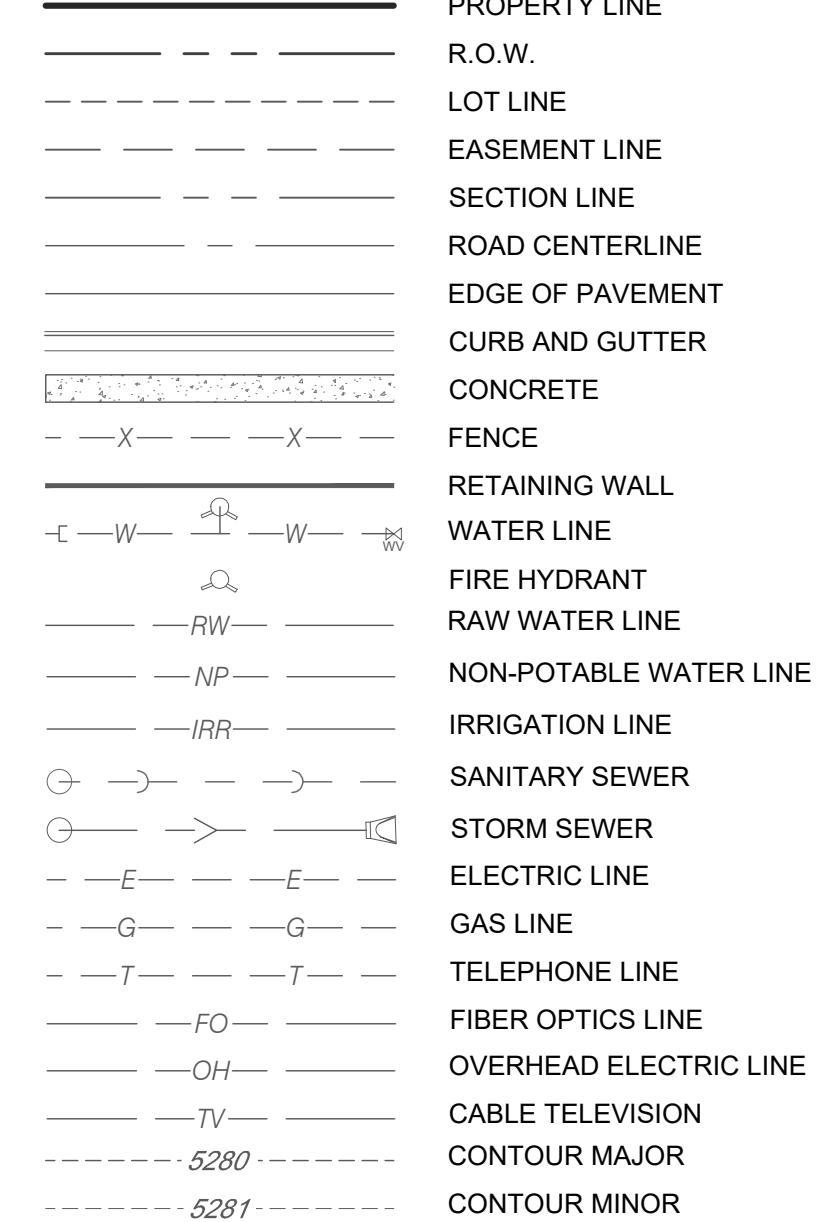
TYPE "B" LOT



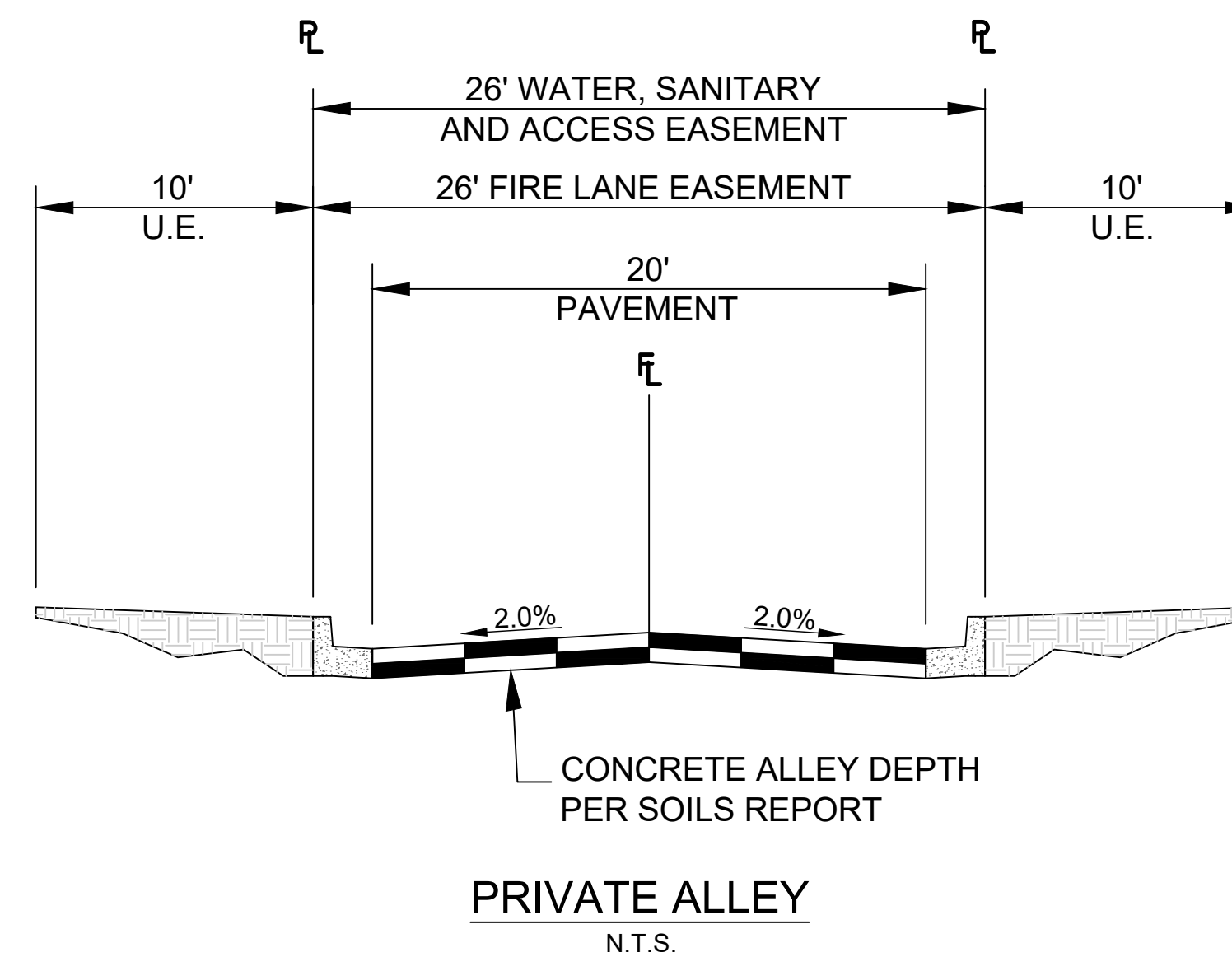
PROPOSED LEGEND



EXISTING LEGEND

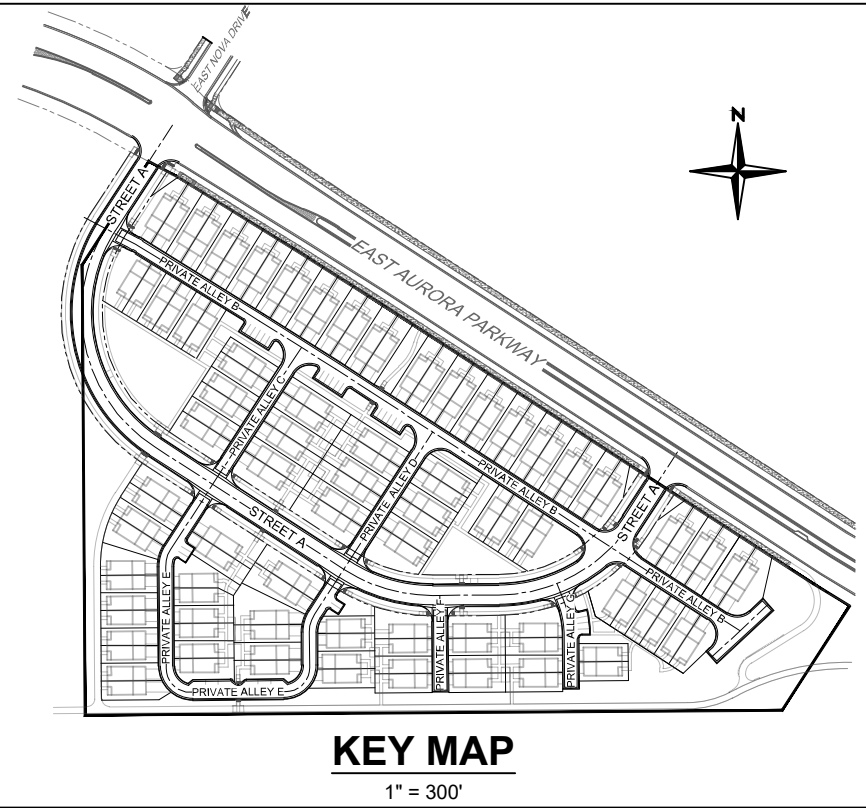


ABC	AGGREGATE BASE COARSE
ARV	AIR RELEASE VALVE
BB MH	BOX BASE MANHOLE
BC	BUILDING CORNER
BFE	BASEMENT FLOOR ELEVATION
B.O.P.	BOTTOM OF PIPE (ELEVATION)
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
D.E.	DRAINAGE EASEMENT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
E	EAST
EC	END CURVE RETURN
EG	EXISTING GRADE/GROUND
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FM	FORCE MAIN
FO	FIBER OPTIC
G.E.	GAS EASEMENT
GB	GRADE BREAK
GFE	GARAGE FINISH FLOOR
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
IBV	INLINE BUTTERFLY VALVE
INV	INVERT (ELEVATION)
IRR	IRRIGATION
L	LEFT
LF	LINEAR FEET/FOOT
LP	LOW POINT
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MPH	MILES PER HOUR
N	NORTH
PC	POINT ON CURVE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURVE RETURN
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS OR RIGHT
R.O.W.	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
S.D.M.E.	SIDEWALK, DRAINAGE, AND MAINTENANCE EASEMENT
S.M.E.	SIDEWALK AND MAINTENANCE EASEMENT
S.W.E.	SIDEWALK EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STATION	STATION
STM	STORMWATER
STM MH	STORMWATER MANHOLE
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TC	TOP OF CURB
TOF	TOP OF FOUNDATION
T.O.P.	TOP OF PIPE (ELEVATION)
TW	TOP OF WALL
TYP	TYPICAL
U.E.	UTILITY EASEMENT
VC	VERTICAL CURVE
W	WEST
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE



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NOTE:
* ALL PRIVATE ALLEYS WITHIN TRACTS SHALL HAVE A CORRESPONDING DEDICATED FIRE LANE EASEMENT.



KEY MAP
1" = 300'

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
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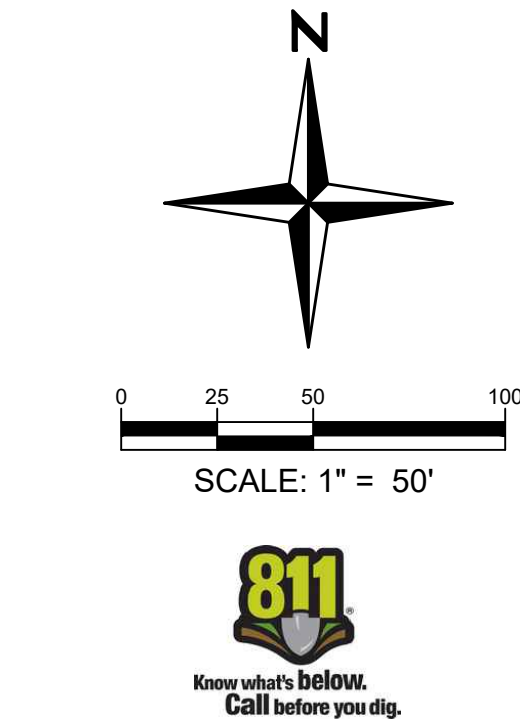
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**NOT FOR
CONSTRUCTION**

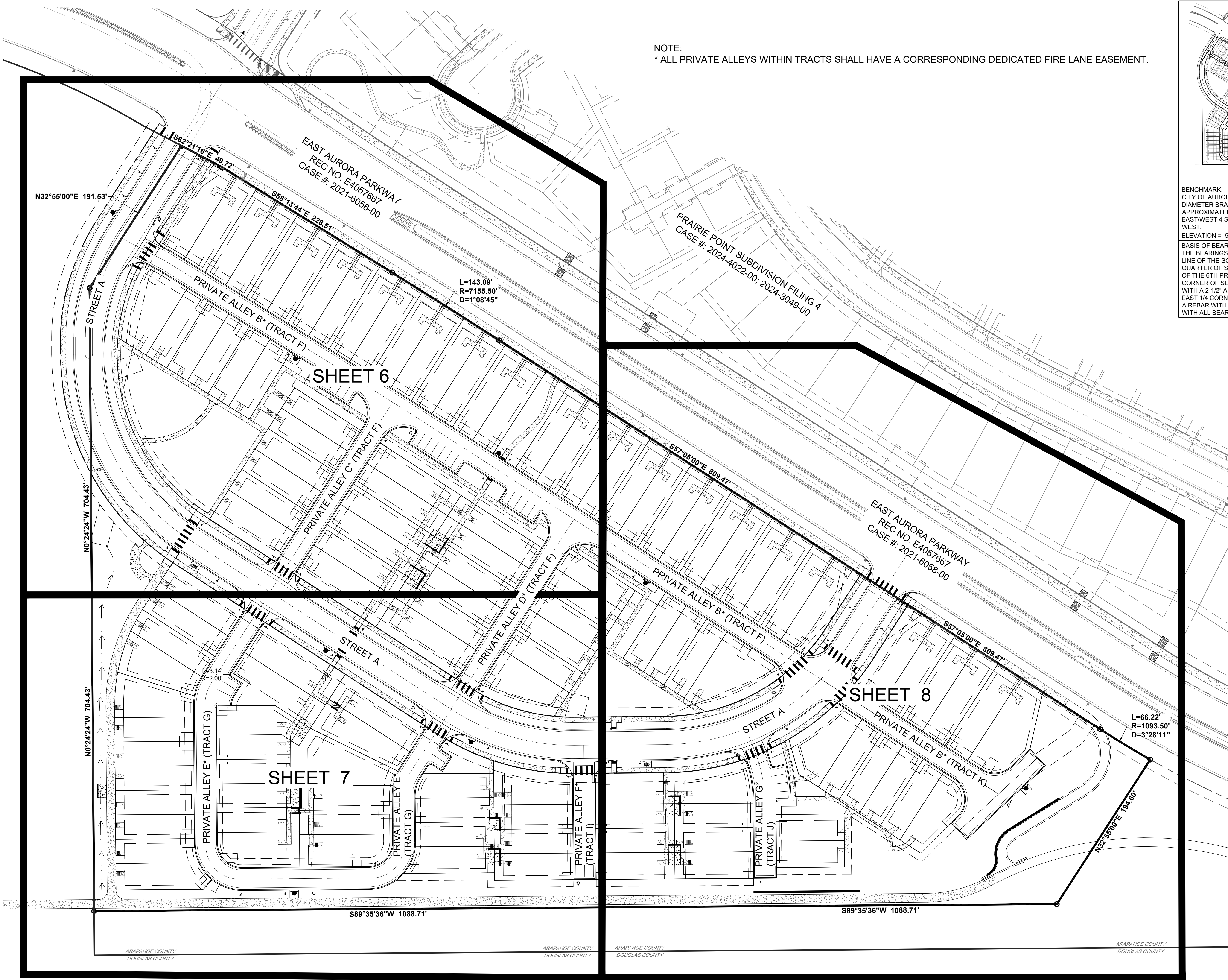
PROJECT NO. 22033.004		NOTES	
DATE	NO.	DATE	NO.
11/15/2024	1		
FIRST SUBMITTAL			

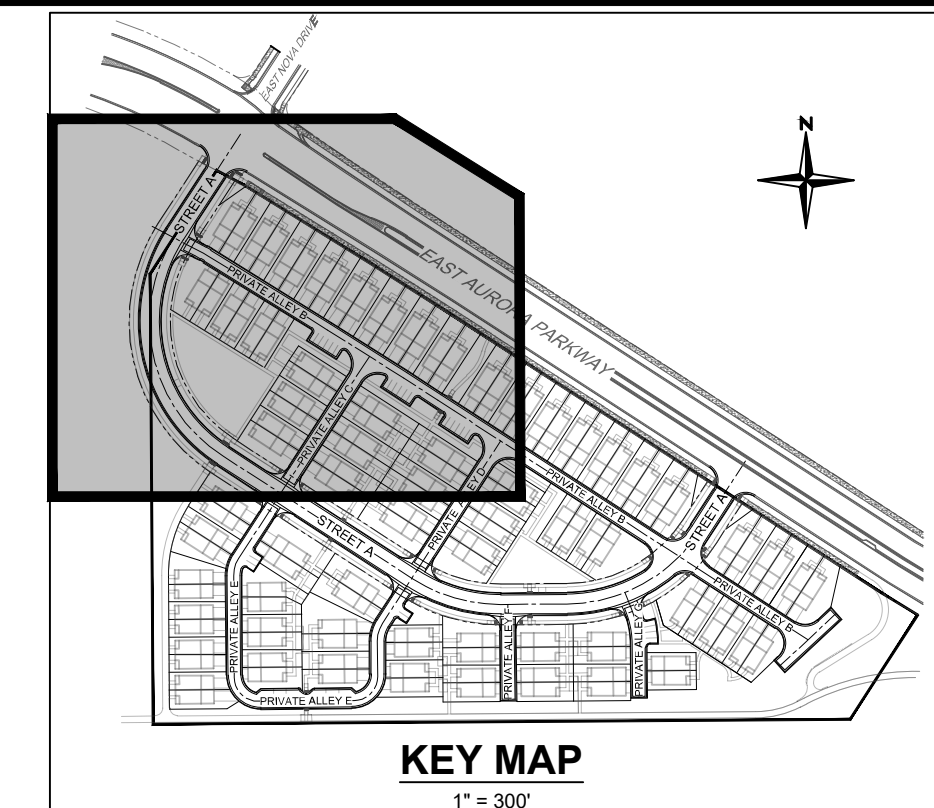
PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
SITE PLAN INDEX

SHEET



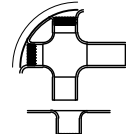
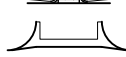







You MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING. This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation, or fence post installation. Digging without calling can disrupt service to the surrounding neighborhoods. It may harm you and those around you, and potentially result in fines and repair costs.

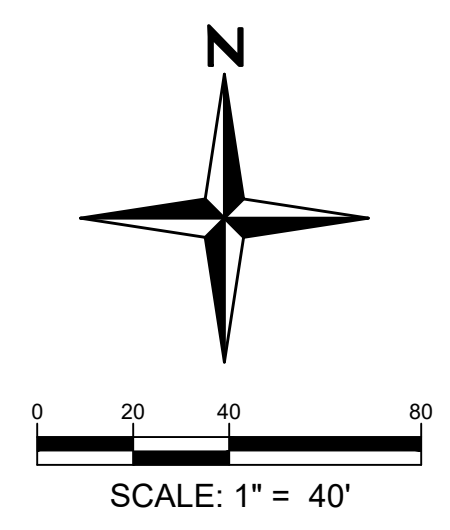


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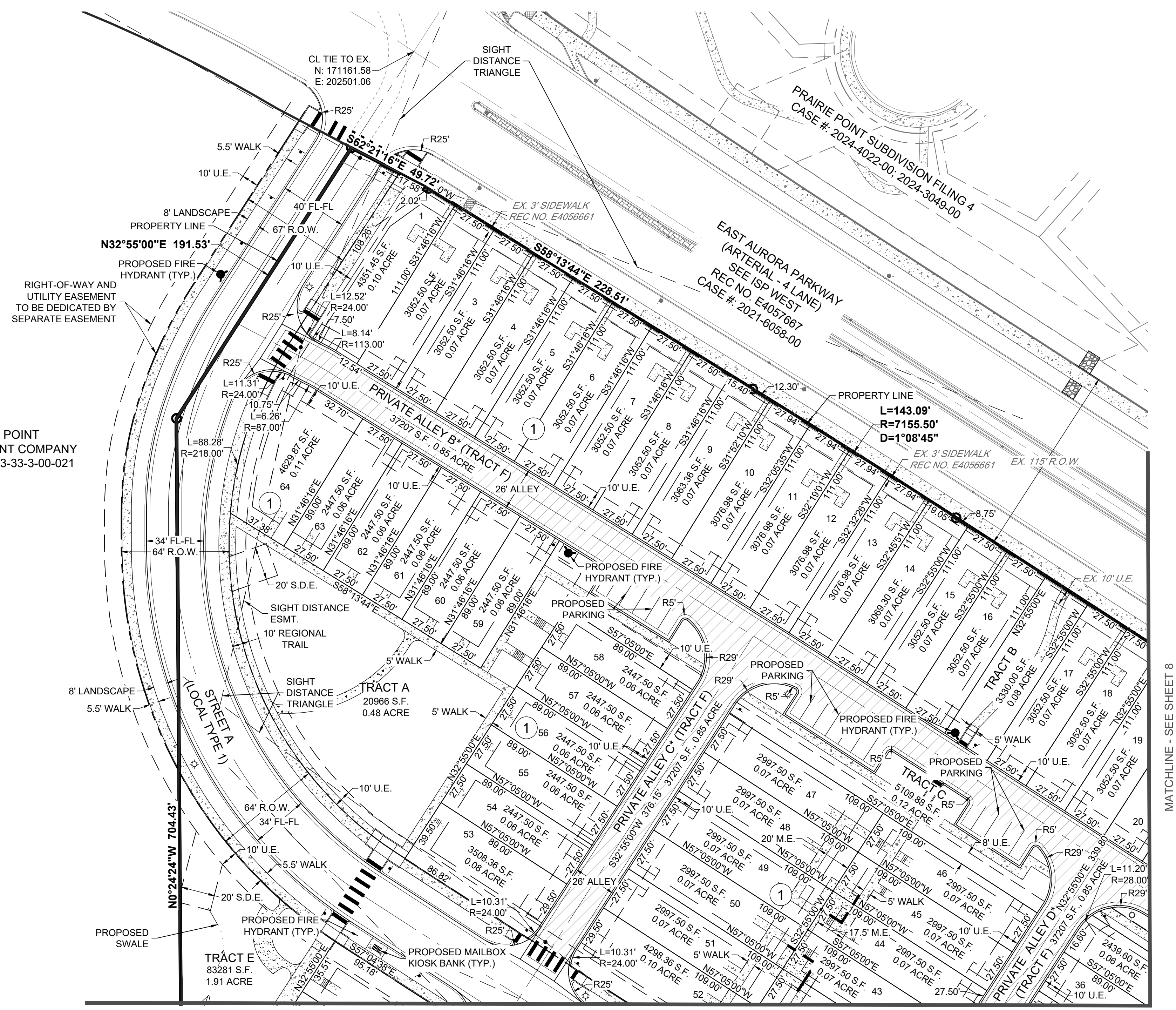
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<u>LEGEND:</u>	
_____	PROPERTY LINE
-----	R.O.W.
_____	LOT LINE
-----	EASEMENT LINE
-----	EXISTING EASEMENT LINE
_____	ROAD CENTERLINE
_____	EDGE OF PAVEMENT
_____	SIGHT TRIANGLE
=====	PROPOSED CURB
=====	& GUTTER
=====	PROPOSED SIDEWALK
=====	PROPOSED CURB RETURN
=====	SIDEWALK RAMP
	PROPOSED MID-BLOCK RAMP
	PROPOSED CONCRETE CROSSPAN
	PROPOSED STORM SEWER INLET
	PROPOSED MANHOLE
	PROPOSED FLARED END SECTION
②	BLOCK NUMBER
2	LOT NUMBER
[]	PROPOSED BUILDING SETBACK
	PROPOSED STREET LIGHT
	PROPOSED MAILBOX KIOSK
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE LANE & DRAINAGE EASEMENT

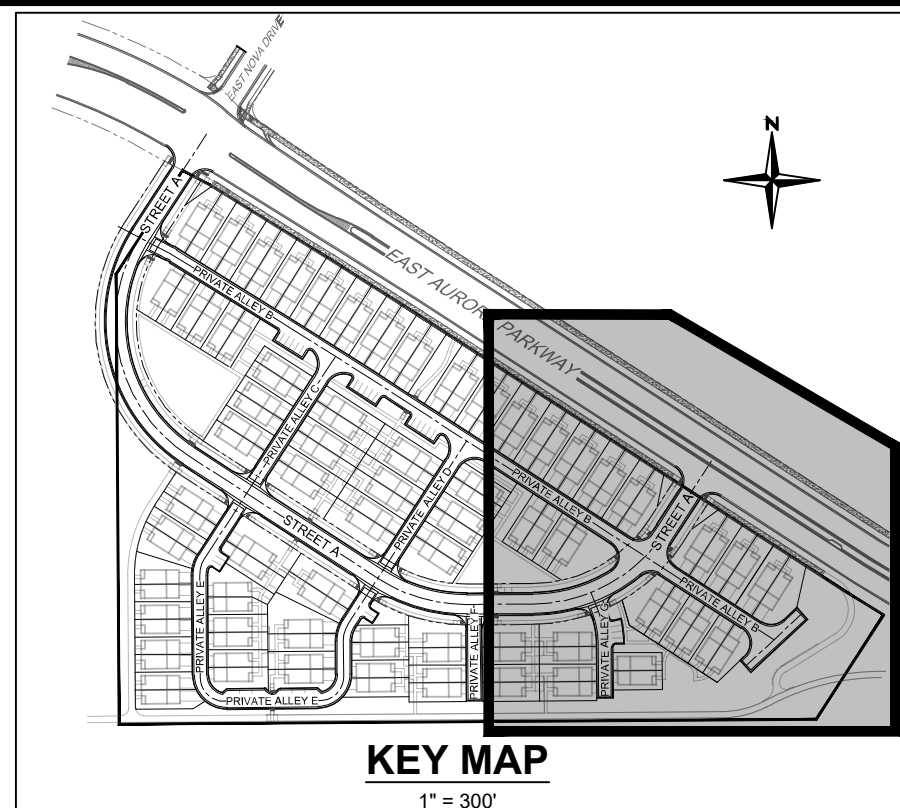


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MATCHLINE - SEE SHEET 7




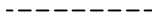




















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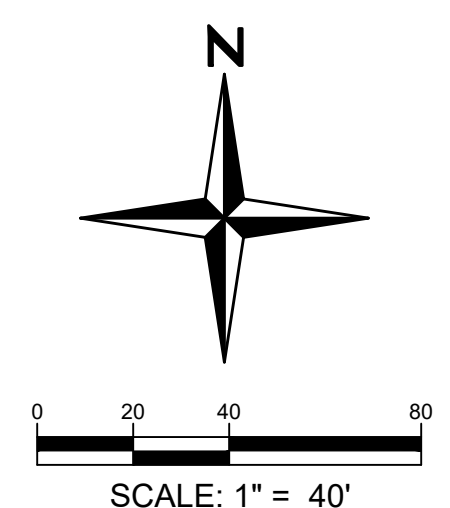


BENCHMARK:
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LEGEND:

	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED CURB RETURN
	SIDEWALK RAMP
	PROPOSED MID-BLOCK RAMP
	PROPOSED CONCRETE CROSSPAN
	PROPOSED STORM SEWER INLET
	PROPOSED MANHOLE
	PROPOSED FLARED END SECTION
	BLOCK NUMBER
	LOT NUMBER
	PROPOSED BUILDING SETBACK
	PROPOSED STREET LIGHT
	PROPOSED MAILBOX KIOSK
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE LANE & DRAINAGE EASEMENT

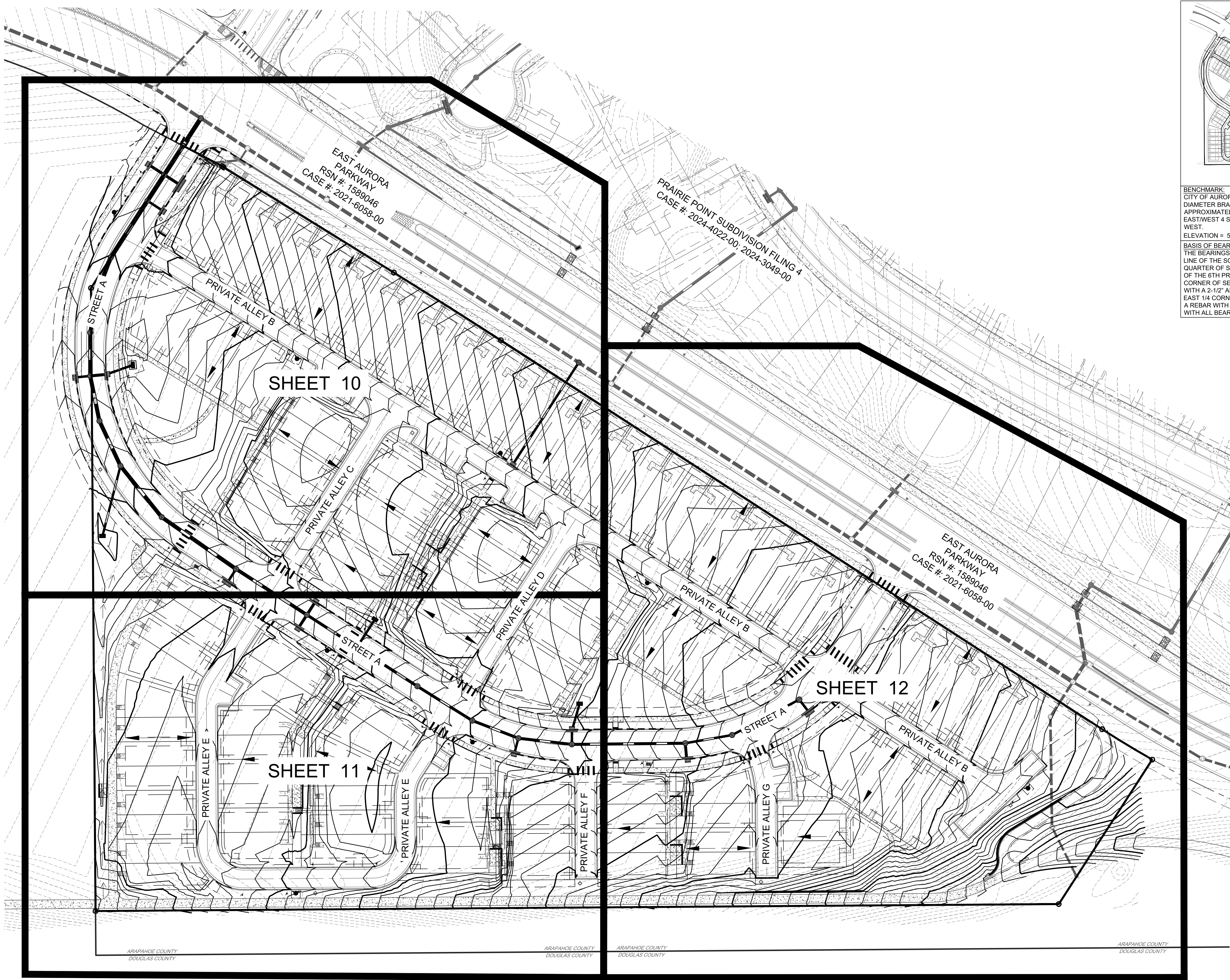


811
Know what's below.
Call before you dig.

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I:\2023\22033 - Prairie Point\CAD\Sheet Sets\22033.004 Filing No. 5\SP\22033.004 - Grading Plan.dwg tab: 9 Grading Plan Index Apr 17, 2025 - 4:04pm gandersen



KEY MAP
1" = 300'

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SCALE: 1" = 50'

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Redland
WHERE GREAT PLACES BEGIN

720.293.6783
REDLAND.COM

- Land Planning
- Civil Engineering
- Landscaping Architecture
- Construction Management

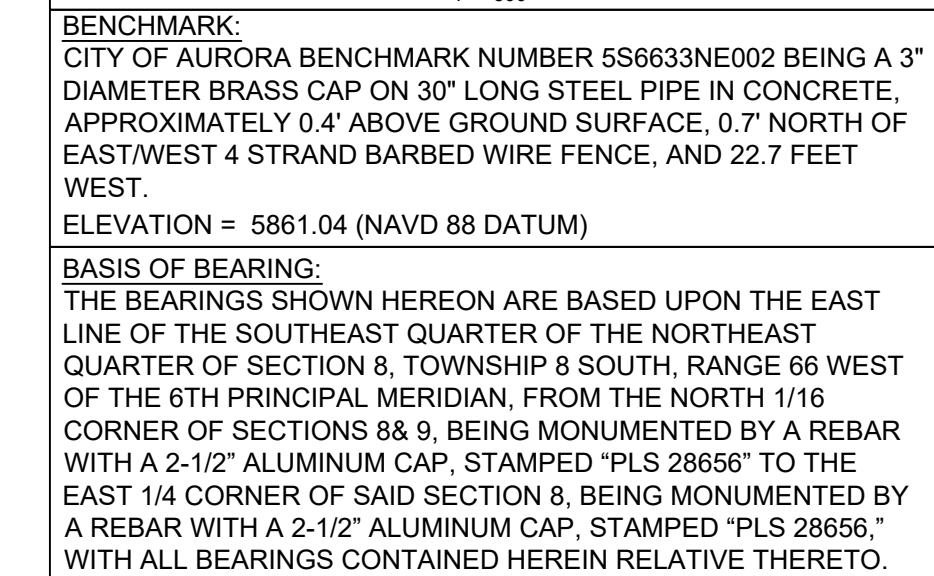
NOT FOR CONSTRUCTION

PROJECT NO.	22033.004	DATE	NO.	NOTES
11/15/2024	1	FIRST SUBMITTAL		



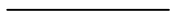
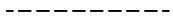
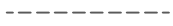










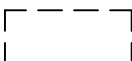





PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
GRADING PLAN INDEX

SHEET

9

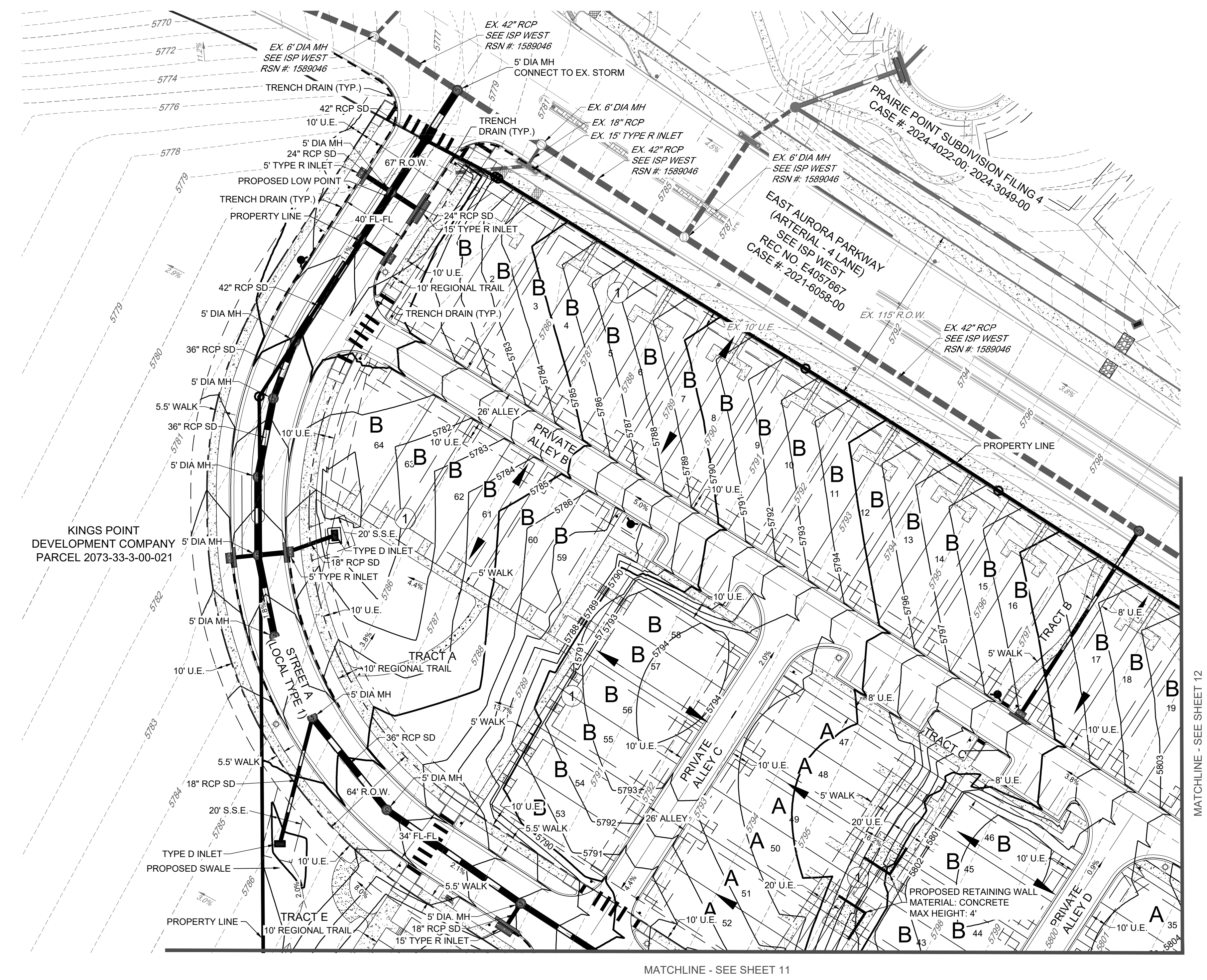


- NOTES:**
1. ALL SLOPES WITHIN ROW ARE MAXIMUM OF 4H:1V. MAXIMUM SLOPES FOR PROPERTY OUTSIDE OF ROW IS 3H:1V.
 2. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS.
 3. THE MINIMUM SLOPE IN UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND THE MINIMUM SLOPE FOR CONCRETE IS 0.5%.
 4. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
 5. MAX HEIGHT FOR RETAINING WALLS IS 4' IN RESIDENTIAL AREAS PER SECTION 4.02.7.04 OF THE ROADWAY MANUAL.
 6. RAILING IS REQUIRED FOR WALLS OVER 30" THAT ARE WITHIN 36" OF A WALKING SURFACE.

	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	PROPOSED CURB
	& GUTTER
	PROPOSED SIDEWALK
	PROPOSED STORM SEWER INLET
	PROPOSED MANHOLE
	PROPOSED FLARED END SECTION
	BLOCK NUMBER
	LOT NUMBER
	PROPOSED BUILDING SETBACK
	PROPOSED MAILBOX KIOSK
A B G W T	LOT TYPE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR



You MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING. This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation, or fence post installation. Digging without calling can disrupt service to the surrounding neighborhoods. It may harm you and those around you, and potentially result in fines and repair costs.





PRAIRIE POINT SUBDIVISION FILING
CASE #: 2022-4045-00, 2022-3066-00

ARAPAHOE COUNTY
DOUGLAS COUNTY

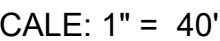
ARAPAHOE COUNTY
DOUGLAS COUNTY



BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

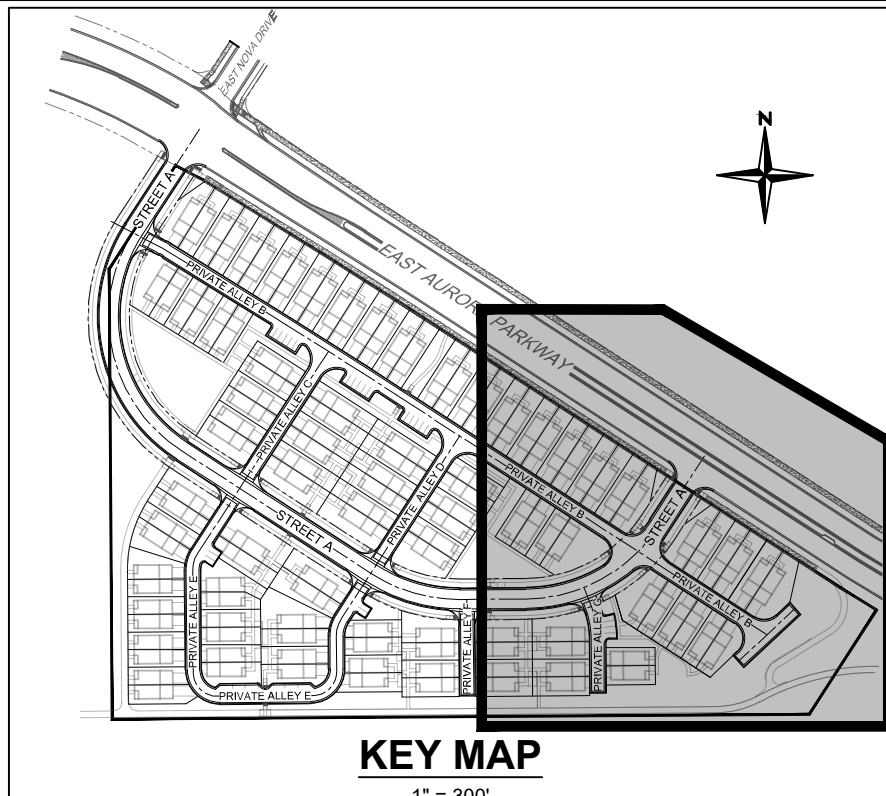
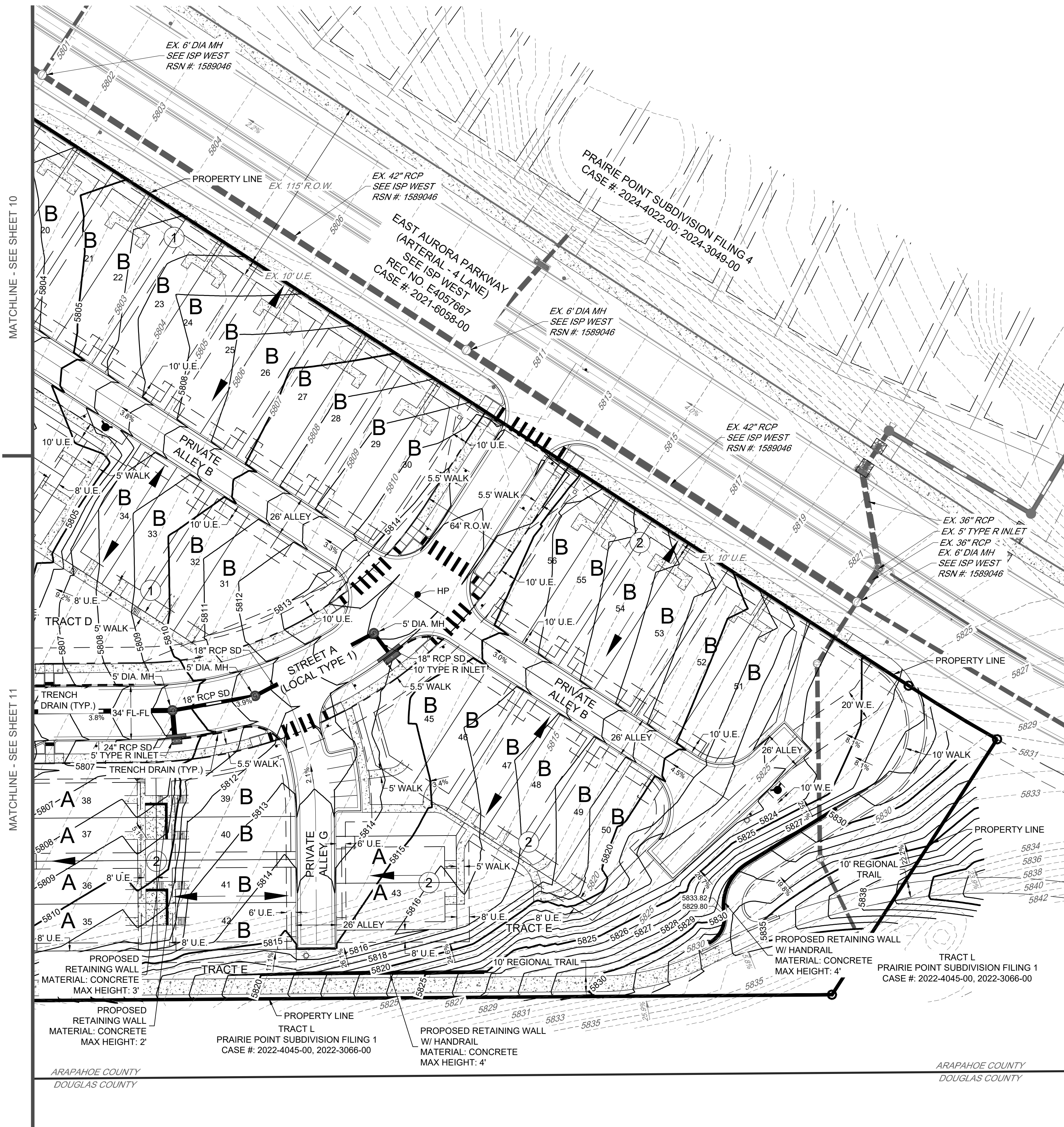
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	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED STORM SEWER INLET
	PROPOSED MANHOLE
	PROPOSED FLARED END SECTION
	BLOCK NUMBER
	LOT NUMBER
	PROPOSED BUILDING SETBACK
	PROPOSED MAILBOX KIOSK
A B G W T	LOT TYPE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR



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I:\2023\22033 - Prairie Point\CADD\Sheet_Sets\22033.004 Filing No. 5\CS\22033.004 Filing No. 5\Grading Plan.tbl: 12 GRADING PLAN Apr 17, 2025 - 4:05pm gandersen



BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
ELEVATION = 5861.04 (NAVD 88 DATUM)

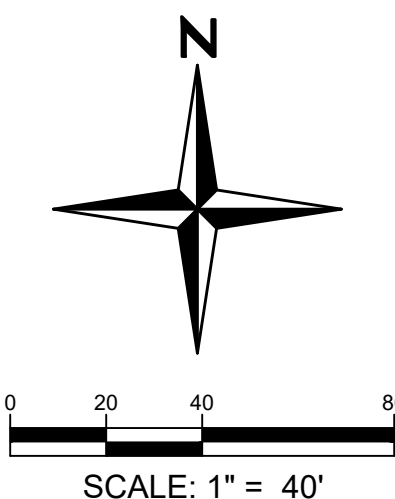
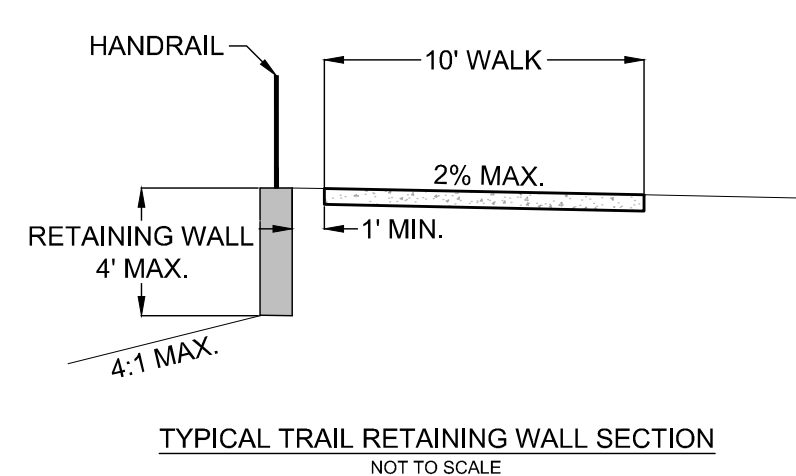
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LEGEND:

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- BLOCK NUMBER
- LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED MAILBOX KIOSK
- LOT TYPE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR



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NOT FOR CONSTRUCTION

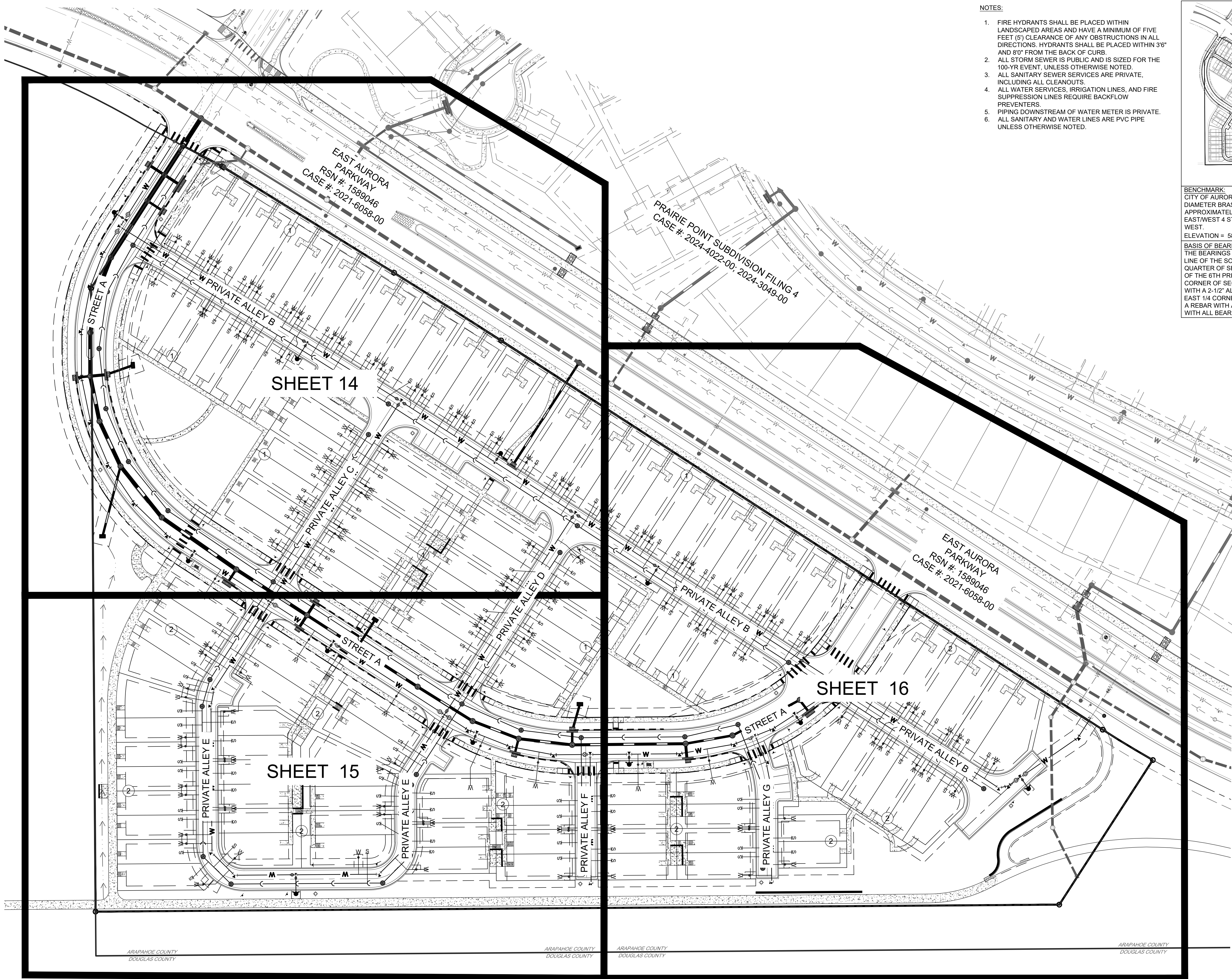
PROJECT NO.	DATE	NO.	NOTES
22033.004	11/15/2024	1	FIRST SUBMITTAL

PRAIRIE POINT SUBDIVISION FILING NO. 5

SITE PLAN
GRADING PLAN

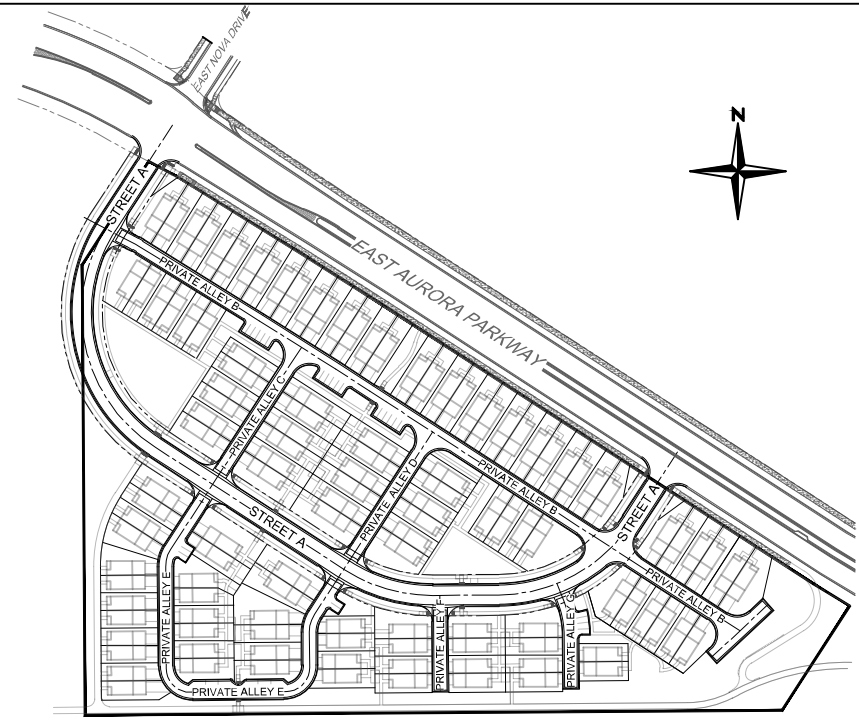
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I:\2022\22033 - Prairie Point\CADD\Sheet_Sets\22033.004 Filing No. 5\CSF\22033.004 - Utility Plan.dwg Tab: 13 Utility Plan INDEX Apr 17, 2025 - 4:05pm genderson



NOTES:

1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 3'6" AND 8'0" FROM THE BACK OF CURB.
2. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
4. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
5. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
6. ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.

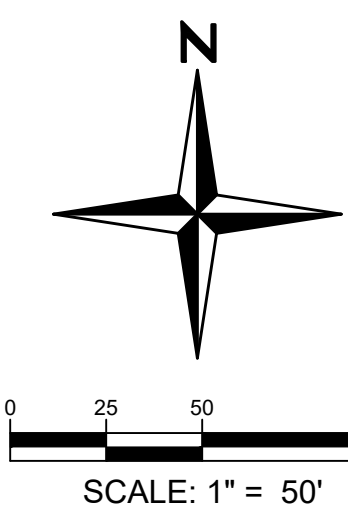


KEY MAP

1" = 300'

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
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SCALE: 1" = 50'



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NOT FOR
CONSTRUCTION

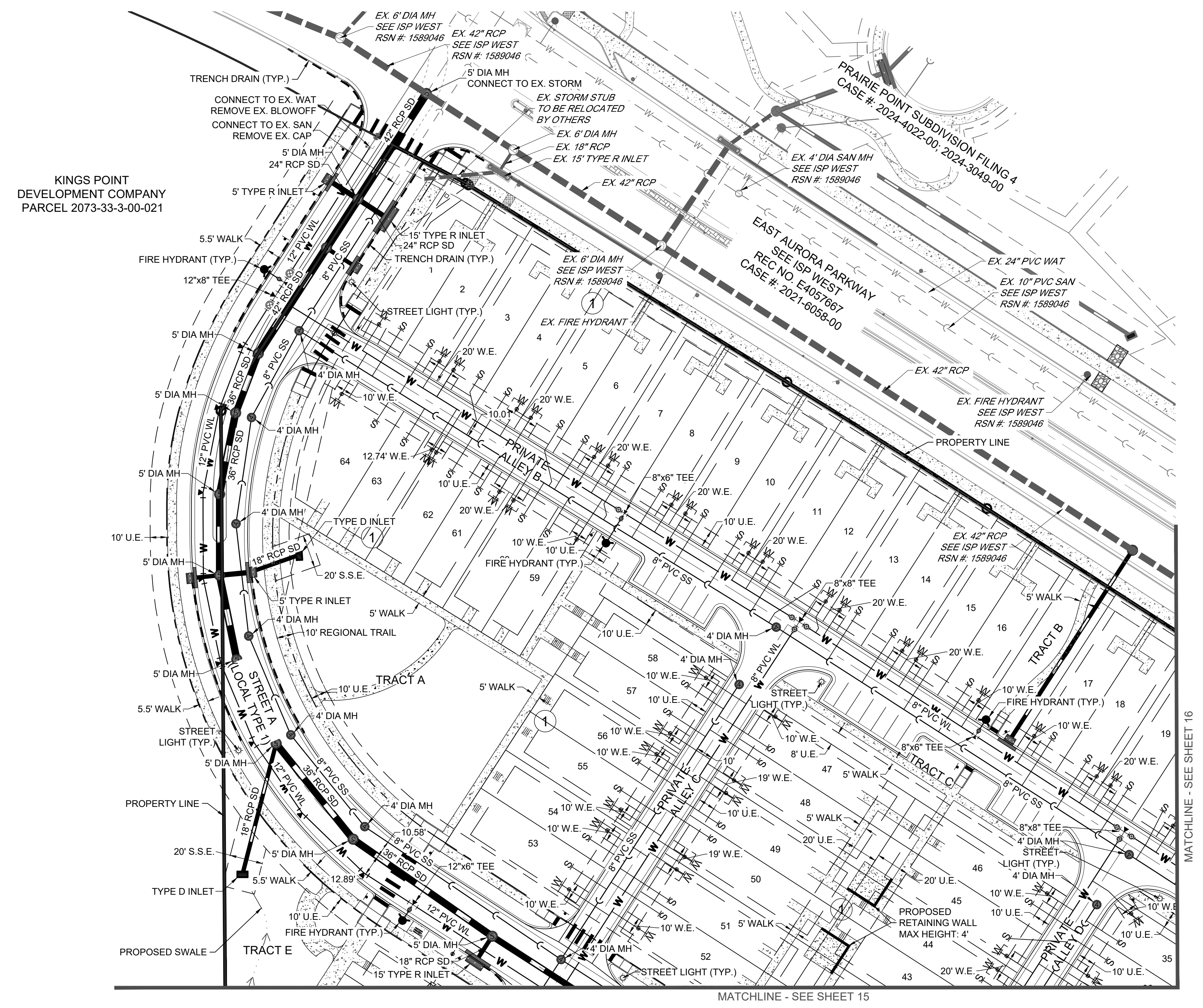
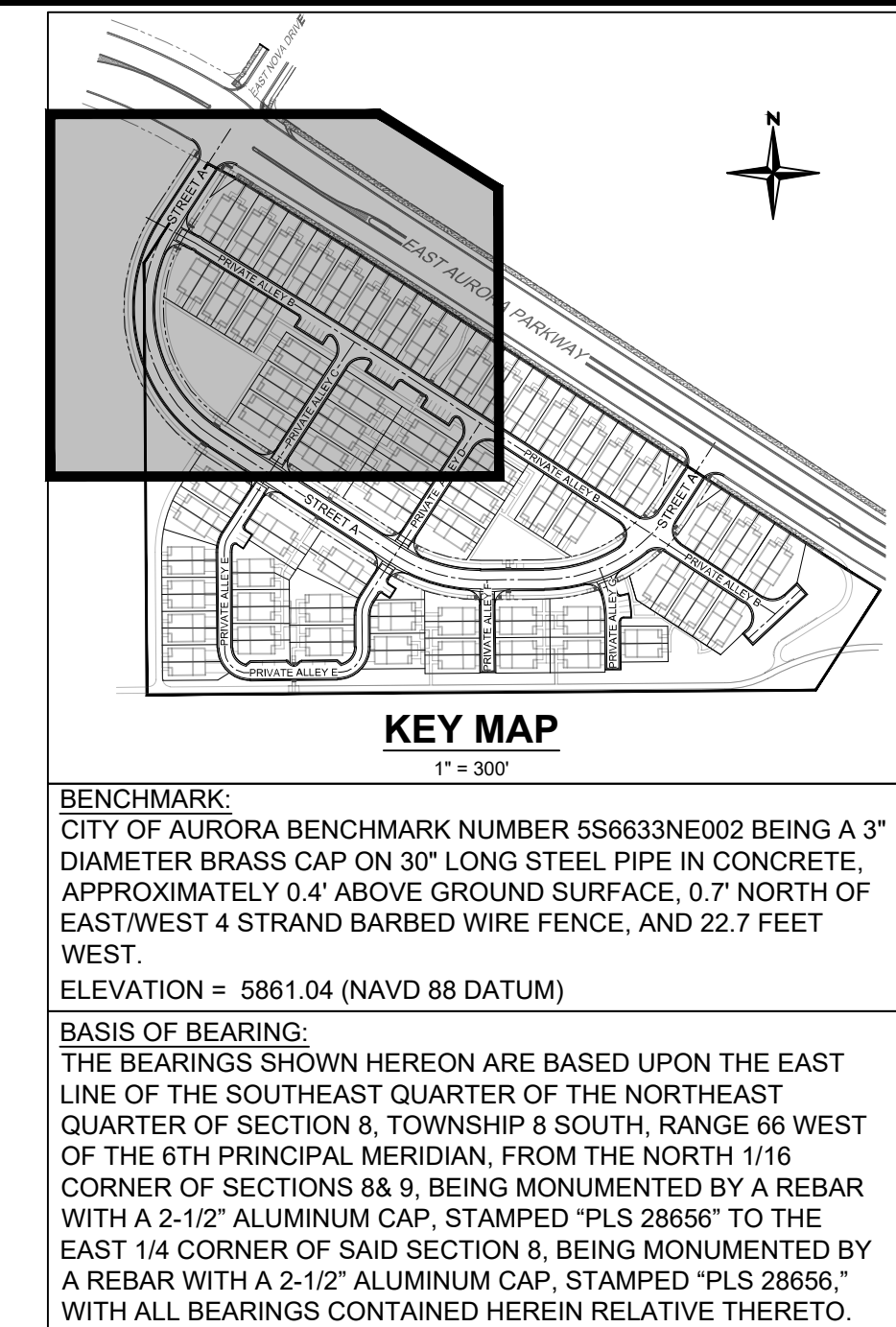
PROJECT NO.	DATE	NO.	NOTES
22033.004	11/15/2024	1	FIRST SUBMITTAL


































PRAIRIE POINT SUBDIVISION FILING NO. 5

SITE PLAN

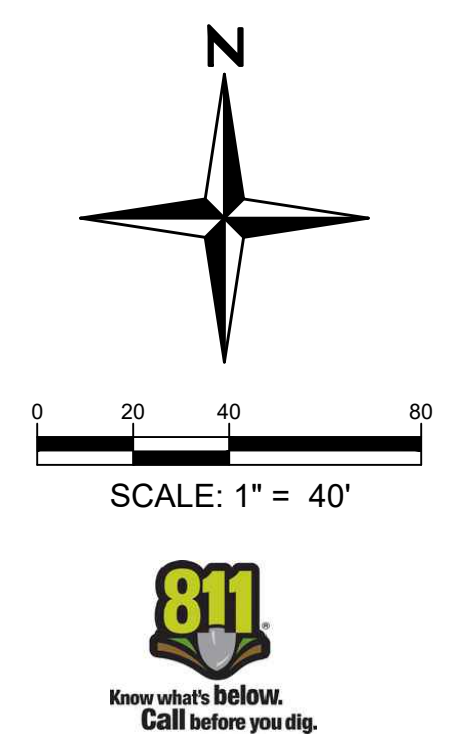
UTILITY PLAN INDEX

SHEET



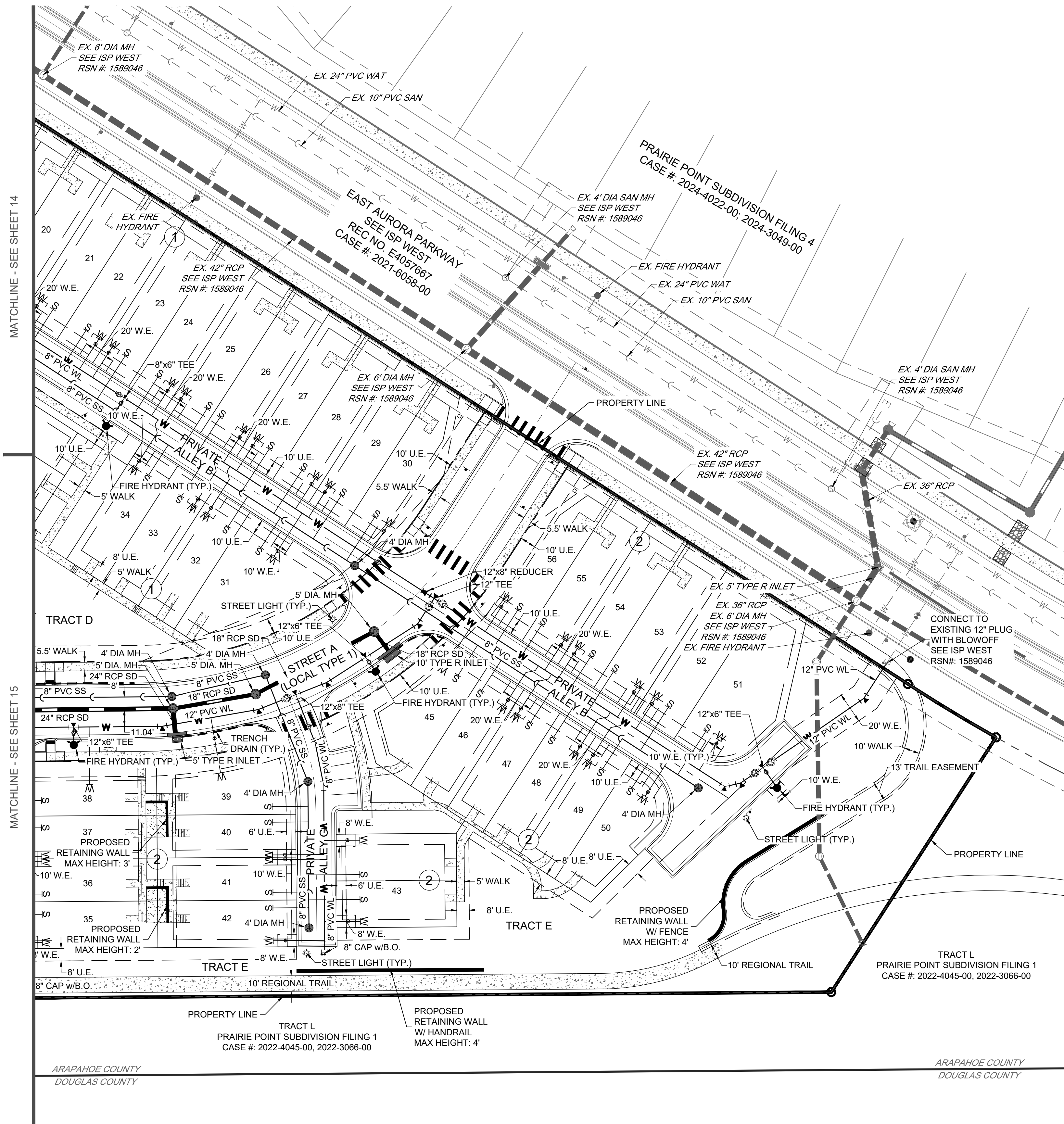
- ### LEGEND:
- | | | | |
|---|---------------------------|---|---|
|  | STORM SEWER |  | PROPERTY LINE |
|  | SANITARY SEWER |  | R.O.W. |
|  | WATER LINE |  | LOT LINE |
|  | EXISTING WATERLINE |  | EASEMENT LINE |
|  | EXISTING SANITARY SEWER |  | EXISTING EASEMENT LINE |
|  | EXISTING STORM SEWER |  | SECTION LINE |
|  | EXISTING ELECTRICAL LINE |  | ROAD CENTERLINE |
|  | EXISTING GAS LINE |  | EDGE OF PAVEMENT |
|  | EXISTING TELEPHONE LINE |  | PROPOSED STORM SEWER INLET |
|  | EXISTING VALVE |  | PROPOSED MANHOLE |
|  | EXISTING METER |  | PROPOSED FLARED
END SECTION |
|  | EXISTING FIRE HYDRANT |  | SANITARY SEWER SERVICE
WATER SERVICE |
|  | BLOCK NUMBER |  | PROPOSED SIDEWALK |
|  | LOT NUMBER |  | PROPOSED CURB RETURN
SIDEWALK RAMP |
|  | PROPOSED CURB
& GUTTER |  | PROPOSED MID-BLOCK RAMP |
|  | PROPOSED FIRE HYDRANT |  | PROPOSED MAILBOX KIOSK |
|  | PROPOSED STREET LIGHT | | |

- NOTES:**
1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 36" AND 80" FROM THE BACK OF CURB.
 2. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
 4. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
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I:\2022\22033 - Prairie Point\CADD\Sheet_Sets\22033.004 Filing No. 5\CSF\22033.004 Filing No. 5\Utility Plan.dwg Tab: 16 Utility Plan Apr 17, 2025 - 4:06pm gandersen



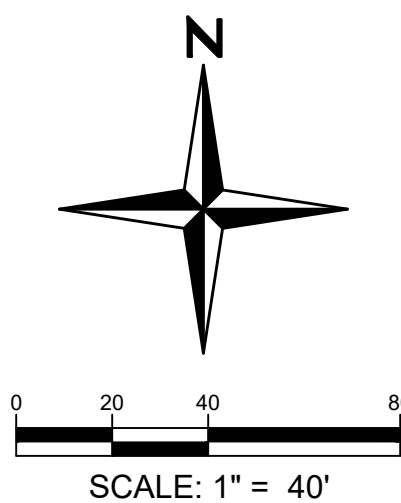
KEY MAP
1" = 300'

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
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- LEGEND:**
- | | |
|-------------------------|-----------------------------|
| STORM SEWER | PROPERTY LINE |
| SANITARY SEWER | R.O.W. |
| WATER LINE | LOT LINE |
| EXISTING WATERLINE | EASEMENT LINE |
| EXISTING SANITARY SEWER | EXISTING EASEMENT LINE |
| EXISTING STORM SEWER | SECTION LINE |
| EXISTING ELECTRIC LINE | ROAD CENTERLINE |
| EXISTING GAS LINE | EDGE OF PAVEMENT |
| EXISTING TELEPHONE LINE | PROPOSED STORM SEWER INL |
| EXISTING VALVE | PROPOSED MANHOLE |
| EXISTING METER | PROPOSED FLARED END SECTION |
| EXISTING FIRE HYDRANT | SANITARY SEWER SERVICE |
| BLOCK NUMBER | WATER SERVICE |
| LOT NUMBER | PROPOSED SIDEWALK |
| PROPOSED CURB & GUTTER | PROPOSED CURB RETURN |
| PROPOSED FIRE HYDRANT | SIDEWALK RAMP |
| PROPOSED STREET LIGHT | PROPOSED MID-BLOCK RAMP |
| | PROPOSED MAILBOX KIOSK |

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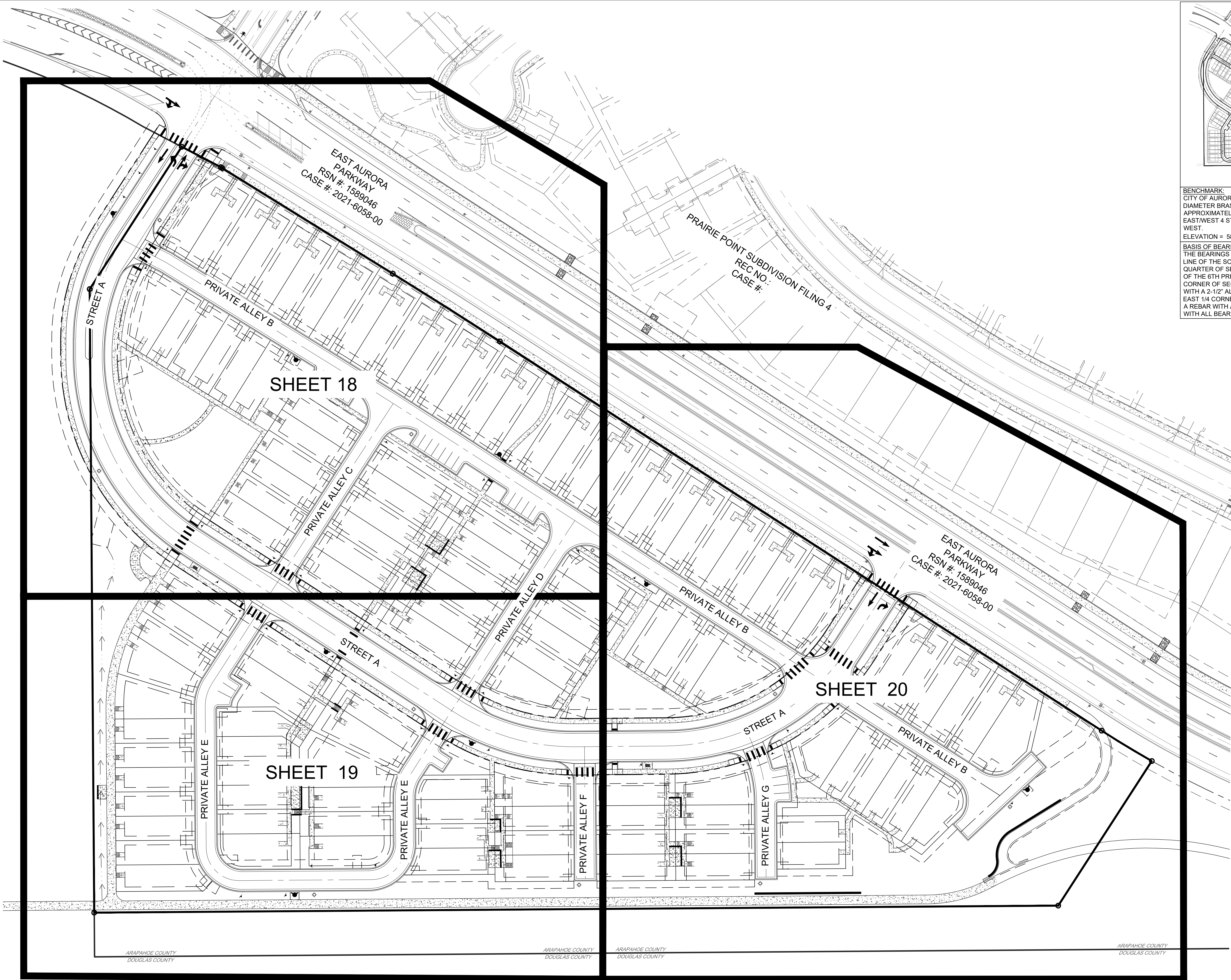
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NOT FOR CONSTRUCTION

NOTES	
DATE	NO.
11/15/2024	1

NOTES	
DATE	NO.
11/15/2024	1

I:\2022\22033 - Prairie Point\CADD\Sheet_Sets\22033.004 Filing No. 5\CSF\22033.004 - Signage and Lighting Plan.dwg Tab: 17 Signage and Lighting Plan.dwg Apr 17, 2025 - 4:06pm gonserson



KEY MAP
1" = 300'

BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
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811
Know what's below.
Call before you dig.

0 25 50 100
SCALE: 1" = 50'

**ARAPAHOE COUNTY
DOUGLAS COUNTY**

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Redland
WHERE GREAT PLACES BEGIN

720.283.6783
REDLAND.COM

Land Planning
Civil Engineering

Landscape Architecture
Construction Management

NOT FOR CONSTRUCTION

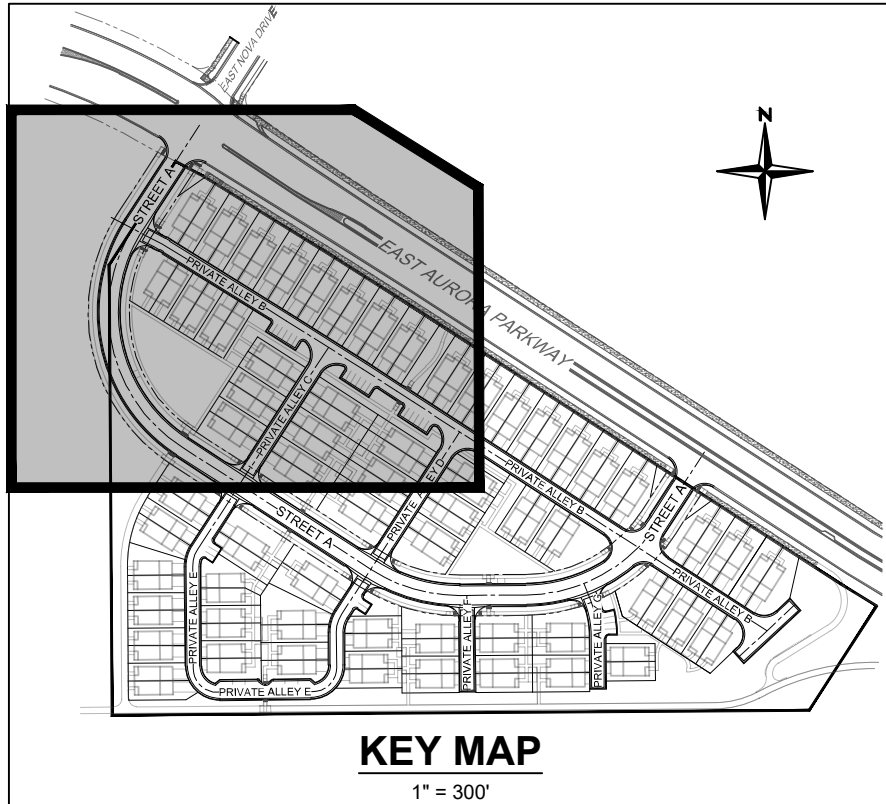
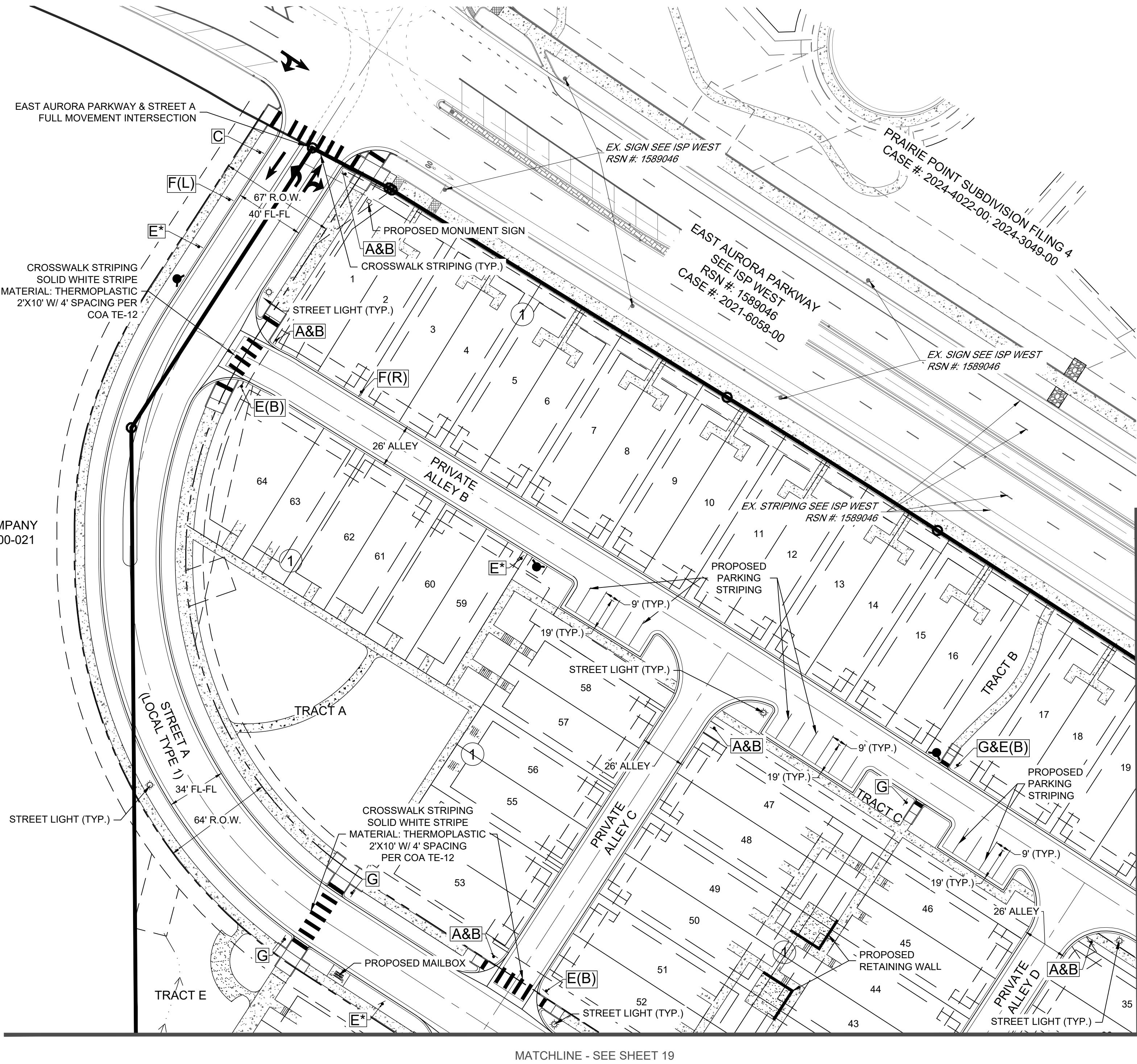
PROJECT NO.	22033.004	DATE	NO.	NOTES
11/15/2024	1	FIRST SUBMITTAL		

**PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
SIGNAGE AND LIGHTING INDEX**

SHEET
17

I:\2023\22033 - Prairie Point\CADD\Sheet_Sets\22033.004 Filing No. 5\CSF\22033.004 - Signage and Lighting Plan.dwg Tab: 18 Signage and Lighting Plan.dwg Apr 17, 2025 - 4:06pm gunderson

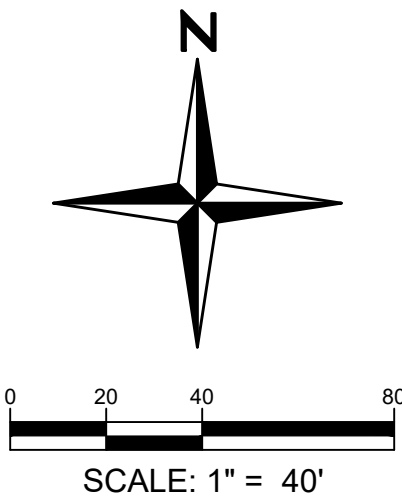
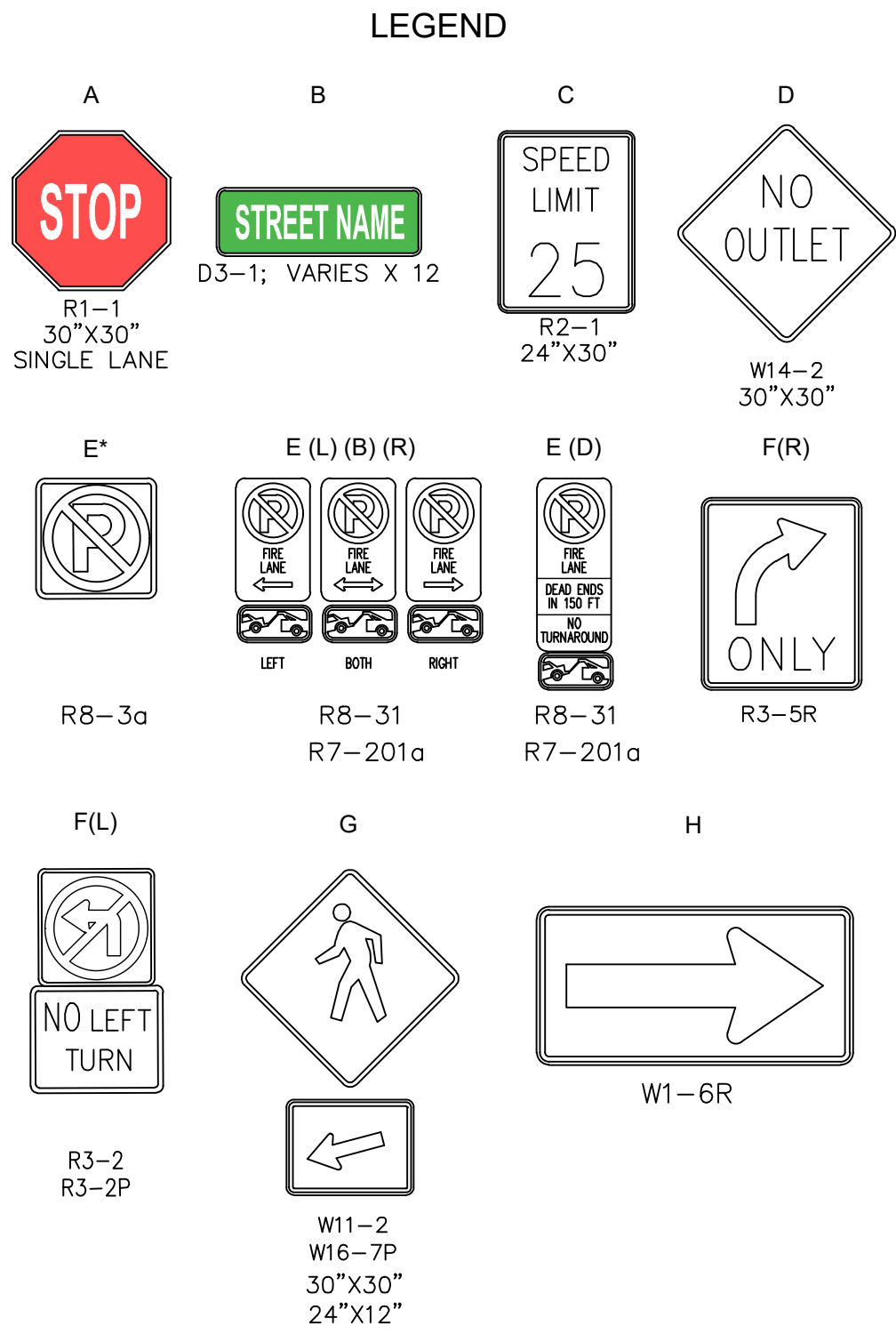
KINGS POINT
DEVELOPMENT COMPANY
PARCEL 2073-33-3-00-021



BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.
ELEVATION = 5861.04 (NAVD 88 DATUM)

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

NOTE:
1. ALL SIGNS MUST BE MUTCD COMPLIANT.



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

You MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING. This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation, or fence post installation. Digging without calling can disrupt service to the surrounding neighborhoods. It may harm you and those around you, and potentially result in fines and repair costs.

PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
SIGNAGE AND LIGHTING PLAN

SHEET

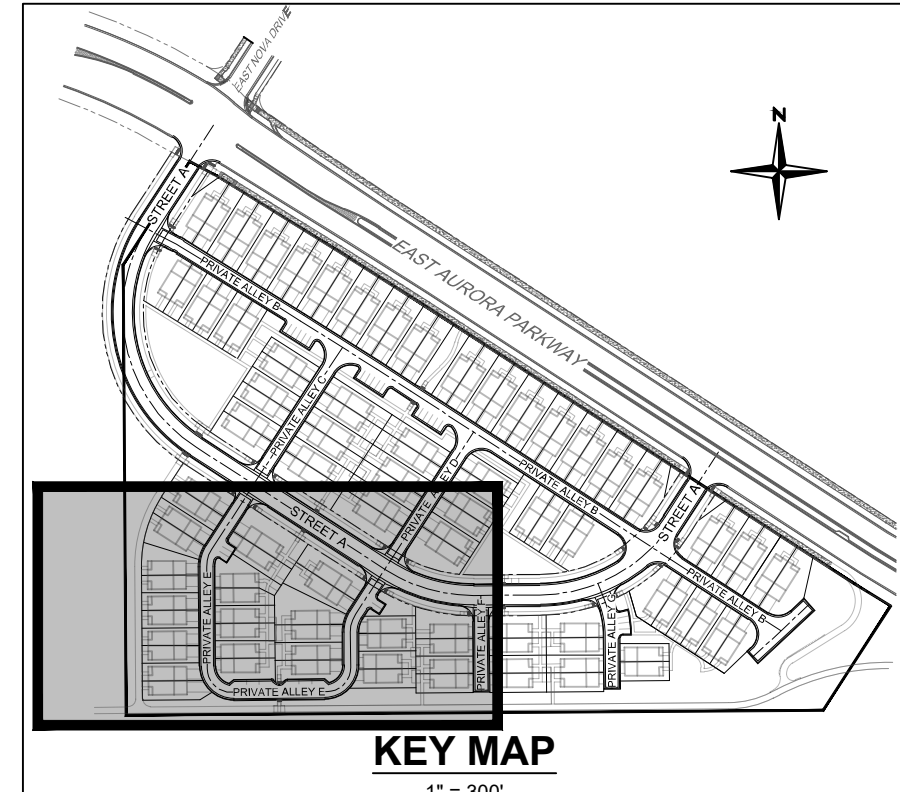
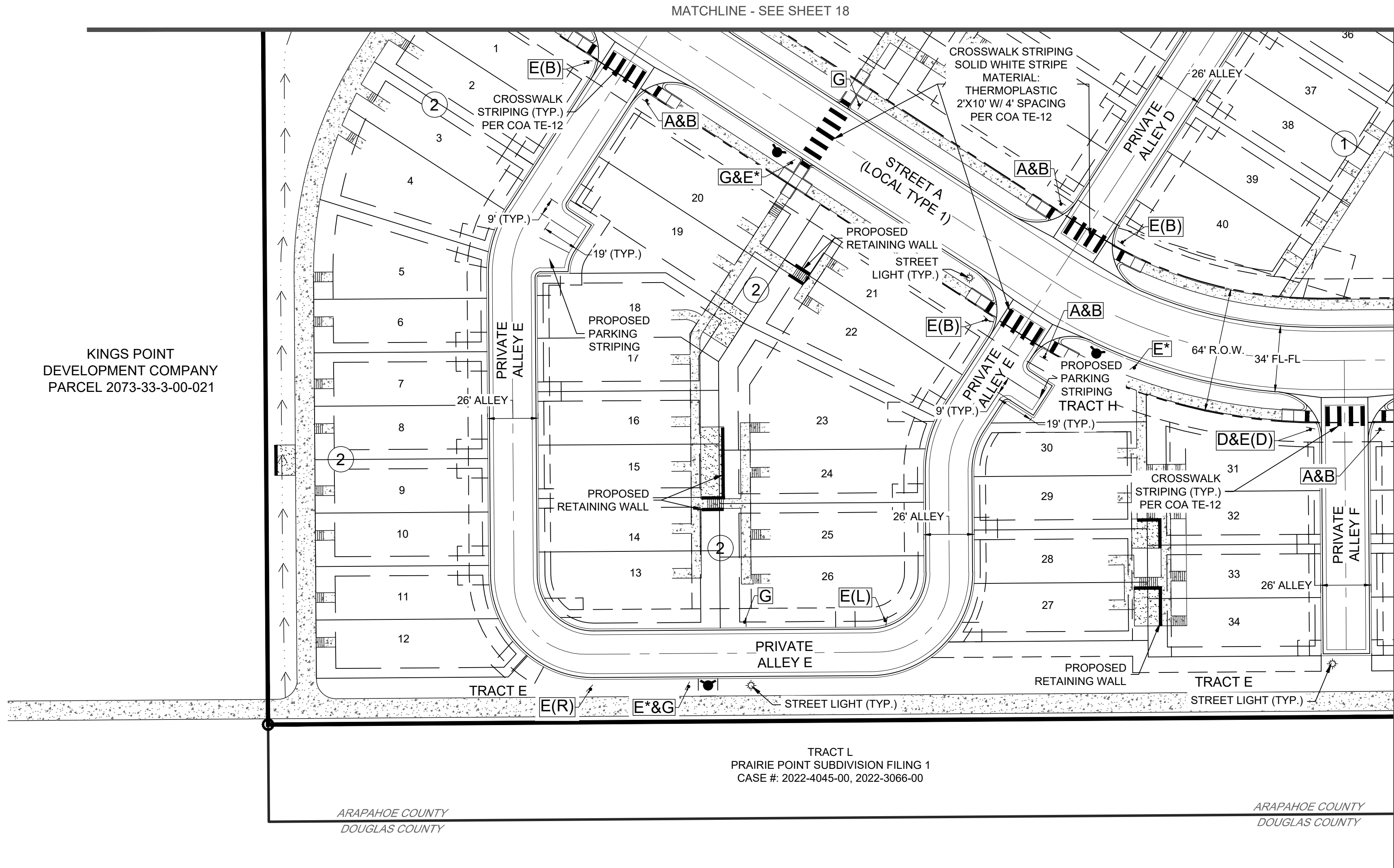
NOT FOR
CONSTRUCTION

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WHERE GREAT PLACES BEGIN

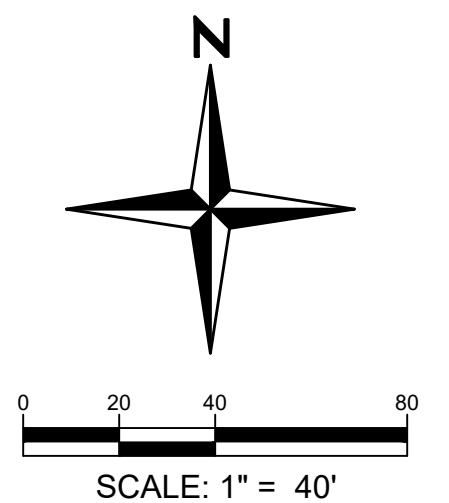
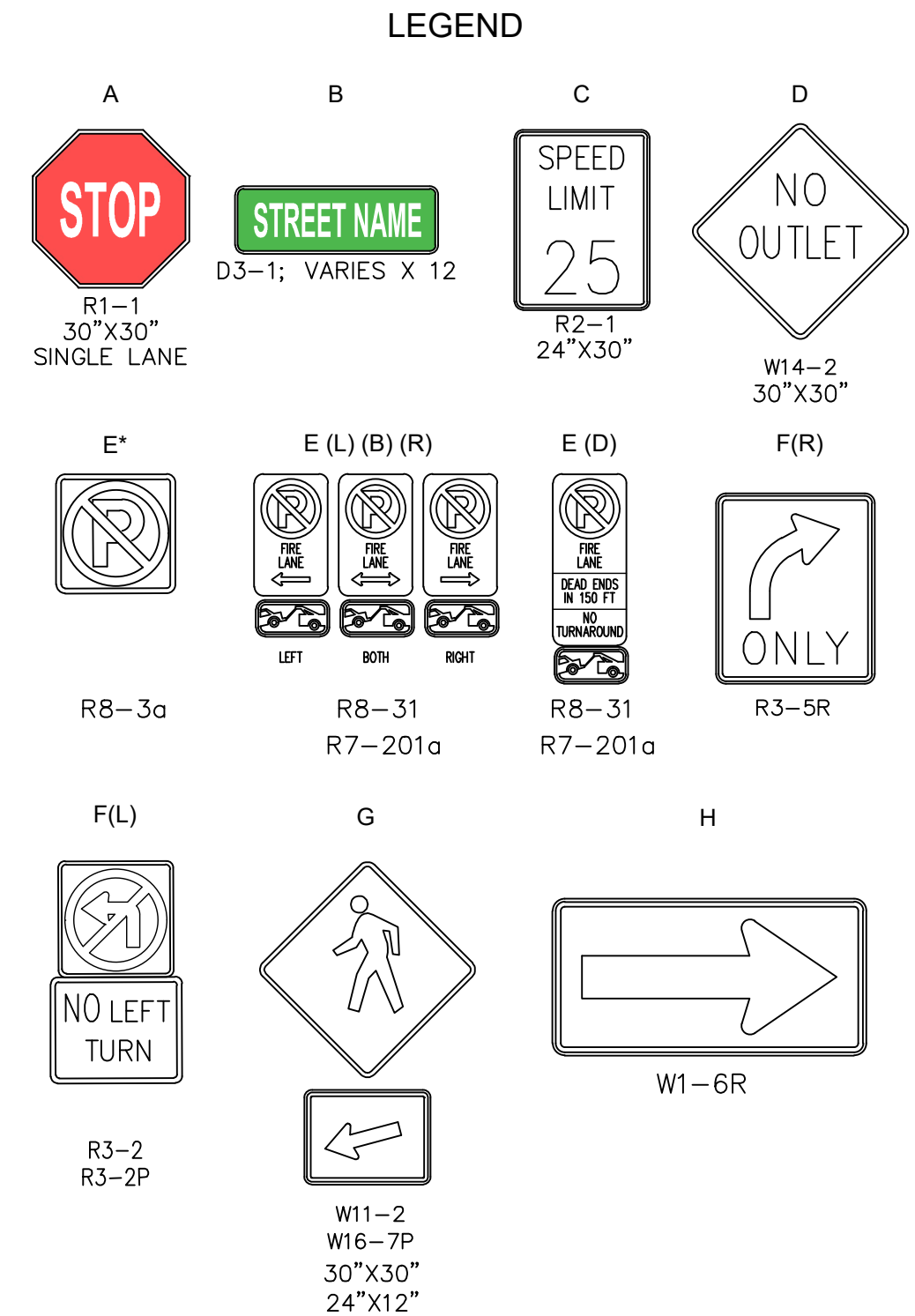
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Land Planning
Civil Engineering

Landscape Architecture
Construction Management



<p>BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 556633N0E002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH 0 EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST ELEVATION = 5861.04 (NAVD 88 DATUM)</p> <p>BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST 1/4 CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656". WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.</p> <p>NOTE: 1. ALL SIGNS MUST BE MUTCD COMPLIANT.</p>



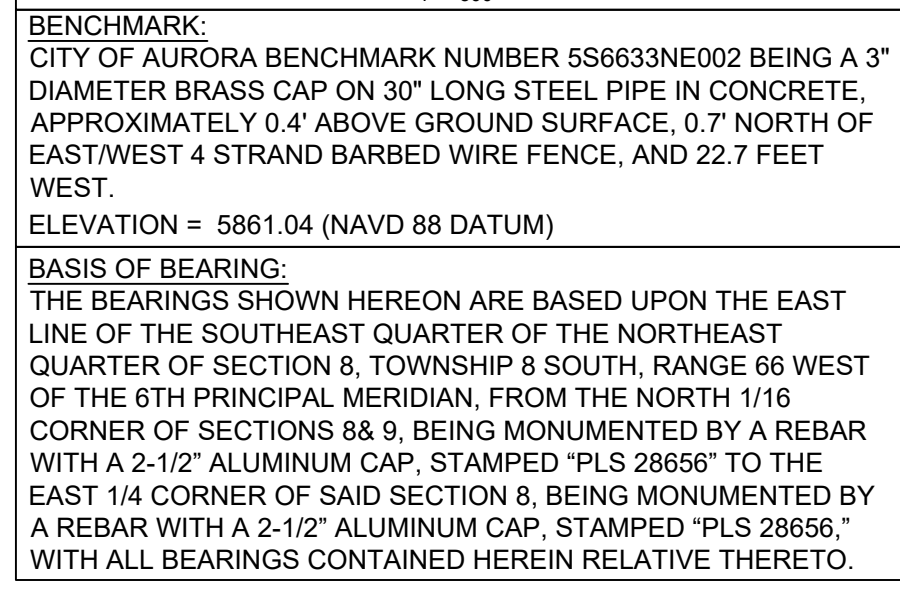
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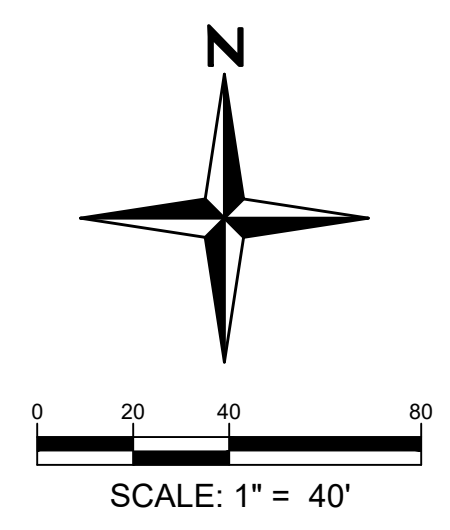
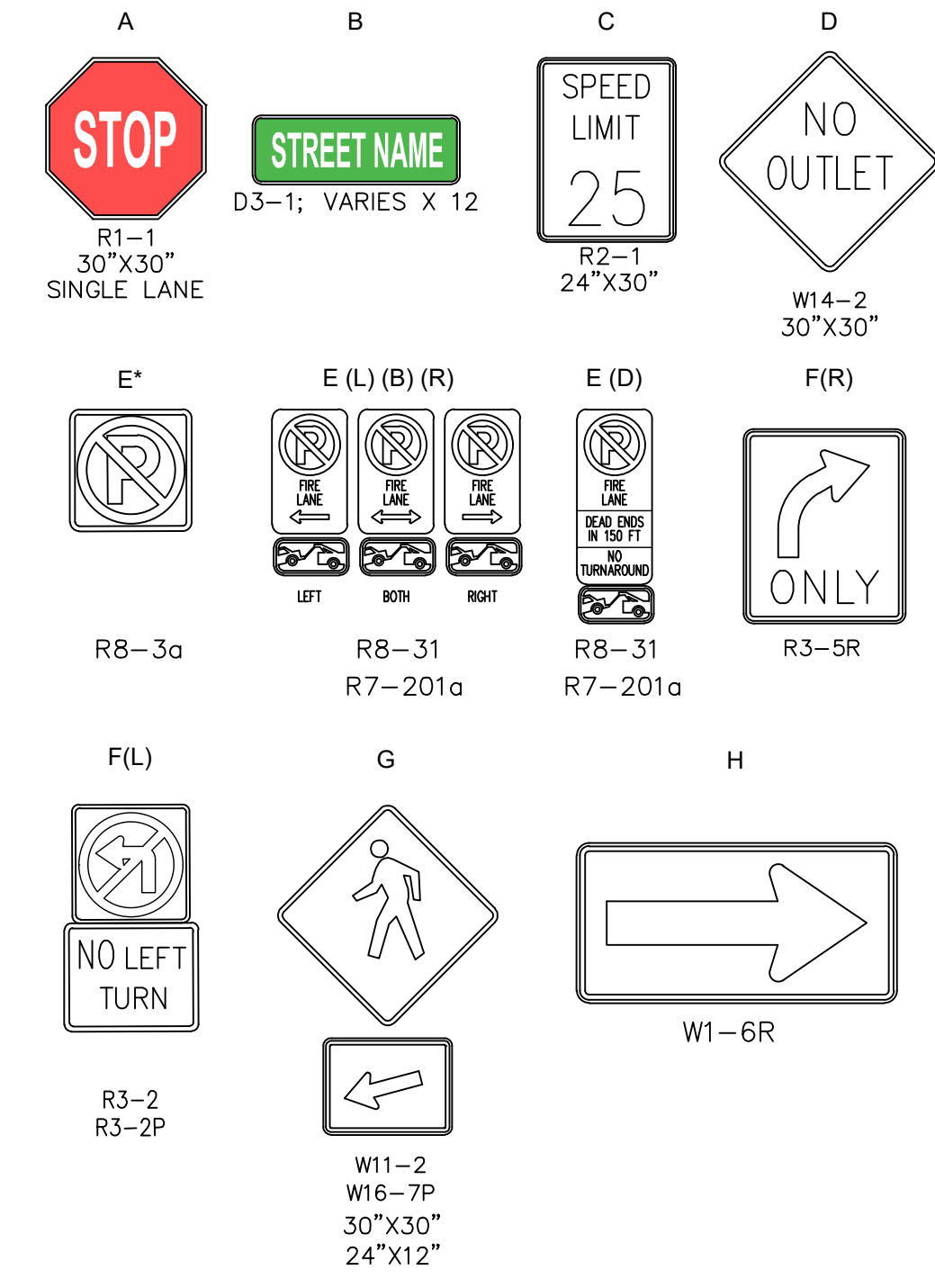
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SIGNAGE AND LIGHTING PLAN

ET



LEGEND



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