

**PROJECT TEAM**

**OWNER/ DEVELOPER**  
**CLAYTON PROPERTIES GROUP, INC.**  
 4908 TOWER ROAD  
 DENVER, CO 80249  
 TEL: 303-486-8500  
 CONTACT: RANDY BAUER  
 EMAIL: RBAUER@OAKWOOKHOMESCO.COM

**CIVIL ENGINEER**  
**REDLAND**  
 1500 WEST CANAL COURT  
 LITTLETON, COLORADO 80120  
 TEL: (720) 283-6783  
 CONTACT: EVAN RUMNEY, P.E.  
 EMAIL: ERUMNEY@REDLAND.COM

**CITY/TOWN**  
**CITY OF AURORA**  
 AURORA, CO 80016

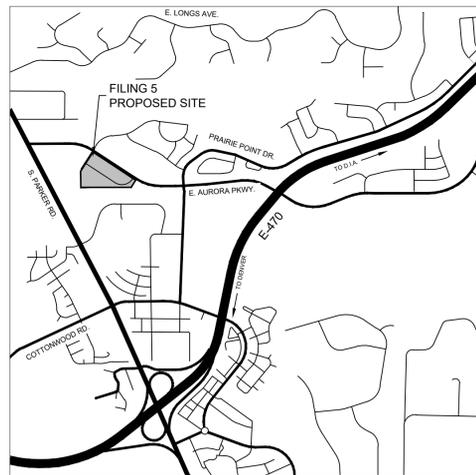
**SURVEYOR**  
**AZTEC**  
 300 E. MINERAL AVENUE, #1  
 LITTLETON, COLORADO 80122  
 TEL: (303) 713-1898  
 CONTACT: TONY PEALL, PLS  
 EMAIL: TPEALL@AZTECCONSULTANTS.COM

**PLANNER/LANDSCAPE ARCHITECT**  
**TERRACINA DESIGN**  
 10200 E. GIRARD AVE, STE A-314  
 DENVER, COLORADO 80231  
 TEL: (303) 632-8867  
 CONTACT: JEFF MARCK  
 EMAIL: JMARCK@TERRACINADESIGN.COM

**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'

DESCRIPTION	PROPOSED UNIT COUNT	PROPOSED UNIT %	SMALL LOT COUNT	SMALL LOT %
TWO-FAMILY (DUPLX) GREEN COURT, ALT LOADED (SMALL)	84	70.0%	84	
TWO-FAMILY (DUPLX) ALTERNATE LOADED (SMALL)	36	30.0%	36	
<b>SUBTOTAL</b>	<b>120</b>	<b>100.0%</b>	<b>120</b>	<b>100%</b>

	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	

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.

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 (DUPLX) GREEN COURT, ALTERNATE LOADED (SMALL)					84	84	8%
TWO-FAMILY (DUPLX) ALTERNATE LOADED (SMALL)					36	36	3%
<b>LOT SUBTOTAL</b>	<b>228</b>	<b>305</b>	<b>235</b>	<b>174</b>	<b>120</b>	<b>1062</b>	<b>100%</b>
<b>SMALL LOT TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>112</b>	<b>120</b>	<b>232</b>	<b>21.8%</b>

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

12	GRADING PLAN
13	UTILITY PLAN INDEX
14	UTILITY PLAN
15	UTILITY PLAN
16	UTILITY PLAN
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

**BENCHMARK DESCRIPTION**  
 CITY OF AURORA BENCHMARK NUMBER 5S6833NE002 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 \_\_\_\_\_ )SS  
 COUNTY OF \_\_\_\_\_ )

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

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

(NOTARY PUBLIC)

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

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

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.

NUMBER	DATE	DESCRIPTION	SHEETS REVISED



**NOT FOR CONSTRUCTION**

PROJECT NO.	DATE	NO.	NOTES
22033.004	11.15.2024	1	FIRST SUBMITTAL

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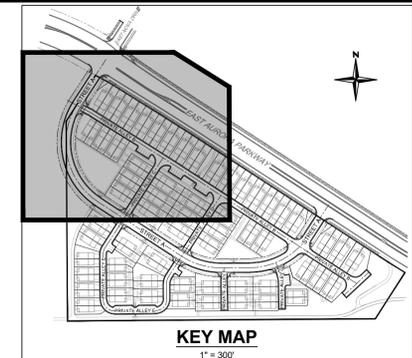
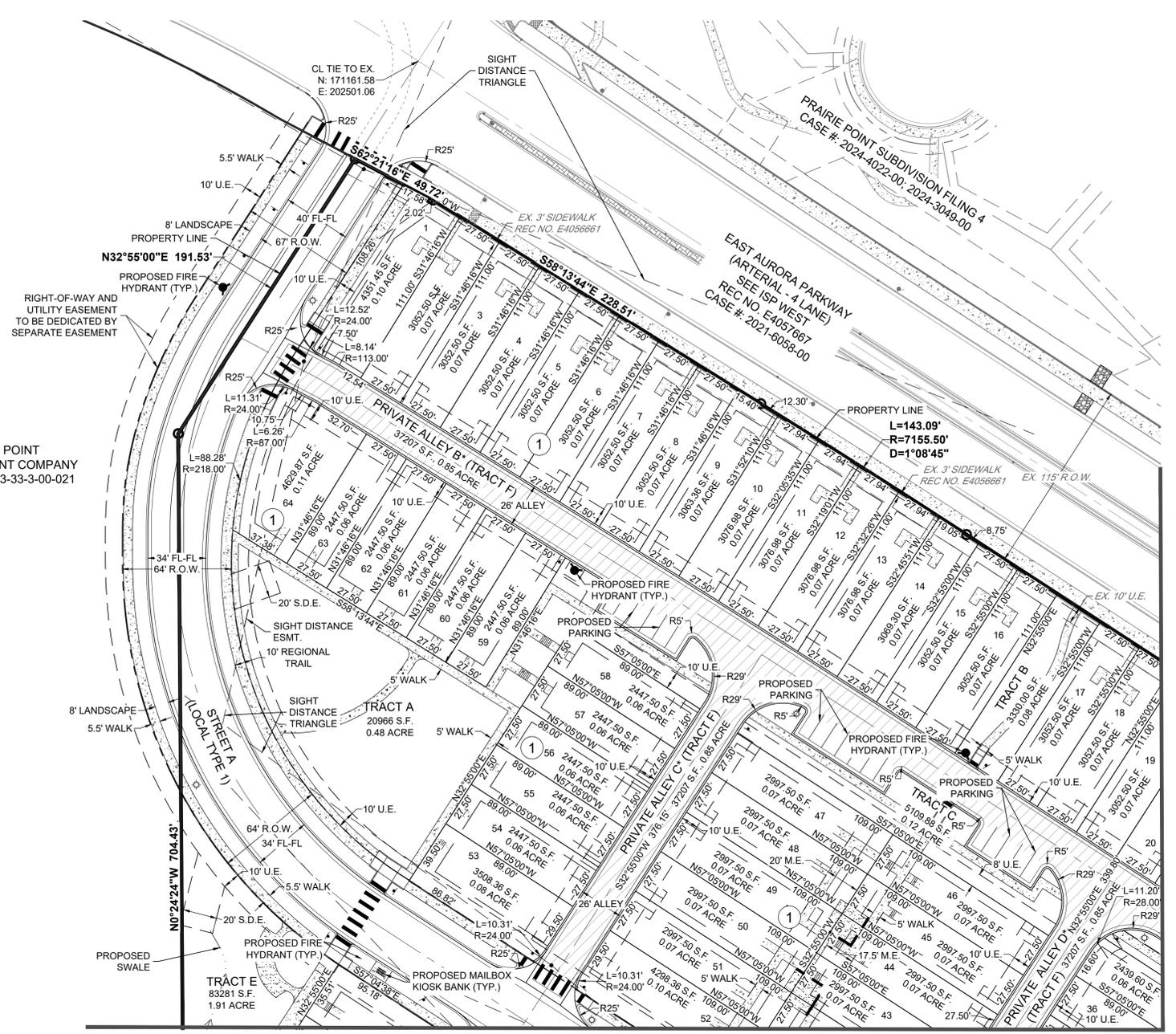








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**BENCHMARK:**  
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.  
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**LEGEND:**

- 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
- ① BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED STREET LIGHT
- PROPOSED MAILBOX KIOSK
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE & DRAINAGE EASEMENT

**Redland**  
WHERE GREAT PLACES BEGIN

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REDLAND.COM

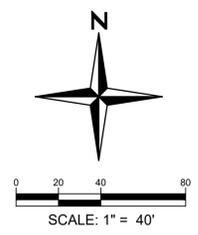
- Land Planning
- Landscape Architecture
- Civil Engineering
- Construction Management

**NOT FOR CONSTRUCTION**

PROJECT NO.	DATE	NO.	NOTES
22033.004	11.15.2024	1	FIRST SUBMITTAL

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

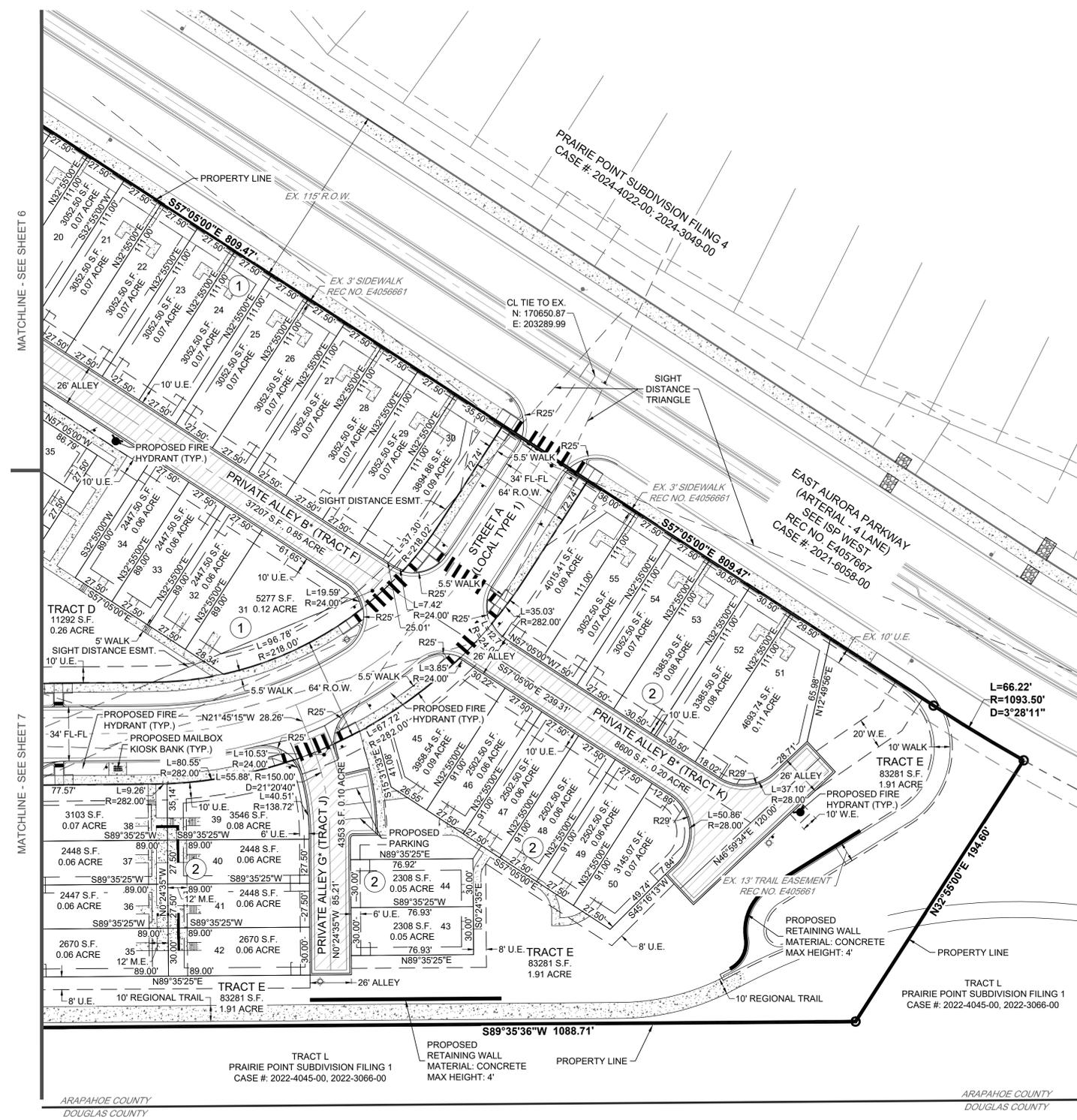
**NOTE:**  
\* ALL PRIVATE ALLEYS WITHIN TRACTS SHALL HAVE A CORRESPONDING DEDICATED FIRE LANE EASEMENT.



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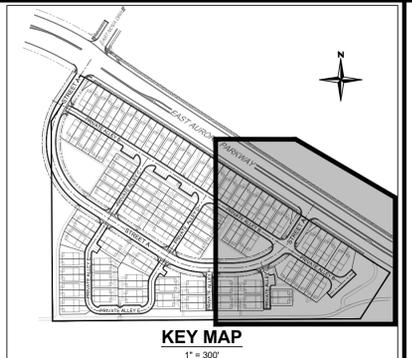
MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

ARAPAHOE COUNTY  
DOUGLAS COUNTY

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DOUGLAS COUNTY

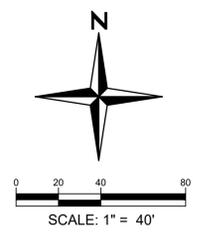
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**Redland**  
WHERE GREAT PLACES BEGIN

720.293.6783  
REDLAND.COM

Land Planning  
Civil Engineering

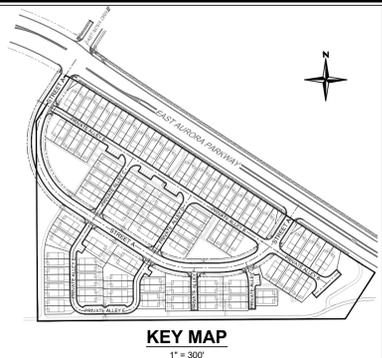
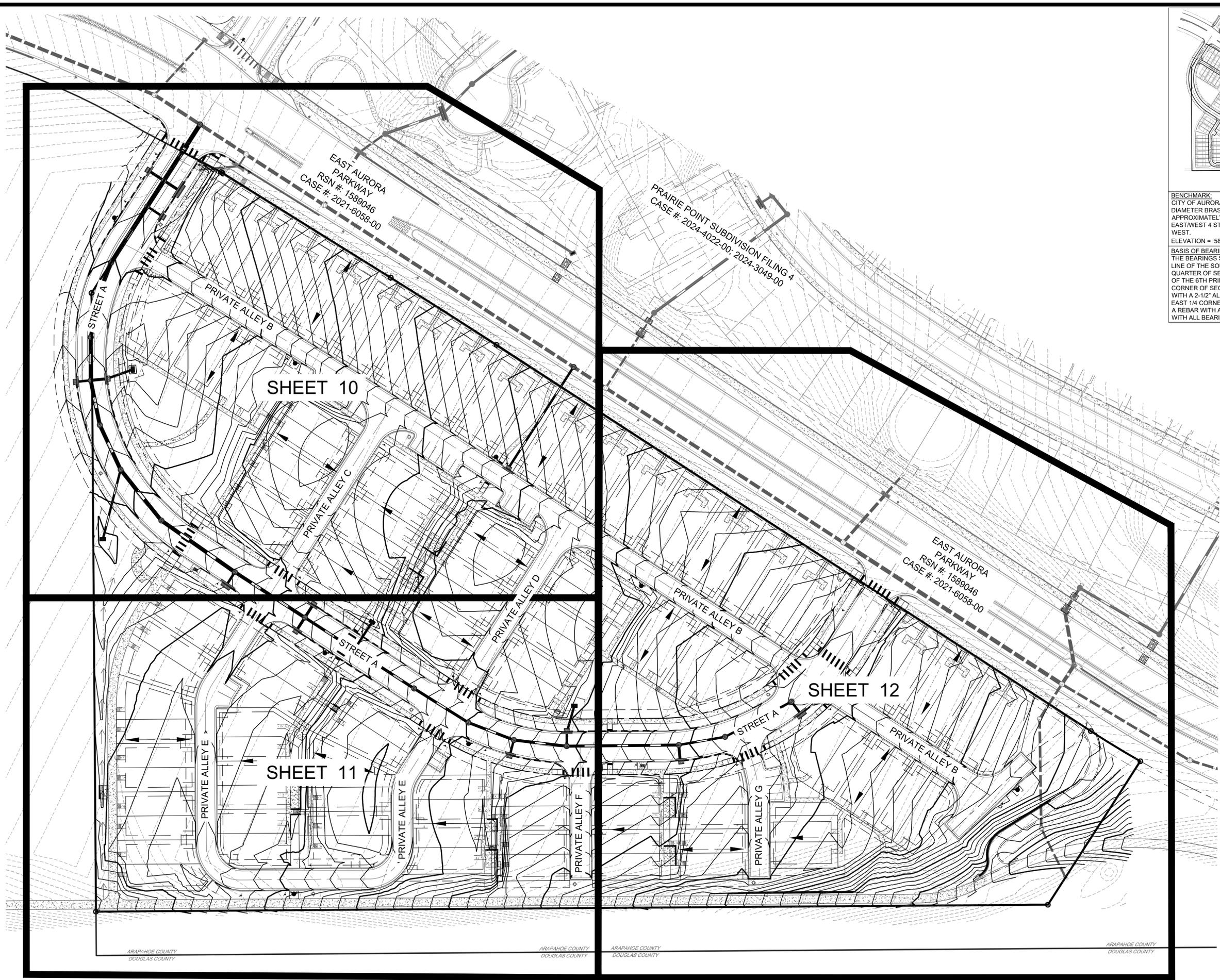
Landscape Architecture  
Construction Management

**NOT FOR CONSTRUCTION**

PROJECT NO.	DATE	NO.	NOTES
22033.004	11.15.2024	1	FIRST SUBMITTAL

PRAIRIE POINT SUBDIVISION FILING NO. 5  
SITE PLAN  
SITE PLAN

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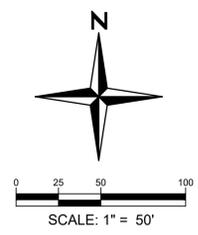
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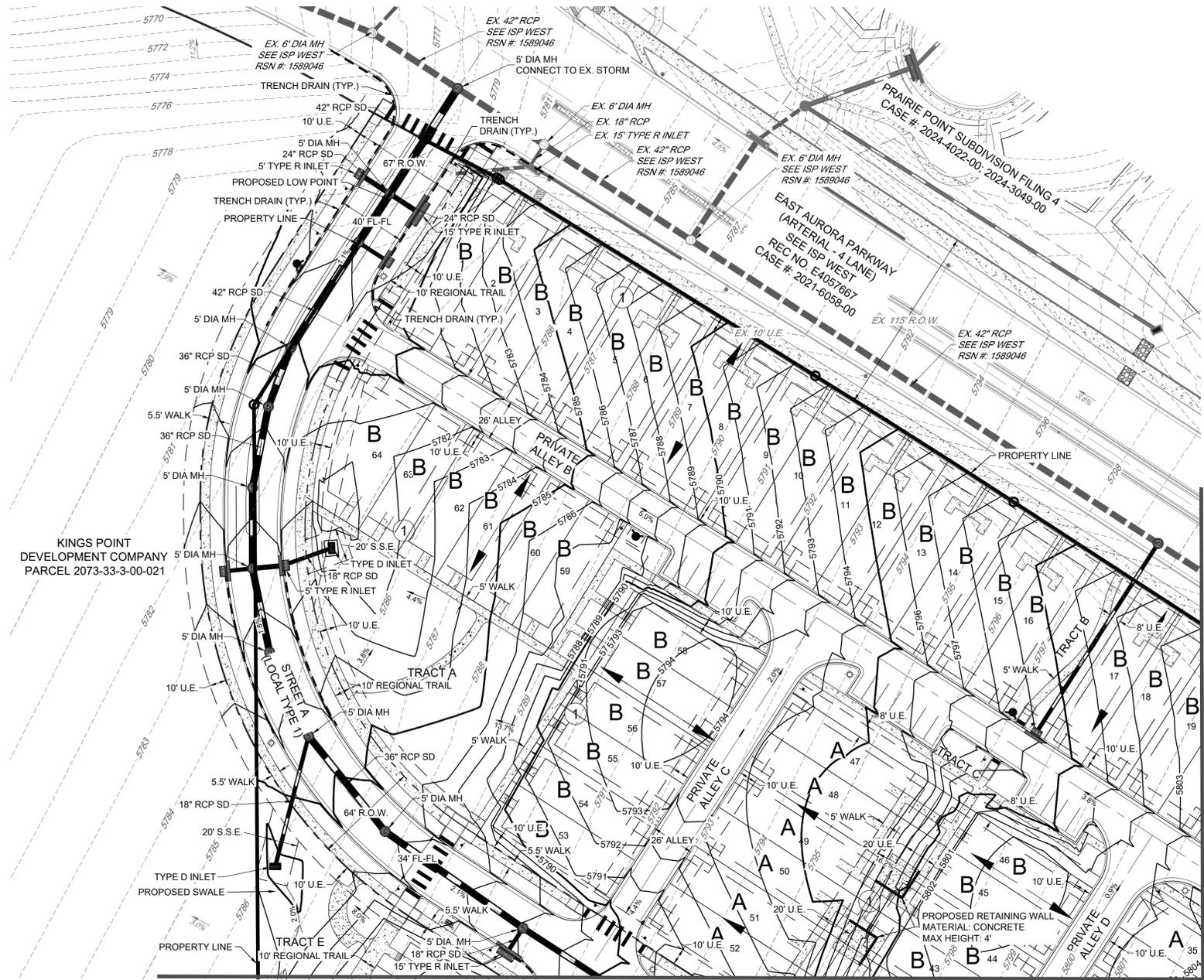
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22033.004	1	11.15.2024	FIRST SUBMITTAL

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



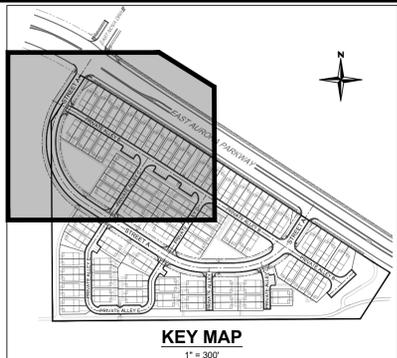
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MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 12



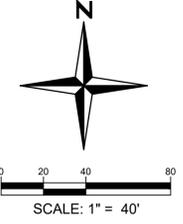
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- NOTES:**
- ALL SLOPES WITHIN ROW ARE MAXIMUM OF 4H:1V, MAXIMUM SLOPES FOR PROPERTY OUTSIDE OF ROW IS 3H:1V.
  - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS.
  - THE MINIMUM SLOPE IN UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT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

**LEGEND:**

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- - - PROPOSED SIDEWALK
- ⊥ PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- ◁ PROPOSED FLARED END SECTION
- ② BLOCK NUMBER
- 2 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



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

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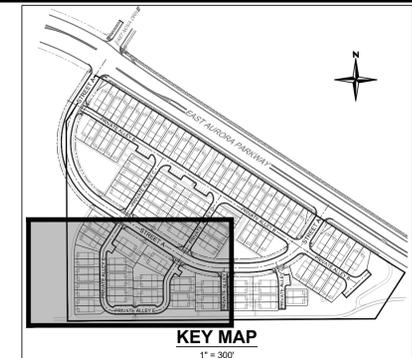
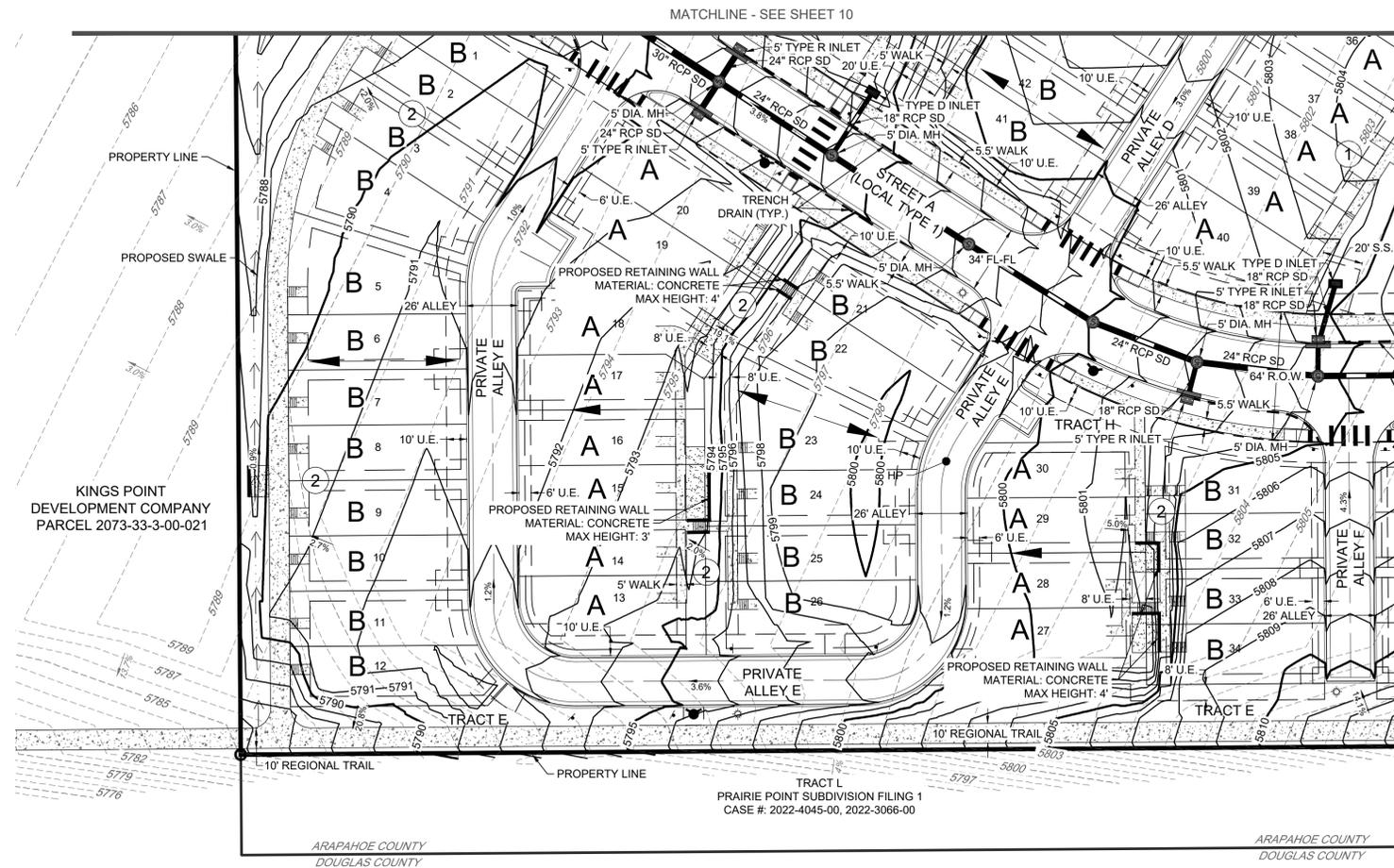
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**NOT FOR CONSTRUCTION**

PROJECT NO.	DATE	NO.	DATE	NO.	NOTES
22033.004	11.15.2024	1			FIRST SUBMITTAL

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

I:\2022\22033 - Prairie Point\CADD\Sheet\_Sets\22033.004 Filing No. 5\CSP\22033.004 - Grading Plan.dwg tab: 11 GRADING PLAN Apr 17, 2025 - 4:04pm 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)

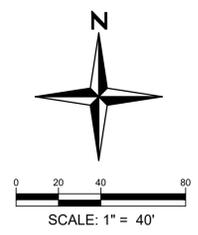
BASIS OF BEARING:  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP,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

NOTES:

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

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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WHERE GREAT PLACES BEGIN

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Land Planning  
Civil Engineering

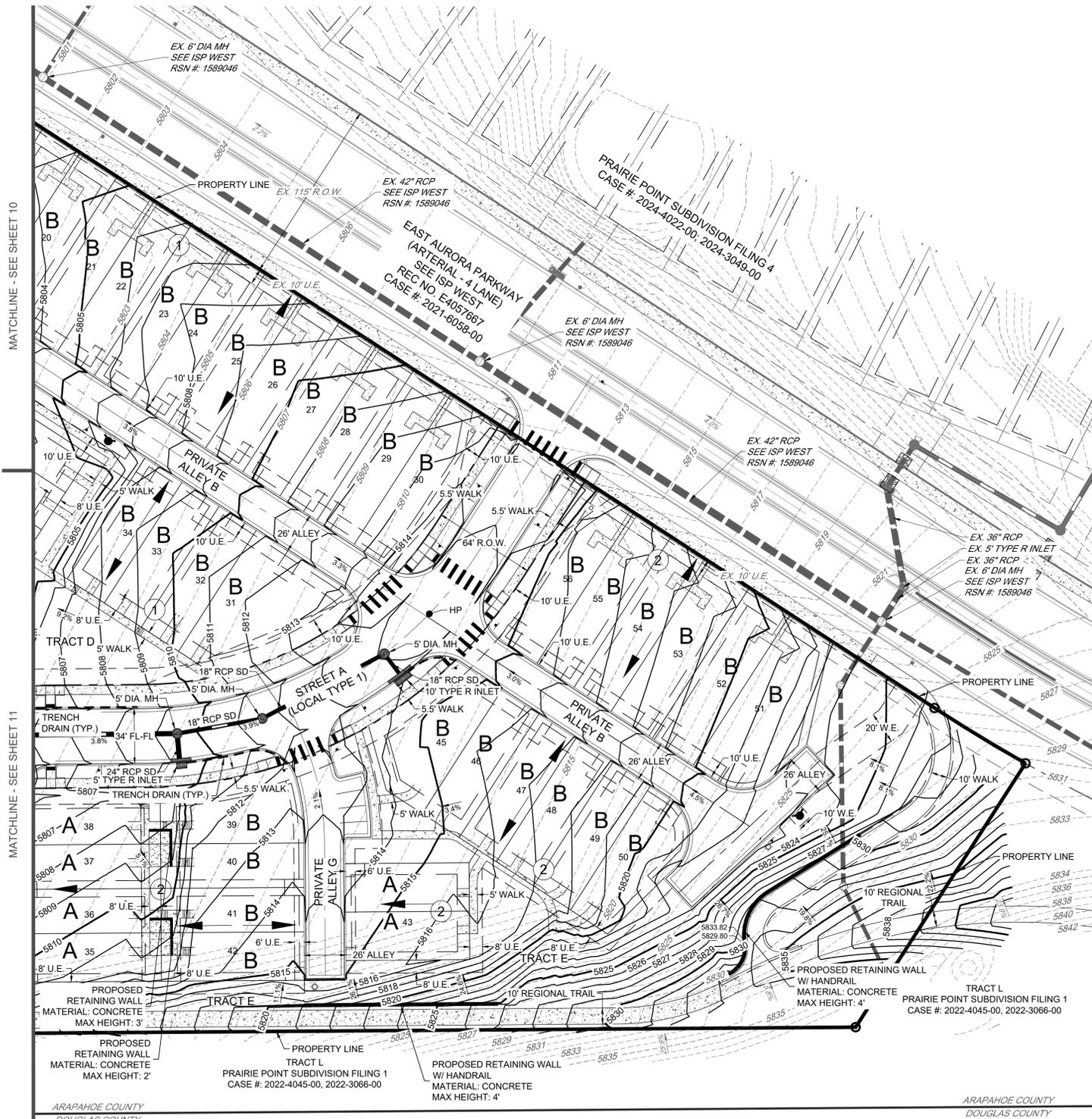
Landscape Architecture  
Construction Management

**NOT FOR CONSTRUCTION**

PROJECT NO.	DATE	NO.	NOTES
22033.004	11.15.2024	1	FIRST SUBMITTAL

PRAIRIE POINT SUBDIVISION FILING NO. 5  
SITE PLAN  
GRADING PLAN

I:\2022\22033 - Prairie Point\CADD\Sheet\_Sets\22033.004 - Grading Plan.dwg tab: 12 GRADING PLAN Apr 17, 2025 - 4:05pm gandersen

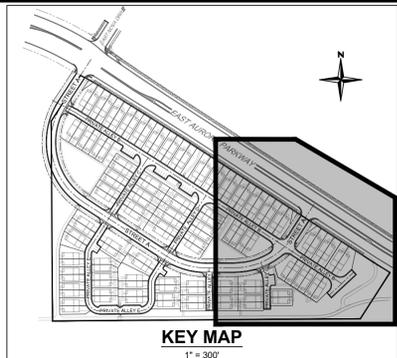


MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 11

ARAPAHOE COUNTY  
DOUGLAS COUNTY

ARAPAHOE COUNTY  
DOUGLAS COUNTY



**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.

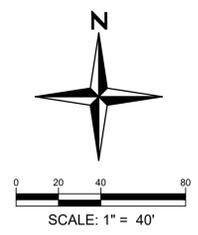
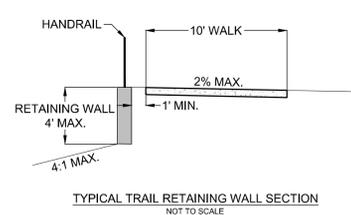
**ELEVATION = 5861.04 (NAVD 88 DATUM)**

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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
  - ② BLOCK NUMBER
  - 2 LOT NUMBER
  - PROPOSED BUILDING SETBACK
  - PROPOSED MAILBOX KIOSK
  - A B G W T LOT TYPE
  - - - EXISTING CONTOUR MAJOR
  - - - EXISTING CONTOUR MINOR
  - PROPOSED CONTOUR MAJOR
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**Redland**  
WHERE GREAT PLACES BEGIN

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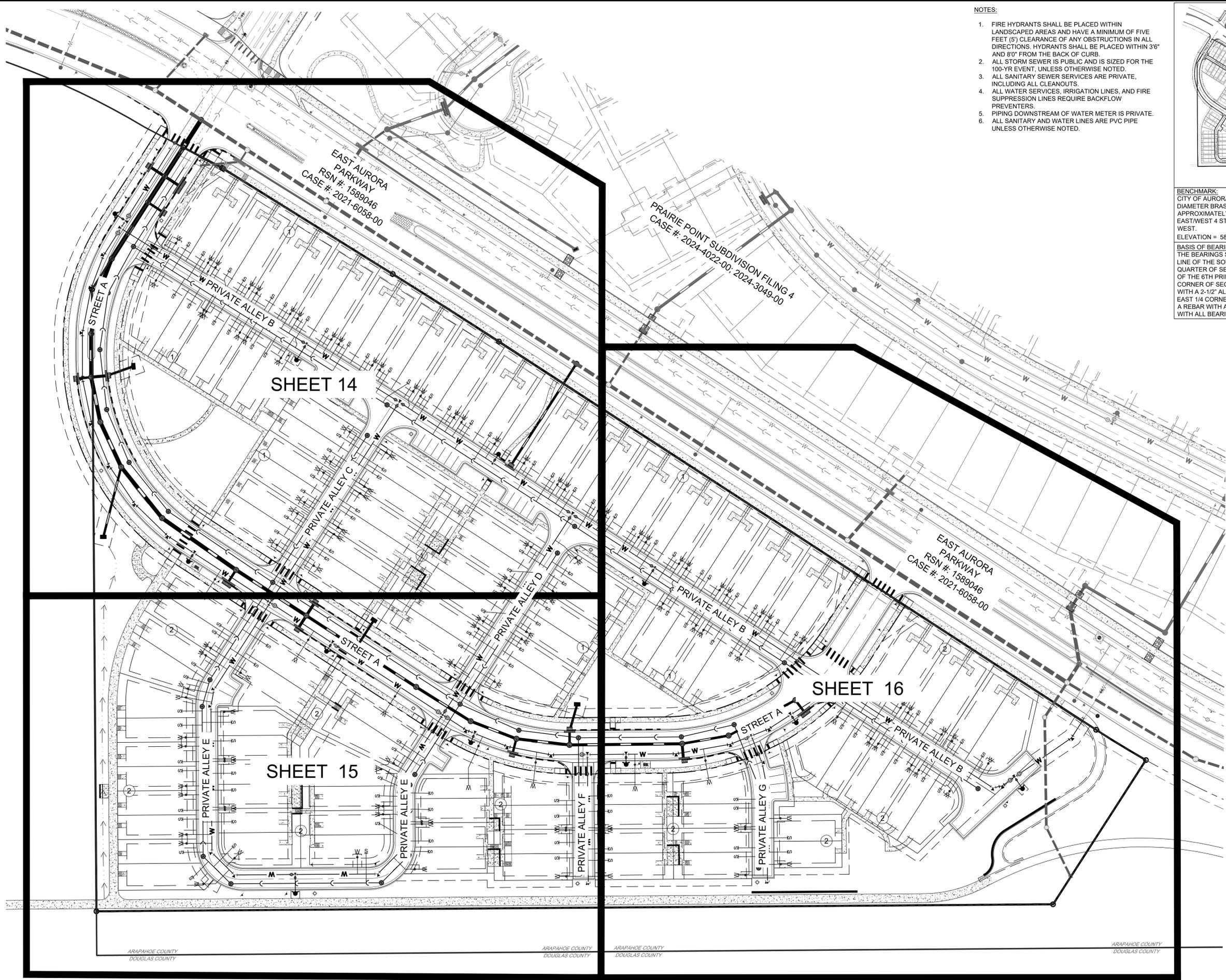
- Land Planning
- Civil Engineering
- Landscape Architecture
- Construction Management

**NOT FOR CONSTRUCTION**

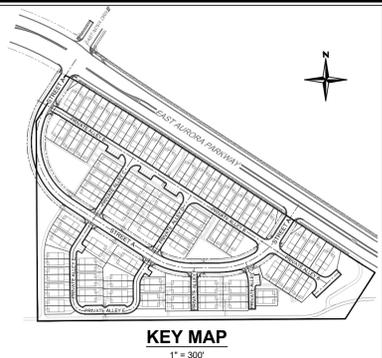
PROJECT NO.	DATE	NO.	NOTES
22033.004	11.15.2024	1	FIRST SUBMITTAL

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

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- NOTES:**
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  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.



**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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**Redland**  
WHERE GREAT PLACES BEGIN

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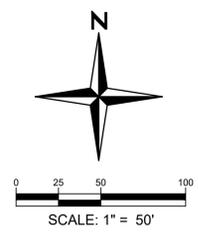
Land Planning  
Civil Engineering

LandscAPE Architecture  
Construction Management

**NOT FOR CONSTRUCTION**

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

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

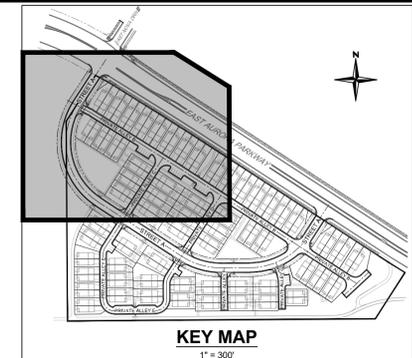
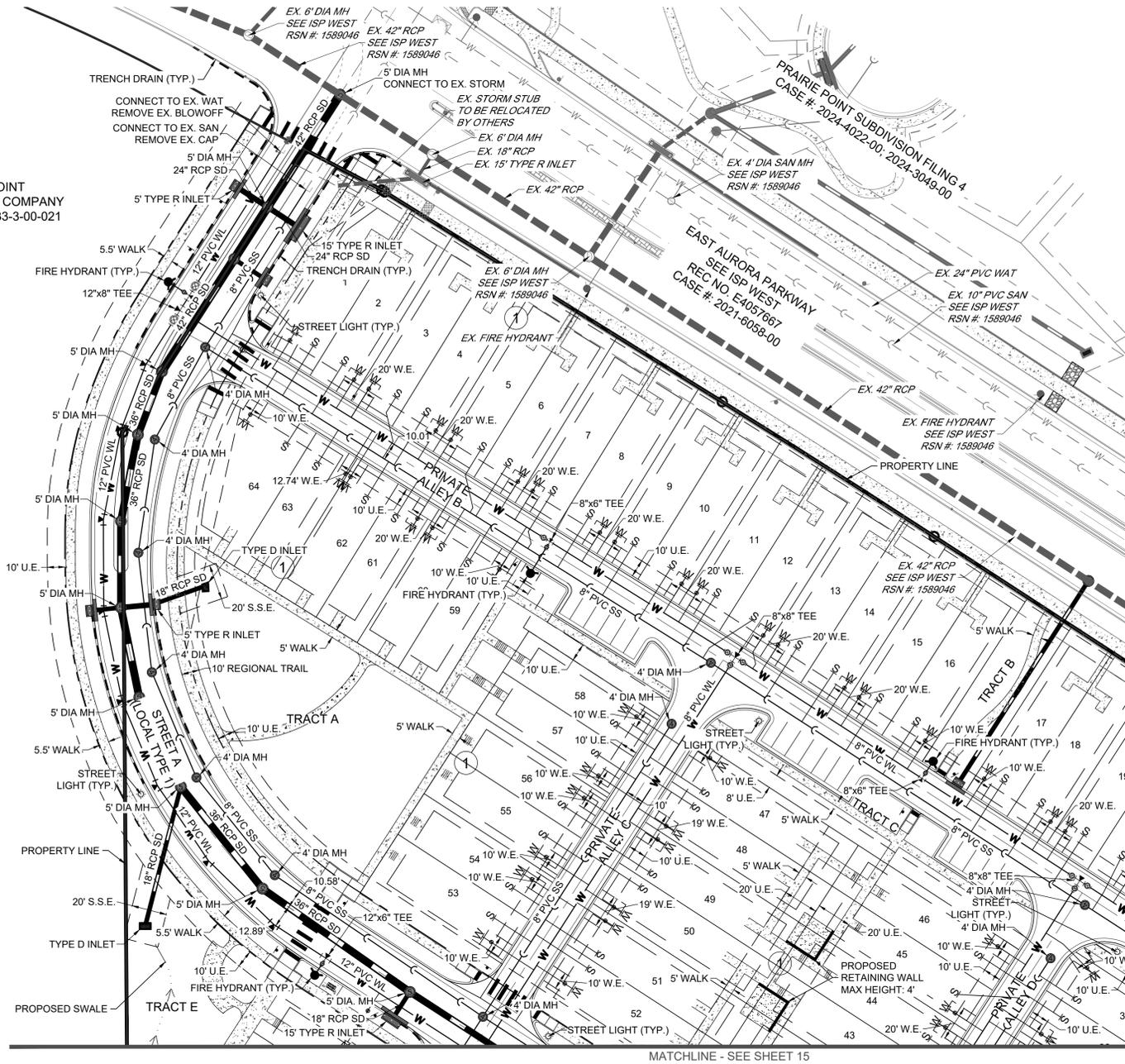


**811**  
Know what's below.  
Call before you dig.

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



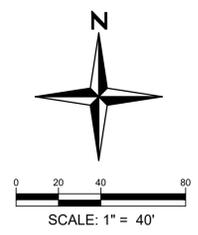
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**LEGEND:**

	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		ROAD CENTERLINE
	EXISTING ELECTRIC LINE		EDGE OF PAVEMENT
	EXISTING GAS LINE		PROPOSED STORM SEWER INL
	EXISTING TELEPHONE LINE		PROPOSED MANHOLE
	EXISTING VALVE		PROPOSED FLARED END SECTION
	EXISTING METER		SANITARY SEWER SERVICE WATER SERVICE
	EXISTING FIRE HYDRANT		PROPOSED SIDEWALK
	BLOCK NUMBER		PROPOSED CURB RETURN SIDEWALK RAMP
	LOT NUMBER		PROPOSED MID-BLOCK RAMP
	PROPOSED CURB & GUTTER		PROPOSED MAILBOX KIOSK
	PROPOSED FIRE HYDRANT		
	PROPOSED STREET LIGHT		

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**Redland**  
WHERE GREAT PLACES BEGIN

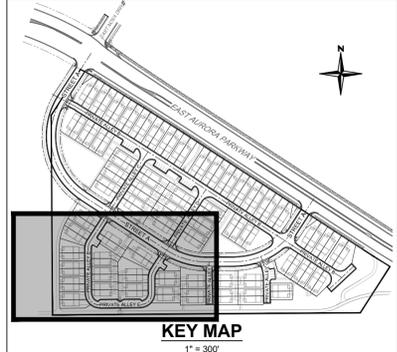
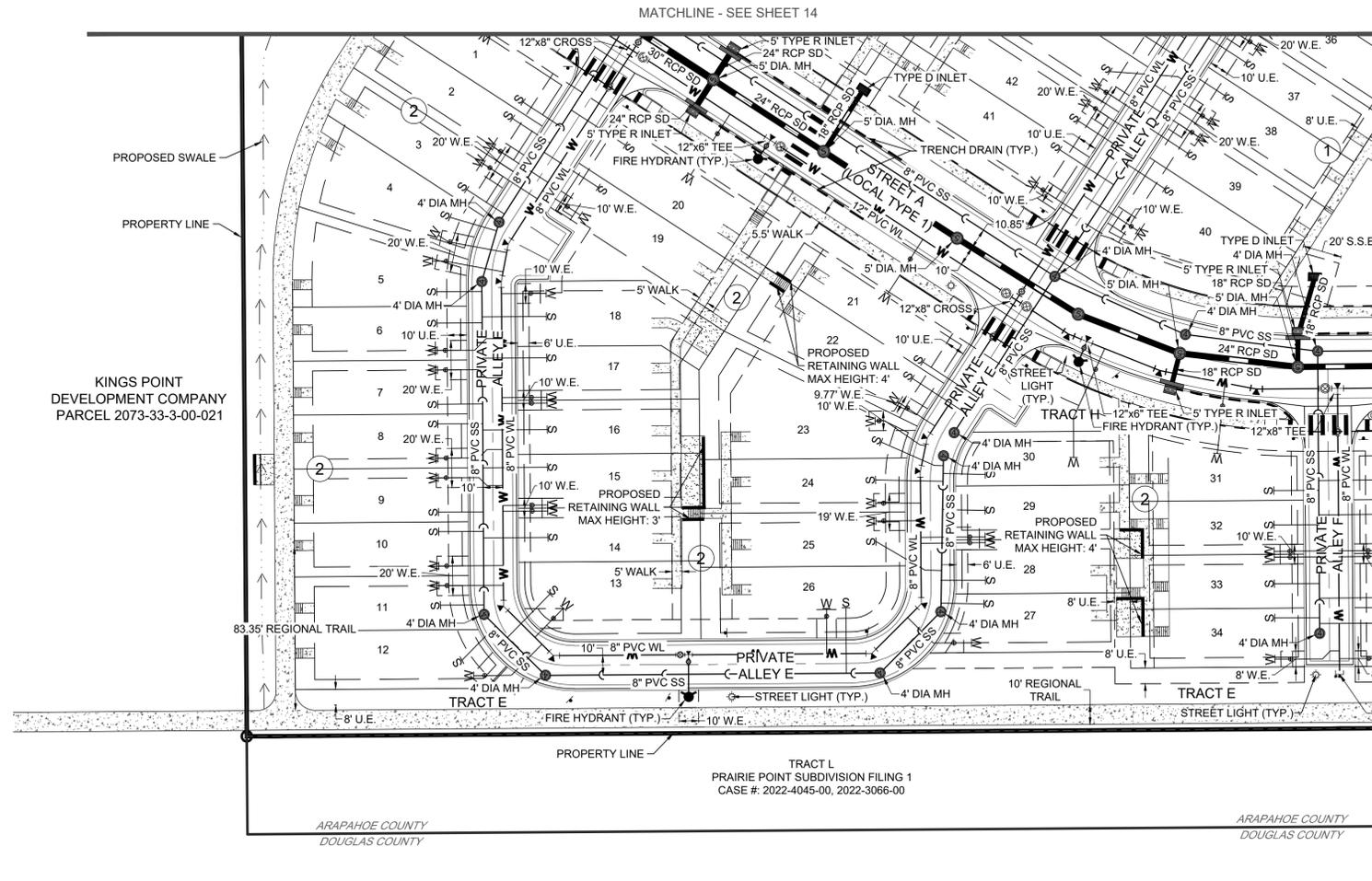
720.293.6783  
Land Planning  
Civil Engineering  
Landscape Architecture  
Construction Management  
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**NOT FOR CONSTRUCTION**

PROJECT NO.	DATE	NO.	NOTES
22033.004	11.15.2024	1	FIRST SUBMITTAL

PRAIRIE POINT SUBDIVISION FILING NO. 5  
SITE PLAN  
UTILITY PLAN

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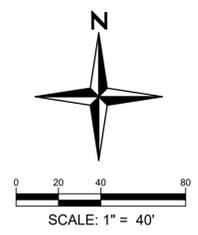
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**LEGEND:**

—●—	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 WATER SERVICE
②	BLOCK NUMBER	—	PROPOSED SIDEWALK
2	LOT NUMBER	—	PROPOSED CURB RETURN SIDEWALK RAMP
—	PROPOSED CURB & GUTTER	—	PROPOSED MID-BLOCK RAMP
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**Redland**  
WHERE GREAT PLACES BEGIN

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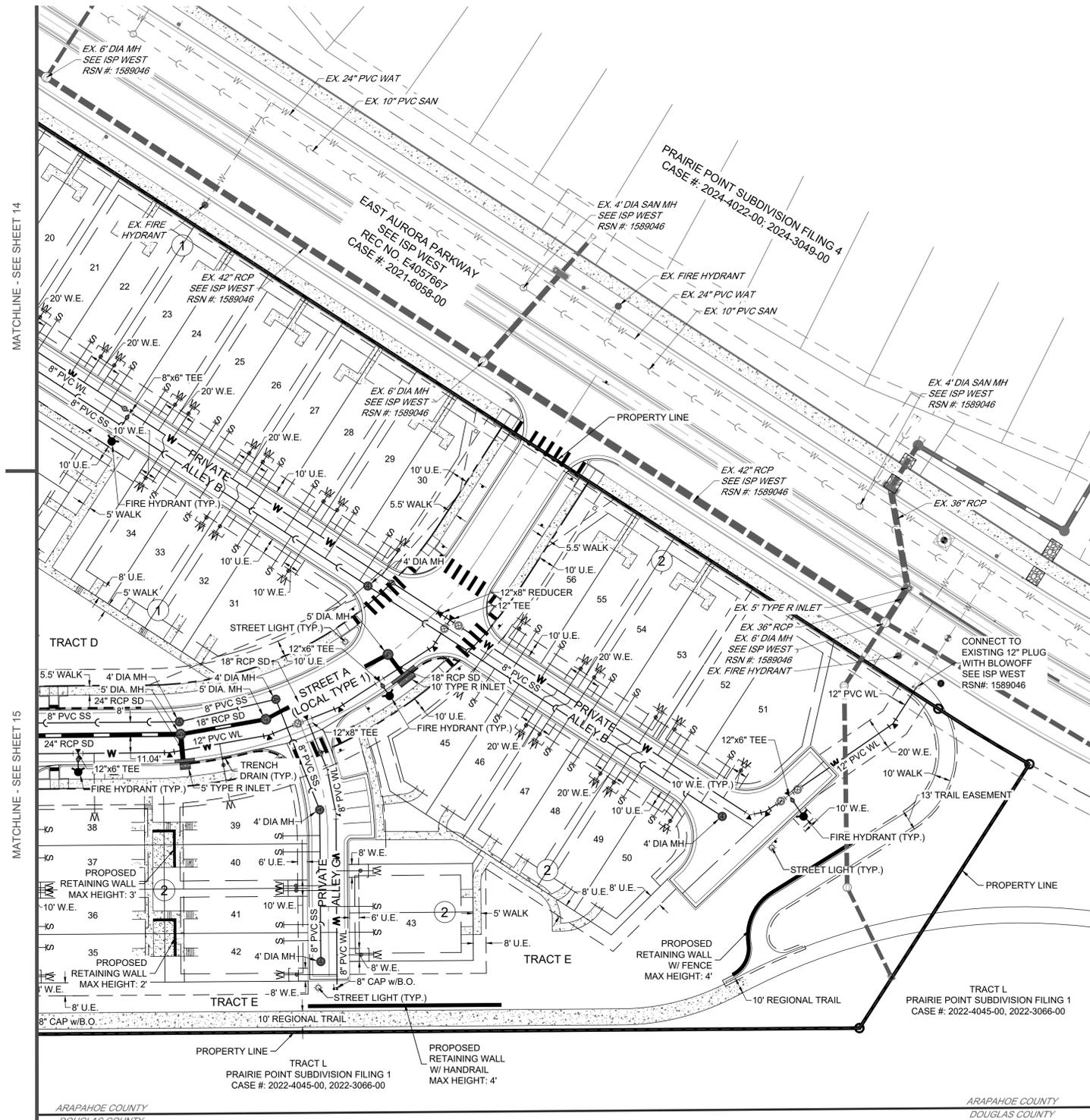
• Land Planning  
• Civil Engineering  
• Landscape Architecture  
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**NOT FOR CONSTRUCTION**

PROJECT NO.	DATE	NO.	NOTES
22033.004	11.15.2024	1	FIRST SUBMITTAL

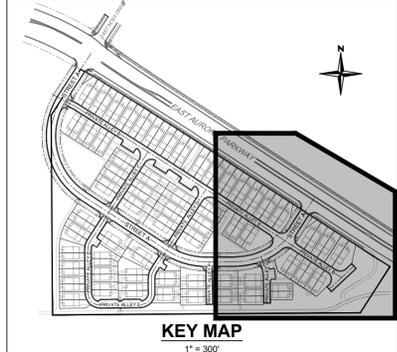
PRAIRIE POINT SUBDIVISION FILING NO. 5  
SITE PLAN  
UTILITY PLAN

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MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 15



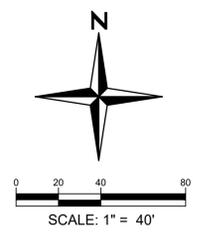
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SANITARY SEWER
WATER LINE
EXISTING WATERLINE
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING ELECTRIC LINE
EXISTING GAS LINE
EXISTING TELEPHONE LINE
EXISTING VALVE
EXISTING METER
EXISTING FIRE HYDRANT
BLOCK NUMBER
LOT NUMBER
PROPOSED CURB & GUTTER
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
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PROPOSED FLARED END SECTION
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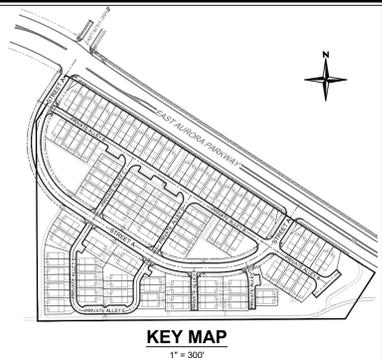
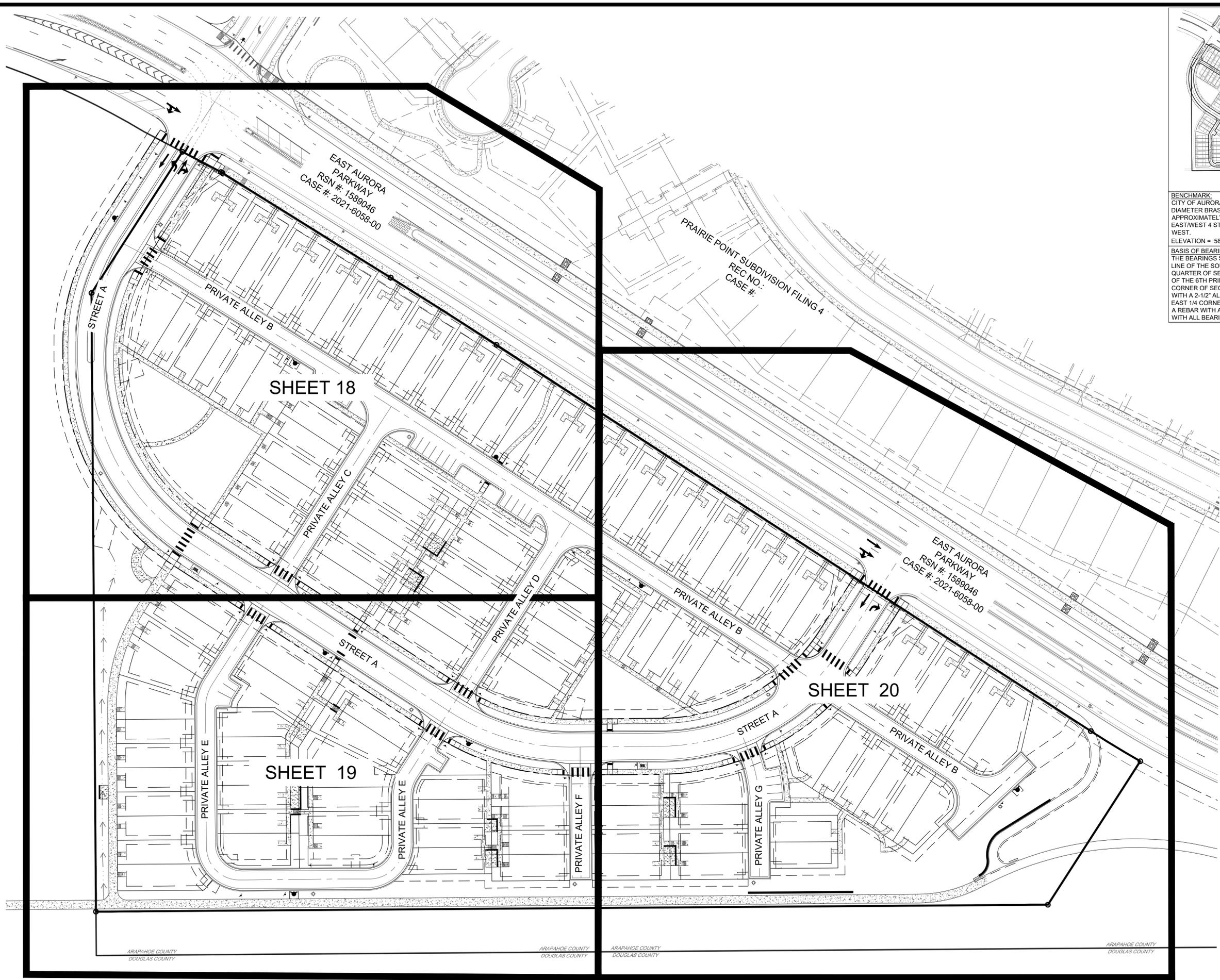
Redland logo and contact information: Land Planning, Landscape Architecture, Civil Engineering, Construction Management. Website: REDLAND.COM. Phone: 720.293.6783.

NOT FOR CONSTRUCTION

Table with columns: PROJECT NO., DATE, NO., NOTES. Row 1: 22033.004, 11.15.2024, 1, FIRST SUBMITTAL.

PRAIRIE POINT SUBDIVISION FILING NO. 5
SITE PLAN
UTILITY PLAN

I:\2024\22033 - Prairie Point\CADD\Sheet\_Sets\22033.004 Filing No. 5\CS\22033.004 - Signage and Lighting Plan.dwg Tab: 17 SIGNAGE AND LIGHTING INDEX Apr. 17, 2025 - 4:06pm gunderson



**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.

**Redland**  
WHERE GREAT PLACES BEGIN

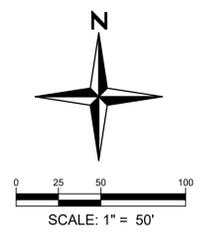
720.283.6783  
REDLAND.COM

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

**NOT FOR CONSTRUCTION**

PROJECT NO.	DATE	NO.	NOTES
22033.004	11.15.2024	1	FIRST SUBMITTAL

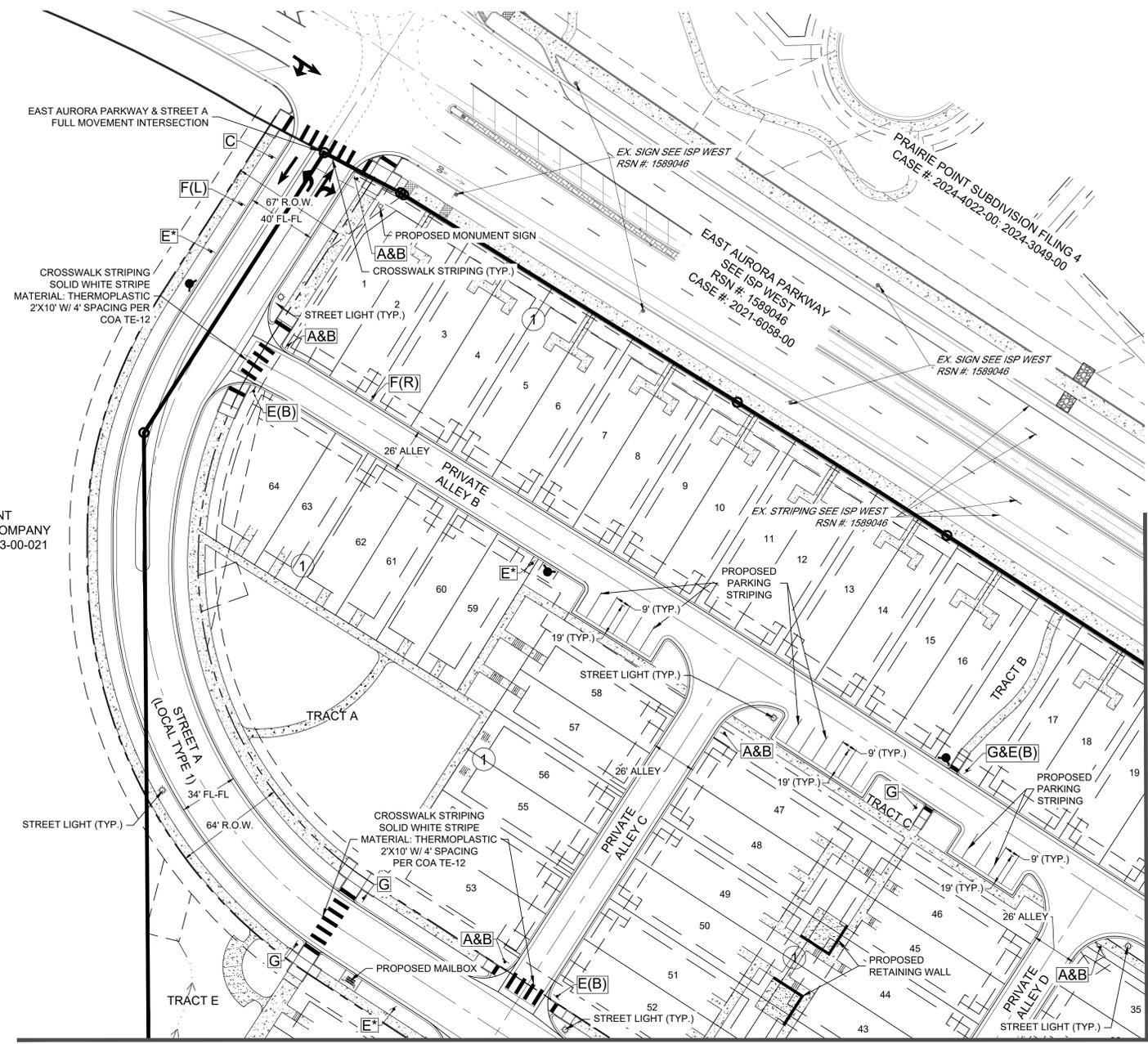
PRAIRIE POINT SUBDIVISION FILING NO. 5  
SITE PLAN  
SIGNAGE AND LIGHTING INDEX



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.

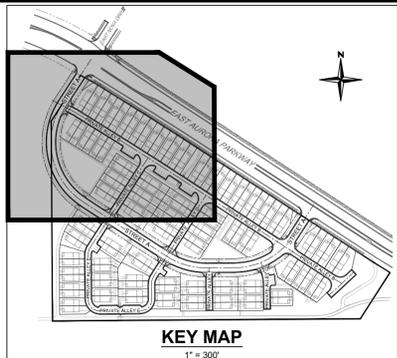
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KINGS POINT  
DEVELOPMENT COMPANY  
PARCEL 2073-33-3-00-021



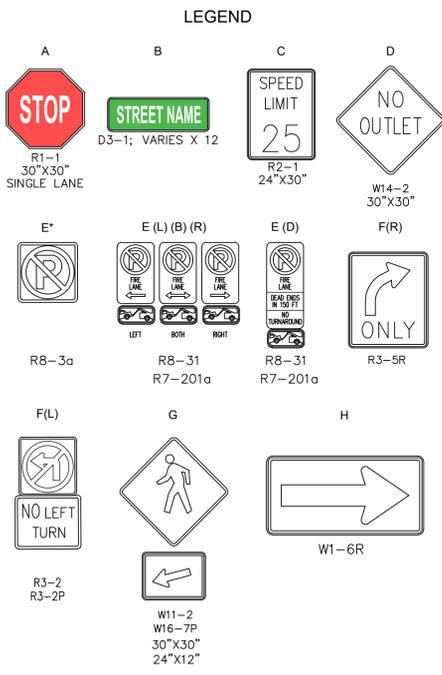
MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 20



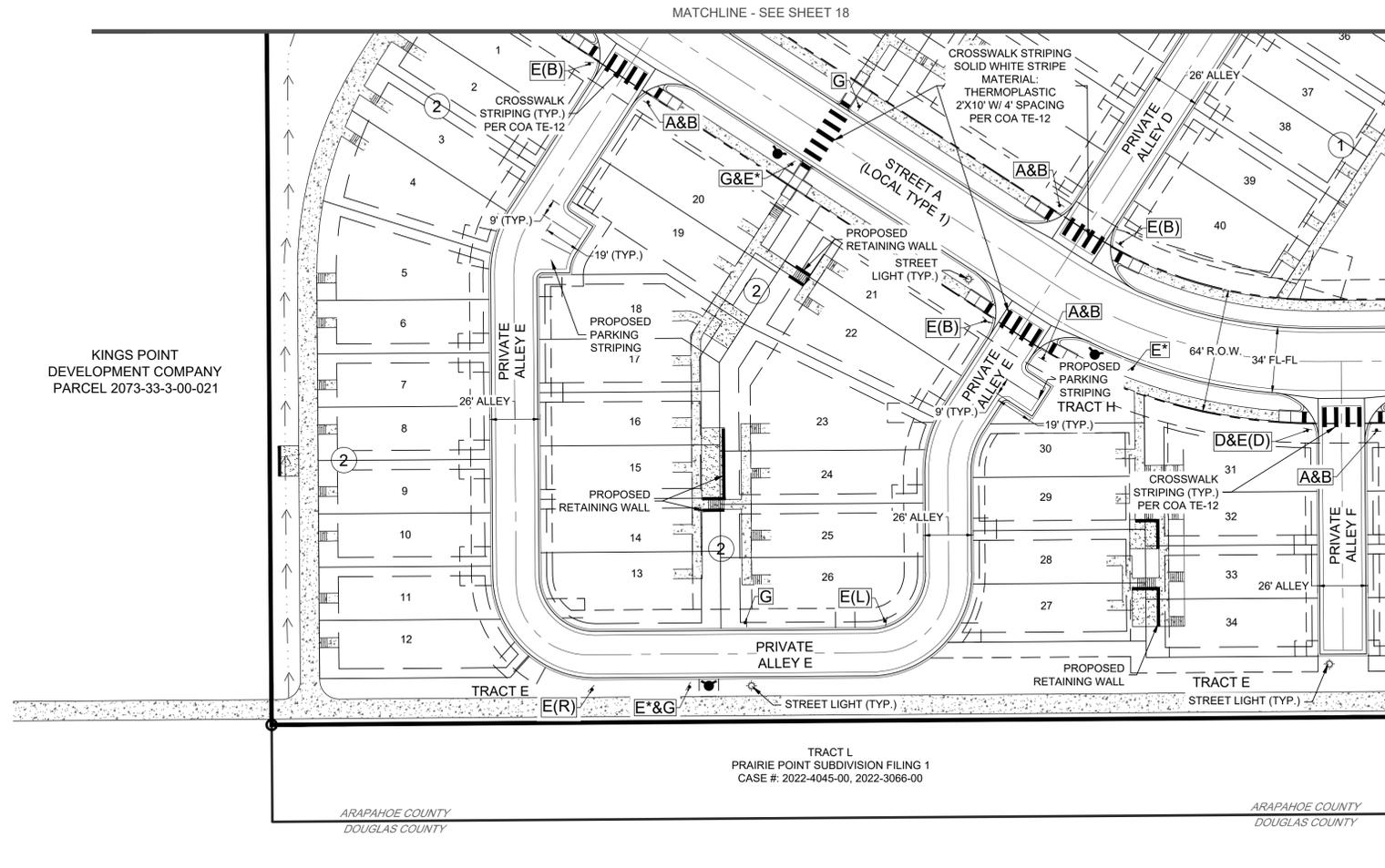
**BENCHMARK:**  
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.  
ELEVATION = 5861.04 (NAVD 88 DATUM)

**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.



I:\2023\20233 - Prairie Point\CADD\Sheet\_Sets\20233.004 Filing No. 5\CPN\20233.004 - Signage and Lighting Plan.dwg Tab: 19 Signage and Lighting Plan.dwg Apr 17, 2025 - 4:06pm gunderson

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



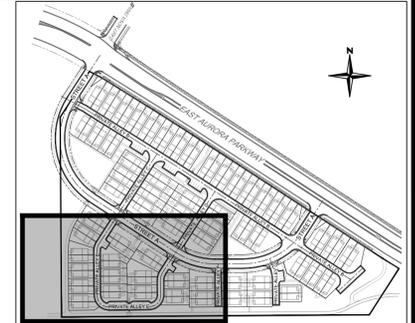
MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 20

TRACT L  
PRAIRIE POINT SUBDIVISION FILING 1  
CASE # 2022-4045-00, 2022-3066-00

ARAPAHOE COUNTY  
DOUGLAS COUNTY

ARAPAHOE COUNTY  
DOUGLAS COUNTY



KEY MAP  
1" = 300'

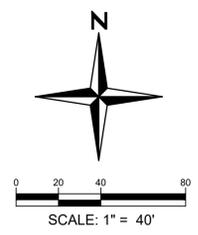
BENCHMARK:  
CITY OF AURORA BENCHMARK NUMBER 5S6633NE002 BEING A 3" DIAMETER BRASS CAP ON 30" LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4' ABOVE GROUND SURFACE, 0.7' NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST.  
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NOTE:  
1.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

LEGEND

 R1-1 30"X30" SINGLE LANE	 D3-1; VARIES X 12	 R2-1 24"X30"	 W14-2 30"X30"
 R3-2 R3-2P	 E* E (L) (B) (R) E (D) R8-3a R8-31 R7-201a	 F(L)	 F(R) R3-5R R7-201a
	 W11-2 W16-7P 30"X30" 24"X12"	 G	 H W1-6R



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**Redland**  
WHERE GREAT PLACES BEGIN

720.293.6783  
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Land Planning  
Civil Engineering

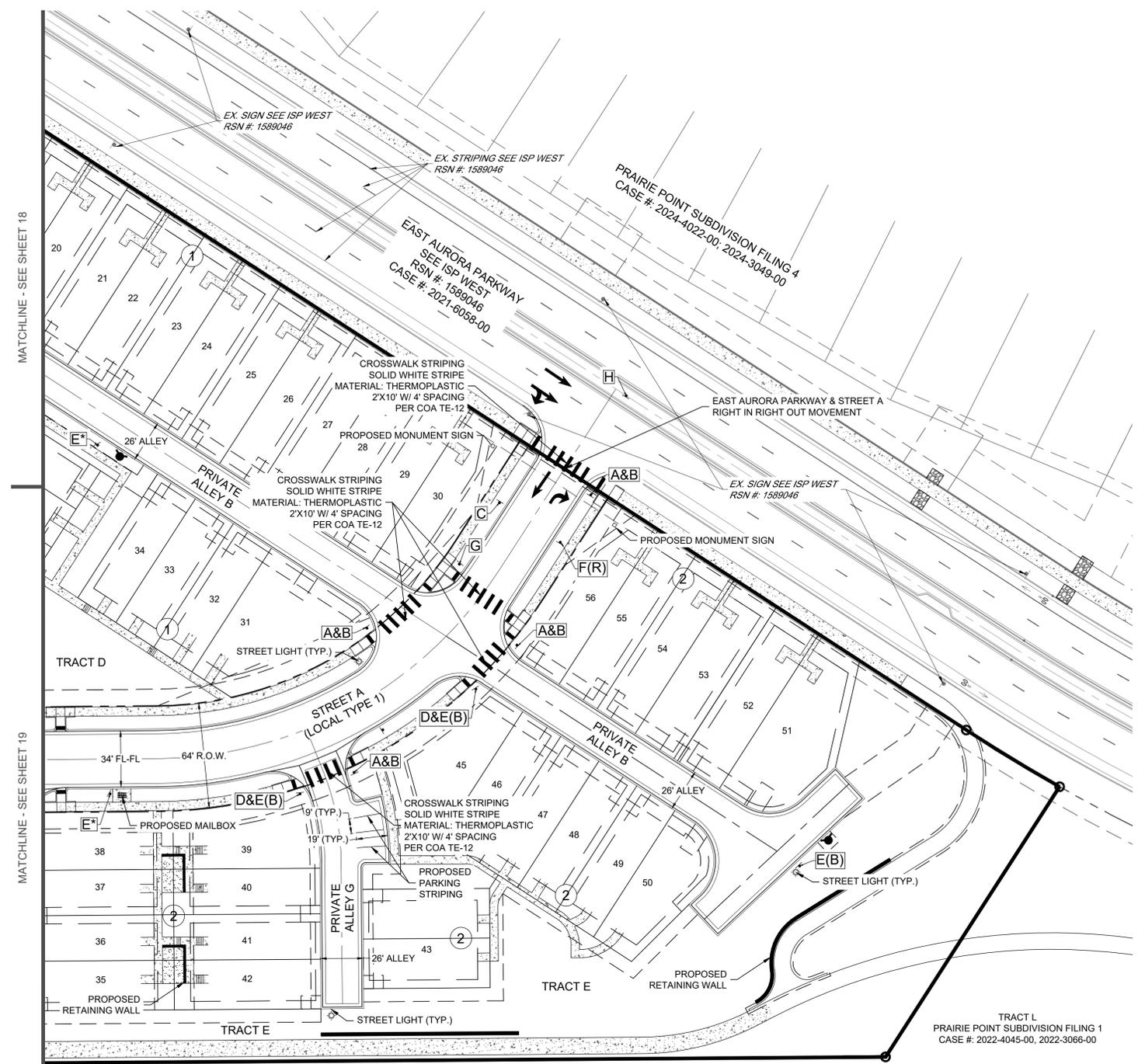
Landscape Architecture  
Construction Management

**NOT FOR CONSTRUCTION**

PROJECT NO.	DATE	NO.	NOTES
20233.004	11.15.2024	1	FIRST SUBMITTAL

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

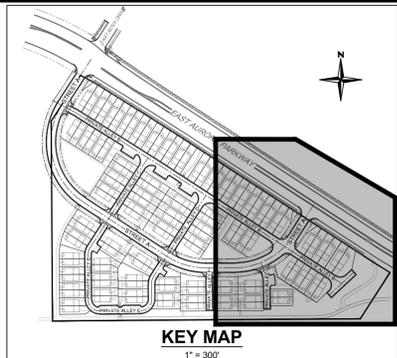
I:\2024\22033 - Prairie Point\CADD\Sheet\_Sets\22033.004 Filing No. 5\CS\22033.004 - Signage and Lighting Plan.dwg Tab: 20 SIGNAGE AND LIGHTING PLAN Apr 17, 2025 - 4:07pm ganderso



ARAPAHOE COUNTY  
DOUGLAS COUNTY

TRACT L  
PRAIRIE POINT SUBDIVISION FILING 1  
CASE #: 2022-4045-00, 2022-3066-00

ARAPAHOE COUNTY  
DOUGLAS COUNTY

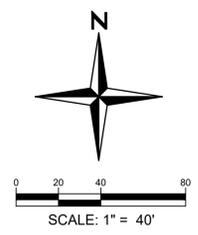
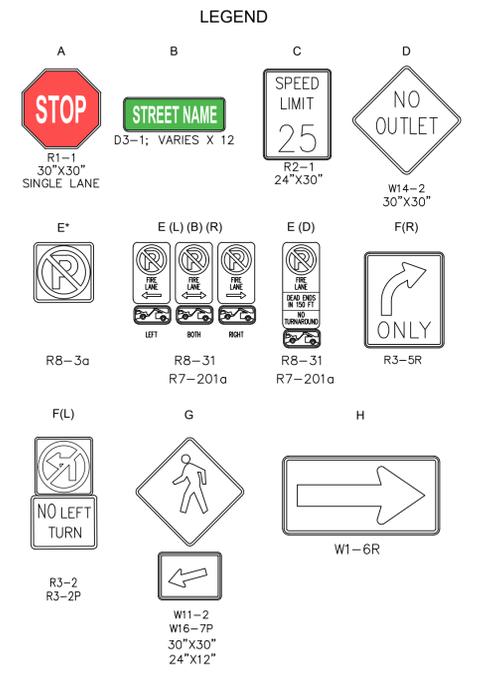


**BENCHMARK:**  
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T. ALL SIGNS MUST BE MUTCD COMPLIANT.



**NOT FOR CONSTRUCTION**

PROJECT NO.	DATE	NO.	NOTES
22033.004	11.15.2024	1	FIRST SUBMITTAL

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

