



November 6, 2024

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

**Technical Submission Review: Prairie Point Site Plan No 3 (Kings Point North) – Site Plan and Plat**  
**Application Number: DA-1609-26**  
**Case Numbers: 2023-4009-00; 2023-3026-00**

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, Redland, Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the 3rd Submission Review for Site Plan 3 (Kings Point North). The following is a response to comments:

#### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Remove cross pans from all sheets, typical. Cross pan locations will be reviewed/approved with the civil plans. [Civil Engineering]  
**RESPONSE:** Revised as requested.
- This site plan will not be approved until the ISP's showing required infrastructure are approved. [Civil Engineering, Aurora Water]  
**RESPONSE:** Noted, thank you.
- Storm Drainage Development Fees totaling \$107,974.51 have yet to be paid. [TAPS]  
**RESPONSE:** Will be paid prior to recording the plat
- There are numerous minor corrections. See the full red line comments on the plat and site plan. [Land Development Services]  
**RESPONSE:** All redlines have been addressed, please see redline response.

#### **PLANNING DEPARTMENT COMMENTS**

##### **1. Community Questions, Comments, and Concerns**

1A. No community comments were received on this review cycle.

**RESPONSE:** Noted

##### **2. Planning** (Erik Gates / 303-739-7132/ [egates@auroragov.org](mailto:egates@auroragov.org) / comments in teal)

2A. There were no more Planning comments on this review.

**RESPONSE:** Noted

##### **3. Landscaping** (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

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3A. There were no more Landscaping comments on this review.

**RESPONSE: Noted**

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **4. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

[Site Plan Page 1]

4A. This site plan will not be approved until the ISP's showing required infrastructure are approved. DA-1609-25.

**RESPONSE: Noted, thank you.**

[Site Plan Page 17]

4B. Repeat: Remove cross pans from all sheets, typical. Cross pan locations will be reviewed/approved with the civil plans. If the cross pans remain, please add the following note: "Cross pan locations are conceptual and will be reviewed and approved on the civil plans."

**RESPONSE: Revised as requested.**

### **5. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber) [Site Plan Page 37]

5A. Delete the proposed mailbox callout near E Nichols Pl and S Flanders Ct.

**RESPONSE: Revised as requested.**

### **6. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

6A. There were no more Fire/Life Safety comments on this review.

**RESPONSE: Noted**

### **7. Aurora Water** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

7A. No comments, but since PW is rejecting due to unapproved ISP, AW will also be rejecting for another chance to review.

**RESPONSE: Noted**

### **8. TAPS (Aurora Water)** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

8A. Storm Drainage Development Fees:  $86.93 \times \$1,242.00 = \$107,974.51$ .

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**RESPONSE:** Will be paid prior to recording the plat

**9. Land Development Review** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) /  
Comments in magenta)

9A. 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:** revised title will be issued with mylar check set

9B. 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:** tax certs will be issued with mylar check set

9C. 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:** Noted

9D. There are numerous minor corrections. See the **full** red line comments on the plat and site plan.

**RESPONSE:** See redlines for responses

[Site Plan Page 2]

9E. Change the description to match the plat.

**RESPONSE:** Revised as requested.

9F. Fill in the blanks in the legal description (typical).

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**RESPONSE: Will be added once information is available.**

[Site Plan Page 8]

9G. Show the 20' Drainage easement in Tract J to match the plat.

**RESPONSE: This easement is not needed and has been removed from the plat.**

9H. Add the Lot numbers as shown.

**RESPONSE: Revised as requested.**

[Site Plan Page 9]

9I. Show the 20' Drainage easement in Tract J to match the plat. [Site Plan Page 10]

**RESPONSE: This easement is not needed and has been removed from the plat.**

9J. Add the Lot numbers as shown.

**RESPONSE: Revised as requested.**

[Site Plan Page 11]

9K. Show the 20' Drainage easement in Tract P to match the plat. 9L.  
Add the Lot numbers as shown.

**RESPONSE: This easement is not needed and has been removed from the plat.**

[Site Plan Page 13]

9M. Show the 20' Drainage easement along the golf course to match the plat.

**RESPONSE: This easement is not needed and has been removed from the plat.**

[Site Plan Page 14]

9N. Add the Lot numbers as shown.

**RESPONSE: Revised as requested.**

[Site Plan Page 28]

9O. Show the 20' Drainage easement in Tract J to match the plat.

**RESPONSE: This easement is not needed and has been removed from the plat.**

[Site Plan Page 29]

9P. Show the 20' Drainage easement in Tract J to match the plat.

**RESPONSE: This easement is not needed and has been removed from the plat.**

[Site Plan Page 38]

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9Q. Rotate the north arrow to match graphic.

**RESPONSE: Revised as requested.**

[Plat Page 1]

9R. Fill in the blanks in the description.

**RESPONSE: Will add when known**

9S. Fix the text overlap in vicinity map.

**RESPONSE: Revised**

9T. Update Note #7.

**RESPONSE: Revised**

9U. Delete Note #8.

**RESPONSE: Deleted**

[Plat Page 2]

9V. Delete extra lines.

**RESPONSE: Deleted**

[Plat Page 3]

9W. Fill in all the blanks. (typical)

**RESPONSE: Will add when known**

9X. Change the off-site Lot, Block and Tract designations to match the plats. (typical) 9Y. Fix the text overlap.

**RESPONSE: Revised**

9Z. Change the arrow as shown in the Detail A.

**RESPONSE: removed Dimension**

[Plat Page 4]

9AA. Fix the text overlap

**RESPONSE: Revised**

9BB. Change the 30' UE to the water type easement next to Tract J - confirm with Aurora Water Dept.

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**RESPONSE:** Revised

9CC. Delete the 10' maintenance easement in Tract I - the private easement cannot be dedicated by the plat (remove the line work)

**RESPONSE:** Revised

9DD. Delete the redundant text.

**RESPONSE:** Revised

[Plat Page 5]

9EE. Fix the text overlap.

**RESPONSE:** Revised

9FF. Change the 30' UE to the water type easement next to Tract J - confirm with Aurora Water Dept.

**RESPONSE:** Revised

[Plat Page 6]

9GG. Fix the text overlap.

**RESPONSE:** Revised

[Plat Page 7]

9HH. Delete the redundant text.

**RESPONSE:** Revised

9II. Fix the text overlap.

**RESPONSE:** Revised

9JJ. Dedicate the identified portion of the Drainage easement near S Himalaya St by separate document.

**RESPONSE:** Removed Easement

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[Plat Page 8]

9KK. Fix the text overlap.

**RESPONSE:** Revised

9LL. Dedicate the portion of the Drainage easement near S Himalaya St by separate document.

**RESPONSE:** Removed Easement

9MM. Add the bearing and distance for the street R.O.W.

**RESPONSE:** Added

9NN. Fill in this info or add: "to be dedicated by separate document".

**RESPONSE:** Added info

[Plat Page 9]

9OO. Fill in the blanks. (typical)

**RESPONSE:** will add when known

9PP. Change the off-site Lot, Block and Tract designations to match the plats. (typical)

**RESPONSE:** Revised

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

Sincerely,

Jeff Marck

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DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34, AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34, AND THE EAST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER , TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 34 BEARS SOUTH 89°36'13" WEST, A DISTANCE OF 2661.01 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 80°06'14" EAST, A DISTANCE OF 617.07 FEET TO THE MOST EASTERLY CORNER OF SAID PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND THE POINT OF BEGINNING;

THENCE SOUTH 44°51'06" EAST, A DISTANCE OF 340.44 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST PRAIRIE POINT DRIVE;

THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY OF SAID PRAIRIE POINT DRIVE AND THE SOUTHERLY EXTENSION THEREOF OF THE FOLLOWING TWO (2) COURSES:

- 1)NORTH 45°08'54" EAST, A DISTANCE OF 494.91 FEET;
- 2) SOUTH 44°50'51" EAST, A DISTANCE OF 130.00 FEET TO THE NORTHERLY BOUNDARY OF E-470 PUBLIC HIGHWAY AUTHORITY LAND NO. TK-33-36 AS RECORDED AT RECEPTION NO. A9166936 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SEVEN COURSES:

- 1)SOUTH 45°08'54" WEST, A DISTANCE OF 1,327.44 FEET;
- 2) SOUTH 48°53'54" WEST, A DISTANCE OF 95.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,141.83 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 41°06'42" WEST;
- 3) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°21'35", AN ARC LENGTH OF 798.47 FEET;
- 4) SOUTH 70°15'05" WEST, A DISTANCE OF 95.13 FEET;
- 5) SOUTH 74°00'05" WEST, A DISTANCE OF 1,352.59 FEET;
- 6) SOUTH 71°45'05" WEST, A DISTANCE OF 102.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,969.72 FEET;
- 7) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°13'04", AN ARC LENGTH OF 1,054.36 FEET TO THE EASTERLY BOUNDARY OF PRAIRIE POINT SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 30°35'51" WEST, A DISTANCE OF 274.87 FEET TO AN EASTERLY LINE OF LOT 2, BLOCK 1 OF SAID PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY, NORTHERLY AND SOUTHERLY LINE OF SAID LOT 2, BLOCK 1 THE FOLLOWING EIGHTEEN (18) COURSES:

- 1)NORTH 27°00'33" WEST, A DISTANCE OF 508.77 FEET;
- 2) SOUTH 87°04'01" WEST, A DISTANCE OF 118.65 FEET;
- 3) NORTH 46°33'13" WEST, A DISTANCE OF 276.95 FEET;
- 4) NORTH 43°26'47" EAST, A DISTANCE OF 701.62 FEET;
- 5) NORTH 51°04'59" EAST, A DISTANCE OF 582.25 FEET;
- 6) SOUTH 80°22'17" EAST, A DISTANCE OF 297.54 FEET;
- 7) SOUTH 81°59'01" EAST, A DISTANCE OF 68.40 FEET;
- 8) SOUTH 81°18'24" EAST, A DISTANCE OF 308.81 FEET;
- 9) SOUTH 84°48'24" EAST, A DISTANCE OF 699.06 FEET;
- 10)NORTH 78°48'25" EAST, A DISTANCE OF 796.43 FEET;
- 11)NORTH 76°51'54" EAST, A DISTANCE OF 205.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 632.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 80°31'14" EAST;
- 12)THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'13", AN ARC LENGTH OF 143.07 FEET;
- 13)THENCE NORTH 80°12'23" WEST, A DISTANCE OF 124.64 FEET;
- 14)THENCE NORTH 03°11'09" WEST, A DISTANCE OF 148.59 FEET;
- 15)THENCE NORTH 15°00'15" EAST, A DISTANCE OF 169.87 FEET;
- 16)THENCE NORTH 22°03'50" EAST, A DISTANCE OF 560.65 FEET;
- 17)THENCE SOUTH 89°47'24" EAST, A DISTANCE OF 119.72 FEET;
- 18)THENCE NORTH 00°16'14" EAST, A DISTANCE OF 1,000.28 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT B THE FOLLOWING EIGHTEEN (18) COURSES:

- 1)THENCE NORTH 89°20'12" EAST, A DISTANCE OF 37.89 FEET;
- 2) THENCE SOUTH 89°56'38" EAST, A DISTANCE OF 70.00 FEET;
- 3) THENCE SOUTH 80°03'29" EAST, A DISTANCE OF 81.25 FEET;
- 4) THENCE SOUTH 16°21'35" EAST, A DISTANCE OF 171.71 FEET;
- 5) THENCE SOUTH 01°00'02" WEST, A DISTANCE OF 280.00 FEET;
- 6) THENCE SOUTH 00°55'51" WEST, A DISTANCE OF 69.77 FEET;
- 7) THENCE SOUTH 01°07'18" EAST, A DISTANCE OF 68.97 FEET;
- 8) THENCE SOUTH 04°04'29" EAST, A DISTANCE OF 69.00 FEET;
- 9) THENCE SOUTH 05°28'31" EAST, A DISTANCE OF 265.09 FEET;
- 10)THENCE SOUTH 04°03'40" WEST, A DISTANCE OF 104.53 FEET;
- 11) THENCE SOUTH 10°12'56" WEST, A DISTANCE OF 81.93 FEET;
- 12)THENCE SOUTH 44°51'06" EAST, A DISTANCE OF 106.70 FEET;
- 13)THENCE SOUTH 38°20'23" WEST, A DISTANCE OF 295.23 FEET;
- 14)THENCE SOUTH 44°19'00" WEST, A DISTANCE OF 199.43 FEET;
- 15)THENCE SOUTH 00°16'14" WEST, A DISTANCE OF 234.93 FEET;
- 16)THENCE SOUTH 24°00'39" WEST, A DISTANCE OF 136.37 FEET;
- 17)THENCE SOUTH 85°50'04" WEST, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 568.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 85°50'04" EAST;
- 18)THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°18'50", AN ARC LENGTH OF 52.68 FEET TO THE SOUTHERLY BOUNDARY OF SAID PLAT OF PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1;

THENCE ALONG SAID SOUTHERLY BOUNDRY THE FOLLOWING TWO (2) COURSES:

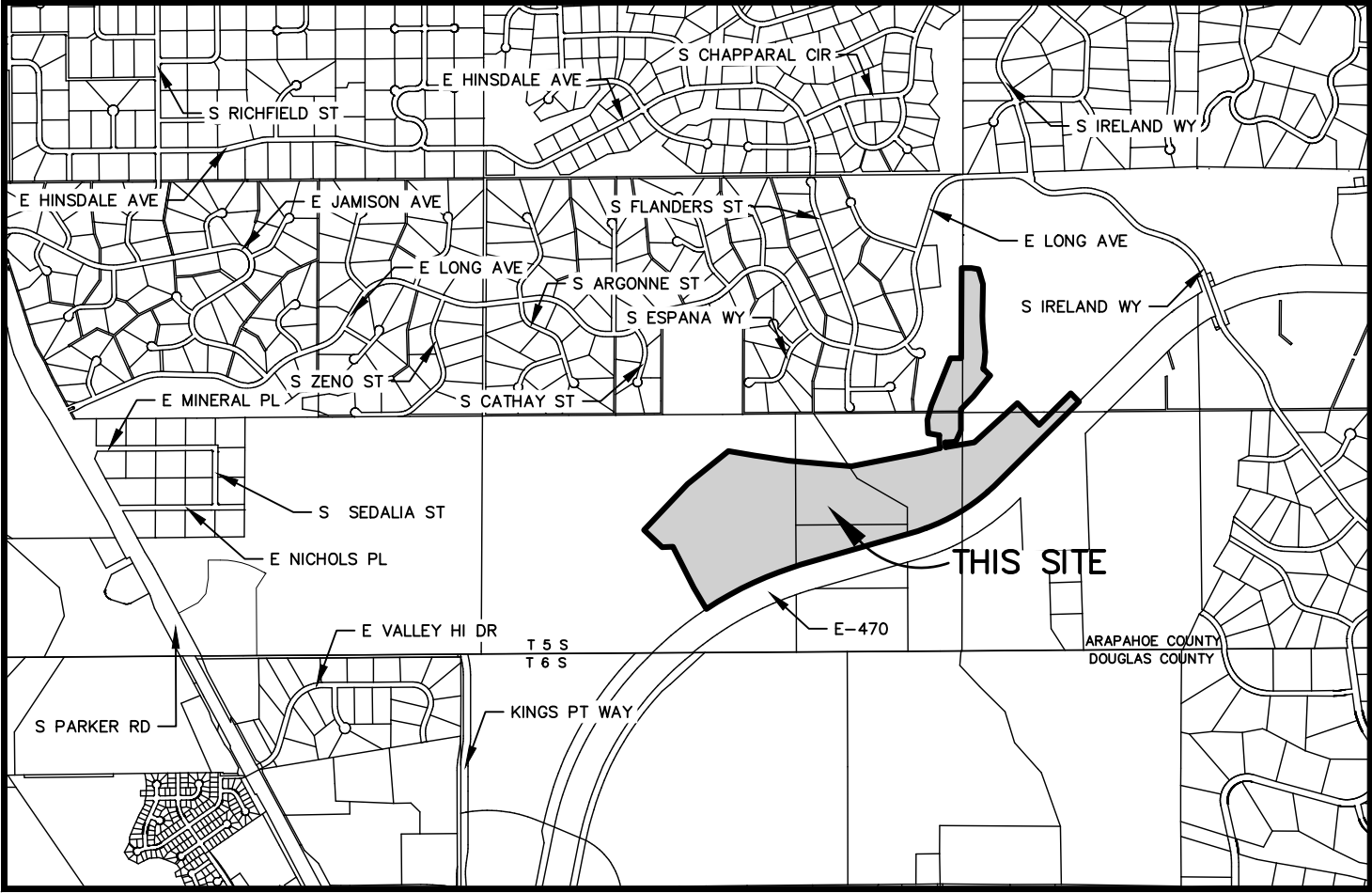
- 1)THENCE NORTH 80°31'14" EAST, A DISTANCE OF 324.28 FEET;
- 2) THENCE NORTH 47°34'27" EAST, A DISTANCE OF 645.83 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 109.920 ACRES, (4,788,121 SQUARE FEET), 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. 3 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 NO. 3

A RESUBDIVISION OF TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



VICINITY MAP  
SCALE 1"= 2000'

COVENANTS:

THE UNDERSIGNED OWNER(S), 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 AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, 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.

OWNER:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AS \_\_\_\_\_, OFCLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

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

GENERAL NOTES:

1. 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".
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATIONS UTILIZING THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE SOUTHEAST QUARTER SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST, FOUND TO BEAR SOUTH 89°36'13" WEST AND IS MONUMENTED AT THE EAST QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "T55, R66W, 1/4 S34/S35. PLS 13155 1993" FLUSH WITH GROUND AND THE CENTER QUARTER CORNER WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 13155, T55, R66W, C S34, 1993".
3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. 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.
5. ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.
6. 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.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TOWN AND COUNTRY TITLE SERVICES COMMITMENT NO. 37387, WITH AN EFFECTIVE DATE OF JUNE 02, 2023 AT 8:00 A.M. WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
8. PARKS, RECREATION IMPROVEMENTS, TRAILS AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION AND PEDESTRIAN/BICYCLE CONNECTIVITY 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.
9. TRACTS A-BB ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO S. DANUBE STREET, E. NOVA PLACE, S. DUNKIRK STREET, E. NICHOLS PLACE, S. ENSEVADA STREET, E. OTERO PLACE, S. FLANDERS COURT, E. NOVA STREET, E. NICHOLS AVENUE, S. GIBRALTER COURT AND S. HIMALAYA STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS 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.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT 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 06/22/2021.

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.

ANTHONY K. PEALL, PLS 38636  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR,  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1898

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

\_\_\_\_\_  
CITY ENGINEER  
\_\_\_\_\_  
PLANNING DIRECTOR  
\_\_\_\_\_  
DATE  
\_\_\_\_\_  
DATE

(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.

There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

Noted

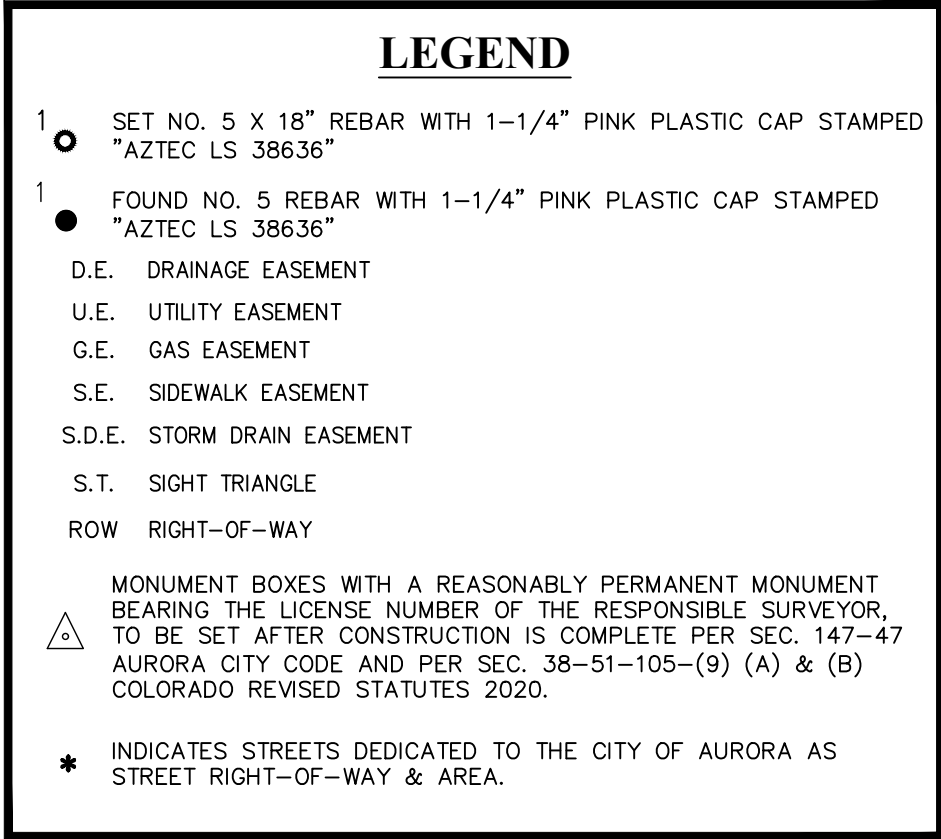
LAST REVISED 09/03/2024

|  |   |  |                      |            |
|--|---|--|----------------------|------------|
| <b>AzTEC</b><br>CONSULTANTS, INC.<br>300 East Mineral Ave., Suite 1<br>Littleton, Colorado 80122<br>Phone: (303) 713-1898<br>Fax: (303) 713-1897<br>www.aztecconsultants.com | <b>D E V E L O P E R</b><br><b>OAKWOOD LAND DEVELOPMENT</b> |  | DATE OF PREPARATION: | 2023-05-24 |
|  |   |  | SCALE:               | N/A        |
|  | 4908 TOWER ROAD<br>DENVER, COLORADO<br>(303) 486-8500       |  | S H E E T 1 O F 9    |            |

AzTec Proj. No: 17127-01 Drawn By: RBA



A RESUBDIVISION OF TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.




what are these lines?

Removed

SEE SHEET 9  
FOR LINE AND  
CURVE TABLES

FOR REVIEW

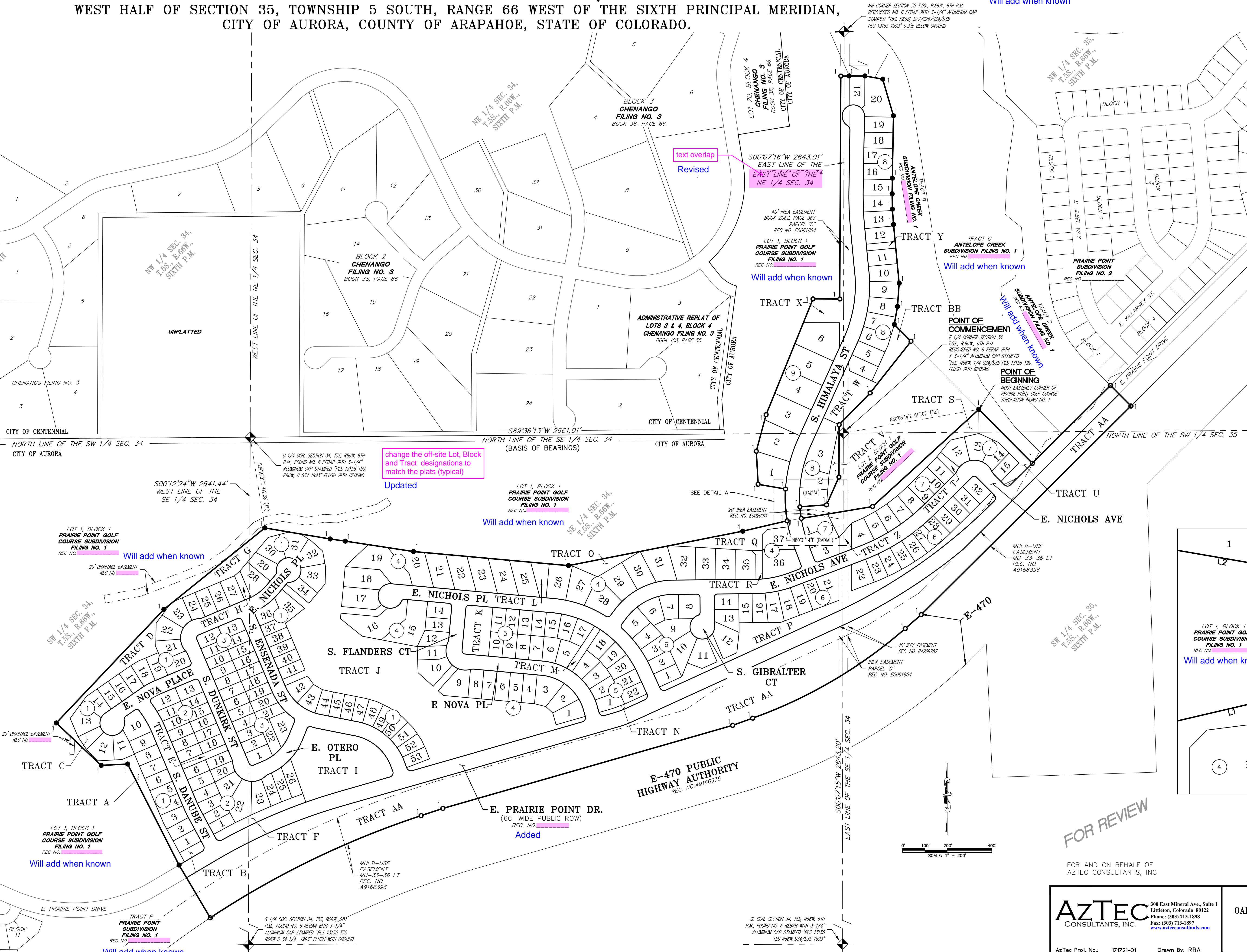
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

|   |   |   |  |                         |            |
|---|---|---|--|-------------------------|------------|
|  | 390 East Mineral Ave., Suite 1<br>Littleton, Colorado 80122<br>Phone: (303) 713-1898<br>Fax: (303) 713-1897<br><a href="http://www.aztecconsultants.com">www.aztecconsultants.com</a> | DEVELOPER<br><b>OAKWOOD LAND DEVELOPMENT</b>          |  | DATE OF<br>PREPARATION: | 2023-05-24 |
|   |   | 4908 TOWER ROAD<br>DENVER, COLORADO<br>(303) 486-8500 |  | SCALE:                  | 1" = 200'  |
| AzTec Proj. No.: 171721-01  |   | Drawn By: RBA   |  | S H E E T   2   O F   9 |            |



PRAIRIE POINT SUBDIVISION FILING NO. 3

A RESUBDIVISION OF TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

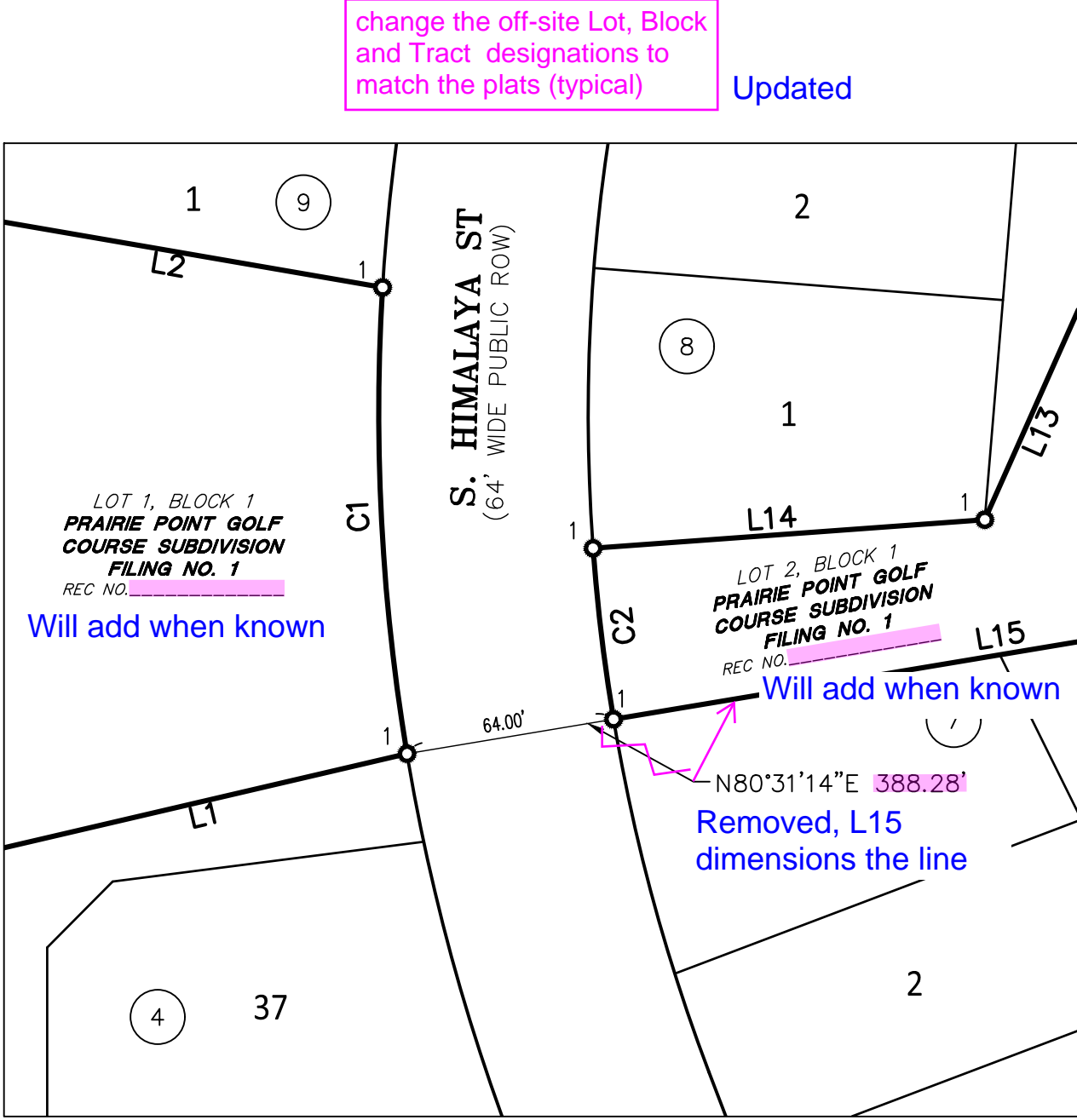


**LEGEND**

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.T. SIGHT TRIANGLE
- ROW RIGHT-OF-WAY

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.

SEE SHEET 9 FOR LINE AND CURVE TABLES



DETAIL A  
SCALE: 1" = 50'

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

|                                   |  |  |                                    |
|-----------------------------------|--|--|------------------------------------|
| <b>AzTEC</b><br>CONSULTANTS, INC. | 300 East Mineral Ave, Suite 1<br>Littleton, Colorado 80122<br>Phone: (303) 713-1898<br>Fax: (303) 713-1897<br>www.aztecconsultants.com | <b>DEVELOPER</b><br>OAKWOOD LAND DEVELOPMENT | DATE OF PREPARATION:<br>2023-05-24 |
|                                   | AzTec Proj. No: 171721-01  | Drawn By: RBA                                | SCALE:<br>VARIES                   |
|                                   | SHEET 3 OF 9   |  |                                    |



# PRAIRIE POINT SUBDIVISION FILING NO. 3

fill in the blanks (typ.)

Will add when known

change the off-site Lot, Block and Tract designations to match the plats (typical)

Updated

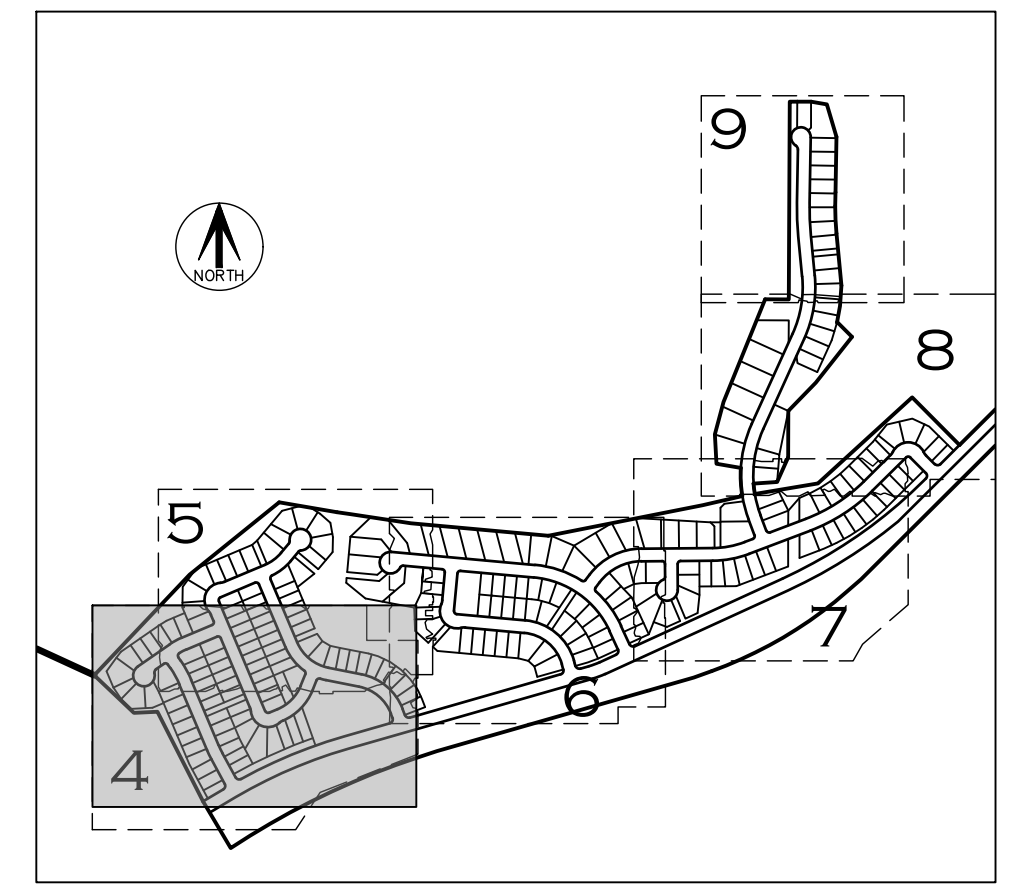
SEE SHEET 5

SEE SHEET 5

LOT 1, BLOCK 1  
PRAIRIE POINT GOLF  
COURSE SUBDIVISION  
FILING NO. 1  
REC NO. [REDACTED]  
Will add when known

TRACT J  
375,853 SF  
8.628 AC

change to the water  
type easement here -  
confirm with Aurora  
Water Dept.  
Revised



KEY MAP  
N.T.S.

TRACT J  
375,853 SF  
8.628 AC

SEE SHEET 6

Will add when known

LOT 1, BLOCK 1  
PRAIRIE POINT GOLF  
COURSE SUBDIVISION  
FILING NO. 1  
REC NO. [REDACTED]  
Will add when known

TRACT I  
99,270 SF  
2.279 AC

delete this easement -  
the private easement  
cannot be dedicated  
by the plat (remove  
the line work)  
Revised  
call out

10' MAINTENANCE  
EASEMENT (FENCE)

Added

SEE SHEET 9  
FOR LINE AND  
CURVE TABLES

TRACT AA  
695,326 SF  
15.962 AC

## LEGEND

- 1 SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.T. SIGHT TRIANGLE
- ROW RIGHT-OF-WAY
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47, AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.
- \* INDICATES STREETS DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY & AREA.

redundant

S59°24'09"W  
118.94'

Removed

**AZTEC**  
CONSULTANTS, INC.

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Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No: 171721-01 Drawn By: RBA

DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
DENVER, COLORADO  
(303) 486-8500

DATE OF  
PREPARATION: 2023-05-24

SCALE: 1" = 50'

SHEET 4 OF 9



## SHEET 3 OF 9



# PRAIRIE POINT SUBDIVISION FILING NO. 3

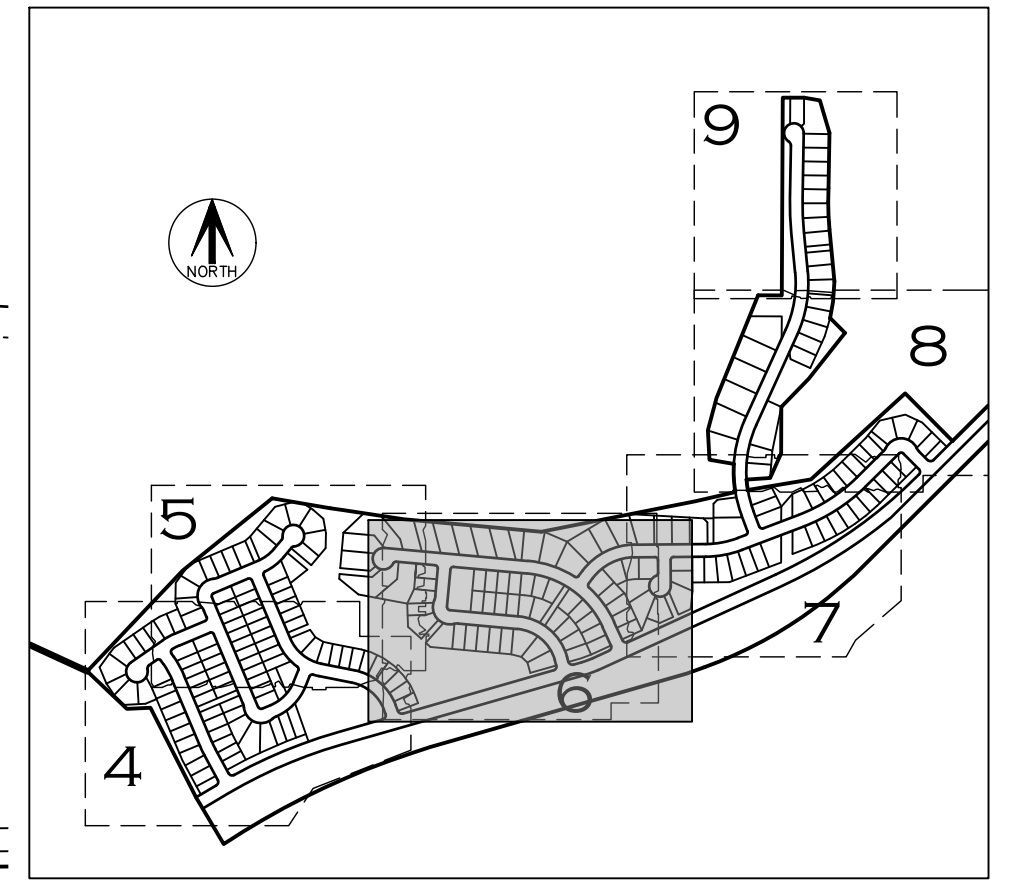
A RESUBDIVISION OF TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

fill in the blanks (typ.)  
Will add when known

change the off-site Lot, Block  
and Tract designations to  
match the plats (typical)  
Updated

text overlap Revised

Will add when known



KEY MAP  
N.T.S.

## LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
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- \* INDICATES STREETS DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY & AREA.

SEE SHEET 9  
FOR LINE AND  
CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

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DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
DENVER, COLORADO  
(303) 486-8500

|                      |            |
|----------------------|------------|
| DATE OF PREPARATION: | 2023-05-24 |
| SCALE:               | 1" = 50'   |
| SHEET 6 OF 9         |            |

AzTec Proj. No.: 171721-01 Drawn By: RBA



# PRAIRIE POINT SUBDIVISION FILING NO. 3

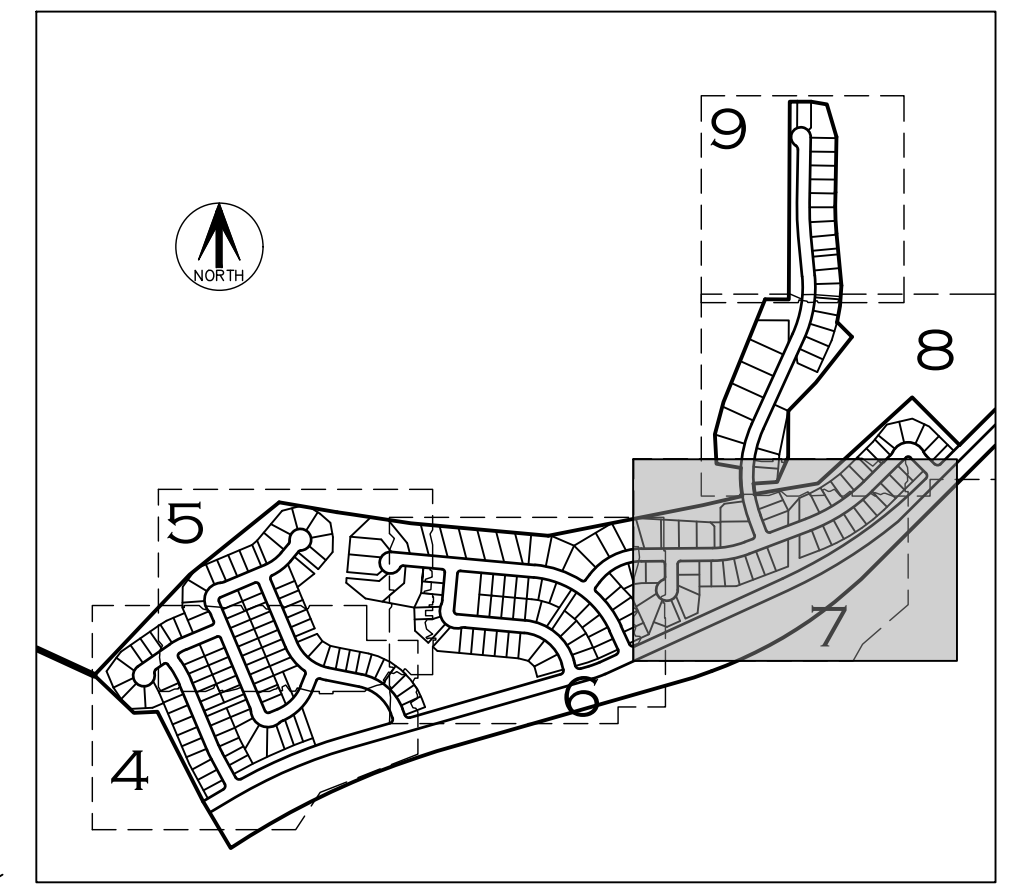
A RESUBDIVISION OF TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

fill in the blanks (typ.)

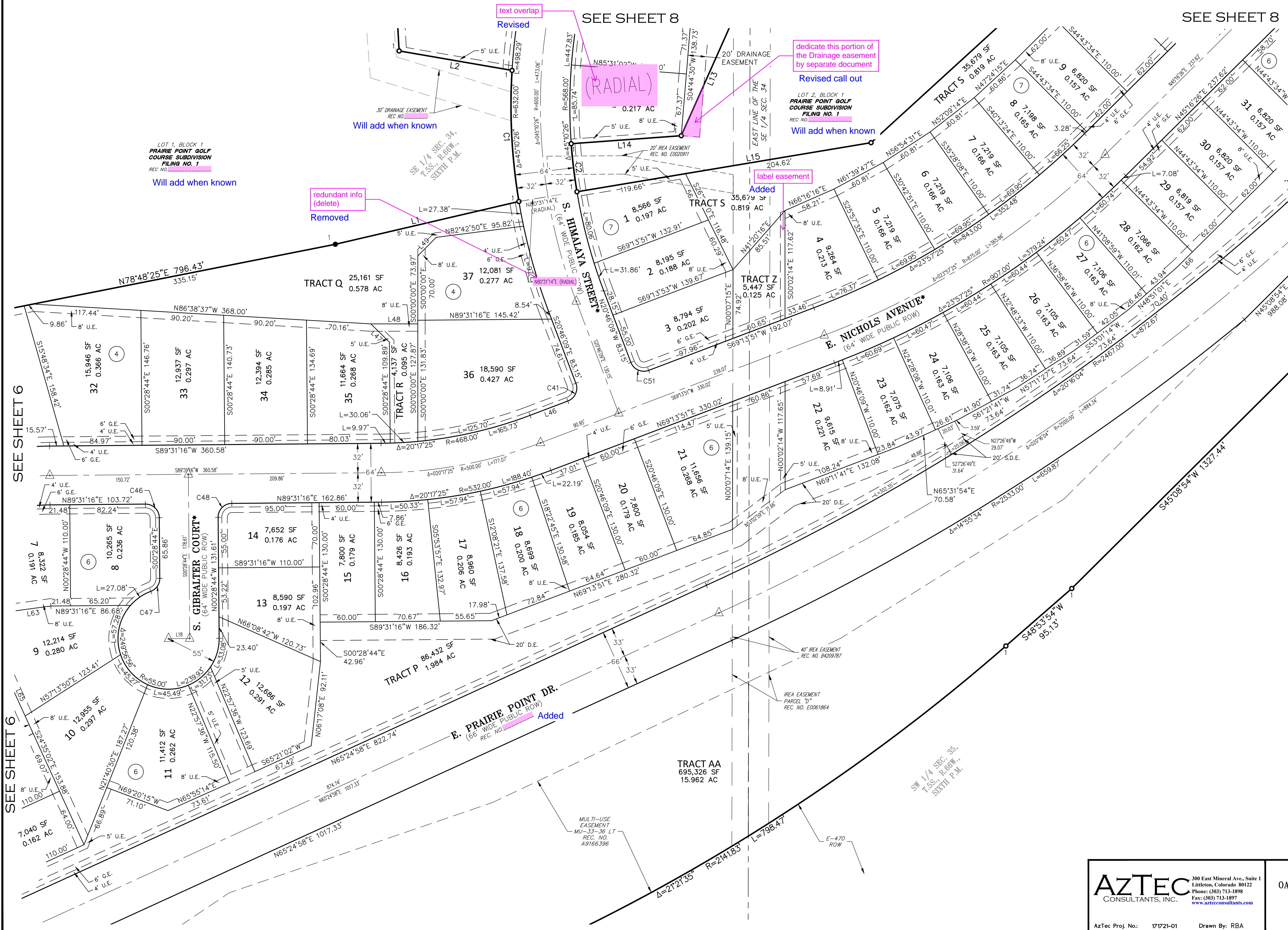
Will add when known

change the off-site Lot, Block and Tract designations to match the plats (typical)

Updated



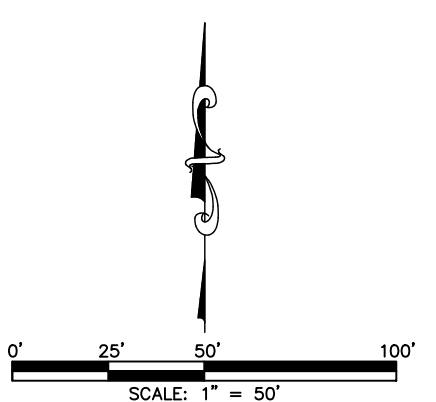
KEY MAP  
N.T.S.



## LEGEND

- 1 SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
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- S.D.E. STORM DRAIN EASEMENT
- S.T. SIGHT TRIANGLE
- ROW RIGHT-OF-WAY
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.
- \* INDICATES STREETS DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY & AREA.

SEE SHEET 9  
FOR LINE AND  
CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AzTEC**  
CONSULTANTS, INC.

AzTec Proj. No: 171721-01 Drawn By: RBA

DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
DENVER, COLORADO  
(303) 486-8500

DATE OF PREPARATION: 2023-05-24

SCALE: 1" = 50'

SHEET 7 OF 9

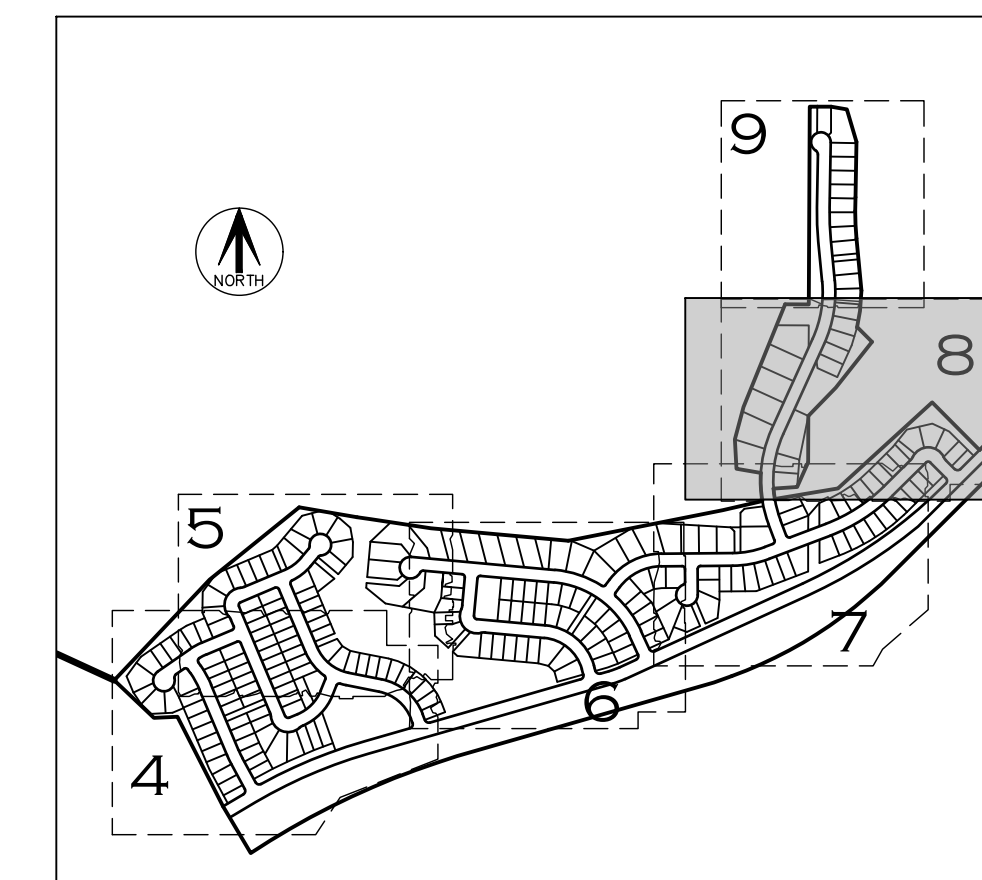


# PRAIRIE POINT SUBDIVISION FILING NO. 3

A RESUBDIVISION OF TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 9

SEE SHEET 9



KEY MAP  
N.T.S.

## LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.T. SIGHT TRIANGLE
- ROW RIGHT-OF-WAY
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE, PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.
- \* INDICATES STREETS DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY & AREA.

**AzTEC**  
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www.aztecconsultants.com

DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
DENVER, COLORADO  
(303) 486-8500

DATE OF PREPARATION: 2023-05-24

SCALE: 1" = 50'

SHEET 8 OF 9

AzTec Proj. No: 171721-01

Drawn By: RBA

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

fill in the blanks (typ.)  
Will add when known

change the off-site Lot, Block  
and Tract designations to  
match the plats (typical)

Updated

LOT 1, BLOCK 1  
PRAIRIE POINT GOLF  
COURSE SUBDIVISION  
FILING NO. 1  
REC. NO. [blank]  
Will add when known

30' DRAINAGE EASEMENT  
REC. NO. [blank]  
Will add when known

LOT 2, BLOCK 1  
PRAIRIE POINT GOLF  
COURSE SUBDIVISION  
FILING NO. 1  
REC. NO. [blank]  
Will add when known

Fill in this info or add:  
"to be dedicated by  
separate document"  
Revised call out

POINT OF  
COMMENCEMENT  
E 1/4 CORNER SECTION 34  
T.5S., R.66W., 6TH P.M.  
RECORDED NO. 6 REBAR WITH  
A 3-1/4" ALUMINUM CAP STAMPED  
"T5S, R66W, 1/4 S34/S35 PLS 13155 1993"  
FLUSH WITH GROUND  
(NOT A PART)

dedicate this portion of  
the Drainage easement  
by separate document  
Revised call out

LOT 2, BLOCK 1  
PRAIRIE POINT GOLF  
COURSE SUBDIVISION  
FILING NO. 1  
REC. NO. [blank]  
Will add when known

TRACT B  
ANTELOPE CREEK  
SUBDIVISION FILING NO. 1  
REC. NO. [blank]  
Will add when known

TRACT C  
ANTELOPE CREEK  
SUBDIVISION FILING NO. 1  
REC. NO. [blank]  
Will add when known

POINT OF  
BEGINNING  
MOST EASTERLY CORNER OF  
PRAIRIE POINT GOLF COURSE  
SUBDIVISION FILING NO. 1

TRACT D  
ANTELOPE CREEK  
SUBDIVISION FILING NO. 1  
REC. NO. [blank]

SEE SHEET 9  
FOR LINE AND  
CURVE TABLES



A RESUBDIVISION OF TRACT B, PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C31         | 90°00'00" | 15.00' | 23.56' |
| C32         | 90°00'00" | 15.00' | 23.56' |
| C33         | 90°00'00" | 15.00' | 23.56' |
| C34         | 76°36'29" | 15.00' | 20.06' |
| C35         | 90°00'00" | 20.00' | 31.42' |
| C36         | 18°40'18" | 65.00' | 21.18' |
| C37         | 18°40'18" | 65.00' | 21.18' |
| C38         | 90°00'00" | 15.00' | 23.56' |
| C39         | 69°56'56" | 15.00' | 18.31' |
| C40         | 85°04'15" | 15.00' | 22.27' |
| C41         | 90°00'00" | 15.00' | 23.56' |
| C42         | 90°00'00" | 20.00' | 31.42' |
| C43         | 90°00'00" | 20.00' | 31.42' |
| C44         | 90°00'00" | 20.00' | 31.42' |
| C45         | 85°04'15" | 15.00' | 22.27' |
| C46         | 90°00'00" | 15.00' | 23.56' |
| C47         | 69°56'56" | 15.00' | 18.31' |
| C48         | 90°00'00" | 15.00' | 23.56' |
| C49         | 89°52'28" | 15.00' | 23.53' |
| C50         | 90°00'01" | 20.00' | 31.42' |
| C51         | 90°00'00" | 15.00' | 23.56' |
| C52         | 18°40'18" | 65.00' | 21.18' |
| C53         | 18°40'18" | 65.00' | 21.18' |
| C54         | 90°00'00" | 20.00' | 31.42' |
| C55         | 58°40'04" | 25.00' | 25.80' |

# LEGEND

1 ○ SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMP  
"ATZEC LS 38636"

1 ● FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED  
"ATZEC LS 38636"

D.E. DRAINAGE EASEMENT

U.E. UTILITY EASEMENT

G.E. GAS EASEMENT

S.E. SIDEWALK EASEMENT

S.D.E. STORM DRAIN EASEMENT

S.T. SIGHT TRIANGLE

ROW RIGHT-OF-WAY

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT  
BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR,  
TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-4-  
AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B)  
COLORADO REVISED STATUTES 2020.

\* INDICATES STREETS DESIGNATED TO THE CITY OF AURORA AS  
STREET RIGHT-OF-WAY & AREA.



Will added when  
known

Updated

change the off-site Lot, Block and Tract designations to match the plats (typical)

NE 1/4 SEC. 34,  
T.5S., R.66W.,  
SIXTH P.M.

LOT 1, BLOCK 1  
PRAIRIE POINT GOLF  
COURSE SUBDIVISION  
FILING NO. 1  
REC NO. \_\_\_\_\_  
Will added when  
known

TRACT B  
**ANTELOPE CREEK**  
**SUBDIVISION FILING NO. 1**  
 REC NO.    
 Will added when  
 known

NW 1/4 SEC. 35,  
T.5S., R.66W.,  
SIXTH P.M.

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.

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[www.aztecconsultants.com](http://www.aztecconsultants.com)

AzTec Proj. No.: 171721-01 Drawn By: RBA

DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
DENVER, COLORADO  
(303) 486-8500

|         |            |
|---------|------------|
| DATE OF | 2022-05-24 |
|---------|------------|

|        |        |
|--------|--------|
| SCALE: | VARIES |
|--------|--------|

SHEET 9 OF 9







A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34, AND THE WEST HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 34 BEARS SOUTH 89°36'13" WEST, A DISTANCE OF 2661.01 FEET, ALL HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID SOUTHWESTERLY LINE THENCE SOUTH 44°51'06" EAST, A DISTANCE OF 340.44 FEET TO THE NORTHERLY RIGHT-OF-WAY PF EAST PRAIRIE POINT DRIVE;

1) NORTH 45°08'54" EAST, A DISTANCE OF 494.91 FEET;  
2) SOUTH 44°50'51" EAST, A DISTANCE OF 130.00 FEET TO THE NORTHERLY BOUNDARY OF E-470 PUBLIC HIGHWAY AUTHORITY LAND NO. TK-33-36 AS RECORDED AT RECEPTION NO. A9166936 IN SAID RECORDS;

1) SOUTH 45°08'54" WEST, A DISTANCE OF 1,327.44 FEET;

2) SOUTH 48°53'54" WEST, A DISTANCE OF 95.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,141.83 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 41°06'42" WEST;

3) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°21'35", AN ARC LENGTH OF 798.47 FEET;

4) SOUTH 70°15'05" WEST, A DISTANCE OF 95.13 FEET;

5) SOUTH 74°00'05" WEST, A DISTANCE OF 1,352.59 FEET;

6) SOUTH 71°45'05" WEST, A DISTANCE OF 102.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,969.72 FEET;

7) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°13'04", AN ARC LENGTH OF 1,054.36 FEET TO THE EASTERLY BOUNDARY OF PRAIRIE POINT SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. [REDACTED] IN SAID RECORDS;

NOTED,  
THANK YOU.

THENCE ALONG THE EASTERLY, NORTHERLY AND SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 THE FOLLOWING THIRTEEN (13) COURSES:

CONTAINING AN AREA OF 109.920 ACRES, (4,788,121 SQUARE FEET), MORE OR LESS.

### 1. SITE BENCHMARK:

PROJECT BENCHMARK ELEVATION = 6057.71 FEET  
(NAVD 88 DATUM)

3. 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 CITY ENGINEER.

1. 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 SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

3. 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 THE 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 RIGHT-OF-WAY AT ANY TIME AND SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

4. 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.

7. ERRORS IN APPROVED SITE 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.

8. 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.

9. ARCHITECTURAL FEATURES (I.E BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

10. 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 ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

11. THE STREET LIGHT 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 PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL LAN SHOWING SITE LOCATIONS OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

12. 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.

13. KINGS POINT NORTH MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE OVERALL KINGS POINT NORTH DEVELOPMENT AREA, DIVIDING THE SCOPE OF WORK BETWEEN THE TWO ISP'S FOR KINGS POINT NORTH EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY.

14. THE DEVELOPER, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WITHIN THE RIGHT OF WAY, INCLUDING CURBSIDE LANDSCAPE, WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO FINAL ACCEPTANCE OF THE ACCOMPANYING ROADS. LANDSCAPING WILL BE INSTALLED WITHIN TRACTS AND DETENTION PONDS AS DELINEATED ON THE PLAN CONCURRENT WITH ADJACENT FILING.

15. "THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (C) PER THE APPROVED PUBLIC IMPROVEMENT PLAN."

1. KINGS POINT NORTH MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE OVERALL KINGS POINT NORTH DEVELOPMENT AREA. DIVIDING THE SCOPE OF WORK BETWEEN THE TWO INFRASTRUCTURE SITE PLANS FOR KINGS POINT NORTH EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY.

2. THE CITY OF AURORA IS RESPONSIBLE FOR THE INSTALLATION OF THE TRAFFIC SIGNALS AT AURORA PARKWAY AND STATE HIGHWAY 83 (PARKER ROAD) PRIOR TO THE OPENING OF AURORA PARKWAY TO TRAFFIC. THE APPLICANT WILL PAY FIFTY PERCENT OF THE ESCROW FUNDS REQUIRED FOR THE INTERSECTION; THE CITY IS RESPONSIBLE FOR OBTAINING THE REMAINING FIFTY PERCENT OF THE FUNDING REQUIRED FROM THE 17 MILE HOUSE ENTRANCE ON THE WEST SIDE OF THE INTERSECTION.

1. FUTURE CONSTRUCTION OF THE HIGH PLAINS TRAIL ALONG THE SOUTHERN BORDER BETWEEN PARKER ROAD AND THE AURORA PARKWAY ROUNDABOUT AND THE FUTURE OVERPASS FOR PEDESTRIAN CROSSING OF PARKER ROAD ELIMINATES THE NEED FOR SIDEWALKS EXTENDING TO PARKER ROAD AS INDICATED ON THE PLAN. THE REQUEST WAS MADE BY THE COLORADO DEPARTMENT OF TRANSPORTATION TO NOT HAVE ON-GRADE PEDESTRIAN CROSSING AT THE INTERSECTION OF AURORA PARKWAY AND PARKER ROAD.

2. THE SIDEWALK ON THE SOUTH SIDE OF AURORA PARKWAY FROM THE FUTURE COMMERCIAL ENTRANCE EAST TO THE FIRST INTERSECTION WILL BE 8' DUE TO LIMITED PEDESTRIAN USE.

3. THE SIDEWALK ADJACENT TO THE SOUTH SIDE OF AURORA PARKWAY FROM THE HIGH PLAINS TRAIL CONNECTION, WEST OF THE ROUND ABOUT, TO THE FUTURE CONNECTION WEST OF THE FUTURE OVERPASS OVER E470, IS INCREASED TO 10' WIDTH.

PRIOR TO REQUEST FOR ACCEPTANCE OF THE INFRASTRUCTURE, IT IS ANTICIPATED THAT FUTURE ADJACENT DEVELOPMENTS WILL HAVE BEEN REVIEWED THROUGH THEIR INDIVIDUAL CSP PROCESSES AND CONSTRUCTION PLANS SUBMITTED WHICH WILL INCLUDE THE COMPLETE INTERSECTION DESIGN. SHOULD THIS NOT HAPPEN, SIDEWALKS WILL BE CONSTRUCTED THROUGH THE FUTURE INTERSECTION.

1. DEVELOPER AGREEMENTS WITH THE CHENANGO HOMEOWNERS ASSOCIATION PROHIBIT CONSTRUCTION OF AN INTERIM POND. THE UPSTREAM DETENTION POND C4 WILL BE CONSTRUCTED AND SIZED FOR FUTURE FULLY DEVELOPED CONDITIONS. AS SUCH, POND C4 WILL PROVIDE SUFFICIENT DETENTION TO ACCOUNT FOR THE PROPOSED CONSTRUCTION OF KINGS POINT DRIVE. THE HYDROLOGIC ROUTING PRESENTED IN THE PRELIMINARY DRAINAGE STUDY INDICATES THAT THE DISCHARGE TO THE CHENANGO SUBDIVISION WILL NOT EXCEED HISTORIC RATES. FUTURE DEVELOPMENT DOWNSTREAM OF POND C4 WILL REQUIRE A PERMANENT POND TO BE CONSTRUCTED UPSTREAM OF THE DISCHARGE TO THE CHENANGO SUBDIVISION. THAT POND WILL PROVIDE BOTH DETENTION AND WATER QUALITY ENHANCEMENTS.

1. UTILITY EASEMENTS ("U.E.") AND SIDEWALK EASEMENTS ("SE") SHOWN ARE CONCEPTUAL; FINAL DETERMINATION WILL BE MADE WITH THE CONSTRUCTION DOCUMENTS.

2. UTILITY EASEMENTS ("U.E.") ARE TO BE DEDICATED TO THEIR SPECIFIC UTILITIES.

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL. THIS WILL INCLUDE TYPICAL LIGHT FIXTURES BASED ON STREET CLASSIFICATION.

1. ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE KINGS POINT METROPOLITAN DISTRICT.

1. 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

1. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT

2. 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.

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. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS

5. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.

6. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES

**STANDARD:**  
CITY OF AURORA, AURORA MUNICIPAL CODE, ARTICLE 11, SECTION 146-1101 TABLE 11.2 AND SECTION 146-913 TABLE 9.7. FOR: SINGLE FAMILY & ATTACHED DWELLING LOT SIZES: >6000 SF MINIMUM STREET FRONTAGE: SUBAREA A: 50', SUBAREA B: 60' FRONT SETBACK: 20' SINGLE FAMILY & ATTACHED DWELLING LOT REAR SETBACK: 20' SINGLE FAMILY & ATTACHED DWELLING LOT SIDE SETBACK (INTERIOR): 5' SINGLE FAMILY & ATTACHED DWELLING LOT SIDE ON OPEN SPACE: 25' SINGLE FAMILY & ATTACHED DWELLING LOT MAXIMUM BUILDING HEIGHT: 38' SINGLE FAMILY & ATTACHED DWELLING LOT.

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CONSTRUCTION**

[illegible]

PRAIRIE POINT SUBDIVISION FILING NO. 3

SITE PLAN  
NOTES & LEGAL DESCRIPTION

SHEET



I:\2022\22033 - Prairie Point\CADD\Sheet\_Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Cover Sheet.dwg tab: 3 LOT TABLES Aug 21, 2024 -- 9:17am illudwig

| LOT DATA / BLOCK 1 |            |               |                    |                   |                   |                        |
|--------------------|------------|---------------|--------------------|-------------------|-------------------|------------------------|
| LOT #              | SQ FOOTAGE | FRONTAGE (FT) | FRONT SETBACK (FT) | REAR SETBACK (FT) | SIDE SETBACK (FT) | CLASSIFICATION         |
| 1                  | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 2                  | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 3                  | 6987.35    | 58.11         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 4                  | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 5                  | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 6                  | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 7                  | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 8                  | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 9                  | 6695.09    | 62.05         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 10                 | 11357.94   | 219.54        | 20                 | 15                | 12.5              | SINGLE FAMILY DETACHED |
| 11                 | 8534.91    | 53.74         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 12                 | 10637.13   | 45.27         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 13                 | 12162.09   | 38.27         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 14                 | 8634.14    | 59.80         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 15                 | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 16                 | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 17                 | 6761.25    | 59.17         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 18                 | 7280.16    | 56.77         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 19                 | 6728.56    | 61.17         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 20                 | 8238.05    | 182.63        | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 21                 | 8555.62    | 57.67         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 22                 | 9967.99    | 52.14         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 23                 | 9793.03    | 52.39         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 24                 | 6996.33    | 62.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 25                 | 7232.67    | 60.93         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 26                 | 7198.00    | 61.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 27                 | 8347.32    | 70.74         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 28                 | 10849.90   | 113.42        | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 29                 | 8900.02    | 86.72         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 30                 | 10274.98   | 45.27         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 31                 | 10335.44   | 45.27         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 32                 | 10308.03   | 45.27         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 33                 | 10546.69   | 44.13         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 34                 | 7154.55    | 66.56         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 35                 | 9920.61    | 50.01         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 36                 | 8363.64    | 176.15        | 20                 | 15                | 12.5              | SINGLE FAMILY DETACHED |
| 37                 | 5720.00    | 52.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 38                 | 5800.01    | 52.73         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 39                 | 5720.00    | 52.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 40                 | 5720.00    | 52.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 41                 | 5786.03    | 52.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 42                 | 7843.48    | 94.46         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 43                 | 7711.67    | 92.86         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 44                 | 6251.68    | 63.12         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 45                 | 5720.00    | 52.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 46                 | 5720.00    | 52.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 47                 | 6136.50    | 51.34         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 48                 | 6423.73    | 48.62         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 49                 | 6423.73    | 48.62         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 50                 | 6423.73    | 48.62         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 51                 | 6423.73    | 48.62         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 52                 | 6423.73    | 48.62         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 53                 | 5977.91    | 50.68         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |

| LOT DATA / BLOCK 3 |            |               |                    |                   |                   |                        |
|--------------------|------------|---------------|--------------------|-------------------|-------------------|------------------------|
| LOT #              | SQ FOOTAGE | FRONTAGE (FT) | FRONT SETBACK (FT) | REAR SETBACK (FT) | SIDE SETBACK (FT) | CLASSIFICATION         |
| 1                  | 6789.97    | 166.94        | 20                 | 15                | 12.5              | SINGLE FAMILY DETACHED |
| 2                  | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 3                  | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 4                  | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 5                  | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 6                  | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 7                  | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 8                  | 5522.75    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 9                  | 5622.75    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 10                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 11                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 12                 | 6661.71    | 164.56        | 20                 | 15                | 12.5              | SINGLE FAMILY DETACHED |
| 13                 | 6661.71    | 164.56        | 20                 | 15                | 12.5              | SINGLE FAMILY DETACHED |
| 14                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 15                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 16                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 17                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 18                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 19                 | 5610.13    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 20                 | 5725.56    | 51.41         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 21                 | 6277.08    | 53.49         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 22                 | 7579.92    | 53.30         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 23                 | 10082.00   | 194.74        | 20                 | 15                | 12.5              | SINGLE FAMILY DETACHED |

| LOT DATA / BLOCK 2 |            |               |                    |                   |                   |                        |
|--------------------|------------|---------------|--------------------|-------------------|-------------------|------------------------|
| LOT #              | SQ FOOTAGE | FRONTAGE (FT) | FRONT SETBACK (FT) | REAR SETBACK (FT) | SIDE SETBACK (FT) | CLASSIFICATION         |
| 1                  | 5500.00    | 50.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 2                  | 5500.00    | 50.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 3                  | 5860.31    | 57.64         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 4                  | 6108.76    | 56.40         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 5                  | 6380.00    | 58.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 6                  | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 7                  | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 8                  | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 9                  | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 10                 | 5623.90    | 51.01         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 11                 | 5785.36    | 51.33         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 12                 | 7957.69    | 183.45        | 20                 | 15                | 12.5              | SINGLE FAMILY DETACHED |
| 13                 | 7217.99    | 169.62        | 20                 | 15                | 12.5              | SINGLE FAMILY DETACHED |
| 14                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 15                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 16                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 17                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 18                 | 5610.00    | 51.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 19                 | 5608.30    | 51.02         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 20                 | 5537.58    | 49.08         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 21                 | 9358.13    | 47.32         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 22                 | 14652.65   | 43.75         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 23                 | 9567.87    | 45.85         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 24                 | 6839.24    | 52.41         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 25                 | 7019.87    | 51.10         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 26                 | 8061.55    | 56.27         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |

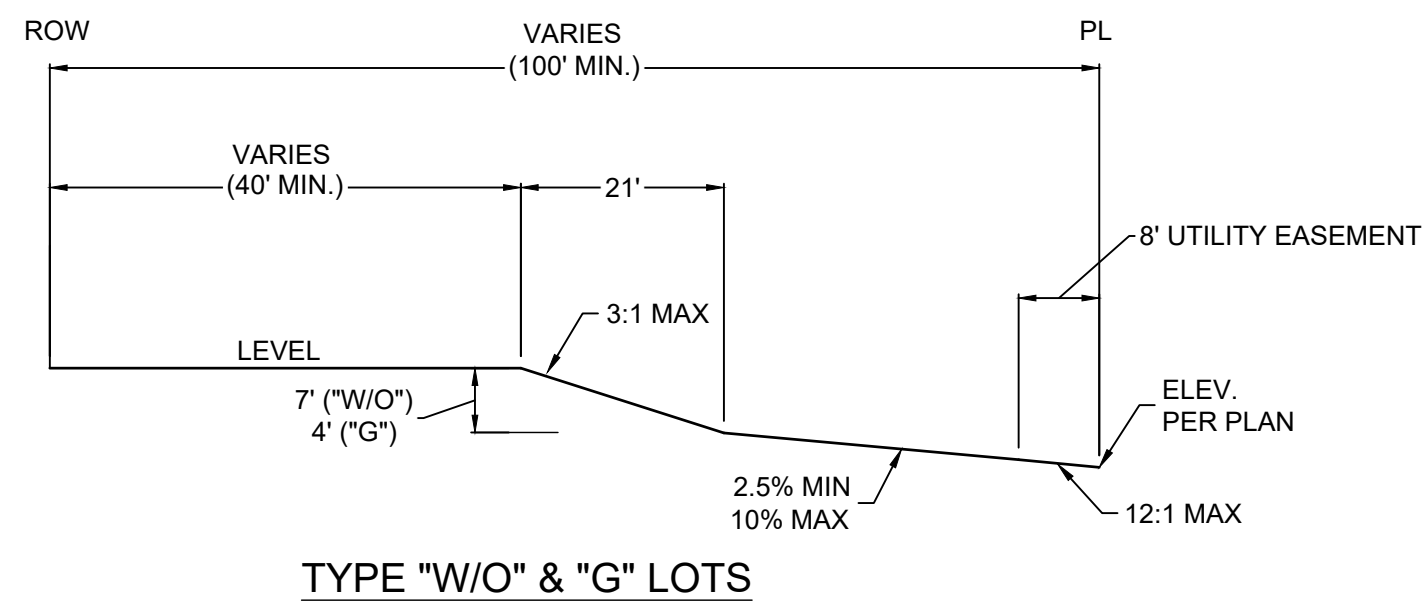
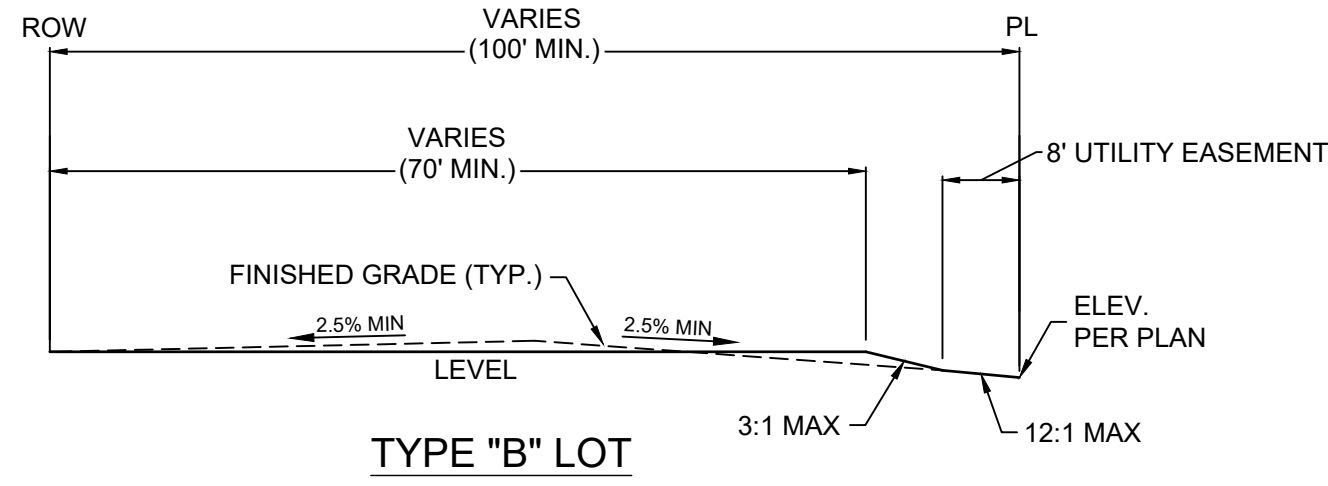
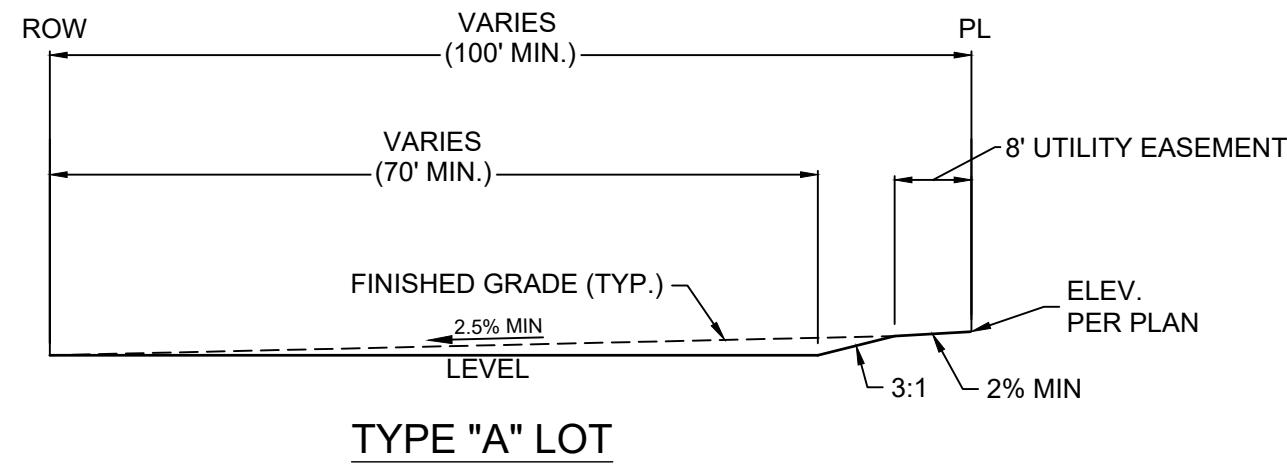
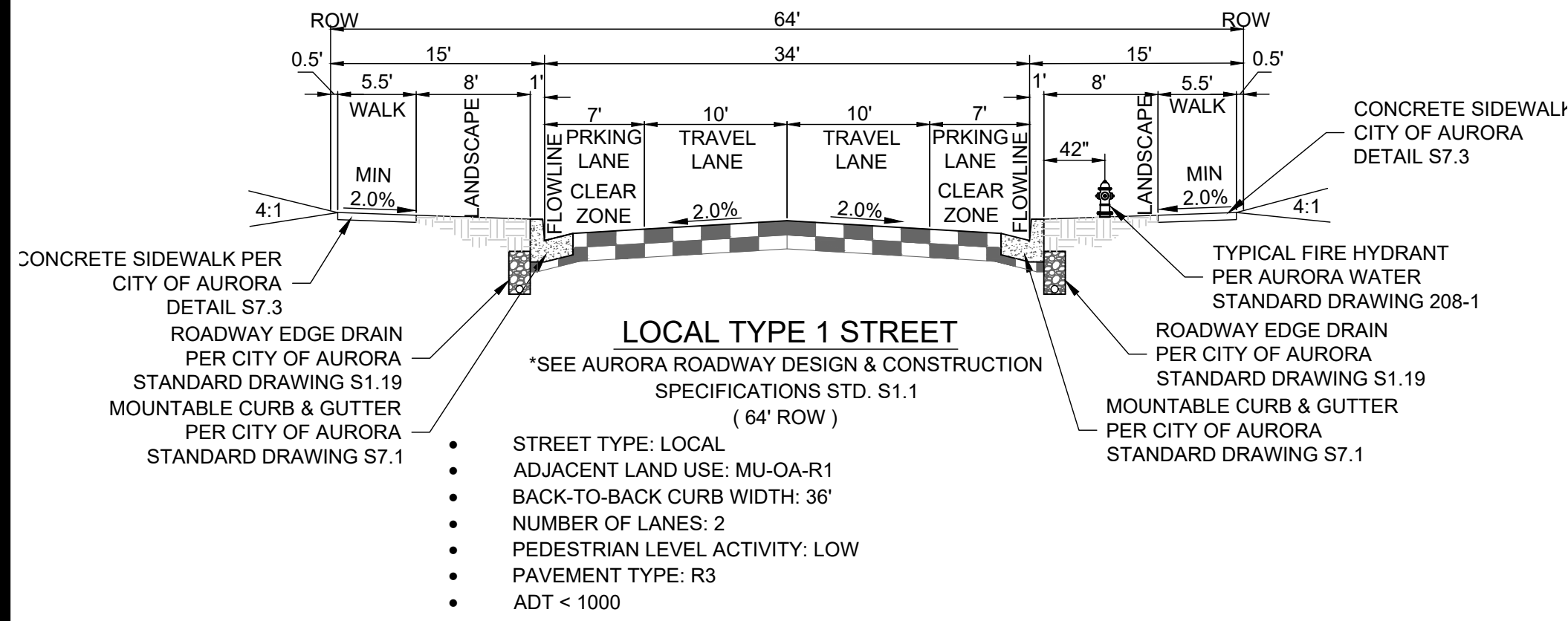
| LOT DATA / BLOCK 4 |            |               |                    |                   |                   |                        |
|--------------------|------------|---------------|--------------------|-------------------|-------------------|------------------------|
| LOT #              | SQ FOOTAGE | FRONTAGE (FT) | FRONT SETBACK (FT) | REAR SETBACK (FT) | SIDE SETBACK (FT) | CLASSIFICATION         |
| 1                  | 9281.96    | 82.23         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 2                  | 9281.13    | 97.10         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 3                  | 12037.72   | 129.49        | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 4                  | 7800.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 5                  | 7800.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 6                  | 7800.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 7                  | 7800.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 8                  | 7800.00    | 60.24         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 9                  | 12427.38   | 56.71         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 10                 | 12345.68   | 45.23         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 11                 | 7612.63    | 50.40         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 12                 | 8190.02    | 60.69         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 13                 | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 14                 | 7651.71    | 173.56        | 20                 | 15                | 12.5              | SINGLE FAMILY DETACHED |
| 15                 | 23023.38   | 90.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 16                 | 26035.21   | 104.62        | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 17                 | 14751.89   | 70.90         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 18                 | 16448.41   | 62.66         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 19                 | 25950.43   | 94.22         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 20                 | 18248.49   | 95.67         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 21                 | 14638.15   | 95.67         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 22                 | 14638.15   | 95.67         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 23                 | 14638.15   | 95.67         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 24                 | 14638.15   | 95.67         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 25                 | 14638.15   | 95.67         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 26                 | 15374.39   | 88.19         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 27                 | 15692.32   | 86.42         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 28                 | 15692.32   | 213.43        | 20                 | 15                | 12.5              | SINGLE FAMILY DETACHED |
| 29                 | 15524.73   | 87.19         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 30                 | 13536.01   | 91.14         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 31                 | 16344.62   | 93.33         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 32                 | 15938.26   | 84.98         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 33                 | 12925.14   | 90.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 34                 | 12378.77   | 90.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 35                 | 11659.59   | 90.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 36                 | 18590.40   | 267.82        | 20                 | 15                | 12.5              | SINGLE FAMILY DETACHED |
| 37                 | 12150.13   | 105.65        | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |

| LOT DATA / BLOCK 5 |            |               |                    |                   |                   |                        |
|--------------------|------------|---------------|--------------------|-------------------|-------------------|------------------------|
| LOT #              | SQ FOOTAGE | FRONTAGE (FT) | FRONT SETBACK (FT) | REAR SETBACK (FT) | SIDE SETBACK (FT) | CLASSIFICATION         |
| 1                  | 7180.07    | 58.72         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 2                  | 7653.03    | 55.42         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 3                  | 7789.05    | 55.08         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 4                  | 7815.47    | 54.96         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 5                  | 8686.66    | 56.81         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 6                  | 7561.08    | 58.97         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 7                  | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 8                  | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 9                  | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 10                 | 6699.26    | 60.63         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 11                 | 6668.95    | 60.63         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 12                 | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 13                 | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 14                 | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 15                 | 7014.63    | 68.74         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 16                 | 7360.22    | 75.36         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 17                 | 7729.72    | 83.40         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 18                 | 8550.16    | 87.16         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 19                 | 7337.06    | 75.36         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 20                 | 7334.47    | 75.36         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 21                 | 6816.24    | 64.53         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |
| 22                 | 6600.00    | 60.00         | 20                 | 15                | 5                 | SINGLE FAMILY DETACHED |

| LOT DATA / BLOCK 6 |               |                  |                          |                         |                         |                        |
|--------------------|---------------|------------------|--------------------------|-------------------------|-------------------------|------------------------|
| LOT #              | SQ<br>FOOTAGE | FRONTAGE<br>(FT) | FRONT<br>SETBACK<br>(FT) | REAR<br>SETBACK<br>(FT) | SIDE<br>SETBACK<br>(FT) | CLASSIFICATION         |
| 1                  | 7040.00       | 64.00            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 2                  | 7267.87       | 62.89            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 3                  | 7823.82       | 61.72            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 4                  | 7734.23       | 61.72            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 5                  | 9705.27       | 188.34           | 20                       | 15                      | 12.5                    | SINGLE FAMILY DETACHED |
| 6                  | 9294.76       | 108.68           | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 7                  | 8321.63       | 89.25            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 8                  | 10265.01      | 193.49           | 20                       | 15                      | 12.5                    | SINGLE FAMILY DETACHED |
| 9                  | 12214.03      | 57.28            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 10                 | 12954.93      | 45.27            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 11                 | 11411.90      | 45.49            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 12                 | 12686.50      | 56.47            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 13                 | 8589.82       | 53.22            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 14                 | 7651.71       | 173.56           | 20                       | 15                      | 12.5                    | SINGLE FAMILY DETACHED |
| 15                 | 7800.00       | 60.00            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 16                 | 8425.57       | 58.19            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 17                 | 8959.94       | 57.94            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 18                 | 8699.15       | 57.94            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 19                 | 8055.05       | 59.20            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 20                 | 7800.00       | 60.00            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 21                 | 11655.72      | 114.47           | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 22                 | 9614.52       | 66.60            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 23                 | 7074.84       | 60.69            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 24                 | 7106.29       | 60.47            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 25                 | 7105.01       | 60.44            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 26                 | 7105.03       | 60.44            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 27                 | 7106.35       | 60.47            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 28                 | 7066.31       | 60.74            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 29                 | 6819.30       | 62.00            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 30                 | 6820.00       | 62.00            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 31                 | 6820.00       | 62.00            | 20                       | 15                      | 5                       | SINGLE FAMILY DETACHED |
| 32                 | 8068.72       | 177.26           | 20                       | 15                      | 12.5                    | SINGLE FAMILY DETACHED |



I:\2022\22033 - Prairie Point\CADD\Sheet\_Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Cover Sheet.dwg tab: 4 STREET DETAILS Aug 21, 2024 - 9:17am illudwig



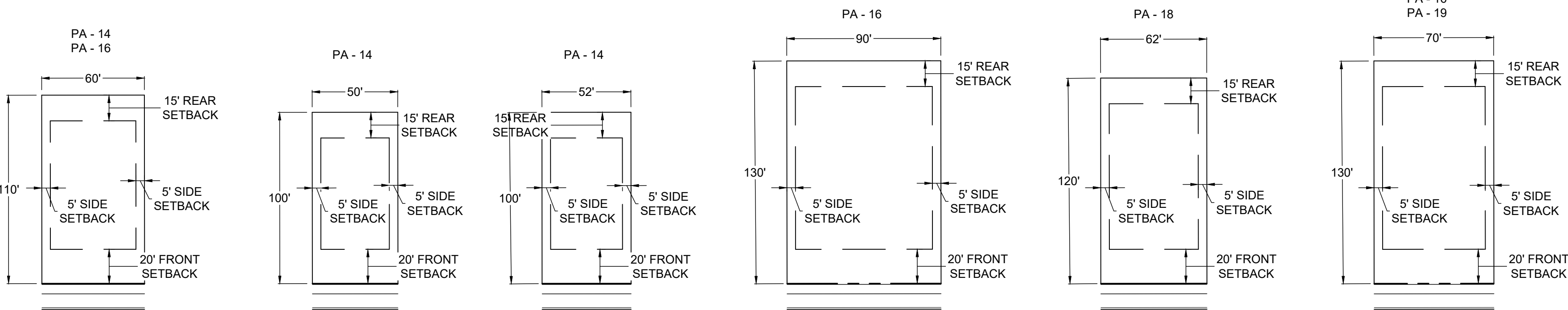
#### EXISTING LEGEND

|     |                        |
|-----|------------------------|
| --- | PROPERTY LINE          |
| --- | R.O.W.                 |
| --- | LOT LINE               |
| --- | EASEMENT LINE          |
| --- | SECTION LINE           |
| --- | ROAD CENTERLINE        |
| --- | EDGE OF PAVEMENT       |
| --- | CURB AND GUTTER        |
| --- | CONCRETE               |
| --- | FENCE                  |
| --- | RETAINING WALL         |
| --- | WATER LINE             |
| --- | RAW WATER LINE         |
| --- | NON-POTABLE WATER LINE |
| --- | IRRIGATION LINE        |
| --- | SANITARY SEWER         |
| --- | STORM SEWER            |
| --- | ELECTRIC LINE          |
| --- | GAS LINE               |
| --- | TELEPHONE LINE         |
| --- | FIBER OPTICS LINE      |
| --- | OVERHEAD ELECTRIC LINE |
| --- | CABLE TELEVISION       |
| --- | CONTOUR MAJOR          |
| --- | CONTOUR MINOR          |

#### PROPOSED LEGEND

|     |   |
|-----|---|
| --- | PROPERTY LINE   |
| --- | R.O.W.  |
| --- | LOT LINE  |
| --- | SETBACK   |
| --- | EASEMENT  |
| --- | ROAD CENTERLINE   |
| --- | CURB AND GUTTER (CATCH)                                   |
| --- | CURB AND GUTTER (SPILL)                                   |
| --- | SIDEWALK  |
| --- | STORM SEWER   |
| --- | SANITARY SEWER  |
| --- | WATER LINE  |
| --- | MANHOLE w/ DIA. (FT.)                                     |
| --- | INLET   |
| --- | FLARED END SECTION  |
| --- | WATER BEND  |
| --- | WATER CROSS   |
| --- | WATER TEE   |
| --- | WATER REDUCER   |
| --- | WATER VALVE   |
| --- | FIRE HYDRANT  |
| --- | PLUG/CAP  |
| --- | SANITARY SEWER SERVICE (* INDICATES NON-TYPICAL LOCATION) |
| --- | PROPOSED  |
| --- | WATER SERVICE (* INDICATES NON-TYPICAL LOCATION)          |
| --- | UTILITY CROSSING  |
| --- | RETAINING WALL  |
| --- | CONTOUR MAJOR   |
| --- | CONTOUR MINOR   |
| --- | SPOT ELEVATION  |
| --- | SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)              |
| --- | LIMITS OF CONSTRUCTION / SAWCUT                           |
| --- | PEDESTRIAN ACCESSIBLE ROUTE                               |

|          |  |
|----------|--|
| 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                                      |
| 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                       |
| STA      | 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                                  |



#### NOTES:

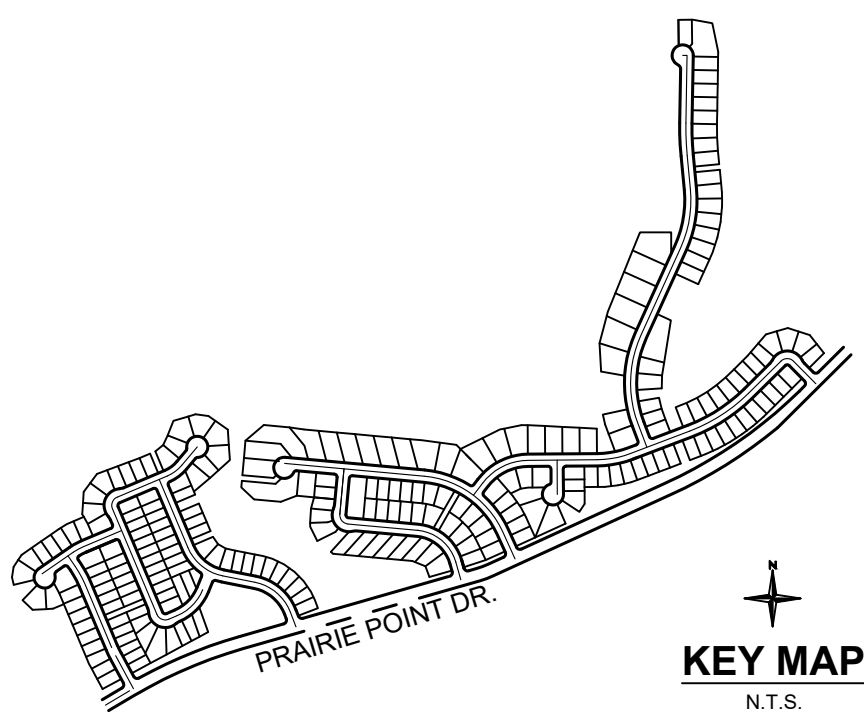
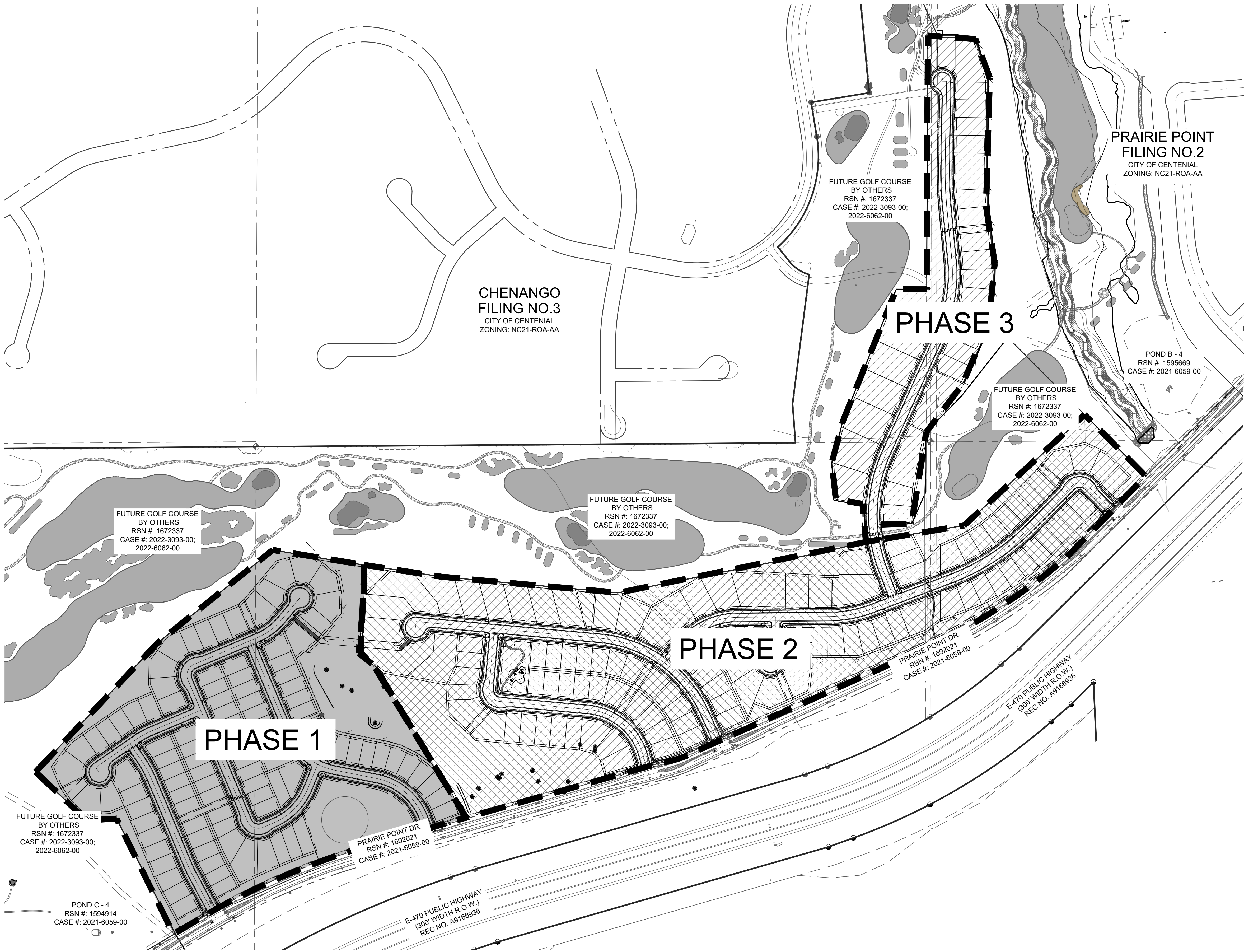
- SIDE SETBACKS ADJACENT TO LOCAL STREETS ARE 12.5'.
- SIDE SETBACKS ADJACENT TO COLLECTOR STREETS ARE 20'.

#### TYPICAL LOTS

| DATE | NO. | DATE | NO. | DATE | NO. |
|------|-----|------|-----|------|-----|
|      |     |      |     |      |     |



I:\2023\22033 - Prairie Point\CADD\Sheet\_Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Phasing Plan.dwg tab: 5 PHASING PLAN Aug. 21, 2024 - 9:17am lluwig



BENCHMARK:  
CITY OF AURORA BENCHMARK NUMBER 5S8635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470. ELEVATION = 6057.71 FEET (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.

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

- PRIOR TO ANY GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED FOR DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE ANY ONE OF, OR COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 -IN RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150' OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS, OR FIRE APPLIANCES.
- DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL BUT NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSSES. (2015 IFC D107.2).

LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE BOUNDARY

PHASE 1:

- PLANNING AREA 14
- PLANNING AREA 15

PHASE 2:

- PLANNING AREA 16
- PLANNING AREA 18

PHASE 3:

- PLANNING AREA 17
- PLANNING AREA 18
- PLANNING AREA 19

PHASE 1:

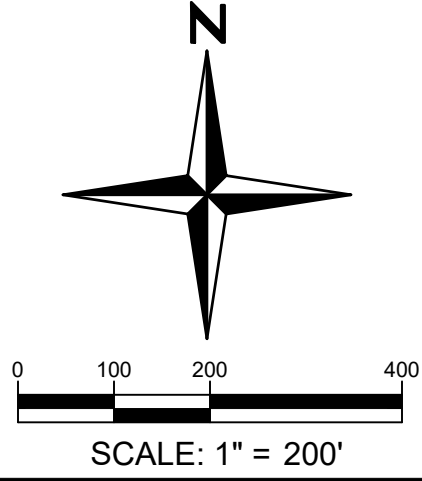
- PROPOSED FIRE ACCESS:
- PRIMARY ACCESS: IS WESTERN ACCESS POINT OFF OF PRAIRIE POINT DRIVE (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE).
  - SECONDARY ACCESS: IS EASTERN ACCESS POINT OFF OF PRAIRIE POINT DRIVE (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE).

PHASE 2:

- PROPOSED FIRE ACCESS:
- PRIMARY ACCESS: IS WESTERN ACCESS POINT OFF OF PRAIRIE POINT DRIVE (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE).
  - SECONDARY ACCESS: IS EASTERN ACCESS POINT OFF OF PRAIRIE POINT DRIVE (PUBLIC ROW TO BE CONSTRUCTED AS PART OF ISP EAST PACKAGE).

PHASE 3:

- PROPOSED FIRE ACCESS:
- PRIMARY ACCESS OFF OF PHASE 2 AND PHASE 3 CONNECTION POINT.
  - SECONDARY ACCESS OFF OF EMERGENCY ACCESS PATH CONNECTING TO EXISTING E. LONGS AVE.



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.

NOT FOR  
CONSTRUCTION

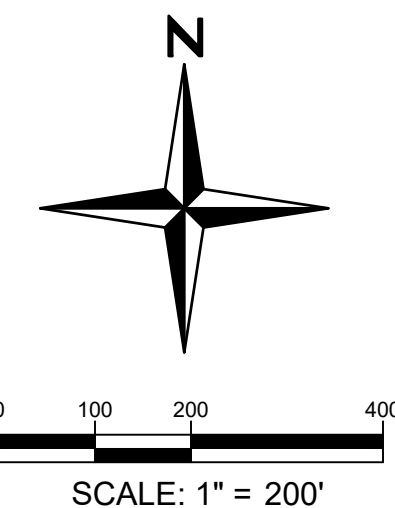
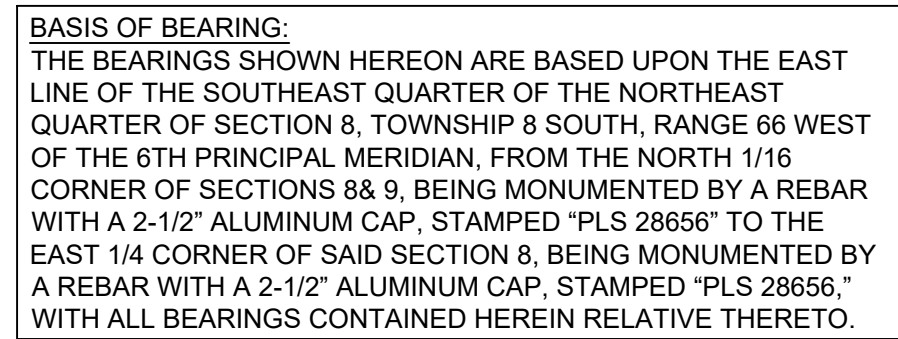
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|                      |  |      |  |     |  |      |  |     |  |      |  |     |  |      |  |     |  |

PRAIRIE POINT SUBDIVISION FILING NO. 3

SITE PLAN  
PHASING PLAN

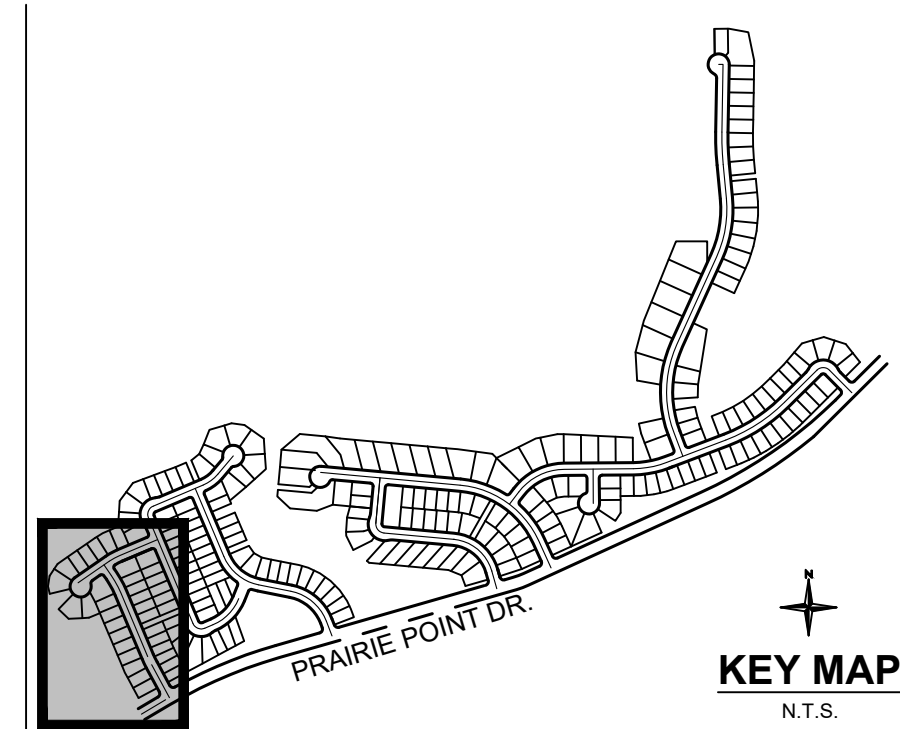
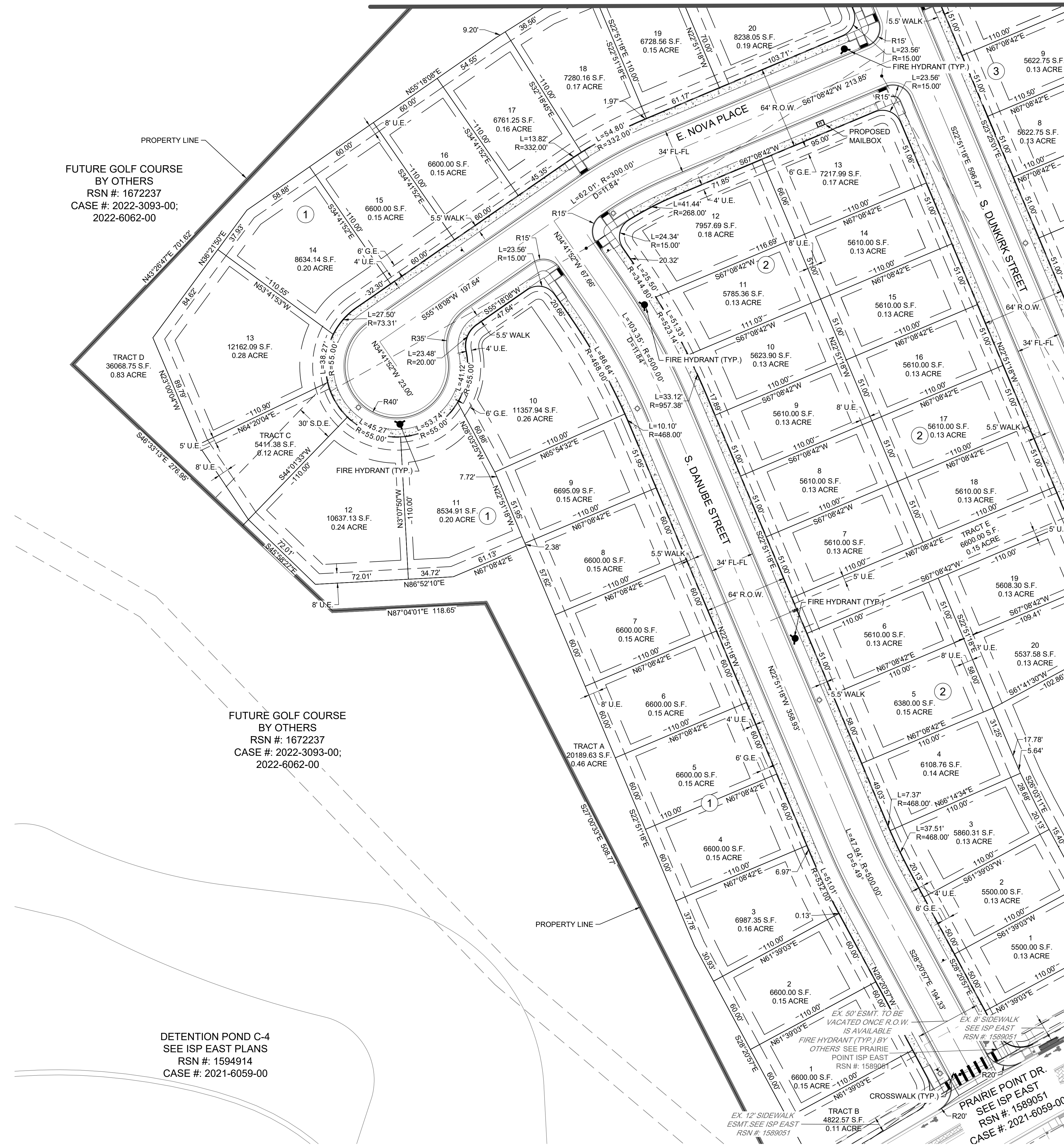
SHEET





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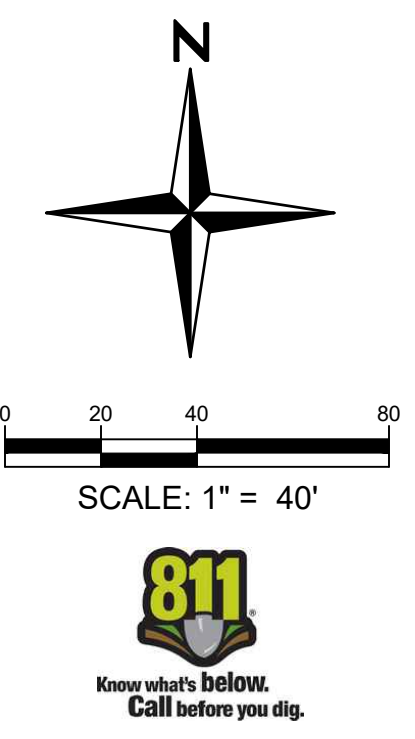




**BENCHMARK:**  
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2"  
DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE  
BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.  
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

**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.

- |                |                                |
|----------------|--------------------------------|
| <b>LEGEND:</b> |                                |
|                | PROPERTY LINE                  |
|                | R.O.W.                         |
|                | LOT LINE                       |
|                | EASEMENT LINE                  |
|                | EXISTING EASEMENT LINE         |
|                | ROAD CENTERLINE                |
|                | EDGE OF PAVEMENT               |
|                | SIGHT TRIANGLE                 |
|                | PROPOSED CURB<br>& GUTTER      |
|                | PROPOSED SIDEWALK              |
|                | PROPOSED CURB RETURN           |
|                | SIDEWALK RAMP                  |
|                | PROPOSED MID-BLOCK RAMP        |
|                | PROPOSED CONCRETE CROSSPAN     |
|                | PROPOSED STORM SEWER INLET     |
|                | PROPOSED MANHOLE               |
|                | PROPOSED FLARED<br>END SECTION |
|                | BLOCK NUMBER                   |
|                | LOT NUMBER                     |
|                | PROPOSED BUILDING<br>SETBACK   |
|                | PROPOSED STREET LIGHT          |



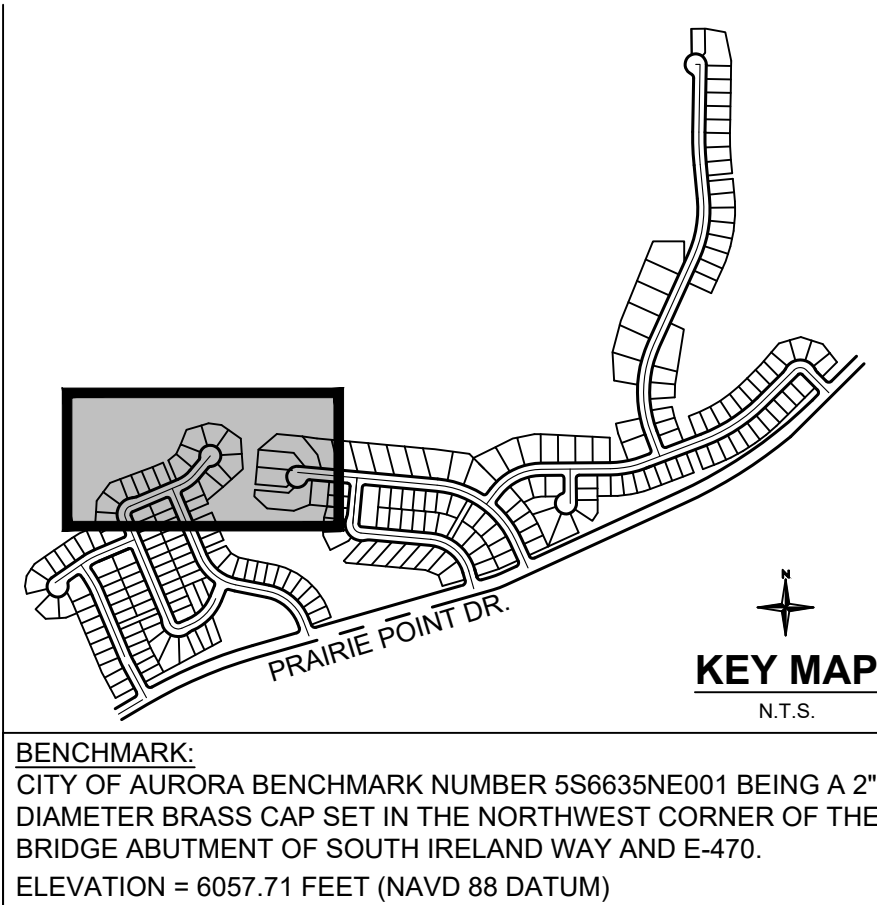
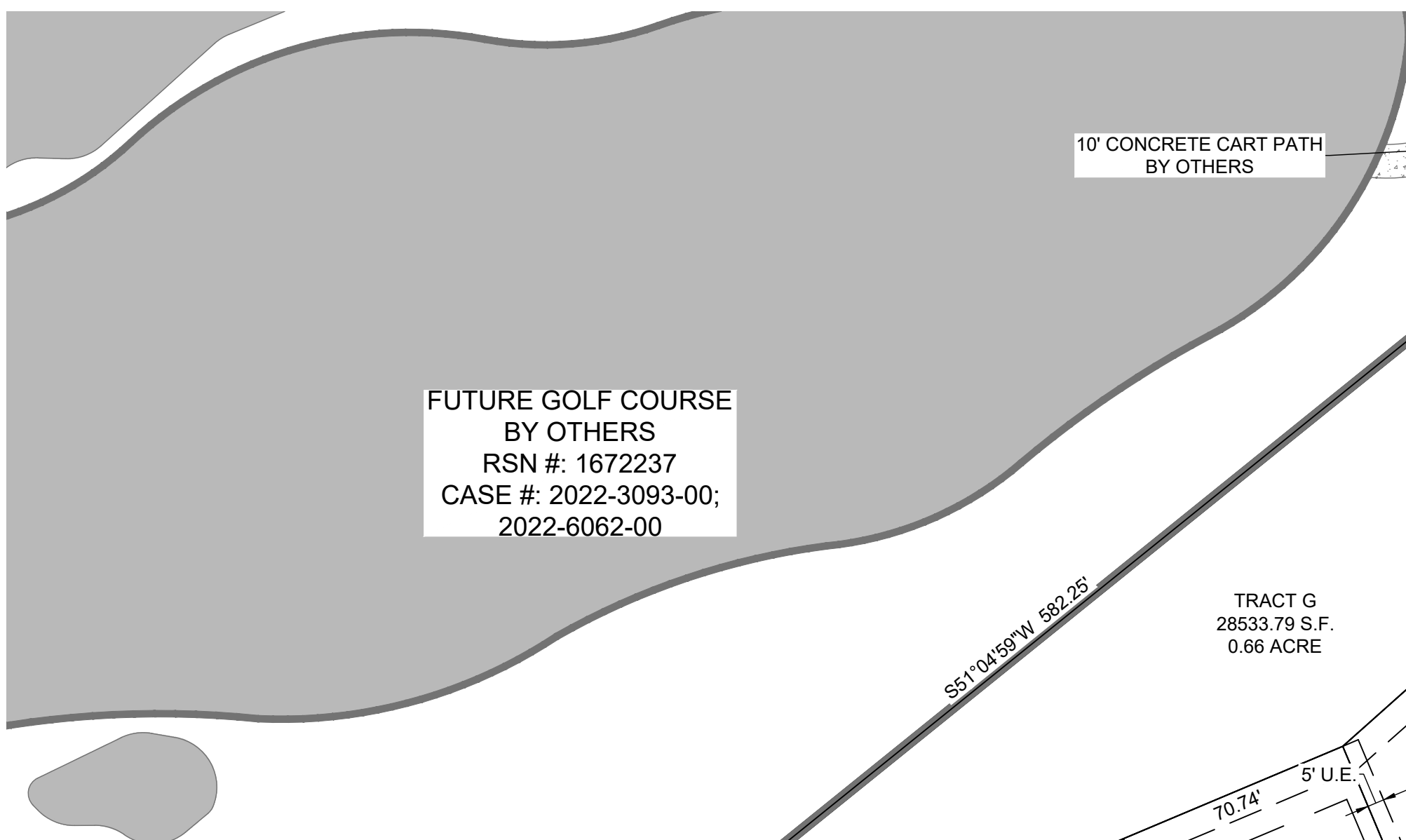
**You MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING.** This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation, or fence post installation. Digging without calling can disrupt service to the surrounding neighborhoods.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

**NOT FOR  
CONSTRUCTION**

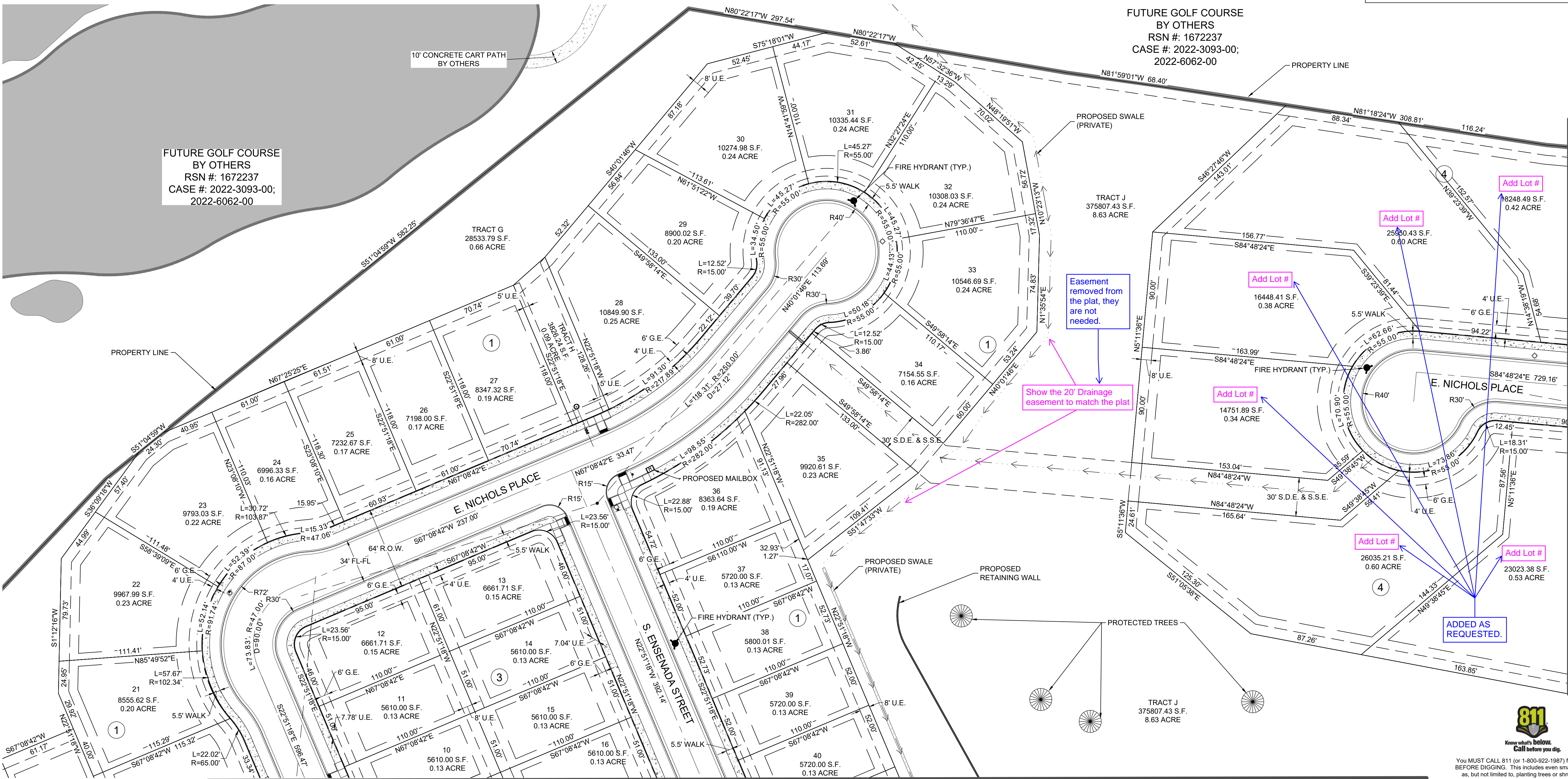
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**PRAIRIE POINT SUBDIVISION FILING NO. 3**  
**SITE PLAN**  
**SITE PLAN**





FUTURE GOLF COURSE  
BY OTHERS  
RSN #: 1672237  
CASE #: 2022-3093-00;  
2022-6062-00



MATCHLINE - SEE SHEET 9

PRAIRIE POINT SUBDIVISION FILING NO. 3

**SITE PLAN**

**NOT FOR  
CONSTRUCTION**

**Redland**  
WHERE GREAT PLACES BEGIN

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

720.283.6783  
[REDLAND.COM](http://REDLAND.COM)

HEE

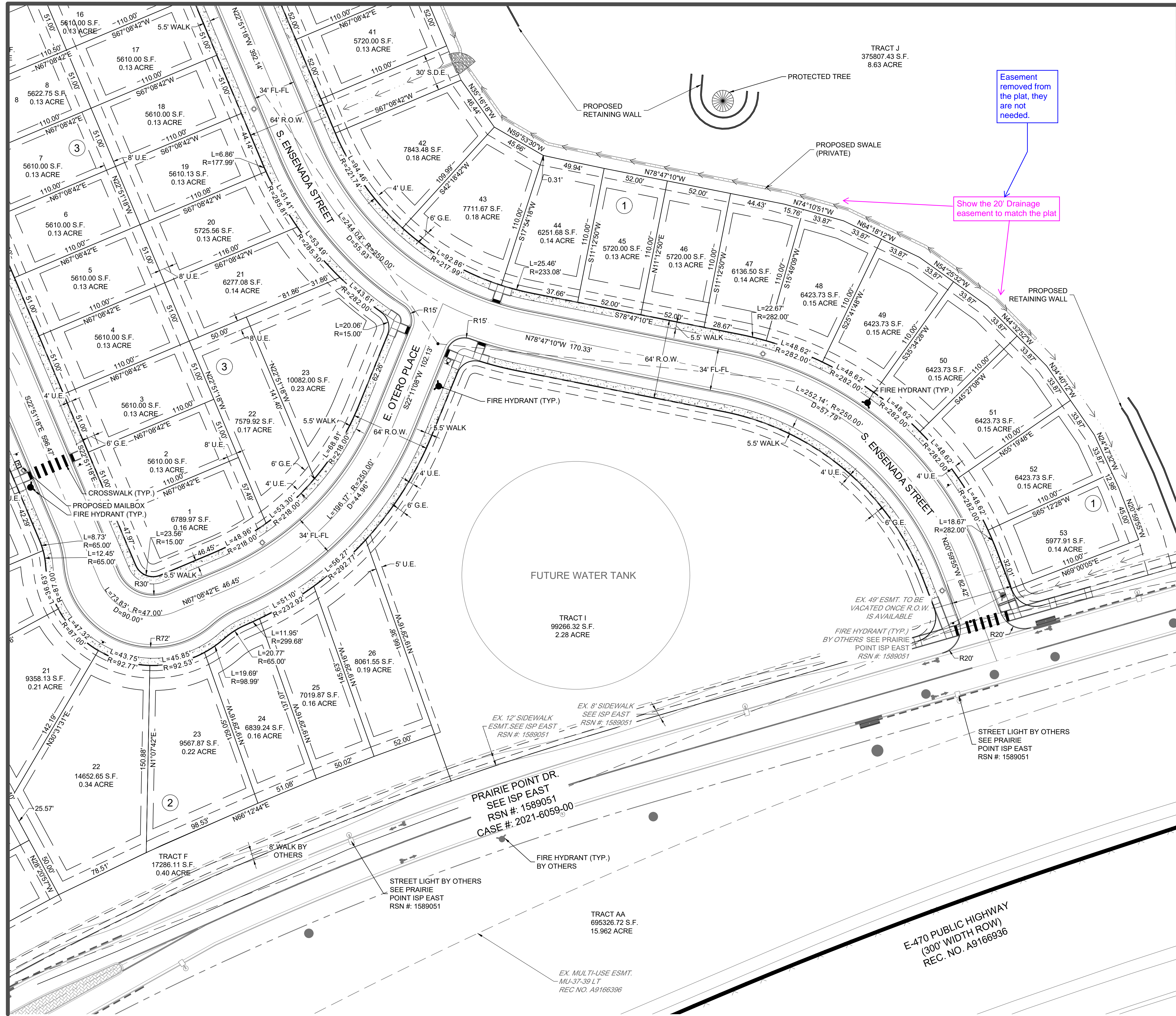
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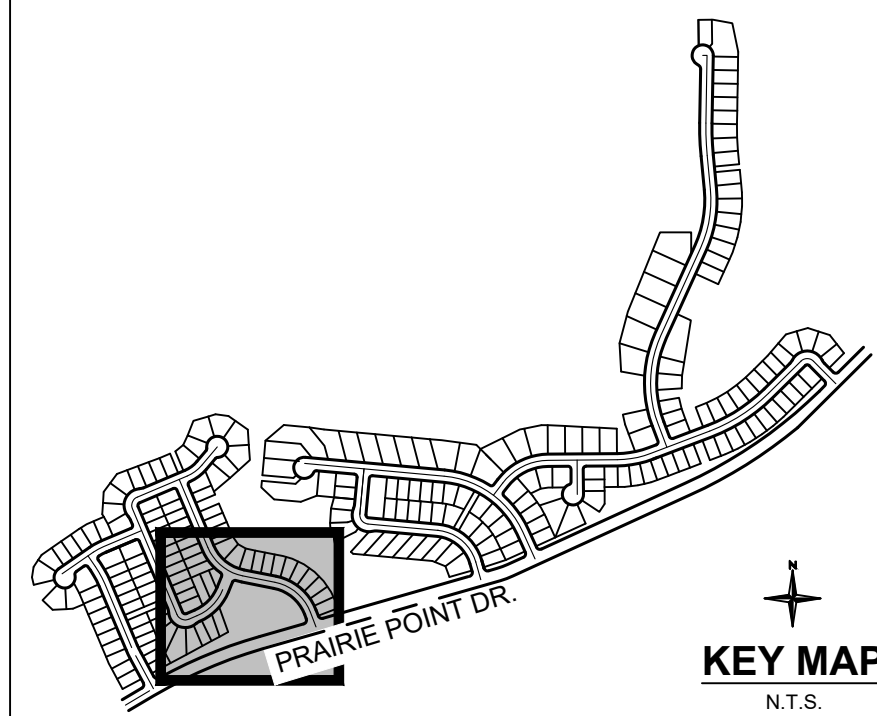
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MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 8



MATCHLINE - SEE SHEET 10

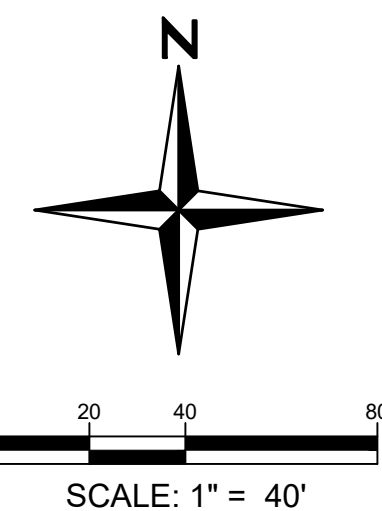


BENCHMARK:  
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470. ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

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LEGEND:

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



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PRAIRIE POINT SUBDIVISION FILING NO. 3

SITE PLAN

SITE PLAN

NOTES

NO.

DATE

NOTES

PROJECT NO. 22033.01

NO.

DATE

SHEET

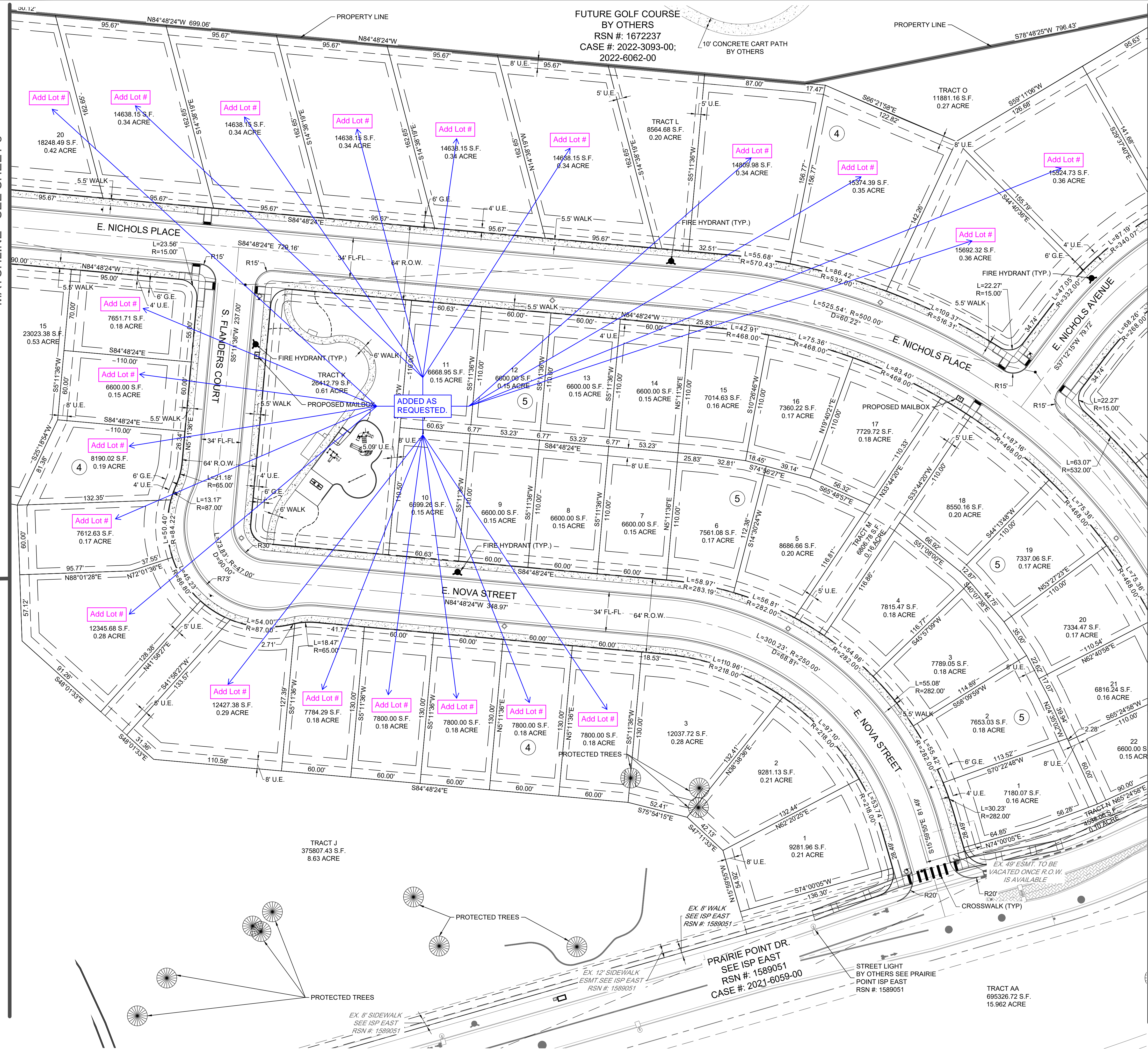
NOT FOR CONSTRUCTION



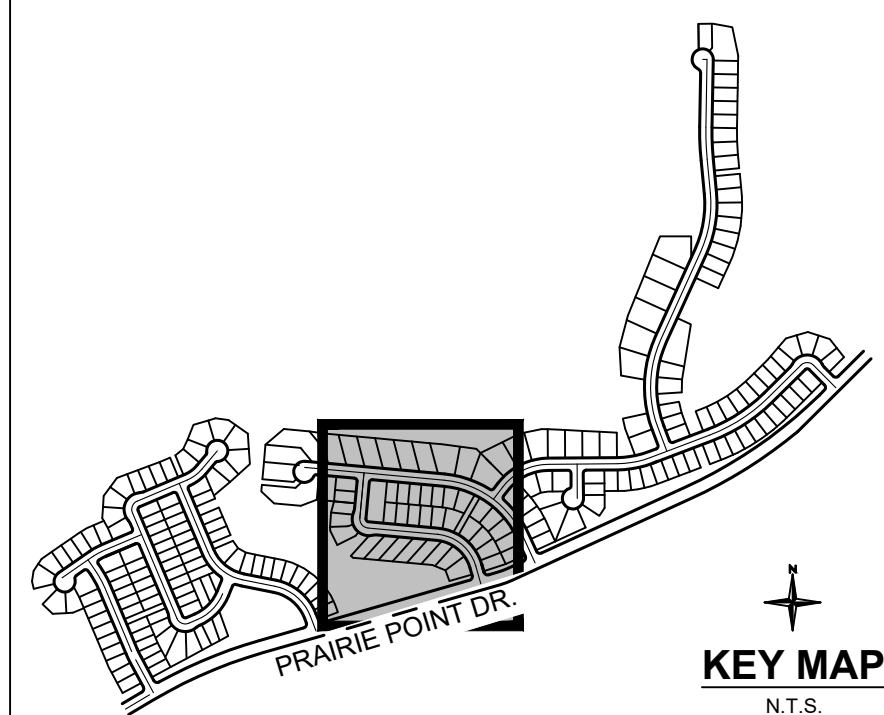
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MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 8



MATCHLINE - SEE SHEET 11

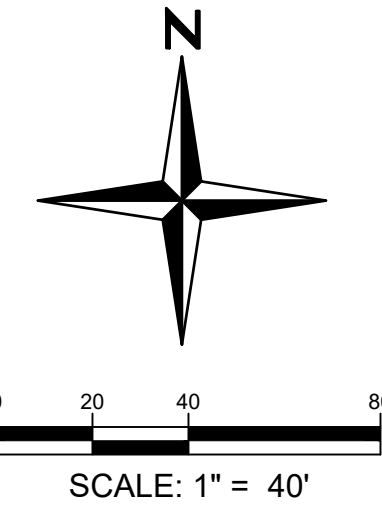


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LEGEND:

- 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 CROSSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- 2 BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED BUILDING SETBACK



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PRAIRIE POINT SUBDIVISION FILING NO. 3  
SITE PLAN  
SITE PLAN

SHEET

NOT FOR CONSTRUCTION

**Redland**  
WHERE GREAT PLACES BEGIN

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

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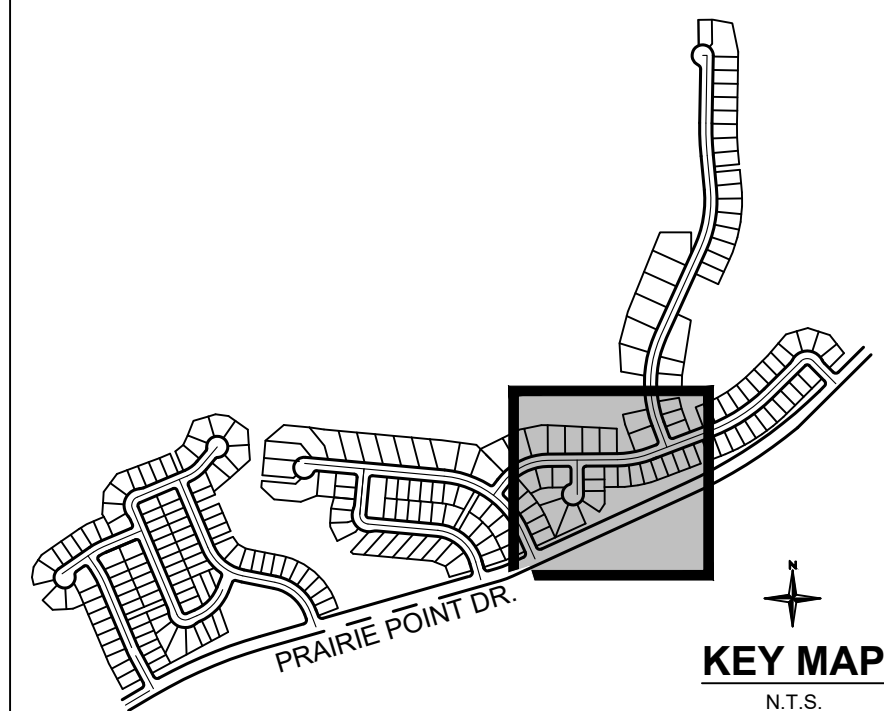
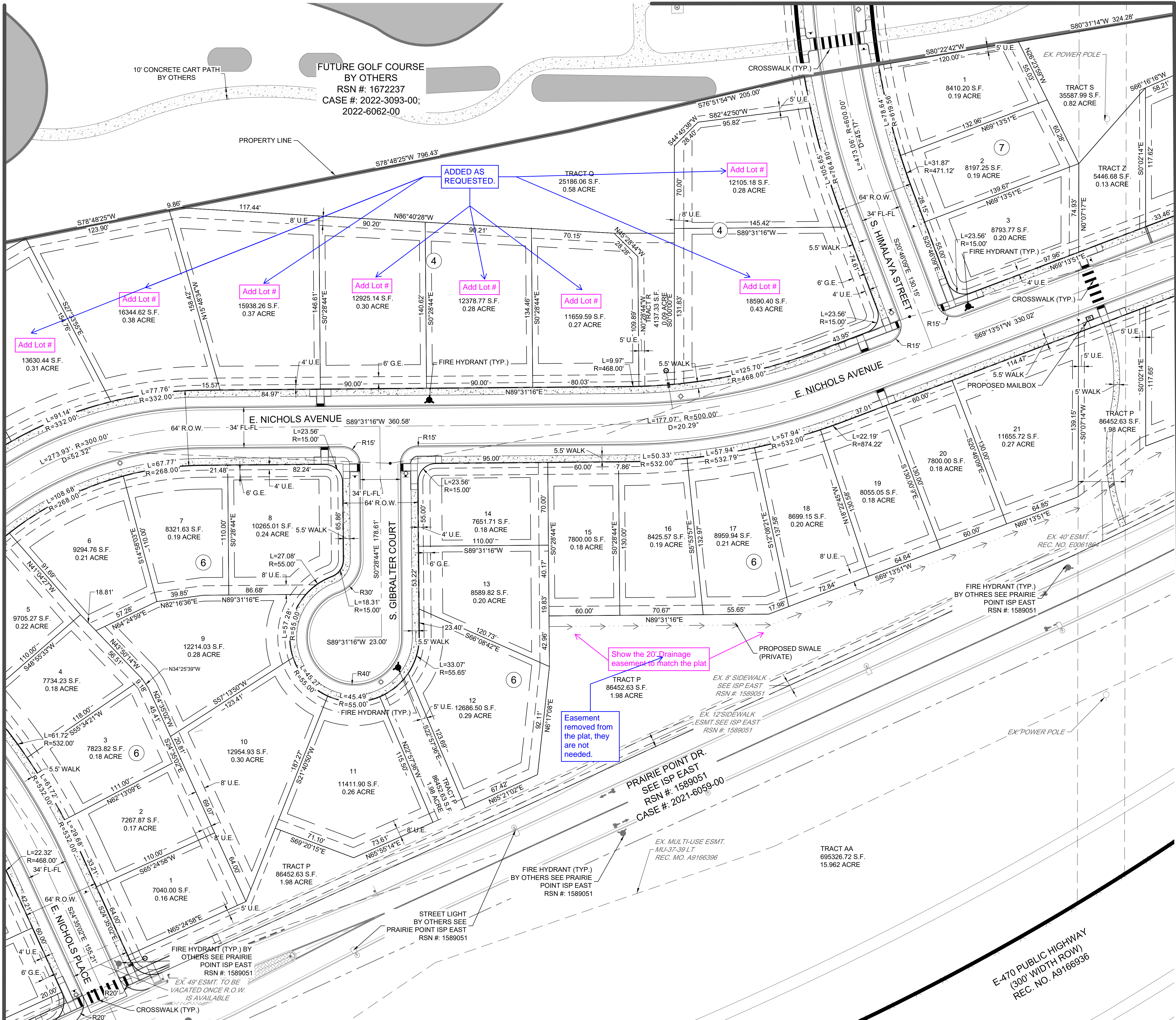


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MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 12

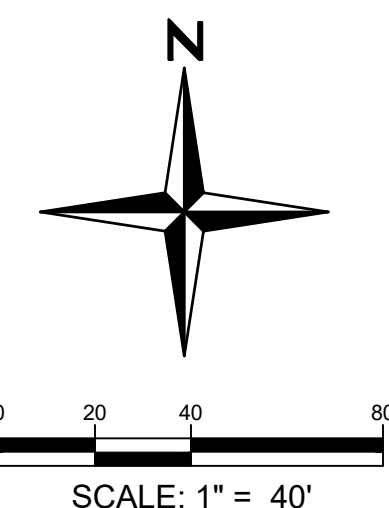


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LEGEND:

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- R.O.W.
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- EASEMENT LINE
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- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED CONCRETE CROSSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- BLOCK NUMBER
- LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED STREET LIGHT



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PRAIRIE POINT SUBDIVISION FILING NO. 3

SITE PLAN

SITE PLAN

SHEET

11

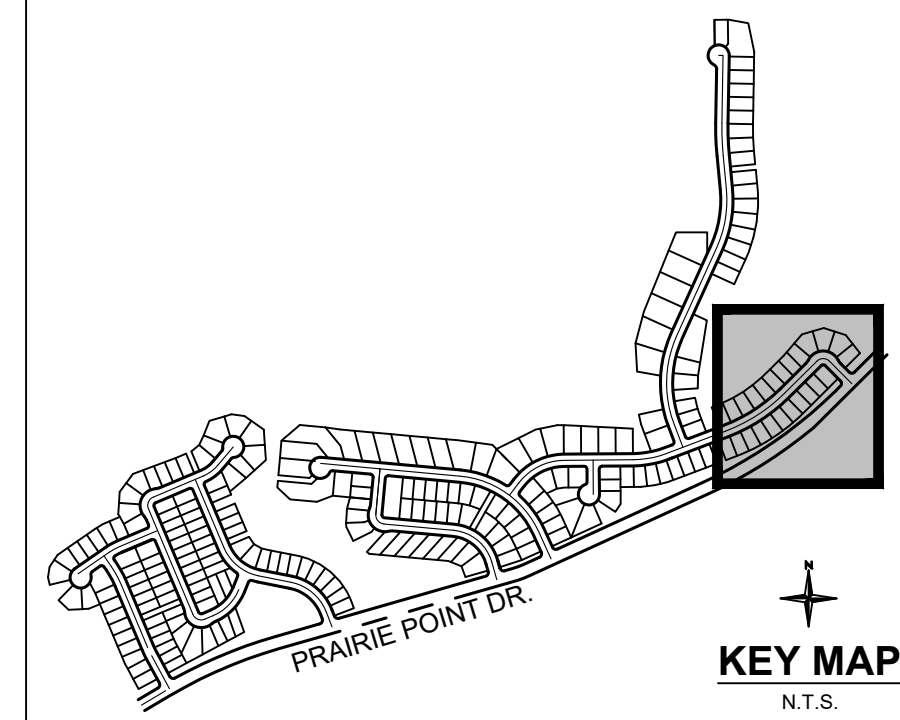
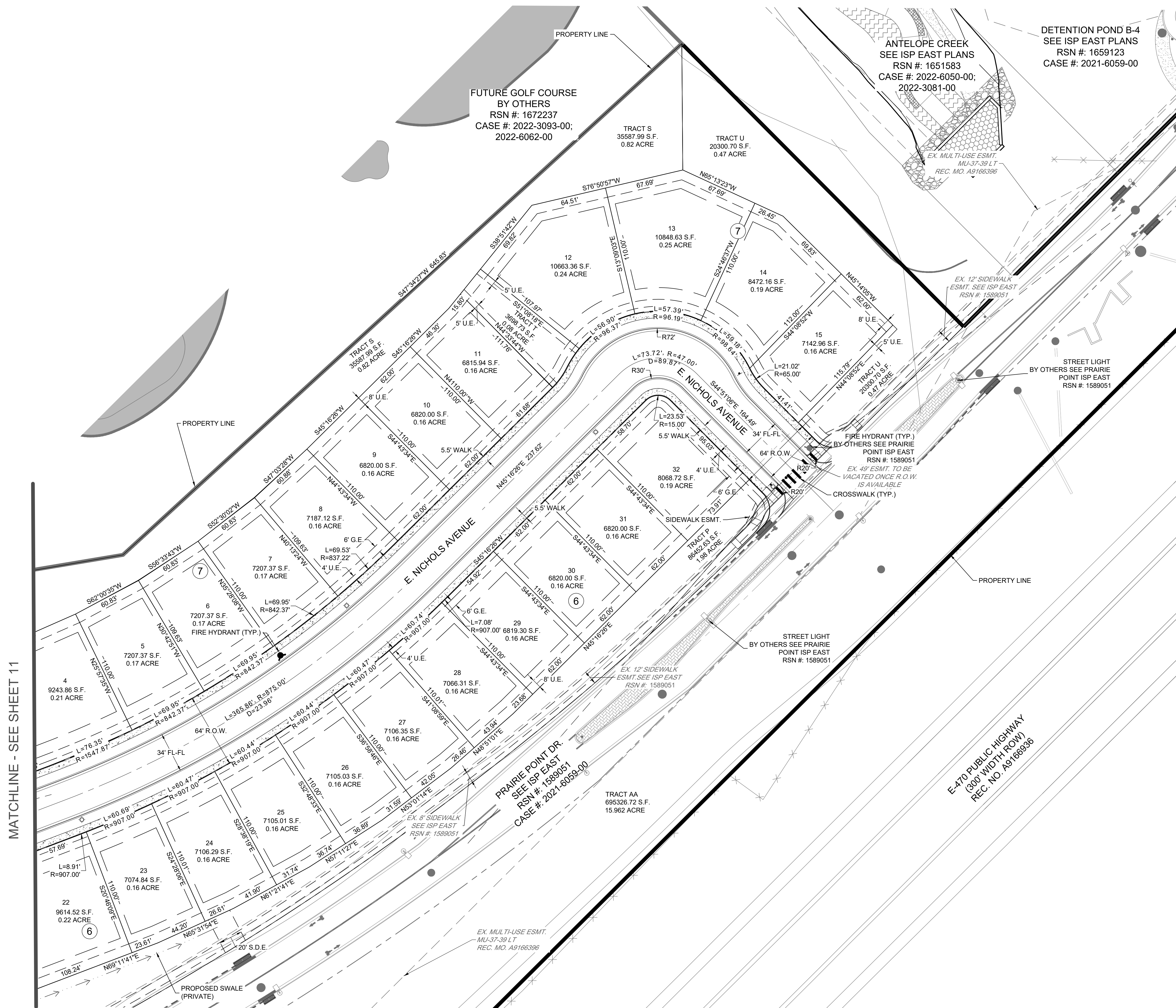
NOT FOR CONSTRUCTION

**Redland**  
WHERE GREAT PLACES BEGIN

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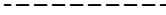

















- Land Planning
- Landscaping Architecture
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- Construction Management

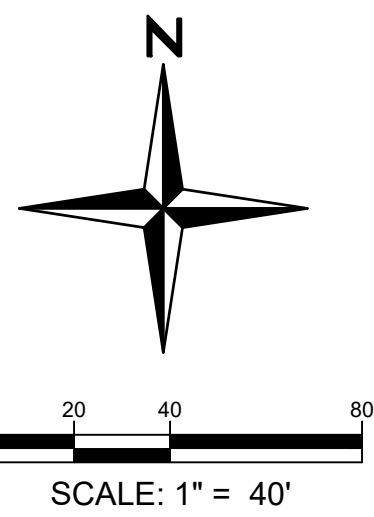




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- # LEGEND:
- |   |                                |
|---|--------------------------------|
|    | PROPERTY LINE                  |
|    | R.O.W.                         |
|    | LOT LINE                       |
|    | EASEMENT LINE                  |
|    | EXISTING EASEMENT LINE         |
|    | ROAD CENTERLINE                |
|    | EDGE OF PAVEMENT               |
|    | SIGHT TRIANGLE                 |
|    | PROPOSED CURB<br>& GUTTER      |
|    | PROPOSED SIDEWALK              |
|    | PROPOSED CURB RETURN           |
|    | SIDEWALK RAMP                  |
|    | PROPOSED MID-BLOCK RAMP        |
|  | PROPOSED CONCRETE CROSSPARK    |
|  | PROPOSED STORM SEWER INLET     |
|  | PROPOSED MANHOLE               |
|  | PROPOSED FLARED<br>END SECTION |
|  | BLOCK NUMBER                   |
|  | LOT NUMBER                     |
|  | PROPOSED BUILDING<br>SETBACK   |
|  | PROPOSED STREET LIGHT          |

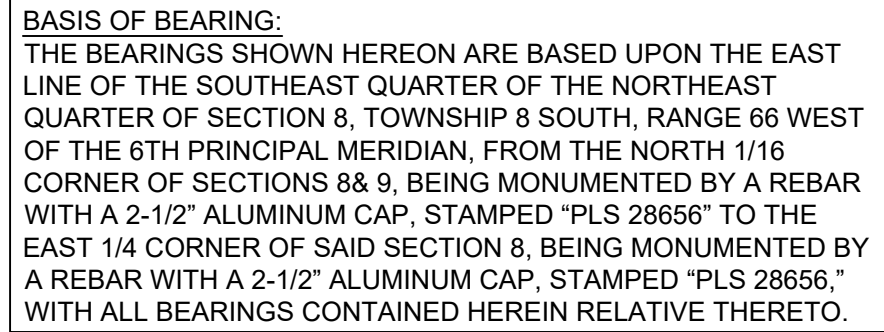


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**PRAIRIE POINT SUBDIVISION FILING NO. 3**  
**SITE PLAN**  
**SITE PLAN**



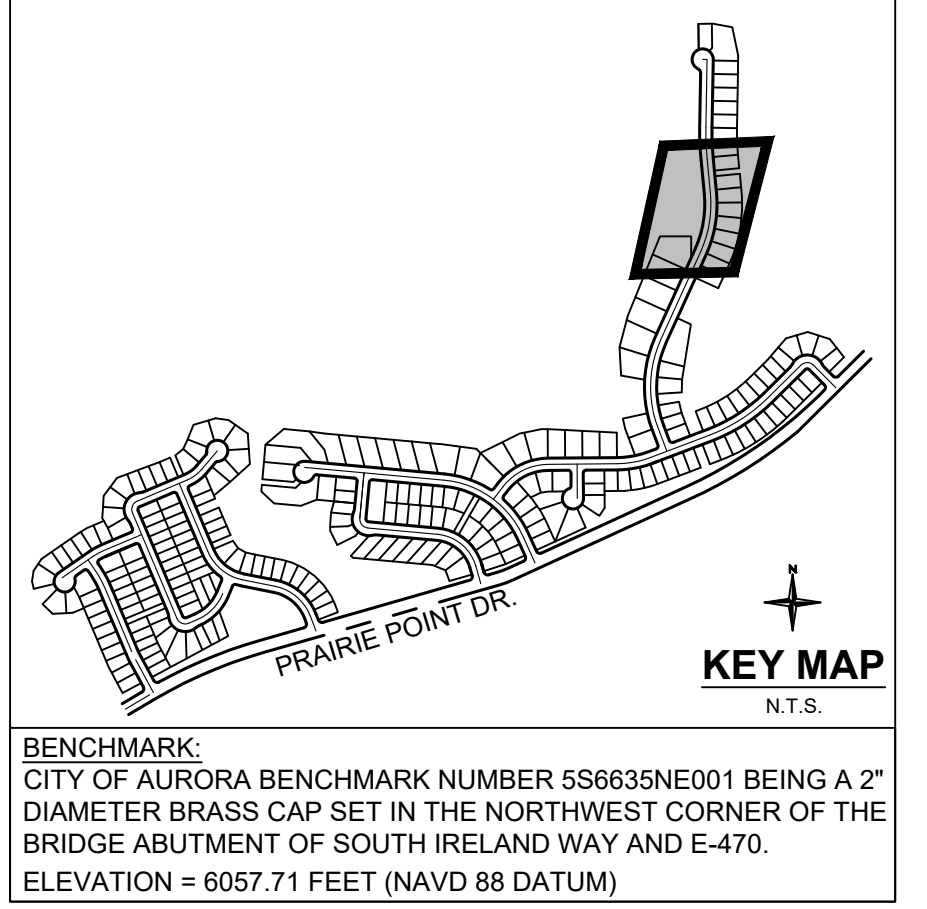
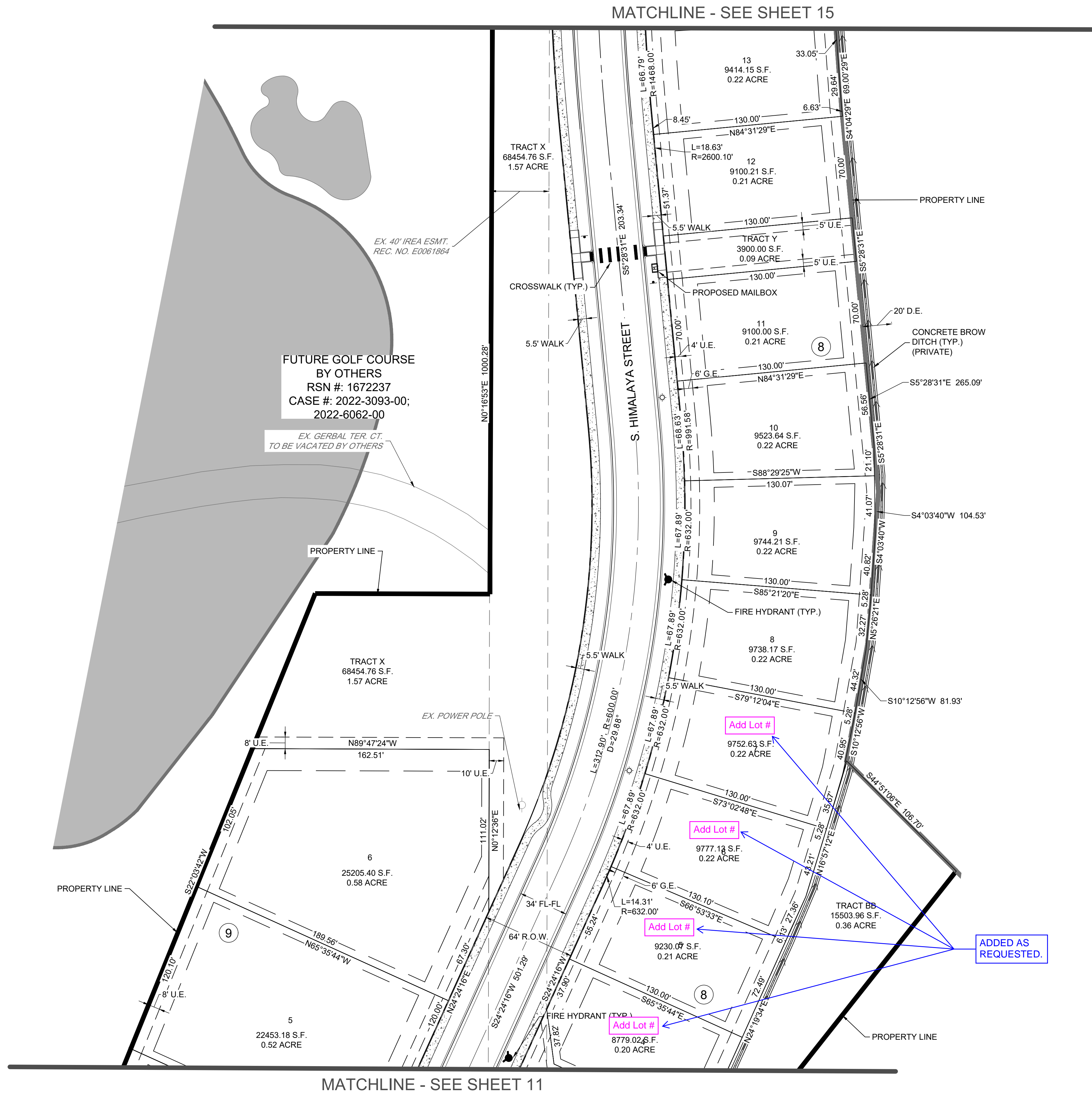


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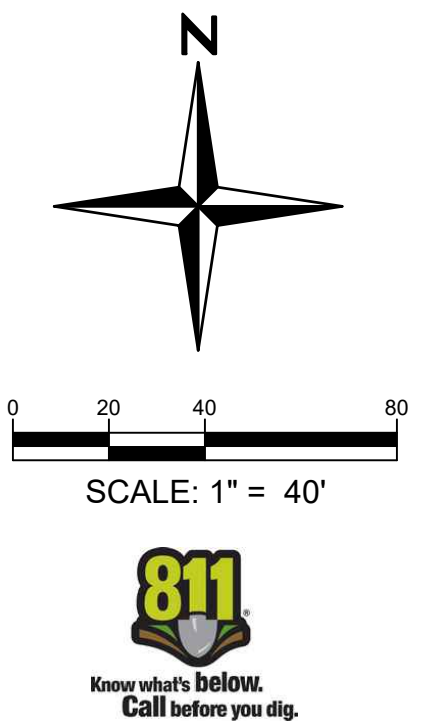
PRAIRIE POINT SUBDIVISION FILING NO. 3





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- ### LEGEND:
- |   |                                |
|---|--------------------------------|
|   | PROPERTY LINE                  |
|   | R.O.W.                         |
|   | LOT LINE                       |
|   | EASEMENT LINE                  |
|   | EXISTING EASEMENT LINE         |
|   | ROAD CENTERLINE                |
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|   | PROPOSED CURB & GUTTER         |
|   | PROPOSED SIDEWALK              |
|   | PROPOSED CURB RETURN           |
|   | SIDEWALK RAMP                  |
|   | PROPOSED MID-BLOCK RAMP        |
|   | PROPOSED CONCRETE CROSSWALK    |
|   | PROPOSED STORM SEWER INLET     |
|   | PROPOSED MANHOLE               |
|   | PROPOSED FLARED<br>END SECTION |
| ② | BLOCK NUMBER                   |
| 2 | LOT NUMBER                     |
|   | PROPOSED BUILDING<br>SETBACK   |
|   | PROPOSED STREET LIGHT          |



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NOT FOR  
CONSTRUCTION

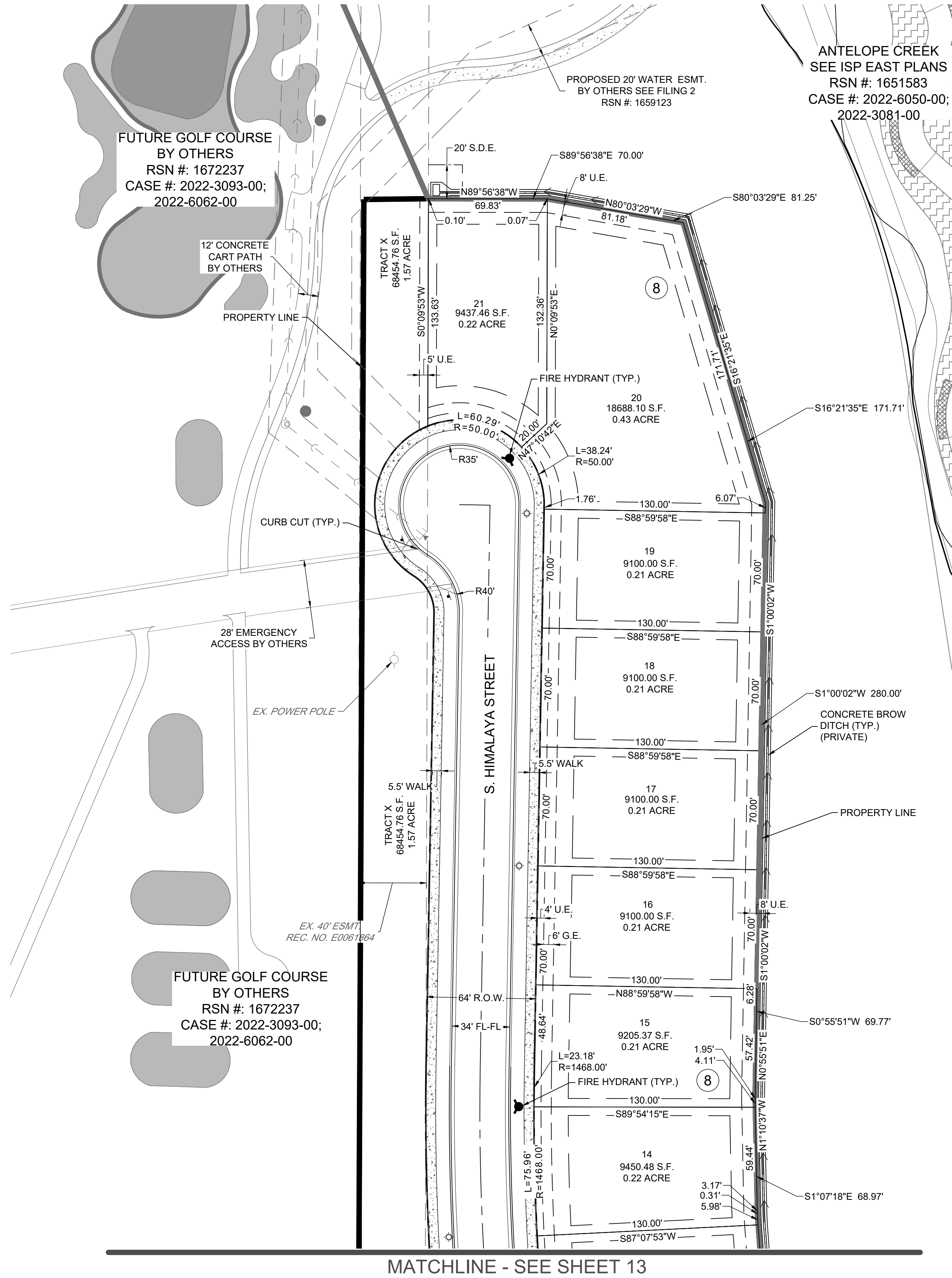
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PRAIRIE POINT SUBDIVISION FILING NO. 1

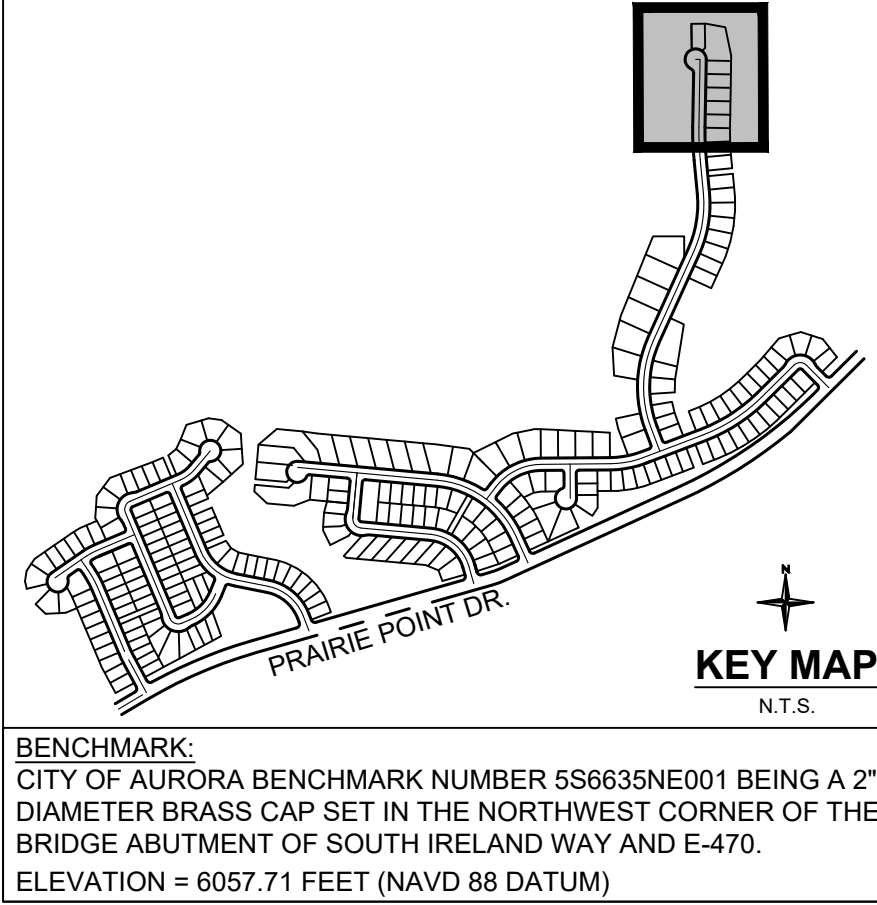
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I:\2022\22033 - Prairie Point\CADD\Sheet\_Sata\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Site Plan.dwg tab: 15 SITE PLAN Aug 21, 2024 - 9:19am lludwig

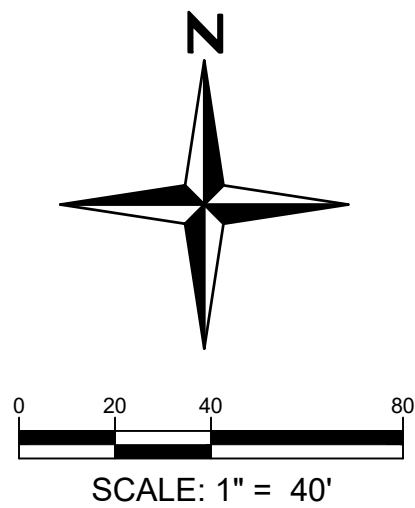


MATCHLINE - SEE SHEET 13



**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.

- 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 CROSSSPAN
  - PROPOSED STORM SEWER INLET
  - PROPOSED MANHOLE
  - PROPOSED FLARED END SECTION
  - BLOCK NUMBER
  - LOT NUMBER
  - PROPOSED BUILDING SETBACK
  - PROPOSED STREET LIGHT



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

**NOT FOR CONSTRUCTION**

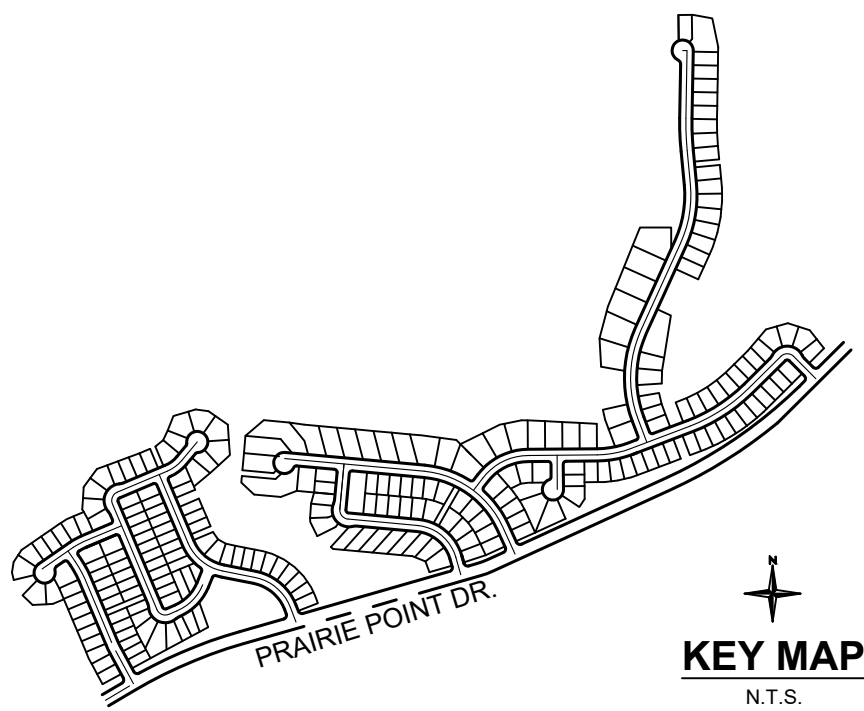
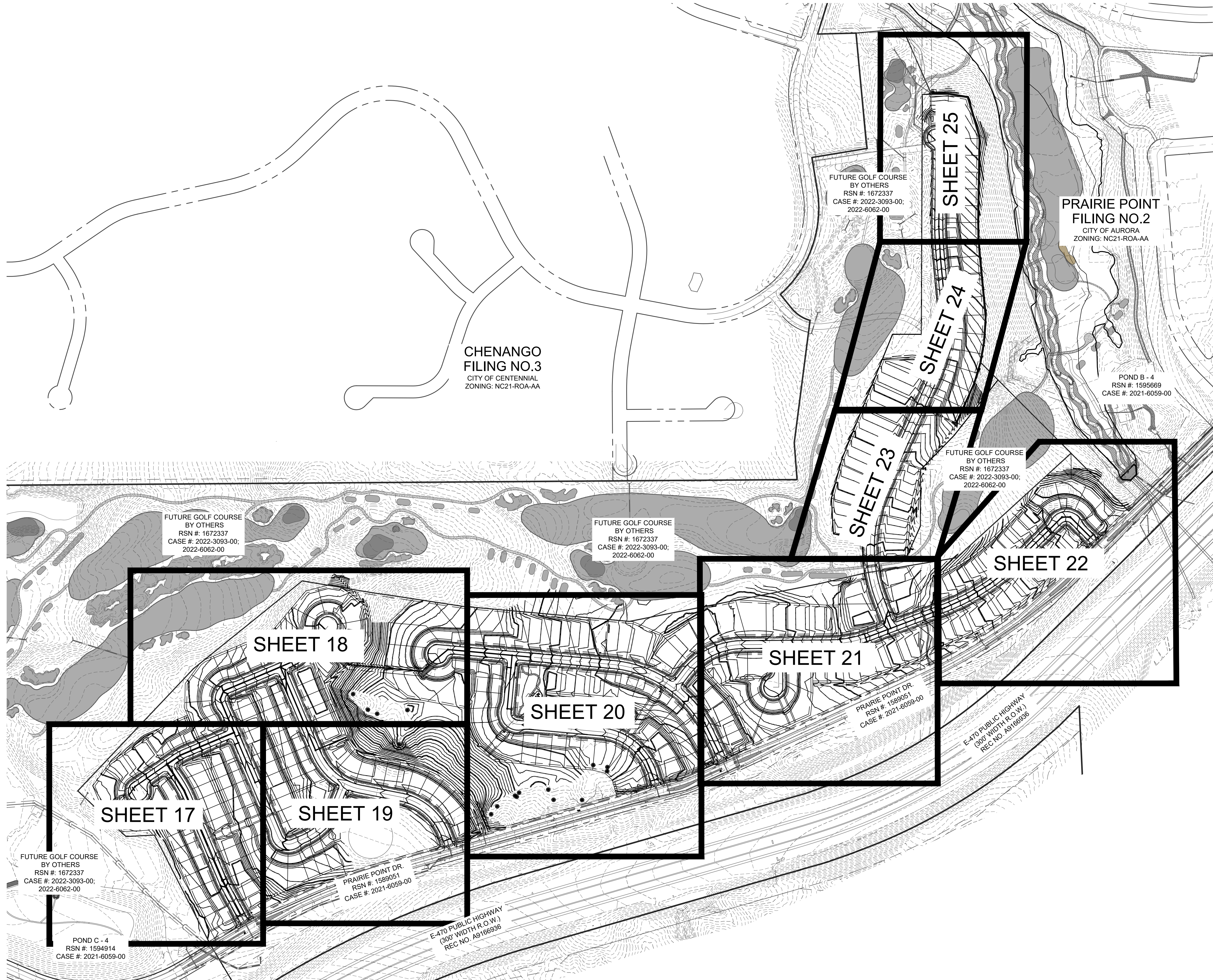
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|----------------------|-----|------|-----|------|-----|-------|-----|
| DATE                 | NO. | DATE | NO. | DATE | NO. | DATE  | NO. |

PRAIRIE POINT SUBDIVISION FILING NO. 3  
SITE PLAN  
SITE PLAN

SHEET



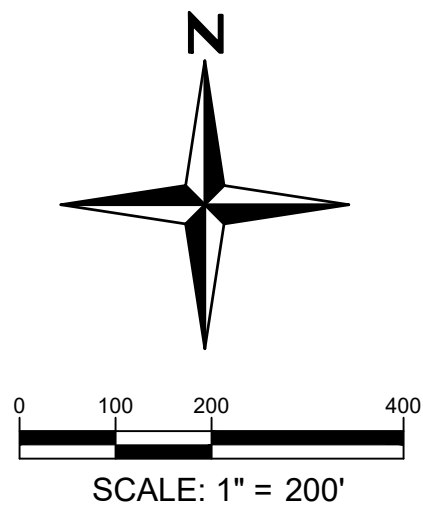
C:\Users\lludwig\appdata\local\temp\AcPublish...14140\22033.01 - Grading Plan.dwg Tab: 16 GRADING PLAN INDEX Aug 21, 2024 - 9:24am lludwig



BENCHMARK:  
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470. ELEVATION = 6057.71 FEET (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".



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.

**NOT FOR CONSTRUCTION**

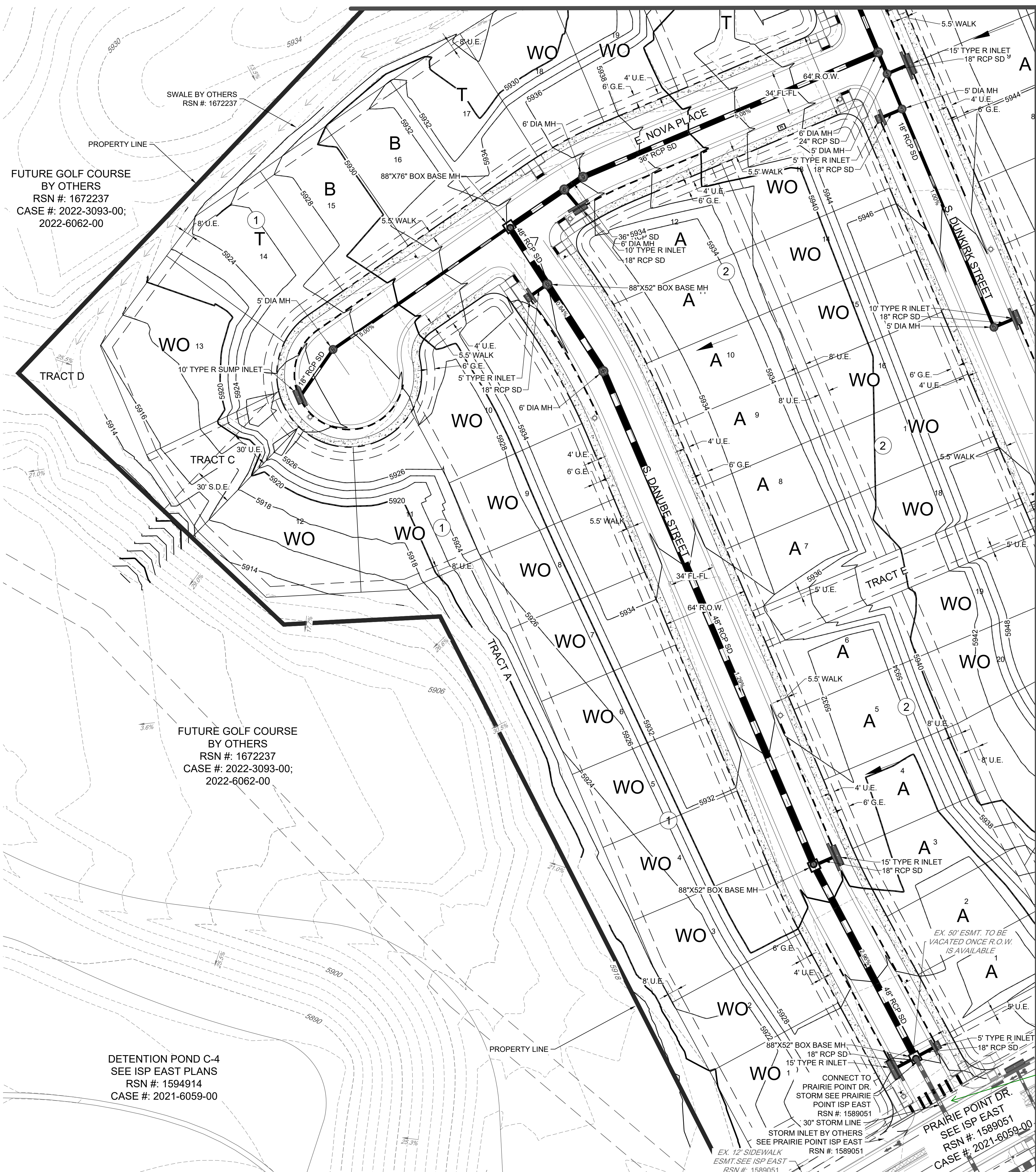
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|----------------------|-----|------|-----|------|-----|-------|-----|
| DATE                 | NO. | DATE | NO. | DATE | NO. | DATE  | NO. |
|                      |     |      |     |      |     |       |     |
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|                      |     |      |     |      |     |       |     |

PRAIRIE POINT SUBDIVISION FILING NO. 3  
SITE PLAN  
GRADING PLAN INDEX

SHEET



MATCHLINE - SEE SHEET 18

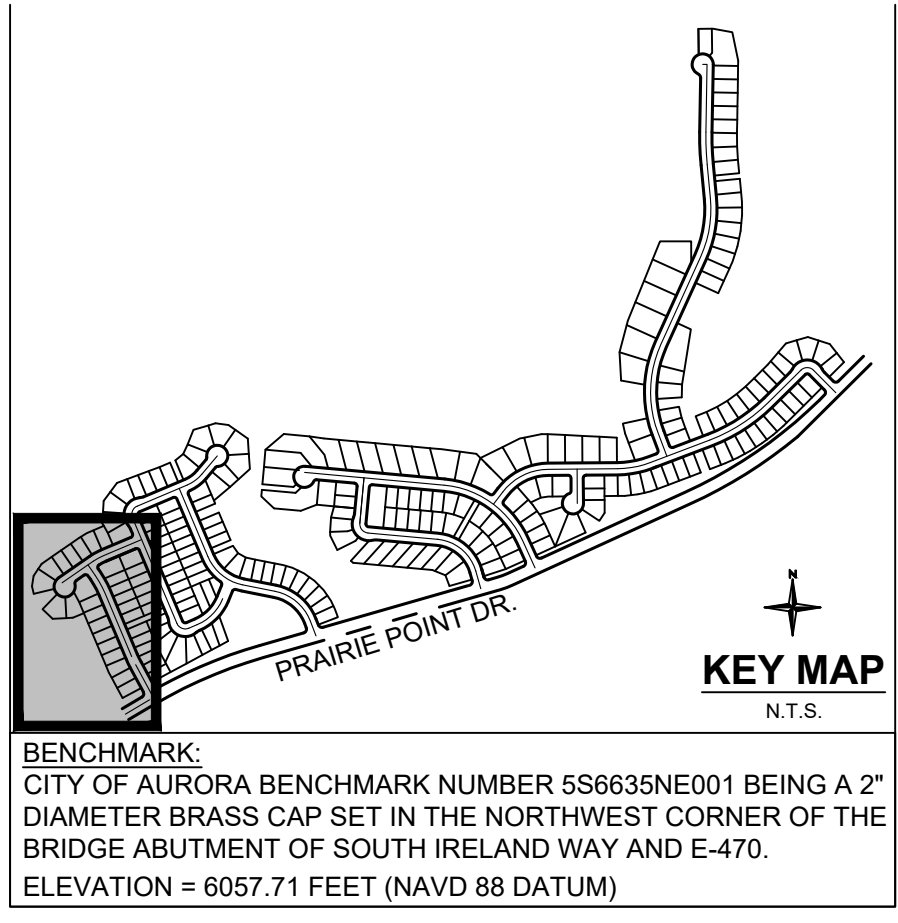


FUTURE GOLF COURSE  
BY OTHERS  
RSN #: 1672237  
CASE #: 2022-3093-00;  
2022-6062-00

FUTURE GOLF COURSE  
BY OTHERS  
RSN #: 1672237  
CASE #: 2022-3093-00;  
2022-6062-00

DETENTION POND C-4  
SEE ISP EAST PLANS  
RSN #: 1594914  
CASE #: 2021-6059-00

MATCHLINE - SEE SHEET 19



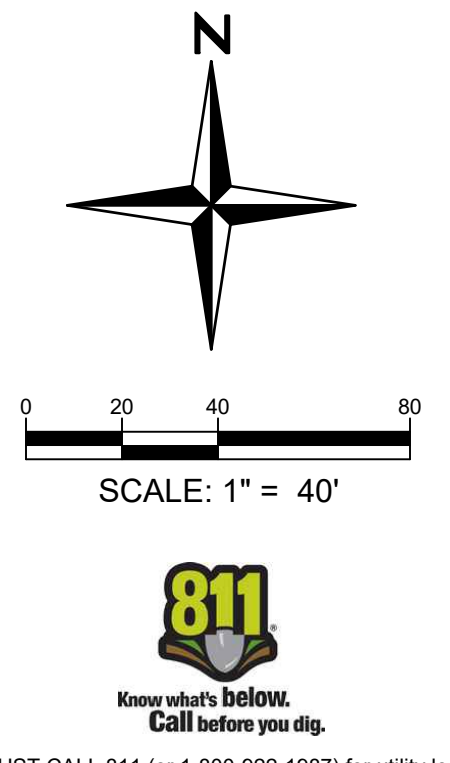
BENCHMARK:  
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2"  
DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE  
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ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

- NOTES:
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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%.
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RESIDENTIAL AREAS PER SECTION 4.02.7.04 OF THE  
ROADWAY MANUAL.
  - RAILING IS REQUIRED FOR WALLS OVER 30" .

- LEGEND:
- |           |                                       |     |                             |
|-----------|---------------------------------------|-----|-----------------------------|
| ②         | BLOCK NUMBER                          | --- | PROPERTY LINE               |
| 2         | LOT NUMBER                            | --- | R.O.W.                      |
| ---       | PROPOSED CURB<br>& GUTTER             | --- | LOT LINE                    |
| ---       | PROPOSED SIDEWALK                     | --- | EASEMENT LINE               |
| ---       | PROPOSED CURB RETURN<br>SIDEWALK RAMP | --- | EXISTING EASEMENT LINE      |
| ---       | PROPOSED MID-BLOCK<br>RAMP            | --- | SECTION LINE                |
| A B G W T | LOT TYPE                              | --- | ROAD CENTERLINE             |
| ---       | EXISTING CONTOUR MAJOR                | --- | EDGE OF PAVEMENT            |
| ---       | EXISTING CONTOUR MINOR                | --- | PROPOSED CONCRETE CROSSPAN  |
| ---       | PROPOSED CONTOUR MAJOR                | --- | PROPOSED STORM SEWER INLET  |
| ---       | PROPOSED CONTOUR MINOR                | --- | PROPOSED MANHOLE            |
| ---       |                                       | --- | PROPOSED FLARED END SECTION |
| ---       |                                       | --- | STORM SEWER                 |
| ---       |                                       | --- | EXISTING STORM SEWER        |
| ---       |                                       | --- | PROPOSED STREET LIGHT       |

Repeat: Remove  
crossspans from all  
sheets, typical. Cross  
pan locations will be  
reviewed/approved  
with the civil plans. If  
the cross pans remain,  
please add the  
following note: "Cross  
pan locations are  
conceptual and will be  
reviewed and  
approved on the civil  
plans."

REVISED AS  
REQUESTED.

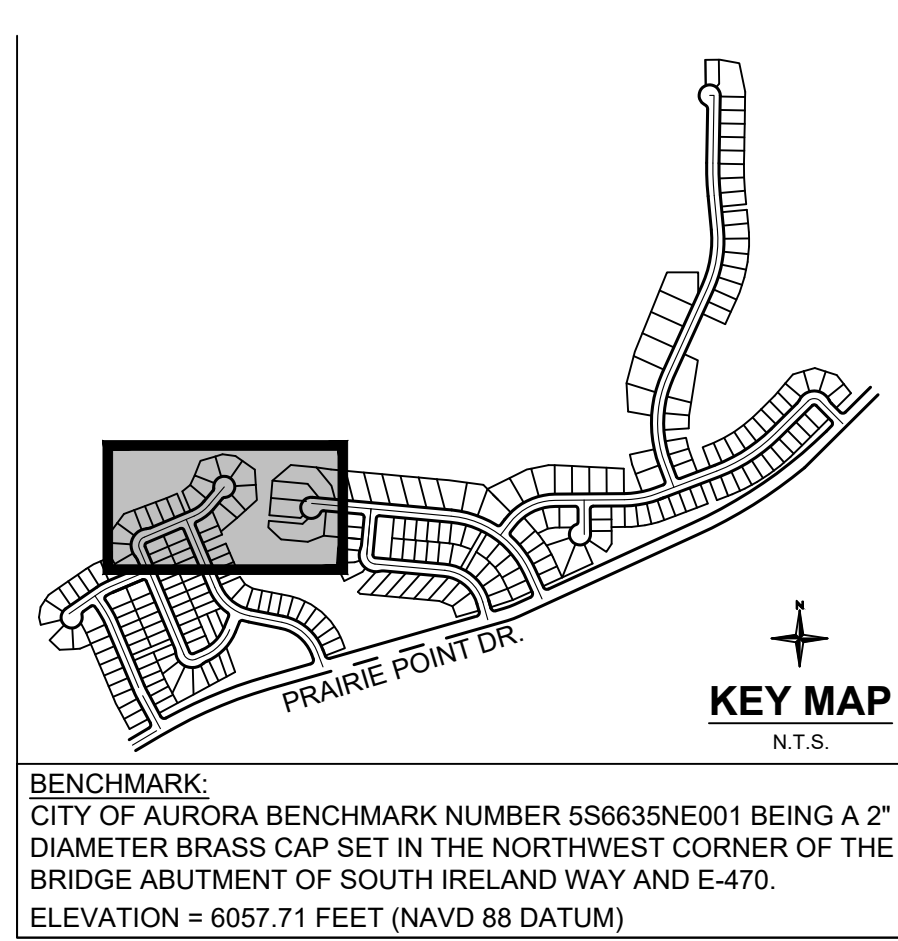
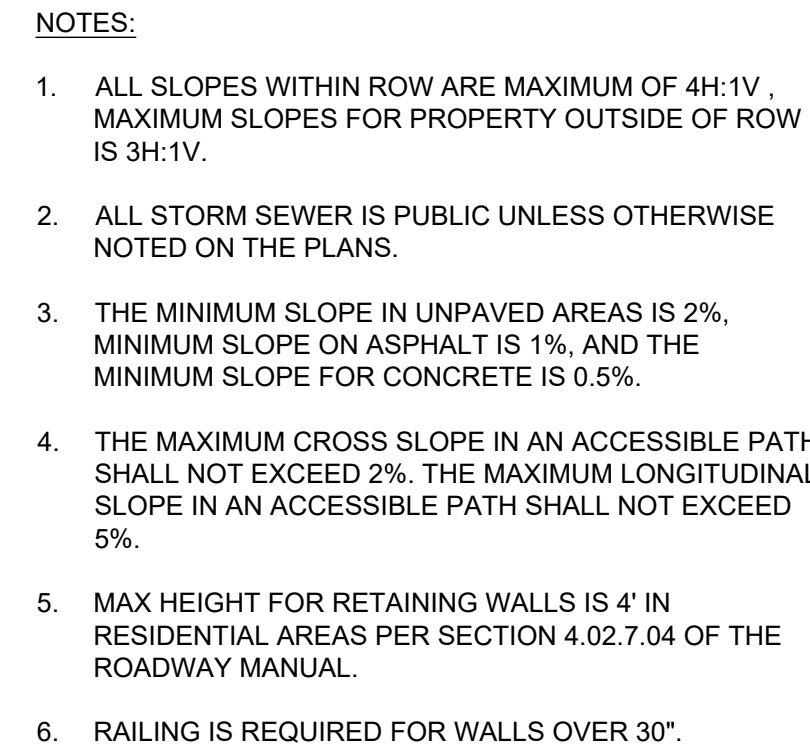
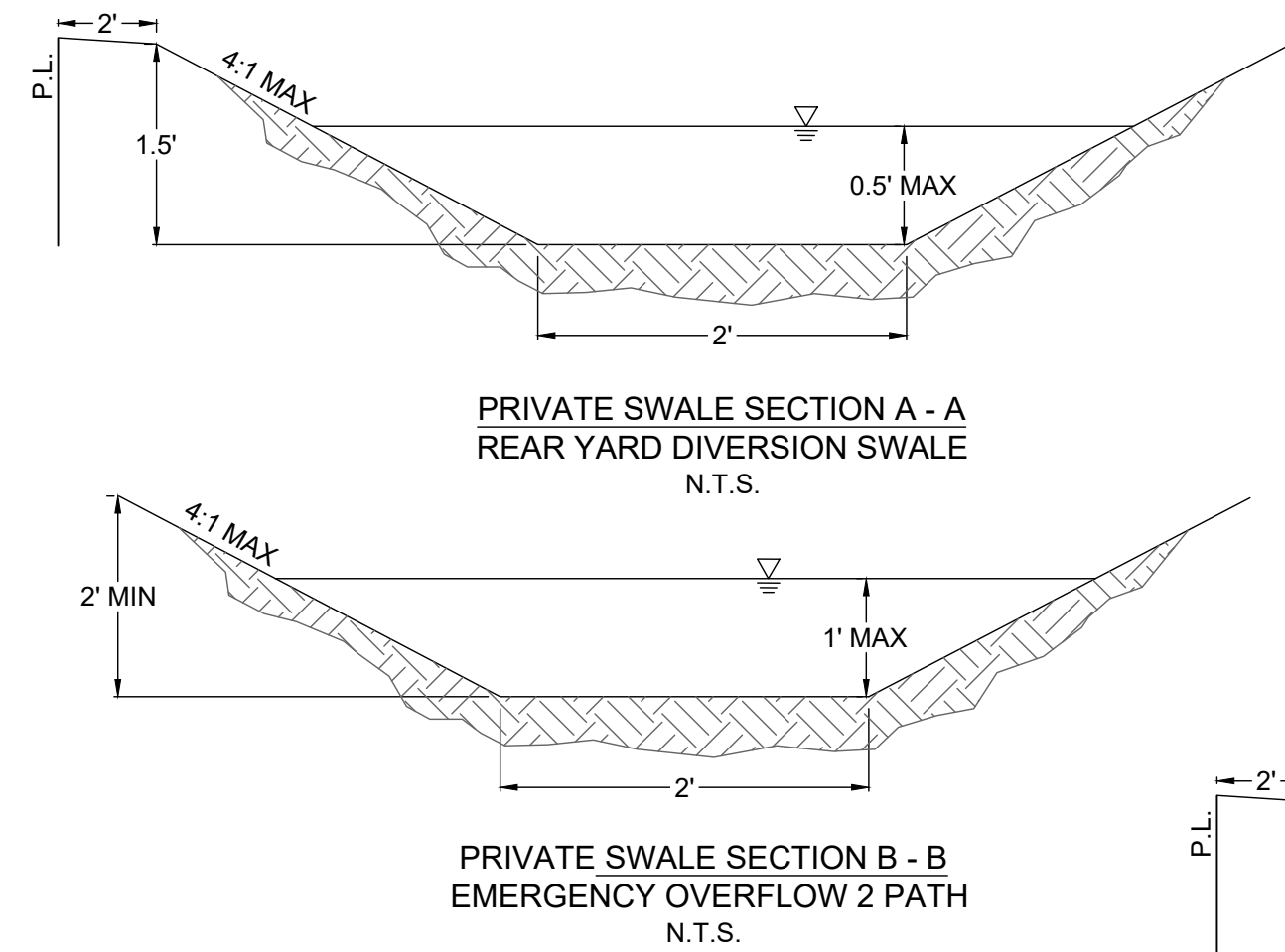


PRAIRIE POINT SUBDIVISION FILING NO. 3  
SITE PLAN  
GRADING PLAN

SHEET

NOT FOR  
CONSTRUCTION





**NOT FOR  
CONSTRUCTION**

[illegible]

**PRAIRIE POINT SUBDIVISION FILING NO. 3**  
**SITE PLAN**  
**GRADING PLAN**

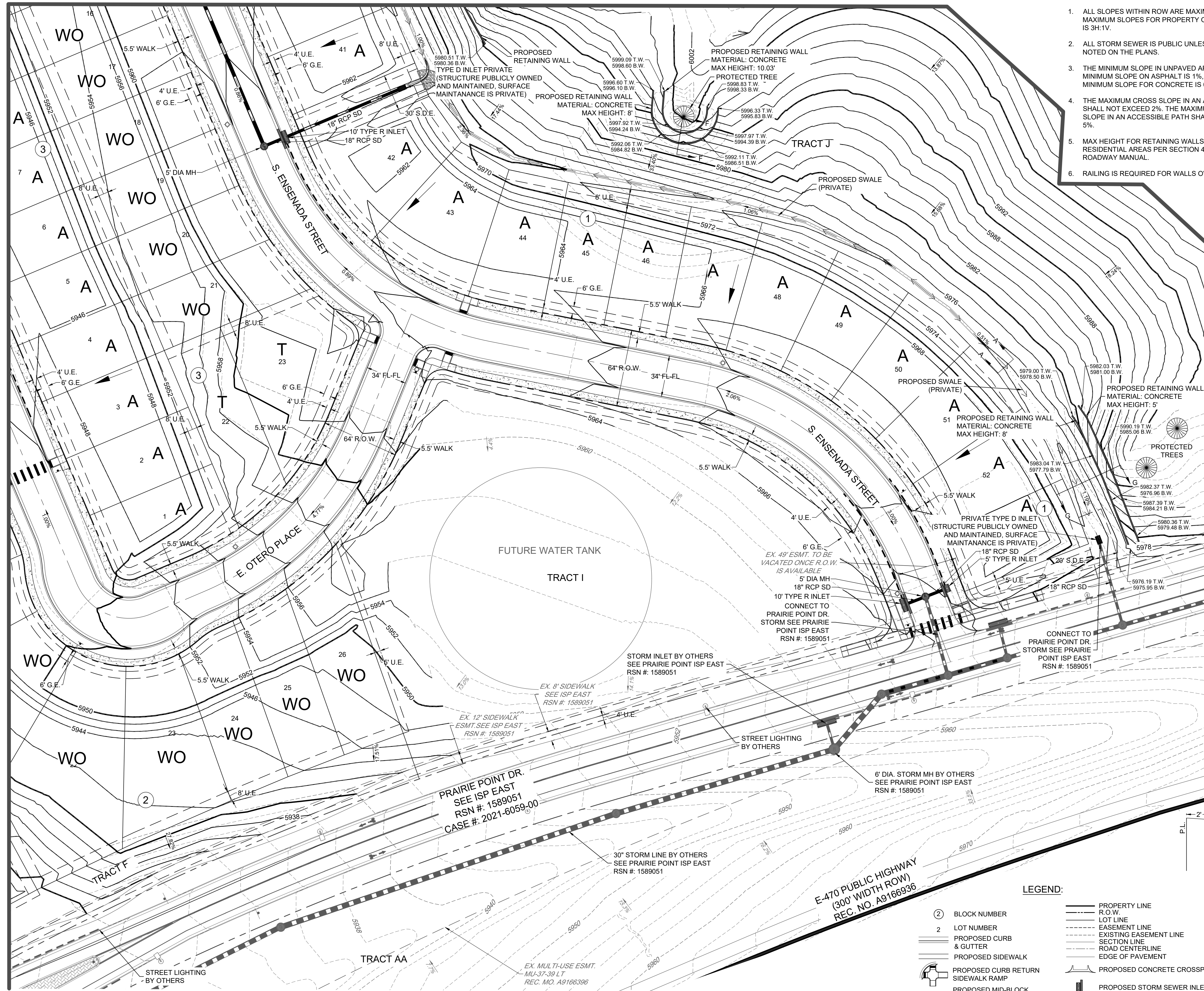
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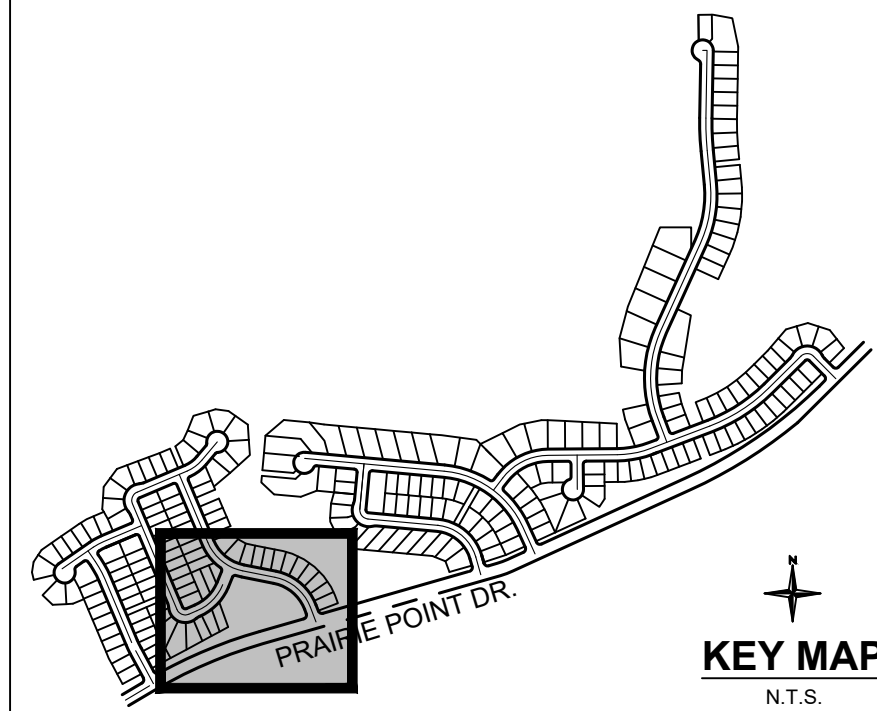
MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 18



NOTES:

1. ALL SLOPES WITHIN ROW ARE MAXIMUM OF 4H:1V. MAXIMUM SLOPES FOR PROPERTY OUTSIDE OF ROW IS 3H:1V.
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6. RAILING IS REQUIRED FOR WALLS OVER 30'.

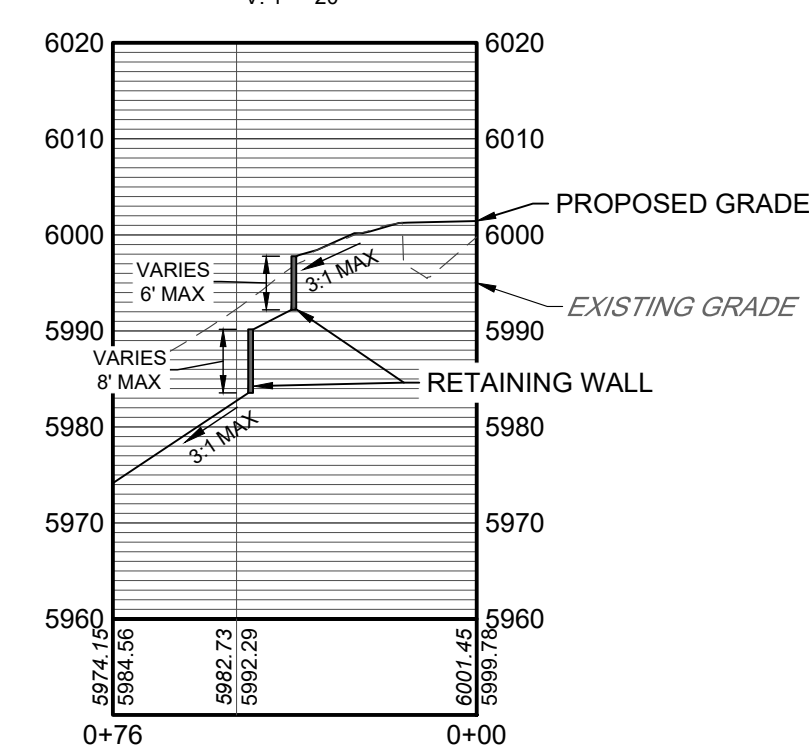


BENCHMARK:  
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470. ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

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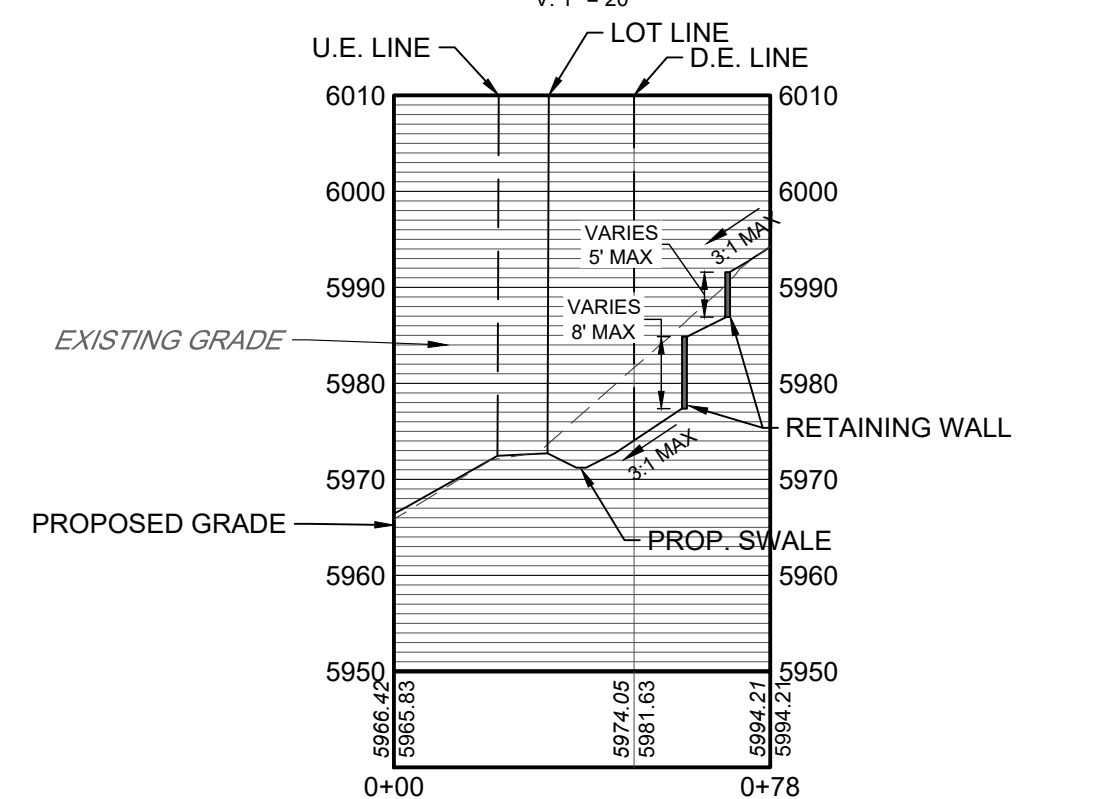
SECTION F - F PROFILE

H: 1" = 40'  
V: 1" = 20'



SECTION G - G PROFILE

H: 1" = 40'  
V: 1" = 20'



LEGEND:

- ② BLOCK NUMBER
- 2 LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- LOT TYPE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PROPOSED CONCRETE CROSSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STREET LIGHT



SCALE: 1" = 40'



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PRAIRIE POINT SUBDIVISION FILING NO. 3

SITE PLAN

GRADING PLAN

PROJECT NO.: 22033.01

DATE:

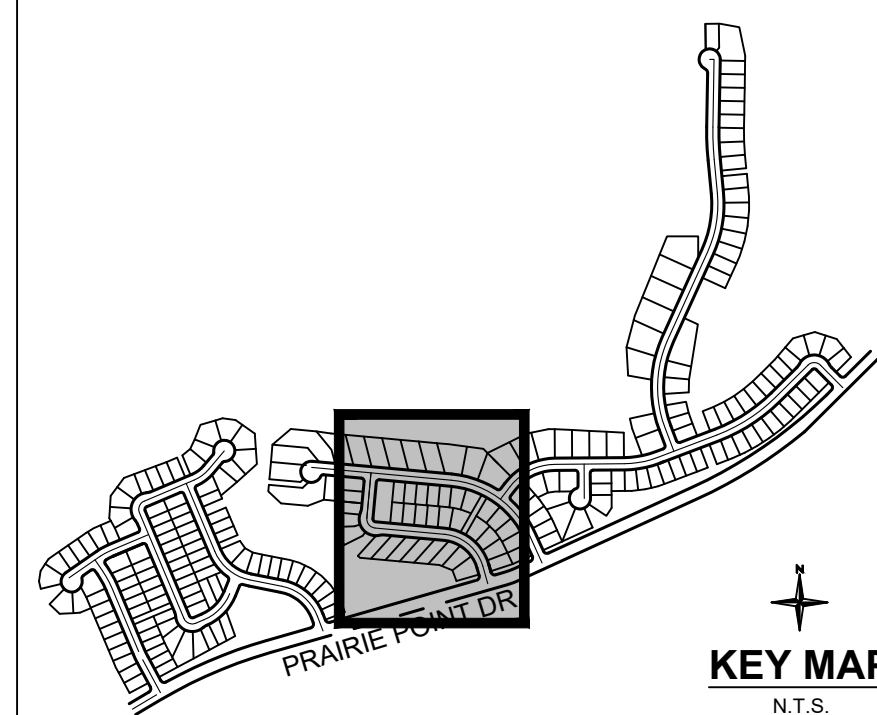
NO.

NOTES:

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LAND PLANNING  
CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT  
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**BENCHMARK:**  
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2  
DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE  
BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.  
ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

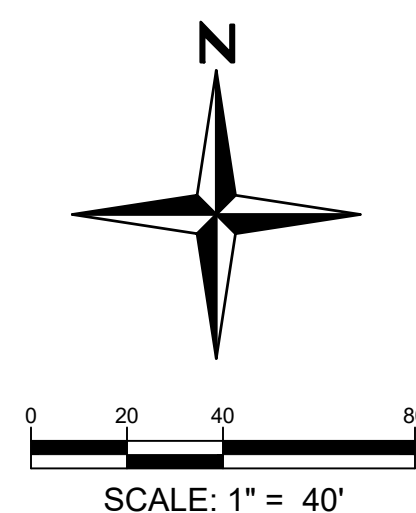
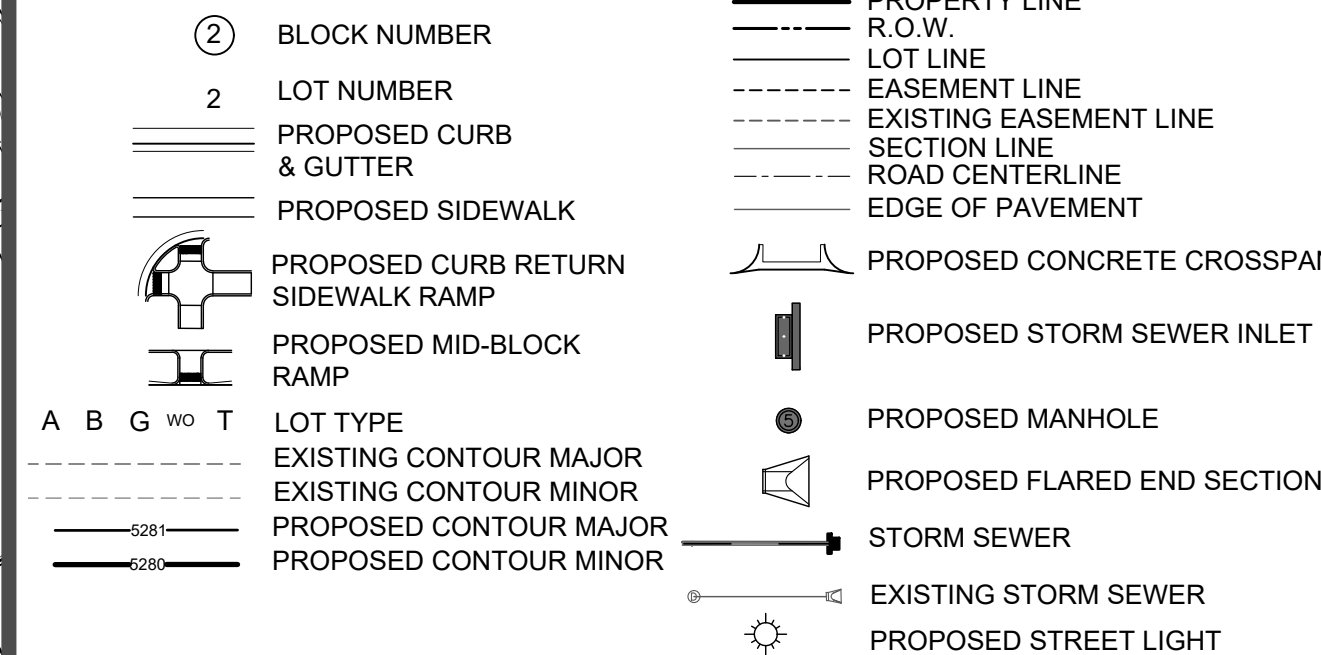
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6. RAILING IS REQUIRED FOR WALLS OVER 30".

### LEGEND:

|  |                        |
|--|------------------------|
|  | PROPERTY LINE          |
|  | R.O.W.                 |
|  | LOT LINE               |
|  | EASEMENT LINE          |
|  | EXISTING EASEMENT LINE |
|  | SECTION LINE           |
|  | ROAD CENTERLINE        |
|  | EDGE OF PAVEMENT       |
|  | TALK                   |
|  | RETURN                 |
|  | ROCK                   |
|  | MAJOR MINOR            |
|  | MINOR                  |
|  | MAJOR                  |
|  | MINOR                  |
|  | STORM SEWER            |
|  | EXISTING STORM SEWER   |
|  | STREET LIGHT           |



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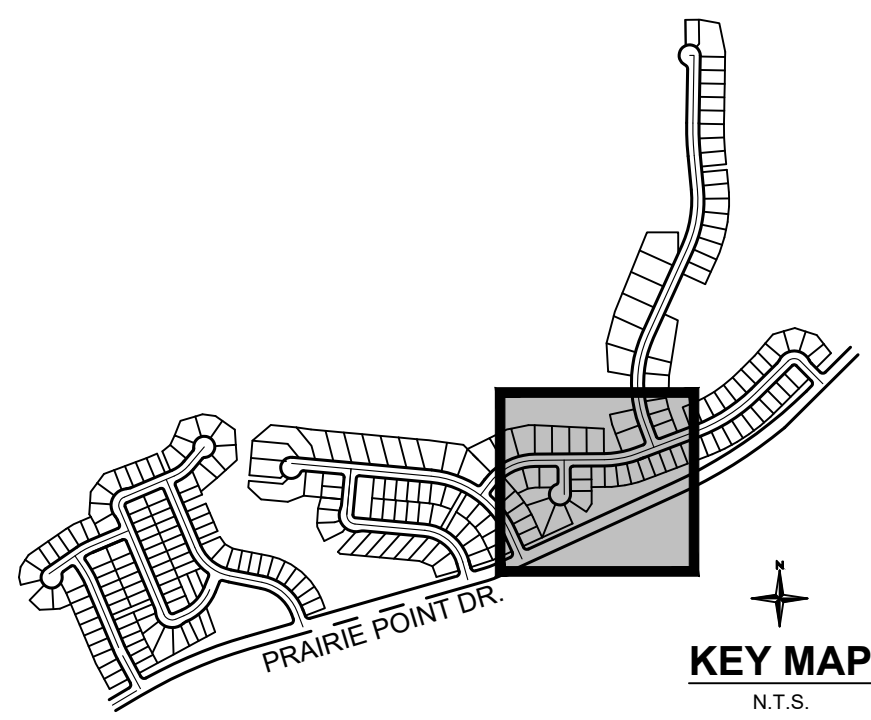
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MATCHLINE - SEE SHEET 20



MATCHLINE - SEE SHEET 23

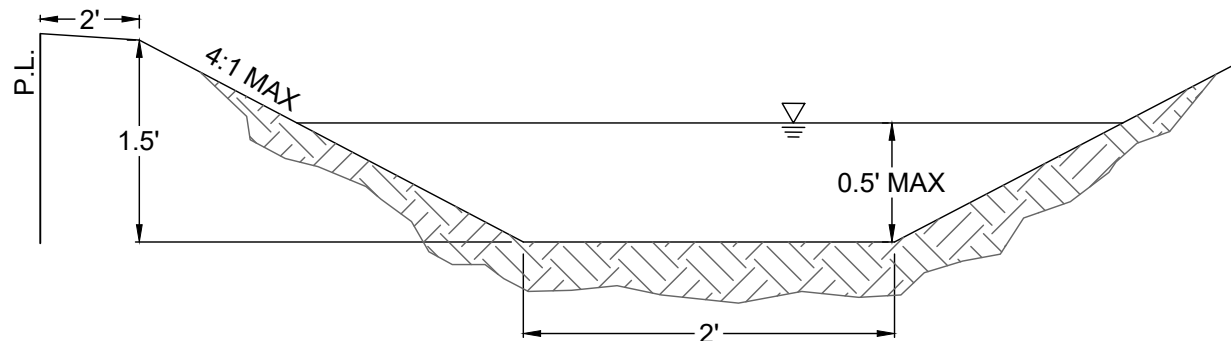
MATCHLINE - SEE SHEET 22



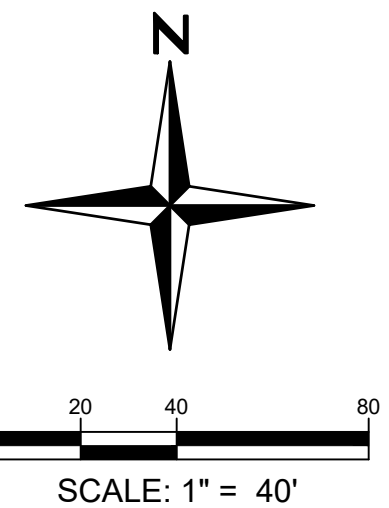
BENCHMARK:  
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470. ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

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- LEGEND:
- ② BLOCK NUMBER
  - 2 LOT NUMBER
  - PROPOSED CURB & GUTTER
  - PROPOSED SIDEWALK
  - PROPOSED CURB RETURN SIDEWALK RAMP
  - PROPOSED MID-BLOCK RAMP
  - LOT TYPE
  - EXISTING CONTOUR MAJOR
  - EXISTING CONTOUR MINOR
  - PROPOSED CONTOUR MAJOR
  - PROPOSED CONTOUR MINOR
  - PROPERTY LINE
  - R.O.W.
  - LOT LINE
  - EASEMENT LINE
  - EXISTING EASEMENT LINE
  - SECTION LINE
  - ROAD CENTERLINE
  - EDGE OF PAVEMENT
  - PROPOSED CONCRETE CROSSSPAN
  - PROPOSED STORM SEWER INLET
  - PROPOSED MANHOLE
  - PROPOSED FLARED END SECTION
  - STORM SEWER
  - EXISTING STORM SEWER
  - PROPOSED STREET LIGHT



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PRAIRIE POINT SUBDIVISION FILING NO. 3

SITE PLAN

GRADING PLAN

SHEET

21

NOT FOR CONSTRUCTION

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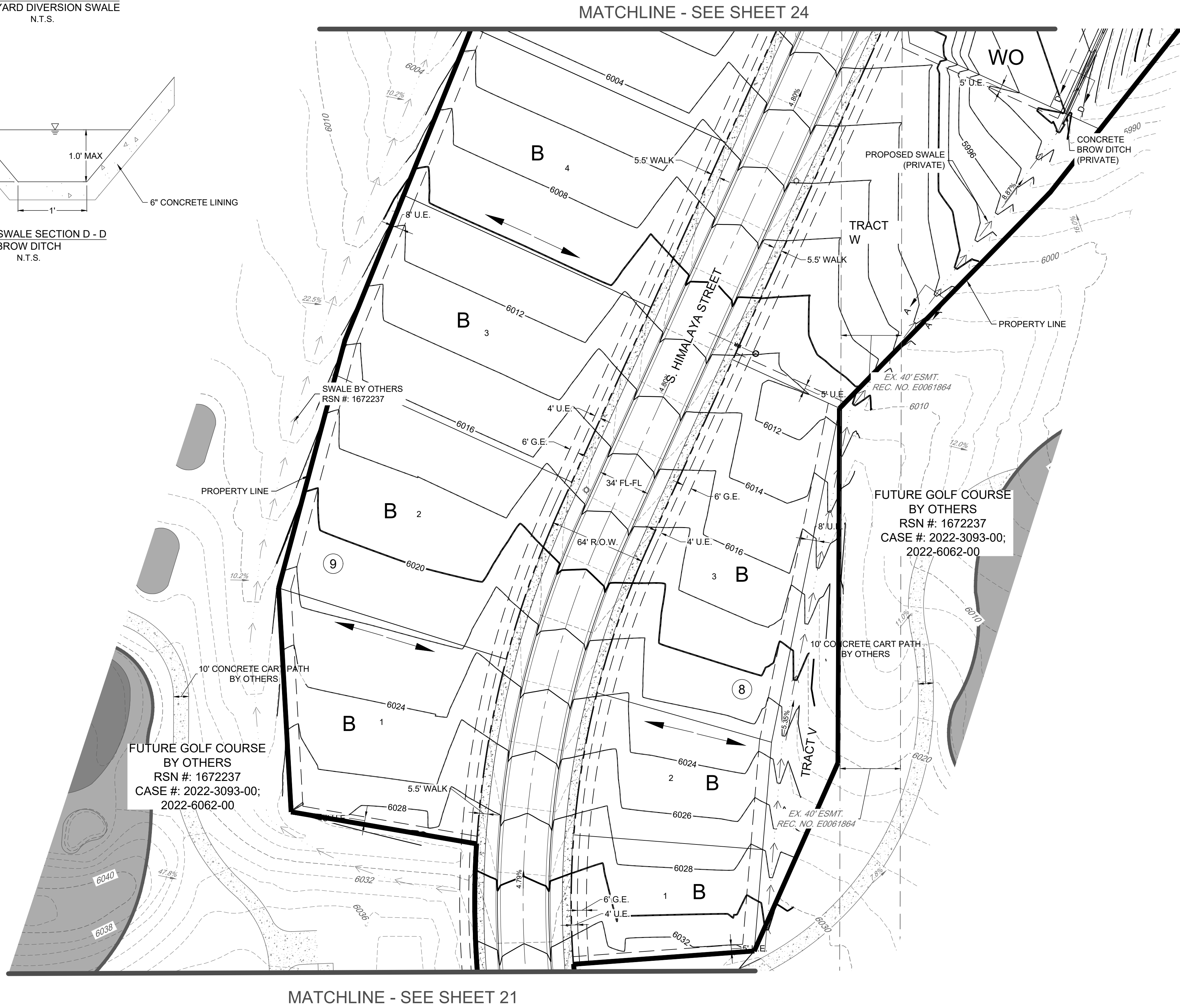
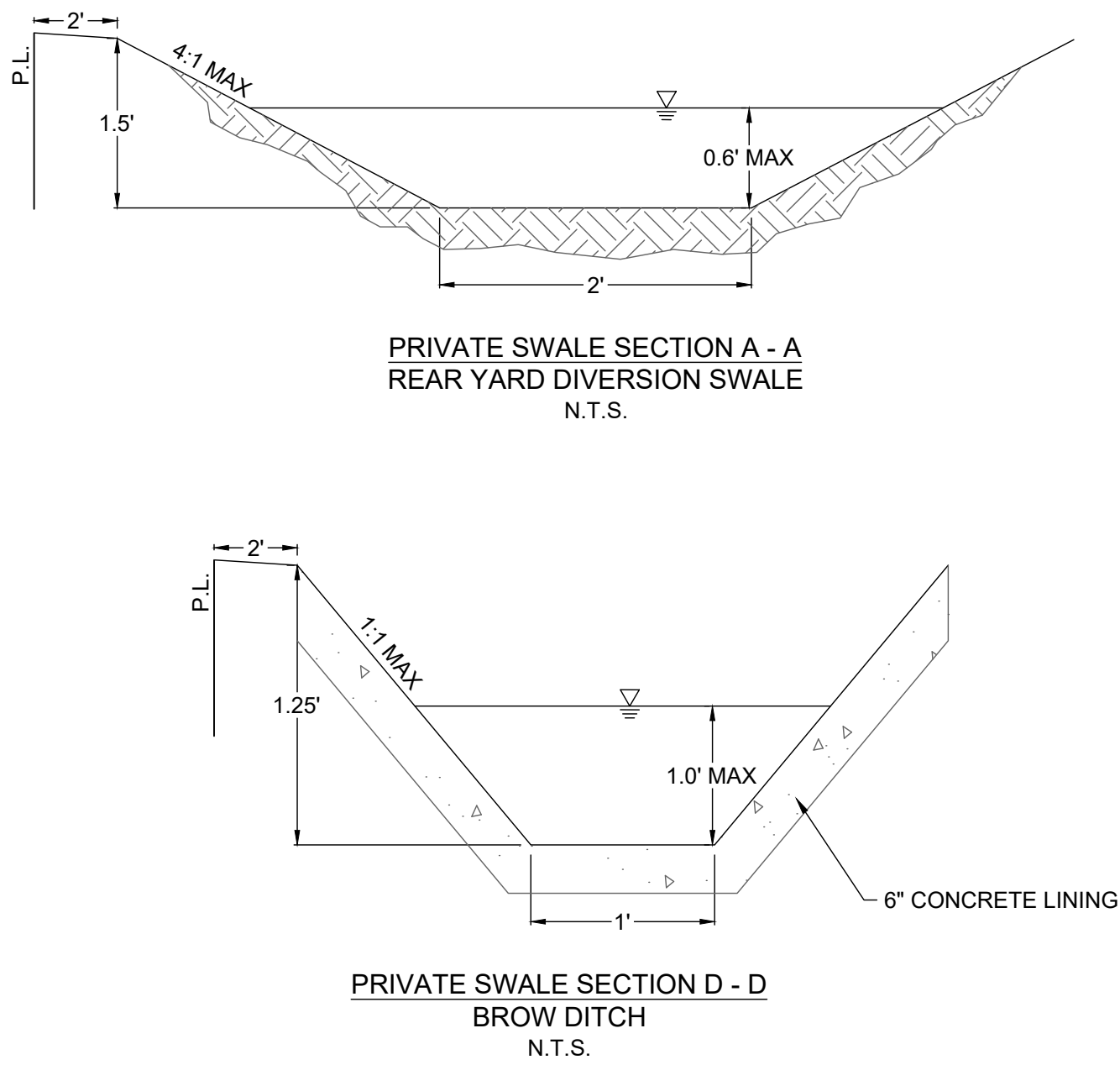
- Land Planning
- Landscaping Architecture
- Civil Engineering
- Construction Management



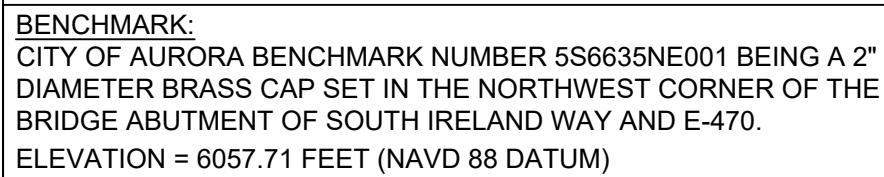
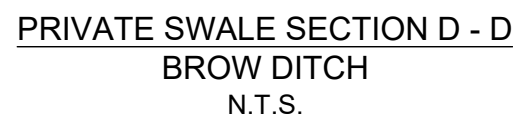




I:\2022\22033 - prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Grading Plan.dwg Tab: 23 GRADING PLAN Aug 22, 2024 - 2:31pm erumney



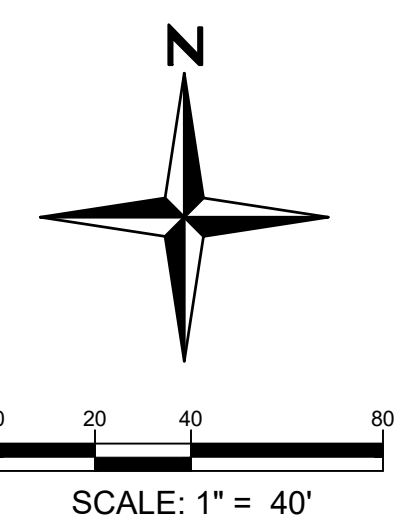
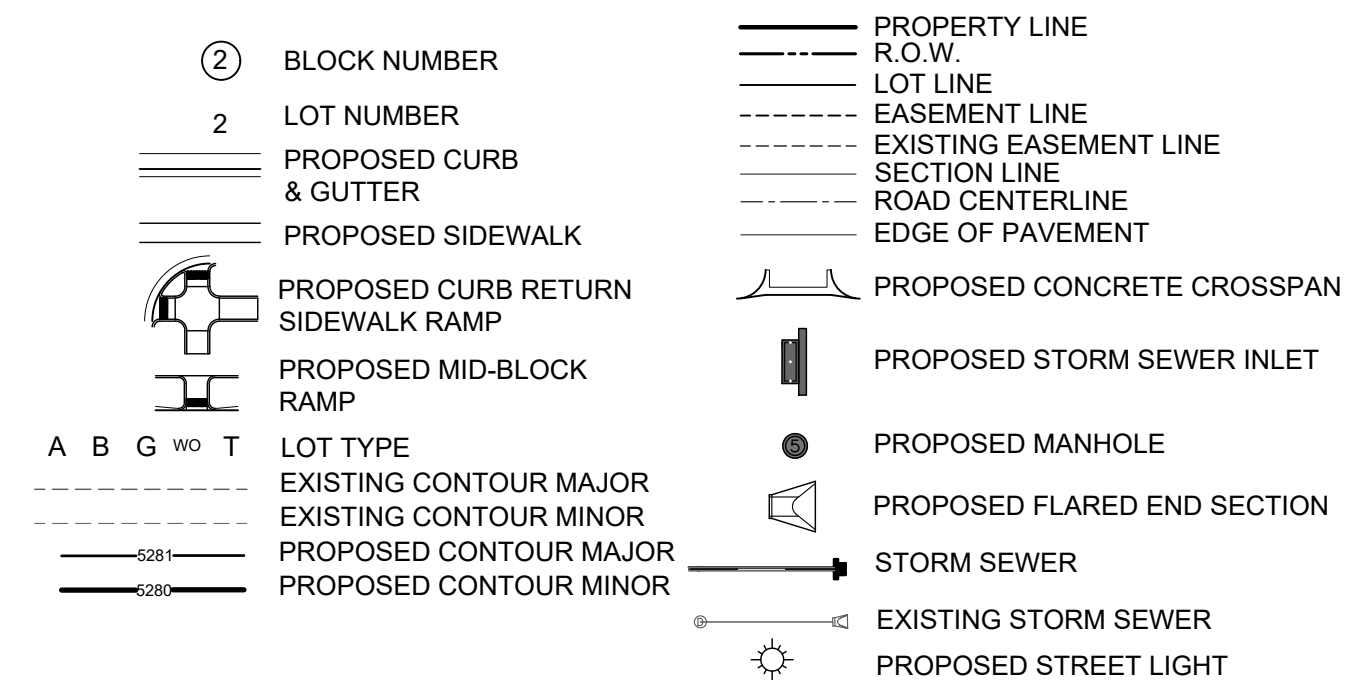




**BASIS OF BEARING:**  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM 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:**
1. ALL SLOPES WITHIN ROW ARE MAXIMUM OF 4H:1V. MAXIMUM SLOPE 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".

LEGEND:



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.

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 23

**NOT FOR  
CONSTRUCTION**

PRAIRIE POINT SUBDIVISION FILING NO. 3

**SITE PLAN**  
**GRADING PLAN**

SHEET

24

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WHERE GREAT PLACES BEGIN

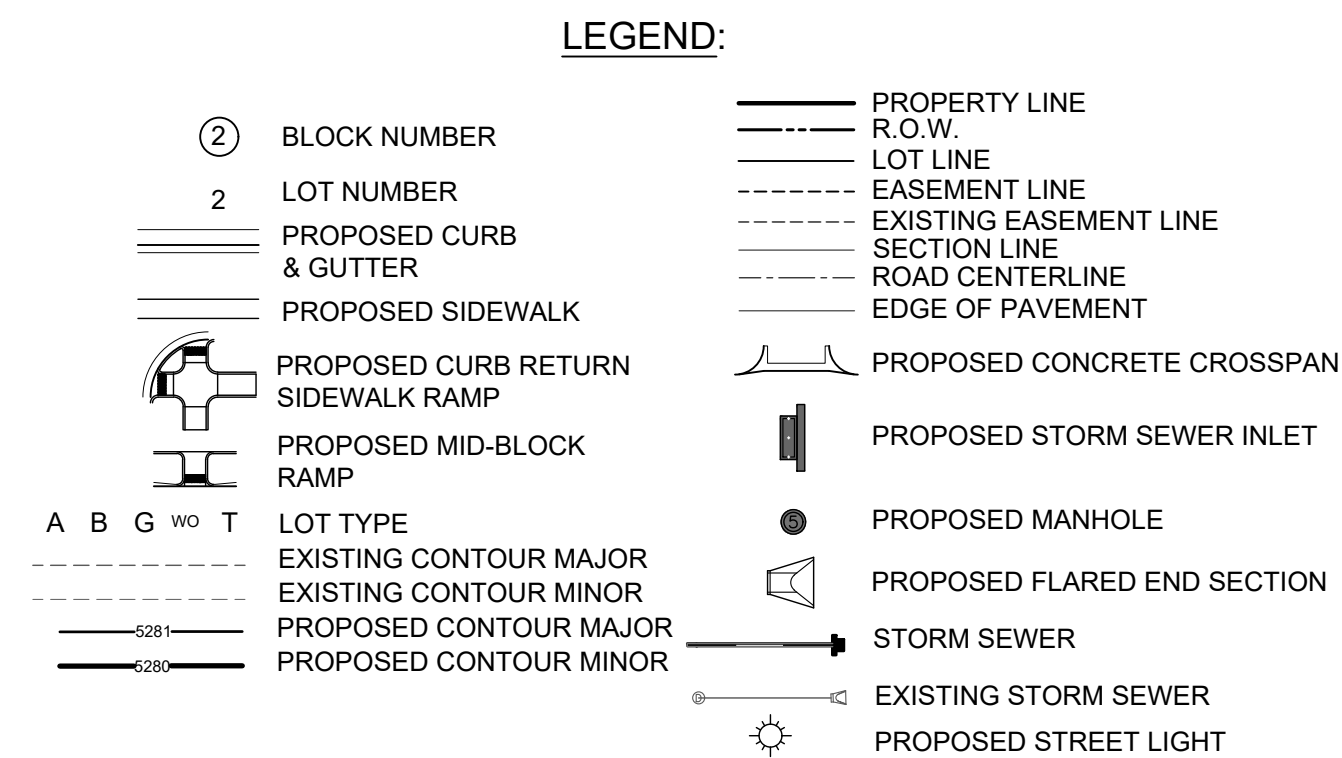
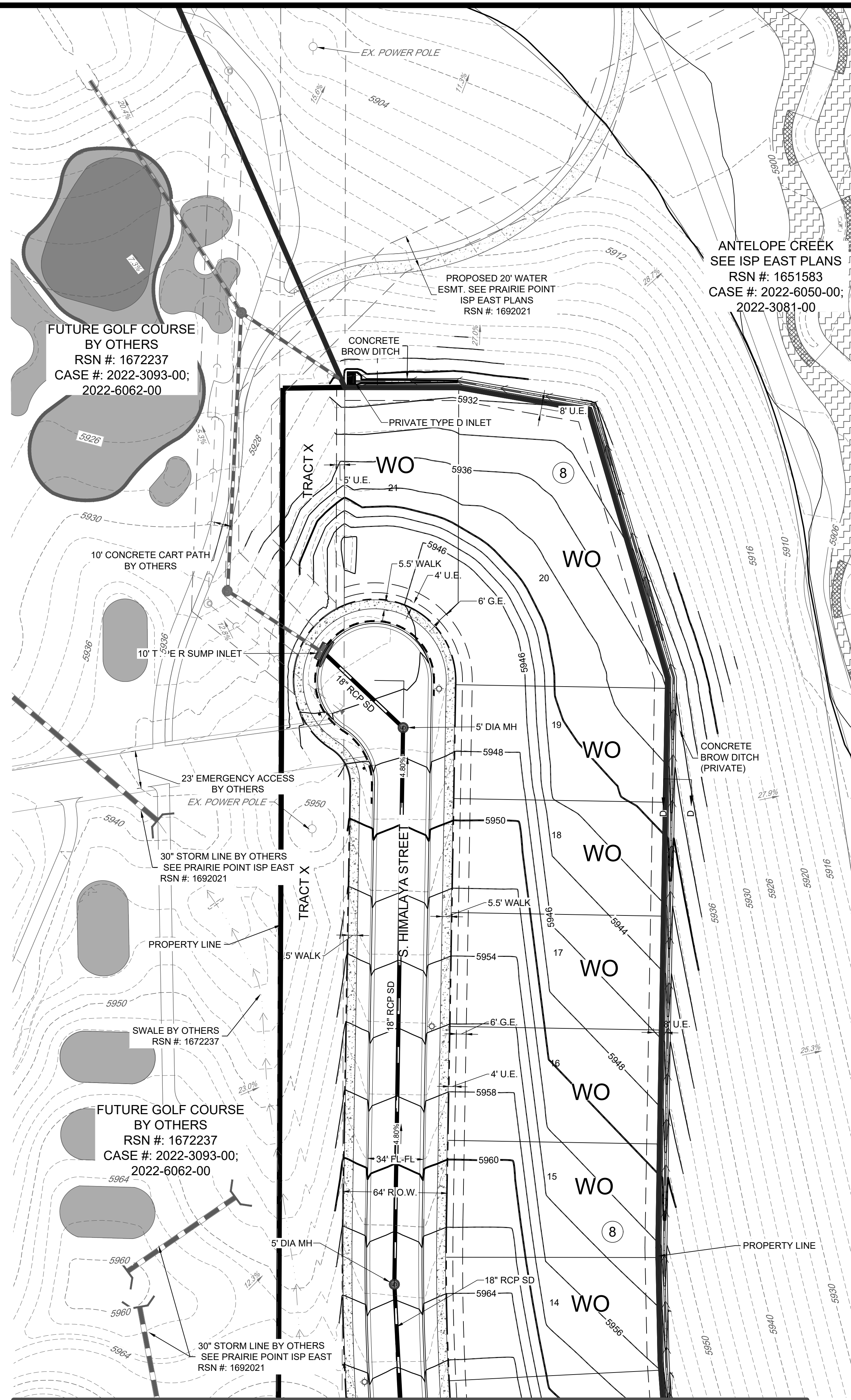
- Land Planning
- Landscape Architecture
- Civil Engineering
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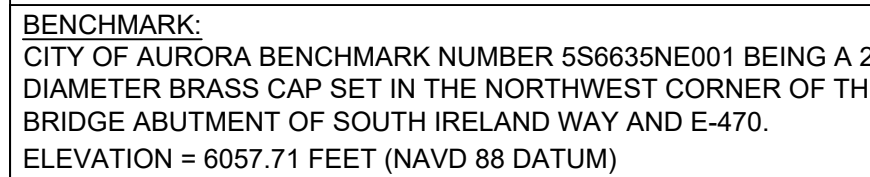
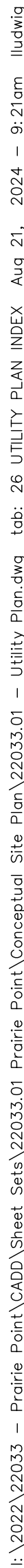
- Land Planning
- Civil Engineering
- Landscape Architecture
- Construction Management





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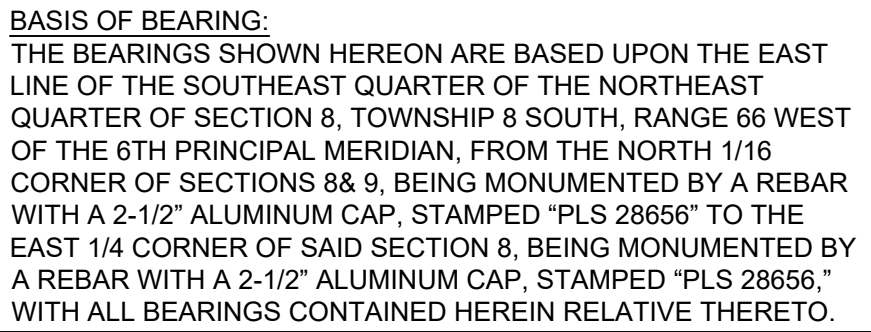
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1. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 36" AND 80" FROM THE BACK OF CURB.
2. ALL PONDS, FOREBAYS, WIERS, AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY PRIOR POINT COMMUNITY AUTHORITY BOARD.
3. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
5. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.
8. FRONT LOT 10' UTILITY EASEMENT OUTSIDE OF RIGHT OF WAY ON LOCAL ROADWAYS INCLUDES A 6" GAS UTILITY EASEMENT AND A 4" DRY UTILITY EASEMENT.
9. ALL SANITARY SERVICES ARE 4" PVC SDR35 PIPE

PRAIRIE POINT SUBDIVISION FILING NO. 3

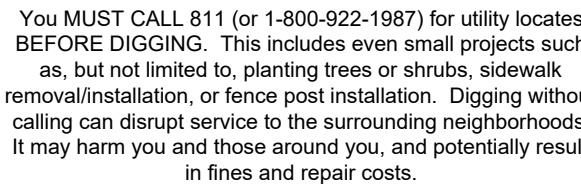
26



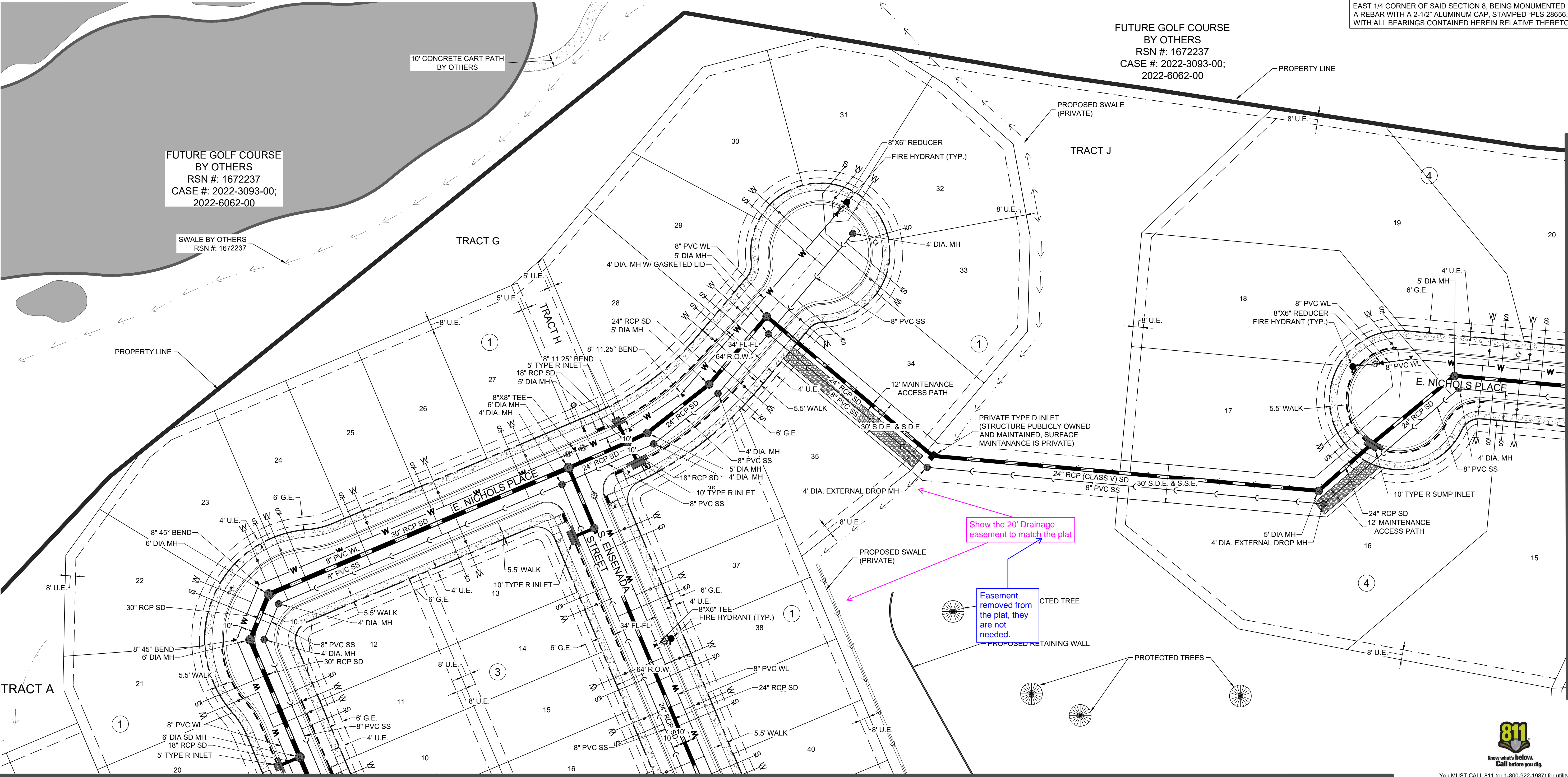


## NOTES

- 



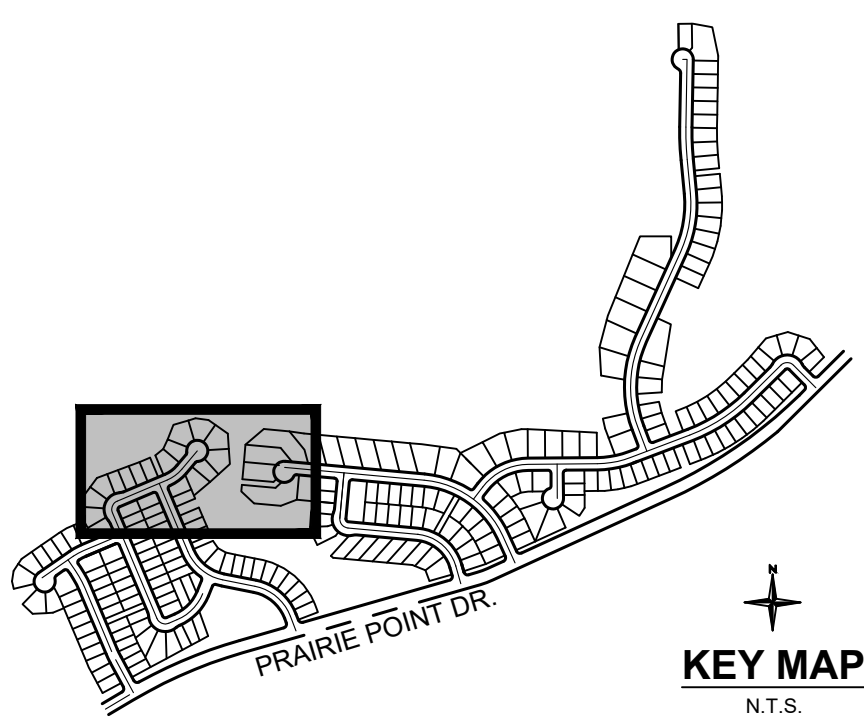




MATCHLINE - SEE SHEET 29

|  |                           |  |                                       |
|--|---------------------------|--|---------------------------------------|
|  | 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 INLET            |
|  | EXISTING VALVE            |  | PROPOSED MANHOLE                      |
|  | EXISTING METER            |  | PROPOSED FLARED<br>END SECTION        |
|  | EXISTING FIRE HYDRANT     |  | SANITARY SEWER SERVICE                |
|  | BLOCK NUMBER              |  | WATER SERVICE                         |
|  | LOT NUMBER                |  | PROPOSED SIDEWALK                     |
|  | PROPOSED CURB<br>& GUTTER |  | PROPOSED CURB RETURN<br>SIDEWALK RAMP |
|  | PROPOSED FIRE<br>HYDRANT  |  | PROPOSED MID-BLOCK<br>RAMP            |
|  |                           |  | PROPOSED STREET LIGHT                 |

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 POTS, FOREBAYS, WIERS, AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE POINT OF ENTRY AUTHORITY BOARD.
3. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
5. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
6. PIPING DOWNSIDE/TOP OF WATER METER IS PRIVATE.
7. ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.
8. FRONT LOT 10' UTILITY EASEMENT OUTSIDE OF RIGHT OF WAY ON LOCAL ROADWAYS INCLUDES A 6" GAS UTILITY EASEMENT AND A 4" DRY UTILITY EASEMENT.
9. ALL SANITARY SERVICES ARE 4" PVC SDR35 PIPE



**BENCHMARK:**  
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.  
ELEVATION = 6057.71 FEET (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.

[illegible]

MATCHLINE - SEE SHEET 33

PRAIRIE POINT SUBDIVISION FILING NO. 3

**SITE PLAN**

**UTILITY PLAN**

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CONSTRUCTION**

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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.



NOT FOR  
CONSTRUCTION

|  |                           |  |                                       |
|--|---------------------------|--|---------------------------------------|
|  | 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 INLET            |
|  | EXISTING VALVE            |  | PROPOSED MANHOLE                      |
|  | EXISTING METER            |  | PROPOSED FLARED<br>END SECTION        |
|  | EXISTING FIRE HYDRANT     |  | SANITARY SEWER SERVICE                |
|  | BLOCK NUMBER              |  | WATER SERVICE                         |
|  | LOT NUMBER                |  | PROPOSED SIDEWALK                     |
|  | PROPOSED CURB<br>& GUTTER |  | PROPOSED CURB RETURN<br>SIDEWALK RAMP |
|  | PROPOSED FIRE<br>HYDRANT  |  | PROPOSED MID-BLOCK<br>RAMP            |
|  |                           |  | PROPOSED STREET LIGHT                 |

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 PONDS, FOREBAYS, WIERS, AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
3. ALL 8" FORCE MAINS ARE R.P.C. AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUPS.
5. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
7. ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.
8. FRONT LOT 10' UTILITY EASEMENT OUTSIDE OF RIGHT OF WAY ON LOCAL ROADWAYS INCLUDES A 6" GAS UTILITY EASEMENT AND A 4" DRY UTILITY EASEMENT.
9. **ALL SANITARY SERVICES ARE 4" PVC SDR35 PIPE**



Know what's below.  
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PRAIRIE POINT SUBDIVISION FILING NO. 3

# SITE PLAN UTILITY PLAN

EET

29

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 30

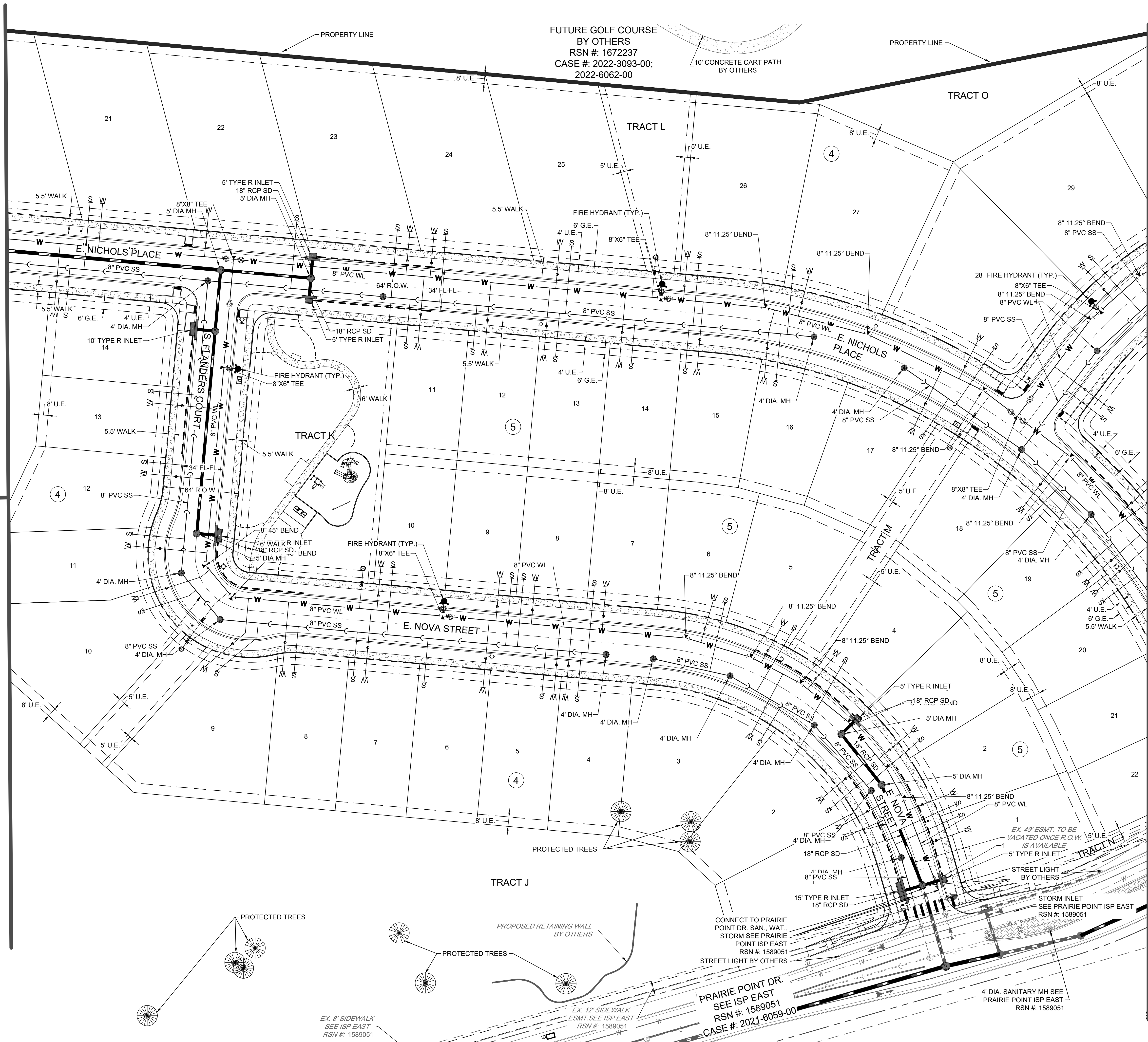
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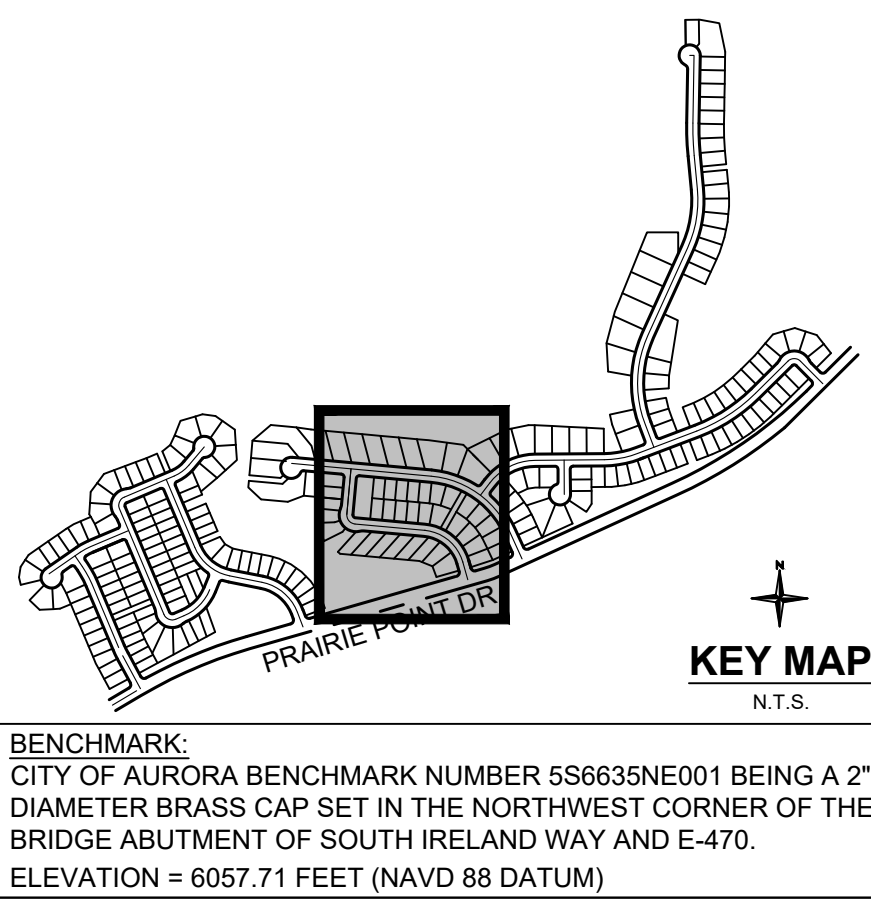
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MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 28



MATCHLINE - SEE SHEET 31



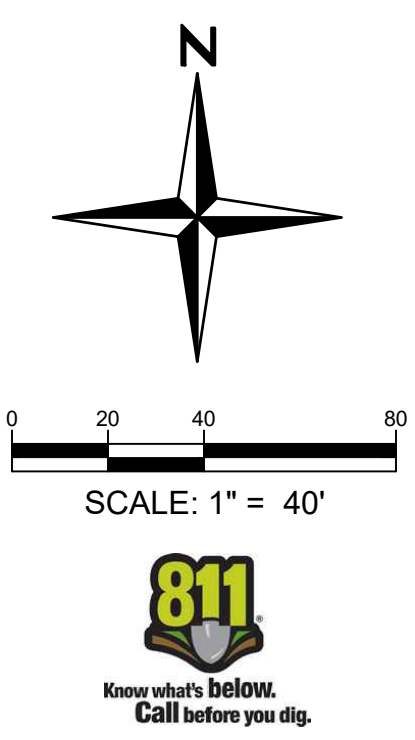
**BASIS OF BEARING:**  
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**LEGEND:**

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

**NOTES:**

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6. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
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8. FRONT LOT 10' UTILITY EASEMENT OUTSIDE OF RIGHT OF WAY ON LOCAL ROADWAYS INCLUDES A 6" GAS UTILITY EASEMENT AND A 4' DRY UTILITY EASEMENT.
9. **ALL SANITARY SERVICES ARE 4" PVC SD35 PIPE**



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PRAIRIE POINT SUBDIVISION FILING NO. 3

SITE PLAN  
UTILITY PLAN

SHEET

NOT FOR  
CONSTRUCTION

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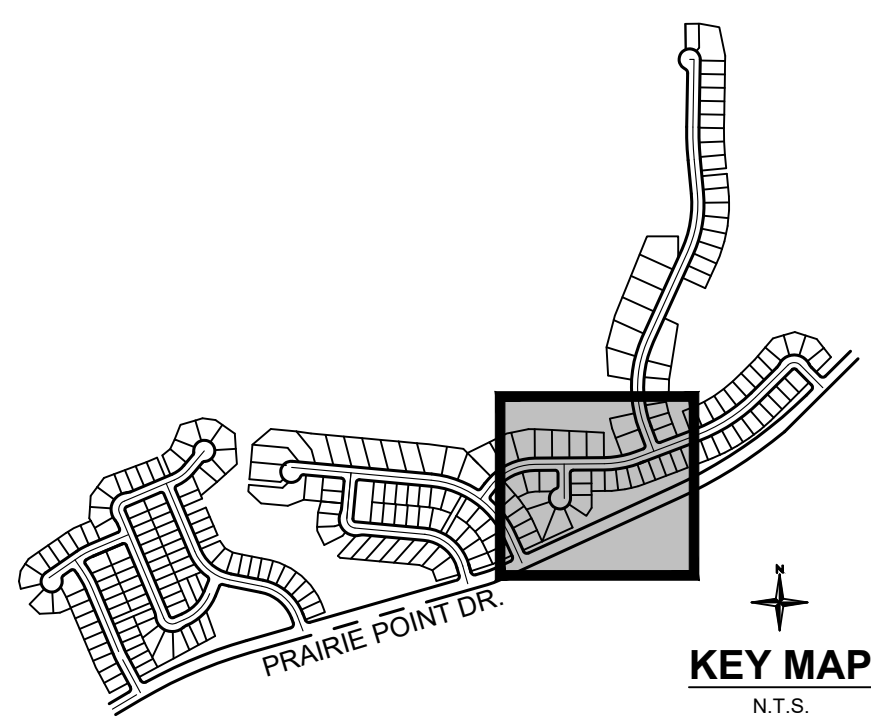
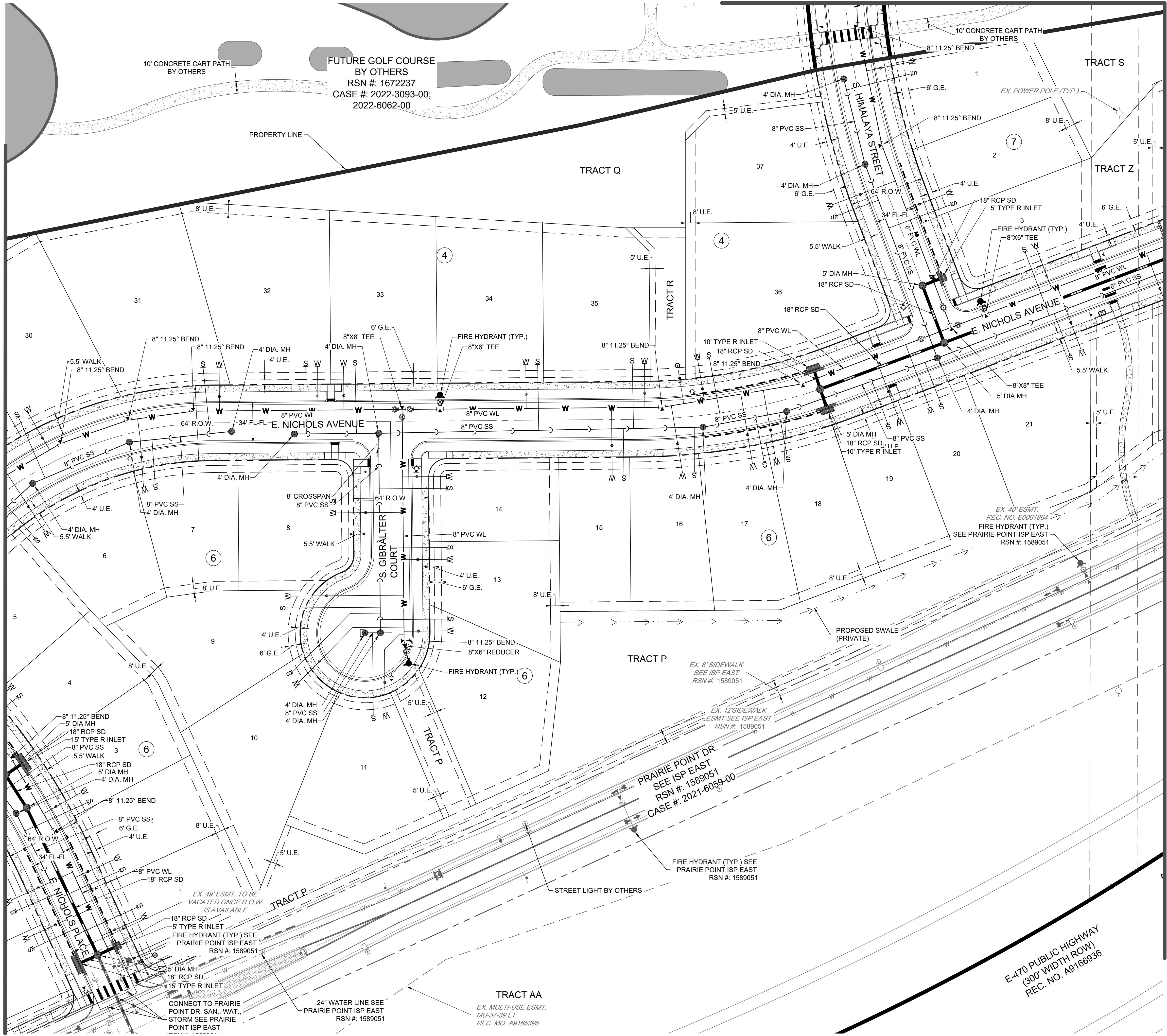


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MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 32



BENCHMARK:  
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470. ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

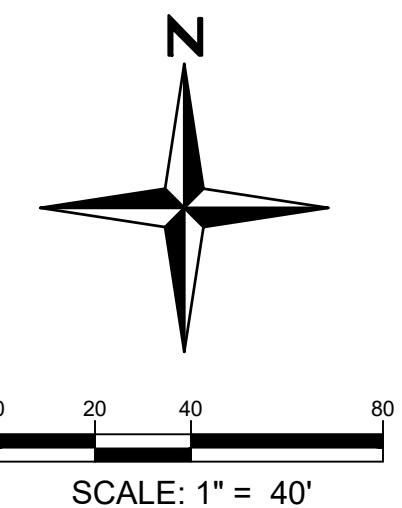
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LEGEND:

- STORM SEWER
- 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
- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- SANITARY SEWER SERVICE
- WATER SERVICE
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED STREET LIGHT

NOTES:

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PRAIRIE POINT SUBDIVISION FILING NO. 3

SITE PLAN  
UTILITY PLAN

SHEET

NOT FOR  
CONSTRUCTION

**Redland**  
WHERE GREAT PLACES BEGIN

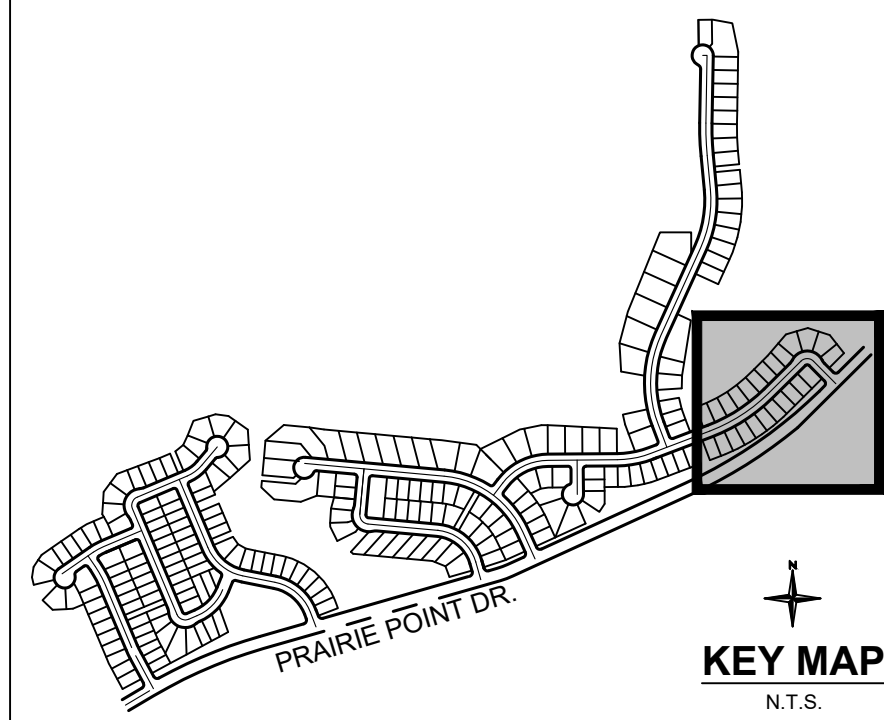
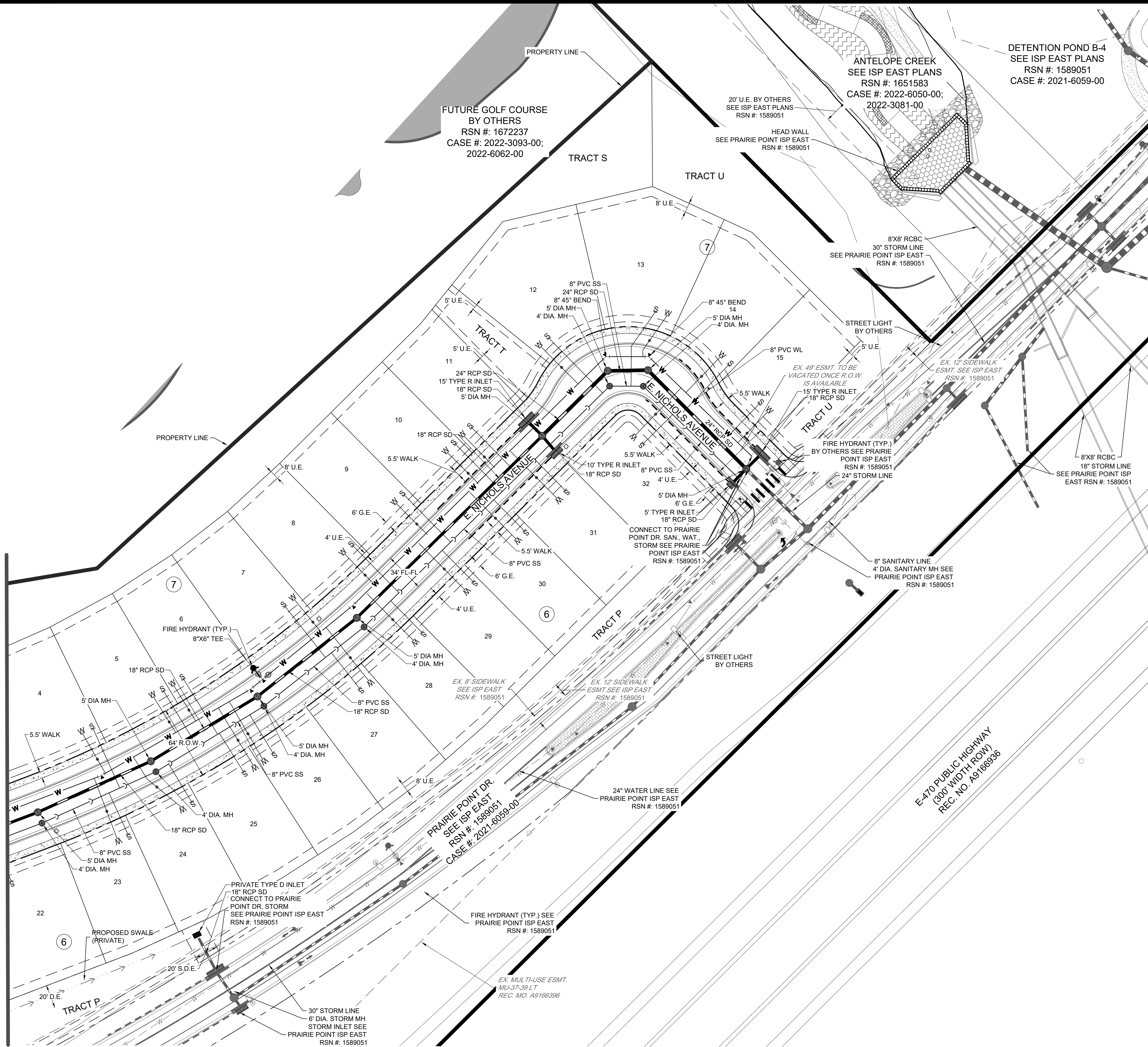
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I:\2023\22033 - prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Utility Plan.dwg tab: 32 UTILITY PLAN Aug 26, 2024 - 10:04am erumney

MATCHLINE - SEE SHEET 31



BENCHMARK:  
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470. ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

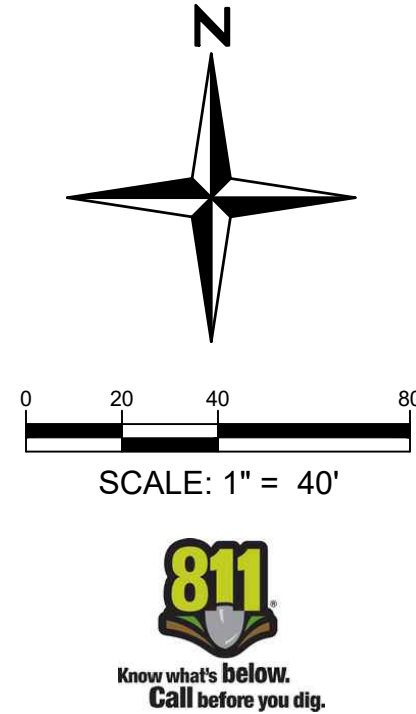
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**LEGEND:**

- |                         |                                    |
|-------------------------|------------------------------------|
| 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 INLET         |
| EXISTING VALVE          | PROPOSED MANHOLE                   |
| EXISTING METER          | PROPOSED FLARED END SECTION        |
| EXISTING FIRE HYDRANT   | SANITARY SEWER SERVICE             |
|                         | WATER SERVICE                      |
|                         | PROPOSED SIDEWALK                  |
|                         | PROPOSED CURB RETURN SIDEWALK RAMP |
|                         | PROPOSED MID-BLOCK RAMP            |
|                         | 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 8'0" FROM THE BACK OF CURB.
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7. ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.
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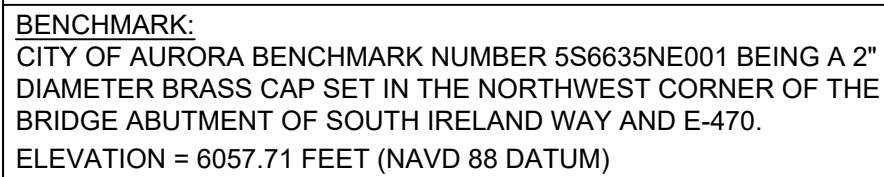
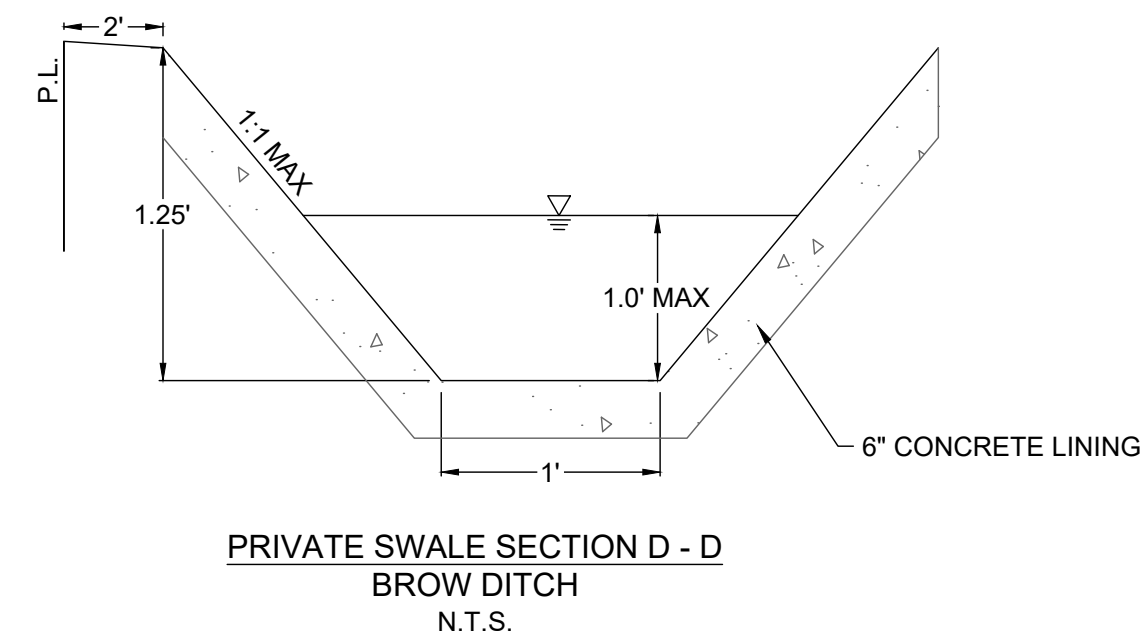
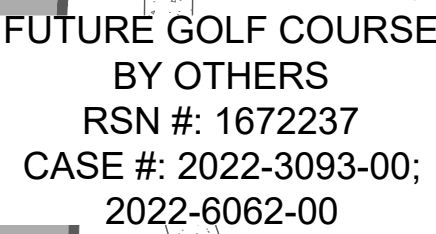
**NOT FOR CONSTRUCTION**

| NOTES |  |
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| DATE  |  |

| NOTES |  |
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| DATE  |  |

PRAIRIE POINT SUBDIVISION FILING NO. 3  
SITE PLAN  
UTILITY PLAN

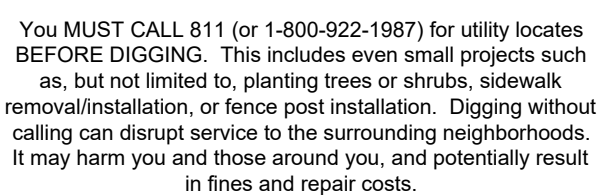




BASIS OF BEARING:  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST  
LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16  
CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR  
WITH A 2-1/2" ALUMINUM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

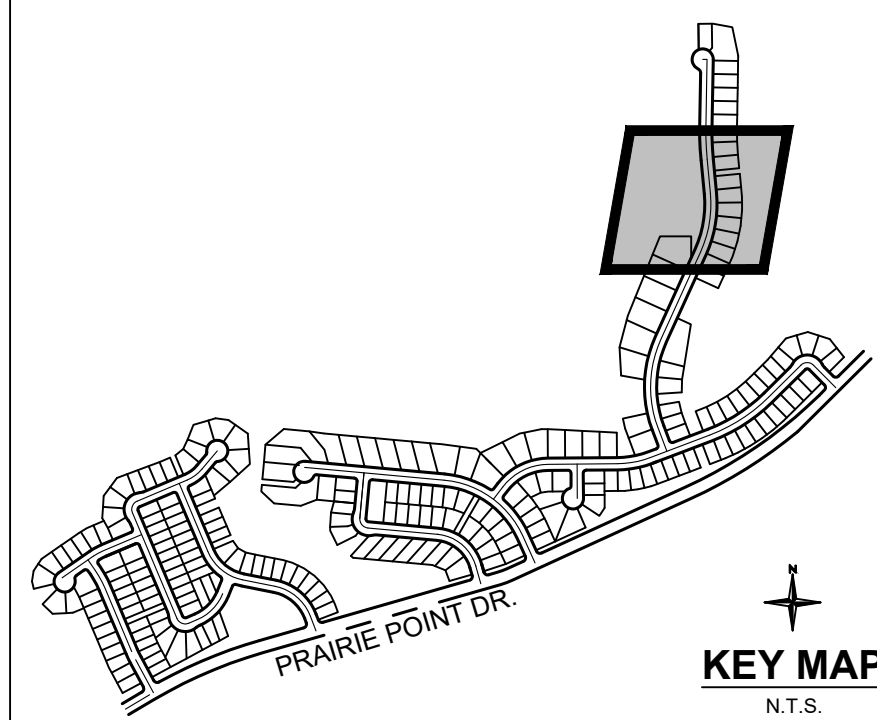
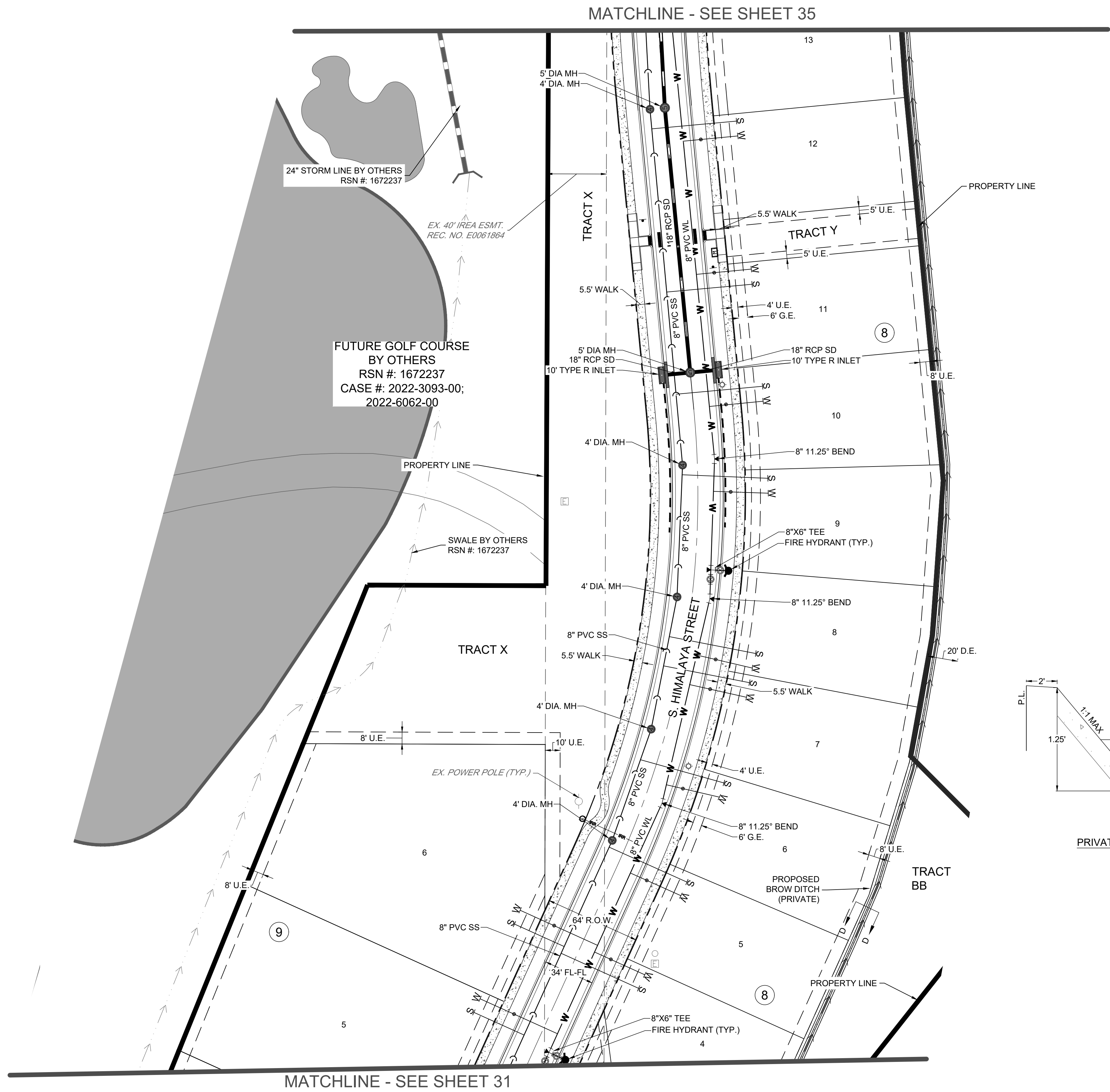
|  |                           |  |                                       |
|--|---------------------------|--|---------------------------------------|
|  | STORM SEWER               |  | PROPERTY LINE                         |
|  | SANITARY SEWER            |  | R.O.W.                                |
|  | 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 INLET            |
|  | EXISTING VALVE            |  | PROPOSED MANHOLE                      |
|  | EXISTING METER            |  | PROPOSED FLARED<br>END SECTION        |
|  | EXISTING FIRE HYDRANT     |  | SANITARY SEWER SERVICE                |
|  | BLOCK NUMBER              |  | WATER SERVICE                         |
|  | LOT NUMBER                |  | PROPOSED SIDEWALK                     |
|  | PROPOSED CURB &<br>GUTTER |  | PROPOSED CURB RETURN<br>SIDEWALK RAMP |
|  | PROPOSED FIRE<br>HYDRANT  |  | PROPOSED MID-BLOCK<br>RAMP            |
|  |                           |  | PROPOSED STREET LIGHT                 |

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3. ALL FROM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
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I:\2022\22033 - prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Utility Plan.dwg tab: 34 UTILITY PLAN Aug 26, 2024 - 10:04am erumney



BENCHMARK:  
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470. ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

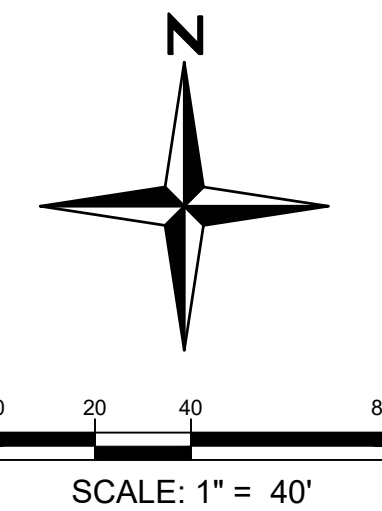
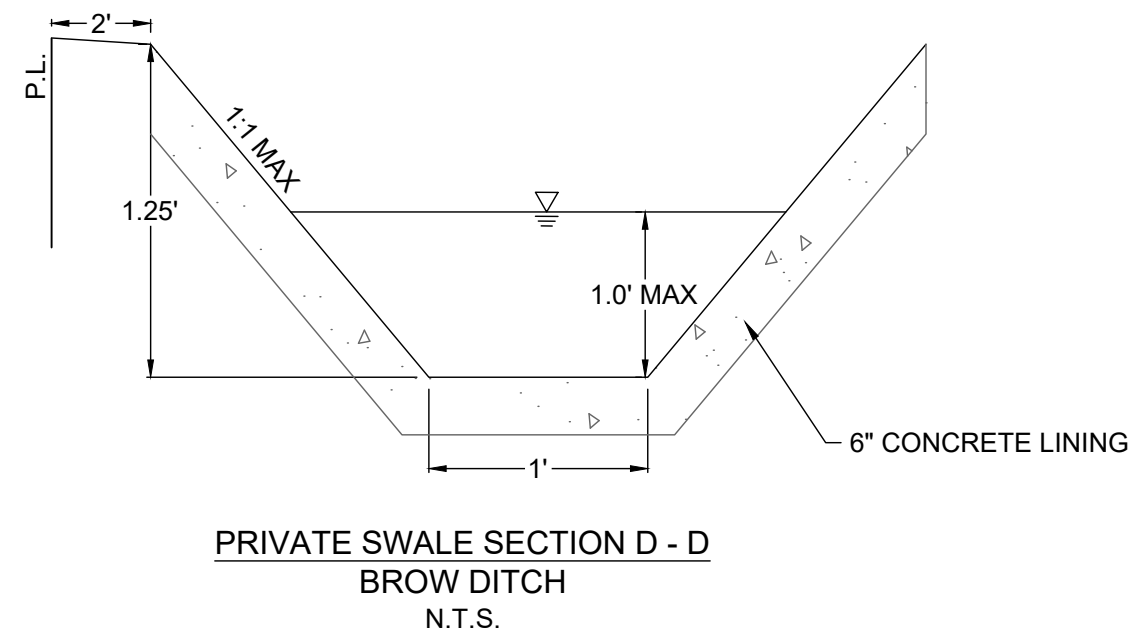
BASIS OF BEARING:  
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#### LEGEND:

- |                         |                                    |
|-------------------------|------------------------------------|
| 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 INLET         |
| EXISTING VALVE          | PROPOSED MANHOLE                   |
| EXISTING METER          | PROPOSED FLARED END SECTION        |
| EXISTING FIRE HYDRANT   | SANITARY SEWER SERVICE             |
|                         | WATER SERVICE                      |
|                         | PROPOSED SIDEWALK                  |
| 2 BLOCK NUMBER          | PROPOSED CURB RETURN SIDEWALK RAMP |
| 2 LOT NUMBER            | PROPOSED MID-BLOCK RAMP            |
| PROPOSED CURB & GUTTER  | PROPOSED STREET LIGHT              |
| PROPOSED FIRE HYDRANT   |                                    |

#### NOTES:

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PRAIRIE POINT SUBDIVISION FILING NO. 3

SITE PLAN  
UTILITY PLAN

SHEET

34

NOT FOR  
CONSTRUCTION

| NOTES |  |
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| NO.   |  |
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| NOTES |  |
| NO.   |  |
| DATE  |  |

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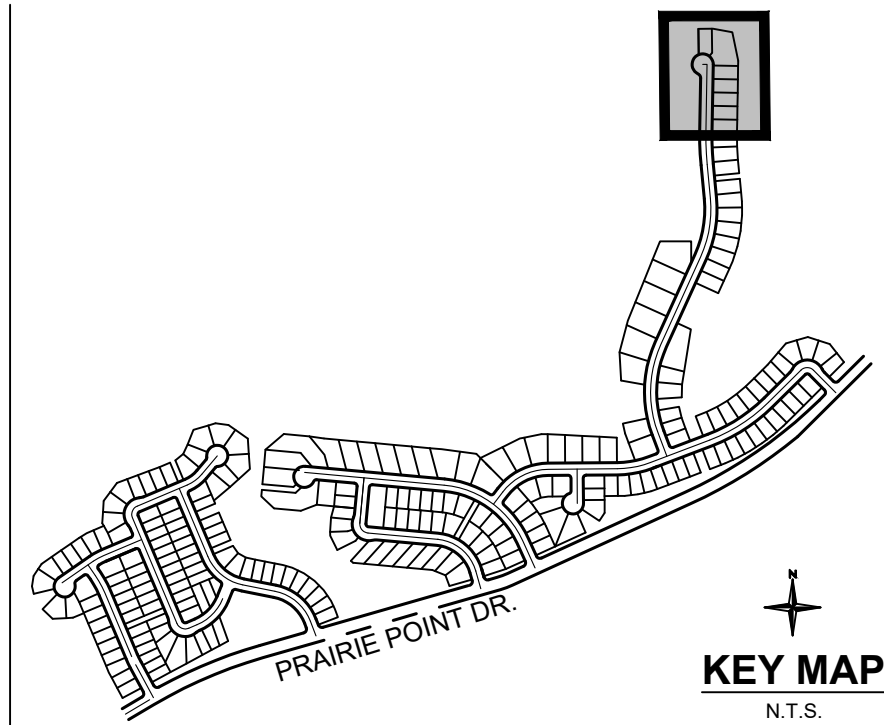
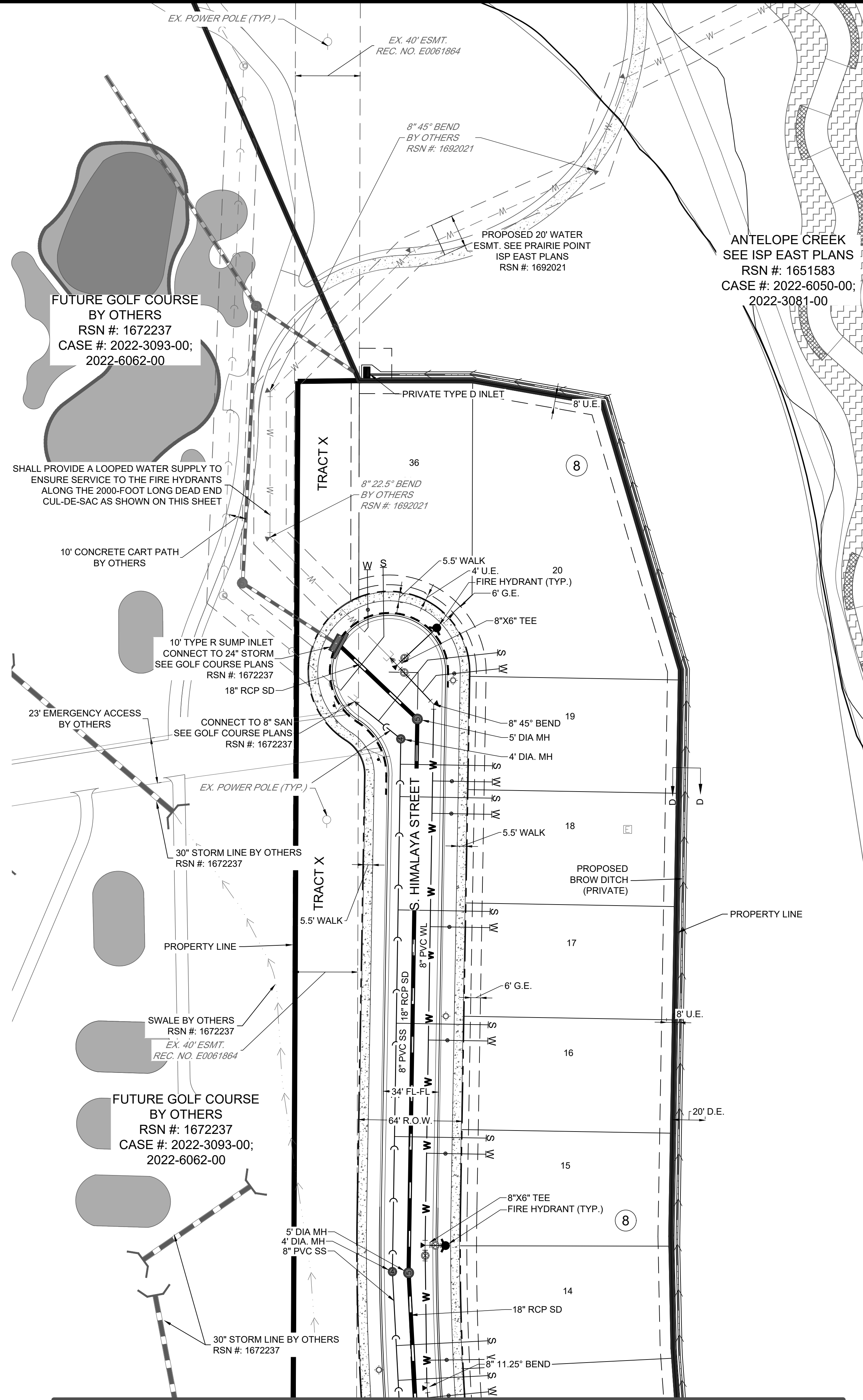
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I:\2022\22033 - prairie point\CADD\sheet sets\22033.01 prairie point\conceptual site plan\22033.01 - Utility Plan.dwg tab: 35 UTILITY PLAN Aug 26, 2024 - 10:04am erumney



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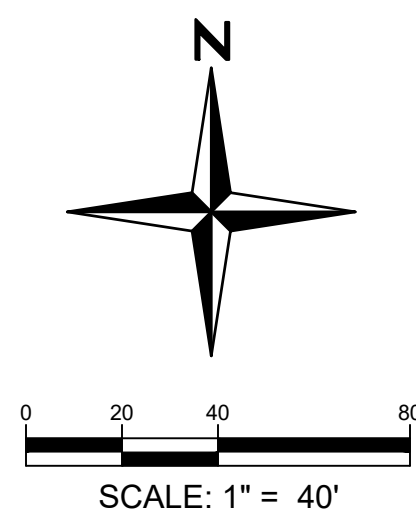
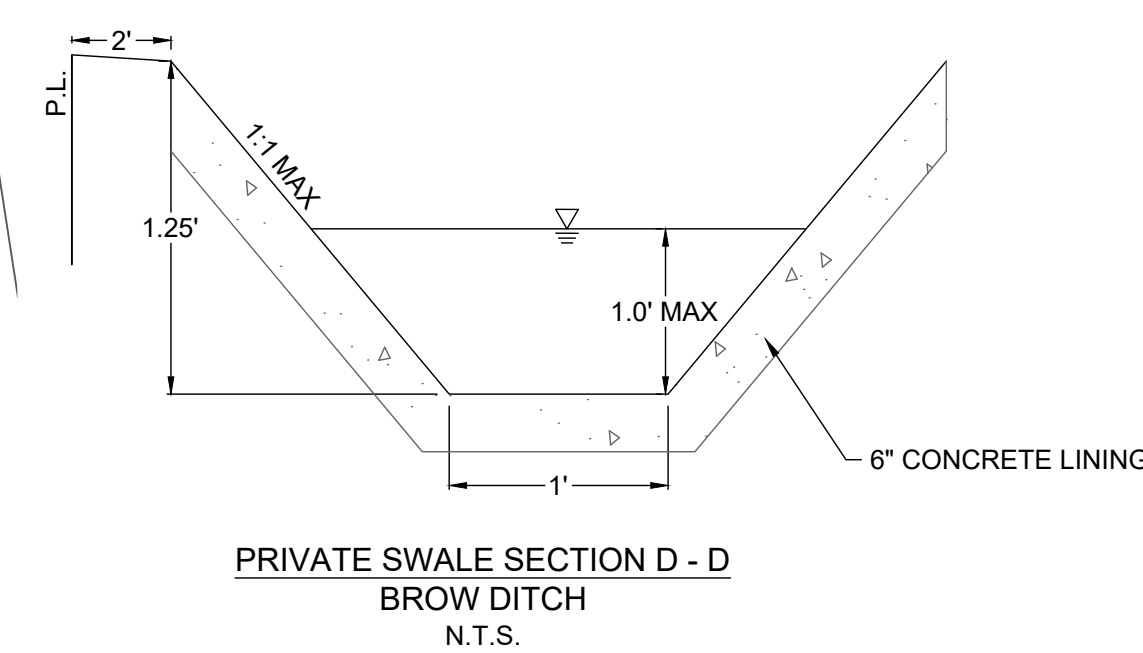
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#### LEGEND:

- |                         |                                    |
|-------------------------|------------------------------------|
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| 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 INLET         |
| EXISTING VALVE          | PROPOSED MANHOLE                   |
| EXISTING METER          | PROPOSED FLARED END SECTION        |
| EXISTING FIRE HYDRANT   | SANITARY SEWER SERVICE             |
|                         | WATER SERVICE                      |
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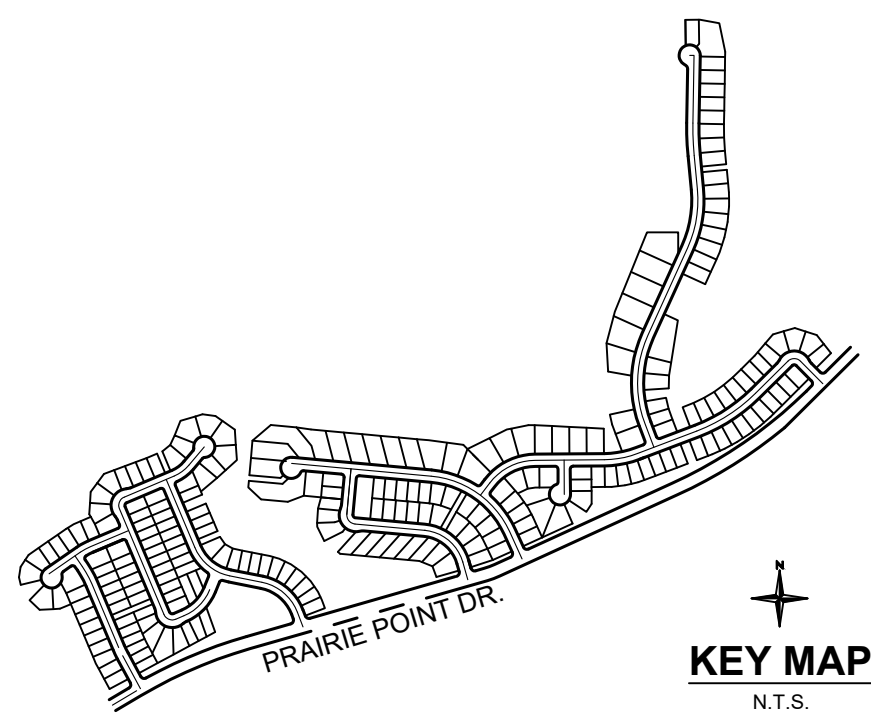
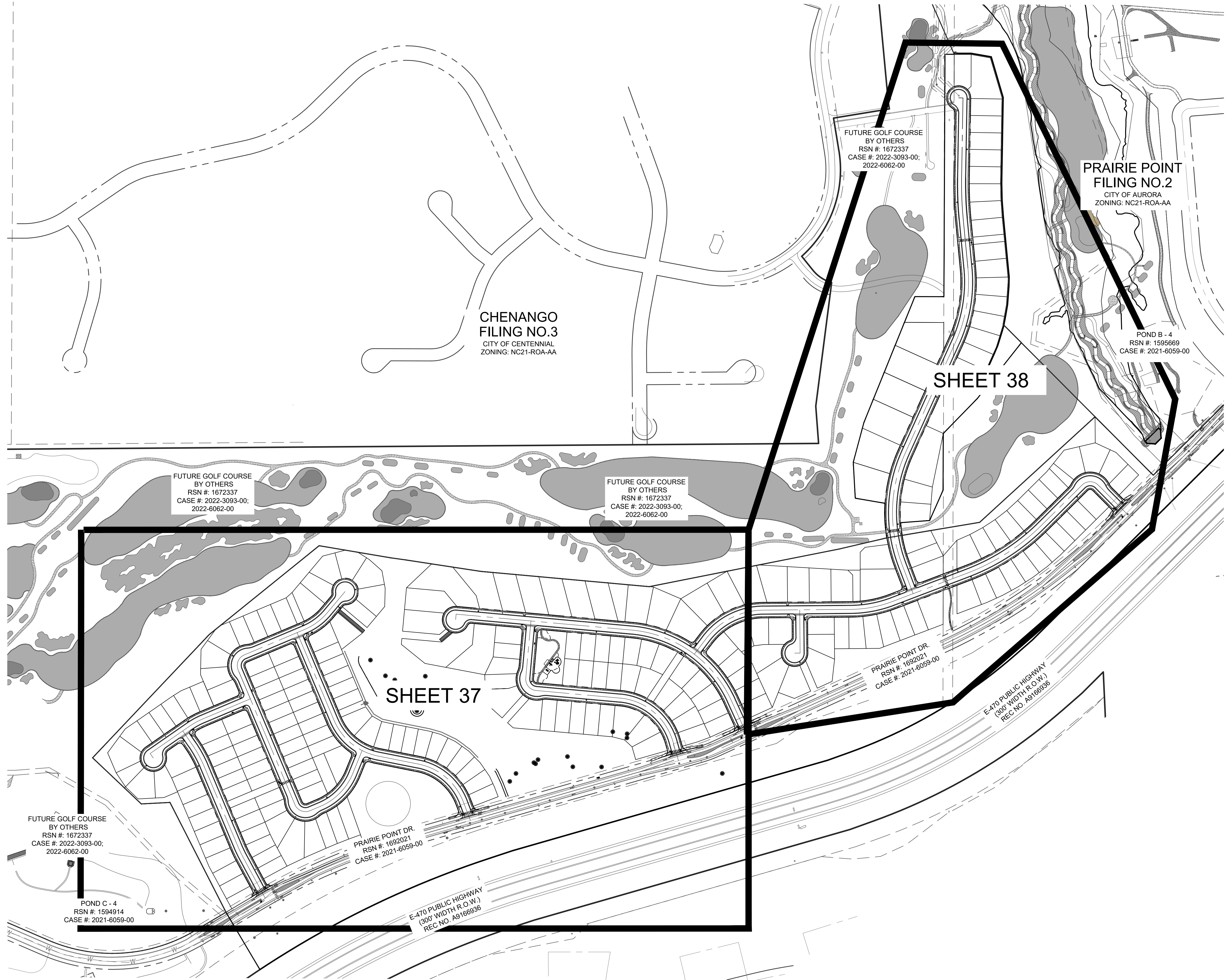


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MATCHLINE - SEE SHEET 33

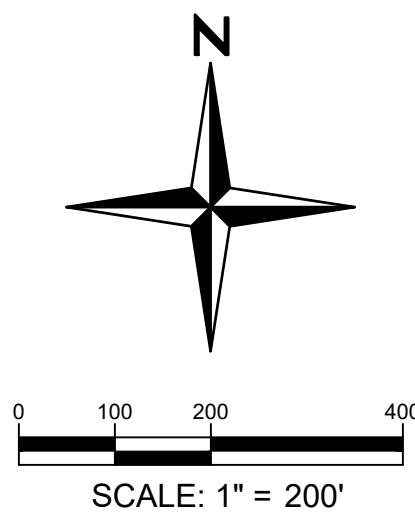


I:\2022\22033 - Prairie Point\CADD\Sheet\_Sets\22033.01 Prairie Point\Conceptual Site Plan\22033.01 - Signage Plan.dwg tab: 36 SIGNAGE AND LIGHTING PLAN INDEX Aug 21, 2024 - 9:22am lldwig



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NOT FOR  
CONSTRUCTION

PRAIRIE POINT SUBDIVISION FILING NO. 3  
SITE PLAN  
SIGNAGE AND LIGHTING PLAN INDEX

SHEET

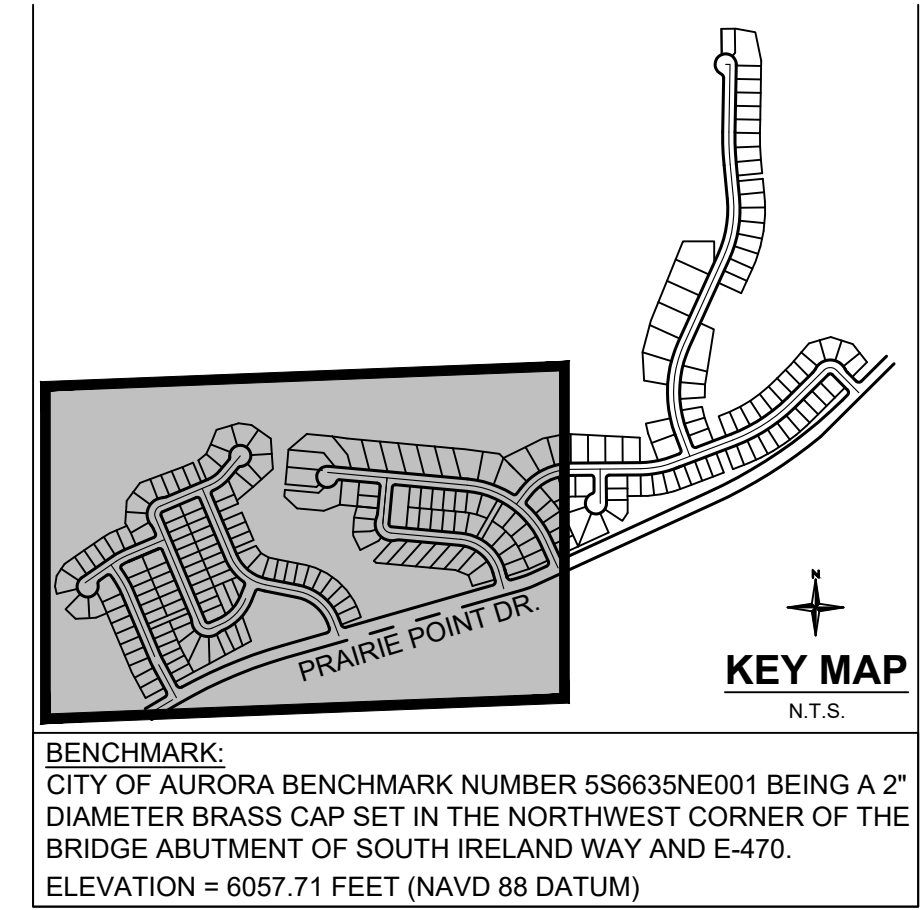


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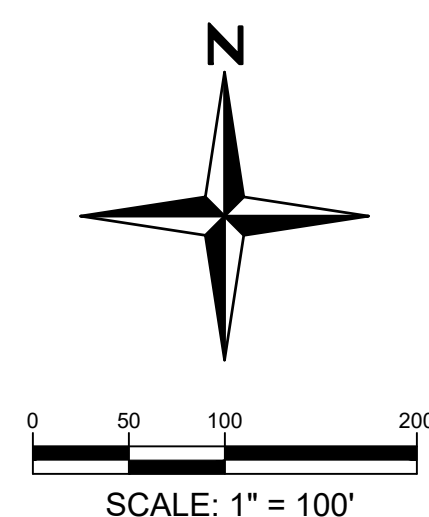
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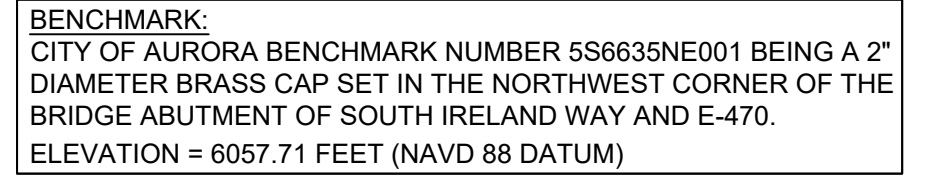
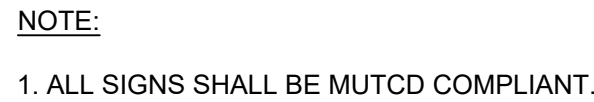
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CONSTRUCTION**

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PRAIRIE POINT SUBDIVISION FILING NO. 3  
SITE PLAN  
SIGNAGE AND LIGHTING PLAN

SHEET

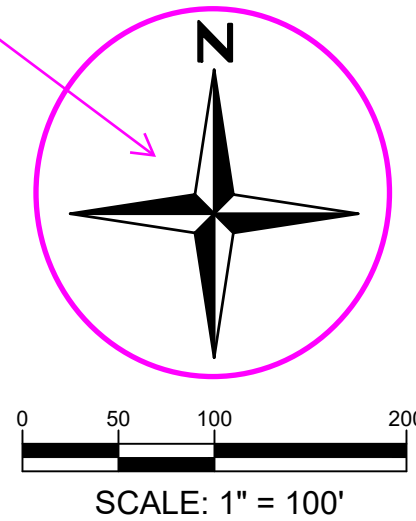




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the graphic



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**PRAIRIE POINT SUBDIVISION FILING NO. 3**  
**SITE PLAN**  
**SIGNAGE AND LIGHTING PLAN**

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