



Prairie Point - East Aurora Parkway ISP:

INTENT

Based on the approved Prairie Point Master Plan East Aurora Parkway road connection from the proposed round-about in Kings Point West ISP (DA-1609-20) to the existing E Aurora Parkway at Heritage Eagle Bend must be installed prior to any home construction on the southern portion of the master plan. Given the lengthy construction process to connect these two points, it was determined the most expeditious review process is an ISP for the backbone infrastructure necessary to make the connection. The proposed plan is in conformance with the approved master plans for the area.

ADJUSTMENTS

No adjustments are required for this application.

VEHICULAR CIRCULATION

Our team has worked with the landholder along the roadway and coordinated connections/curb cuts into all proposed master plans in the area. The proposed E-470 bridge design and construction will be handled through a separate review process and designed by others. The proposed bridge design was used to create the submitted plan set.

LANDSCAPE

The proposed landscape design further enforces the character of the development by providing enhanced native landscapes throughout the community that are reminiscent of the natural landscape in the area and surrounding neighborhoods. Street trees and shrubs on primary roads are clustered into groups as much as possible, while meeting code requirements. Native prairie grasses will be used to give the project the feel that the development was placed into the natural setting.

PEDESTRIAN CIRCULATION

The street section includes a 10' sidewalk along the entire south side of the road. Crosswalks are included at designated intersection for pedestrians crossing north/south. The design includes an additional pedestrian to the existing/proposed High Plains Trail north of E-470.

PROTECTION OF NATURAL FEATURES, RESOURCES, AND SENSITIVE AREAS

This design limits the disturbance to existing terrain, wetlands, and natural features in the corridor. East Aurora Parkway has also been located to parallel E-470 throughout much of the community, creating an additional setback/buffer and opening up the views along E-470.