

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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 WAYWAYS OR HERETOFORE 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."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND 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 WITHIN ONE GROWING SEASON OF FINAL ACCEPTANCE OF THE ACCOMPANYING ROADS. IF COMPLETION OF LANDSCAPE CANNOT BE COMPLETED WITHIN 1 FULL GROWING SEASON OF FINAL ACCEPTANCE, THE AUTHORITY BOARD MUST COMPLETE.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOF MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRORACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-882(D) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- ANY REFERENCES TO DEVELOPER OR OWNER INCLUDES THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

SPECIFIC SITE PLAN NOTES

- ROADWAY & WATER MAIN REQUIREMENTS**

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

TRAFFIC SIGNAL INSTALLATION AT PARKER ROAD AND AURORA PARKWAY IS A REQUIREMENT OF THIS DEVELOPMENT AND NO TRAFFIC SIGNAL ESCROW WILL APPLY AT THIS LOCATION. TRAFFIC SIGNAL ESCROW MAY APPLY TO FUTURE SIGNALIZED LOCATIONS, IF APPLICABLE.
- ARTERIAL SIDEWALKS**

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.

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.

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 E-470, IS INCREASED TO 10' WIDTH.
- DETENTION**

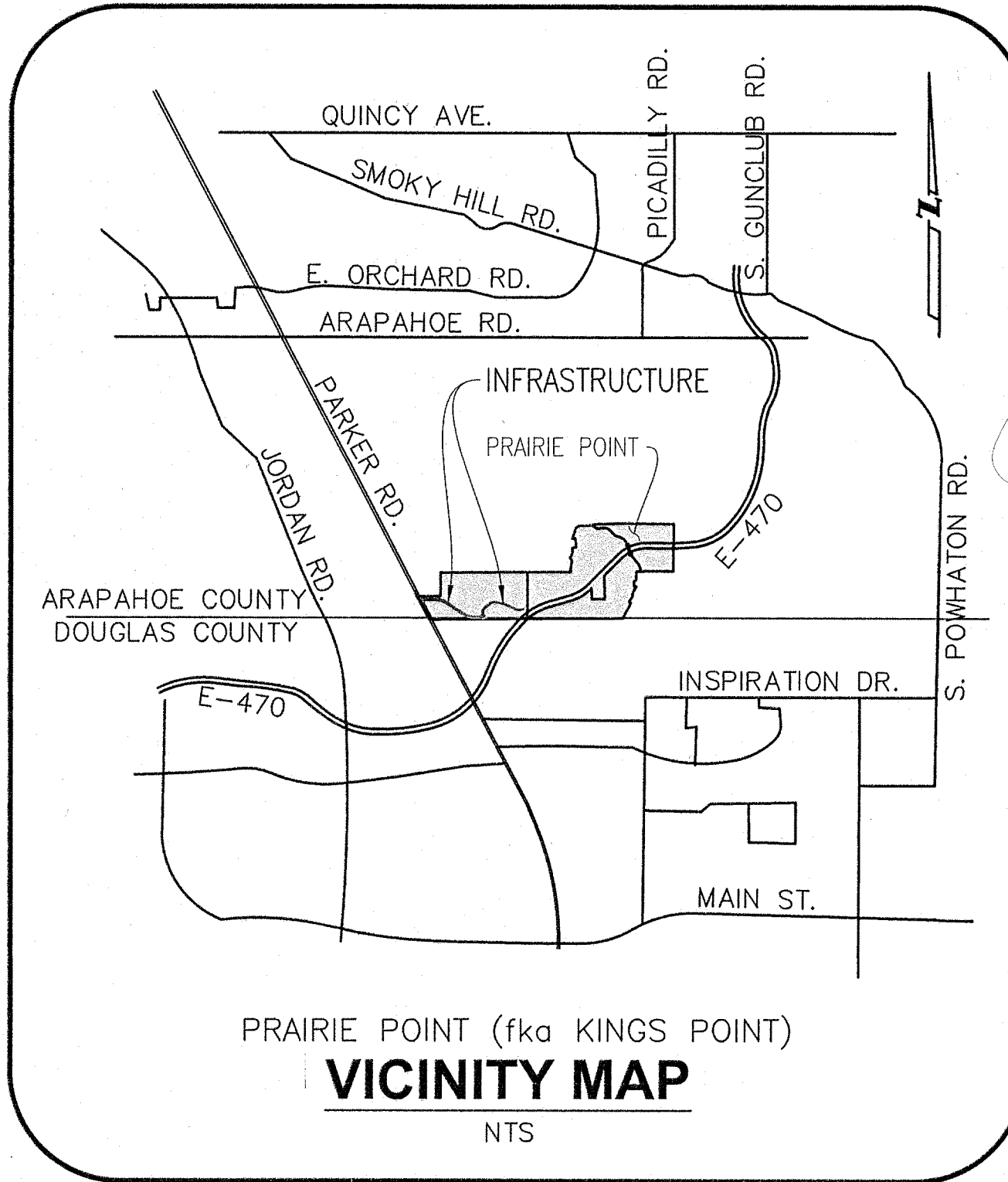
THE UPSTREAM DETENTION POND C4 WILL BE CONSTRUCTED AND SIZED FOR FUTURE FULLY DEVELOPED CONDITIONS. AS SUCH, POND C4 WILL PROVIDE SUFFICIENT DETENTION TO ACCOUNT FOR THE PROPOSED CONSTRUCTION OF KINGS POINT DRIVE. THE HYDROLOGIC ROUTING PRESENTED IN THE PRELIMINARY DRAINAGE STUDY INDICATES THAT THE DISCHARGE 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.
- SIDEWALKS**

PRIOR TO REQUEST FOR ACCEPTANCE OF THE INFRASTRUCTURE, IT IS ANTICIPATED THAT FUTURE ADJACENT DEVELOPMENTS WHICH HAVE INTERSECTIONS CONNECTING TO ROADWAYS SHOWN ON THESE PLANS WILL HAVE BEEN REVIEWED THROUGH THEIR INDIVIDUAL SITE PLAN PROCESSES AND CONSTRUCTION PLANS SUBMITTED WHICH WILL INCLUDE THE COMPLETE INTERSECTION DESIGN. SHOULD THIS NOT HAPPEN, SIDEWALKS WILL BE CONSTRUCTED THROUGH THE FUTURE INTERSECTION.
- UTILITY EASEMENTS**

UTILITY EASEMENTS ("UE"), DRAINAGE AND ACCESS EASEMENTS, AND SIDEWALK EASEMENTS ("SE") SHOWN ARE CONCEPTUAL; FINAL DETERMINATION WILL BE MADE WITH THE CONSTRUCTION DOCUMENTS. UTILITY EASEMENTS ADJACENT TO THE RIGHTS-OF-WAY WILL BE DEDICATED BY SEPARATE DOCUMENT.
- STREET LIGHTS**

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.
- STORM SEWER AND DRAINAGE FACILITIES**

ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.



LAND USE SUMMARY

GROSS LAND AREA: 36.13 ACRES (INCLUDES WEST & EAST ISP)  
NET LAND AREA COVERED BY WEST ISP: 16.93 ACRES  
PUBLIC RIGHT-OF-WAY TO BE DEDICATED: 16.93 ACRES

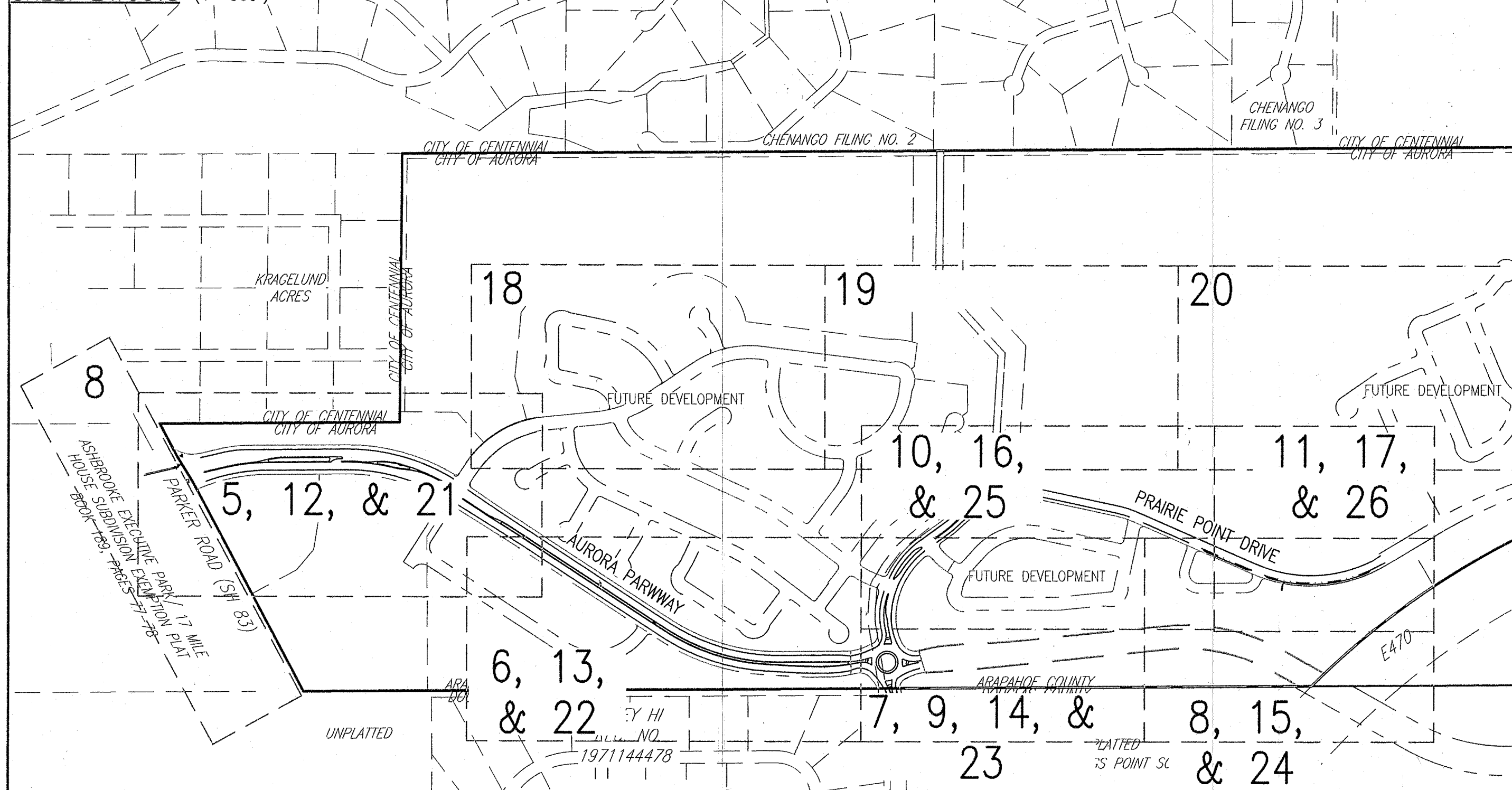
AMENDMENT HISTORY

- AMENDMENT NO. 1 02/28/2025
- REVISE AURORA PARKWAY AS IT APPROACHES PARKER ROAD AS FOLLOWS:
    - WIDEN MEDIAN FROM 4' FLOWLINE WIDTH TO 9';
    - MOVE NORTH CURB 5' TO THE NORTH;
    - MOVE WESTBOUND LANES 5' TO THE NORTH.
  - REVISE AURORA PARKWAY CROSS SECTIONS TO ELIMINATE RAISED LANDSCAPE MEDIANS AND REVISE MEDIAN BORDER PAVING TO COBBLE PER THE LANDSCAPE PLAN.
  - MOVE HIGH PLAINS TRAIL CONNECTION TO THE EAST.

All Cobble paver within city of aurora  
right of way will have to be covered with  
a Master License Agreement. DA Land Review  
Services

AN AMENDED MLA IS CURRENTLY BEING  
PREPARED TO COVER THIS

SHEET LAYOUTS (1"=500')



CONSULTANTS

**CIVIL ENGINEER**  
EMK CONSULTANTS, INC.  
7006 S. ALTON WAY, SUITE F  
CENTENNIAL, COLORADO 80112  
(303)694-1520 x106  
CONTACT: BARRY MOORE, PE  
BMOORE@EMKC.COM

**LAND PLANNER /  
LANDSCAPE ARCHITECT**  
TERRACINA DESIGN  
10200 E. GIRARD AVE, SUITE A314  
DENVER, COLORADO 80231  
(303)632-8867  
CONTACT: LAYLA ROSALES  
LROSAL@TERRACINADSIGN.COM

**TRAFFIC CONSULTANT**  
FOX TUTTLE TRANSPORTATION GROUP  
1824 MARKET STREET, SUITE 202  
DENVER, COLORADO 80202  
(303)652-3571  
CONTACT: CASSIE SLADE, PE, PTOE  
CASSIE.SLADE@FTTTRANSGROUP.COM

**SURVEYOR**  
AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE, SUITE 1  
LITTLETON, COLORADO 80122  
(303)713-1898  
CONTACT: TONY PELL, PLS  
TPELL@AZTECCONSULTANTS.COM

SHEET INDEX

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**APPLICANT**  
CLAYTON PROPERTIES GROUP, INC.,  
A TENNESSEE CORPORATION  
4908 TOWER ROAD  
DENVER, CO 80249  
(303) 486-8500  
CONTACT: DAVE CARRO

DATE: 10/02/2024  
JOB NO: 12187.61  
SCALE  
AS NOTED

PRAIRIE POINT (FKA KINGS POINT NORTH)  
WEST INFRASTRUCTURE SITE PLAN AMENDMENT NO. 1

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

Do not amend the  
recorded site plan  
title. Unnecessary.

REVISED

OWNER APPROVAL

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

IN WITNESS THEREOF, THE BELOW OWNERS PRESENT THIS CONTEXTUAL SITE PLAN TO BE EXECUTED:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

Andrew Jean Lam  
SIGNATURE

ASSISTANT SECRETARY  
PRINT TITLE

ANDREW JEAN LAM  
PRINT NAME

STATE OF COLORADO

COUNTY OF Denver

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF October, 2024,

BY Andrew Jean Lam as Assistant Secretary  
OF CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

MY COMMISSION EXPIRES: 01-19-2025

WITNESS MY HAND AND MY OFFICIAL SEAL

TERRI GROVES  
Notary Public  
State of Colorado  
Notary ID # 20214002333  
My Commission Expires 01-19-2025

PRAIRIE POINT COMMUNITY AUTHORITY BOARD

DAVID CARRO  
SIGNATURE

TREASURER  
PRINT TITLE

DAVID CARRO  
PRINT NAME

STATE OF COLORADO

COUNTY OF Denver

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF October, 2024,

BY David Carro as Treasurer  
OF PRAIRIE POINT COMMUNITY AUTHORITY BOARD

MY COMMISSION EXPIRES: 01-19-2025

WITNESS MY HAND AND MY OFFICIAL SEAL

TERRI GROVES  
Notary Public  
State of Colorado  
Notary ID # 20214002333  
My Commission Expires 01-19-2025

CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature]

DATE: 10/28/24

PLANNING DIRECTOR: [Signature]

DATE: 10/21/24

PLANNING COMMISSION: NA  
(CHAIRPERSON)

DATE: \_\_\_\_\_

CITY COUNCIL: NA  
(MAYOR)

DATE: \_\_\_\_\_

ATTEST: NA  
(CITY CLERK)

DATE: \_\_\_\_\_

CITY FORESTER: \_\_\_\_\_

DATE: \_\_\_\_\_

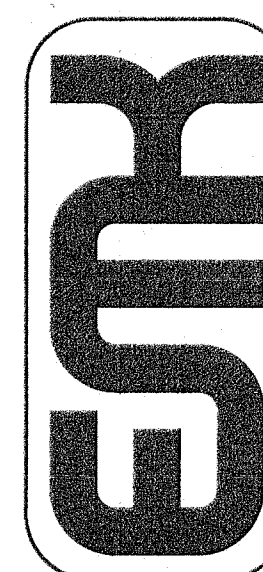
RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY,  
COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2024.

CLERK AND RECORDER \_\_\_\_\_

DEPUTY: \_\_\_\_\_

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



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

Know what's below.  
Call before you dig.

BENCHMARK  
CITY OF AURORA BENCHMARK 5568330002 (FKA 7D-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE  
EAST 1/4 SECTION 33, T5S, 66W  
EAST 1/4 SECTION 33, T5S, 66W  
NAVD 88 ELEVATION 5861.04

NO.	DESCRIPTION	DATE BY	STATUS
1	REVIEW PER AMENDMENT NO. 1	DAVE CARRO	APPROVED

DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
JM	JS	DAVE CARRO	DAVE CARRO

PRAIRIE POINT WEST ISP

WEST INFRASTRUCTURE  
SITE PLAN COVER SHEET



LEGAL DESCRIPTION

LEGAL DESCRIPTION (COVERS BOTH WEST AND EAST INFRASTRUCTURE)

A PARCEL OF LAND LOCATED IN SECTIONS 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 BEARS NORTH 88°10'07" EAST, A DISTANCE OF 2,594.73 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, SOUTH 88°10'07" EAST, A DISTANCE OF 718.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°10'07" EAST, A DISTANCE OF 61.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 83°40'44" EAST;

THENCE DEPARTING SAID NORTH LINE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°35'14", AN ARC LENGTH OF 291.40 FEET;

THENCE SOUTH 82°54'30" EAST, A DISTANCE OF 22.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 468.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'56", AN ARC LENGTH OF 103.86 FEET;

THENCE NORTH 84°22'34" EAST, A DISTANCE OF 122.72 FEET;

THENCE NORTH 85°40'24" EAST, A DISTANCE OF 88.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°37'26" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°55'15", AN ARC LENGTH OF 157.01 FEET;

THENCE SOUTH 74°42'11" EAST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°55'54", AN ARC LENGTH OF 74.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°49'28", AN ARC LENGTH OF 7.13 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 266°32'52", AN ARC LENGTH OF 209.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°16'04", AN ARC LENGTH OF 8.08 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 370.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'13", AN ARC LENGTH OF 60.62 FEET;

THENCE NORTH 74°42'11" WEST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'06", AN ARC LENGTH OF 139.80 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°18'09", AN ARC LENGTH OF 23.38 FEET;

THENCE SOUTH 05°37'26" EAST, A DISTANCE OF 108.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°07'03", AN ARC LENGTH OF 21.50 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°43'35", AN ARC LENGTH OF 287.14 FEET;

THENCE SOUTH 30°00'54" EAST, A DISTANCE OF 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°29'54", AN ARC LENGTH OF 24.48 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 818.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°49'33", AN ARC LENGTH OF 140.28 FEET;

THENCE NORTH 46°39'39" EAST, A DISTANCE OF 201.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 332.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°47'58", AN ARC LENGTH OF 132.11 FEET;

THENCE NORTH 69°27'37" EAST, A DISTANCE OF 276.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 232.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°43'00", AN ARC LENGTH OF 330.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°39'14", AN ARC LENGTH OF 19.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°21'27", AN ARC LENGTH OF 106.78 FEET;

THENCE NORTH 88°52'50" EAST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 533.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 137.70 FEET;

THENCE SOUTH 76°19'03" EAST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 467.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 286.29 FEET;

THENCE NORTH 68°33'29" EAST, A DISTANCE OF 441.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 531.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'29", AN ARC LENGTH OF 207.98 FEET;

THENCE SOUTH 89°00'03" EAST, A DISTANCE OF 29.22 FEET TO THE WESTERLY RIGHT-OF-WAY OF EAST DRY CREEK ROAD RECORDED AT RECEPTION NO. 82073829 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°17'32" WEST, A DISTANCE OF 74.00 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 89°00'03" WEST, A DISTANCE OF 49.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 465.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'29", AN ARC LENGTH OF 182.13 FEET;

THENCE SOUTH 68°33'29" WEST, A DISTANCE OF 420.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 533.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 326.75 FEET;

THENCE NORTH 76°19'03" WEST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 467.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 120.65 FEET;

THENCE SOUTH 88°52'50" WEST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 392.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°18'38", AN ARC LENGTH OF 330.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 333.15 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°09'33" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'06", AN ARC LENGTH OF 46.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 149.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°24'20" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°55'57", AN ARC LENGTH OF 41.57 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 799.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°37'01", AN ARC LENGTH OF 64.42 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°07'19", AN ARC LENGTH OF 67.78 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°53'34", AN ARC LENGTH OF 52.69 FEET;

THENCE SOUTH 62°57'41" EAST, A DISTANCE OF 80.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27°02'50" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°06'36", AN ARC LENGTH OF 38.88 FEET;

THENCE SOUTH 51°50'35" EAST, A DISTANCE OF 71.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 433.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 37°34'23" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'24", AN ARC LENGTH OF 131.30 FEET;

THENCE SOUTH 35°03'13" EAST, A DISTANCE OF 45.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 730.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'07", AN ARC LENGTH OF 192.84 FEET;

THENCE SOUTH 19°55'06" EAST, A DISTANCE OF 1.70 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E-470 RECORDED AT RECEPTION NO. A9166396 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 70°04'49" WEST, A DISTANCE OF 66.00 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 19°55'06" WEST, A DISTANCE OF 1.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 664.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°52'08", AN ARC LENGTH OF 44.84 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'34", AN ARC LENGTH OF 5.71 FEET;

THENCE NORTH 33°07'48" WEST, A DISTANCE OF 43.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 65.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°36'54", AN ARC LENGTH OF 5.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 658.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'19", AN ARC LENGTH OF 75.09 FEET;

THENCE NORTH 35°03'13" WEST, A DISTANCE OF 45.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 361.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'56", AN ARC LENGTH OF 128.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 410.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°12'59" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°23'04", AN ARC LENGTH OF 153.02 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'48", AN ARC LENGTH OF 53.24 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 57.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°15'32", AN ARC LENGTH OF 77.85 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25,611.29 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'04", AN ARC LENGTH OF 67.57 FEET;

THENCE SOUTH 15°33'32" WEST, A DISTANCE OF 77.63 FEET;

THENCE SOUTH 17°02'09" WEST, A DISTANCE OF 25.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 411.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°01'53", AN ARC LENGTH OF 201.08 FEET;

THENCE SOUTH 10°59'44" EAST, A DISTANCE OF 76.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 476.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°26'01", AN ARC LENGTH OF 377.45 FEET;

THENCE SOUTH 45°08'54" WEST, A DISTANCE OF 2,181.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,533.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 39°30'36" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'34", AN ARC LENGTH OF 659.87 FEET;

THENCE SOUTH 65°24'58" WEST, A DISTANCE OF 1,017.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 68.63 FEET;

THENCE SOUTH 74°00'05" WEST, A DISTANCE OF 1,287.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,434.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 620.18 FEET;

THENCE SOUTH 59°24'09" WEST, A DISTANCE OF 303.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 733.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 690.66 FEET;

THENCE NORTH 66°36'42" WEST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 77.89 FEET;

THENCE NORTH 77°59'47" WEST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°47'07", AN ARC LENGTH OF 326.93 FEET;

THENCE SOUTH 54°13'06" WEST, A DISTANCE OF 49.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 428.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'52", AN ARC LENGTH OF 62.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 458.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'52", AN ARC LENGTH OF 67.13 FEET;

THENCE SOUTH 54°13'06" WEST, A DISTANCE OF 94.00 FEET;

THENCE SOUTH 39°05'44" WEST, A DISTANCE OF 31.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 402.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°28'12" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°41'43", AN ARC LENGTH OF 355.69 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 277.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'04", AN ARC LENGTH OF 151.65 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°33'20", AN ARC LENGTH OF 101.52 FEET;

THENCE SOUTH 16°16'58" EAST, A DISTANCE OF 110.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 149.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°12'11" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'20", AN ARC LENGTH OF 23.32 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°16'27", AN ARC LENGTH OF 82.91 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°13'05", AN ARC LENGTH OF 54.30 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°35'36" WEST, A DISTANCE OF 107.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°01'19" WEST;

THENCE DEPARTING SAID SOUTH LINE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'38", AN ARC LENGTH OF 66.28 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 70.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°41'57", AN ARC LENGTH OF 74.16 FEET;

THENCE SOUTH 77°11'43" WEST, A DISTANCE OF 19.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 569.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'53", AN ARC LENGTH OF 123.23 FEET;

THENCE SOUTH 89°35'36" WEST, A DISTANCE OF 76.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,089.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°27'15", AN ARC LENGTH OF 65.68 FEET;

THENCE NORTH 86°57'09" WEST, A DISTANCE OF 166.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,093.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°52'10", AN ARC LENGTH OF 570.06 FEET;

THENCE NORTH 57°05'00" WEST, A DISTANCE OF 809.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 7,155.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'45", AN ARC LENGTH OF 143.09 FEET;

THENCE NORTH 58°13'44" WEST, A DISTANCE OF 228.51 FEET;

THENCE NORTH 62°21'16" WEST, A DISTANCE OF 99.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 883.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°48'04" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'53", AN ARC LENGTH OF 482.09 FEET;

THENCE SOUTH 89°31'11" WEST, A DISTANCE OF 390.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 883.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°21'20", AN ARC LENGTH OF 344.53 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 19.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°14'35", AN ARC LENGTH OF 17.99 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH PARKER ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 28°10'15" WEST, A DISTANCE OF 50.17 FEET;

2. NORTH 31°58'54" WEST, A DISTANCE OF 150.16 FEET;

3. NORTH 28°04'39" WEST, A DISTANCE OF 48.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 164.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°22'28" EAST;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°32'43", AN ARC LENGTH OF 144.68 FEET;

THENCE NORTH 76°49'45" EAST, A DISTANCE OF 105.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 621.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'26", AN ARC LENGTH OF 137.55 FEET;

THENCE NORTH 89°31'11" EAST, A DISTANCE OF 485.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,027.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°18'58", AN ARC LENGTH OF 597.18 FEET;

THENCE SOUTH 42°56'11" EAST, A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 7,155.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 35°08'53" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'52", AN ARC LENGTH OF 278.65 FEET;

THENCE SOUTH 57°05'00" EAST, A DISTANCE OF 933.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 978.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°19'25", AN ARC LENGTH OF 569.10 FEET;

THENCE NORTH 89°35'36" EAST, A DISTANCE OF 339.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 149.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°52'03", AN ARC LENGTH OF 23.14 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'57", AN ARC LENGTH OF 72.15 FEET;

THENCE NORTH 65°41'37" EAST, A DISTANCE OF 40.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°22'01", AN ARC LENGTH OF 14.12 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°24'55", AN ARC LENGTH OF 45.52 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 343.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°19'08", AN ARC LENGTH OF 175.52 FEET;

THENCE NORTH 15°13'49" EAST, A DISTANCE OF 57.83 FEET;

THENCE NORTH 39°41'51" EAST, A DISTANCE OF 31.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 495.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 67°22'02" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°35'08", AN ARC LENGTH OF 272.88 FEET;

THENCE NORTH 54°13'06" EAST, A DISTANCE OF 254.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 458.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'31", AN ARC LENGTH OF 74.68 FEET;

THENCE NORTH 63°33'37" EAST, A DISTANCE OF 58.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°26'36", AN ARC LENGTH OF 307.30 FEET;

THENCE SOUTH 77°59'47" EAST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 91.01 FEET;

THENCE SOUTH 66°36'42" EAST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 667.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 628.47 FEET;

THENCE NORTH 59°24'09" EAST, A DISTANCE OF 303.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,500.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 637.00 FEET;

THENCE NORTH 74°00'05" EAST, A DISTANCE OF 1,287.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 58.74 FEET;

THENCE NORTH 65°24'58" EAST, A DISTANCE OF 1,017.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,467.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'04", AN ARC LENGTH OF 872.67 FEET;

THENCE NORTH 45°08'54" EAST, A DISTANCE OF 1,857.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 392.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°08'38", AN ARC LENGTH OF 384.12 FEET;

THENCE NORTH 10°59'44" WEST, A DISTANCE OF 93.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 483.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°57'25", AN ARC LENGTH OF 235.67 FEET;

THENCE NORTH 14°53'34" EAST, A DISTANCE OF 54.12 FEET;

THENCE NORTH 00°30'41" EAST, A DISTANCE OF 19.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'44" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°28'12", AN ARC LENGTH OF 29.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 726.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 80°57'47" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'58", AN ARC LENGTH OF 166.41 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 223.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°49'20", AN ARC LENGTH OF 26.55 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°11'48", AN ARC LENGTH OF 75.39 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 123.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°50'05", AN ARC LENGTH OF 53.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°58'39", AN ARC LENGTH OF 7.66 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE NORTH 28°15'37" EAST, A DISTANCE OF 99.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 313.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'59", AN ARC LENGTH OF 49.26 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 458.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°19'31", AN ARC LENGTH OF 210.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°53'22", AN ARC LENGTH OF 25.63 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 165.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°49'41", AN ARC LENGTH OF 219.03 FEET;

THENCE SOUTH 69°53'05" WEST, A DISTANCE OF 277.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 268.06 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°58'17", AN ARC LENGTH OF 107.47 FEET;

THENCE SOUTH 46°39'39" WEST, A DISTANCE OF 201.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 882.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°32'12", AN ARC LENGTH OF 254.56 FEET;

THENCE NORTH 26°48'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°48'09" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°12'45", AN ARC LENGTH OF 24.40 FEET;

THENCE NORTH 30°00'54" EAST, A DISTANCE OF 50.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 221.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°36'06", AN ARC LENGTH OF 253.04 FEET;

THENCE SOUTH 84°23'00" WEST, A DISTANCE OF 52.75 FEET;

THENCE NORTH 05°37'00" WEST, A DISTANCE OF 61.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°11'16" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°26'10", AN ARC LENGTH OF 23.41 FEET;

THENCE NORTH 05°37'26" WEST, A DISTANCE OF 106.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE SOUTH 84°22'34" WEST, A DISTANCE OF 112.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 532.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'56", AN ARC LENGTH OF 118.07 FEET;

THENCE NORTH 82°54'30" WEST, A DISTANCE OF 22.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 282.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°13'03", AN ARC LENGTH OF 320.99 FEET;

THENCE NORTH 88°10'07" EAST, A DISTANCE OF 1.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 288.23 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 73°14'00" EAST;

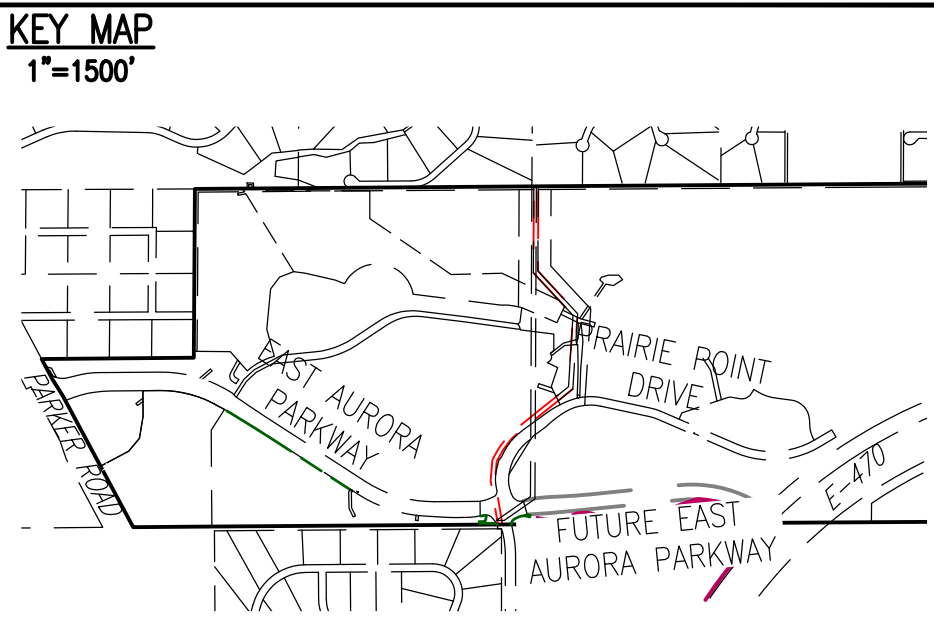
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°43'39", AN ARC LENGTH OF 59.00 FEET;

THENCE NORTH 05°02'21" WEST, A DISTANCE OF 1.85 FEET TO THE POINT OF BEGINNING.

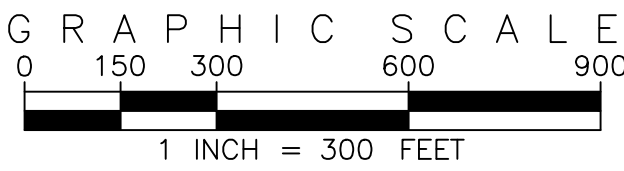
CONTAINING AN AREA OF 36.130 ACRES, (1,573,841 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.





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



SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
ROW	RIGHT-OF-WAY	
SDE	STORM DRAINAGE EASEMENT	
WE	WATER EASEMENT	
SSE	SANITARY SEWER EASEMENT	
UE	UTILITY EASEMENT	
WSEL	100 YEAR WATER SURFACE ELEVATION	
TOW	TOP OF WALL	
BOW	BOTTOM OF WALL	

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

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(303)694-1520  
[WWW.EMKCO.EDU](http://WWW.EMKCO.EDU)

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

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

**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE002 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. ELEVATION 5860.00 FEET OF MEAN SEA LEVEL. 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W. NAD 88 ELEVATION 5861.04

NO.	DESCRIPTION	DATE	BY
1	REVISED PER AMENDMENT NO. 1		BOAL

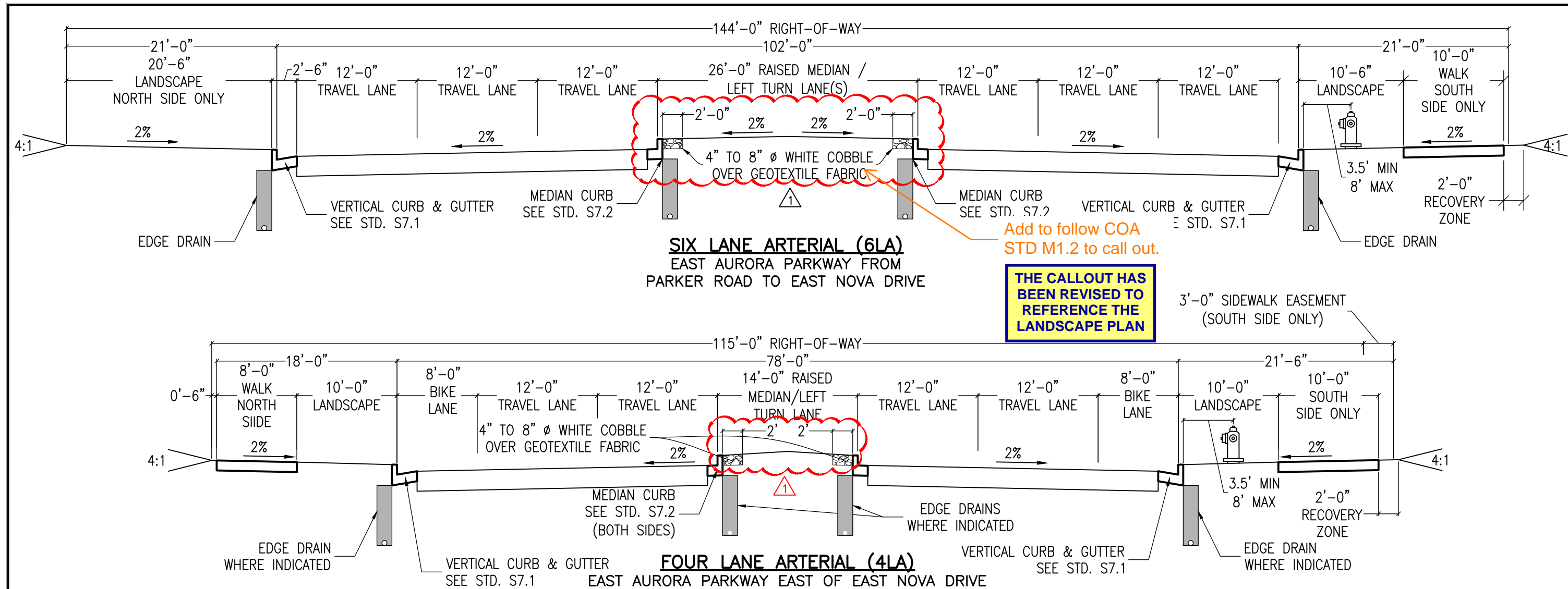
DESIGNED BY: *JWM*  
DRAWN BY: *JS*  
CHECKED BY: *BOAL*  
APPROVED BY: *BOAL*

**PRAIRIE POINT WEST ISP**

**CONTEXT MAP**

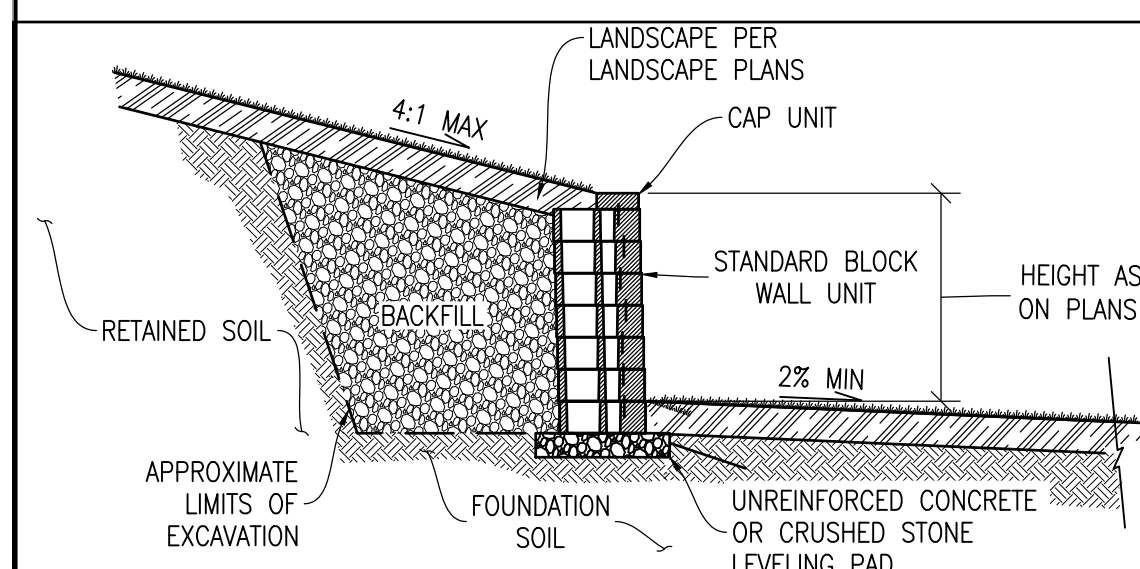
DATE: 03/14/2025  
JOB NO: 12187.61  
SCALE: HORIZONTAL  
1" = 300'  
3 of 53





ARTERIAL SIDEWALK NOTES

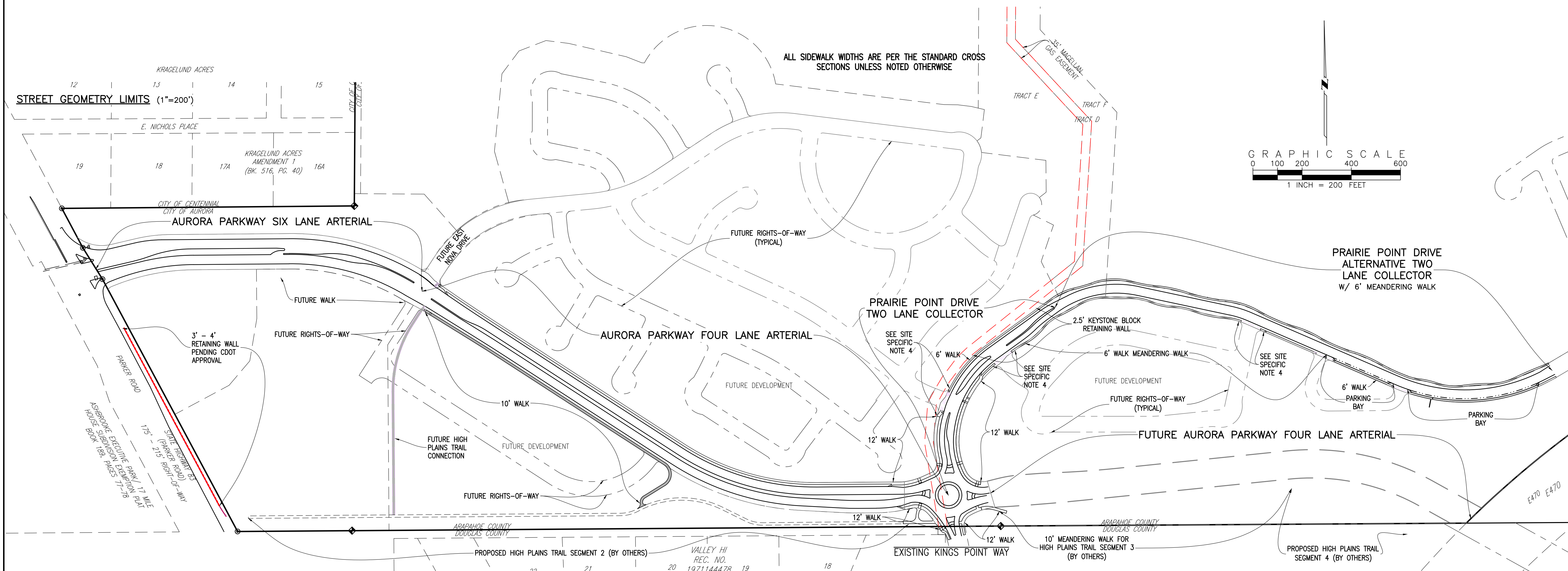
1. SIDEWALK WIDTHS VARY ON ARTERIAL ROADWAYS DEPENDING ON LOCATION AND USE. WALK WIDTHS ARE IN CONFORMANCE WITH THE MASTER PLAN.
2. WALKS FOR SIX LANE ARTERIAL HAVE BEEN ELIMINATED FOR PORTIONS SO AS TO NOT ENCOURAGE PEDESTRIAN USAGE. THE ELIMINATED WALK AREAS WILL BE REPLACED BY LANDSCAPING.



TYPICAL BLOCK WALL SECTION  
SECTION A-A

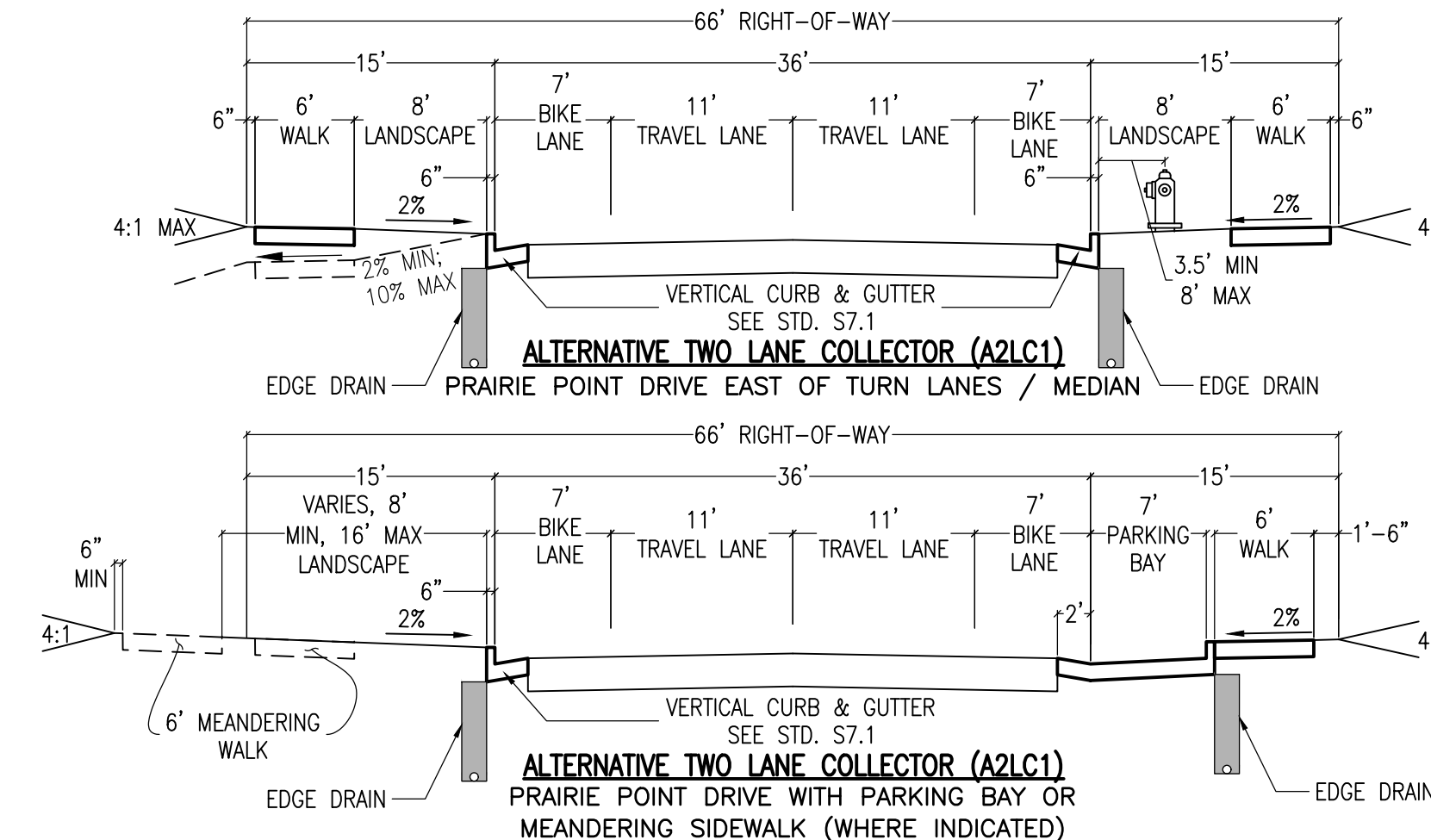
NOTES

1. EXPOSED WALL HEIGHT FOR INDIVIDUAL WALLS SHALL NOT EXCEED 30".
2. EXPOSED WALL HEIGHT GREATER THAN 30" WILL REQUIRE RAILINGS OR BARRIERS.
3. FOUNDATION, BACKFILL, AND GRID DEPTHS PER DESIGN / BUILD CONTRACTOR AND MANUFACTURER'S REQUIREMENTS.
4. WALL DESIGN, INCLUDING MATERIALS AND COLOR, TO BE SUBMITTED TO AND APPROVED BY CITY OF AURORA AND THE COMMUNITY AUTHORITY BOARD PRIOR TO CONSTRUCTION.



TWO LANE COLLECTOR NOTES

1. FLOWLINE WIDTH FOR KINGS POINT DRIVE (TWO LANE COLLECTOR, 2LC) VARIES FROM ROUNDABOUT AT AURORA PARKWAY PAST MEDIAN TURN LANES FOR FUTURE DEVELOPMENT PARCELS. FLOWLINE WIDTH REDUCES TO 36' AT STA 20+00±.
2. BIKE LANES TRANSITION FROM ON STREET FOR ALTERNATIVE TWO LANE COLLECTOR (A2LC1) TO OFF STREET IN TWO LANE COLLECTOR (2LC).
3. PARKING BAYS AND / OR MEANDERING WALK WHERE INDICATED ON PLAN.
4. LANDSCAPE AREA AND WALK MAY SLOPE AWAY FROM CURB WHERE NEEDED TO ACCOMMODATE GRADING FOR MAGELLAN GAS LINE.



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(303)694-1520

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

Know what's below. Call before you dig.

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE02 (FKA ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE LOCATION OF THE BENCHMARK IS 66.0 FEET WEST OF EAST 1/4 SECTION 33, T5S, R60W  
NAD 88 ELEVATION 5861.04

NO.	DESCRIPTION	DATE	BY
1	REVISED PER AMENDMENT NO. 1	03/14/2025	BDW

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

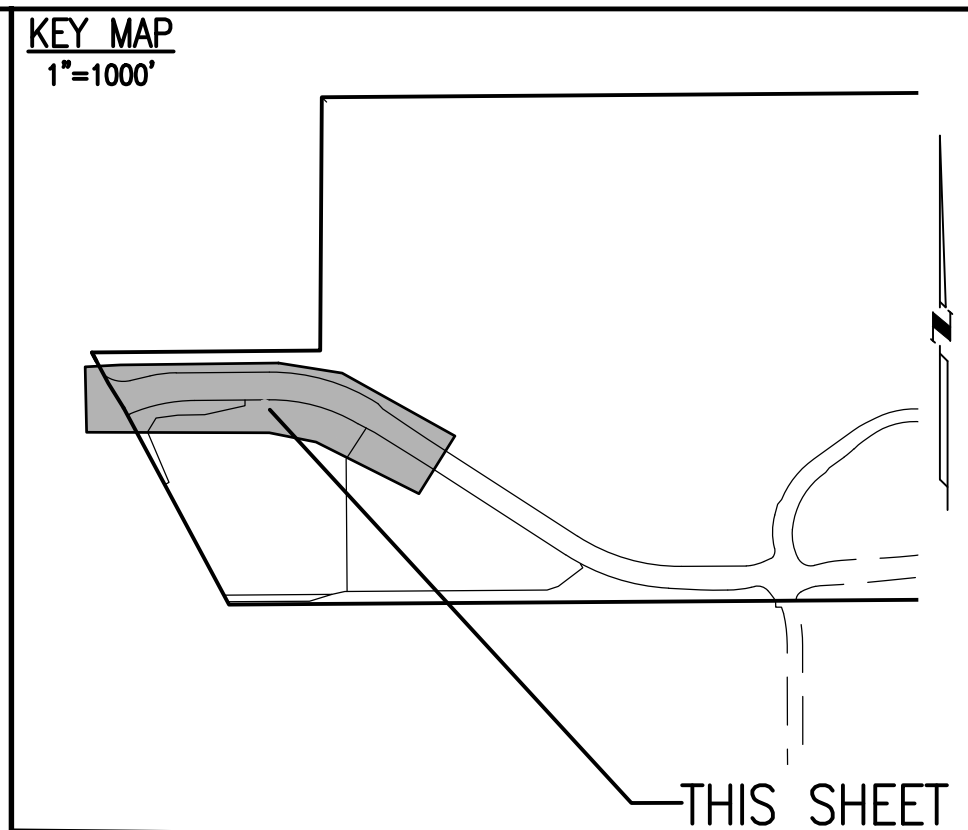
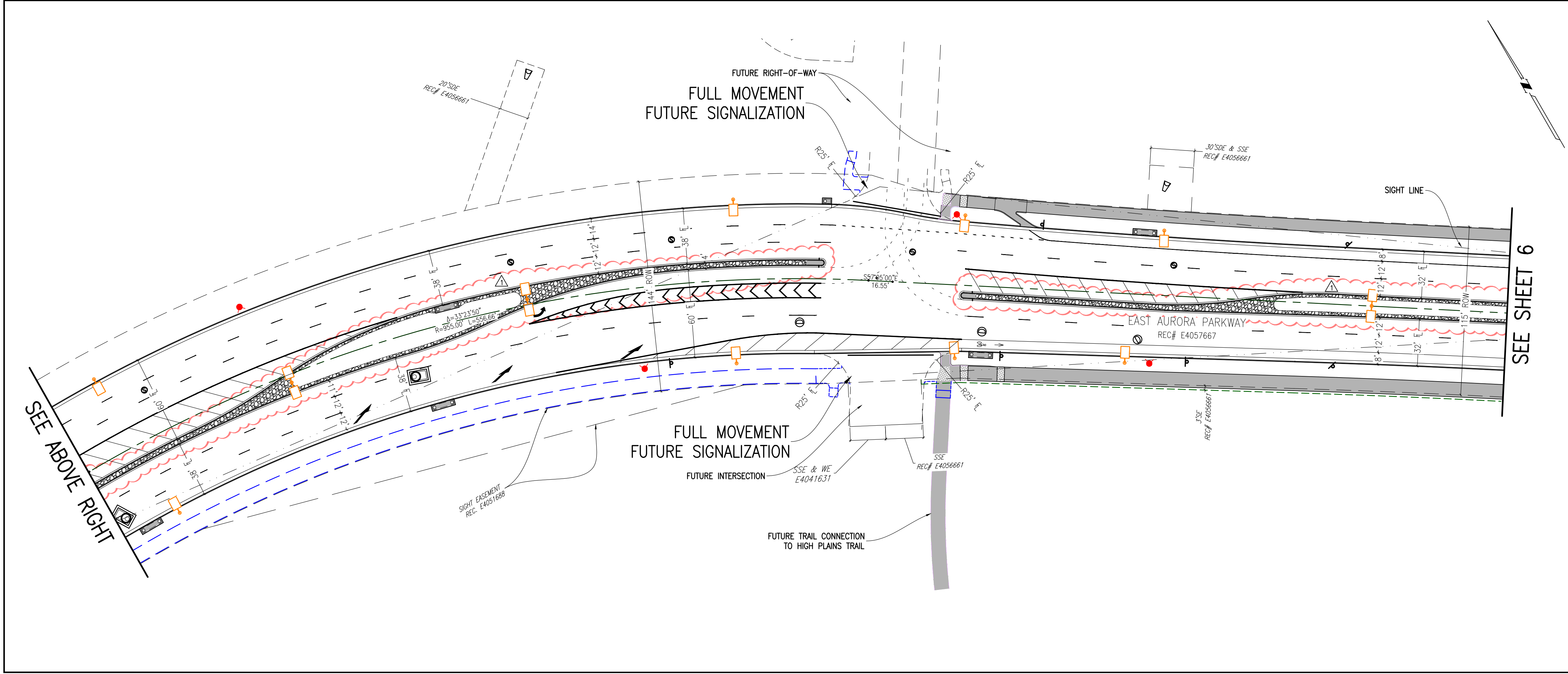
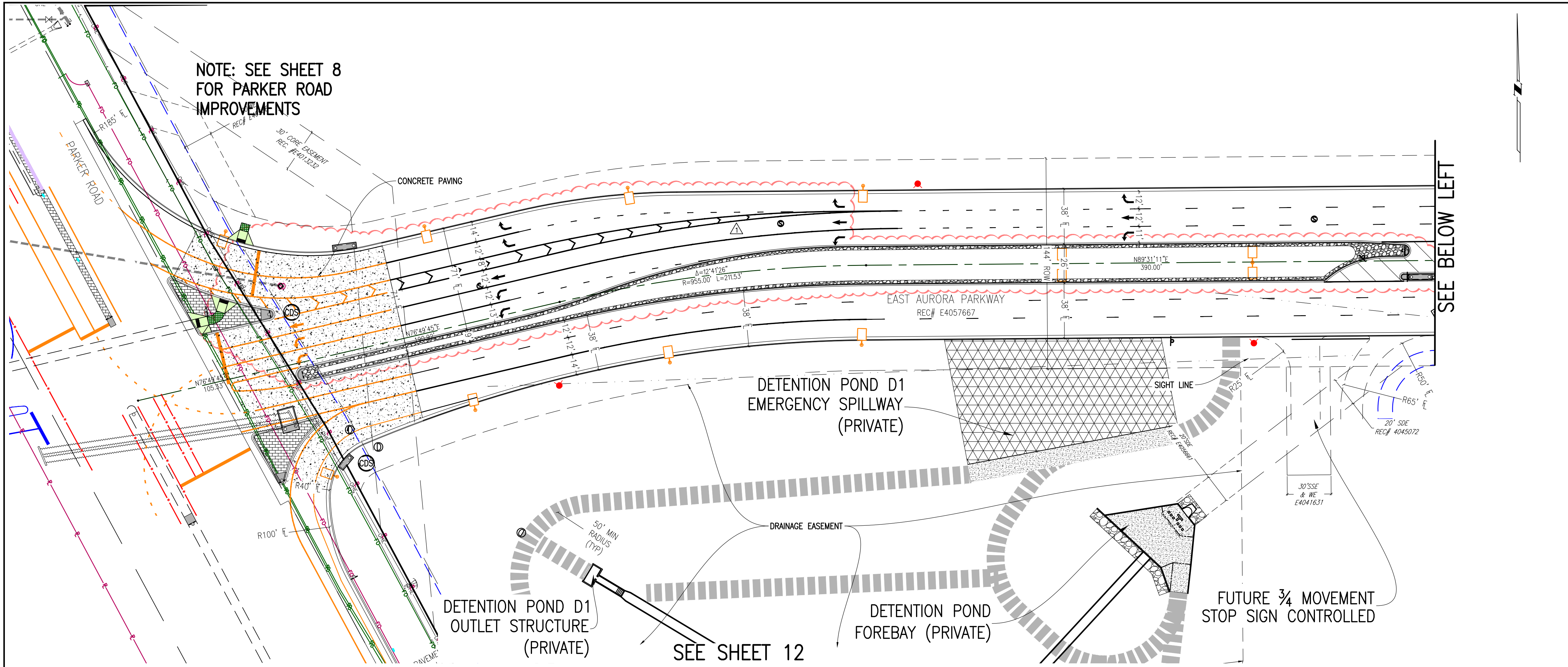
DATE: 03/14/2025  
JOB NO: 12187.61

PRairie Point West ISP  
STREET & RETAINING WALL CROSS SECTIONS;  
SIDEWALK PLAN

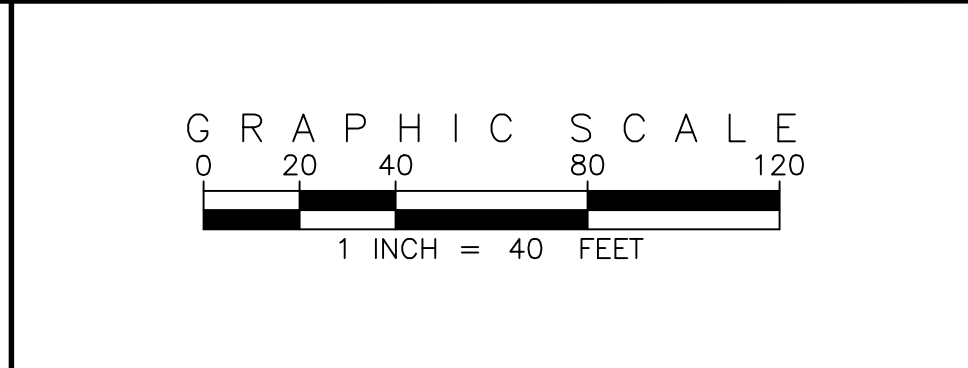
SCALE AS NOTED  
4 of 53

G12187.61 KINGS POINT INFRASTRUCTURE/SITE PLAN/ISP/COVER SHEET.dwg, STREET OVERALL, 3/14/2025 3:06:46 PM, 1:1





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



SITE PLAN ABBREVIATIONS			
FL	FLOWLINE		
ROW	RIGHT-OF-WAY		
SDE	STORM DRAINAGE EASEMENT		
WE	WATER EASEMENT		
SSE	SANITARY SEWER EASEMENT		
UE	UTILITY EASEMENT		
WSEL	100 YEAR WATER SURFACE ELEVATION		
TOW	TOP OF WALL		
BOW	BOTTOM OF WALL		

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

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

Know what's below. Call before you dig.

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

NO.	DESCRIPTION	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
1	REVISION PER AMENDMENT NO. 1	JWM	JWS	BDW	BDW

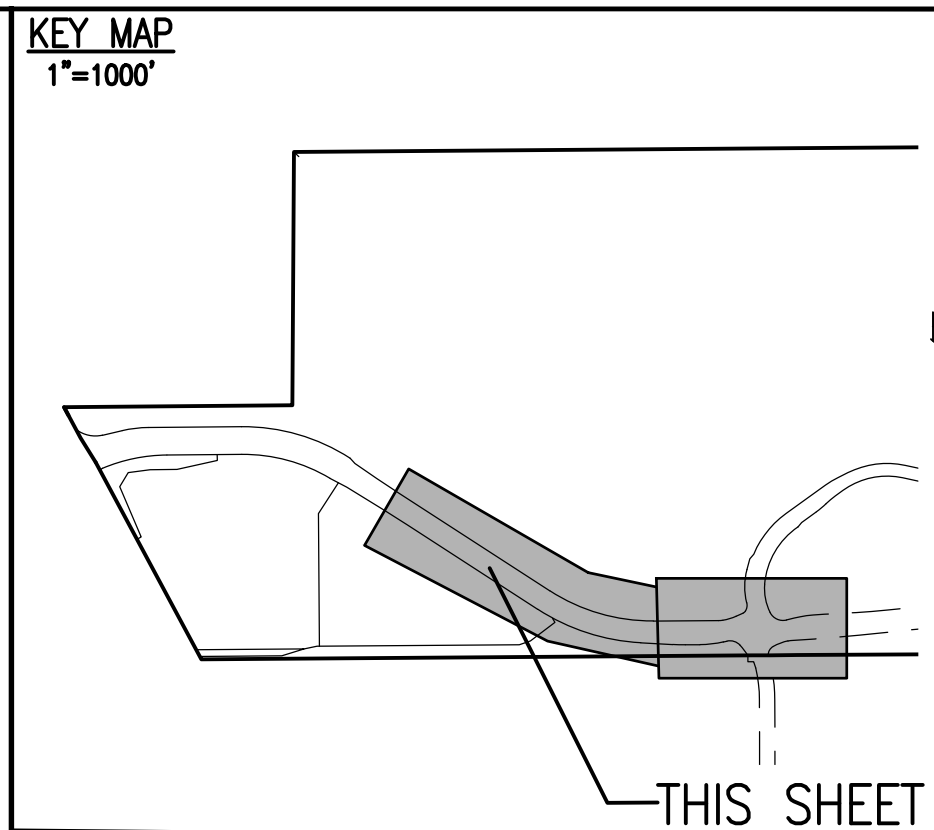
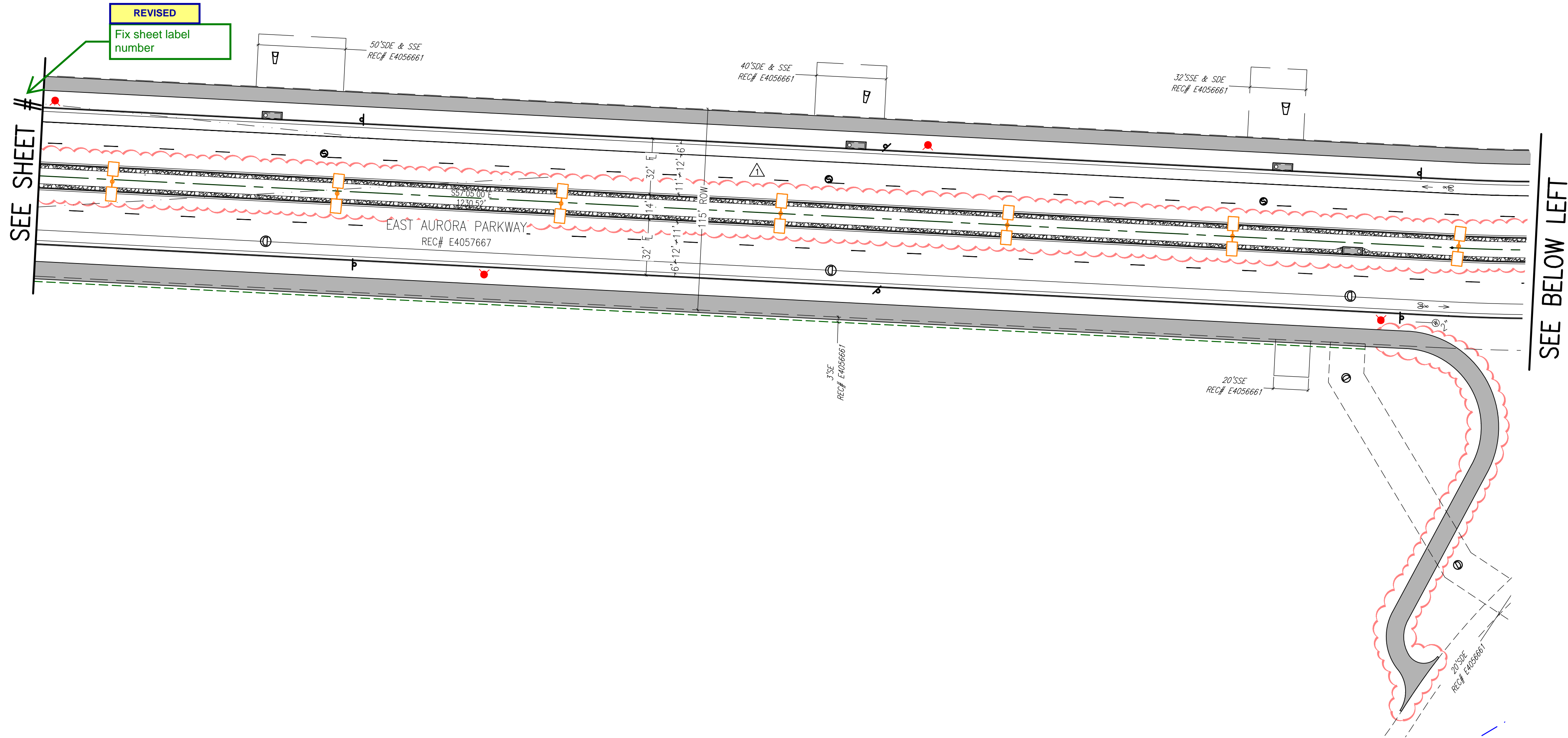
DATE	DATE	DATE	DATE
03/14/2025			

DATE: 03/14/2025  
JOB NO: 12187.61

SCALE  
HORIZONTAL  
1" = 40'

5 of 53



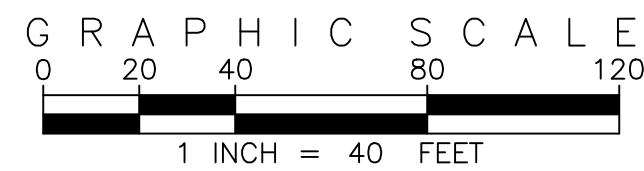
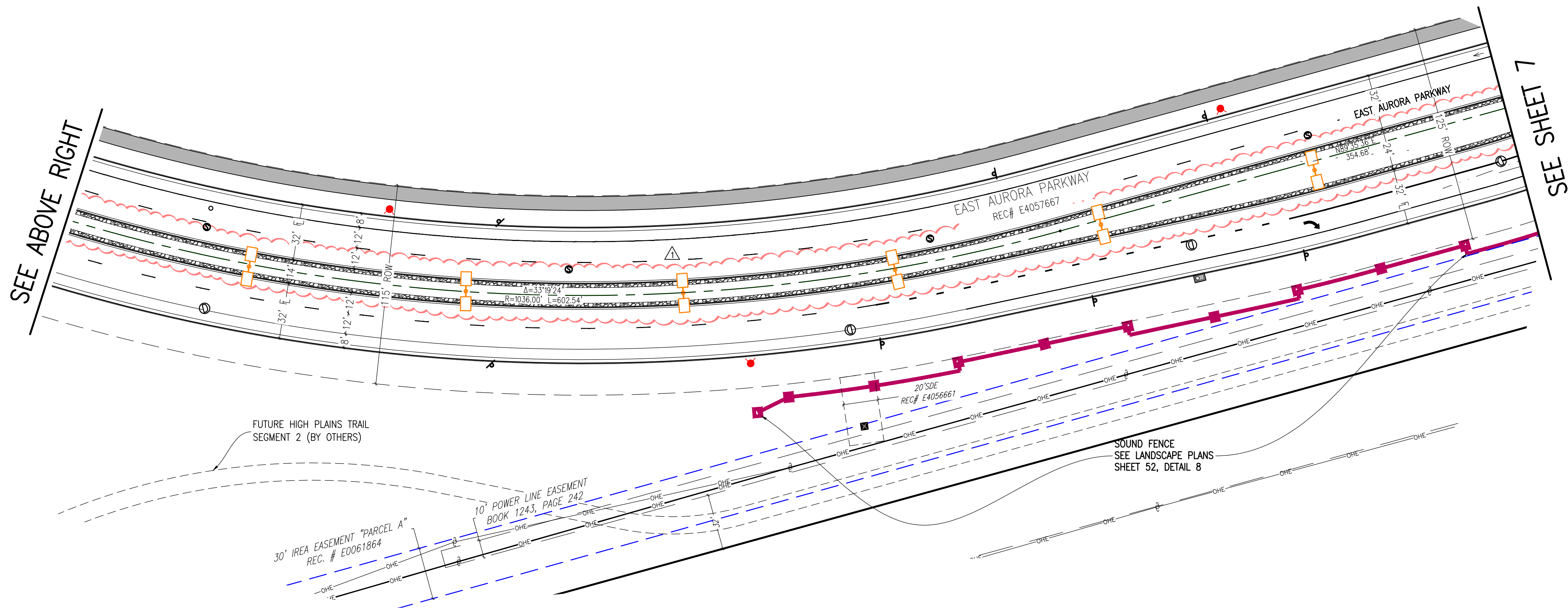


SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE,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

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

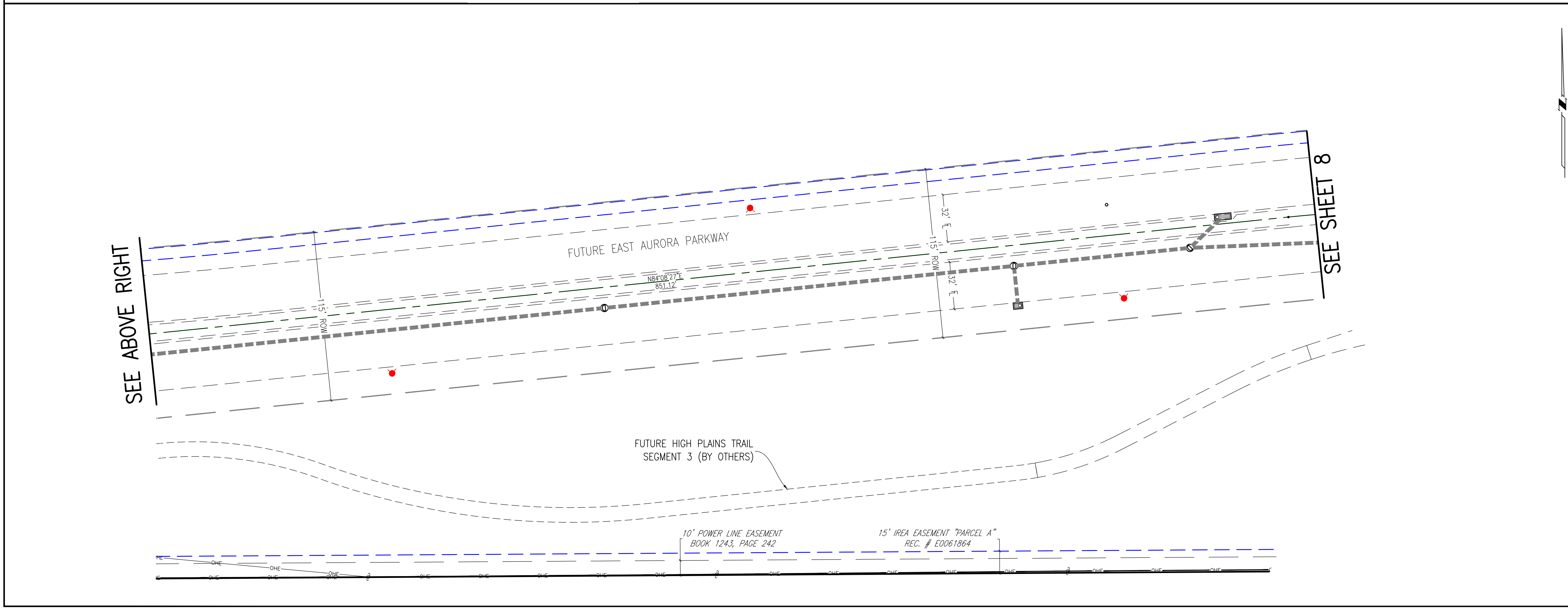
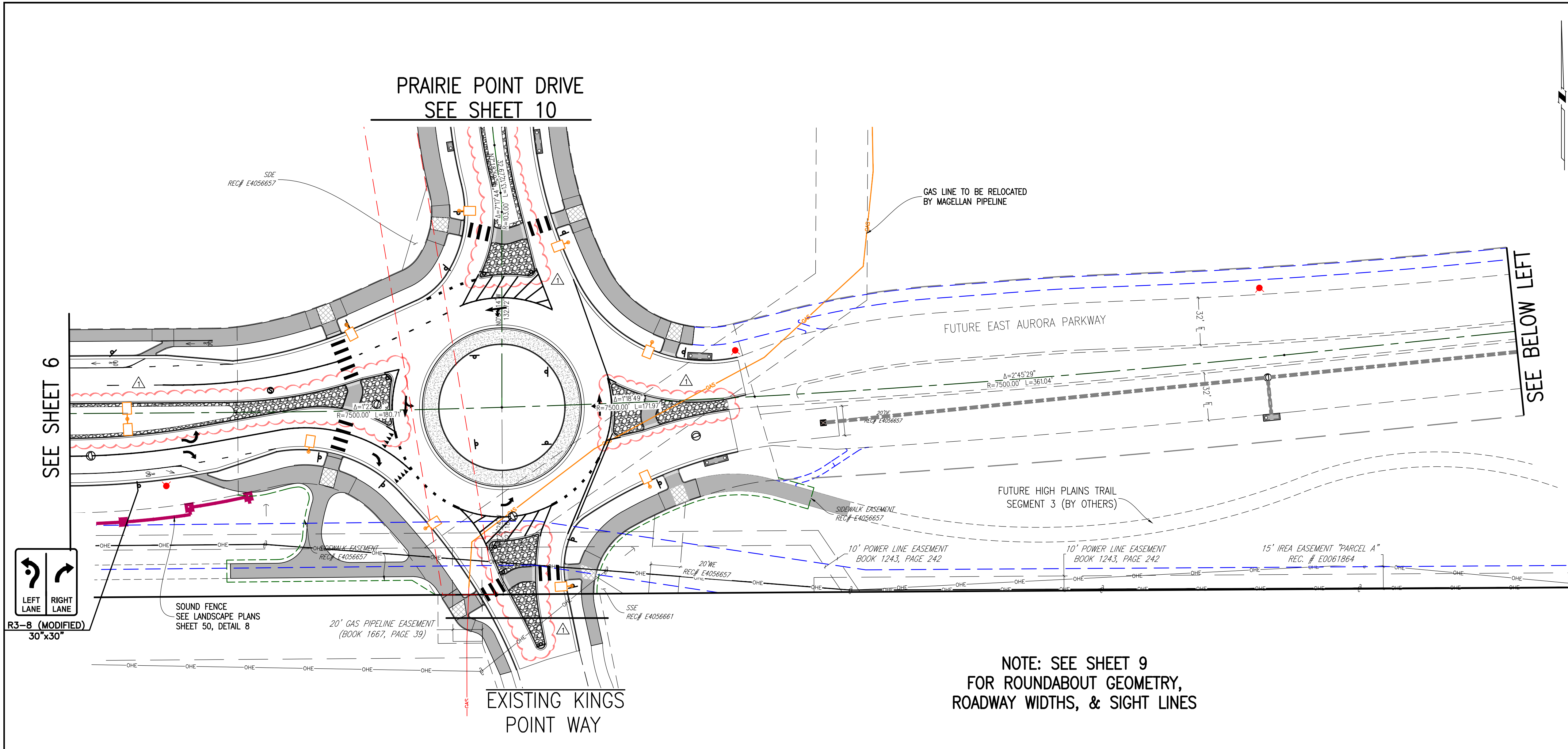


SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
ROW	RIGHT-OF-WAY	
SDE	STORM DRAINAGE EASEMENT	
WE	WATER EASEMENT	
SSE	SANITARY SEWER EASEMENT	
UE	UTILITY EASEMENT	
WSEL	100 YEAR WATER SURFACE ELEVATION	
TOW	TOP OF WALL	
BOW	BOTTOM OF WALL	

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

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED PER AMENDMENT NO. 1	
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**KEY MAP**  
1"=1000'

**SITE PLAN LEGEND**

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

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

**SITE PLAN ABBREVIATIONS**

FL	FLOWLINE
ROW	RIGHT-OF-WAY
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

**SITE PLAN NOTES**

- STORM DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
- ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
- ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
- ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS, INCLUDING FOREBAYS, OUTLET CONTROL STRUCTURES, AND OUTFALL PIPE ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
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**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	REVISED PER AMENDMENT NO. 1		

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

**PRAIRIE POINT WEST ISP**

**AURORA PARKWAY SITE PLANS**

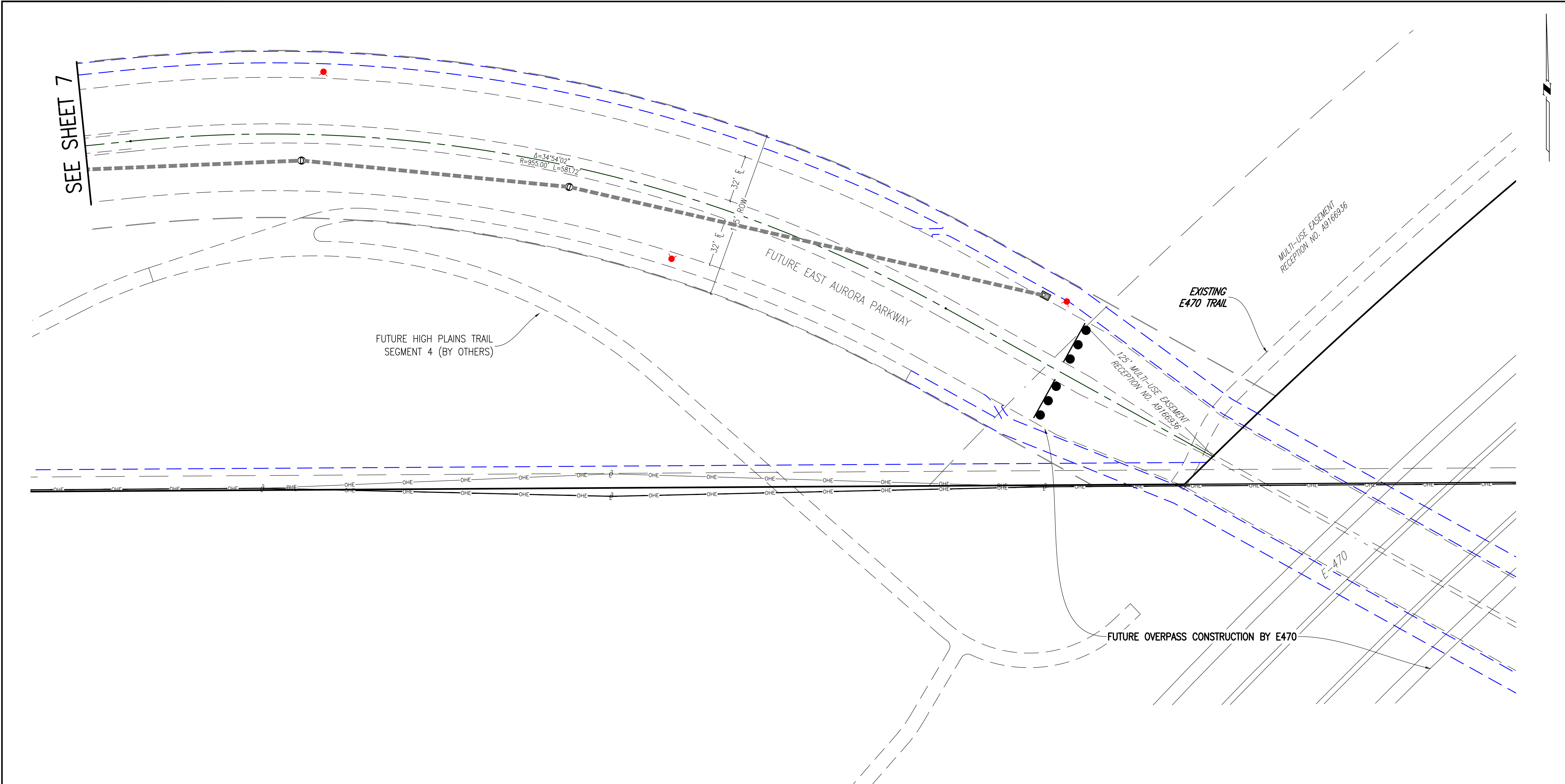
**DATE:** 03/14/2025  
**JOB NO:** 12187.61

**SCALE**  
HORIZONTAL  
1" = 40'

**7 of 53**

**EMK CONSULTANTS, INC.**  
LAND DEVELOPMENT  
ENGINEERING SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1150  
[WWW.EMKCC.COM](http://WWW.EMKCC.COM)





**KEY MAP**  
1"=1000'

**SITE PLAN LEGEND**

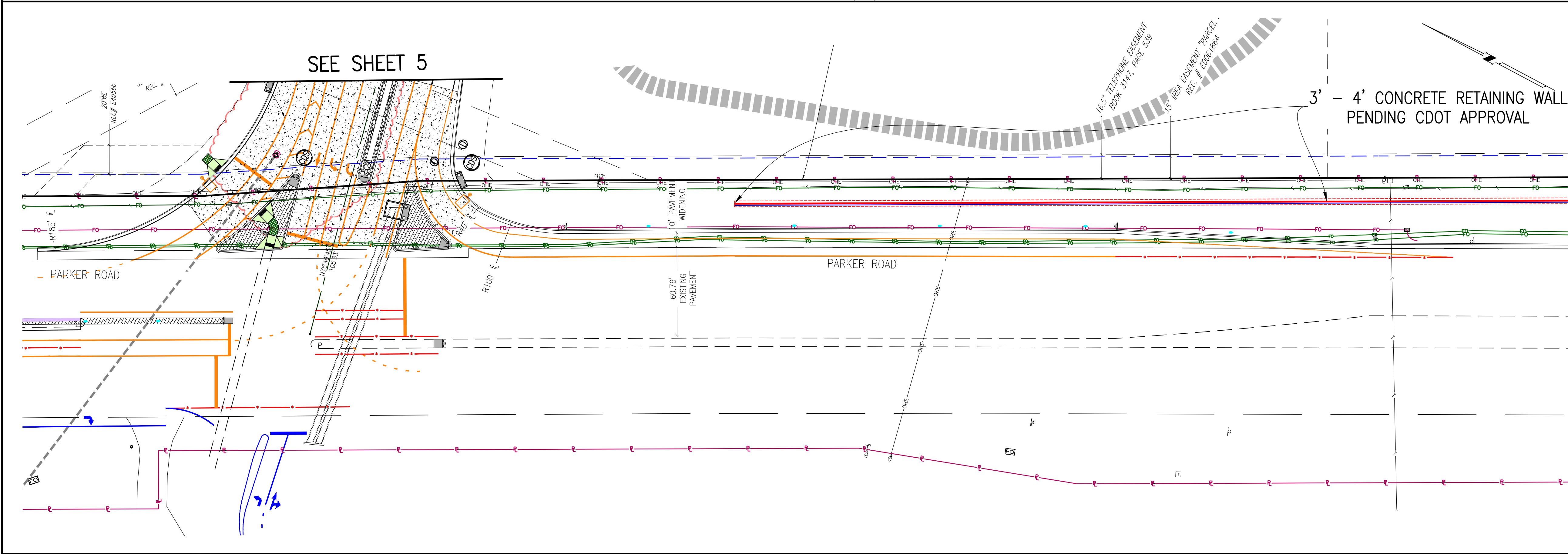
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
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

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

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(303)694-1520  
[WWW.EMKCONS.COM](http://WWW.EMKCONS.COM)

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

**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE002 (F&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION: 100' WEST OF E470, 100' NORTH OF  
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF  
EAST 1/4 SECTION 33, T5S, R66W  
NAD83 88 ELEVATION 5861.04



**SITE PLAN ABBREVIATIONS**

FL	FLOWLINE
ROW	RIGHT-OF-WAY
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

**SITE PLAN NOTES**

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- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	REVISED PER AMENDMENT NO. 1		

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

**PRAIRIE POINT WEST ISP**  
**AURORA PARKWAY & PARKER ROAD SITE PLANS**

DATE: 03/14/2025  
JOB NO: 12187.61  
SCALE  
HORIZONTAL  
1" = 40'  
8 of 53

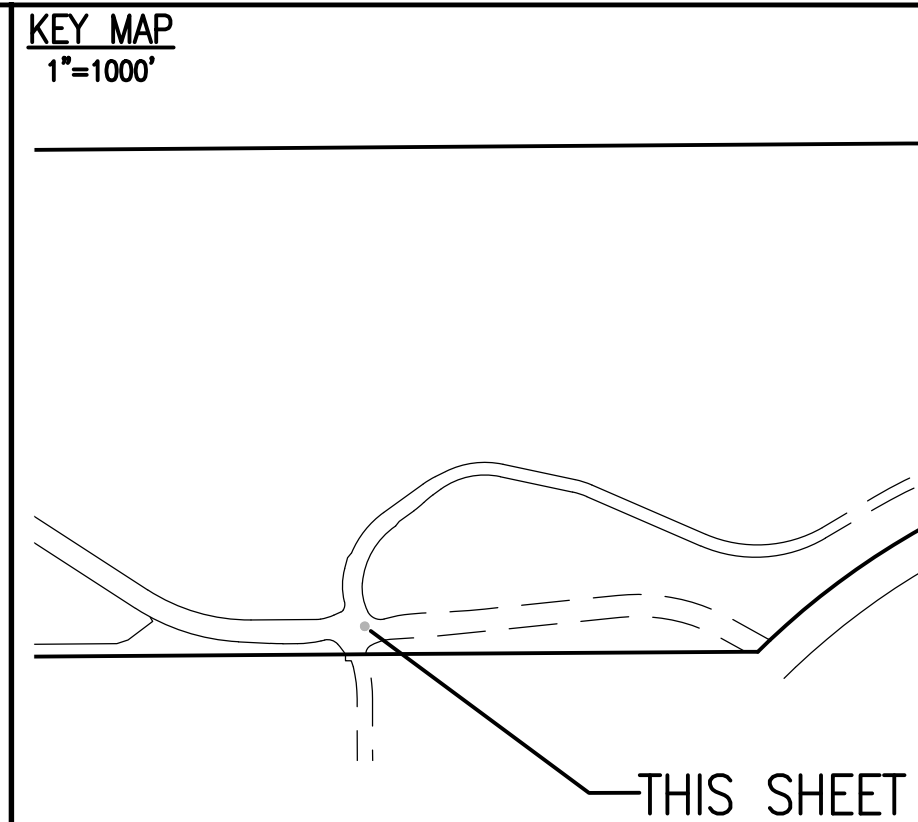


SEE SHEET 6

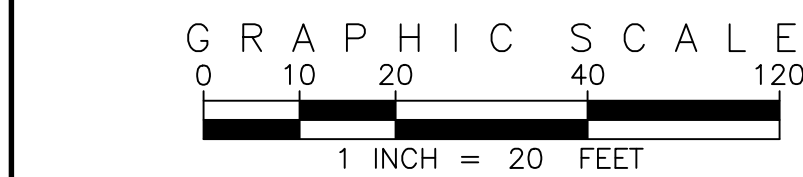
SEE SHEET 7

PRAIRIE POINT DRIVE  
SEE SHEET 10

EXISTING KINGS  
POINT WAY



SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
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	GAS LINE	
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	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	
	MEDIAN PAVING PER LANDSCAPE PLANS	



#### SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

#### SITE PLAN NOTES

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(303)694-1520  
[WWW.EMKCONS.COM](http://WWW.EMKCONS.COM)

Know what's below.  
Call before you dig.

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (F&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
ELEVATION 5860.00 FEET MSL. 100' WEST OF WEST LINE OF  
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

NO.	DESCRIPTION	DATE	BY
1	REVISED PER AMENDMENT NO. 1		

DESIGNED BY: *JWM*

DRAWN BY: *JS*

CHECKED BY: *BCM*

APPROVED BY: *BCM*

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	REVISED PER AMENDMENT NO. 1		

PRAIRIE POINT WEST ISP

AURORA PARKWAY -PRAIRIE  
POINT DRIVE ROUNDABOUT  
GEOMETRY

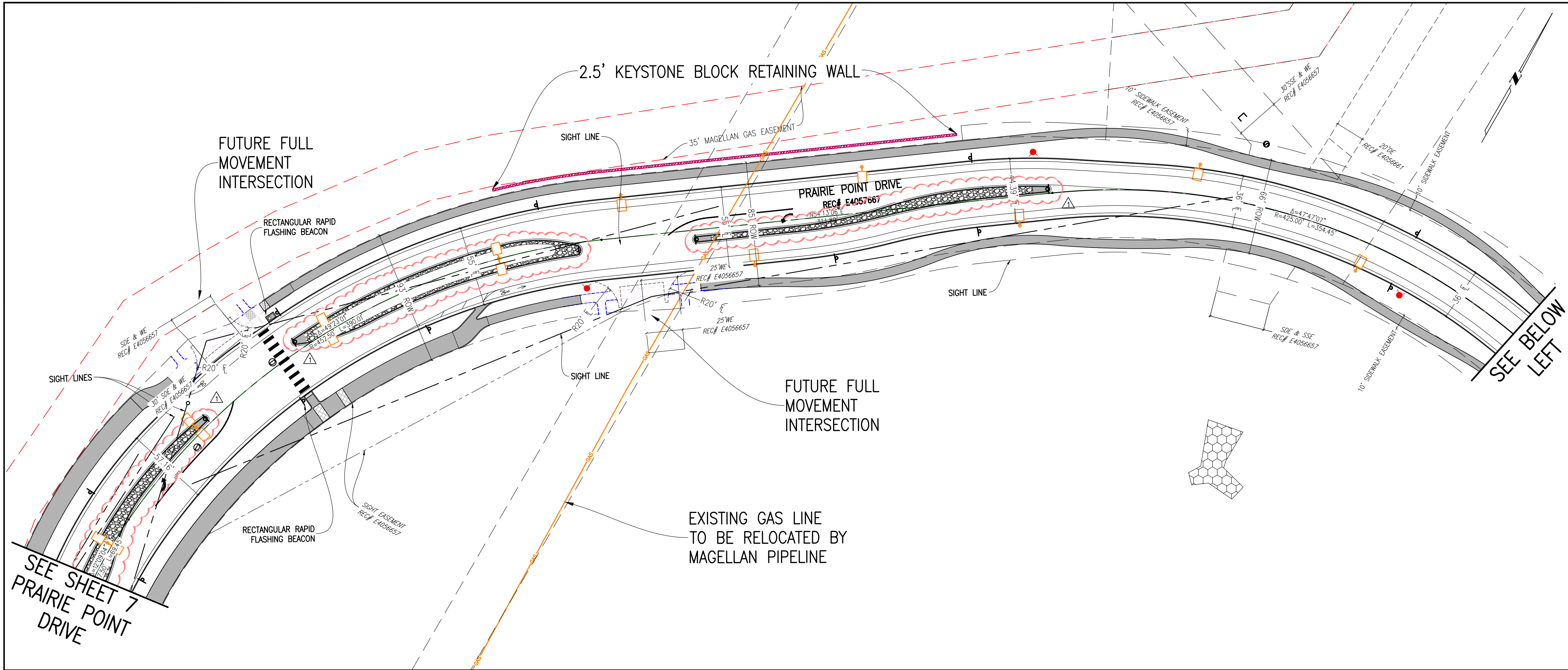
DATE: 03/14/2025

JOB NO: 12187.61

SCALE  
HORIZONTAL  
1" = 40'

9 of 53





**KEY MAP**  
1"=1000'

**SITE PLAN LEGEND**

PROPOSED	DESCRIPTION	EXISTING
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	SANITARY SEWER SERVICE	
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**GRAPHIC SCALE**  
0 20 40 80 120  
1 INCH = 40 FEET

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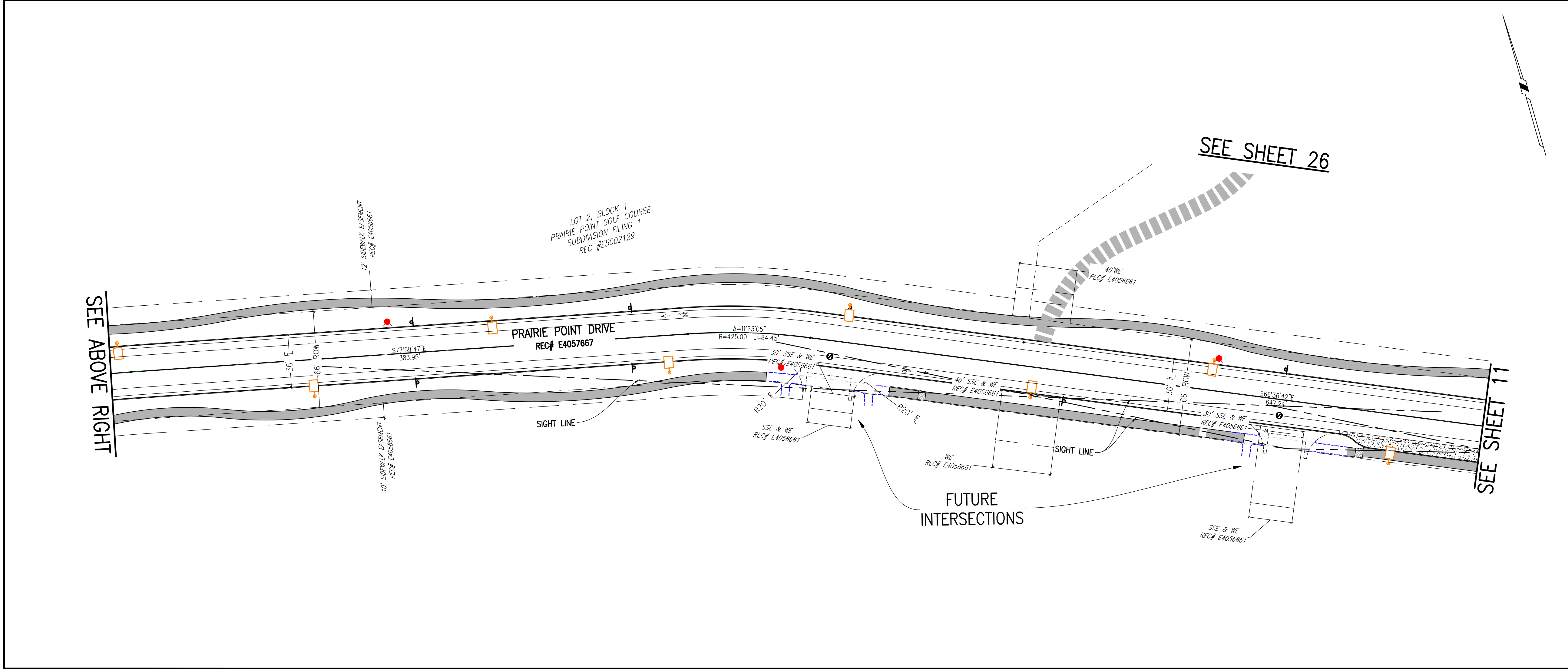
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- ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.
- FIRE HYDRANT LATERALS INCLUDE GATE VALVES, GENERALLY LOCATED 5 FEET FROM THE MAIN LINE TEE. THE CIVIL PLANS ARE TO SHOW FIRE HYDRANT FLANGE ELEVATIONS. ALL FIRE HYDRANTS ARE TO BE IN LANDSCAPED AREAS.
- GOLF CART PATHS TO BE USED FOR DRAINAGE MAINTENANCE ACCESS. ANY EASEMENT REQUIRED WILL BE DONE WITH THE FINAL PLAT FOR THE GOLF COURSE.

**EMK CONSULTANTS, INC.**  
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(303)694-1520  
[WWW.EMKCO.COM](http://WWW.EMKCO.COM)

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

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



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

**SITE PLAN ABBREVIATIONS**

FL	FLOWLINE
ROW	RIGHT-OF-WAY
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

**SITE PLAN NOTES**

- STORM DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 22.7 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W. NAD 88 ELEVATION 5861.04.



SEE SHEET 10

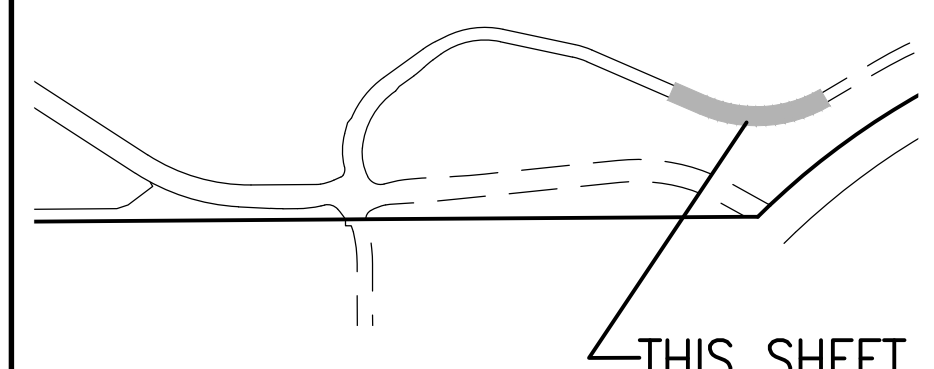
PRAIRIE POINT DRIVE  
REC# E4057667

LOT 2, BLOCK 1  
PRAIRIE POINT GOLF COURSE  
SUBDIVISION FILING 1  
REC #E3002129

SEE EAST INFRASTRUCTURE PLANS  
PSM 1714222

EXISTING E470 TRAIL

KEY MAP  
1"=1000'



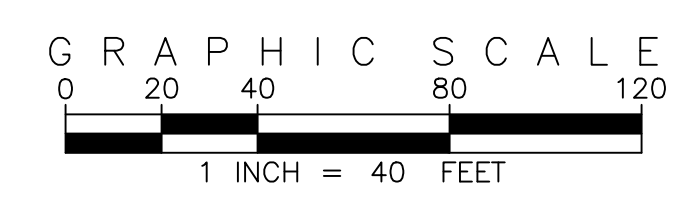
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### SITE PLAN LEGEND

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

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

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BENCHMARK: 556633NE002 (F&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 50 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W. NAD 88 ELEVATION 5861.04.



### SITE PLAN ABBREVIATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

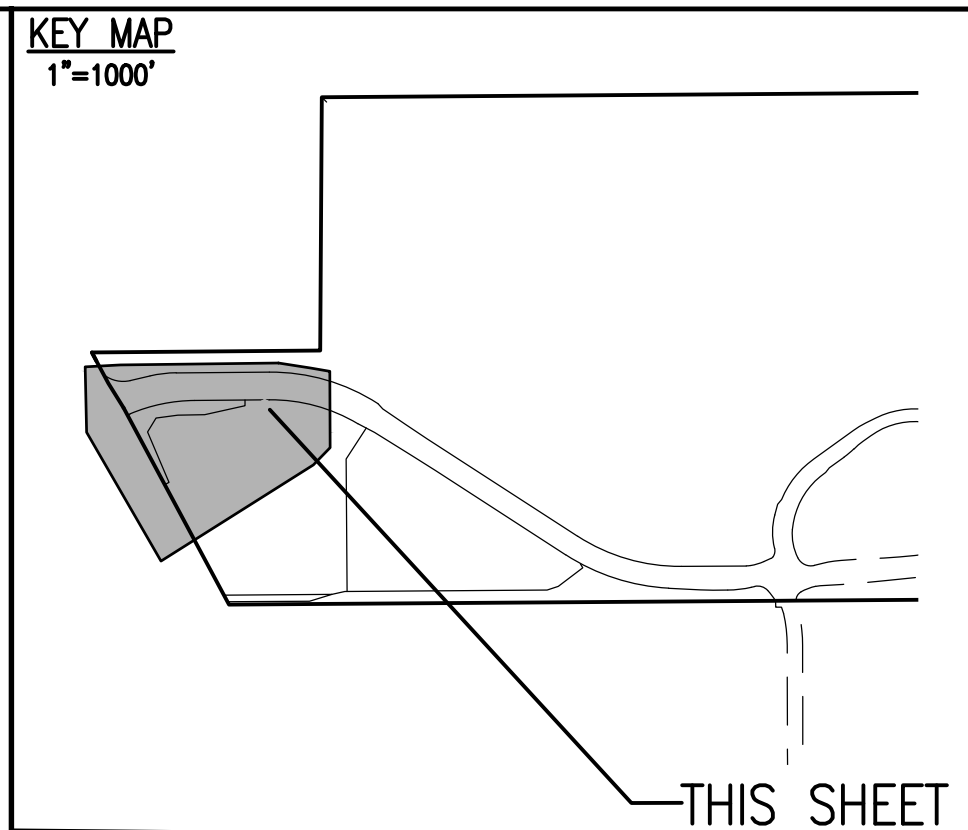
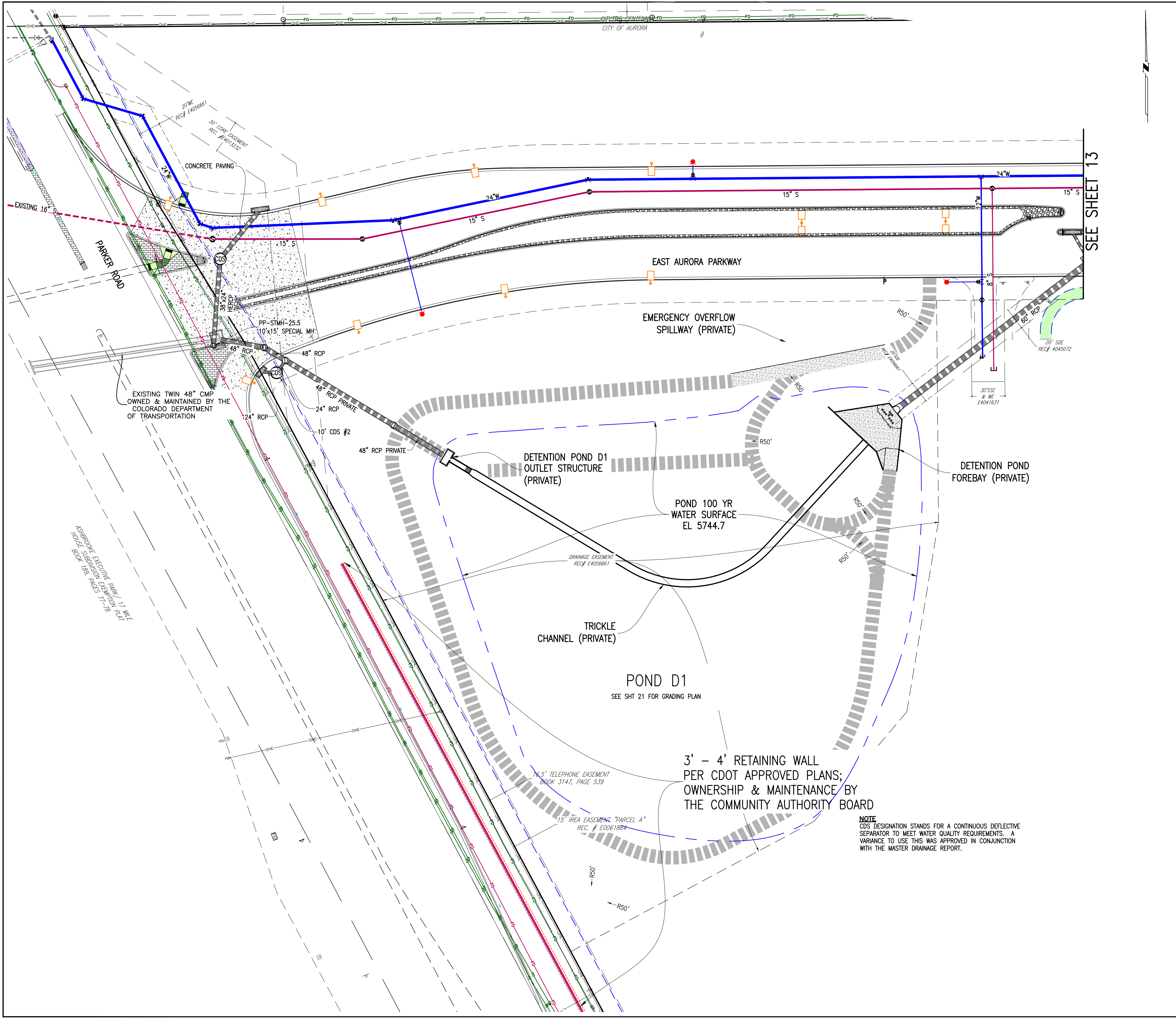
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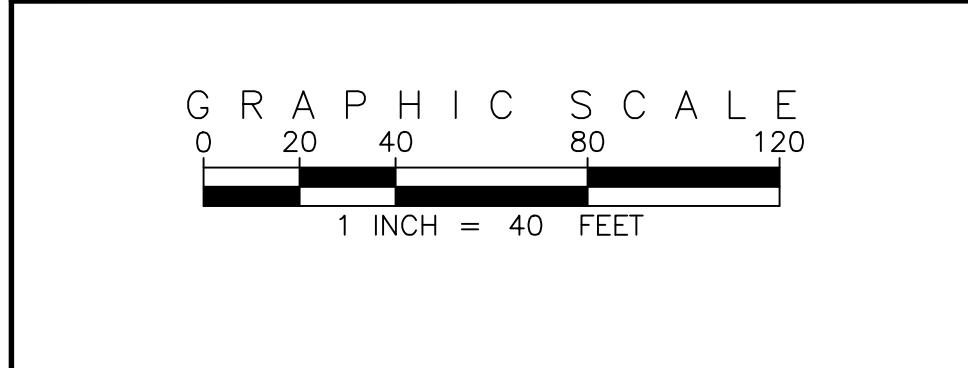
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PRAIRIE POINT WEST ISP	DATE: 03/14/2025
PRAIRIE POINT DRIVE SITE PLANS	JOB NO: 12187.61
	SCALE: HORIZONTAL 1" = 40'
	11 of 53





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



SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
ROW	RIGHT-OF-WAY	
SDE	STORM DRAINAGE EASEMENT	
WE	WATER EASEMENT	
SSE	SANITARY SEWER EASEMENT	
UE	UTILITY EASEMENT	
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TOW	TOP OF WALL	
BOW	BOTTOM OF WALL	

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

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Know what's below.  
Call before you dig.

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

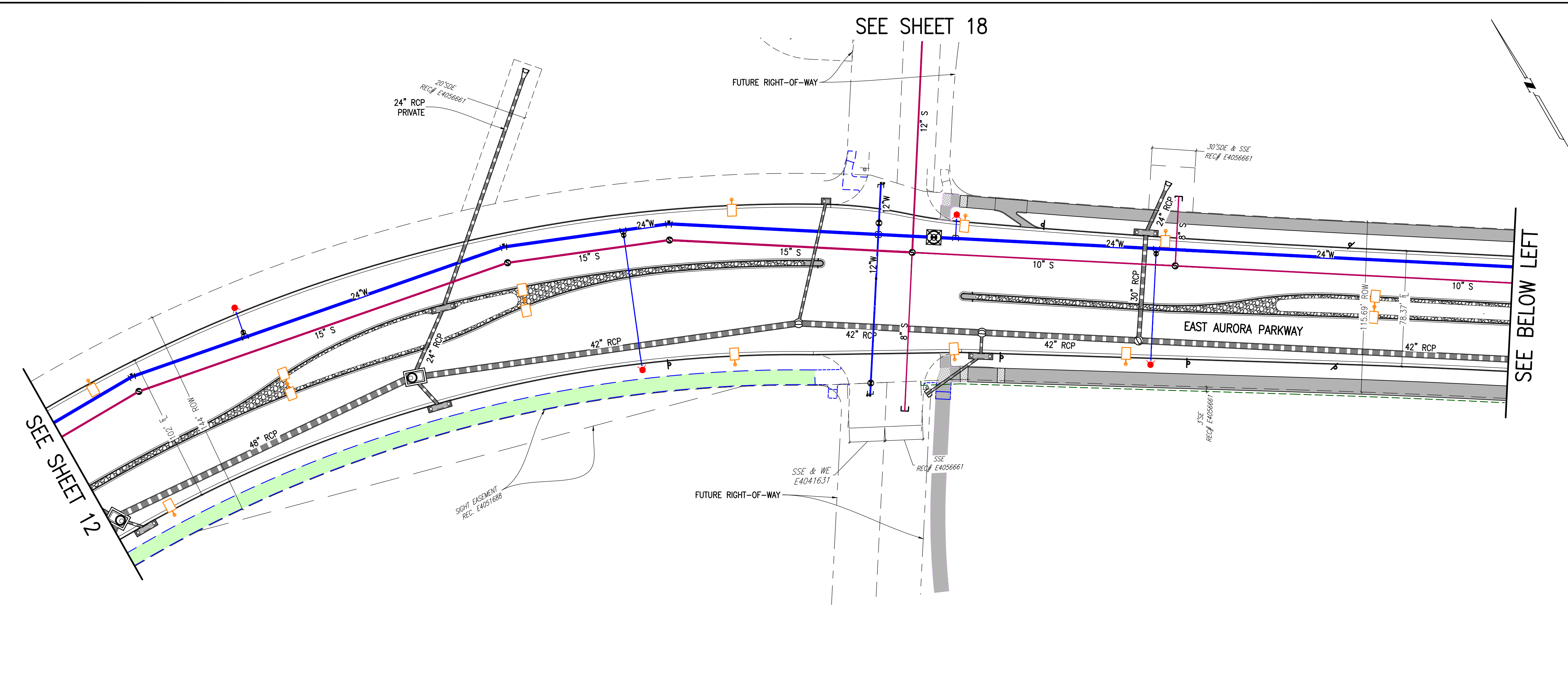
REVISIONS	NO.	DESCRIPTION	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DATE
	1	REVISED PER AMENDMENT NO. 1	JWM	JS	BDM	BDM	

PRAIRIE POINT WEST ISP

AURORA PARKWAY  
UTILITY PLANS

DATE: 03/14/2025  
JOB NO: 12187.61  
SCALE  
HORIZONTAL  
1" = 40'  
12 of 53





**KEY MAP**  
1"=1000'

**THIS SHEET**

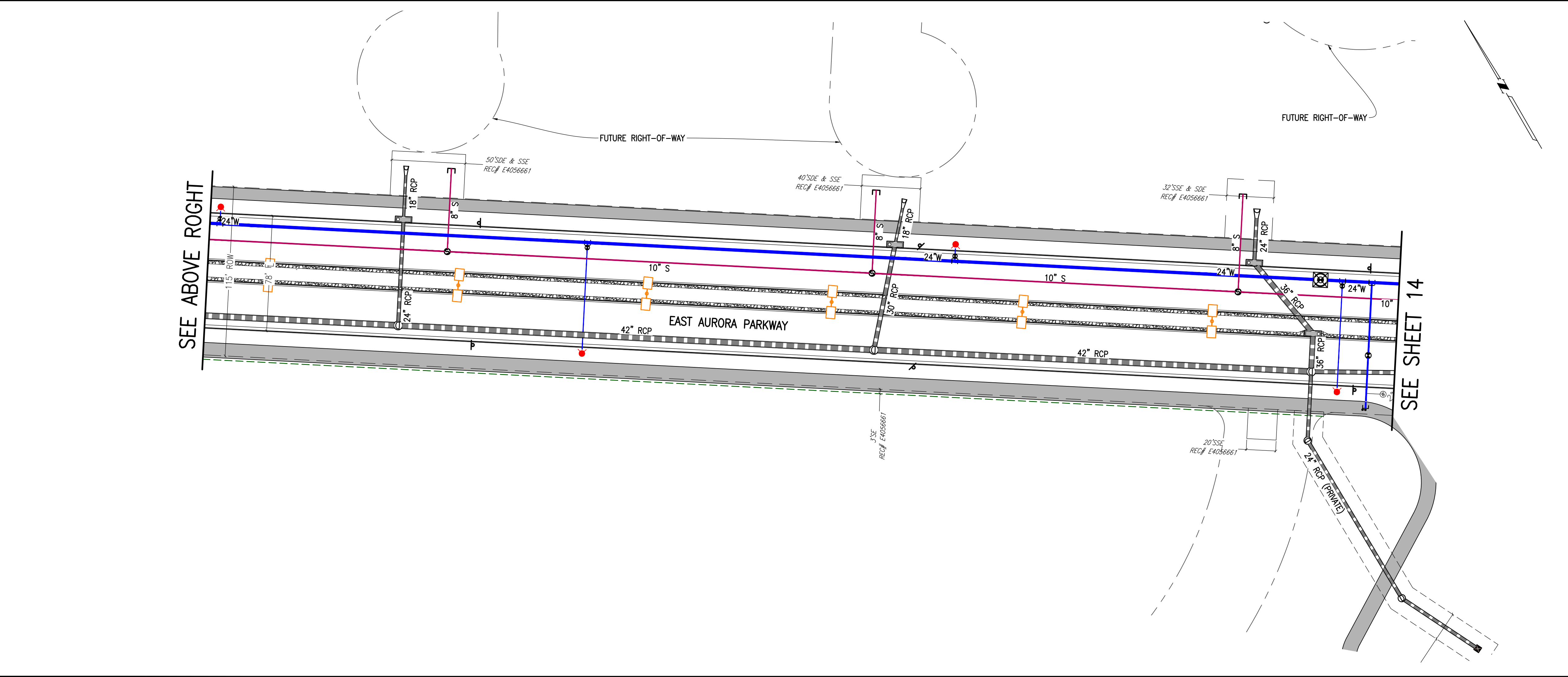
**SITE PLAN LEGEND**

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

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

**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE002 (F&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE ELEVATION 5860.00. BENCHMARK IS LOCATED AT THE INTERSECTION OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W. NAD 88 ELEVATION 5861.04.

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



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

**SITE PLAN ABBREVIATIONS**

SYMBOL	DESCRIPTION
	FLOWLINE
	RIGHT-OF-WAY
	STORM DRAINAGE EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	UTILITY EASEMENT
	100 YEAR WATER SURFACE ELEVATION
	TOP OF WALL
	BOTTOM OF WALL

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**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	REVISED PER AMENDMENT NO. 1		

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

**PRAIRIE POINT WEST ISP**

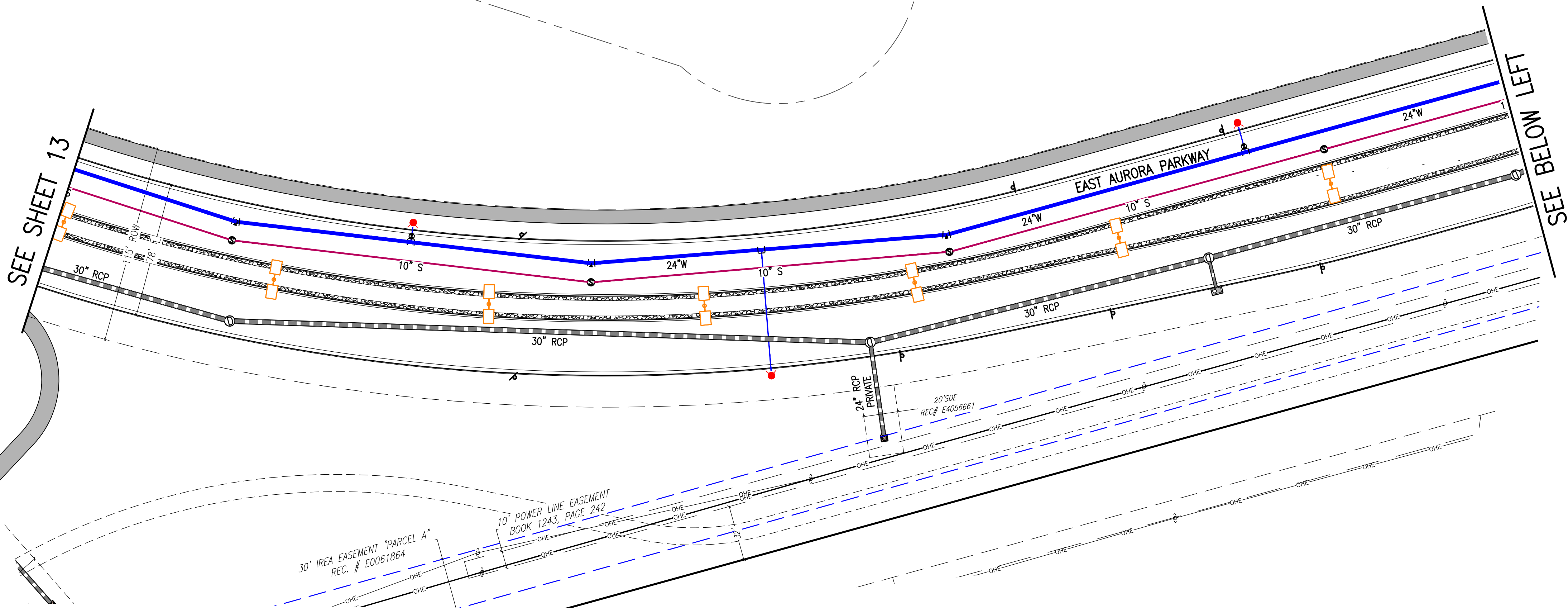
**AURORA PARKWAY UTILITY PLANS**

**DATE:** 03/14/2025  
**JOB NO:** 12187.61

**SCALE**  
HORIZONTAL  
1" = 40'

**13 of 53**





**KEY MAP**  
1"=1000'

THIS SHEET

**SITE PLAN LEGEND**

PROPOSED	DESCRIPTION	EXISTING
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	SANITARY SEWER SERVICE	
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	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8" DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	
	MEDIAN PAVING PER LANDSCAPE PLANS	

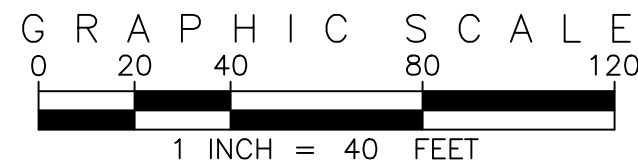
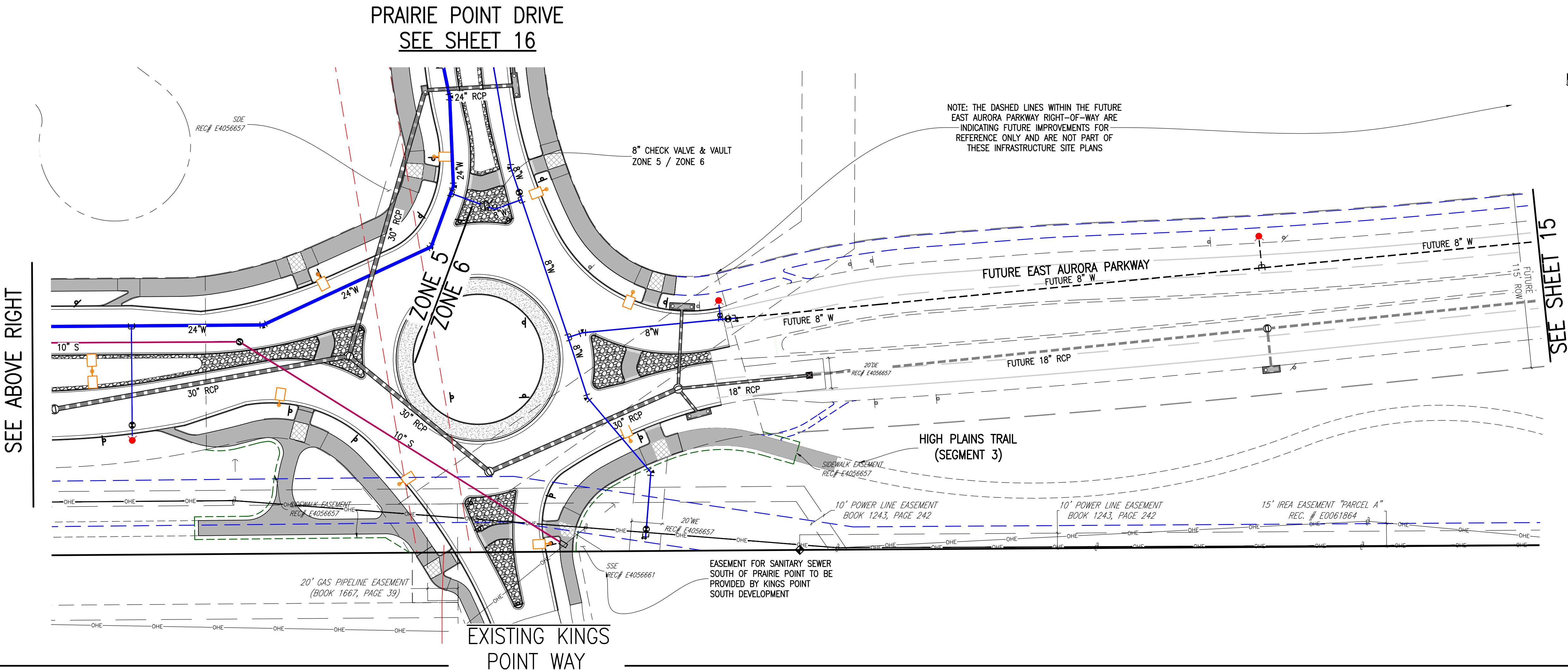
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**EMK**

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**SITE PLAN ABBREVIATIONS**

SYMBOL	DESCRIPTION
	FLOWLINE
	RIGHT-OF-WAY
	STORM DRAINAGE EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	UTILITY EASEMENT
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	TOP OF WALL
	BOTTOM OF WALL

**SITE PLAN NOTES**

- STORM DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
- MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET WIDE WITH 2" SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.
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- TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.
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- ALL LOCAL / LOCAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 15'; ALL LOCAL / COLLECTOR CURB RETURNS HAVE A FLOWLINE RADIUS OF 20'; ALL LOCAL / ARTERIAL CURB RETURNS HAVE A FLOWLINE RADIUS OF 25'; ALL OTHER CURB RETURN RADII ARE AS NOTED ON THE PLAN.
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- INFRASTRUCTURE FOR AURORA PARKWAY AND PRAIRIE POINT DRIVE, INCLUDING ALL UTILITIES AS PROPOSED WITH THE KINGS POINT NORTH WEST AND EAST INFRASTRUCTURE SITE PLANS, AND DETENTION PONDS C1 AND C4 SHALL BE COMPLETED AND INITIALLY ACCEPTED PRIOR TO ANY TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY HOMES WITHIN THIS SITE PLAN.
- FIRE HYDRANT LATERALS INCLUDE GATE VALVES, GENERALLY LOCATED 5 FEET FROM THE MAIN LINE TEE. THE CIVIL PLANS ARE TO SHOW FIRE HYDRANT FLANGE ELEVATIONS. ALL FIRE HYDRANTS ARE TO BE IN LANDSCAPED AREAS.
- GOLF CART PATHS TO BE USED FOR DRAINAGE MAINTENANCE ACCESS. ANY EASEMENT REQUIRED WILL BE DONE WITH THE FINAL PLAT FOR THE GOLF COURSE.

**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	REVISED PER AMENDMENT NO. 1		

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

**PRAIRIE POINT WEST ISP**

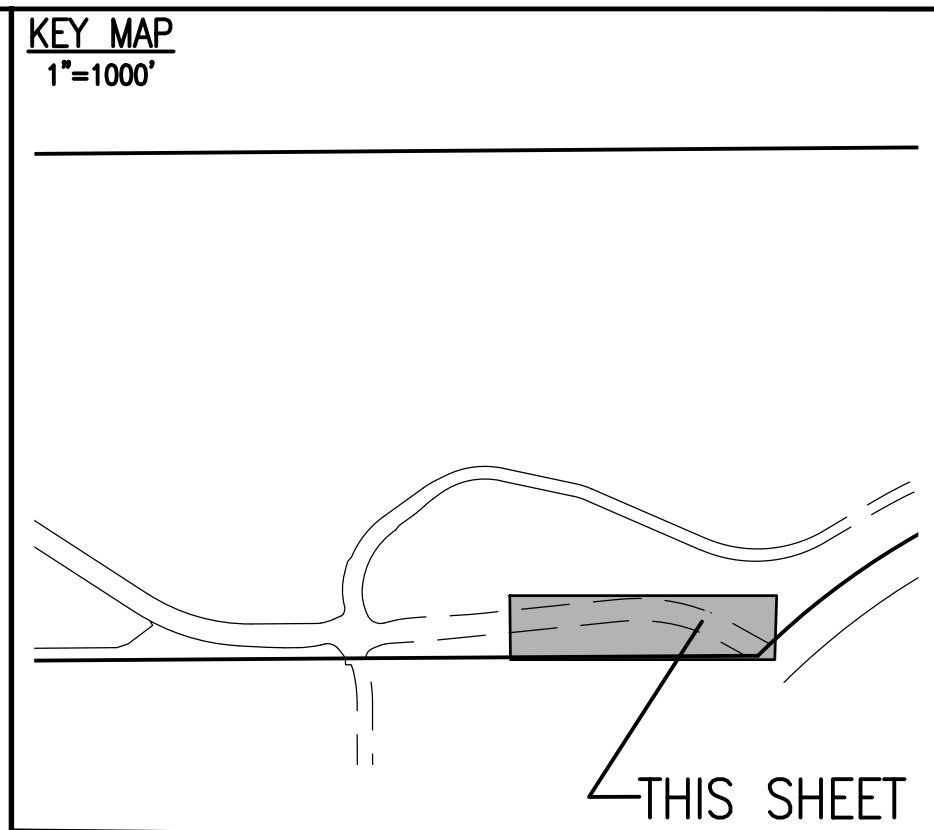
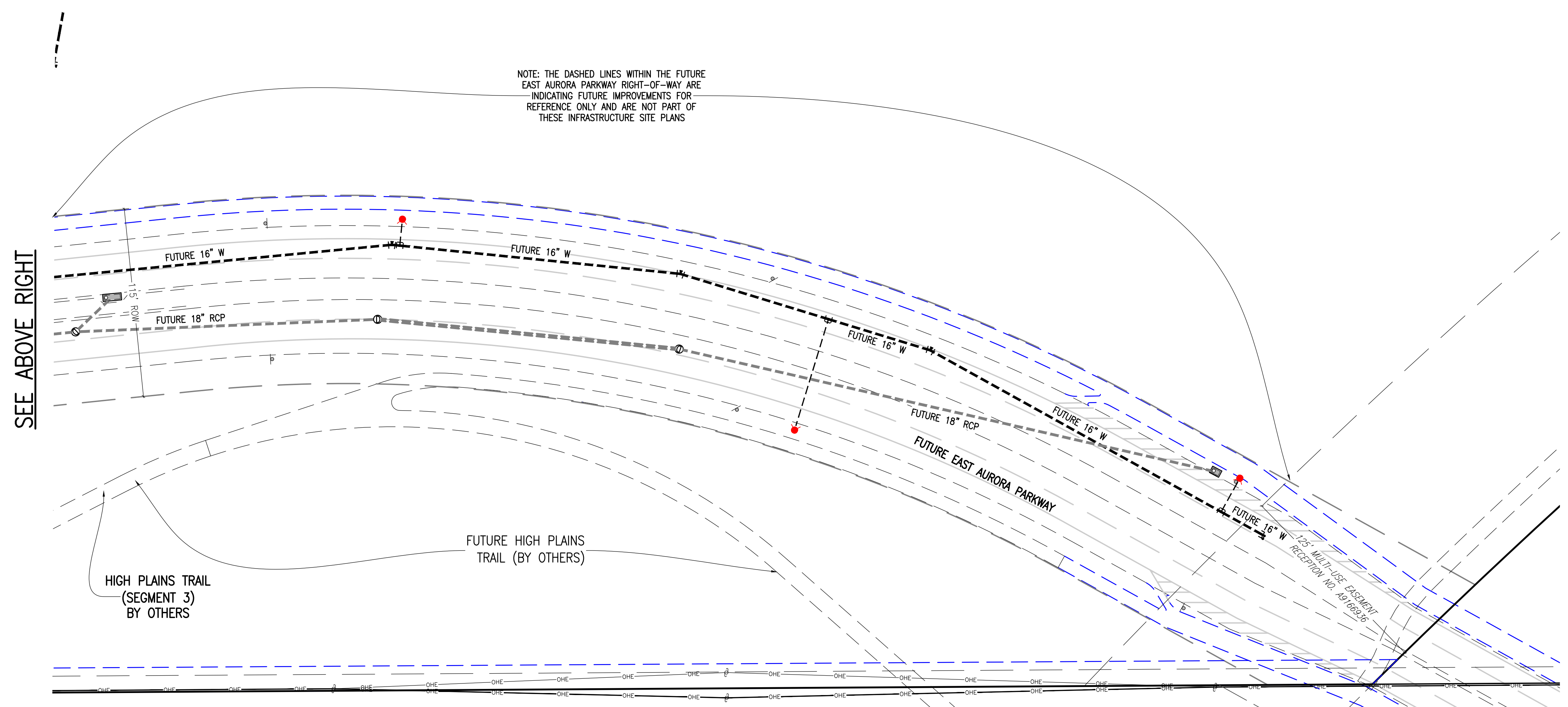
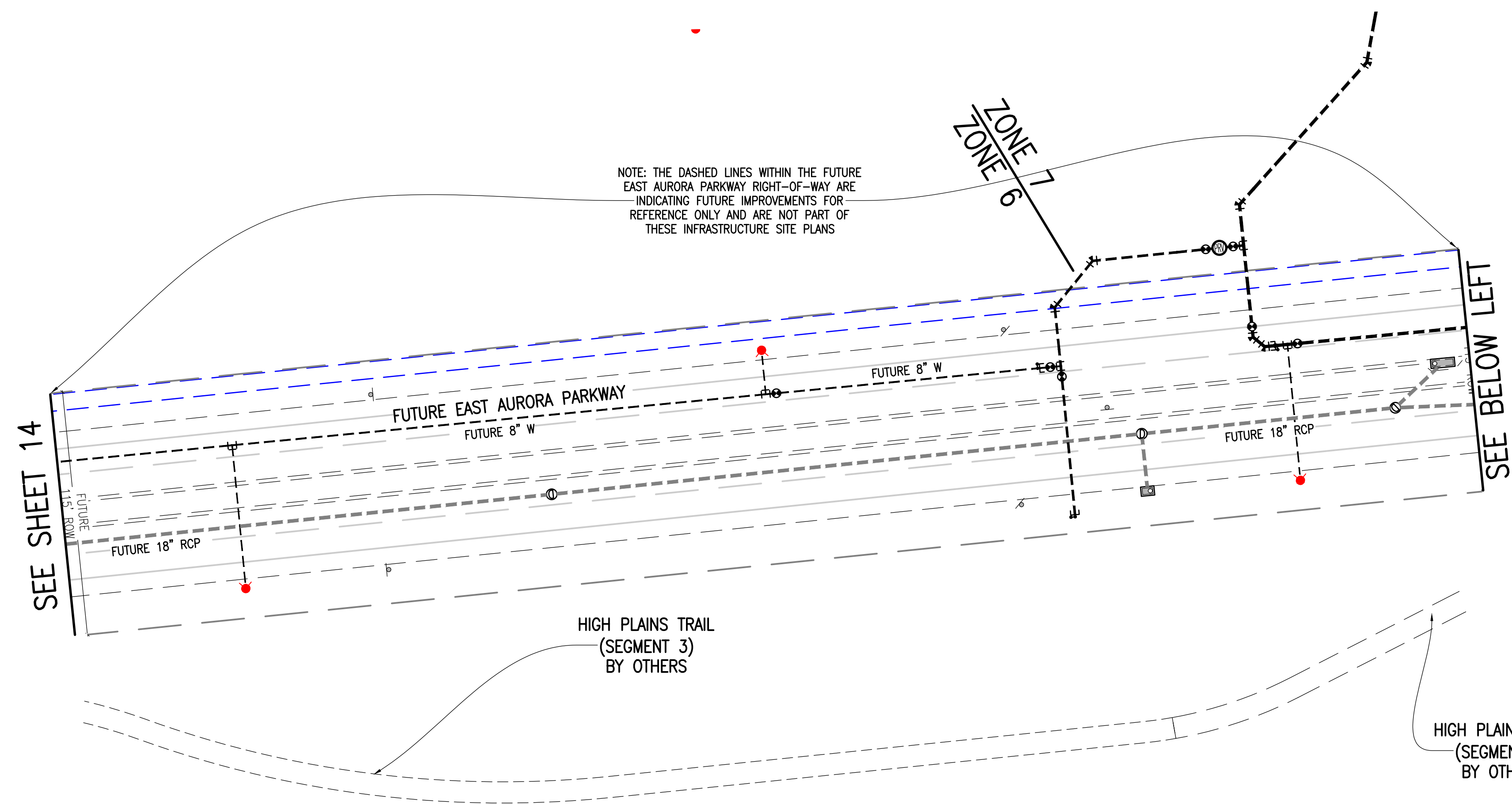
**AURORA PARKWAY UTILITY PLANS**

DATE: 03/14/2025  
JOB NO: 12187.61

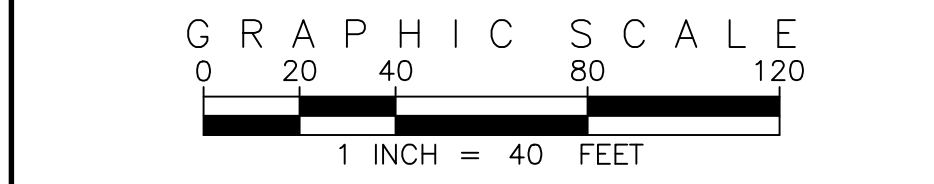
SCALE: HORIZONTAL 1" = 40'

14 of 53





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



SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
ROW	RIGHT-OF-WAY	
SDE	STORM DRAINAGE EASEMENT	
WE	WATER EASEMENT	
SSE	SANITARY SEWER EASEMENT	
UE	UTILITY EASEMENT	
WSEL	100 YEAR WATER SURFACE ELEVATION	
TOW	TOP OF WALL	
BOW	BOTTOM OF WALL	

SITE PLAN NOTES		
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2.	MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.	
3.	ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.	
4.	ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.	
5.	TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.	
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8.	STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.	
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EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING SURVEYING  
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CENTENNIAL, COLORADO 80112-2019  
[WWW.EMKSC.COM](http://WWW.EMKSC.COM)

Know what's below.  
Call before you dig.

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (F&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF THE BENCHMARK IS 100 FEET WEST OF  
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W  
NAD 83 ELEVATION 5861.04

NO.	DESCRIPTION	DATE	BY
1	REVISED PER AMENDMENT NO. 1		

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JWM	JS	BCM	BCM

PRAIRIE POINT WEST ISP

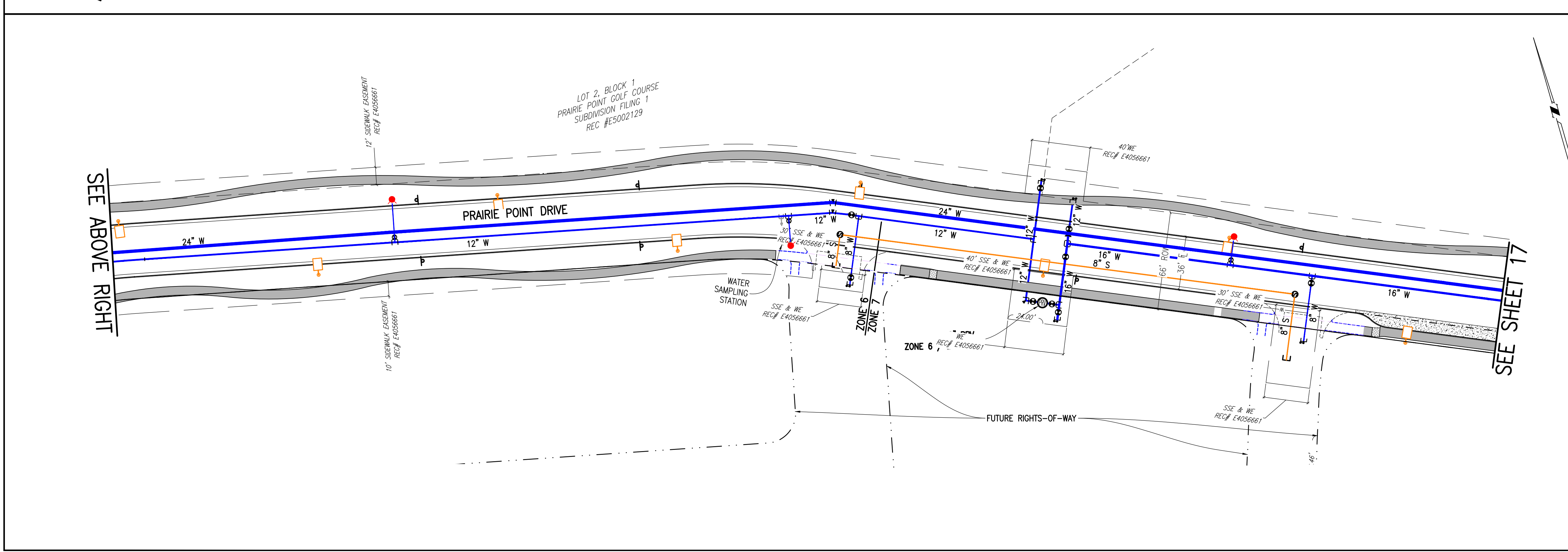
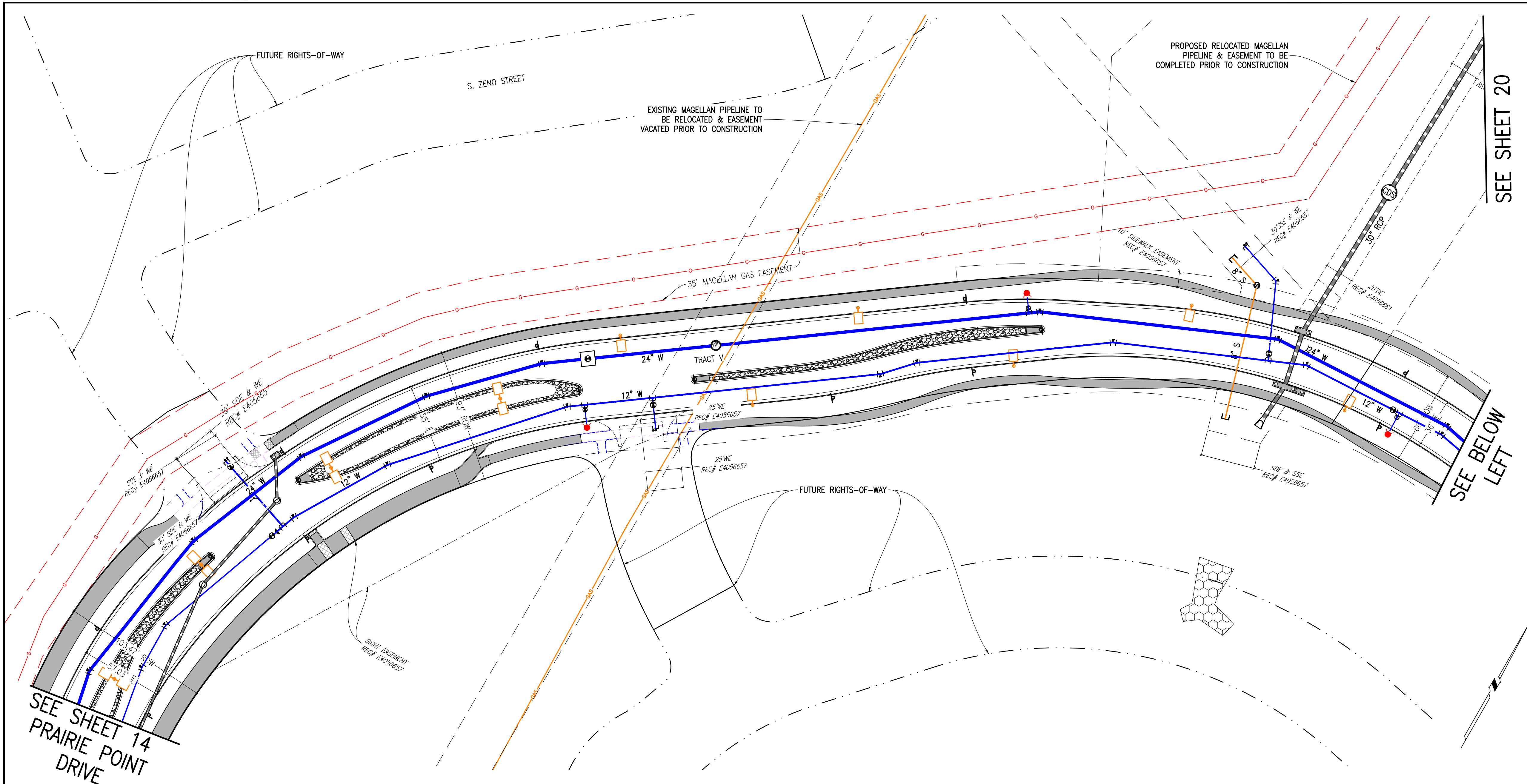
AURORA PARKWAY  
UTILITY PLANS

DATE: 03/14/2025  
JOB NO: 12187.61

SCALE  
HORIZONTAL  
1" = 40'

15 of 53





**KEY MAP**  
1"=1000'

**THIS SHEET**

**SITE PLAN LEGEND**

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

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

**SITE PLAN ABBREVIATIONS**

FL	FLOWLINE
ROW	RIGHT-OF-WAY
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
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**REVISIONS**

NO.	DESCRIPTION	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
1	REVISED PER AMENDMENT NO. 1	JWM	JS	BCM	BCM

**DATE:** 03/14/2025  
**JOB NO:** 12187.61

**SCALE**  
HORIZONTAL  
1" = 40'

**16 of 53**

**EMK CONSULTANTS, INC.**  
**LAND DEVELOPMENT**  
**ENGINEERING & SURVEYING**  
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CENTENNIAL, COLORADO 80112-2019  
(303)694-1520  
[WWW.EMKCO.EDU](http://WWW.EMKCO.EDU)

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

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

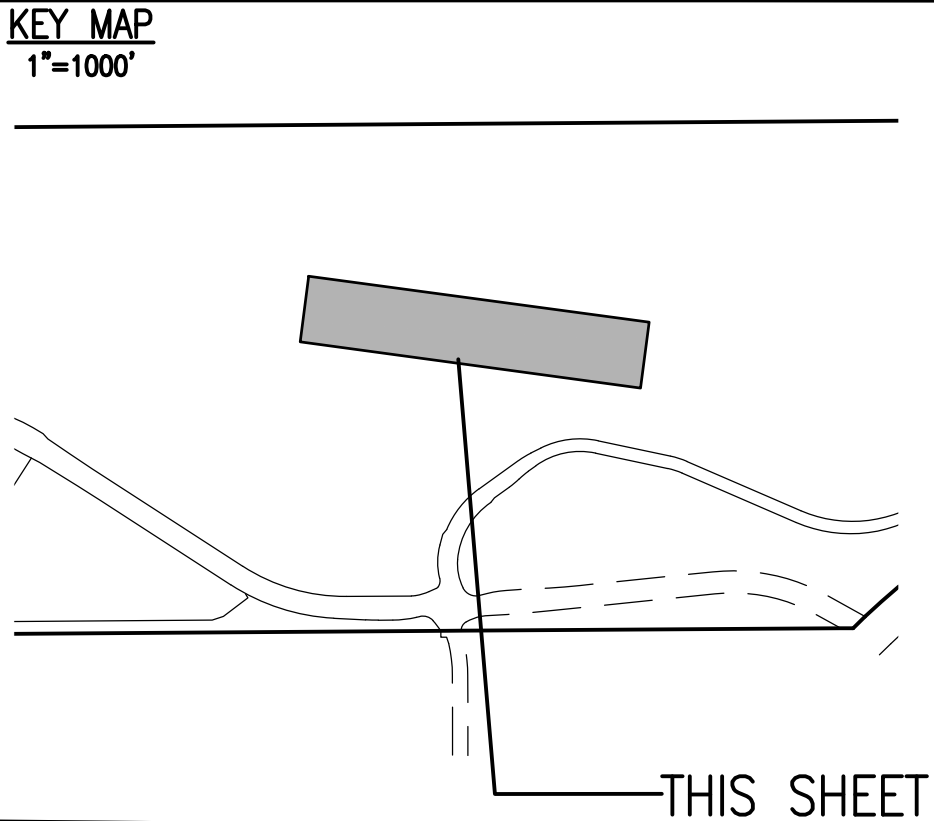
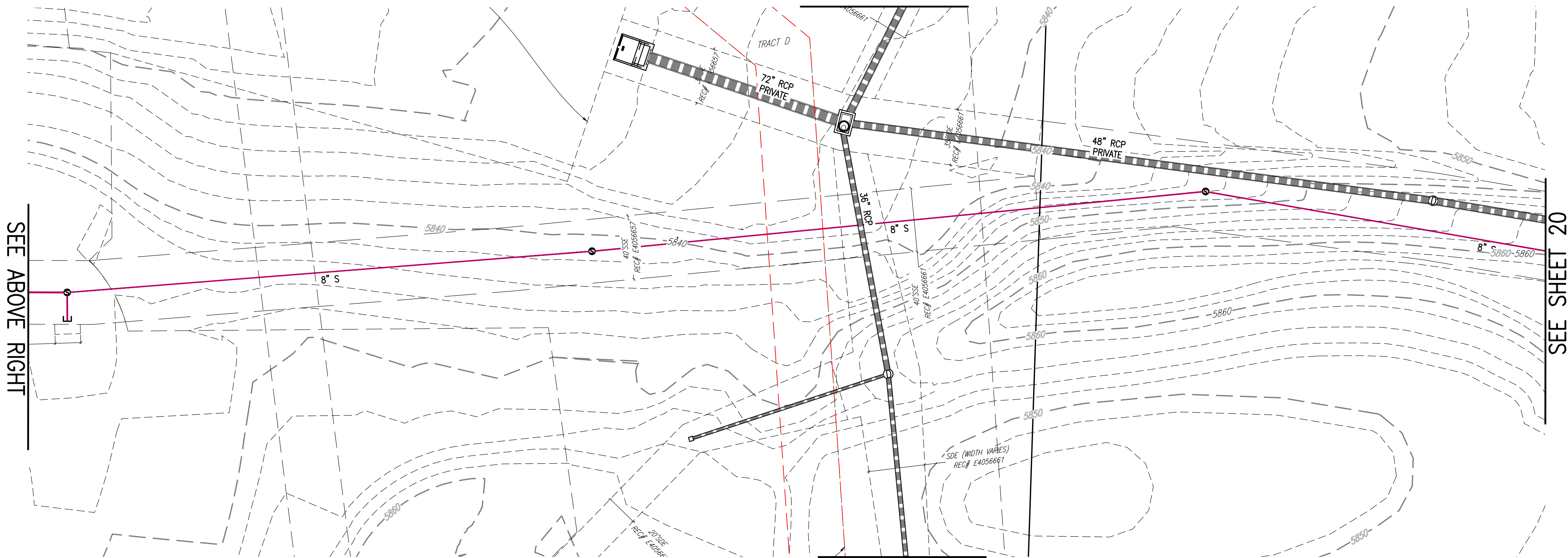
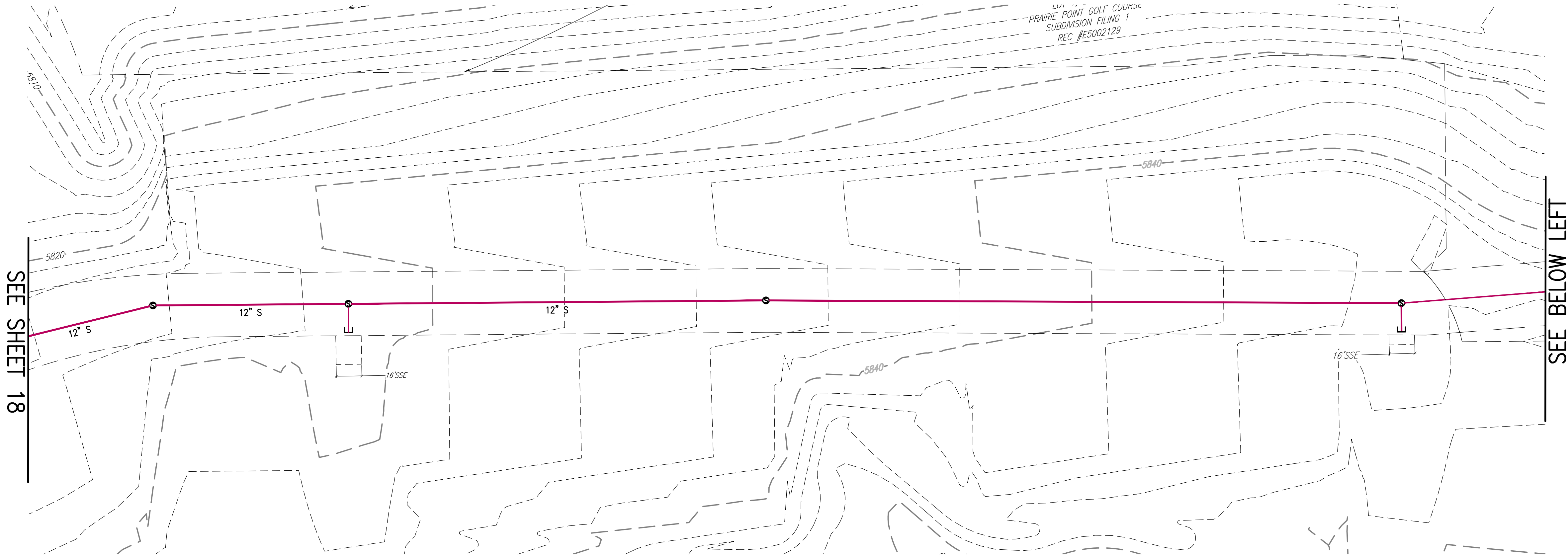




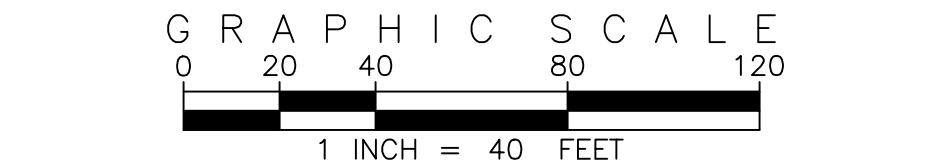








SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
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	SANITARY SEWER SERVICE	
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	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8" DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	
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SITE PLAN ABBREVIATIONS		
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	RIGHT-OF-WAY	
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3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF 10' DEEP WATER MAIN TIE-INS WEST OF  
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SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DESIGNED BY	DATE	BY
1	PERIOD PER AMENDMENT NO. 1	WJM		BOA
2		WJM		BOA
3		WJM		BOA
4		WJM		BOA
5		WJM		BOA
6		WJM		BOA
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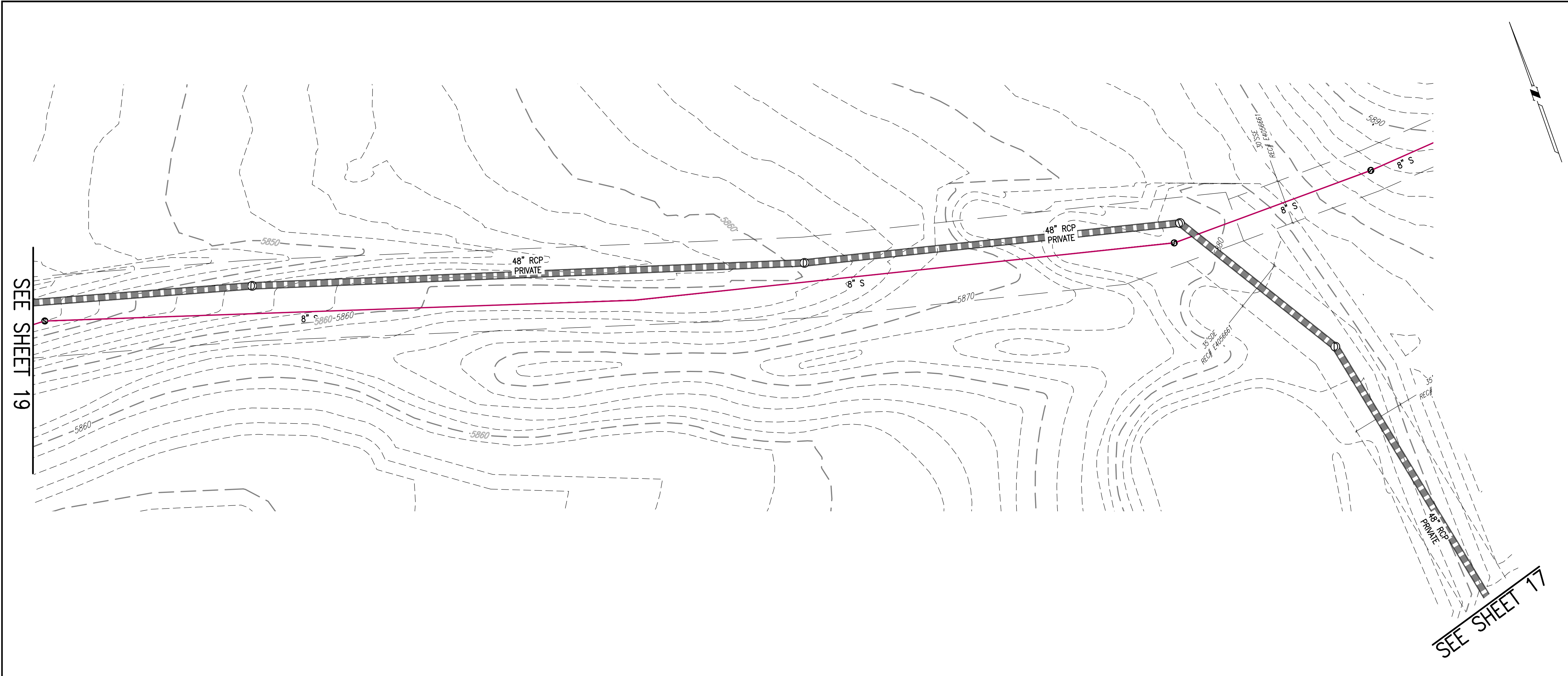
PRAIRIE POINT WEST ISP

DATE: 03/14/2025  
JOB NO: 12187.61

SCALE  
HORIZONTAL  
1" = 40'

19 of 53





**KEY MAP**  
1"=1000'

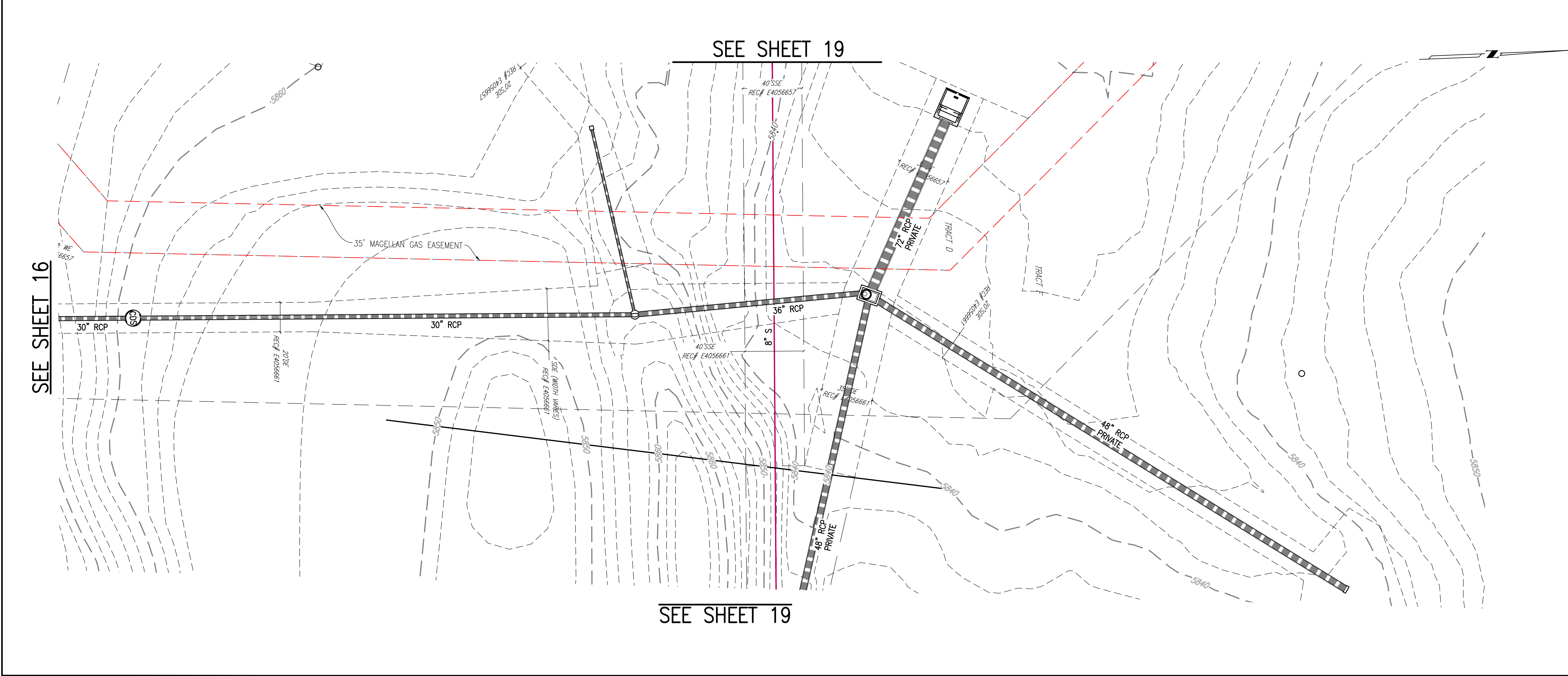
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1	REVISED PER AMENDMENT NO. 1	JWM	JS	DOM	DOM

**REVISIONS**

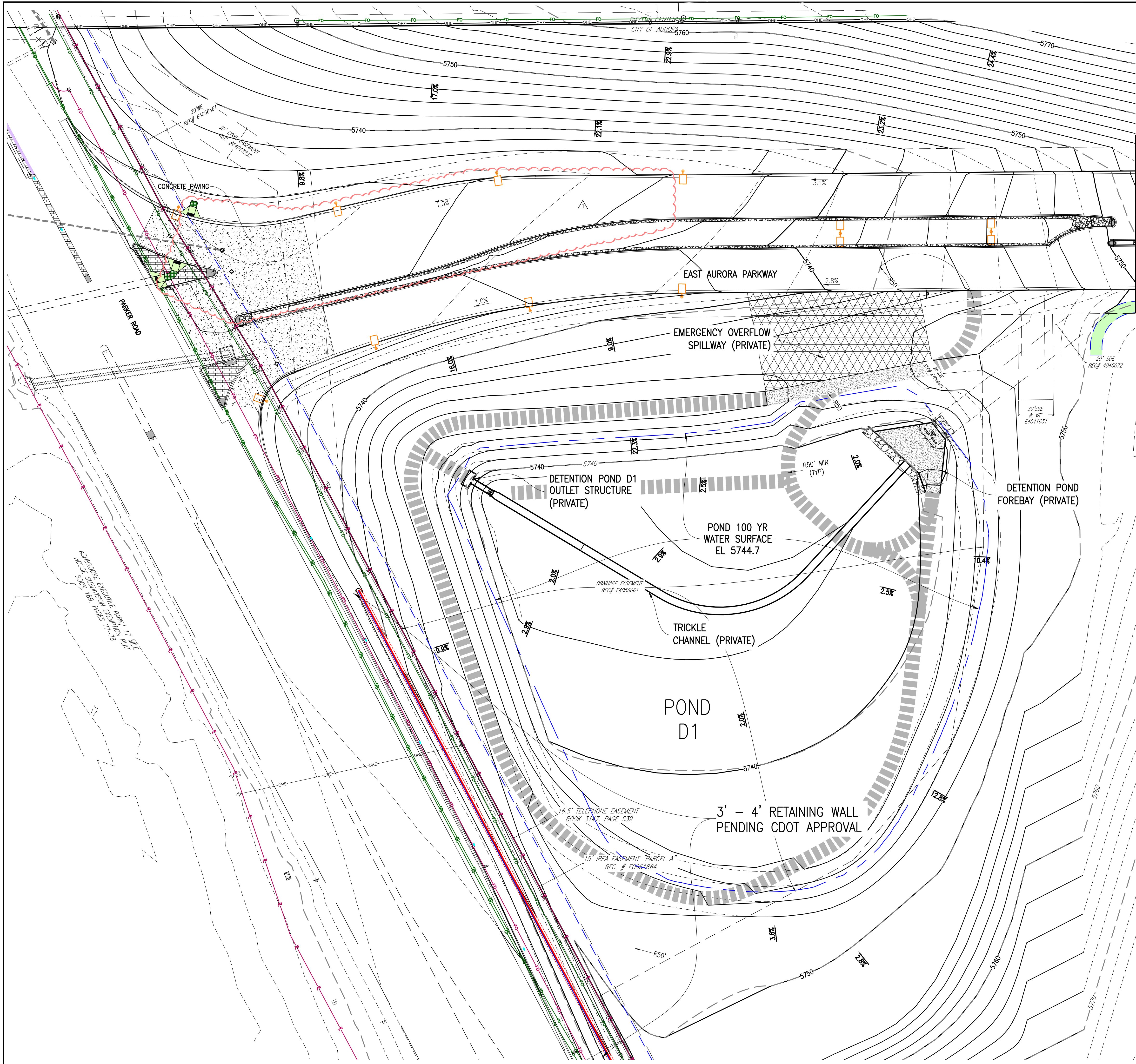
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**PRAIRIE POINT WEST ISP**

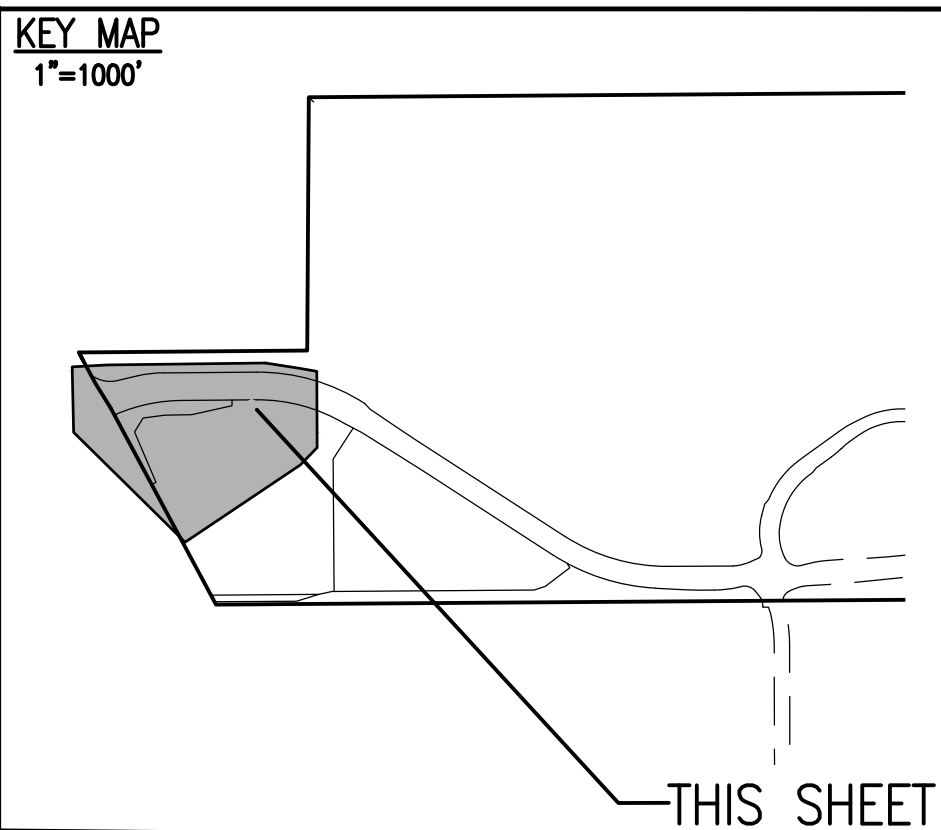
**OFFSITE UTILITY PLANS**

DATE: 03/14/2025  
JOB NO: 12187.61  
SCALE: HORIZONTAL 1" = 40'  
20 of 53





SEE SHEET 22



SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
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	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	8' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES	
	MEDIAN PAVING PER LANDSCAPE PLANS	



SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
ROW	RIGHT-OF-WAY	
SDE	STORM DRAINAGE EASEMENT	
WE	WATER EASEMENT	
SSE	SANITARY SEWER EASEMENT	
UE	UTILITY EASEMENT	
WSEL	100 YEAR WATER SURFACE ELEVATION	
TOW	TOP OF WALL	
BOW	BOTTOM OF WALL	

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

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Know what's below.  
Call before you dig.

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE02 (P&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF 100 YEAR FLOOD LINE (100 YR FLOOD LINE)  
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

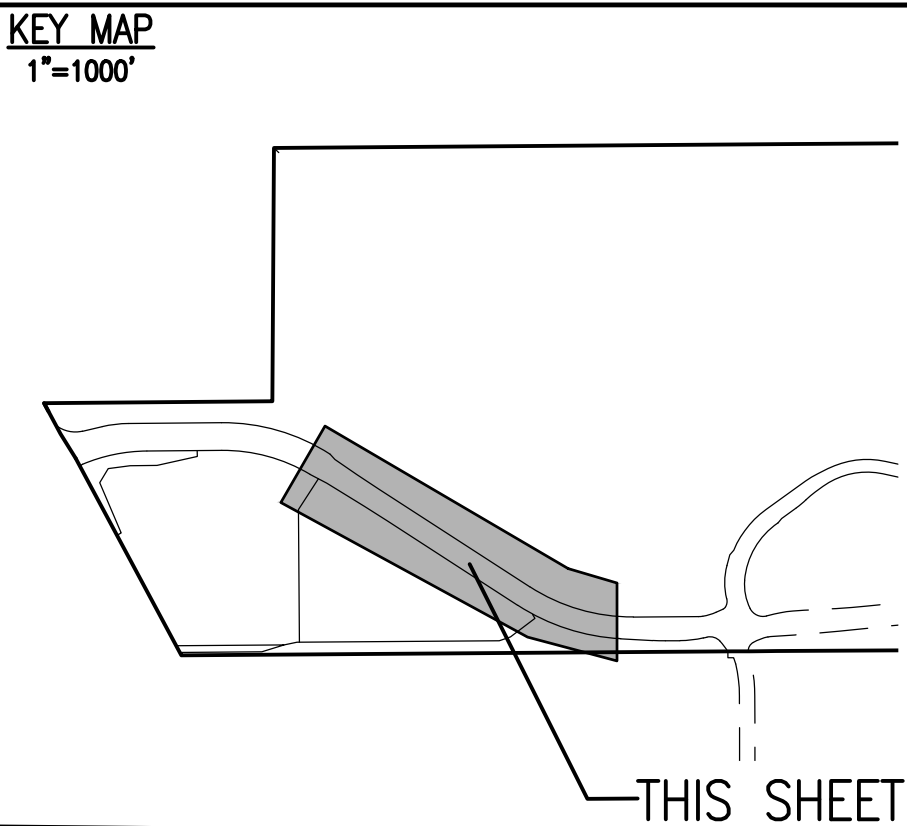
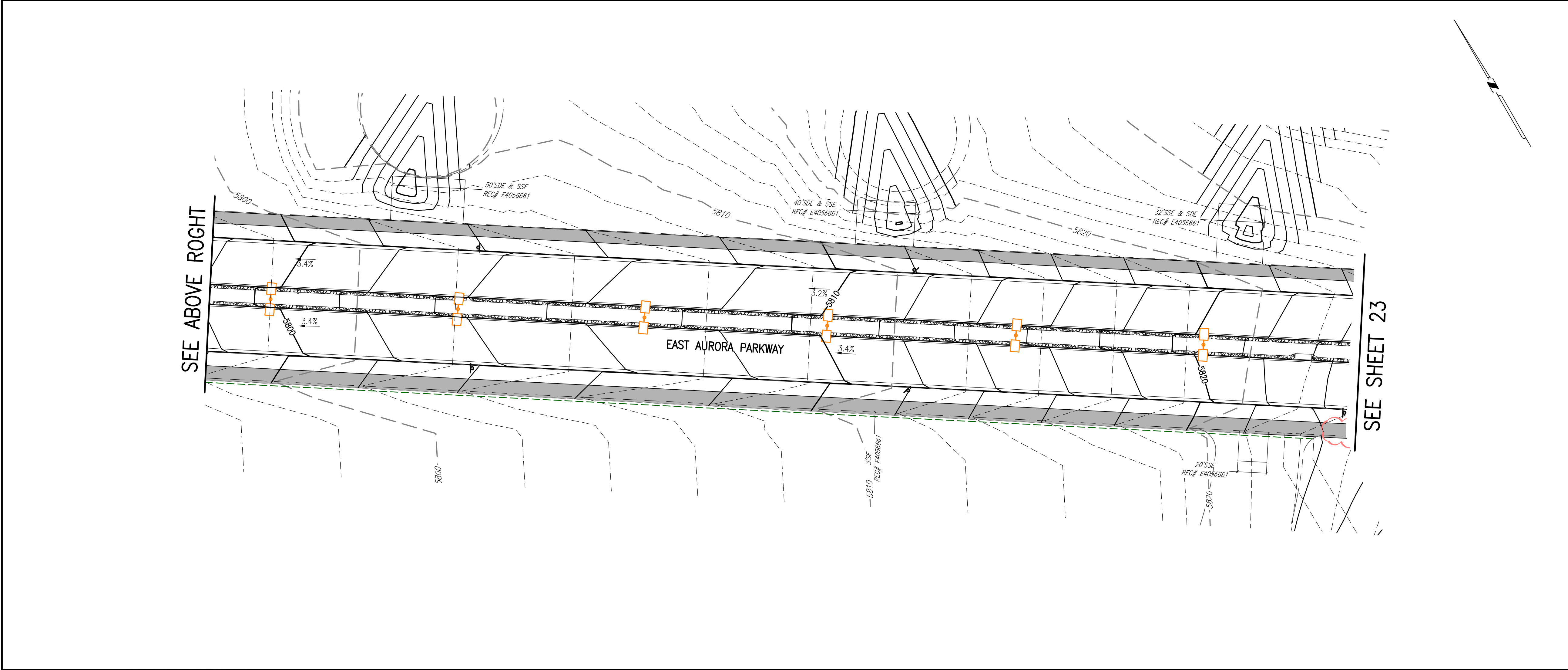
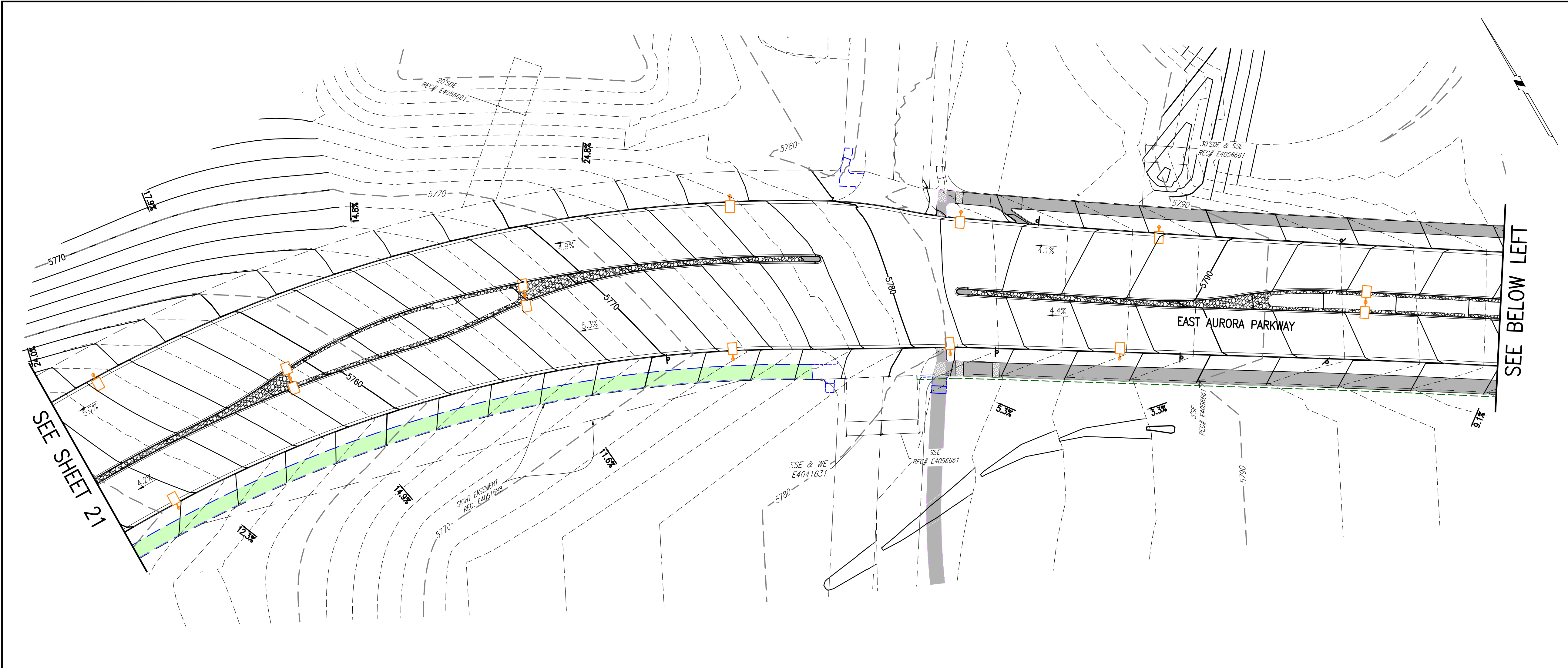
REVISIONS	NO.	DESCRIPTION	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DATE
	1	REVISED PER AMENDMENT NO. 1	JWM	JS	BCM	BCM	03/14/2025

PRAIRIE POINT WEST ISP

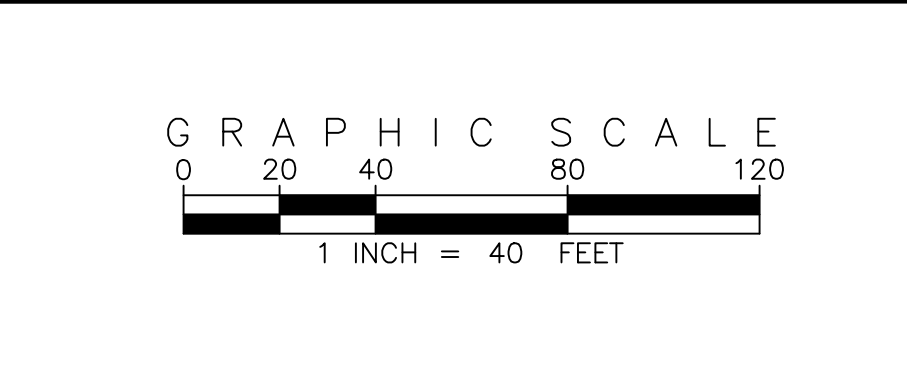
AURORA PARKWAY & POND D1 GRADING PLANS

DATE: 03/14/2025  
JOB NO: 12187.61  
SCALE  
HORIZONTAL  
1" = 40'  
21 of 53





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



SITE PLAN ABBREVIATIONS		
FL	FLOWLINE	
ROW	RIGHT-OF-WAY	
SDE	STORM DRAINAGE EASEMENT	
WE	WATER EASEMENT	
SSE	SANITARY SEWER EASEMENT	
UE	UTILITY EASEMENT	
WSEL	100 YEAR WATER SURFACE ELEVATION	
TOW	TOP OF WALL	
BOW	BOTTOM OF WALL	

SITE PLAN NOTES		
1.	STORM DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.	
2.	MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 8 FEET WIDE WITH 2' SHOULDERS AND A MINIMUM 50' CENTERLINE RADIUS.	
3.	ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.	
4.	ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.	
5.	TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.	
6.	ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS, INCLUDING FOREBAYS, OUTLET CONTROL STRUCTURES, AND OUTFALL PIPE ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.	
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Know what's below.  
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BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE02 (F&A ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION OF THE BENCHMARK IS 10 FEET WEST OF  
EAST WEST 4 STRAND BARBED WIRE FENCE AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

REVISIONS	NO.	DESCRIPTION	DATE	BY	DATE	BY
	1	REVISED PER AMENDMENT NO. 1				

DESIGNED BY: <i>JWM</i>	DRAWN BY: <i>JS</i>	CHECKED BY: <i>BCM</i>	APPROVED BY: <i>BCM</i>
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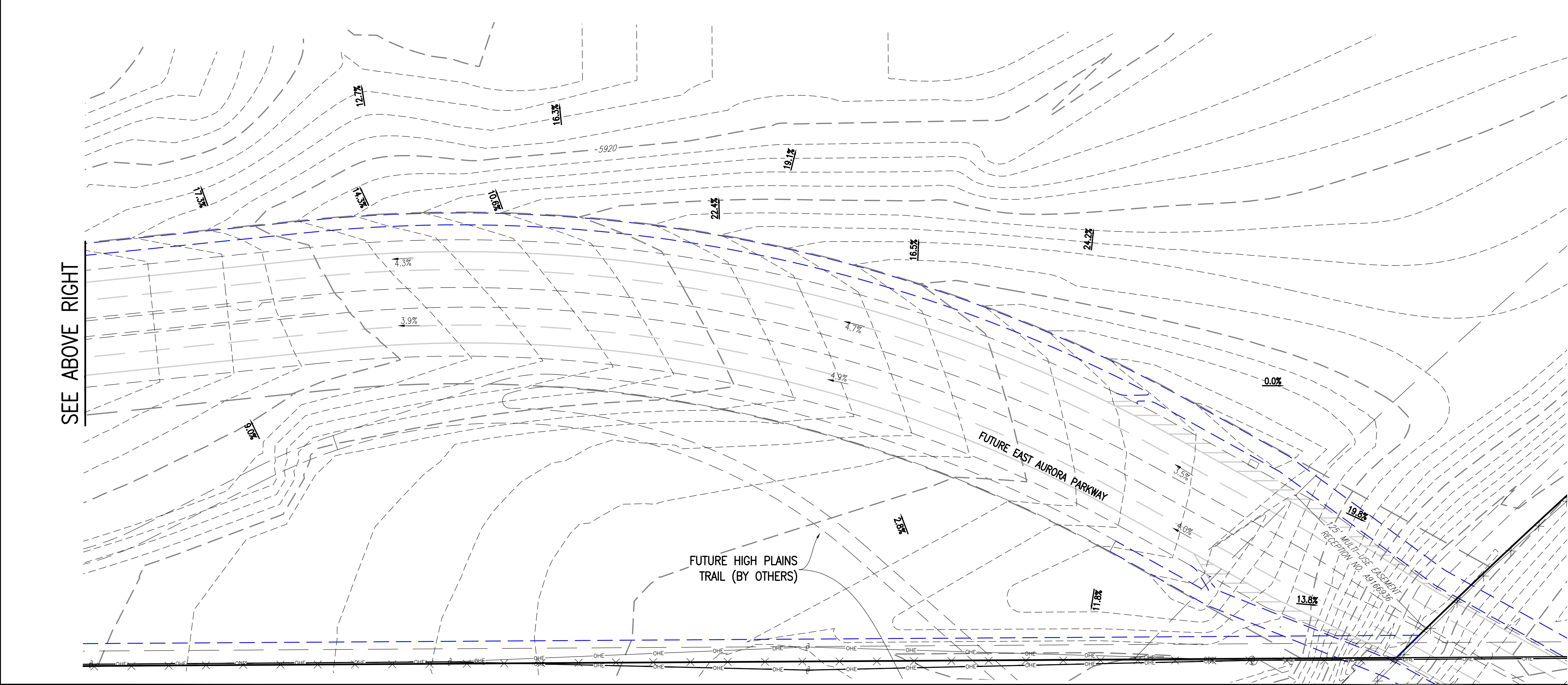
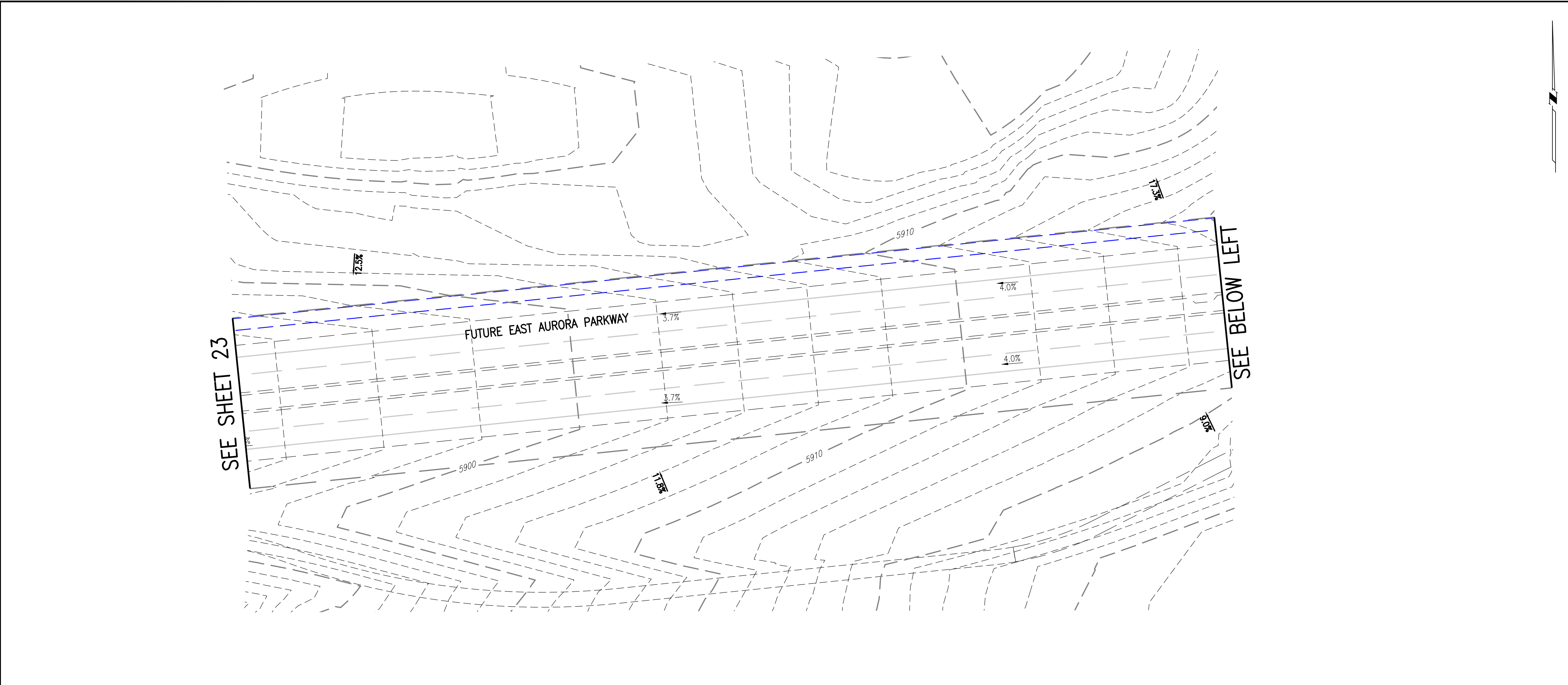
PRAIRIE POINT WEST ISP	AURORA PARKWAY GRADING PLANS
------------------------	------------------------------

DATE: 03/14/2025
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'
22 of 53









**KEY MAP**  
1"=1000'

**SITE PLAN LEGEND**

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

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

**SITE PLAN ABBREVIATIONS**

FL	FLOWLINE
ROW	RIGHT-OF-WAY
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

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**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	REVISED PER AMENDMENT NO. 1		

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

**PRAIRIE POINT WEST ISP**

**AURORA PARKWAY GRADING PLANS**

DATE: 03/14/2025  
JOB NO: 12187.61  
SCALE: HORIZONTAL 1" = 40'  
24 of 53

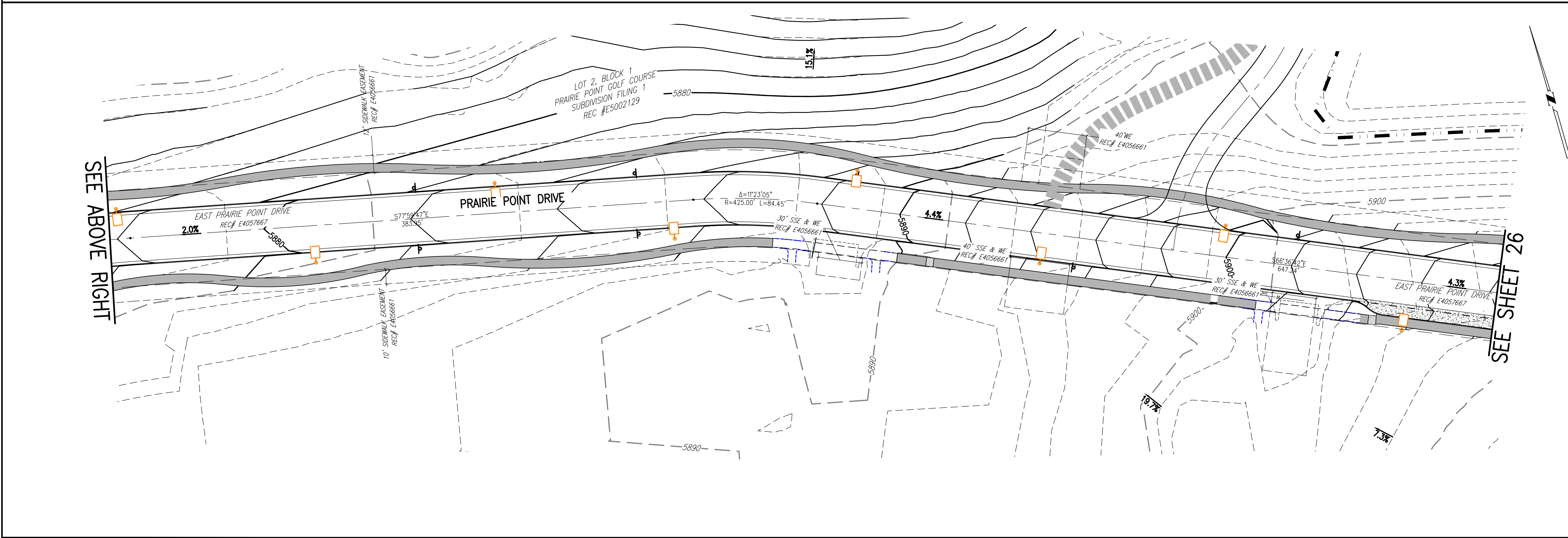
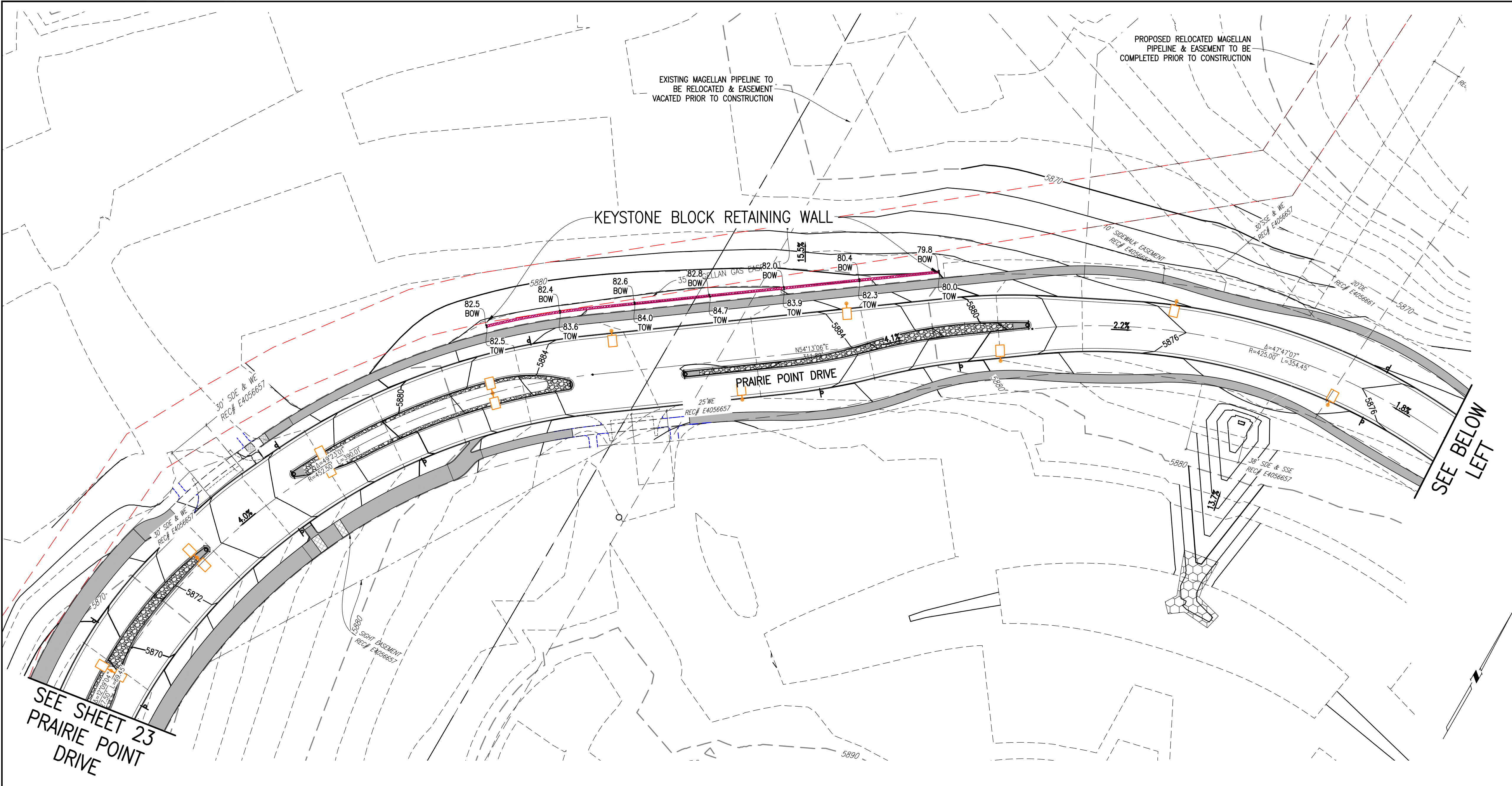
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(303)694-1520  
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**EMK**

**BENCH-MARK**  
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE.  
APPROXIMATE LOCATION: 100 FEET WEST OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W  
NAD83 88 ELEVATION 5861.04

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





KEY MAP

1"=1000'

CHENANGO

THIS SHEET

PROPOSED

DESCRIPTION

EXISTING

SANITARY SEWER & MANHOLE

SANITARY SEWER SERVICE

BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS

CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)

BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF

WATER SERVICE, METER

GAS LINE

STORM SEWER, INLET, MANHOLE, & FLARED END SECTION

STREET LIGHTS

MAJOR CONTOUR

MINOR CONTOUR

FLOW ARROW

8' DRAINAGE MAINTENANCE ROAD

SIDEWALK, CURB RAMP W/ LANDING, TRUNCATED DOMES

MEDIAN PAVING PER LANDSCAPE PLANS

GRAPHIC SCALE

0 20 40 80 120

1 INCH = 40 FEET

SITE PLAN ABBREVIATIONS

FL FLOWLINE

ROW RIGHT-OF-WAY

SDE STORM DRAINAGE EASEMENT

WE WATER EASEMENT

SSE SANITARY SEWER EASEMENT

UE UTILITY EASEMENT

WSEL 100 YEAR WATER SURFACE ELEVATION

TOW TOP OF WALL

BOW BOTTOM OF WALL

SITE PLAN NOTES

1. STORM DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.

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6. ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL STORM WATER DETENTION PONDS, INCLUDING FOREBAYS, OUTLET CONTROL STRUCTURES, AND OUTFALL PIPE ARE PRIVATE. ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.

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11. GOLF CART PATHS TO BE USED FOR DRAINAGE MAINTENANCE ACCESS. ANY EASEMENT REQUIRED WILL BE DONE WITH THE FINAL PLAT FOR THE GOLF COURSE.

REVISIONS

NO.

DESCRIPTION

DATE

BY

1

REVISED PER AMENDMENT NO. 1

DESIGNED BY: JWM

DRAWN BY: JS

CHECKED BY: BDM

APPROVED BY: BDM

PRAIRIE POINT WEST ISP

PRAIRIE POINT DRIVE GRADING PLANS

DATE: 03/14/2025

JOB NO: 12187.61

SCALE HORIZONTAL 1" = 40'

25 of 53

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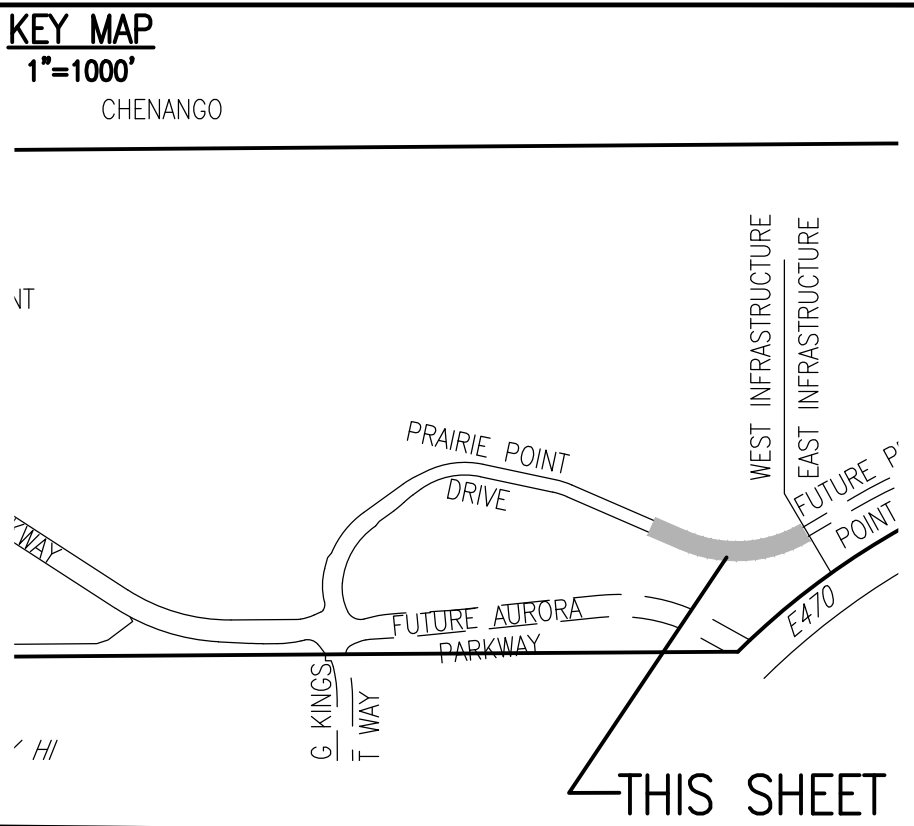
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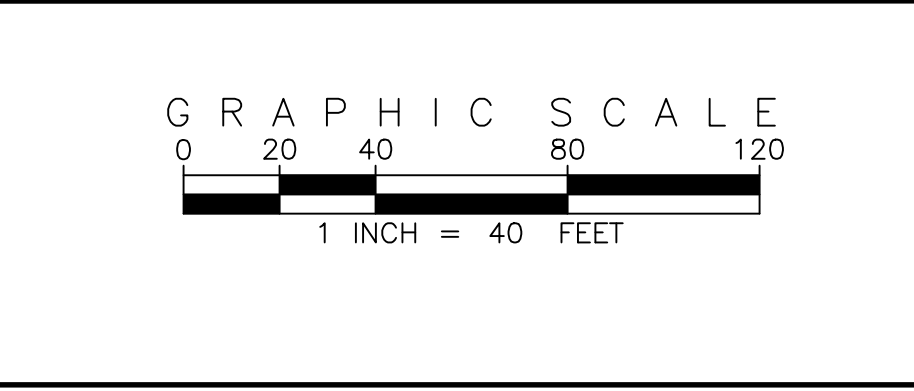


SEE SHEET 25



**SITE PLAN LEGEND**

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



**SITE PLAN ABBREVIATIONS**

FL	FLOWLINE
ROW	RIGHT-OF-WAY
SDE	STORM DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
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**811** Know what's below. Call before you dig.

**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	REVISED PER AMENDMENT NO. 1		

DESIGNED BY: *WJM*  
DRAWN BY: *JS*  
CHECKED BY: *BOH*  
APPROVED BY: *BOH*

**PRAIRIE POINT WEST ISP**

**PRAIRIE POINT DRIVE & POND C4 GRADING PLANS**

DATE: 03/14/2025  
JOB NO: 12187.61

SCALE  
HORIZONTAL  
1" = 40'

26 of 53