

# AURORA PARKWAY (PRAIRIE POINT DRIVE TO HERITAGE EAGLE BEND) INFRASTRUCTURE SITE PLAN

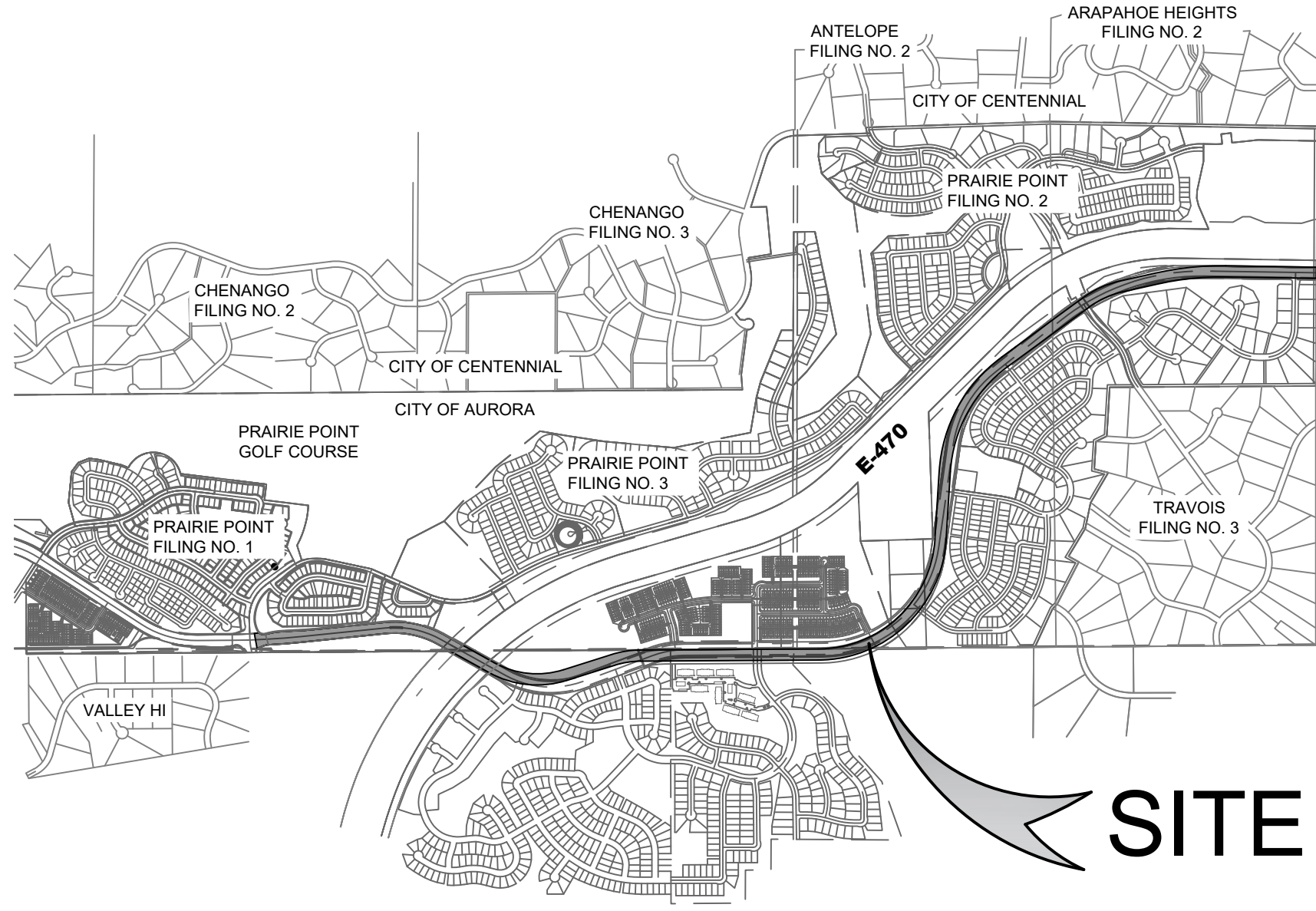
SITUATED IN THE SOUTH HALF OF SECTION 34 AND THE NORTH HALF AND SOUTHWEST CORNER OF SECTION 35  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6th P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## OVERALL SITE PLAN NOTES

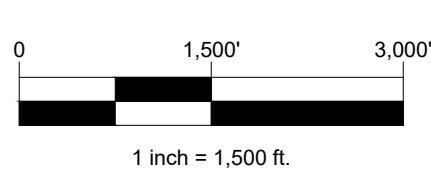
1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11 AND ICC A117.1.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
7. 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.
8. 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED. ONE FOR PLANTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
10. 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.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
12. ALL ROOFTOP 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 AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
13. 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 UNOBSTRUCTED 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.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
16. 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.
17. 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.
18. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
19. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) 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.
20. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
21. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

## SPECIFIC SITE PLAN NOTES

1. 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. FOR THESE PLANS, SIDEWALKS WILL BE SHOWN AS CONSTRUCTED THROUGH THE FUTURE INTERSECTION.
2. 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 OR ADJOINING PLAT.
3. 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.
4. 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.



## VICINITY MAP



## ABBREVIATIONS:

Δ	DELTA
AC	AIR CONDITIONING UNIT
AD	ALGEBRAIC DIFFERENCE (IN GRADE)
AE	ACCESS EASEMENT
ASPH	ASPHALT
AVE	AVENUE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BOP	BOTTOM OF PIPE
BOR	BOTTOM OF RAMP
BOS	BOTTOM OF STAIR
BOW	BACK OF WALK
BP	BEGIN PROFILE
BW	BOTTOM OF WALL (FG @ WALL FACE)
CAE	CROSS ACCESS EASEMENT
COP	CITY OF CASTLE PINES
CDOT	CO. DEPT. OF TRANSPORTATION
CMP	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COL	COLUMN
CON	CONCENTRIC
CONC	CONCRETE
COR	CORNER
CR	CURB RAMP / CURB RETURN
DE	DRAINAGE EASEMENT
DI	DUCTILE IRON
DIA	DIAMETER
DS	DOWNSPOUT
DWG	DRAWING
E	EAST / SUPERELEVATION RATE
E	ELECTRIC
EB	EASTBOUND
EAE	EMERGENCY ACCESS EASEMENT
EC	EDGE OF CONCRETE
ECC	ECCENTRIC
EG	EXISTING GRADE
EL	ELEVATION
ELEC	ELECTRIC
EM	ELECTRIC METER
ENCL	ENCLOSURE
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WALK
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOWLINE
FO	FIBER OPTIC
FT	FEET
G	GAS
GB	GRADE BREAK
GM	GAS METER
GND	GROUND
GP	GUARD POST
GR	GRADE
GRL	GUARDRAIL
GRV	GRAVEL
GS	GARAGE SLAB
GV	GATE VALVE
HC	HANDICAP
HOR	HORIZONTAL
HP	HIGH POINT
HW	HEADWALL
IN	INCHES OR INLET
INT	INTERSECTION
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
K	DIST FOR 1% CHANGE OF GRADE
L	LENGTH / LEFT
LIP	LIP OF PAN
LS	LOW POINT
LS	LANDSCAPE
LT	LEFT
MAT	MATERIAL
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
NO	NORTH
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
OHE	OVERHEAD ELECTRICAL
PB	PULL BOX
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PCR	POINT OF CURB RETURN
PE	PROFESSIONAL ENGINEER
PED	PEDESTAL
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PP	POWER POLE
PRO	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY

PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
R	RADIUS / RIGHT
RD	ROAD
RE	REFERENCE
RET	RETAINING
REV	REVISION
ROW	RIGHT-OF-WAY
RT	RIGHT
RAW	RAW WATER
S	SOUTH
SANS	SANITARY SEWER
SC	SURVEY CONTROL
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SEC	SECTION
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
ST	STREET / STORM
STA	STATION
STD	STANDARD
SV	SERVICE
SW	SIDEWALK
SWL	SWALE
T	TELEPHONE
TC	TOP OF CURB / TRAFFIC CONTROL
TBC	TOP BACK OF CURB
TELE	TELEPHONE / COMMUNICATIONS
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TOP	TOP OF FOUNDATION
TOP	TOP OF PIPE
TOR	TOP OF RAMP
TOS	TOP OF STAIR
TOW	TOE OF WALL
TW	TOP OF WALL
TV	TELEVISION
TYP	TYPICAL
UE	UTILITY EASEMENT
UT	UTILITY
VC	VERTICAL CURVE
VC&G	VERTICAL CURVE & GUTTER
VLT	VAULT
VERT	VERTICAL
W	WEST
WB	WEST BOUND
WE	WATER EASEMENT
WLK	SIDEWALK
WM	WATER METER
WT	WATER
XC	CROSS-SECTION
Y1	SINGLE YELLOW STRIPE
Y2	DOUBLE YELLOW STRIPE

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## DATA TABLE

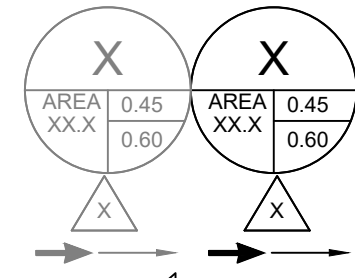
LAND AREA (AC)	0.0
NUMBER UNITS PROPOSED	N/A
NUMBER OF STORIES	N/A
MAX HEIGHT OF BLDGS	N/A
HARD SURFACE AREA (AC)	
OPEN SPACE	
LANDSCAPE AREA	
PHASED NATIVE GRASSES	
PRESENT ZONING CLASSIFICATION	
PERMITTED MAX SIGN AREA	N/A
PROPOSED SIGN TYPES AND S.F.	N/A
PARKING SPACES REQ.	N/A
PARKING SPACES PROVIDED	N/A
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
LOT AREA	N/A
TRACT AREA	
PUBLIC R.O.W. AREA (AC)*	0.0

\*TO BE DEDICATED BY SEPARATE DOCUMENT

## AMENDMENTS

DATE	DESCRIPTION

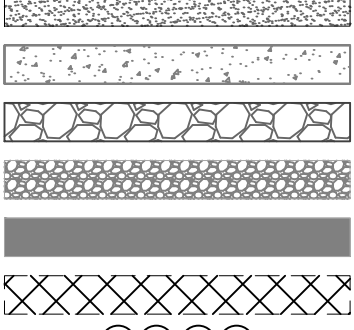
## LEGEND



BASIN DESIGNATION	5 YEAR COEFFICIENTS
100 YEAR COEFFICIENTS	
DESIGN POINT	DIRECTIONAL FLOW ARROW
EMERGENCY OVERFLOW ROUTE	SLOT ELEVATION
TOP OF FOUNDATION ELEVATION	
PROPOSED DRAINAGE BASIN	EXISTING DRAINAGE BASIN
PROPOSED MAJOR CONTOUR	PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR	EXISTING MINOR CONTOUR
EASEMENT	RIGHT OF WAY (R.O.W.)
CENTERLINE	PROJECT BOUNDARY
SIGHT TRIANGLE	LIMITS OF CONSTRUCTION
PROPOSED CURB & GUTTER	EXISTING CURB & GUTTER
REMOVE CURB & GUTTER	FUTURE CURB & GUTTER
GUARD RAIL	RETAINING WALL
DRAINAGE SWALE	EXISTING FENCE - CHAIN LINK
EXISTING FENCE - WOOD POST	DEMO FENCE - CHAIN LINK
DEMO FENCE - WOOD POST	

EXISTING	PROPOSED
STREET LIGHT POLES	STREET SIGNS
RAMPS	POWER POLES
GUY WIRE	SANITARY MANHOLES
SANITARY CLEAN OUT	VAULT
WATER VALVES	BEND AND THRUST BLOCK
FIRE HYDRANTS	WATERLINE REDUCER
WATER STUB WITH BLOW OFF	AIR RELEASE VALVE MH & VENT PIPE
IRRIGATION SERVICE	SANITARY SERVICE
WATER SERVICE	

STORM MANHOLES	STORM INLETS
FES, FOREBAY, & TRICKLE CHANNEL	OUTLET STRUCTURE
PROPOSED STORM & STUB OUT	EXISTING STORM & STUB OUT
DEMO STORM & STUB OUT	FUTURE STORM & STUB OUT
STORM MAJOR HGL	STORM MINOR HGL
STORM UNDERDRAIN	100 YEAR FLOODPLAIN
WETLAND	PROPOSED IRRIGATION & STUB OUT
PROPOSED STORM & STUB OUT	PROPOSED SANITARY & STUB OUT
PROPOSED WATER & STUB OUT	EXISTING IRRIGATION & STUB OUT
EXISTING STORM & STUB OUT	EXISTING SANITARY & STUB OUT
EXISTING WATER & STUB OUT	EXISTING RAW WATER & STUB OUT
DEMO IRRIGATION & STUB OUT	DEMO STORM & STUB OUT
DEMO SANITARY & STUB OUT	DEMO WATER & STUB OUT
FUTURE IRRIGATION & STUB OUT	FUTURE SANITARY & STUB OUT
FUTURE STORM & STUB OUT	FUTURE WATER & STUB OUT
CRUISHER FINES	MAINTENANCE ACCESS



## EXISTING DRY UTILITIES

E	EXISTING ELECTRIC
T	EXISTING TELEPHONE
FO	EXISTING FIBER OPTIC
G	EXISTING GAS
OH	EXISTING OVER HEAD ELECTRIC

## CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIR PERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

RECORDERS CERTIFICATE: \_\_\_\_\_

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK M, THIS \_\_\_\_\_

DAY OF \_\_\_\_\_ AD. 20 \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

THE INFRASTRUCTURE 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 HEREIN

CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH ABANDONMENT, WITH DRAWL

OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA. IN WITNESS

THEREOF, CLAYTON PROPERTIES GROUP, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

DAY OF \_\_\_\_\_ AD. 20 \_\_\_\_\_

BY: \_\_\_\_\_ (OWNERS)

STATE OF COLORADO \_\_\_\_\_ JSS

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF \_\_\_\_\_ AD. 20 \_\_\_\_\_

BY: \_\_\_\_\_ (OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

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

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

OWNER

CLAYTON PROPERTIES GROUP, INC.

4908 TOWER ROAD

DENVER, CO 80249

TEL: 303-486-8500

CONTACT: DAVE CARRO

EMAIL: DCARRO@OAKWOODHOMESCO.COM

ENGINEER

CORE CONSULTANTS, INC.

3473 S. BROADWAY

ENGLEWOOD, CO 80113

(303) 703-4444

CONTACT: DAVID FORBES

EMAIL: DFORBES@LIVEYOURCORE.COM

SURVEYOR

AZTEC CONSULTANTS, INC.

300 EAST MINERAL AVE, SUITE 1

LITTLETON, CO 80122

(303) 713-1898

CONTACT: TONY PEALL

EMAIL: TPEALL@AZTECCONSULTANTS.COM

PLANNER / LANDSCAPE ARCHITECT

TERRACINA DESIGN

10200 E. GIRARD AVE, STE A-314

DENVER, CO 80231

CONTACT: LAYLA ROSALES

(303) 632-8867

EMAIL: LROSALAS@TERRACINADDESIGN.COM

CITY / TOWN

CITY OF AURORA

AURORA, CO 80016

AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)

AURORA, CO

INFRASTRUCTURE SITE PLAN

COVER

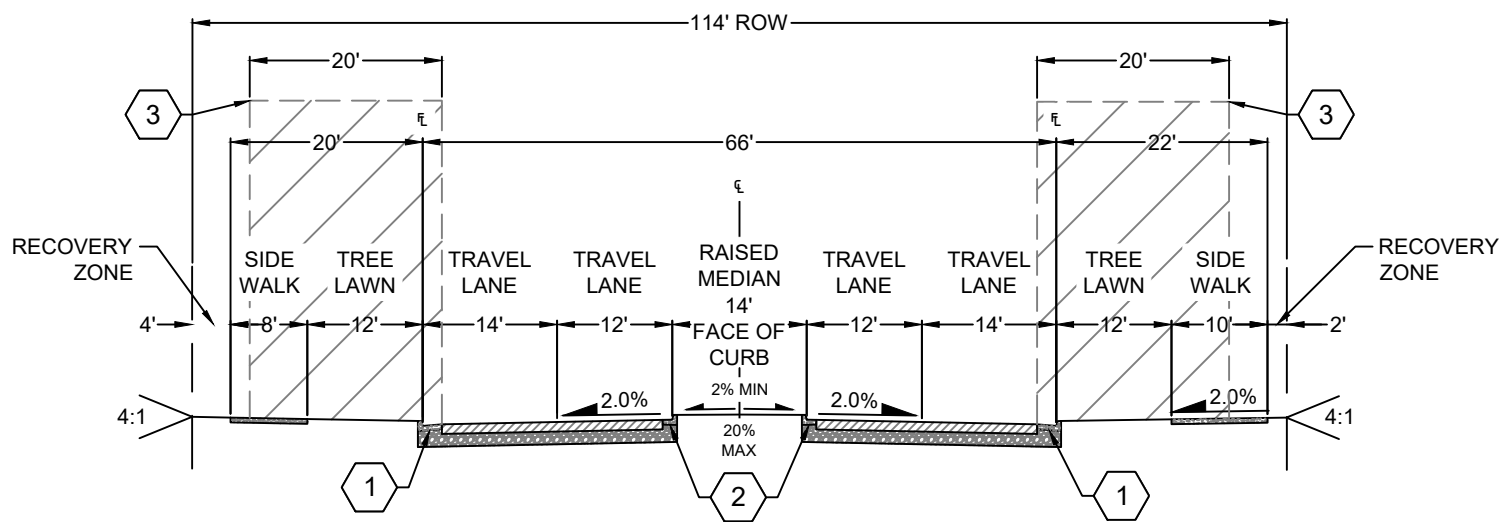
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DESIGNED BY: TCV

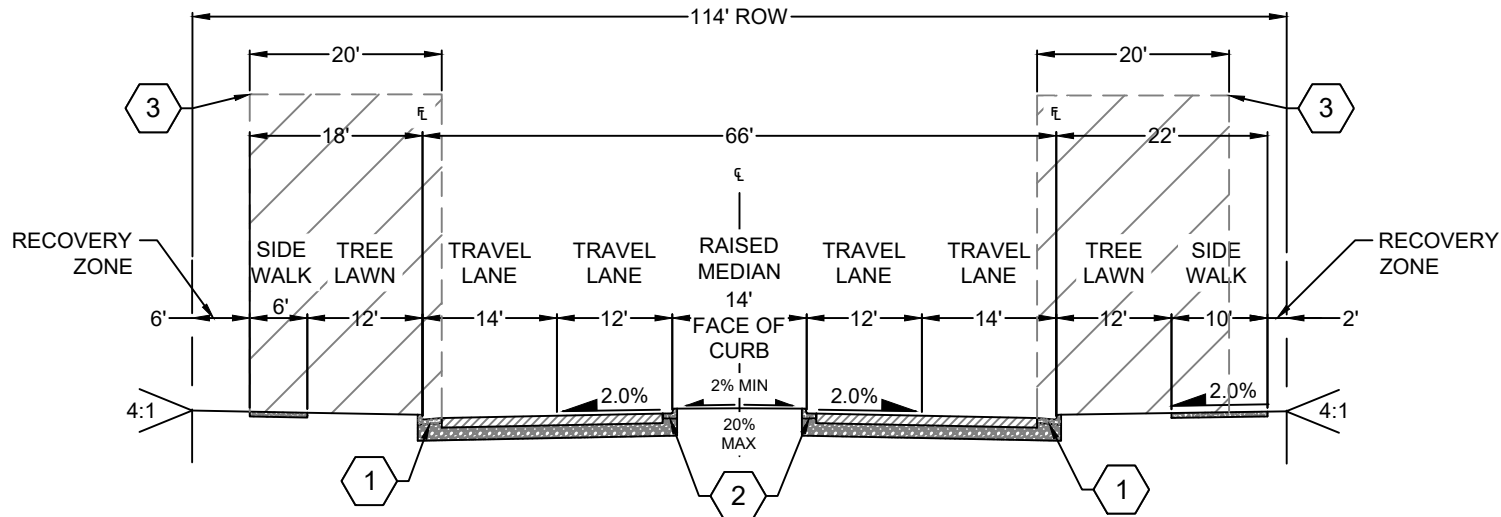
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CHECKED BY: DF

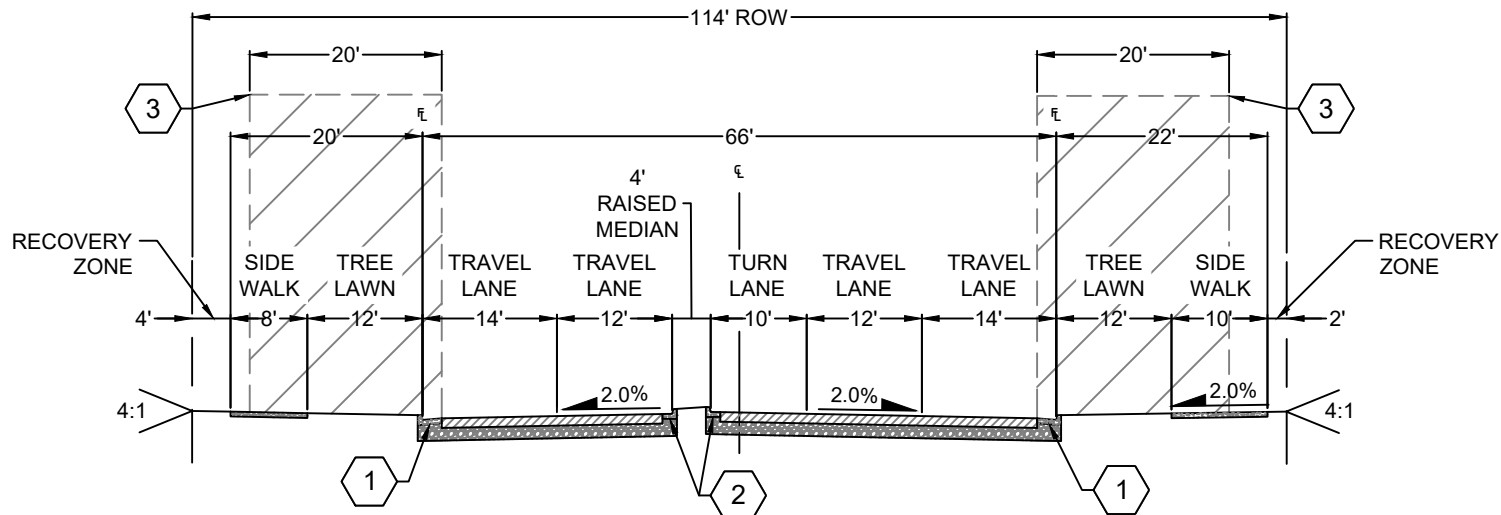




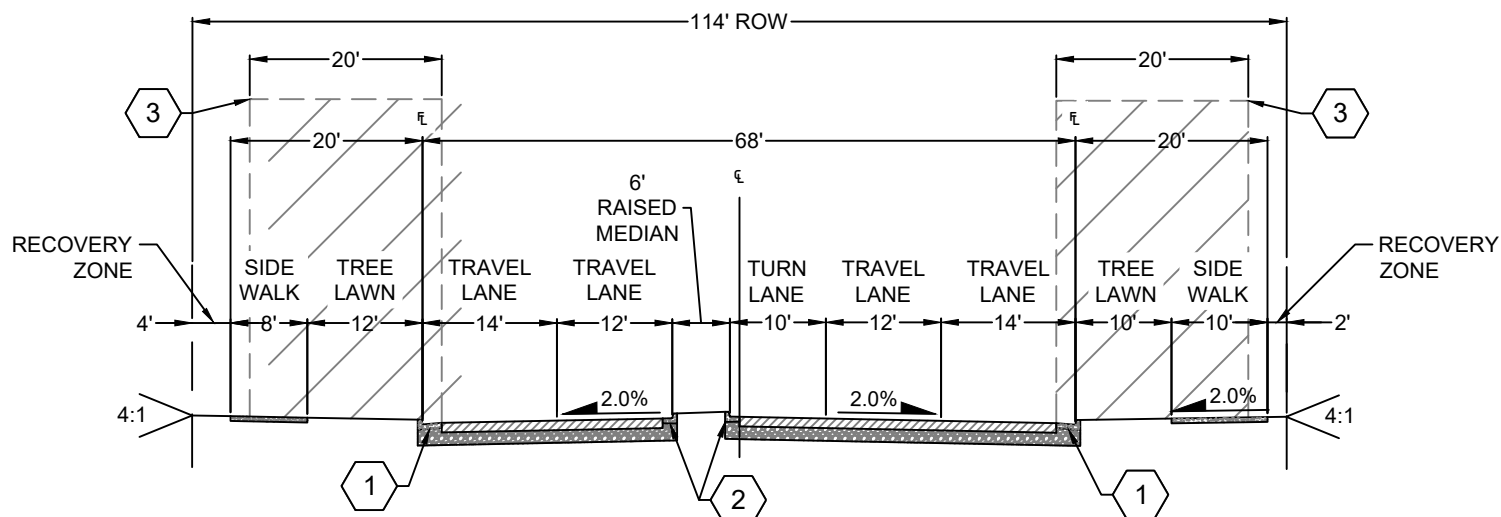
**AURORA PARKWAY (WEST OF ANTELOPE CREEK)**  
STA 49+63 TO STA 113+17  
MODIFIED FOUR LANE ARTERIAL: RAISED MEDIAN  
MEDIAN TURN LANE WIDTH = 10'



**AURORA PARKWAY (EAST OF ANTELOPE CREEK)**  
STA 113+17 TO STA 175+68  
MODIFIED FOUR LANE ARTERIAL: RAISED MEDIAN  
MEDIAN TURN LANE WIDTH = 10'



**AURORA PARKWAY**  
LEFT TURN LANES WITH 4' MEDIAN  
MODIFIED FOUR LANE ARTERIAL: RAISED MEDIAN  
MEDIAN TURN LANE WIDTH = 10'



**AURORA PARKWAY**  
LEFT TURN LANES WITH 6' MEDIAN  
MODIFIED FOUR LANE ARTERIAL: RAISED MEDIAN  
MEDIAN TURN LANE WIDTH = 10'

**CROSS-SECTION NOTES:**

1. VERTICAL CURB AND GUTTER, SEE AURORA STANDARD DETAIL S7.1
2. MEDIAN CURB, SEE AURORA STANDARD DETAIL S7.2
3. 20' CLEAR ZONE, DESIGN SPEED 50 MPH, ADT > 6,000 VPD
4. CROSS-SECTIONS SHOWN ABOVE PROVIDE INFORMATION FOR MOST, BUT NOT ALL, STREET SCENARIOS WITHIN THE PROJECT. MINOR VARIABILITY MAY OCCUR.

**BENCHMARK**

**BASIS OF BEARING**

**AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)**

AURORA, CO  
INFRASTRUCTURE SITE PLAN  
STANDARD CROSS-SECTIONS & LEGAL DESCRIPTION

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF

JOB NO.  
19-032  
SHEET  
2



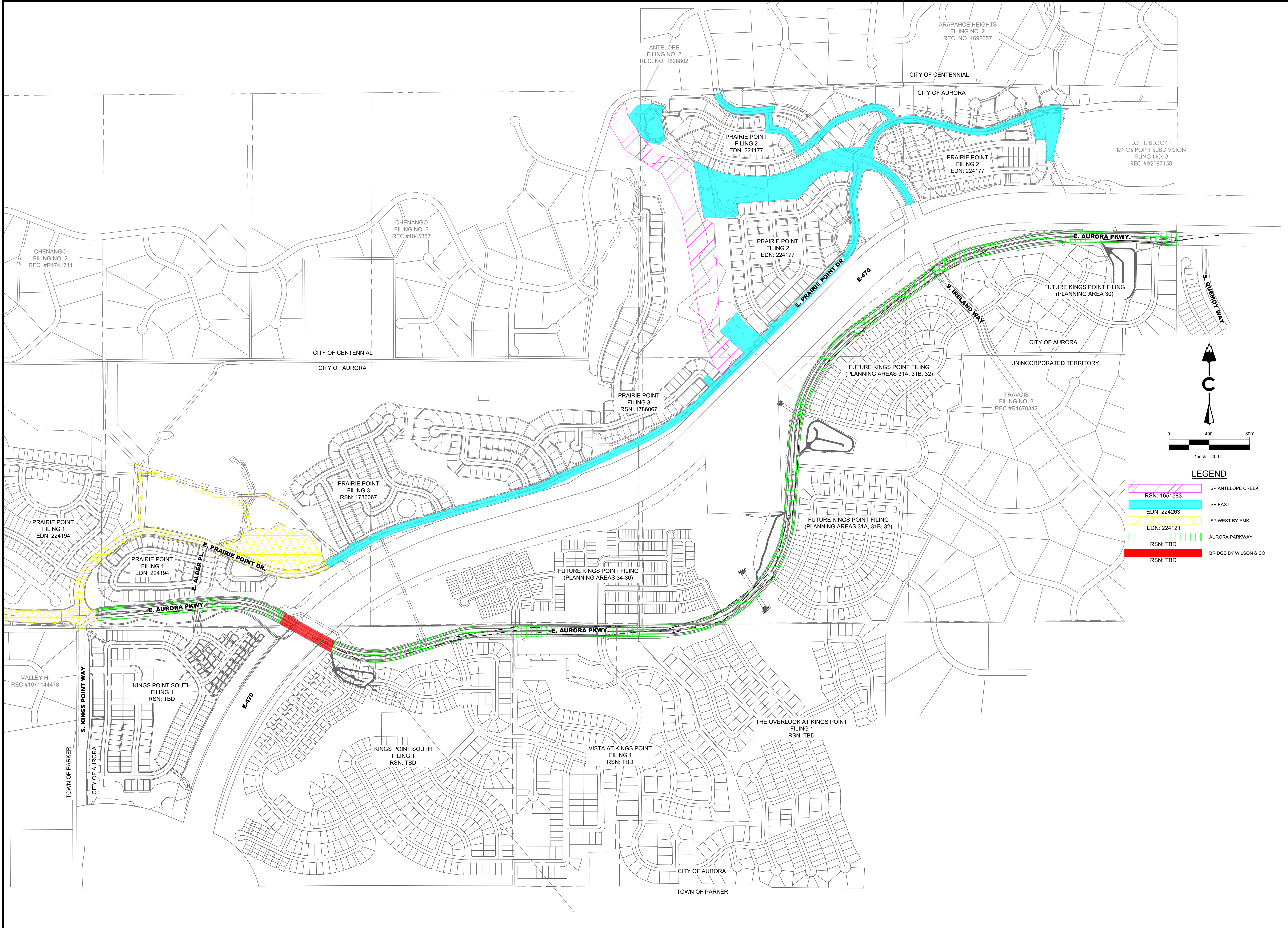
#	REVISION DESCRIPTION	DATE	BY



CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
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LAND DEVELOPMENT  
ENERGY  
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JOB NO.  
19-032

SHEET  
3

**AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)**  
AURORA, CO  
INFRASTRUCTURE SITE PLAN  
OVERALL INFRASTRUCTURE PLAN

#	REVISION DESCRIPTION	DATE	BY

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

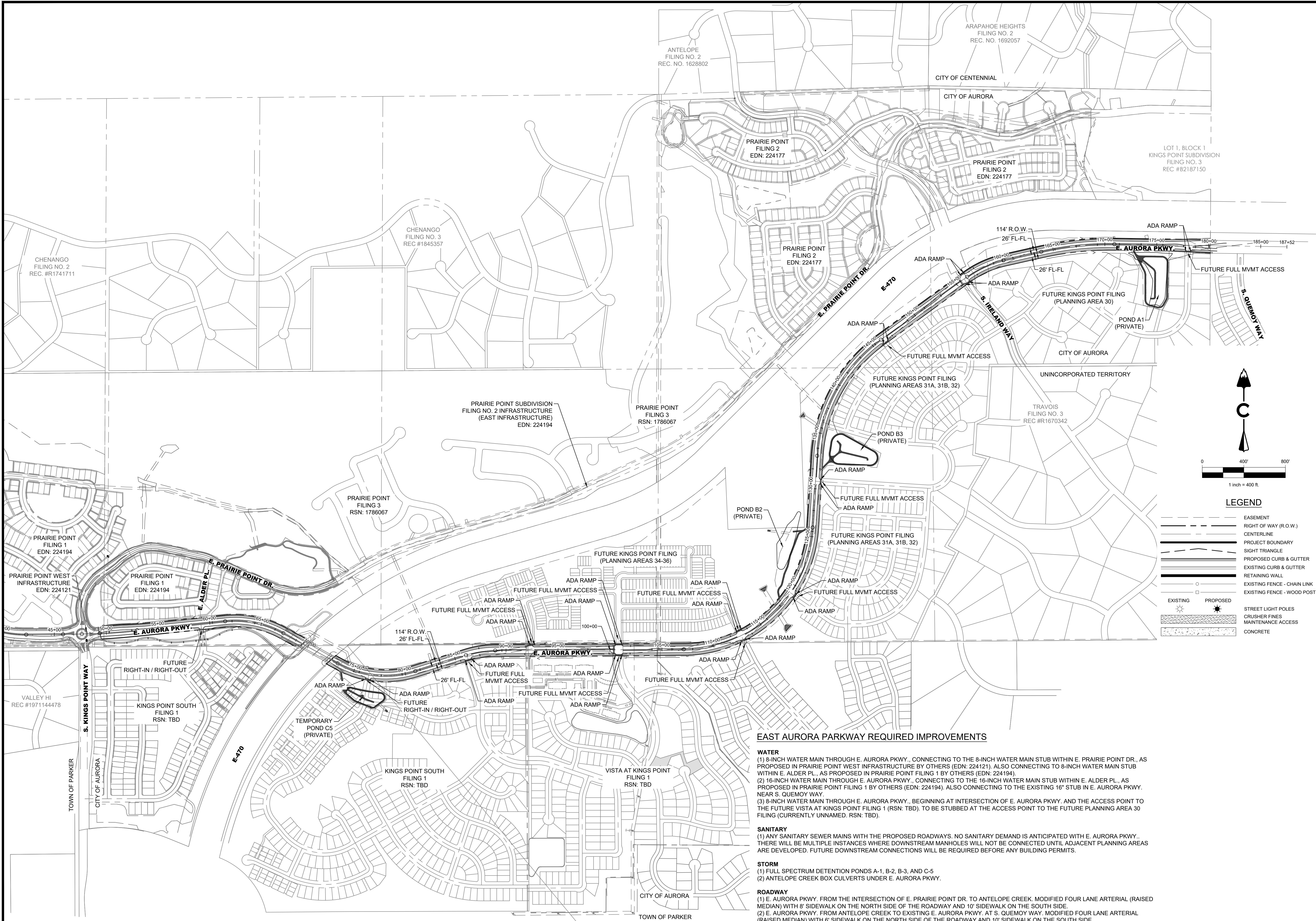
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2/10/2025 2:05 PM : X:\19-032 Kings Point\Civil\CAD\Plans\Aurora Parkway\SITE PLAN.dwg 4 OVERALL SITE PLAN.dwg



EAST AURORA PARKWAY REQUIRED IMPROVEMENTS

**WATER**  
(1) 8-INCH WATER MAIN THROUGH E. AURORA PKWY., CONNECTING TO THE 8-INCH WATER MAIN STUB WITHIN E. PRAIRIE POINT DR., AS PROPOSED IN PRAIRIE POINT WEST INFRASTRUCTURE BY OTHERS (EDN: 224121), ALSO CONNECTING TO 8-INCH WATER MAIN STUB WITHIN E. ALDER PL., AS PROPOSED IN PRAIRIE POINT FILING 1 BY OTHERS (EDN: 224194).  
(2) 16-INCH WATER MAIN THROUGH E. AURORA PKWY., CONNECTING TO THE 16-INCH WATER MAIN STUB WITHIN E. ALDER PL., AS PROPOSED IN PRAIRIE POINT FILING 1 BY OTHERS (EDN: 224194), ALSO CONNECTING TO THE EXISTING 16" STUB IN E. AURORA PKWY. NEAR S. QUEMOY WAY.  
(3) 8-INCH WATER MAIN THROUGH E. AURORA PKWY., BEGINNING AT INTERSECTION OF E. AURORA PKWY. AND THE ACCESS POINT TO THE FUTURE VISTA AT KINGS POINT FILING 1 (RSN: TBD), TO BE STUBBED AT THE ACCESS POINT TO THE FUTURE PLANNING AREA 30 FILING (CURRENTLY UNNAMED, RSN: TBD).

**SANITARY**  
(1) ANY SANITARY SEWER MAINS WITH THE PROPOSED ROADWAYS. NO SANITARY DEMAND IS ANTICIPATED WITH E. AURORA PKWY.. THERE WILL BE MULTIPLE INSTANCES WHERE DOWNSTREAM MANHOLES WILL NOT BE CONNECTED UNTIL ADJACENT PLANNING AREAS ARE DEVELOPED. FUTURE DOWNSTREAM CONNECTIONS WILL BE REQUIRED BEFORE ANY BUILDING PERMITS.

**STORM**  
(1) FULL SPECTRUM DETENTION PONDS A-1, B-2, B-3, AND C-5  
(2) ANTELOPE CREEK BOX CULVERTS UNDER E. AURORA PKWY.

**ROADWAY**  
(1) E. AURORA PKWY. FROM THE INTERSECTION OF E. PRAIRIE POINT DR. TO ANTELOPE CREEK. MODIFIED FOUR LANE ARTERIAL (RAISED MEDIAN) WITH 8' SIDEWALK ON THE NORTH SIDE OF THE ROADWAY AND 10' SIDEWALK ON THE SOUTH SIDE.  
(2) E. AURORA PKWY. FROM ANTELOPE CREEK TO EXISTING E. AURORA PKWY. AT S. QUEMOY WAY. MODIFIED FOUR LANE ARTERIAL (RAISED MEDIAN) WITH 6' SIDEWALK ON THE NORTH SIDE OF THE ROADWAY AND 10' SIDEWALK ON THE SOUTH SIDE.

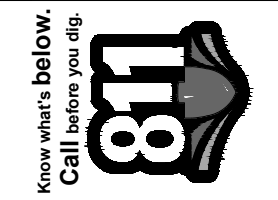
**NOTE ON STREET LIGHTING:**  
STREET LIGHT SPACING SHALL BE IN ACCORDANCE WITH SECTION 4.10 OF THE CITY OF AURORA'S ROADWAY DESIGN AND TECHNICAL CRITERIA. LATEST EDITION.

AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)

AURORA, CO  
INFRASTRUCTURE SITE PLAN  
OVERALL SITE PLAN

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF  
JOB NO.  
19-032  
SHEET  
4



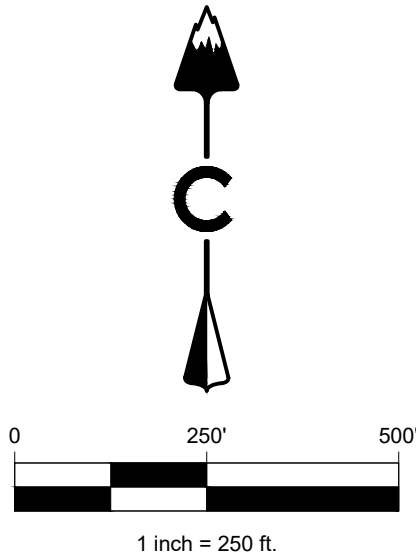
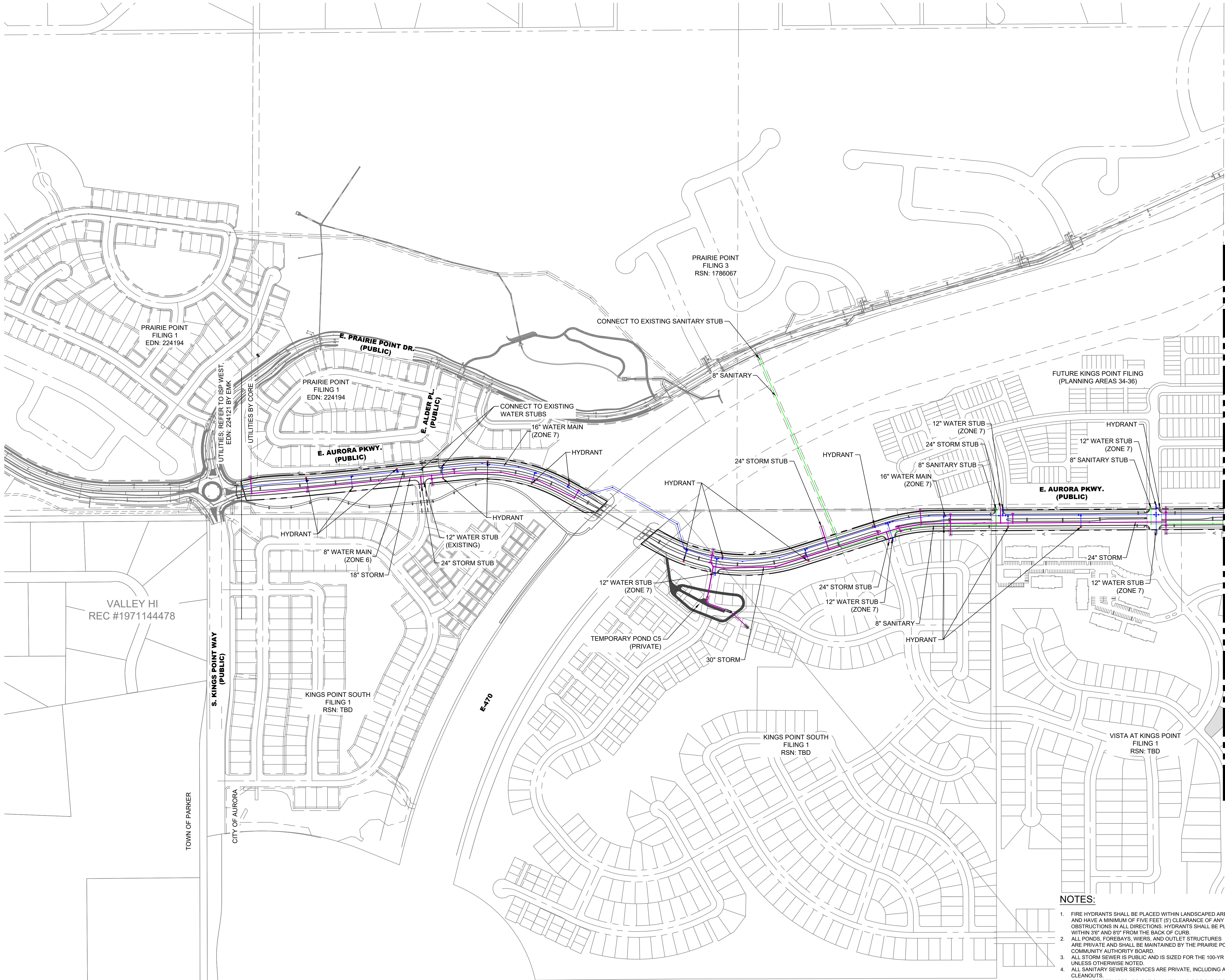
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LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE





LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED STORM & STUB OUT
	PROPOSED SANITARY & STUB OUT
	PROPOSED WATER & STUB OUT
	DRAINAGE SWALE
	EXISTING STORM & STUB OUT
	EXISTING SANITARY & STUB OUT
	EXISTING WATER & STUB OUT
	EXISTING
	PROPOSED
	STREET LIGHT POLES
	POWER POLES
	GUY WIRE
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	WATER VALVES
	BEND AND THRUST BLOCK
	FIRE HYDRANTS
	WATERLINE REDUCER
	WATER STUB WITH BLOW OFF
	AIR RELEASE VALVE MH & VENT PIPE
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC
	STORM UNDERDRAIN

NOTES:

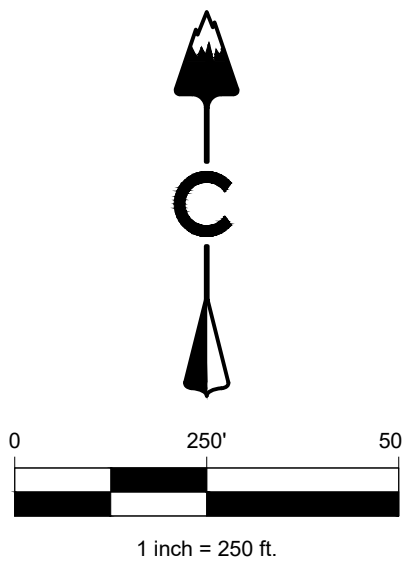
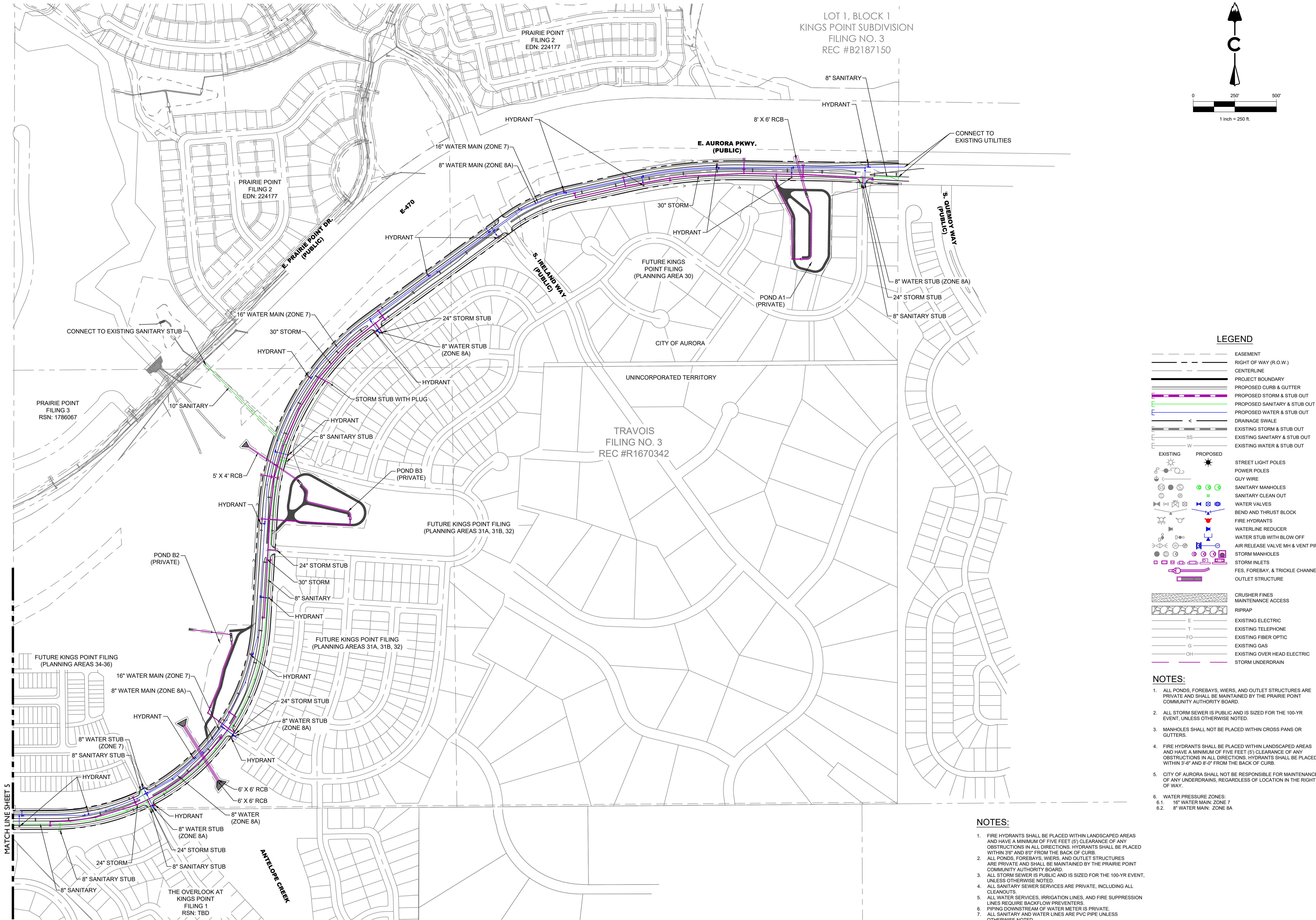
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- ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
- MANHOLES SHALL NOT BE PLACED WITHIN CROSS PANS OR GUTTERS.
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- CITY OF AURORA SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY UNDERDRAINS, REGARDLESS OF LOCATION IN THE RIGHT OF WAY.
- WATER PRESSURE ZONES:
  - 16" WATER MAIN: ZONE 7
  - 8" WATER MAIN: ZONE 8A

NOTES:

- FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 30' AND 80' FROM THE BACK OF CURB.
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- ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
- PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
- ALL SANITARY AND WATER LINES ARE PVC PIPE UNLESS OTHERWISE NOTED.
- CLEANOUTS REQUIRED FOR ALL NEW SERVICES AND SERVICE REPAIRS, TO BE LOCATED OUTSIDE PUBLIC ROADWAY

#	REVISION	DESCRIPTION	DATE	BY





LEGEND

- |  |                                  |
|--|----------------------------------|
|  | EASEMENT                         |
|  | RIGHT OF WAY (R.O.W.)            |
|  | CENTERLINE                       |
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|  | PROPOSED CURB & GUTTER           |
|  | PROPOSED STORM & STUB OUT        |
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|  | PROPOSED WATER & STUB OUT        |
|  | DRAINAGE SWALE                   |
|  | EXISTING STORM & STUB OUT        |
|  | EXISTING SANITARY & STUB OUT     |
|  | EXISTING WATER & STUB OUT        |
|  | STREET LIGHT POLES               |
|  | POWER POLES                      |
|  | GUY WIRE                         |
|  | SANITARY MANHOLES                |
|  | SANITARY CLEAN OUT               |
|  | WATER VALVES                     |
|  | BEND AND THRUST BLOCK            |
|  | FIRE HYDRANTS                    |
|  | WATERLINE REDUCER                |
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|  | AIR RELEASE VALVE MH & VENT PIPE |
|  | STORM MANHOLES                   |
|  | STORM INLETS                     |
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|  | OUTLET STRUCTURE                 |
|  | CRUSHER FINES                    |
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|  | RIPRAP                           |
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|  | EXISTING TELEPHONE               |
|  | EXISTING FIBER OPTIC             |
|  | EXISTING GAS                     |
|  | EXISTING OVER HEAD ELECTRIC      |
|  | STORM UNDERDRAIN                 |

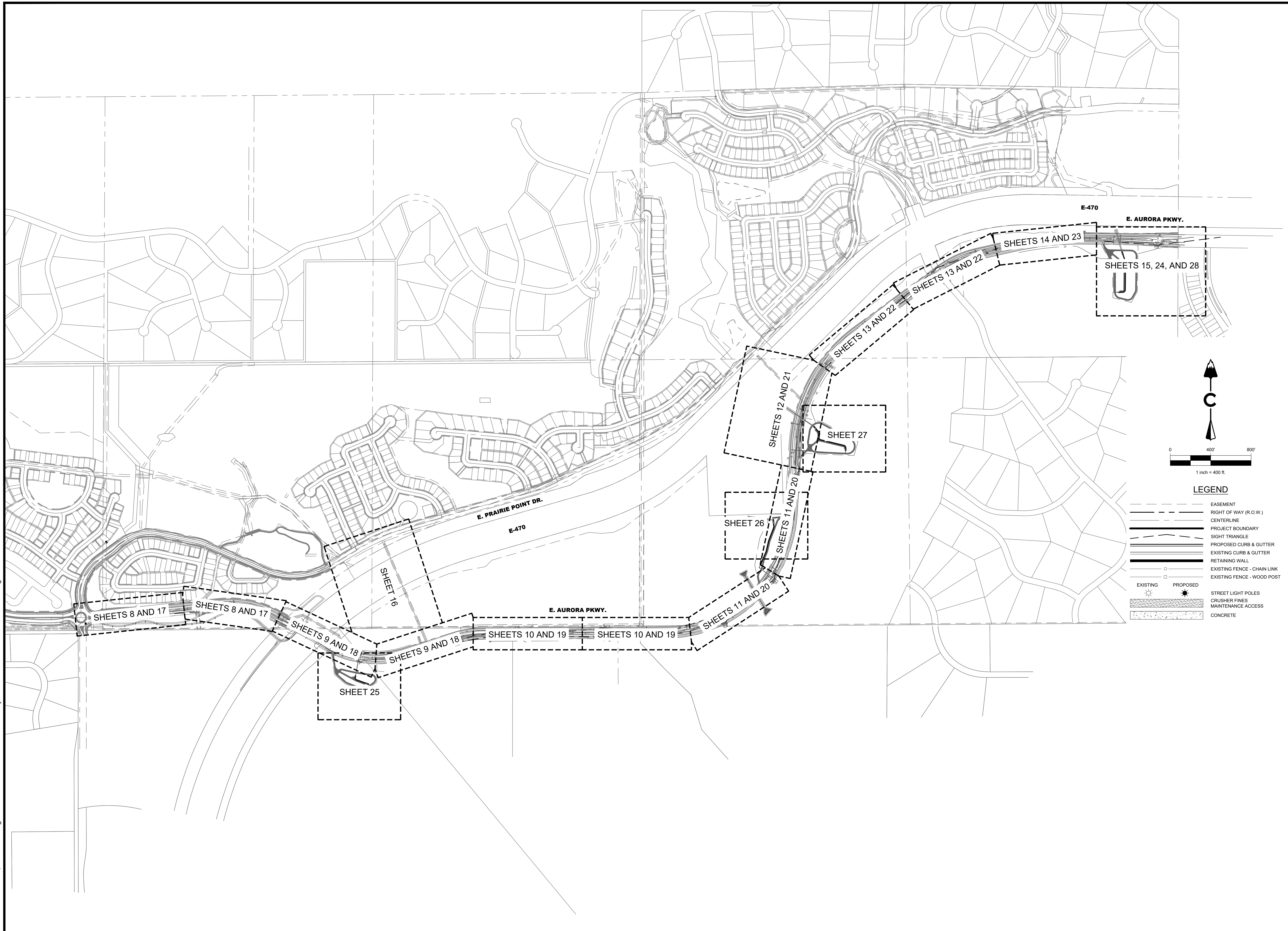
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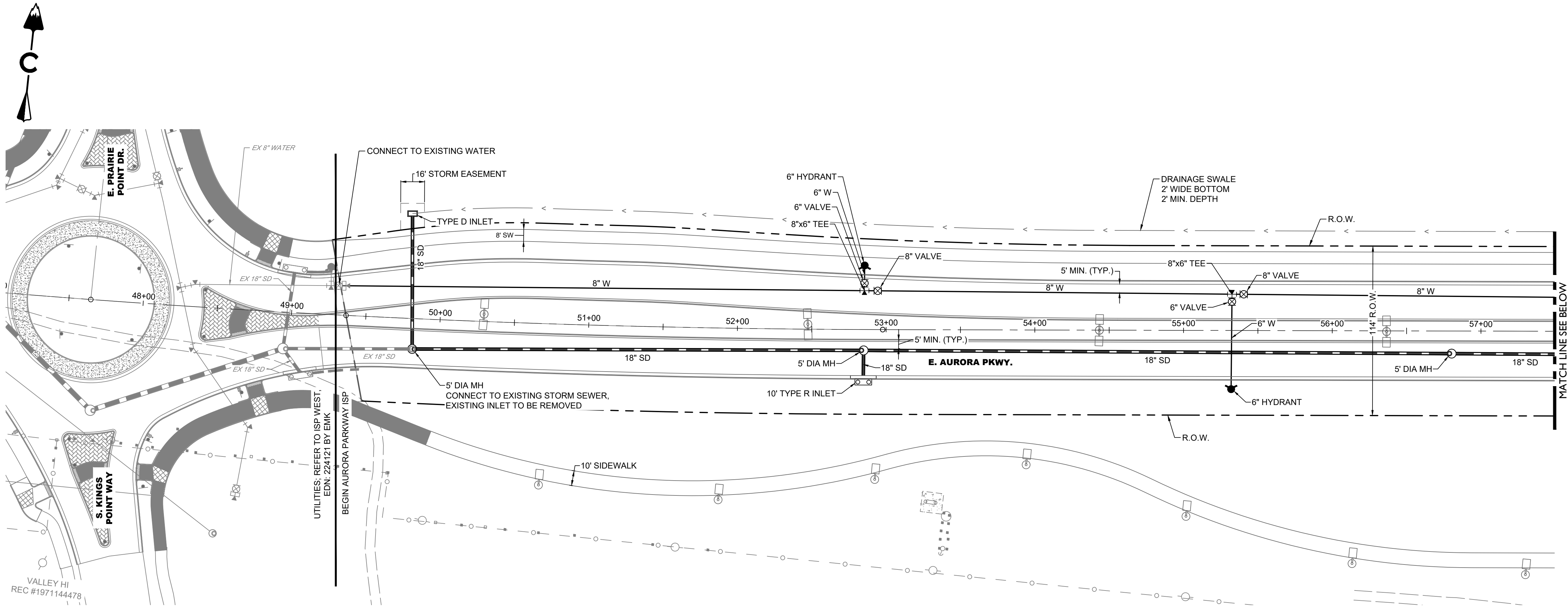
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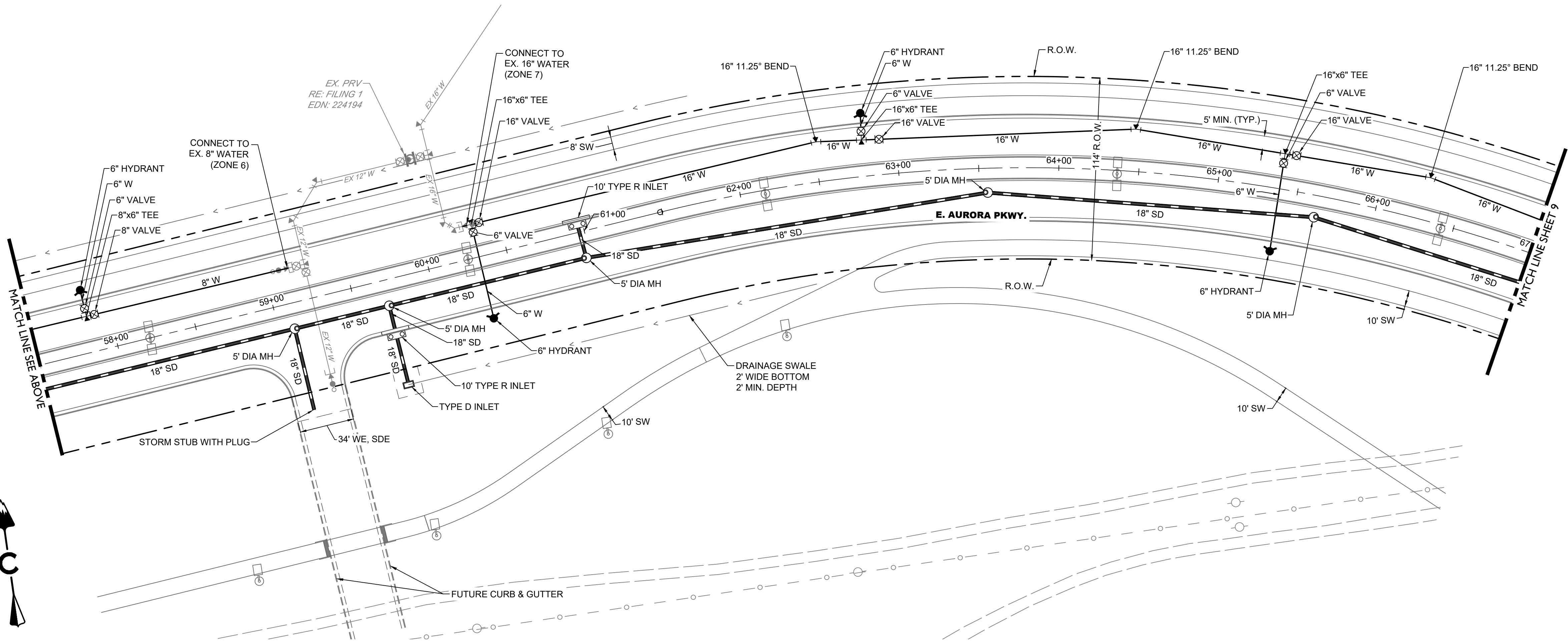




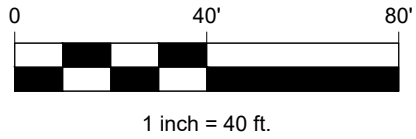
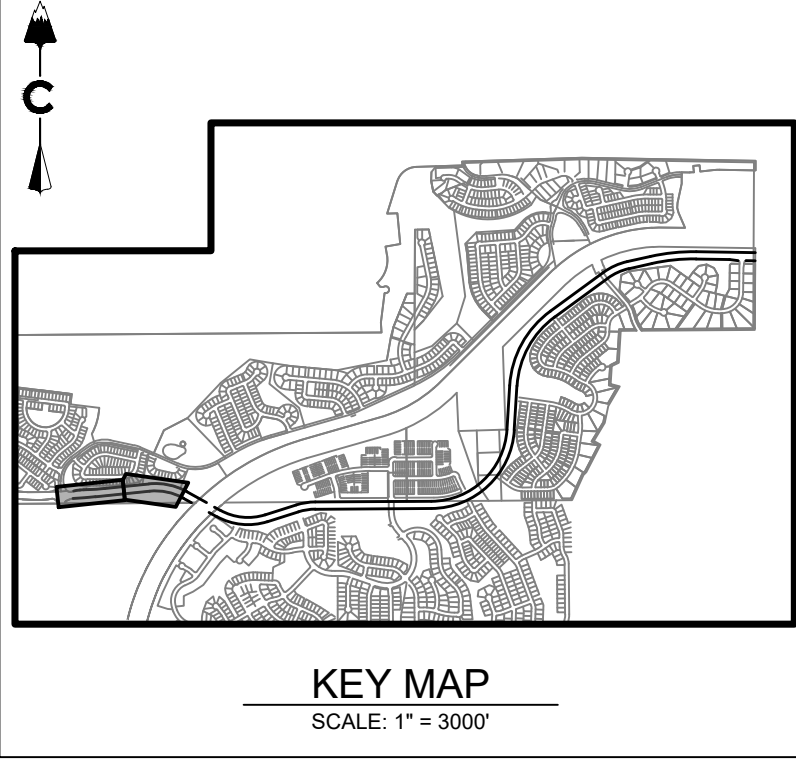




E. AURORA PARKWAY



E. AURORA PARKWAY



LEGEND

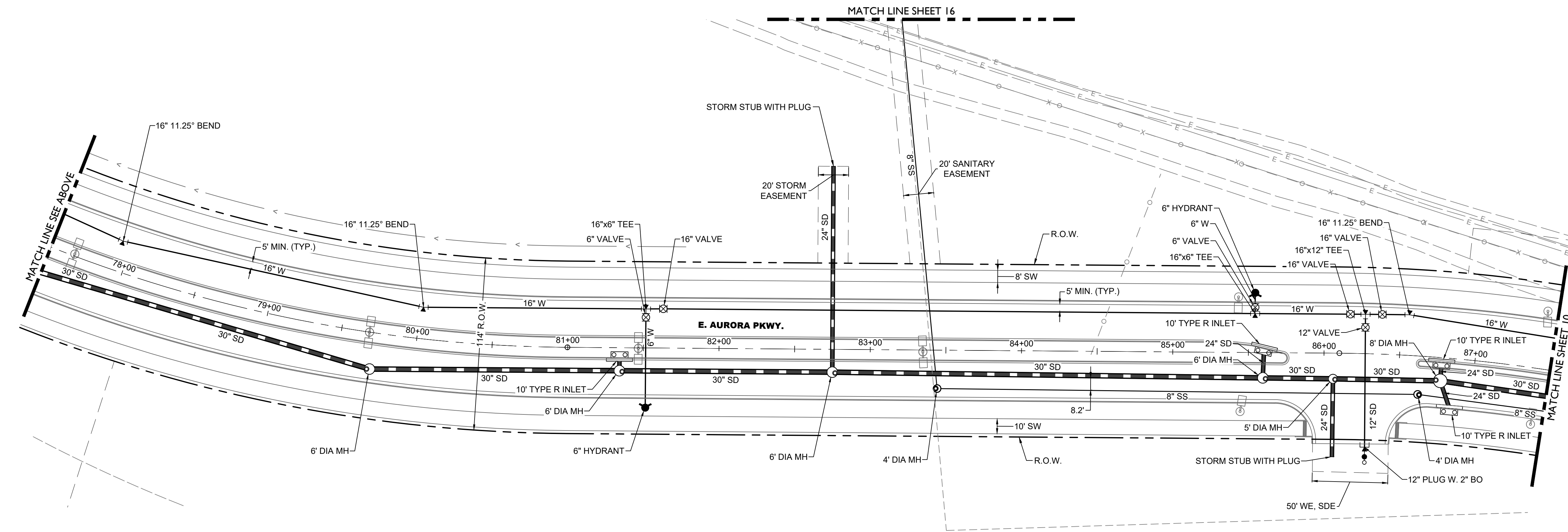
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|--|----------------------------------|
|  | EASEMENT                         |
|  | RIGHT OF WAY (R.O.W.)            |
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|  | EXISTING                         |
|  | PROPOSED                         |
|  | STREET LIGHT POLES               |
|  | POWER POLES                      |
|  | GUY WIRE                         |
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|  | SANITARY CLEAN OUT               |
|  | WATER VALVES                     |
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|  | RIPRAP                           |
|  | EXISTING ELECTRIC                |
|  | EXISTING TELEPHONE               |
|  | EXISTING FIBER OPTIC             |
|  | EXISTING GAS                     |
|  | EXISTING OVER HEAD ELECTRIC      |
|  | STORM UNDERDRAIN                 |

NOTES:

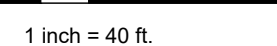
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<b>CORE</b> CONSULTANTS, INC. 3473 S. BROADWAY DENVER, CO 80113 303.703.4444 LIVE@CORE.COM	LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE								
	<b>811</b> Know what's below. Call before you dig.								
DATE: BY: REVISION: <table border="1"><thead><tr><th>#</th><th>REVISION DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>	#	REVISION DESCRIPTION							<b>AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)</b> AURORA, CO INFRASTRUCTURE SITE PLAN UTILITY SHEETS (SHEET 1 OF 9)
#	REVISION DESCRIPTION								
<b>NOT FOR CONSTRUCTION</b>									
DESIGNED BY: TCV DRAWN BY: MRC CHECKED BY: DF	JOB NO. 19-032								
SHEET 8									





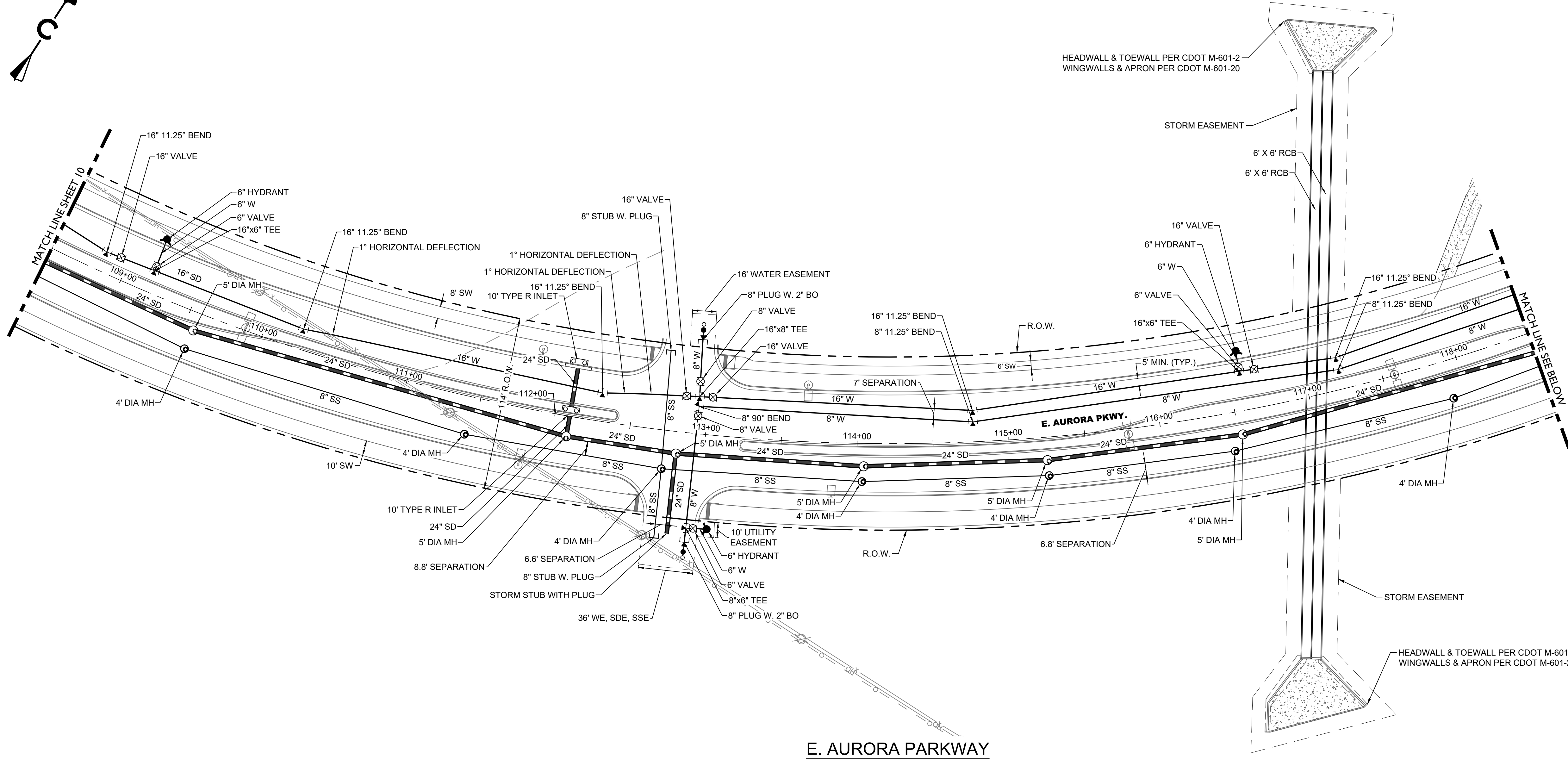
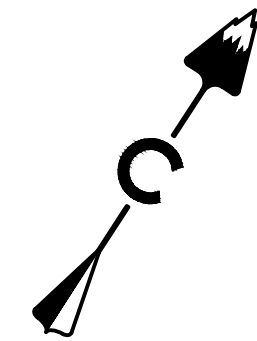
### E. AURORA PARKWAY



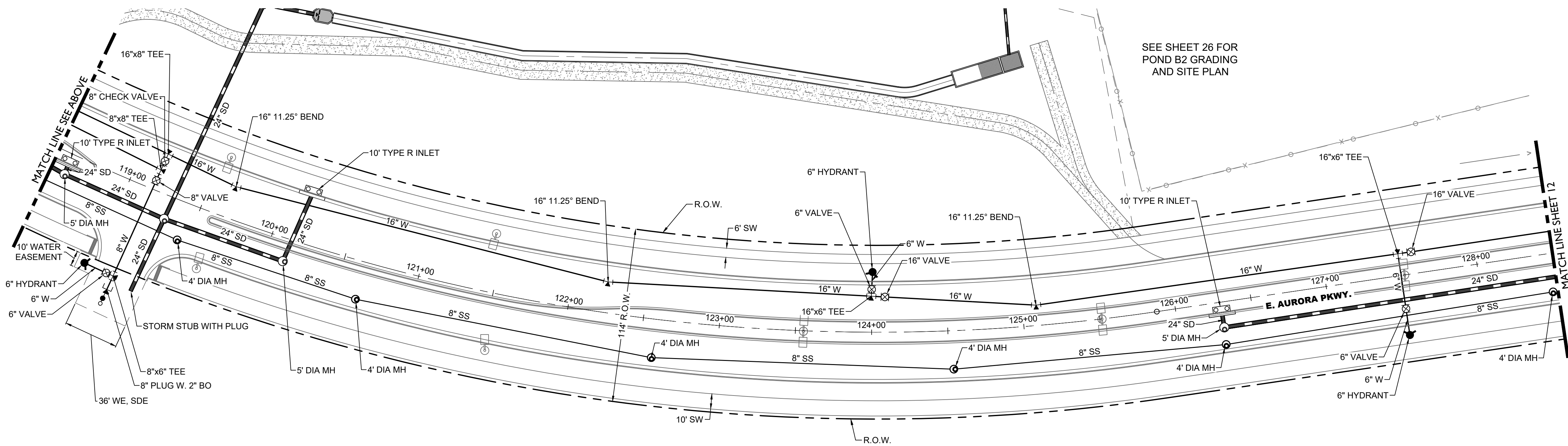




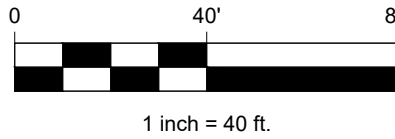
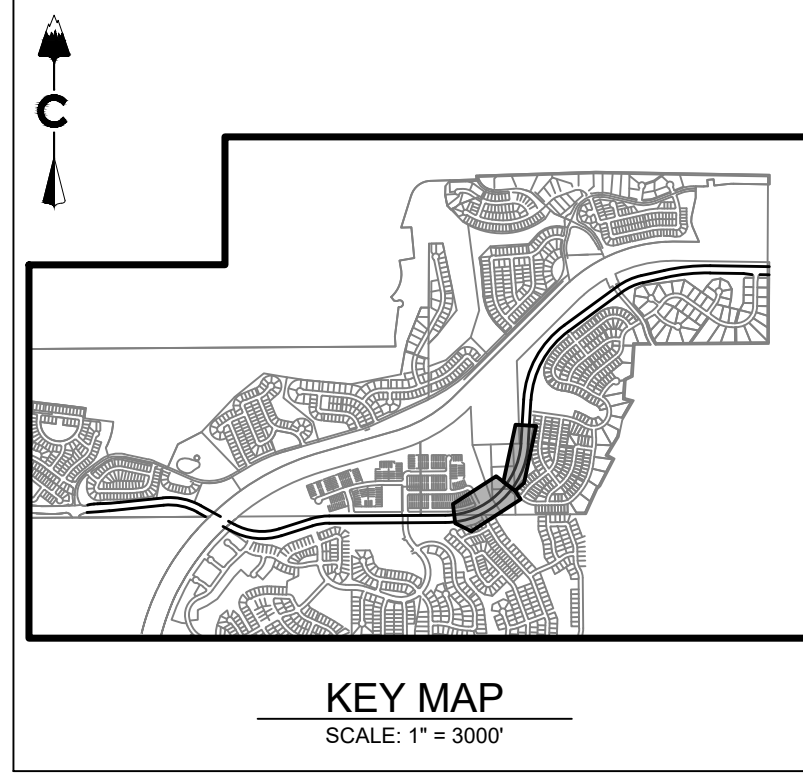




E. AURORA PARKWAY



E. AURORA PARKWAY



LEGEND

- |  |                                  |
|--|----------------------------------|
|  | EASEMENT                         |
|  | RIGHT OF WAY (R.O.W.)            |
|  | CENTERLINE                       |
|  | PROJECT BOUNDARY                 |
|  | PROPOSED CURB & GUTTER           |
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|  | PROPOSED SANITARY & STUB OUT     |
|  | PROPOSED WATER & STUB OUT        |
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|  | PROPOSED                         |
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|  | MAINTENANCE ACCESS               |
|  | RIPRAP                           |
|  | EXISTING ELECTRIC                |
|  | EXISTING TELEPHONE               |
|  | EXISTING FIBER OPTIC             |
|  | EXISTING GAS                     |
|  | EXISTING OVER HEAD ELECTRIC      |
|  | STORM UNDERDRAIN                 |

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LAND DEVELOPMENT  
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PUBLIC INFRASTRUCTURE

DATE	BY	REVISION DESCRIPTION

**AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)**  
AURORA, CO  
INFRASTRUCTURE SITE PLAN  
UTILITY SHEETS (SHEET 4 OF 9)

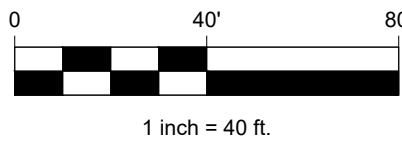
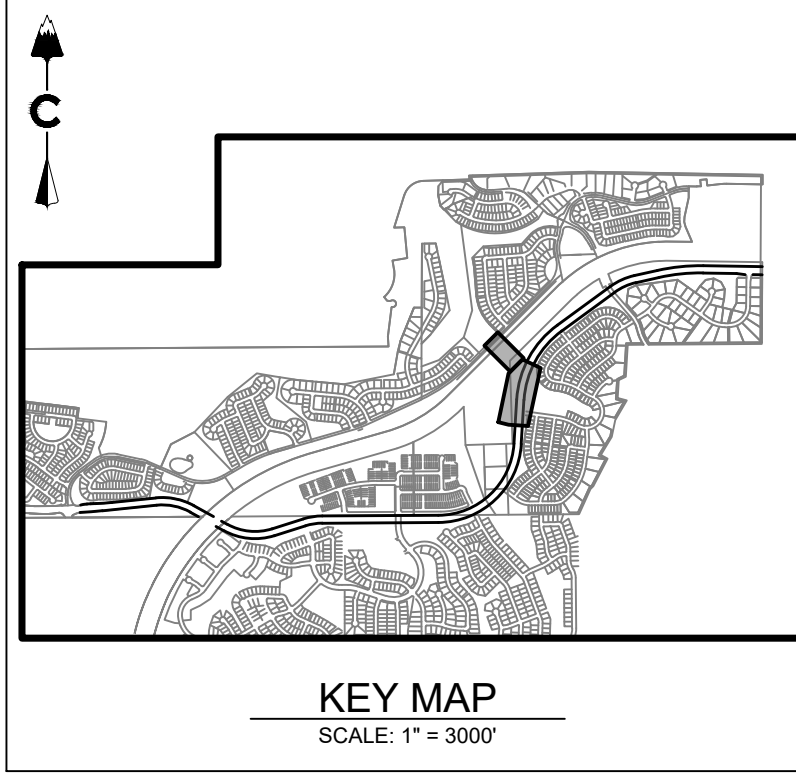
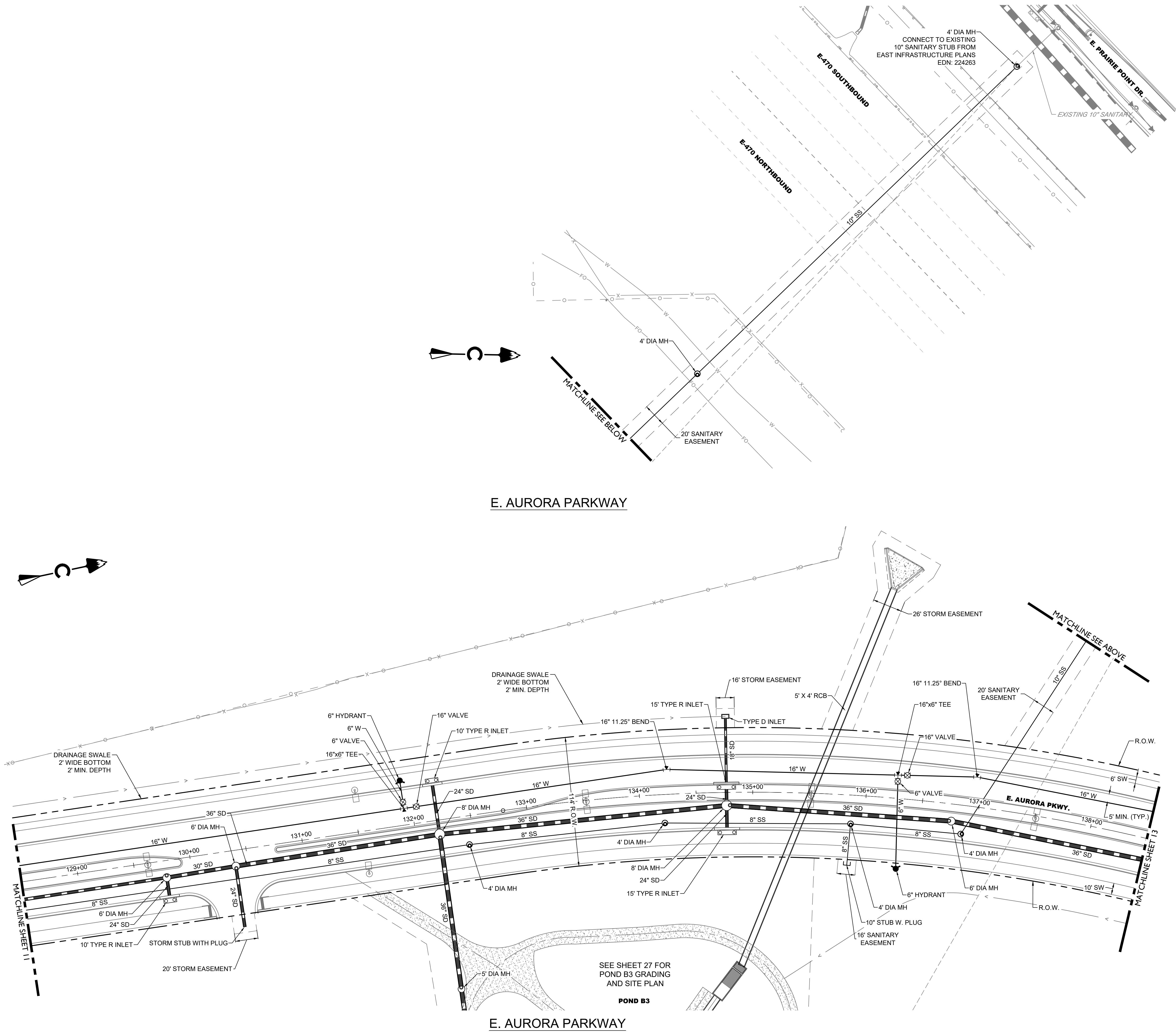
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DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF

JOB NO.  
19-032

SHEET  
11





LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED STORM & STUB OUT
	PROPOSED SANITARY & STUB OUT
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	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC
	STORM UNDERDRAIN

NOTES:

- ALL PONDS, FOREBAYS, WIERS, AND OUTLET STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE PRAIRIE POINT COMMUNITY AUTHORITY BOARD.
- ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
- MANHOLES SHALL NOT BE PLACED WITHIN CROSS PANS OR GUTTERS.
- FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 3'-6" AND 6'-0" FROM THE BACK OF CURB.
- CITY OF AURORA SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY UNDERDRAINS, REGARDLESS OF LOCATION IN THE RIGHT OF WAY.
- WATER PRESSURE ZONES:  
6.1 16" WATER MAIN: ZONE 7  
6.2 8" WATER MAIN: ZONE 8A

Know what's below.  
Call before you dig.



#	REVISION	DESCRIPTION	DATE	BY

AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)

AURORA, CO

INFRASTRUCTURE SITE PLAN  
UTILITY SHEETS (SHEET 5 OF 9)

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF

JOB NO.  
19-032

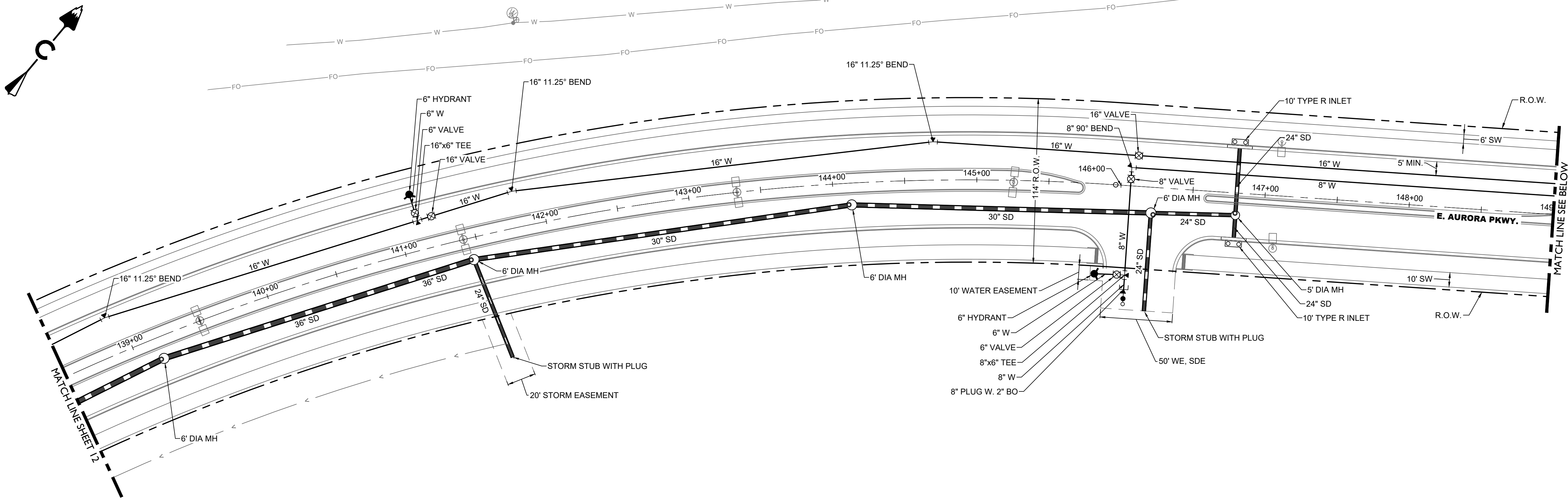
SHEET  
12

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
LIVE@CORE.COM

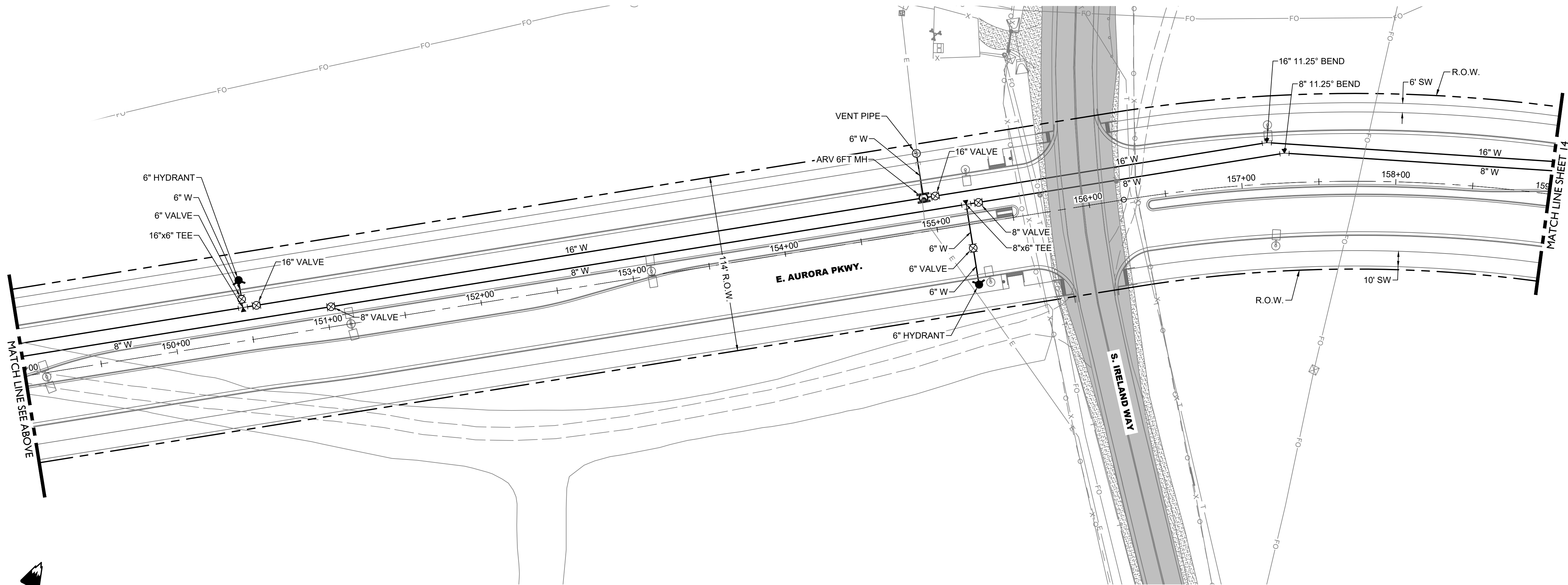
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ENERGY  
PUBLIC INFRASTRUCTURE

CORE

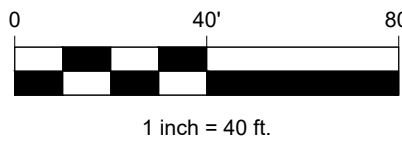
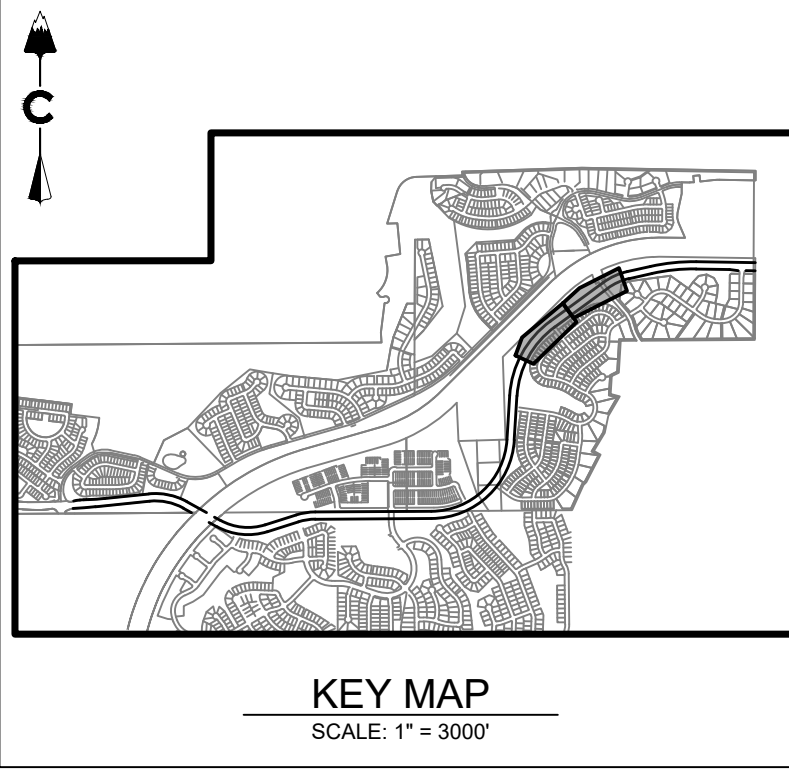




E. AURORA PARKWAY



E. AURORA PARKWAY



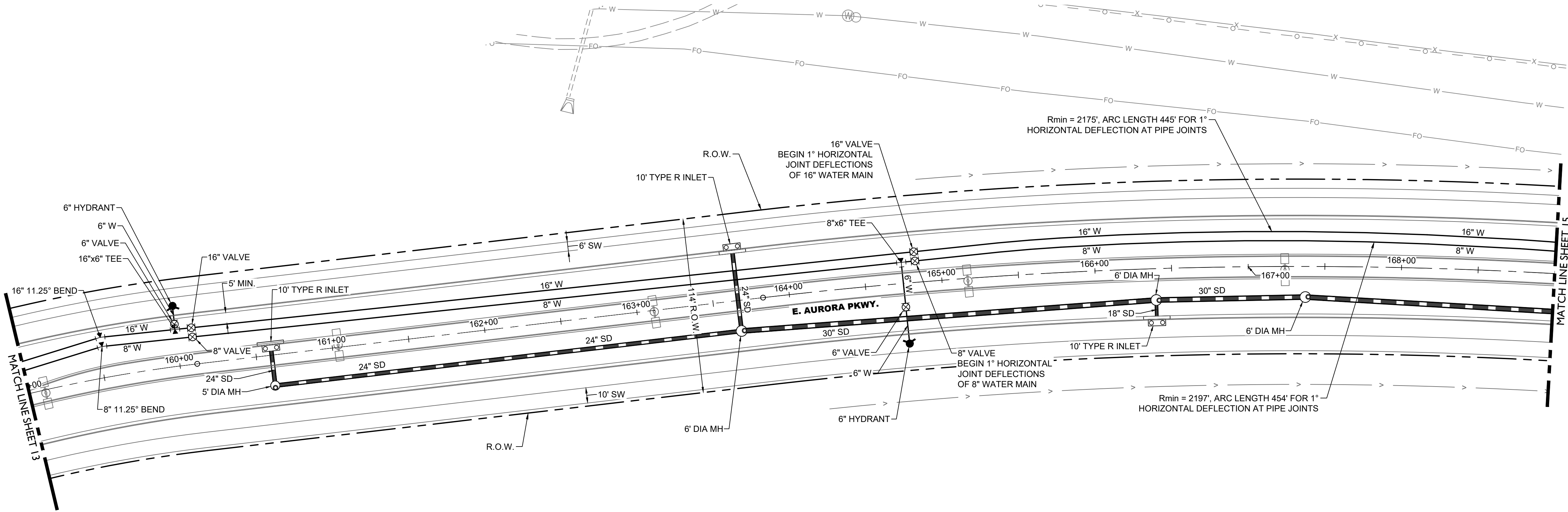
LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED STORM & STUB OUT
	PROPOSED SANITARY & STUB OUT
	PROPOSED WATER & STUB OUT
	DRAINAGE SWALE
	EXISTING STORM & STUB OUT
	EXISTING SANITARY & STUB OUT
	EXISTING WATER & STUB OUT
	STREET LIGHT POLES
	POWER POLES
	GUY WIRE
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	WATER VALVES
	BEND AND THRUST BLOCK
	FIRE HYDRANTS
	WATERLINE REDUCER
	WATER STUB WITH BLOW OFF
	AIR RELEASE VALVE MH & VENT PIPE
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC
	STORM UNDERDRAIN

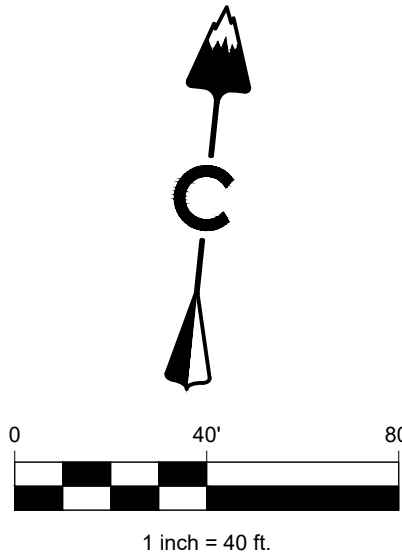
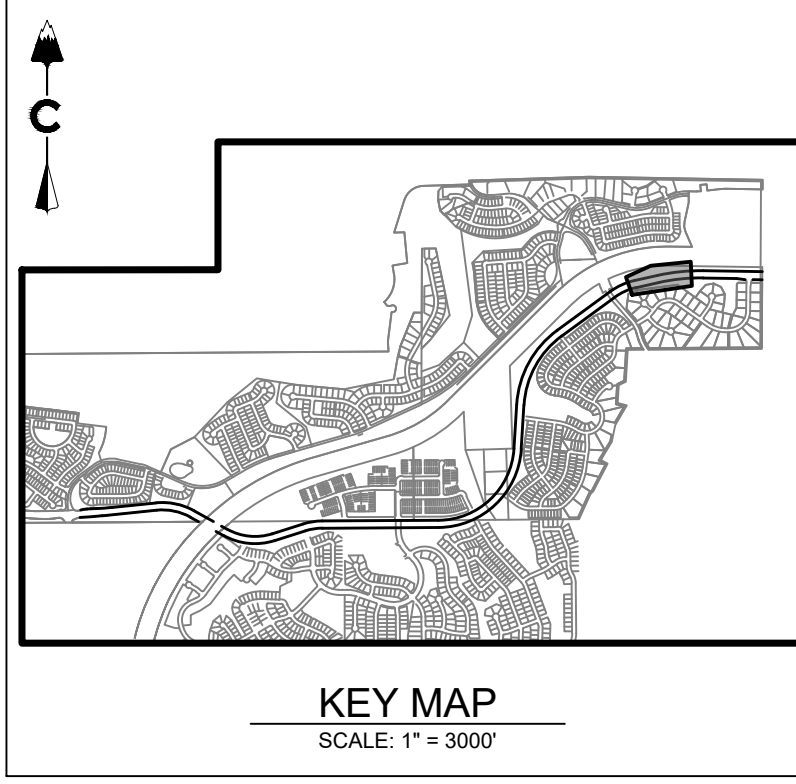
NOTES:

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6.1 16" WATER MAIN: ZONE 7  
6.2 8" WATER MAIN: ZONE 8A





E. AURORA PARKWAY



LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED STORM & STUB OUT
---	PROPOSED SANITARY & STUB OUT
---	PROPOSED WATER & STUB OUT
---	DRAINAGE SWALE
---	EXISTING STORM & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	EXISTING WATER & STUB OUT
---	EXISTING
---	PROPOSED
---	STREET LIGHT POLES
---	POWER POLES
---	GUY WIRE
---	SANITARY MANHOLES
---	SANITARY CLEAN OUT
---	WATER VALVES
---	BEND AND THRUST BLOCK
---	FIRE HYDRANTS
---	WATERLINE REDUCER
---	WATER STUB WITH BLOW OFF
---	AIR RELEASE VALVE MH & VENT PIPE
---	STORM MANHOLES
---	STORM INLETS
---	FES, FOREBAY, & TRICKLE CHANNEL
---	OUTLET STRUCTURE
---	CRUSHER FINES
---	MAINTENANCE ACCESS
---	RIPRAP
---	EXISTING ELECTRIC
---	EXISTING TELEPHONE
---	EXISTING FIBER OPTIC
---	EXISTING GAS
---	EXISTING OVER HEAD ELECTRIC
---	STORM UNDERDRAIN

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  - 16" WATER MAIN: ZONE 7
  - 8" WATER MAIN: ZONE 8A

AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)

AURORA, CO

INFRASTRUCTURE SITE PLAN  
UTILITY SHEETS (SHEET 7 OF 9)

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF

JOB NO.  
19-032

SHEET  
14

Know what's below.  
Call before you dig.



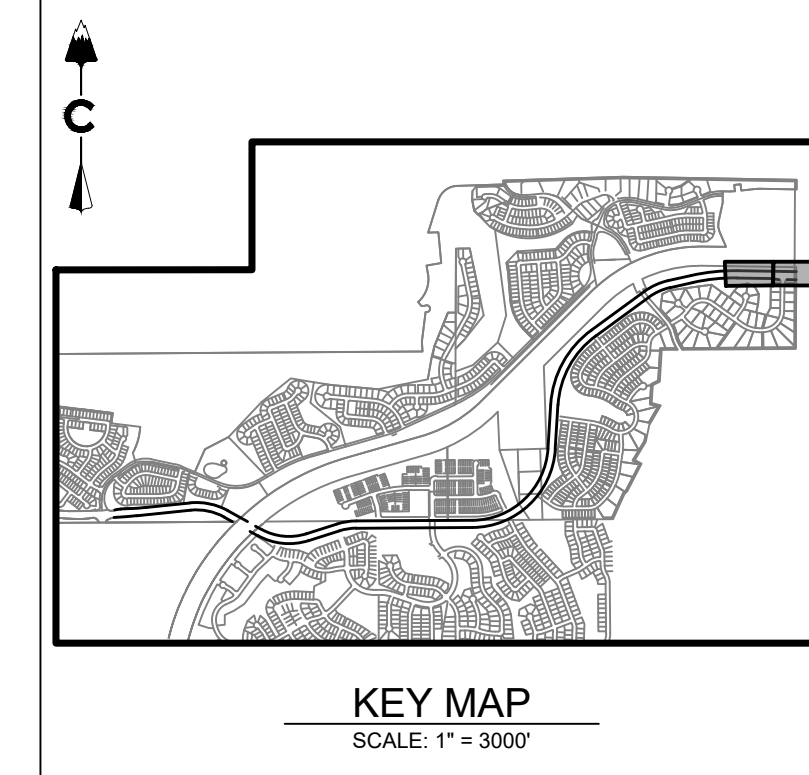
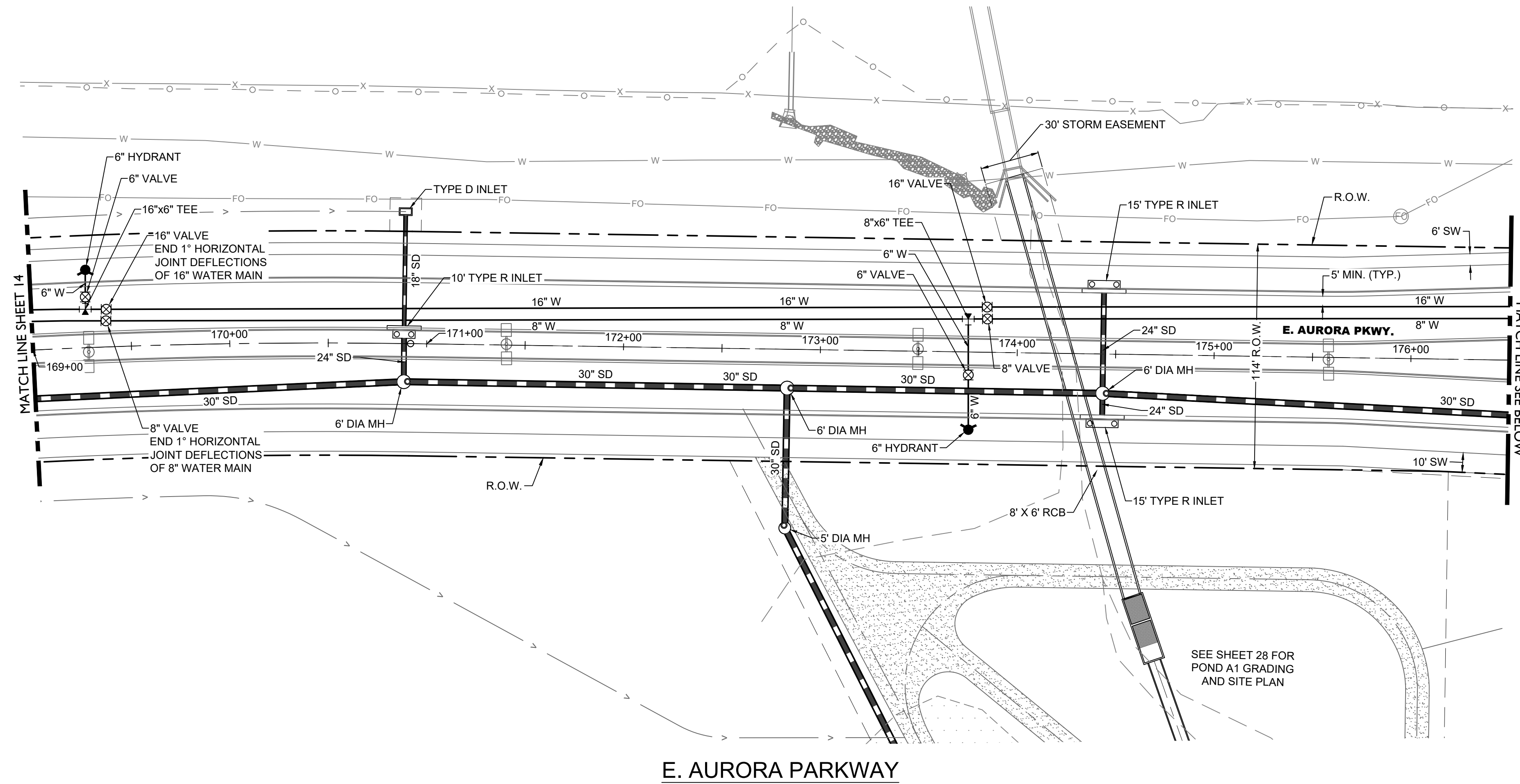
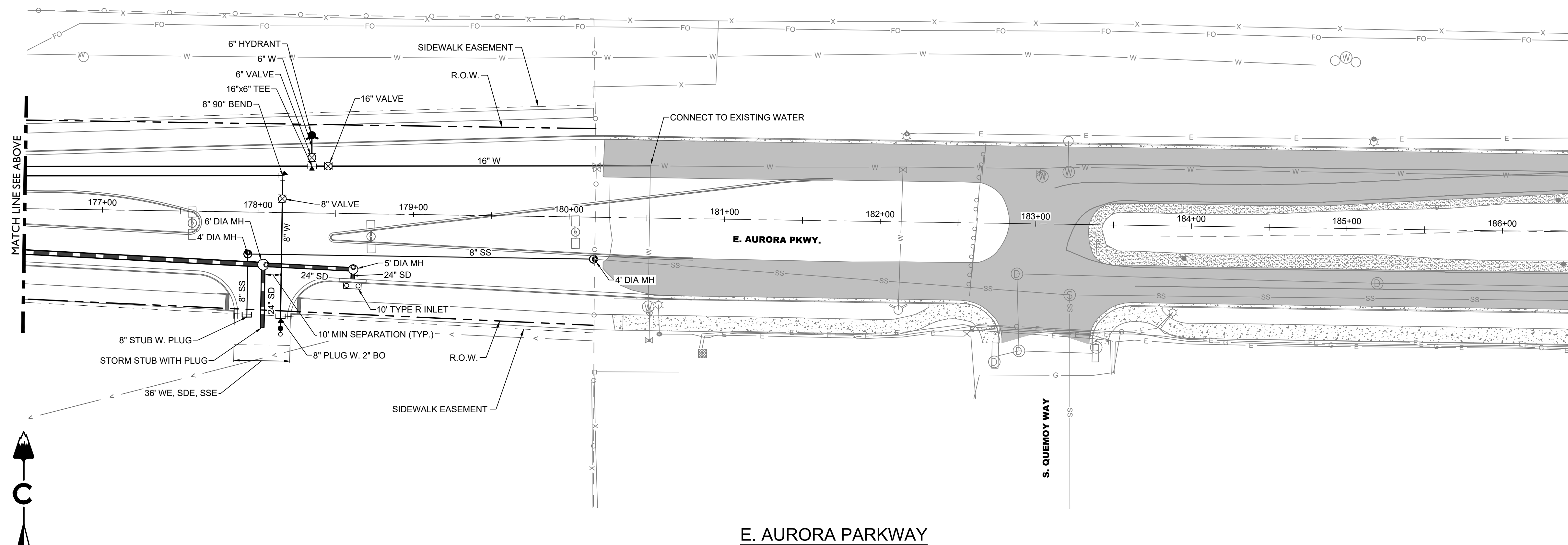
#	REVISION DESCRIPTION	DATE	BY

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
LIVE@CORE.COM

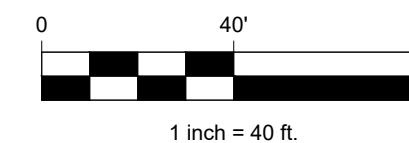
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ENERGY  
PUBLIC INFRASTRUCTURE

CORE

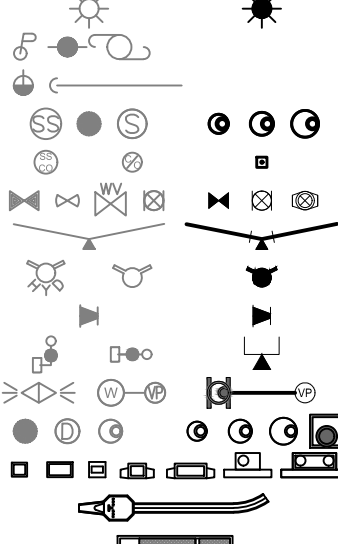




**KEY MAP**  
SCALE: 1" = 3000'



### LEGEND

_____	EASEMENT
_____ RIGHT OF WAY (R.O.W.)	
_____ CENTERLINE	
_____ PROJECT BOUNDARY	
_____ PROPOSED CURB & GUTTER	
===== PROPOSED STORM & STUB OUT	
===== PROPOSED SANITARY & STUB OUT	
===== PROPOSED WATER & STUB OUT	
E _____ DRAINAGE SWALE	
_____ EXISTING STORM & STUB OUT	
E _____ SS EXISTING SANITARY & STUB OUT	
_____ W EXISTING WATER & STUB OUT	
EXISTING      PROPOSED	
	
_____ CRUSHER FINES	
_____ MAINTENANCE ACCESS	
_____ RIPRAP	
E _____ EXISTING ELECTRIC	
T _____ EXISTING TELEPHONE	
FO _____ EXISTING FIBER OPTIC	
G _____ EXISTING GAS	
OH _____ EXISTING OVER HEAD ELECTRIC	
_____ STORM UNDERDRAIN	

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5. CITY OF AURORA SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY UNDERDRAINS, REGARDLESS OF LOCATION IN THE RIGHT-OF-WAY.
6. WATER PRESSURE ZONES:
  - 6.1. 18" WATER MAIN: ZONE 7
  - 6.2. 8" WATER MAIN: ZONE 8A

**AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)**

AURORA, CO

INFRASTRUCTURE SITE PLAN  
UTILITY SHEETS (SHEET 8 OF 9)

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF

JOB NO  
19-032

SHEB  
15

know what's below.

know what's below.

DATE \_\_\_\_\_

#	REVISION DESCRIPTION
---	----------------------

**AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)**

AURORA, CO

INFRASTRUCTURE SITE PLAN  
UTILITY SHEETS (SHEET 8 OF 9)

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF

JOB NO  
19-032

SHEB  
15

know what's below.

DATE \_\_\_\_\_

#	REVISION DESCRIPTION
---	----------------------

**AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)**

AURORA, CO

INFRASTRUCTURE SITE PLAN  
UTILITY SHEETS (SHEET 8 OF 9)

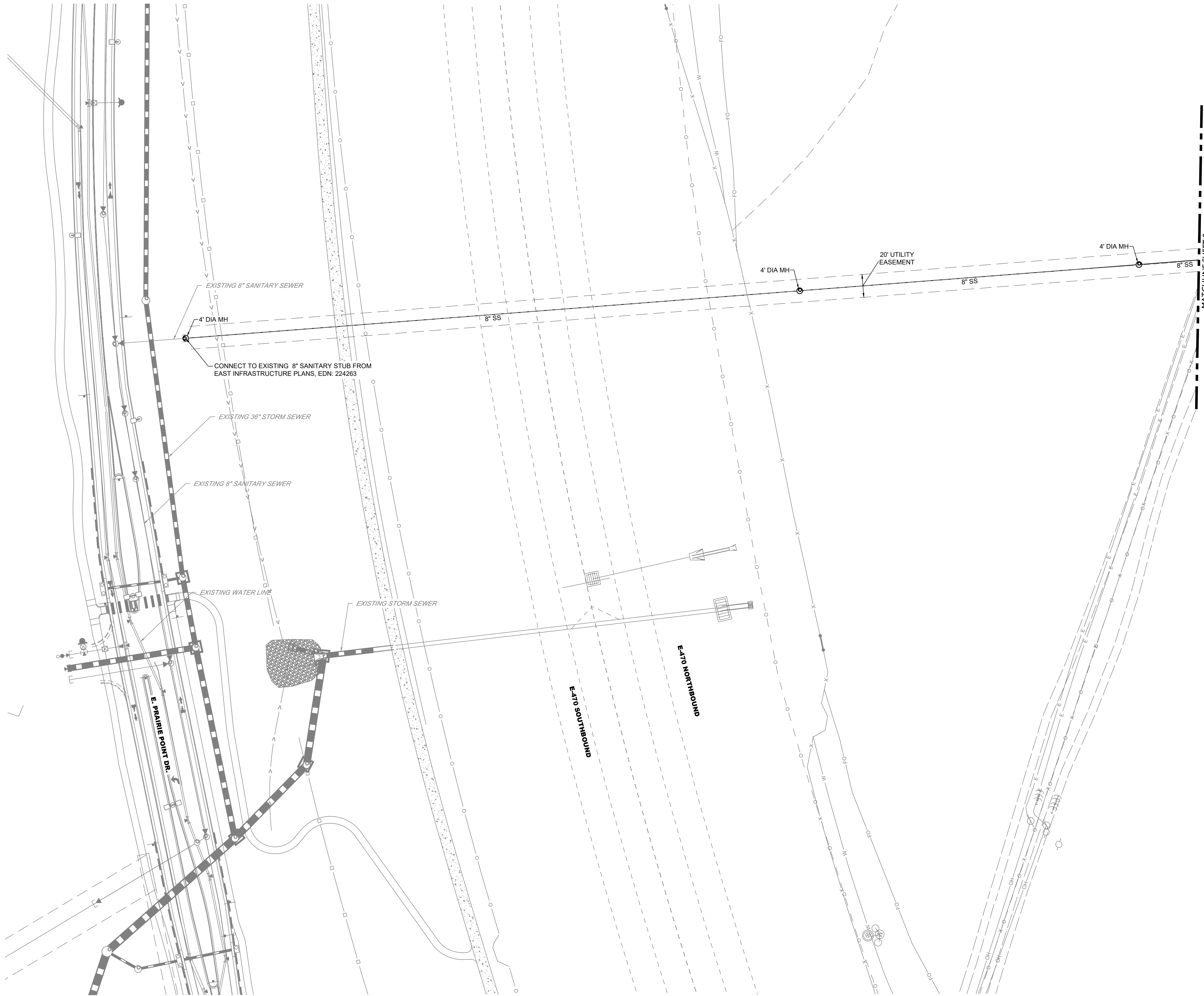
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CONSTRUCTION

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CHECKED BY: DF

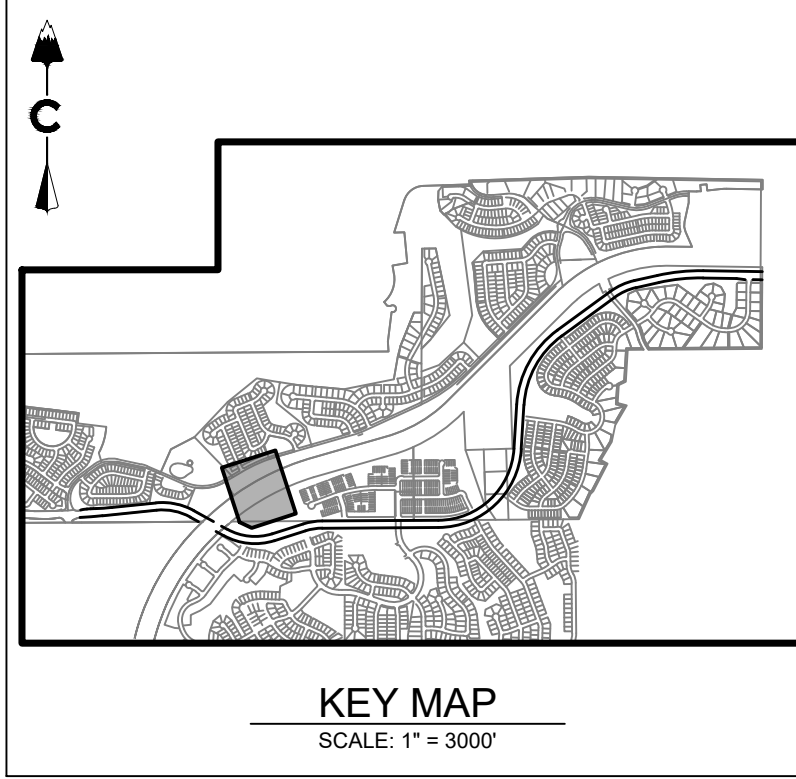
JOB NO  
19-032

SHEB  
15





E. AURORA PARKWAY



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED SANITARY & STUB OUT
	PROPOSED WATER & STUB OUT
	DRAINAGE SWALE
	EXISTING STORM & STUB OUT
	EXISTING SANITARY & STUB OUT
	EXISTING WATER & STUB OUT
	EXISTING
	PROPOSED
	STREET LIGHT POLES
	POWER POLES
	GUY WIRE
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	WATER VALVES
	BEND AND THRUST BLOCK
	FIRE HYDRANTS
	WATERLINE REDUCER
	WATER STUB WITH BLOW OFF
	AIR RELEASE VALVE MH & VENT PIPE
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC
	STORM UNDERDRAIN

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- WATER PRESSURE ZONES:  
6.1 18" WATER MAIN: ZONE 7  
6.2 8" WATER MAIN: ZONE 8A

AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)

AURORA, CO  
INFRASTRUCTURE SITE PLAN  
UTILITY SHEETS (SHEET 9 OF 9)

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF

JOB NO.  
19-032

SHEET  
16

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

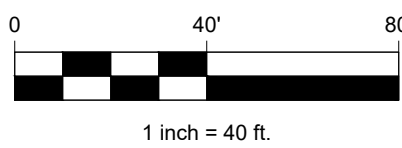
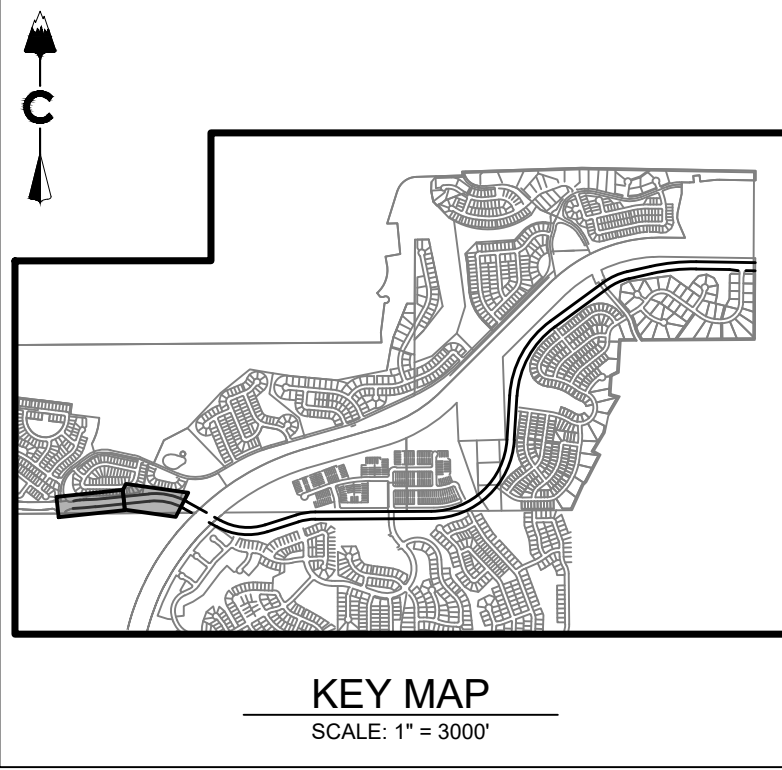
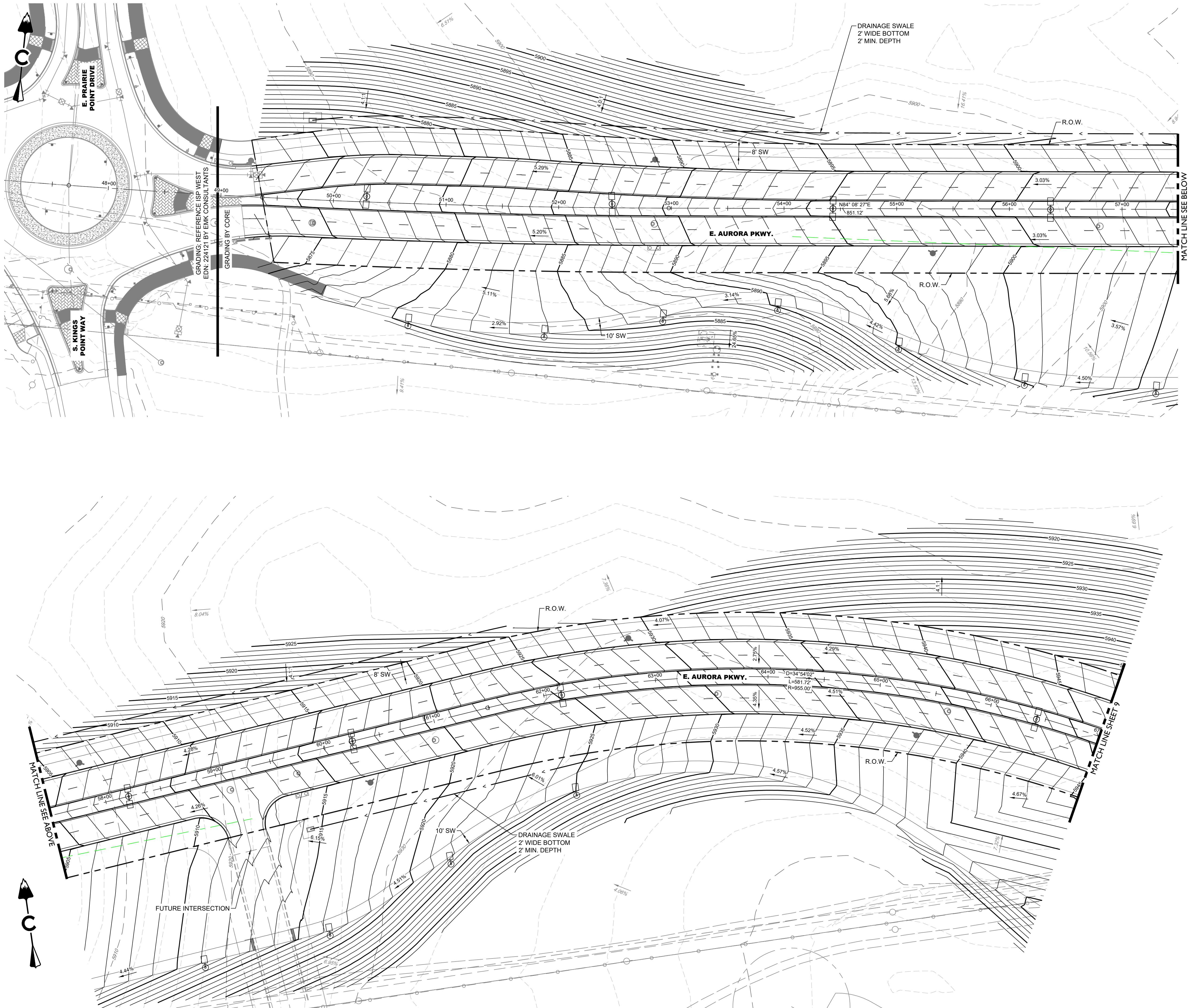
#	REVISION	DESCRIPTION	DATE	BY

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

**CORE**





LEGEND	
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
	EMERGENCY OVERFLOW ROUTE
	SPOT ELEVATION
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	RETAINING WALL
	LIMITS OF CONSTRUCTION
	100 YEAR FLOODPLAIN
	500 YEAR FLOODPLAIN
	WETLAND
	SIGHT LINE
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP

ABBREVIATIONS:	
FL	FLOW LINE
FLPN	FLOODPLAIN
R.O.W.	RIGHT-OF-WAY
HP	HIGH POINT

- NOTES:**
- ROADWAY RATE OF SUPERELEVATION AND MINIMUM LENGTH OF SUPERELEVATION RUNOFF PER TABLE 4.05.3.1 AND FIGURE 4.05.3.03.1 OF THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
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  - MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
  - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT, THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
  - WORK IS NOT PERMITTED IN THE 100-YEAR FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT. THIS PROJECT REQUIRES AN APPROVED CLOMR AND A FLOODPLAIN DEVELOPMENT PERMIT PRIOR TO THE START OF CONSTRUCTION.

AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)

AURORA, CO

INFRASTRUCTURE SITE PLAN  
GRADING SHEETS (SHEET 1 OF 8)

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF

JOB NO.  
19-032

SHEET  
17

Know what's below.  
Call before you dig.



DATE

# REVISION DESCRIPTION

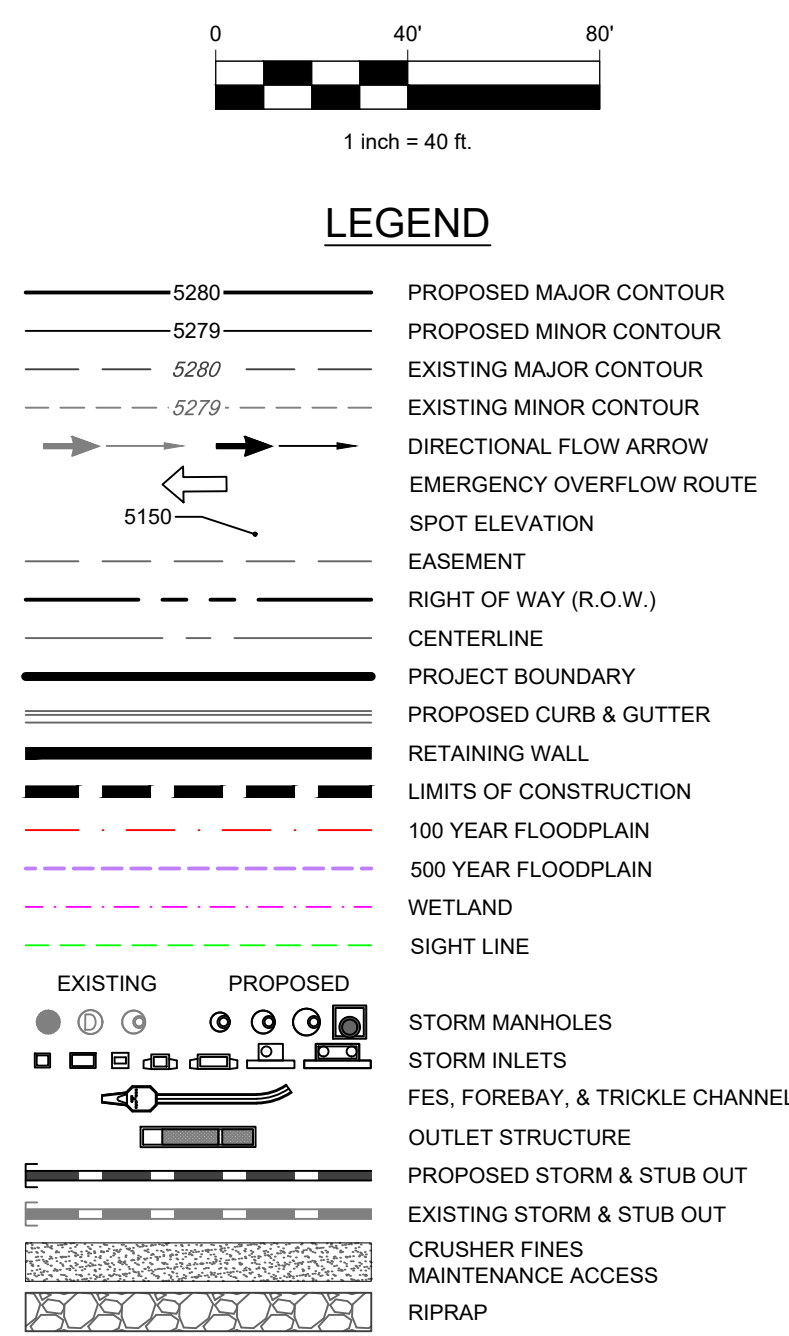
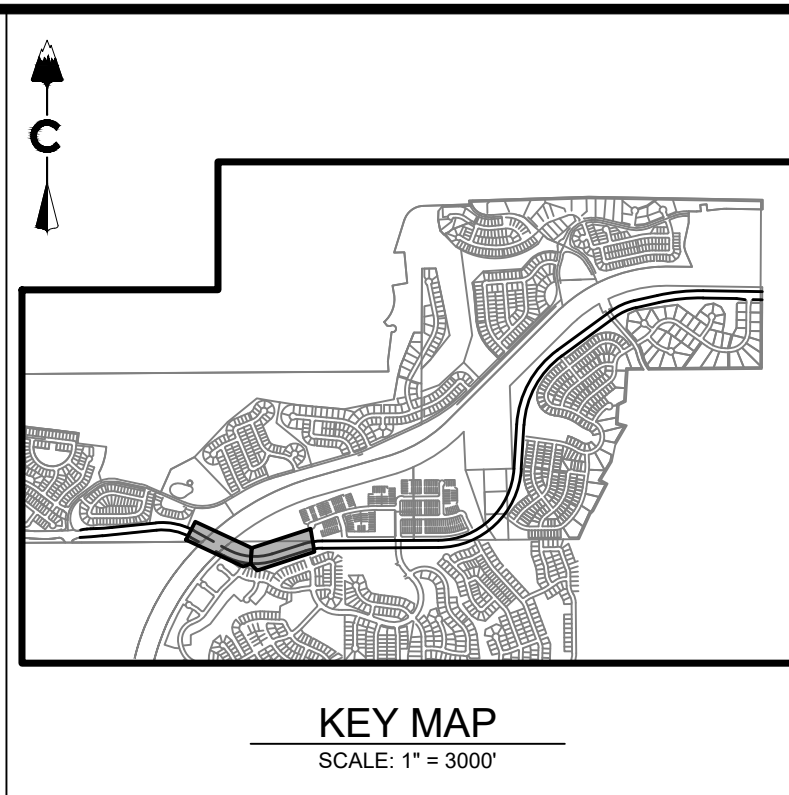
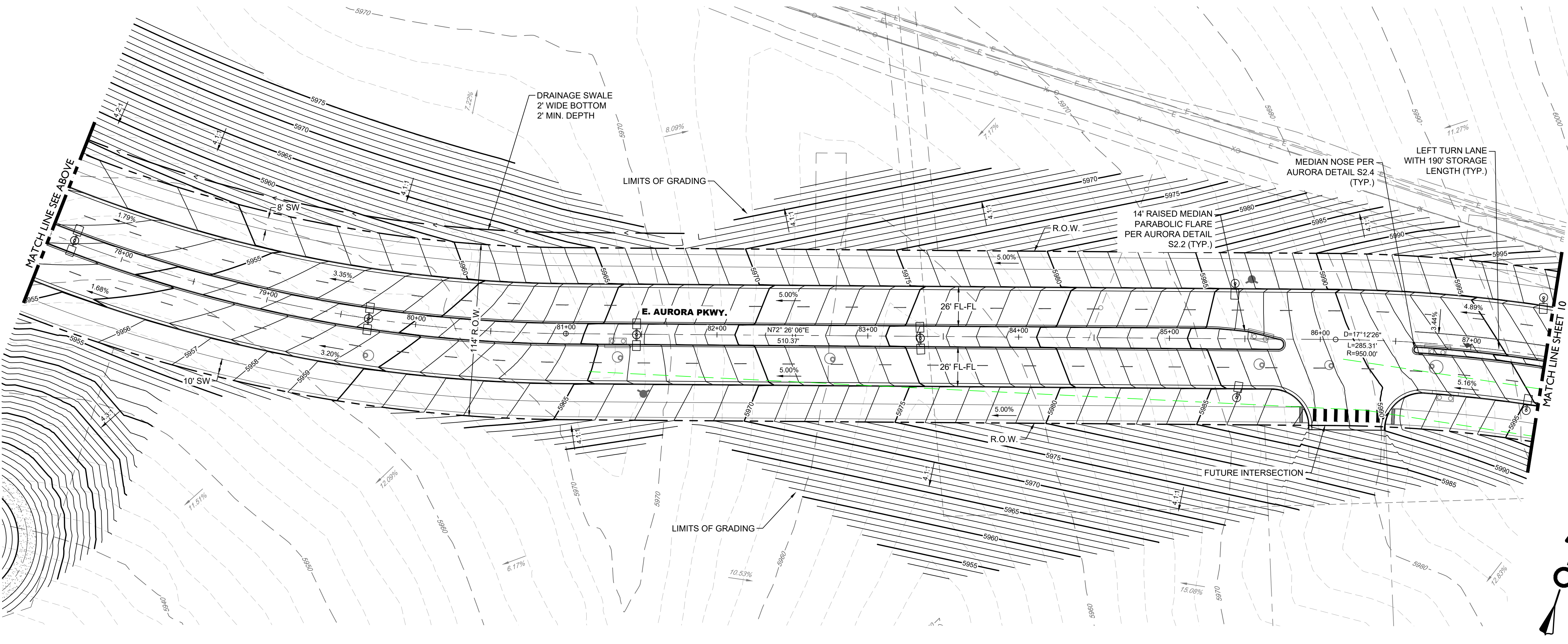
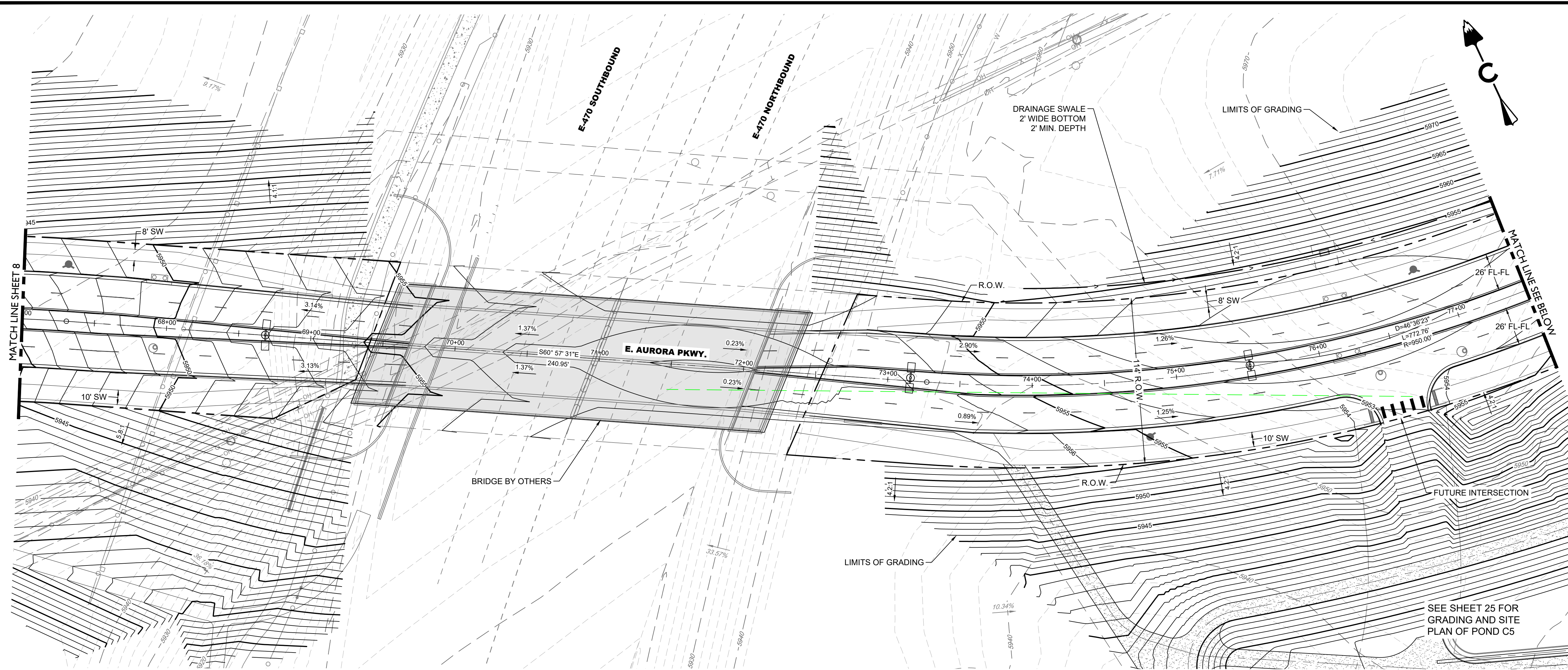
BY

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE





- NOTES:**
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AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)

AURORA, CO

INFRASTRUCTURE SITE PLAN  
GRADING SHEETS (SHEET 2 OF 8)

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF

JOB NO.  
19-032

SHEET  
18

Know what's below.  
Call before you dig.



#	REVISION	DESCRIPTION	DATE	BY

**CORE**

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

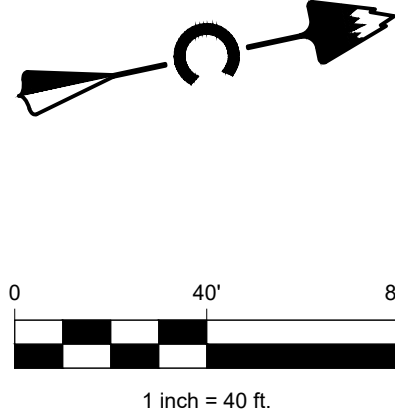
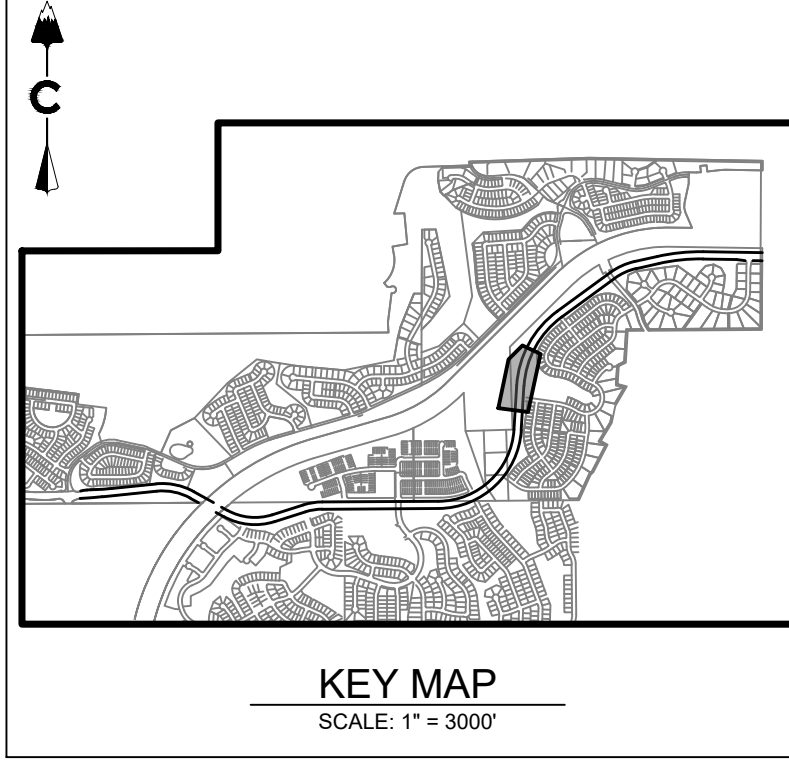
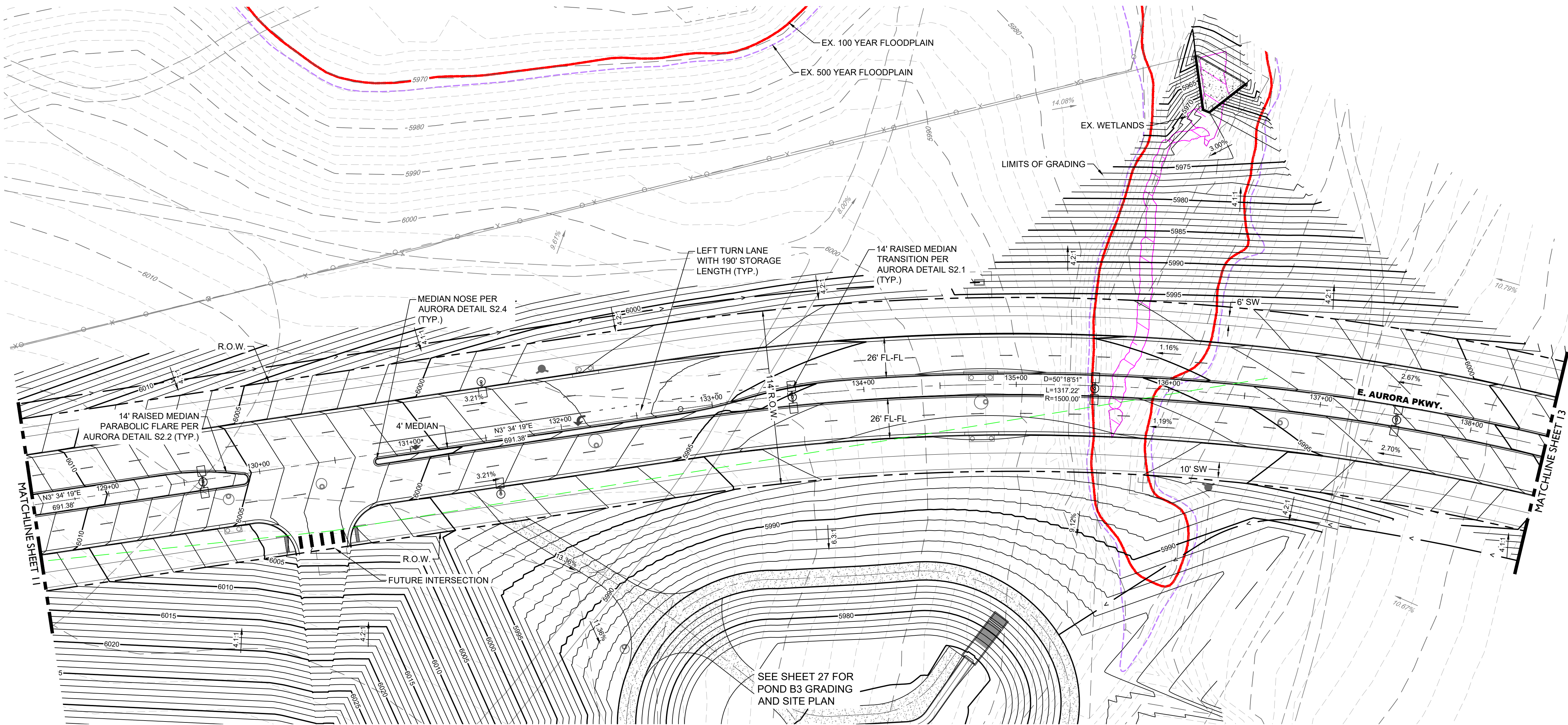












LEGEND

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
	EMERGENCY OVERFLOW ROUTE
	SPOT ELEVATION
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	RETAINING WALL
	LIMITS OF CONSTRUCTION
	100 YEAR FLOODPLAIN
	500 YEAR FLOODPLAIN
	WETLAND
	SIGHT LINE
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP

ABBREVIATIONS:

FL	FLOW LINE
FLPN	FLOODPLAIN
R.O.W.	RIGHT-OF-WAY
HP	HIGH POINT

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- FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 3'-6" AND 8'-0" FROM BACK OF CURB.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
- WORK IS NOT PERMITTED IN THE 100-YEAR FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT. THIS PROJECT REQUIRES AN APPROVED CLOMR AND A FLOODPLAIN DEVELOPMENT PERMIT PRIOR TO THE START OF CONSTRUCTION.

AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)

AURORA, CO

INFRASTRUCTURE SITE PLAN  
GRADING SHEETS (SHEET 5 OF 8)

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF

JOB NO.  
19-032

SHEET  
21

Know what's below.  
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#	REVISION DESCRIPTION	DATE	BY

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

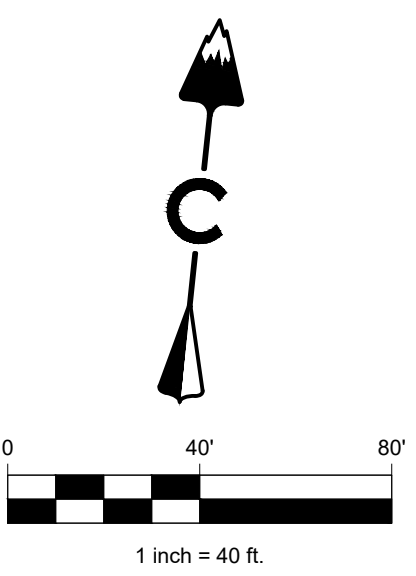
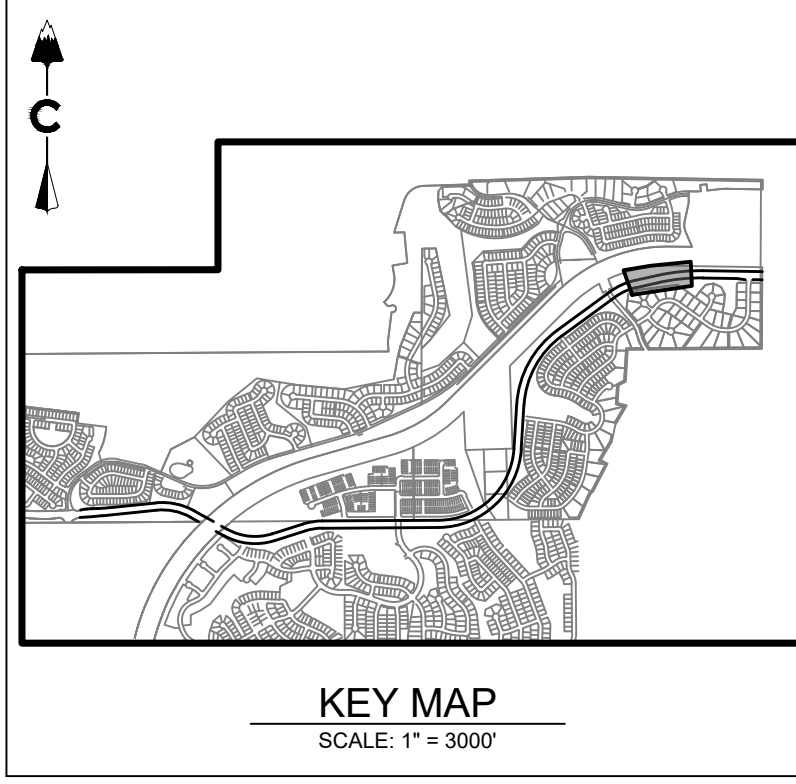
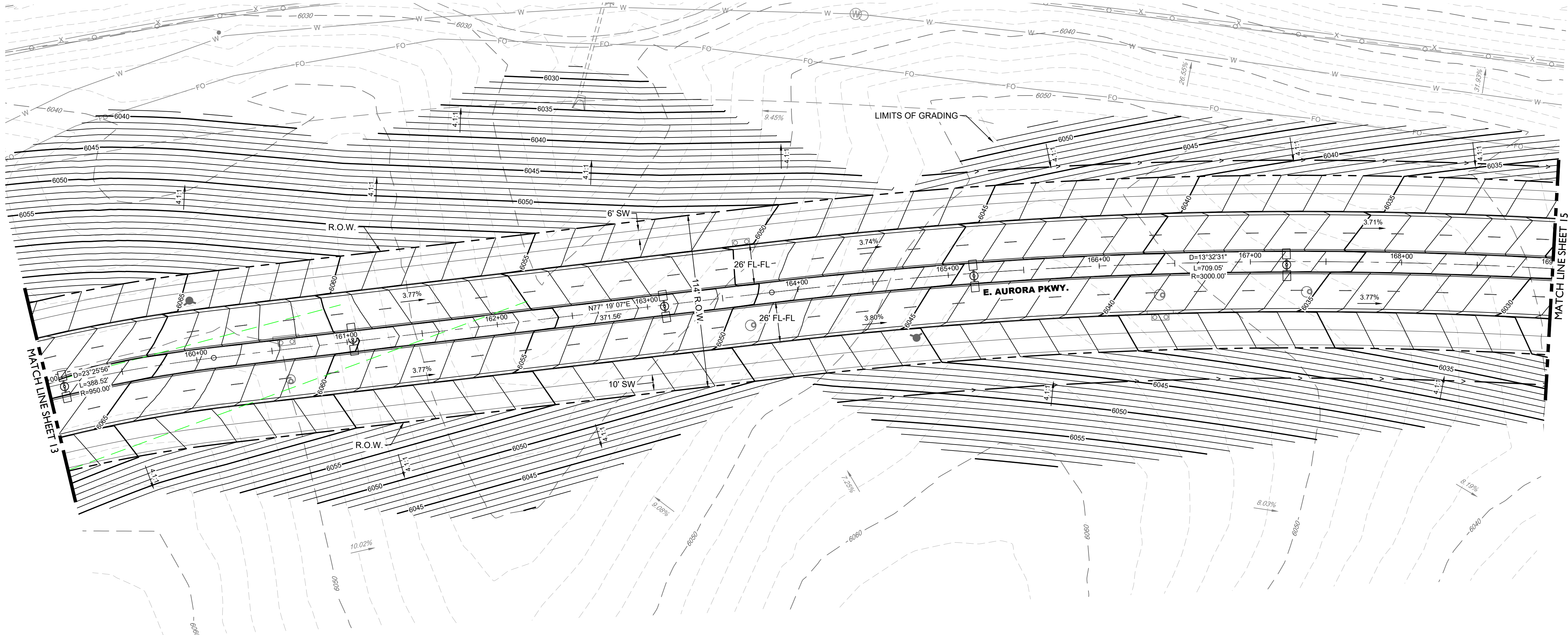
CORE

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE









LEGEND

- |  |                                 |
|--|---------------------------------|
|  | PROPOSED MAJOR CONTOUR          |
|  | PROPOSED MINOR CONTOUR          |
|  | EXISTING MAJOR CONTOUR          |
|  | EXISTING MINOR CONTOUR          |
|  | DIRECTIONAL FLOW ARROW          |
|  | SPOT ELEVATION                  |
|  | EMERGENCY OVERFLOW ROUTE        |
|  | EASEMENT                        |
|  | RIGHT OF WAY (R.O.W.)           |
|  | CENTERLINE                      |
|  | PROJECT BOUNDARY                |
|  | PROPOSED CURB & GUTTER          |
|  | RETAINING WALL                  |
|  | LIMITS OF CONSTRUCTION          |
|  | 100 YEAR FLOODPLAIN             |
|  | 500 YEAR FLOODPLAIN             |
|  | WETLAND                         |
|  | SIGHT LINE                      |
|  | EXISTING STORM MANHOLES         |
|  | PROPOSED STORM MANHOLES         |
|  | STORM INLETS                    |
|  | FES, FOREBAY, & TRICKLE CHANNEL |
|  | OUTLET STRUCTURE                |
|  | PROPOSED STORM & STUB OUT       |
|  | EXISTING STORM & STUB OUT       |
|  | CRUSHER FINES                   |
|  | MAINTENANCE ACCESS              |
|  | RIPRAP                          |

ABBREVIATIONS:

- |        |              |
|--------|--------------|
| FL     | FLOOD LINE   |
| FLPN   | FLOODPLAIN   |
| R.O.W. | RIGHT-OF-WAY |
| HP     | HIGH POINT   |

NOTES:

- ROADWAY RATE OF SUPERELEVATION AND MINIMUM LENGTH OF SUPERELEVATION RUNOFF PER TABLE 4.05.3.1 AND FIGURE 4.05.3.03.1 OF THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
- ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
- MANHOLES SHALL NOT BE PLACED WITHIN CROSS PANS OR GUTTERS.
- FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 3'-6" AND 8'-0" FROM BACK OF CURB.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
- WORK IS NOT PERMITTED IN THE 100-YEAR FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT. THIS PROJECT REQUIRES AN APPROVED CLOMR AND A FLOODPLAIN DEVELOPMENT PERMIT PRIOR TO THE START OF CONSTRUCTION.

AURORA PARKWAY (PRAIRIE POINT DR. TO HERITAGE EAGLE BEND)

AURORA, CO

INFRASTRUCTURE SITE PLAN  
GRADING SHEETS (SHEET 7 OF 8)

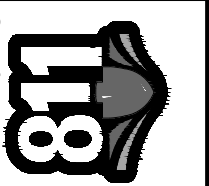
NOT FOR  
CONSTRUCTION

DESIGNED BY: TCV  
DRAWN BY: MRC  
CHECKED BY: DF

JOB NO.  
19-032

SHEET  
23

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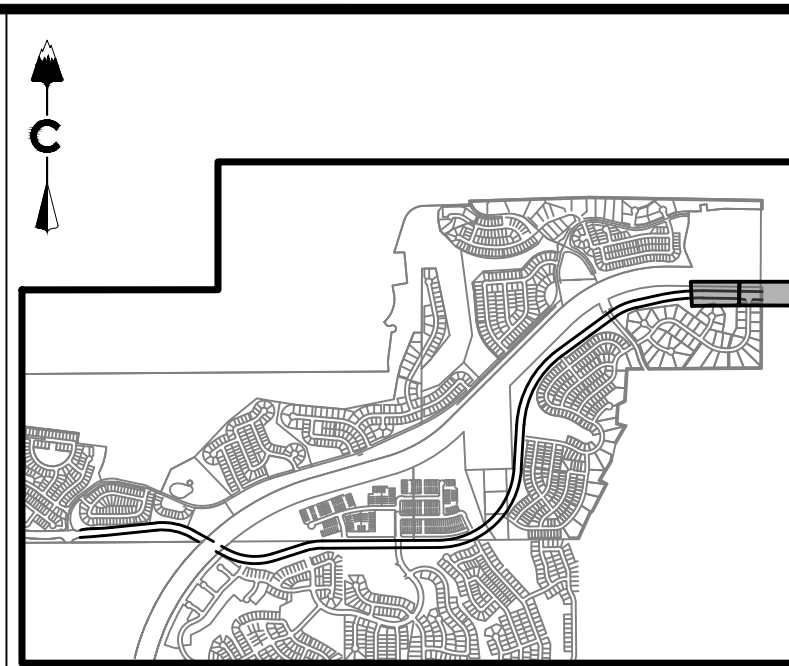
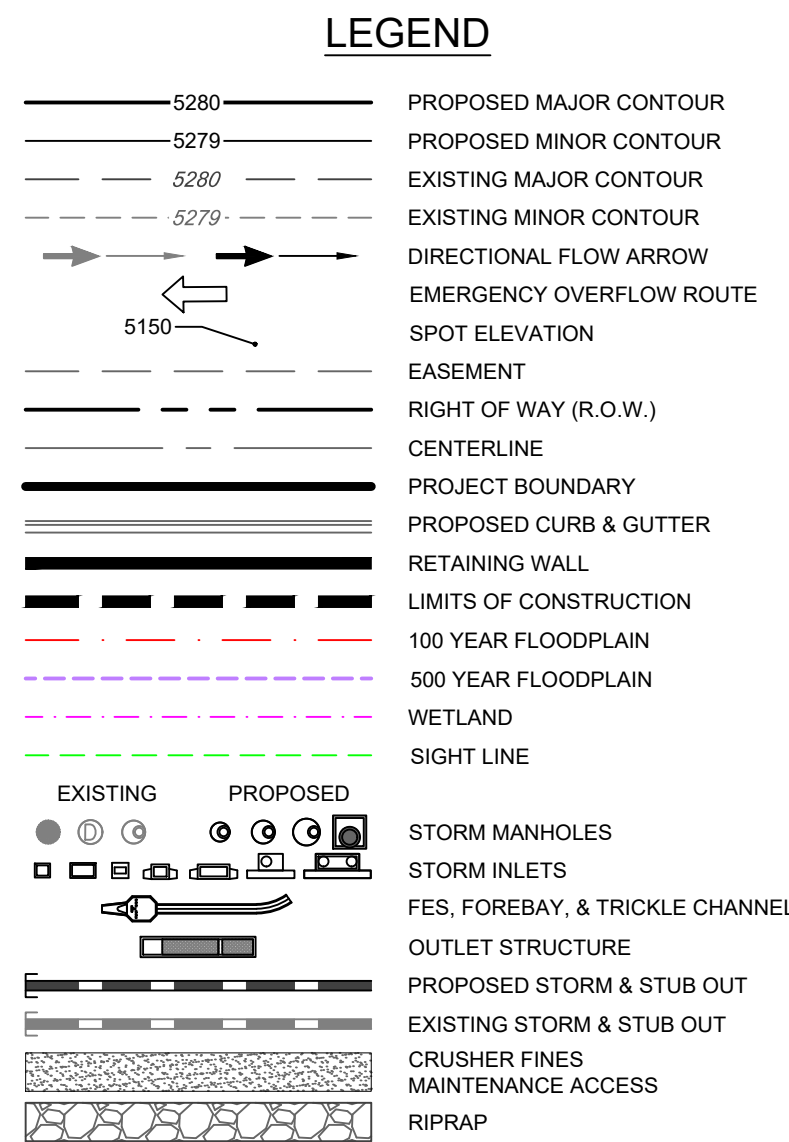
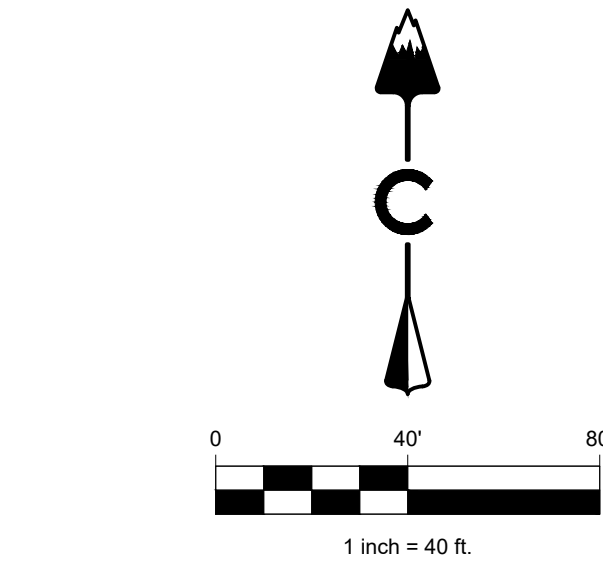
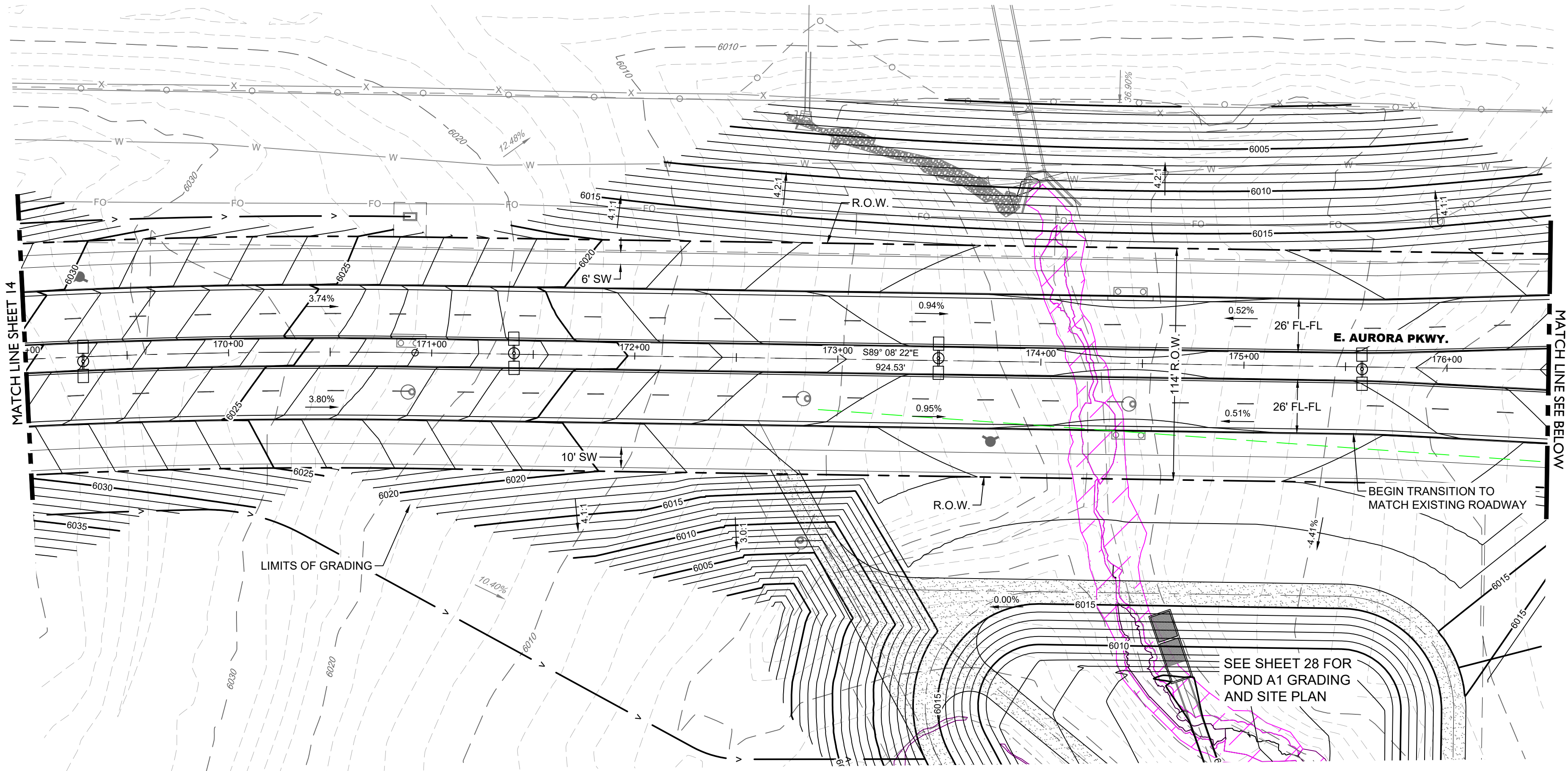
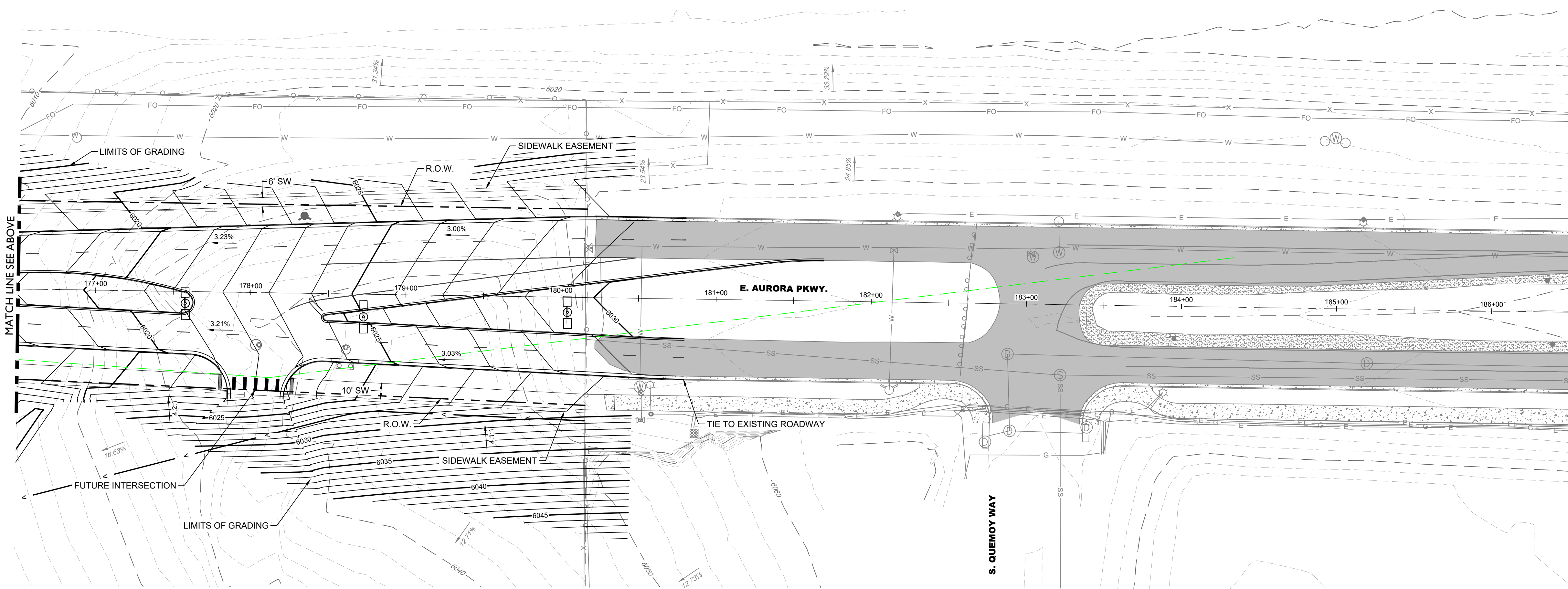
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CORE CONSULTANTS, INC.  
34733 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

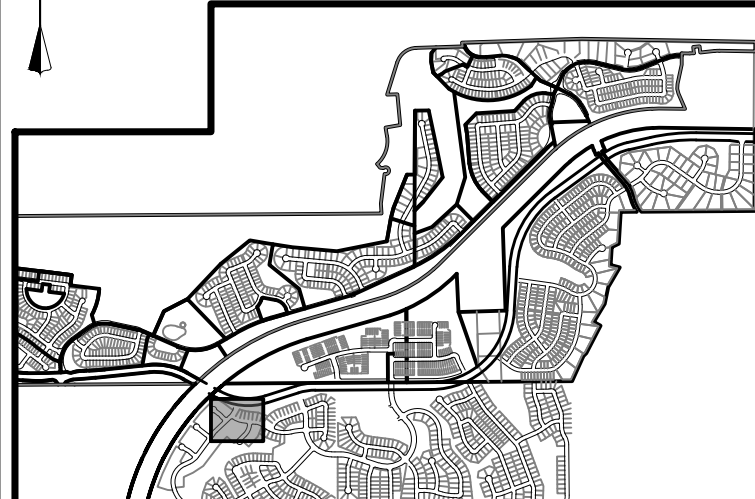
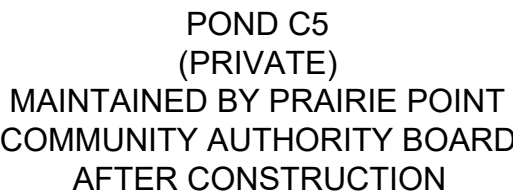
LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE

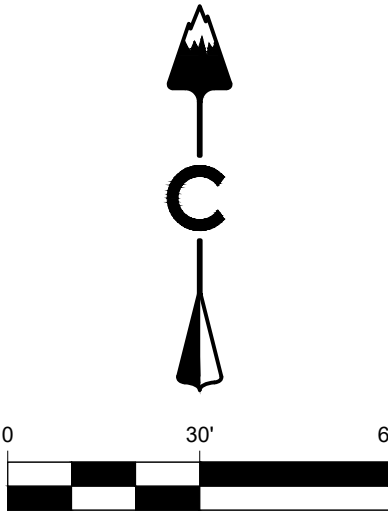




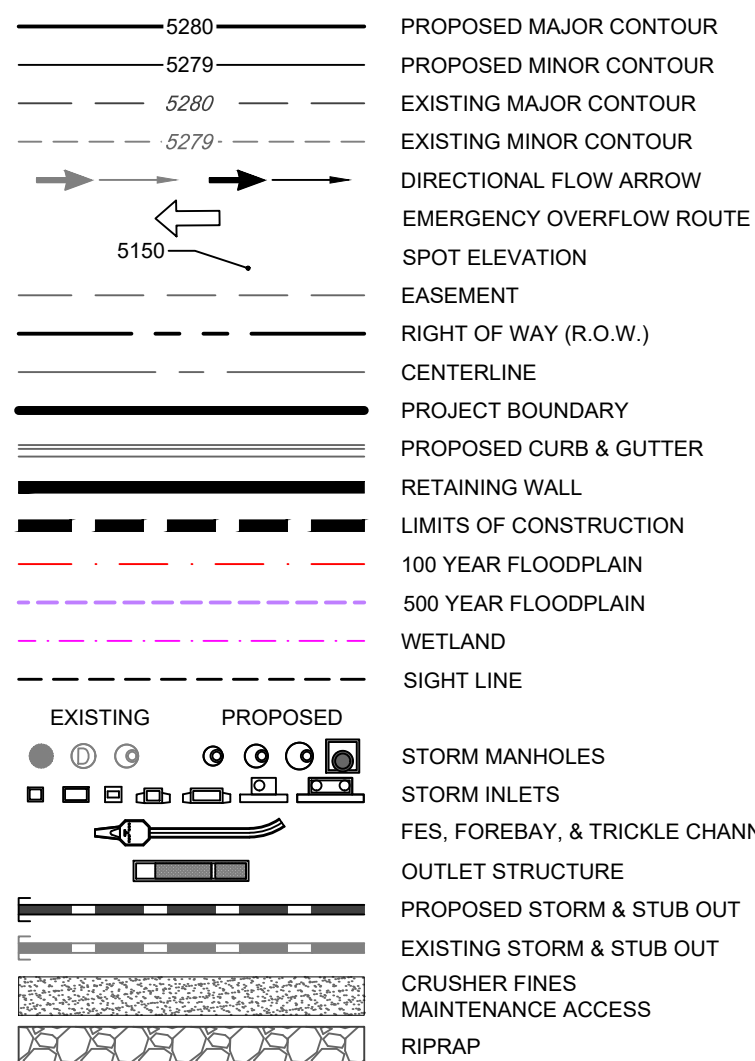




SCALE: 1" = 300'



### LEGEND



## ABBREVIATIONS

FL	FLOW LINE
FLPN	FLOODPLAIN
R.O.W.	RIGHT-OF-WAY
HP	HIGH POINT

## NOTES

1. ROADWAY RATE OF SUPERELEVATION AND MINIMUM LENGTH OF SUPERELEVATION RUNOFF PER TABLE 4.05.3.1 AND FIGURE 4.05.0.1 OF THE KANSAS ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
2. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
3. MANHOLES SHALL NOT BE PLACED WITH CROSS PANS OR GUTTERS.
4. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS, AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 3'-6" AND 6'-0" FROM BACK OF CURB.
5. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
6. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY QUOTE OF THE ROW IS 3:1.
7. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PLACED SHALL NOT EXCEED ONE PERCENT. THE MAXIMUM SLOPE ON ADDITIONAL SLOPE IN AN ACCESSIBLE PLACED SHALL NOT EXCEED FIVE PERCENT.
8. WORK IS NOT PERMITTED IN THE 100-YEAR FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT. THIS PROJECT REQUIRE AN APPROVED CLOMR AND A FLOODPLAIN DEVELOPMENT PERMIT.

**RIE POINT DR. T**  
**AURORA, CO**

# INFRASTRUCTURE SITE PLAN

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCY  
DRAWN BY: MR  
CHECKED BY: DF

JOB NC  
19-032

SHE  
25

Know what's below.

DATE	BY
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#	REVISION DESCRIPTION
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## ITAG

**RIE POINT DR. T**  
**AURORA, CO**

# INFRASTRUCTURE SITE PLAN

NOT FOR  
CONSTRUCTION

DESIGNED BY: TCY  
DRAWN BY: MR  
CHECKED BY: DF

JOB NC  
19-032

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DATE	BY
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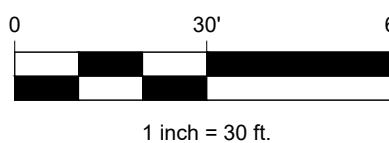
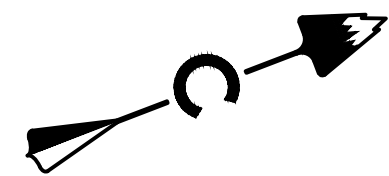
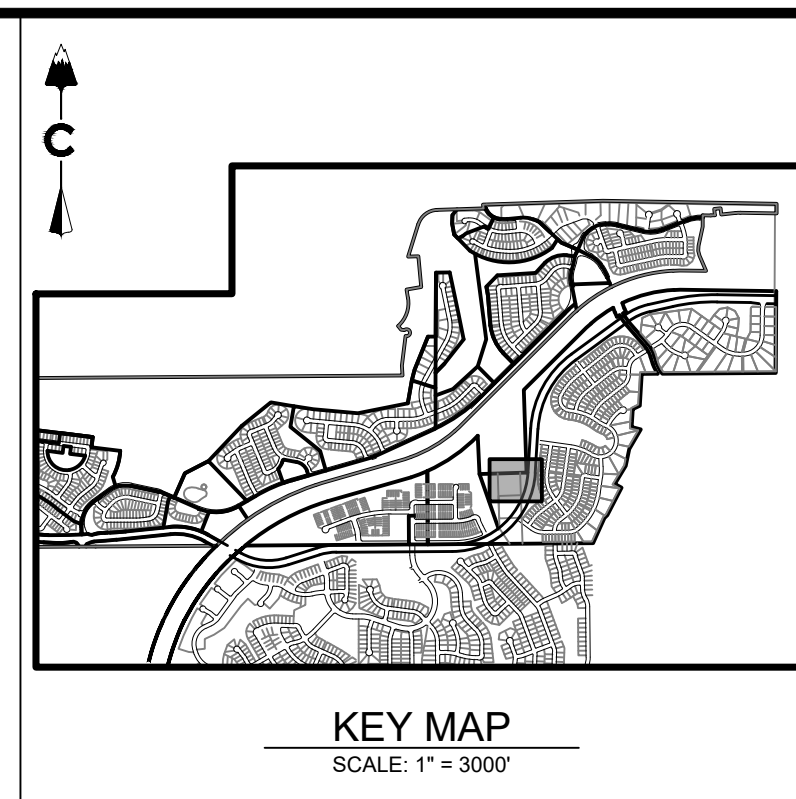
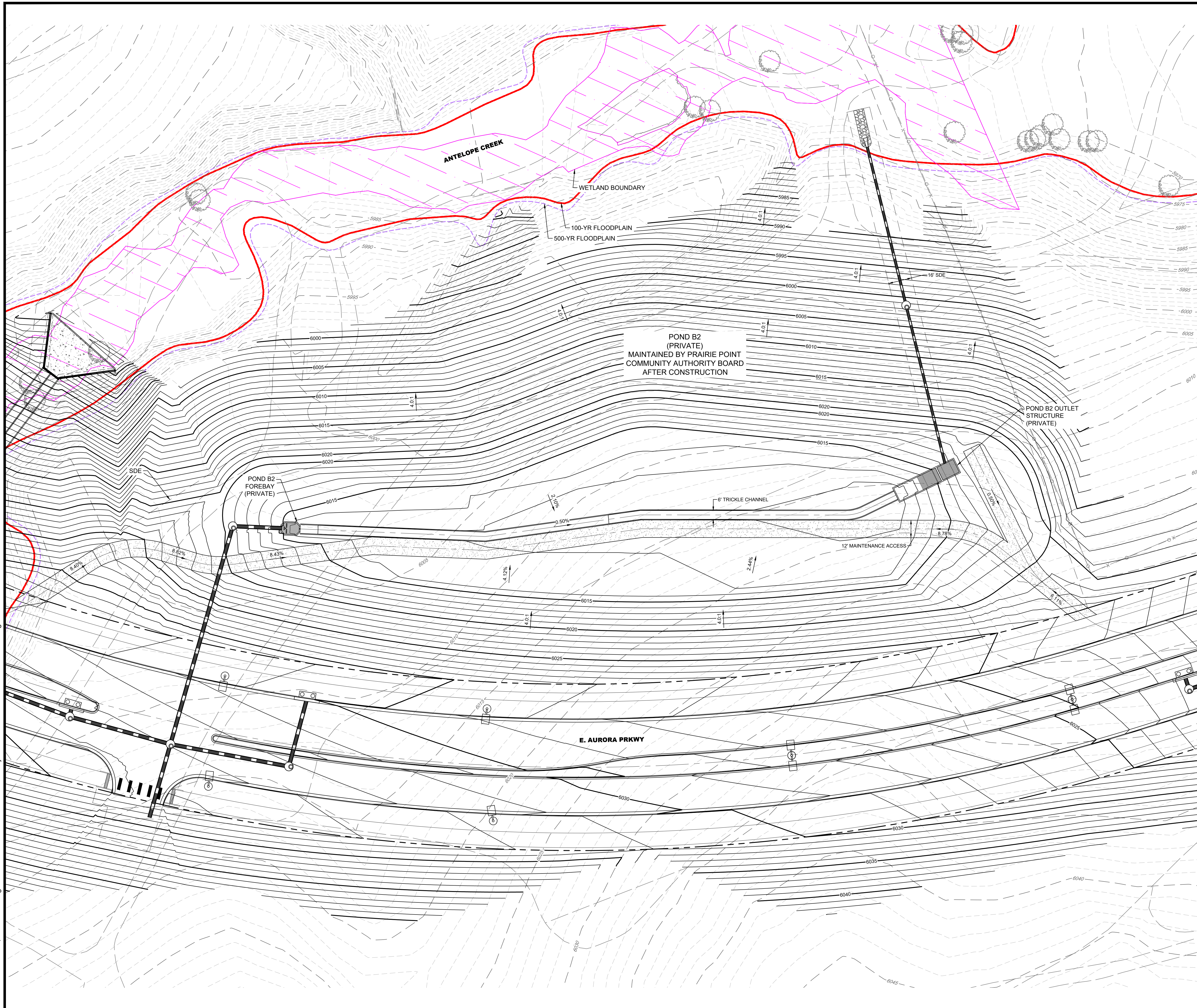
#	REVISION DESCRIPTION
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## ITAG

**RIE POINT DR. T**  
**AURORA, CO**

# INFRASTRUCTURE SITE PLAN





### LEGEND

5280 ————— PROPOSED MAJOR CONTOUR

5279 - - - - - PROPOSED MINOR CONTOUR

5280 ————— EXISTING MAJOR CONTOUR

5279 - - - - - EXISTING MINOR CONTOUR

→————→ DIRECTIONAL FLOW ARROW

←————← EMERGENCY OVEFLOW ROUTE

5150 ↙ SPOT ELEVATION

----- EASEMENT

————— RIGHT OF WAY (R.O.W.)

----- CENTERLINE

————— PROJECT BOUNDARY

----- PROPOSED CURB & GUTTER

————— RETAINING WALL

----- LIMITS OF CONSTRUCTION

----- 100 YEAR FLOODPLAIN

----- 500 YEAR FLOODPLAIN

----- WETLAND

----- SIGHT LINE

EXISTING      PROPOSED

● ① ② ③ ④ STORM MANHOLES

□ ① ② ③ ④ STORM INLETS

————— FES, FOREVALETS, & TRICKLE CHANNEL

————— OUTLET STRUCTURE

----- PROPOSED STORM & STUB OUT

————— EXISTING STORM & STUB OUT

----- CRUSHER FINES

----- MAINTENANCE ACCESS

----- RIPRAP

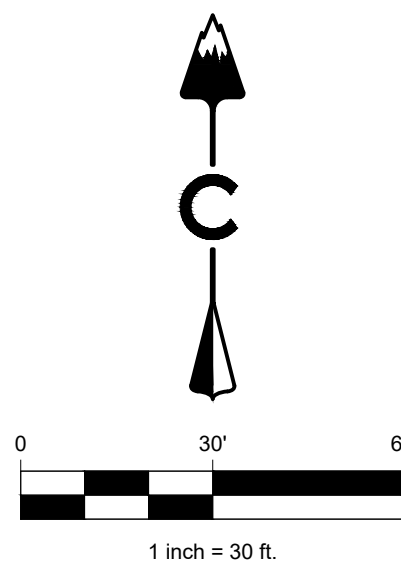
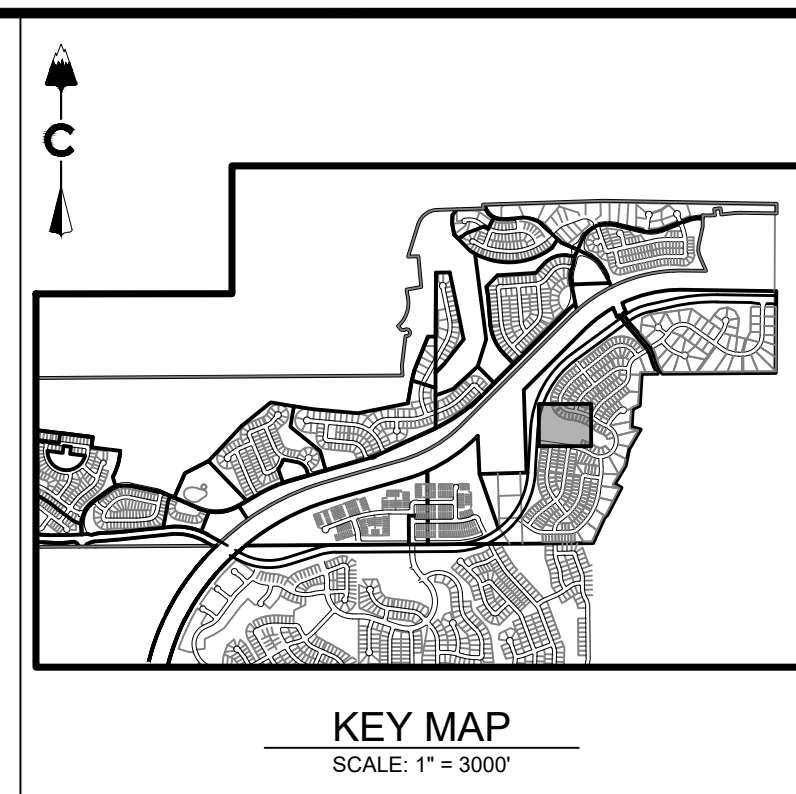
ABBREVIATIONS:

FL	FLOW LINE
FLPN	FLOODPLAIN
R.O.W.	RIGHT-OF-WAY
HP	HIGH POINT

NOTES:

1. ROADWAY RATE OF SUPERELEVATION AND MINIMUM LENGTH OF SUPERELEVATION RUNOFF PER TABLE 4.05.3.1 AND FIGURE 4.05.3.2 OF THE AURORA FLOODPLAIN DESIGN AND CONSTRUCTION SPECIFICATIONS.
2. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
3. MANHOLES SHALL NOT BE PLACED WITHIN CROSS PANS OR GUTTERS.
4. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 3'-6" AND 6'-0" FROM BACK CURBS.
5. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT OR CONCRETE SHALL BE 1.5% AND CONCRETE IS 0.5%.
6. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
7. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PLACED SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PLACED SHALL NOT EXCEED FIVE PERCENT.
8. WORK IS NOT PERMITTED IN THE 100-YEAR FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT. THIS PROJECT REQUIRES AN APPROVED CLOMR AND A FLOODPLAIN DEVELOPMENT PERMIT FROM THE START OF CONSTRUCTION.





### LEGEND

Figure 1: Standard Symbols for Storm Drainage Plans. The figure is a legend for symbols used in storm drainage plans, organized into two columns: EXISTING and PROPOSED.

**EXISTING**

- 5280 (dashed line)
- 5279 (dashed line)
- 5280 (dashed line)
- 5279 (dashed line)
- Directional flow arrow (dashed line with arrowhead)
- Emergency overflow route (thick dashed line)
- Spot elevation (circle with 5150)
- Easement (thin dashed line)
- Right of way (R.O.W.) (dashed line)
- Centerline (double line)
- Project boundary (thick solid line)
- Proposed curb & gutter (thin solid line)
- Retaining wall (thick solid line with cross-hatching)
- Limits of construction (thick dashed line)
- 100 Year Floodplain (dashed line with wavy pattern)
- 500 Year Floodplain (dashed line with wavy pattern)
- Wetland (dashed line with wavy pattern)
- Sight line (dashed line)

**PROPOSED**

- 5280 (solid line)
- 5279 (solid line)
- 5280 (solid line)
- 5279 (solid line)
- Directional flow arrow (solid line with arrowhead)
- Emergency overflow route (thick solid line)
- Spot elevation (circle with 5150)
- Easement (thin solid line)
- Right of way (R.O.W.) (solid line)
- Centerline (double line)
- Project boundary (thick solid line)
- Proposed curb & gutter (thin solid line)
- Retaining wall (thick solid line with cross-hatching)
- Limits of construction (thick dashed line)
- 100 Year Floodplain (dashed line with wavy pattern)
- 500 Year Floodplain (dashed line with wavy pattern)
- Wetland (dashed line with wavy pattern)
- Sight line (dashed line)
- Storm manholes (circle with 1, circle with 2)
- Storm inlets (square with 1, square with 2)
- FES, forebay, & trickle channel (rectangle with 1, rectangle with 2)
- Outlet structure (rectangle with 1, rectangle with 2)
- Proposed storm & stub out (rectangle with 1, rectangle with 2)
- Existing storm & stub out (rectangle with 1, rectangle with 2)
- Crusher fines (rectangle with 1, rectangle with 2)
- Maintenance access (rectangle with 1, rectangle with 2)
- Riprap (rectangle with 1, rectangle with 2)

ABBREVIATIONS:

FL	FLOW LINE
FLPN	FLOODPLAIN
R.O.W.	RIGHT-OF-WAY
HP	HIGH POINT

NOTES:

1. ROADWAY RATE OF SUPERELEVATION AND MINIMUM LENGTH OF SUPERELEVATION RUNOFF PER TABLE 4.06.3.1 AND FIGURE 4.06.3.2 OF THE AUSTIN ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
2. ALL STORM SEWER IS PUBLIC AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
3. MANHOLES SHALL NOT BE PLACED WITHIN CROSS PANS OR GUTTERS.
4. FIRE HYDRANTS SHALL BE PLACED WITHIN LANDSCAPED AREAS AND HAVE A MINIMUM OF FIVE FEET (5') CLEARANCE OF ANY OBSTRUCTIONS IN ALL DIRECTIONS. HYDRANTS SHALL BE PLACED WITHIN 30' AND 60' RADIUS OF CURBS.
5. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
6. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
7. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
8. WORK IS NOT PERMITTED IN THE 100-YEAR FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT. THIS PROJECT REQUIRES AN ANTI-DEBRIS CLOGGING AND A FLOODPLAIN DEVELOPMENT PERMIT PRIOR TO THE START OF CONSTRUCTION.



