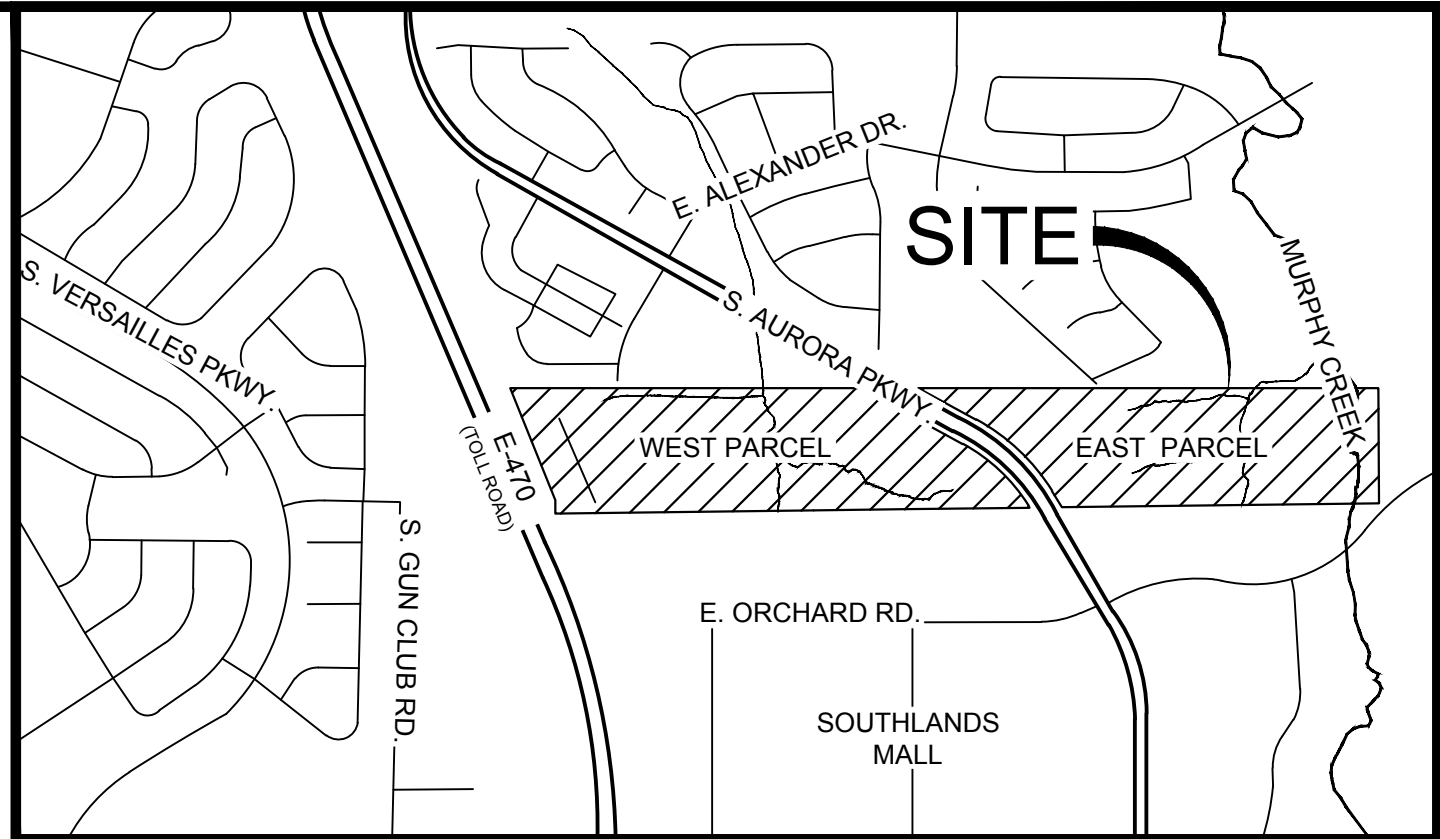
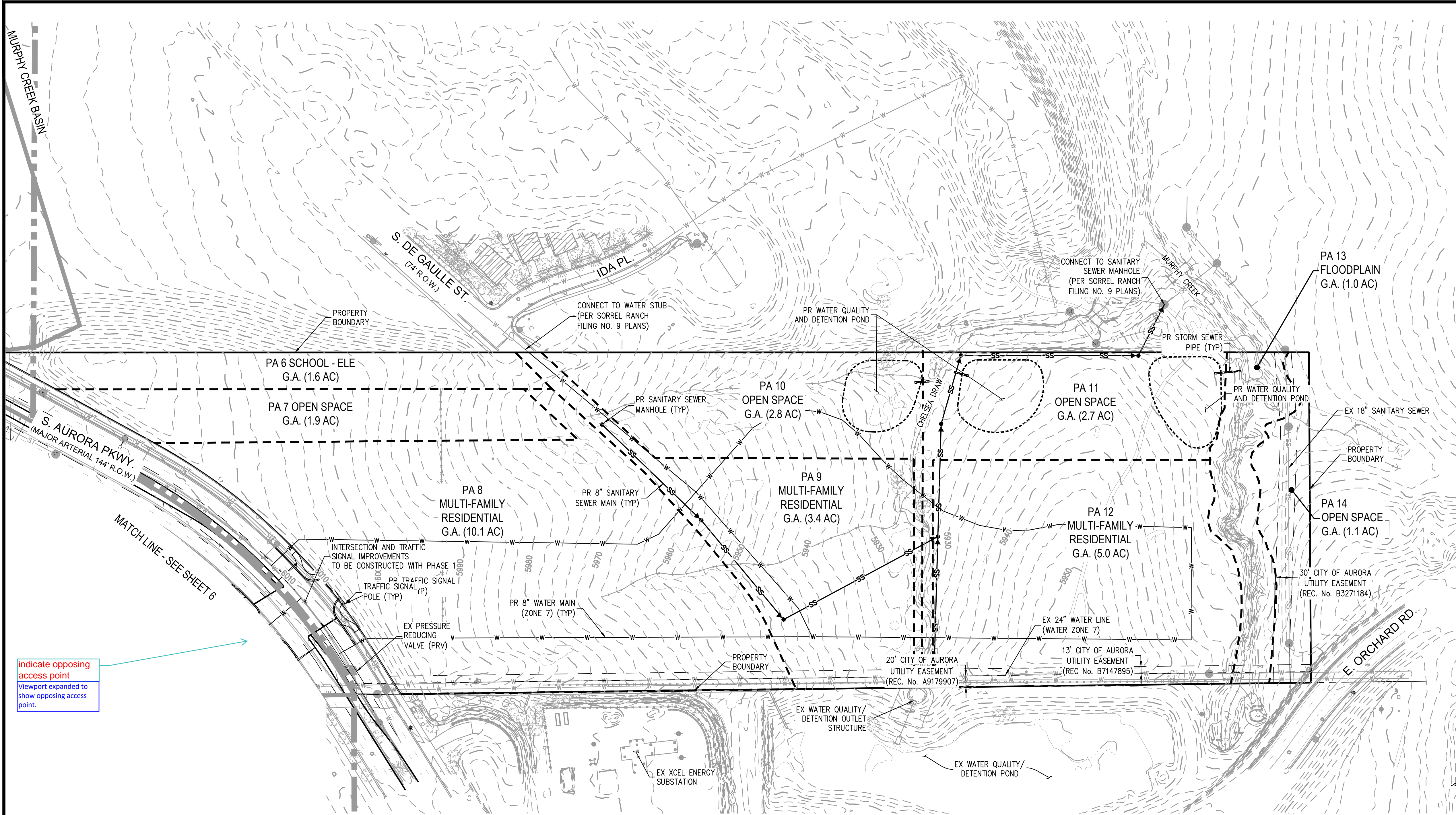




NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



VICINITY MAP

1"=1000'



indicate opposing access point  
Viewport expanded to show opposing access point.

LEGEND:

EXISTING 2' AND 10' CONTOURS	
PROPERTY BOUNDARY	
EXISTING EASEMENT	
PROPOSED WATER	
EXISTING WATER	
PROPOSED SANITARY	
EXISTING SANITARY	
PROPOSED STORM	
EXISTING STORM	
EXISTING DRAINAGE CHANNEL	
MATCH LINE	
MAJOR DRAINAGE BASIN BOUNDARY	
WATER QUALITY AND DETENTION POND	
PLANNING AREA BOUNDARY	
EASEMENT AREA TO BE RELINQUISHED	

NOTES:

- REFER TO MASTER DRAINAGE REPORT FOR STORM SEWER INFORMATION.
- PROPOSED UTILITY LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT FINAL PLATTING.
- THE TRIGGERS FOR CONSTRUCTION OF PARKS AND OPEN SPACES MAY BE ADJUSTED DURING SUBSEQUENT PIP SUBMITTALS.
- PHASE 1 = WEST PARCEL WEST OF TOLLGATE CREEK  
PHASE 2 = WEST PARCEL EAST OF TOLLGATE CREEK  
PHASE 3 = EAST PARCEL  
(REFER TO PHASING NOTES FOR ADDITIONAL DETAIL.)  
SEQUENCE OF PHASES 1 AND 2 ARE SUBJECT TO CHANGE.
- THE FOLLOWING PERTAINS TO THE PRONGHORN EAST PARCEL ONLY:
  - THE EAST SIDE GRAPHIC IS AN INVENTORY ONLY AND REPRESENTS THE APPROVED 2003 FDP
  - A REDUCTION IN DENSITY IS BEING REQUESTED FROM 18 DU/AC TO 8 DU/AC FOR ALL MULTI-FAMILY PLANNING AREAS. NO CHANGE IN LAND USE DESIGNATION HAS BEEN APPLIED.
  - THE SUBMITTAL HAS BEEN UPDATED TO FOLLOW CURRENT CITY STANDARDS / CRITERIA. NO REVISED ENGINEERING HAS BEEN APPLIED.
  - THIS FDP AMENDMENT REMOVES THE DEVELOPER'S OBLIGATION TO CONSTRUCT WEST HALF OF THE POWHATON ROAD IMPROVEMENTS.

PHASING NOTES:

NOTE: CONSTRUCTION OF PHASE 2 MAY PRECEDE PHASE 1. CONSTRUCTION OF S. AURORA PARKWAY IMPROVEMENTS, OFF-SITE SANITARY, AND SANITARY SEWER CROSSING EAST TOLLGATE CREEK SHALL BE COMPLETED WITH WHICHEVER PHASE HAPPENS FIRST.

- PHASE 1  
THE FOLLOWING WILL BE CONSTRUCTED AS A PART OF PHASE 1 (WEST PARCEL, WEST OF TOLLGATE CREEK) AND MUST BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATION OF OCCUPANCY:
- ALL OVERLOT GRADING WILL BE COMPLETED PRIOR TO THE INSTALLATION OF ANY PUBLIC IMPROVEMENTS. EXPORT FROM PHASE 1 WHICH RESULTS FROM OVERLOT GRADING WILL BE MOVED TO PHASE 2 FOR STOCKPILE OR OVERLOT GRADING.
  - AN 8" WATER MAIN WILL BE INSTALLED FROM AN EXISTING STUB WITHIN E. ALEXANDER DRIVE THROUGH THE SITE TO THE EXISTING 24" WATER MAIN ALONG THE WESTERN PROPERTY BOUNDARY AS SHOWN ON THE PIP.
  - AN EXISTING SANITARY SEWER STUB TO THE NORTH OF THE SITE WITHIN E. ALEXANDER DRIVE WAS CONSTRUCTED AS A PART OF THE SORREL RANCH DEVELOPMENT. THE PRONGHORN DEVELOPMENT WILL UTILIZE THIS STUB AS THE CONNECTION POINT FOR A PORTION OF THE PHASE 1 DEVELOPMENT. A SANITARY SEWER STUB WILL BE CONSTRUCTED ACROSS EAST TOLLGATE CREEK TO ACCOMMODATE THE FUTURE CONNECTION OF SANITARY SEWER IN PHASE 2 AS SHOWN ON THE PIP.
  - A FUTURE SANITARY SEWER MAIN TO THE NORTH WITHIN THE SORREL RANCH FILING NO. 3 IS DESIGNED TO SERVICE THE SITE. IN THE EVENT THIS MAIN IS NOT CONSTRUCTED BY THE SORREL RANCH DEVELOPMENT, THE PRONGHORN DEVELOPMENT WILL BE RESPONSIBLE FOR CONSTRUCTING THE SANITARY MAIN TO THE SITE. FROM THE SORREL RANCH FILING NO. 3, THE 8" SANITARY MAIN WILL EXTEND SOUTH ALONG TOLLGATE CREEK AND THROUGHOUT THE SITE AS SHOWN ON THE PIP.
  - THE PROPOSED DRAINAGE FACILITIES INCLUDING THE WATER QUALITY DETENTION POND AND STORM SEWER WEST OF TOLLGATE CREEK (WITHIN PA2) AS SHOWN ON THE PIP.
  - THE PROPOSED PUBLIC ROADWAYS AND AURORA PARKWAY IMPROVEMENTS WITH TRAFFIC SIGNAL AS SHOWN ON THE PIP.
  - REFER TO LANDSCAPE PLANS FOR PROPOSED PHASE 1 LANDSCAPING.
  - ALL NEIGHBORHOOD AND COMMUNITY PARK REQUIREMENTS WILL BE SATISFIED WITH CASH IN LIEU.
  - ALL OPEN SPACE IMPROVEMENTS (PA 1 AND PA 2) WILL BE CONSTRUCTED WITH PHASE 1.

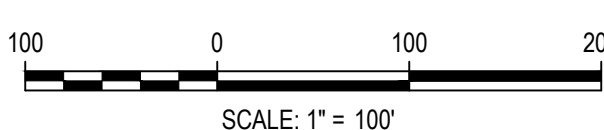
- PHASE 2  
THE FOLLOWING WILL BE CONSTRUCTED AS A PART OF PHASE 2 (WEST PARCEL, EAST OF TOLLGATE CREEK) AND MUST BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATION OF OCCUPANCY:
- ALL OVERLOT GRADING OF PHASE 2 WHICH WAS NOT COMPLETED AS A PART OF PHASE 1 WILL BE COMPLETED DURING PHASE 2. IN THE EVENT PHASE 2 OCCURS PRIOR TO PHASE 1, OVERLOT GRADING OF PHASE 1 MAY OCCUR TO CREATE IMPORT FOR PHASE 2.
  - AN 8" WATER MAIN LOOP WILL BE INSTALLED FROM THE EXISTING WATER MAIN WITHIN S. AURORA PARKWAY, FOLLOWING THE PROPOSED PUBLIC ROADWAY AND CONNECTING WITH THE SAME EXISTING WATER MAIN WITHIN S. AURORA PARKWAY AS SHOWN ON THE PIP.
  - SANITARY SEWER MAIN CONSTRUCTED AS A PART OF PHASE 1 WILL SERVE AS THE CONNECTION POINT FOR THE SANITARY SEWER REQUIRED FOR PHASE 2 AS SHOWN ON THE PIP.
  - THE PROPOSED DRAINAGE FACILITIES INCLUDING THE WATER QUALITY DETENTION POND AND STORM SEWER EAST OF TOLLGATE CREEK (WITHIN PA 5A) AS SHOWN ON THE PIP.
  - THE PROPOSED PUBLIC ROADWAYS AND AURORA PARKWAY IMPROVEMENTS WITH TRAFFIC SIGNAL AS SHOWN ON THE PIP.
  - REFER TO LANDSCAPE PLANS FOR PROPOSED PHASE 2 LANDSCAPING.
  - THE PROPOSED PEDESTRIAN BRIDGE CROSSING TOLLGATE CREEK WILL BE CONSTRUCTED AS A PART OF PHASE 2.

- PHASE 3  
ALL INFRASTRUCTURE SHOWN ON SHEET 7 (EAST PARCEL) MUST BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATION OF OCCUPANCY FOR ANY DEVELOPMENT WITHIN THE EAST PARCEL.
- DEVELOPER OF THIS PROPERTY IS NOT RESPONSIBLE FOR ANY HARVEST ROAD (FORMERLY KNOWN AS POWHATON ROAD) IMPROVEMENTS INCLUDING FROM NORTH PROPERTY LINE EXTENDED TO SOUTH PROPERTY LINE EXTENDED.

these notes are repeating  
Phasing notes have been removed from this plan and incorporated into the narrative.



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



DESIGNED BY: KPX  
CHECKED BY: JRS  
DRAWN BY: KPX

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SOUTH AURORA PROPERTY INVESTORS, LLC.

PRONGHORN  
PUBLIC IMPROVEMENT PLAN - EAST PARCEL

ISSUE DATE: 8/18/2017	PROJECT #: 170220
DATE	REVISION COMMENTS
4/6/2018	PER CITY COMMENTS

SHEET NO.

7

7 OF 16

FILE PATH: P:\170220\ENGINEERING\PUBLIC IMPROVEMENT PLANS\PUBLIC IMPROVEMENT PLANNING LAYOUT - EAST  
DESIGNED BY: KPX, CHECKED BY: JRS, DRAWN BY: KPX, PLOT DATE: 4/6/2018, PLOT TIME: 5:02:30P, BY: KEVIN KENNEDY