



April 25, 2024

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

**RE: Prairie Point Golf Course – Site Plan and Plat
CN#: 2022-3093-00; 2022-6062-00**

Dear Mr. Gates,

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

Summary of Key Comments from All Departments

- The open space fence post sizing needs an adjustment request to be approved. [Planning]
RESPONSE: Noted.
- The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved. [Civil Engineering]
RESPONSE: The Preliminary Drainage Report has been approved (EDN #223295).
- Adjust parking space, curb ramp layout to remove curve in crosswalk. Provide a more direct path, directional ramps, straight pedestrian path for seeing impaired. [Traffic Engineering]
RESPONSE: This area has been adjusted to eliminate the curve in the crosswalk and provide a more direct pedestrian path. A directional ramp has also been added.
- Swinging gate opening must be 24' when fully opened. No landscape material may obstruct full opening or closing of gate. [Fire/Life Safety]
RESPONSE: Landscape shifted to accommodate gate, gate updated.
- Storm drainage development fees totaling \$267,419.99 are still due and must be paid prior to recording of this site plan or plat. [TAPS]
RESPONSE: Noted – We want to make sure that future development tracts are not getting double charged. For example in this plat Tract B is created which is further subdivided in Filing 3 into individual lots.
- On the plat there are many easement lines that cross the Tract or Lot lines, these easement lines need to have distances on both sides of the Lot or Tract line. [Real Property]
RESPONSE: Many of the easements have been removed; however, the remaining ones have been updated per the comment.

Planning Department Comments

1. Community Questions, Comments and Concerns

- a. No additional Community comments were received during this review.

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RESPONSE: Noted.

2. Completeness and Clarity of the Application

- a. Combine the Elevations and Photometric Plan (and Landscape Plans if possible) into the Site Plan on the next submittal.

RESPONSE: Noted.

[Site Plan Page 1]

- b. This box needs to be larger so that it can be used. Remove the lines, date, and description details. It should be a large open box titled "Amendments".

RESPONSE: This box has been expanded and revised as requested.

[Site Plan Page 7]

- c. Please include the sight-line diagrams for the storage screening provided in the comment responses somewhere in the site plan or landscape plan.

RESPONSE: Noted.

3. Zoning and Land Use Comments

- a. There were no more zoning or land use comments on this review.

RESPONSE: Noted.

4. Parking Issues

- a. There were no parking issues identified on this review.

RESPONSE: Noted.

5. Architectural and Urban Design Issues

- a. There were no Architectural or Urban Design issues identified on this review.

RESPONSE: Noted.

6. Signage Issues

- a. There were no signage comments on this review.

RESPONSE: Noted.

7. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

[Site Plan Page 1]

- a. Identify bike rack location on site plan.

RESPONSE: The bike rack (1) is shown on Sheet 7.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- a. There were no comments from addressing on this review.

RESPONSE: Noted.

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 1]

- a. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

RESPONSE: The Preliminary Drainage Report has been approved (EDN #223295).

[Site Plan Page 2]

- b. FF Elev looks to be 10' higher than adjacent grade.

RESPONSE: The finish floor elevation has been revised.

- c. Repeat comment: Callout wall material and label wall private.

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- RESPONSE: The wall material has been called out and the wall labeled as private.**
- d. Label wall private.
RESPONSE: The wall has been labeled as private.
- e. Repeat comment: Label roadway, include roadway classification.
RESPONSE: The roadway has been labeled, including road classification.
- f. Repeat comment: Curb returns are required for sites with >20 parking spaces per 4.02.4; revise design to incorporate curb returns instead of a curb cut.
RESPONSE: Although the number of parking spaces has been reduced to less than 20, the access drive has still been revised to include curb returns.
- g. Dimension ROW.
RESPONSE: The R.O.W. has been dimensioned.
- h. Show proposed curb ramps per requirements of 4.02.3. Include any needed sidewalk easement in the Plat and show in the Site Plan.
RESPONSE: The curb ramps have been added. A sidewalk easement is included and called out. The easement is outside of the property and therefore will be handled by a separate document.
[Site Plan Page 18]
- i. Per 4.07.1.02, Fire lanes shall be paved full width with asphalt, concrete or hidden pavement structures (typical)
RESPONSE: The fire lane in question on Sheet 18 is now full width and will be paved with concrete.
- j. Label private, provide detail in plans including max height.
RESPONSE: The wall has been labeled private. A detail, including the maximum height, has been provided on Sheet 34.
- k. Fix text overlap.
RESPONSE: The text overlap has been fixed.
[Site Plan Page 23]
- l. Min 2% slope for swales (typical).
RESPONSE: Correspondence with the City of Aurora has already been made for the swales contained within the Golf Course and a variance has been approved. All the swales are considered private and shall be maintained by the Golf Course. See the Preliminary Drainage report for more information.
[Site Plan Page 29]
- m. Provide detail and provide handrail for portions of wall over 30".
RESPONSE: The wall in question has been removed. A typical landscape block detail has been added to Sheet 34.
- n. Per 2.08.1.06.4, provide a minimum of six inches from bottom of the siding to the finish grade.
RESPONSE: There will be a 6" separation from top of foundation to finish grade.
- o. Per 2.08.1.06.2, in no condition shall the bottom of the swale at its highest point be less than six inches below the grade at the foundation of any adjacent structure.
RESPONSE: A minimum of 6" has been provided from the highest point of the swale to the finish floor elevation of the structure.
- p. In hardscape, min 2% slope away from the building is required.
RESPONSE: Hardscape has been revised to have a minimum of 2% slope away from the building.
- q. Callout wall, label private, provide detail.
RESPONSE: The wall in question is a stem wall associated with the foundation of the building. Refer to the architectural elevations for more information.

- r. Per 2.08.1.06.4, provide a minimum of six inches from bottom of the siding to the finish grade. It appears a wall is needed around the building; it is not allowable to backfill against the building walls.
RESPONSE: The foundation steps and provides 6" clearance to finish grade along the length of the building. Refer to the architectural elevations for more information.
- s. FFE is lower than adjacent grade, so the slope is currently graded towards the building. Revise grading to provide min 5% grade away from the building for 10' (min 2% in hardscape)
RESPONSE: The FFE and grading adjacent to the building has been adjusted to meet criteria.
[Site Plan Page 30]
- t. Min 2% slope for swales.
RESPONSE: Correspondence with the City of Aurora has already been made for the swales contained within the Golf Course and a variance has been approved. All the swales are considered private and shall be maintained by the Golf Course. See the Preliminary Drainage report for more information.
[Site Plan Page 33]
- u. Label the retaining wall as private.
RESPONSE: The retaining wall detail has been replaced. The new detail includes "private".

10. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

[Site Plan Page 7]

- a. comment not addressed. Adjust parking space, curb ramp layout to remove curve in crosswalk. Provide more direct path, directional ramps, straight pedestrian path for seeing impaired.
RESPONSE: This area has been adjusted to eliminate the curve in the crosswalk and provide a more direct pedestrian path. A directional ramp has also been added.
- b. Label this street.
RESPONSE: The street has been labeled.
- c. Previous comments not addressed: extend view to show entire sight triangle and Nova Drive and Aurora Parkway. Sight triangles are required at all intersections that include public ROW Label access as maintenance access only.
RESPONSE: The viewport has been extended to show the sight triangles.
[Site Plan Page 31]
- d. Some legend items need to be called out on the plan, see the sheet for exact locations.
RESPONSE: The Signage and Striping Plan has been revised to coordinate between the legend and the plan view.
- e. Label this street.
RESPONSE: This street has been labeled.
- f. Verify and reference COA TE-12.
RESPONSE: COA TE-12 has been referenced.
- g. This sign should be MUTCD R5-11.
RESPONSE: The sign has been updated.
- h. Replace sign with handicapped parking sign.
RESPONSE: The sign has been replaced.
- i. Show sign on sheet or delete.
RESPONSE: The sign has been deleted from the legend.

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11. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Page 1]

- a. Please add 2021 ICC code reference in the Data Table.
RESPONSE: The 2021 ICC code is referenced at the bottom of the Data Table.
 - b. Please fix this row in data table.
RESPONSE: This row has been fixed.
 - c. Please explain the R-3 use for the maintenance building.
RESPONSE: The R-3 occupancy is a 'congregate living facility' (non-transient) as defined by the IBC, with 16 or fewer occupants (dormitory).
 - d. Specify III-A or III-B construction type for all buildings.
RESPONSE: The construction types have been modified.
- [Site Plan Page 7]
- e. What type of fuel?
RESPONSE: Gasoline is now specified.
 - f. Label gate: 24' Manual Sliding Gate with Approved Knox Hardware
RESPONSE: The gate is now labeled as requested.
 - g. Please provide a detail of the area around the fuel pump showing vehicle impact protection
RESPONSE: An insert has been included on Sheet 7 to show detailed information regarding the area around the fuel pump, including bollards.
 - h. Accessible route needs to be shown connecting to the public way.
RESPONSE: The accessible route to the R.O.W. is now shown on Sheet 32.
- [Site Plan Page 29]
- i. Provide a detailed grading sheet for the maintenance building showing longitudinal and transverse grade percentages through fire lane easement and accessible route.
RESPONSE: Additional slopes have been added to the fire lane and accessible route on Sheet 7.
- [Site Plan Page 31]
- j. The City of Aurora does not allow any encroachment into vertical space of fire lane easements.
RESPONSE: The light pole has been moved out of the fire lane easement.
 - k. Use fire lane sign detail on sheet 32 instead of this one.
RESPONSE: The fire lane sign has been replaced as requested.
 - l. Remove these signs.
RESPONSE: The signs have been removed.
- [Site Plan Page 33]
- m. Show 6" clearance from bottom of gate to ground surface.
RESPONSE: The detail has been revised to show 6" clearance.
- [Elevations Page 5]
- n. Update the elevations sheets to show symbol and label for the FDC, the symbol and label for the Knox Box, and the location of Riser Room exterior door.
RESPONSE: Knox box and Riser room exterior door labeled on updated elevations.
 - o. See Knox Box note and diagram on the sheet.
RESPONSE: Noted.
- [Landscape Plan Page 13]
- p. Swinging gate opening must be 24' when fully opened. No landscape material may obstruct full opening or closing of gate.

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- RESPONSE: Landscape shifted to accommodate gate; gate updated.**
- q. Label as 24' Swinging Gate with Approved Knox Hardware.
RESPONSE:
[Landscape Plan Page 24]
- r. Sliding gate opening must be 24' when fully opened. No landscape material may obstruct full opening or closing at gate.
RESPONSE: Landscape shifted to accommodate gate, gate updated.
[Landscape Plan Page 26]
- s. Gate needs to be 24' wide when fully opened.
RESPONSE: Gate detail updated.
- t. Show mounting location of Knox Box.
RESPONSE: Noted and updated.
[Photometric Plan]
- u. Show fire lane easement on photometric plan.
RESPONSE: Photometric plan updated and easement is shown
[Plat Page 3]
- v. Show inside and outside turning radii for fire lane easement.
RESPONSE: Radius is 29' and shown on the curve table. (C8,C9 & C10)
[Plat Page 6]
- w. Inside turning radii for the fire lane easement is a minimum of 29'.
RESPONSE: 29' is the minimum.

12. Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in red)

[Site Plan Page 7]

- a. Show and label ROW limits.
RESPONSE: The R.O.W. has been shown and labeled accordingly.
- b. Show easement encompassing hydrant lateral and hydrant, if outside of ROW. Provide dimensions.
RESPONSE: The easement has been updated to include the hydrant and water meter.
- c. If Water meter is outside of ROW limits, needs to be within a pocket utility easement.
RESPONSE: The easement has been updated to include the hydrant and water meter.
- d. Include the following notes on all pages: -Piping downstream water meter is private
-All sanitary sewer services are private -All water services, irrigation lines, and fire suppression lines to have backflow preventers per Aurora Water standards.
RESPONSE: The notes have been added.

13. TAPS (Aurora Water) (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

- a. Drainage Development Fee: 215.314 acres x \$1,242.00 = \$267,419.99. Fees are due prior to Subdivision Plat recordation.
RESPONSE: Noted

14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- a. Numerous minor corrections throughout the site plan and plat, please see these documents for the full redlines.
RESPONSE: Noted.

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- b. Check with Fire/Life Safety to see if the gates need to be covered by a License Agreement.
RESPONSE: Only the main gate at the maintenance facility (Sheet 7) and the gate on Sheet 18 will need to be covered by a License Agreement. The secondary gate at the maintenance facility is not for fire access.
- c. See the advisory Comments on the first page of the plat.
RESPONSE: Noted.
- d. Add and delete the Notes as indicated to match the Plat Checklist.
RESPONSE: Revised
- e. On the plat there are many easement lines that cross the Tract or Lot lines, these easement lines need to have distances on both sides of the Lot or Tract line.
RESPONSE: Many of the easements have been removed; however, the remaining ones have been updated per the comment.

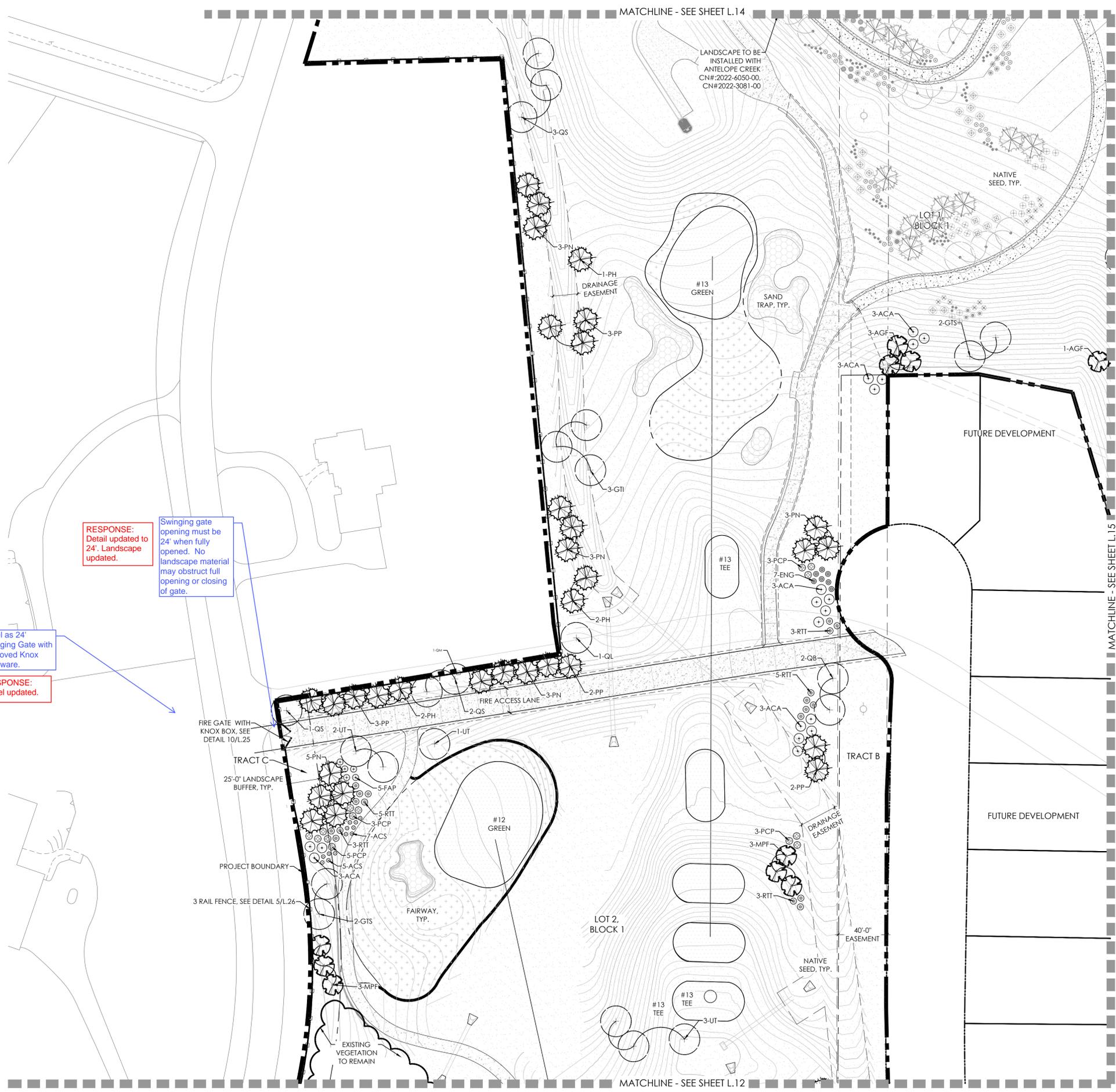
Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,

Jeff Marck

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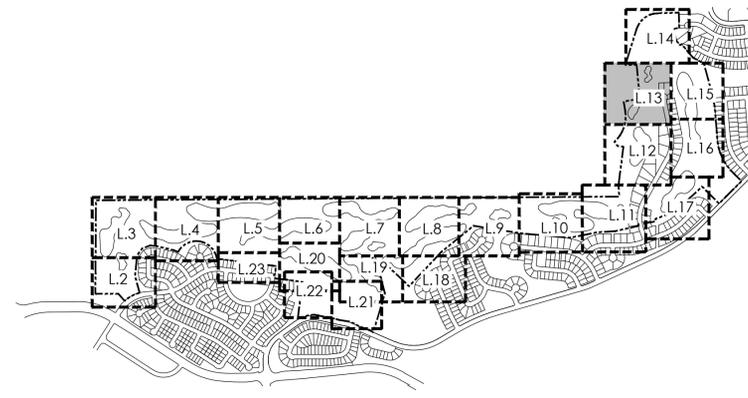


RESPONSE: Detail updated to 24'. Landscape updated.

Swinging gate opening must be 24' when fully opened. No landscape material may obstruct full opening or closing of gate.

Label as 24' Swinging Gate with Approved Knox Hardware.

RESPONSE: Label updated.



KEYMAP

LEGEND

- TEE/ GREEN
- FAIRWAY
- SANDTRAP
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- CONCRETE
- MAINTENANCE PATH
- IRRIGATION POND
- ASPHALT
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- MITIGATION TREE
- TREE TO REMAIN
- DECIDUOUS SHRUBS
- 3 RAIL WOOD FENCE
- 5' OR 6' HT SOLID WOOD FENCE

PLANT LIST

KEY	COMMON NAME
DECIDUOUS SHADE TREES	
CS	CATALPA, WESTERN
CO	HACKBERRY, WESTERN
GD	KENTUCKY COFFEETREE, SEEDLESS
GTI	HONEYLOCUST, IMPERIAL
GTS	HONEYLOCUST, SKYLINE
QB	OAK, SWAMP WHITE
QM	OAK, BUR
QL	OAK, TEXAS RED
QS	OAK, SCHUMMARD
UT	ELM, TRIUMPH
ORNAMENTAL TREES	
ACS	SERVICEBERRY, SHADBLOW
AGF	MAPLE, FLAME AMUR
CCI	HAWTHORN, COCKSPUR THORNLESS
CLC	HAWTHORN, CRIMSON CLOUD
CVW	HAWTHORN, WINTER KING
MPF	CRABAPPLE, PRAIRIE FIRE
PVC	CHOCHECHERRY, CANADA RED OR SCHUBERT
EVERGREEN TREES	
PE	PINE, PINON
PH	PINE, BOSNIAN
PN	PINE, AUSTRIAN
PP	PINE, PONDEROSA
DECIDUOUS SHRUBS	
ACA	SERVICEBERRY, SASKATOON
ACS	SAGEBRUSH, SILVER
AFS	SAGEBRUSH, SAND
ENG	RABBITBRUSH, TALL GREEN
FAP	APACHE PLUME
RTT	SUMAC, THREE LEAF
SAB	BUFFALOBERRY, SILVER
PCP	PLUM, PURPLE LEAF



PROJECT NAME

PRAIRIE POINT GOLF
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

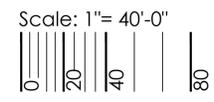
SHEET NUMBER

L.13

SHEET 45 OF 68

AUGUST 3, 2023

NOT FOR CONSTRUCTION





Know what's below.
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PROJECT NAME

PRAIRIE POINT GOLF AURORA, COLORADO SITE PLAN

SHEET TITLE

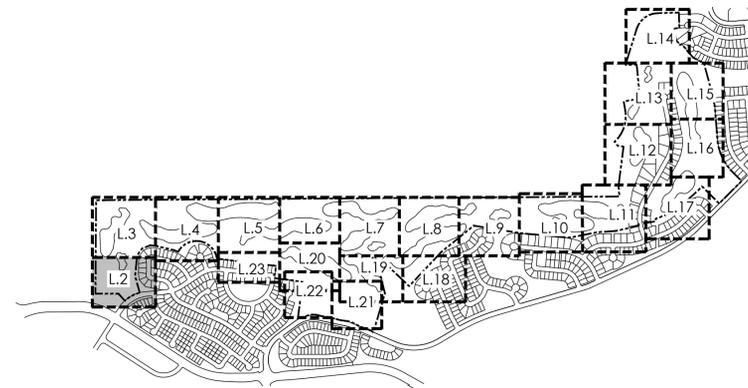
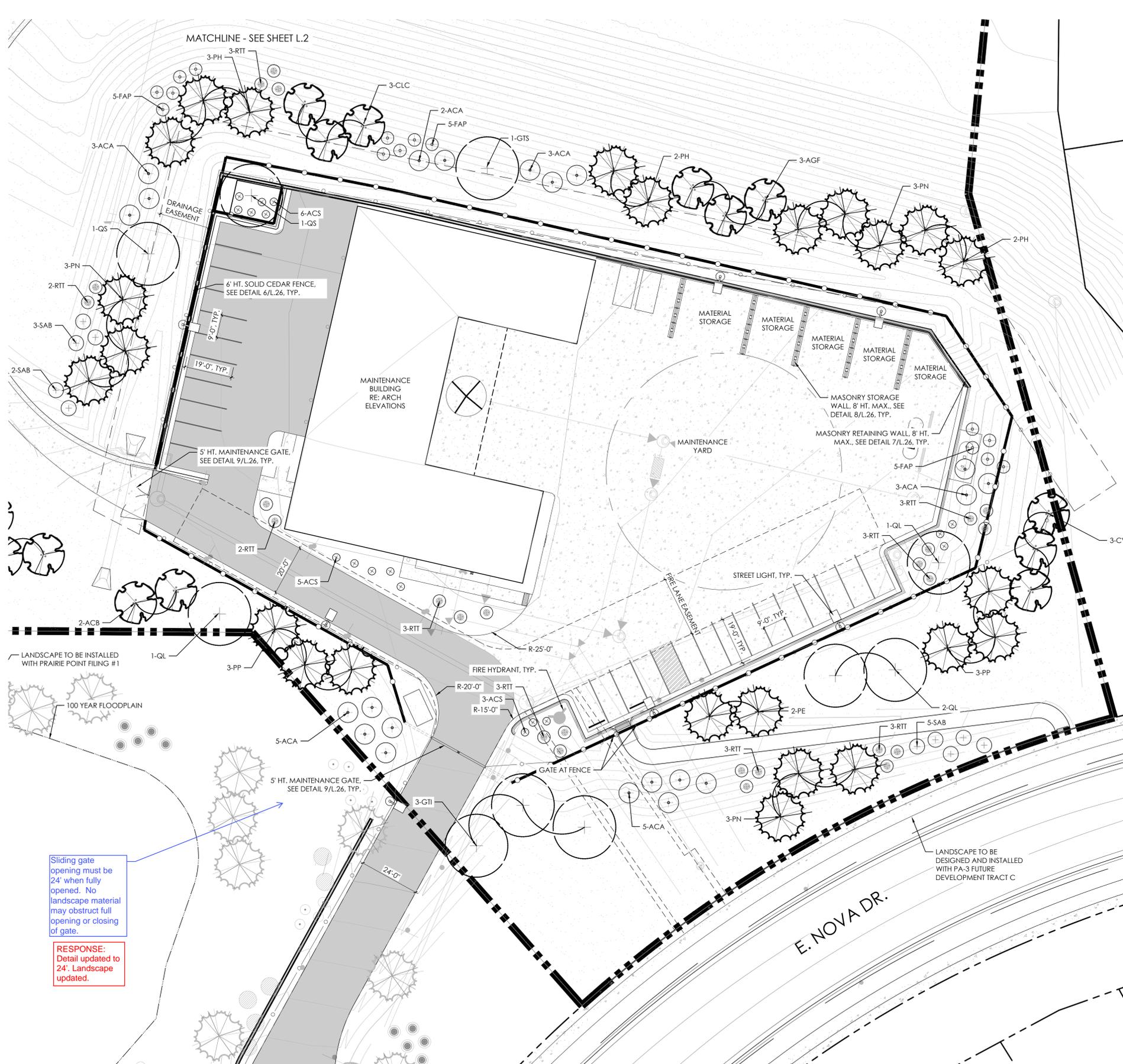
LANDSCAPE PLANS

SHEET NUMBER

L.24

SHEET 56 OF 68

AUGUST 3, 2023



KEYMAP

LEGEND

- TEE/ GREEN
- FAIRWAY
- SANDTRAP
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- CONCRETE
- MAINTENANCE PATH
- IRRIGATION POND
- ASPHALT
- DECIDUOUS SHADE TREE
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- MITIGATION TREE
- TREE TO REMAIN
- DECIDUOUS SHRUBS
- 3 RAIL WOOD FENCE
- 5' OR 6' HT SOLID WOOD FENCE

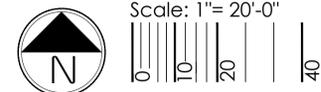
PLANT LIST

KEY	COMMON NAME
DECIDUOUS SHADE TREES	
CS	CATALPA, WESTERN
CO	HACKBERRY, WESTERN
GD	KENTUCKY COFFEETREE, SEEDLESS
GTI	HONEYLOCUST, IMPERIAL
GTS	HONEYLOCUST, SKYLINE
QB	OAK, SWAMP WHITE
QM	OAK, BUR
QL	OAK, TEXAS RED
QS	OAK, SCHUMMARD
UT	ELM, TRIUMPH
ORNAMENTAL TREES	
ACS	SERVICEBERRY, SHADBLow
AGF	MAPLE, FLAME AMUR
CCI	HAWTHORN, COCKSPUR THORNLESS
CLC	HAWTHORN, CRIMSON CLOUD
CVW	HAWTHORN, WINTER KING
MPF	CRABAPPLE, PRAIRIE FIRE
PVC	CHOCHECHERRY, CANADA RED OR SCHUBERT
EVERGREEN TREES	
PE	PINE, PINON
PH	PINE, BOSNIAN
PN	PINE, AUSTRALIAN
PP	PINE, PONDEROSA
DECIDUOUS SHRUBS	
ACA	SERVICEBERRY, SASKATOON
ACS	SAGEBRUSH, SILVER
AFS	SAGEBRUSH, SAND
ENG	RABBITBRUSH, TALL GREEN
FAP	APACHE PLUME
RTT	SUMAC, THREE LEAF
SAB	BUFFALOBERRY, SILVER
PCP	PLUM, PURPLE LEAF

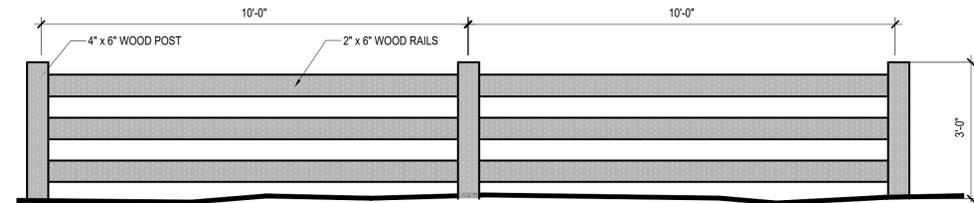
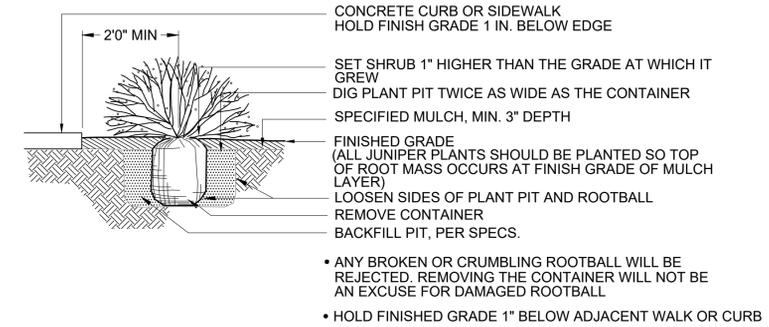
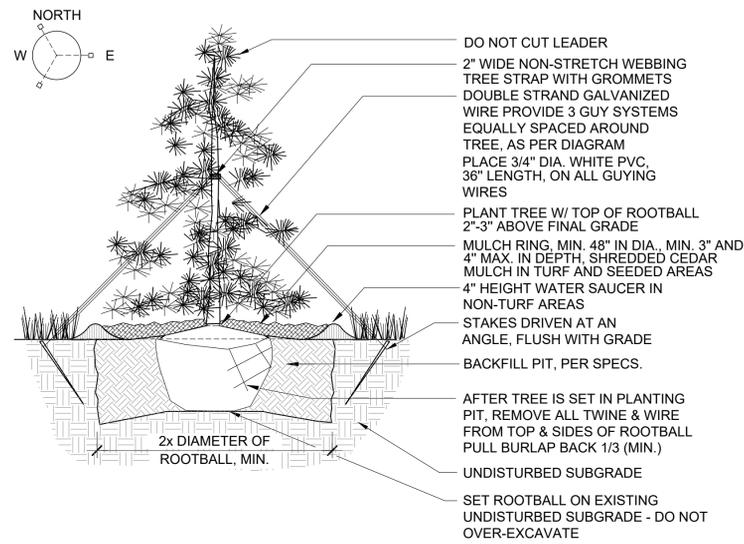
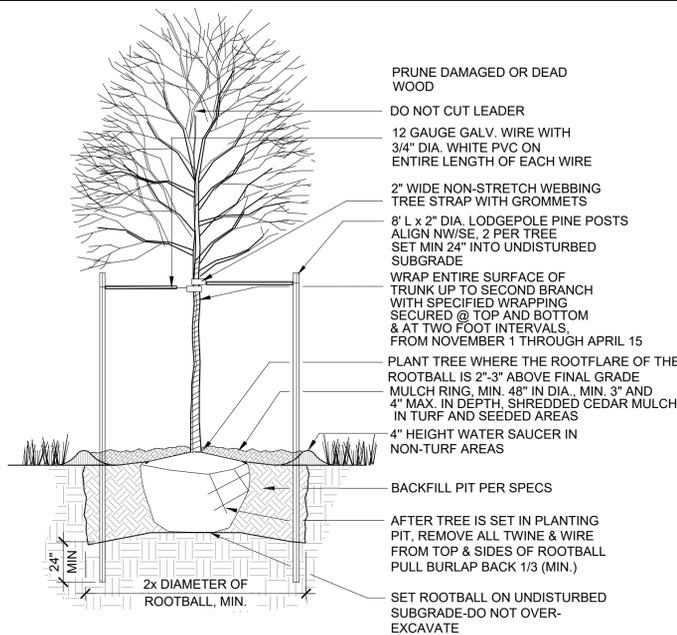
Sliding gate opening must be 24' when fully opened. No landscape material may obstruct full opening or closing of gate.

RESPONSE:
Detail updated to 24'. Landscape updated.

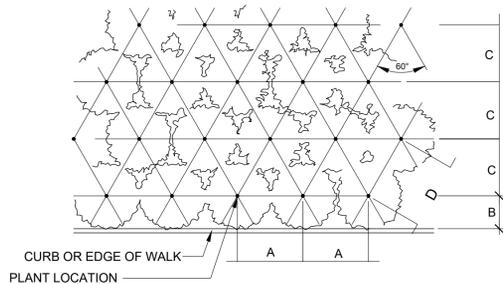
NOT FOR CONSTRUCTION



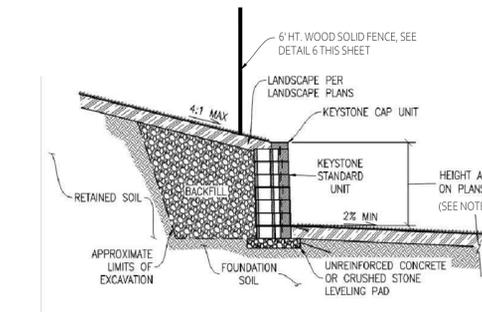
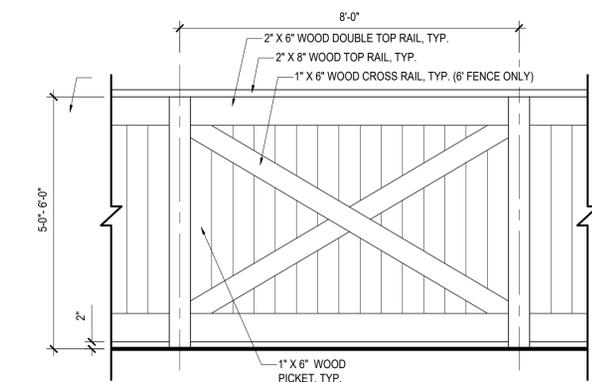
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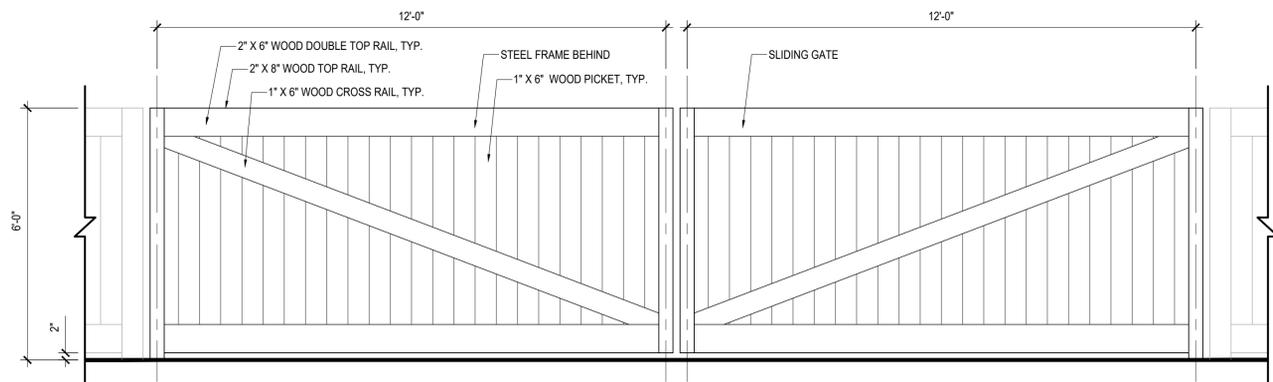
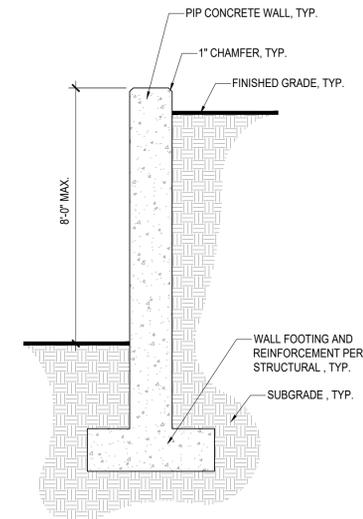
NOTE:
1. ALL DETAILS ARE FOR REFERENCE ONLY. FINAL STRUCTURES TO BE DETERMINED AT CONSTRUCTION DOCUMENTS.
2. ALL WOOD FENCES SHALL BE TREATED WITH ONE OF THE FOLLOWING PRESERVATIVE TREATMENT PRODUCTS:
• LIFETIME® WOOD TREATMENT, MANUFACTURER: VALHALLA WOOD PRESERVATIVES LTD, WWW.VALHALCO.COM
• ECO WOOD TREATMENT, MANUFACTURER: INT. ECO WOOD TREATMENT, HTTP://ECOWOODTREATMENT.COM
• AN EQUIVALENT PRODUCT MAY BE USED IF APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT



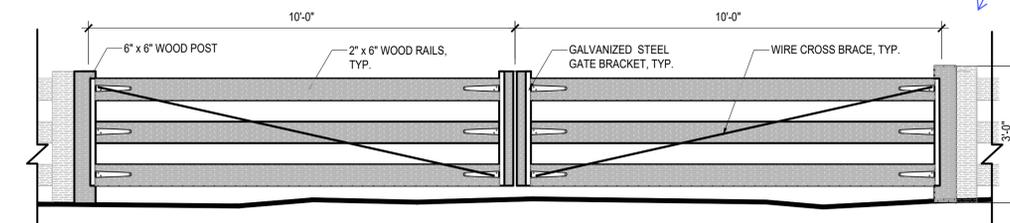
PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"



NOTES
1. EXPOSED WALL HEIGHT FOR INDIVIDUAL WALLS SHALL NOT EXCEED 30" WHEN NO FENCE OR RAILING IS INSTALLED
2. EXPOSED WALL HEIGHT GREATER THAN 30" WILL REQUIRE RAILINGS, FENCE OR BARRIER INSTALLED
3. FOUNDATION, BACKFILL, AND GRID DEPTHS PER DESIGN / BUILD CONTRACTOR AND MANUFACTURER'S REQUIREMENTS.
4. WALL DESIGN TO BE SUBMITTED TO AND APPROVED BY CITY OF AURORA PRIOR TO CONSTRUCTION.



Show mounting location of Knox Box.
RESPONSE: Mounting location labeled and shown.



Gate needs to be 24' wide when fully opened.
RESPONSE: Gate detail updated.

PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1

SITUATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LOCATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33, 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:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, NORTH 89°34'42" EAST, A DISTANCE OF 2,631.52 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 89°35'50" EAST, A DISTANCE OF 2,661.35 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 34;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, NORTH 89°36'13" EAST, A DISTANCE OF 2,127.50 FEET TO THE EAST LINE OF THAT CERTAIN BRIDLE PATH AS SHOWN ON CHENANGO FILING NO. 3 AS SHOWN IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE IN BOOK 38 AT PAGE 66;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 04°19'21" WEST, A DISTANCE OF 154.23 FEET;
2. NORTH 07°20'38" EAST, A DISTANCE OF 463.76 FEET TO THE SOUTHEAST CORNER OF THE REMAINING PORTION OF SOUTH GIBRALTER COURT AS SHOWN ON SAID CHENANGO FILING NO. 3, SAID SOUTH GIBRALTER COURT BEING PARTIALLY VACATED BY ORDINANCE NO. 91-57 AS RECORDED IN SAID RECORDS IN BOOK 6212 AT PAGE 186 AND ORDINANCE NO. 2019-24 AS RECORDED IN SAID RECORDS AT RECEPTION D09069381;

THENCE ALONG THE EASTERLY AND NORTHERLY SAID REMAINING RIGHT-OF-WAY OF SOUTH GIBRALTER COURT THE FOLLOWING THREE (3) COURSES:

1. NORTH 07°20'38" EAST, A DISTANCE OF 50.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°26'50" EAST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°43'54", AN ARC LENGTH OF 93.55 FEET;
3. NORTH 38°49'14" WEST, A DISTANCE OF 74.46 FEET TO THE EASTERLY RIGHT-OF-WAY OF EAST LONG AVENUE AS SHOWN ON SAID CHENANGO FILING NO. 3 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 480.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 41°48'24" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°30'50", AN ARC LENGTH OF 481.83 FEET;
2. NORTH 09°19'14" WEST, A DISTANCE OF 136.72 FEET TO THE CENTERLINE OF THE FORMER EAST KETTLE PLACE AS SHOWN ON SAID CHENANGO FILING NO. 3, VACATED BY ORDINANCE 91-57 AS RECORDED IN SAID RECORDS IN BOOK 6212 AT PAGE 186;

THENCE ALONG SAID CENTERLINE, NORTH 80°40'46" EAST, A DISTANCE OF 233.45 FEET;

THENCE DEPARTING SAID CENTERLINE, NORTH 09°19'14" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 4 OF SAID CHENANGO FILING NO. 3;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 20, NORTH 05°19'23" WEST, A DISTANCE OF 458.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 20 AND THE SOUTHWESTERLY BOUNDARY OF ANTELOPE CREEK SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. _____ IN SAID RECORDS; Noted

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES;

1. NORTH 84°47'52" EAST, A DISTANCE OF 195.68 FEET;
2. SOUTH 23°37'06" EAST, A DISTANCE OF 297.85 FEET;
3. SOUTH 89°56'38" EAST, A DISTANCE OF 70.00 FEET;
4. SOUTH 80°03'29" EAST, A DISTANCE OF 81.25 FEET;
5. SOUTH 16°21'35" EAST, A DISTANCE OF 171.71 FEET;
6. SOUTH 01°00'02" WEST, A DISTANCE OF 280.00 FEET;
7. SOUTH 00°55'51" WEST, A DISTANCE OF 69.77 FEET;
8. SOUTH 01°07'18" EAST, A DISTANCE OF 68.97 FEET;
9. SOUTH 04°04'29" EAST, A DISTANCE OF 69.00 FEET;
10. SOUTH 05°28'31" EAST, A DISTANCE OF 265.09 FEET;
11. SOUTH 04°03'40" WEST, A DISTANCE OF 104.53 FEET;
12. SOUTH 10°12'56" WEST, A DISTANCE OF 81.93 FEET;
13. SOUTH 44°51'06" EAST, A DISTANCE OF 537.85 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, SOUTH 47°34'27" WEST, A DISTANCE OF 645.83 FEET;

THENCE SOUTH 80°31'14" WEST, A DISTANCE OF 388.28 FEET;

THENCE SOUTH 76°51'54" WEST, A DISTANCE OF 205.00 FEET;

THENCE SOUTH 78°48'25" WEST, A DISTANCE OF 796.43 FEET;

THENCE NORTH 84°48'24" WEST, A DISTANCE OF 699.06 FEET;

THENCE NORTH 81°18'24" WEST, A DISTANCE OF 308.81 FEET;

THENCE NORTH 81°59'01" WEST, A DISTANCE OF 68.40 FEET;

THENCE NORTH 80°22'17" WEST, A DISTANCE OF 297.54 FEET;

THENCE SOUTH 51°04'59" WEST, A DISTANCE OF 582.25 FEET;

THENCE SOUTH 43°26'47" WEST, A DISTANCE OF 701.62 FEET;

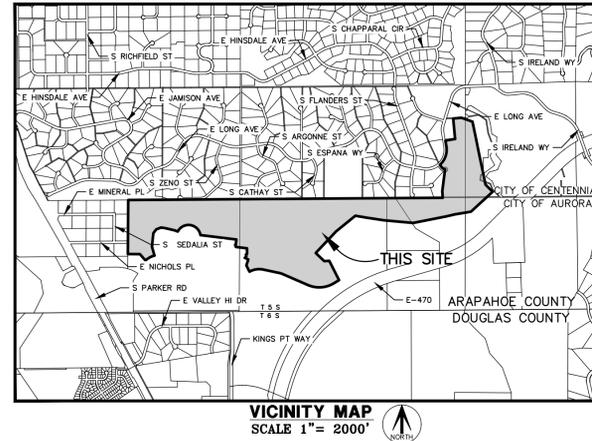
THENCE SOUTH 46°33'13" EAST, A DISTANCE OF 276.95 FEET;

THENCE NORTH 87°04'01" EAST, A DISTANCE OF 118.65 FEET;

THENCE SOUTH 27°00'33" EAST, A DISTANCE OF 508.77 FEET TO THE NORTHERLY RIGHT-OF-WAY DEDICATION AS RECORDED UNDER RECEPTION NO. _____ IN SAID RECORDS; Noted

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES;

1. SOUTH 59°24'09" WEST, A DISTANCE OF 150.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 667.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 628.47 FEET;
3. NORTH 66°36'42" WEST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 91.01 FEET;
5. NORTH 77°59'47" WEST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;
6. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°26'36", AN ARC LENGTH OF 307.30 FEET;
7. SOUTH 63°33'37" WEST, A DISTANCE OF 34.65 FEET TO THE NORTHERLY BOUNDARY OF PRAIRIE POINT SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. _____ IN SAID RECORDS;



(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) Noted

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.) Noted

GENERAL NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".
2. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, IS ASSUMED TO BEAR NORTH 89°34'42"E 2631.52 FEET AND IS MONUMENTED AT THE WEST END BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "T5S R66W C S33 PLS 13155 1993" AND THE WEST END BY NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 13155 T5S R66W 1/4 S33/S34 1993".
3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
5. ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.
6. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. STEWART TITLE GUARANTY COMPANY'S COMMITMENT NO. 22000310708, WITH AN EFFECTIVE DATE OF **OCTOBER 26, 2022** WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

No Gas easement are being granted on this plat - Delete note. Deleted

No sidewalk easement are being granted on this plat - Delete note. Revised Deleted

Add the Note about the Tracts being granted on this plat. Deleted

No Tracts are being granted with this plat. Deleted

COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN, SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION PONDS AND DRAINAGE FEATURES OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORPORATION

BY: _____

TITLE: _____

STATE OF _____

COUNTY OF _____ SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____, AS _____ OF CLAYTON

PROPERTIES GROUP II, INC. A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

add Note: All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type I local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets. Added

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON 06/22/2021.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.3.B.2. THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY OF AURORA APPROVALS:

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

CITY ENGINEER

PLANNING DIRECTOR

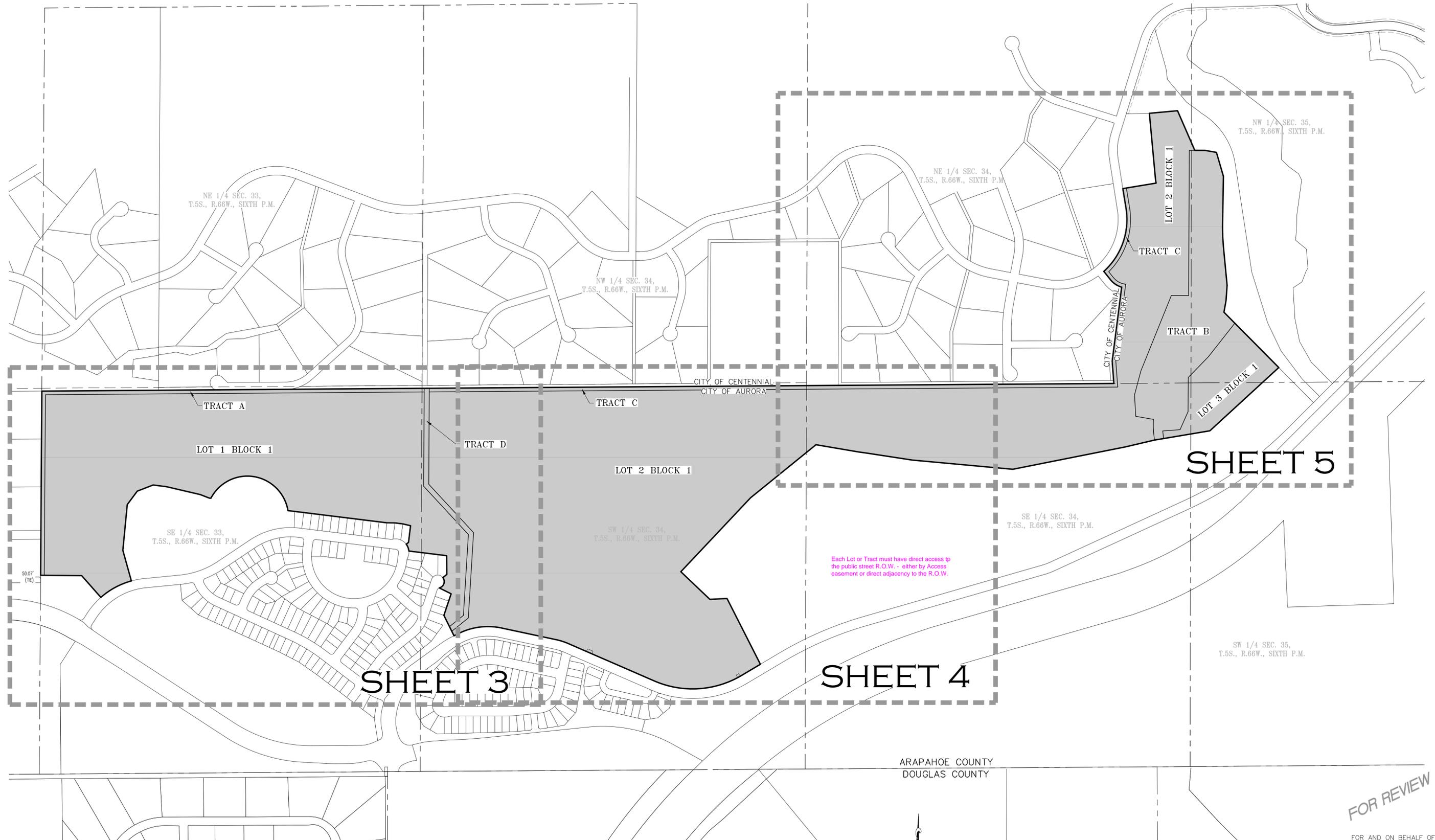
DATE

DATE

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER OAKWOOD LAND DEVELOPMENT		DATE OF PREPARATION:	10/31/2022
	4908 TOWER ROAD DENVER, COLORADO (303) 486-8500		SCALE:	N/A
AzTec Proj. No: 19322-27	Drawn By: RBA	SHEET 1 OF 5		

PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1

SITUATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



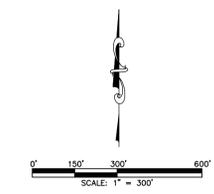
SHEET 5

SHEET 3

SHEET 4

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



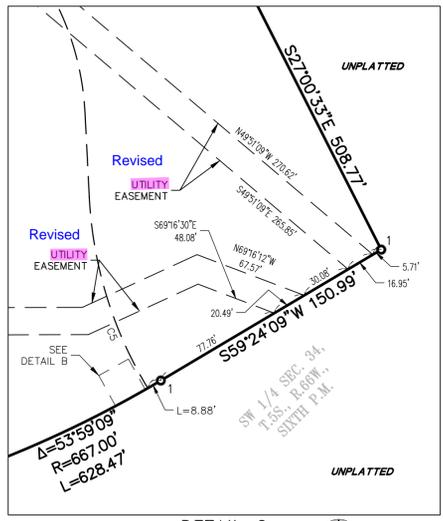
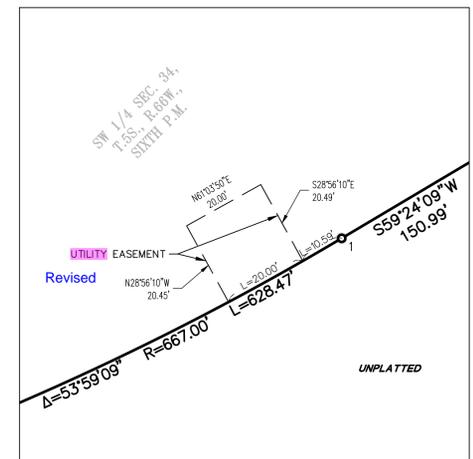
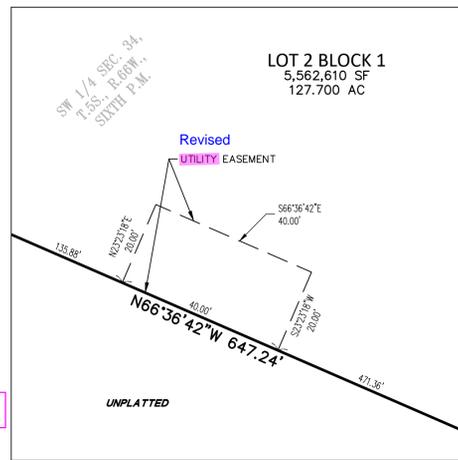
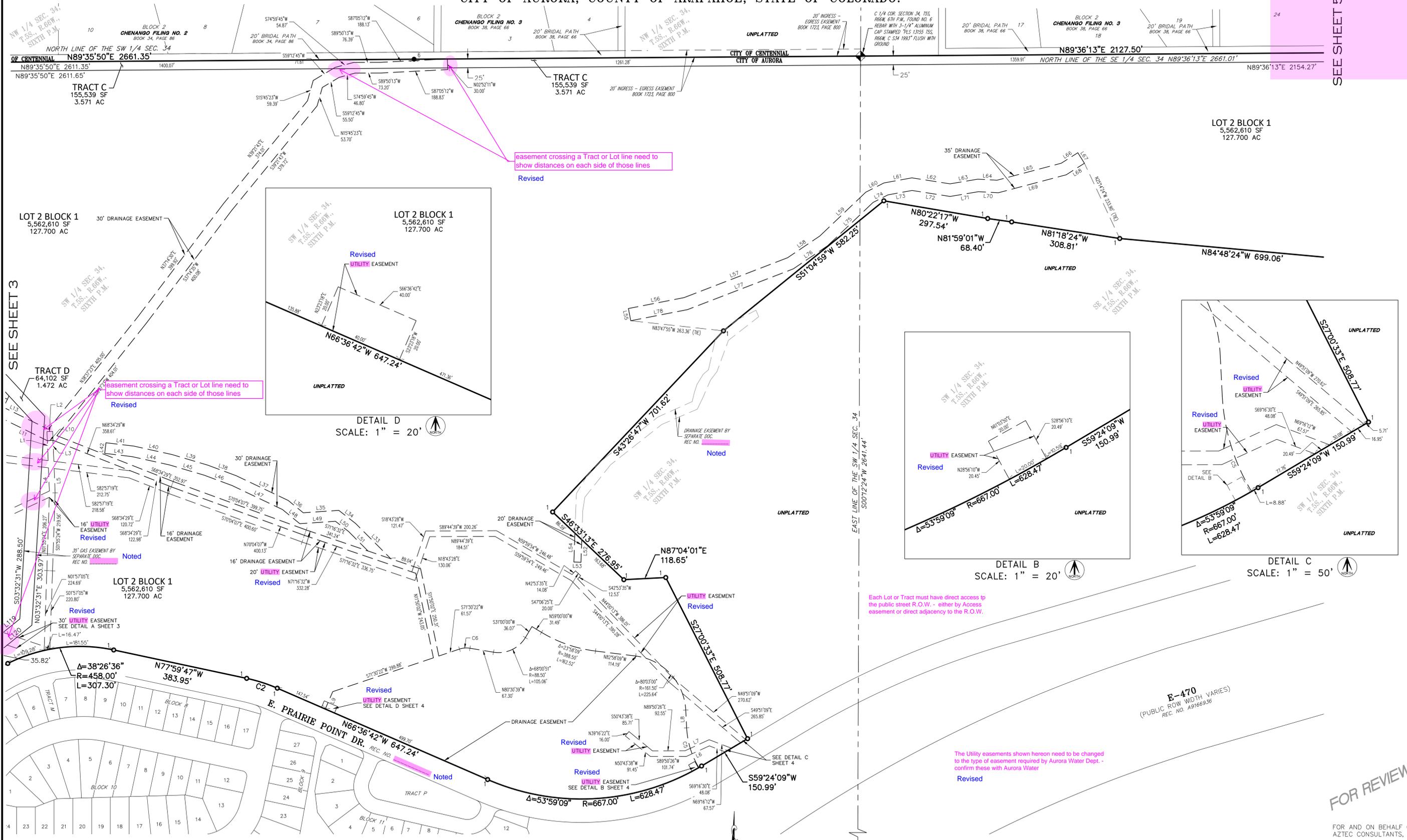
AZTEC CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DEVELOPER OAKWOOD LAND DEVELOPMENT 4908 TOWER ROAD DENVER, COLORADO (303) 486-8500		DATE OF PREPARATION: 10/31/2022
	AzTec Proj. No.: 19322-27 Drawn By: RBA		SCALE: N/A
			SHEET 2 OF 5

PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1

SITUATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

add Key Map on each page
Added

SEE SHEET 5



Revised
easement crossing a Tract or Lot line need to show distances on each side of those lines

Revised
easement crossing a Tract or Lot line need to show distances on each side of those lines

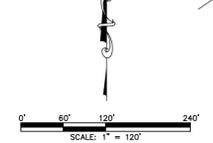
Each Lot or Tract must have direct access to the public street R.O.W. - either by Access easement or direct adjacency to the R.O.W.

The Utility easements shown hereon need to be changed to the type of easement required by Aurora Water Dept. - confirm these with Aurora Water
Revised

B-470
(PUBLIC ROW WIDTH VARIES)
REC. NO. A9166936

FOR REVIEW

SEE SHEET 6 FOR LINE & CURVE TABLES



AzTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER OAKWOOD LAND DEVELOPMENT 4908 TOWER ROAD DENVER, COLORADO (303) 486-8500	DATE OF PREPARATION: 10/31/2022 SCALE: 1" = 120' SHEET 4 OF 5
	AzTec Proj. No.: 19322-27 Drawn By: RBA	

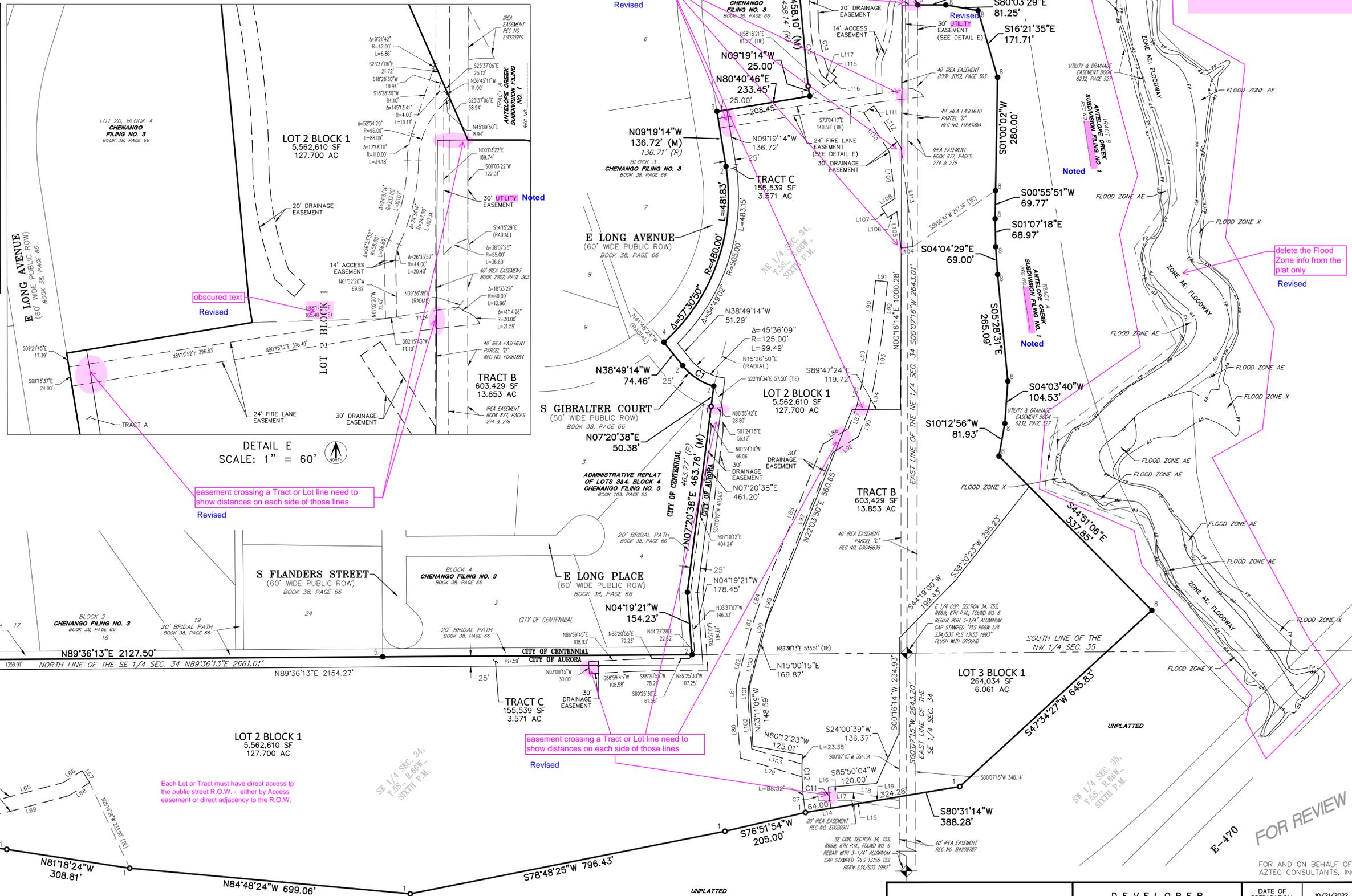
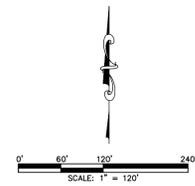
PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1

SITUATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

MONUMENT SYMBOL LEGEND

- ◆ SECTION CORNER MONUMENT AS DESCRIBED
 - SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP - STAMPING ILLEGIBLE
 - FOUND NO. 5 REBAR - NO CAP
 - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 13155 MERRICK"
 - FOUND NO. 5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP STAMPED "MERRICK PLS 13155"
 - FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 29040"
 - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "EMK PLS 12405"
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "HIGH PRAIRIE PLS 31027"
 - FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- (R) = RECORD DISTANCES FROM CHENANGO FILING NO. 3, BOOK 38, PAGE 66
(M) = MEASURED DISTANCES

SEE SHEET 6
FOR LINE &
CURVE TABLES



SEE SHEET 4

FOR REVIEW

AzTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 10/31/2022
	SCALE: 1" = 120'
AzTec Proj. No.: 19322-27 Drawn By: RBA	DEVELOPER OAKWOOD LAND DEVELOPMENT 4908 TOWER ROAD DENVER, COLORADO (303) 486-8500

PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1

SITUATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°20'22"W	81.67'
L2	N87°39'38"E	16.00'
L3	S02°20'22"E	84.31'
L4	N02°20'22"W	65.22'
L5	S02°20'22"E	68.22'
L6	N65°24'12"E	71.18'
L7	S65°24'12"W	74.40'
L8	N02°55'09"W	49.91'
L9	S23°23'18"W	53.17'
L10	S85°53'26"W	16.01'
L11	N64°00'59"W	152.46'
L12	S25°59'01"W	75.11'
L13	S64°00'59"E	140.96'
L14	N80°31'14"E	147.10'
L15	N80°03'42"W	30.28'
L16	S89°37'34"W	81.10'
L17	N89°37'34"E	79.79'
L18	N80°03'42"W	87.02'
L19	N80°31'14"E	60.16'
L20	S34°35'00"E	107.89'
L21	N34°35'00"W	104.40'
L22	S28°56'10"W	53.29'
L23	S65°04'06"W	159.36'
L24	S24°55'54"E	24.00'
L25	N65°04'06"E	146.66'
L26	S61°07'02"E	126.90'
L27	N28°52'58"E	24.00'
L28	N61°07'02"W	108.01'
L29	N28°56'10"E	25.82'
L30	N33°24'39"W	70.63'
L31	N62°33'12"W	20.67'
L32	N33°24'39"W	16.76'
L33	S45°02'32"E	140.51'
L34	S52°13'08"E	60.13'
L35	N86°07'25"E	100.52'
L36	S50°52'38"E	55.02'
L37	S64°38'14"E	162.17'
L38	S69°41'14"E	86.45'
L39	S73°35'28"E	104.61'
L40	S77°33'18"E	110.46'

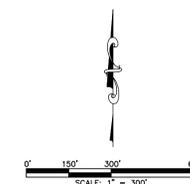
LINE TABLE		
LINE	BEARING	LENGTH
L41	S83°13'46"E	79.33'
L42	N06°46'14"E	30.00'
L43	S83°13'46"E	77.84'
L44	S77°33'18"E	107.93'
L45	S73°35'28"E	102.55'
L46	S69°41'14"E	84.10'
L47	S64°38'14"E	157.22'
L48	S50°52'38"E	63.22'
L49	N86°07'25"E	100.93'
L50	S52°13'08"E	46.83'
L51	S45°02'32"E	77.75'
L52	N02°00'22"E	63.67'
L53	S88°02'40"E	20.01'
L54	N02°00'22"E	81.35'
L55	N11°03'04"W	35.00'
L56	N78°56'56"E	160.31'
L57	N69°00'38"E	312.97'
L58	N56°08'25"E	109.78'
L59	N46°30'13"E	179.15'
L60	N63°10'05"E	57.40'
L61	N79°41'49"E	80.29'
L62	S81°05'13"E	108.97'
L63	N80°28'39"E	79.30'
L64	S86°56'26"E	54.71'
L65	N75°14'34"E	187.33'
L66	N57°49'13"E	55.53'
L67	S32°10'47"E	35.00'
L68	N57°49'13"E	60.89'
L69	N75°14'34"E	198.18'
L70	S86°56'26"E	56.33'
L71	N80°28'39"E	81.12'
L72	S81°05'13"E	108.72'
L73	N79°41'49"E	69.28'
L74	N63°10'05"E	47.19'
L75	N46°30'13"E	176.98'
L76	N56°08'25"E	116.68'
L77	N69°00'38"E	319.96'
L78	N78°56'56"E	163.36'
L79	N73°03'10"W	160.13'
L80	N04°24'50"W	141.40'

LINE TABLE		
LINE	BEARING	LENGTH
L81	N02°08'03"E	40.10'
L82	N14°17'21"E	127.49'
L83	N18°10'38"E	48.54'
L84	N19°10'01"E	83.12'
L85	N22°06'07"E	373.83'
L86	N58°19'54"E	74.44'
L87	N20°19'44"E	59.41'
L88	N12°50'04"E	65.27'
L89	N08°55'32"E	119.07'
L90	N05°54'36"E	129.40'
L91	N84°05'24"W	30.00'
L92	N05°54'36"E	130.19'
L93	N08°55'32"E	120.89'
L94	N12°50'04"E	68.26'
L95	N20°19'44"E	71.71'
L96	N58°19'54"E	74.96'
L97	N22°06'07"E	363.25'
L98	N19°10'01"E	82.09'
L99	N18°10'38"E	47.26'
L100	N14°17'21"E	123.28'
L101	N02°08'03"E	35.19'
L102	N04°24'50"W	119.21'
L103	N73°03'10"W	130.48'
L104	S84°02'35"W	30.60'
L105	S05°57'25"E	89.92'
L106	N57°47'17"E	27.05'
L107	S32°08'20"E	29.98'
L108	S57°44'42"W	40.18'
L109	S06°54'58"E	115.48'
L110	S32°58'33"E	116.16'
L111	N54°52'11"E	30.02'
L112	S32°58'33"E	124.23'
L113	S06°54'58"E	245.61'
L114	S12°02'47"E	97.06'
L115	N48°48'18"W	26.47'
L116	N41°11'42"E	20.00'
L117	N48°48'18"W	31.45'
L118	S12°02'47"E	99.18'
L119	S51°14'26"W	123.51'
L120	N51°14'26"E	146.63'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	35°43'54"	150.00'	93.55'
C2	11°23'05"	458.00'	91.01'
C3	113°57'58"	45.00'	89.51'
C4	31°53'31"	92.00'	51.21'
C5	28°25'05"	238.50'	118.29'
C6	27°58'59"	61.50'	30.04'
C7	2°44'51"	418.00'	20.05'
C8	36°07'56"	15.00'	9.46'
C9	53°48'52"	20.00'	18.78'
C10	90°03'12"	20.00'	31.43'
C11	5°18'50"	568.00'	52.68'
C12	12°58'13"	632.00'	143.07'
C13	10°13'40"	1144.02'	204.22'
C14	17°59'04"	394.09'	123.70'
C15	18°44'47"	414.09'	135.48'
C16	10°14'01"	1124.02'	200.76'

Inside turning radii for the fire lane easement is a minimum of 29'.

Revised



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DEVELOPER OAKWOOD LAND DEVELOPMENT 4908 TOWER ROAD DENVER, COLORADO (303) 486-8500	DATE OF PREPARATION: 10/31/2022 SCALE: N/A
	AzTec Proj. No.: 19322-27 Drawn By: RBA	S H E E T 2 O F 5

Parcel Map Check Report

Client: Prepared by:

Aztec Consultants

300 E. Mineral Ave. Ste 1 Littleton Co 80122

Date: 8/4/2023 10:14:46 AM

Parcel Name: Mapcheck boundary - 19

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:176,703.616'" "East:230,612.162'"

Segment# 1: Line

"Course: N7° 20' 38""E" Length: 463.76'

"North: 177,163.572'" "East: 230,671.442'"

Segment# 2: Line

"Course: N7° 20' 38""E" Length: 50.38'

"North: 177,213.538'" "East: 230,677.882'"

Segment# 3: Curve

Length: 93.55' Radius: 150.00'

"Delta: 35°43'54"" Tangent: 48.35'

Chord: 92.04' "Course: N56° 41' 13""W"

"Course In: N15° 26' 50""E" "Course Out: S51° 10' 44""W"

"RP North: 177,358.120'" "East: 230,717.834'"

"End North: 177,264.086'" "East: 230,600.968'"

Segment# 4: Line

"Course: N38° 49' 14""W" Length: 74.46'

"North: 177,322.099'" "East: 230,554.291'"

Segment# 5: Curve

Length: 481.83' Radius: 480.00'

"Delta: 57°30'50"" Tangent: 263.41'

Chord: 461.85' "Course: N19° 26' 11""E"

"Course In: N41° 48' 24""W" "Course Out: N80° 40' 46""E"

"RP North: 177,679.890'" "East: 230,234.313'"

"End North: 177,757.630'" "East: 230,707.976'"

Segment# 6: Line

"Course: N9° 19' 14""W" Length: 136.72'

"North: 177,892.545'" "East: 230,685.833'"

Segment# 7: Line

"Course: N80° 40' 46""E" Length: 233.45'

"North: 177,930.354'" "East: 230,916.201'"

Segment# 8: Line
"Course: N9° 19' 14""W" Length: 25.00'
"North: 177,955.024'" "East: 230,912.152'"

Segment# 9: Line
"Course: N5° 19' 23""W" Length: 458.10'
"North: 178,411.148'" "East: 230,869.654'"

Segment# 10: Line
"Course: N84° 47' 52""E" Length: 195.68'
"North: 178,428.891'" "East: 231,064.528'"

Segment# 11: Line
"Course: S23° 37' 06""E" Length: 297.85'
"North: 178,155.990'" "East: 231,183.859'"

Segment# 12: Line
"Course: S89° 56' 38""E" Length: 70.00'
"North: 178,155.922'" "East: 231,253.859'"

Segment# 13: Line
"Course: S80° 03' 29""E" Length: 81.25'
"North: 178,141.894'" "East: 231,333.889'"

Segment# 14: Line
"Course: S16° 21' 35""E" Length: 171.71'
"North: 177,977.136'" "East: 231,382.254'"

Segment# 15: Line
"Course: S1° 00' 02""W" Length: 280.00'
"North: 177,697.179'" "East: 231,377.365'"

Segment# 16: Line
"Course: S0° 55' 51""W" Length: 69.77'
"North: 177,627.418'" "East: 231,376.231'"

Segment# 17: Line
"Course: S1° 07' 18""E" Length: 68.97'
"North: 177,558.461'" "East: 231,377.581'"

Segment# 18: Line
"Course: S4° 04' 29""E" Length: 69.00'
"North: 177,489.636'" "East: 231,382.484'"

Segment# 19: Line
"Course: S5° 28' 31""E" Length: 265.09'
"North: 177,225.755'" "East: 231,407.778'"

Segment# 20: Line

"Course: S4° 03' 40""W" Length: 104.53'
"North: 177,121.488'" "East: 231,400.375'"

Segment# 21: Line
"Course: S10° 12' 56""W" Length: 81.93'
"North: 177,040.856'" "East: 231,385.845'"

Segment# 22: Line
"Course: S44° 51' 06""E" Length: 537.85'
"North: 176,659.556'" "East: 231,765.176'"

Segment# 23: Line
"Course: S47° 34' 27""W" Length: 645.83'
"North: 176,223.856'" "East: 231,288.456'"

Segment# 24: Line
"Course: S80° 31' 14""W" Length: 388.28'
"North: 176,159.909'" "East: 230,905.478'"

Segment# 25: Line
"Course: S76° 51' 54""W" Length: 205.00'
"North: 176,113.323'" "East: 230,705.841'"

Segment# 26: Line
"Course: S78° 48' 25""W" Length: 796.43'
"North: 175,958.724'" "East: 229,924.561'"

Segment# 27: Line
"Course: N84° 48' 24""W" Length: 699.06'
"North: 176,022.000'" "East: 229,228.370'"

Segment# 28: Line
"Course: N81° 18' 24""W" Length: 308.81'
"North: 176,068.676'" "East: 228,923.108'"

Segment# 29: Line
"Course: N81° 59' 01""W" Length: 68.40'
"North: 176,078.215'" "East: 228,855.376'"

Segment# 30: Line
"Course: N80° 22' 17""W" Length: 297.54'
"North: 176,127.981'" "East: 228,562.028'"

Segment# 31: Line
"Course: S51° 04' 59""W" Length: 582.25'
"North: 175,762.216'" "East: 228,109.004'"

Segment# 32: Line
"Course: S43° 26' 47""W" Length: 701.62'
"North: 175,252.827'" "East: 227,626.517'"

Segment# 33: Line
"Course: S46° 33' 13""E" Length: 276.95'
"North: 175,062.375'" "East: 227,827.588'"

Segment# 34: Line
"Course: N87° 04' 01""E" Length: 118.65'
"North: 175,068.447'" "East: 227,946.082'"

Segment# 35: Line
"Course: S27° 00' 33""E" Length: 508.77'
"North: 174,615.166'" "East: 228,177.132'"

Segment# 36: Line
"Course: S59° 24' 09""W" Length: 150.99'
"North: 174,538.312'" "East: 228,047.165'"

Segment# 37: Curve
Length: 628.47' Radius: 667.00'
"Delta: 53°59'09"" Tangent: 339.75'
Chord: 605.48' "Course: S86° 23' 43""W"
"Course In: N30° 35' 51""W" "Course Out: S23° 23' 18""W"
"RP North: 175,112.441'" "East: 227,707.659'"
"End North: 174,500.245'" "East: 227,442.886'"

Segment# 38: Line
"Course: N66° 36' 42""W" Length: 647.24'
"North: 174,757.174'" "East: 226,848.827'"

Segment# 39: Curve
Length: 91.01' Radius: 458.00'
"Delta: 11°23'05"" Tangent: 45.65'
Chord: 90.86' "Course: N72° 18' 15""W"
"Course In: S23° 23' 18""W" "Course Out: N12° 00' 13""E"
"RP North: 174,336.806'" "East: 226,667.018'"
"End North: 174,784.791'" "East: 226,762.270'"

Segment# 40: Line
"Course: N77° 59' 47""W" Length: 383.95'
"North: 174,864.643'" "East: 226,386.715'"

Segment# 41: Curve
Length: 307.30' Radius: 458.00'
"Delta: 38°26'36"" Tangent: 159.69'
Chord: 301.57' "Course: S82° 46' 55""W"
"Course In: S12° 00' 13""W" "Course Out: N26° 26' 23""W"
"RP North: 174,416.657'" "East: 226,291.464'"
"End North: 174,826.752'" "East: 226,087.536'"

Segment# 42: Line

"Course: S63° 33' 37""W" Length: 34.65'
"North: 174,811.323'" "East: 226,056.511'"

Segment# 43: Line
"Course: N26° 26' 23""W" Length: 157.35'
"North: 174,952.215'" "East: 225,986.450'"

Segment# 44: Line
"Course: N18° 38' 56""E" Length: 156.55'
"North: 175,100.546'" "East: 226,036.509'"

Segment# 45: Line
"Course: N63° 39' 45""W" Length: 91.59'
"North: 175,141.180'" "East: 225,954.427'"

Segment# 46: Curve
Length: 89.51' Radius: 45.00'
"Delta: 113°57'58"" Tangent: 69.25'
Chord: 75.47' "Course: N19° 05' 13""E"
"Course In: N13° 55' 48""W" "Course Out: N52° 06' 14""E"
"RP North: 175,184.857'" "East: 225,943.594'"
"End North: 175,212.497'" "East: 225,979.104'"

Segment# 47: Line
"Course: N52° 06' 14""E" Length: 35.00'
"North: 175,233.995'" "East: 226,006.724'"

Segment# 48: Line
"Course: N0° 28' 14""W" Length: 129.28'
"North: 175,363.271'" "East: 226,005.662'"

Segment# 49: Line
"Course: N83° 00' 06""W" Length: 263.83'
"North: 175,395.416'" "East: 225,743.798'"

Segment# 50: Curve
Length: 51.21' Radius: 92.00'
"Delta: 31°53'31"" Tangent: 26.29'
Chord: 50.55' "Course: N21° 09' 49""W"
"Course In: S84° 46' 56""W" "Course Out: N52° 53' 25""E"
"RP North: 175,387.050'" "East: 225,652.179'"
"End North: 175,442.557'" "East: 225,725.547'"

Segment# 51: Line
"Course: N52° 53' 25""E" Length: 20.00'
"North: 175,454.624'" "East: 225,741.497'"

Segment# 52: Line
"Course: N6° 59' 54""E" Length: 116.05'
"North: 175,569.809'" "East: 225,755.636'"

Segment# 53: Line
"Course: N76° 46' 33"W" Length: 55.33'
"North: 175,582.467'" "East: 225,701.773'"

Segment# 54: Line
"Course: N83° 00' 06"W" Length: 55.00'
"North: 175,589.168'" "East: 225,647.183'"

Segment# 55: Line
"Course: N89° 13' 39"W" Length: 55.33'
"North: 175,589.914'" "East: 225,591.858'"

Segment# 56: Line
"Course: N83° 00' 06"W" Length: 689.76'
"North: 175,673.955'" "East: 224,907.237'"

Segment# 57: Curve
Length: 709.75' Radius: 285.17'
"Delta: 142°36'06"" Tangent: 842.55'
Chord: 540.24' "Course: N80° 53' 37"W"
"Course In: S80° 24' 26"W" "Course Out: N62° 11' 40"W"
"RP North: 175,626.433'" "East: 224,626.055'"
"End North: 175,759.457'" "East: 224,373.812'"

Segment# 58: Line
"Course: N88° 51' 04"W" Length: 10.00'
"North: 175,759.657'" "East: 224,363.814'"

Segment# 59: Line
"Course: N68° 42' 40"W" Length: 68.38'
"North: 175,784.484'" "East: 224,300.100'"

Segment# 60: Line
"Course: N76° 57' 16"W" Length: 240.09'
"North: 175,838.678'" "East: 224,066.206'"

Segment# 61: Line
"Course: N82° 48' 59"W" Length: 93.07'
"North: 175,850.317'" "East: 223,973.867'"

Segment# 62: Line
"Course: S68° 55' 41"W" Length: 117.69'
"North: 175,808.002'" "East: 223,864.047'"

Segment# 63: Line
"Course: S36° 46' 20"W" Length: 115.66'
"North: 175,715.356'" "East: 223,794.809'"

Segment# 64: Line

"Course: S5° 31' 45""W" Length: 316.52'
"North: 175,400.309'" "East: 223,764.311'"

Segment# 65: Line
"Course: S15° 36' 01""E" Length: 219.05'
"North: 175,189.329'" "East: 223,823.219'"

Segment# 66: Curve
Length: 241.72' Radius: 532.00'
"Delta: 26°02'00"" Tangent: 122.99'
Chord: 239.65' "Course: S61° 46' 08""W"
"Course In: S15° 12' 52""E" "Course Out: N41° 14' 52""W"
"RP North: 174,675.975'" "East: 223,962.833'"
"End North: 175,075.967'" "East: 223,612.077'"

Segment# 67: Line
"Course: N41° 34' 54""W" Length: 200.82'
"North: 175,226.183'" "East: 223,478.795'"

Segment# 68: Line
"Course: N89° 36' 49""W" Length: 283.76'
"North: 175,228.096'" "East: 223,195.042'"

Segment# 69: Line
"Course: N0° 23' 11""E" "Length: 1,268.92'"
"North: 176,496.988'" "East: 223,203.599'"

Segment# 70: Line
"Course: N89° 34' 42""E" "Length: 2,631.52'"
"North: 176,516.354'" "East: 225,835.047'"

Segment# 71: Line
"Course: N89° 35' 50""E" "Length: 2,661.35'"
"North: 176,535.063'" "East: 228,496.332'"

Segment# 72: Line
"Course: N89° 36' 13""E" "Length: 2,127.50'"
"North: 176,549.781'" "East: 230,623.781'"

Segment# 73: Line
"Course: N4° 19' 21""W" Length: 154.23'
"North: 176,703.572'" "East: 230,612.156'"

"Perimeter: 25,577.87'" "Area: 9,191,245Sq.Ft."
Error Closure: 0.044 "Course: S7° 25' 39""W"
Error North : -0.0435 East: -0.0057

"Precision 1: 581,315.91"

PRAIRIE POINT GOLF COURSE SITE PLAN

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN I
N THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved

Preliminary Drainage Report has been approved (EDN #223295).



Know what's below. Call before you dig.

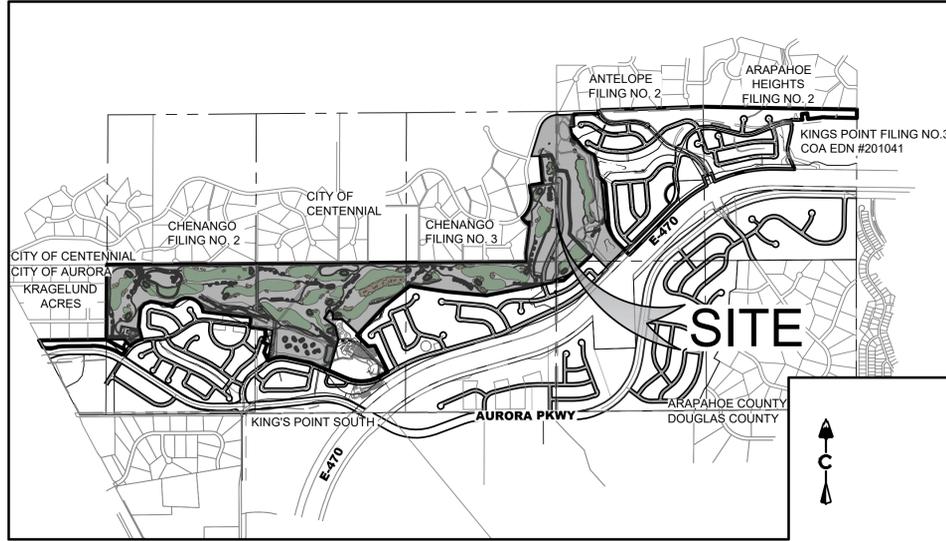


PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
COVER

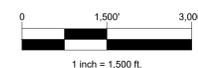
NOT FOR CONSTRUCTION

OVERALL 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 WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- 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, A BOND SHALL BE ISSUED BY THE DEVELOPER FOR THE REMAINING UNINSTALLED LANDSCAPE. LANDSCAPING WILL BE INSTALLED WITHIN TRACTS AND DETENTION PONDS AS DELINEATED ON THE PLAN AT THE TIME OF FINAL CONSTRUCTION WITHIN THE TRACT OR POND AND AVAILABILITY OF IRRIGATION WATER.
- 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 TOP 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 ENCR OACH 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 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
- THE 2015/2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ACCESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE DC AND THE AURORA BUILDING DIVISIONS TO WHETHER THE STRUCTURE PASSES OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THE SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR AND EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCITON TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE UNDER WORSE- CASE NOISE CONDITIONS.
- "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 U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE. CALL 303-739-7420 TO BEGIN THE PLAN REVIEW, PERMITTING AND INSPECTION REVIEW PROCESSES.



VICINITY MAP



DATA TABLE	
NUMBER OF BUILDINGS PROPOSED	4.0
AMOUNT OF LANDSCAPING AREA	7,995,825 SF
AMOUNT OF HARDSCAPE AREA	327,379 SF
SQUARE FOOTAGE OF BUILDINGS PROPOSED	
MAINTENANCE BUILDING (OCCUPANCY: MIXED USE B, R-3, S-1); SPRINKLERED; TYPE III	9898 SF
WEST COMFORT STATION (OCCUPANCY N/A); NON-SPRINKLERED; TYPE III	356 SF
EAST COMFORT STATION (OCCUPANCY N/A); NON-SPRINKLERED; TYPE III	356 SF
PUMPHOUSE (OCCUPANCY N/A); NON-SPRINKLERED; TYPE III	625 SF
MAXIMUM BUILDING HEIGHT	38 FT
NUMBER OF STORIES (AVG. HEIGHT EA STORY)	1 (-35')
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	2
HANDICAP SPACES VAN ACCESSIBLE	2
PARKING SPACES REQUIRED	20
PARKING SPACES PROVIDED	20
TOTAL # OF ACCESSIBLE STORAGE SPACES	N/A
TOTAL # BIKE RACKS	2

BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 558635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTH-WEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.

PROJECT BENCHMARK ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

AMENDMENTS

DATE	DESCRIPTION

NOTE: FOR AMENDMENTS FOLLOWING APPROVAL OF SITE PLAN

This box needs to be larger so that it can be used. Remove the lines, date and description details. It should be a large open box titled Amendments

Box expanded, lines and headings removed.

Identify bike rack location on site plan.

Bike rack called out on sheet 7 of this plan.

Please fix this row in data table.

Reference dragged back into view.

Please add 2021 ICC code reference in the Data Table.

Reference dragged back into view.

Please explain the R-3 use for the maintenance building.

The R-3 occupancy is a 'congregate living facility' (non-transient) as defined by the IBC, with 16 or fewer occupants (dormitory)

Specify III-A or III-B construction type for all buildings.

Construction types have been modified.

Sheet List Table

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29	DETAILED STRUCTURE GRADING
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61	A.2 ARCHITECTURE
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64	A.5 ARCHITECTURE
65	A.6 ARCHITECTURE
66	A.7 ARCHITECTURE
67	A.8 ARCHITECTURE
68	P1.0 PHOTOMETRICS
69	P2.0 PHOTOMETRICS

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIR PERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER
OF _____ COLORADO AT _____ O'CLOCK _____ M, THIS _____
DAY OF _____ AD, 2023

CLERK AND RECORDER: _____ DEPUTY: _____

THE PRAIRIE POINT GOLF COURSE 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 II, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS _____ DAY OF _____ AD, 2023

BY: _____ (OWNERS)

STATE OF COLORADO _____ JSS

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD, 2023

BY: _____ (OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) (SEAL)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

OWNER
CLAYTON PROPERTIES GROUP II, INC.
4908 TOWER ROAD
DENVER, CO 80249
TEL: 303-486-8500
CONTACT: RANDY BAUER
EMAIL: RBAUER@OAKWOODHOMESCO.COM

ENGINEER
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444
CONTACT: ROB HANSEN
EMAIL: RHANSEN@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 / ARCHITECT
TERRACINA DESIGN
10200 E. GIRARD AVE, STE A-314
DENVER, CO 80231
CONTACT: JEFF MARCK
(303) 632-8867
EMAIL: JMARCK@TERRACINADESIGN.COM

CITY / TOWN
CITY OF AURORA
AURORA, CO 80016

SHEET TITLE

SHEET NUMBER

SHEET 1 OF 69

JULY 18, 2023

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LOCATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33, 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:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, NORTH 89°34'42" EAST, A DISTANCE OF 2,631.52 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 89°35'50" EAST, A DISTANCE OF 2,661.35 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 34;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, NORTH 89°36'13" EAST, A DISTANCE OF 2,127.50 FEET TO THE EAST LINE OF THAT CERTAIN BRIDLE PATH AS SHOWN ON CHENANGO FILING NO. 3 AS SHOWN IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE IN BOOK 38 AT PAGE 66;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE THE FOLLOWING TWO (2) COURSES:

- 1. NORTH 04°19'21" WEST, A DISTANCE OF 154.23 FEET;
- 2. NORTH 07°20'38" EAST, A DISTANCE OF 463.76 FEET TO THE SOUTHEAST CORNER OF THE REMAINING PORTION OF SOUTH GIBRALTER COURT AS SHOWN ON SAID CHENANGO FILING NO. 3, SAID SOUTH GIBRALTER COURT BEING PARTIALLY VACATED BY ORDINANCE NO. 91-57 AS RECORDED IN SAID RECORDS IN BOOK 6212 AT PAGE 186 AND ORDINANCE NO. 2019-24 AS RECORDED IN SAID RECORDS AT RECEPTION D9069381;

THENCE ALONG THE EASTERLY AND NORTHERLY SAID REMAINING RIGHT-OF-WAY OF SOUTH GIBRALTER COURT THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 07°20'38" EAST, A DISTANCE OF 50.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°28'50" EAST;
- 2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°43'54", AN ARC LENGTH OF 93.55 FEET;
- 3. NORTH 38°49'14" WEST, A DISTANCE OF 74.46 FEET TO THE EASTERLY RIGHT-OF-WAY OF EAST LONG AVENUE AS SHOWN ON SAID CHENANGO FILING NO. 3 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 480.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 41°48'24" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°30'50", AN ARC LENGTH OF 481.83 FEET;
- 2. NORTH 09°19'14" WEST, A DISTANCE OF 136.72 FEET TO THE CENTERLINE OF THE FORMER EAST KETTLE PLACE AS SHOWN ON SAID CHENANGO FILING NO. 3, VACATED BY ORDINANCE 91-57 AS RECORDED IN SAID RECORDS IN BOOK 6212 AT PAGE 186;

THENCE ALONG SAID CENTERLINE, NORTH 80°40'46" EAST, A DISTANCE OF 233.45 FEET;

THENCE DEPARTING SAID CENTERLINE, NORTH 09°19'14" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 4 OF SAID CHENANGO FILING NO. 3;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 20, NORTH 05°19'23" WEST, A DISTANCE OF 458.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 20 AND THE SOUTHWESTERLY BOUNDARY OF ANTELOPE CREEK SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. _____ IN SAID RECORDS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING

Not yet recorded. Will be updated when document is created.

- 1. NORTH 84°47'52" EAST, A DISTANCE OF 195.68 FEET;
- 2. SOUTH 23°37'06" EAST, A DISTANCE OF 297.85 FEET;
- 3. SOUTH 89°56'38" EAST, A DISTANCE OF 70.00 FEET;
- 4. SOUTH 80°03'29" EAST, A DISTANCE OF 81.25 FEET;
- 5. SOUTH 16°21'35" EAST, A DISTANCE OF 171.71 FEET;
- 6. SOUTH 01°00'02" WEST, A DISTANCE OF 280.00 FEET;
- 7. SOUTH 00°55'51" WEST, A DISTANCE OF 69.77 FEET;
- 8. SOUTH 01°07'18" EAST, A DISTANCE OF 68.97 FEET;
- 9. SOUTH 04°04'23" EAST, A DISTANCE OF 69.00 FEET;
- 10. SOUTH 05°28'31" EAST, A DISTANCE OF 265.09 FEET;
- 11. SOUTH 04°03'40" WEST, A DISTANCE OF 104.53 FEET;
- 12. SOUTH 10°12'56" WEST, A DISTANCE OF 81.93 FEET;
- 13. SOUTH 44°51'06" EAST, A DISTANCE OF 537.85 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, SOUTH 47°34'27" WEST, A DISTANCE OF 645.83 FEET;

THENCE SOUTH 80°31'14" WEST, A DISTANCE OF 388.28 FEET;

THENCE SOUTH 76°51'54" WEST, A DISTANCE OF 205.00 FEET;

THENCE SOUTH 78°48'25" WEST, A DISTANCE OF 796.43 FEET;

THENCE NORTH 84°48'24" WEST, A DISTANCE OF 699.06 FEET;

THENCE NORTH 81°18'24" WEST, A DISTANCE OF 308.81 FEET;

THENCE NORTH 81°59'01" WEST, A DISTANCE OF 68.40 FEET;

THENCE NORTH 80°22'17" WEST, A DISTANCE OF 297.54 FEET;

THENCE SOUTH 51°04'59" WEST, A DISTANCE OF 582.25 FEET;

THENCE SOUTH 43°26'47" WEST, A DISTANCE OF 701.62 FEET;

THENCE SOUTH 46°33'13" EAST, A DISTANCE OF 276.95 FEET;

THENCE NORTH 87°04'01" EAST, A DISTANCE OF 118.65 FEET;

Not yet recorded. Will be updated when document is created.

THENCE SOUTH 27°00'33" EAST, A DISTANCE OF 508.77 FEET TO THE NORTHERLY RIGHT-OF-WAY DEDICATION AS RECORDED UNDER RECEPTION NO. _____ IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES;

- 1. SOUTH 59°24'09" WEST, A DISTANCE OF 150.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 667.00 FEET;
- 2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 628.47 FEET;
- 3. NORTH 66°36'42" WEST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;
- 4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 91.01 FEET;
- 5. NORTH 77°59'47" WEST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;
- 6. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°26'36", AN ARC LENGTH OF 307.30 FEET;
- 7. SOUTH 63°33'37" WEST, A DISTANCE OF 34.65 FEET TO THE NORTHERLY BOUNDARY OF PRAIRIE POINT SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. _____ IN SAID RECORDS;

Not yet recorded. Will be updated when document is created.

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWENTY-SIX (26) COURSES;

- 1. NORTH 26°26'23" WEST, A DISTANCE OF 157.35 FEET;
- 2. NORTH 18°38'56" EAST, A DISTANCE OF 156.55 FEET;
- 3. NORTH 63°39'45" WEST, A DISTANCE OF 91.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 13°55'48" WEST;
- 4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 113°57'58", AN ARC LENGTH OF 89.51 FEET;
- 5. NORTH 52°06'14" EAST, A DISTANCE OF 35.00 FEET;
- 6. NORTH 00°28'14" WEST, A DISTANCE OF 129.28 FEET;
- 7. NORTH 83°00'06" WEST, A DISTANCE OF 263.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 92.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 84°46'56" WEST;
- 8. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°53'31", AN ARC LENGTH OF 51.21 FEET;
- 9. NORTH 52°53'25" EAST, A DISTANCE OF 20.00 FEET;
- 10. NORTH 06°59'54" EAST, A DISTANCE OF 116.05 FEET;
- 11. NORTH 76°46'33" WEST, A DISTANCE OF 55.33 FEET;
- 12. NORTH 63°00'06" WEST, A DISTANCE OF 55.00 FEET;
- 13. NORTH 89°13'39" WEST, A DISTANCE OF 55.33 FEET;
- 14. NORTH 83°00'06" WEST, A DISTANCE OF 689.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 285.17 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 80°24'26" WEST;
- 15. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 142°36'06", AN ARC LENGTH OF 709.75 FEET;
- 16. NON-TANGENT WITH SAID CURVE, NORTH 88°51'04" WEST, A DISTANCE OF 10.00 FEET;
- 17. NORTH 68°42'40" WEST, A DISTANCE OF 68.38 FEET;
- 18. NORTH 76°57'16" WEST, A DISTANCE OF 240.09 FEET;
- 19. NORTH 82°48'59" WEST, A DISTANCE OF 93.07 FEET;
- 20. SOUTH 68°55'41" WEST, A DISTANCE OF 117.69 FEET;
- 21. SOUTH 36°46'20" WEST, A DISTANCE OF 115.66 FEET;
- 22. SOUTH 05°31'45" WEST, A DISTANCE OF 316.52 FEET;
- 23. SOUTH 15°36'01" EAST, A DISTANCE OF 219.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 532.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 15°12'52" EAST;
- 24. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°02'00", AN ARC LENGTH OF 241.72 FEET;
- 25. NON-TANGENT TO SAID CURVE NORTH 41°34'54" WEST, A DISTANCE OF 200.82 FEET;
- 26. NORTH 89°36'49" WEST, A DISTANCE OF 283.76 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33;

THENCE ALONG SAID WEST LINE, NORTH 00°23'11" EAST, A DISTANCE OF 1,268.92 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 211.002 ACRES, (9,191,245 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACT AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

delete the dedicatory language - only for the plat

Removed.



Know what's below. Call before you dig.



PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
LEGAL DESCRIPTION

SHEET TITLE

NOT FOR CONSTRUCTION

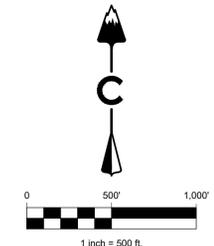
SHEET NUMBER

2

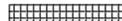
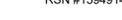
SHEET OF 69

JULY 18, 2023

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LEGEND

-  GOLF COURSE
-  ISP ANTELOPE CREEK (FU.)
-  ISP EAST
-  ISP WEST BY OTHERS
-  ISP WEST DRAINAGE IMPROVEMENTS (FUTURE CHANNEL FOR POND C-1) (D&B DA-1609-20)
-  MASS GRADING TO BE PERFORMED PRIOR TO ISP EAST (RSN# 1606587)

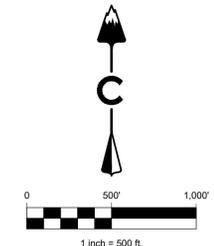
BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND
WAY AND E-470.

PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

NOTES:
1. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL
CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA
AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR
THE ACCURACY AND ADEQUACY OF THE DESIGN, OF
DIMENSIONS AND ELEVATIONS WHICH SHALL BE
CONFIRMED AND CORRELATED AT THE JOB SITE. THE
CITY OF AURORA, THROUGH THE APPROVAL OF THIS
DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE
COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.



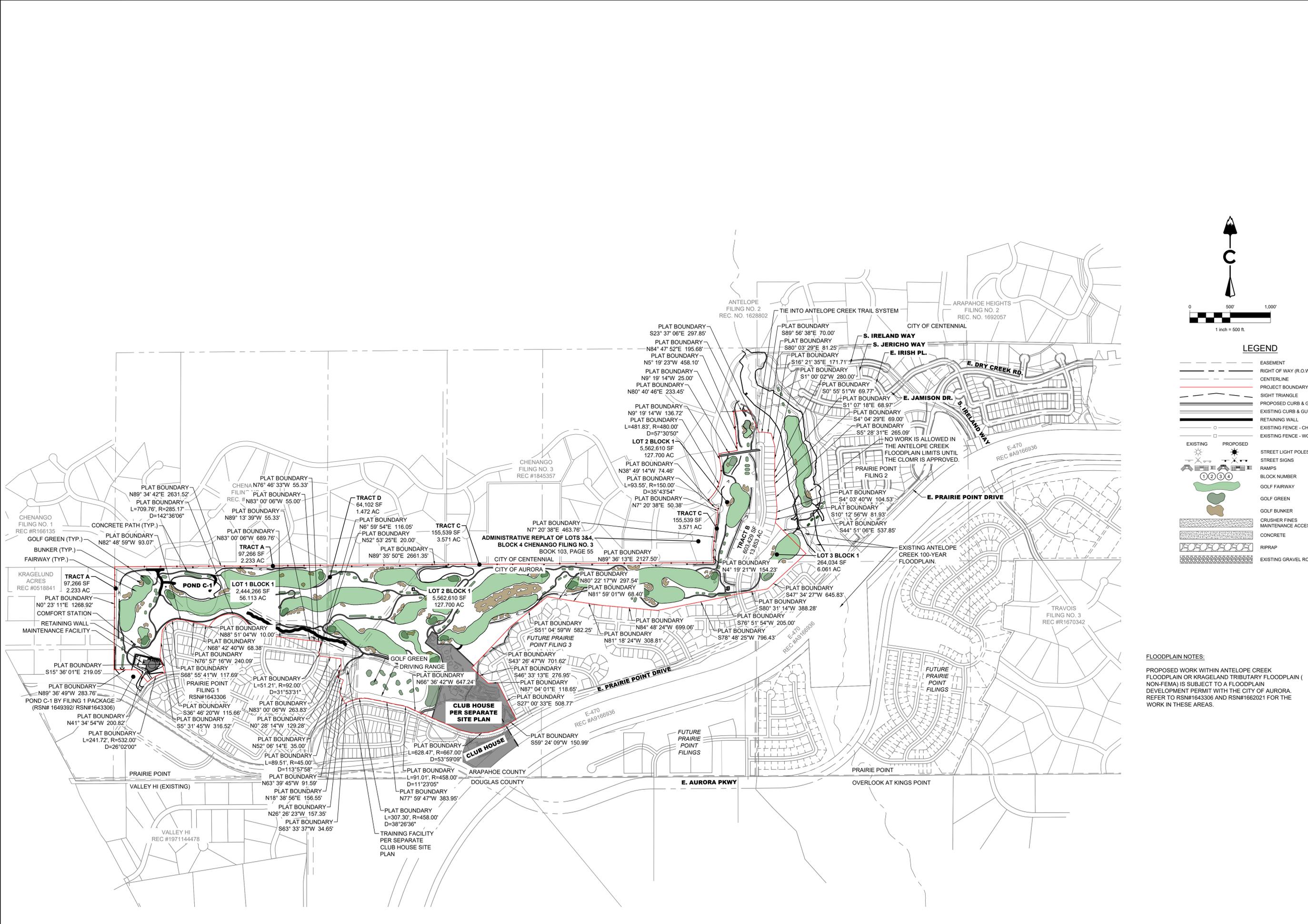
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LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	STREET LIGHT POLES
	STREET SIGNS
	RAMPS
	BLOCK NUMBER
	GOLF FAIRWAY
	GOLF GREEN
	GOLF BUNKER
	CRUSHER FINES MAINTENANCE ACCESS
	CONCRETE
	RIPRAP
	EXISTING GRAVEL ROAD

FLOODPLAIN NOTES:
 PROPOSED WORK WITHIN ANTELOPE CREEK FLOODPLAIN OR KRAGELAND TRIBUTARY FLOODPLAIN (NON-FEMA) IS SUBJECT TO A FLOODPLAIN DEVELOPMENT PERMIT WITH THE CITY OF AURORA. REFER TO RSN#1643306 AND RSN#1662021 FOR THE WORK IN THESE AREAS.



4 - OVERALL SITE PLAN.dwg

X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan

2021-09-11 (4:30 PM)



Know what's below.
Call before you dig.



PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
OVERALL UTILITY PLAN

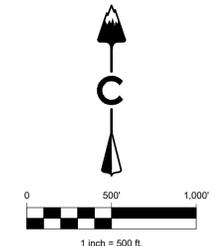
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SHEET NUMBER

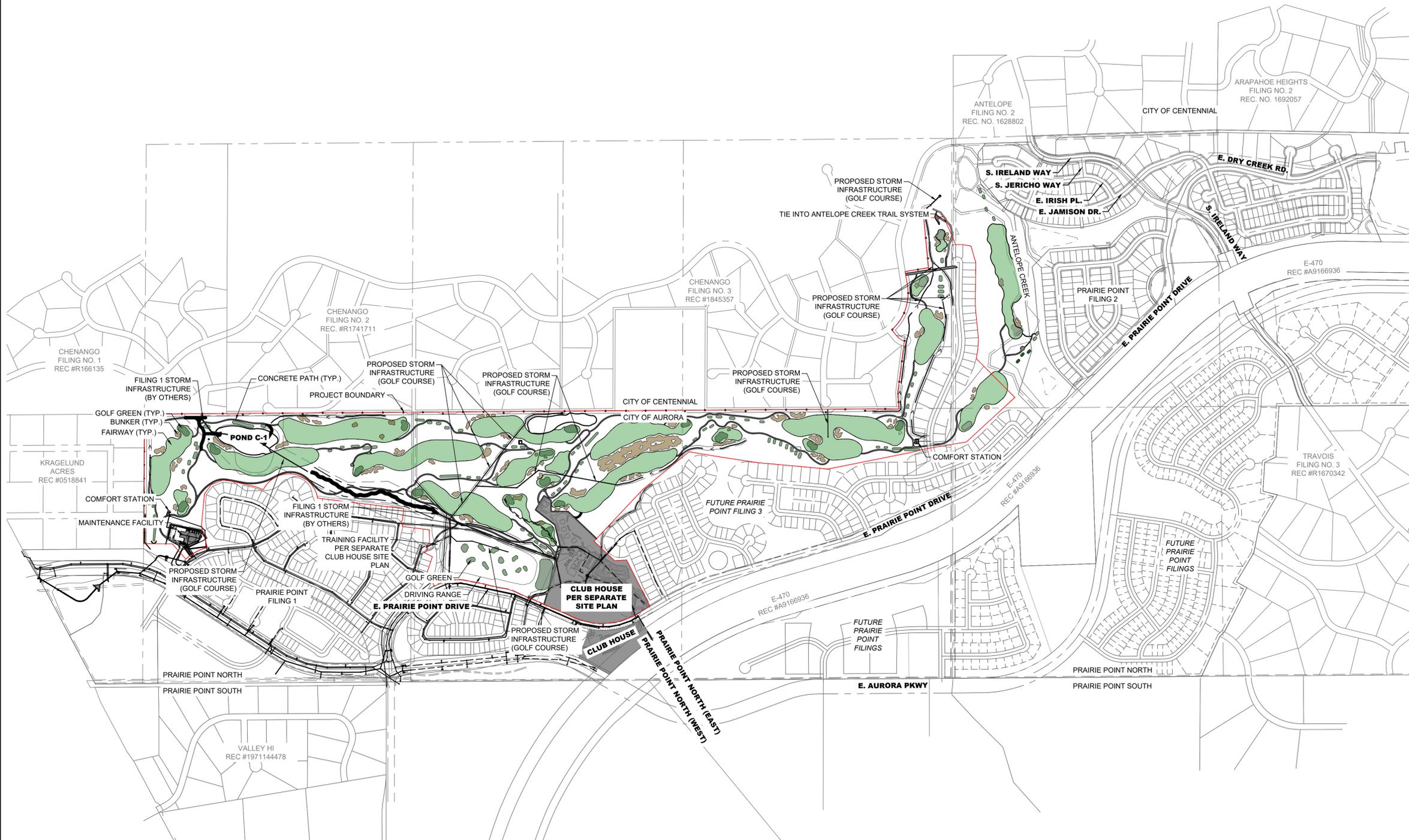
SHEET 5 OF 69

JULY 18, 2023



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
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	GOLF BUNKER
	CRUSHER FINES
	MAINTENANCE ACCESS
	CONCRETE
	RIPRAP
	EXISTING GRAVEL ROAD



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Know what's below.
Call before you dig.



PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SHEET INDEX

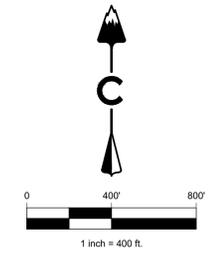
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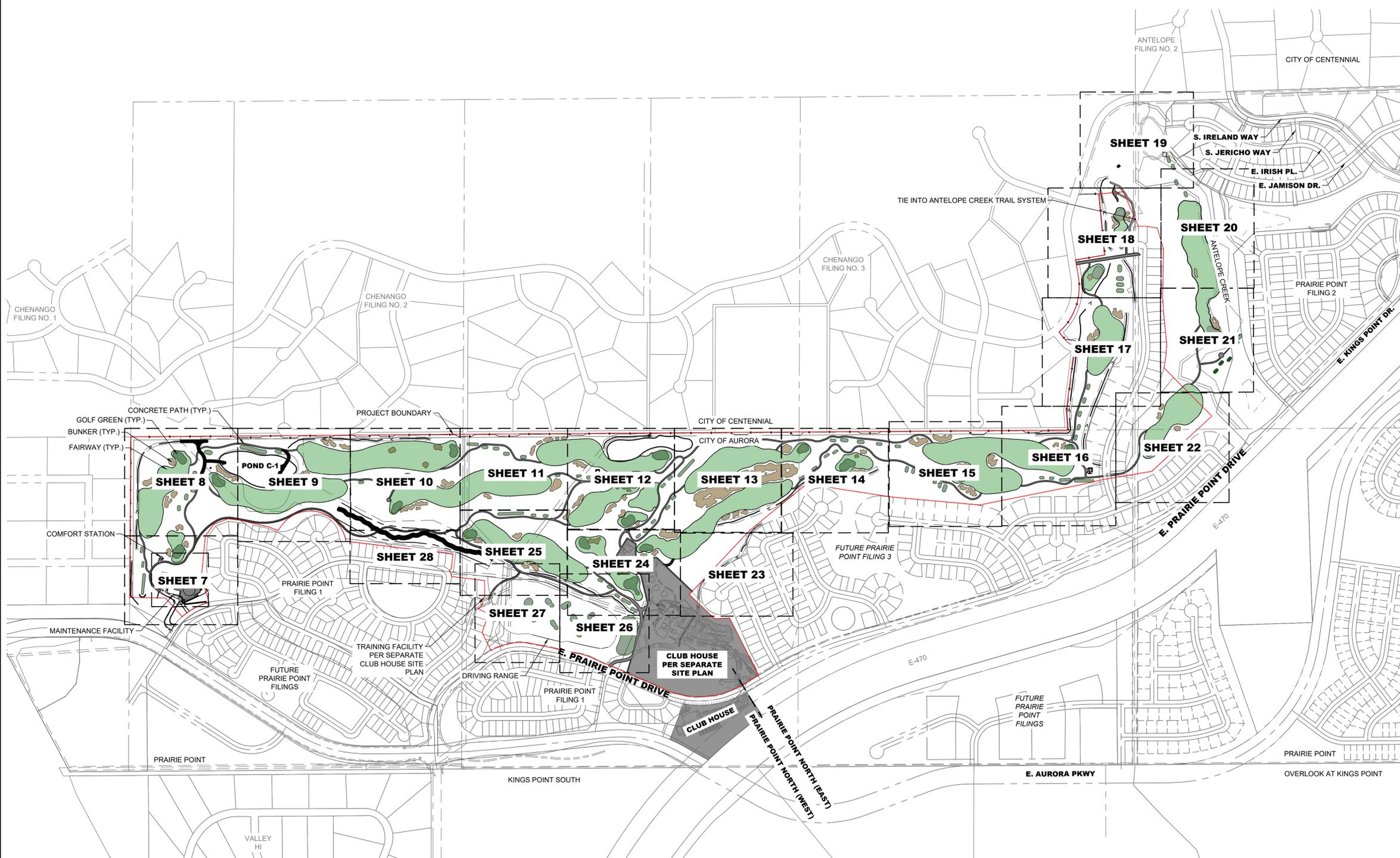
SHEET 6 OF 69

JULY 18, 2023

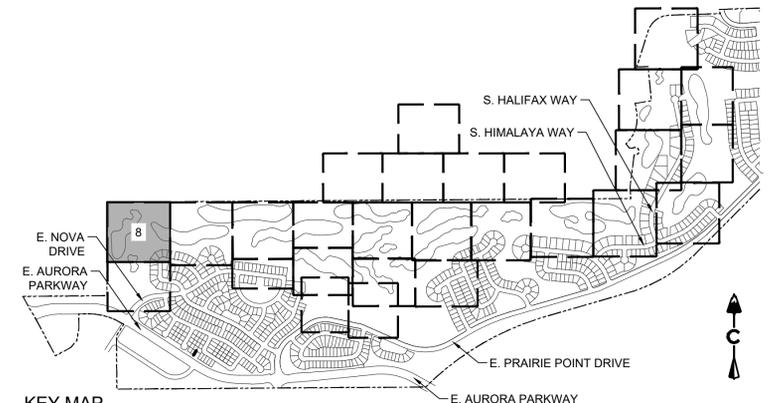


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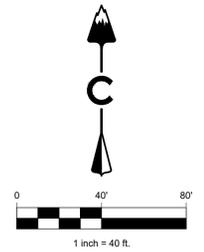
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	SIGHT TRIANGLE
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	EXISTING CURB & GUTTER
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	PROPOSED STREET LIGHT POLES
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	PROPOSED STREET SIGNS
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	GOLF GREEN
	GOLF BUNKER
	CRUSHER FINES
	MAINTENANCE ACCESS
	CONCRETE
	RIPRAP
	EXISTING GRAVEL ROAD



2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 6 SHEET INDEX.dwg



KEY MAP
SCALE: 1" = 1200'



LEGEND

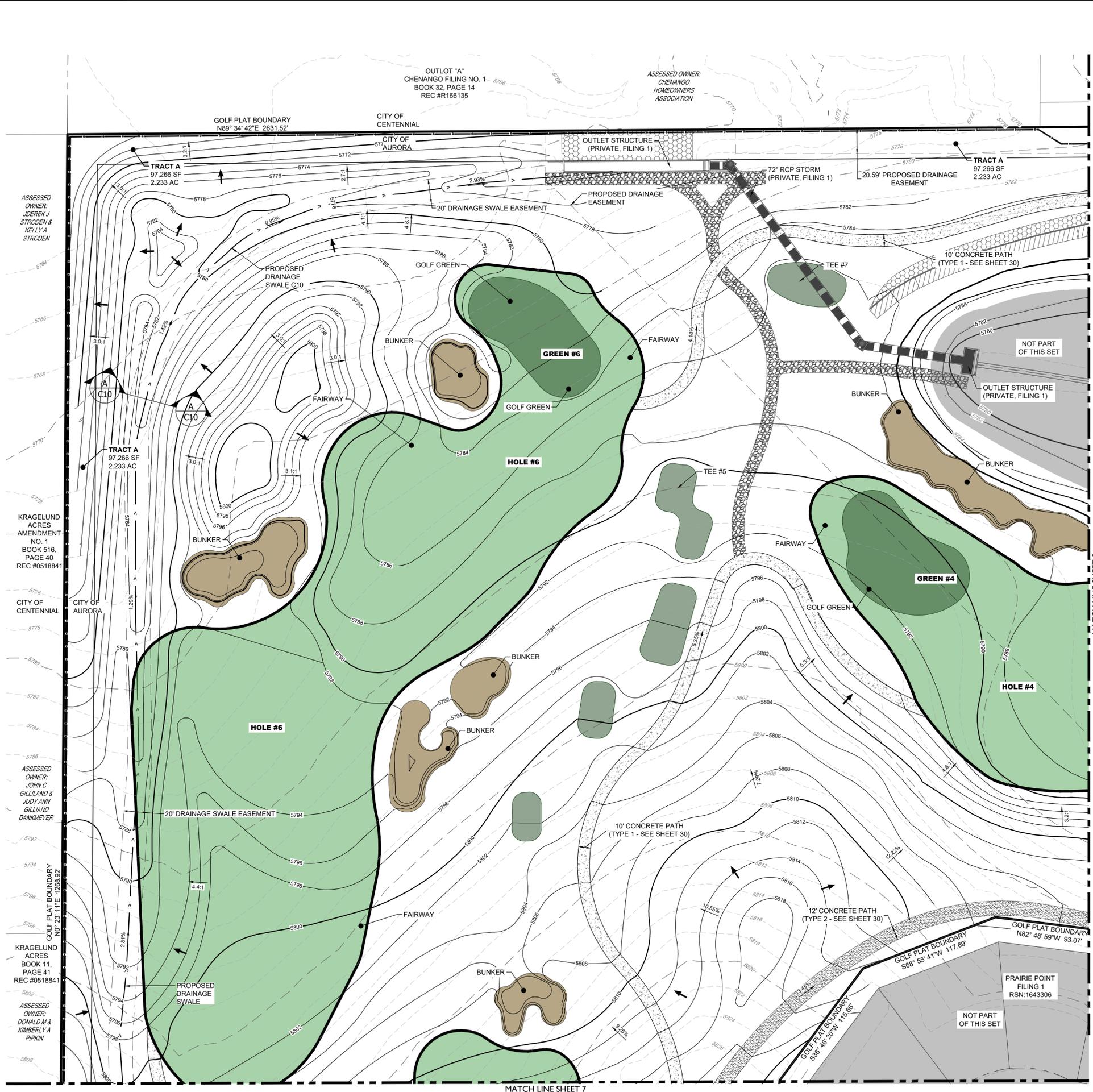
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	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
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	PROPOSED MAJOR CONTOUR
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	EXISTING MAJOR CONTOUR
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	DIRECTIONAL FLOW ARROW
	EMERGENCY OVERFLOW ROUTE
	EXISTING STORM MANHOLES
	PROPOSED STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT

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

PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

NOTES:

- ALL STORM SHOWN WITHIN THE GOLF SITE PLAN IS PRIVATE AND WILL BE MAINTAINED BY THE GOLF COURSE UNLESS OTHERWISE NOTED.



MATCH LINE SHEET 7

MATCH LINE SHEET 9

ASSESSED OWNER: JDEREK J STRODEN & KELLY A STRODEN

KRAGELUND ACRES AMENDMENT NO. 1 BOOK 516, PAGE 40 REC #0518841

CITY OF CENTENNIAL CITY OF AURORA

ASSESSED OWNER: JOHN C GILLILAND & JUDY ANN GILLILAND DANKMEYER

KRAGELUND ACRES BOOK 11, PAGE 41 REC #0518841

ASSESSED OWNER: DONALD M & KIMBERLY A PIPKIN

GOLF PLAT BOUNDARY N89° 34' 42"E 2631.52'

CITY OF CENTENNIAL CITY OF AURORA

OUTLOT "A" CHENANGO FILING NO. 1- 5766 BOOK 32, PAGE 14 REC #R166135

ASSESSED OWNER: CHENANGO HOMEOWNERS ASSOCIATION

OUTLET STRUCTURE (PRIVATE, FILING 1)

72" RCP STORM (PRIVATE, FILING 1)

20.59' PROPOSED DRAINAGE EASEMENT

TRACT A 97,266 SF 2,233 AC

TRACT A 97,266 SF 2,233 AC

PROPOSED DRAINAGE SWALE C10

20' DRAINAGE SWALE EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED DRAINAGE SWALE C10

GOLF GREEN

BUNKER

FAIRWAY

TEE #7

10' CONCRETE PATH (TYPE 1 - SEE SHEET 30)

NOT PART OF THIS SET

OUTLET STRUCTURE (PRIVATE, FILING 1)

BUNKER

BUNKER

FAIRWAY

GOLF GREEN

HOLE #6

TEE #5

BUNKER

FAIRWAY

GOLF GREEN

BUNKER

GREEN #4

HOLE #4

HOLE #6

BUNKER

BUNKER

BUNKER

BUNKER

20' DRAINAGE SWALE EASEMENT

10' CONCRETE PATH (TYPE 1 - SEE SHEET 30)

12' CONCRETE PATH (TYPE 2 - SEE SHEET 30)

GOLF PLAT BOUNDARY N62° 48' 59"W 93.07'

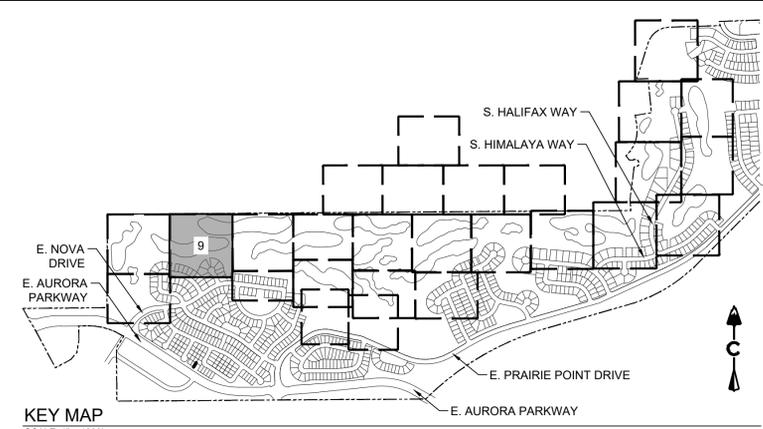
GOLF PLAT BOUNDARY S68° 55' 41"W 117.69'

PRAIRIE POINT FILING 1 RSN-1643306

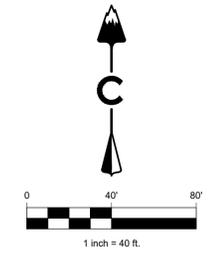
NOT PART OF THIS SET

GOLF PLAT BOUNDARY N82° 31'E 1268.92'

CITY OF CENTENNIAL CITY OF AURORA



KEY MAP
SCALE: 1" = 1200'



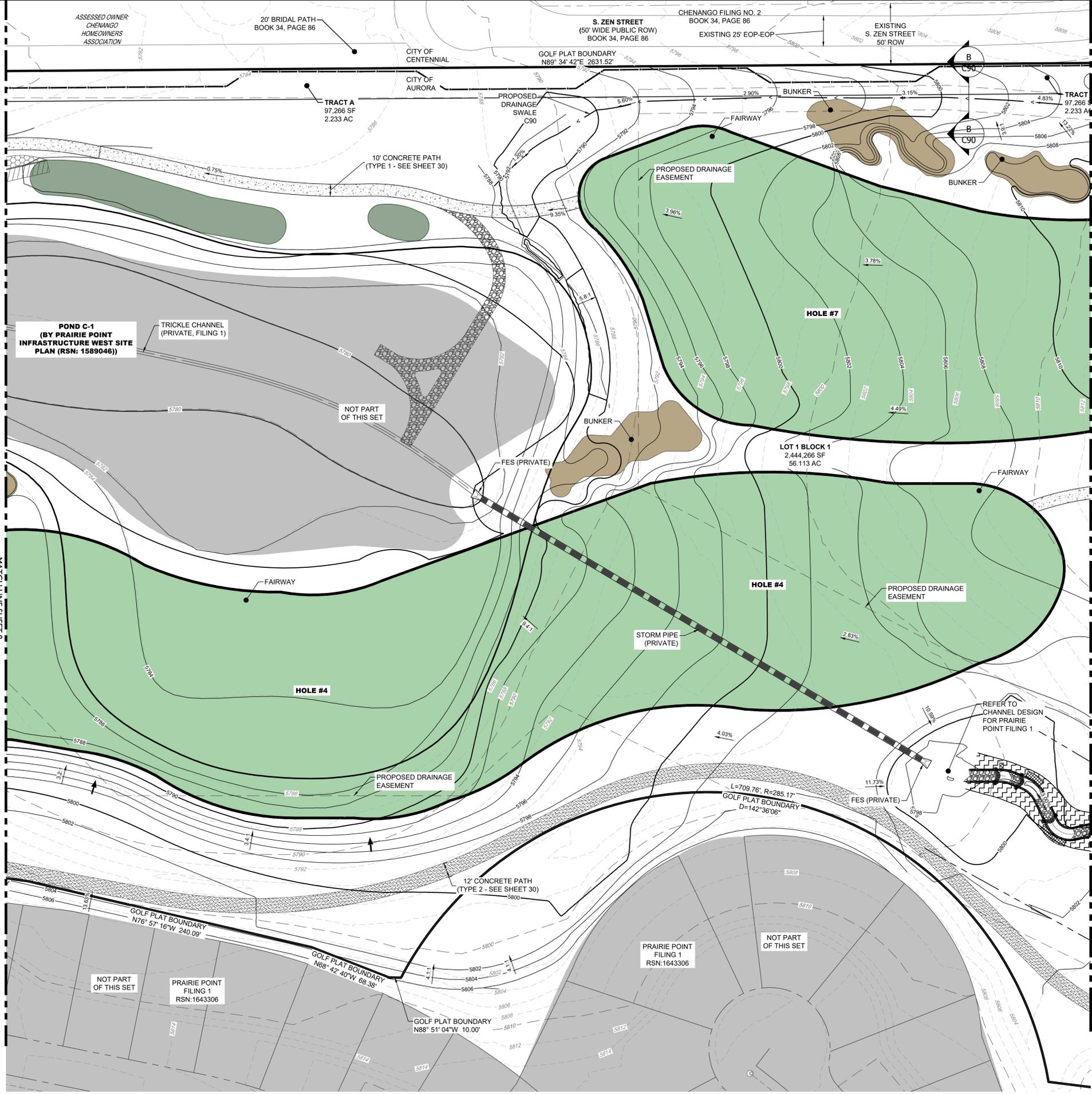
LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
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	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
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BENCHMARK
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PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

NOTES:
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NOTED.



terraccina
design
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

CORE
CONSULTANTS, INC.
LIVEYOURCORE.COM

PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

SHEET TITLE

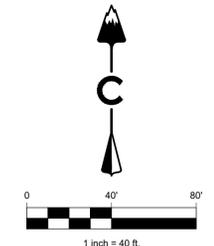
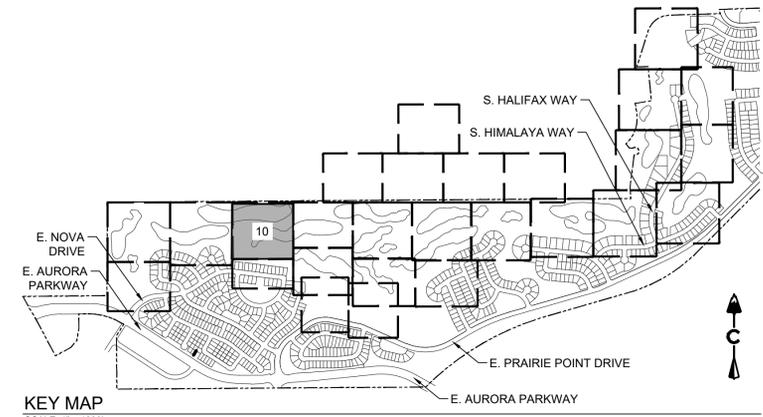
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SHEET NUMBER

SHEET 9 OF 69

JULY 18, 2023

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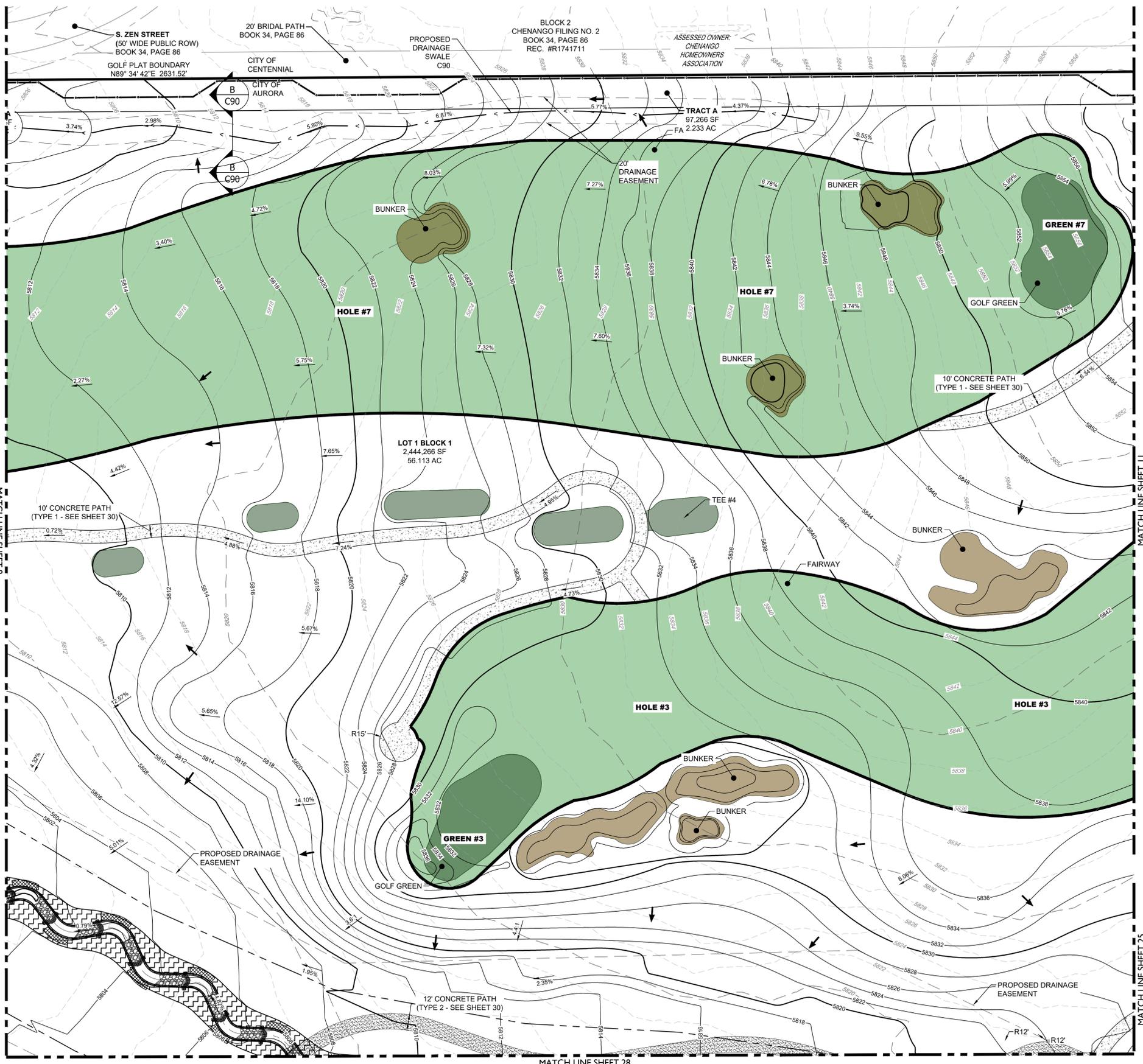
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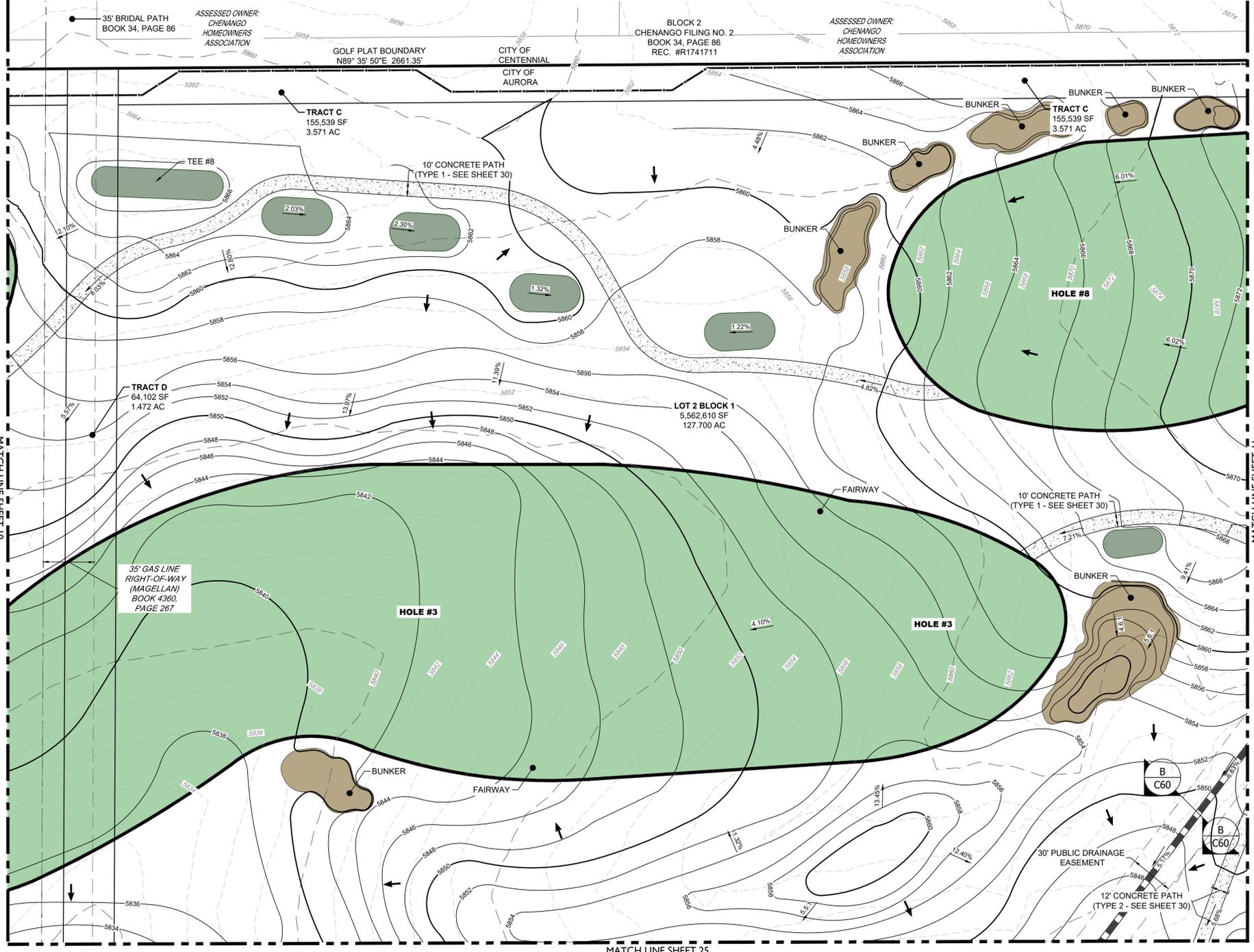
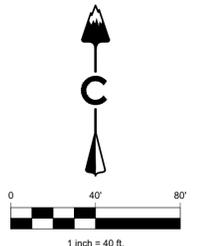
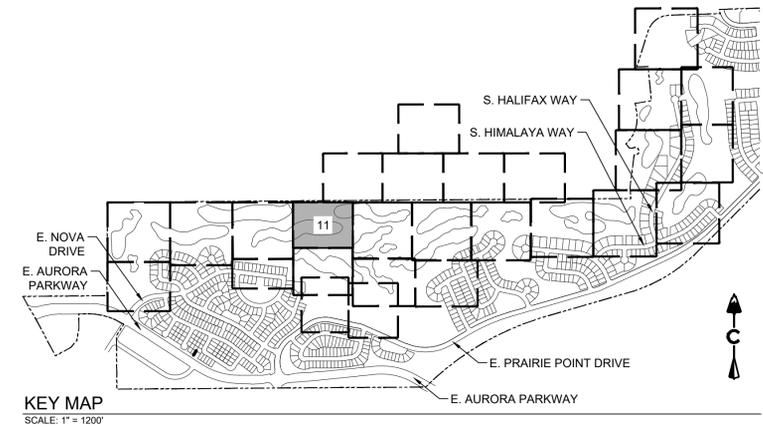
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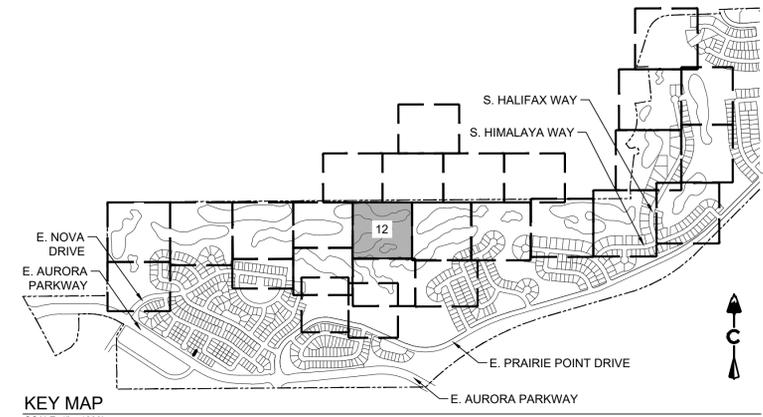
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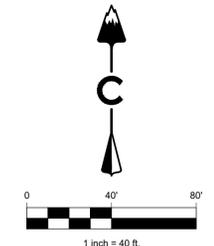
PROJECT BENCHMARK ELEVATION = 6057.71 FEET
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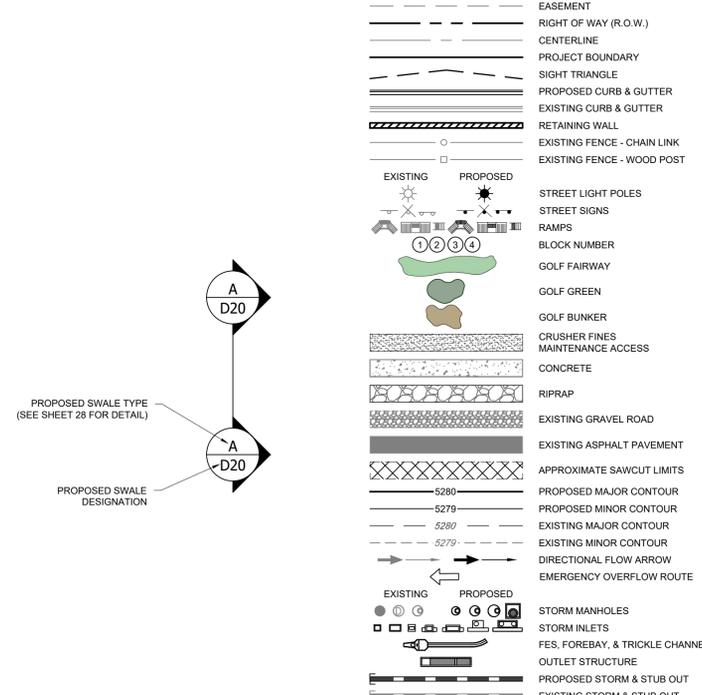
1. ALL STORM SHOWN WITHIN THE GOLF SITE PLAN IS PRIVATE AND WILL BE MAINTAINED BY THE GOLF COURSE UNLESS OTHERWISE NOTED.



KEY MAP
SCALE: 1" = 1200'



LEGEND



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MATCH LINE SHEET 11

MATCH LINE SHEET 13

MATCH LINE SHEET 25

MATCH LINE SHEET 24



Know what's below.
Call before you dig.



PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

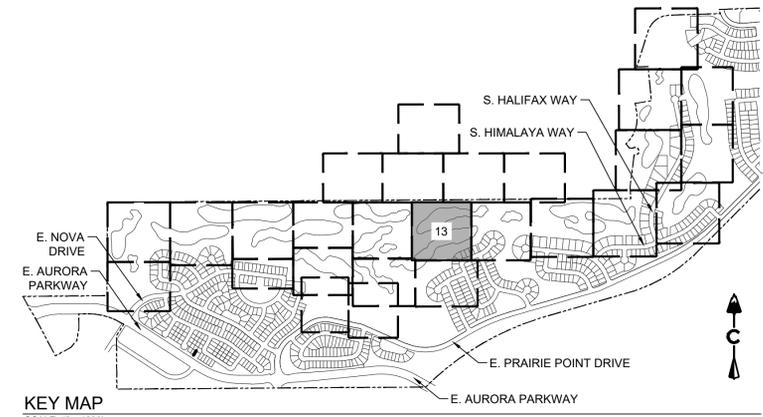
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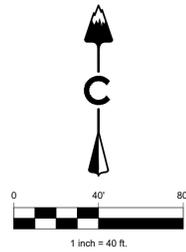
SHEET NUMBER

SHEET 13 OF 69

JULY 18, 2023



KEY MAP
SCALE: 1" = 1200'



LEGEND

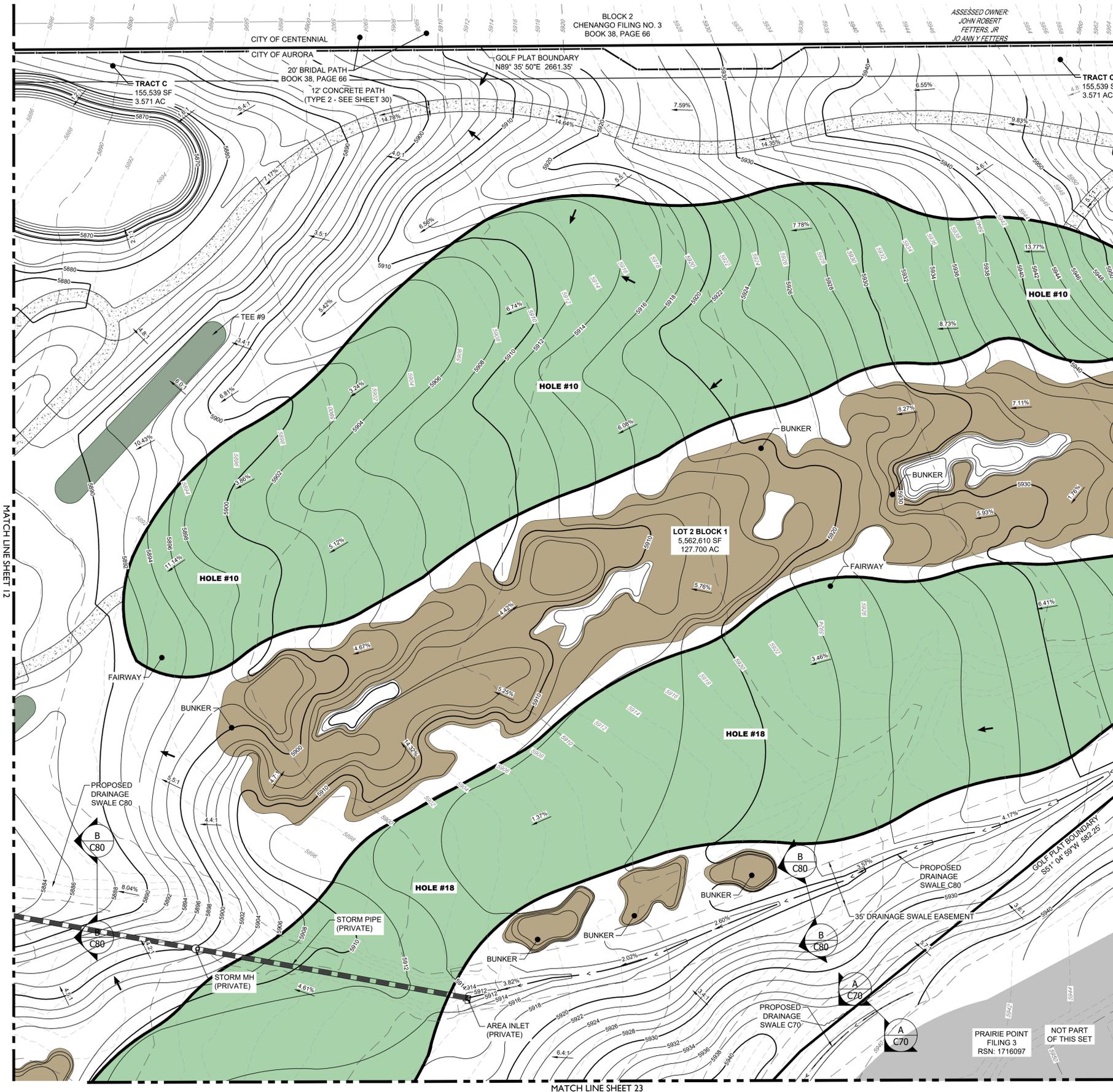
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MATCH LINE SHEET 12

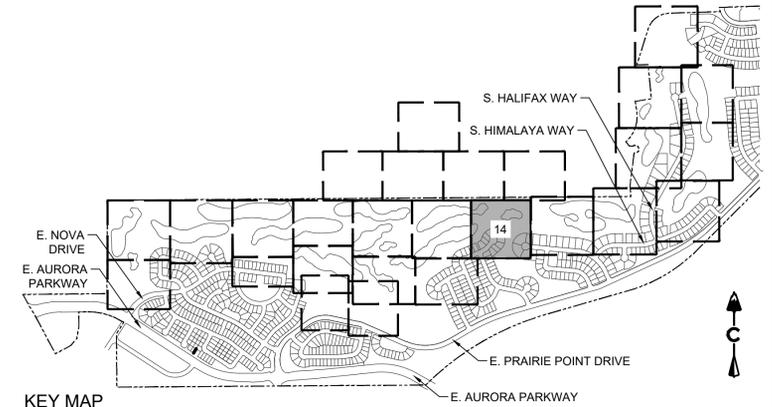
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MATCH LINE SHEET 23

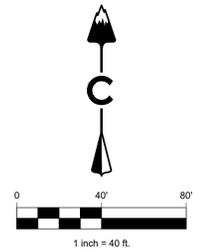
PRAIRIE POINT
FILING 3
RSN: 1716097

NOT PART
OF THIS SET

2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 7-16 SITE PLAN.dwg



KEY MAP
SCALE: 1" = 1200'



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
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	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
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	EXISTING GRAVEL ROAD
	EXISTING ASPHALT PAVEMENT
	APPROXIMATE SAWCUT LIMITS
	PROPOSED MAJOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
	EMERGENCY OVERFLOW ROUTE
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT

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

PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

NOTES:

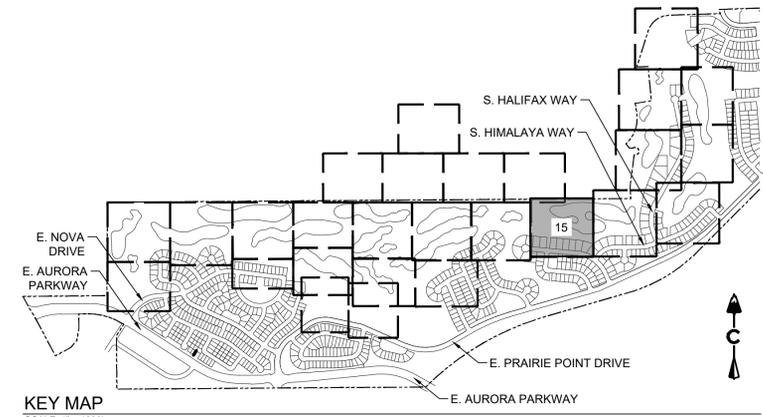
- ALL STORM SHOWN WITHIN THE GOLF SITE PLAN IS PRIVATE AND WILL BE MAINTAINED BY THE GOLF COURSE UNLESS OTHERWISE NOTED.



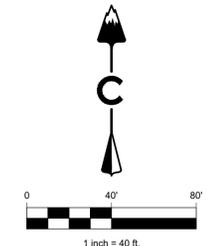
MATCH LINE SHEET 23

MATCH LINE SHEET 15

2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 7-16 SITE PLAN.dwg



KEY MAP
SCALE: 1" = 1200'



LEGEND

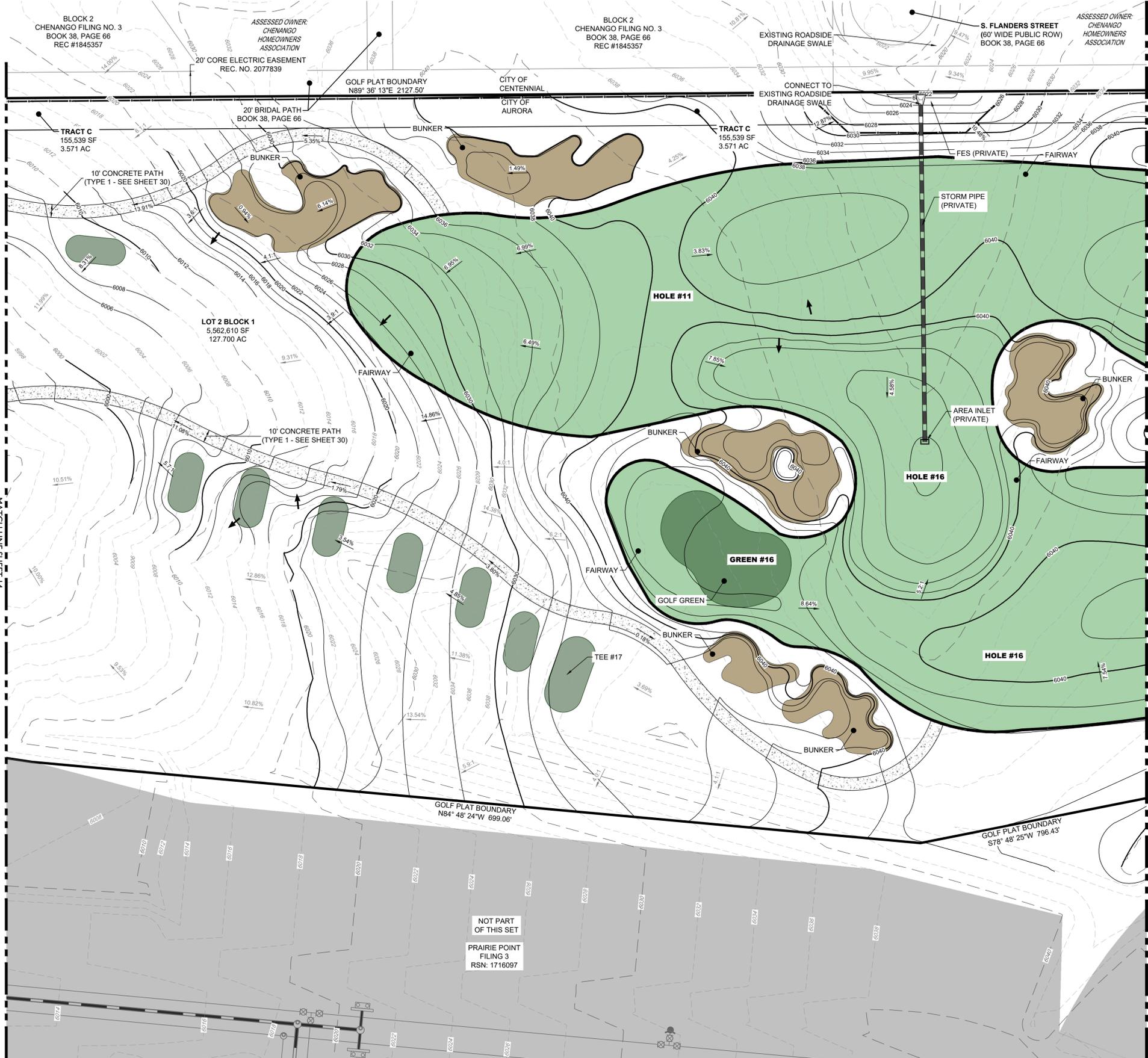
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- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
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- EXISTING FENCE - CHAIN LINK
- EXISTING FENCE - WOOD POST
- STREET LIGHT POLES
- STREET SIGNS
- RAMPS
- BLOCK NUMBER
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- GOLF GREEN
- GOLF BUNKER
- CRUSHER FINES
- MAINTENANCE ACCESS
- CONCRETE
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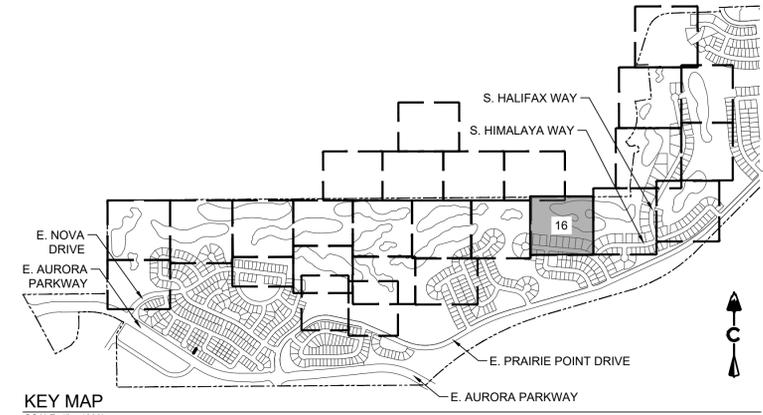
PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

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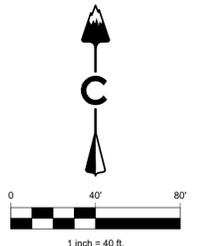
1. ALL STORM SHOWN WITHIN THE GOLF SITE PLAN IS PRIVATE AND WILL BE MAINTAINED BY THE GOLF COURSE UNLESS OTHERWISE NOTED.



NOT PART
OF THIS SET
PRAIRIE POINT
FILING 3
RSN: 1716097



KEY MAP
SCALE: 1" = 1200'



LEGEND

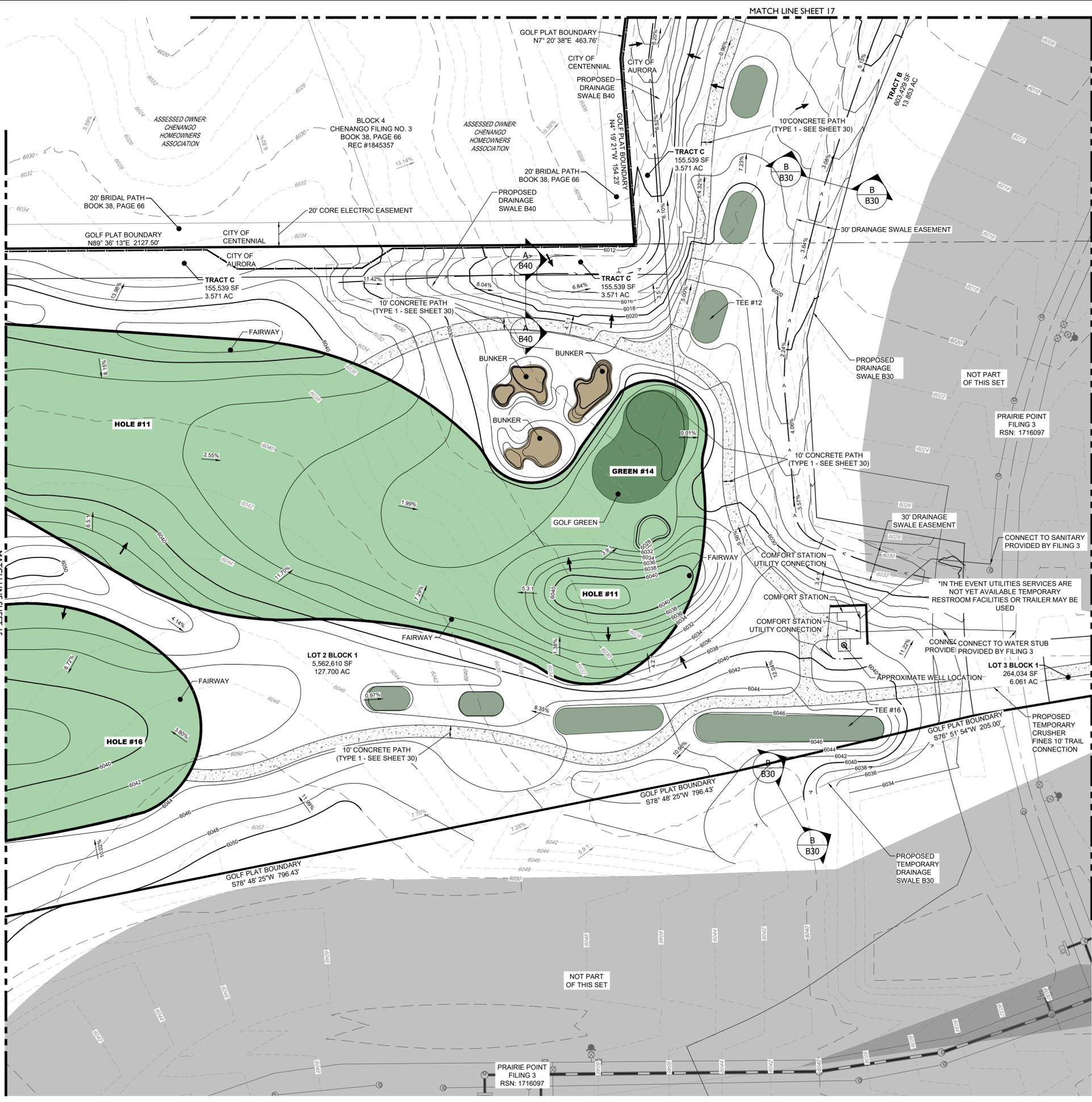
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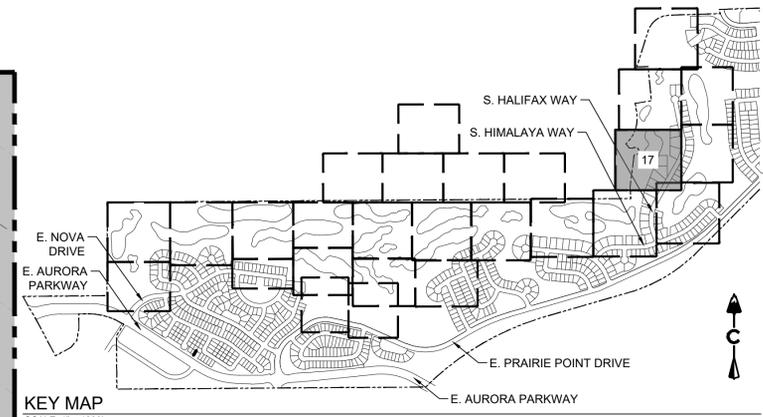
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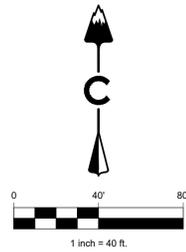
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KEY MAP
SCALE: 1" = 1200'



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
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	PROPOSED STREET LIGHT POLES
	RAMP
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	GOLF BUNKER
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	MAINTENANCE ACCESS
	CONCRETE
	RIPRAP
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	PROPOSED STORM INLETS
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	PROPOSED FES, FOREBAY, & TRICKLE CHANNEL
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	PROPOSED OUTLET STRUCTURE
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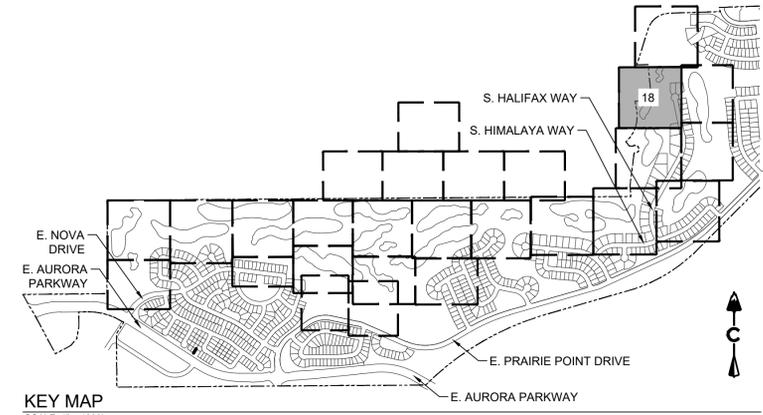
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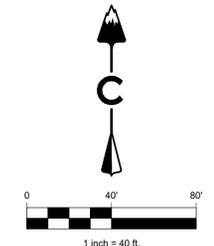
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2021-09-11 (4:30 PM) X:\19-032 Kings Point\CAD\Plans\Golf Course\Site Plan 17-26 SITE PLAN.dwg



KEY MAP
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LEGEND

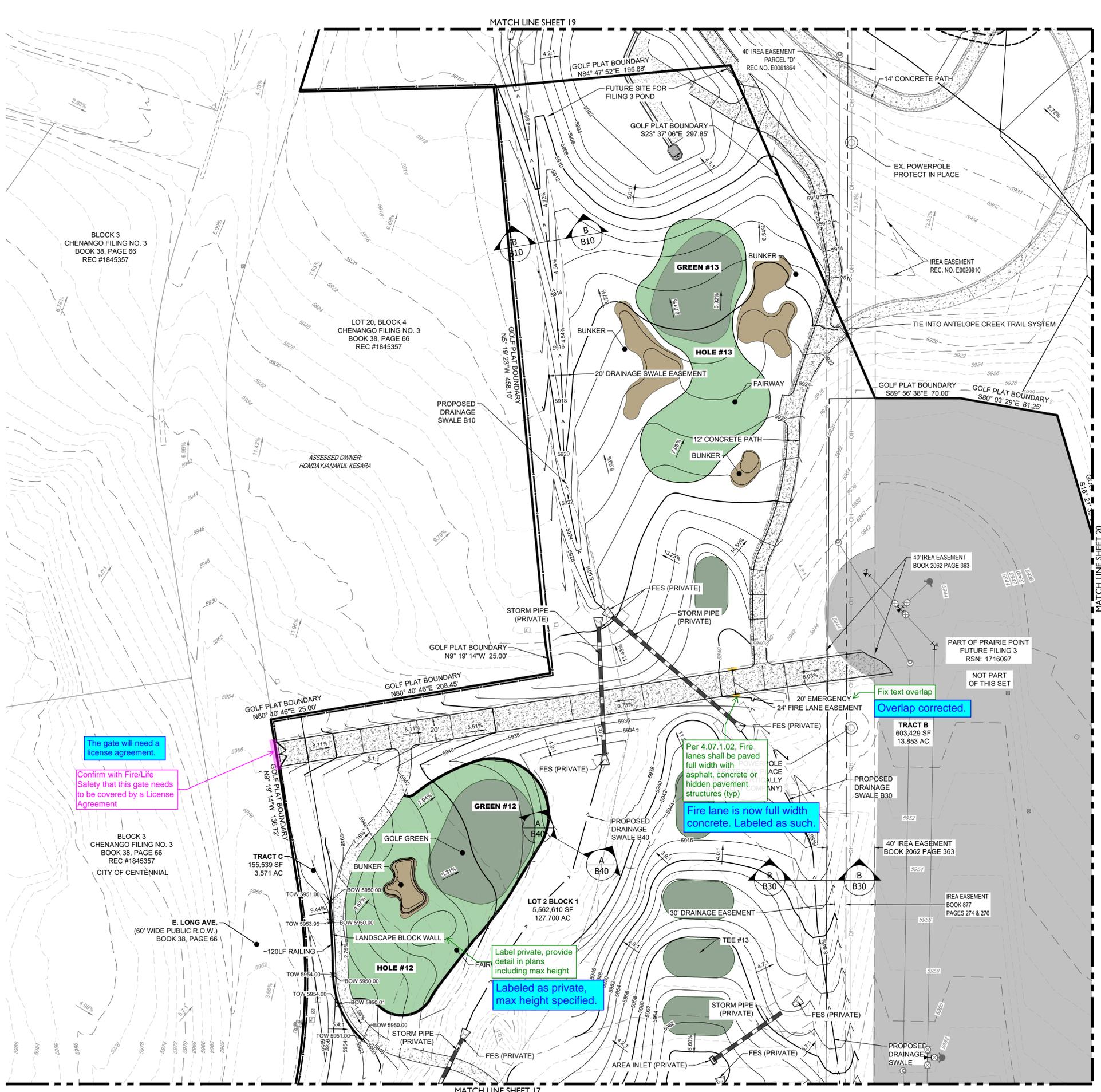
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- EXISTING CURB & GUTTER
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BLOCK 3
CHENANGO FILING NO. 3
BOOK 38, PAGE 66
REC #1845357

LOT 20, BLOCK 4
CHENANGO FILING NO. 3
BOOK 38, PAGE 66
REC #1845357

ASSESSED OWNER
HOMDIYANAKUL KESARA

The gate will need a license agreement.

Confirm with Fire/Life Safety that this gate needs to be covered by a License Agreement

BLOCK 3
CHENANGO FILING NO. 3
BOOK 38, PAGE 66
REC #1845357
CITY OF CENTENNIAL

E. LONG AVE.
(60' WIDE PUBLIC R.O.W.)
BOOK 38, PAGE 66

TRACT C
155,539 SF
3.571 AC

LOT 2 BLOCK 1
5,562,610 SF
127.700 AC

TRACT B
603,429 SF
13.853 AC

Label private, provide detail in plans including max height
Labeled as private, max height specified.

Per 4.07.1.02, Fire lanes shall be paved full width with asphalt, concrete or hidden pavement structures (typ)
Fire lane is now full width concrete. Labeled as such.

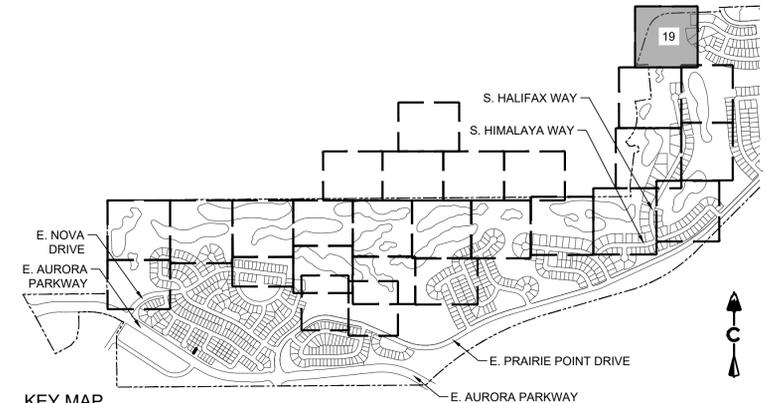
Fix text overlap
Overlap corrected.

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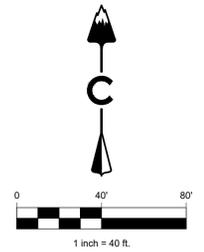
PROPOSED SWALE TYPE
(SEE SHEET 28 FOR DETAIL)

PROPOSED SWALE DESIGNATION

2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 17-26 SITE PLAN.dwg



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LEGEND

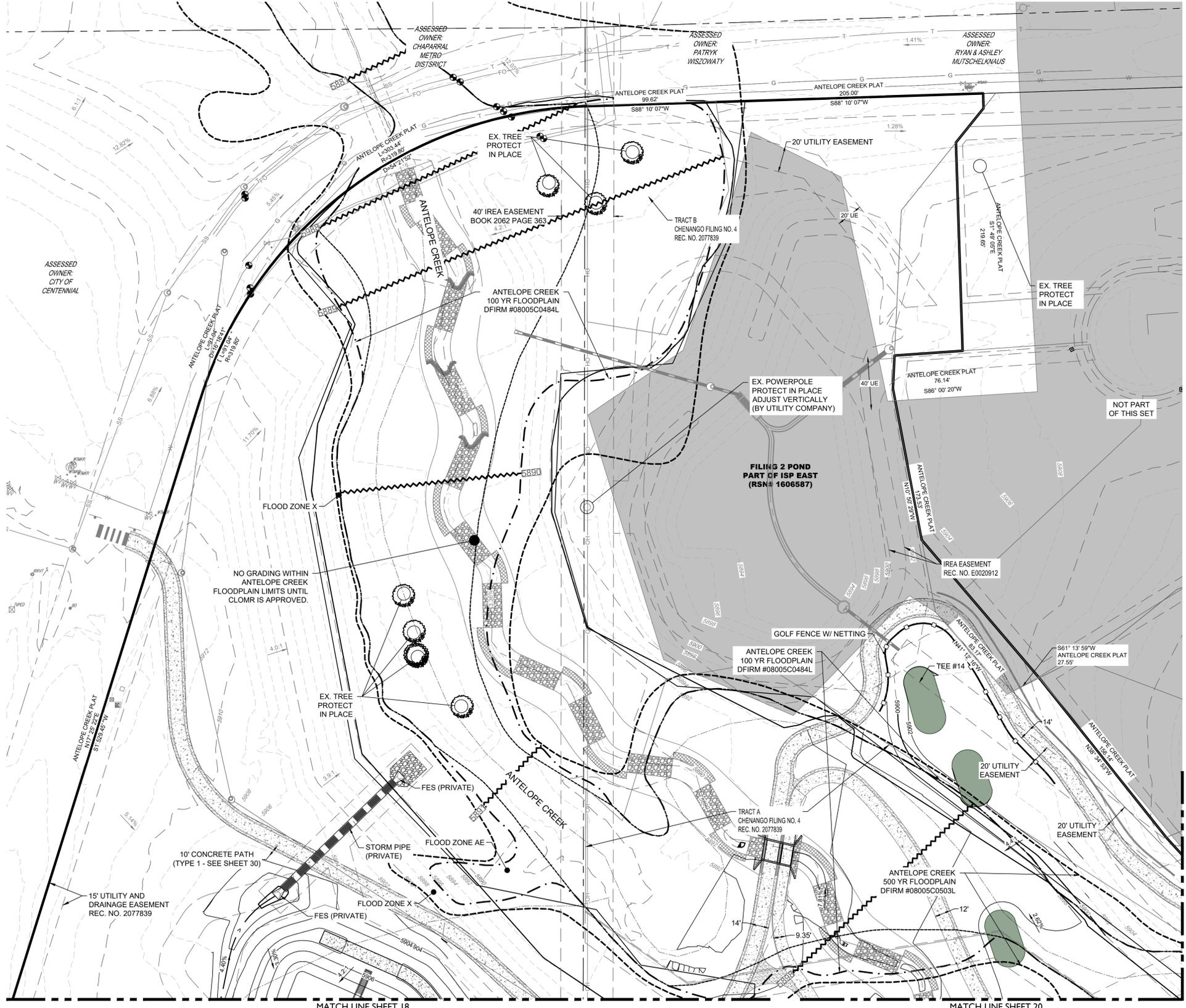
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	PROPOSED STREET LIGHT POLES
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	RIPPRAP
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	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT

BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6835NE001
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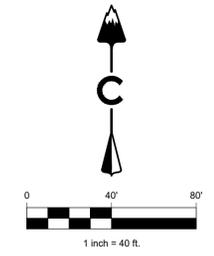
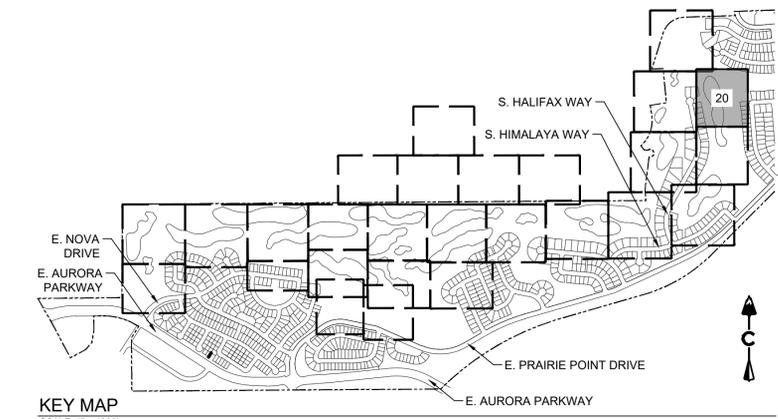
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MATCH LINE SHEET 18

MATCH LINE SHEET 20

MATCH LINE SHEET 21

2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 17-26 SITE PLAN.dwg



LEGEND

- EASEMENT
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- PROJECT BOUNDARY
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

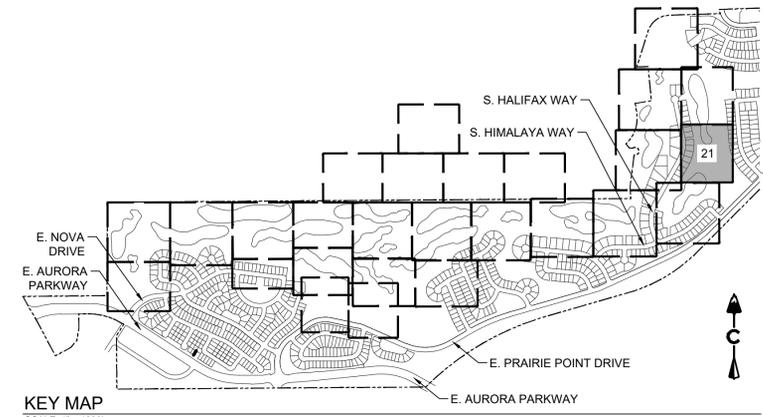
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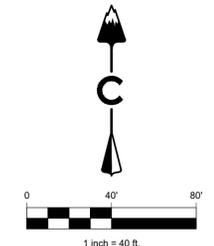
SHEET NUMBER

SHEET 20 OF 69

JULY 18, 2023



KEY MAP
SCALE: 1" = 1200'



LEGEND

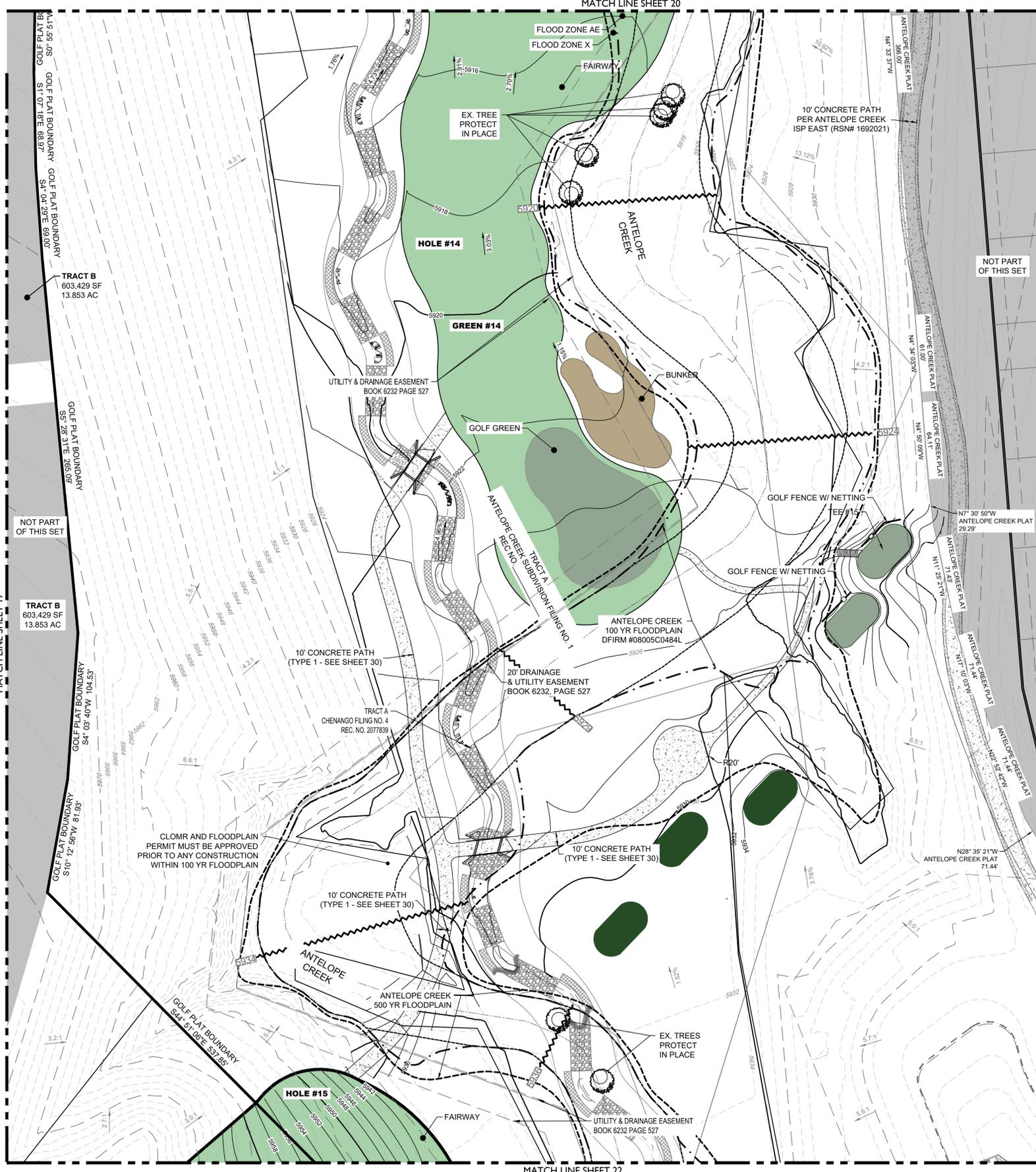
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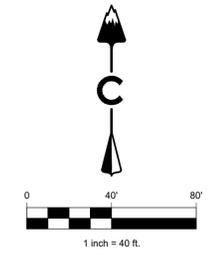
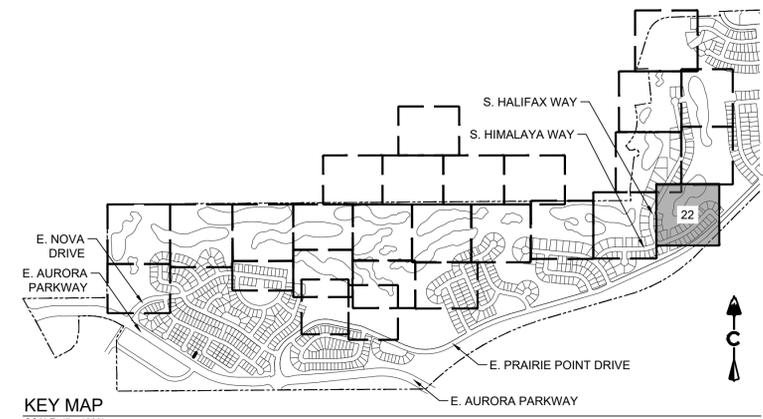
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LEGEND

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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

SHEET TITLE

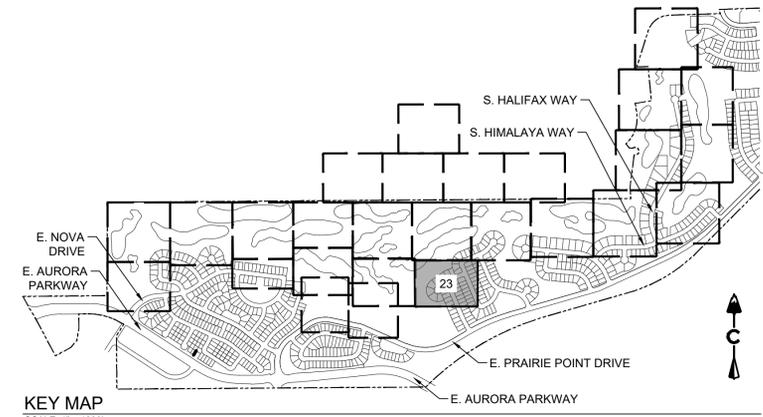
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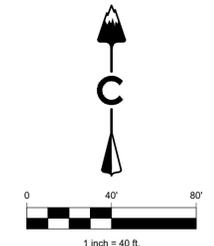
SHEET 22 OF 69

JULY 18, 2023

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KEY MAP
SCALE: 1" = 1200'



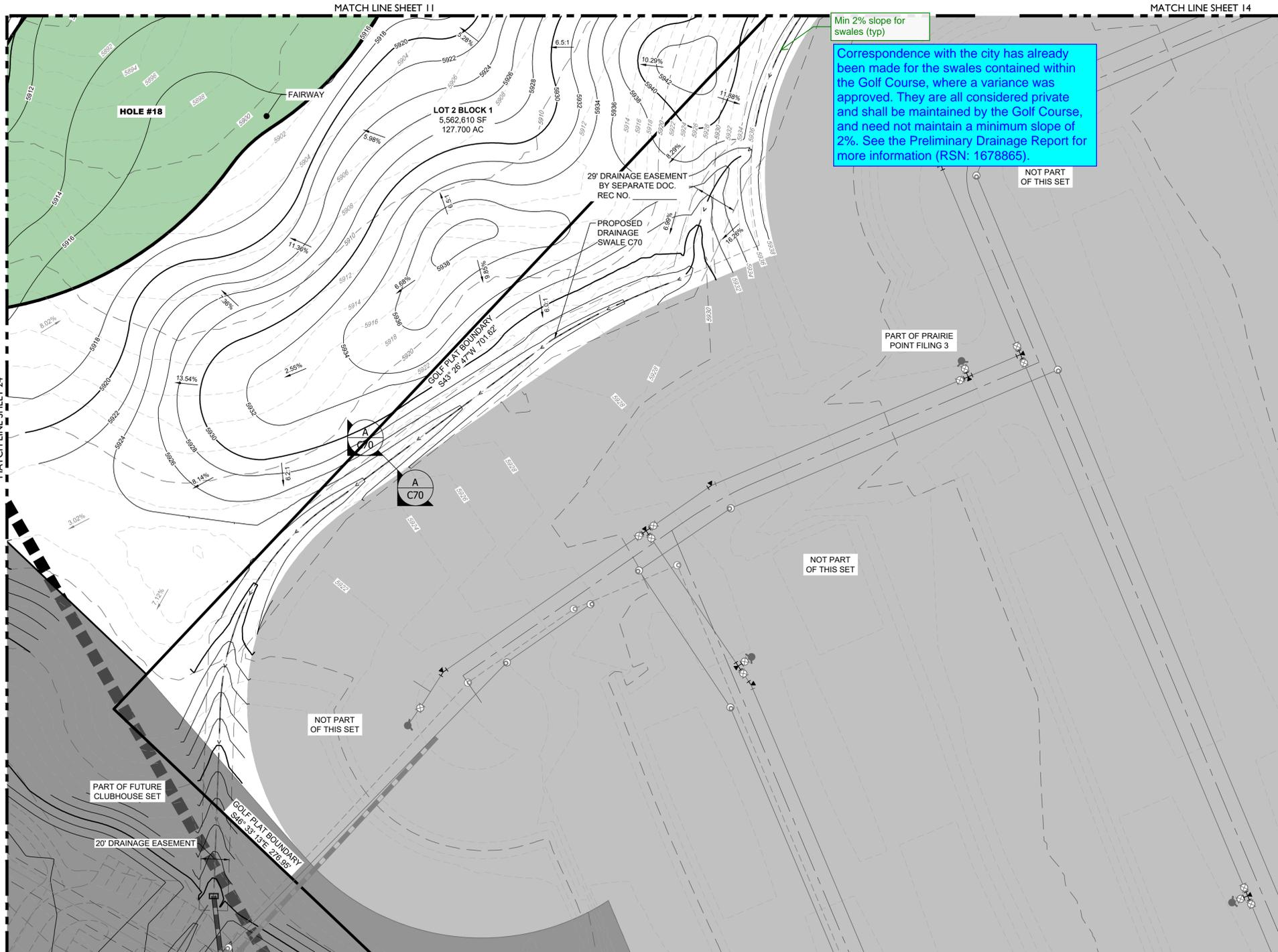
LEGEND

	EASEMENT
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CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND
WAY AND E-470.

PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

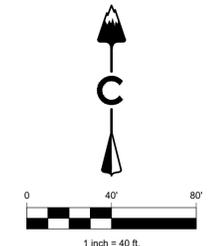
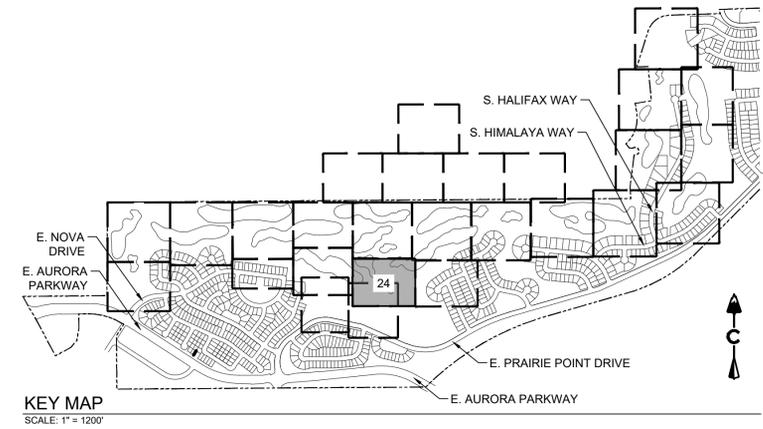
NOTES:
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WILL BE MAINTAINED BY THE GOLF COURSE UNLESS OTHERWISE
NOTED.



Min 2% slope for swales (typ)

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LEGEND

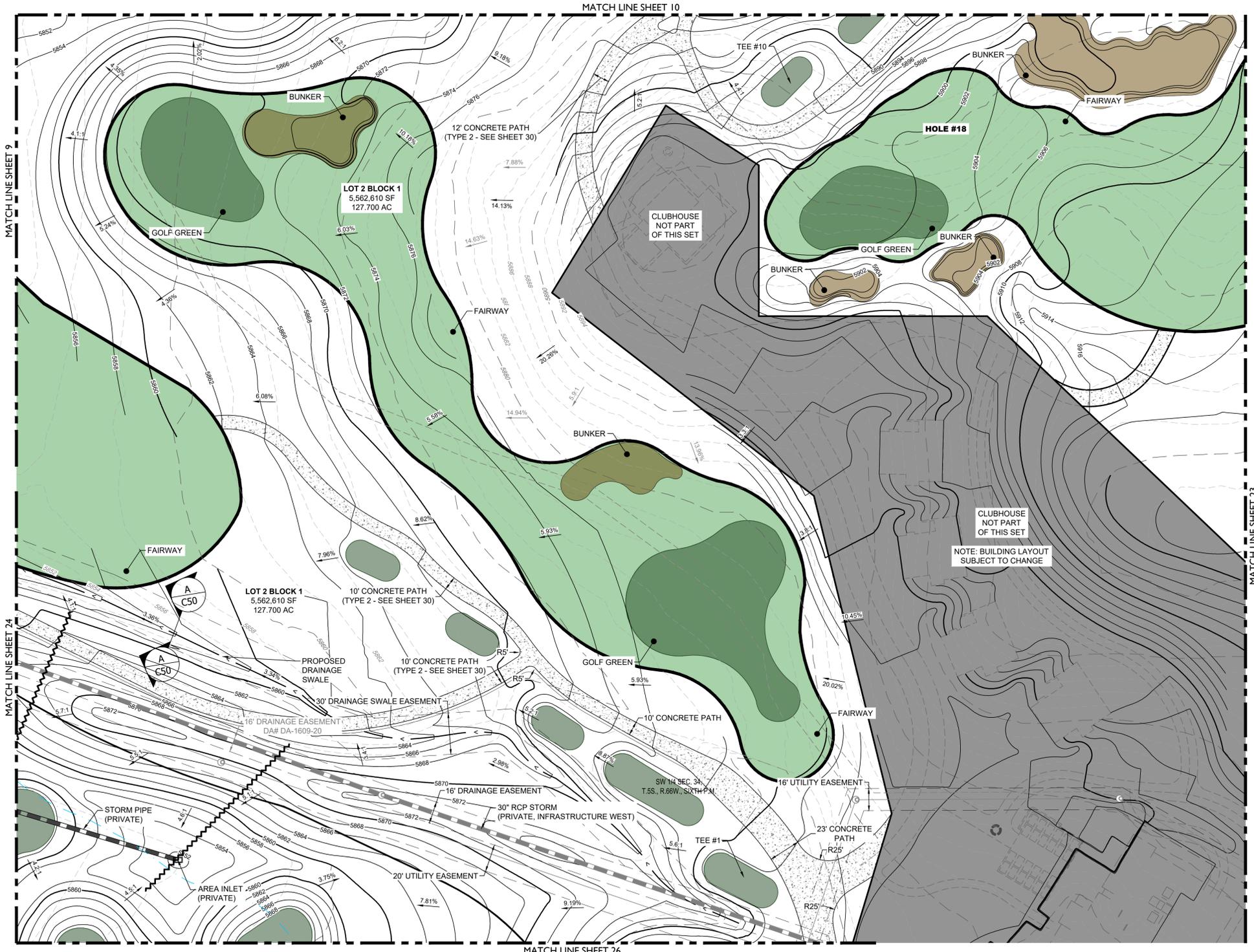
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	EXISTING STREET LIGHT POLES
	PROPOSED STREET LIGHT POLES
	STREET SIGNS
	RAMP
	BLOCK NUMBER
	GOLF FAIRWAY
	GOLF GREEN
	GOLF BUNKER
	CRUSHER FINES
	MAINTENANCE ACCESS
	CONCRETE
	RIPRAP
	EXISTING GRAVEL ROAD
	EXISTING ASPHALT PAVEMENT
	APPROXIMATE SAWCUT LIMITS
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
	EMERGENCY OVERFLOW ROUTE
	EXISTING STORM MANHOLES
	PROPOSED STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT

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

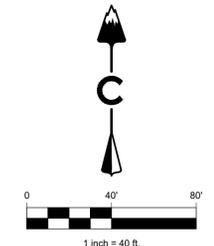
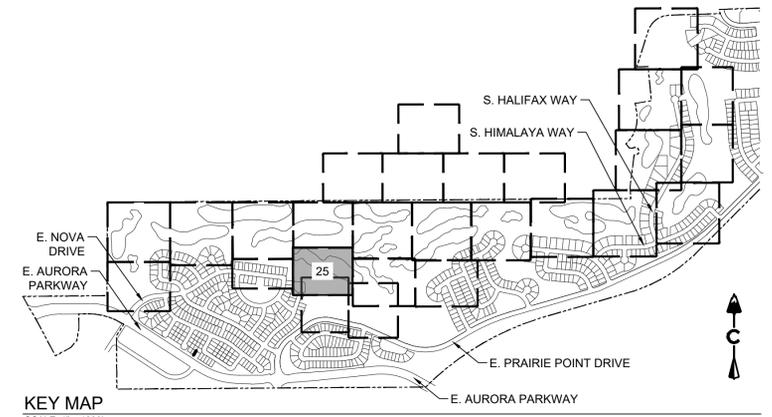
PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

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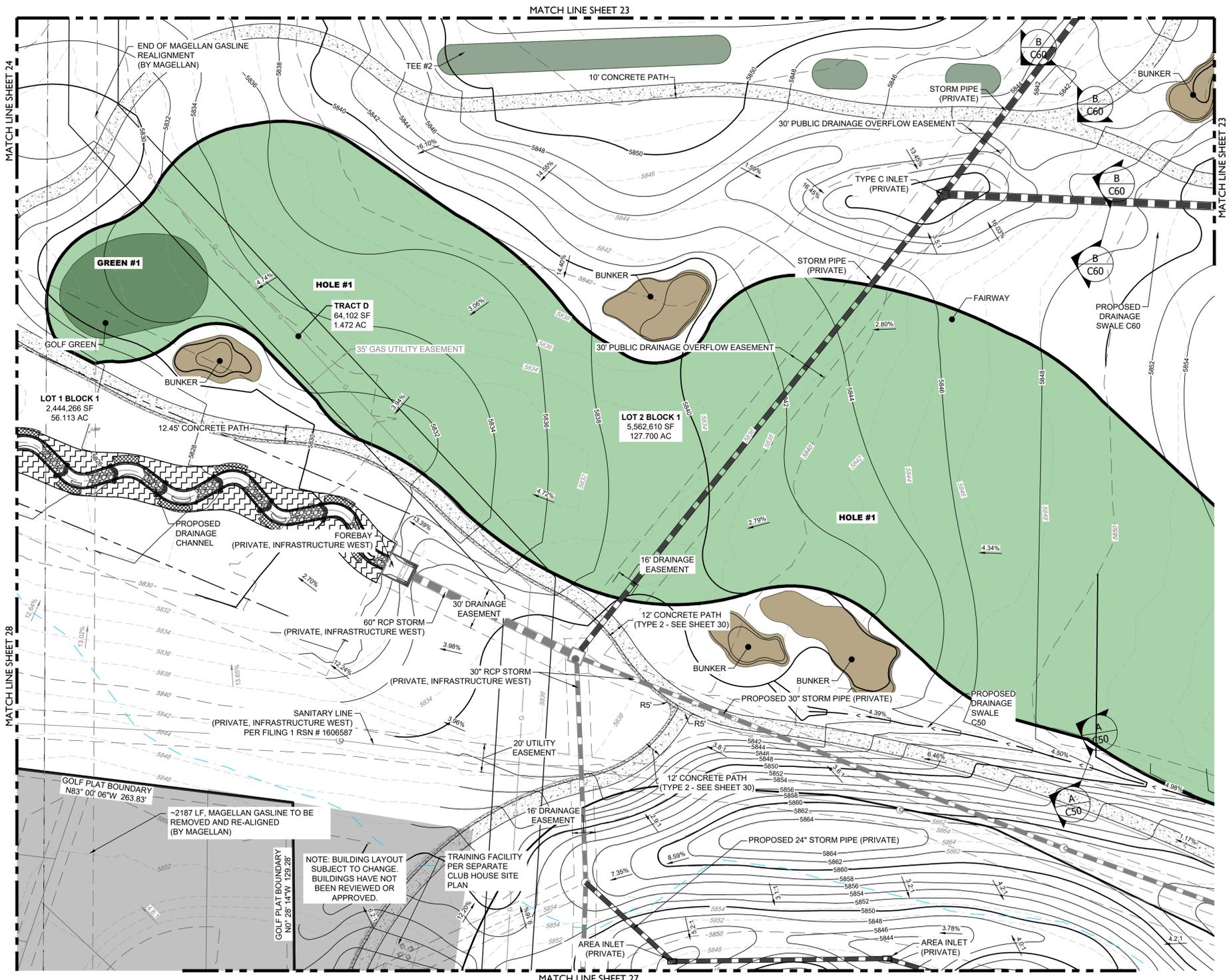
LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
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- EXISTING FENCE - WOOD POST
- STREET LIGHT POLES
- STREET SIGNS
- RAMPS
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- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT

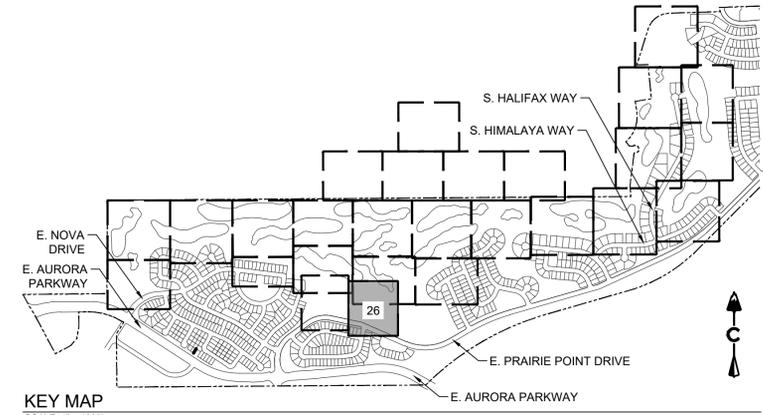


PROPOSED SWALE TYPE (SEE SHEET 28 FOR DETAIL)

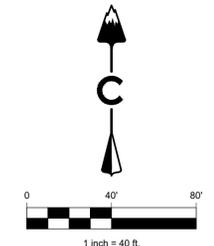
PROPOSED SWALE DESIGNATION



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KEY MAP
SCALE: 1" = 1200'



LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
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- EXISTING STORM & STUB OUT



PROPOSED SWALE TYPE
(SEE SHEET 28 FOR DETAIL)

PROPOSED SWALE
DESIGNATION

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

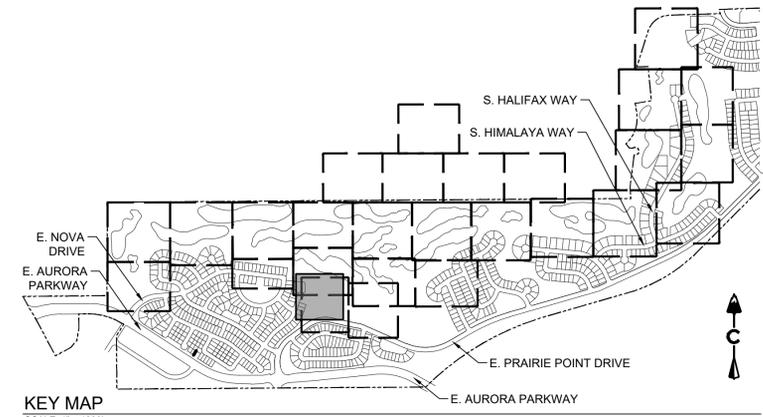
PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

NOTES:

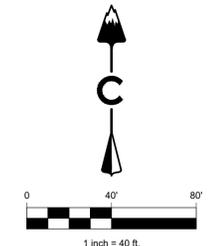
1. ALL STORM SHOWN WITHIN THE GOLF SITE PLAN IS PRIVATE AND WILL BE MAINTAINED BY THE GOLF COURSE UNLESS OTHERWISE NOTED.



2021-09-11 (4:30 PM) X:\19-032 Kings Point\CAD\Plans\Golf Course\Site Plan 17-26 SITE PLAN.dwg



KEY MAP
SCALE: 1" = 1200'



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	STREET LIGHT POLES
	STREET SIGNS
	RAMP
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	GOLF FAIRWAY
	GOLF GREEN
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	CONCRETE
	RIPRAP
	EXISTING GRAVEL ROAD
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BENCHMARK
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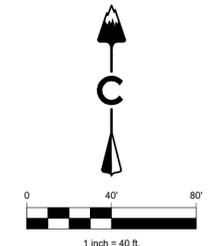
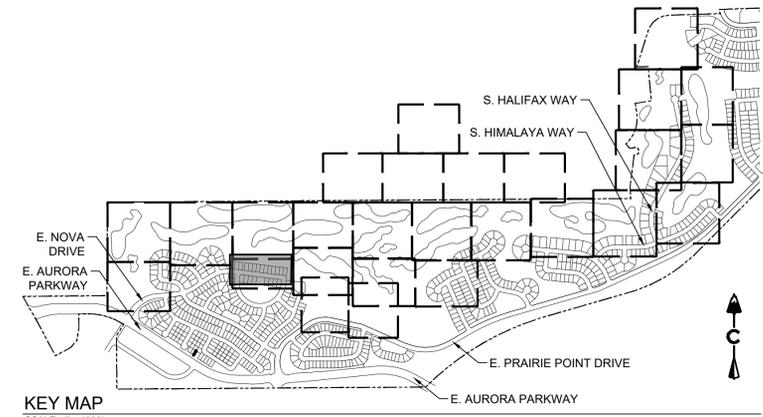
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(NAVD 88 DATUM)

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LEGEND

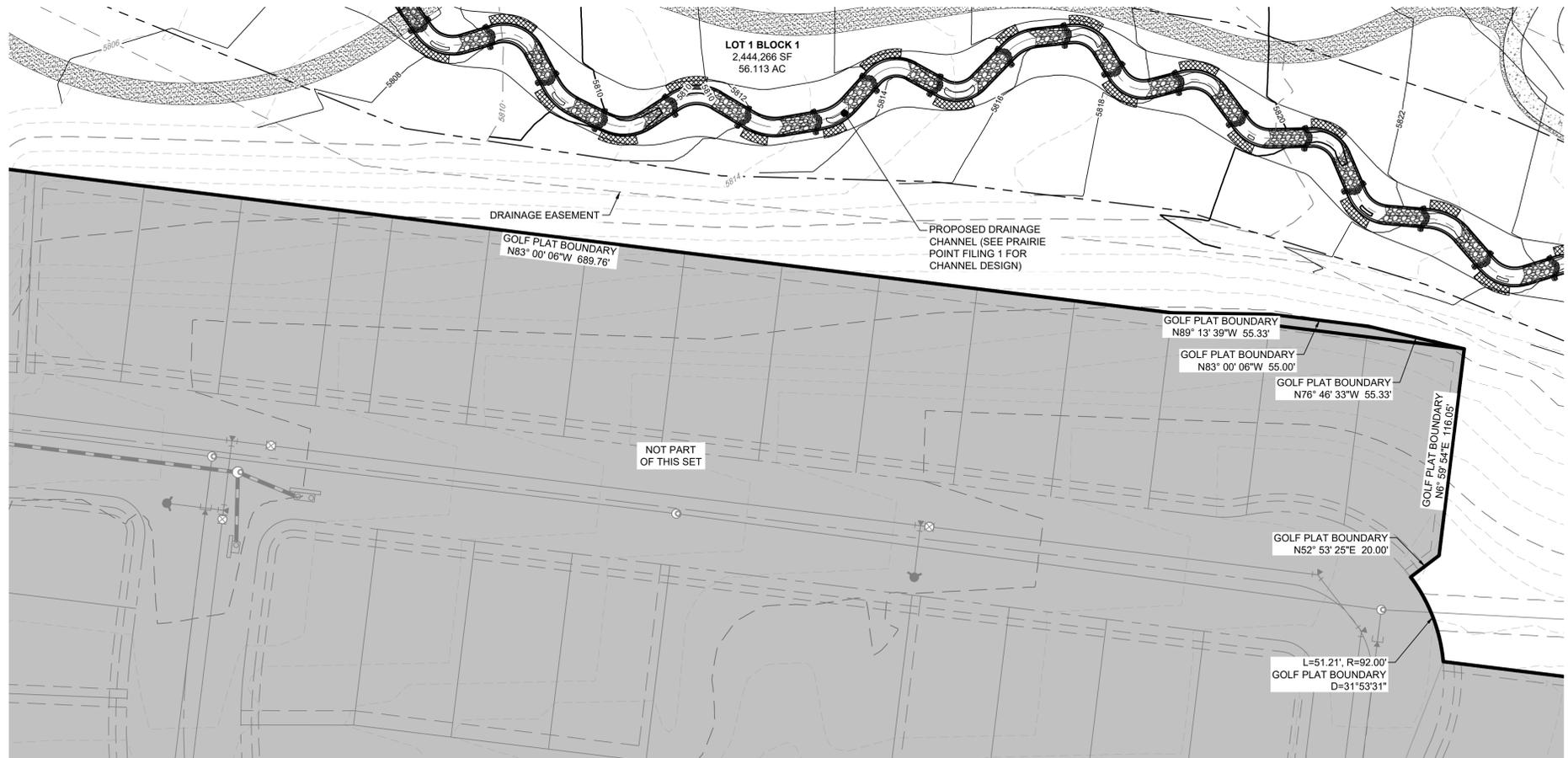
- EASEMENT
- - - RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
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- PROPOSED STREET LIGHT POLES
- EXISTING RAMP
- PROPOSED RAMP
- EXISTING BLOCK NUMBER
- PROPOSED BLOCK NUMBER
- EXISTING GOLF FAIRWAY
- PROPOSED GOLF FAIRWAY
- EXISTING GOLF GREEN
- PROPOSED GOLF GREEN
- EXISTING GOLF BUNKER
- PROPOSED GOLF BUNKER
- EXISTING CRUSHER FINES
- PROPOSED CRUSHER FINES
- EXISTING MAINTENANCE ACCESS
- PROPOSED MAINTENANCE ACCESS
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING RIPRAP
- PROPOSED RIPRAP
- EXISTING ASPHALT PAVEMENT
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- PROPOSED OUTLET STRUCTURE
- EXISTING PROPOSED STORM & STUB OUT
- EXISTING EXISTING STORM & STUB OUT

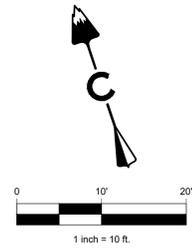
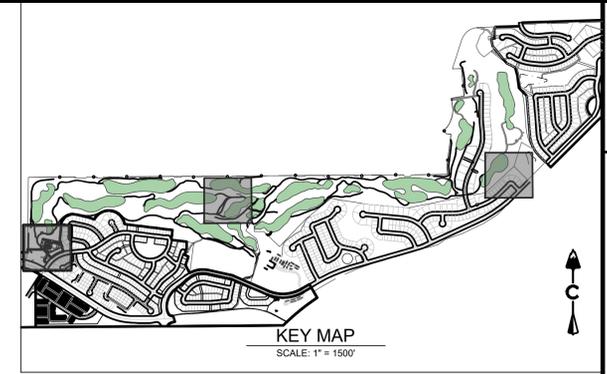
BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001
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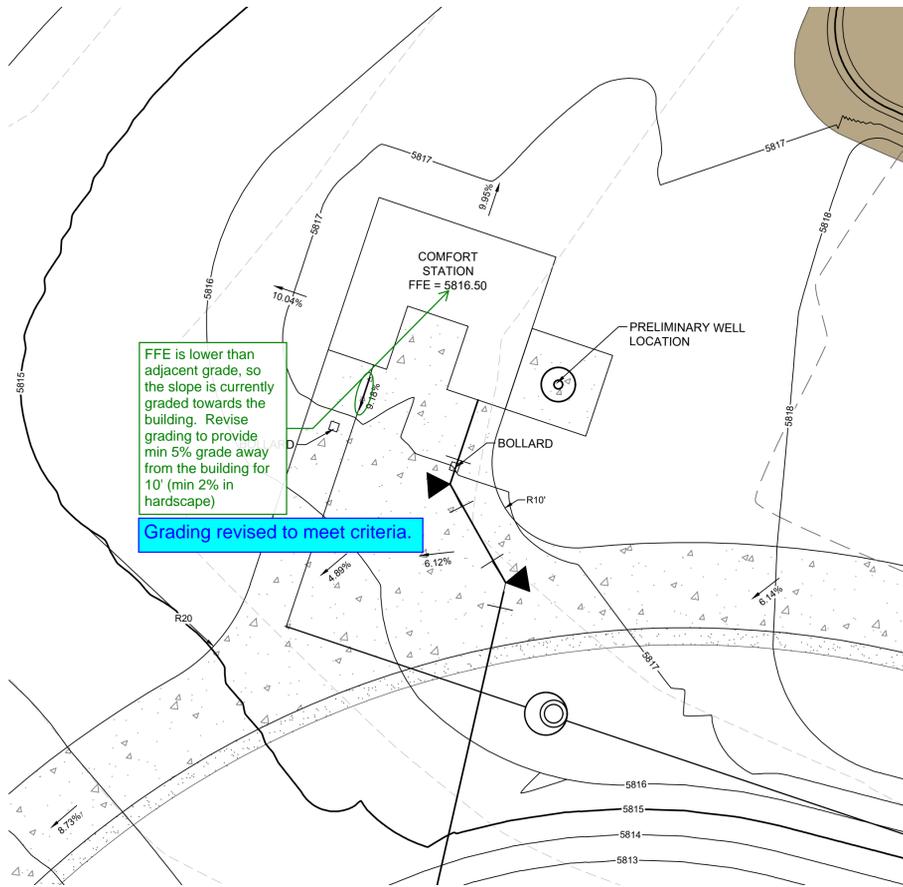


Provide a detailed grading sheet for the maintenance building showing longitudinal and transverse grade percentages through fire lane easement and accessible route.

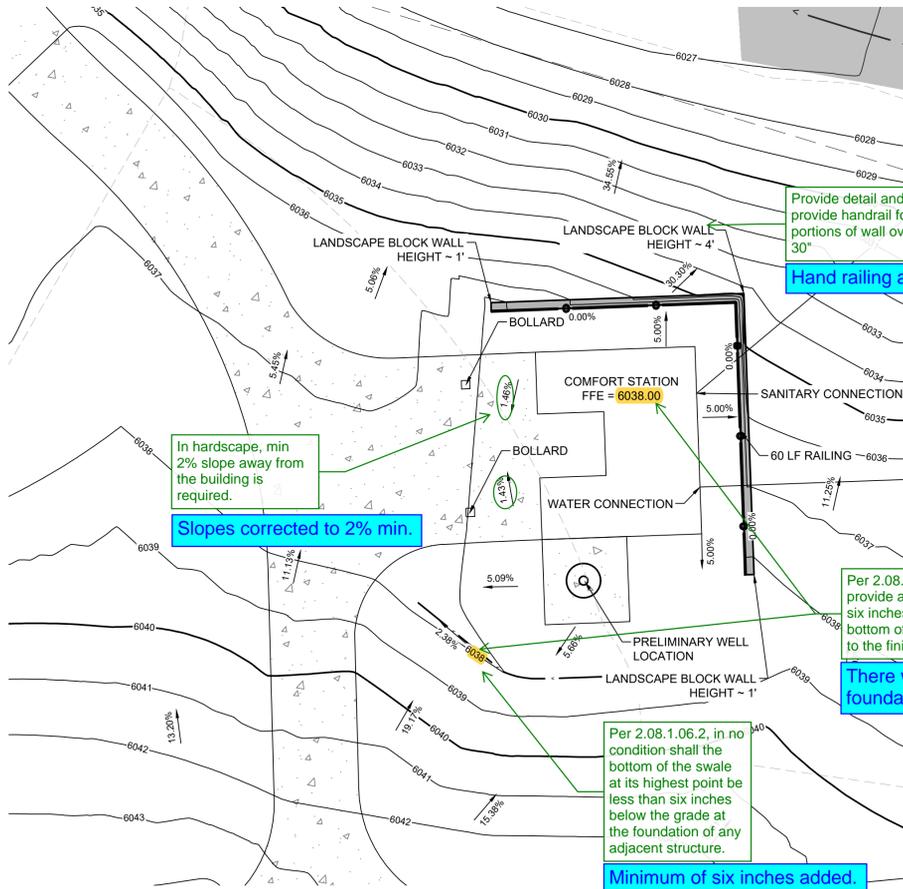
Additional slopes have been added to the fire lane and accessible route on Sheet 7.

FFE is lower than adjacent grade, so the slope is currently graded towards the building. Revise grading to provide min 5% grade away from the building for 10' (min 2% in hardscape)

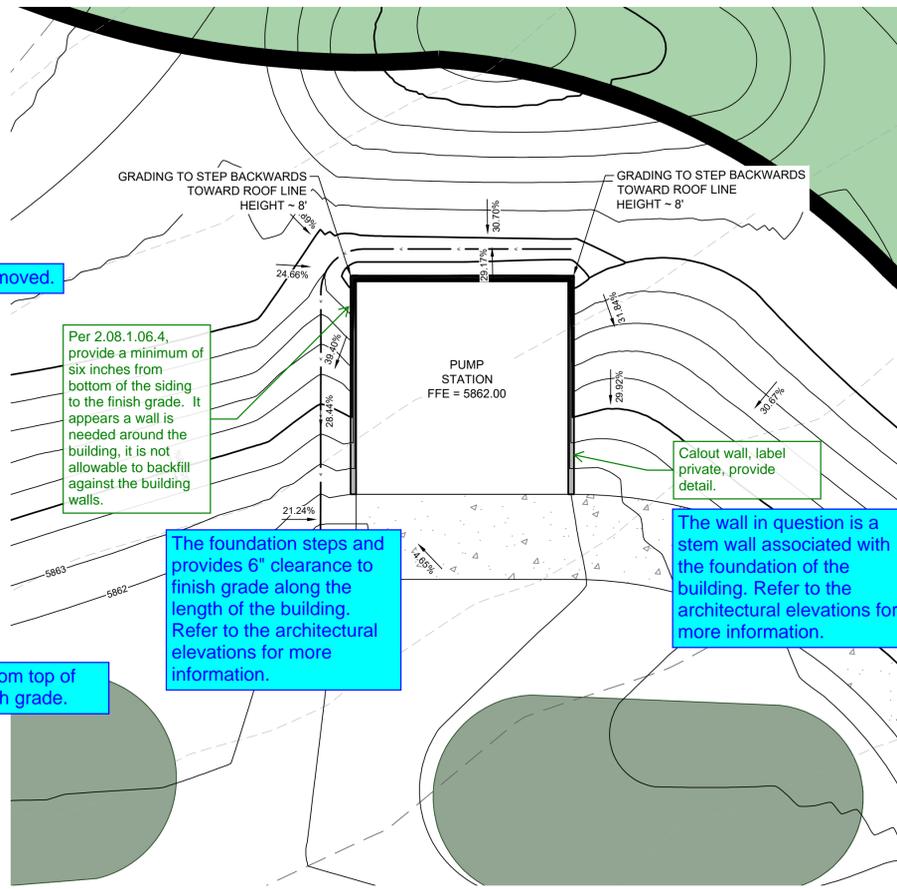
Grading revised to meet criteria.



A WEST COMFORT STATION
Scale: 1"=10'



B EAST COMFORT STATION
Scale: 1"=10'



C PRIVATE IRRIGATION PUMP STATION
Scale: 1"=10'

Provide detail and provide handrail for portions of wall over 30"

Hand railing and wall removed.

Per 2.08.1.06.4, provide a minimum of six inches from bottom of the siding to the finish grade. It appears a wall is needed around the building, it is not allowable to backfill against the building walls.

The foundation steps and provides 6" clearance to finish grade along the length of the building. Refer to the architectural elevations for more information.

Calcut wall, label private, provide detail.

The wall in question is a stem wall associated with the foundation of the building. Refer to the architectural elevations for more information.

In hardscape, min 2% slope away from the building is required.

Slopes corrected to 2% min.

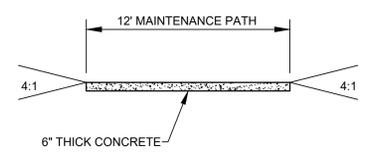
Per 2.08.1.06.2, in no condition shall the bottom of the swale at its highest point be less than six inches below the grade at the foundation of any adjacent structure.

Minimum of six inches added.

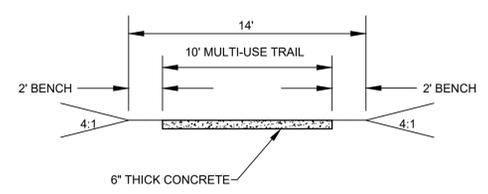
Per 2.08.1.06.4, provide a minimum of six inches from bottom of the siding to the finish grade

There will be 6" from top of foundation to finish grade.

TYPICAL TRAIL CROSS-SECTIONS



TYPE 2
12FT GOLF CART PATH AND
MAINTENANCE TRAIL (PRIVATE)
SCALE: N.T.S.



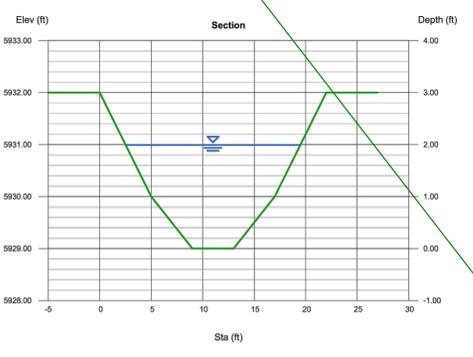
TYPE 1
10FT GOLF CART PATH AND
MAINTENANCE TRAIL (PRIVATE)
SCALE: N.T.S.

Channel Report
Hydrow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Apr 14 2023

SWALE B10

User-defined	Invert Elev (ft) = 5929.00	Highlighted	Depth (ft) = 1.99
	Slope (%) = 1.1%		Q (cfs) = 118.90
	N-Value = 0.035		Area (sqft) = 5.32
			Velocity (ft/s) = 17.58
Calculations	Known Q = 118.90		Wetted Perim (ft) = 1.80
Compute by:			Crit Depth, Yc (ft) = 18.95
Known Q (cfs)			Top Width (ft) = 2.43
			EGL (ft) = 5929.00

(Sta, El, n)-(Sta, El, n)...
(0.00, 5932.00)(0.00, 5930.00), 0.035(-0.00, 5929.00), 0.035(-13.00, 5929.00), 0.035(-17.00, 5929.00), 0.035(-22.00, 5932.00), 0.035

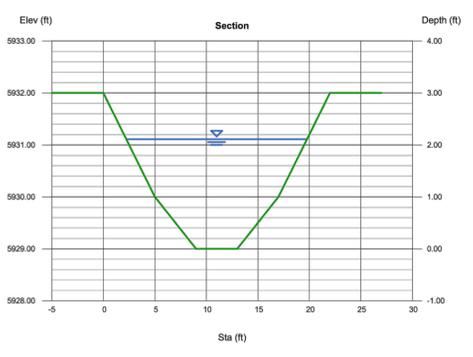


Channel Report
Hydrow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Apr 14 2023

SWALE B20

User-defined	Invert Elev (ft) = 5929.00	Highlighted	Depth (ft) = 2.11
	Slope (%) = 0.59%		Q (cfs) = 88.48
	N-Value = 0.035		Area (sqft) = 24.40
			Velocity (ft/s) = 3.63
Calculations	Known Q = 88.48		Wetted Perim (ft) = 18.22
Compute by:			Crit Depth, Yc (ft) = 1.55
Known Q (cfs)			Top Width (ft) = 17.55
			EGL (ft) = 5929.00

(Sta, El, n)-(Sta, El, n)...
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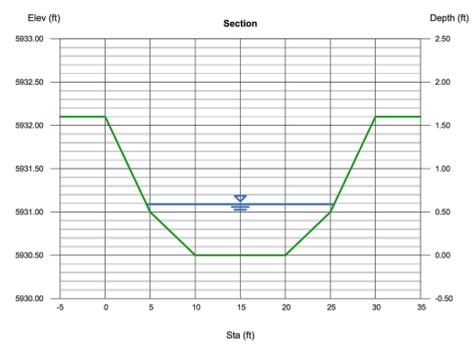


Channel Report
Hydrow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Apr 14 2023

SWALE B30

User-defined	Invert Elev (ft) = 5930.50	Highlighted	Depth (ft) = 0.59
	Slope (%) = 0.59%		Q (cfs) = 16.39
	N-Value = 0.035		Area (sqft) = 9.33
			Velocity (ft/s) = 1.76
Calculations	Known Q = 16.39		Wetted Perim (ft) = 20.89
Compute by:			Crit Depth, Yc (ft) = 0.39
Known Q (cfs)			Top Width (ft) = 20.82
			EGL (ft) = 5930.50

(Sta, El, n)-(Sta, El, n)...
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Min 2% slope for swales (typ)

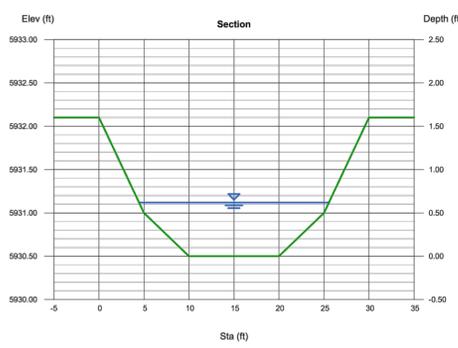
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Channel Report
Hydrow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Apr 14 2023

SWALE B40

User-defined	Invert Elev (ft) = 5930.50	Highlighted	Depth (ft) = 0.82
	Slope (%) = 0.50%		Q (cfs) = 18.13
	N-Value = 0.035		Area (sqft) = 9.97
			Velocity (ft/s) = 1.82
Calculations	Known Q = 18.13		Wetted Perim (ft) = 21.17
Compute by:			Crit Depth, Yc (ft) = 0.41
Known Q (cfs)			Top Width (ft) = 21.09
			EGL (ft) = 5930.50

(Sta, El, n)-(Sta, El, n)...
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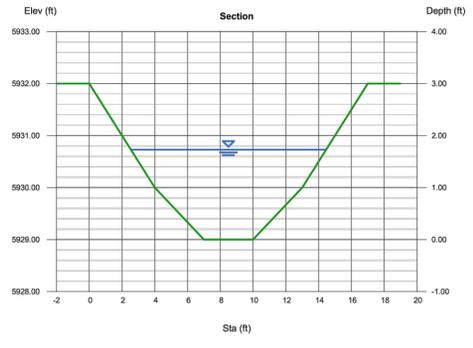


Channel Report
Hydrow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Apr 14 2023

SWALE C50 MINIMUM

User-defined	Invert Elev (ft) = 5929.00	Highlighted	Depth (ft) = 1.73
	Slope (%) = 0.60%		Q (cfs) = 43.15
	N-Value = 0.035		Area (sqft) = 13.64
			Velocity (ft/s) = 3.18
Calculations	Known Q = 43.15		Wetted Perim (ft) = 12.59
Compute by:			Crit Depth, Yc (ft) = 1.25
Known Q (cfs)			Top Width (ft) = 11.92
			EGL (ft) = 5929.00

(Sta, El, n)-(Sta, El, n)...
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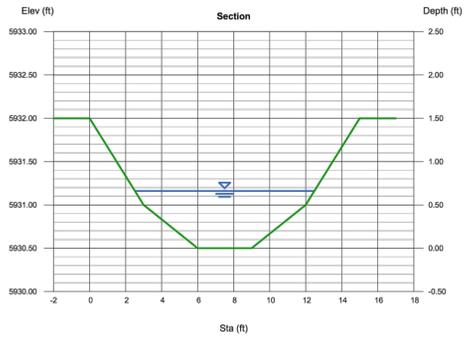


Channel Report
Hydrow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Apr 14 2023

SWALE C70 MINIMUM

User-defined	Invert Elev (ft) = 5930.50	Highlighted	Depth (ft) = 0.86
	Slope (%) = 0.50%		Q (cfs) = 7.780
	N-Value = 0.035		Area (sqft) = 4.52
			Velocity (ft/s) = 1.72
Calculations	Known Q = 7.78		Wetted Perim (ft) = 10.10
Compute by:			Crit Depth, Yc (ft) = 0.45
Known Q (cfs)			Top Width (ft) = 9.98
			EGL (ft) = 5930.50

(Sta, El, n)-(Sta, El, n)...
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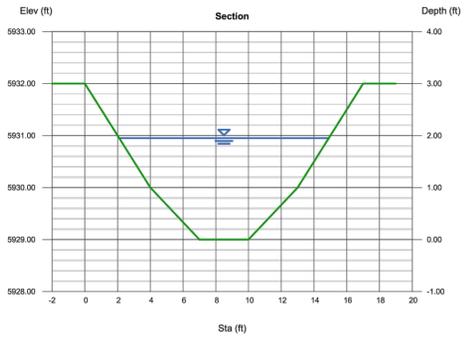


Channel Report
Hydrow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Apr 14 2023

SWALE C85

User-defined	Invert Elev (ft) = 5929.00	Highlighted	Depth (ft) = 1.95
	Slope (%) = 0.59%		Q (cfs) = 55.66
	N-Value = 0.035		Area (sqft) = 16.36
			Velocity (ft/s) = 3.40
Calculations	Known Q = 55.66		Wetted Perim (ft) = 13.57
Compute by:			Crit Depth, Yc (ft) = 1.42
Known Q (cfs)			Top Width (ft) = 12.80
			EGL (ft) = 5929.00

(Sta, El, n)-(Sta, El, n)...
(0.00, 5932.00)(0.00, 5930.00), 0.035(-7.00, 5929.00), 0.035(-10.00, 5929.00), 0.035(-13.00, 5930.00), 0.035(-17.00, 5932.00), 0.035

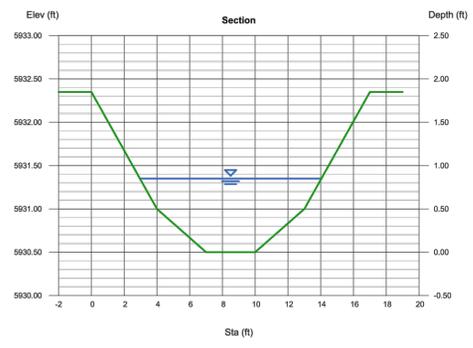


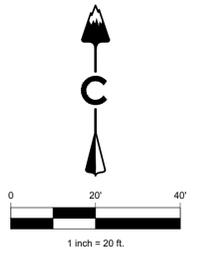
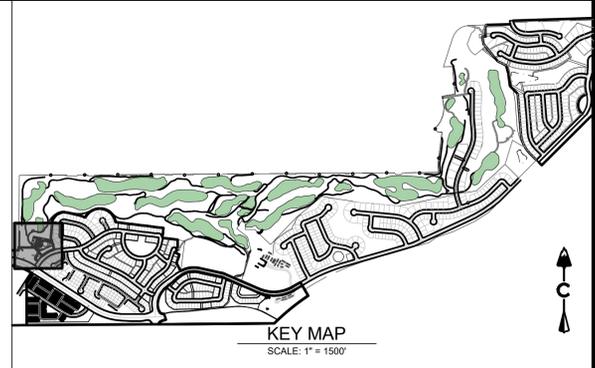
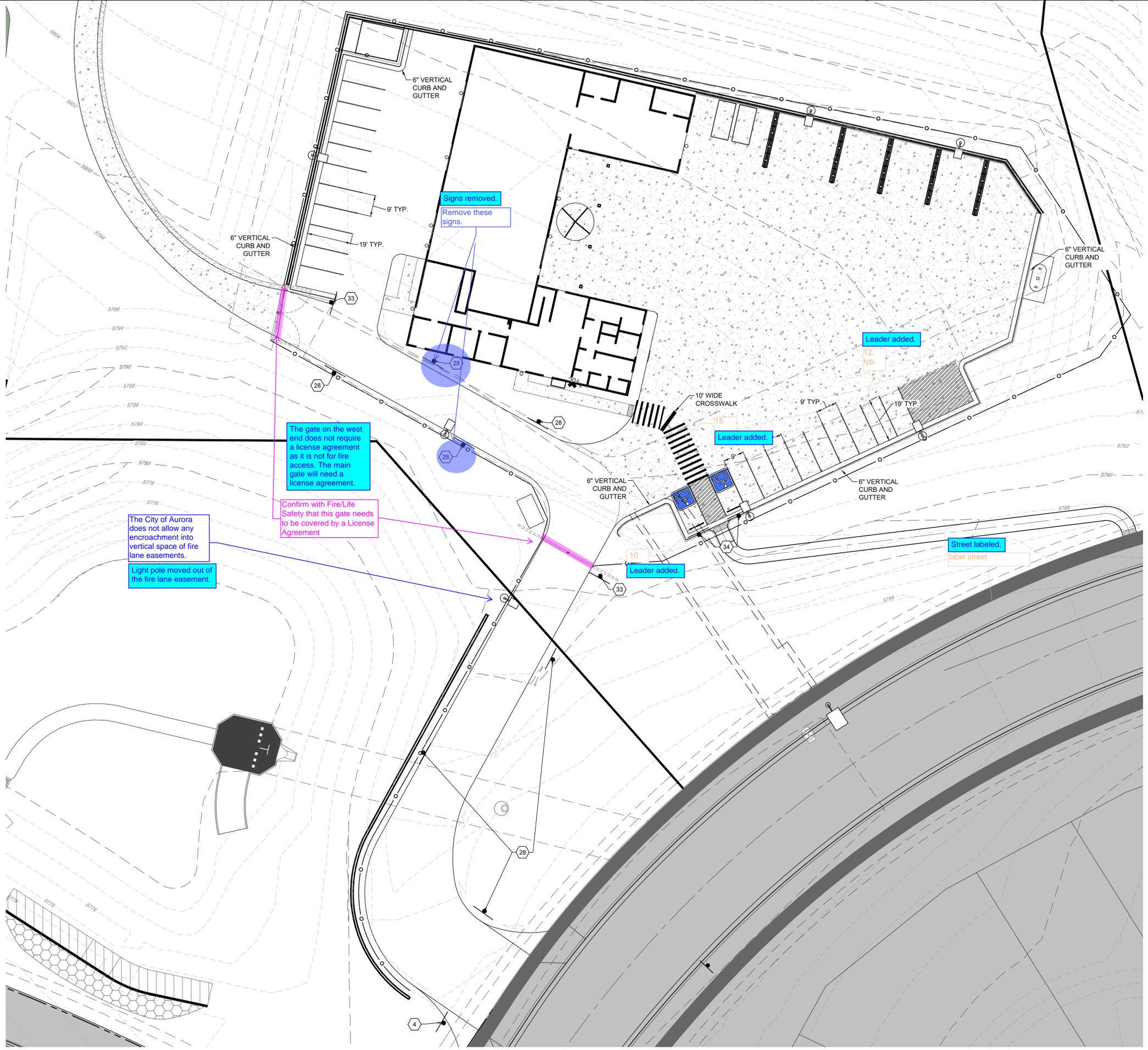
Channel Report
Hydrow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Apr 14 2023

SWALE C90 MINIMUM

User-defined	Invert Elev (ft) = 5930.50	Highlighted	Depth (ft) = 0.85
	Slope (%) = 0.50%		Q (cfs) = 13.34
	N-Value = 0.035		Area (sqft) = 6.51
			Velocity (ft/s) = 2.05
Calculations	Known Q = 13.34		Wetted Perim (ft) = 11.27
Compute by:			Crit Depth, Yc (ft) = 0.59
Known Q (cfs)			Top Width (ft) = 11.07
			EGL (ft) = 5930.50

(Sta, El, n)-(Sta, El, n)...
(0.00, 5932.30)(0.00, 5931.00), 0.035(-7.00, 5930.50), 0.035(-10.00, 5930.50), 0.035(-13.00, 5931.00), 0.035(-17.00, 5932.30), 0.035





KEY NOTES:
NOTE: ALL SIGNS SHALL BE MUTCD COMPLIANT.

- 4 D3-1 (8' HEIGHT - VARIABLE LENGTH) STOP SIGN R1-1 WITH STREET NAME (30" X 30")
- 9 R6-1 (36"X12") R6-4B SHALL BE MOUNTED 4 FT FROM TRUCK APRON SURFACE
- 10 8" SOLID WHITE DIAGONAL OR CHEVRON STRIPING AT 25' O-C, 45'
- 12 4" SOLID WHITE LINE
- 15 10X2 BAR, 2" GAP PEDESTRIAN CROSSWALK STRIPING PLACE BARS PARALLEL W/ WHEEL PATH
- 28 R7-1 (12"X18") R7-201P (12"X9")
- 32 K-1847 (12"X18")
- 33 K-7614 (18"X12")
- 34 K-1847 (18"X12")

NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, WHITE OR YELLOW, PER CITY OF AURORA STANDARDS

Sign deleted from legend.
Show sign on sheet or delete

Replaced.
replace sign with handicapped parking sign

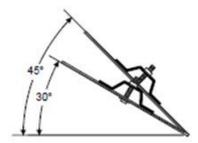
MUTCD R5-11
Corrected.

Use fire lane sign detail on sheet 32 instead of this one.
Fire lane sign replaced with detail signage.

verify and reference COA TE-12
COA TE-12 referenced.

Fire lane signs have been rotated 30 degrees against oncoming traffic.

Where fire lane signs are shown provide a 30 to 45 degree angle to oncoming traffic.



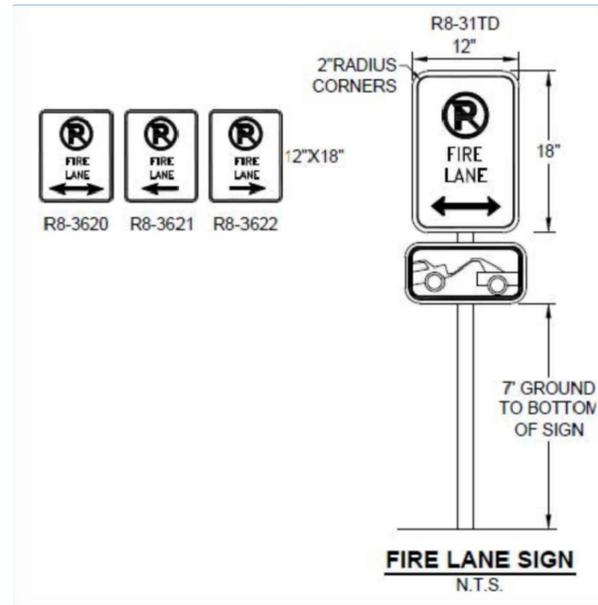
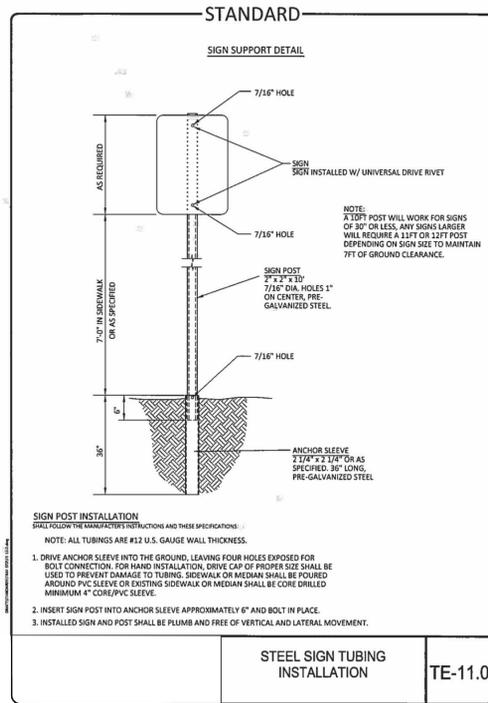
PROJECT NAME

**PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SIGNAGE AND STRIPING**

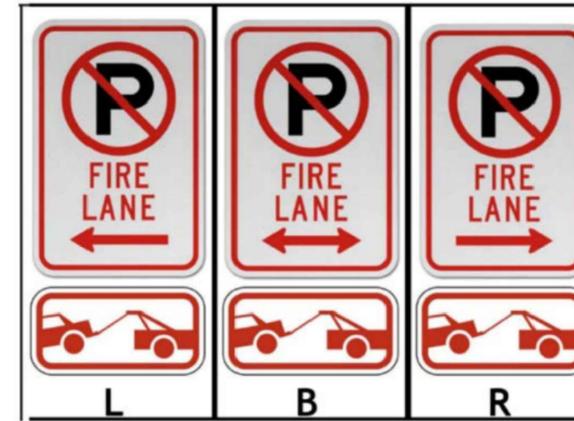
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER



1 NO PARKING FIRE LANE SIGN



FIRE LANE SIGNS AND NOTES:

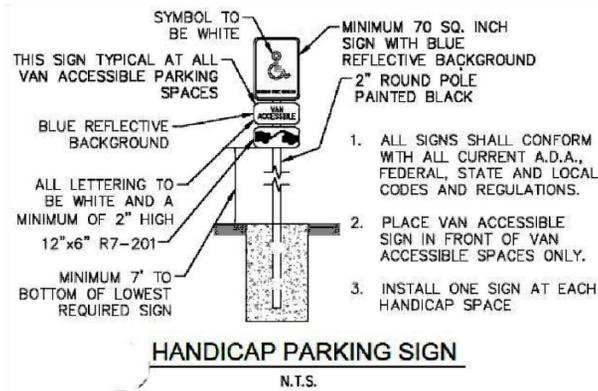
- SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH THE IFC.
- SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
- FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON THE PLANS).
- LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

2 NO PARKING FIRE LANE SIGNS WITH NOTES

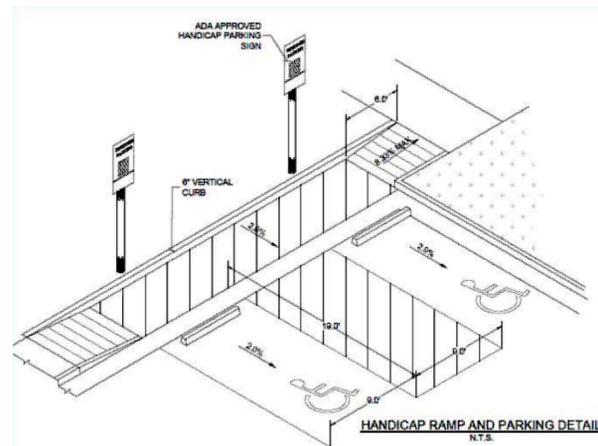
Where a dead-end fire lane is utilized with no turnaround for fire apparatus, please provide signage on each side of an entrance and at the end of the fire lane to notify responding fire crews. Note: Maximum length of fire lane without a turnaround is 150'.



3 DEAD END FIRE LANE



4 HANDICAP PARKING SIGN



5 HANDICAP RAMP AND PARKING DETAIL



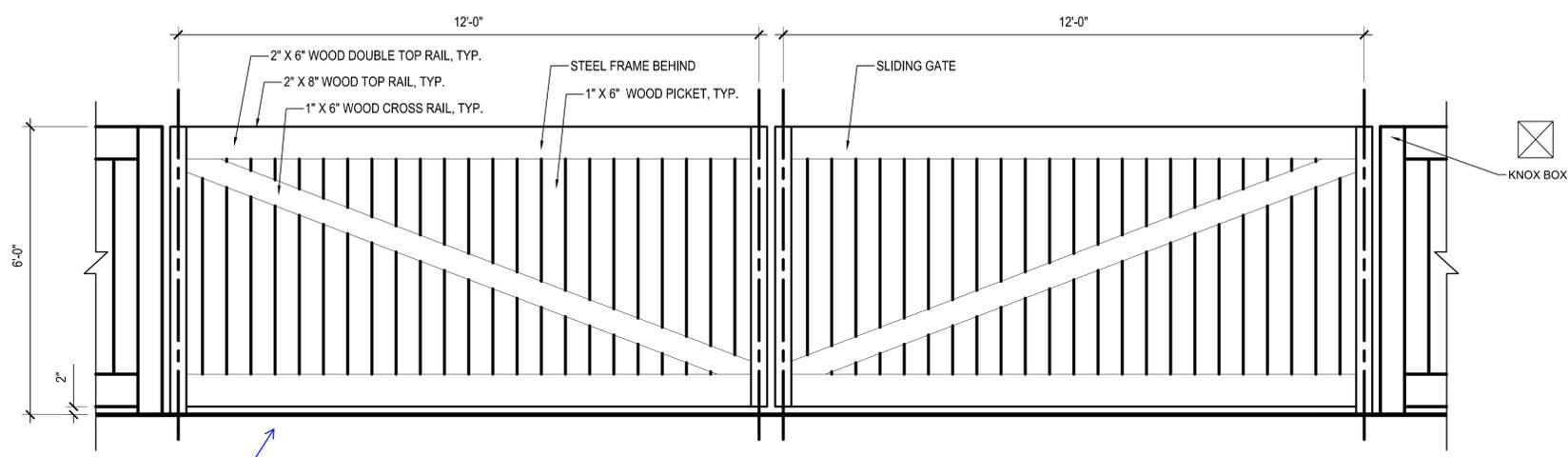
12" X 18"

6 FIRE DEPARTMENT CONNECTION SIGN

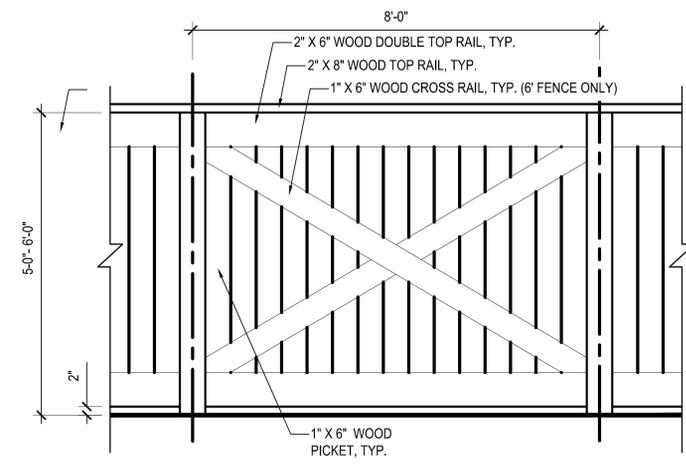


12" X 18"

7 FIRE SPRINKLER SIGN

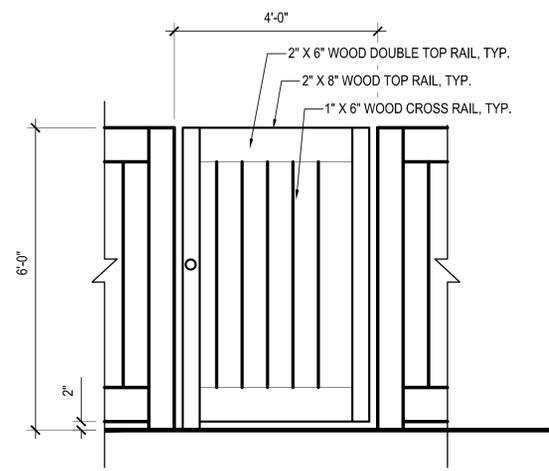


8 SECURITY GATE DETAIL

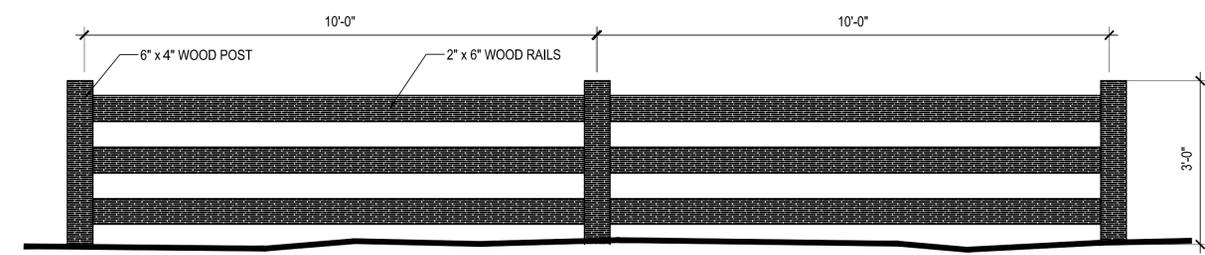


10 SECURITY FENCE

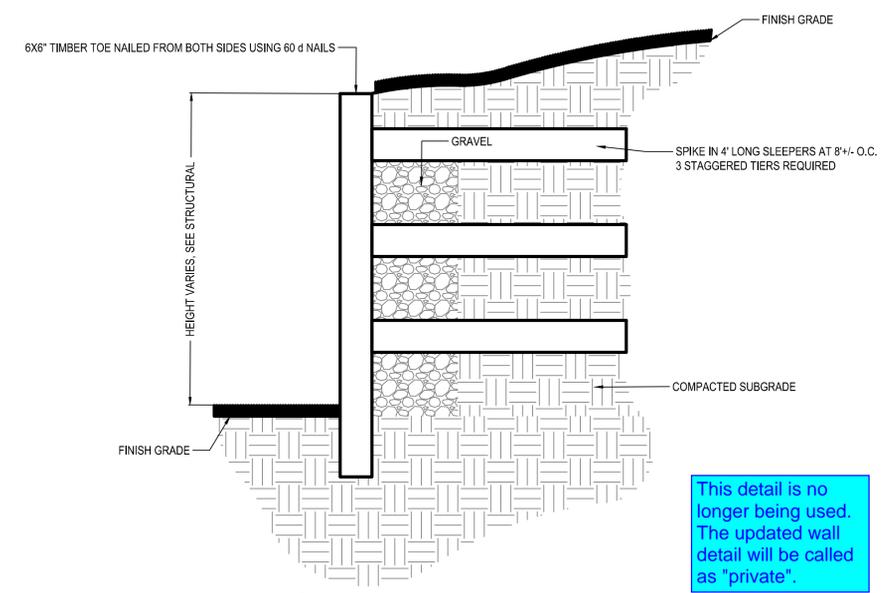
Show 6" clearance from bottom of gate to ground surface.
6" clearance labeled



9 PERSONNEL ACCESS GATE



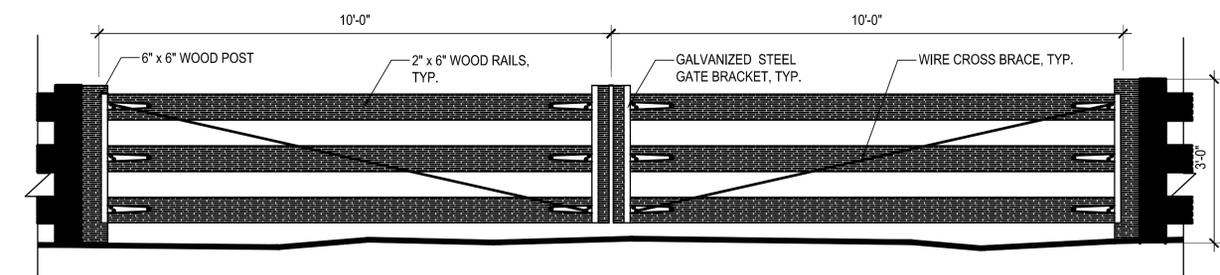
11 PERIMETER FENCE



13 RETAINING WALL
NTS

This detail is no longer being used. The updated wall detail will be called as "private".

Label private



12 PERIMETER FENCE GATE