

August 3rd, 2023

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

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, CORE Consultants, Aztec, Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the Second Submission Review for the Prairie Point Golf Site Plan. The following is a response to comments:

Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The pump house elevations were not provided. Minor access and fencing corrections have also been identified. [Planning]

RESPONSE: Elevations added to this submittal.

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

RESPONSE: Noted. Preliminary drainage is being completed concurrently.

- Numerous grading and slope corrections and clarifications are requested including for slopes away from buildings, drive slopes, and drainage pond slopes. [Civil Engineering]

RESPONSE: Additional slope labels added for clarity.

- Numerous additional details are needed in regard to the maintenance building site including for the occupancy type, construction type, whether or not the building is sprinklered, fuel type, fuel storage, fuel dispensing, and the gating system emergency access. [Fire/Life Safety]

RESPONSE: Data added to table on cover sheet and clarifying call-outs to the first sheet of the site plan showing the maintenance building. Emergency gate access shown in gate detail sheet at end of set.

- A floodplain permit is needed due to proximity to the creek. [Aurora Water]

RESPONSE: Impacts to the Kragelund Tributary and Antelope Creek floodplains are facilitated through the West Infrastructure package (RSN 1594914) and Antelope Creek package (RSN 1662021).

- 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: We will be setting up a meeting with the City to discuss this item and we will have an updated agreement in place prior to recordation.

- Provide a closure report to match revised exterior boundary and provide an updated title commitment dated within 30 days of plat acceptance date. [Real Property]

RESPONSE: Provided closure and title will be updated prior to recording final plat.

PLANNING DEPARTMENT COMMENTS

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1. Community Questions, Comments, and Concerns

1A. No additional Community comments were received during this review.

2. Completeness and Clarity of the Application

[Elevations Pages 7-8]

2A. Pump house elevation is missing. Provide this elevation.

RESPONSE: Elevations included in this submittal.

3. Zoning and Land Use Comments

[Site Plan Page 1]

3A. Include the amount/percentage of hardscape from the buildings and pathing, and the amount/percentage of landscaping in this data table.

RESPONSE: Data provided on cover.

[Landscape Plan Page 24]

3B. This material storage is considered outdoor storage by the code and will need to comply with Section 146-3.3.5.X of the UDO. Namely, the screening fence needs to be 9ft tall. As this use is accessory to the golf course, no additional approvals or hearings are triggered by this outdoor storage use unless an adjustment is requested.

RESPONSE: Per the email exchange on Wed, July 12, 2023, it was determined that a 9' screen was recommended but not required according to section 146-4.4.7.8. A 6' ht solid wood fence on top of the 8' masonry retaining wall will be utilized for screening this area. Additional evergreen trees were provided for natural screening between the south side of fenced area and E. Nova Dr. See attached exhibit (PDF Sheet 11) for spot elevations and sections of this area.

4. Parking Issues

4A. There were no parking issues identified on this review.

RESPONSE: Noted.

5. Architectural and Urban Design Issues

[Site Plan Page 1]

5A. The maximum building height should be 38 ft.

RESPONSE: Buildings do not exceed 38'

[Site Plan Page 7]

5B. A paved pedestrian path from the building entrance leading all the way out to the roadway sidewalk is needed.

RESPONSE: CORE has provided a sidewalk connection from ADA parking (and building) to the sidewalk on Nova.

[Landscape Plan Page 26]

5C. Fences along open space should have 6"x6" posts and include 2"x4" welded wire mesh between the horizontal slats.

RESPONSE: Post sizes have been modified to be 4x6 due to significant cost differences. Wire mesh along the golf course will not be included because it will become a maintenance issue and impede wildlife crossing.

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6. Signage Issues

6A. There were no signage comments on this review.

RESPONSE: Noted.

7. Landscaping (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

7A. There were no landscaping comments on this review.

RESPONSE: Noted.

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

[Site Plan Page 1]

8A. Provide bike parking equivalent to 5% of vehicle parking spaces, or minimum of 2 U-racks.
UDO Section 4.6.3.F, Bicycle Parking.

RESPONSE: The city minimum of 2 bike racks will be provided.

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

9A. There were no comments from addressing on this review.

RESPONSE: Noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (John Springs / 303-739-7572 / jsprings@auroragov.org / Comments in green)

[Site Plan Page 1]

10A. Label street names, E-470 & Aurora Pkwy.

RESPONSE: Labels added.

10B. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

RESPONSE: Noted. Preliminary drainage is being completed concurrently.

10C. Add note: "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

RESPONSE: Note added to general note #21.

Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).

RESPONSE: Route shown in detail.

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[Site Plan Page 7]

10D. Are these lines part of the building? Please use a consistent line type to depict the building outline for clarity.

RESPONSE: Building outline is now consistent all the way around.

10E. Provide more slope labels outside the building to show the slope away from all parts of the building.

RESPONSE: Additional slope labels added for clarity.

10F. Callout wall with material type, label private. A typical section of the wall is required and should callout the height range or max height. Any walls greater than 4' require structural calculations submitted with the Civil Plans per 4.02.7.04.

RESPONSE: Wall and material type called out. Structural Calcs will be provided with construction documents for Golf Course.

10G. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

RESPONSE: Acknowledged.

10H. Provide height range or max height.

RESPONSE: max heights added to leader.

10I. Label the roadway, include roadway classification.

RESPONSE: This is a private driveway access.

10J. Max private driveway grade approaching public and private streets is 4% when sloping down for the distance indicated in Figure 4.05.4.1.

RESPONSE: Driveway approach max grade adjusted to 4% per figure 4.05.4.1.

10K. Nova St has a 64' wide ROW according to the latest submittal of the Plat.

RESPONSE: ROW label corrected to 64'.

10L. 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: This is intended to be a private driveway with a std. curb cut. Due to parking count, curb returns not required.

10M. Curb returns are required for sites with >20 parking spaces per 4.02.4.

RESPONSE: Site has been revised to not exceed 20 parking spaces.

10N. Show railing for all walls over 30".

RESPONSE: Railing and note added to detail.

[Site Plan Pages 13]

10O. Max grade is 3:1 (typical).

RESPONSE: Tee box shifted and are re-graded.

10P. Fix grading, proposed contours must tie out to existing contours. (typical)

RESPONSE: Proposed contours are now shown properly.

[Site Plan Page 15]

10Q. Identify this box or delete.

RESPONSE: Line work has been removed.

[Site Plan Page 18]

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10R. 3:1 grade max.

RESPONSE: Grading corrected.

10S. 2' recovery zone required adjacent to all walks per 4.02.8.

10T. Dimension sidewalks (typical).

RESPONSE: Sidewalk and paths dimensioned throughout.

10U. Check dimensions.

RESPONSE: Dimensions shifted to correctly correspond with manipulated linework.

[Site Plan Pages 25-26]

10V. Label swale slope (min 2%) (typical)

RESPONSE: Swales labeled throughout plan.

[Site Plan Page 29]

10W. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas. The green shaded area is directed towards the building.

RESPONSE: Grading refined to listed constraints.

10X. Provide the max height or height range for the proposed retaining walls. Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations. See Table 4.02.7.03 of the 2023 COA Roadway Manual for structural calculation requirements.

RESPONSE: Railings called out for all wall sections over 30". Approximate heights called out at bends in wall.

10Y. Label slope away from buildings (typical).

RESPONSE: Slopes labeled.

10Z. Per 4.02.7.04.3, max height of retaining walls is 8', walls shall be terraced until the required amount of slope has been taken up.

RESPONSE: Wall labeled with approximate heights.

10AA. Provide a high point and swale around buildings.

RESPONSE: Swale graded in around buildings.

[Site Plan Page 30]

10BB. Min 2% slope for swales.

RESPONSE: Email coordination was made between CORE and Sarah Young, P.E. at City of Aurora. <2% slopes are acceptable for privately owned and maintained swales, as part of this private golf course. This coordination is to be included in the Prairie Point Golf PDR.

[Site Plan Page 32]

10CC. Block out signatures from COA details.

RESPONSE: Signatures removed from detail.

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

[Site Plan Page 7]

11A. Label as full movement access.

RESPONSE: This is a private driveway access. It remains full movement.

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11B. What are these signs?

RESPONSE: Sign adjusted. Refer to signage and striping plan for sign type.

11C. Label STOP sign and provide sight triangles per COA TE-13.

RESPONSE: This is a private driveway access, sight triangle is not needed for this condition. Stop sign has been added.

11D. Extend view to show entire sight triangle and Aurora Parkway.

RESPONSE: This is a private driveway access, sight triangle is not needed for this condition.

11E. Adjust parking space, curb ramp layout to remove curve in crosswalk.

RESPONSE: Accessible parking and striping has been revised.

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

[Site Plan Page 1]

12A. Add the word INFLUENCE here.

RESPONSE: Word "influence" has been added.

12B. It appears you have two van-accessible spaces. Please include in the data block.

RESPONSE: Data added to table.

12C. Please provide the ICC code year being used.

RESPONSE: Note added for 2021 code year.

12D. For each building, provide the occupancy type, construction type, and whether or not the building is sprinklered.

RESPONSE: Occupancy Class, sprinklered status and Construction Type has been added.

12E. Provide the following note: "A licensed contractor is required to obtain a valid building permit through the Aurora Building Division prior to the 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 processes."

RESPONSE: Noted added to Overall Site Plan Notes.

12F. Please give me a call at 303-739-7489 to set up a meeting and discuss corrections.

RESPONSE: Noted.

[Site Plan Page 7]

12G. Show and label fire lane signs.

RESPONSE: Please see signage and striping plans at the end of this set for fire lane signage locations.

12H. Provide a detailed utility sheet for this grid and provide the information shown in the example on the plan. Note: fire service line connects to riser room.

RESPONSE: Detail shown on this sheet.

12I. Change to fire hydrant lateral.

RESPONSE: Terminology changed.

12J. Provide more detail regarding fuel island. Include fuel type, storage, and dispensing. Further notes may be necessary after information has been provided.

RESPONSE: Additional information provided within label.

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12K. Show accessible route on site plan.

RESPONSE: Route shown in detail.

12L. The installation of security gates across a fire apparatus access road shall be approved. Where security gates are installed at primary access points those gates shall have an approved automatic means of emergency operation (Siren Operated System or SOS), a Knox Key Switch or Knox Box with a means of manual operation. Security gates installed at secondary access points shall have an approved means of operation. The security gates and the emergency operation shall be maintained in proper working condition at all times. In the event that there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F 2200. (Details on the plan)

RESPONSE: See gate detail sheet at end of set. We are proposing a 24' wide sliding gate at the top of the driveway (fire access) with Knox hardware. Secondary gate from Maint. Facility to golf course is a swinging gate but is not required as part of Fire Access.

12M. Label gate using example provided. Note: gate needs to swing towards building.

RESPONSE: Gate called out with reference to detail sheet.

[Site Plan Page 29]

12N. Provide a detailed grading sheet for the maintenance building showing longitudinal and transverse grade percentages through fire lane easement and accessible route.

RESPONSE: Gate details added.

[Site Plan Page 31]

12O. Show curb stops in accessible spaces. Typical.

RESPONSE: Curb stops added to the accessible spaces.

12P. Are these accessible spaces as well?

RESPONSE: Accessible spaces moved to closest stalls.

12Q. Identify sign 20 in the key notes.

RESPONSE: Note corrected to call out sign "28", tow away zones.

12R. Typical: Relocate all light poles shown encroaching into or over a dedicated fire lane easement.

RESPONSE: Proposed pole mounted light poles that overhang the fire lane easement are 25' tall from ground. This will provide enough separation to support fire truck access.

12S. Show proper signage for fire lanes including dead-end signs. See notes 2 and 3 on sheet 32.

RESPONSE: Signs align with notes 2 and 3 shown on detail sheet. No dead signs required for driveway.

12T. Accessible parking signs appear to be facing away from spaces.

RESPONSE: Signs corrected to face the right way.

[Site Plan Page 32]

12U. Provide details of gating system. See example on the plan.

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RESPONSE: Gate details added.

[Elevations Page 3]

12V. Update the elevation sheets to show symbol and label for the FDC, show symbol and label for the Knox Box, Show location of Riser Room exterior door.

RESPONSE: Label are on civil plans. Knox box was added to the fencing details on sheet 33.

12W. See the note for the Knox Box.

RESPONSE: Added to sheet 33

[Landscape Plan Page 1]

12X. Add the notes shown on the plan.

RESPONSE: The notes were added onto the Landscape Notes sheet.

[Landscape Plan Page 26]

12Y. See gating notes on sheets 7 and 32 of the site plan.

RESPONSE: Noted.

[Photometric Plan]

12Z. The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

RESPONSE:

12AA. Show accessible route on photometric plan and verify compliance.

RESPONSE:

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

[Site Plan Page 4]

13A. Floodplain permit needed due to proximity to the creek.

RESPONSE: Impacts to the Kragelund Tributary and Antelope Creek floodplains are facilitated through the Filing 1 (RSN1643306) West Infrastructure package (RSN 1594914) and Antelope Creek package (RSN 1662021).

[Site Plan Page 7]

13B. Make this public and within utility easement. Sent an email to Barry on 5/17.

RESPONSE: Pipe, FES, and outfall have been labeled as public.

13C. Ensure that hydrants are 5 ft clear from any building or obstructions. Show and label pocket utility easement dimensions.

RESPONSE: Hydrant adjusted to maintain 5' minimum from obstructions. Pocket Easement has labeled.

13D. Add: "unless otherwise noted."

RESPONSE: Note has been revised.

13E. Is this correct? A sanitary proposed here? Clarify.

RESPONSE: Correct. Proposed sanitary service to the comfort station (i.e. restroom facility).

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13F. Hard to see line work for waterline.

RESPONSE: Water line type revised for clarity. Line has been re-routed to come from the building.

13G. Is this a main? If so need to encompass within easement. No direct service taps on mains larger than 12 inches.

RESPONSE: This is a water service line but it has been moved to the other side of the building for connection.

13H. Need to show locations of water meters (typical) and include dims of pocket utility easements.

RESPONSE: Water meter shown and labeled in all-encompassing utility easement.

13I. Need to show and label water meter within pocket utility easement. Include dimensions.

RESPONSE: Meter Locations are now shown.

13J. To be a minimum of 60 inches- typical.

RESPONSE: Manholes revised to 5' min (TYP).

[Site Plan Page 12]

13K. Note that pipe penetrations cannot be through the corners of a precast inlet- FYI for construction drawings-Typical.

RESPONSE: Connections changed to grated box MHs.

[Site Plan Page 15]

13L. Update this.

RESPONSE: RSN updated.

[Site Plan Page 29]

13M. Label as private.

RESPONSE: Labeled as private.

14. PROS (Curt Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

14A. There were no more comments from PROS on this review.

RESPONSE: Noted.

15. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

15A. There were no comments from Forestry on this review cycle.

RESPONSE: Noted.

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

16A. Storm Drainage Development Fee: 215.314 acres x \$1,242.00 = \$267,419.99. Fees are due prior to Subdivision Plat recordation. Commercial users with meters 1 ½ inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

RESPONSE: We will be setting up a meeting with the City to discuss this item and we will have an updated agreement in place prior to recordation.

17. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

17A. Numerous Labeling comments. See the Site Plan and Plat for the FULL redlines.

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RESPONSE: Labels added.

[Site Plan Page 7]

17B. Access Gate will require a license agreement to cross Fire Lane Easement.

RESPONSE: Acknowledged.

[Site Plan Page 18]

17C. Access Gate within Emergency Vehicle Access will require a license agreement.

RESPONSE: Acknowledged.

[Plat Page 1]

17D. Provide closure report to match revised exterior boundary.

RESPONSE: Provided

17E. Provide updated title commitment dated within 30 days of plat acceptance date.

RESPONSE: Will be provided prior to recording Final Plat

[Plat Page 3]

17F. Does the City division occur along the section line?

RESPONSE: Yes, map updated

[Plat Page 5]

17G. Tracts do not interrupt Block designations. Only Roads will cause Block designations to change.

RESPONSE: Block designation revised

18. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

18A. There were no additional comments received from Xcel Energy on this review.

RESPONSE: Noted.

19. Arapahoe County Engineering (Emily Gonzales)

19A. There were no additional comments received from Arapahoe County on this review.

RESPONSE: Noted.

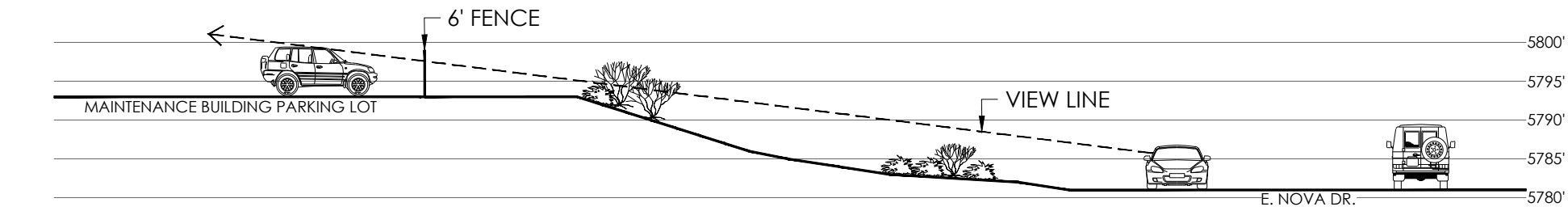
Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,

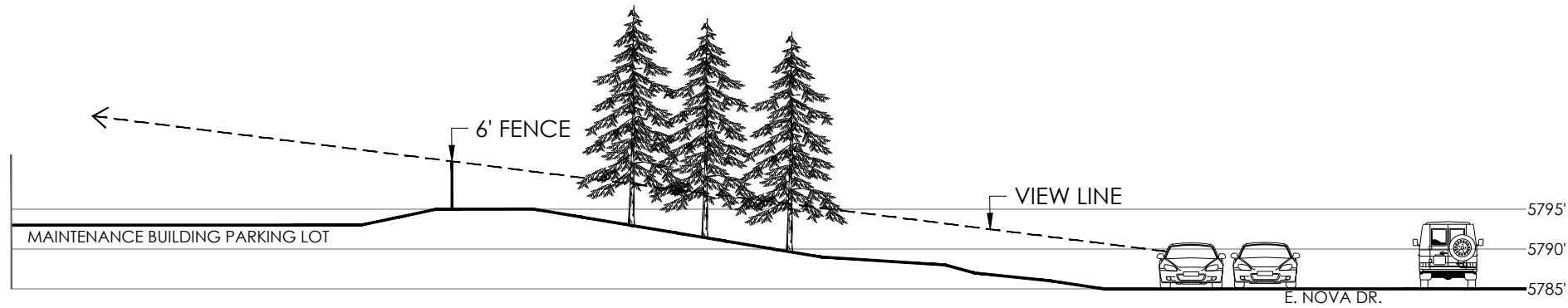
Jeff Marck

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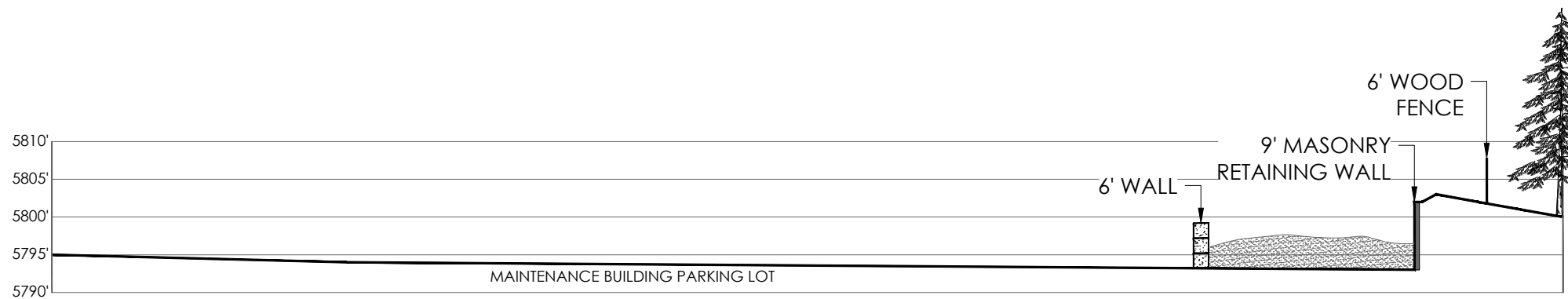
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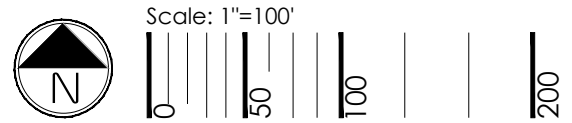
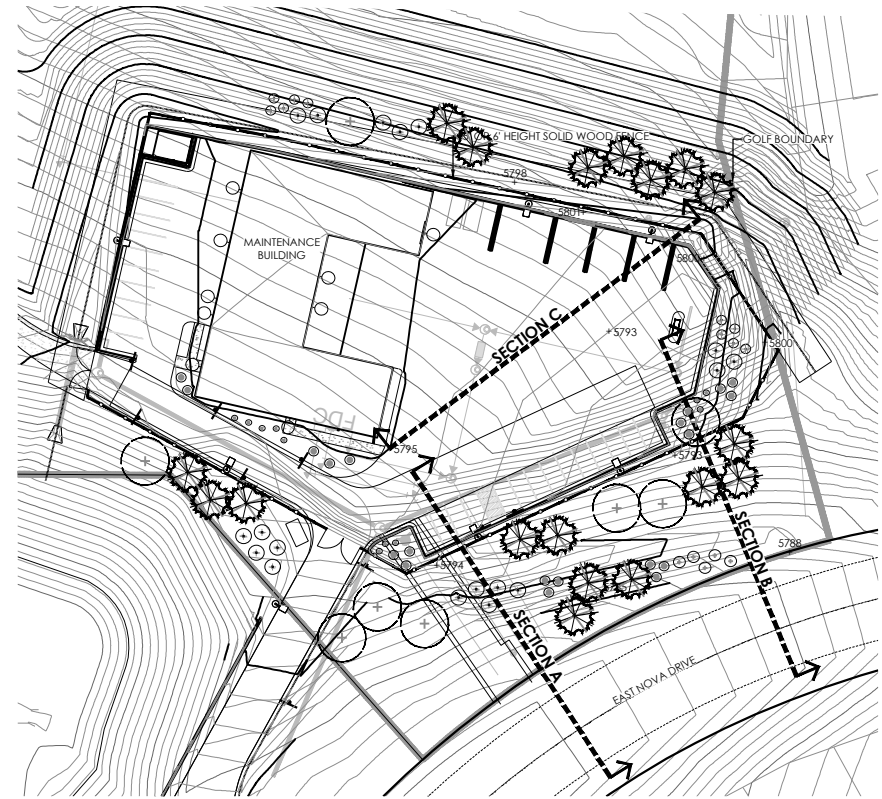
A SECTION A
1"=20'



B SECTION B
1"=20'



C SECTION C
1"=20'



MATERIAL STORAGE FENCING

PRAIRIE POINT GOLF COURSE

AURORA, CO

August 4, 2023

2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 1 COVER.dwg

Provide the following note: A licensed contractor is required to obtain a valid building permit through the Aurora Building Division prior to the 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 processes.

CORE REPOSE: Noted added to Overall Site Plan Notes.

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

CORE REPOSE: Noted. Preliminary drainage is being completed concurrently.

Please give me a call at 303-739-7489 to set up a meeting and discuss corrections.

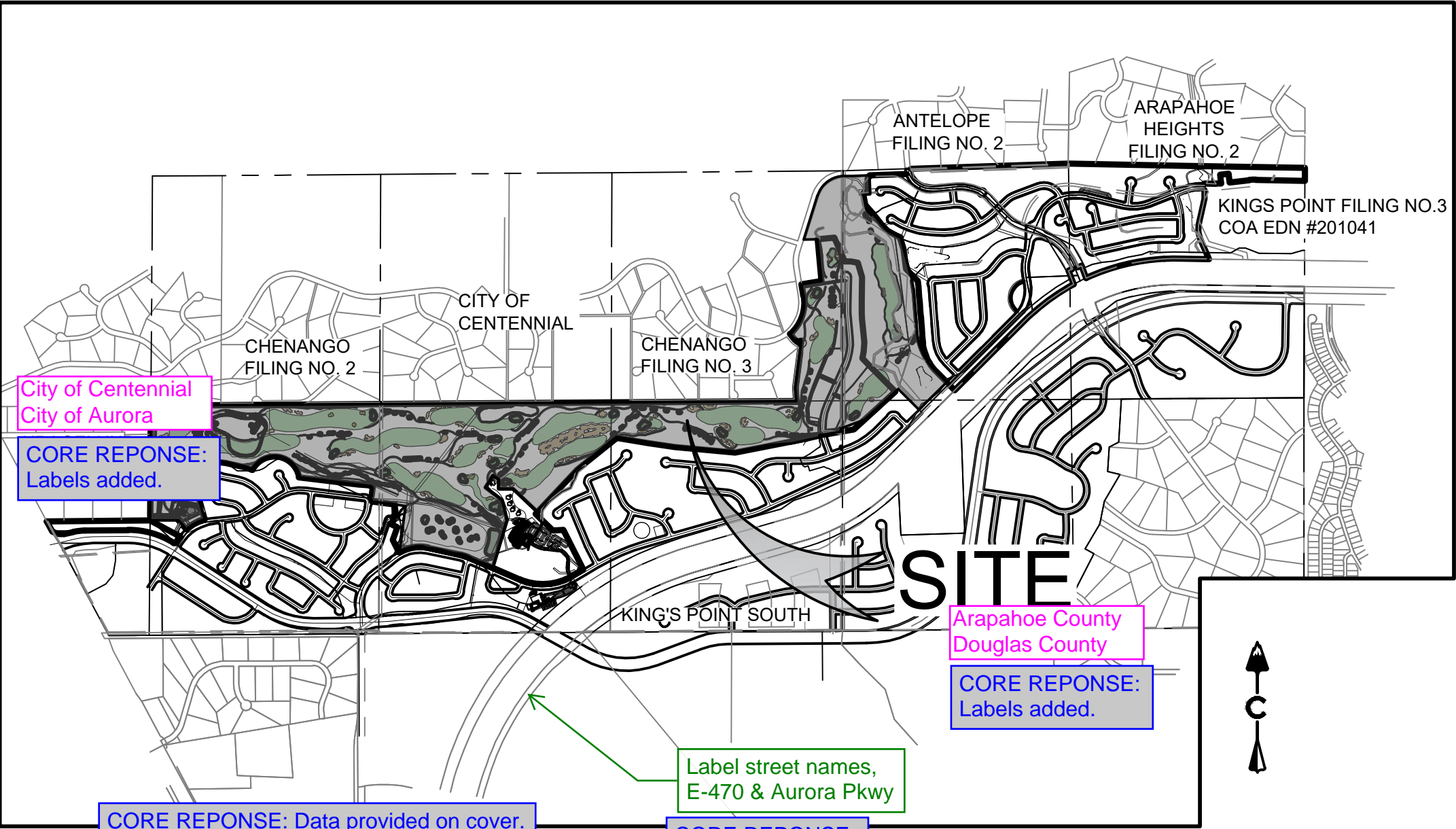
CORE REPOSE: Noted.

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 ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING 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 ON 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. 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 BY COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 U 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 GC 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 REDUCTON TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING UNDER WORSE--CASE NOISE CONDITIONS.

Add note:
"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).

CORE REPOSE: Note added to general note #21.



CORE REPOSE: Data provided on cover.

Include the amount/percentage of hardscape from the buildings and pathing, and the amount/percentage of landscaping in this data table.

Please provide the UCC code year being used.

CORE REPOSE: Note added for 2021 code year.

DATA TABLE	
OF BUILDINGS PROPOSED	4.0
FOOTAGE OF BUILDINGS PROPOSED	
MAINTENANCE BUILDING	9898 SF
WEST COMFORT STATION	356 SF
EAST COMFORT STATION	356 SF
PUMP HOUSE	625 SF
FIRE SPRINKLED	N/A
MAXIMUM BUILDING HEIGHT	N/A
NUMBER OF STORIES (AVG. HEIGHT EA STORY)	1 (<35')
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	2
PARKING SPACES REQUIRED	23
PARKING SPACES PROVIDED	23
TOTAL # OF ACCESSIBLE STORAGE SPACES	N/A

BENCHMARK
CITY OF AURORA BENCHMARK NUMBER
558635NE001 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 = 8057.71
FEET
(NAVD 88 DATUM)

BASIS OF BEARING
THE BEARINGS SHOWN HEREON
UPON THE EAST LINE OF THE
QUARTER OF THE NORTH
SECTION 8, TOWNSHIP 8 S
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.

The maximum building height should be 38 ft.

CORE REPOSE: Data added to table.

For each building, provide the occupancy type, construction type, and whether or not the building is sprinklered.

CORE REPOSE: Occupancy Class, sprinklered status and Construction Type has been added

Provide bike parking equivalent to 5% of vehicle parking spaces, or minimum of 2 U-racks. UDO Section 4.6.3.F, Bicycle Parking

CORE REPOSE: The city minimum of 2 bike racks will be provided

It appears you have two van accessible spaces. Please include in the data block.

CORE REPOSE: Data added to table.

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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)SS

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

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

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

CORE
CORE CONSULTANTS, INC.
LIVEYOURCORE.COM

PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
COVER

SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 1 OF 68

APRIL 28, 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°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;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING

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;

THENCE ALONG SAID NORTHERLY RIGH

1. SOUTH 59°24'09" WEST, A DISTANCE OF 628.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°26'50" EAST;
2. WESTERLY 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;
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;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWENTY-SEVEN (27) 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 63°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 83°00'06" WEST, A DISTANCE OF 55.00 FEET;
13. NORTH 89°13'39" WEST, A DISTANCE OF 55.33 FEET;
14. NORTH 63°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 215.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 432.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 13°45'13" EAST;
24. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°34'16", AN ARC LENGTH OF 72.16 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 537.00 FEET;
25. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°15'26", AN ARC LENGTH OF 171.11 FEET;
26. NORTH 41°34'54" WEST, A DISTANCE OF 198.06 FEET;
27. NORTH 89°38'49" 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 210.983 ACRES, (9,190,419 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 A AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

CORE REPOSNE: Because of the nature of multiple nesting submittals, this "existing package" has not been recorded yet. It remains to be treated as existing and will have its reception number filled in upon completion.

CURVE CONCAVE NORTH 13°55'48" WEST, A DISTANCE OF 628.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

CORE REPOSNE: Because of the nature of multiple nesting submittals, this "existing package" has not been recorded yet. It remains to be treated as existing and will have its reception number filled in upon completion.



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 68

APRIL 28, 2023



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PROJECT NAME

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

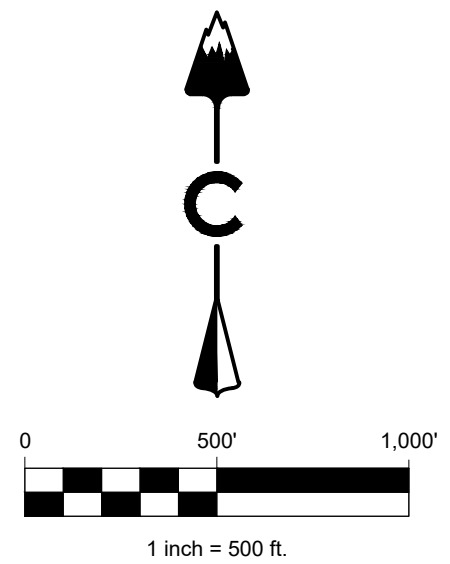
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 3 OF 68

APRIL 28, 2023



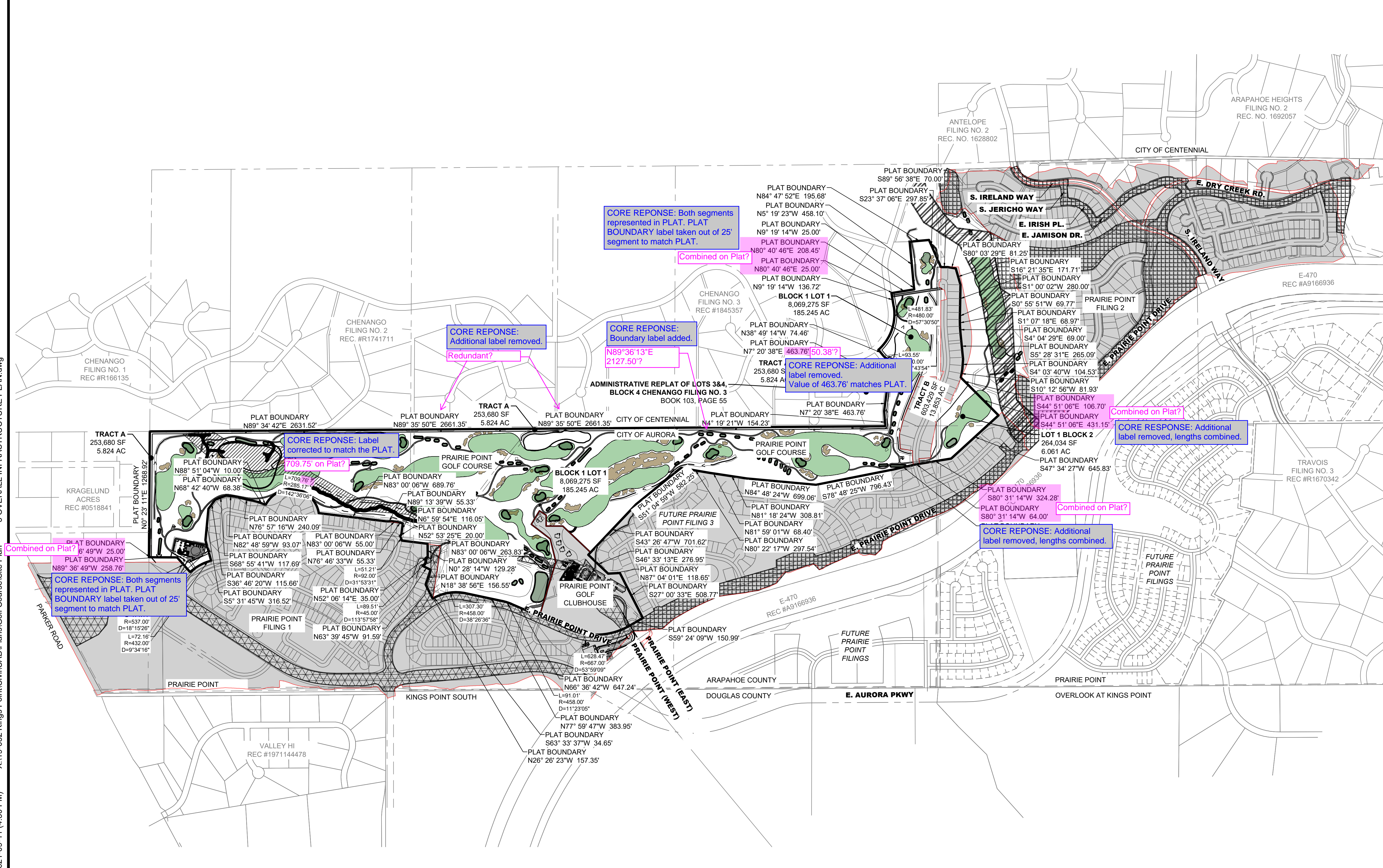
LEGEND

- RSN #1672237 GOLF COURSE
- RSN #1669558 ISP ANTELOPE CREEK (FU.)
- RSN #1595659 ISP EAST
- RSN #1594914 ISP WEST BY OTHERS
- RSN #1594914 ISP WEST DRAINAGE IMPROVEMENTS (FUTURE CHANNEL FOR POND C-1) (DA# DA-1609-20)
- RSN #1606587 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.



CORE REPOSE: Both segments
represented in PLAT. PLAT
BOUNDARY label taken out of 25'
segment to match PLAT.

Combined on Plat?

PLAT BOUNDARY
N84° 47' 52"E 195.68'
PLAT BOUNDARY
N5° 19' 23"W 458.10'
PLAT BOUNDARY
N9° 19' 14"W 25.00'
PLAT BOUNDARY
N80° 40' 46"E 208.45'
PLAT BOUNDARY
N80° 40' 46"E 25.00'
PLAT BOUNDARY
N9° 19' 14"W 136.72'

BLOCK 1 LOT 1
8,069,275 SF
185.245 AC

CORE REPOSE: Additional
label removed.
Value of 463.76' matches PLAT.

S. IRELAND WAY
S. JERICHO WAY
E. IRISH PL.
E. JAMISON DR.

PLAT BOUNDARY
S80° 03' 29"E 81.25'
PLAT BOUNDARY
S16° 21' 35"E 171.71'
PLAT BOUNDARY
S1° 00' 02"W 280.00'
PLAT BOUNDARY
S1° 07' 18"E 68.97'
PLAT BOUNDARY
S4° 04' 29"E 69.00'
PLAT BOUNDARY
S5° 28' 31"E 265.09'
PLAT BOUNDARY
S4° 03' 40"W 104.53'
PLAT BOUNDARY
S10° 12' 56"W 81.93'

Combined on Plat?
CORE REPOSE: Additional
label removed, lengths combined.

PLAT BOUNDARY
S80° 31' 14"W 324.28'
PLAT BOUNDARY
S80° 31' 14"W 64.00'

Combined on Plat?
CORE REPOSE: Additional
label removed, lengths combined.

CORE REPOSE:
Additional label removed.
Redundant?

CORE REPOSE:
Boundary label added.
N89°36'13"E
2127.50'?

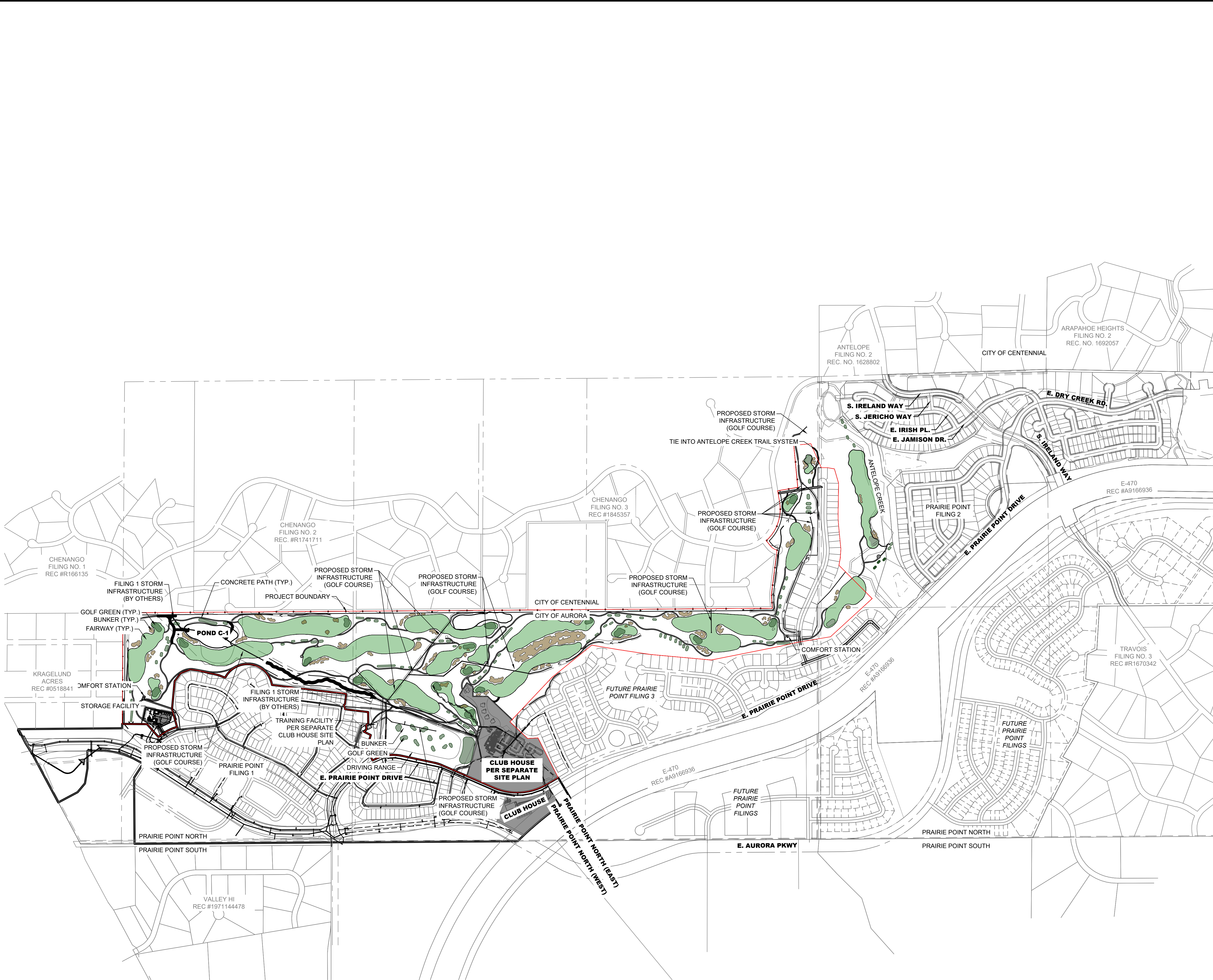
CORE REPOSE: Label
corrected to match the PLAT.
709.75' on Plat?


Combined on Plat?
PLAT BOUNDARY
N89° 36' 49"W 25.00'
PLAT BOUNDARY
N89° 36' 49"W 258.76'

CORE REPOSE: Both segments
represented in PLAT. PLAT
BOUNDARY label taken out of 25'
segment to match PLAT.


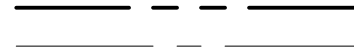


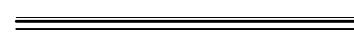















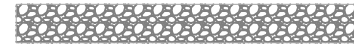
3 OVERALL INFRASTRUCTURE PLAN.dwg
X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan
2021-09-11 (4:30 PM)






0 500' 1,000'
1 inch = 500 ft.

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

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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Denver, CO 80231
ph: 303.632.8867


CORE CONSULTANTS, INC.
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PROJECT NAME

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

SHEET TITLE

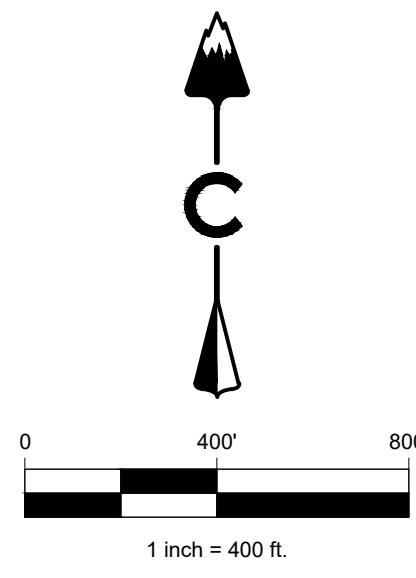
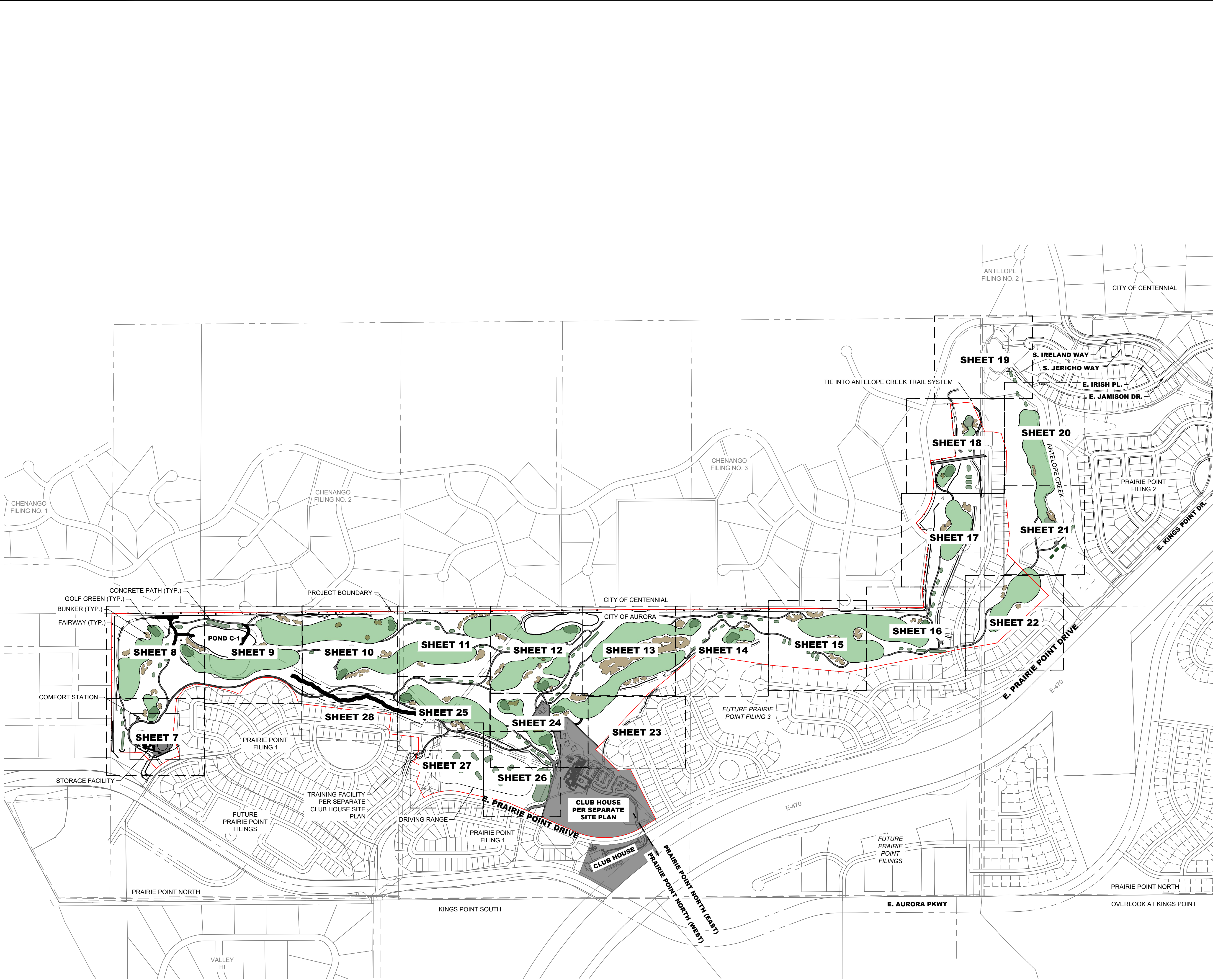
NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 5 OF 68

APRIL 28, 2023

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



- 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

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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design
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Denver, CO 80231
ph: 303.632.8867

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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
 SHEET INDEX

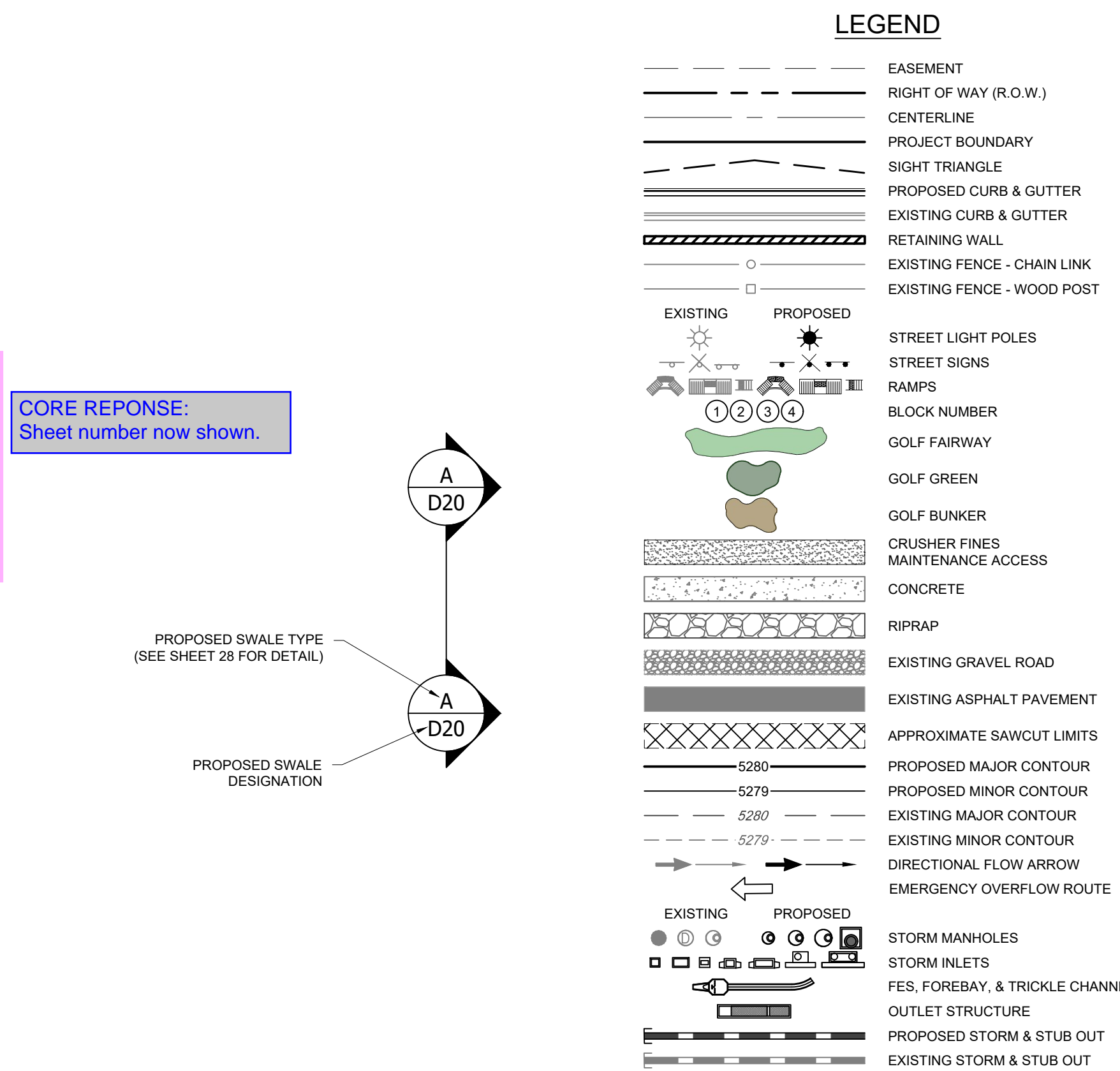
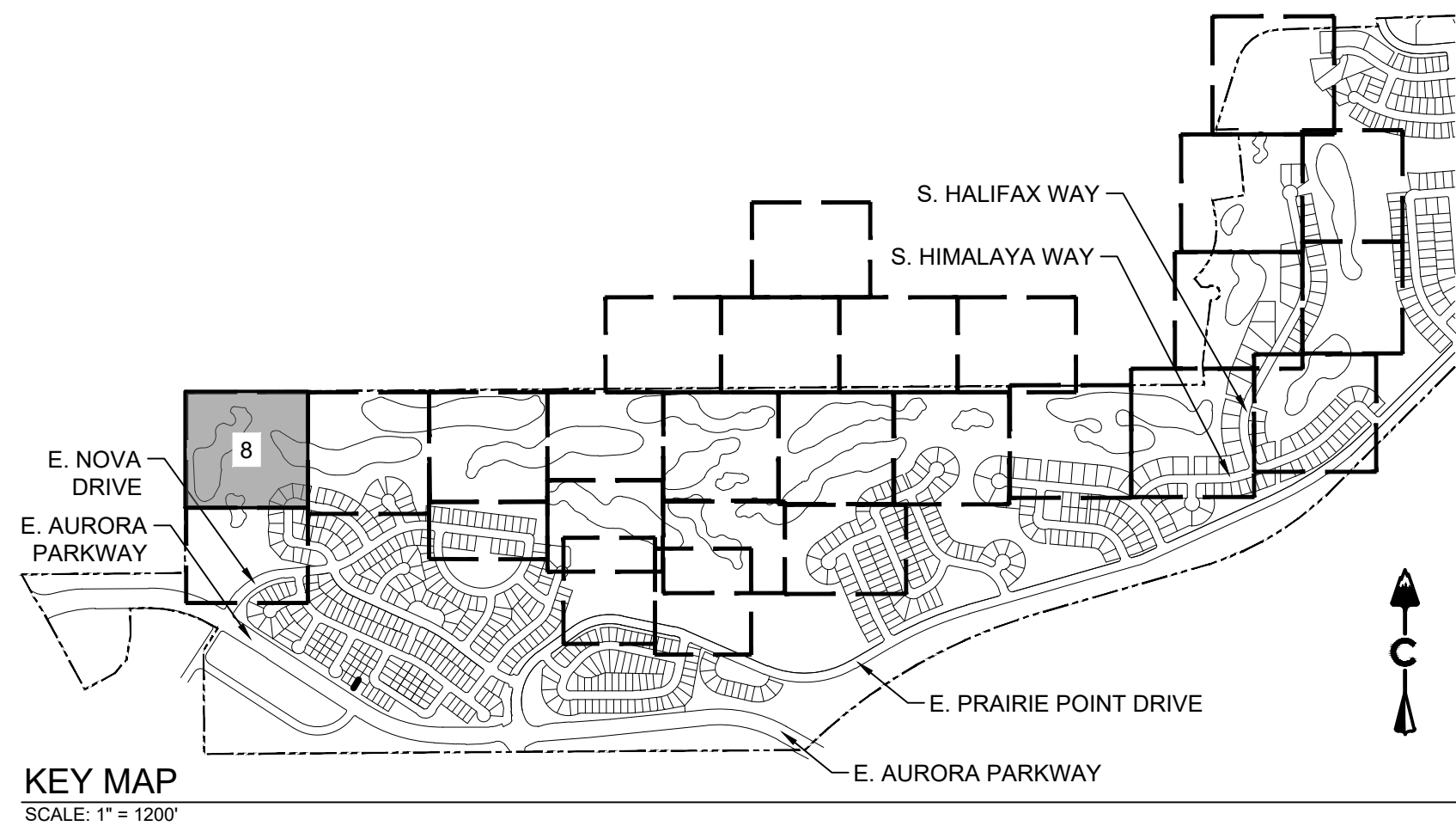
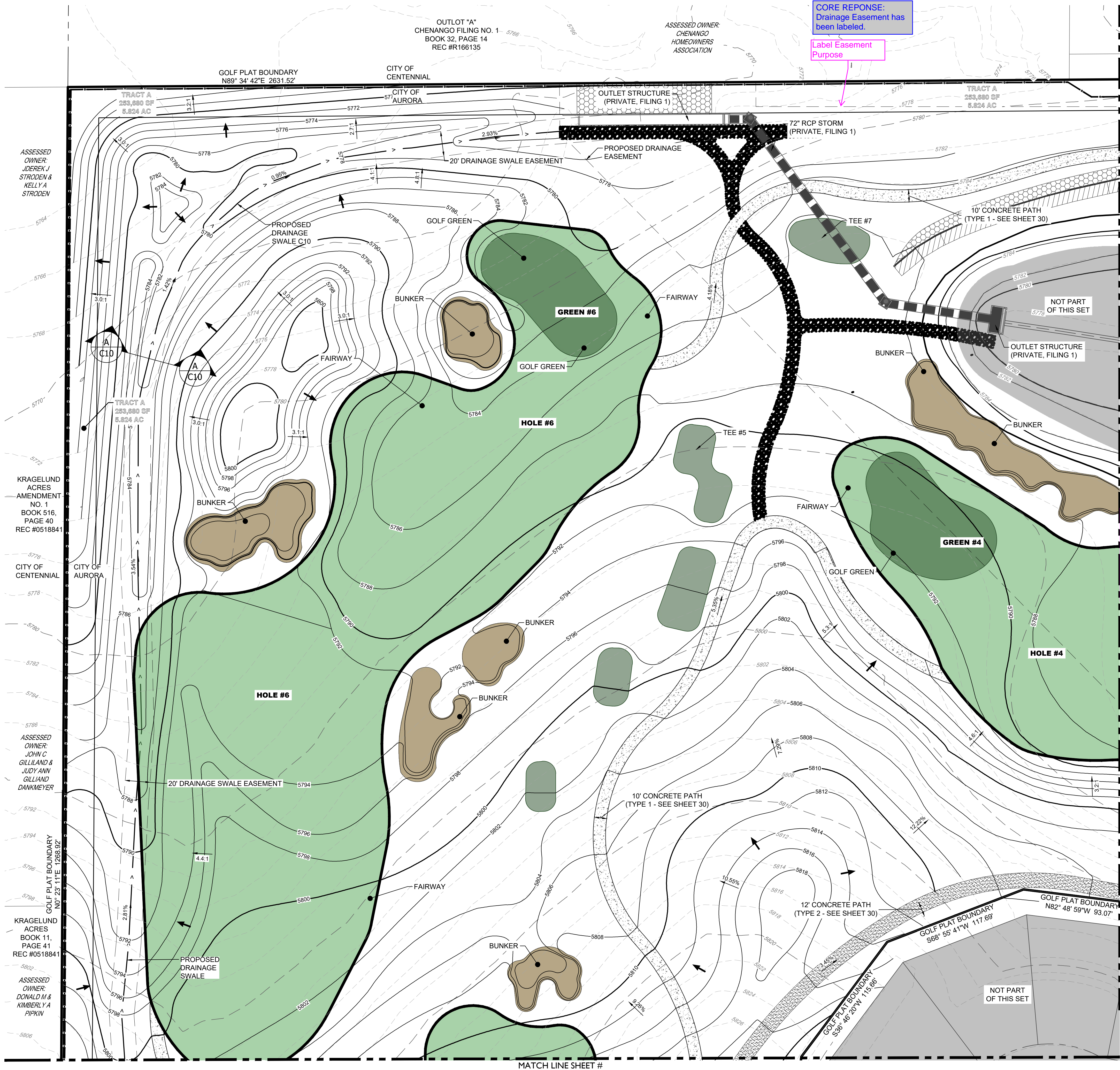
SHEET TITLE


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SHEET NUMBER


SHEET 6 OF 68

APRIL 28, 2023






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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN

SITE PLAN

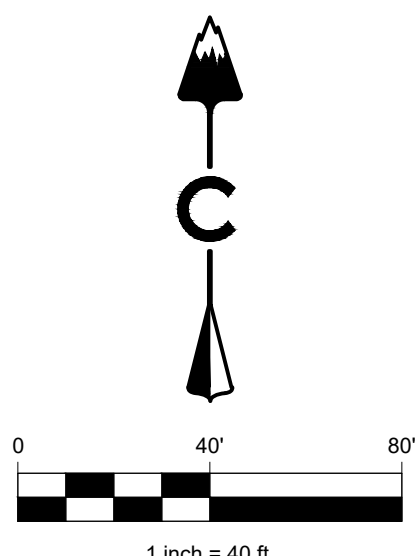
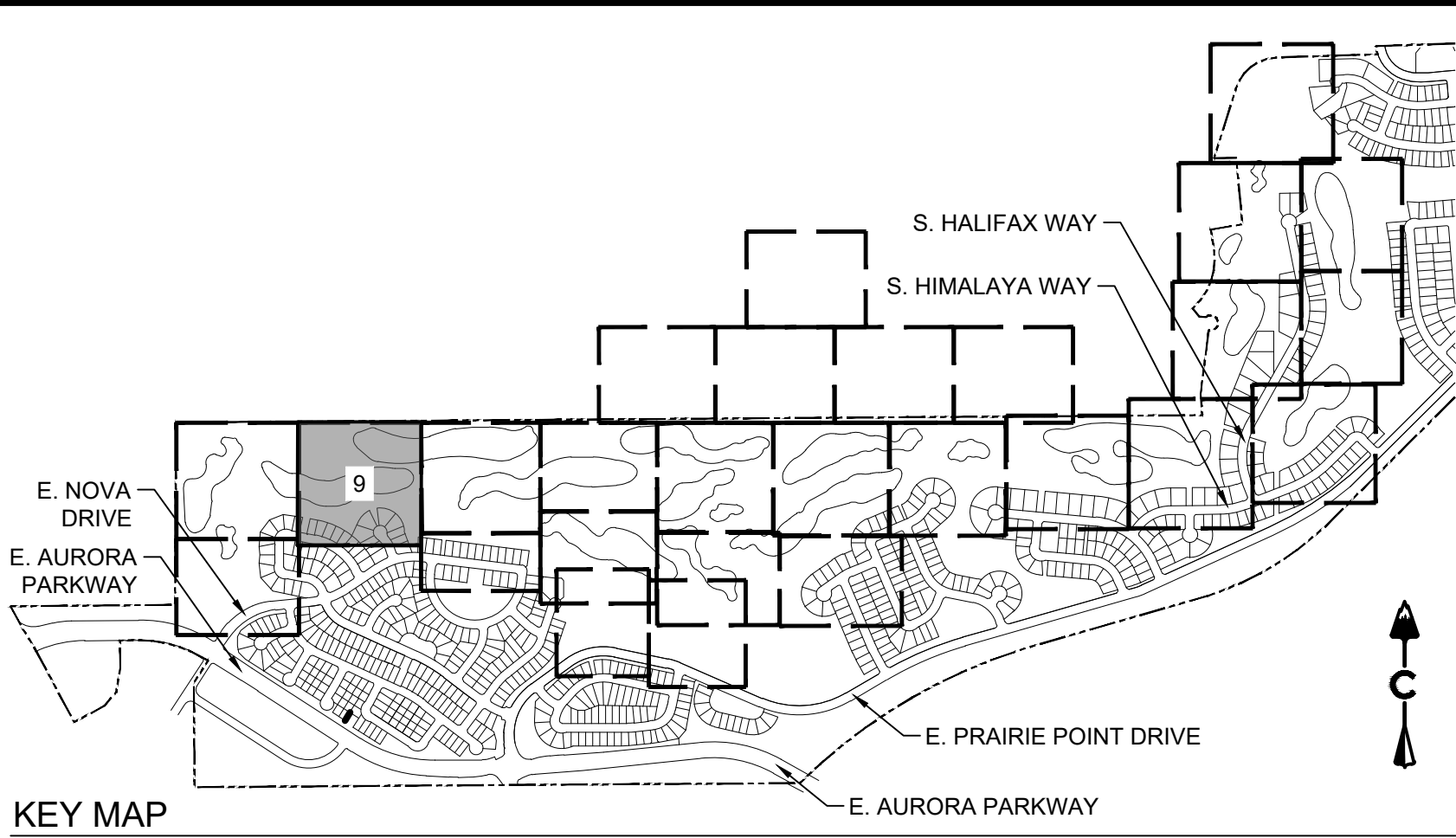
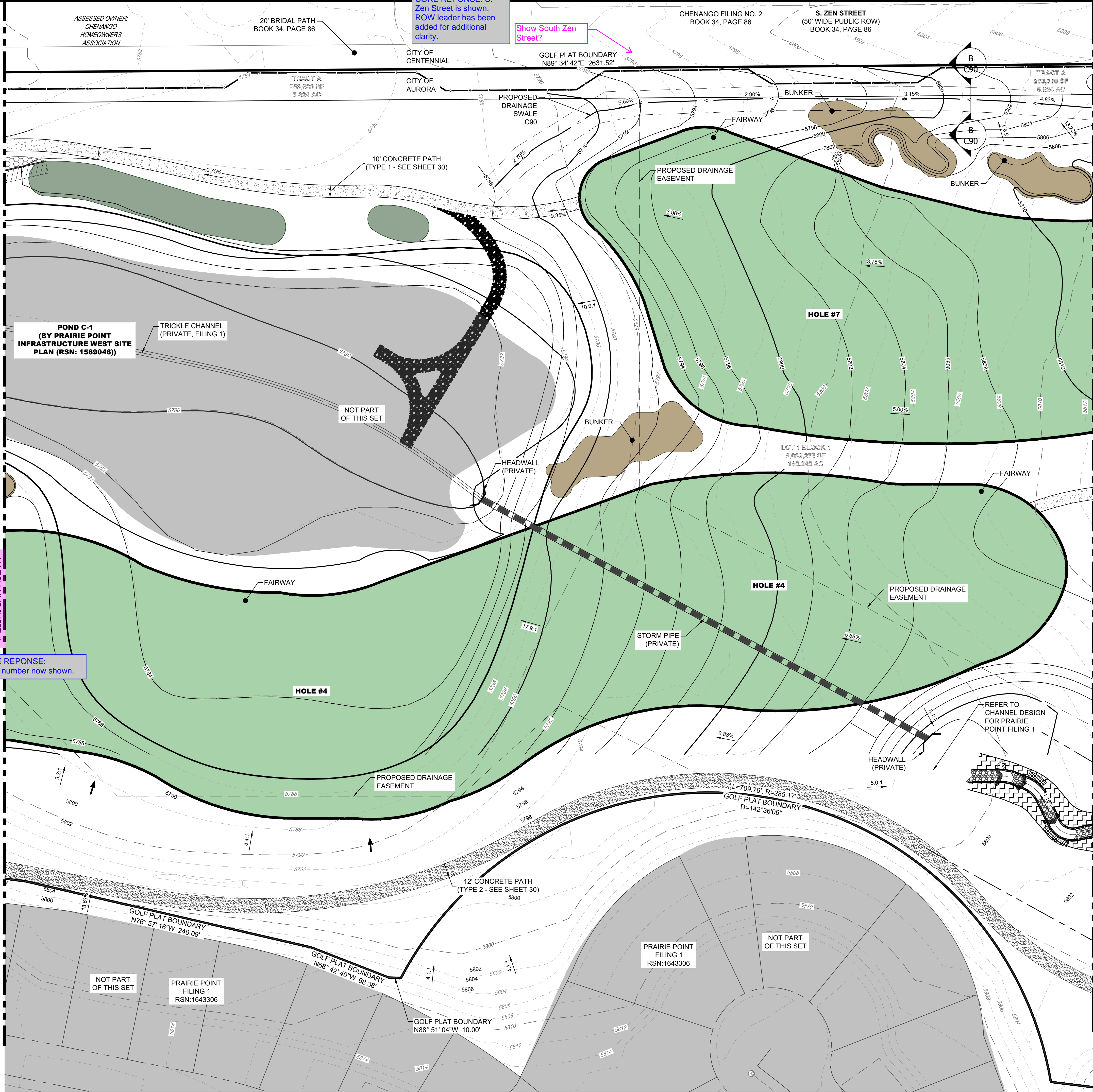
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 8 OF 68

APRIL 28, 2023



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
	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 5S6835NE001
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

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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

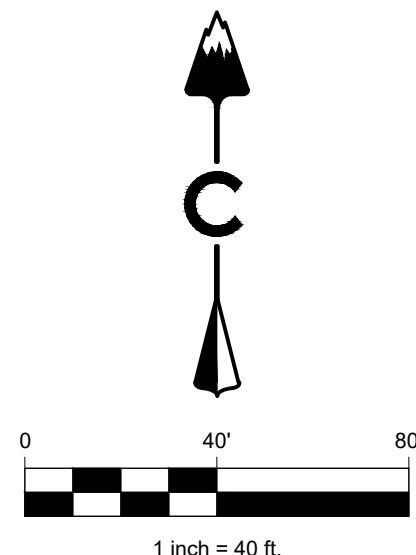
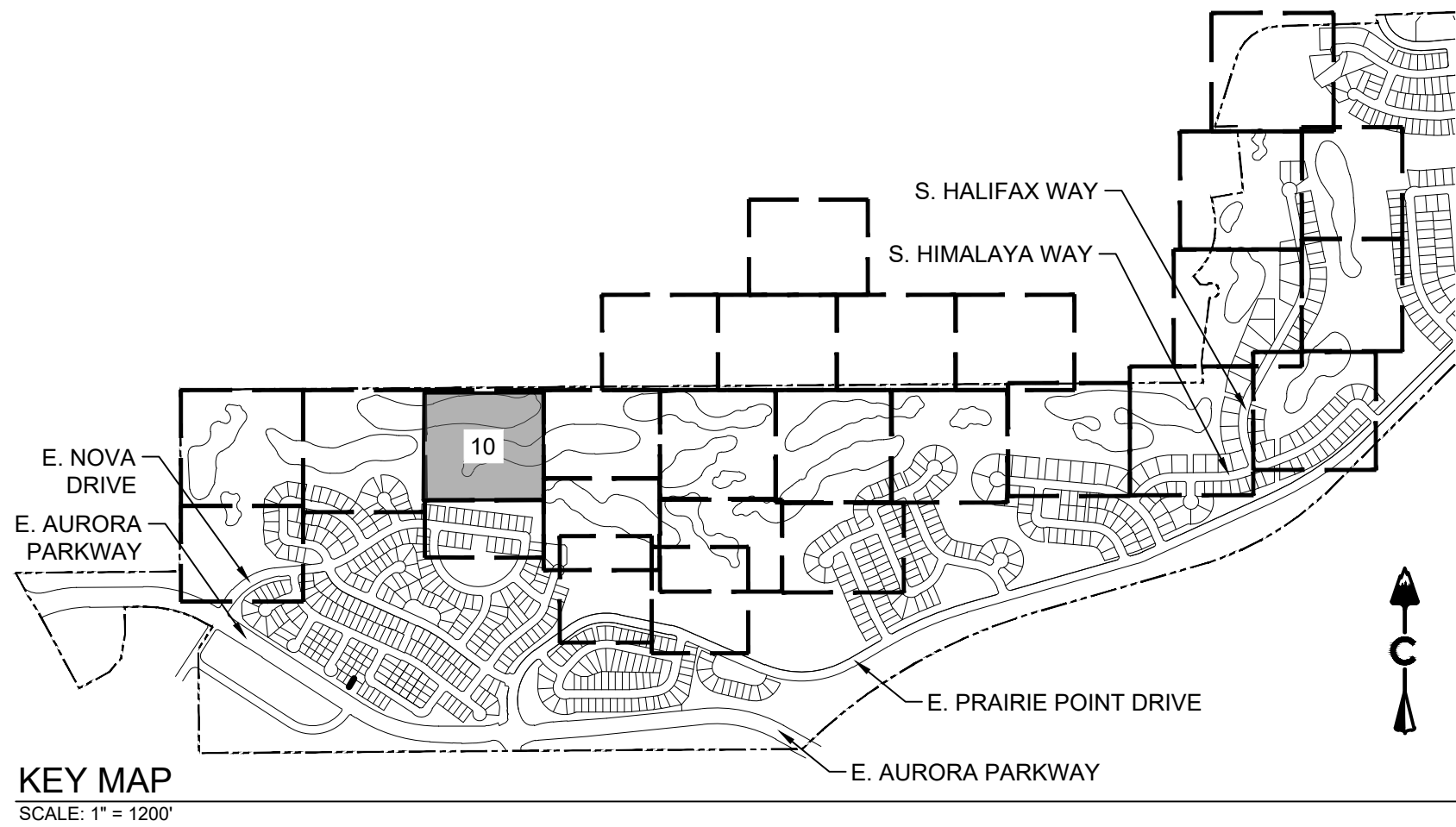
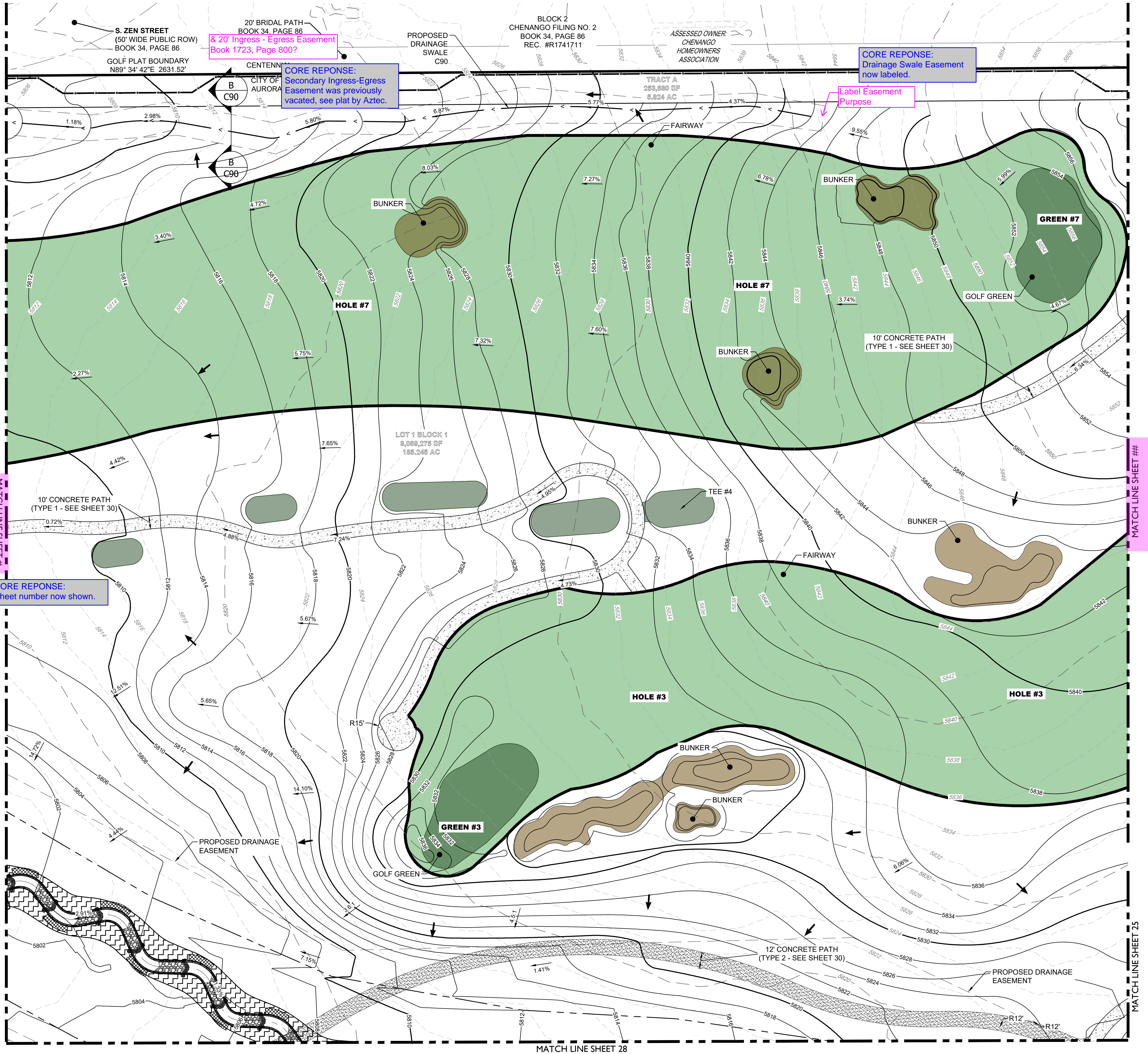
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 9 OF 68

APRIL 28, 2023



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
	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 5S6835NE001
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
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

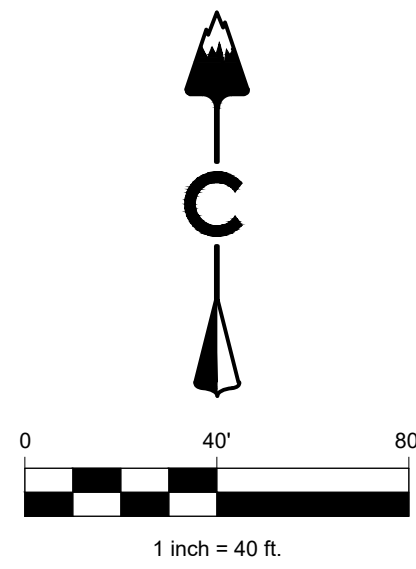
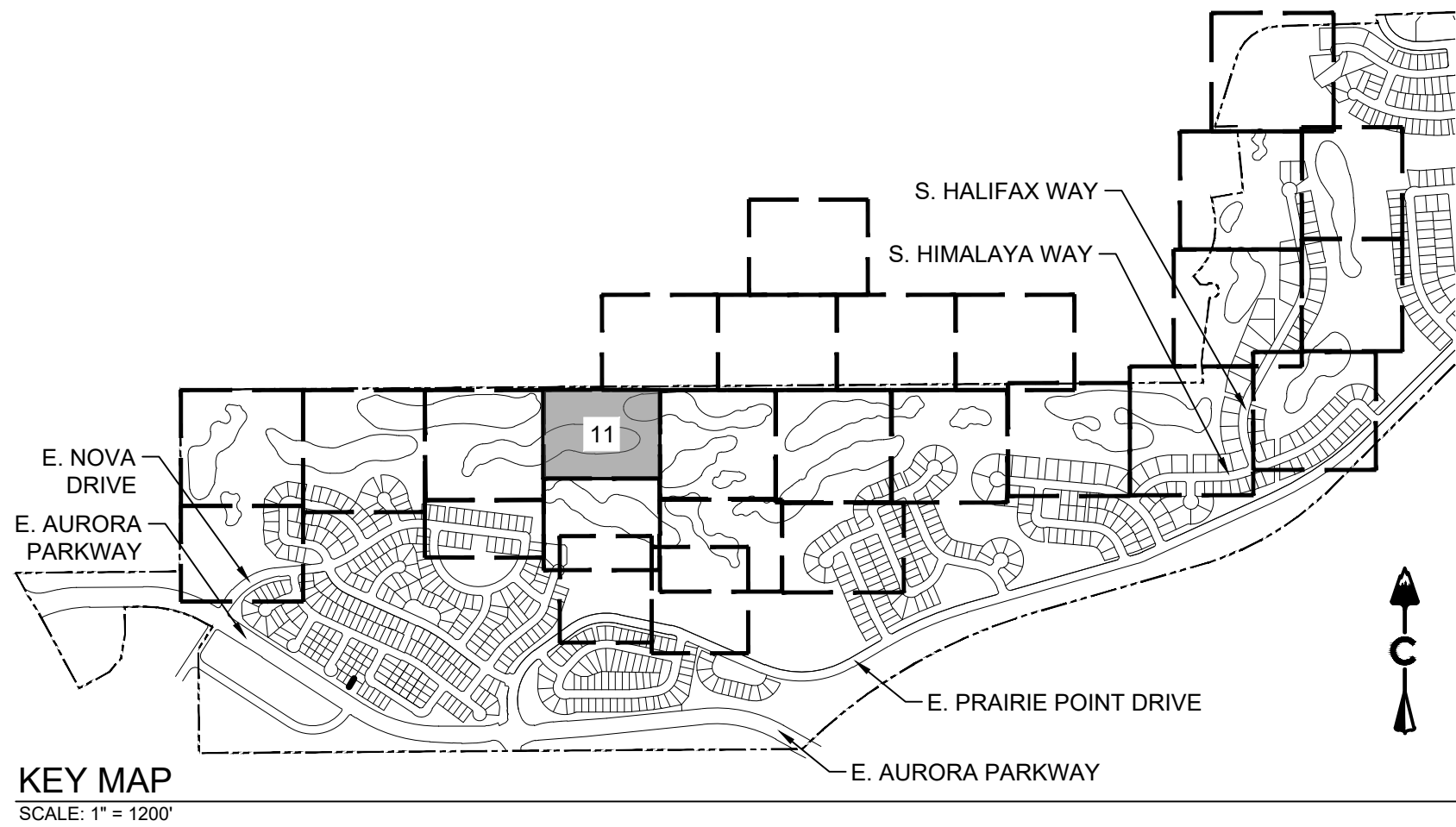
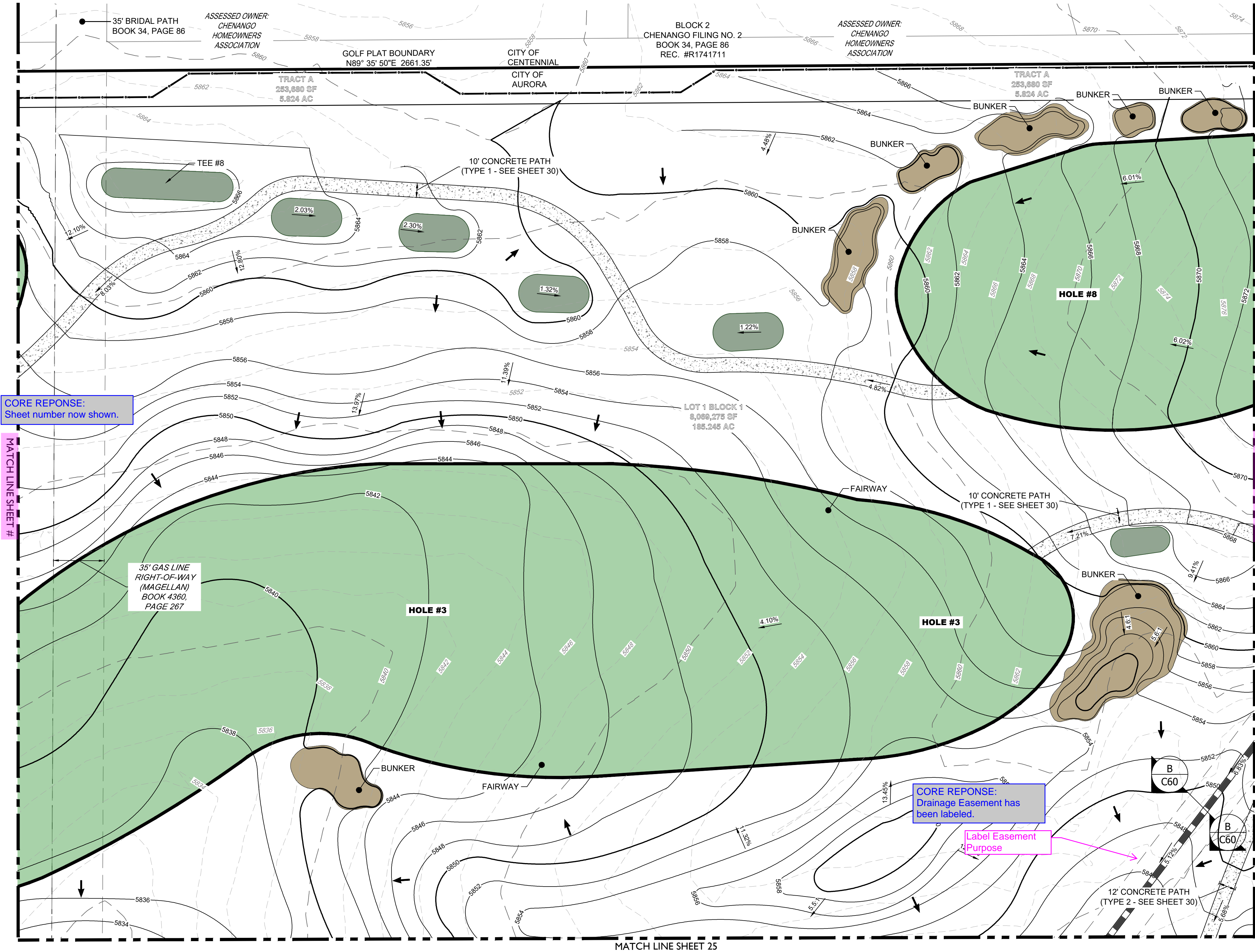
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 10 OF 68

APRIL 28, 2023



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 5S6835NE001
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

CORE REPOSE:
Sheet number now shown.

CORE REPOSE:
Drainage Easement has
been labeled.

Label Easement
Purpose

PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

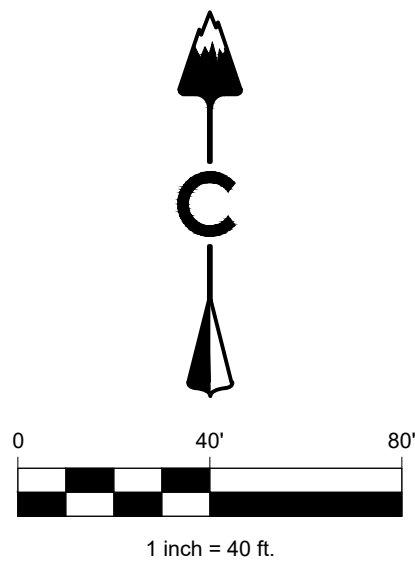
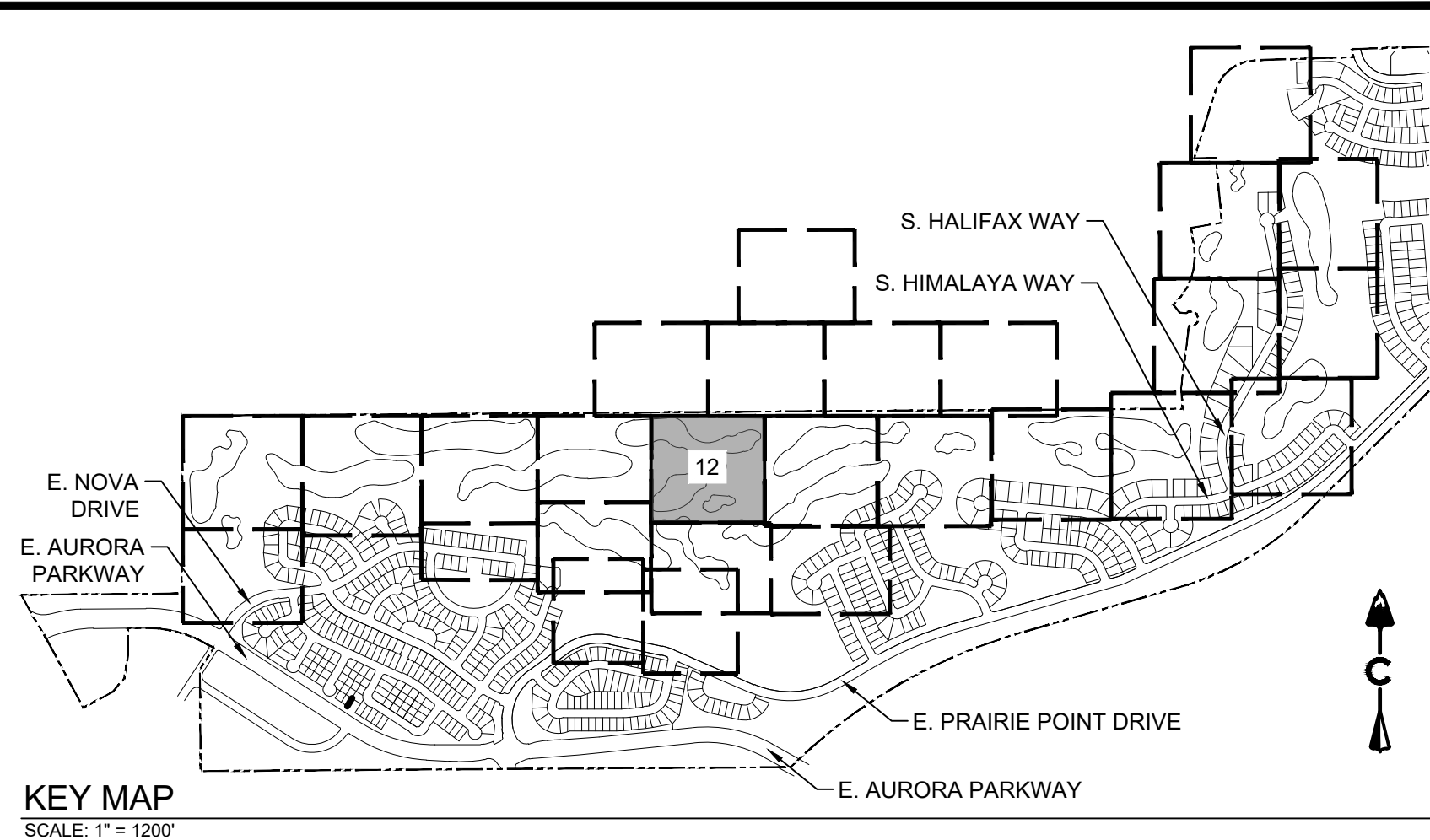
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 11 OF 68

APRIL 28, 2023



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 |
| | EXISTING ASPHALT PAVEMENT |
| | APPROXIMATE SAWCUT LIMITS |
| | PROPOSED MAJOR CONTOUR |
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| | PROPOSED STORM & STUB OUT |
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BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6835NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND
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PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

NOTES:

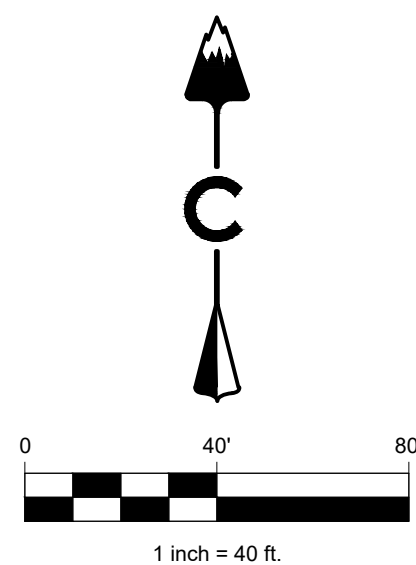
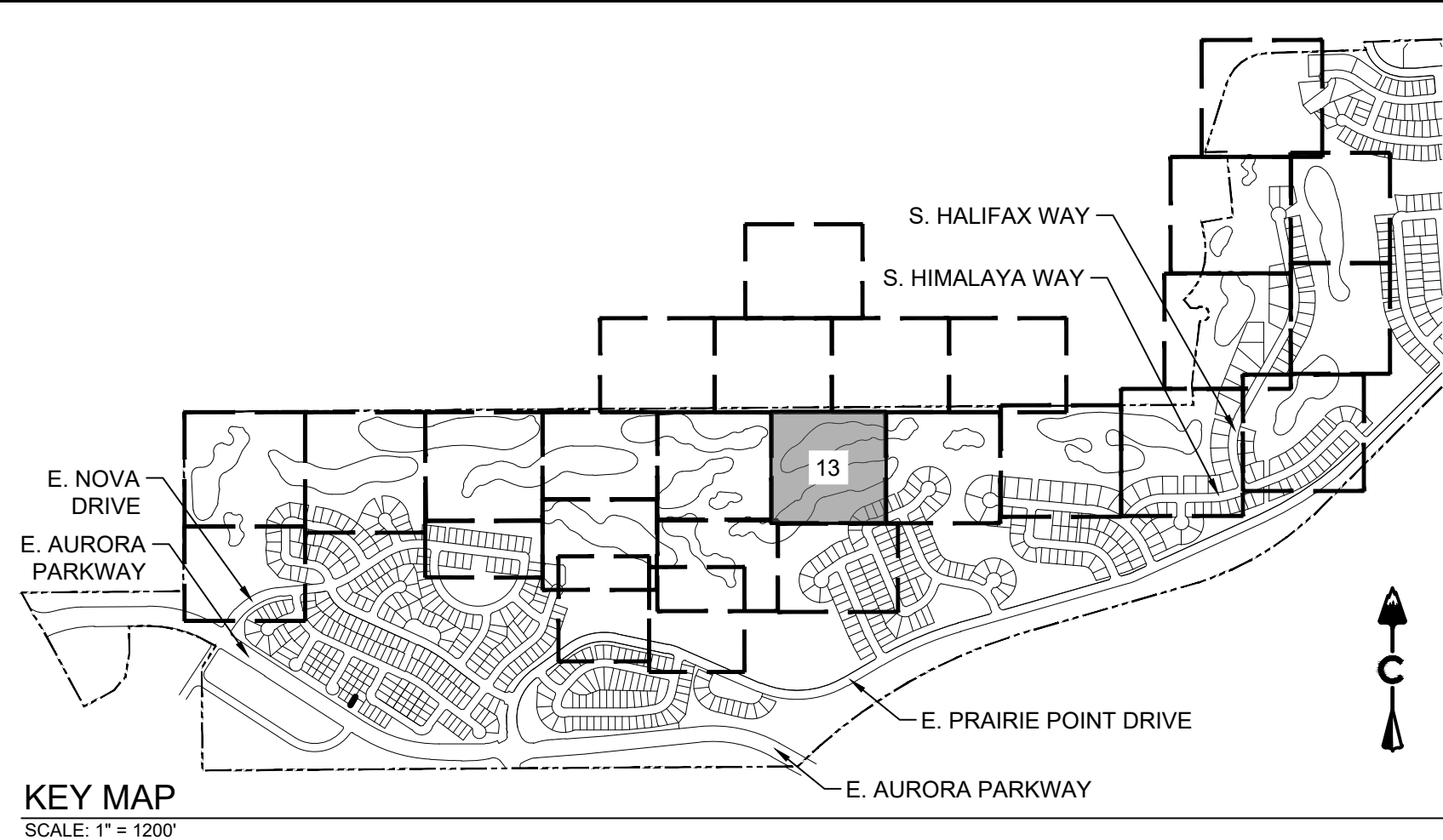
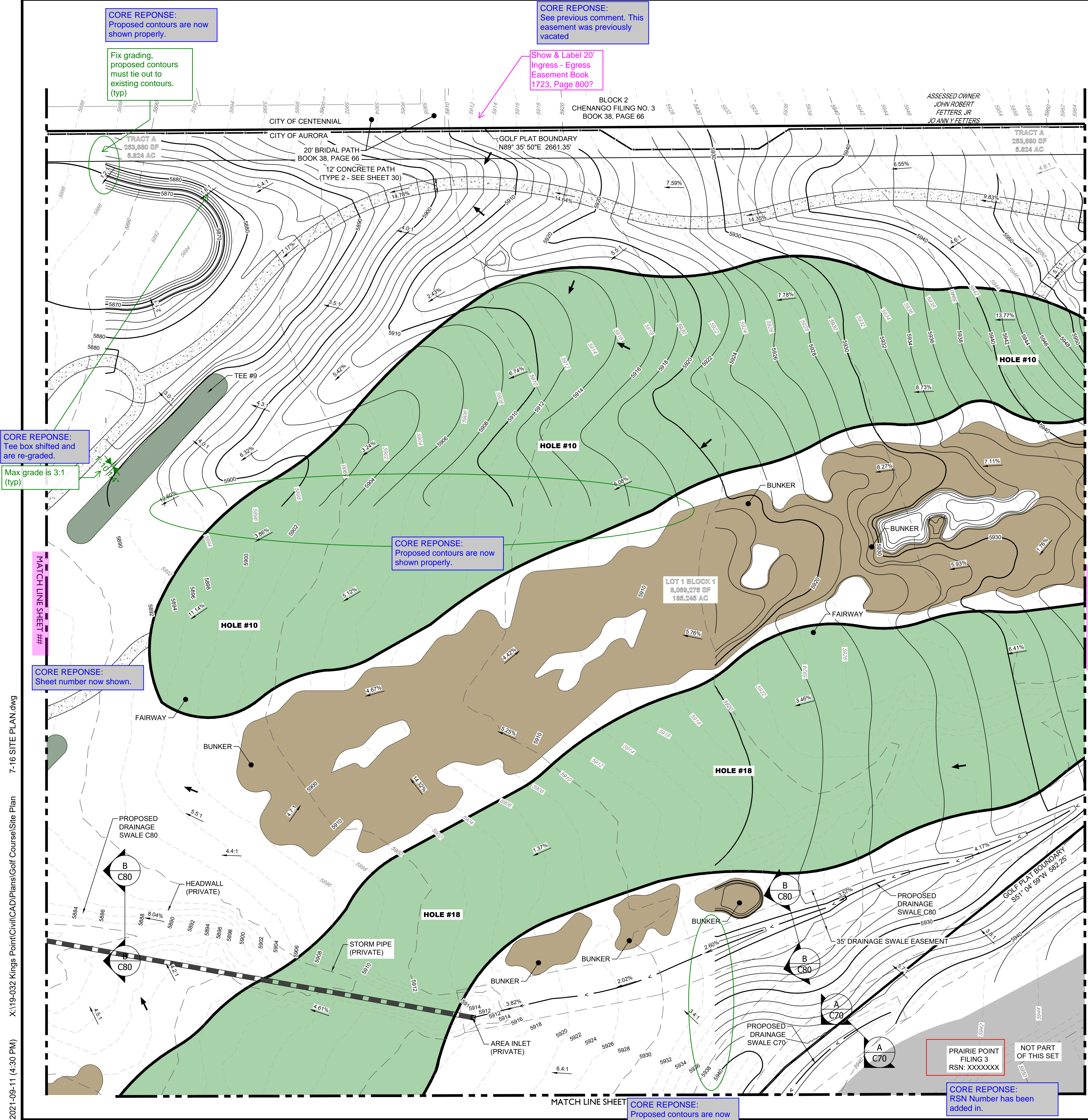
- ALL STORM SHOWN WITHIN THE GOLF SITE PLAN IS PRIVATE AND WILL BE MAINTAINED BY THE GOLF COURSE

CORE REPOSE:
Sheet number now shown.

CORE REPOSE:
Sheet number now shown.

Note that pipe
penetrations cannot
be through the
corners of a precast
inlet- FYI for
construction
drawings- TYP

CORE REPOSE:
Connections changed to
grated box MHs.



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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| | STREET SIGNS |
| | RAMPS |
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| | GOLF GREEN |
| | GOLF BUNKER |
| | CRUSHER FINES |
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| | CONCRETE |
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| | FES, FOREBAY, & TRICKLE CHANNEL |
| | OUTLET STRUCTURE |
| | PROPOSED STORM & STUB OUT |
| | EXISTING STORM & STUB OUT |

BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6835NE001 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

PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

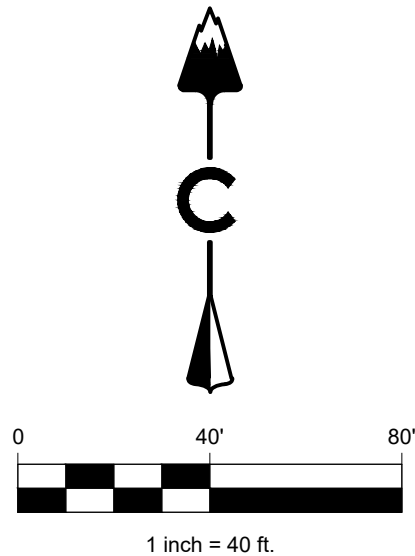
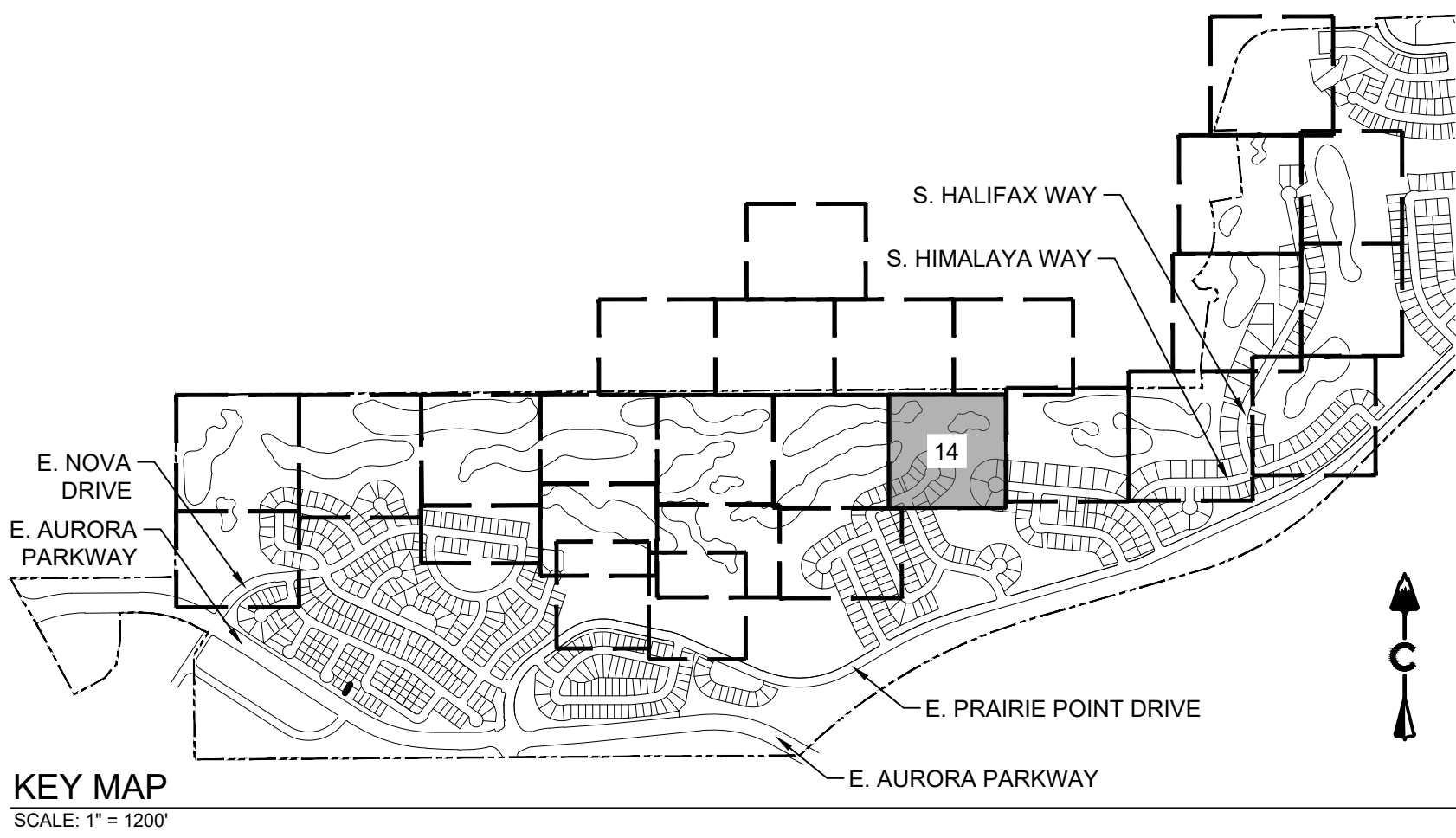
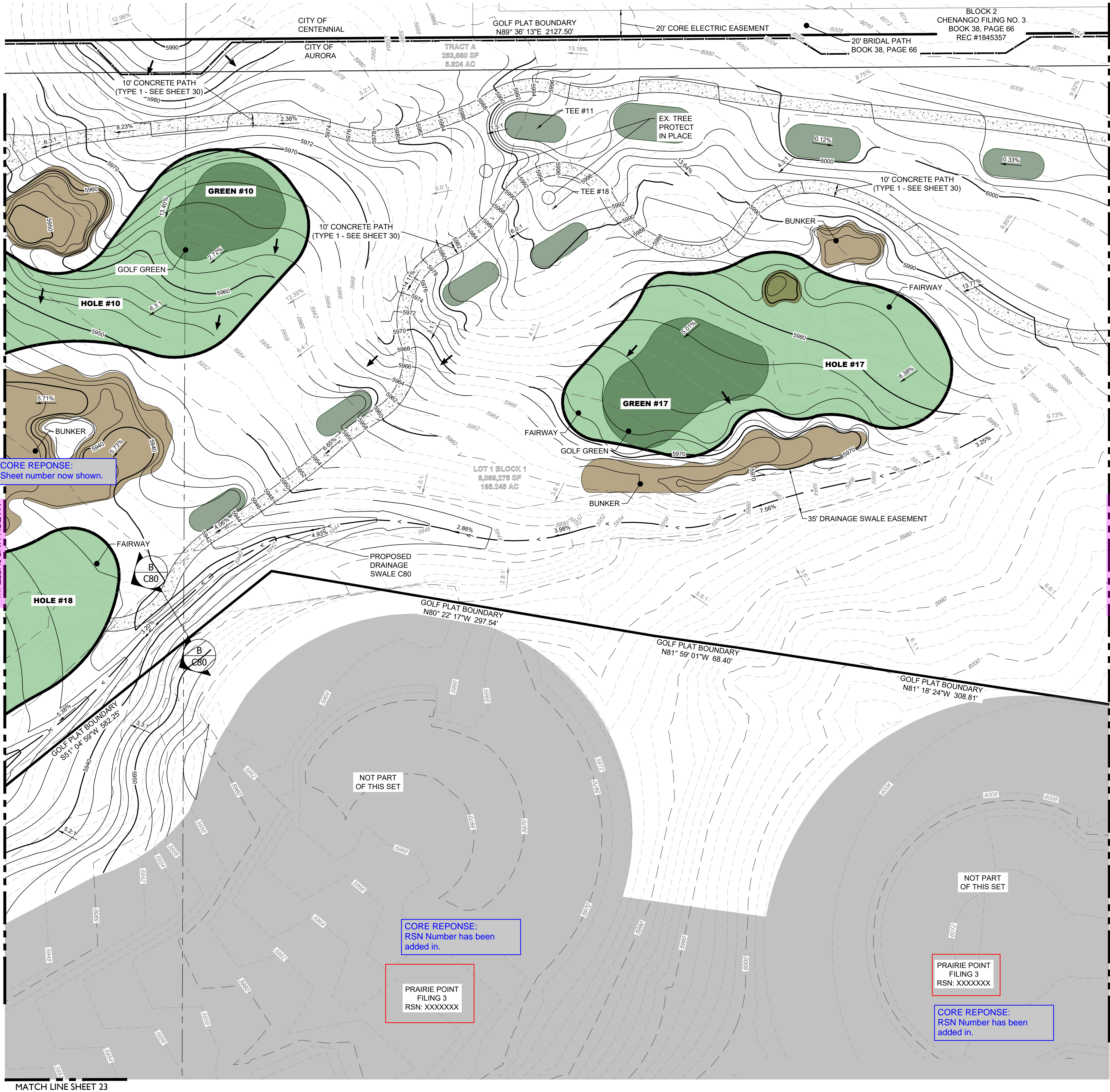
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 13 OF 68

APRIL 28, 2023



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
	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 5S6835NE001
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

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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

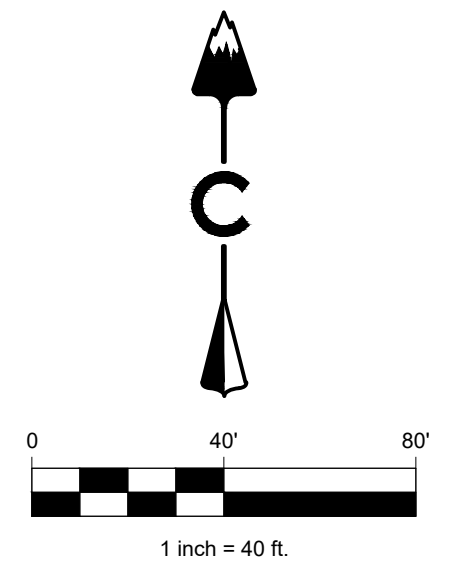
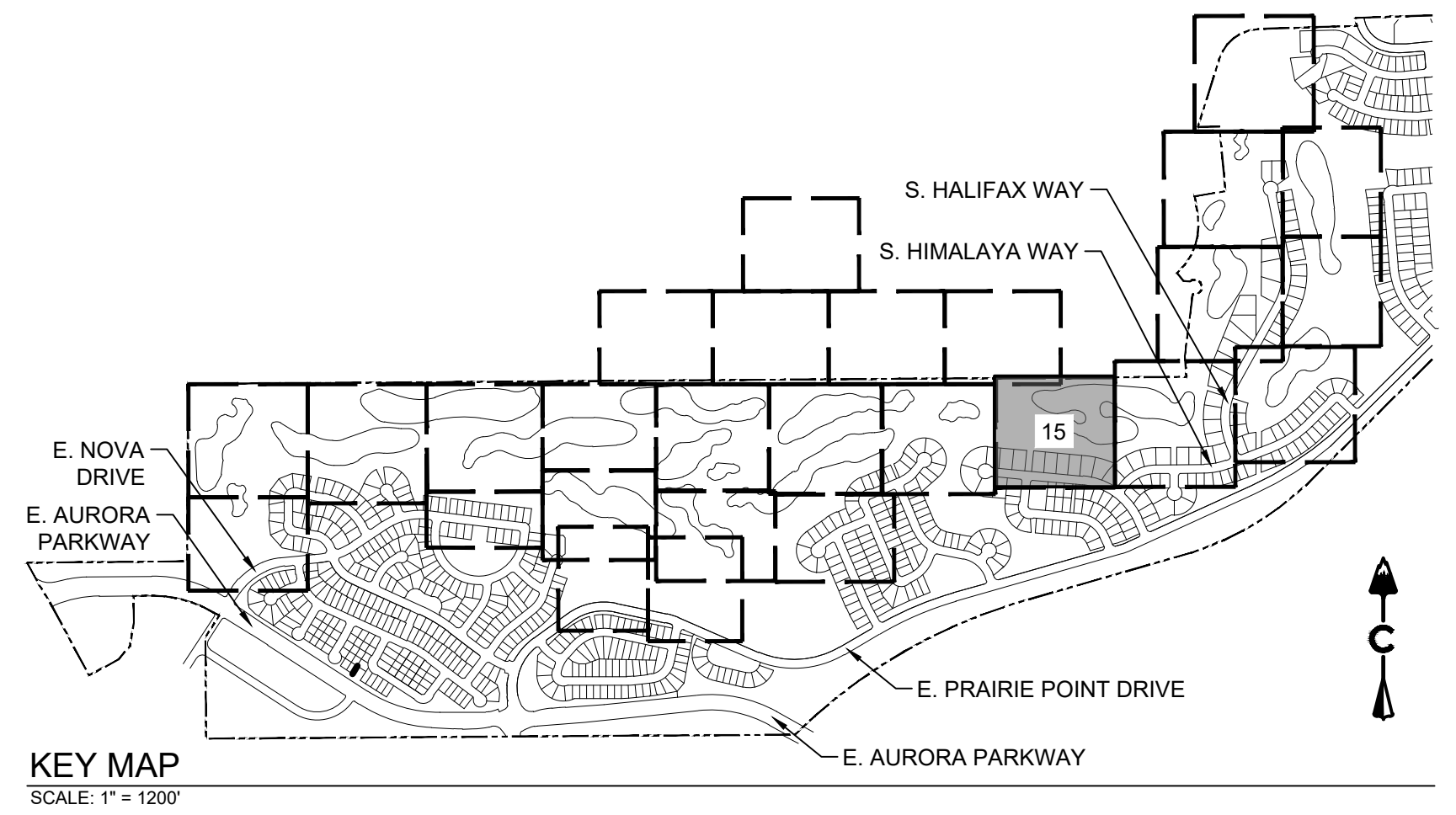
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 14 OF 68

APRIL 28, 2023



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 PROPOSED

STREET LIGHT POLES

STREET SIGNS

RAMPS

BLOCK NUMBER

GOLF FAIRWAY

GOLF GREEN

GOLF BUNKER

CRUSHER FINES

MAINTENANCE ACCESS

CONCRETE

RIPRAP

EXISTING GRAVEL ROAD

EXISTING ASPHALT PAVEMENT

APPROXIMATE SAWCUT LIMITS

5280

5279

5280

5279

DIRECTIONAL FLOW ARROW

EMERGENCY OVERFLOW ROUTE

EXISTING 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
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(NAVD 88 DATUM)

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CORE REPONSE:
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Identify this box or delete

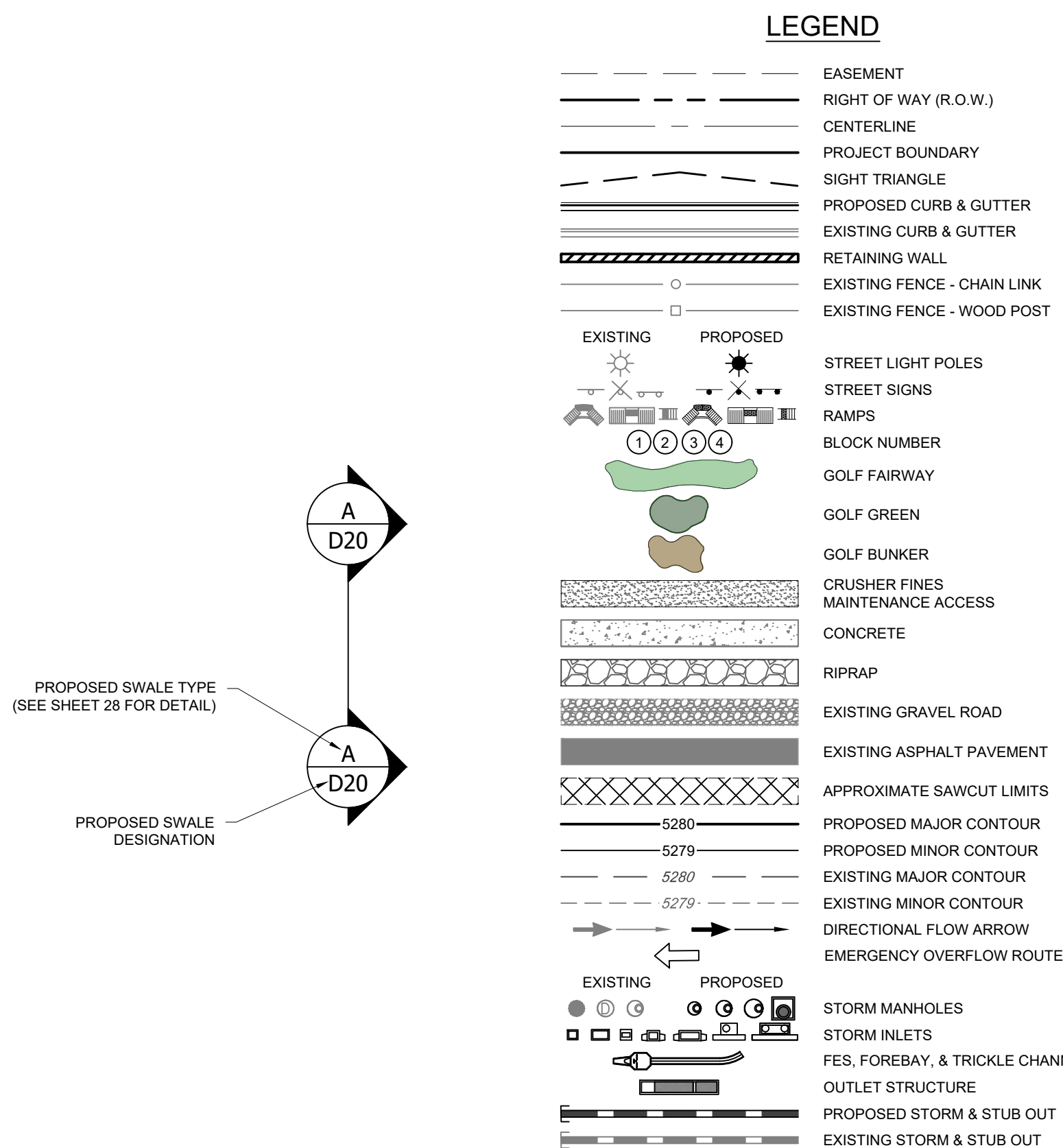
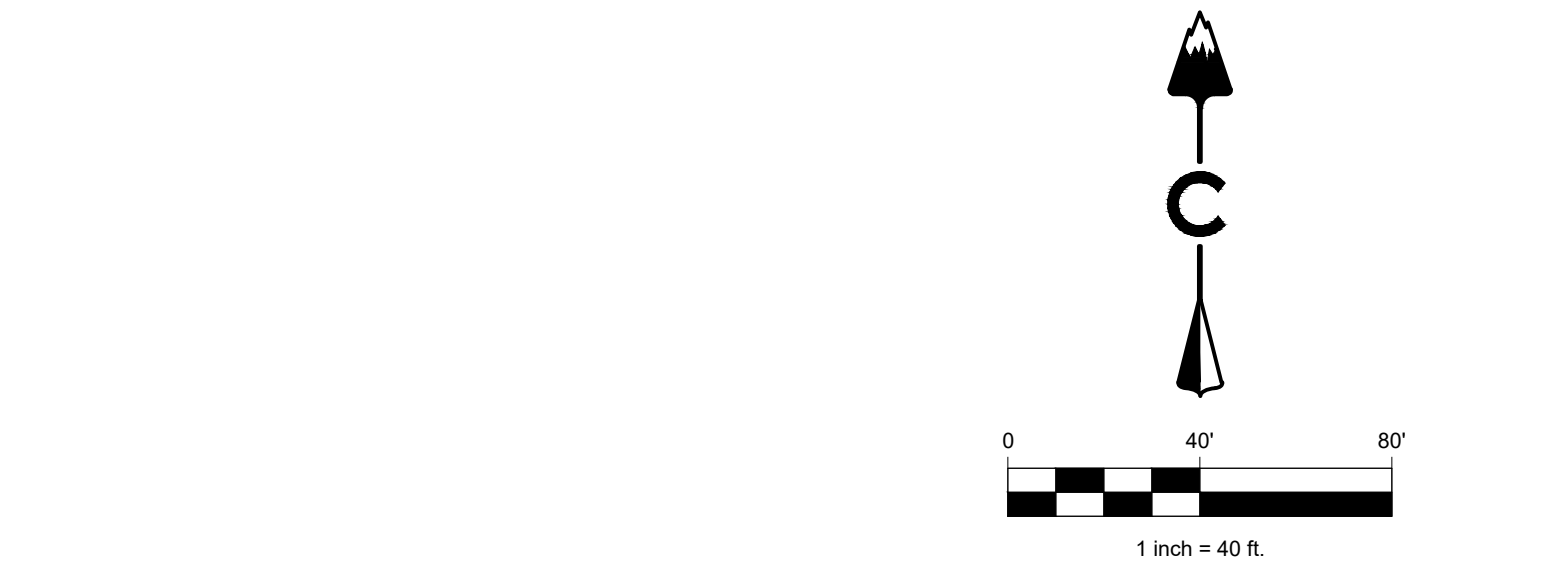
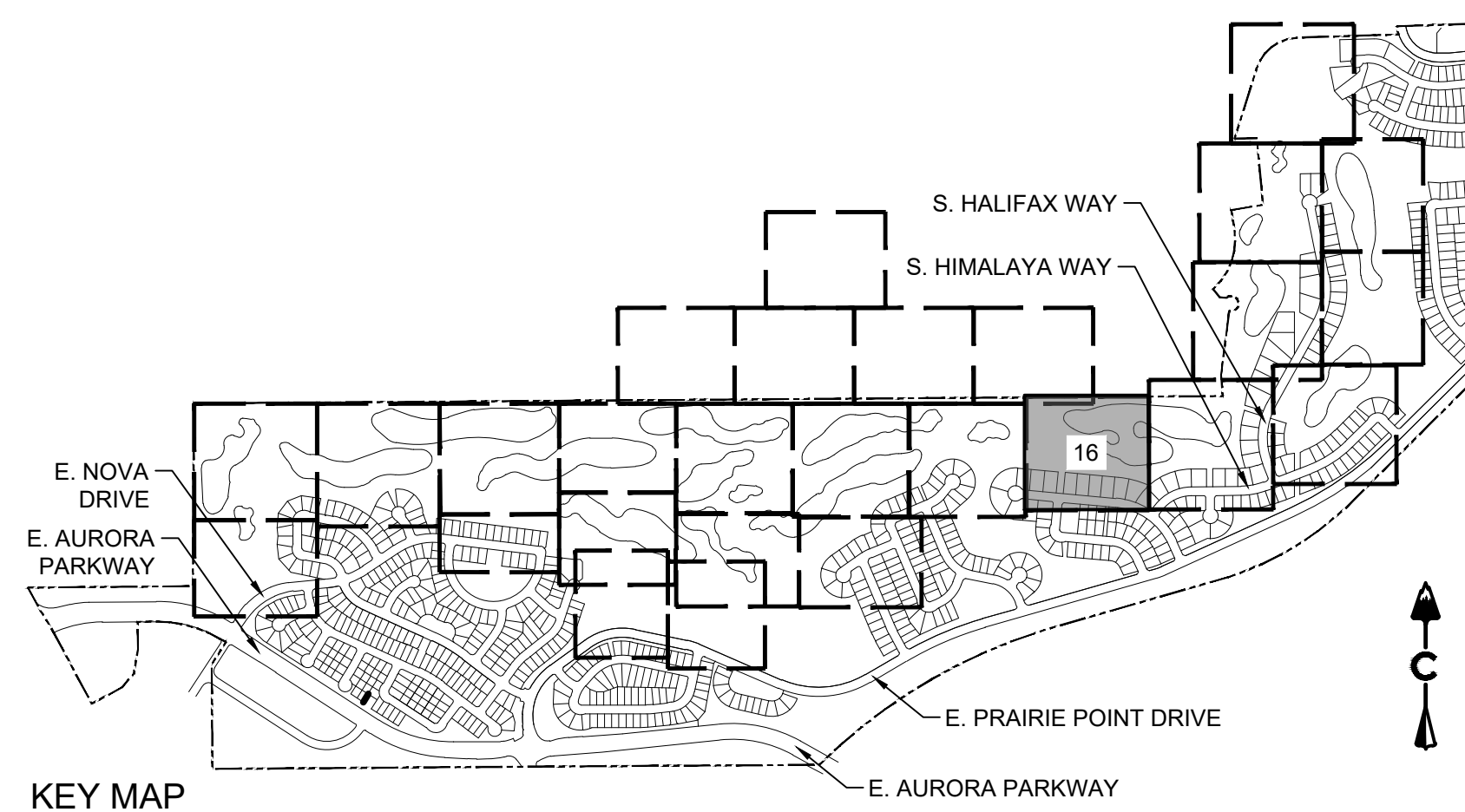
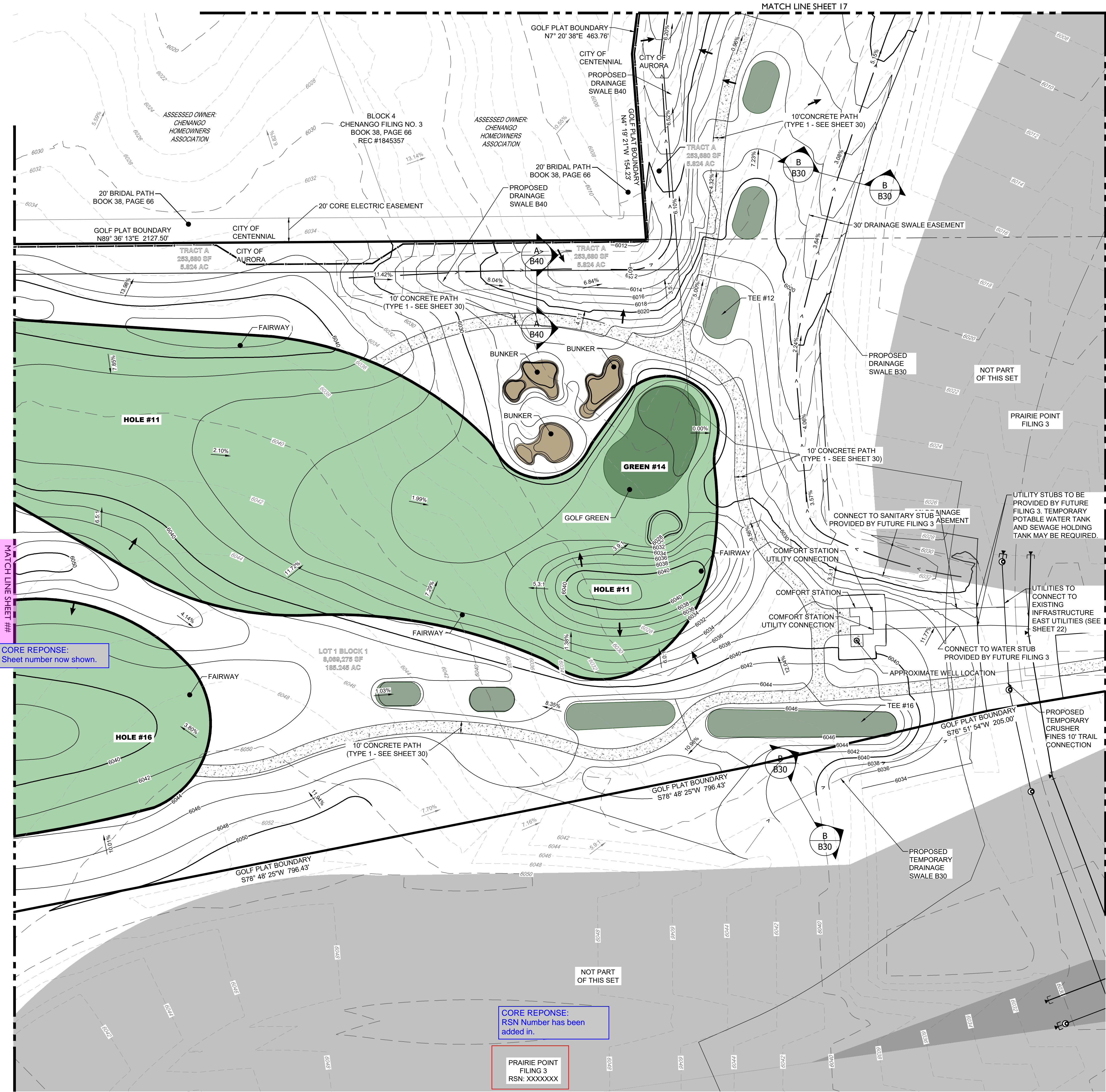
CORE REPONSE:
Line work has been removed.


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OF THIS SET

PRAIRIE POINT
FILING 3
RSN: XXXXXX


Update

CORE REPONSE:
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN

SITE PLAN

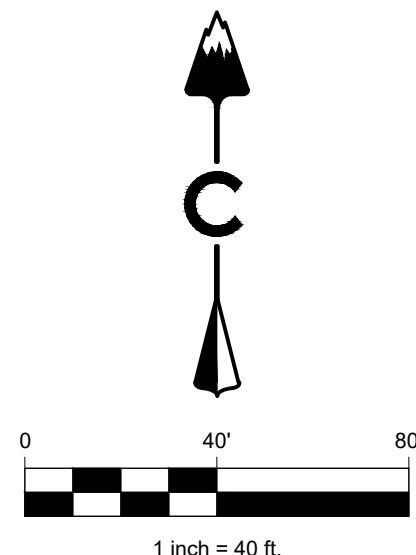
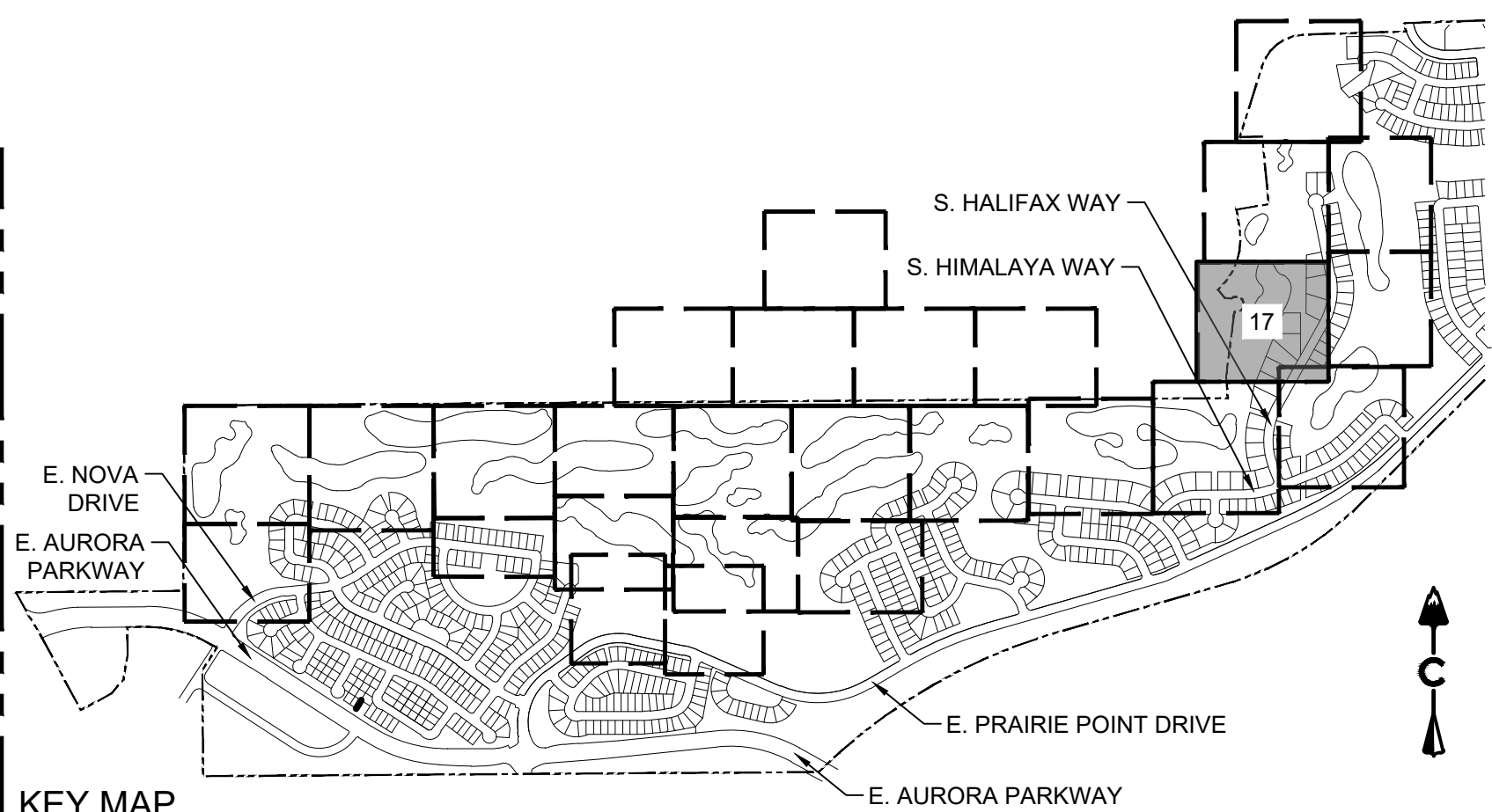
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 16 OF 68

APRIL 28, 2023



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
	EXISTING ASPHALT PAVEMENT
	APPROXIMATE SAWCUT LIMITS
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
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	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT

BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6835NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
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WAY AND E-470.

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(NAVD 88 DATUM)

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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

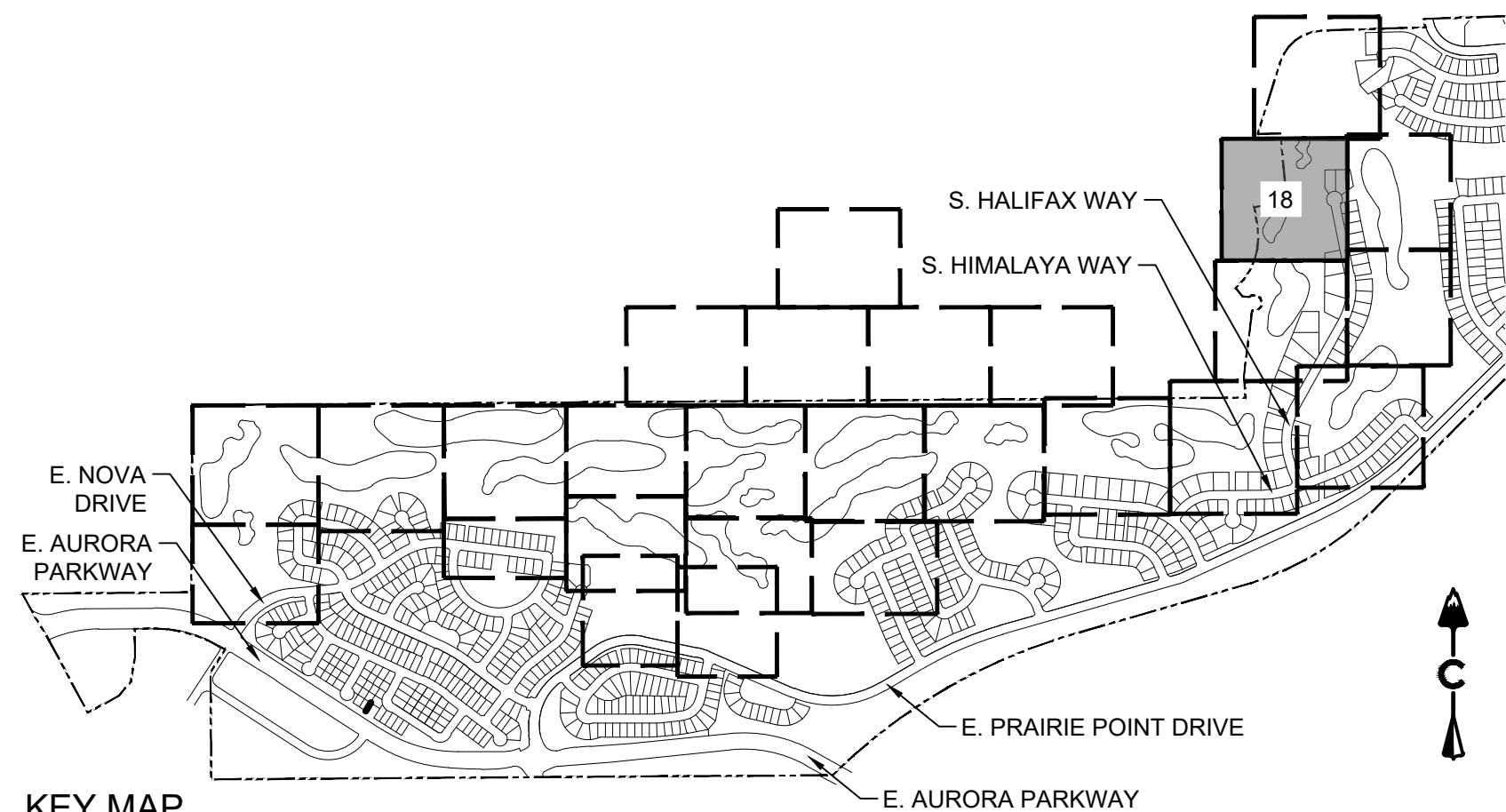
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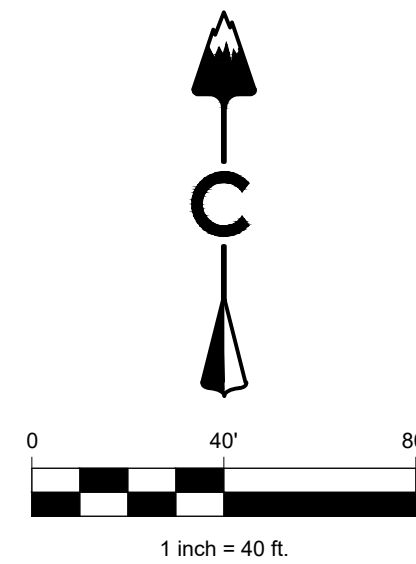
SHEET NUMBER

SHEET 17 OF 68

APRIL 28, 2023



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 |
| | RAMPS |
| | 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 |
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| | OUTLET STRUCTURE |
| | PROPOSED STORM & STUB OUT |
| | EXISTING STORM & STUB OUT |

BENCHMARK
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

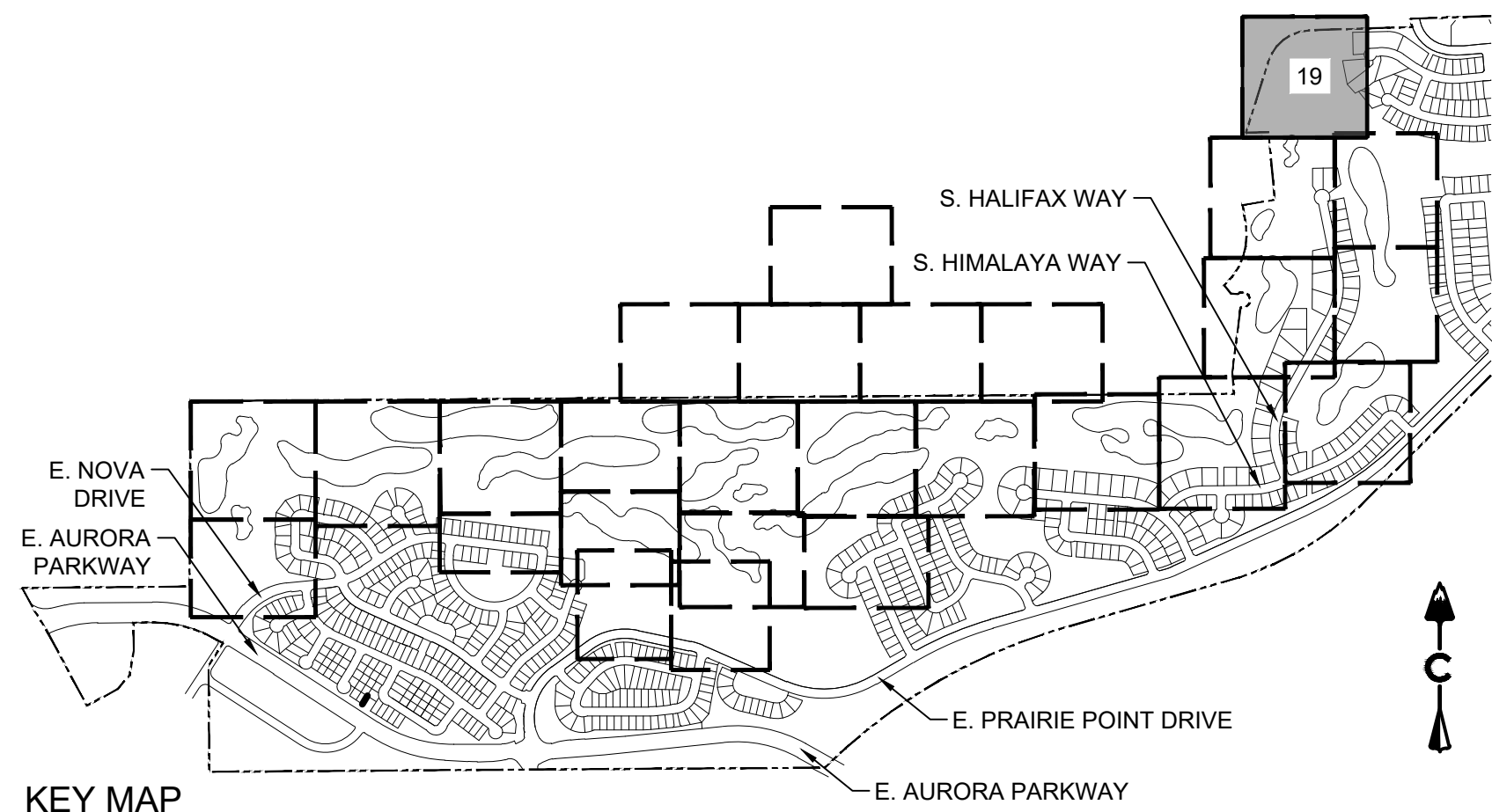
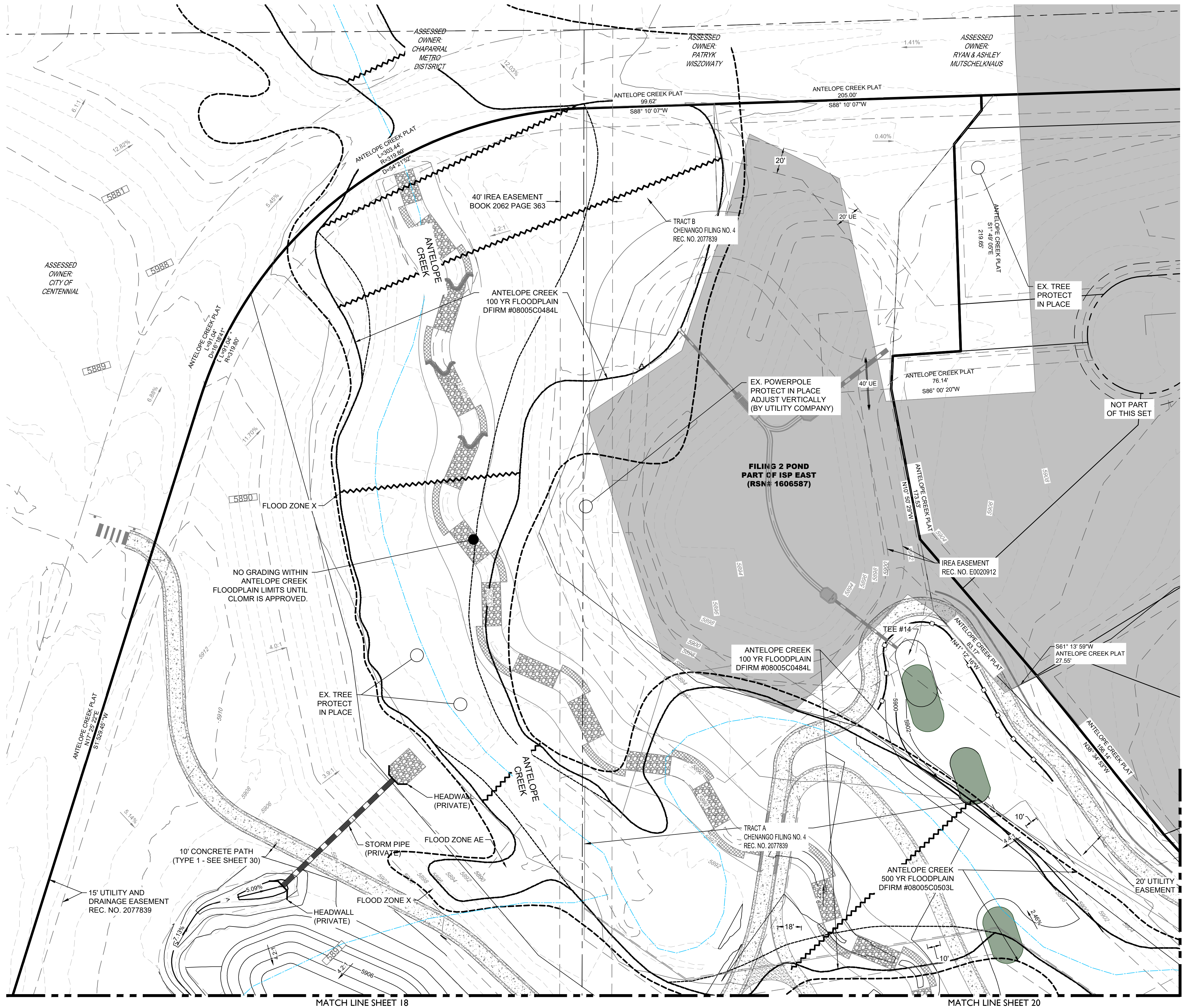
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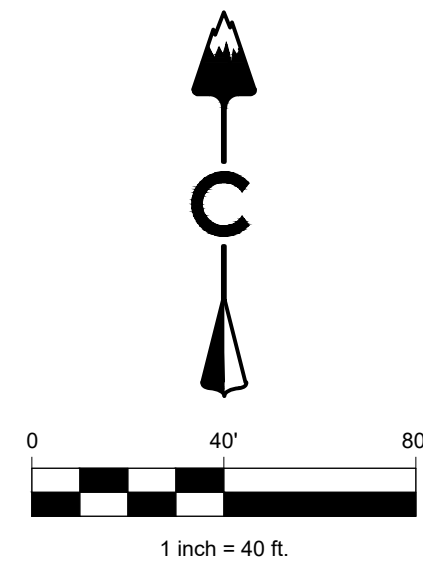
SHEET NUMBER

SHEET 18 OF 68

APRIL 28, 2023



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 |
| | RAMPS |
| | 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 |
| | STORM MANHOLES |
| | STORM INLETS |
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| | OUTLET STRUCTURE |
| | PROPOSED STORM & STUB OUT |
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BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6835NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
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(NAVD 88 DATUM)

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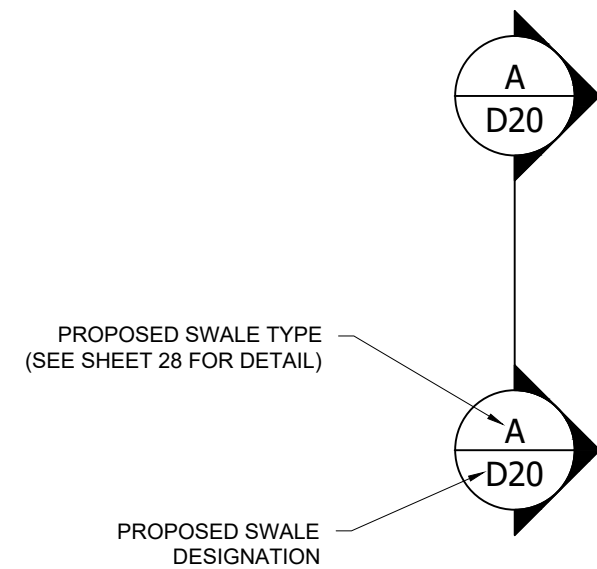
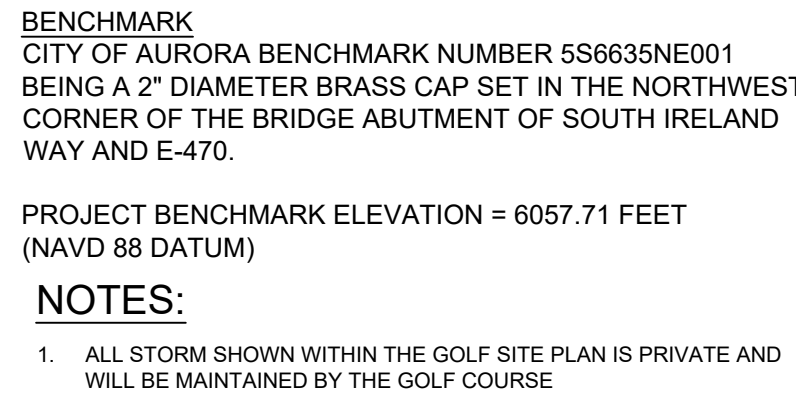
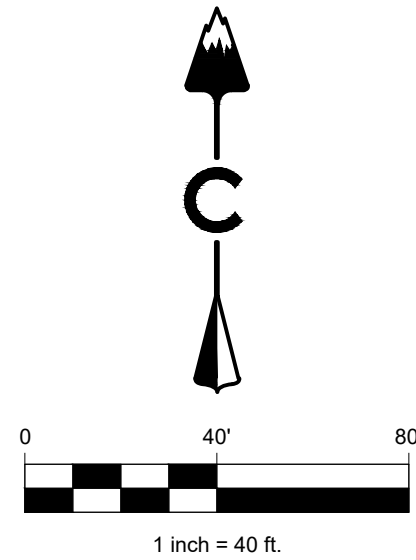
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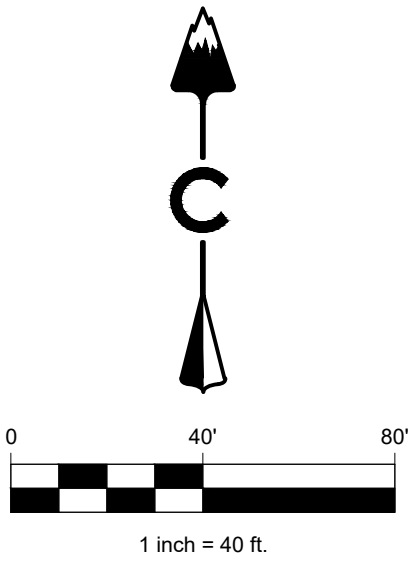
PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

SHEET TITLE

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SHEET NUMBER





LEGEND

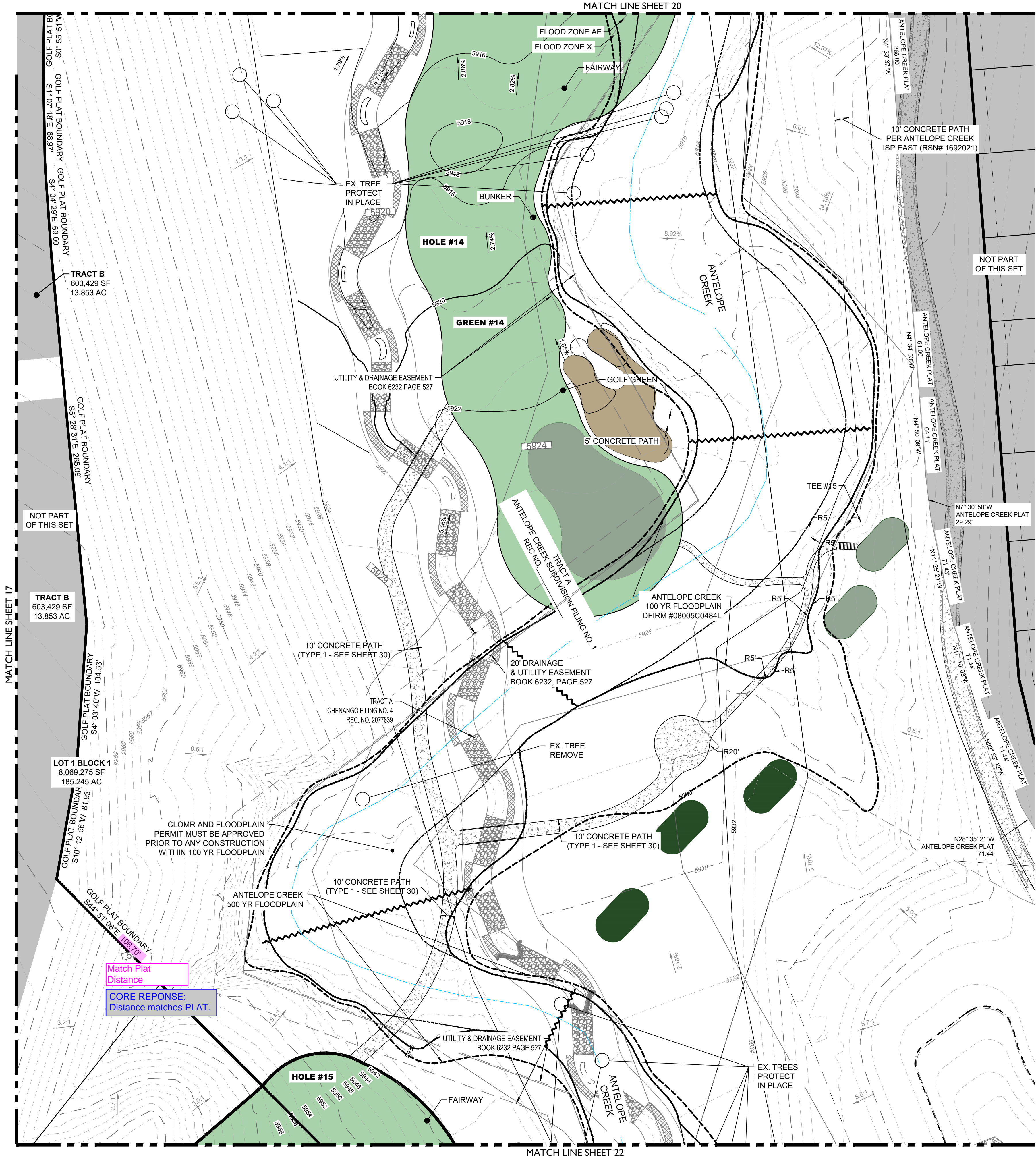
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	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
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	RAMPS
	BLOCK NUMBER
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	EXISTING ASPHALT PAVEMENT
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	STORM INLETS
	FESS, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT

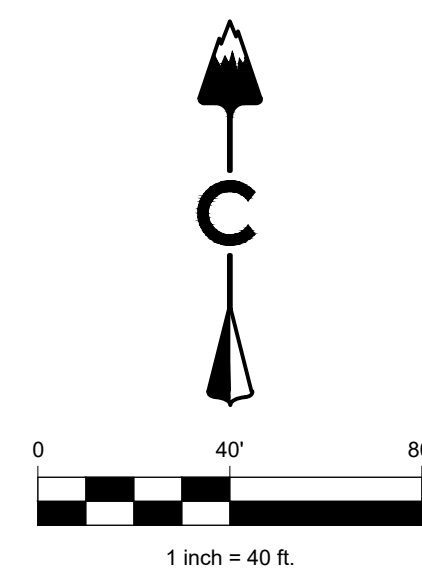
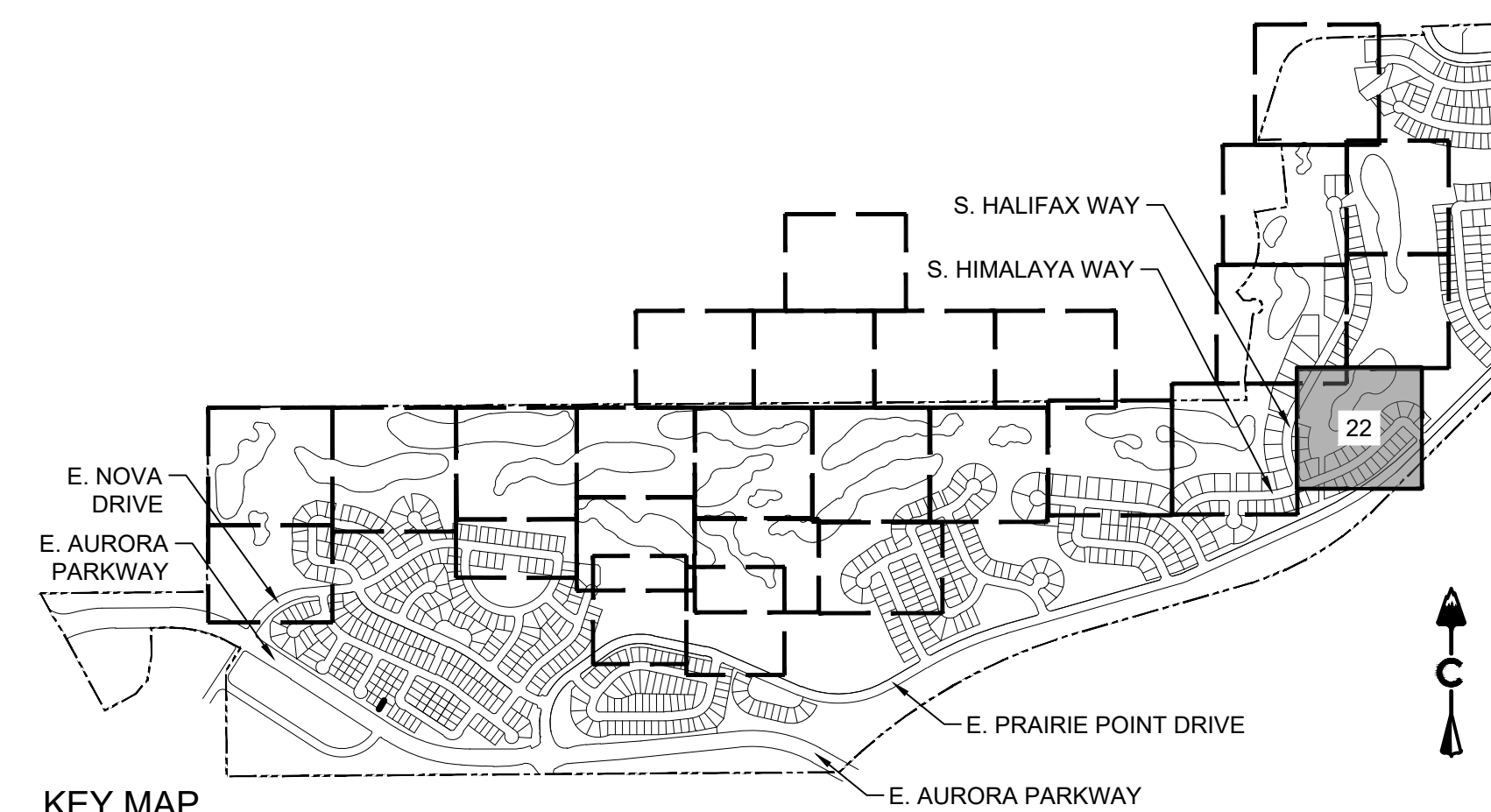
BENCHMARK
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LEGEND

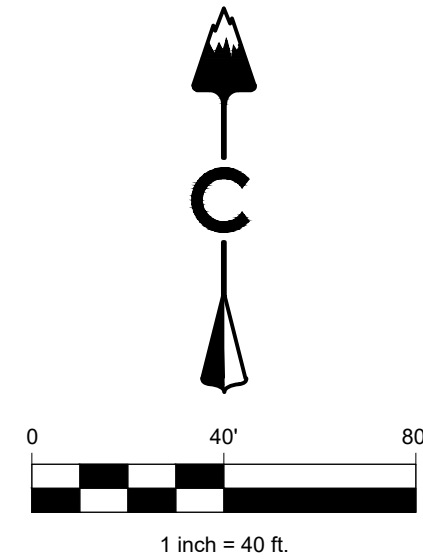
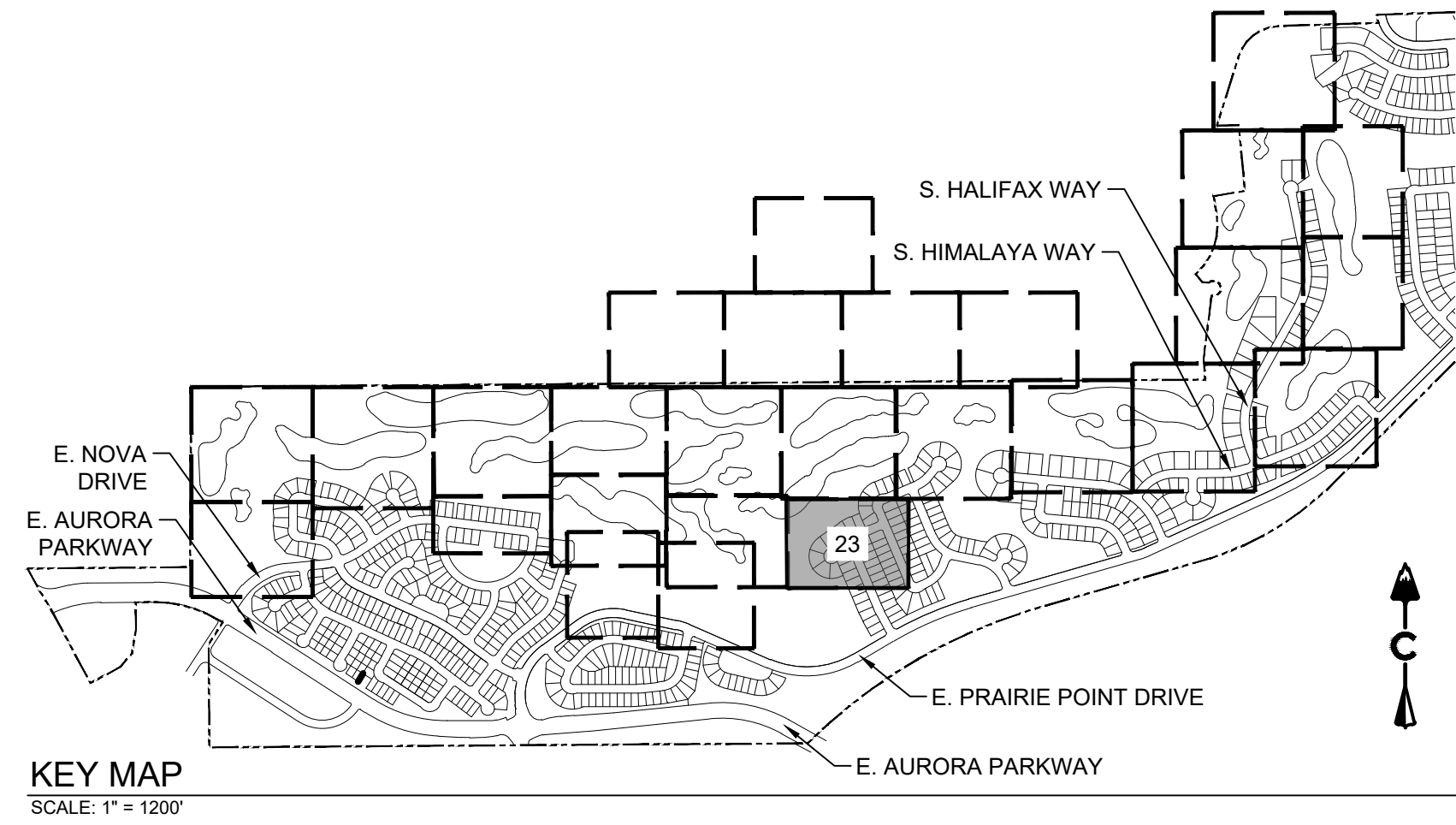
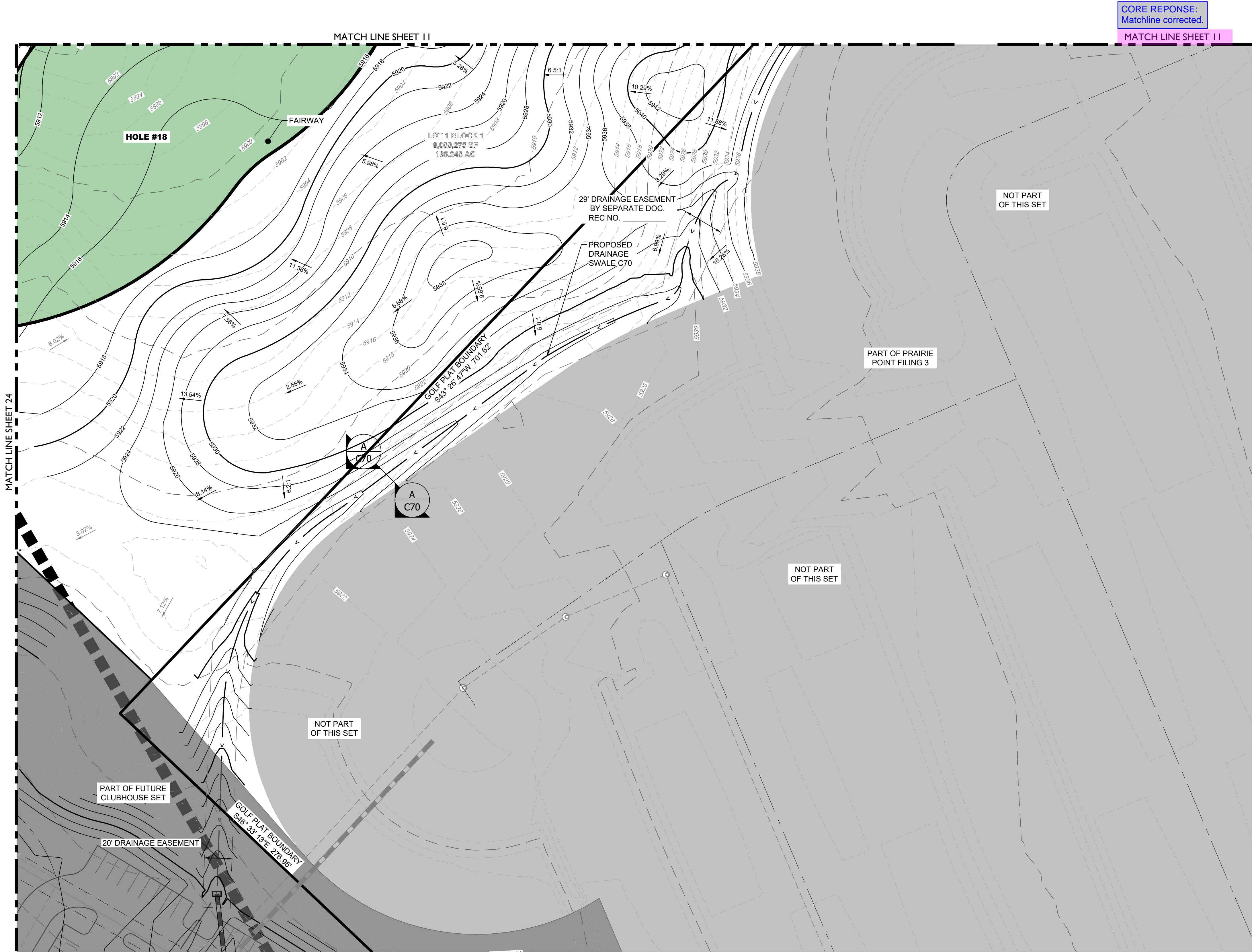
	EASEMENT
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LEGEND

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| | EASEMENT |
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PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

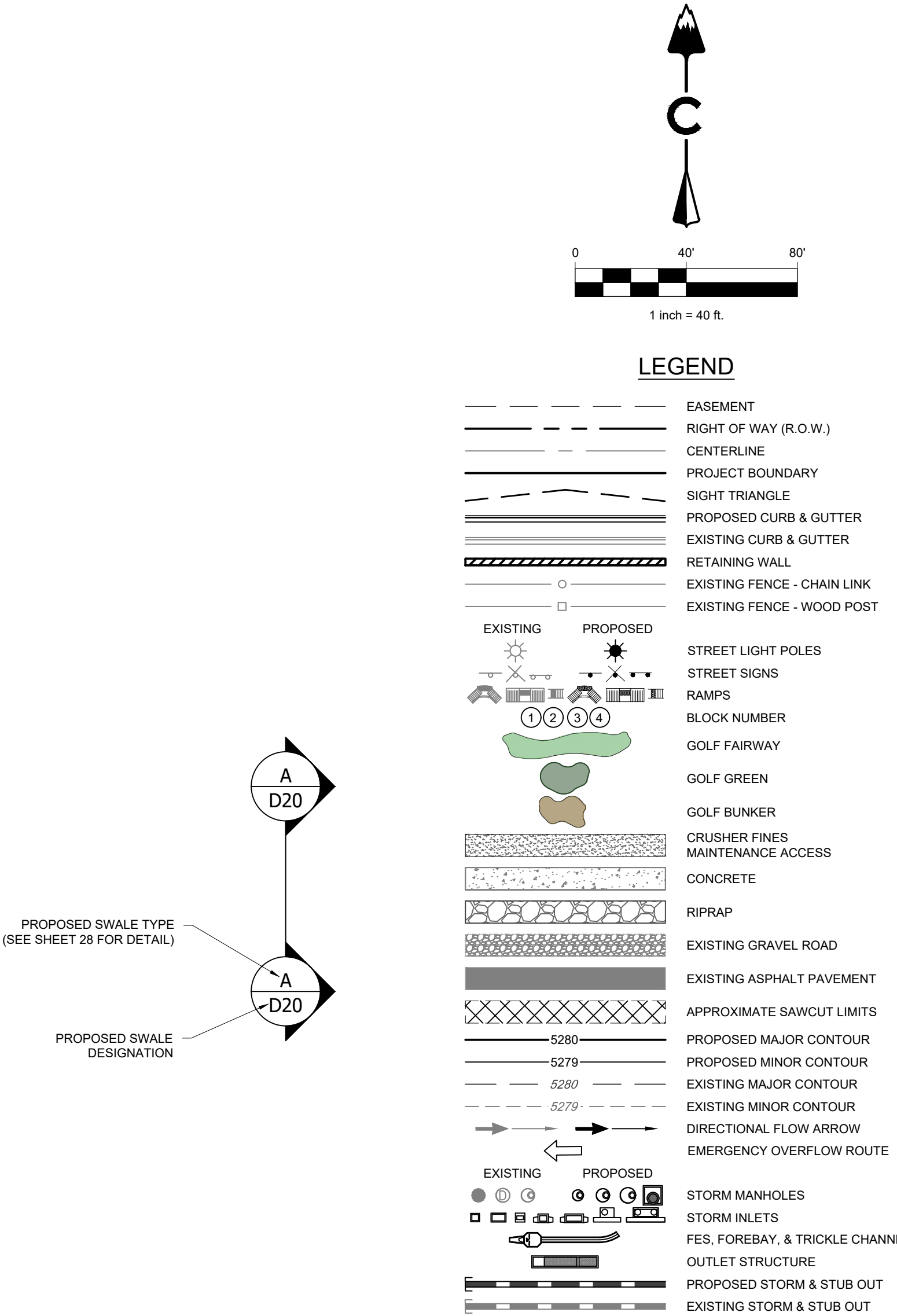
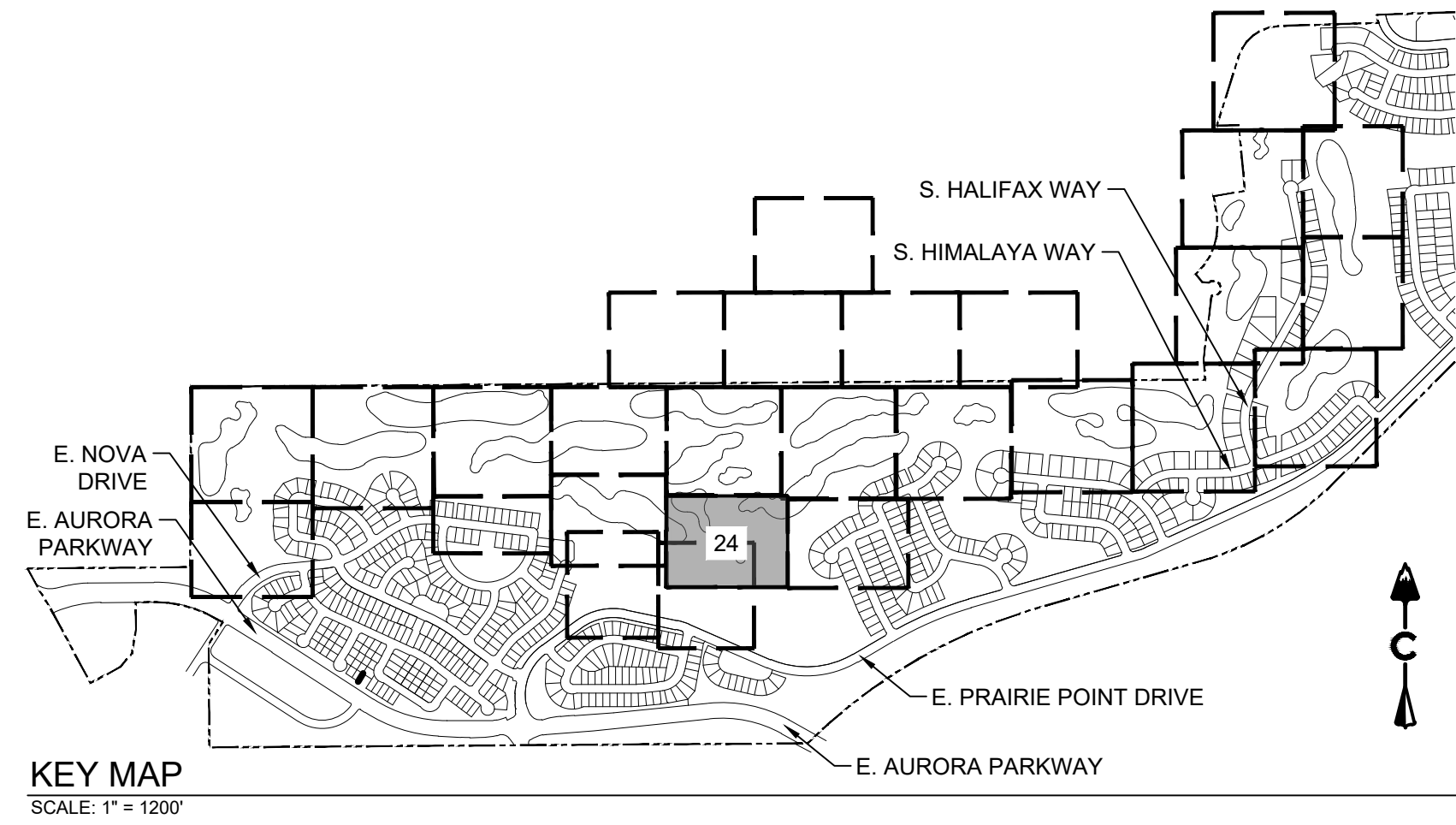
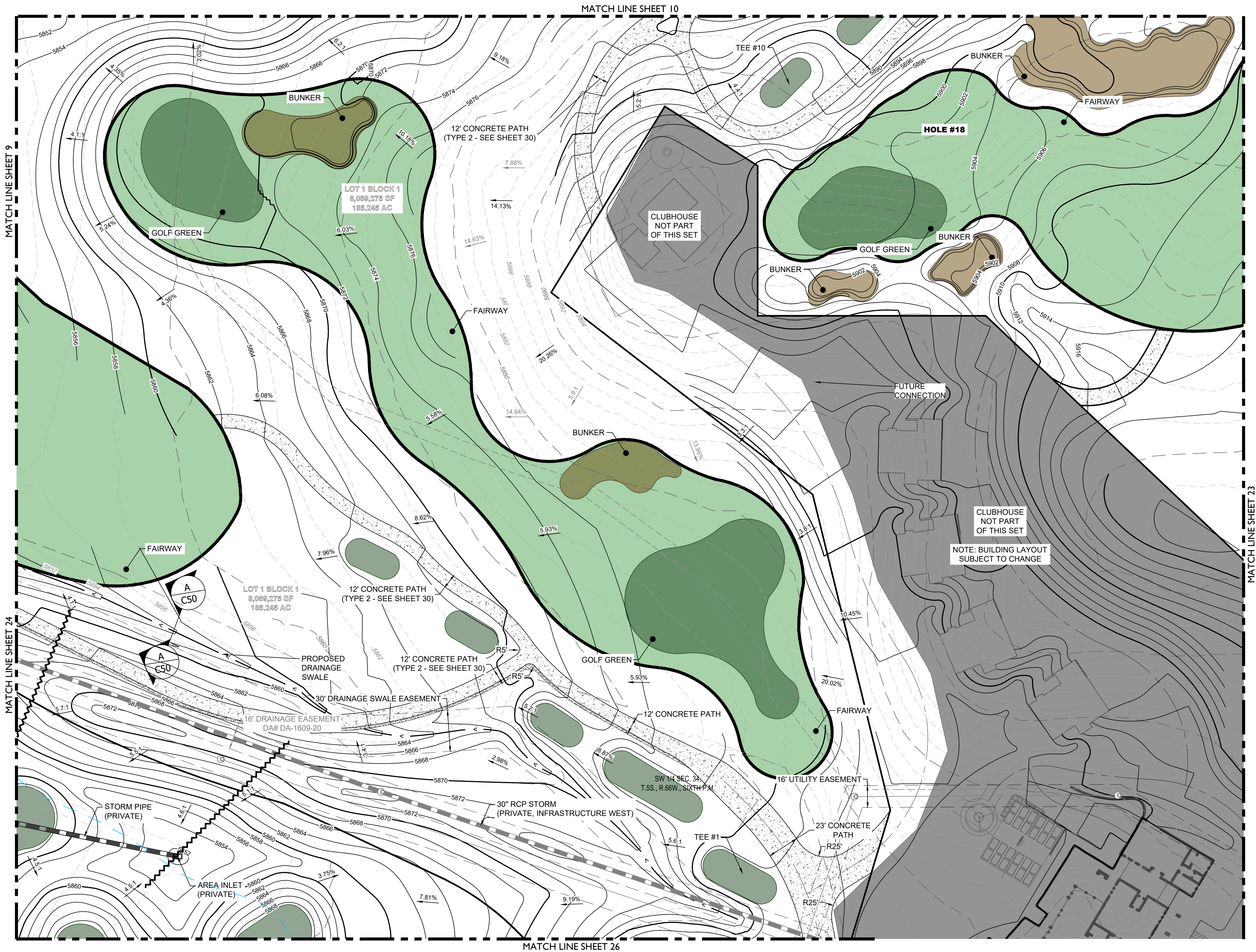
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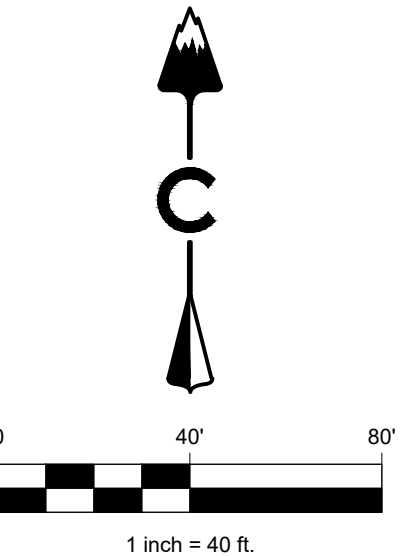
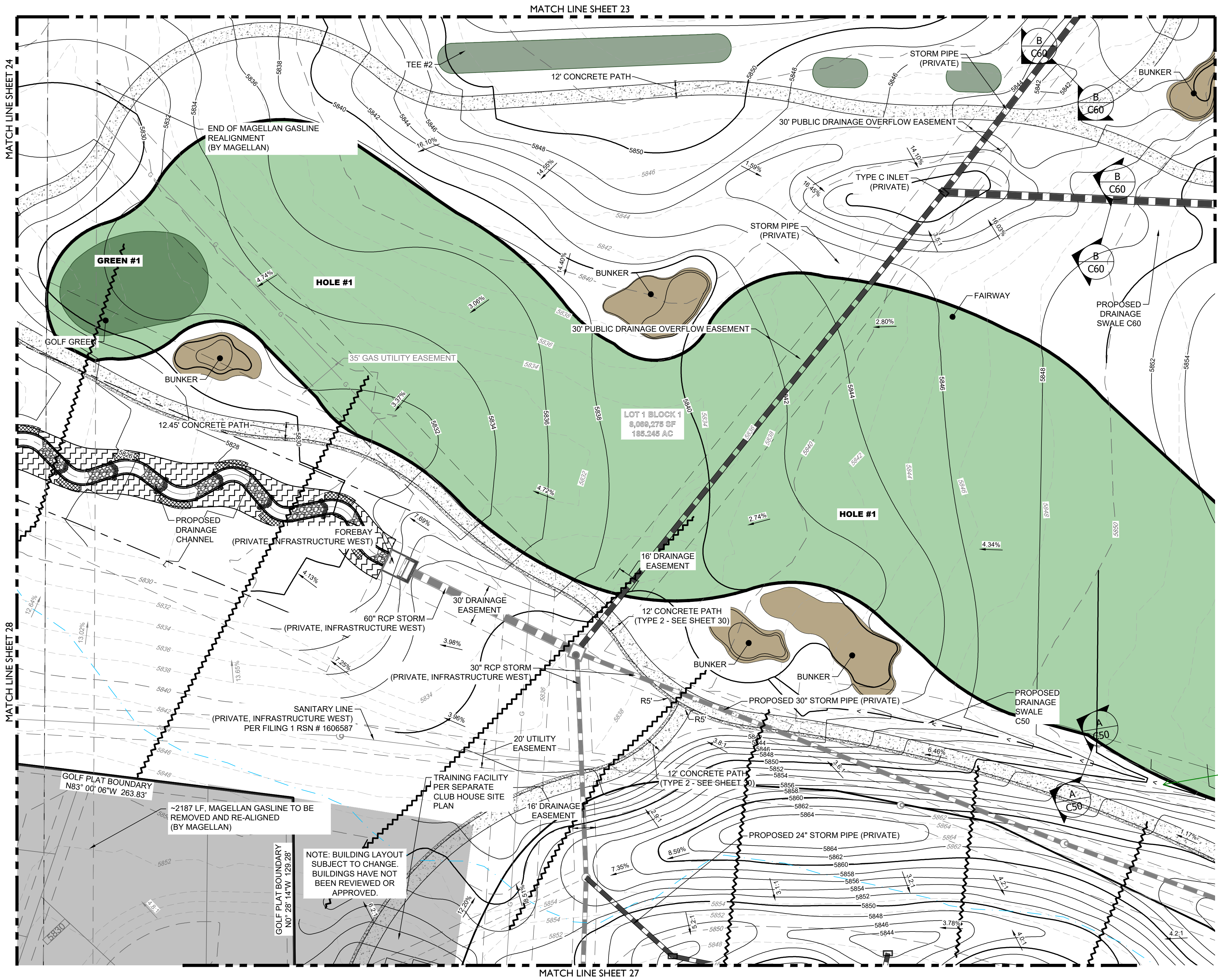
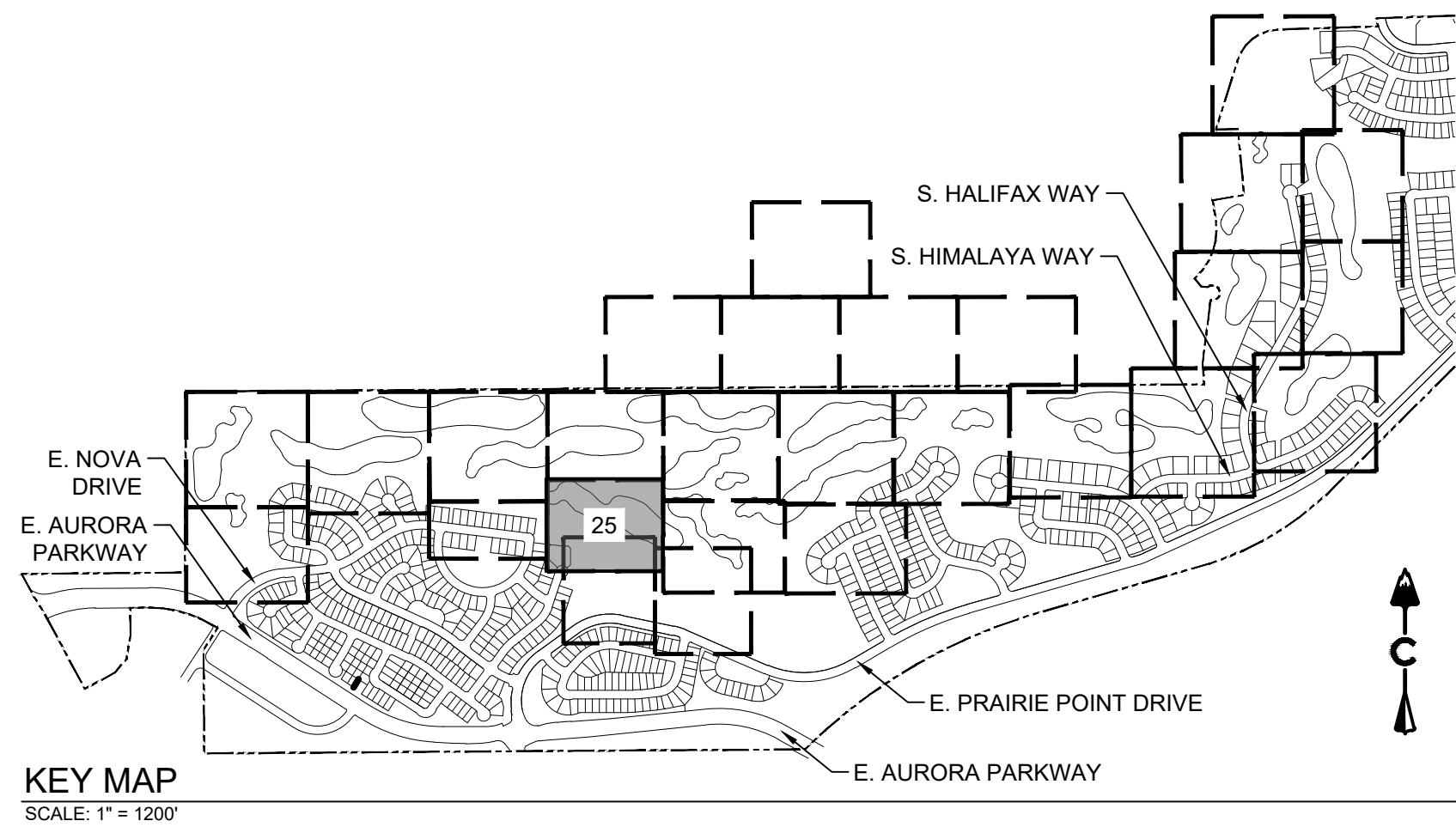
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SHEET NUMBER

SHEET 23 OF 68

APRIL 28, 2023





LEGEND

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| --- | EASEMENT |
| --- | RIGHT OF WAY (R.O.W.) |
| --- | CENTERLINE |
| --- | PROJECT BOUNDARY |
| --- | SIGHT TRIANGLE |
| --- | PROPOSED CURB & GUTTER |
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| --- | RETAINING WALL |
| --- | EXISTING FENCE - CHAIN LINK |
| --- | EXISTING FENCE - WOOD POST |
| --- | EXISTING |
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| --- | STREET LIGHT POLES |
| --- | STREET SIGNS |
| --- | RAMPS |
| --- | BLOCK NUMBER |
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| --- | PROPOSED MAJOR CONTOUR |
| --- | PROPOSED MINOR CONTOUR |
| --- | EXISTING MAJOR CONTOUR |
| --- | EXISTING MINOR CONTOUR |
| --- | DIRECTIONAL FLOW ARROW |
| --- | EMERGENCY OVERFLOW ROUTE |
| --- | EXISTING |
| --- | 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 5S6835NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND
WAY AND E-470.

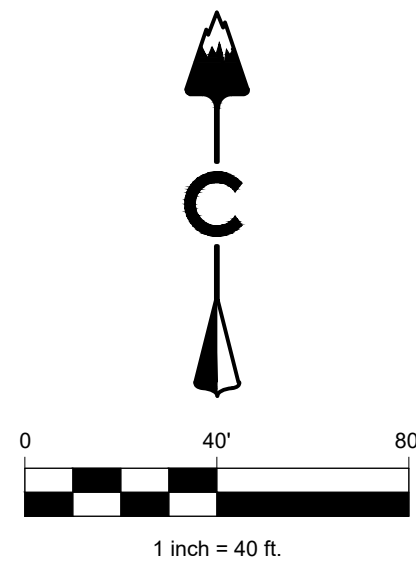
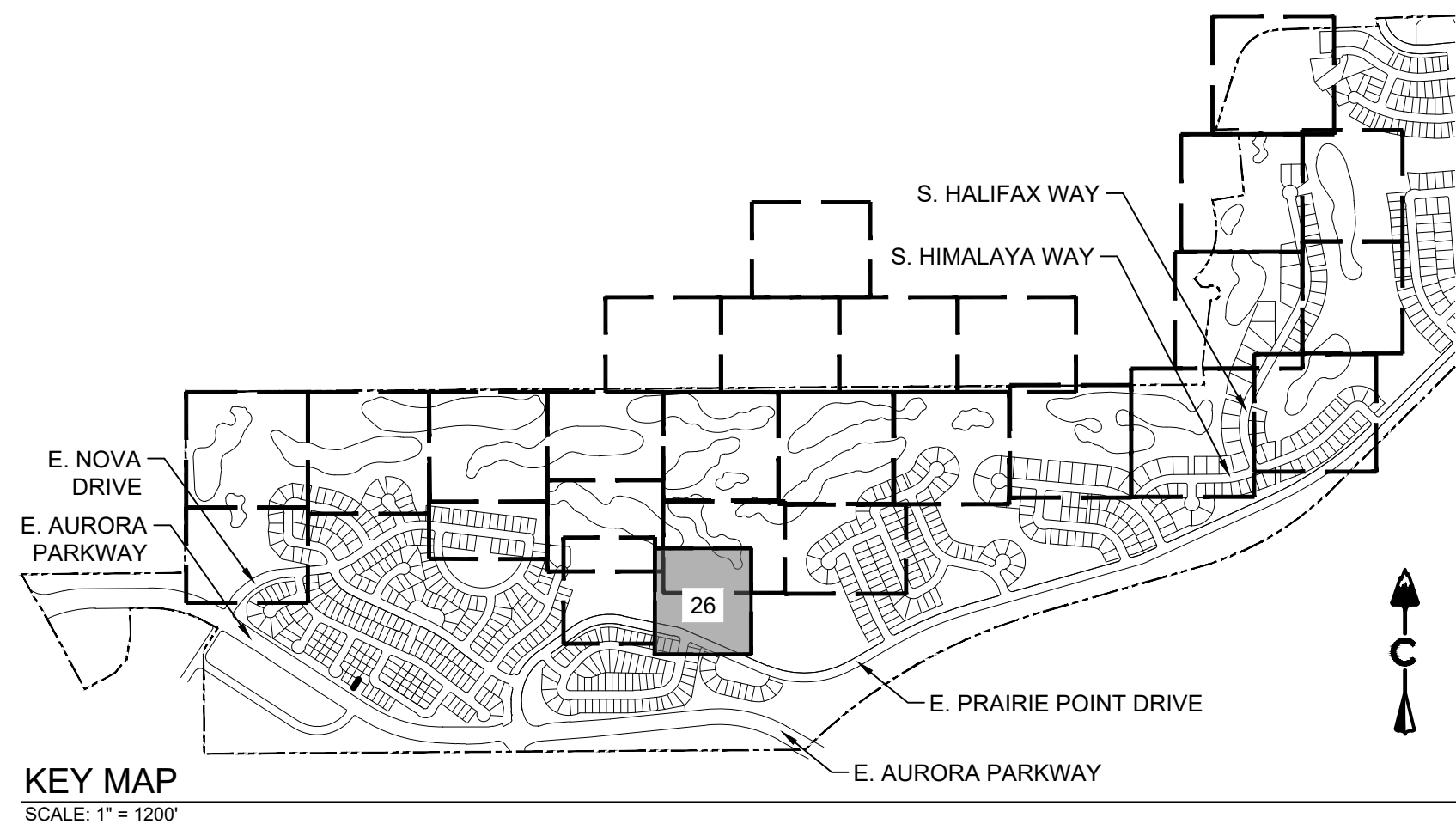
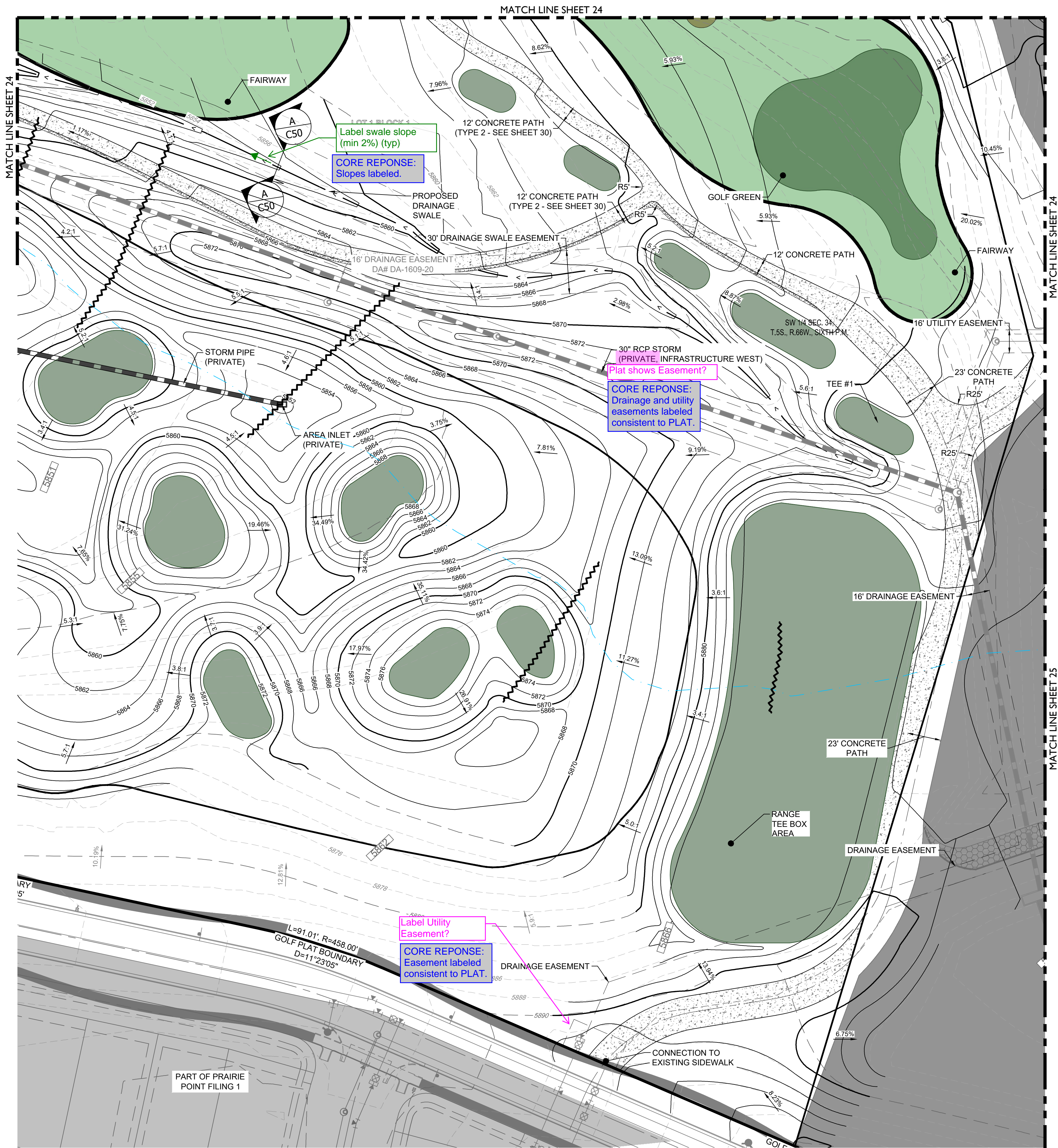
PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

NOTES:

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

Label swale slope
(min 2%) (typ)

CORE RESPONSE:
Slopes labeled.



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 |
| | 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 |
| | EXISTING STORM INLETS |
| | PROPOSED STORM INLETS |
| | EXISTING FES, FOREBAY, & TRICKLE CHANNEL |
| | PROPOSED FES, FOREBAY, & TRICKLE CHANNEL |
| | EXISTING OUTLET STRUCTURE |
| | PROPOSED OUTLET STRUCTURE |
| | EXISTING PROPOSED STORM & STUB OUT |
| | PROPOSED STORM & STUB OUT |
| | EXISTING STORM & STUB OUT |

BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6835NE001
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

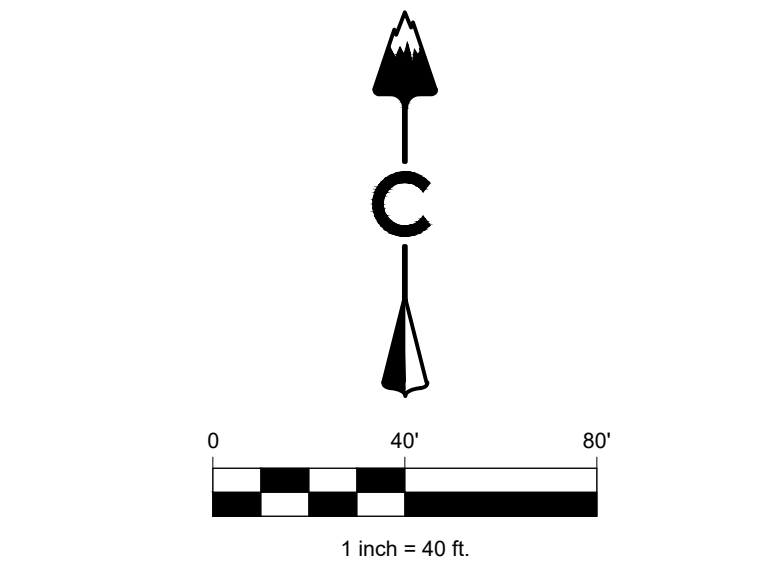
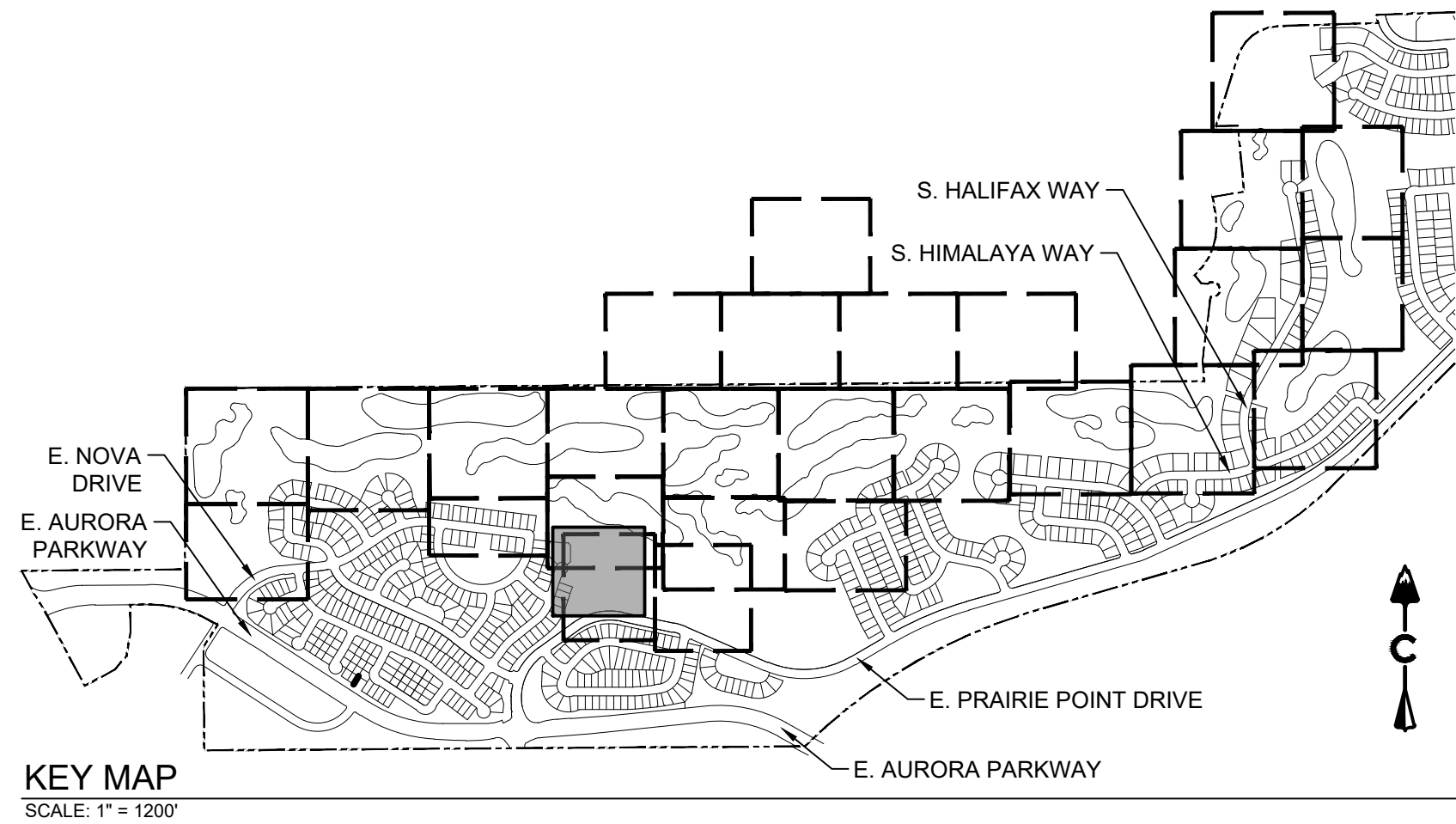
PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER



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
	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 5S6835NE001
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

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td

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

CORE
CORE CONSULTANTS, INC.
LIVEYOURCORE.COM

PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

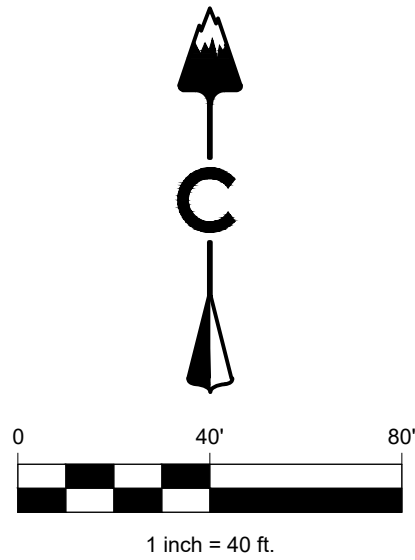
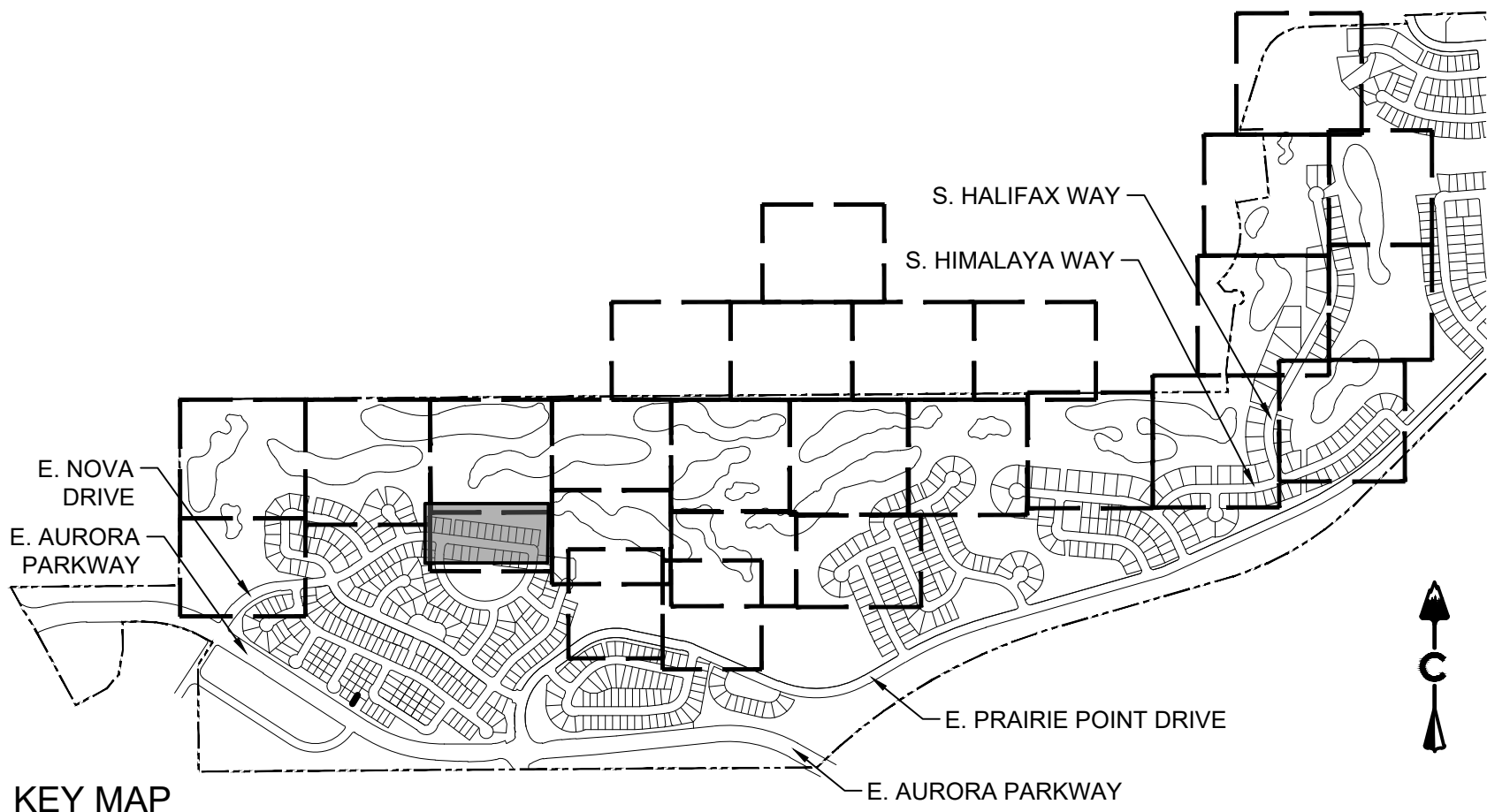
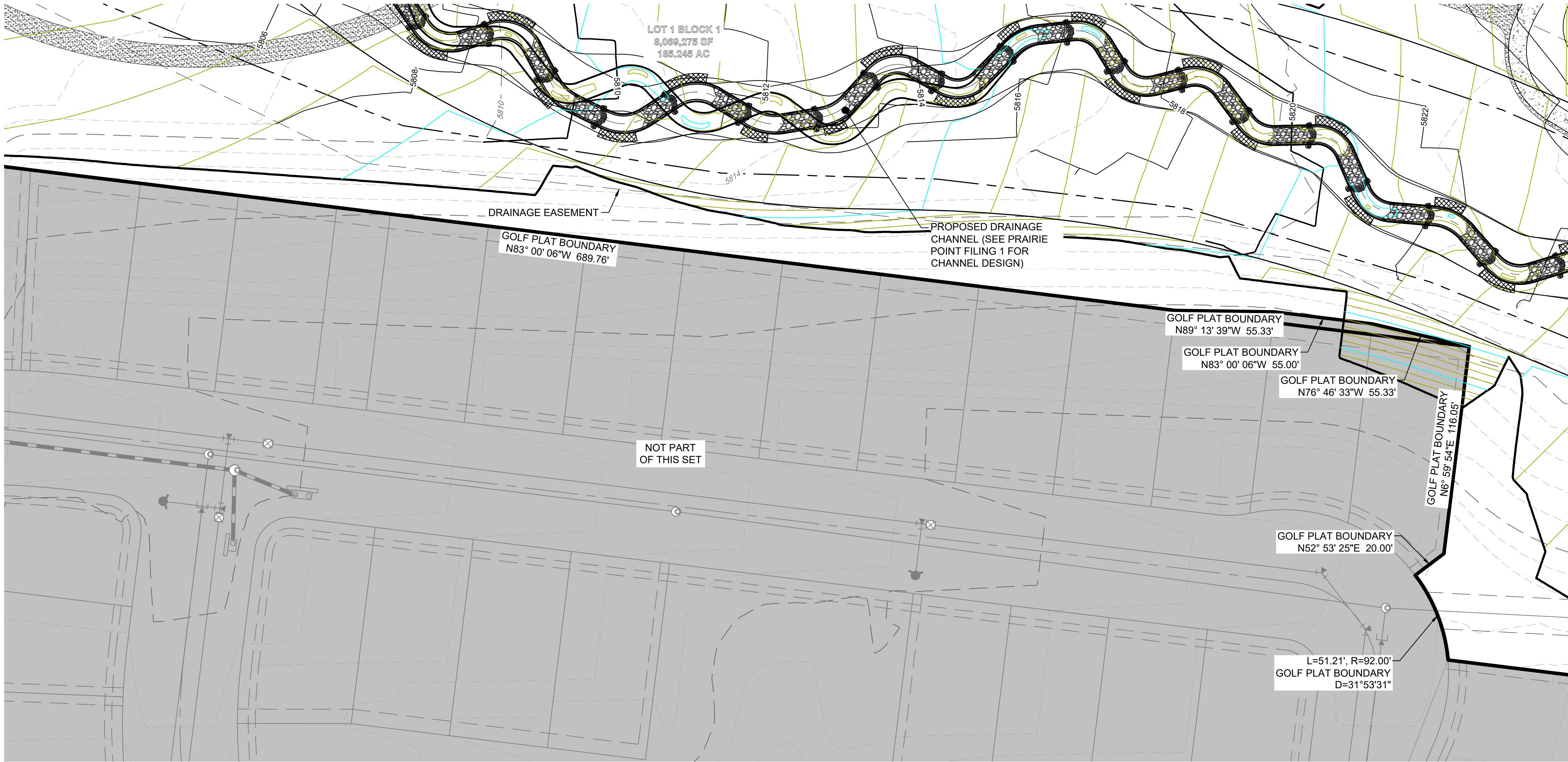
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 27 OF 68

APRIL 28, 2023



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 |
| | EXISTING ASPHALT PAVEMENT |
| | APPROXIMATE SAWCUT LIMITS |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
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| | 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:

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

PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

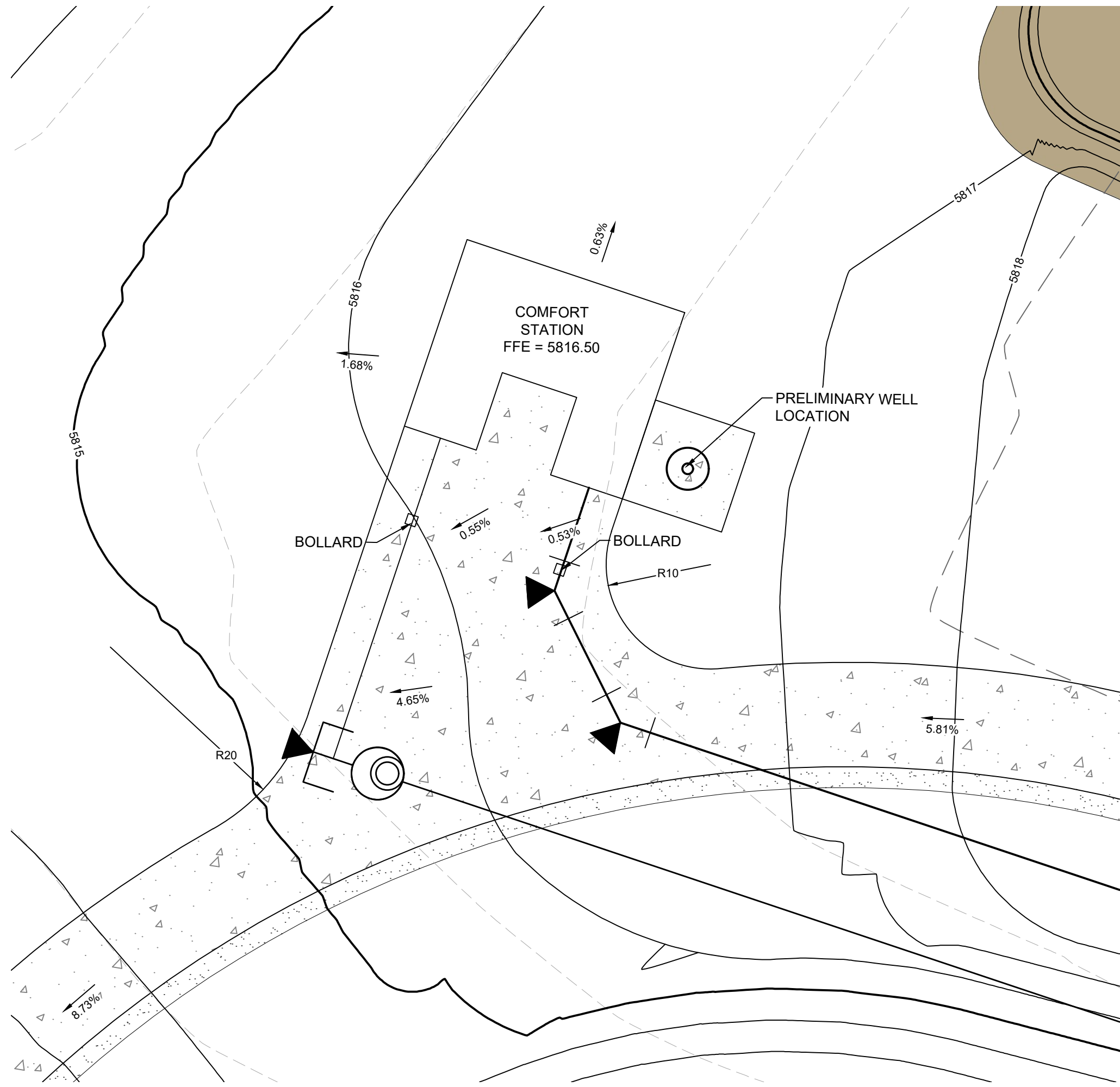
SHEET TITLE

NOT FOR CONSTRUCTION

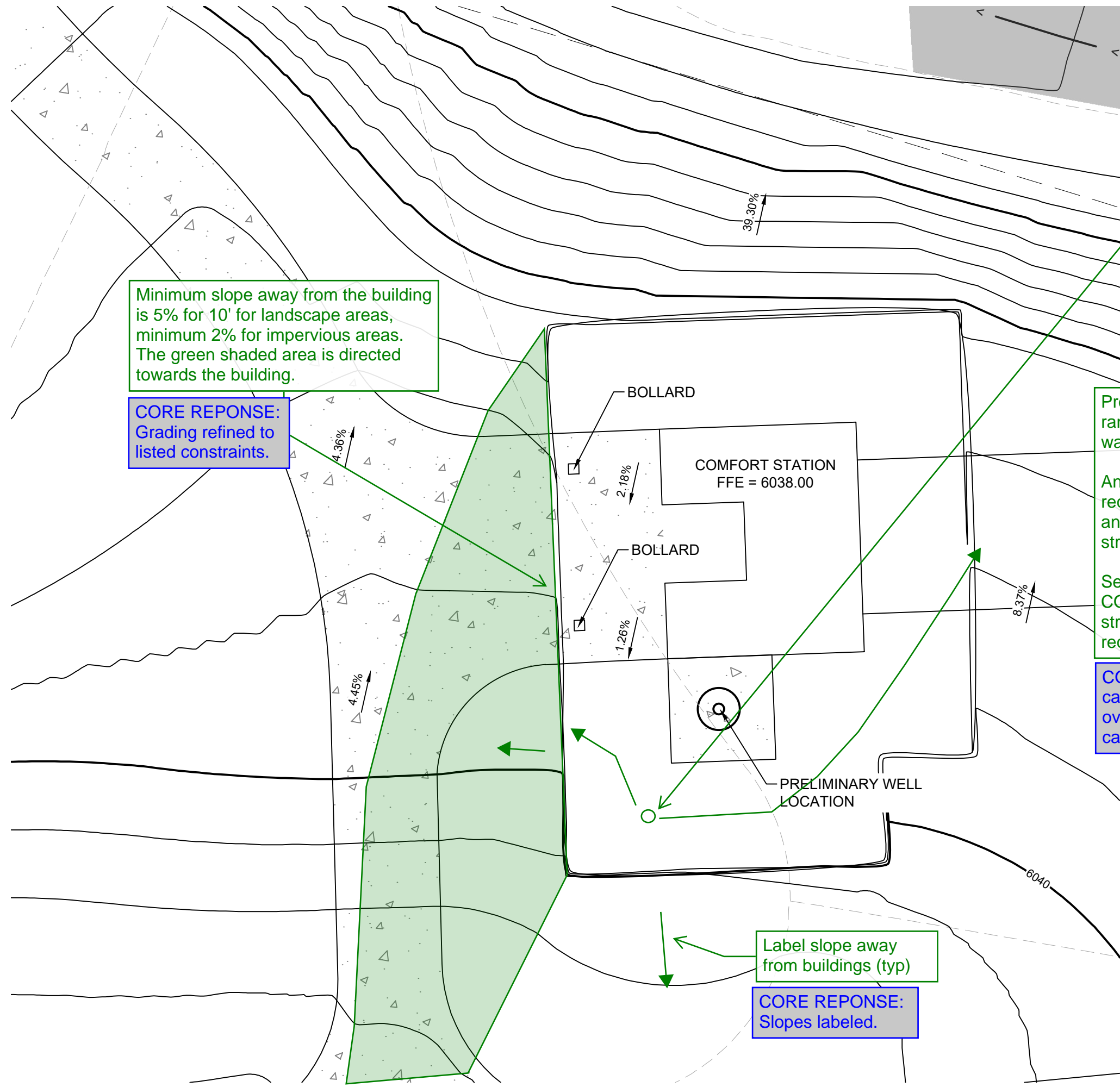
SHEET NUMBER

SHEET 28 OF 68

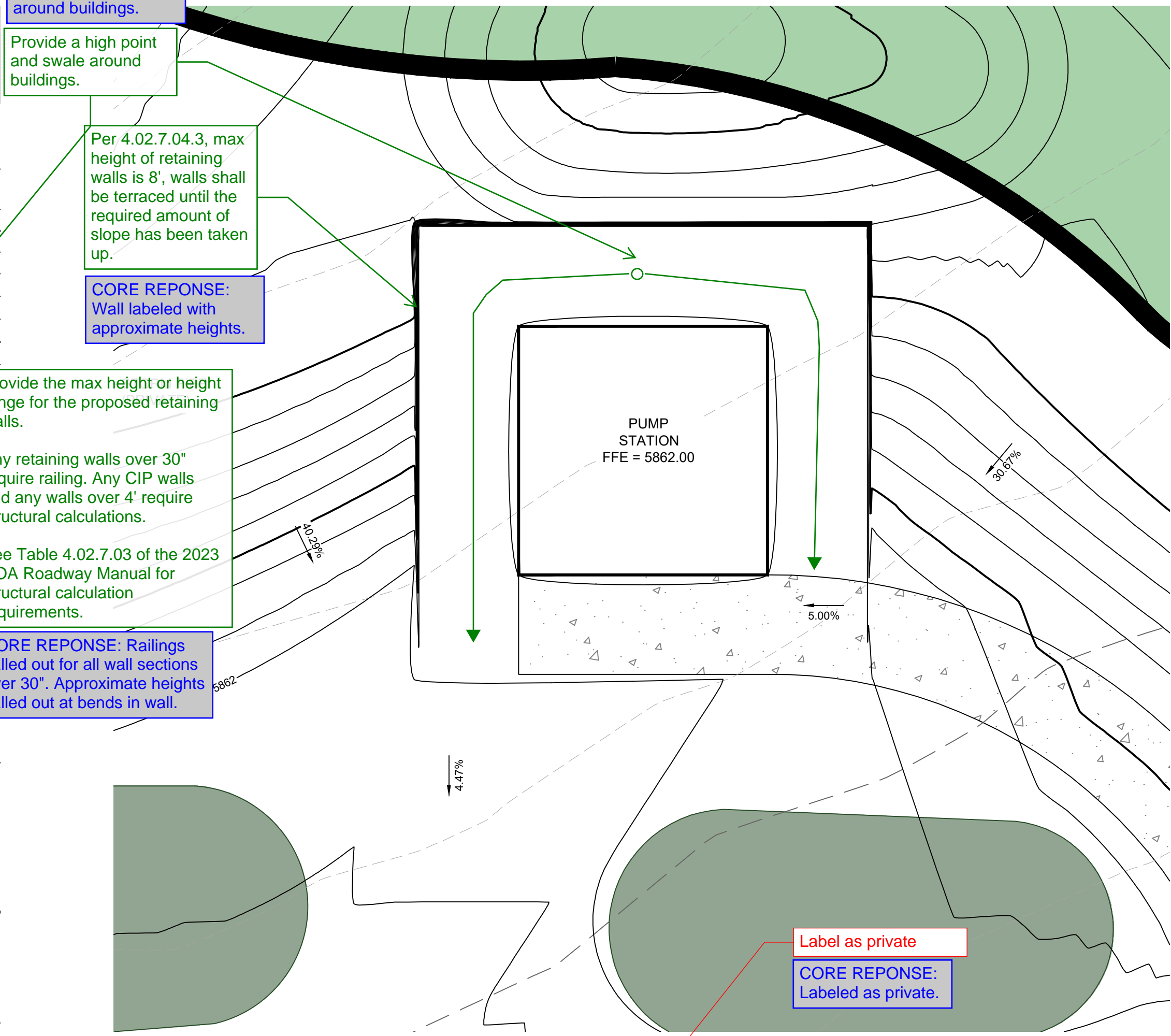
APRIL 28, 2023



A WEST COMFORT STATION
Scale: 1"=10'



B EAST COMFORT STATION
Scale: 1"=10'



C IRRIGATION PUMP STATION
Scale: 1"=10'

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

CORE REPOSE: Slope labels added to site plan sheet showing maintenance building.

CORE REPOSE: Swale graded in around buildings.

Provide a high point and swale around buildings.

Per 4.02.7.04.3, max height of retaining walls is 8', walls shall be terraced until the required amount of slope has been taken up.

CORE REPOSE: Wall labeled with approximate heights.

Provide the max height or height range for the proposed retaining walls.

Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations.

See Table 4.02.7.03 of the 2023 COA Roadway Manual for structural calculation requirements.

CORE REPOSE: Railings called out for all wall sections over 30". Approximate heights called out at bends in wall.

Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas. The green shaded area is directed towards the building.

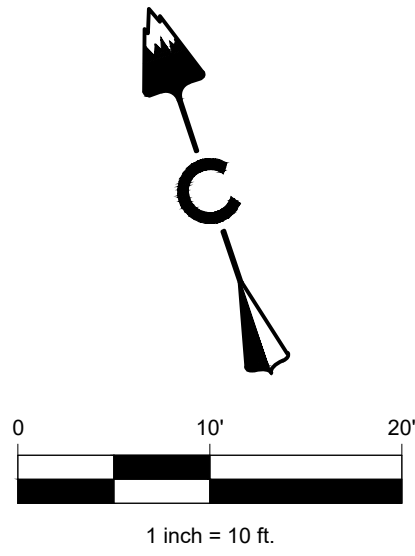
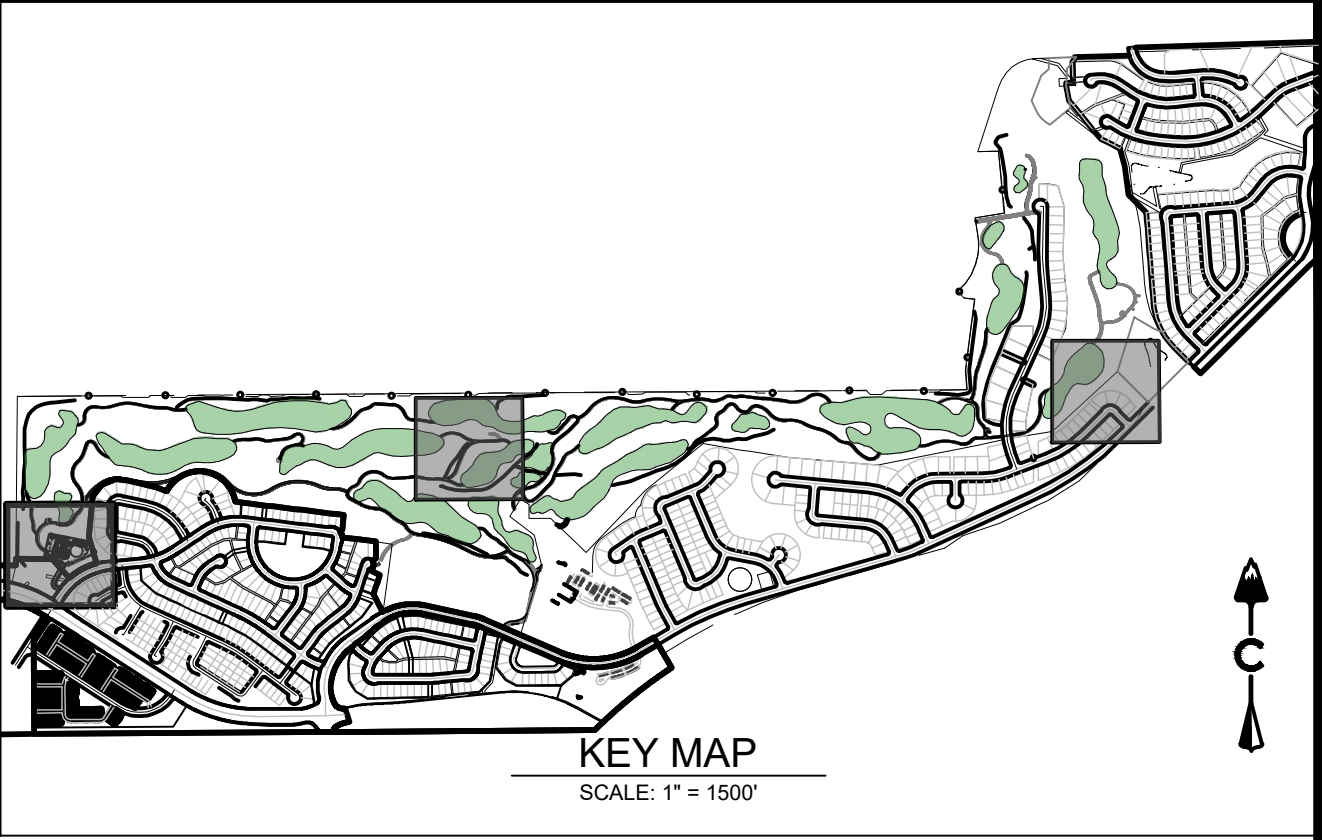
CORE REPOSE: Grading refined to listed constraints.

Label slope away from buildings (typ)

CORE REPOSE: Slopes labeled.

Label as private

CORE REPOSE: Labeled as private.





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Denver, CO 80231
ph: 303.632.8867



CORE CONSULTANTS, INC.
LIVEYOURCORE.COM

PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
DETAILED STRUCTURE GRADING

SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 29 OF 68

APRIL 28, 2023



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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN

SITE PLAN CROSS-SECTIONS

SHEET TITLE

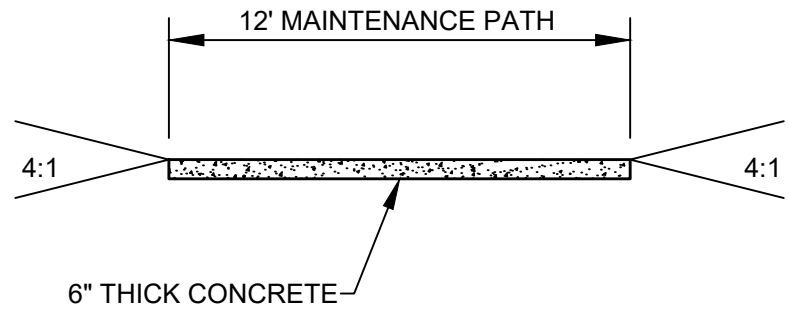
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SHEET NUMBER

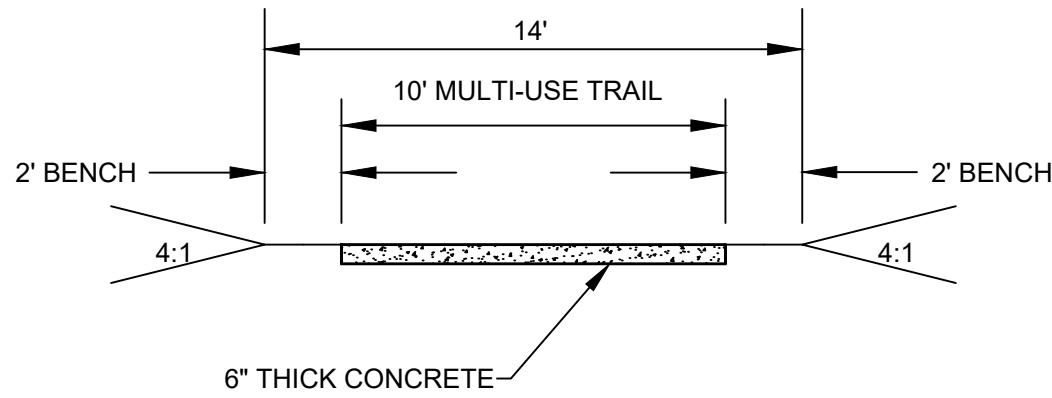
SHEET 30 OF 68

APRIL 28, 2023

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.

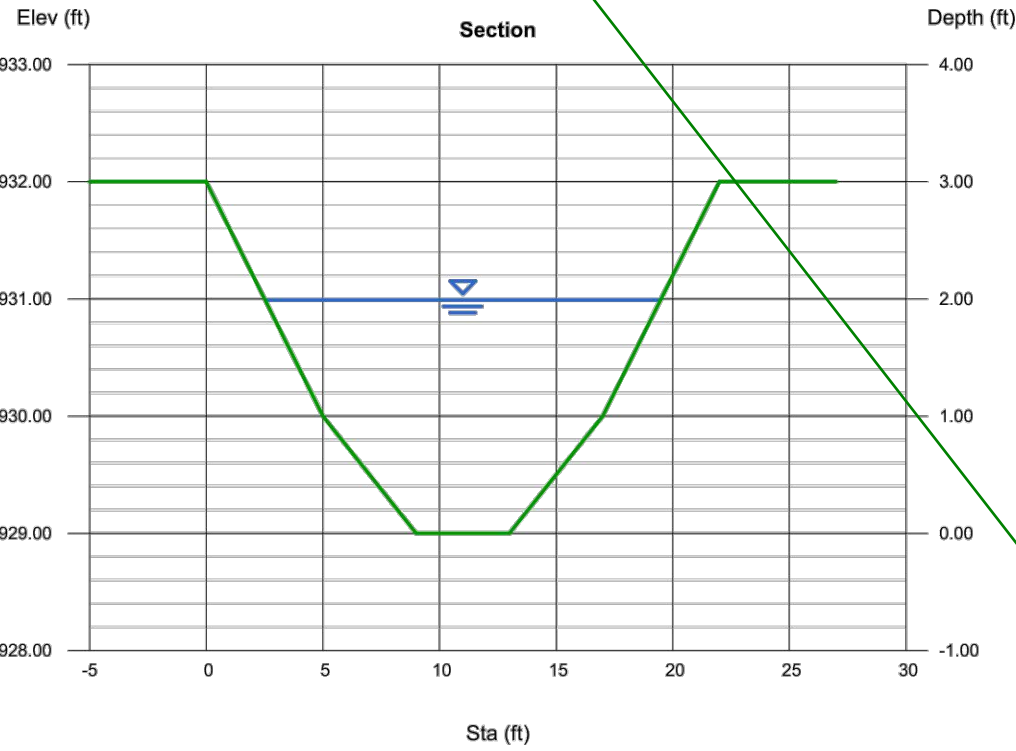
Channel Report

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

SWALE B10

User-defined	= 5929.00	Highlighted	= 1.99
Invert Elev (ft)		Depth (ft)	
Slope (%)	= 1.18	Q (cfs)	= 118.90
N-Value	= 0.035	Area (sqft)	= 22.33
		Velocity (ft/s)	= 5.32
Calculations		Wetted Perim (ft)	= 17.58
Compute by:	Known Q	Crit Depth, Yc (ft)	= 1.80
Known Q (cfs)	= 118.90	Top Width (ft)	= 18.95
		EGL (ft)	= 2.43

(Sta, El, n)-(Sta, El, n)...
(0.00, 5932.20)-(10.00, 5930.50, 0.035)-(10.00, 5929.00, 0.035)-(17.00, 5930.00, 0.035)-(22.00, 5932.00, 0.035)



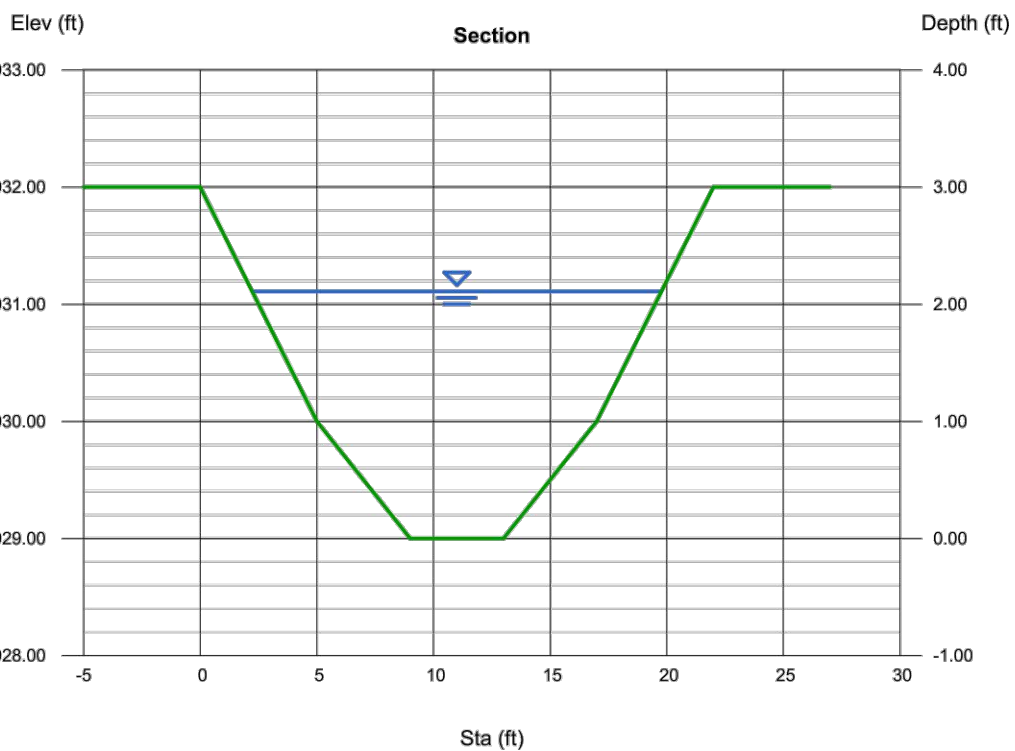
Channel Report

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

SWALE B20

User-defined	= 5929.00	Highlighted	= 2.11
Invert Elev (ft)		Depth (ft)	
Slope (%)	= 0.50	Q (cfs)	= 88.48
N-Value	= 0.035	Area (sqft)	= 24.40
		Velocity (ft/s)	= 3.63
Calculations		Wetted Perim (ft)	= 18.22
Compute by:	Known Q	Crit Depth, Yc (ft)	= 1.55
Known Q (cfs)	= 88.48	Top Width (ft)	= 17.55
		EGL (ft)	= 2.31

(Sta, El, n)-(Sta, El, n)...
(0.00, 5932.20)-(10.00, 5930.50, 0.035)-(10.00, 5929.00, 0.035)-(17.00, 5930.00, 0.035)-(22.00, 5932.00, 0.035)



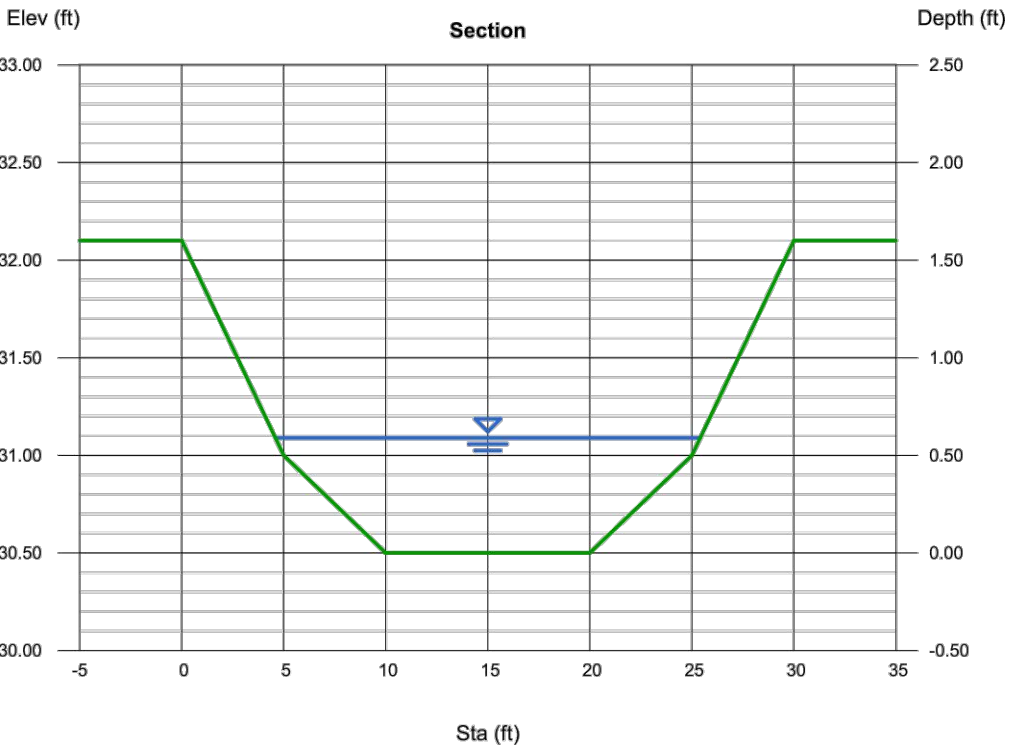
Channel Report

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

SWALE B30

User-defined	= 5930.50	Highlighted	= 0.59
Invert Elev (ft)		Depth (ft)	
Slope (%)	= 0.50	Q (cfs)	= 16.39
N-Value	= 0.035	Area (sqft)	= 9.33
		Velocity (ft/s)	= 1.76
Calculations		Wetted Perim (ft)	= 20.69
Compute by:	Known Q	Crit Depth, Yc (ft)	= 0.39
Known Q (cfs)	= 16.39	Top Width (ft)	= 20.82
		EGL (ft)	= 0.64

(Sta, El, n)-(Sta, El, n)...
(0.00, 5932.20)-(10.00, 5931.00, 0.035)-(10.00, 5930.50, 0.035)-(20.00, 5931.00, 0.035)-(30.00, 5932.00, 0.035)



Min 2% slope for
swales (typ)

CORE REPONSE: Email
coordination was made between
CORE and Sarah Young, P.E. at
City of Aurora. <2% slopes are
acceptable for privately owned and
maintained swales, as part of this
private golf course. This
coordination is to be included in the
Prairie Point Golf PDR.

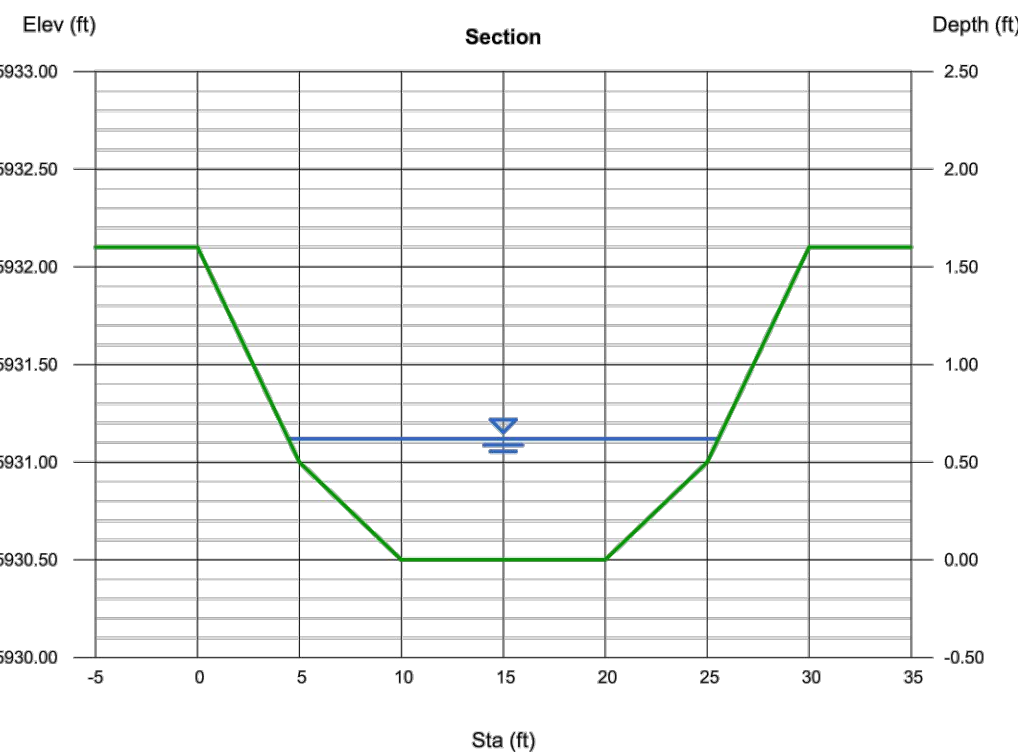
Channel Report

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

SWALE B40

User-defined	= 5930.50	Highlighted	= 0.82
Invert Elev (ft)		Depth (ft)	
Slope (%)	= 0.50	Q (cfs)	= 18.13
N-Value	= 0.035	Area (sqft)	= 9.97
		Velocity (ft/s)	= 1.82
Calculations		Wetted Perim (ft)	= 21.17
Compute by:	Known Q	Crit Depth, Yc (ft)	= 0.41
Known Q (cfs)	= 18.13	Top Width (ft)	= 21.09
		EGL (ft)	= 0.67

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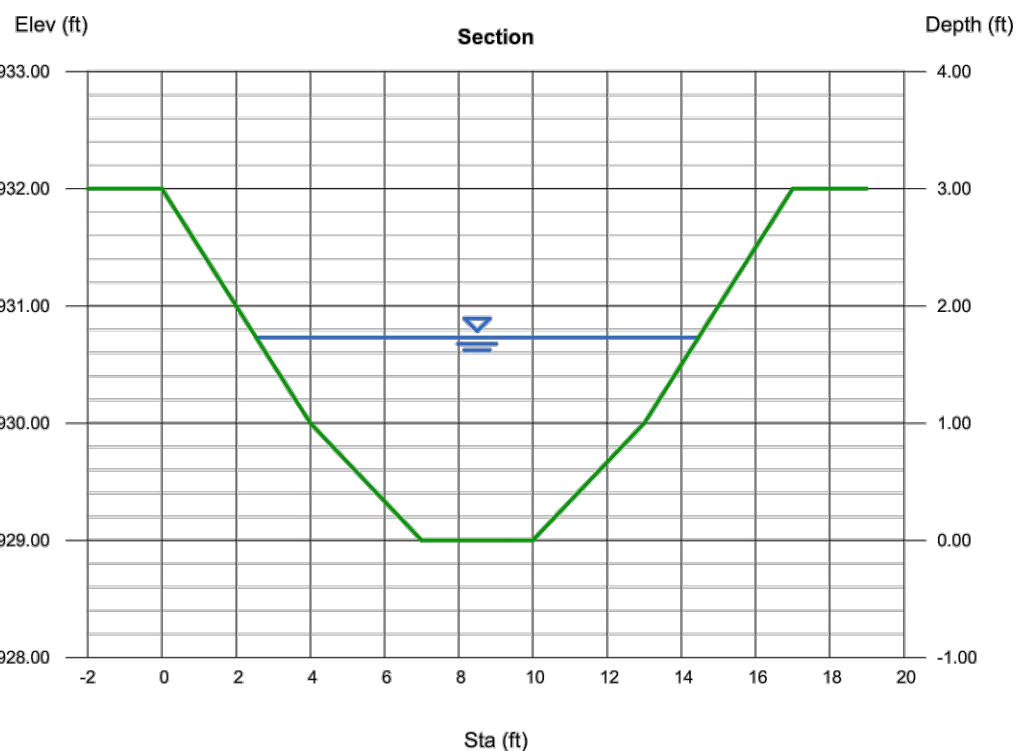
Channel Report

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

SWALE C50 MINIMUM

User-defined	= 5929.00	Highlighted	= 1.73
Invert Elev (ft)		Depth (ft)	
Slope (%)	= 0.50	Q (cfs)	= 43.15
N-Value	= 0.035	Area (sqft)	= 13.64
		Velocity (ft/s)	= 3.16
Calculations		Wetted Perim (ft)	= 12.59
Compute by:	Known Q	Crit Depth, Yc (ft)	= 1.25
Known Q (cfs)	= 43.15	Top Width (ft)	= 11.92
		EGL (ft)	= 1.89

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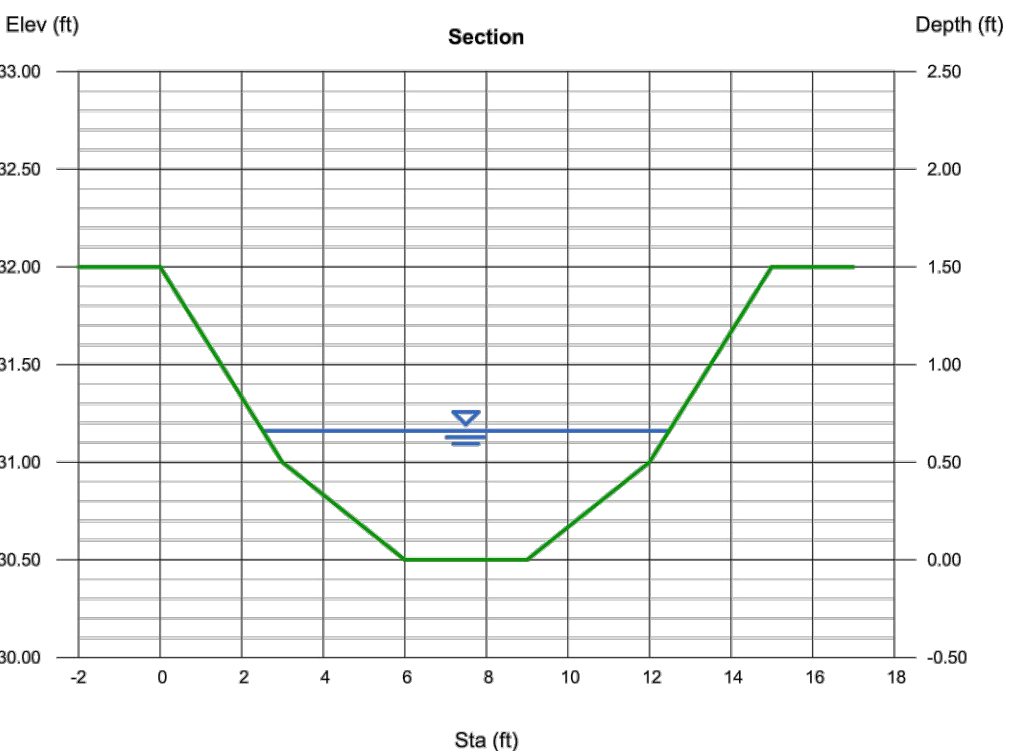
Channel Report

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

SWALE C70 MINIMUM

User-defined	= 5930.50	Highlighted	= 0.66
Invert Elev (ft)		Depth (ft)	
Slope (%)	= 0.50	Q (cfs)	= 7.790
N-Value	= 0.035	Area (sqft)	= 4.52
		Velocity (ft/s)	= 1.72
Calculations		Wetted Perim (ft)	= 10.10
Compute by:	Known Q	Crit Depth, Yc (ft)	= 0.45
Known Q (cfs)	= 7.78	Top Width (ft)	= 9.98
		EGL (ft)	= 0.71

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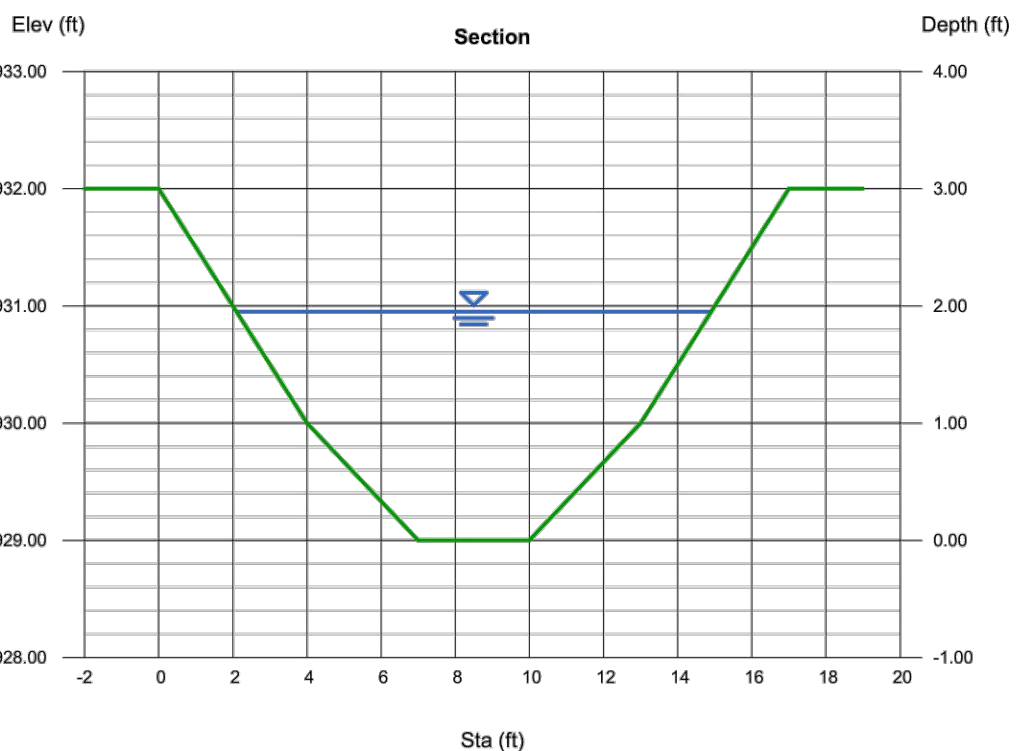
Channel Report

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

SWALE C85

User-defined	= 5929.00	Highlighted	= 1.95
Invert Elev (ft)		Depth (ft)	
Slope (%)	= 0.50	Q (cfs)	= 55.66
N-Value	= 0.035	Area (sqft)	= 16.36
		Velocity (ft/s)	= 3.40
Calculations		Wetted Perim (ft)	= 13.57
Compute by:	Known Q	Crit Depth, Yc (ft)	= 1.42
Known Q (cfs)	= 55.66	Top Width (ft)	= 12.80
		EGL (ft)	= 2.13

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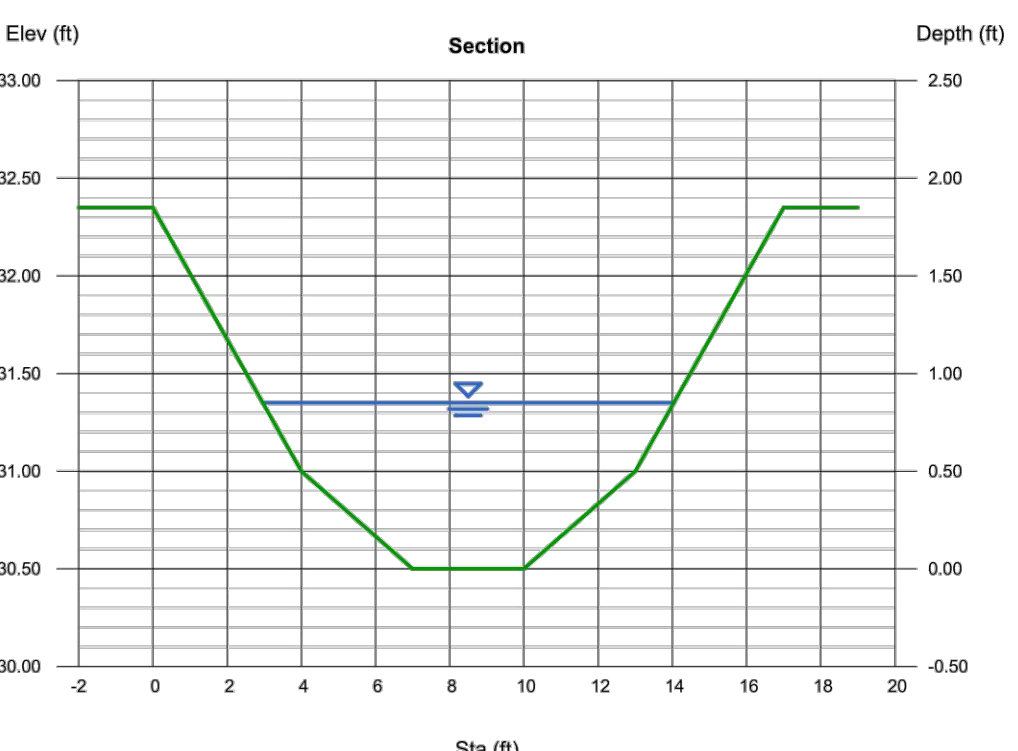
Channel Report

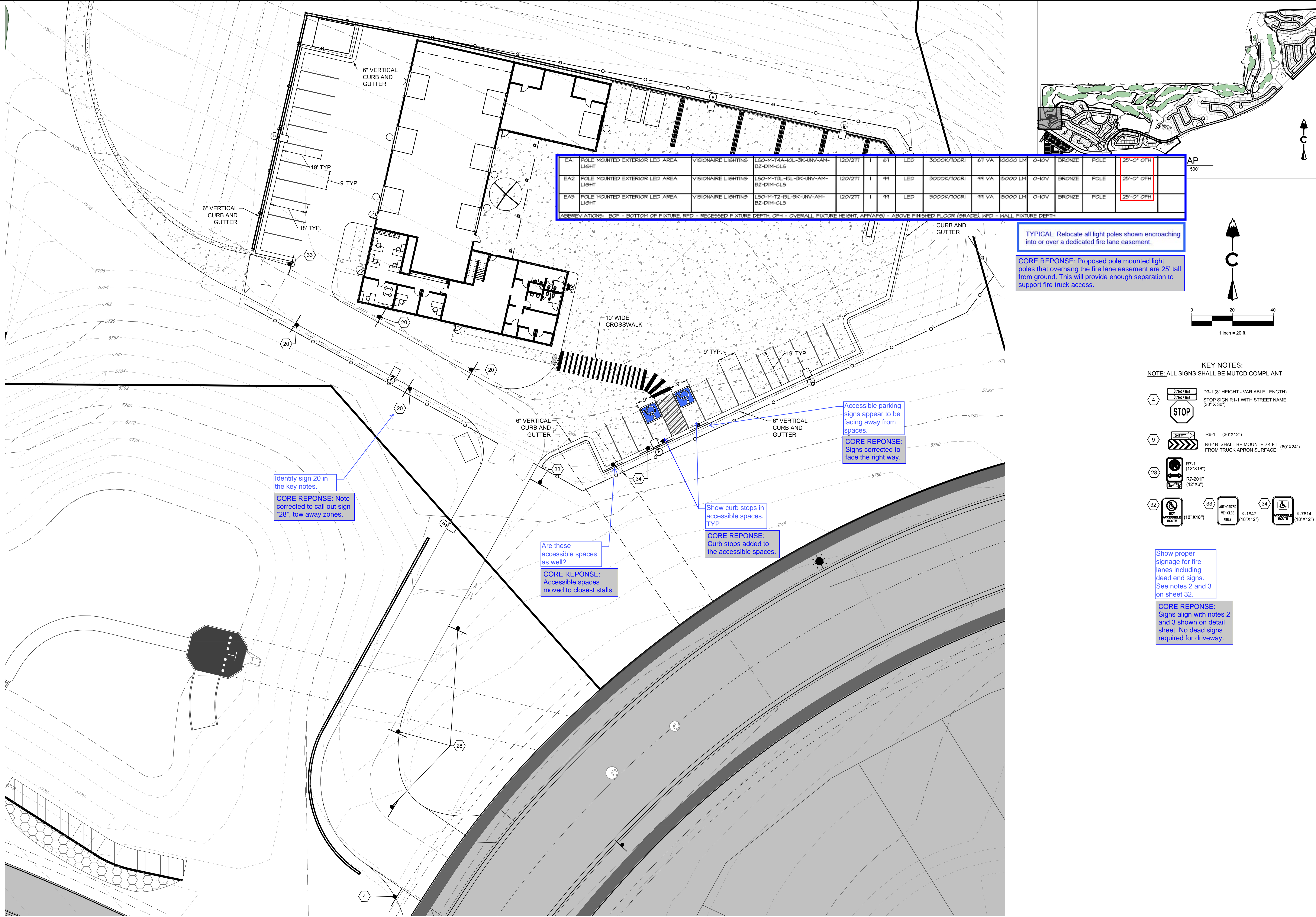
Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Apr 14 2023

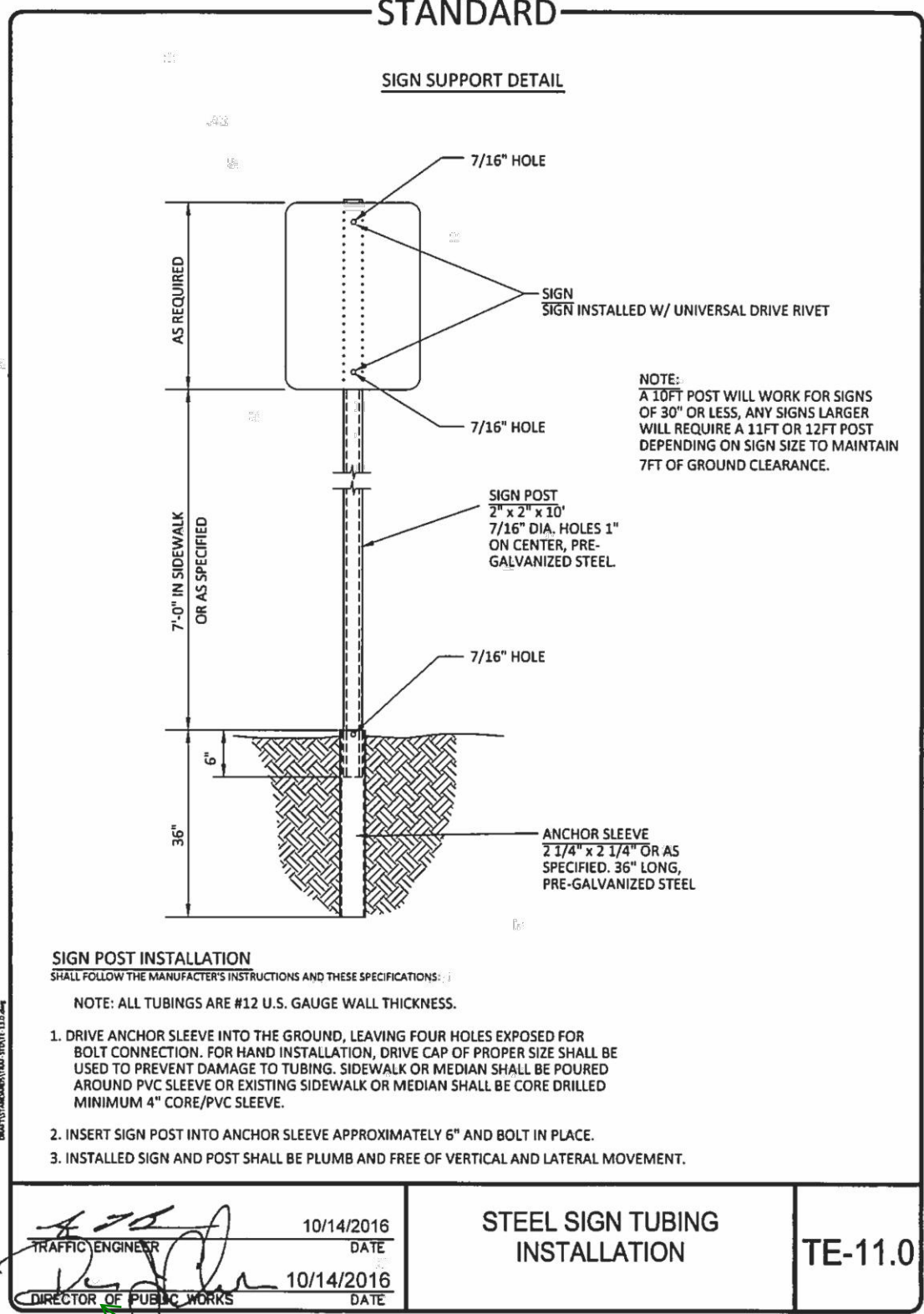
SWALE C90 MINIMUM

User-defined	= 5930.50	Highlighted	= 0.85
Invert Elev (ft)		Depth (ft)	
Slope (%)	= 0.50	Q (cfs)	= 13.34
N-Value	= 0.035	Area (sqft)	= 6.51
		Velocity (ft/s)	= 2.05
Calculations		Wetted Perim (ft)	= 11.27
Compute by:	Known Q	Crit Depth, Yc (ft)	= 0.59
Known Q (cfs)	= 13.34	Top Width (ft)	= 11.07
		EGL (ft)	= 0.92

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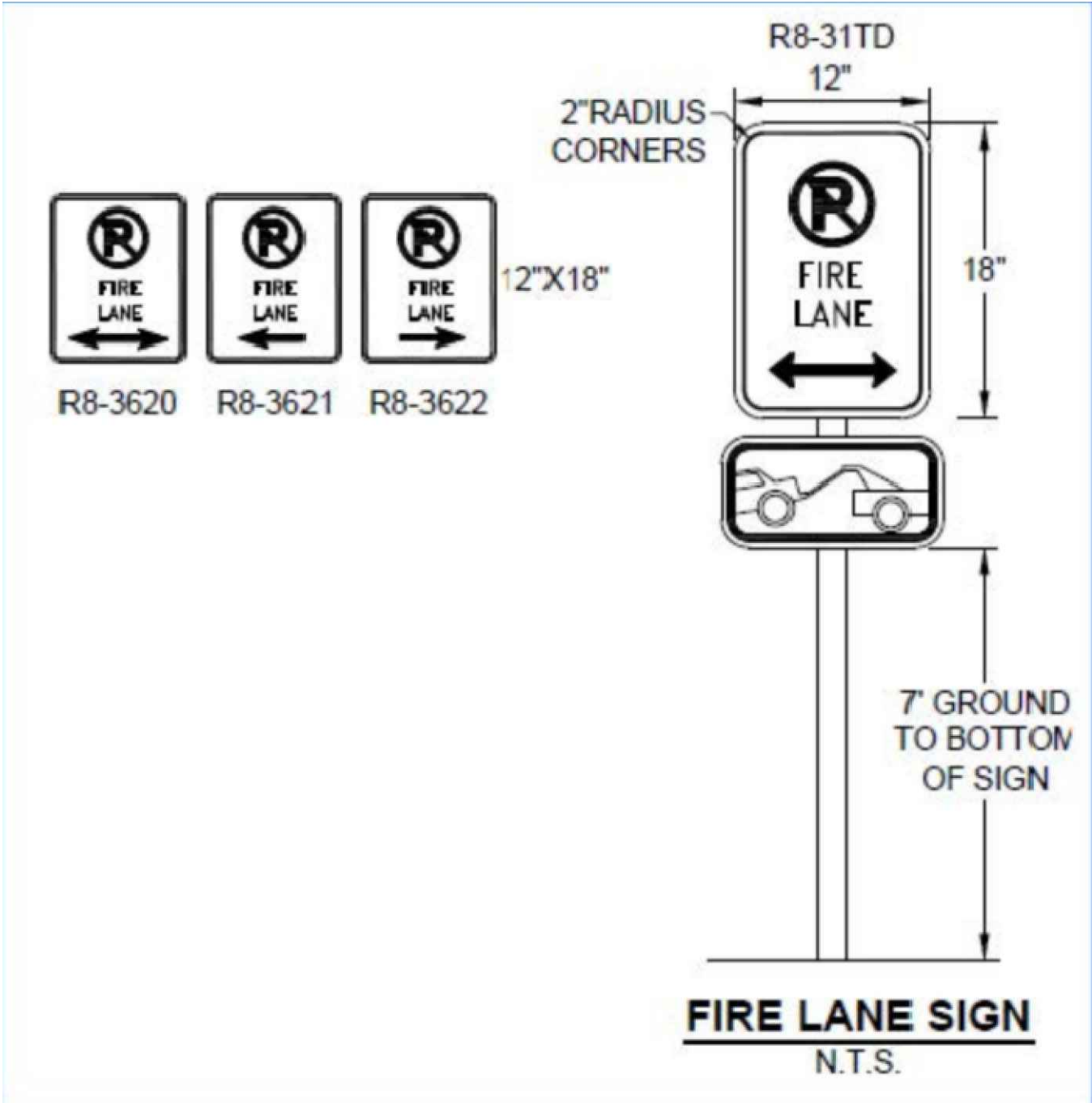




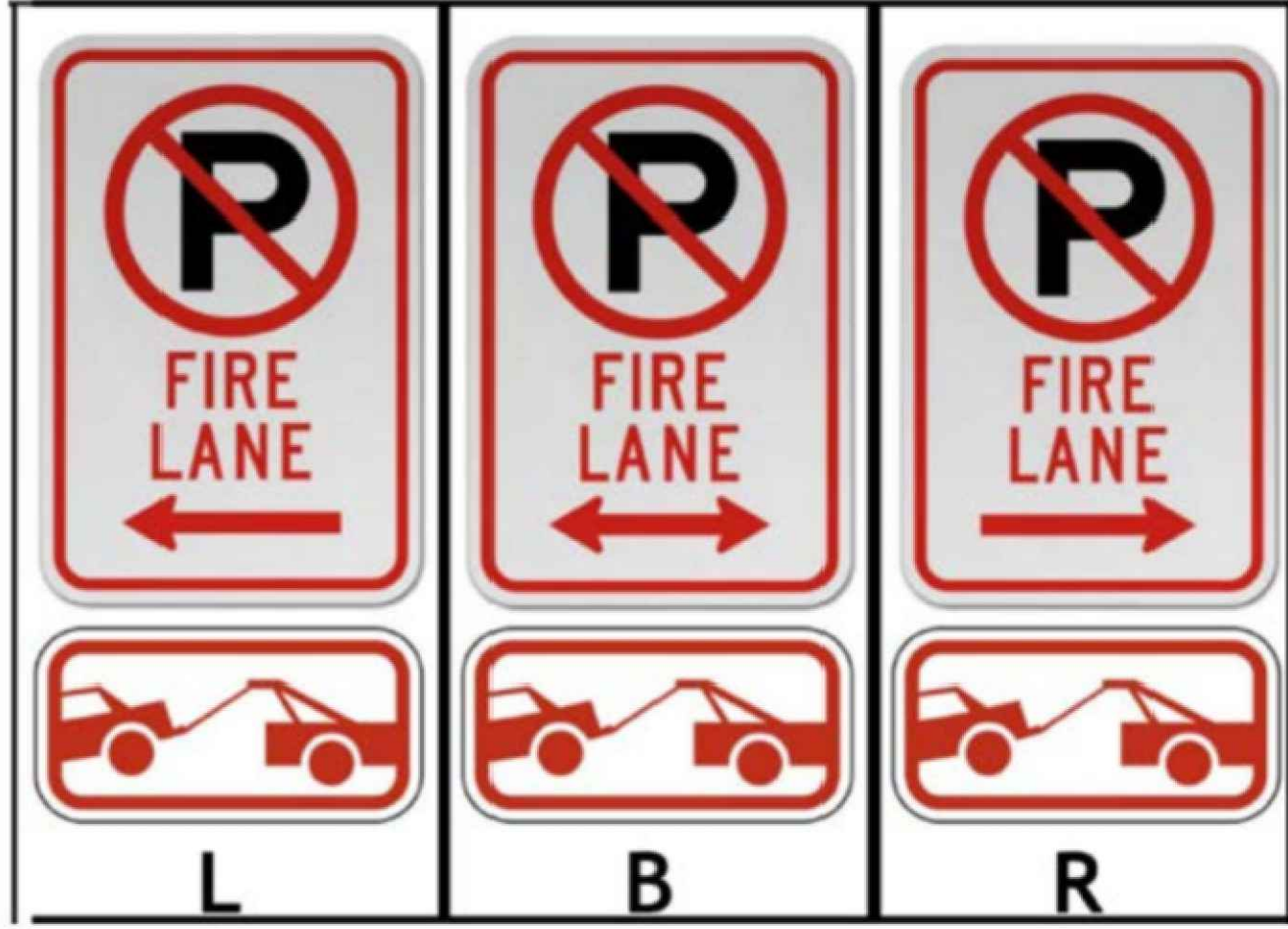


Block out signatures from COA details

CORE REPOSE: Signatures removed from detail.



1 NO PARKING FIRE LANE SIGN

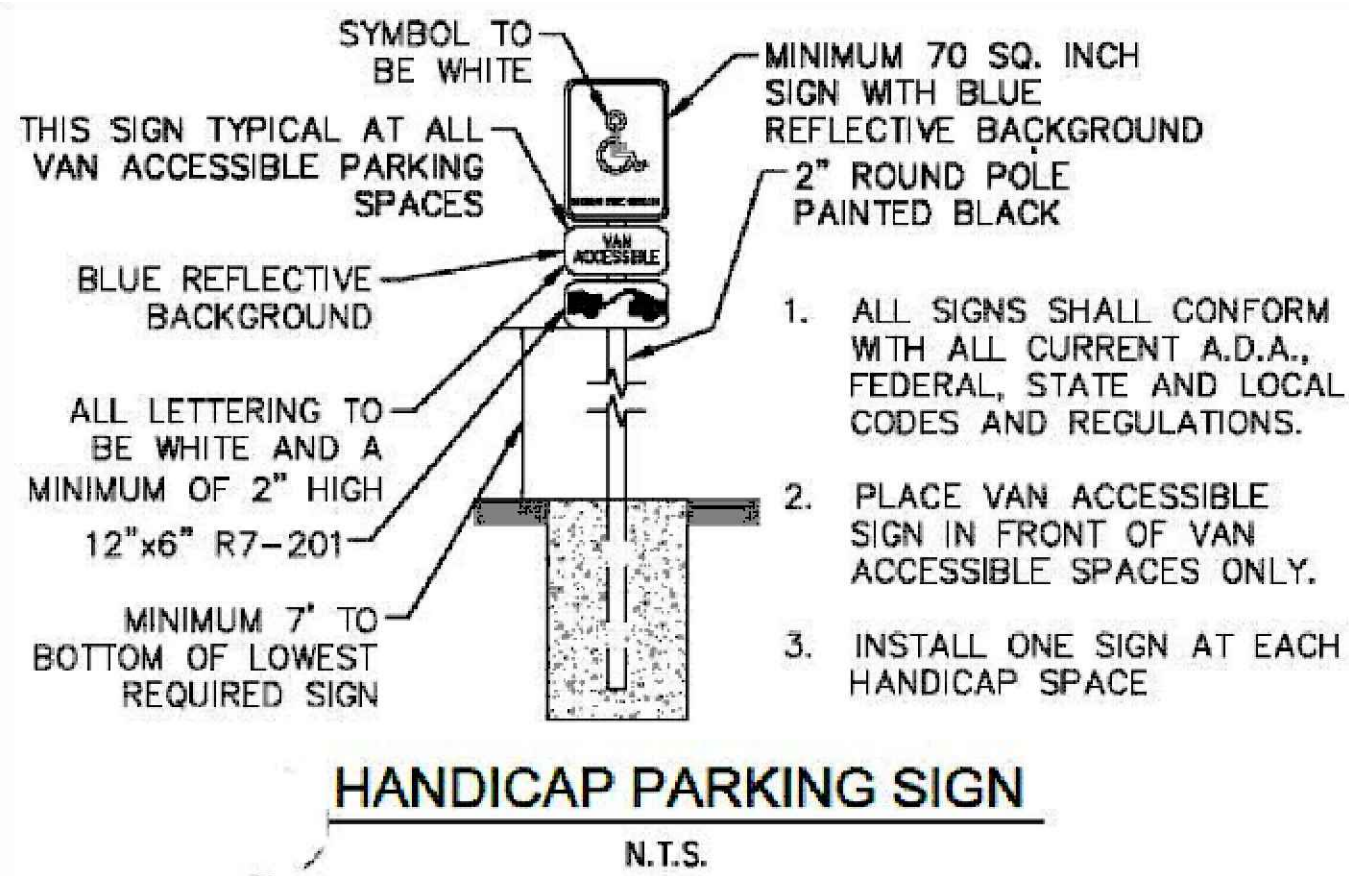


- FIRE LANE SIGNS AND NOTES:
1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 2. SIGNS SHALL BE SPACED 50- FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH THE IFC.
 3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND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

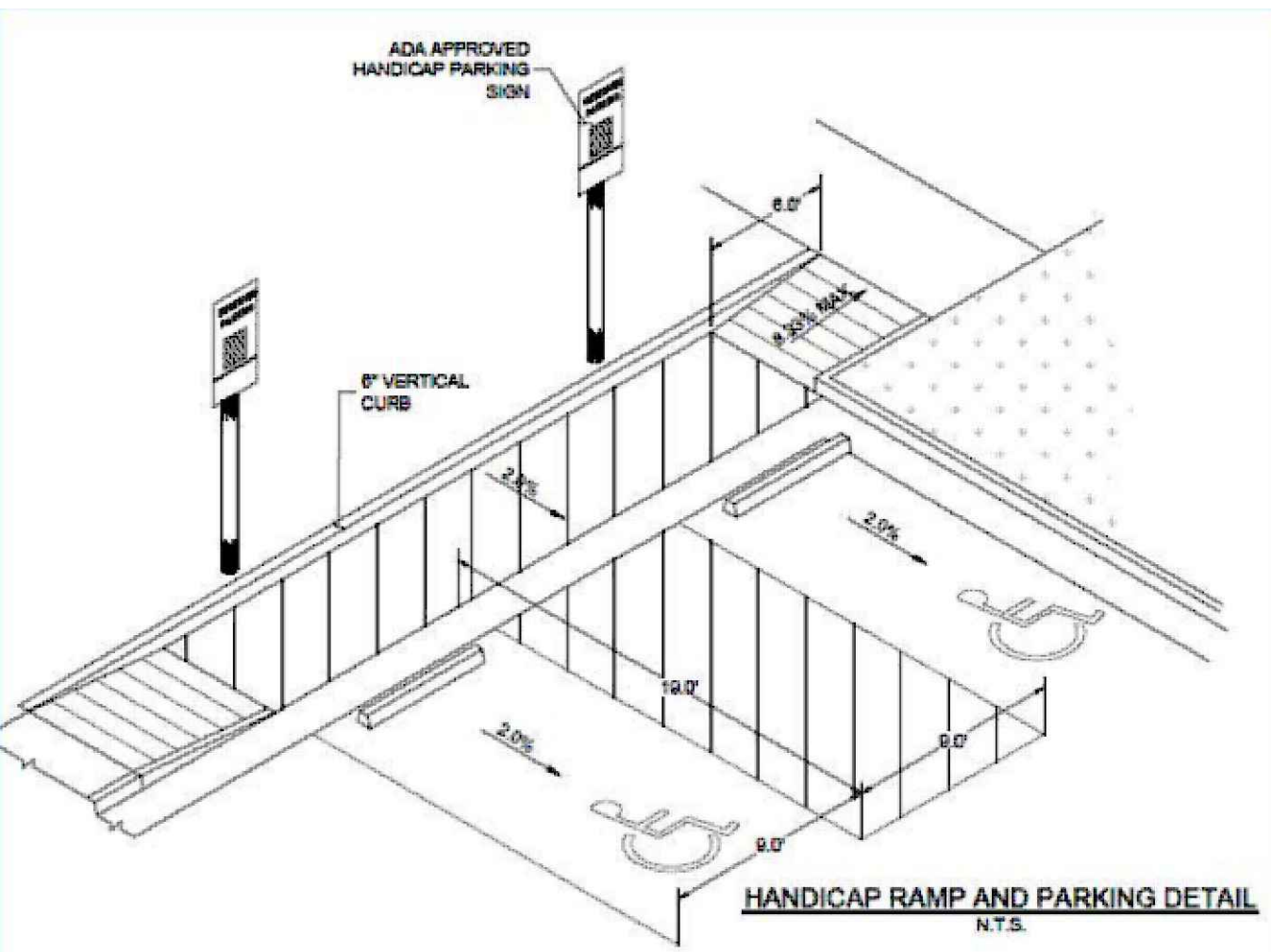
2 NO PARKING FIRE LANE SIGNS WITH NOTES



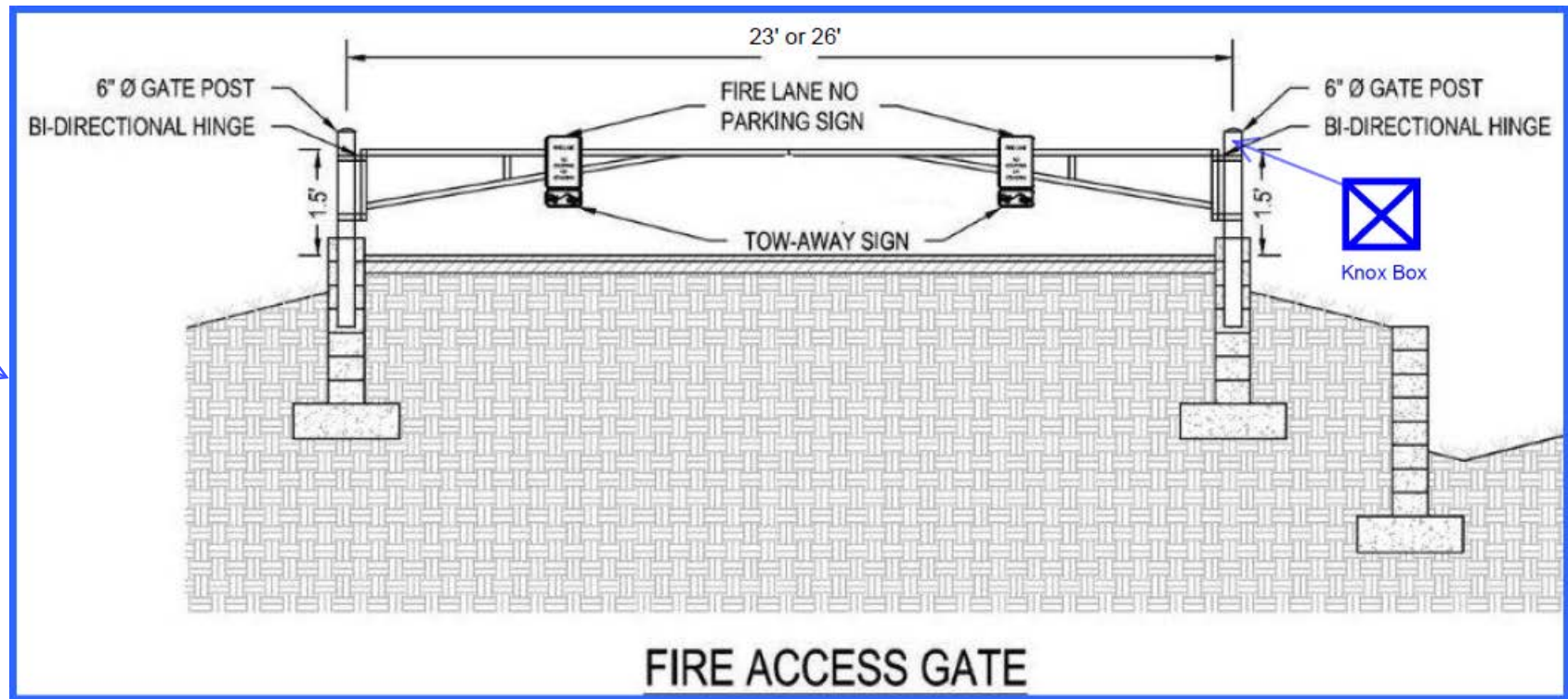
3 DEAD END FIRE LANE



4 HANDICAP PARKING SIGN



5 HANDICAP RAMP AND PARKING DETAIL



6 FIRE DEPARTMENT CONNECTION SIGN



7 FIRE SPRINKLER SIGN

CORE REPOSE: This is not a dead end, enough area is provided to allow a fire truck to make a full turnaround maneuver.

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'.



Know what's below.
Call before you dig.



PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN

SIGNAGE DETAILS

SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

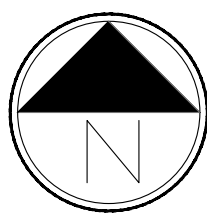
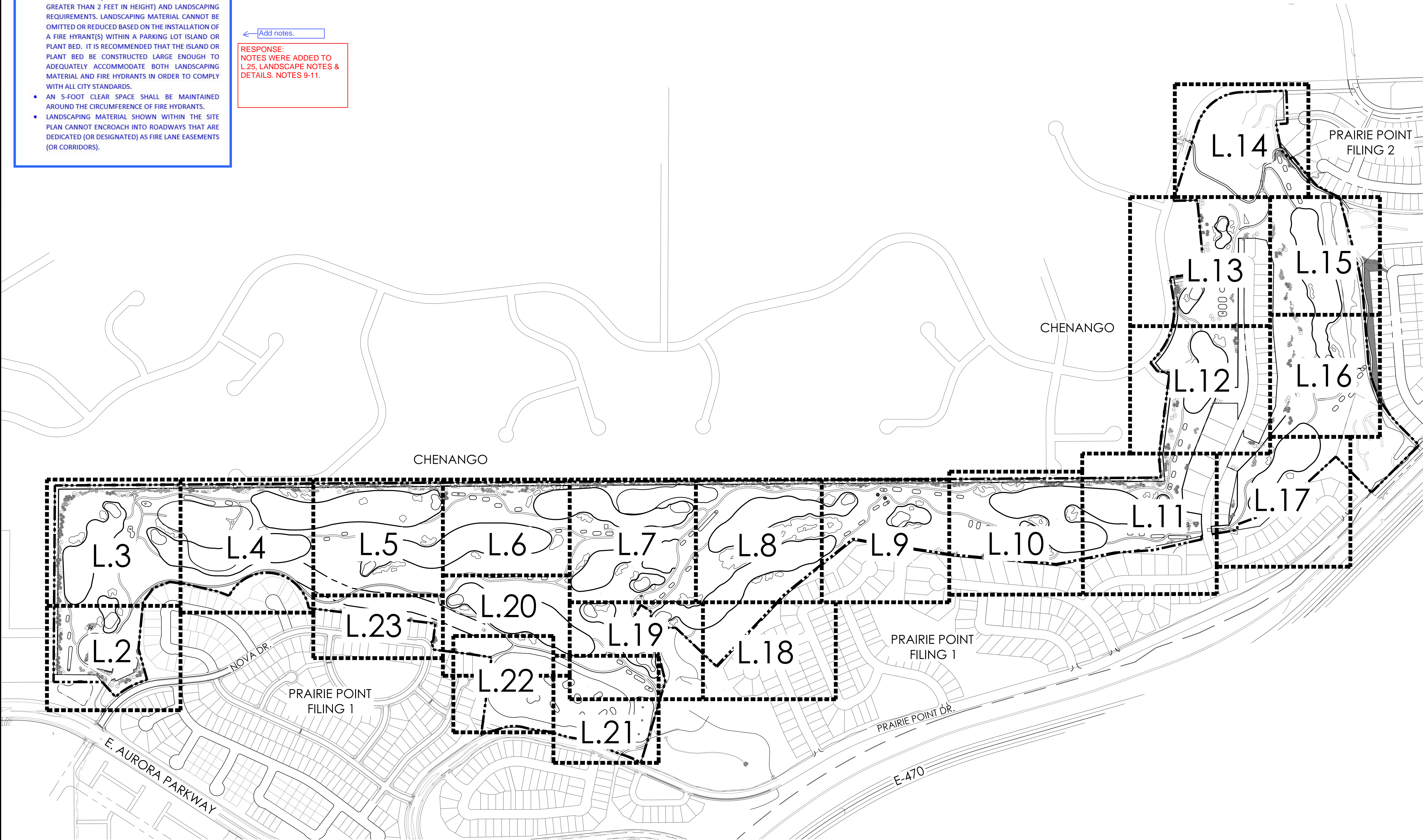
SHEET 32 OF 68

APRIL 28, 2023

- Please add the following Landscape Notes.
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
 - AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
 - LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

←Add notes.

RESPONSE:
NOTES WERE ADDED TO
L.25, LANDSCAPE NOTES &
DETAILS. NOTES 9-11.



Scale: 1"= 300'-0"

0 150 300 600



terracina
design
td

10200 E. Girard Ave., Ste A-314
Denver, CO 80231
PH: 303.632.8867

PROJECT NAME

PRAIRIE POINT GOLF
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.2

SHEET 33 OF 68

NOVEMBER 18, 2022

NOT FOR CONSTRUCTION



PRAIRIE POINT GOLF AURORA, COLORADO SITE PLAN

SHEET TITLE

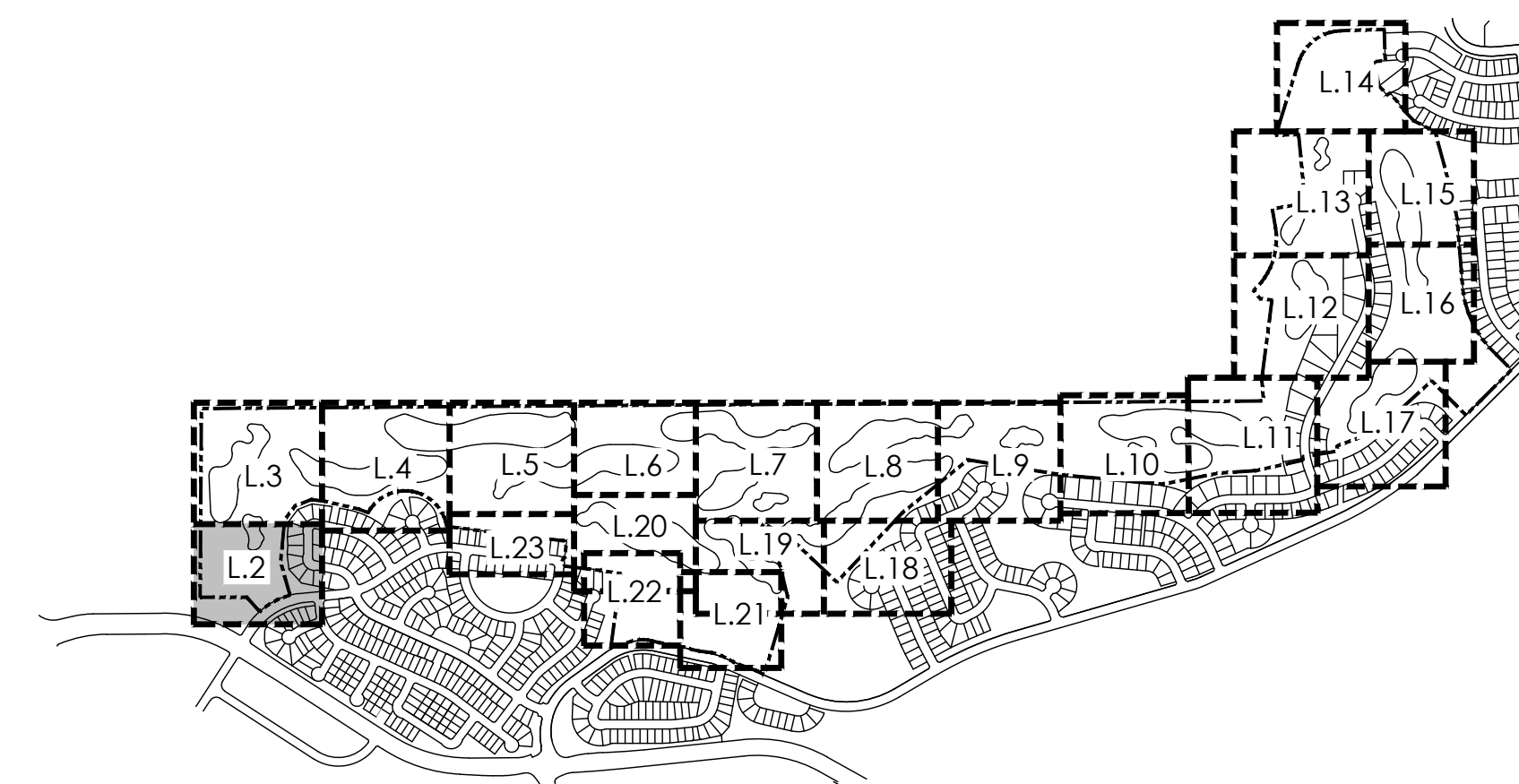
LANDSCAPE PLANS

SHEET NUMBER

L.24




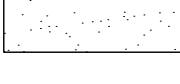

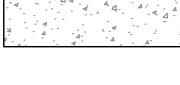
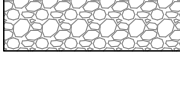

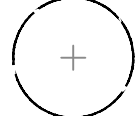







SHEET 56 OF 68

NOVEMBER 18, 2022



KEYMAP

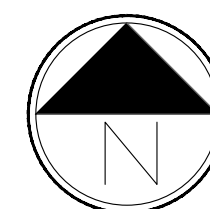
LEGEND

	TEE/ GREEN
	FAIRWAY
	SANDTRAP
	IRRIGATED NATIVE GRASS
	NON-IRRIGATED NATIVE GRASS
	CONCRETE
	MAINTENANCE PATH
	IRRIGATION POND
	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 SCHEDULE

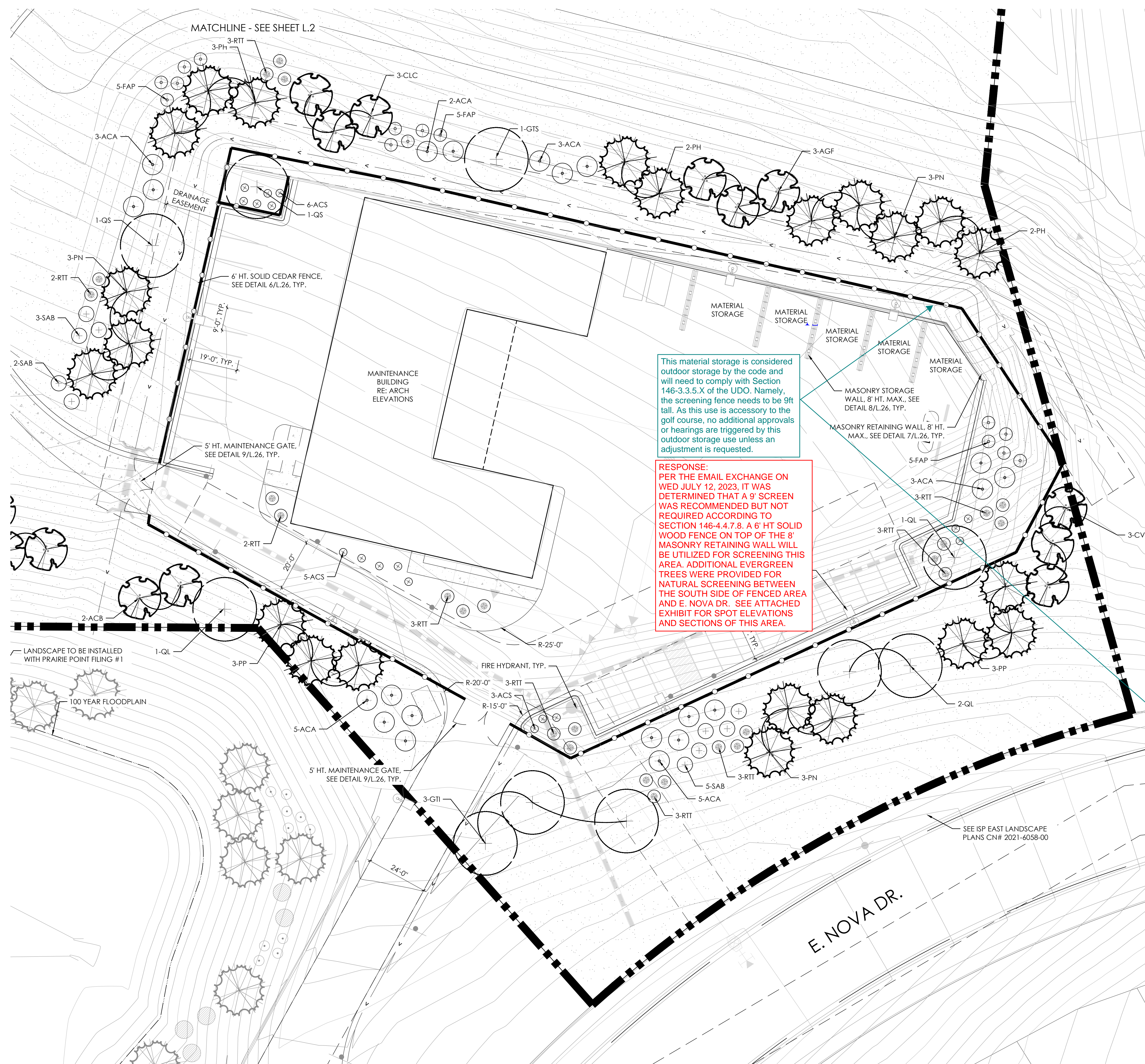
KEY	COMMON NAME
DECIDUOUS SHADE TREES	
CS	CATALPA, WESTERN
CO	HACKBERRY, WESTERN
GD	KENTUCKY COFFEETREE, SEEDLESS
GTI	HONEYLOCUST, IMPERIAL
GTS	HONEYLOCUST, SKYLINE
QB	OAK, SWAMP WHITE
QM	OAK, BUR
QL	OAK, TEXAS RED
QS	OAK, SCHUMMARD
UT	ELM, TRIUMPH
ORNAMENTAL TREES	
ACS	SERVICEBERRY, SHADBLOW
AGF	MAPLE, FLAME AMUR
CCI	HAWTHORN, CROCKSPUR THORNLESS
CLC	HAWTHORN, CHIMSWIFT
CVW	HAWTHORN, WINTER KING
MPF	CRABAPPLE, PRAIRIE FIRE
PVC	CHOKECHERRY, CANADA RED OR SCHUBERT
EVERGREEN TREES	
FE	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	BUFFALOBERY, SILVER
PCP	PLUM, PURPLE LEAF

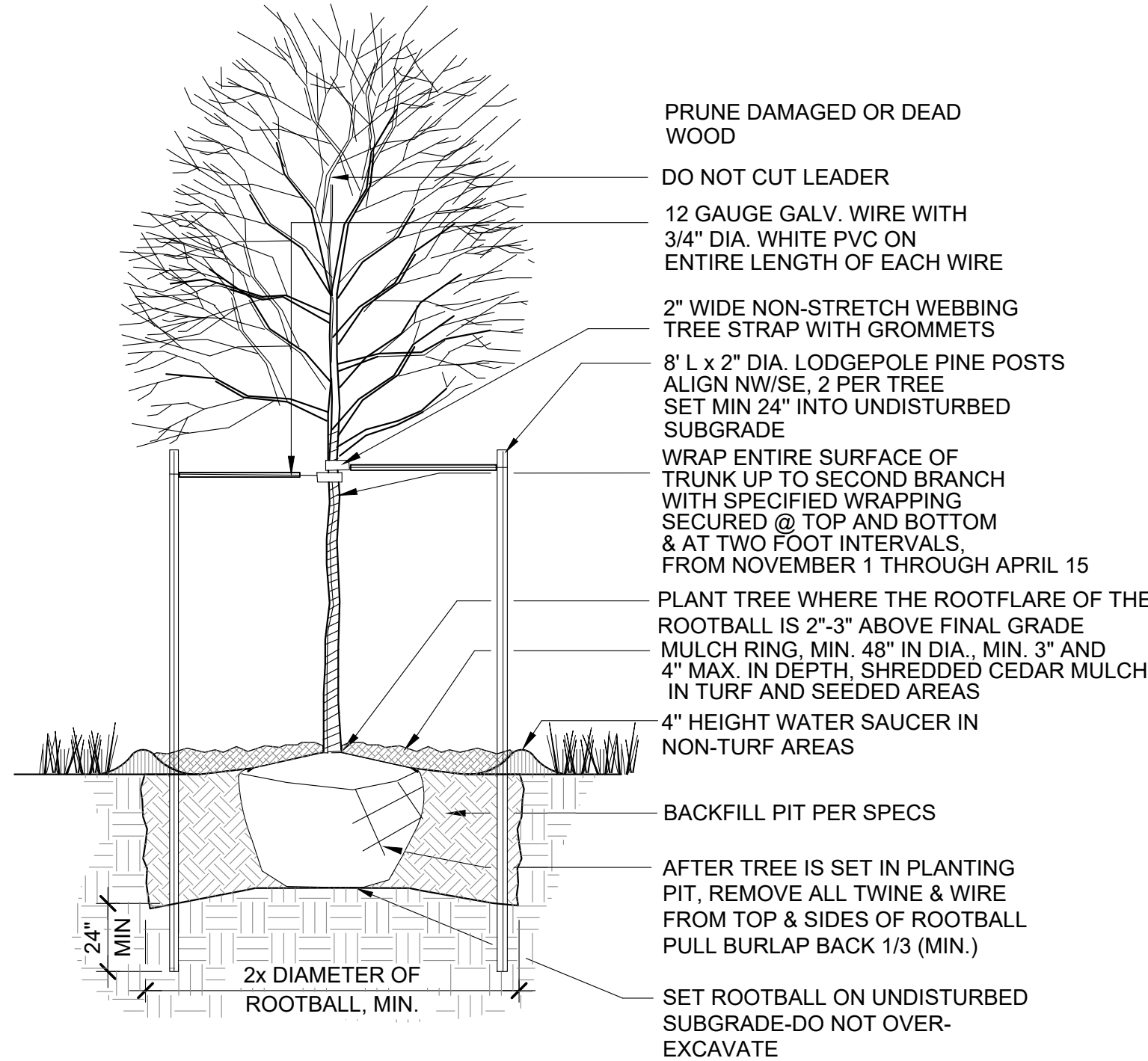
NOT FOR CONSTRUCTION



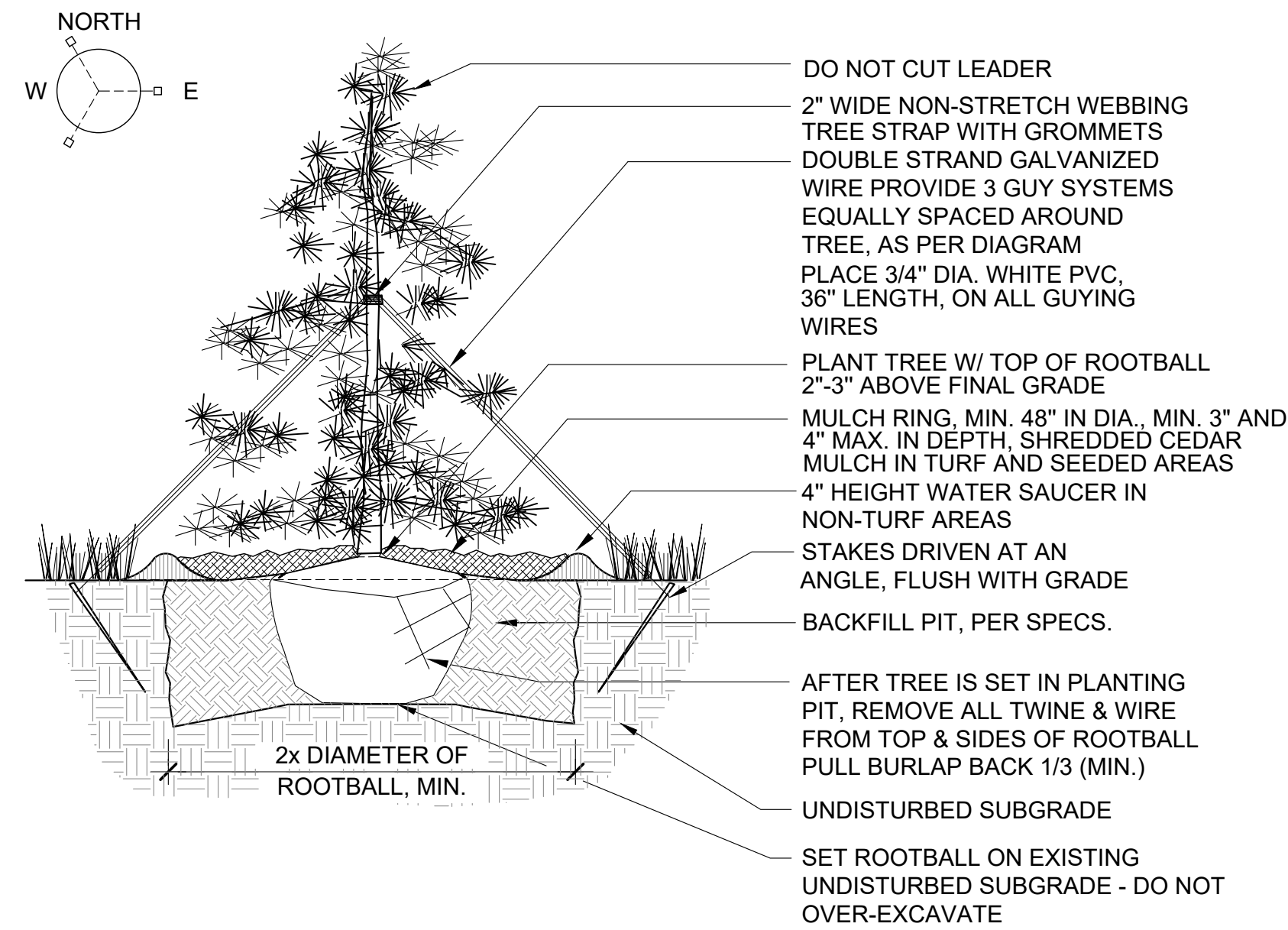
Scale: 1"= 20'-0"

0				
10				
20				
30				
40				

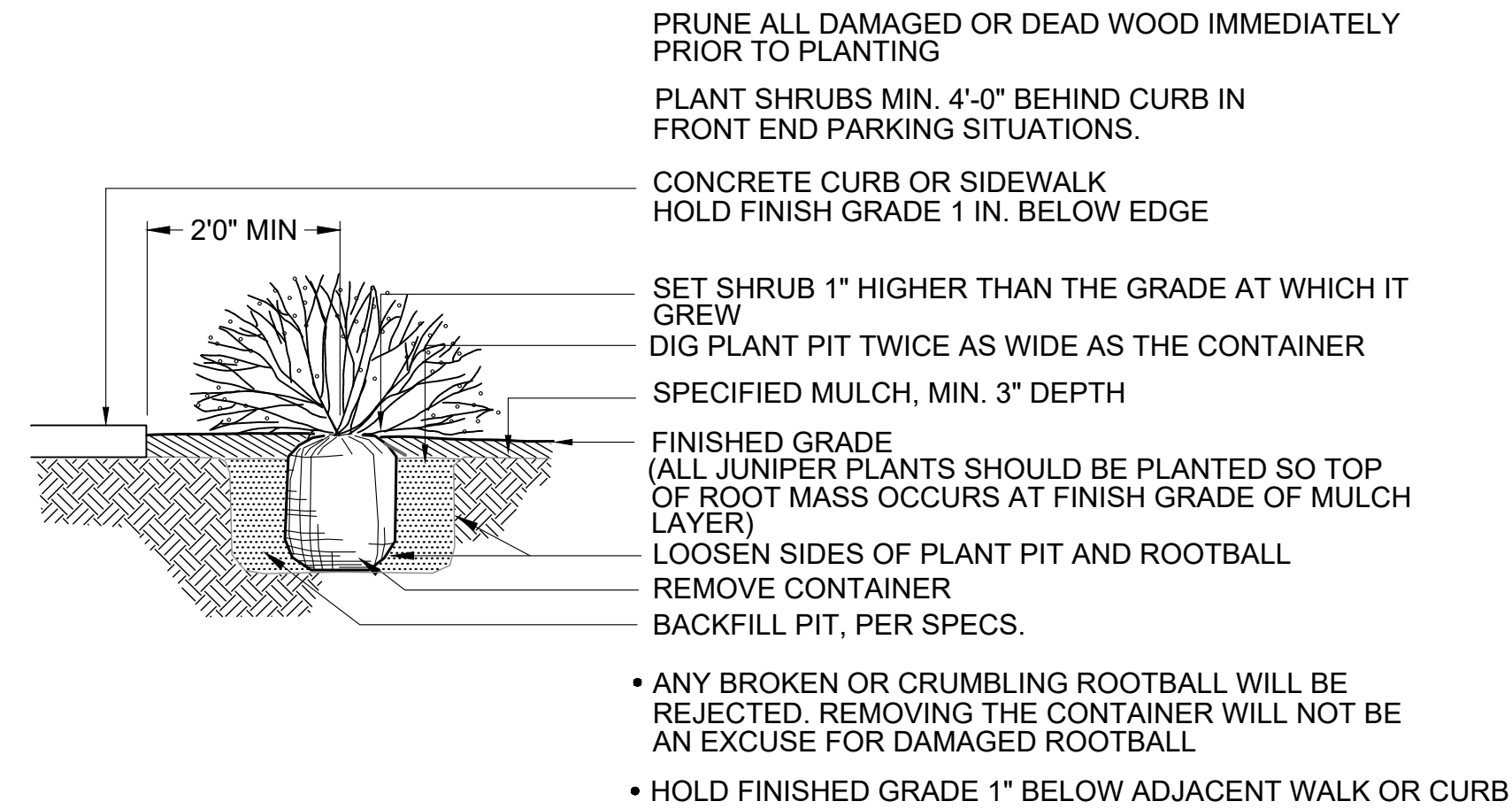




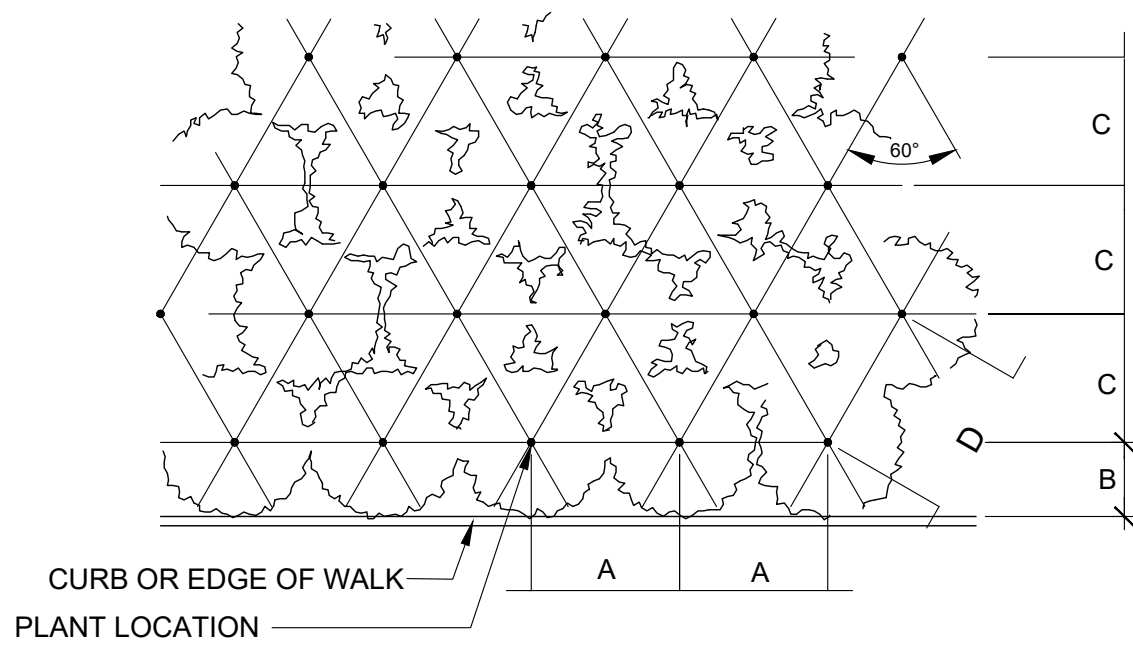
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



2 EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

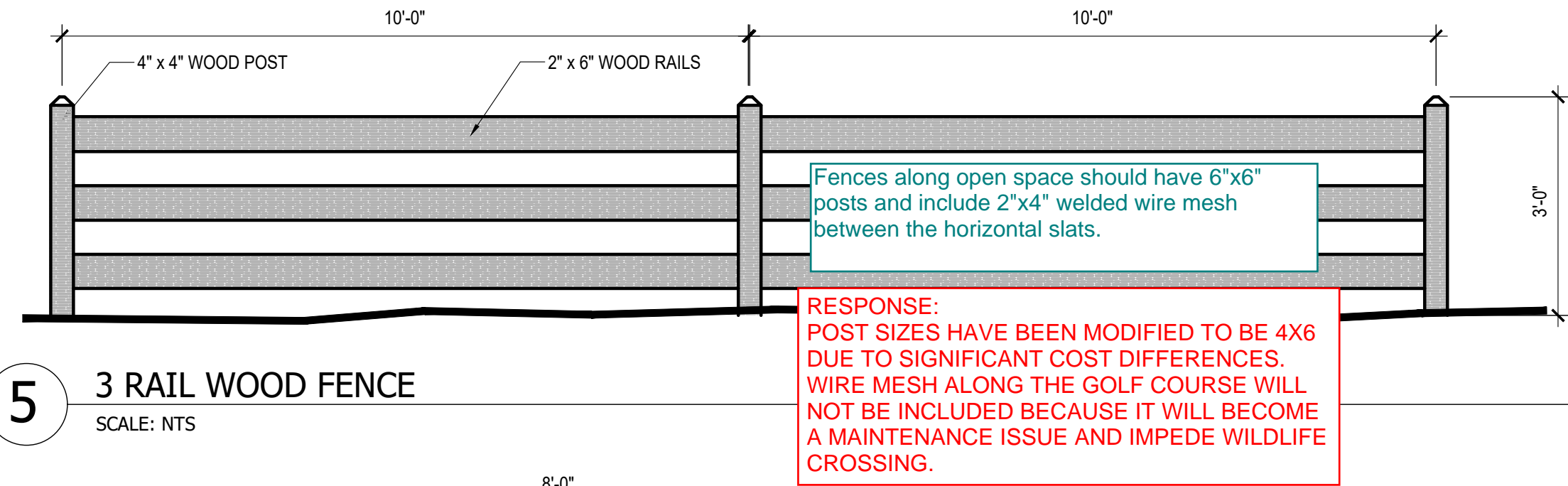


3 SHRUB PLANTING DETAIL
SCALE: NTS

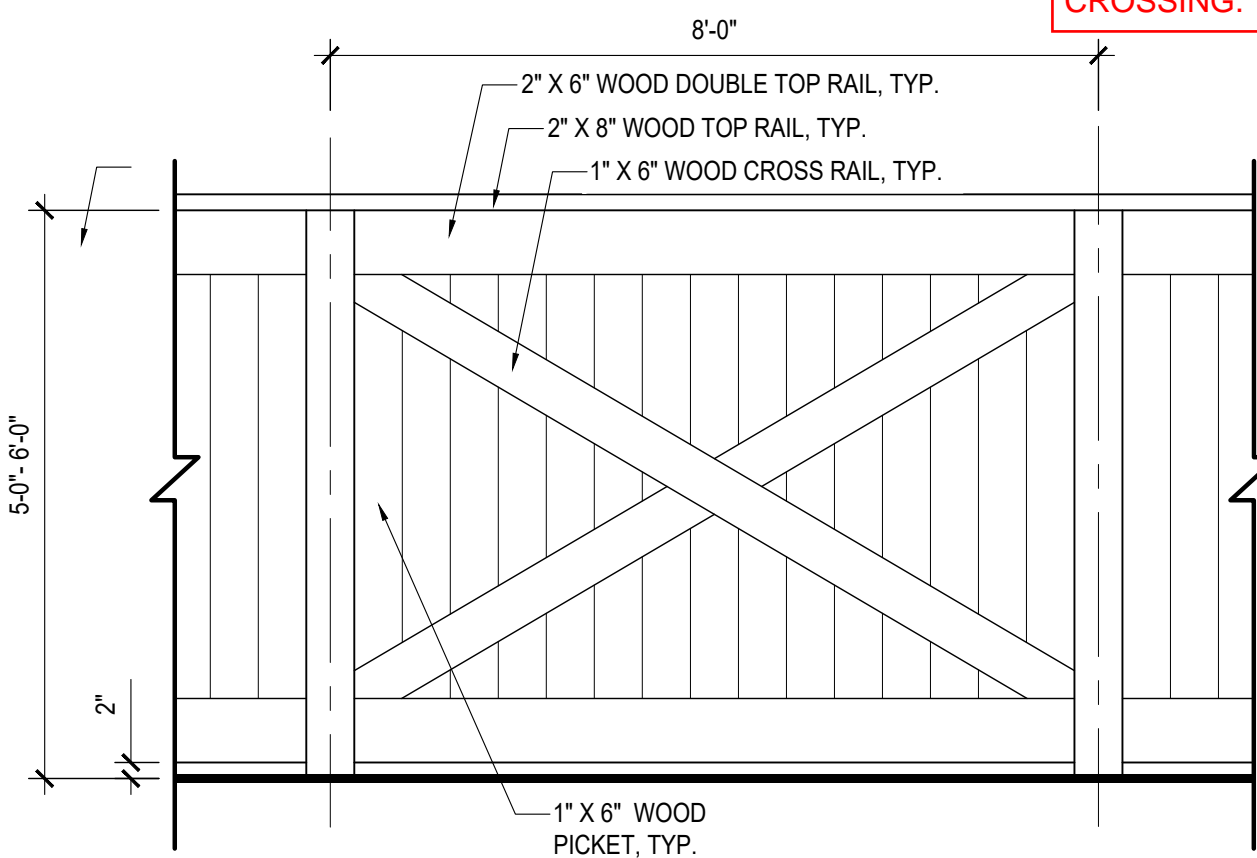


PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

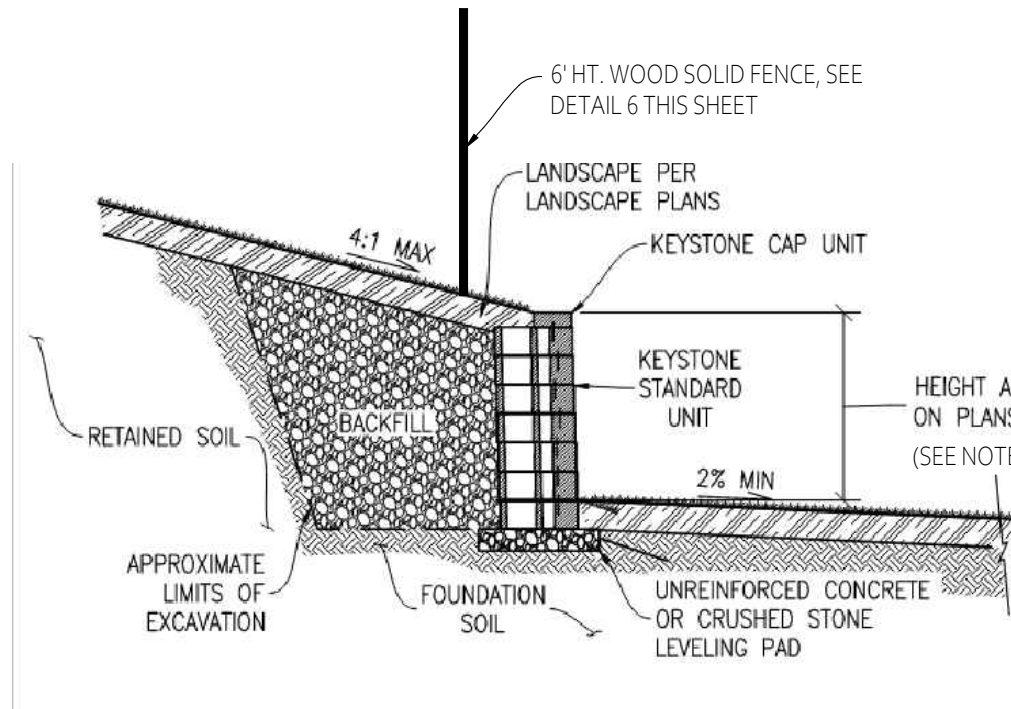
4 SHRUB PLANT SPACING DETAIL
SCALE: NTS



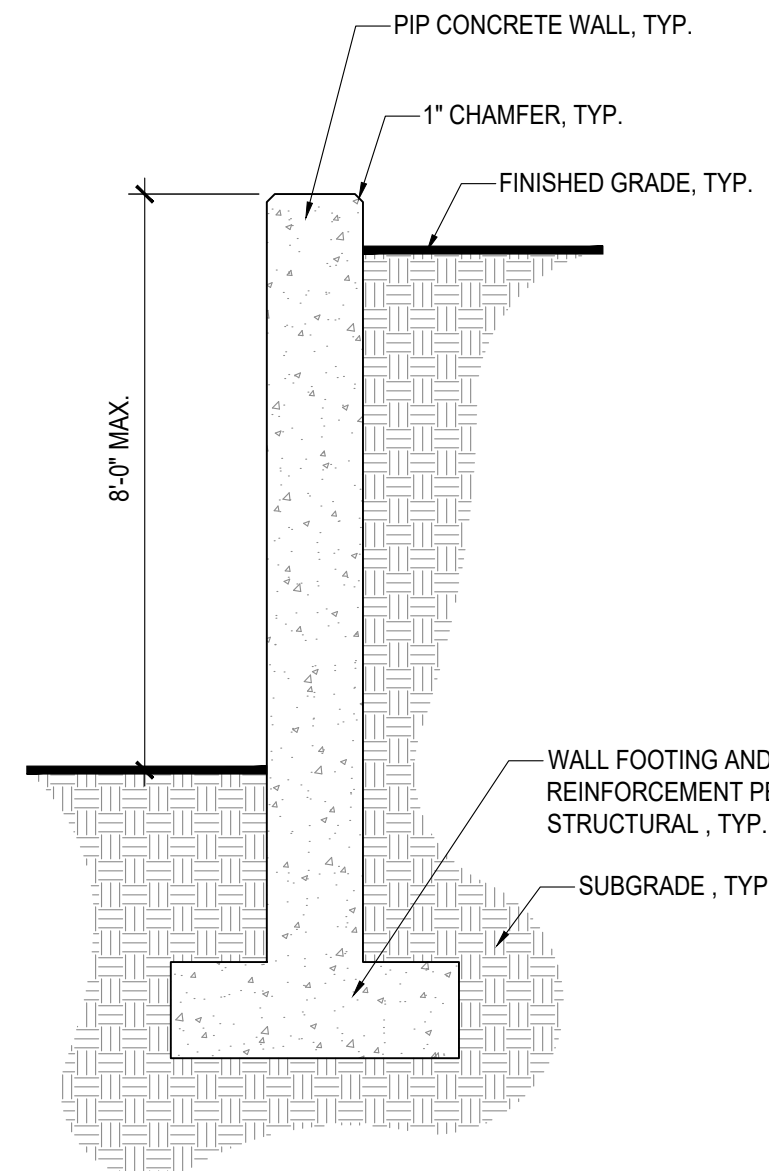
5 3 RAIL WOOD FENCE
SCALE: NTS



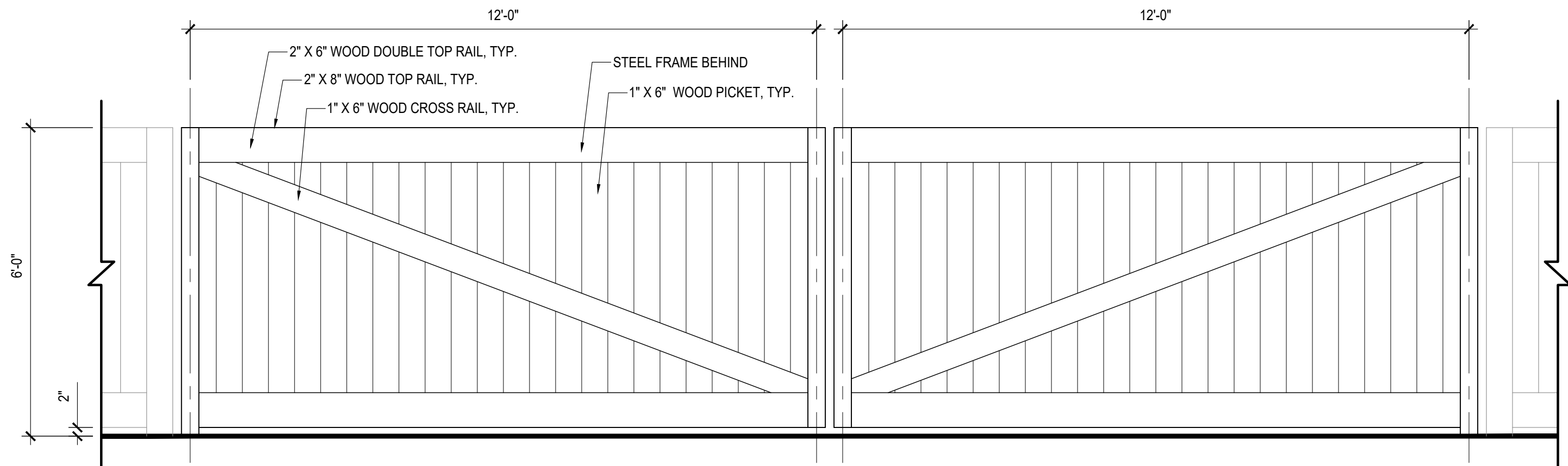
6 5'-6' SOLID WOOD FENCE
SCALE: NTS



7 MASONRY UNIT RETAINING WALL
SCALE: NTS



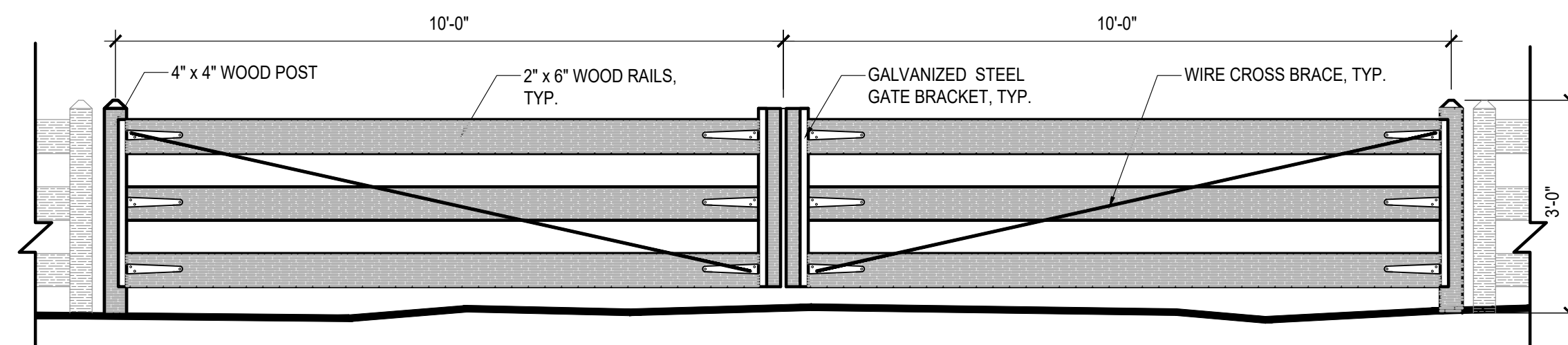
8 PIP CONCRETE STORAGE WALL
SCALE: NTS



9 MAINTENANCE GATE
SCALE: NTS

See gating notes on sheets 7 and 32.

RESPONSE: NOTED.



10 FIRE GATE WITH KNOX BOX
SCALE: NTS

NOT FOR CONSTRUCTION



MAINTENANCE BUILDING- SOUTH VIEW

ELEMENTS



WINDOWS
ALUMINUM C
WOOD WIND
COLOR TO M/
TRIM

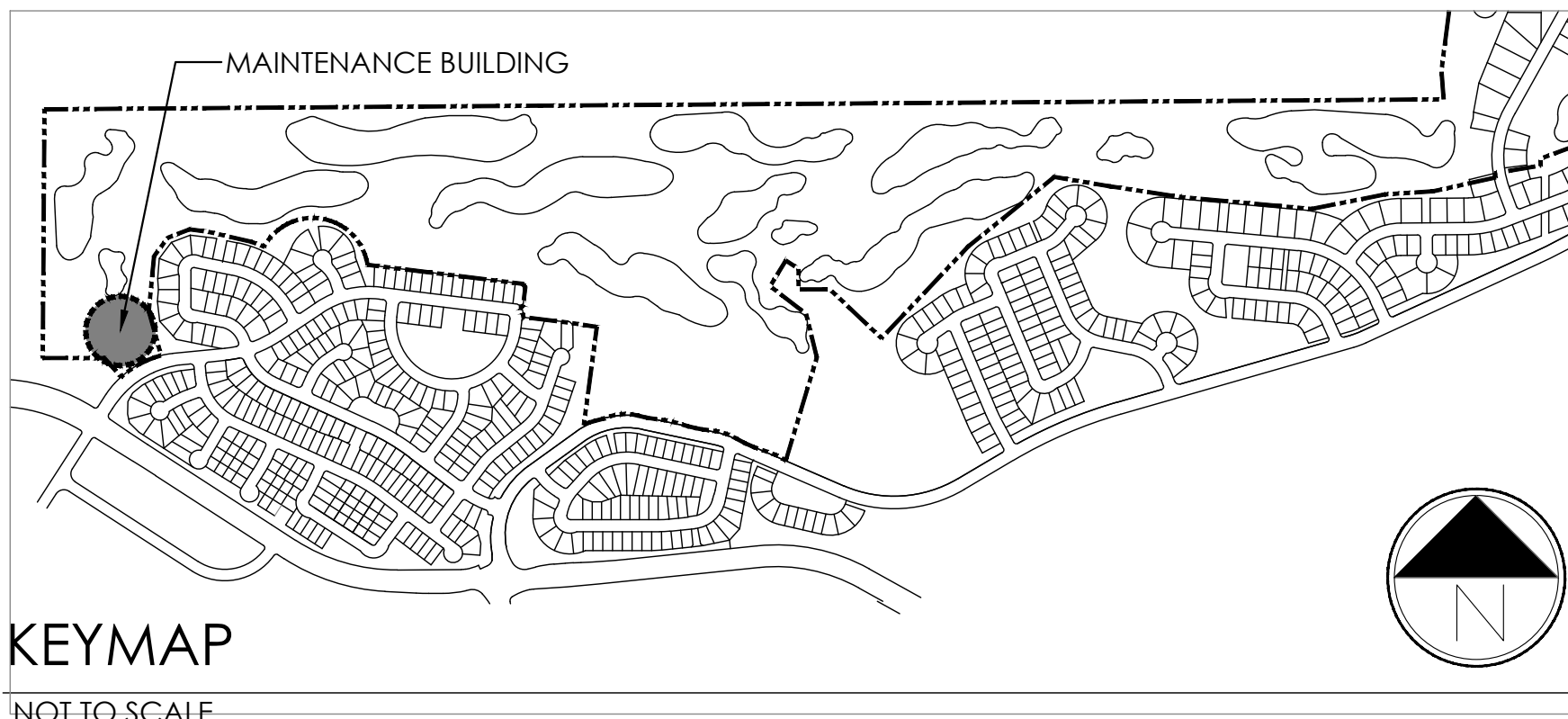


DOORS
ALUMINUM CLAD
WOOD DOORS
COLOR: SW-7055
"ENDURING BRONZE"



LIGHTING
GOOSENECK BARN LIGHT
LIGHT BRONZE FINISH, FULLY
SHIELDED FOR NIGHT SKY

Update the elevation sheets to:
- Show symbol and label for the FDC.
- Show symbol and label for the Knox Box.
- Show location of Riser Room exterior door.



MATERIALS



BERRIDGE METAL ROOF
"BRONZE"



PBR METAL PANELS
"BURNISHED SLATE"



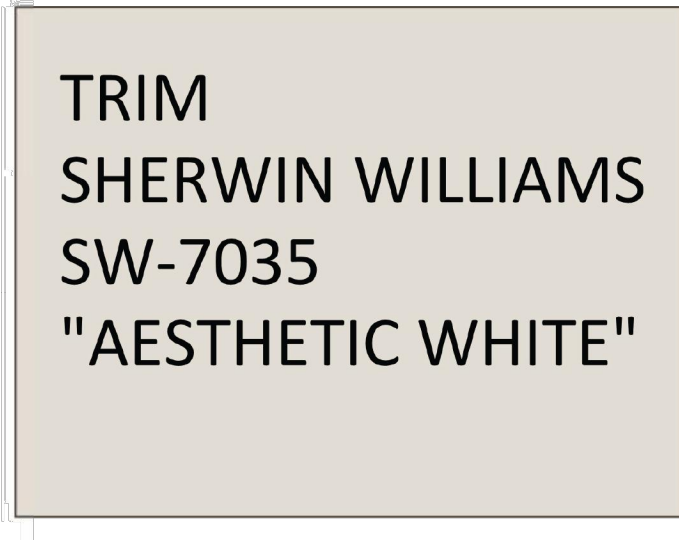
PBR METAL PANELS
"SANDAL TAN"



COBBLE STONE
WAINSCOT




BEHR ST146
SEMI-TRANSPARENT
"CEDAR"



TRIM
SHERWIN WILLIAMS
SW-7035
"AESTHETIC WHITE"



ACCENT
SHERWIN WILLIAMS
SW-7055
"ENDURING BRONZE"

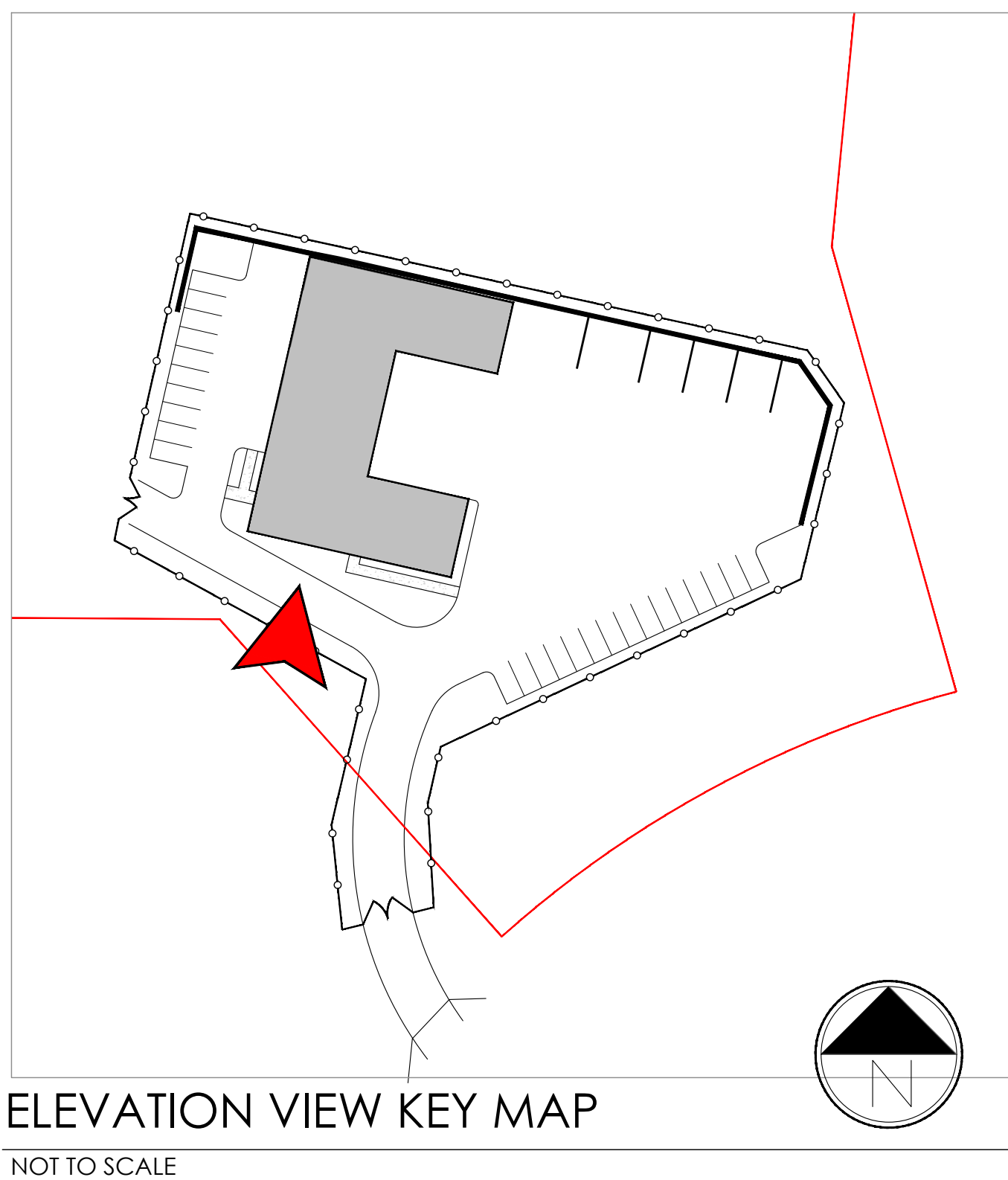


Knox Box

- Knox boxes must be installed within six (6) feet of either side of the entrance door/gate. Knox boxes must be visible and accessible.
- Knox boxes cannot be lower than four (4) feet or higher than six (6) feet above the ground.
- Knox hardware information can be found at our city website at Auroragov.org by typing in "Knox Rapid Entry Systems" in the search tool.

RESPONSE: Labels where added to site plan sheets. Know box was added to gate detail on sheet 33.

See notes for



NOT FOR CONSTRUCTION

Pump house elevation is missing. Provide this elevation.

RESPONSE:
PUMP HOUSE ELEVATIONS PROVIDED

PUMP HOUSE ELEVATIONS



KEYMAP

NOT TO SCALE



Know what's below.
Call before you dig.



10200 E. Girard Ave., Ste A-314
Denver, CO 80231
PH: 303.632.8867

PROJECT NAME

PRAIRIE POINT GOLF
AURORA, COLORADO
SITE PLAN

SHEET TITLE

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER

A.7

SHEET 65 OF 68

NOVEMBER 18, 2022

NOT FOR CONSTRUCTION

Pump house elevation is missing. Provide this elevation.

RESPONSE:
PUMP HOUSE ELEVATIONS PROVIDED

PUMP HOUSE ELEVATIONS



KEYMAP
NOT TO SCALE



Know what's below.
Call before you dig.



PROJECT NAME

PRAIRIE POINT GOLF
AURORA, COLORADO
SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

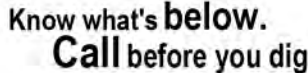
ARCHITECTURAL
ELEVATIONS

SHEET NUMBER

A.8

SHEET 66 OF 68

NOVEMBER 18, 2022



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

PROJECT NAME

PRAIRIE POINT GOLF AURORA, COLORADO SITE PLAN

SHEET TITLE

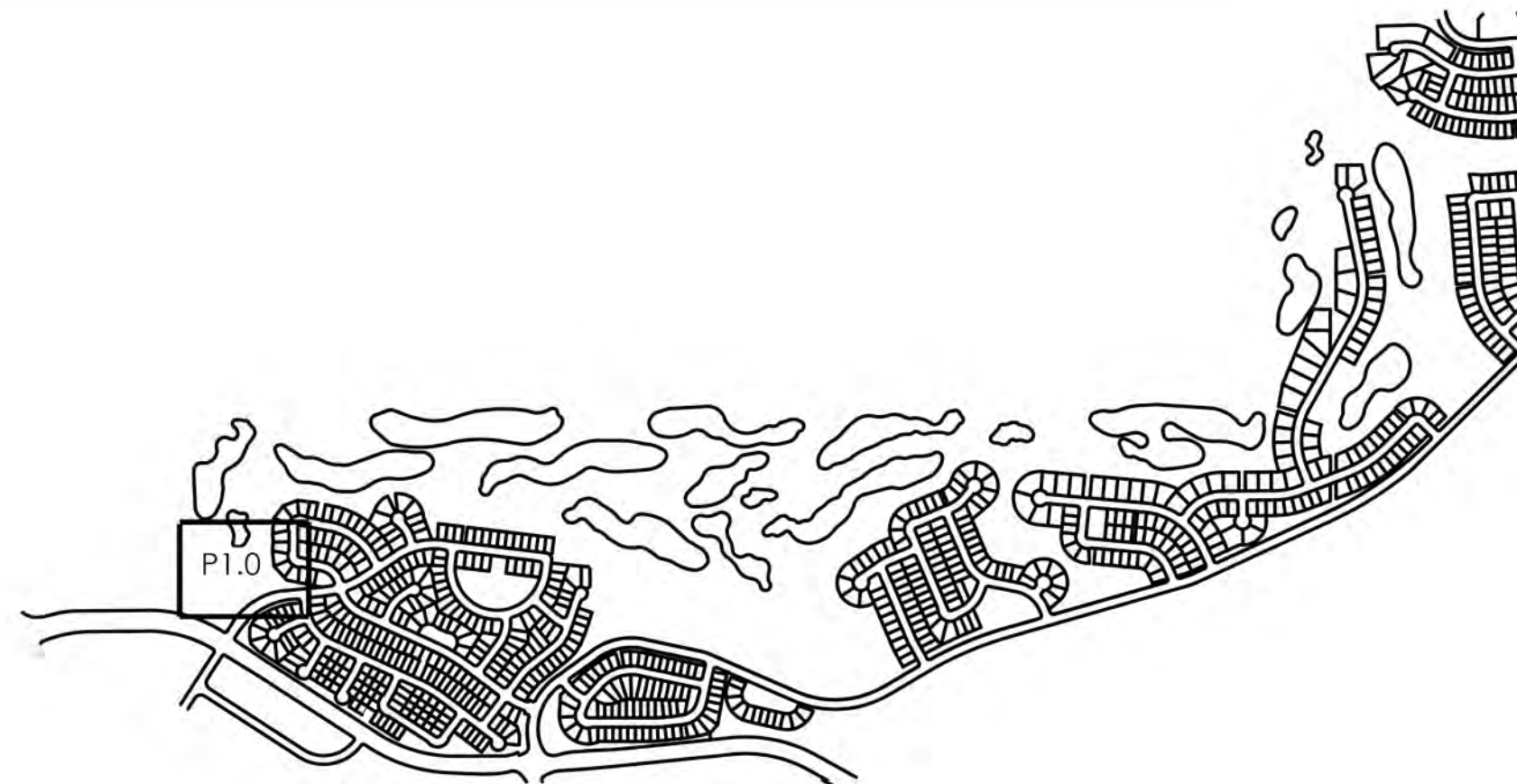
SITE PHOTOMETRIC PLAN

SHEET NUMBER

P1.0

SHEET 67 OF 68

FEBRUARY 22, 2023



KEYMAP

GENERAL NOTES	
A.	ON-SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF SHIELDED LUMINAIRE TYPE LIGHTING FIXTURES NO MORE THAN 25 FEET TALL, AND FIXTURES SHALL BE DOWNCAST TYPES WITH FULL CUTOFF SHIELDING.
B.	ALL POLE-MOUNTED AREA LIGHTS SHALL BE PROVIDED WITH HOUSE-SIDE SHIELDS.
C.	MAINTAINED AVERAGE ILLUMINANCE VALUES IN PARKING AREAS SHALL BE TWO FOOT-CANDLES.
D.	ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED USING A LIGHT LOSS FACTOR OF 1.0.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY	✕	1.4 fc	3.6 fc	0.2 fc	18.0:1	7.0:1
MATERIAL STORAGE	✕	1.9 fc	5.7 fc	0.3 fc	19.0:1	6.3:1
PARKING SOUTH-EAST	✕	1.8 fc	2.8 fc	1.1 fc	2.5:1	1.6:1
PARKING WEST	✕	2.2 fc	3.6 fc	0.8 fc	4.5:1	2.8:1

LIGHTING FIXTURES	
Aa	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL..
Q	WALL MOUNTED LUMINAIRE
	EXTERIOR AREA LIGHT

The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

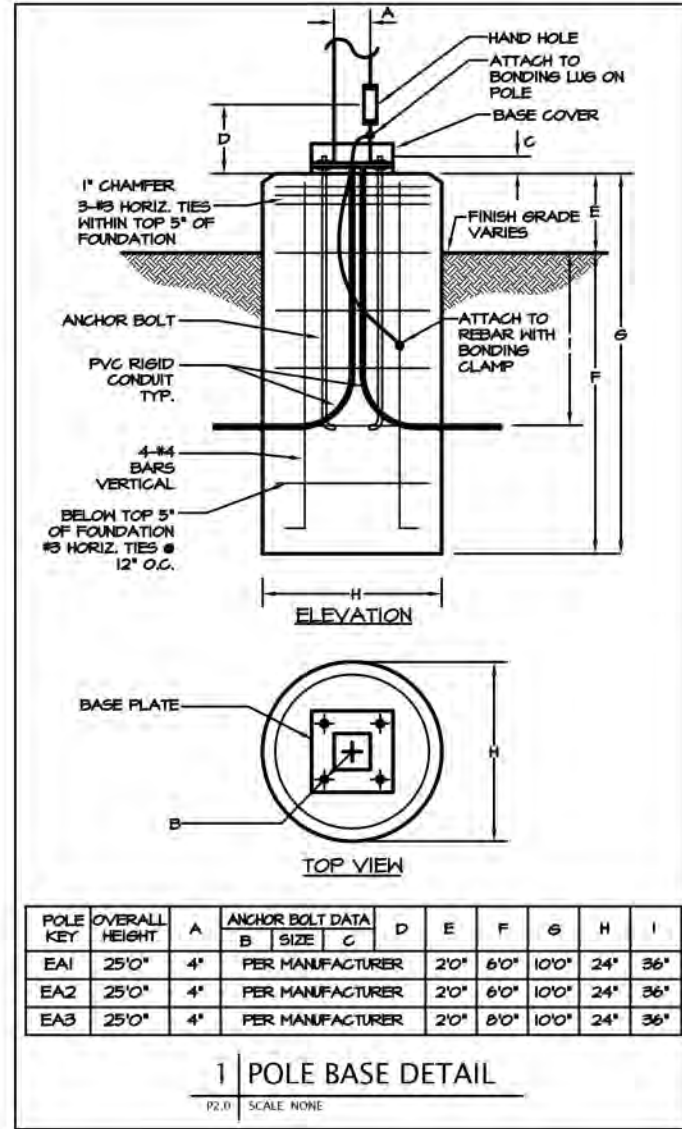
Accessible Route added
and photometric revised
to provide 1 foot candle

Show accessible route on photometric plan and verify compliance.



1 | SITE PHOTOMETRIC PLAN

P1.0	SCALE: 1" = 20'
------	-----------------



LIGHTING FIXTURE SCHEDULE															
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				MAX WATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	NOTES
					QTY	WATT	TYPE	CCT/CRI							
EW1	WALL MOUNTED 12" DIAMETER EXTERIOR LED FIXTURE	BARN LIGHT	BLE-G-WHS12-650-622-480-NA-NA-NA-LED16-3000K-FL	120/277	1	16	LED	3000K/40CRI	16 VA	1250 LM	0-10V	BRONZE	SURFACE WALL	SEE PLANS	
EW2	WALL MOUNTED 12" DIAMETER EXTERIOR LED FIXTURE	BARN LIGHT	BLE-G-WHS12-650-622-480-NA-NA-NA-LED38-3000K-FL	120/277	1	38	LED	3000K/40CRI	38 VA	3000 LM	0-10V	BRONZE	SURFACE WALL	SEE PLANS	
EA1	POLE MOUNTED EXTERIOR LED AREA LIGHT	VISIONAIRE LIGHTING	LSO-M-T4A-10L-3K-UNV-AM-BZ-DIM-CL5	120/277	1	67	LED	3000K/10CRI	67 VA	10000 LM	0-10V	BRONZE	POLE	25'-0" OFH	
EA2	POLE MOUNTED EXTERIOR LED AREA LIGHT	VISIONAIRE LIGHTING	LSO-M-T3L-15L-3K-UNV-AM-BZ-DIM-CL5	120/277	1	99	LED	3000K/10CRI	99 VA	15000 LM	0-10V	BRONZE	POLE	25'-0" OFH	
EA3	POLE MOUNTED EXTERIOR LED AREA LIGHT	VISIONAIRE LIGHTING	LSO-M-T2-15L-3K-UNV-AM-BZ-DIM-CL5	120/277	1	99	LED	3000K/10CRI	99 VA	15000 LM	0-10V	BRONZE	POLE	25'-0" OFH	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

A. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.

B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.

C. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.

D. ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.

E. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.

F. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT.

G. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP.

H. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.

I. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C., AND RATED FOR OUTDOOR USE.

ALTERNATES AND VALUE ENGINEERED LIGHTING FIXTURES AND LIGHTING CONTROLS:

A. CONTRACTOR RESPONSIBILITIES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPATIBILITY OF ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES WITH THE SPECIFIED, ALTERNATE OR VALUE-ENGINEERED LIGHTING CONTROLS, INCLUDING DIMMING COMPATIBILITY.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPATIBILITY OF ALTERNATE OR VALUE-ENGINEERED EMERGENCY LIGHTING SYSTEM WITH THE SPECIFIED, ALTERNATE OR VALUE-ENGINEERED LIGHTING CONTROLS AND FIXTURES, INCLUDING INVERTERS AND UL924 TRANSFER DEVICES REQUIRED FOR A FULLY FUNCTIONAL SYSTEM.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A LIST OF THE FOLLOWING ITEMS FOR THE SPECIFIED FIXTURE AND PROPOSED ALTERNATES OR VALUE-ENGINEERED LIGHTING FIXTURES PRIOR TO REVIEW. FAILURE TO PROVIDE REQUESTED ITEMS WILL RESULT IN ADDITIONAL WORK BILLED AT HOURLY RATES (SEE D3) : CUTSHEETS, AND SUMMARIZED TABLE FIXTURE WATTAGE, DELIVERED LUMEN OUTPUT, DISTRIBUTION/BEAM ANGLE, COLOR TEMPERATURE (CCT), COLOR RENDERING INDEX (CRI)

B. PRIOR APPROVAL REQUEST PRIOR TO BID:

1. THE CONTRACTOR IS REQUIRED TO CALL THE ENGINEER OF RECORD / LIGHTING DESIGNER TO REQUEST APPROVAL TO SUBMIT ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES AND LIGHTING CONTROL SYSTEMS. AE DESIGN'S OFFICE PHONE NUMBER IS (303)246-3034.

2. THE CONTRACTOR IS REQUIRED TO SUBMIT PRELIMINARY SUBMITTAL DRAWINGS OF ALL ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES AND LIGHTING CONTROLS FOR PRIOR APPROVAL FROM THE ENGINEER OF RECORD / LIGHTING DESIGNER 10-DAYS PRIOR TO BID DATE. SUBMITTALS RECEIVED LESS THAN 10-DAYS PRIOR TO BID DATE WILL NOT BE CONSIDERED.

3. ALTERNATES OR VALUE-ENGINEERED LIGHTING FIXTURES OF ANY EXTERIOR LIGHTING FIXTURES ARE REQUIRED TO INCLUDE AN EXTERIOR PHOTOMETRIC PLAN SHOWING COMPLIANCE WITH THE LOCALLY ADOPTED EXTERIOR LIGHTING ORDINANCE/CODE.

4. ALTERNATES OR VALUE-ENGINEERED LIGHTING FIXTURES FOR EMERGENCY APPLICATIONS ARE REQUIRED TO MATCH OR EXCEED THE SPECIFIED LUMEN OUTPUT AND MATCH SPECIFIED DISTRIBUTION OR COMPLY WITH LIGHT LEVELS REQUIRED FOR EGRESS ILLUMINATION AS REQUIRED PER NFPA 101. SPECIFIC CONCERNS ON THE PART OF THE ENGINEER MAY RESULT IN REQUEST FOR PHOTOMETRIC CALCULATIONS TO BE PROVIDED FOR ALTERNATE OR VAUE-ENGINEERED LIGHTINGS FIXTURES.

C. BID PRICING BREAKOUT REQUIREMENTS:

1. THE CONTRACTOR IS REQUIRED TO PROVIDE SEPARATE LINE ITEMS IN THE BASE BID FOR LIGHTING FIXTURES AND LIGHTING CONTROLS.

2. THE CONTRACTOR IS REQUIRED TO CARRY THE @AS SPECIFIED LIGHTING FIXTURES AND LIGHTING CONTROLS IN THEIR BASE BID. ALL ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES AND LIGHTING CONTROLS ARE TO BE INDICATED AS A NET CHANGE IN COST TO THE BASE BID.


3. THE CONTRACTOR IS REQUIRED TO PROVIDE UNIT PRICING FOR EACH @AS SPECIFIED AND EACH ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURE AND LIGHTING CONTROLS. LUMP SUM COST SAVINGS WILL NOT BE ACCEPTED.

D. SUBMITTAL REVIEW AND DOCUMENT

1. THE CONTRACTOR IS REQUIRED TO PAY FOR ANY INCURRED HOURS REQUIRED TO UPDATE THE PERMIT/CONSTRUCTION DOCUMENTS DUE TO ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES AND CONTROLS BY THE ENGINEER OF RECORD / LIGHTING DESIGNER. HOURLY RATE SHALL BE BILLED AT \$135.00/HR.

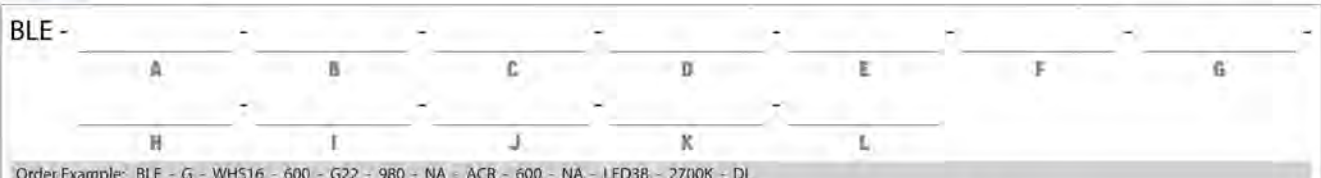
2. THE CONTRACTOR IS REQUIRED TO PAY FOR ANY INCURRED HOURS TO UPDATE THE ENERGY COMPLIANCE DOCUMENTATION BY THE ENGINEER OF RECORD / LIGHTING DESIGNER. HOURLY RATE SHALL BE BILLED AT \$135.00/HR.

3. THE CONTRACTOR IS REQUIRED TO PAY FOR THE ADDITIONAL HOURS REQUIRED OF THE ENGINEER OF RECORD / LIGHTING DESIGNER TO REVIEW ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES AND CONTROLS. HOURLY RATE SHALL BE BILLED AT \$135.00/HR.



SPS-048 REV C
THE ORIGINAL™ INTEGRATED LED SERIES

JOB NAME: _____
FIXTURE TYPE: _____



Order Example: BLE - G - WHS16 - 600 - 022 - 980 - NA - ACR - 600 - NA - LED38 - 2700K - DL

A - MOUNTING STYLE C Cord Hung CN Chain Hung F Flush Mount G Gooseneck S Stem Mount	B - SHADE SIZE THE ORIGINAL™: WHS12 12" Shade WHS14 14" Shade WHS16 16" Shade WHS18 18" Shade WHS20 20" Shade NATURAL METALS: 995 Raw Copper 996 Weathered Copper 997 Raw Brass 998 Weathered Brass 999 Oil Rubbed Copper	C - SHADE FINISH PORCELAIN FINISHES: 150 Black 250 White 350 Vintage Green 355 Jadeite 455 Cherry Red 550 Yellow 650 Bronze 750 Cobalt Blue 765 Delphite Blue 850 Graphite 950 Metallic Chrome POWDER COAT FINISHES: 100 Black 105 Textured Black 106 Matte Black 200 White 206 Matte White 300 Dark Green 307 Emerald Green 311 Jadeite 370 Mint 380 Chartreuse 390 Teal 400 Barn Red 420 Orange 470 Watermelon 480 Blush Pink 490 Magenta 495 Sherbet Orange 500 Buttery Yellow 570 Sunflower 600 Bronze 601 Chocolate 605 Rust 615 Oil Rubbed Bronze	D - MOUNTING Please Note: If Flush Mount (F) is selected in Section A, please select M4. CSA LISTED CORDS: SBK Standard Black SWH Standard White CSB Black Cloth CSW White Cloth CMG Grey Cloth CSR Red Cloth CRZ Red Chevron Cloth CSBB Black & Brown Cloth CSRW Red & White Cloth CSGW Gold & White Cloth CSBG Black & Gold Cloth CSBW Black & White Cloth CSBP Black & Pink Cloth CSWV Blue & White Cloth CHAIN MOUNT OPTIONS: CN36 3' of Chain CN48 4' of Chain CN60 5' of Chain CN72 6' of Chain	E - MOUNTING FINISH Please Note: See Section E for Finish Options. 980 Brushed Aluminum is also available for Gooseneck (G), Cord (C), and Stem (S) mounting styles. If a Porcelain shade finish is selected, mounting will be powder coat. Please refer to product literature on our website for further detail. STEM MOUNT OPTIONS: ST506 5' Stem Mount, 6" ST512 5' Stem Mount, 12" ST518 5' Stem Mount, 18" ST524 5' Stem Mount, 24" ST536 5' Stem Mount, 36" ST548 5' Stem Mount, 48" ST706 7'5" Stem Mount, 6" ST712 7'5" Stem Mount, 12" ST718 7'5" Stem Mount, 18" ST724 7'5" Stem Mount, 24" ST736 7'5" Stem Mount, 36" ST748 7'5" Stem Mount, 48" F - CORDS: Please Note: See Section E for all applicable CSA Listed Cord Options. NA Not Applicable	G - SHADE ACCESSORIES NA None WC Wire Cage ACR Acrylic Diffuser** H - SHADE ACCESSORY FINISH Please Note: See Section E for Finish Options. Natural Metals not applicable. If Porcelain Finish is selected, accessory will be powder coat. (Shade to match) NA Not Applicable I - MOUNTING ACCESSORY NA None/Not Applicable HSC Hang Straight Canopy** LDHPC LED Decorative Backing Plate Cover** LDCHX LED Decorative Backing Plate Cover & Hex Cover** J - LIGHT SOURCE LED11 850 Lumen, 11W LED LED16 1250 Lumen, 16W LED LED27 2000 Lumen, 27W LED LED38 3000 Lumen, 38W LED LED43 4000 Lumen, 43W LED K - COLOR TEMPERATURE 2700K 2700K Warm White 3000K 3000K Neutral White 3500K 3500K Bright White 4000K 4000K Cool White L - LED LENS DL Domed Lens FL Flat Lens
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VISIONAIRE LIGHTING

VL-PA-ING-001-F37

REV. 0

CRCABR22-03



Control Number: AREA-LSO-M-AM-AR-08_30_2022



MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
LSO-M	T1 Type 1 T2 Type 2 T3 Type 3 T3L Type 3 Long T4 Type 4 T4A Type 4 Automatic T4L Type 4 Long TSLR Type 5 TSL Type 5 Short Round	5L 10L 15L 20L 25L	3K 3000K 4K 4000K 5K 5000K	UNV 120-277V 8 347V 5 480V	AM Arm Mount BK Black SK Smooth Black BZ Bronze GP Graphite GY Grey SL Silver Metallic WH White SWH Smooth White FG Forest Green VD Verdigris Green CC Custom Color	PCR-120 PCR-208 PCR-240 PCR-277 PCR-347 PCR-480 UPMA-S Universal Square Pole Mount UPMA-R Universal Round Pole Mount ROT-R Rotatable Round Pole Mount ROT-L Rotatable Square Pole Mount CCLS Backlight cutoff shield RCLS Right Hand cutoff shield LCLS Left Hand cutoff shield	WVC Weathered Copper RPP Recessed Plate UPMA-S Universal Square Pole Mount UPMA-R Universal Round Pole Mount ROT-R Rotatable Round Pole Mount ROT-L Rotatable Square Pole Mount CCLS Backlight cutoff shield RCLS Right Hand cutoff shield LCLS Left Hand cutoff shield	

VISIONAIRE LIGHTING

VL-PA-ING-001-F37

REV. 0

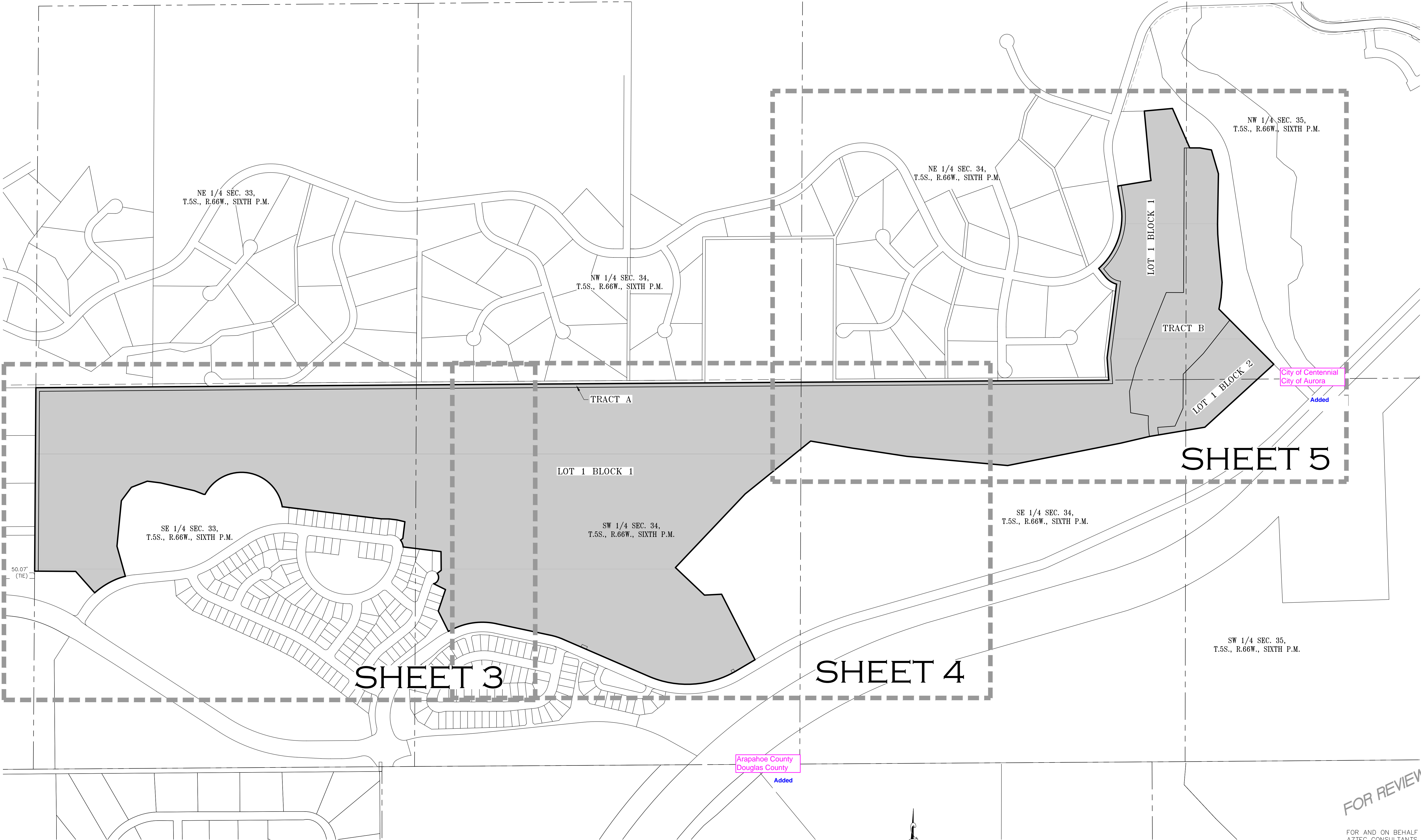
CRCABR22-03

2 EW1, EW2
P2.0 SCALE: NONE

3 EA1, EA2, EA3
P2.0 SCALE: NONE

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.



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

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.



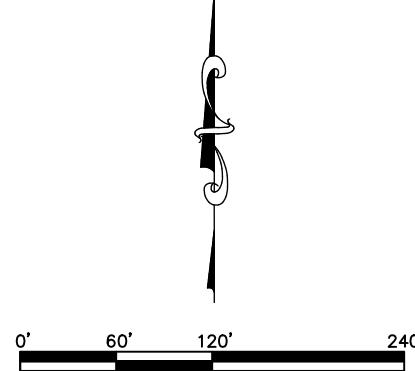
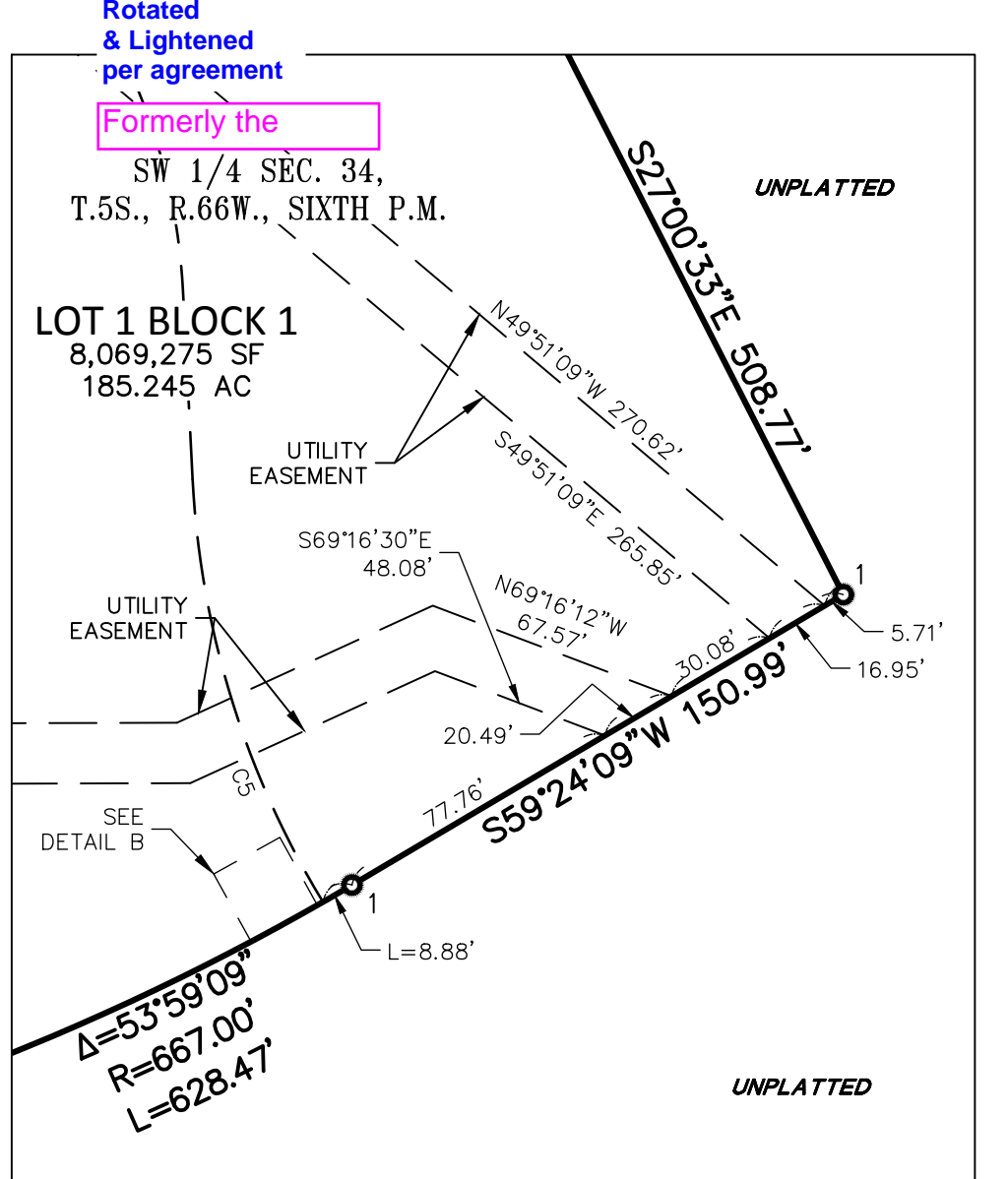
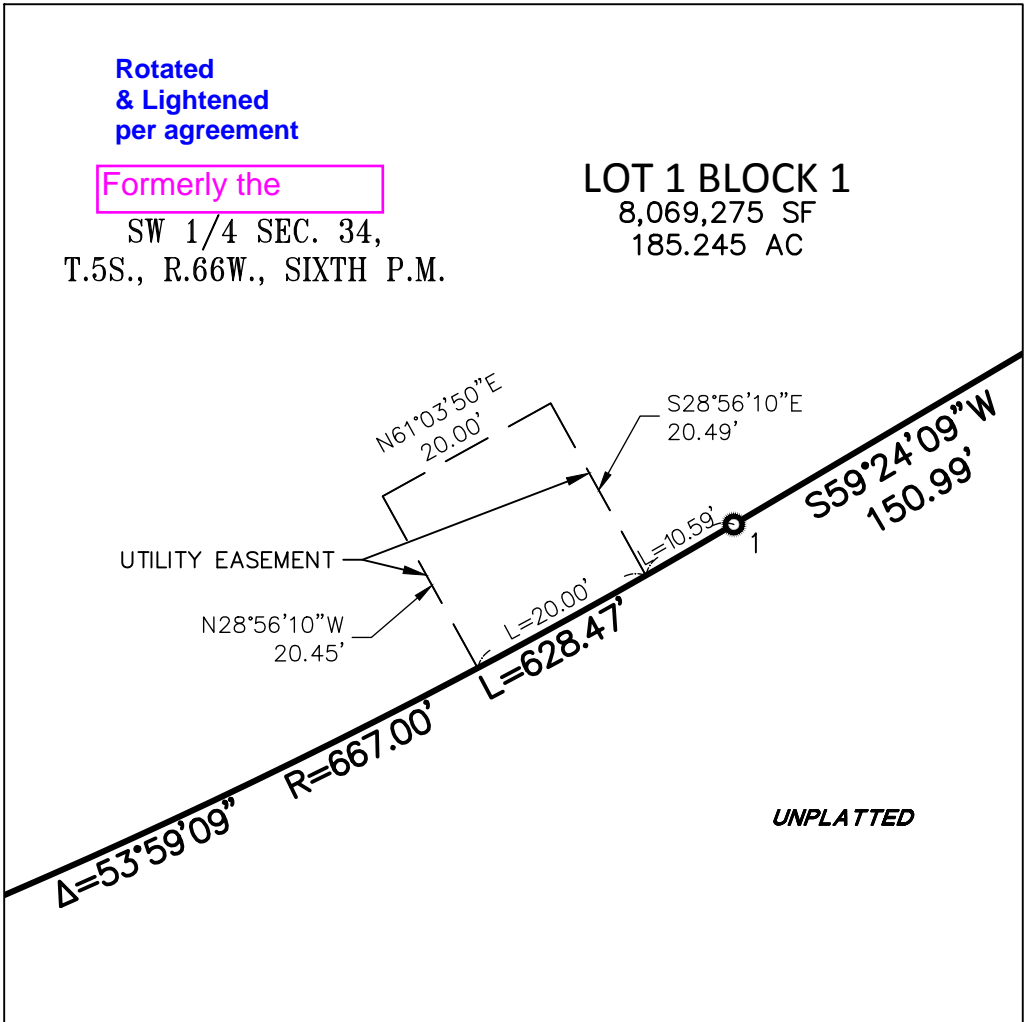
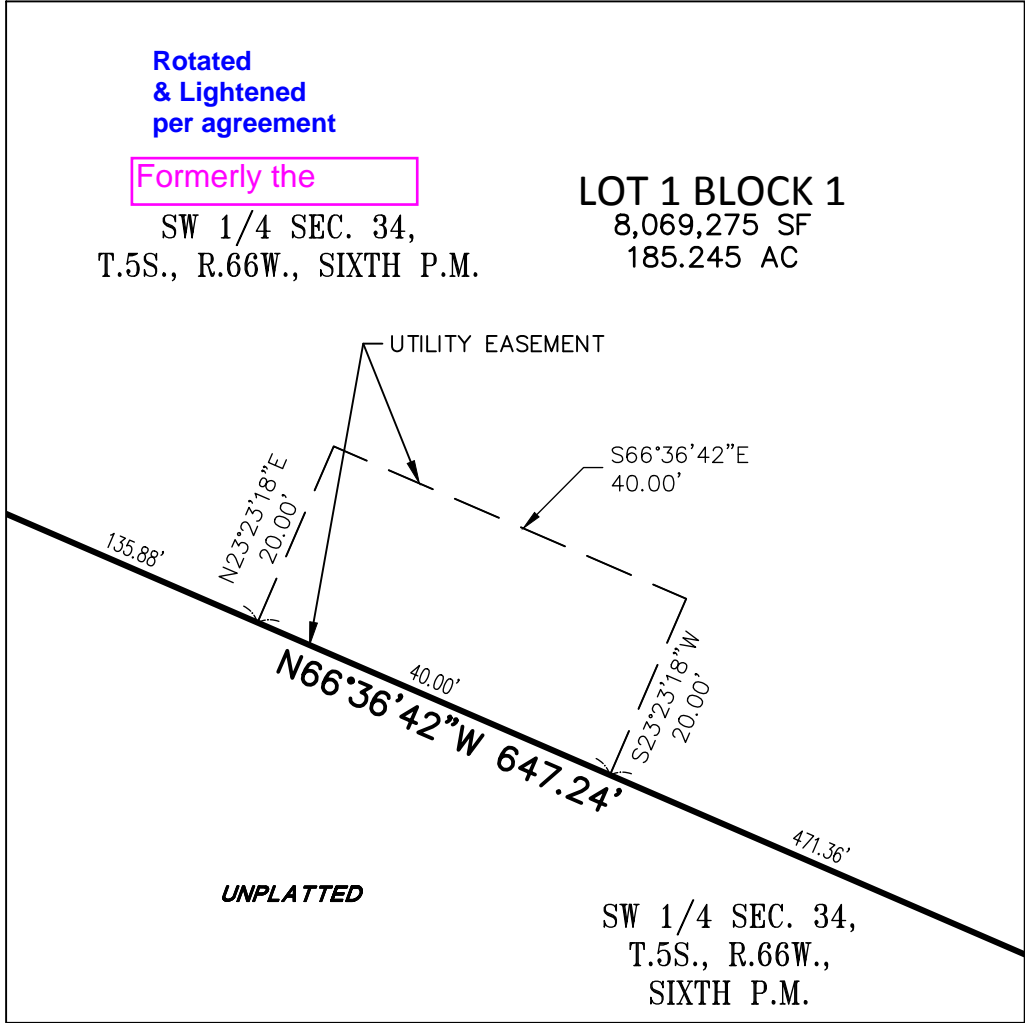
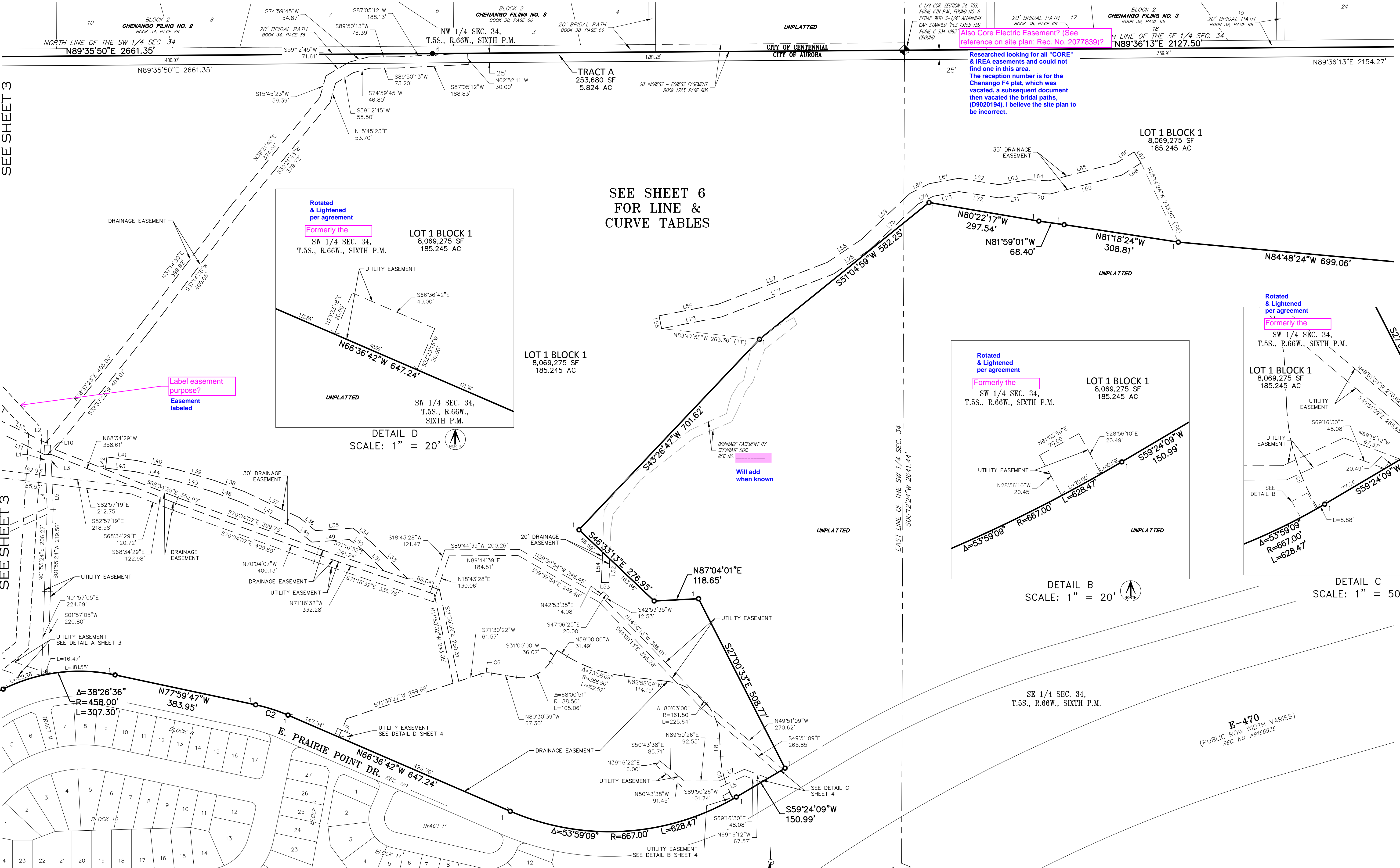
PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1

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.

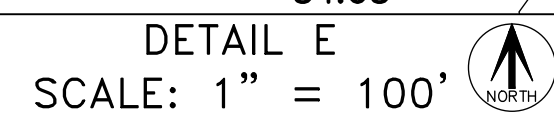
SEE SHEET 3

SEE SHEET 3

SEE SHEET 5



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.



(R) = RECORD DISTANCES FROM CHENANGO FILING NO.
3, BOOK 38, PAGE 66

(M) = MEASURED DISTANCES



SHEET 5 OF 5

AzTec Proj. No.: 19322-27

Drawn By: RBA

PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1

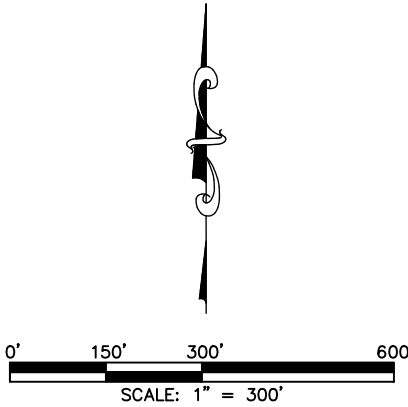
SITUATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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	104.83'
L21	N34°35'00"W	101.22'
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'

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'



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AzTec Proj. No.: 19322-27 Drawn By: RBA

DEVELOPER
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD
DENVER, COLORADO
(303) 486-8500

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION:	10/31/2022
SCALE:	N/A