

July 25th, 2024

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

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 fifth Submission Review for the Prairie Point Golf Site Plan. The following is a response to comments:

Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Several questions relating to the retaining wall shown on sheet 7 of the site plan remain. [Civil Engineering]
- Ensure utility callouts are in the correct location. [Aurora Water]
- 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]
- Confirm that certain gates at the maintenance building and adjacent to E Long Ave need to be covered by a license agreement. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

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

2. Planning Comments

2A. There were no more comments from Planning on this review.

3. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworke@auroragov.org

3A. There were no comments from Transportation Planning on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Johnathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

[Site Plan Page 7]

4A. Label the TOW and BOW elevation (TYP.)

RESPONSE: TOW and BOW elevations have been added.

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Landscape Architecture • Planning • Civil Engineering #
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867#

4B. Advisory: During the civil plan process structural calcs are required since the wall exceeds 4 feet. Structural reinforcing shall be properly called out and dimensioned on the plans.
(4.02.7.03.3.3 of the 2023 COA Roadway Manual)

RESPONSE: Noted.

4C. Identify the type of material for the wall (4.02.7.03.3.3 of the 2023 COA Roadway Manual)

RESPONSE:

4D. Label the roadway classification. (TYP.) (2.06.1.03 of the 2023 COA Roadway Manual)
[Site Plan Pages 12, 13, 16]

RESPONSE: Roadway classification has been added.

4E. Fill in detail sheet labels. Should reference sheet 7.

RESPONSE: Sheet numbering has been included in detail callouts.

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

5A. There were no more comments from Traffic Engineering on this review.

6. Fire / Life Safety (William Polk / 303-995-2107 / wpolk@auroragov.org / Comments in blue)

6A. There were no more comments from Fire/Life Safety on this review.

7. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

[Site Plan Page 25]

7A. Remove the storm drainage callouts if no longer relevant.

[Site Plan Page 27]

RESPONSE: The callouts have been moved to accurately reflect the proposed drainage design.

7B. Remove the storm drainage callouts if no longer relevant.

[Site Plan Page 29]

RESPONSE: The callouts have been moved to accurately reflect the proposed drainage design.

7C. Per revisions on this submittal, the sanitary connection and water connection labels must be revised to point at the correct items.

RESPONSE: The callouts have been revised to accurately reflect the utility design.

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

8A. Storm Drainage Development Fee: 215.314 acres x \$1,242.00 = \$267,419.99. Fees are due prior to Subdivision Plat recordation.

RESPONSE: Noted

9. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Site Plan Page 2]

9A. The Blanks shown need to be filled in with the correct and current information (Typical).

[Site Plan Page 7]

RESPONSE: These have been filled in to match the current plat.

9B. Confirm with Fire/Life Safety that this gate at the maintenance building needs to be covered by a License Agreement.

[Site Plan Page 18]

RESPONSE: The gates will be covered under a License Agreement before approval of the CDs.

9C. Confirm with Fire/Life Safety that this gate next to E Long Ave needs to be covered by a License Agreement.

[Plat Page 1]

RESPONSE: The gates will be covered under a License Agreement before approval of the CDs.

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9D. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

RESPONSE: Noted

9E. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

RESPONSE: Noted

9F. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

RESPONSE: Noted

9G. The Blanks shown need to be filled in with the correct and current information (Typical).

RESPONSE: Will add when known

9H. Typo: Should read "Guaranty".

RESPONSE: Revised

9I. Note 8 says this is a Private Tract - remove it on the City of Aurora Approvals.

[Plat Page 3]

RESPONSE: Reference removed

9J. The Blanks shown need to be filled in with the correct and current information (Typical).

[Plat Page 5]

RESPONSE: Legal revised to not reference other recordation's.

9K. The Blanks shown need to be filled in with the correct and current information (Typical).

[Mass Easements Map Page 1]

RESPONSE: Will add when documents are recorded.

9L. Advisory Comment: See pages 5 and 18 dealing with the sidewalk easement dedications and the need for Engineering Department input on these easements.

[Mass Easements Map page 5]

RESPONSE: Noted

9M. The Sidewalk easement should be adjacent to the street R.O.W. Is this portion south of Aurora Parkway going to be maintained by the City of Aurora? Please confirm with the Engineering Department to see if the City will maintain this Sidewalk easement. This portion may need to be deleted from this document.

RESPONSE: The sidewalk easement along Prairie Point Dr. is included in the mass dedication document.

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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Landscape Architecture • Planning • Civil Engineering #
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867#

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

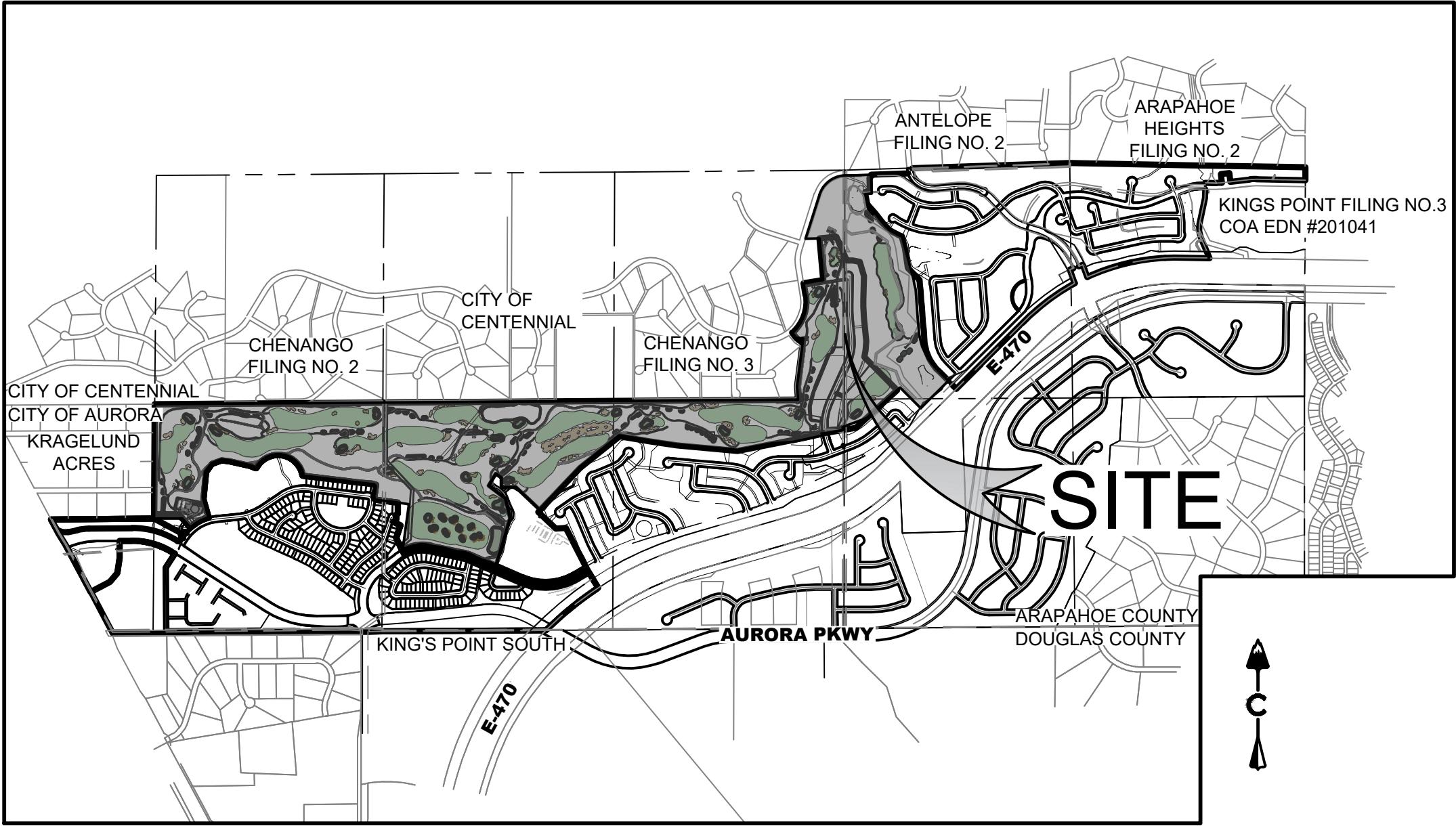
PRAIRIE POINT GOLF COURSE

SITE PLAN

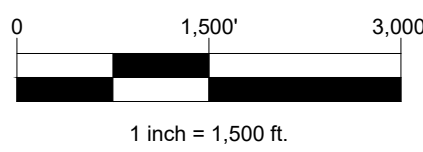
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN I
N THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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 UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-882(D) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT
- THE 2015/2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ACCESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE IFC 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 INFLUENCE UNDER WORSE-- CASE NOISE CONDITIONS.
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE. CALL 303-739-7420 TO BEGIN THE PLAN REVIEW, PERMITTING AND INSPECTION REVIEW PROCESSES.



VICINITY MAP



DATA TABLE	
NUMBER OF BUILDINGS PROPOSED	4.0
AMOUNT OF LANDSCAPING AREA	7,995,825 SF
AMOUNT OF HARDSCAPE AREA	327,379 SF
SQUARE FOOTAGE OF BUILDINGS PROPOSED	
MAINTENANCE BUILDING (OCCUPANCY: MIXED USE B, R-3, S-1); SPRINKLERED; TYPE V-B	13,893 SF
MATERIALS STORAGE (OCCUPANCY: N/A); NON-SPRINKLERED; TYPE V-B	252 SF
WEST COMFORT STATION (OCCUPANCY: U); NON-SPRINKLERED; TYPE V-B	250 SF
EAST COMFORT STATION (OCCUPANCY: U); NON-SPRINKLERED; TYPE V-B	250 SF
PUMPHOUSE (OCCUPANCY U); NON-SPRINKLERED, TYPE V-B	625 SF
MAXIMUM BUILDING HEIGHT	38 FT
NUMBER OF STORIES (AVG. HEIGHT EA STORY)	1 (<35')
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	2
HANDICAP SPACES VAN ACCESSIBLE	2
PARKING SPACES REQUIRED	20
PARKING SPACES PROVIDED	20
TOTAL # OF ACCESSIBLE STORAGE SPACES	N/A
TOTAL # BIKE RACKS	2

*ICC 2021 CODE USED FOR ALL BUILDINGS

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 = 6057.71
FEET
(NAVD 88 DATUM)

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

AMENDMENTS

NOTE: FOR AMENDMENTS FOLLOWING
APPROVAL OF SITE PLAN

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	LEGAL DESCRIPTION
3	OVERALL DEVELOPMENT PLAN
4	OVERALL SITE PLAN
5	OVERALL UTILITY PLAN
6	SHEET INDEX
7	SITE PLAN
8	SITE PLAN
9	SITE PLAN
10	SITE PLAN
11	SITE PLAN
12	SITE PLAN
13	SITE PLAN
14	SITE PLAN
15	SITE PLAN
16	SITE PLAN
17	SITE PLAN
18	SITE PLAN
19	SITE PLAN
20	SITE PLAN
21	SITE PLAN
22	SITE PLAN
23	SITE PLAN
24	SITE PLAN
25	SITE PLAN
26	SITE PLAN
27	SITE PLAN
28	SITE PLAN
29	DETAILED STRUCTURE GRADING
30	SWALE & TRAIL CROSS-SECTIONS
31	SWALE & TRAIL CROSS-SECTIONS
32	SIGNAGE AND STRIPING
33	SIGNAGE DETAILS
34	LANDSCAPE PLANS
35	LANDSCAPE PLANS
36	LANDSCAPE PLANS
37	LANDSCAPE PLANS
38	LANDSCAPE PLANS
39	LANDSCAPE PLANS
40	LANDSCAPE PLANS
41	LANDSCAPE PLANS
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53	LANDSCAPE PLANS
54	LANDSCAPE PLANS
55	LANDSCAPE PLANS
56	LANDSCAPE PLANS
57	LANDSCAPE PLANS
58	LANDSCAPE NOTES & DETAILS
59	LANDSCAPE NOTES & DETAILS
60	A.1 ARCHITECTURE
61	A.2 ARCHITECTURE
62	A.3 ARCHITECTURE
63	A.4 ARCHITECTURE
64	A.5 ARCHITECTURE
65	A.6 ARCHITECTURE
66	A.7 ARCHITECTURE
67	A.8 ARCHITECTURE
68	P1.0 PHOTOMETRICS
69	P2.0 PHOTOMETRICS

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIR PERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

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

DAY OF _____ AD, 2023

CLERK AND RECORDER: _____ DEPUTY: _____

THE PRAIRIE POINT GOLF COURSE SITE PLAN AND ANY
AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF
AURORA AND RECORDING, SHALL BE BINDING UPON THE
APPLICANTS THEREFORE, THEIR SUCCESSORS AND
ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE
ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND
SHALL RESTRICT AND LIMIT THE CONSTRUCTION,
LOCATION, USE, OCCUPANCY AND OPERATION OF ALL
LAND AND STRUCTURES WITHIN THIS PLAN TO ALL
HEREIN. CONDITIONS, REQUIREMENTS, LOCATIONS AND
LIMITATIONS SET FORTH ABANDONMENT, WITH DRAWL
OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY
UPON APPROVAL OF THE CITY OF AURORA. IN WITNESS
THEREOF, CLAYTON PROPERTIES GROUP II, LLC HAS
CAUSED THESE PRESENTS TO BE EXECUTED

THIS ____ DAY OF _____ AD, 2023

BY: _____
(OWNERS)

STATE OF COLORADO _____)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
PRAIRIE POINT CLUB LLC
4908 TOWER ROAD
DENVER, CO 80249
TEL: 720-234-5883
CONTACT: CHARLIE ALEXANDER
EMAIL: CHARLIEA@ACREDEVELOPMENT.NET

ENGINEER
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 709-4680
CONTACT: DAVID FORBES
EMAIL: DFORBES@LIVEYOURCORE.COM

SURVEYOR
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122
(303) 713-1898
CONTACT: TONY PEALL
EMAIL: TPEALL@AZTECCONSULTANTS.COM

PLANNER / 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



PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
COVER

SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 1 OF 69

June 11, 2024

2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 2.Legal Description.dwg

LEGAL DESCRIPTION:

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 THIRTEEN (13) COURSES:

1. NORTH 84°47'52" EAST, A DISTANCE OF 195.68 FEET;

2. SOUTH 23°37'06" EAST, A DISTANCE OF 297.85 FEET;

3. SOUTH 89°56'38" EAST, A DISTANCE OF 70.00 FEET;

4. SOUTH 80°03'29" EAST, A DISTANCE OF 81.25 FEET;

5. SOUTH 16°21'35" EAST, A DISTANCE OF 171.71 FEET;

6. SOUTH 01°00'02" WEST, A DISTANCE OF 280.00 FEET;

7. SOUTH 00°55'51" WEST, A DISTANCE OF 69.77 FEET;

8. SOUTH 01°07'18" EAST, A DISTANCE OF 68.97 FEET;

9. SOUTH 04°04'29" EAST, A DISTANCE OF 69.00 FEET;

10. SOUTH 05°28'31" EAST, A DISTANCE OF 265.09 FEET;

11. SOUTH 04°03'40" WEST, A DISTANCE OF 104.53 FEET;

12. SOUTH 10°12'56" WEST, A DISTANCE OF 81.93 FEET;

13. SOUTH 44°51'06" EAST, A DISTANCE OF 537.85 FEET;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. SOUTH 59°24'09" WEST, A DISTANCE OF 150.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 667.00 FEET;

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

3. NORTH 66°36'42" WEST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

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

5. NORTH 77°59'47" WEST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

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

7. SOUTH 63°33'37" WEST, A DISTANCE OF 34.65 FEET TO THE NORTHERLY BOUNDARY OF PRAIRIE POINT SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. _____ IN SAID RECORDS;

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

1. NORTH 26°26'23" WEST, A DISTANCE OF 157.35 FEET;

2. NORTH 18°38'56" EAST, A DISTANCE OF 156.55 FEET;

3. NORTH 63°39'45" WEST, A DISTANCE OF 91.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 13°55'48" WEST;

4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 113°57'58", AN ARC LENGTH OF 89.51 FEET;

5. NORTH 52°06'14" EAST, A DISTANCE OF 35.00 FEET;

6. NORTH 00°28'14" WEST, A DISTANCE OF 129.28 FEET;

7. NORTH 83°00'06" WEST, A DISTANCE OF 263.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 92.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 84°46'56" WEST;

8. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°53'31", AN ARC LENGTH OF 51.21 FEET;

9. NORTH 52°53'25" EAST, A DISTANCE OF 20.00 FEET;

10. NORTH 06°59'54" EAST, A DISTANCE OF 116.05 FEET;

11. NORTH 76°46'33" WEST, A DISTANCE OF 55.33 FEET;

12. NORTH 83°00'06" WEST, A DISTANCE OF 55.00 FEET;

13. NORTH 89°13'39" WEST, A DISTANCE OF 55.33 FEET;

14. NORTH 83°00'06" WEST, A DISTANCE OF 689.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 285.17 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 80°24'26" WEST;

15. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 142°36'06", AN ARC LENGTH OF 709.75 FEET;

16. NON-TANGENT WITH SAID CURVE, NORTH 88°51'04" WEST, A DISTANCE OF 10.00 FEET;

17. NORTH 68°42'40" WEST, A DISTANCE OF 68.38 FEET;

18. NORTH 76°57'16" WEST, A DISTANCE OF 240.09 FEET;

19. NORTH 82°48'59" WEST, A DISTANCE OF 93.07 FEET;

20. SOUTH 68°55'41" WEST, A DISTANCE OF 117.69 FEET;

21. SOUTH 36°46'20" WEST, A DISTANCE OF 115.66 FEET;

22. SOUTH 05°31'45" WEST, A DISTANCE OF 316.52 FEET;

23. SOUTH 15°36'01" EAST, A DISTANCE OF 219.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 532.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 15°12'52" EAST;

24. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°02'00", AN ARC LENGTH OF 241.72 FEET;

25. NON-TANGENT TO SAID CURVE NORTH 41°34'54" WEST, A DISTANCE OF 200.82 FEET;

26. NORTH 89°36'49" WEST, A DISTANCE OF 283.76 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33;

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

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

These have been filled in to match current plat.

The Blanks shown need to be filled in with the correct and current information (Typical)



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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
LEGAL DESCRIPTION

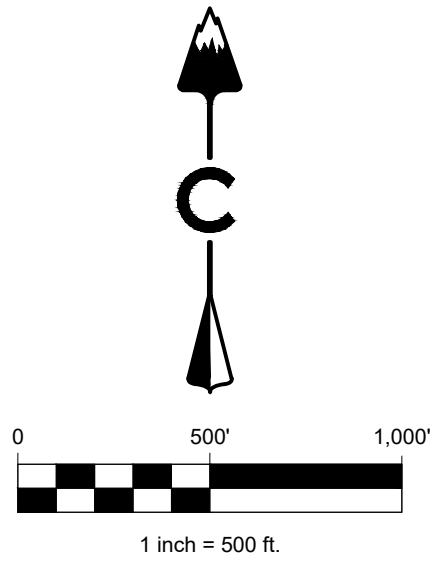
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 2 OF 69

June 11, 2024



LEGEND

- RSN #1672237 GOLF COURSE
- RSN #1651583 ANTELOPE CREEK FILING NO. 1
- RSN #1589051 EAST INFRASTRUCTURE
- RSN #1589046 WEST INFRASTRUCTURE (BY OTHERS)
- RSN #1649392 FILING 1 DRAINAGE IMPROVEMENTS (POND C-1, CHANNEL C-2, AND RELATED STORM) (DA# DA-1609-22)
- EDN #223154 MASS GRADING TO BE PERFORMED PRIOR TO ISP EAST

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.

PROJECT NAME

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

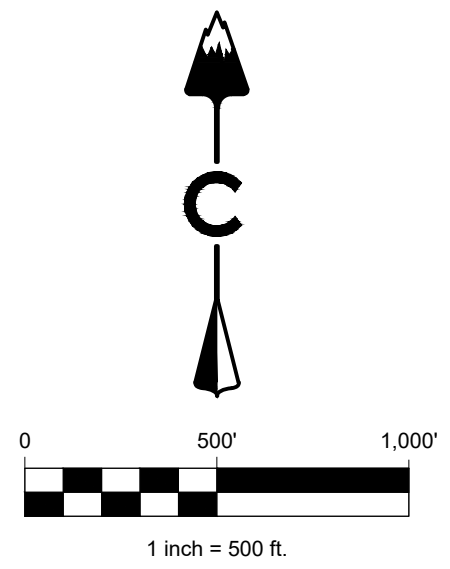
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 3 OF 69

June 11, 2024



LEGEND

- 5280 PROPOSED MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5279 EXISTING MINOR CONTOUR
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY

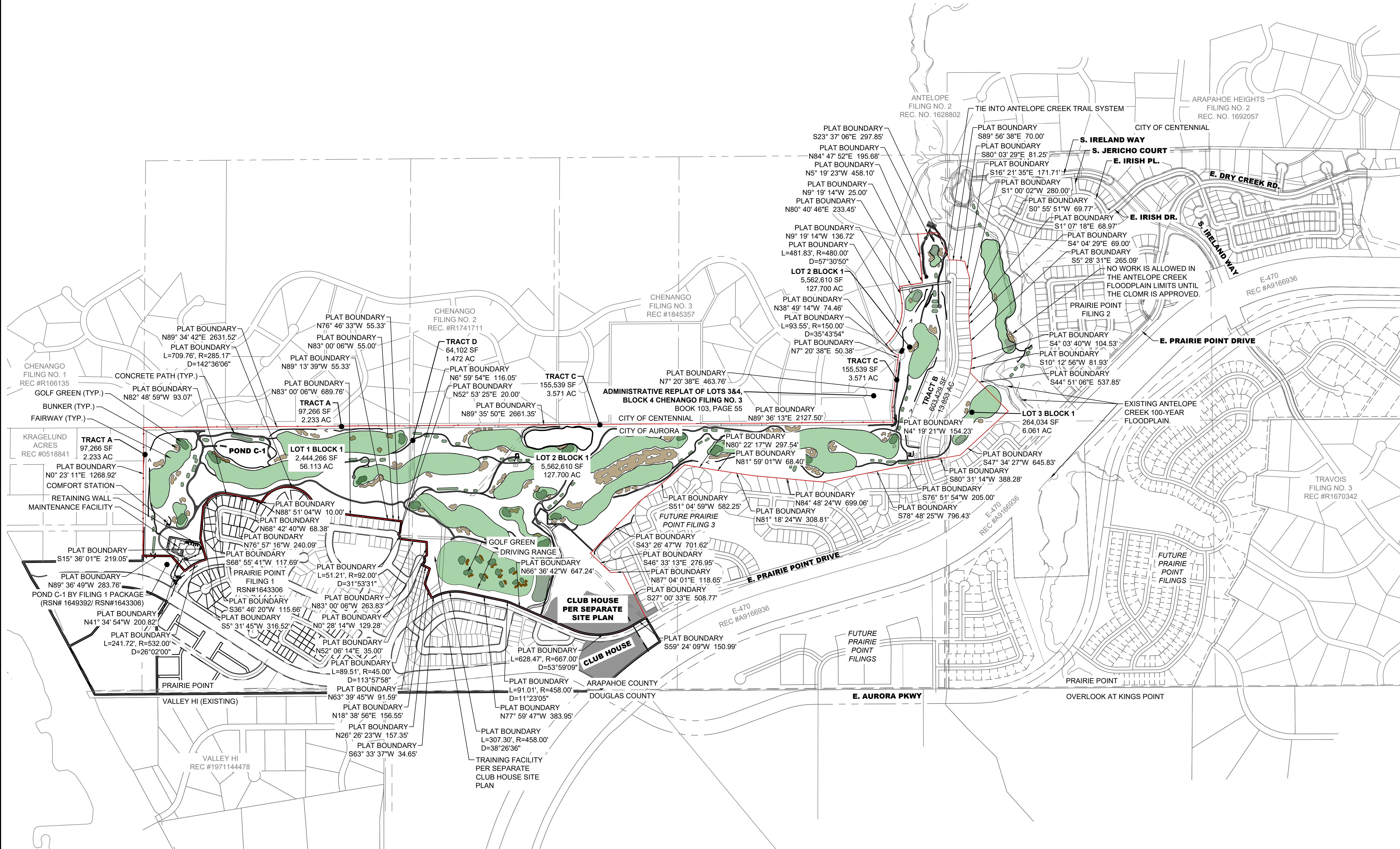
- GOLF FAIRWAY
- GOLF GREEN
- GOLF BUNKER
- CRUSHER FINES
- MAINTENANCE ACCESS
- CONCRETE
- RIPRAP
- EXISTING GRAVEL ROAD

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.

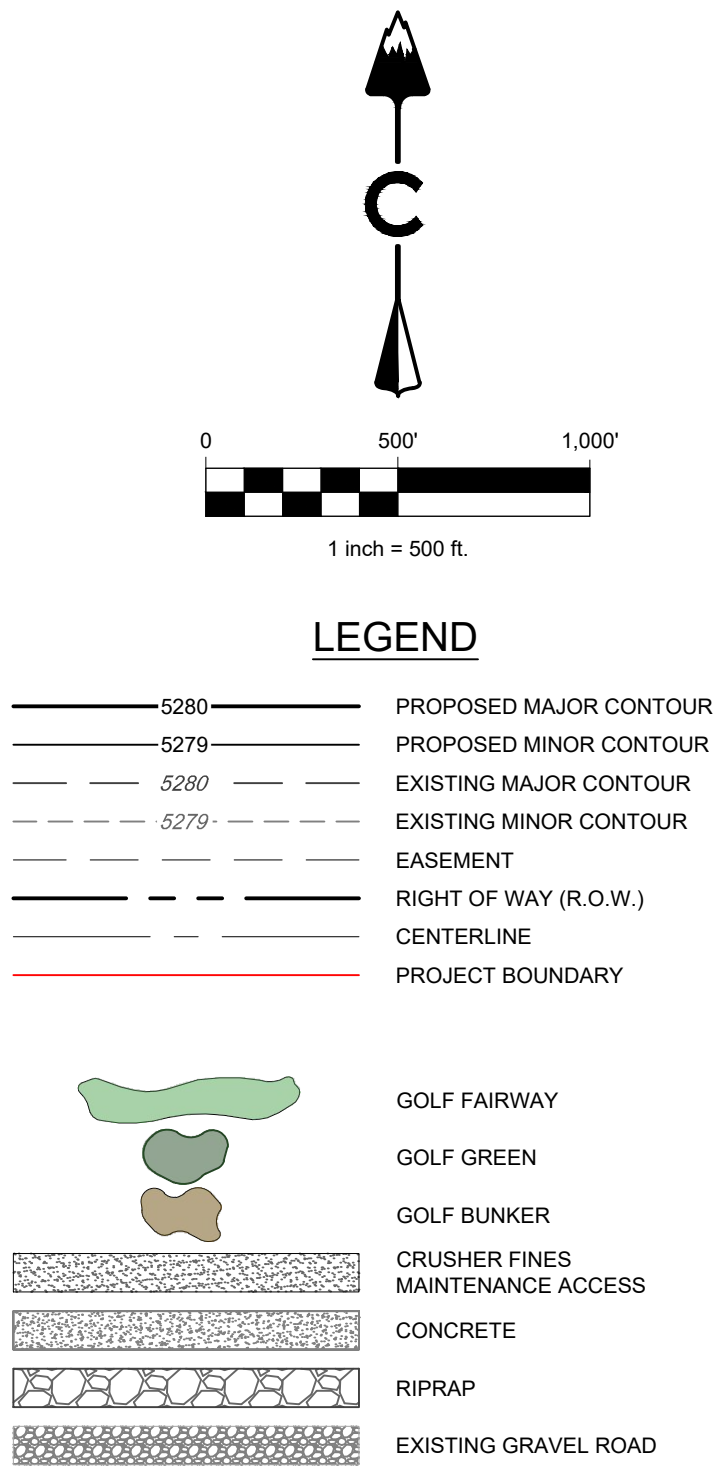
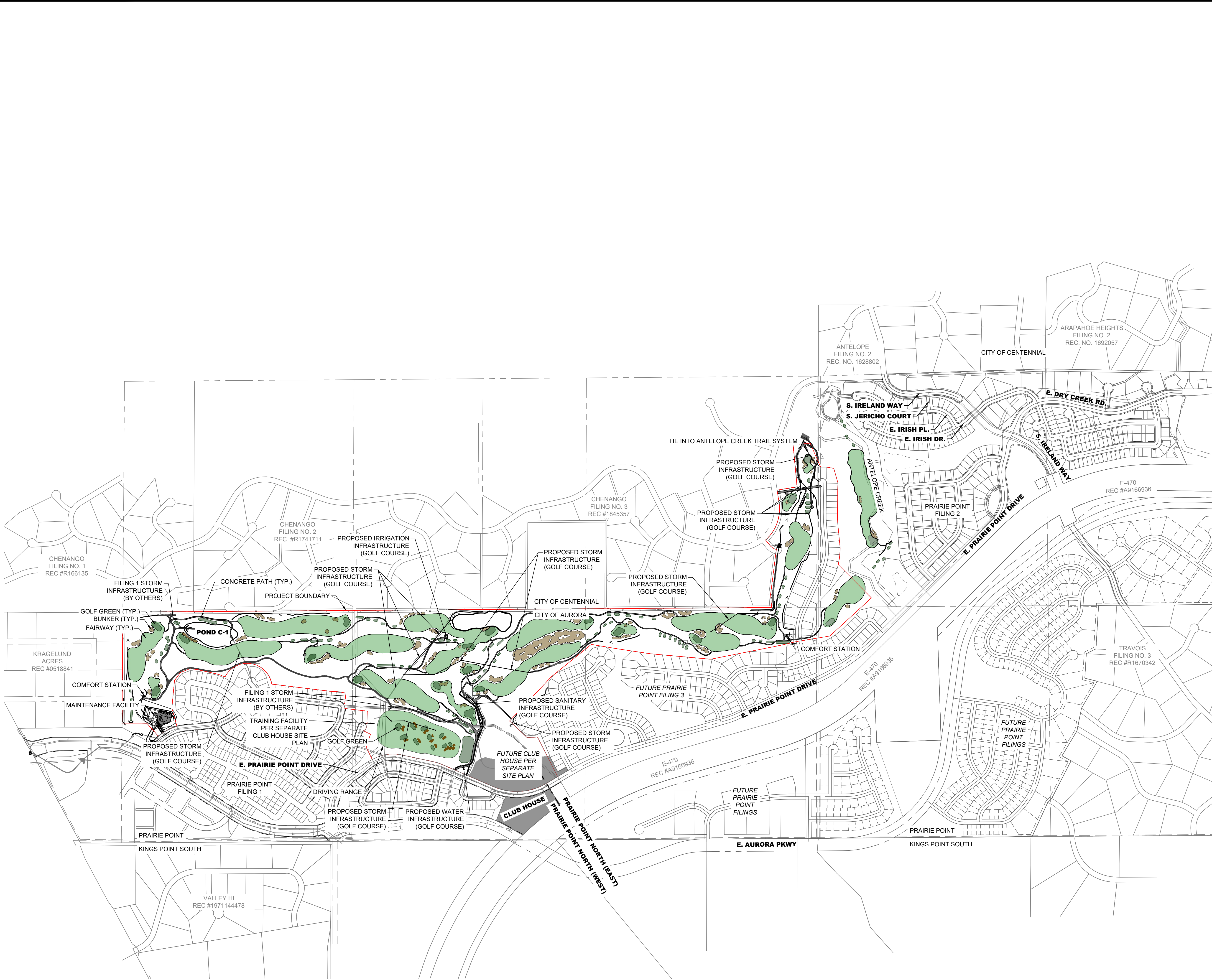
PROJECT BENCHMARK ELEVATION = 6057.71
FEET
(NAVD 88 DATUM)

NOTES:

1. SHELTER RESTAURANT ABUTS THE PRAIRIE POINT GOLF COURSE (RSN: 1672237), PRAIRIE POINT FILING 1 (RSN: 1643306), AND PRAIRIE POINT FILING 3 (RSN: 1716097). ABUTTING PROJECTS ARE EXPECTED TO BE COMPLETED BEFOREHAND BUT OVERLAPPING CONSTRUCTION TIMELINES MAY OCCUR. CONTRACTOR PROPOSED COORDINATION WITH DEVELOPER PROJECTS AS FLOODED IN OR KRAGELAND TRIBUTARY FLOODPLAIN (NON-FIRM) IS SUBJECT TO FLOODPLAIN (NON-FIRM) DEVELOPMENT REVIEW SERVICES OF AURORA. REPAIR WATER BEYOND AURORA JURISDICTION FOR PRE-EXISTING AURORA WATER STANDARDS.
2. THE SHELTER RESTAURANT TIES INTO UTILITY MAINS CONSTRUCTED AS PART OF THE PRAIRIE POINT GOLF COURSE (RSN: 1672237).



2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 5 OVERALL UTILITY PLAN.dwg



- 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. SHELTER RESTAURANT ABUTS THE PRAIRIE POINT GOLF COURSE (RSN: 1672237), PRAIRIE POINT FILING 1 (RSN: 1643306), AND PRAIRIE POINT FILING 3 (RSN: 1716097). ABUTTING PROJECTS ARE EXPECTED TO BE COMPLETED BEFOREHAND BUT OVERLAPPING CONSTRUCTION TIMELINES MAY OCCUR. CONTRACTOR SHALL COORDINATE WITH CONCURRING PROJECTS AS NEEDED.
 2. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 3. ALL SANITARY SEWER SERVICES ARE PRIVATE.
 4. ALL WATER SERVICES ARE TO HAVE BACKFLOW PREVENTERS PER AURORA WATER STANDARDS.
 5. THE SHELTER RESTAURANT TIES INTO UTILITY MAINS CONSTRUCTED AS PART OF THE PRAIRIE POINT GOLF COURSE (RSN: 1672237).

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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 69

June 11, 2024



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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SHEET INDEX

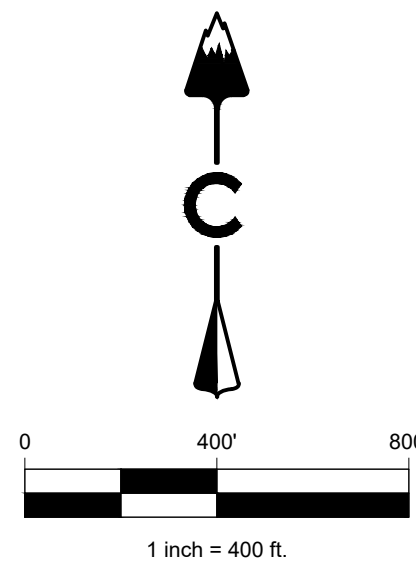
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 6 OF 69

June 11, 2024



LEGEND

- 5280 - PROPOSED MAJOR CONTOUR
- 5279 - PROPOSED MINOR CONTOUR
- 5280 - EXISTING MAJOR CONTOUR
- 5279 - EXISTING MINOR CONTOUR
- - - EASEMENT
- - - RIGHT OF WAY (R.O.W.)
- - - CENTERLINE
- - - PROJECT BOUNDARY

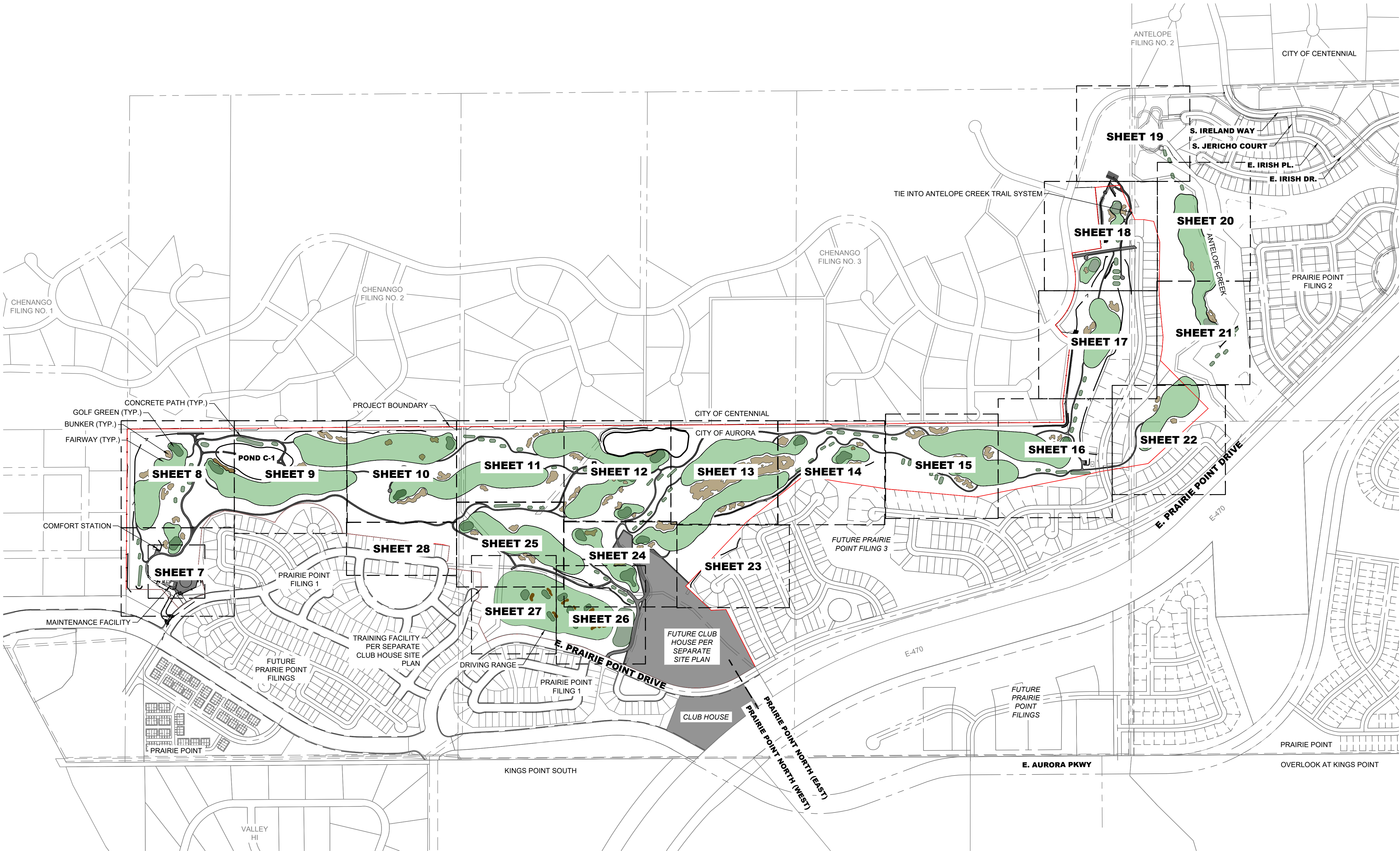
- GOLF FAIRWAY
- GOLF GREEN
- GOLF BUNKER
- CRUSHER FINES MAINTENANCE ACCESS
- CONCRETE
- RIPRAP
- EXISTING GRAVEL ROAD

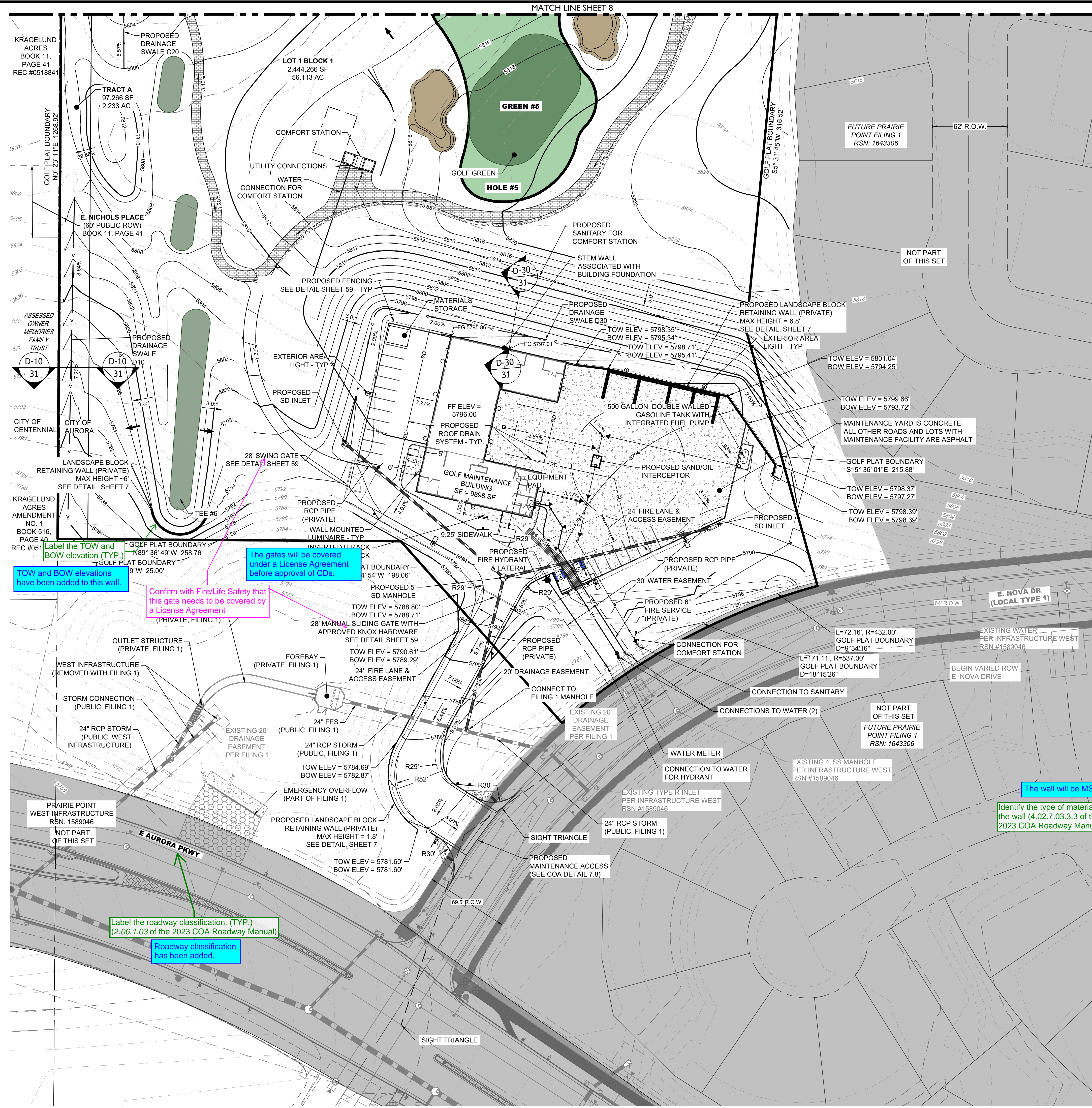
BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 5S8635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.

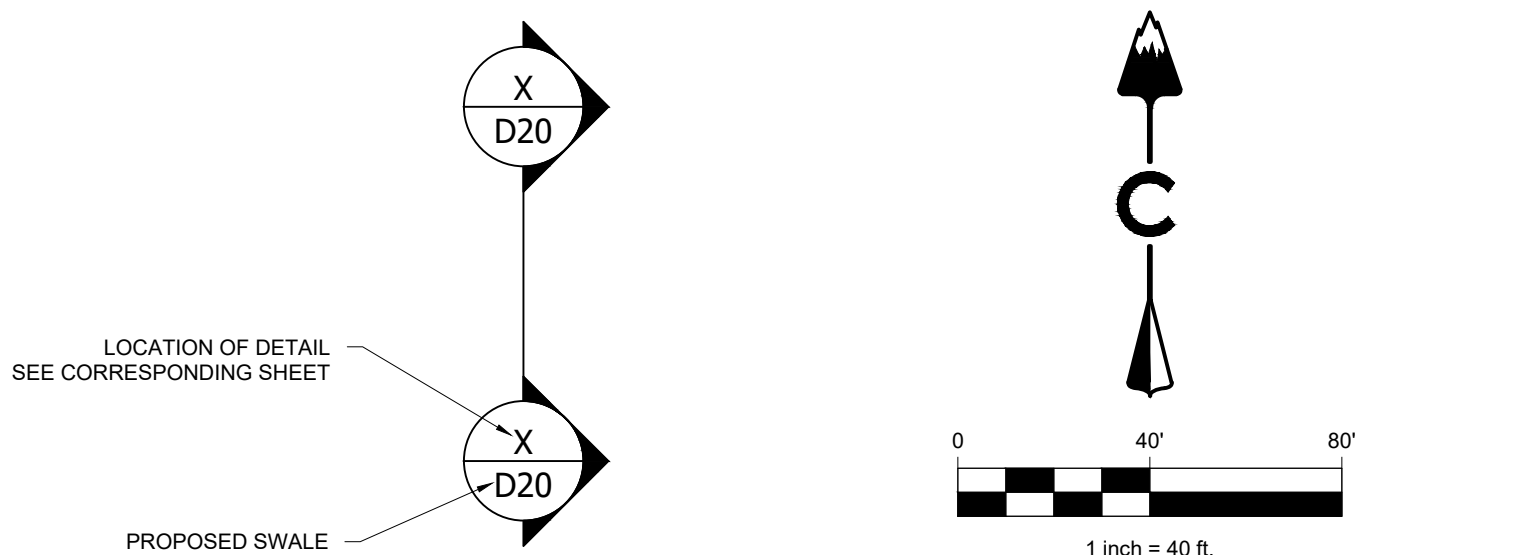
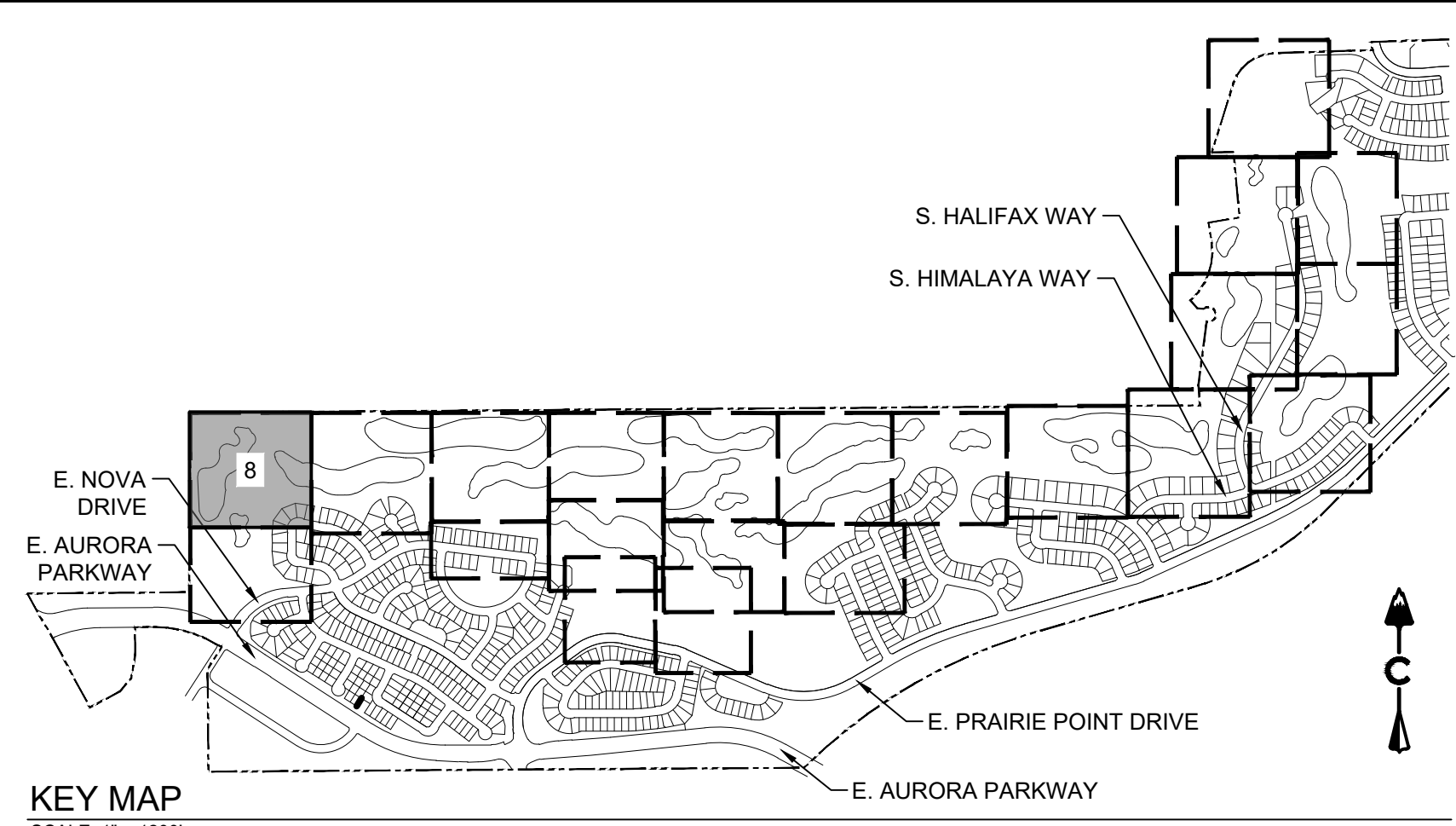
PROJECT BENCHMARK ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

NOTES:

1. SHELTER RESTAURANT ABUTS THE PRAIRIE POINT GOLF COURSE (RSN: 1672237). PRAIRIE POINT FILING 1 (RSN: 1643306), AND PRAIRIE POINT FILING 3 (RSN: 1716097). ABUTTING PROJECTS ARE EXPECTED TO BE COMPLETED BEFOREHAND BUT OVERLAPPING CONSTRUCTION TIMELINES MAY OCCUR. CONTRACTOR SHALL COORDINATE WITH CONCURRING PROJECTS AS NEEDED.
2. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
3. ALL SANITARY SEWER SERVICES ARE PRIVATE.
4. ALL WATER SERVICES ARE TO HAVE BACKFLOW PREVENTERS PER AURORA WATER STANDARDS.
5. THE SHELTER RESTAURANT TIES INTO UTILITY MAINS CONSTRUCTED AS PART OF THE PRAIRIE POINT GOLF COURSE (RSN: 1672237).








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

BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 556635NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND
WAY AND E-470.


PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

NOTES:


- ALL STORM SHOWN WITHIN THE GOLF SITE PLAN IS PRIVATE AND WILL BE MAINTAINED BY THE GOLF COURSE UNLESS OTHERWISE NOTED.
- PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
- ALL SANITARY SEWER SERVICES ARE PRIVATE.
- ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES ARE TO HAVE BACKFLOW PREVENTERS PER AURORA WATER STANDARDS.



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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

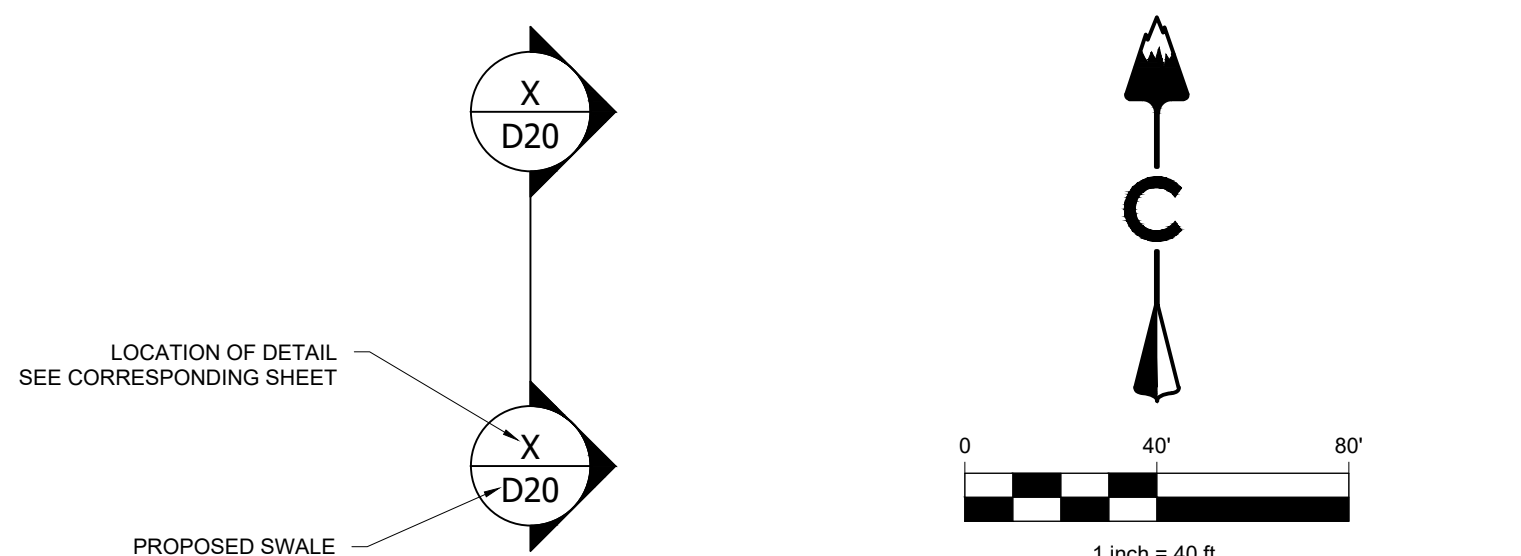
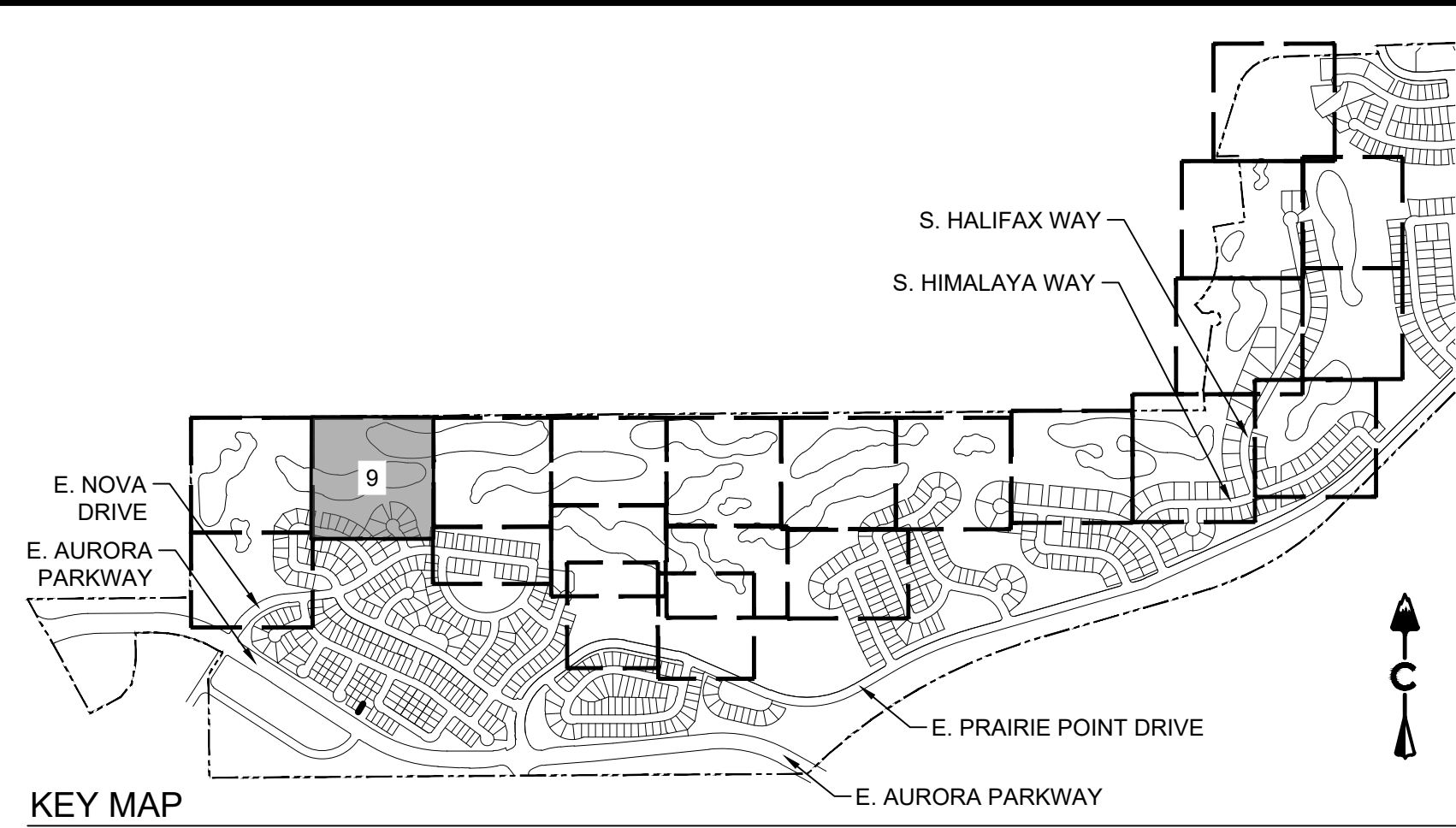
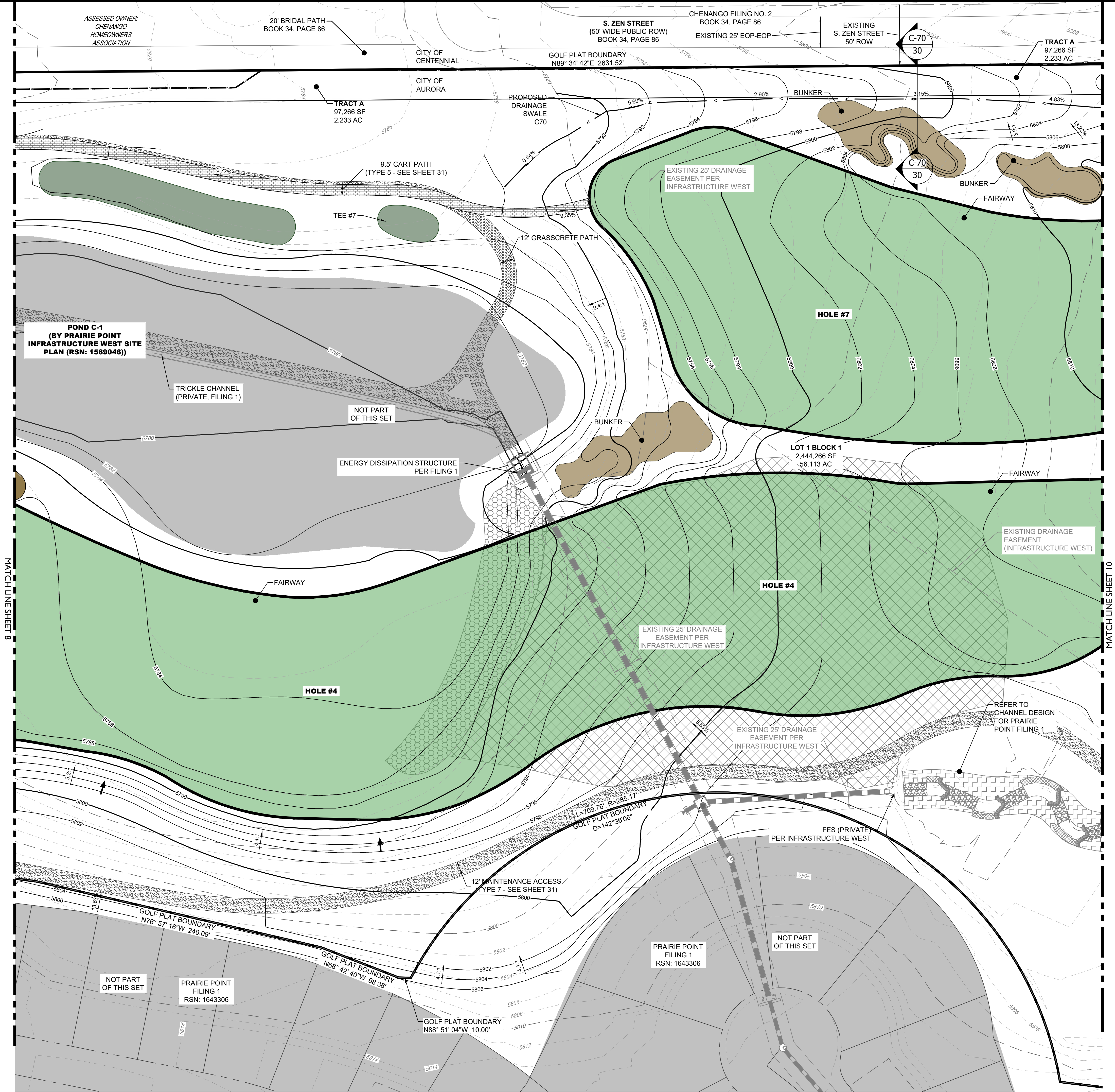
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 8 OF 69

June 11, 2024



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
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 556835NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND
WAY AND E-470.


PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

NOTES:

- ALL STORM SHOWN WITHIN THE GOLF SITE PLAN IS PRIVATE AND WILL BE MAINTAINED BY THE GOLF COURSE UNLESS OTHERWISE NOTED.
- PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
- ALL SANITARY SEWER SERVICES ARE PRIVATE.
- ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES ARE TO HAVE BACKFLOW PREVENTERS PER AURORA WATER STANDARDS.



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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

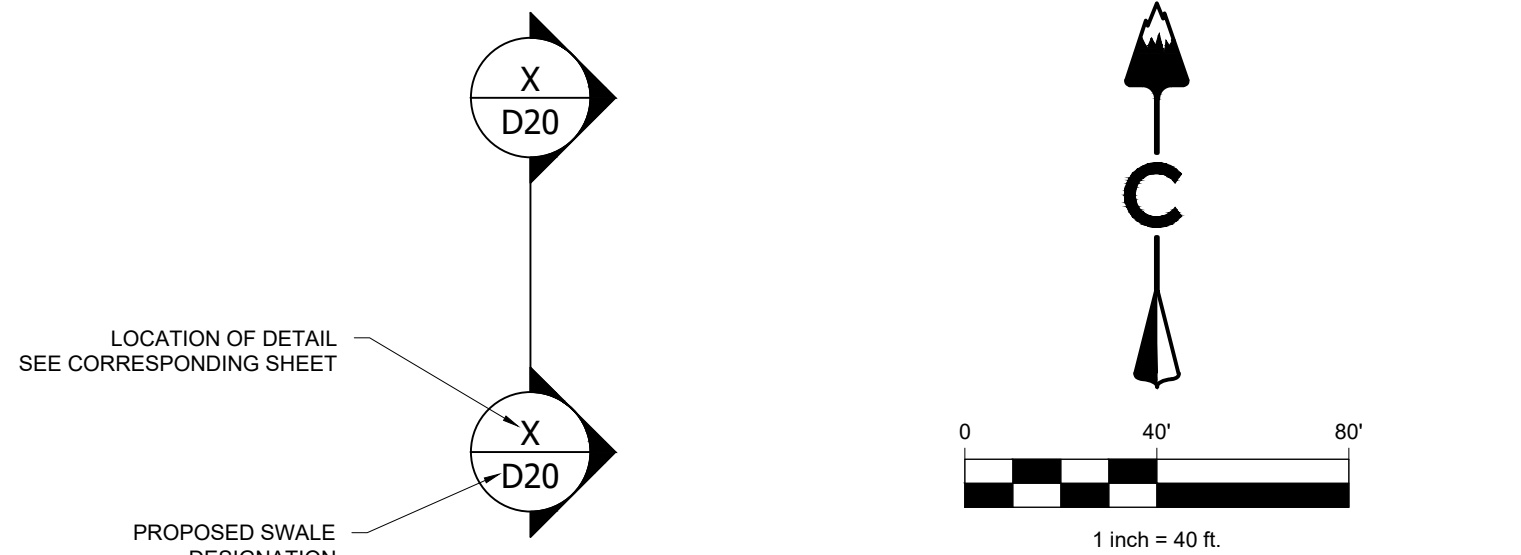
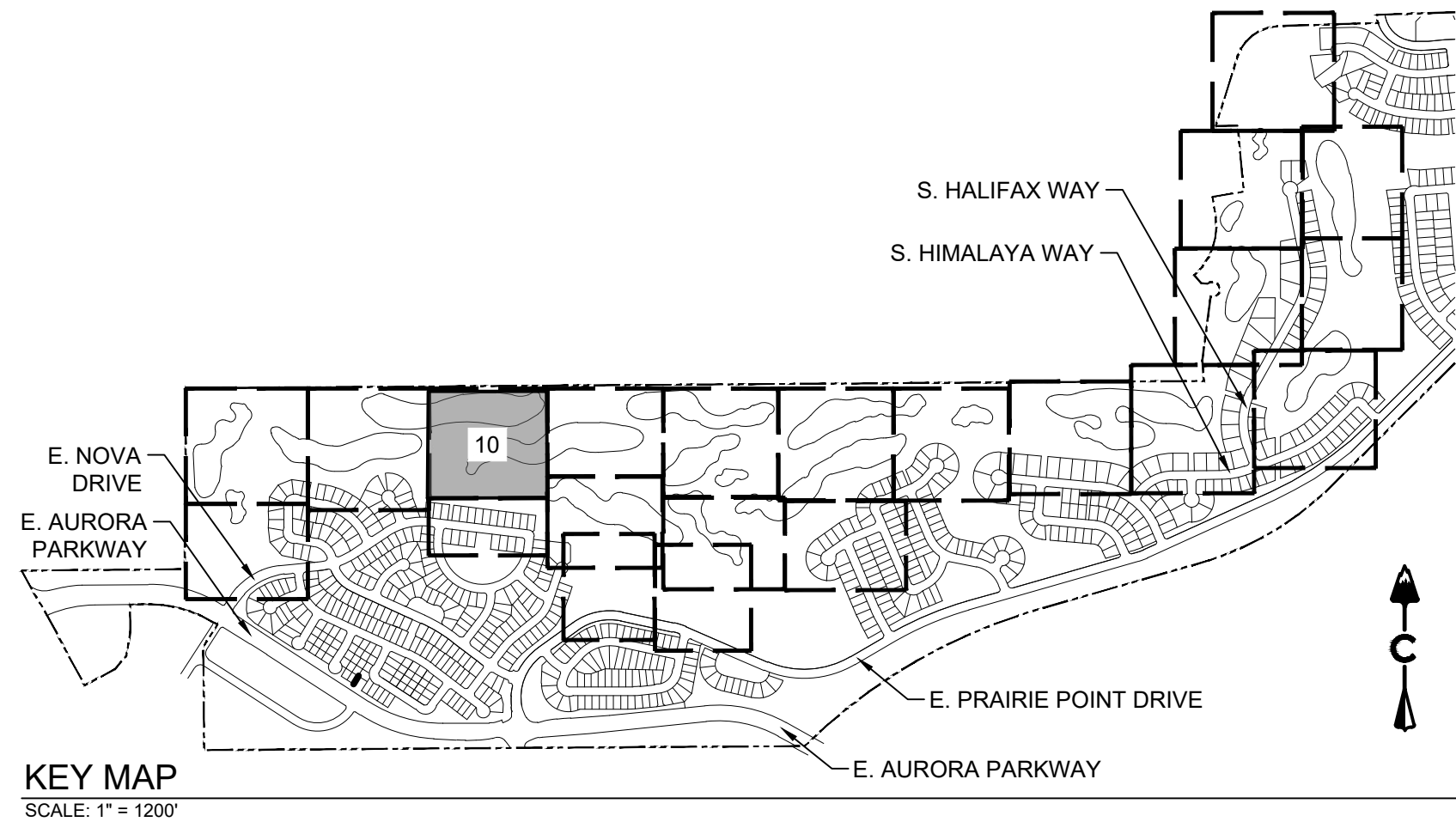
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 9 OF 69

June 11, 2024



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

BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 556635NE001
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:

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- ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES ARE TO HAVE BACKFLOW PREVENTERS PER AURORA WATER STANDARDS.

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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

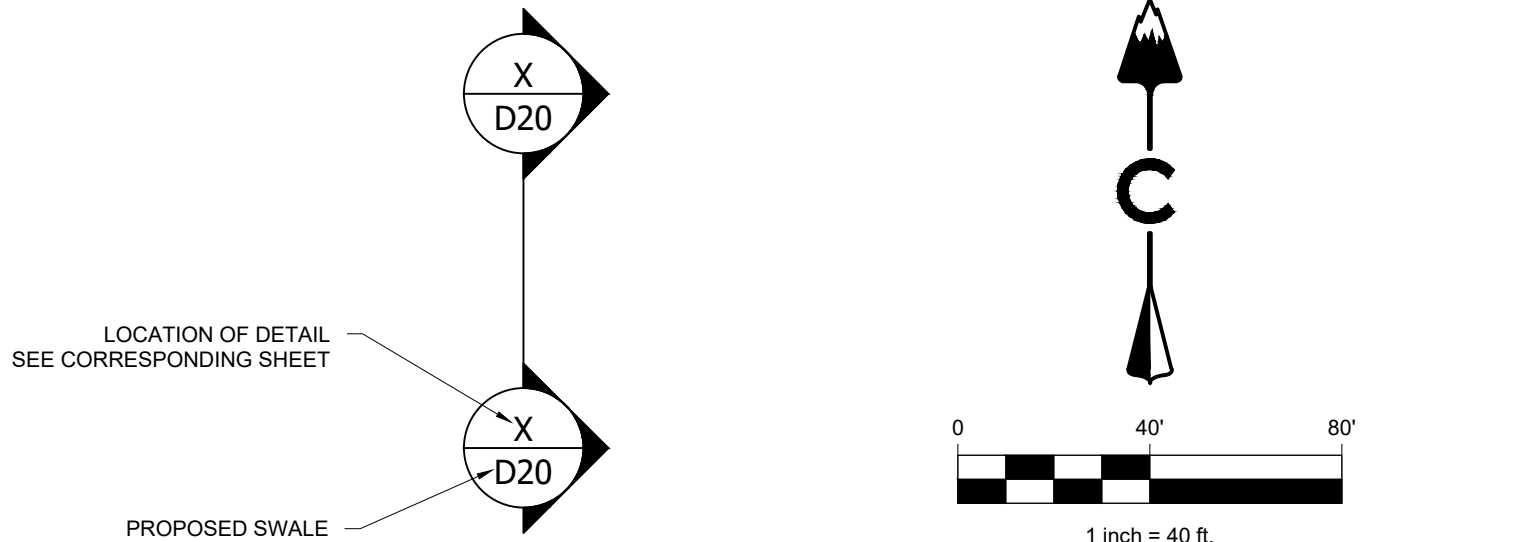
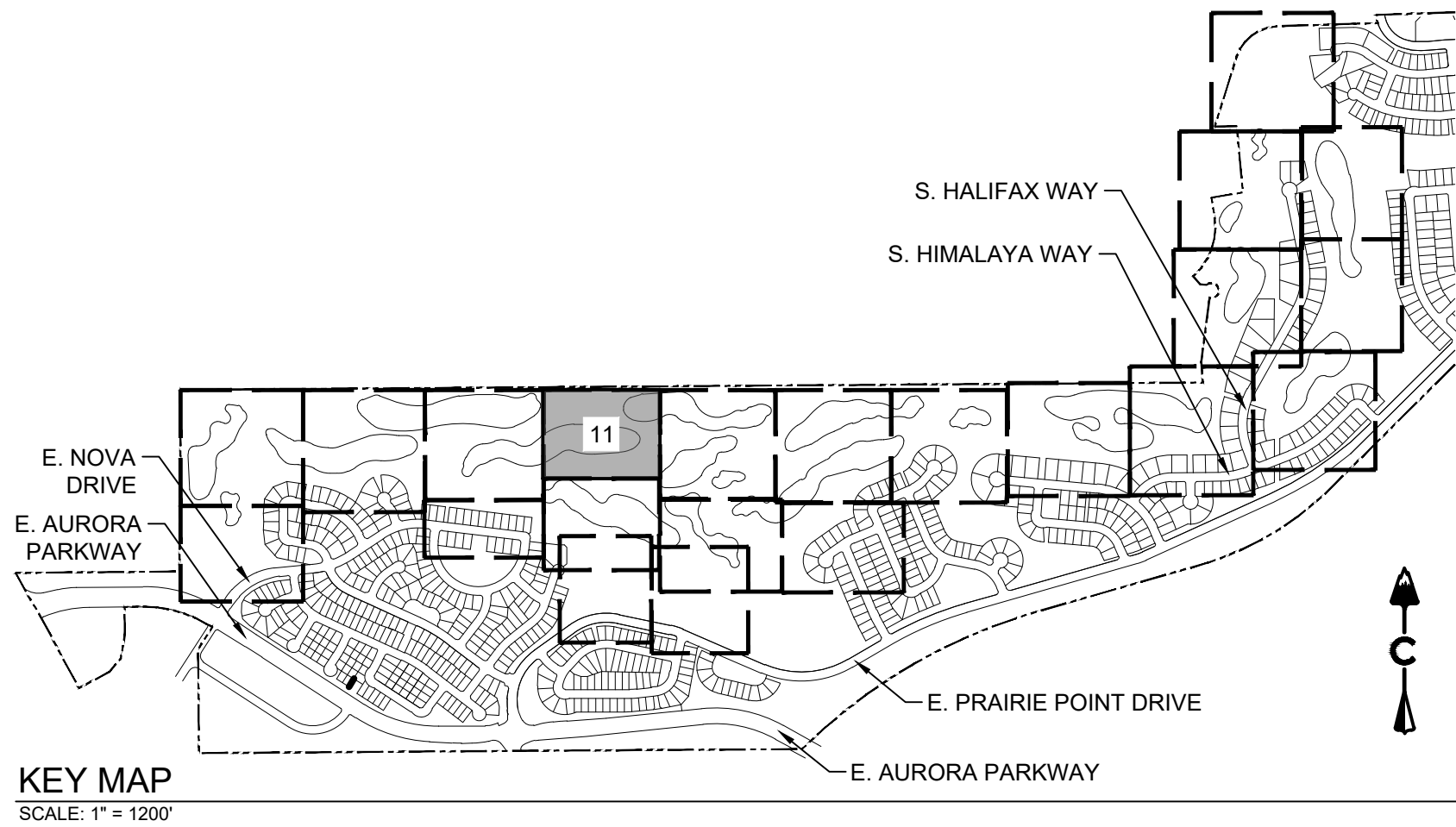
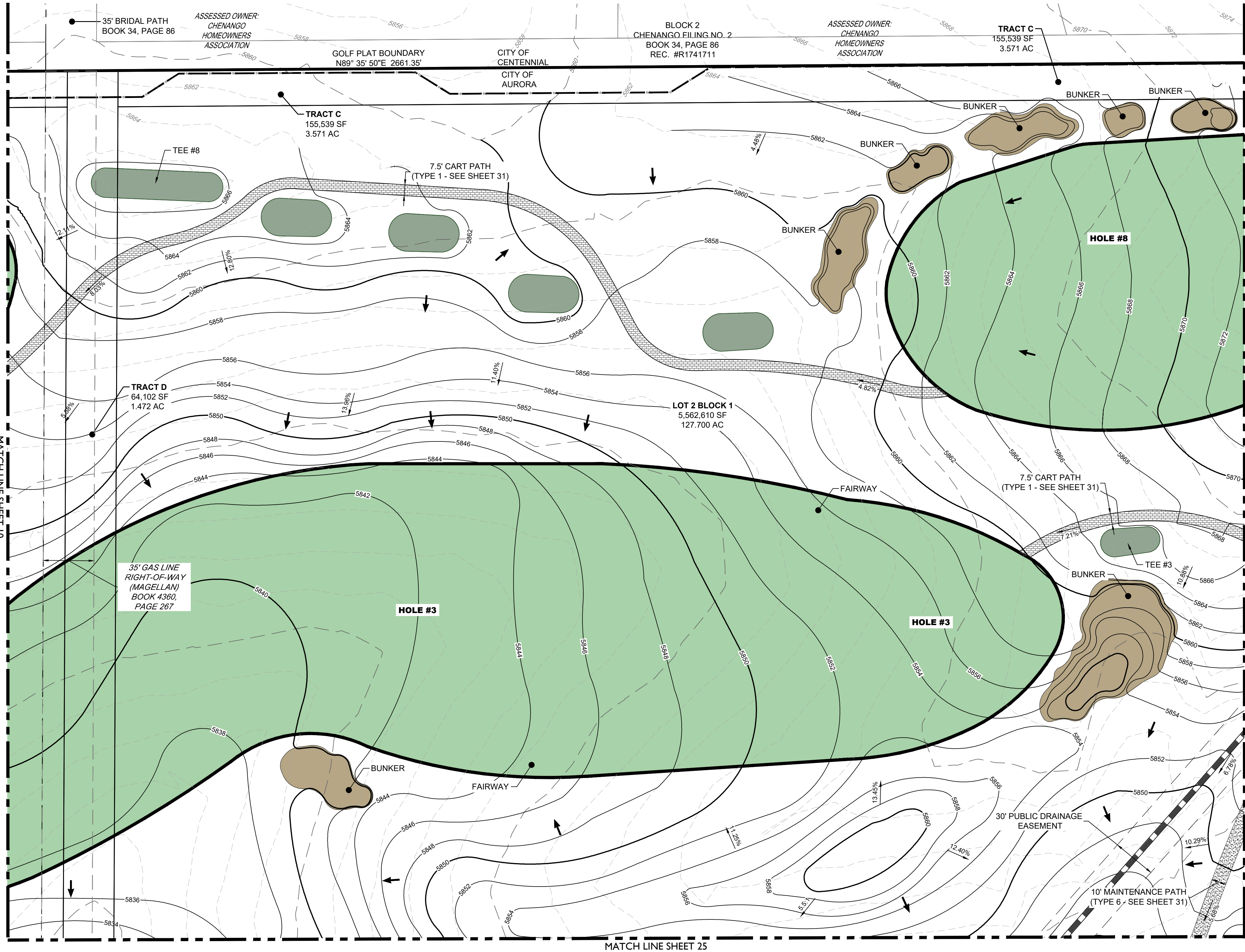
SHEET TITLE

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SHEET NUMBER

SHEET 10 OF 69

June 11, 2024



BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 556835NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND
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NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 11 OF 69

June 11, 2024

PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

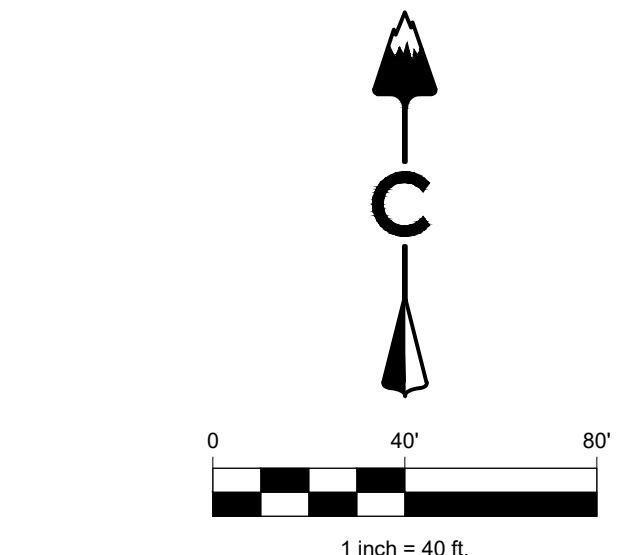
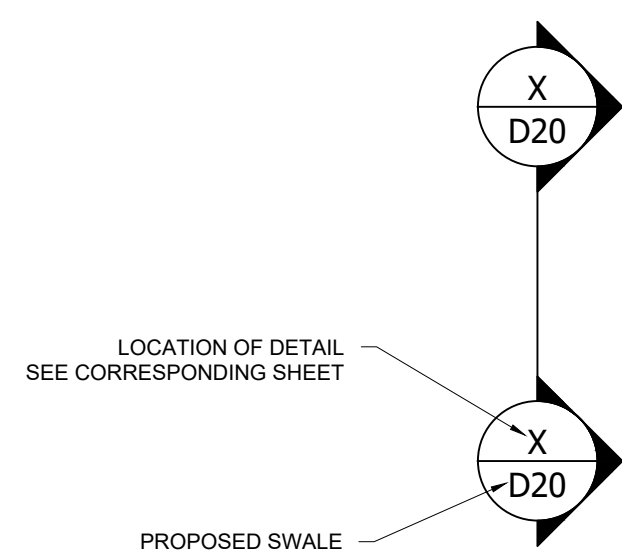
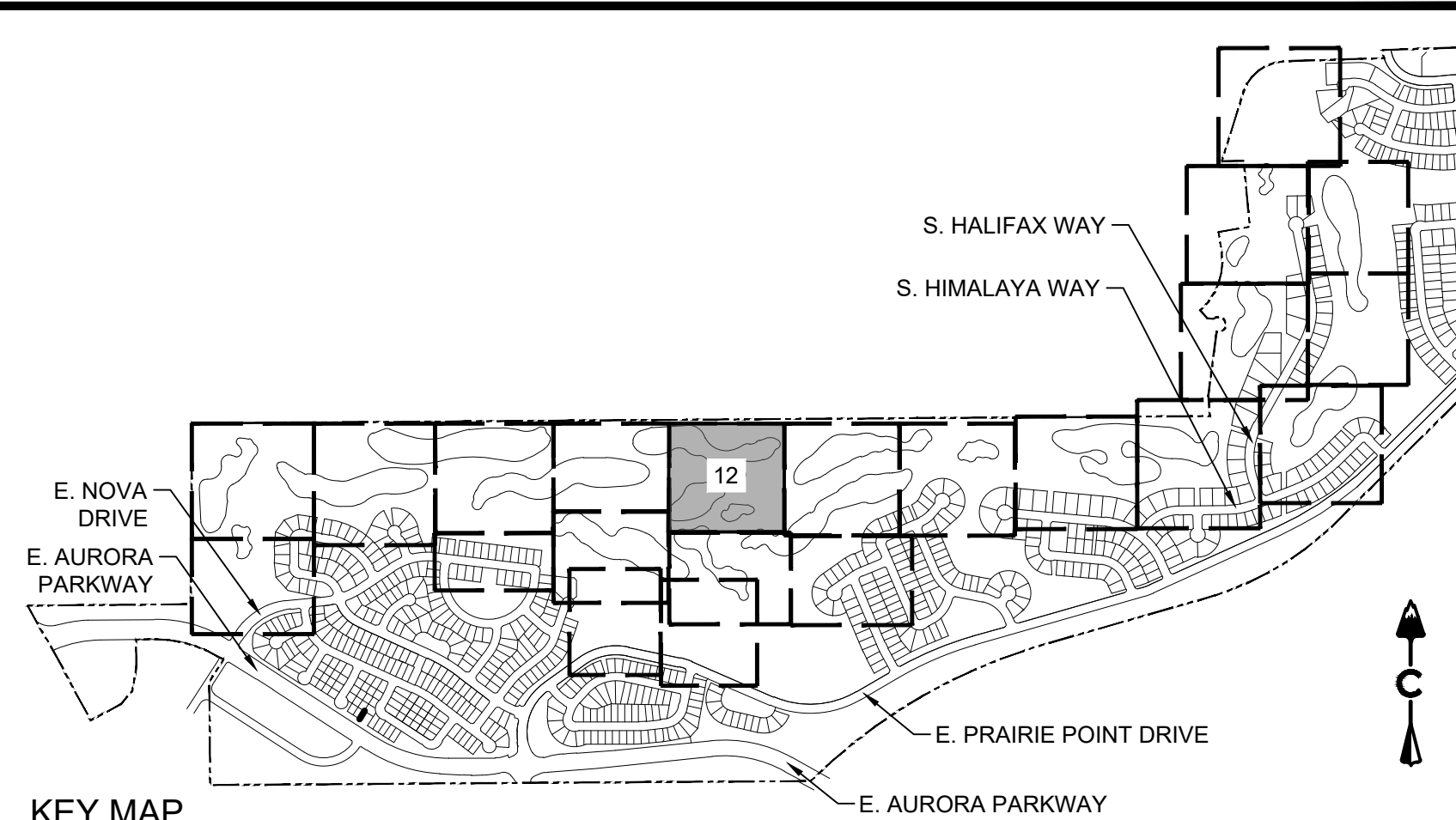
SHEET 11 OF 69

June 11, 2024

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LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	STREET LIGHT POLES
	STREET SIGNS
	RAMPS
	BLOCK NUMBER
	GOLF FAIRWAY
	GOLF GREEN
	GOLF BUNKER
	CRUSHER FINES
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	RIPRAP
	EXISTING GRAVEL ROAD
	EXISTING ASPHALT PAVEMENT
	APPROXIMATE SAWCUT LIMITS
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
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	FES, FOREBAY, & TRICKLE CHANNEL
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	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT

BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 556835NE001
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:

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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

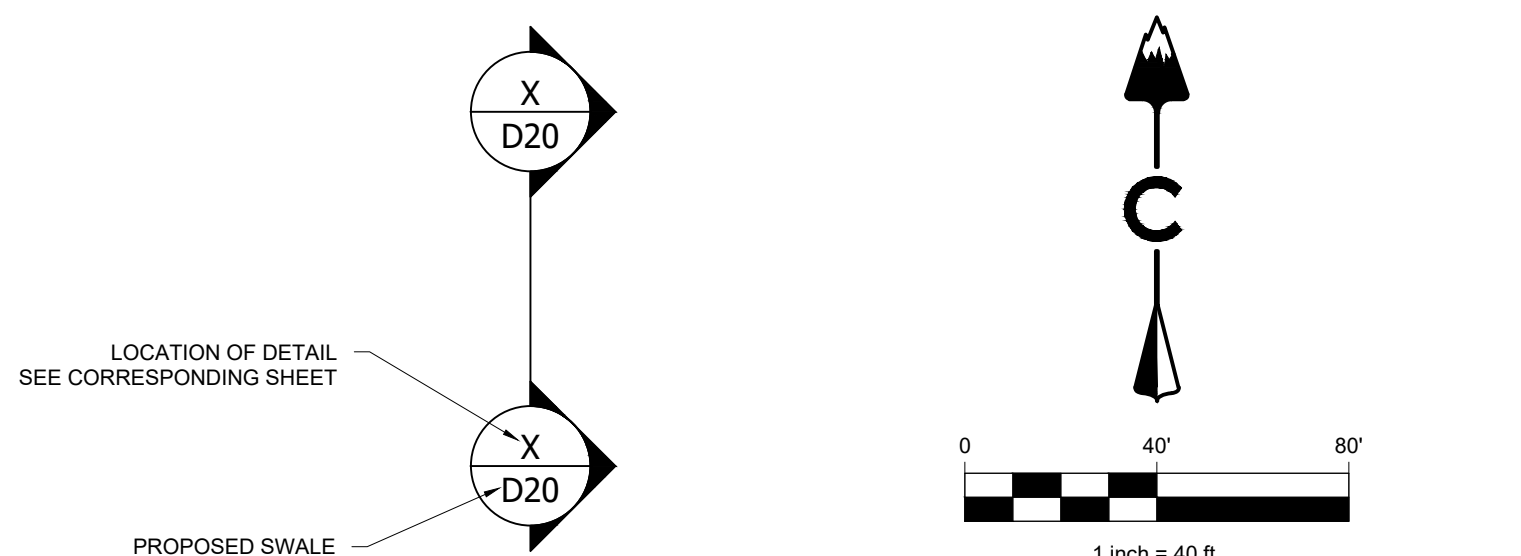
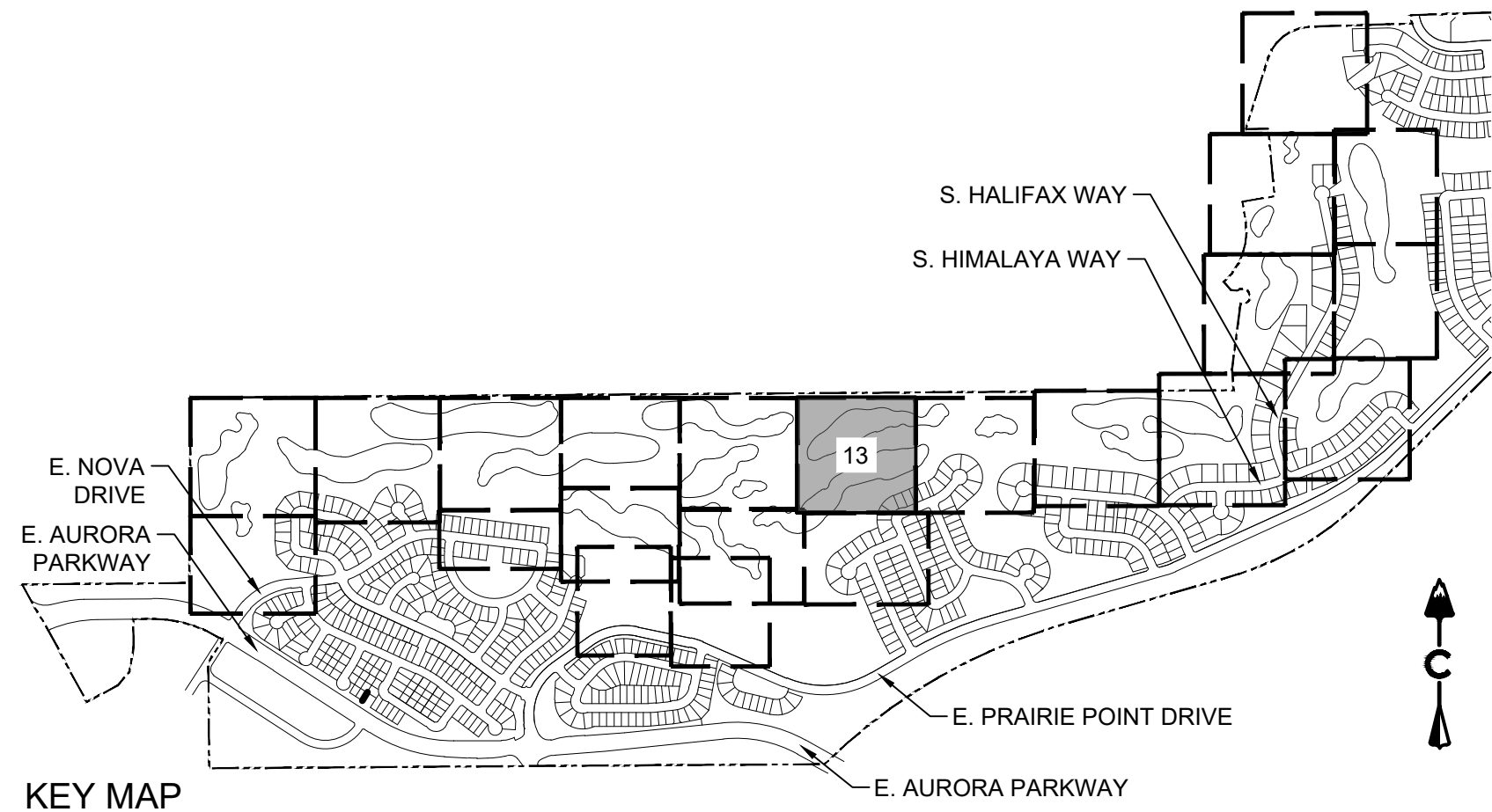
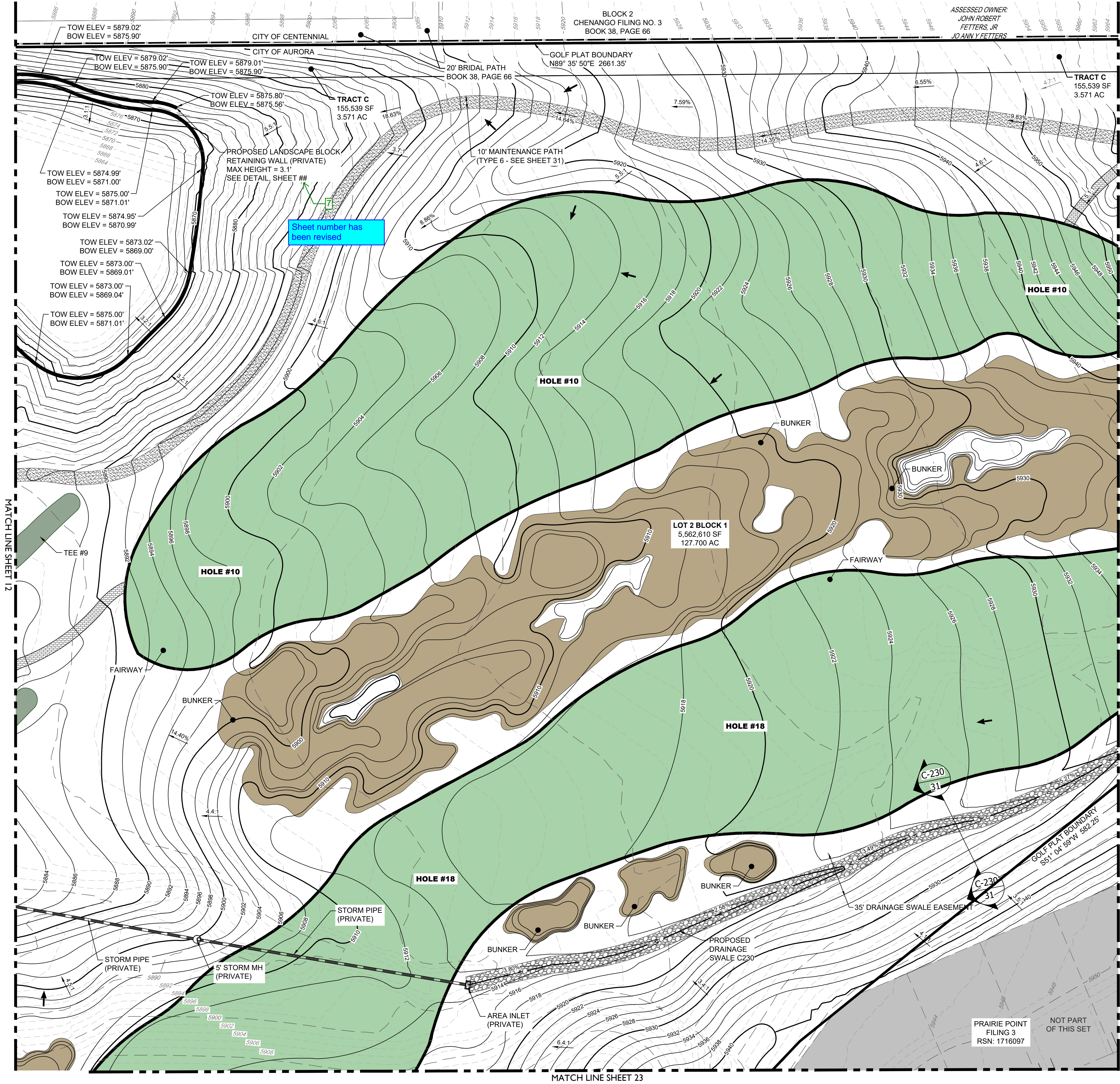
SHEET TITLE

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SHEET NUMBER

SHEET 12 OF 69

June 11, 2024



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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

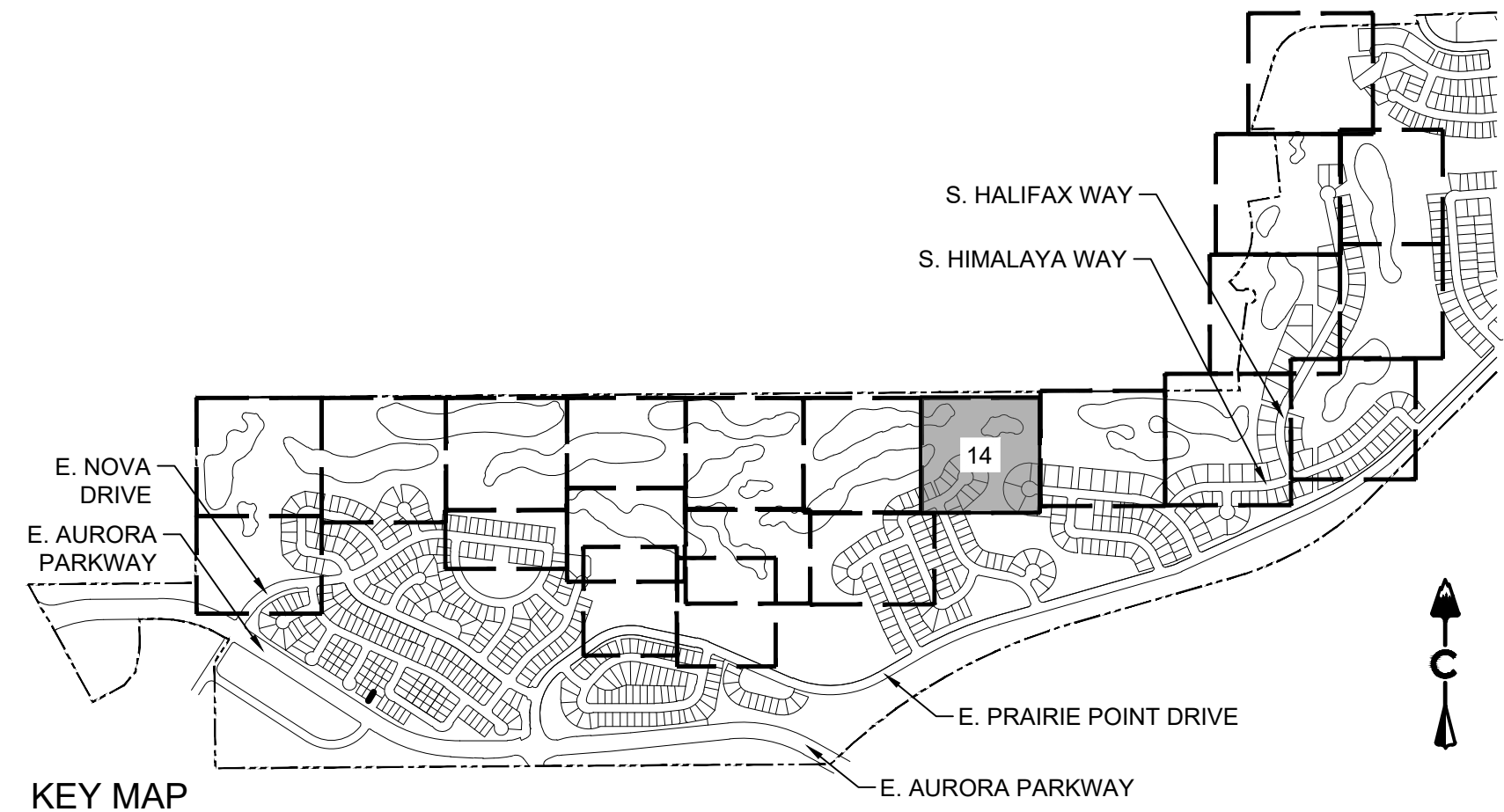
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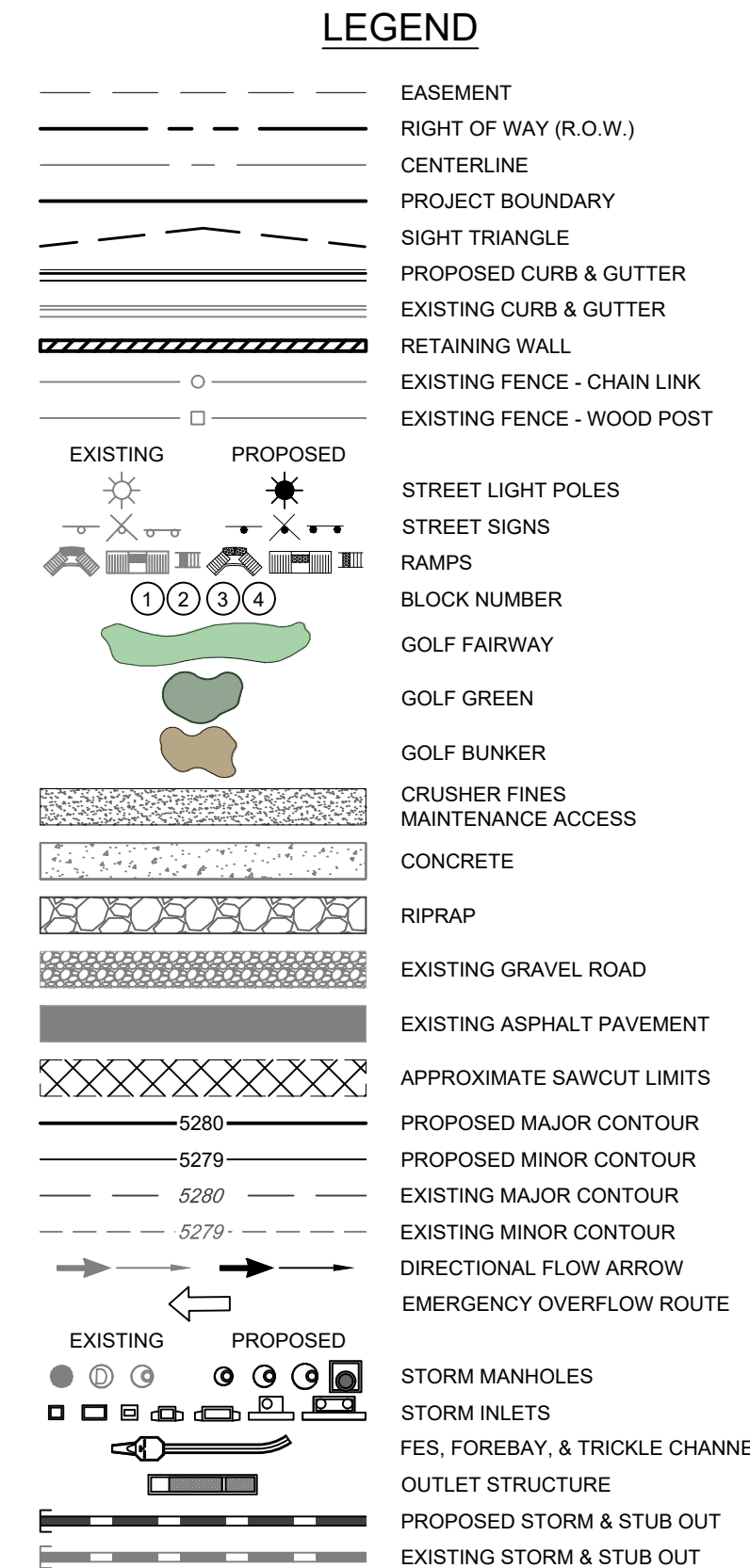
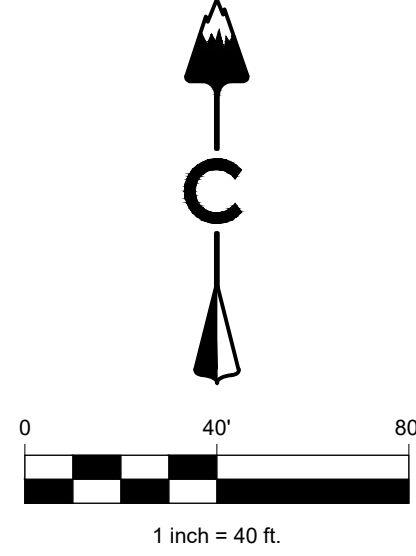
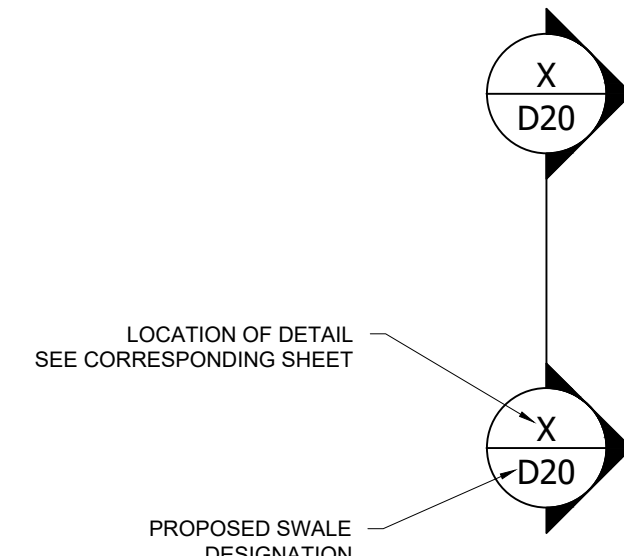
SHEET NUMBER

SHEET 13 OF 69

June 11, 2024



KEY MAP
SCALE: 1" = 1200'

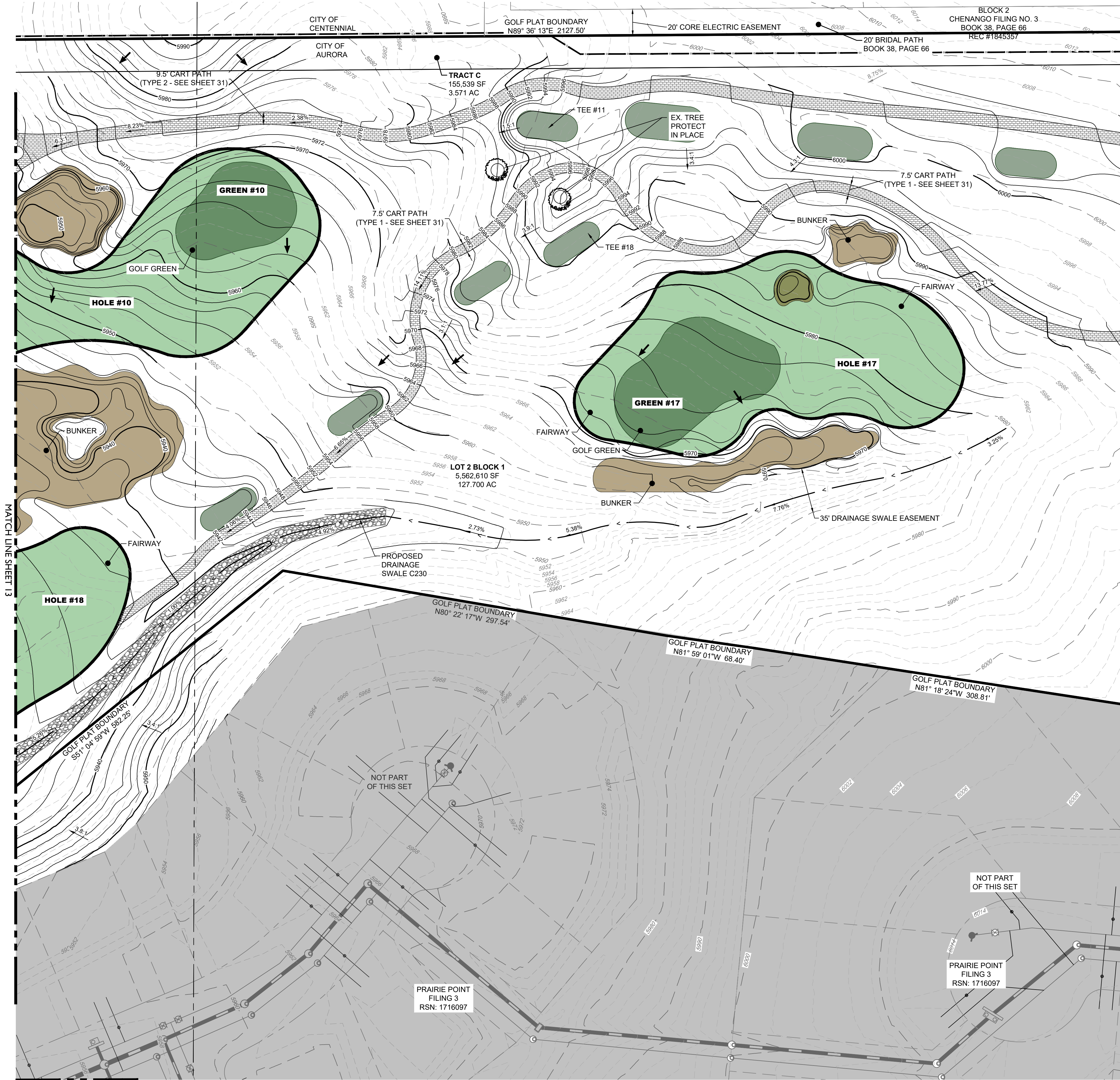


BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND
WAY AND E-470.

PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

NOTES:

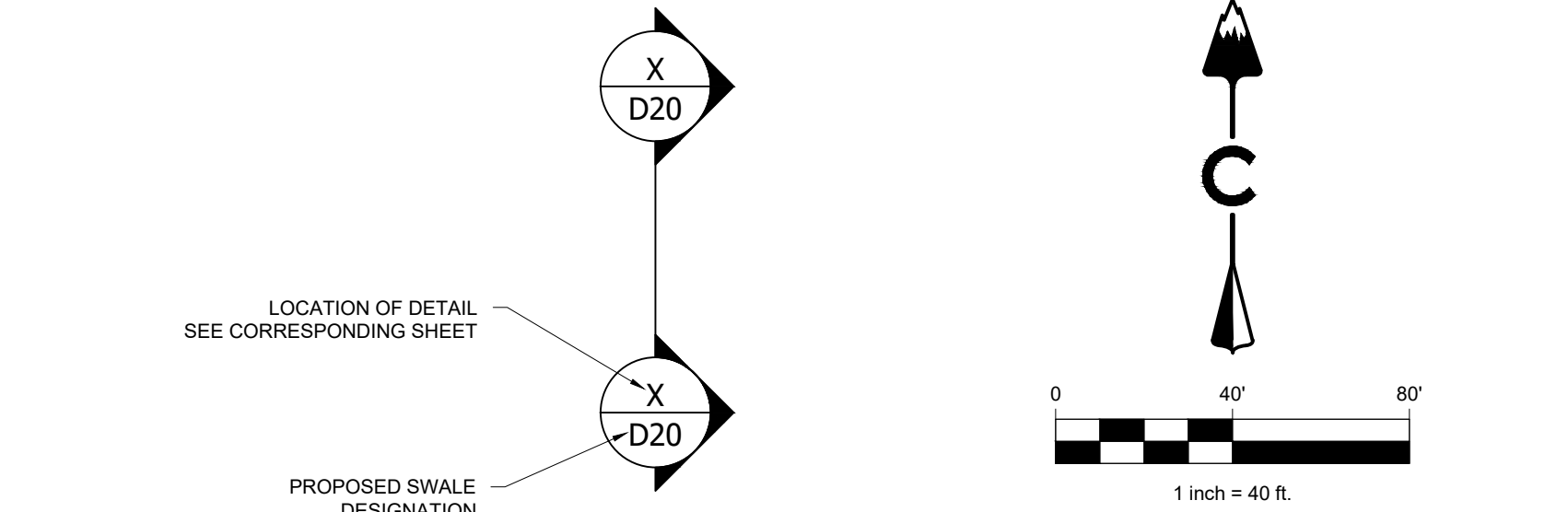
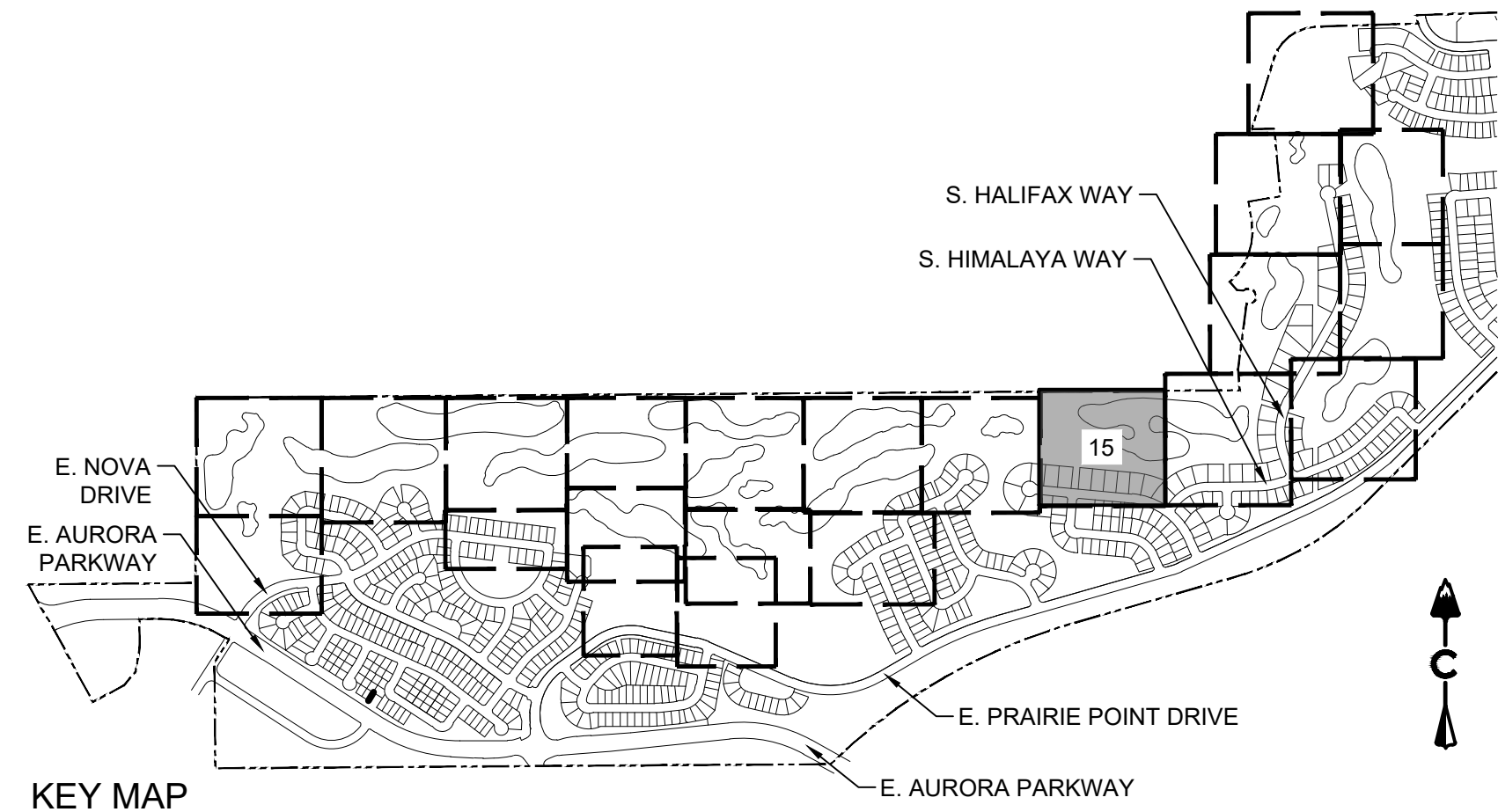
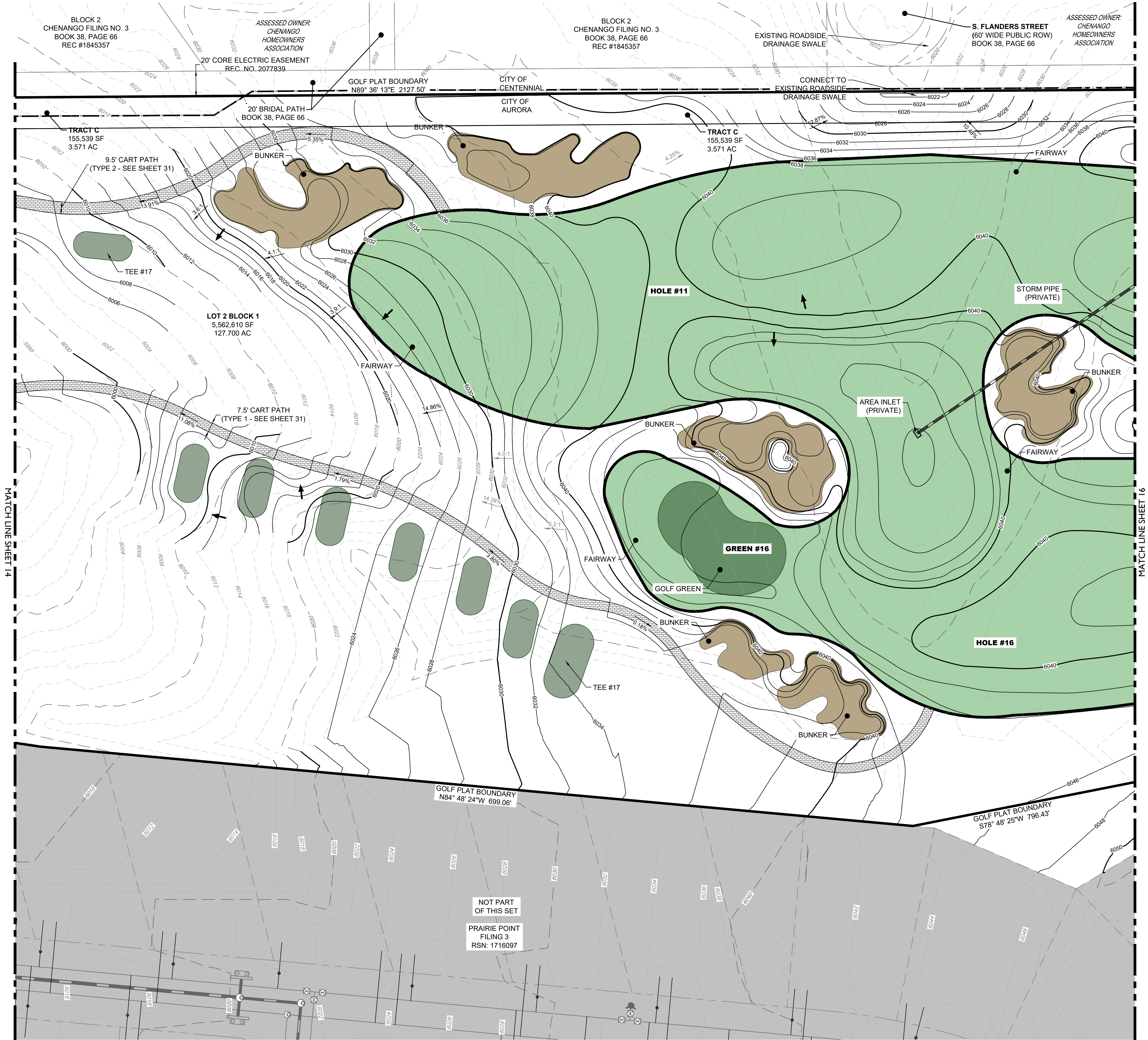
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MARCH LINE SHEET 13

MATCHLINE SHEET 15

MATCH LINE SHEET 23




- 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
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 - CRUSHER FINES
 - MAINTENANCE ACCESS
 - CONCRETE
 - RIPRAP
 - EXISTING GRAVEL ROAD
 - EXISTING ASPHALT PAVEMENT
 - APPROXIMATE SAWCUT LIMITS
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
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 - DIRECTIONAL FLOW ARROW
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BENCHMARK
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

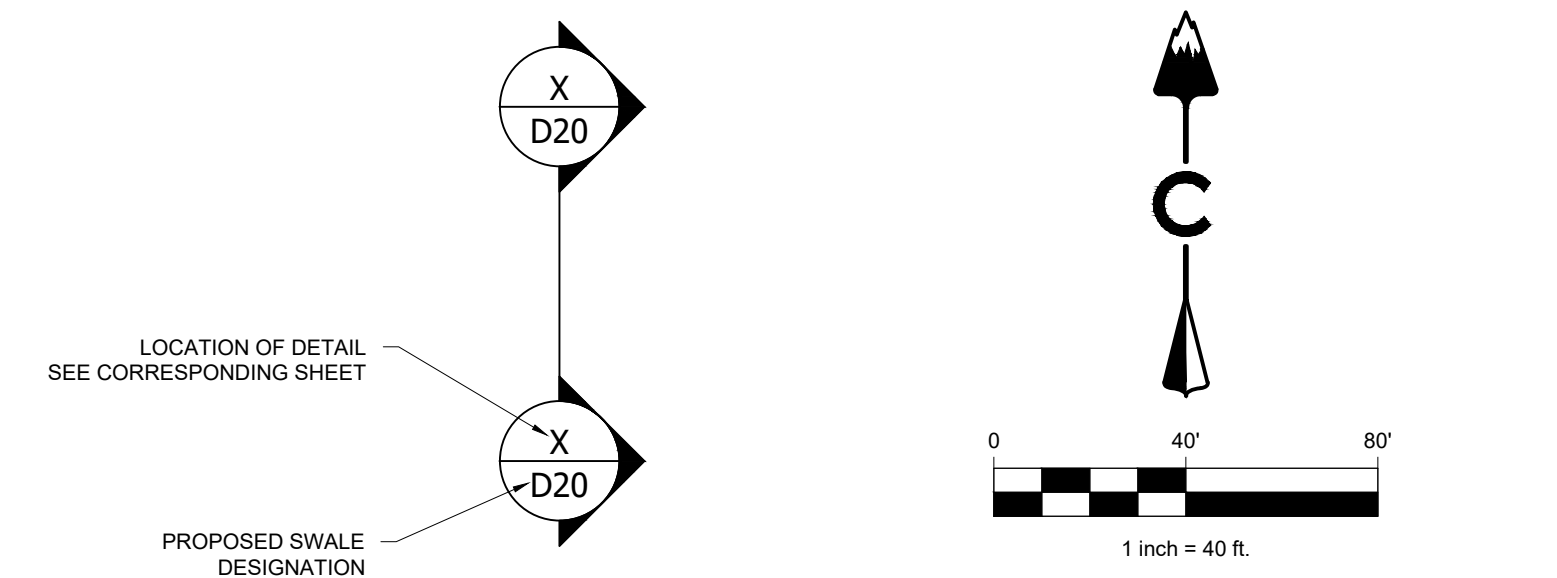
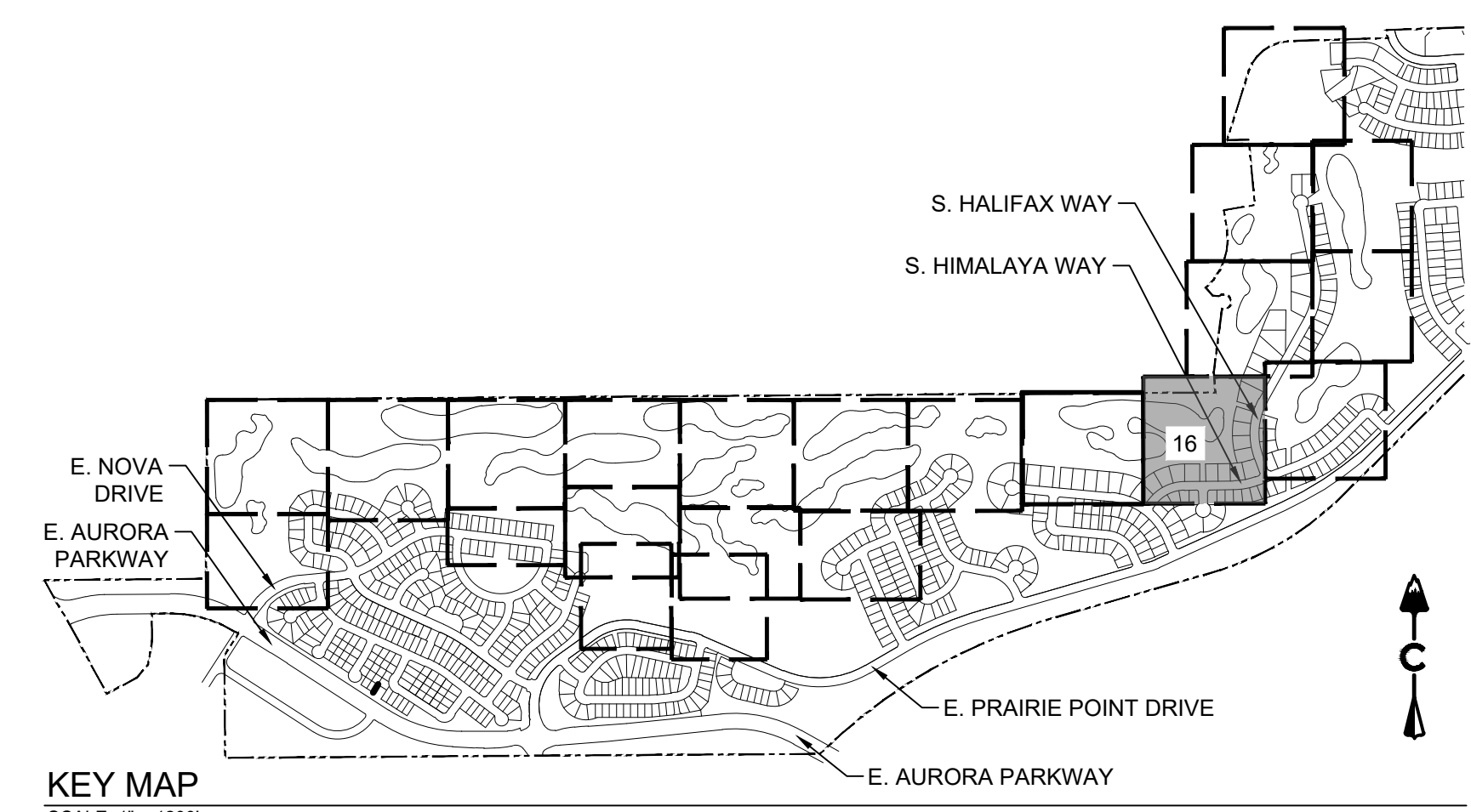
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 15 OF 69

June 11, 2024




BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 556835NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

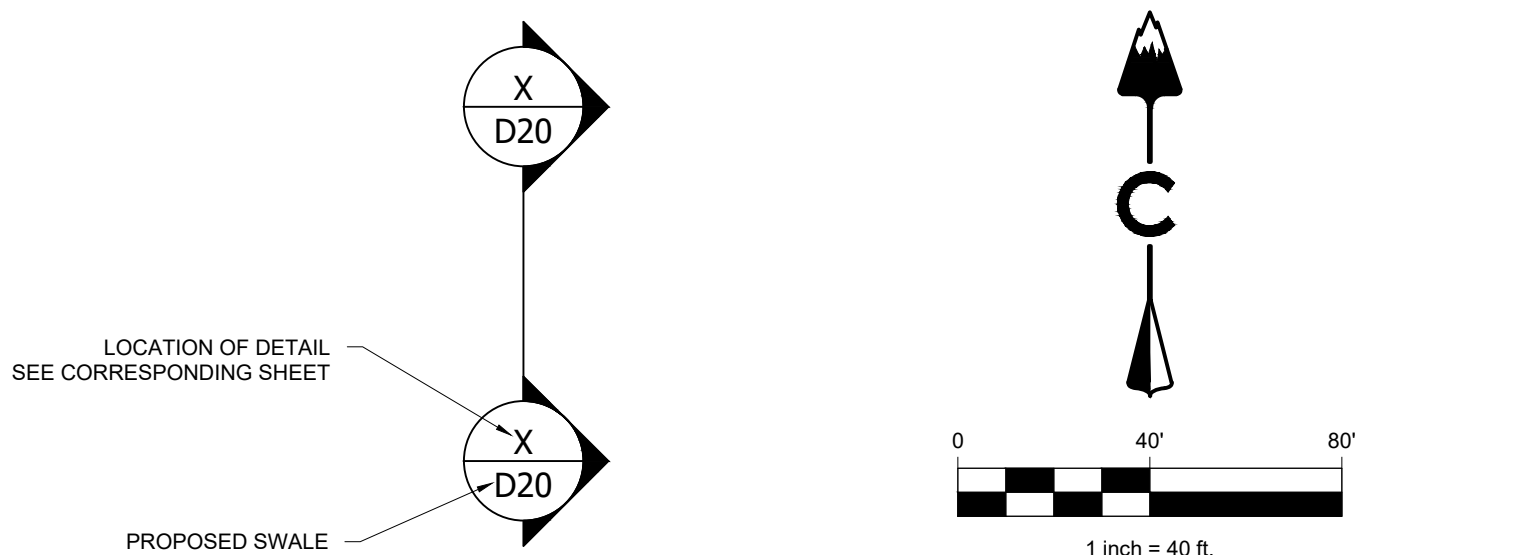
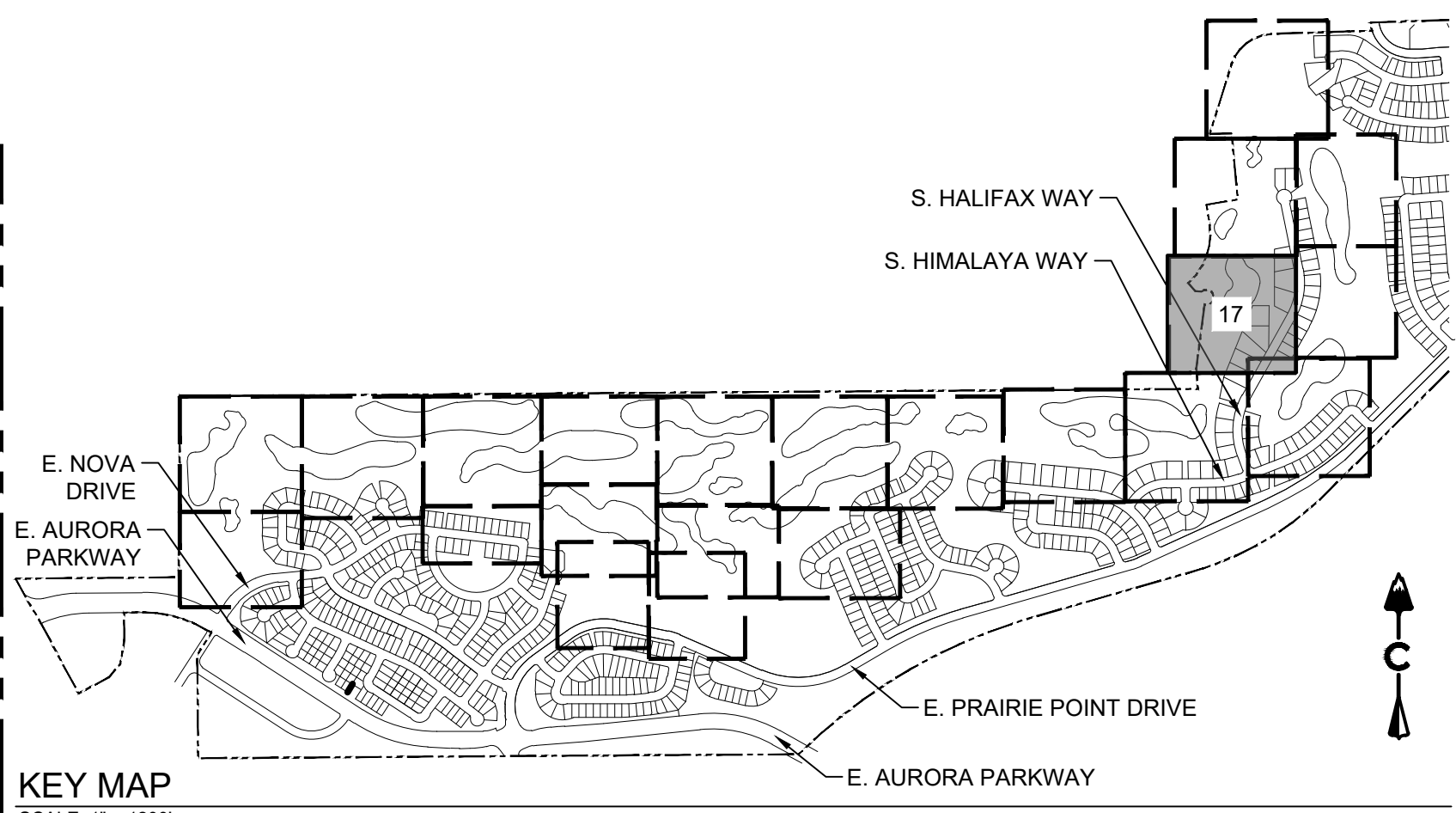
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 16 OF 69

June 11, 2024




- 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
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BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 556835NE001
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(NAVD 88 DATUM)

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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

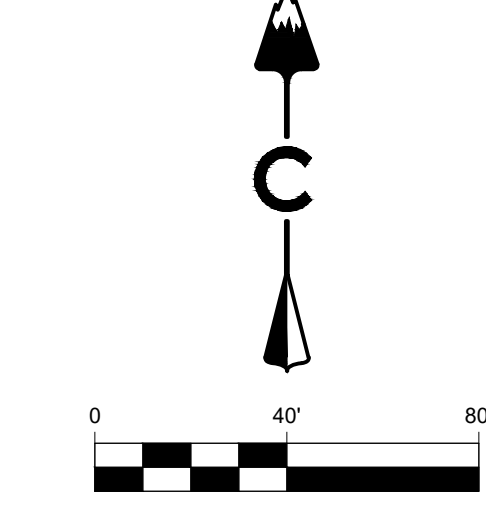
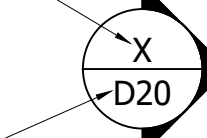
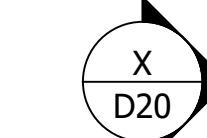
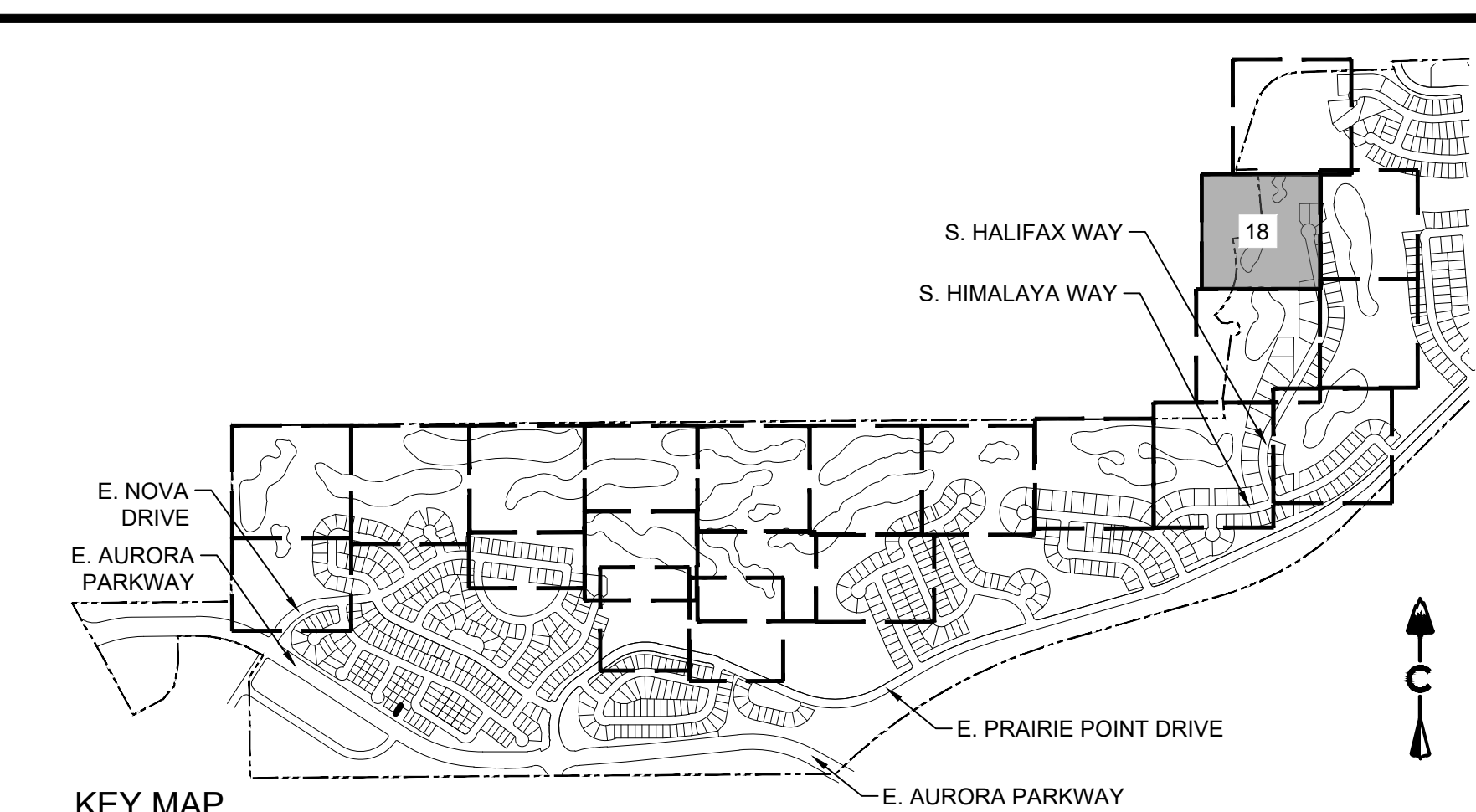
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 17 OF 69

June 11, 2024



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
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	RIPRAP
	EXISTING GRAVEL ROAD
	EXISTING ASPHALT PAVEMENT
	APPROXIMATE SAWCUT LIMITS
	PROPOSED MAJOR CONTOUR
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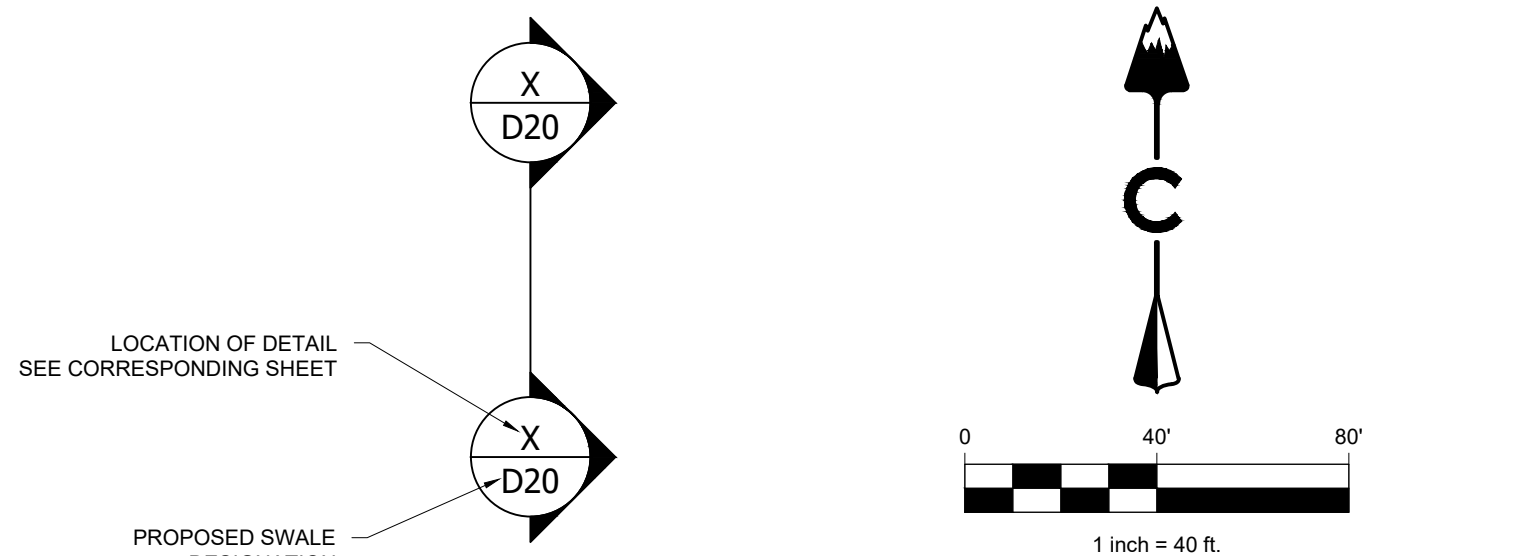
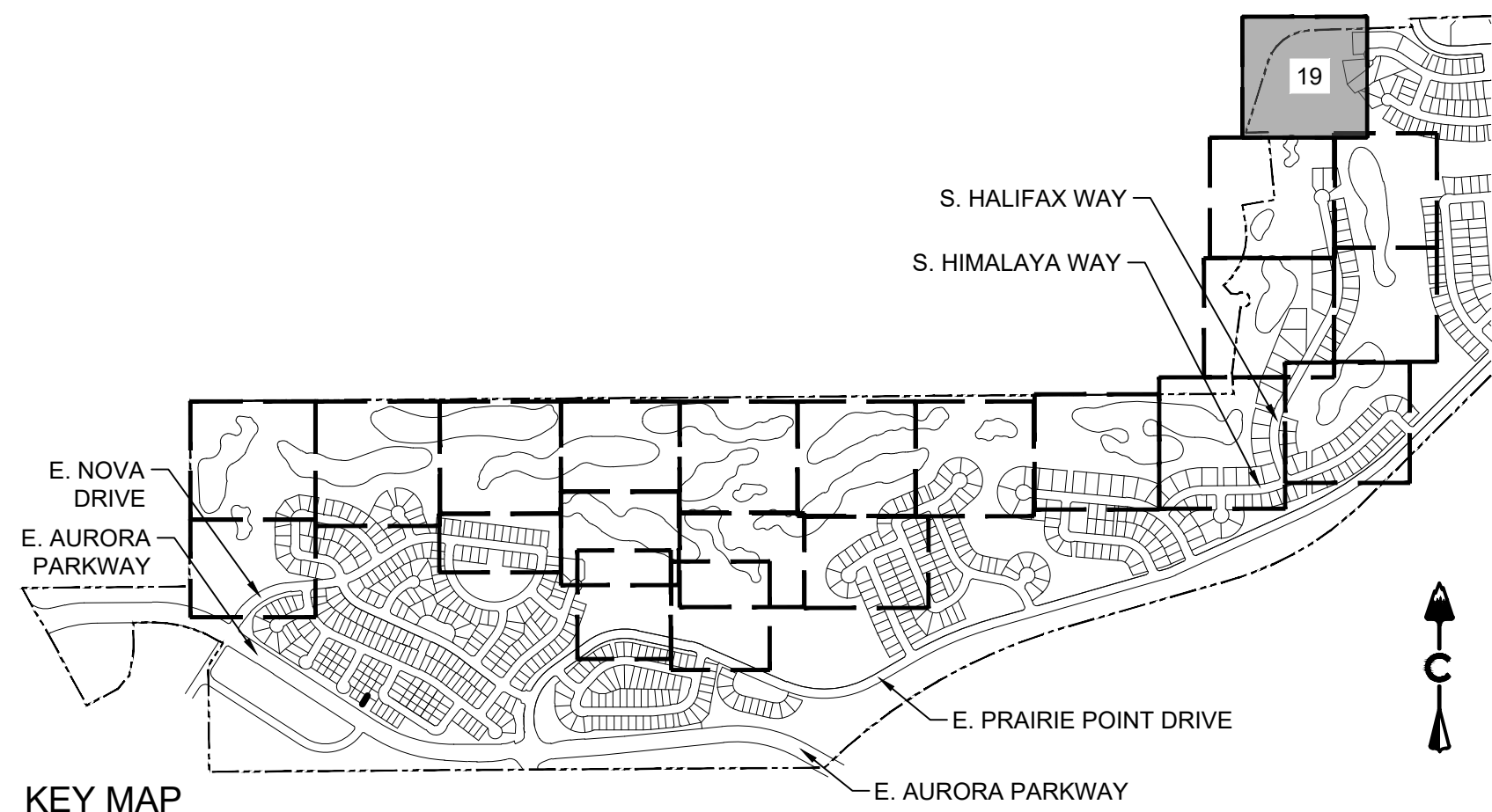
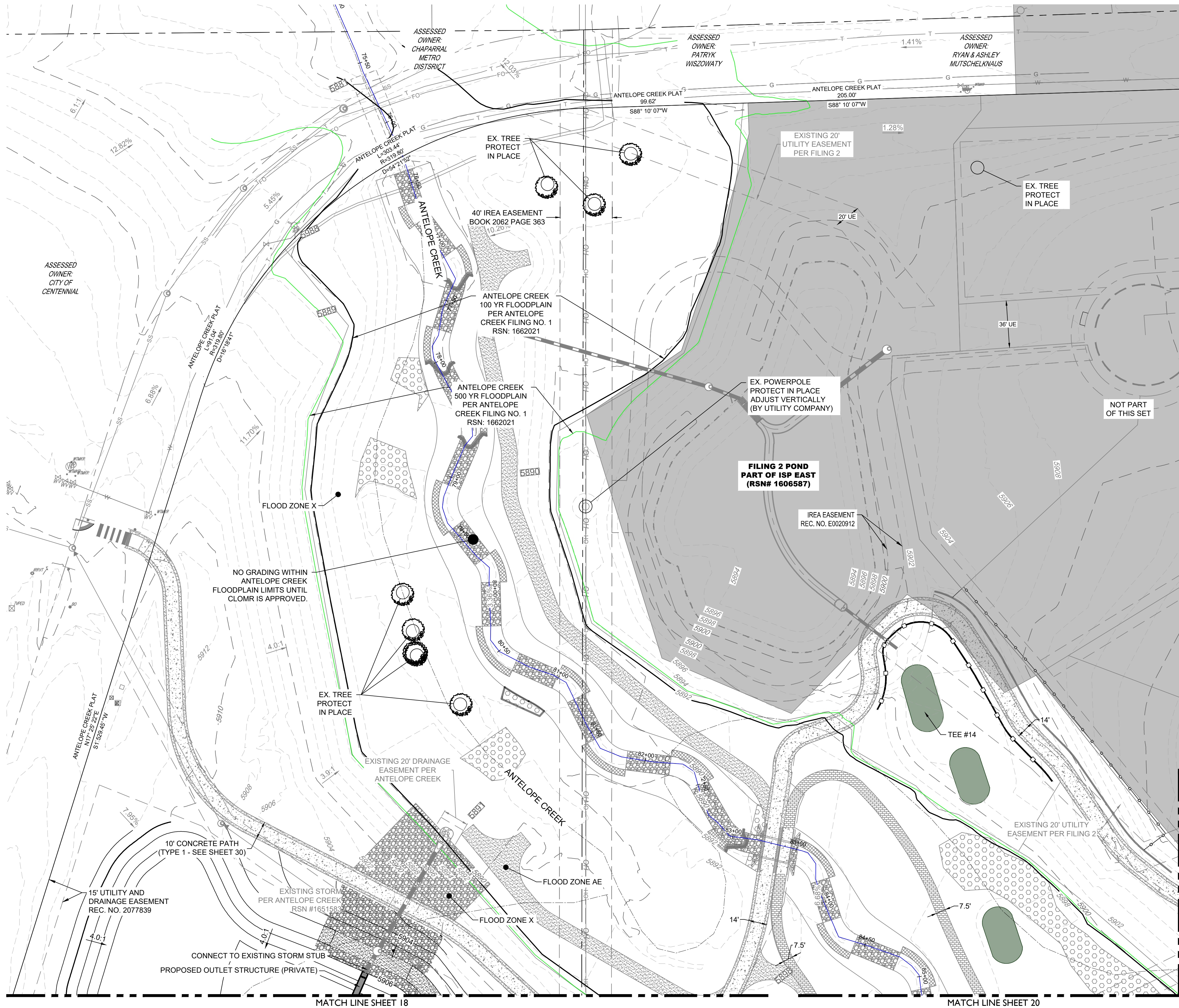
BENCHMARK
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(NAVD 88 DATUM)

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<p>PRAIRIE POINT GOLF COURSE AURORA, COLORADO SITE PLAN SITE PLAN</p>		SHEET TITLE	
<p>NOT FOR CONSTRUCTION</p>			
SHEET NUMBER			
SHEET 18 OF 69			
June 11, 2024			



BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 556835NE001
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NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 19 OF 69

June 11, 2024

PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

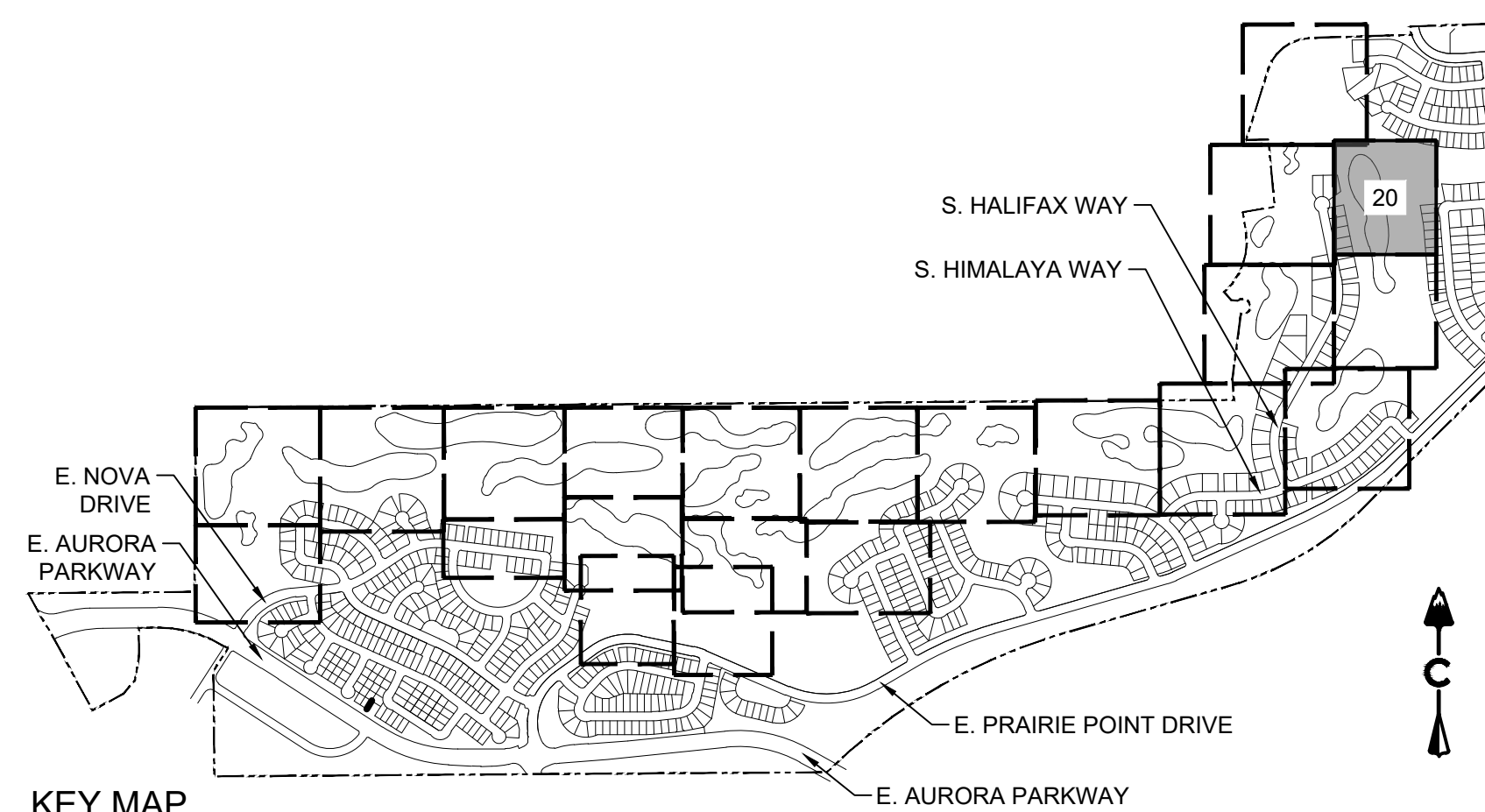
SHEET 19 OF 69

June 11, 2024

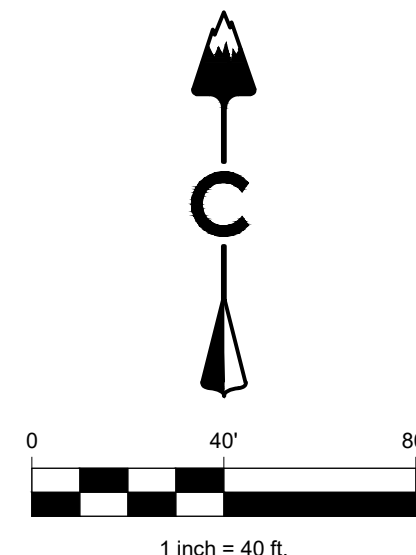
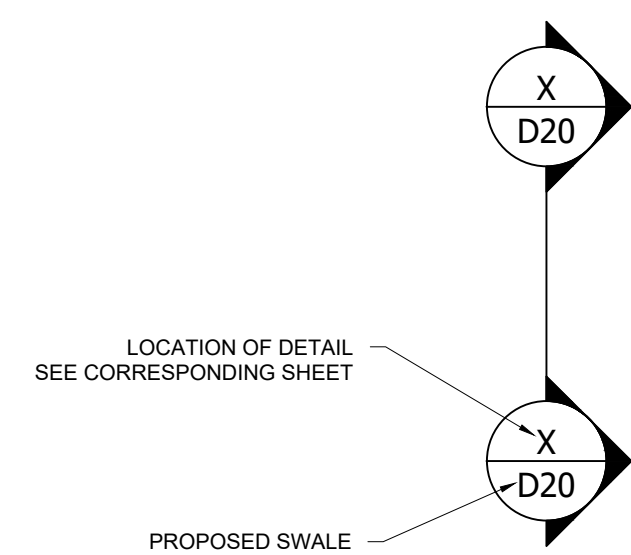
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KEY MAP
SCALE: 1" = 1200'



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	STREET LIGHT POLES
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	GOLF FAIRWAY
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	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
	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:

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2. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
3. ALL SANITARY SEWER SERVICES ARE PRIVATE.
4. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES ARE TO HAVE BACKFLOW PREVENTERS PER AURORA WATER STANDARDS.

PROJECT NAME

PRAIRIE POINTE GOLF COURSE AURORA, COLORADO SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

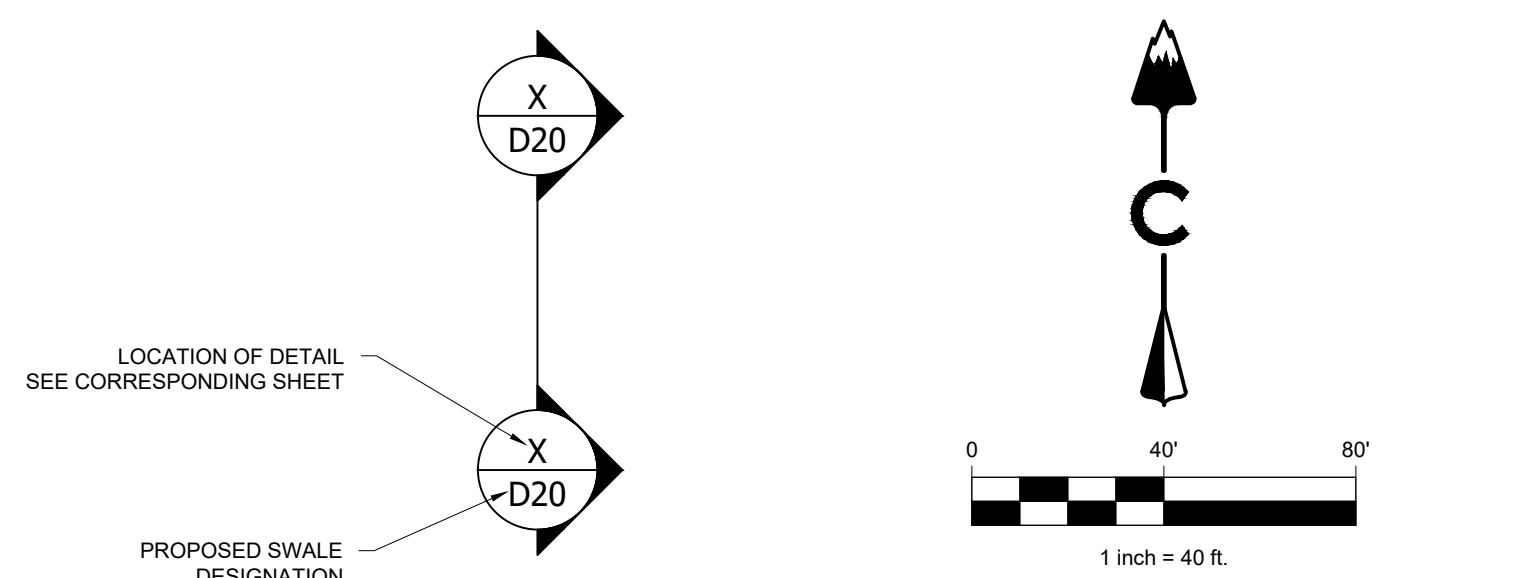
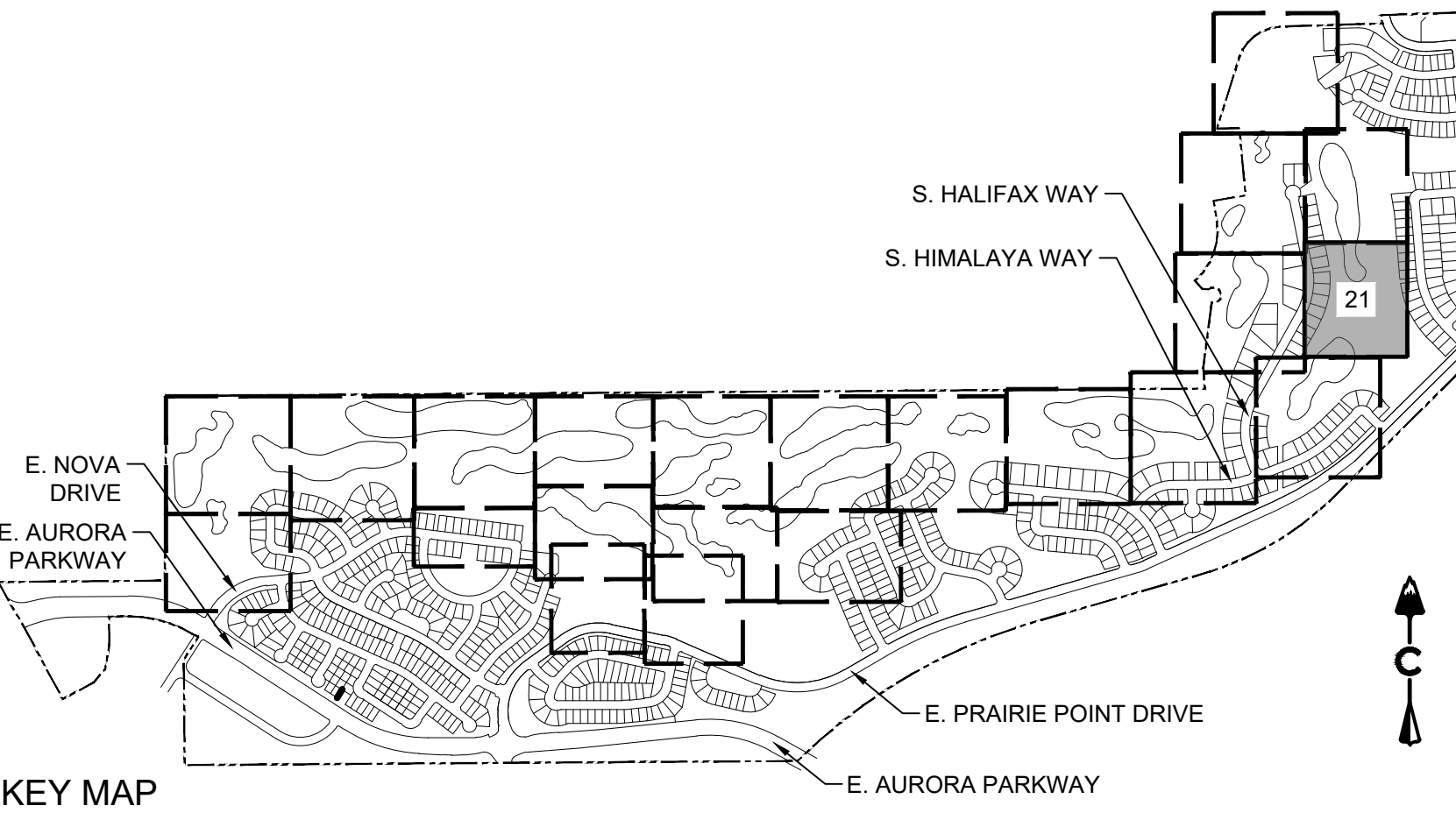
SHEET NUMBER

SHEET 20 OF 69

June 11, 2024

PRAIRIE POINT GOLF COURSE AURORA, COLORADO SITE PLAN

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LEGEND

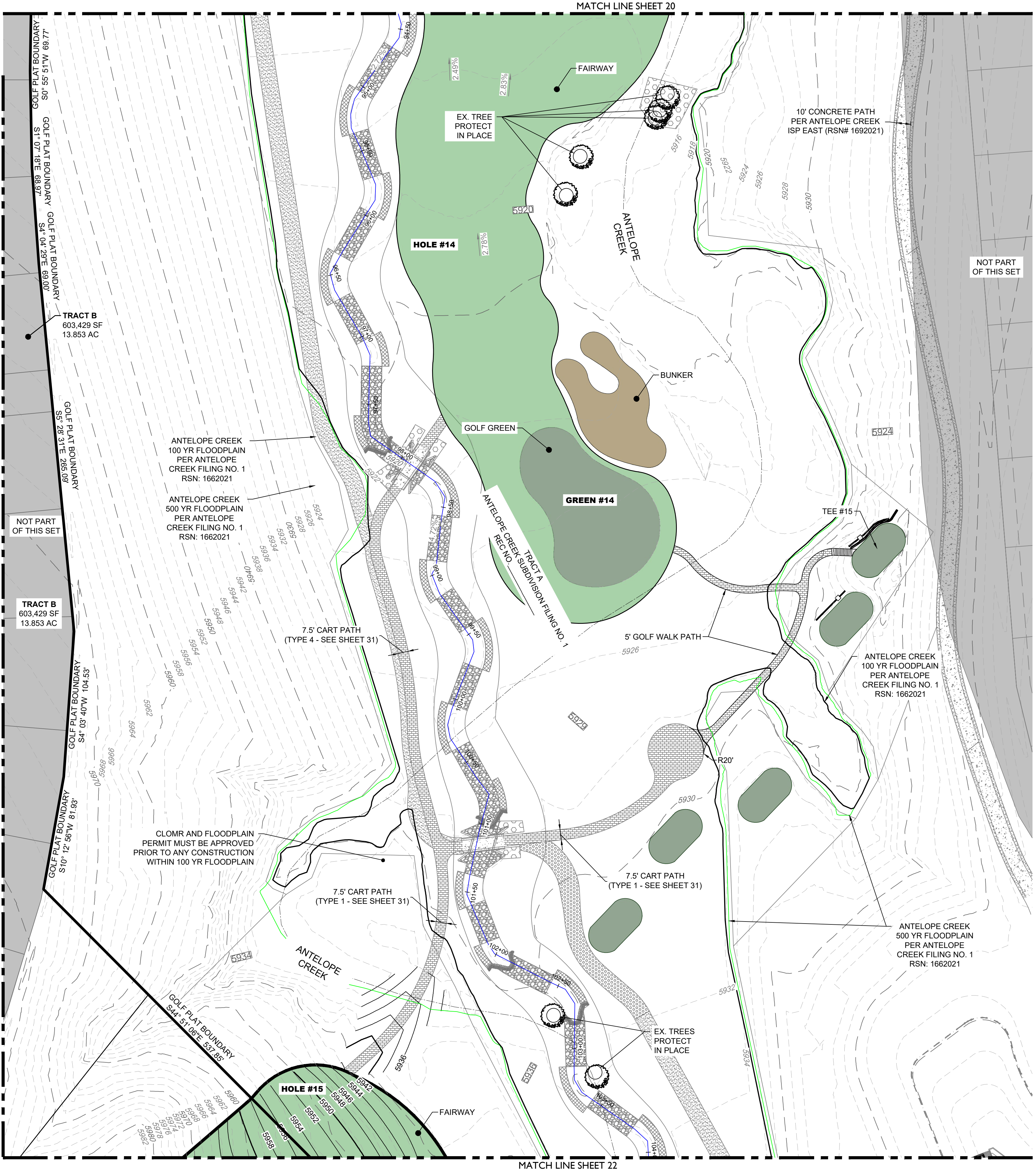
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
EXISTING	STREET LIGHT POLES
PROPOSED	STREET SIGNS
	RAMPS
	BLOCK NUMBER
	GOLF FAIRWAY
	GOLF GREEN
	GOLF 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 OFFFLOW ROUTE
EXISTING	STORM MANHOLES
PROPOSED	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANN
	OUTLET STRUCTURE
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT

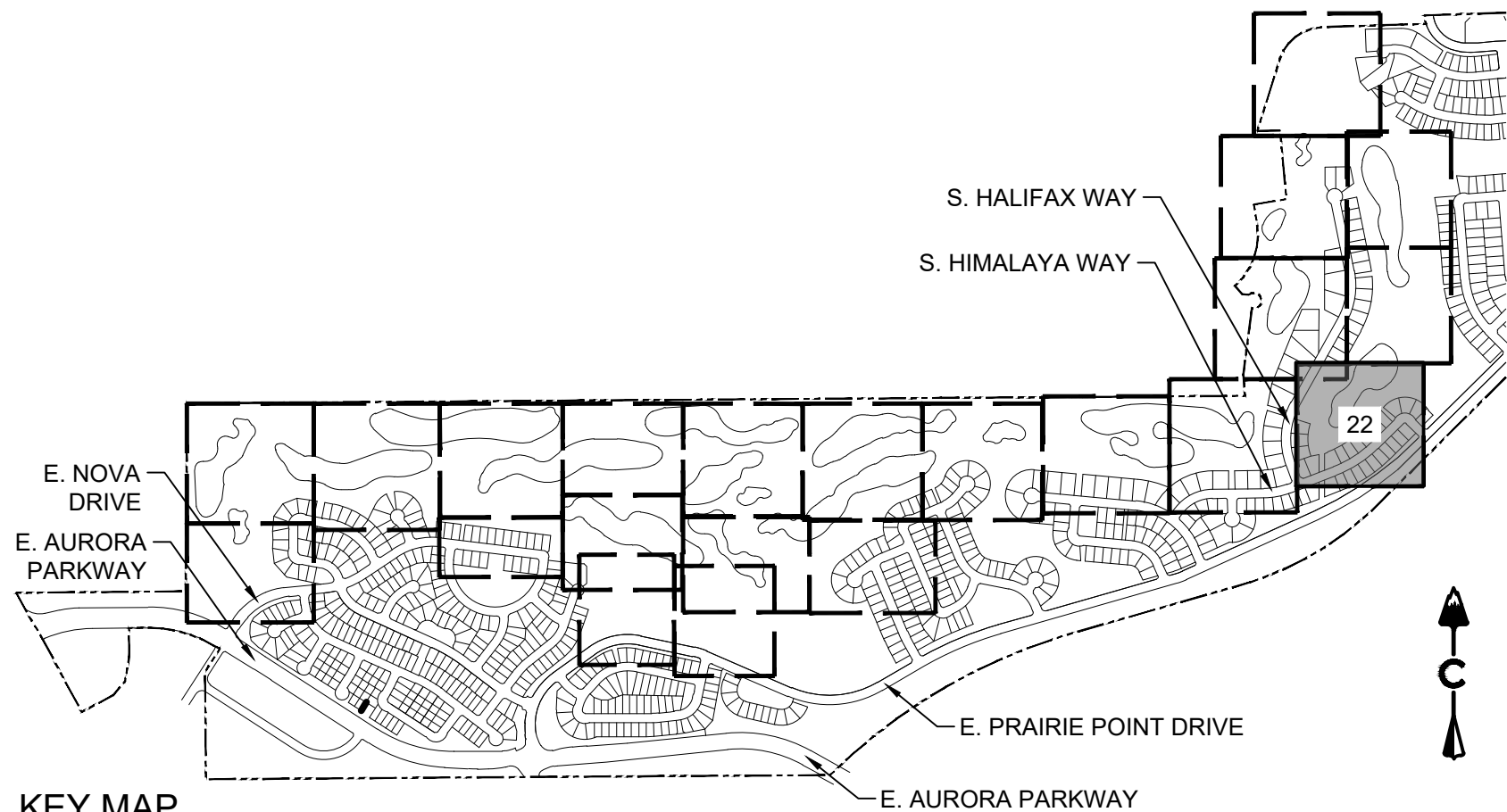
BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND
WAY AND E-470.

PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

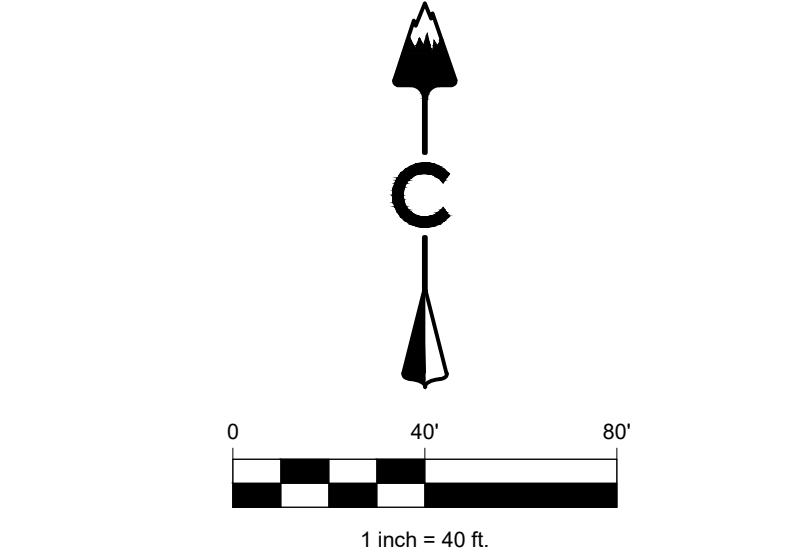
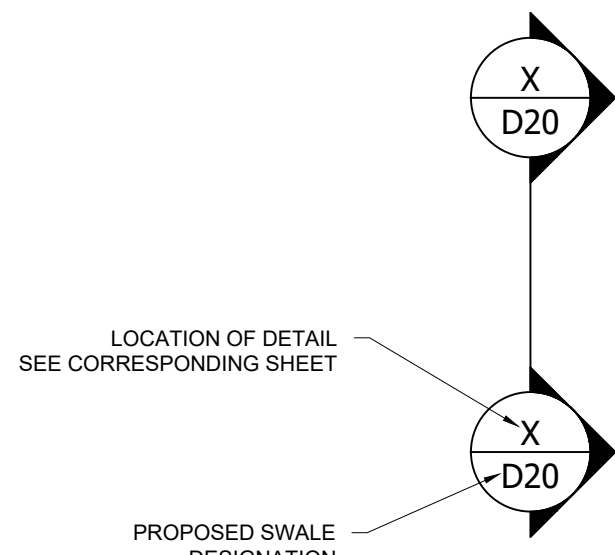
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KEY MAP
SCALE: 1" = 1200'




- 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
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 - STORM MANHOLES
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 - OUTLET STRUCTURE
 - PROPOSED STORM & STUB OUT
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

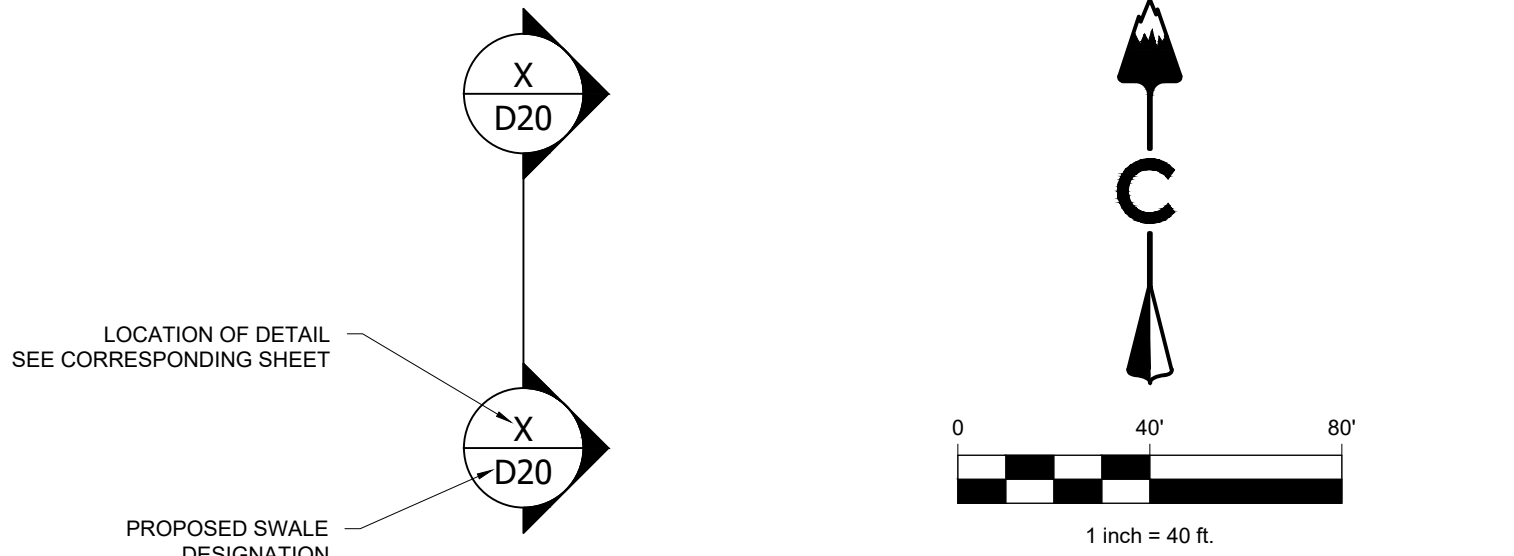
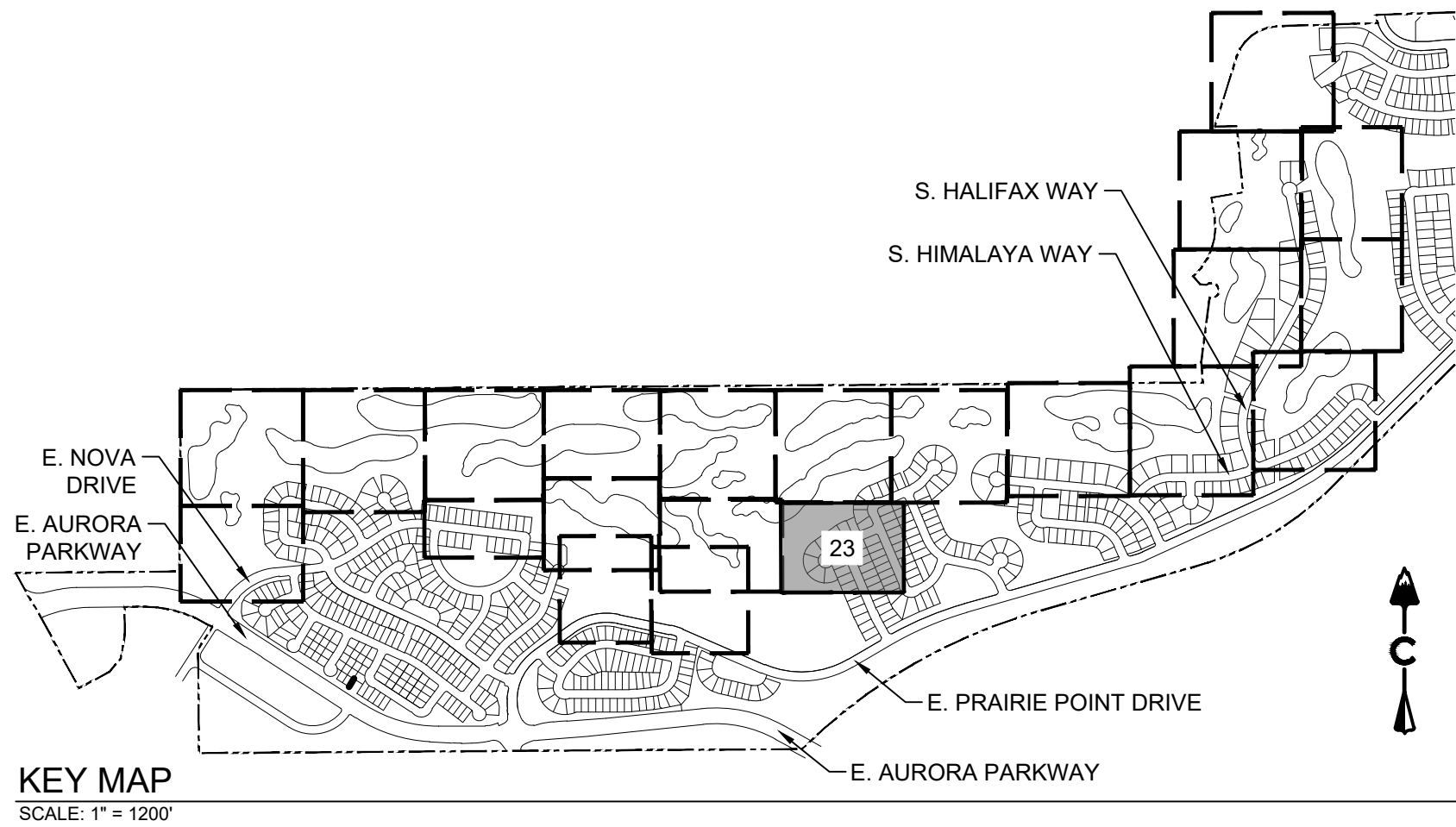
SHEET TITLE

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SHEET NUMBER

SHEET 22 OF 69

June 11, 2024



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

BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 556635NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
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PROJECT NAME

**PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN**

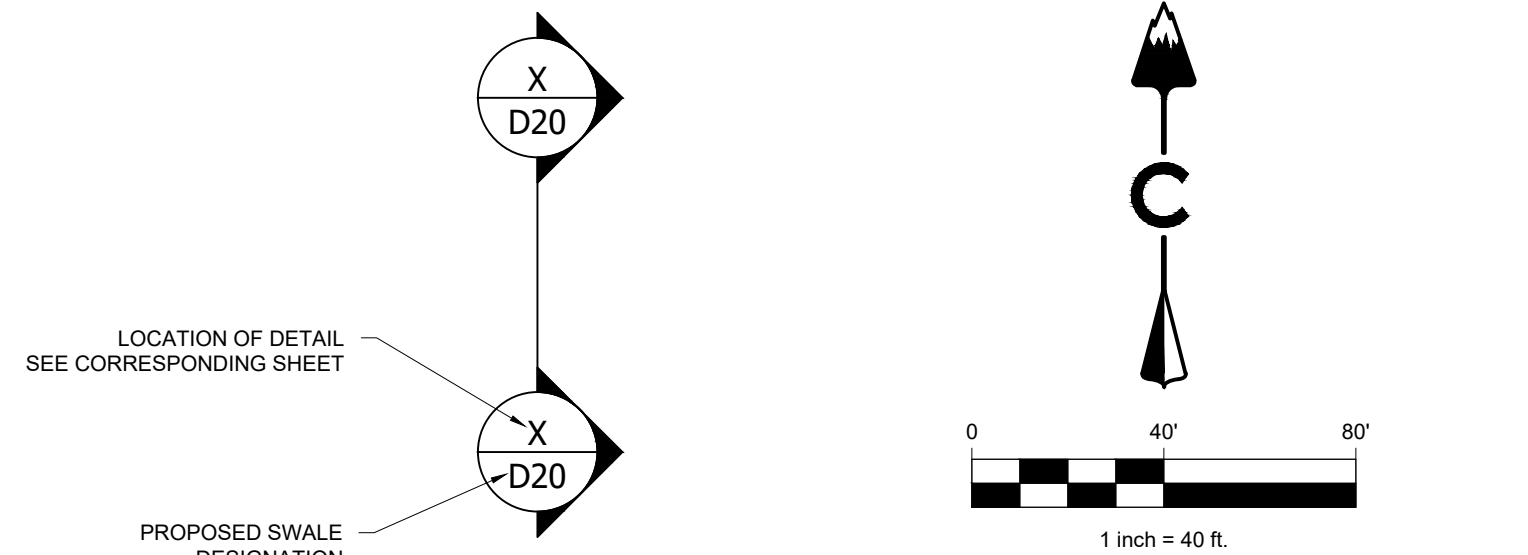
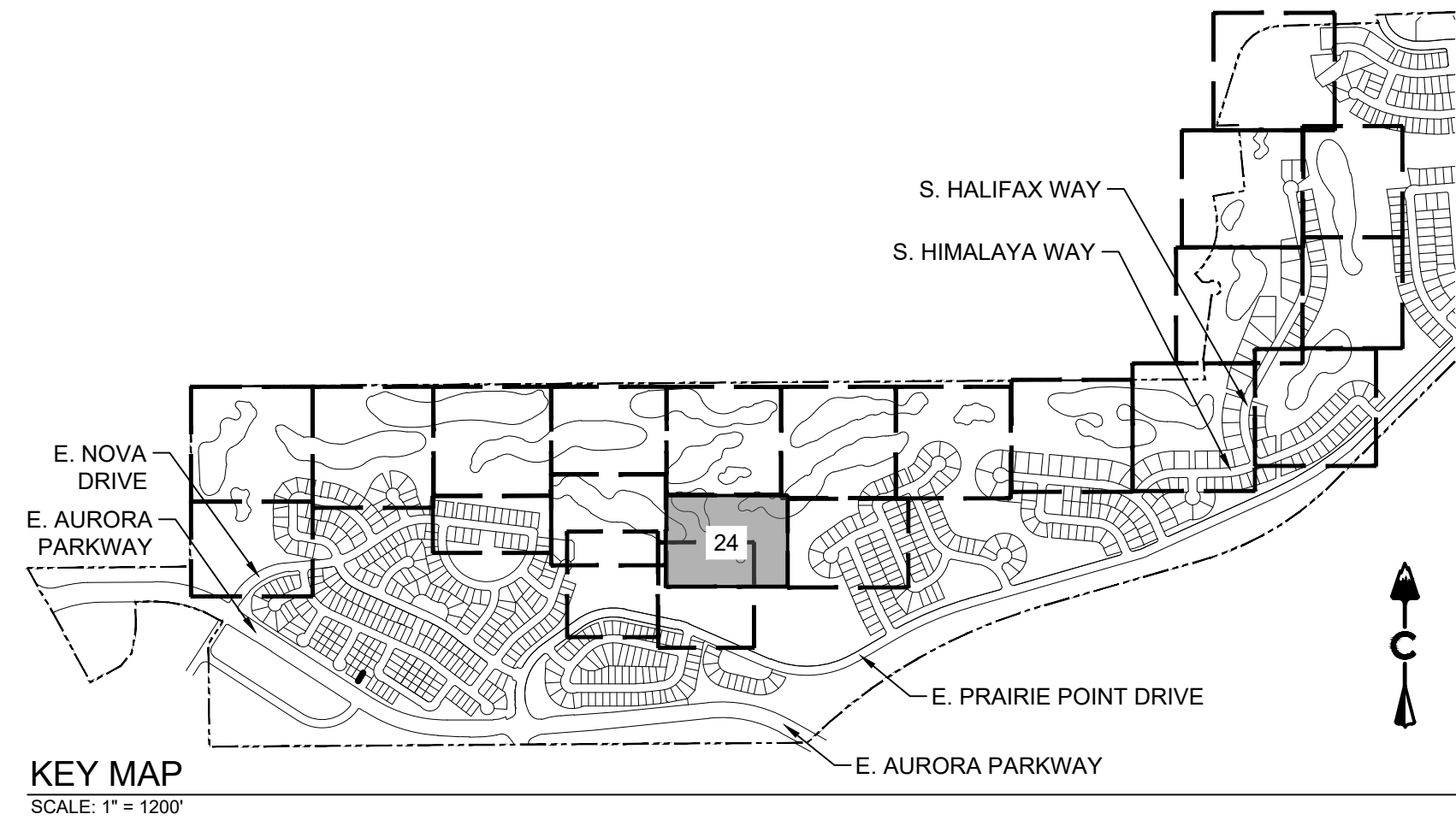
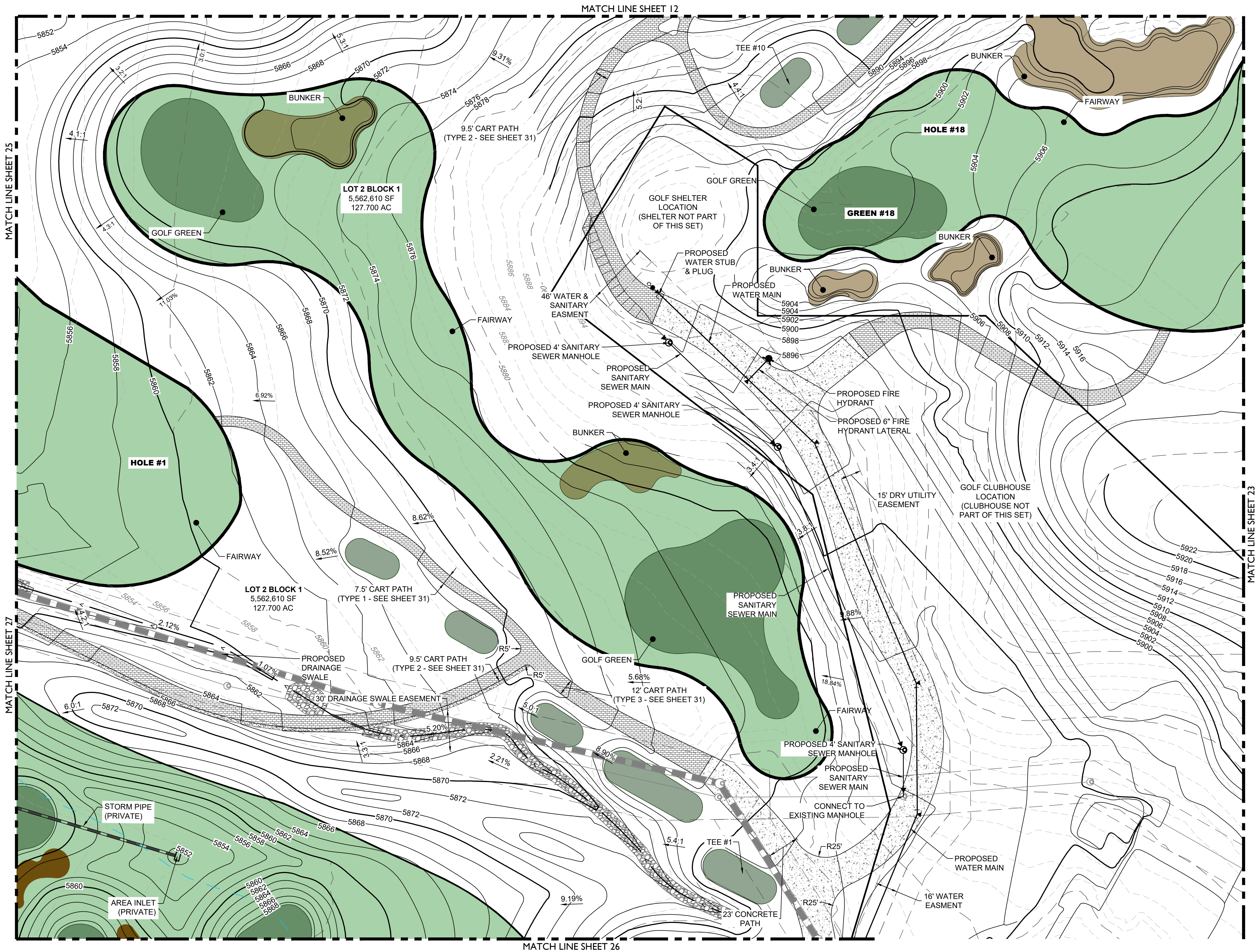
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 23 OF 69

June 11, 2024



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

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

PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

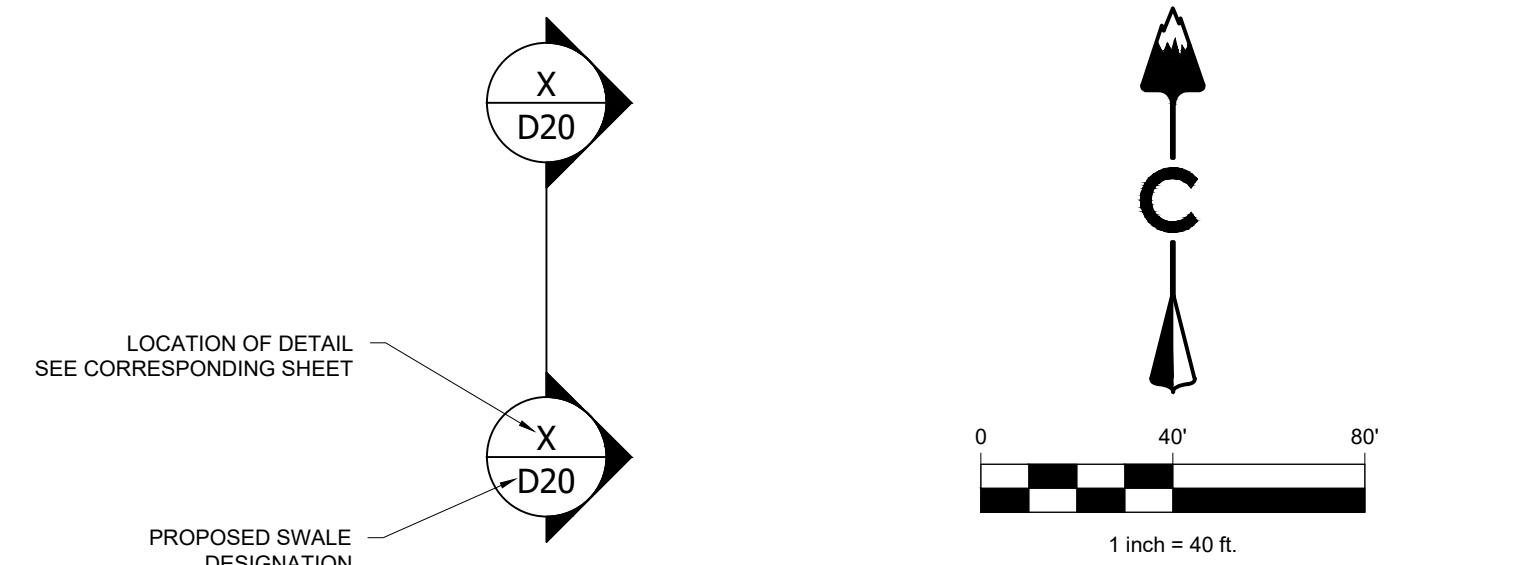
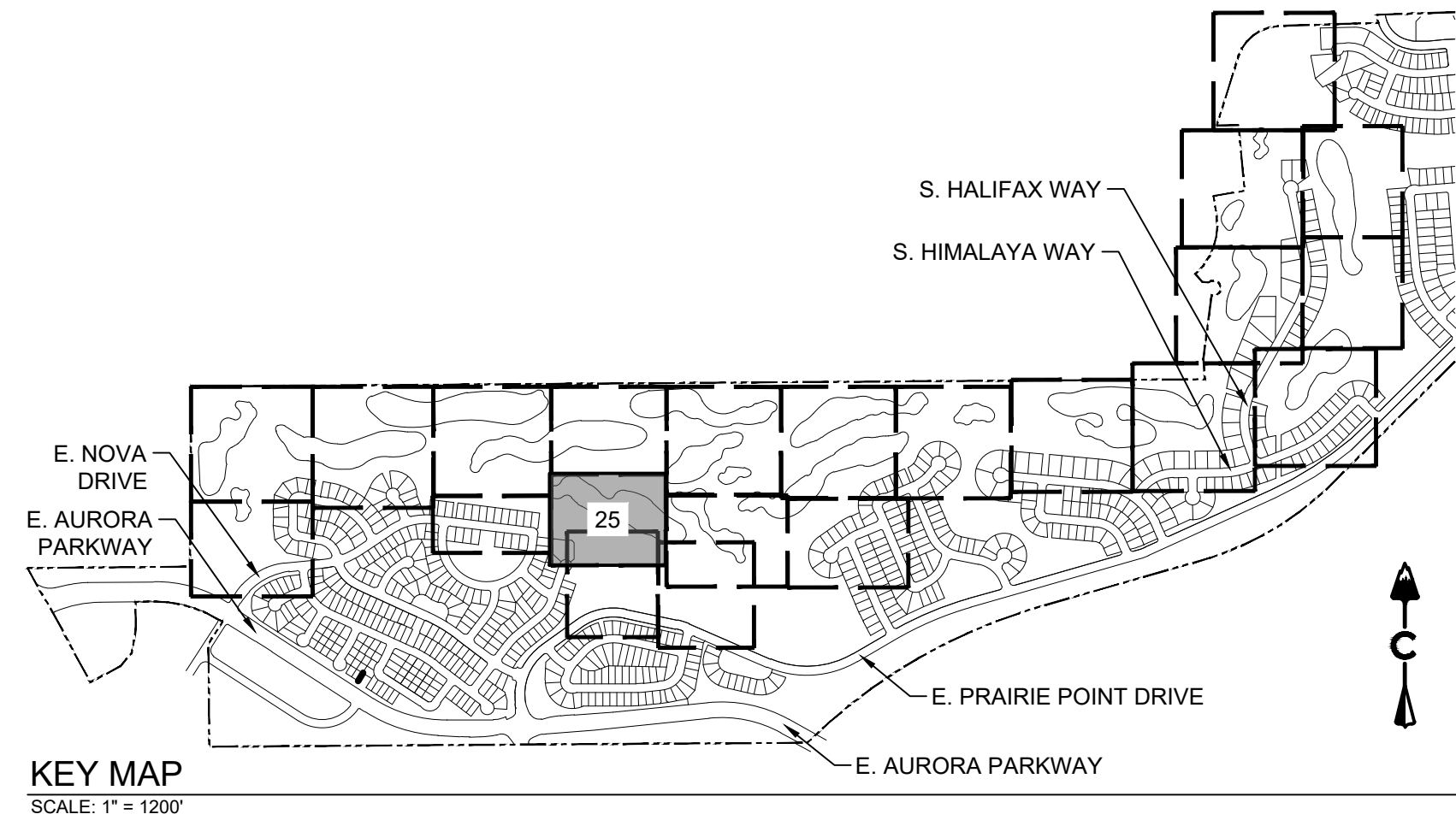
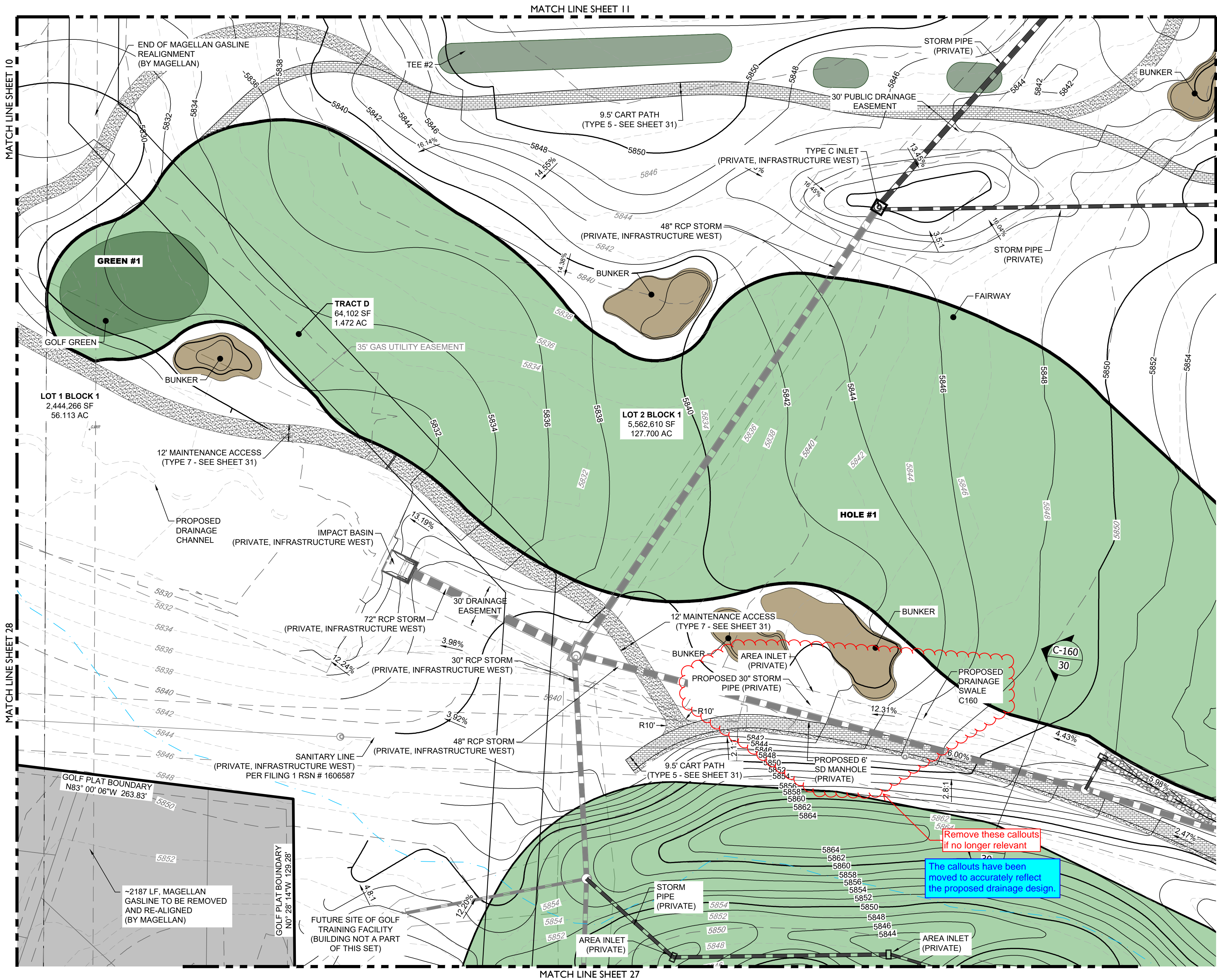
SHEET TITLE

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SHEET NUMBER

SHEET 24 OF 69

June 11, 2024



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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

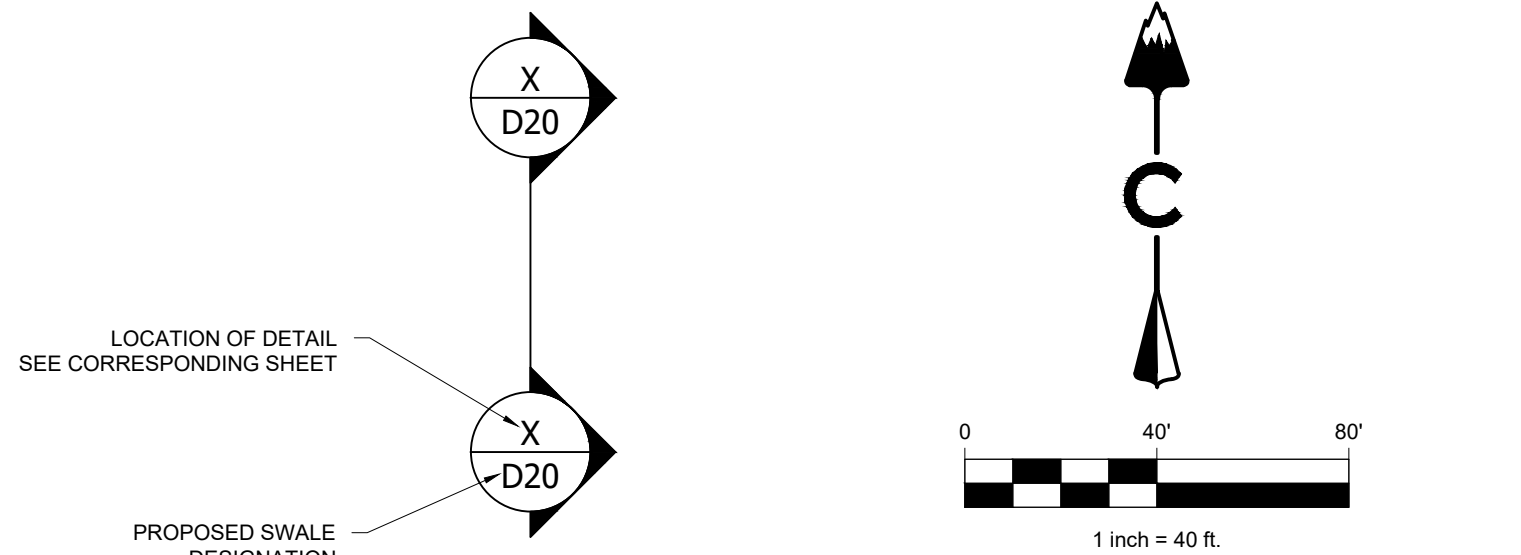
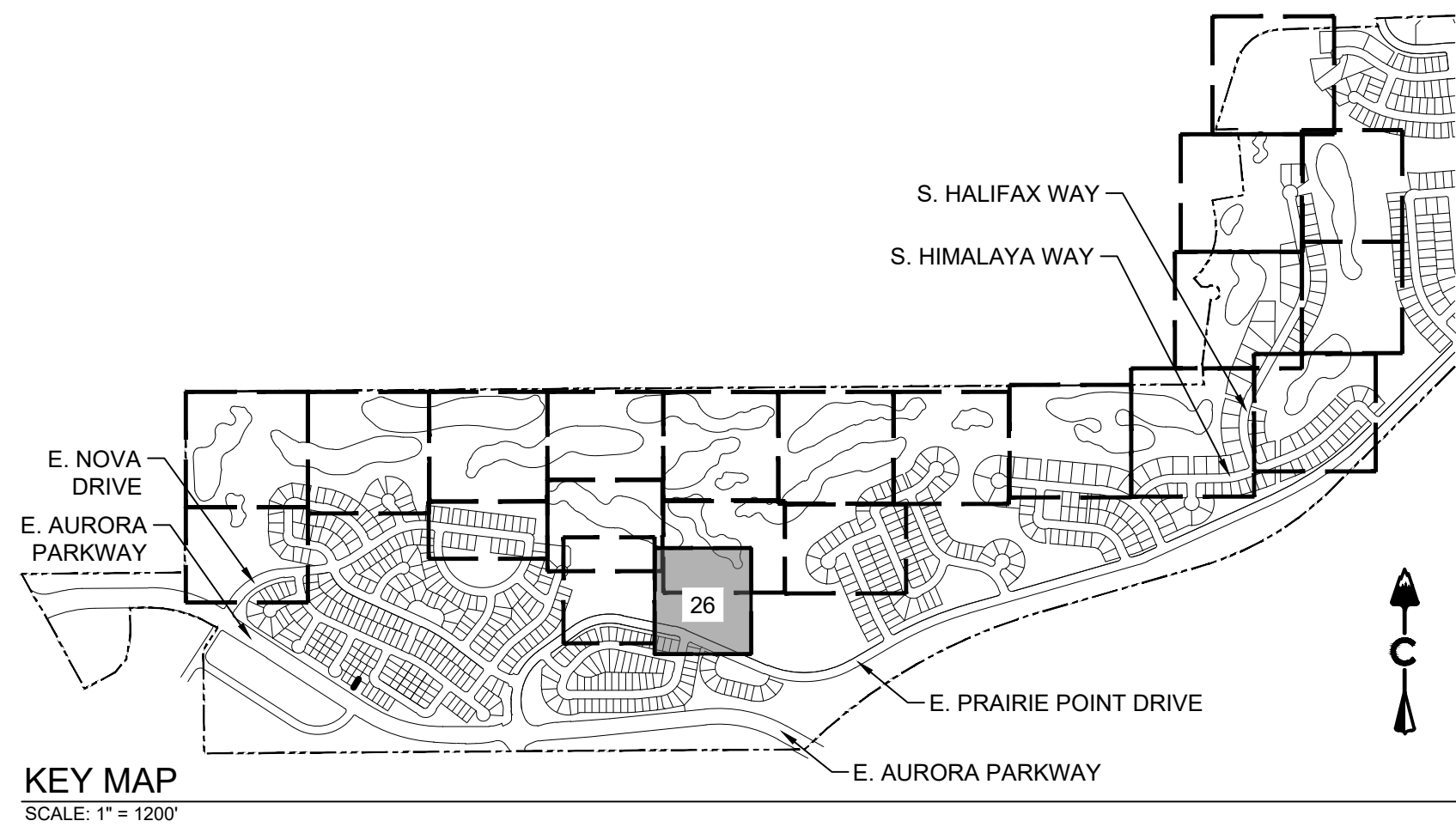
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NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 25 OF 69

June 11, 2024

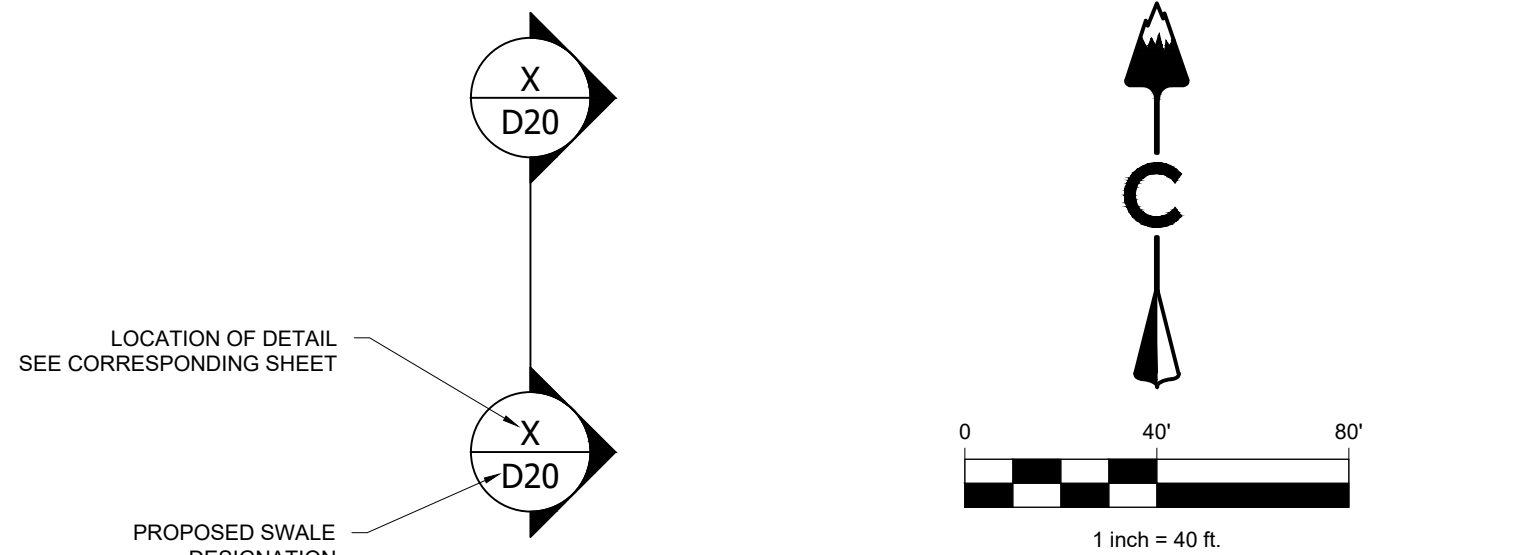
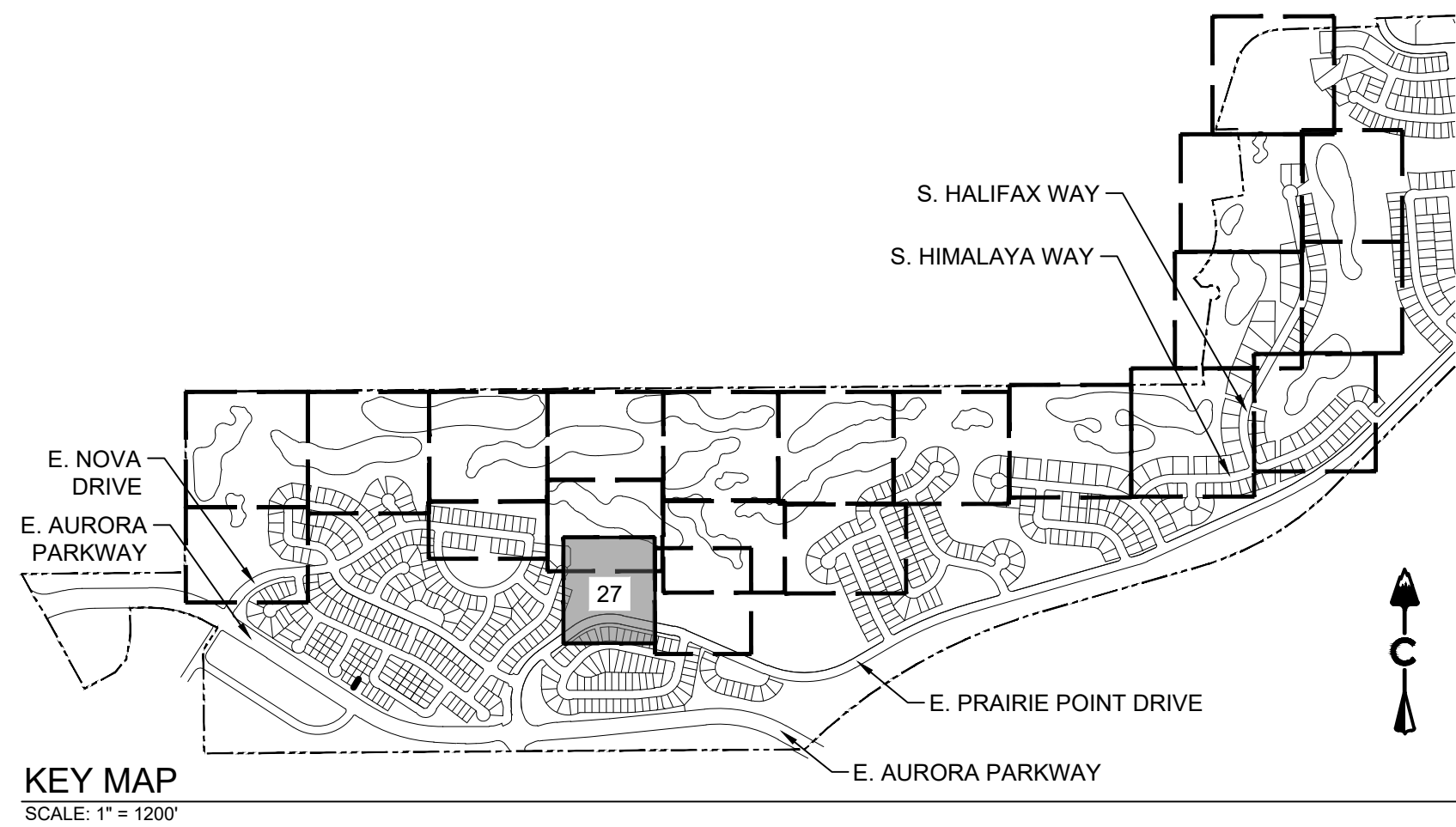
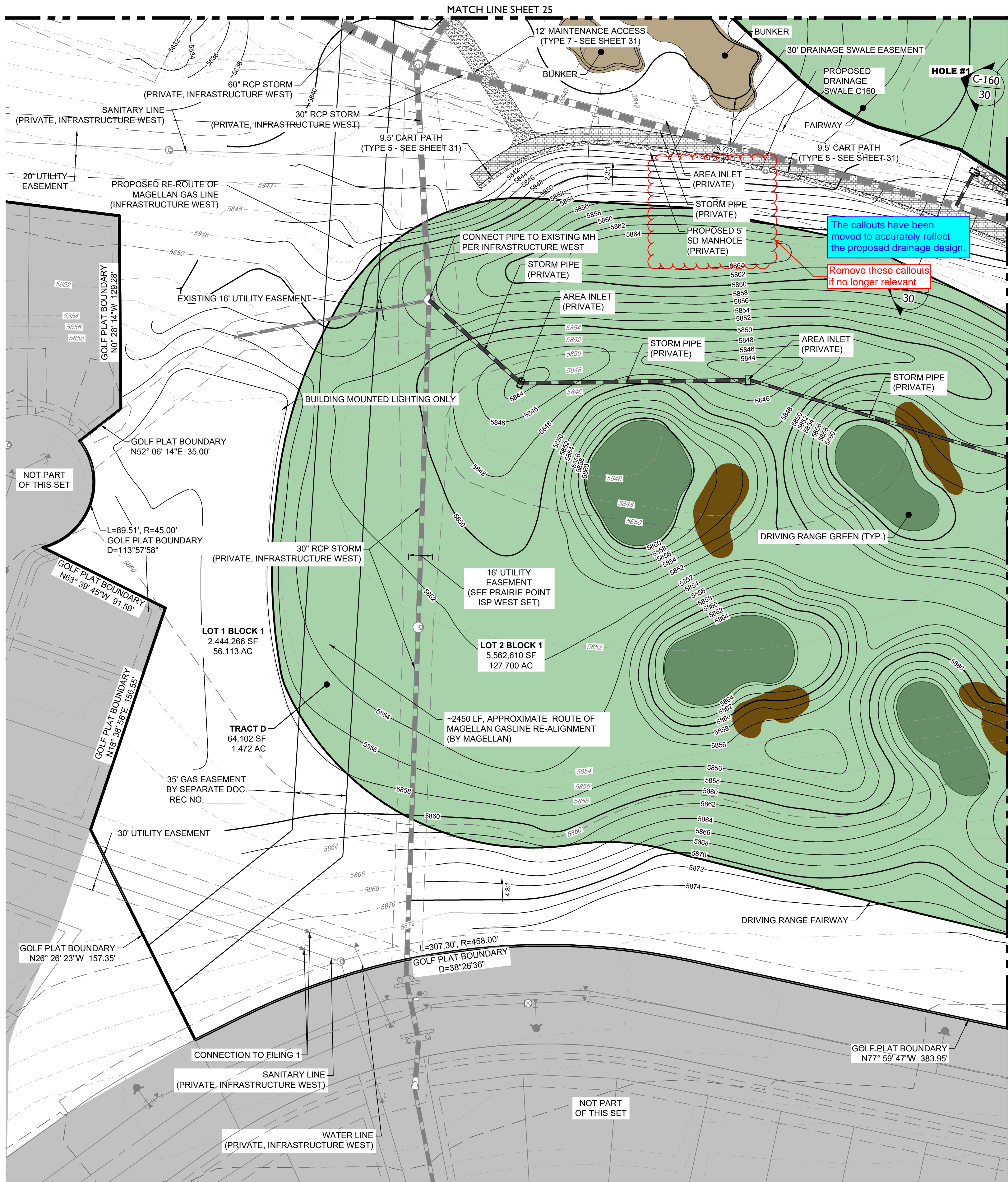


- LEGEND**
- EASEMENT
 - RIGHT OF WAY (R.O.W.)
 - CENTERLINE
 - PROJECT BOUNDARY
 - SIGHT TRIANGLE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
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BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 556635NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
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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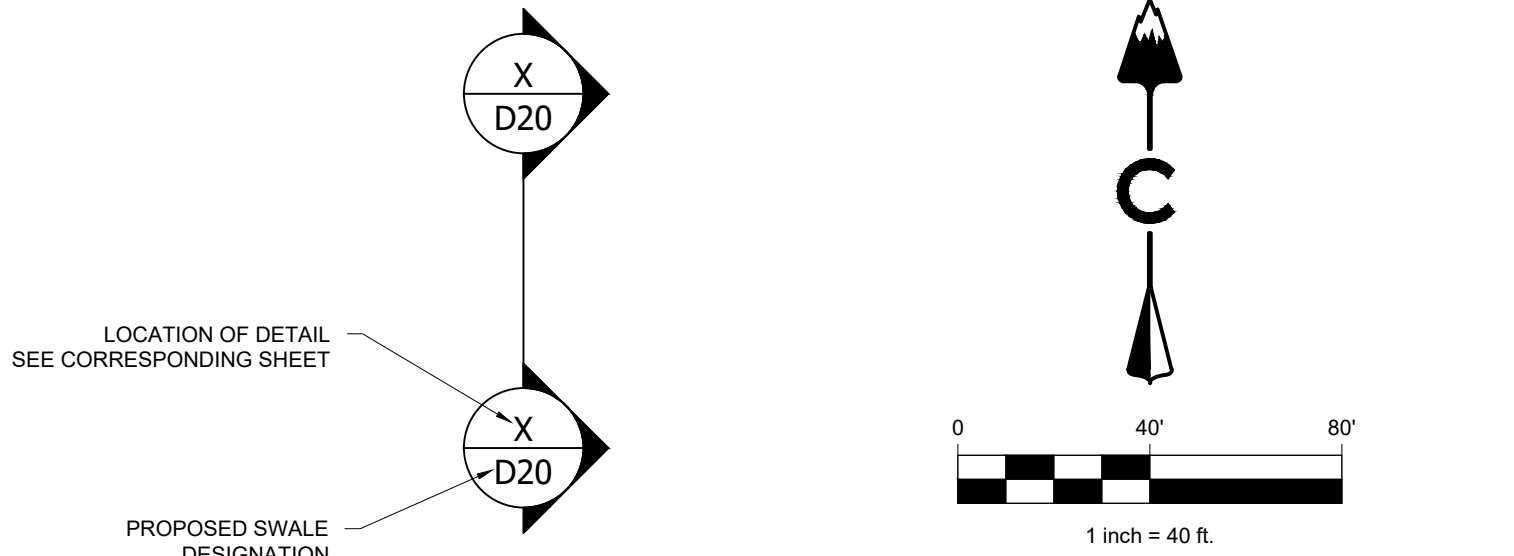
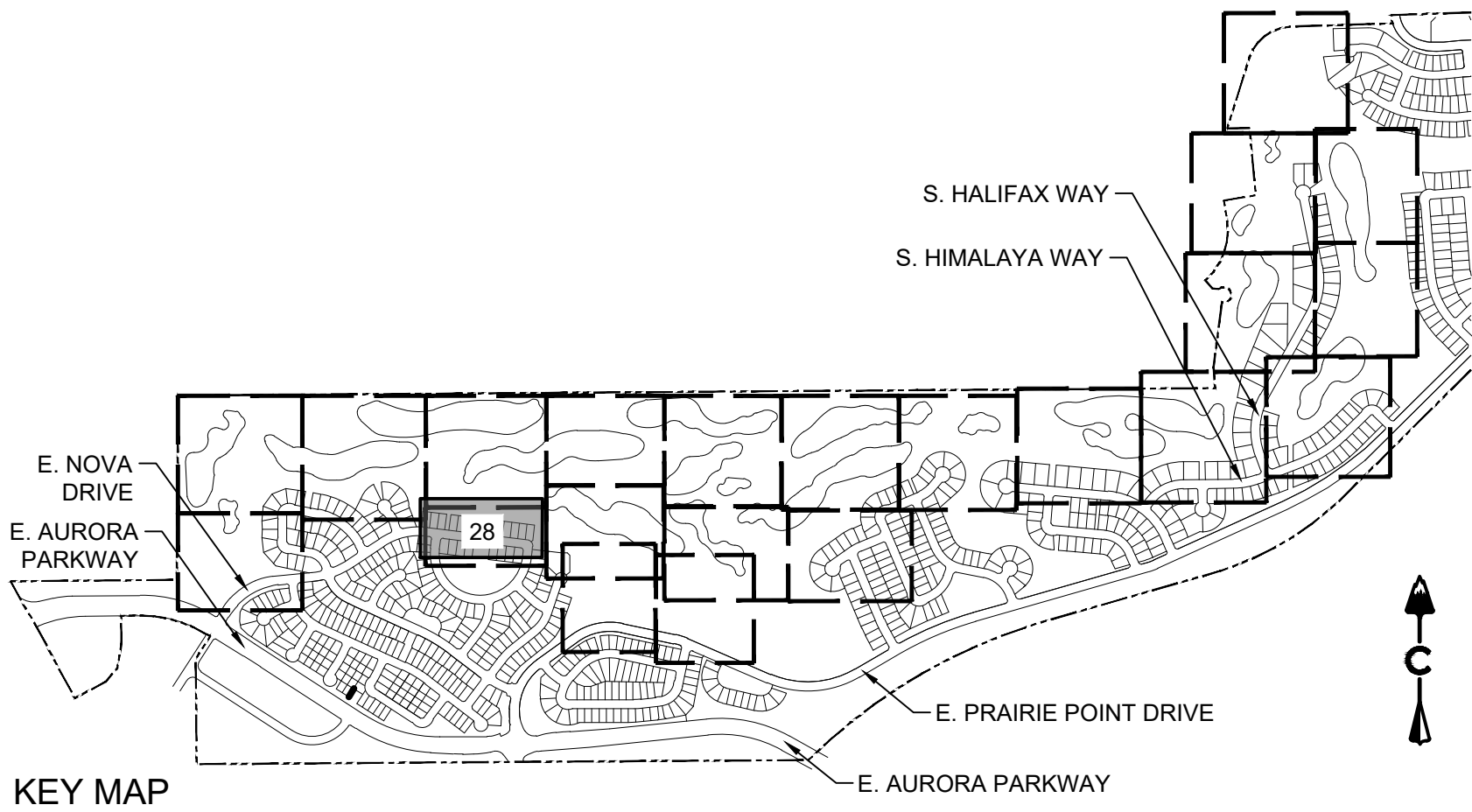
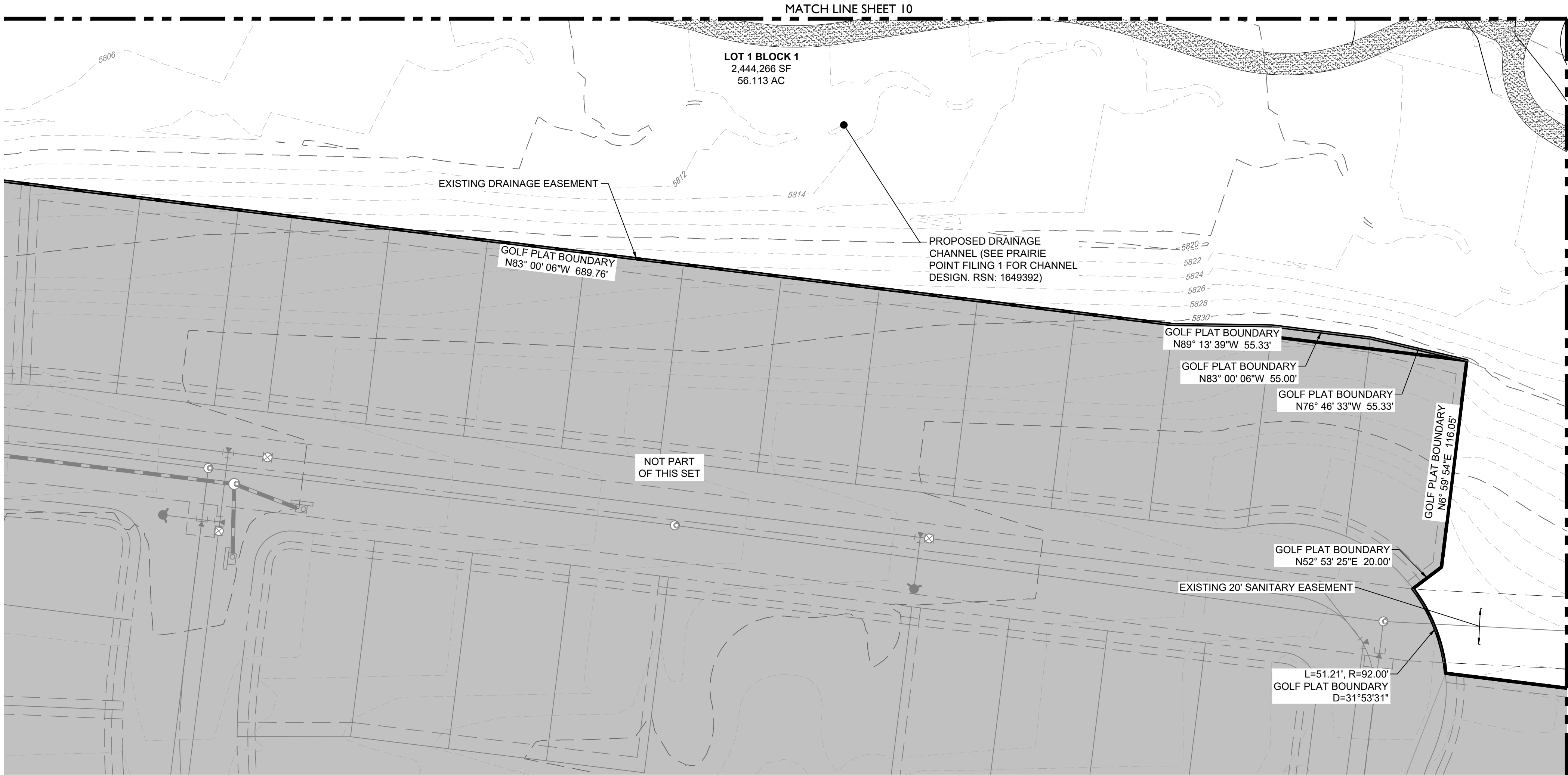
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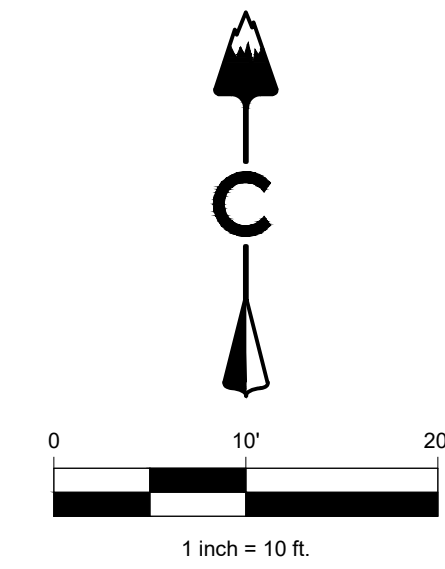
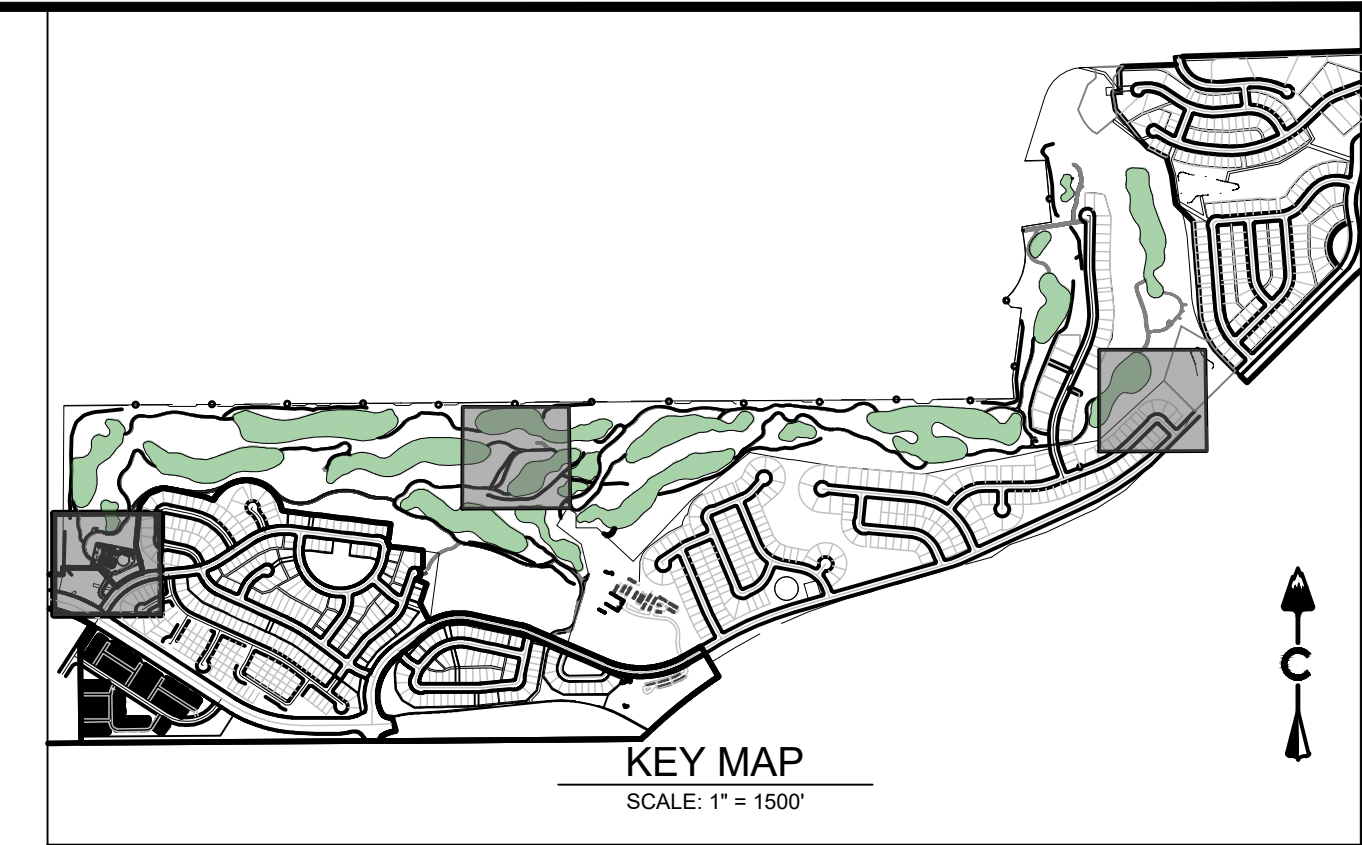
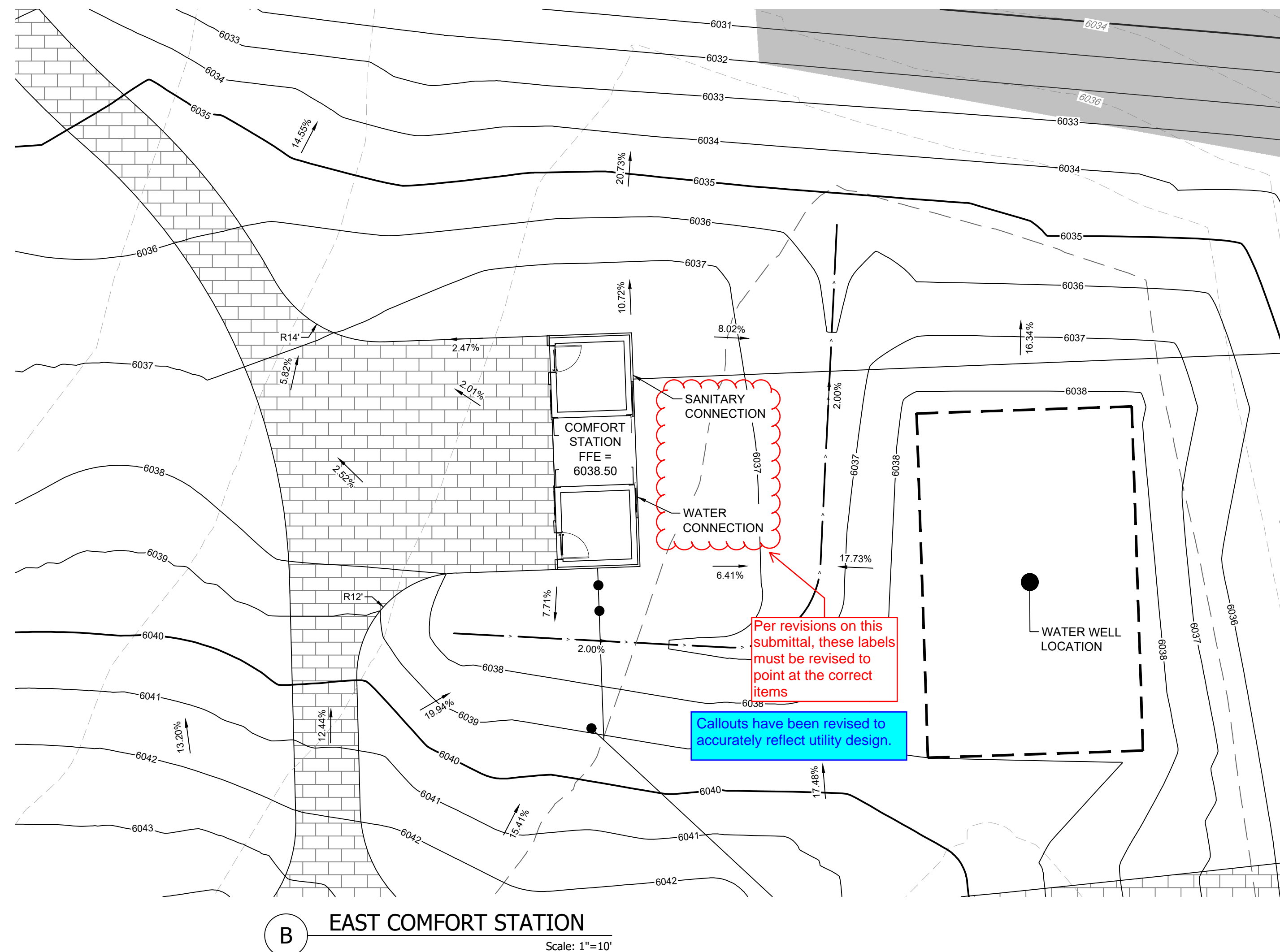
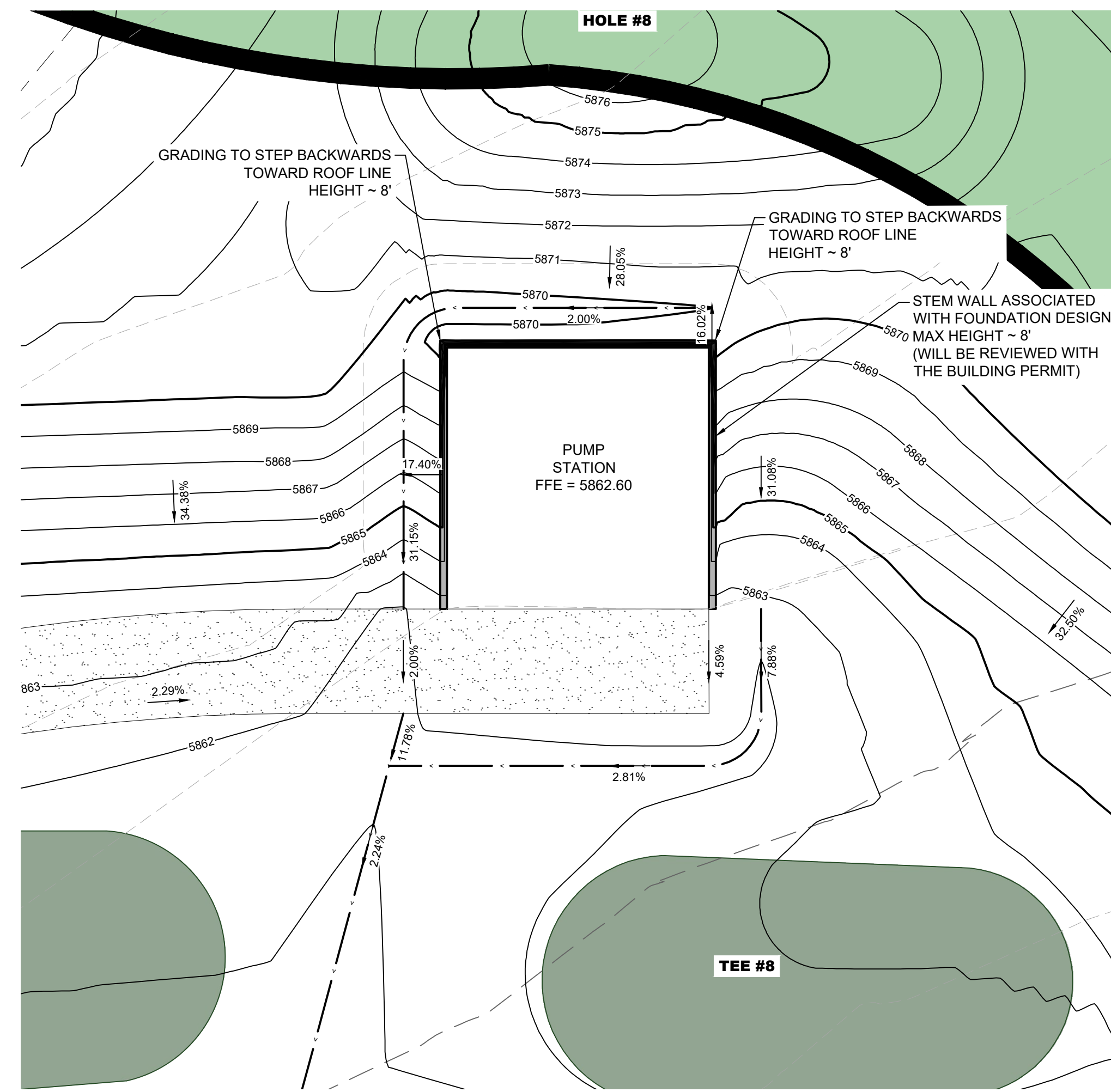
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PROJECT NAME

PRAIRIE POINT GOLF COURSE

AURORA, COLORADO

SITE PLAN

DETAILED STRUCTURE GRADING

SHEET TITLE

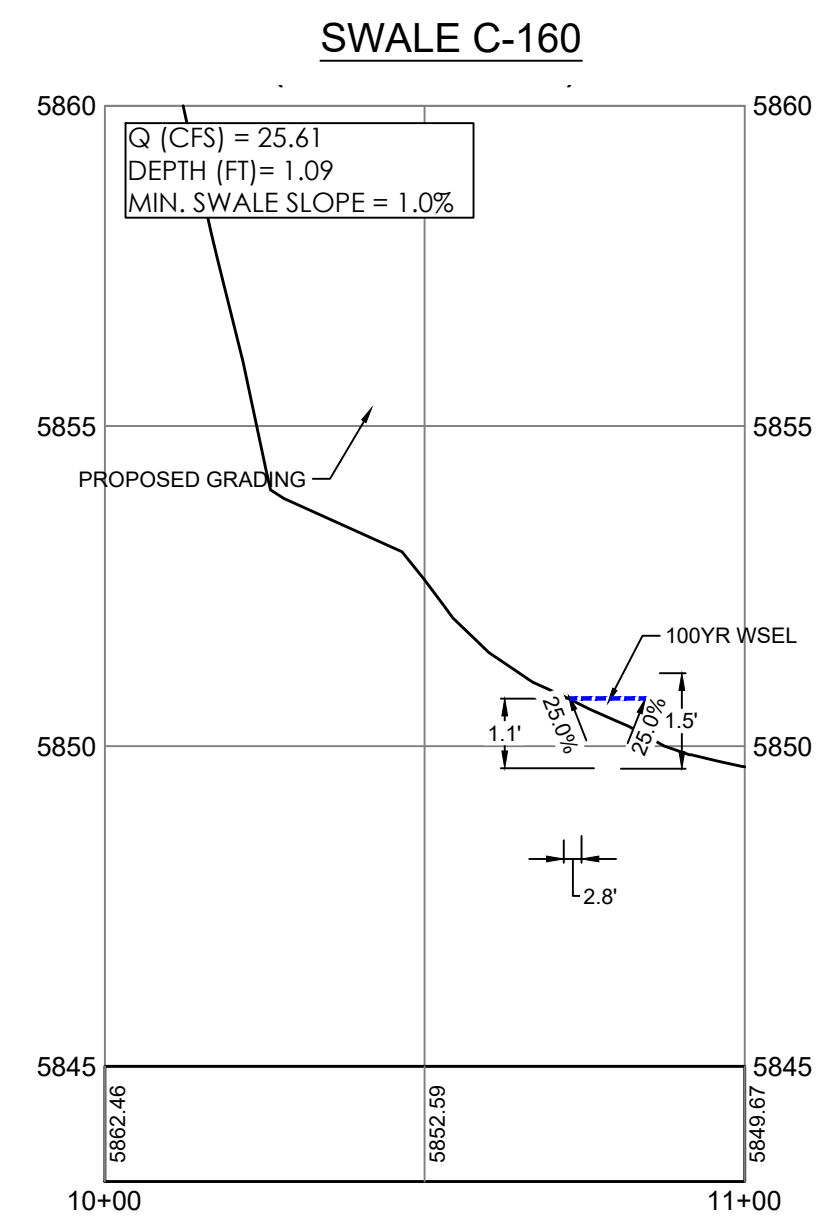
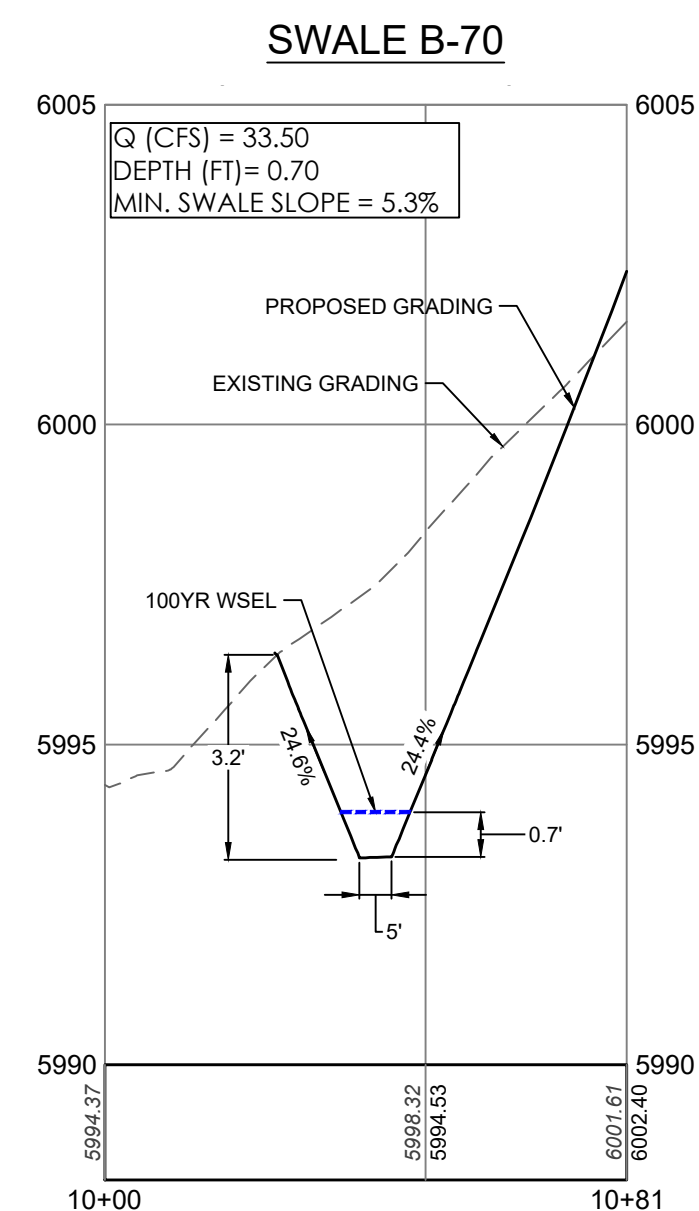
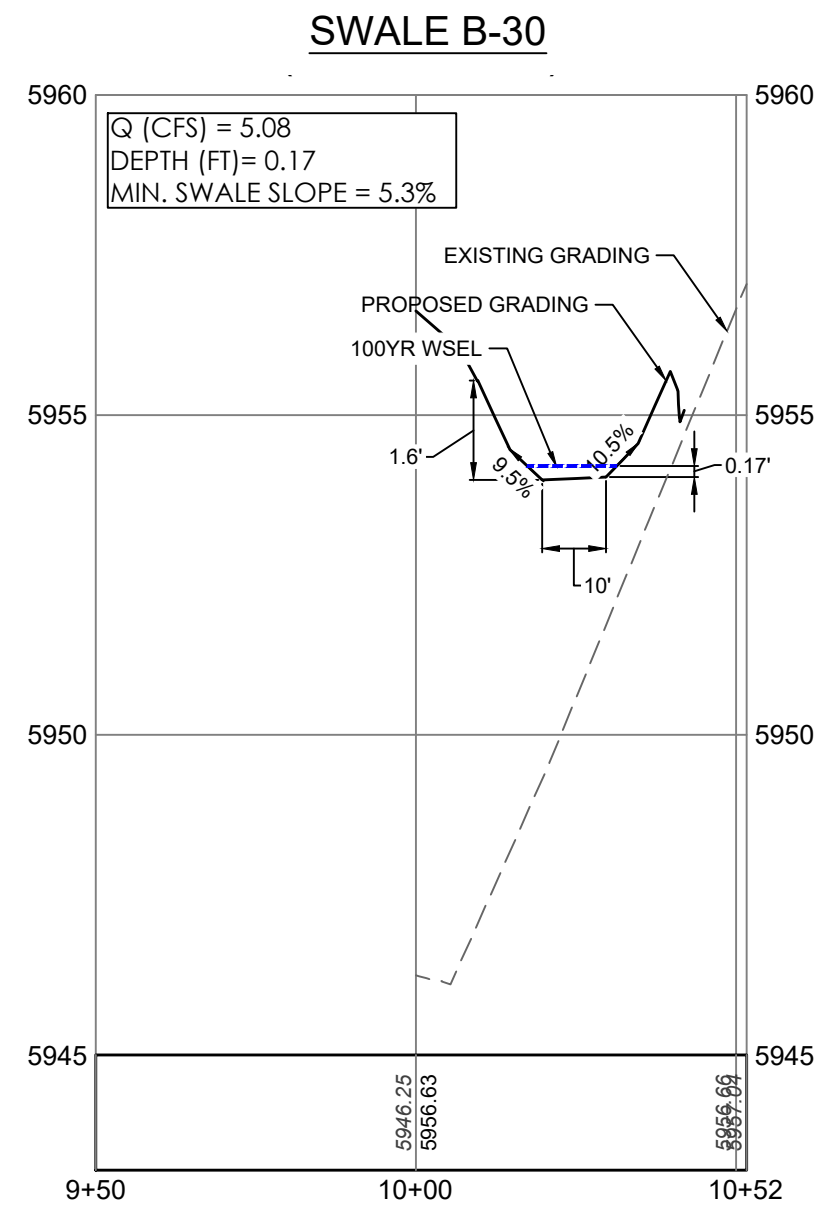
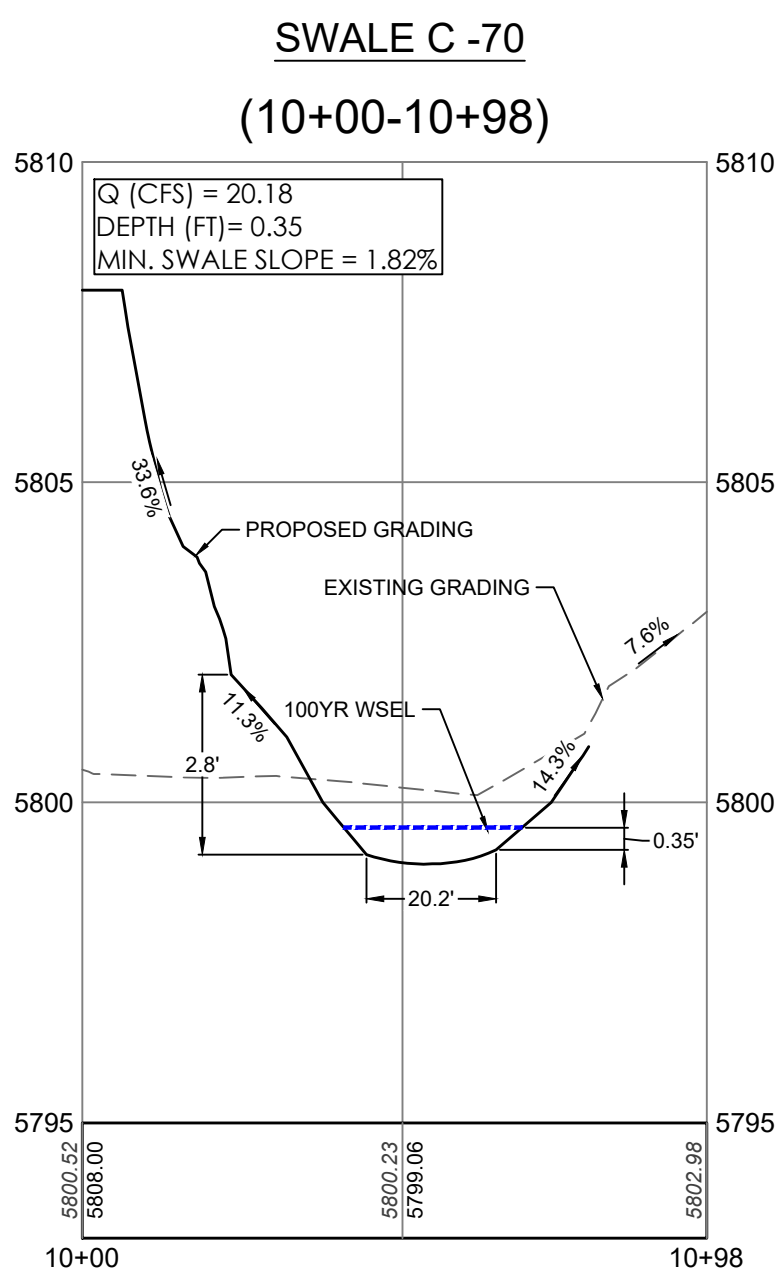
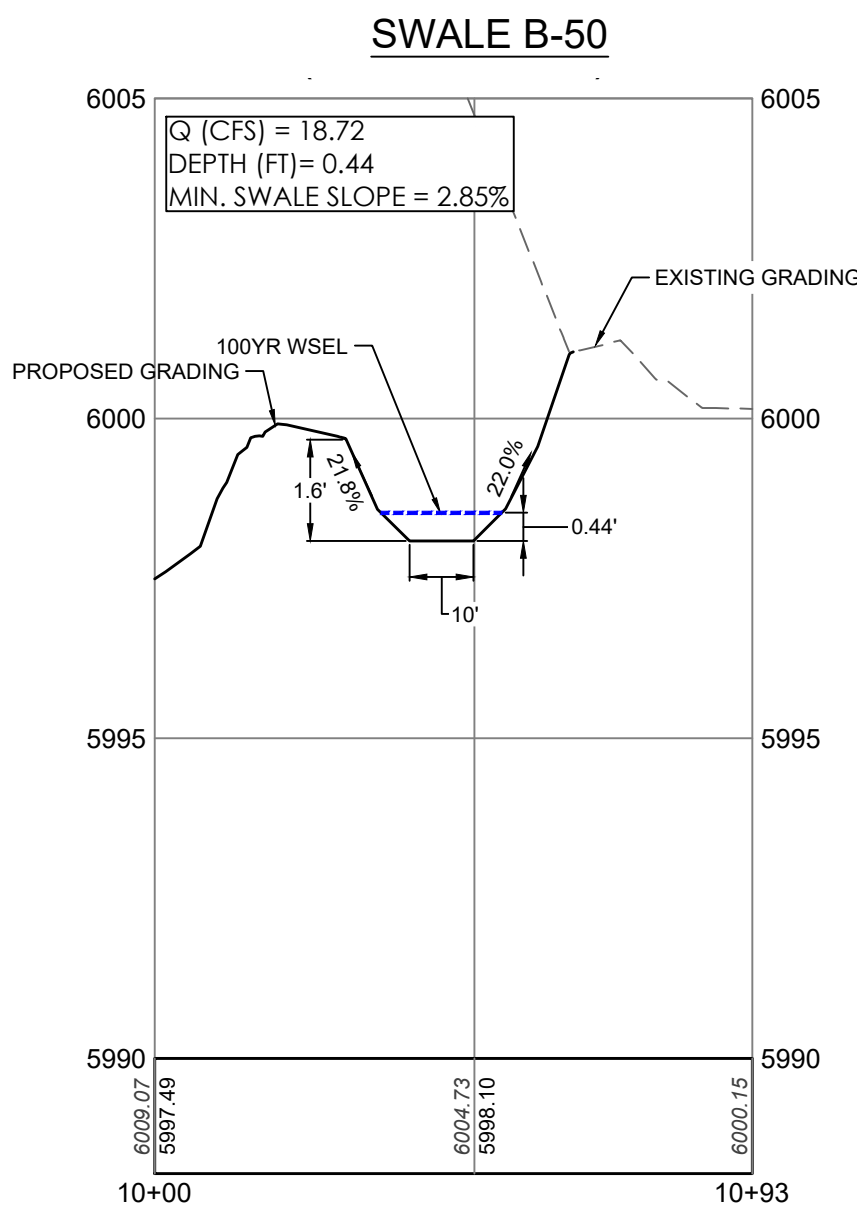
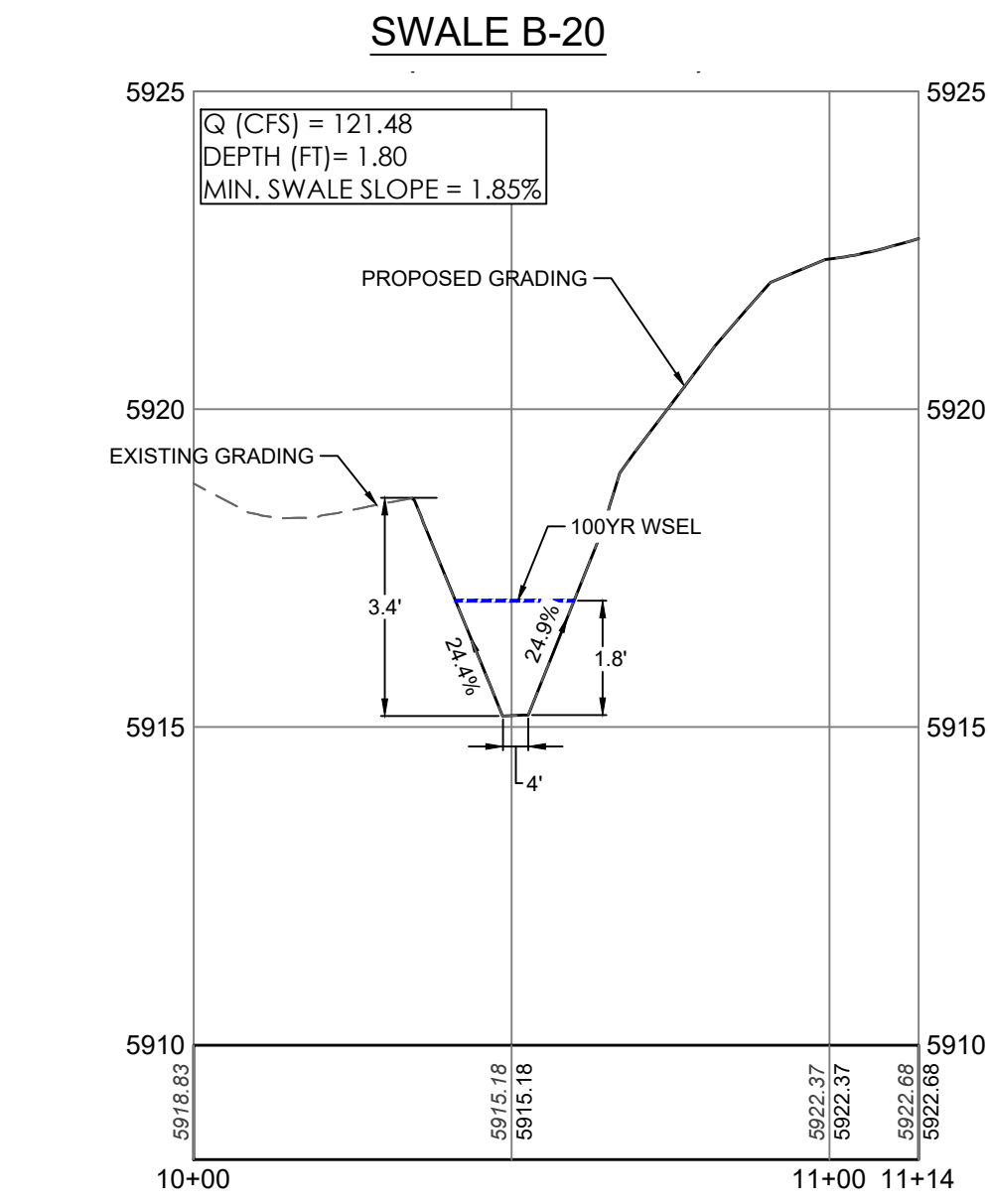
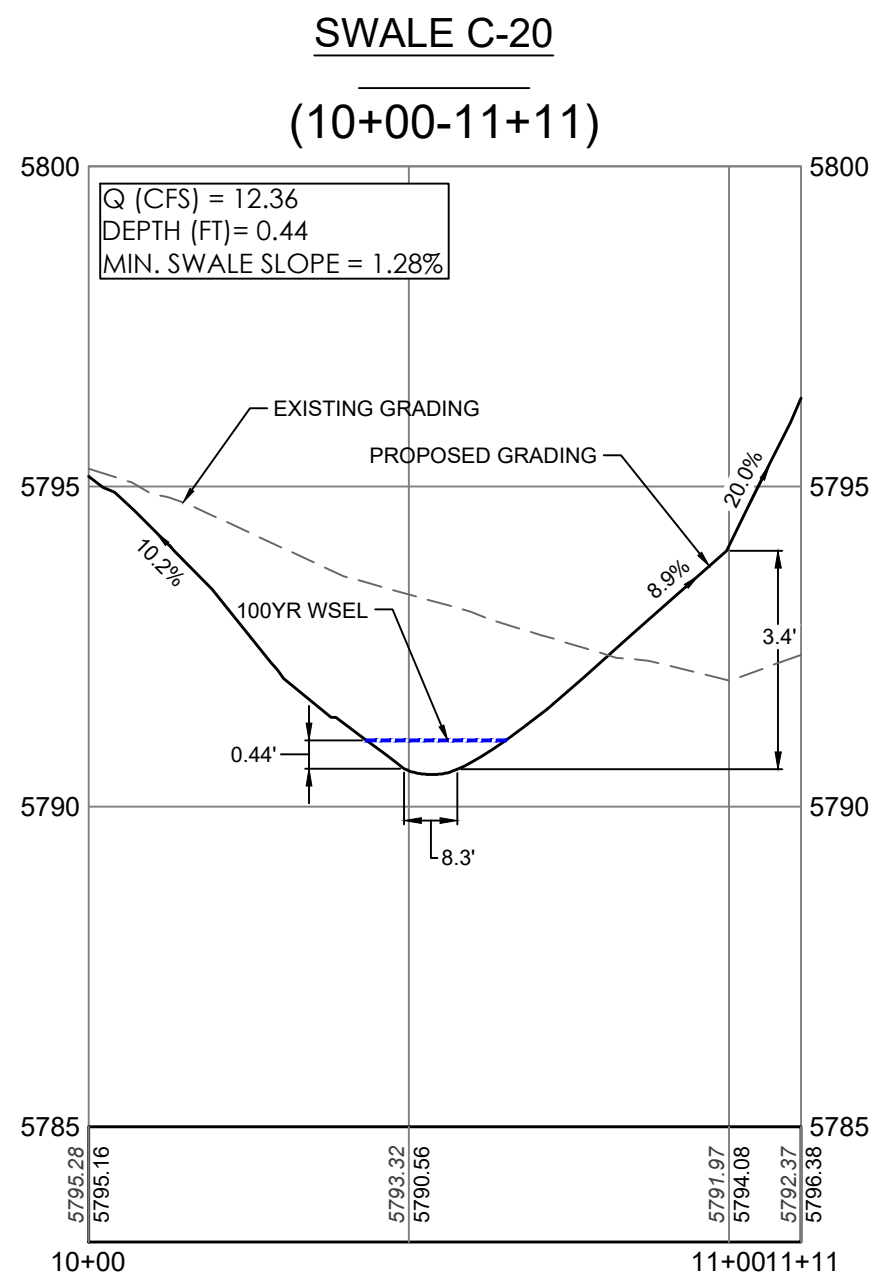
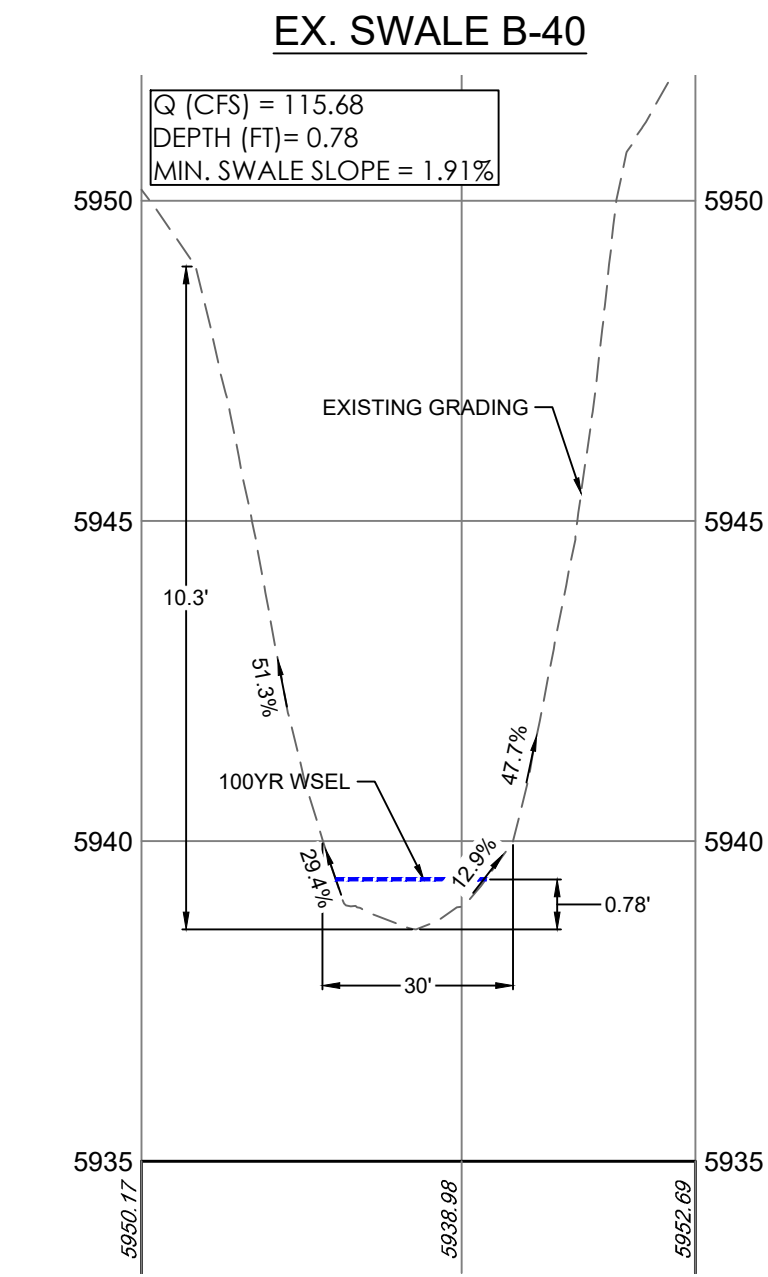
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SHEET NUMBER

SHEET 29 OF 69

June 11, 2024

2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 31-32 SWALE CROSS SECTIONS.dwg





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CORE

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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SWALE & TRAIL CROSS-SECTIONS

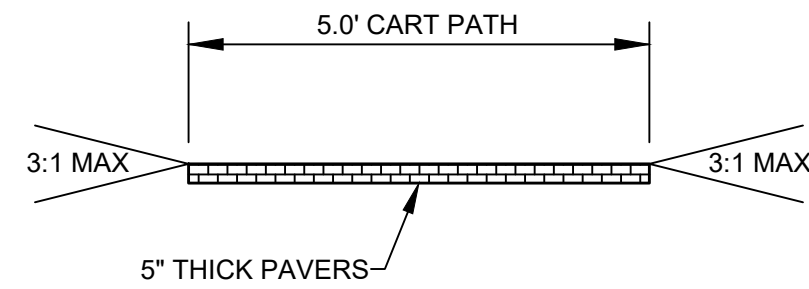
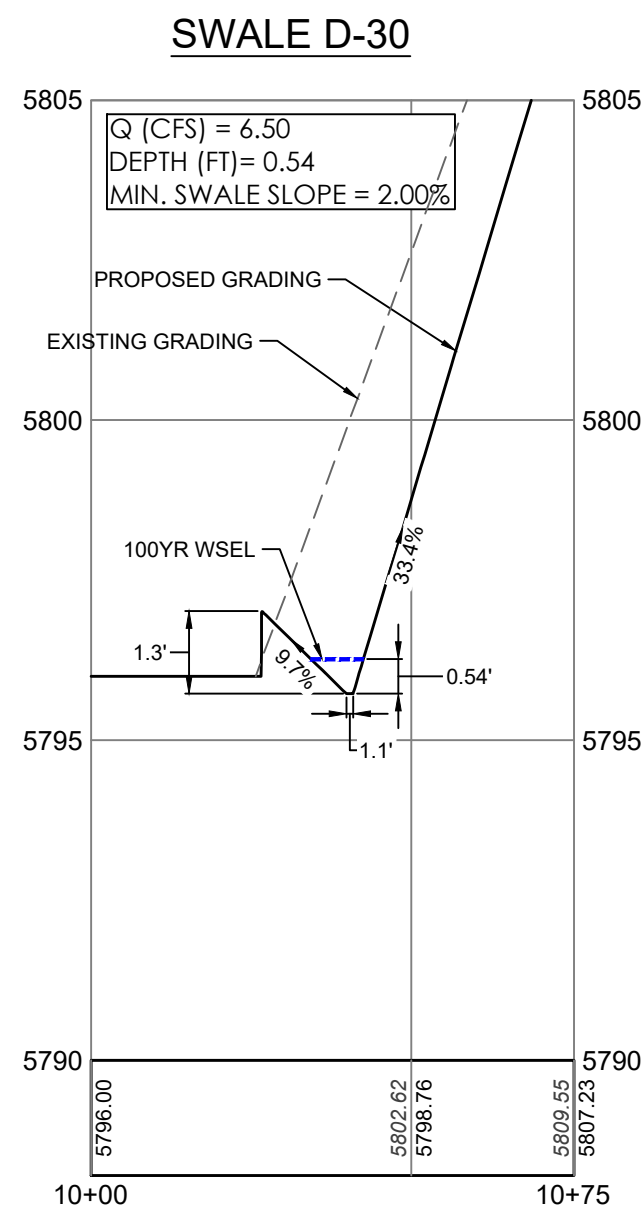
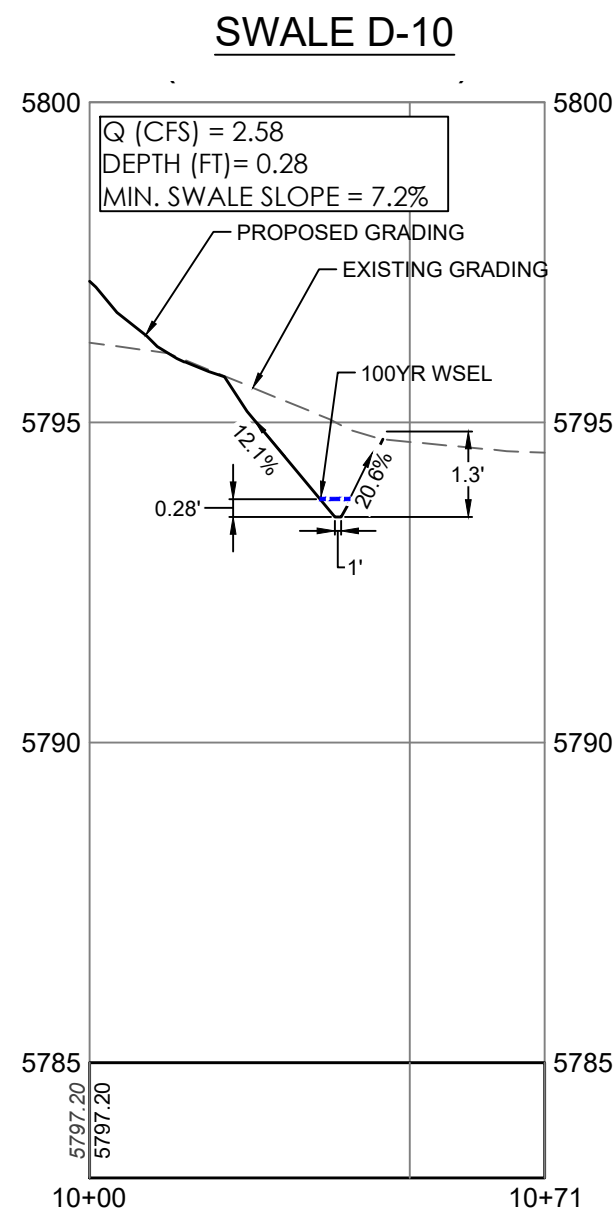
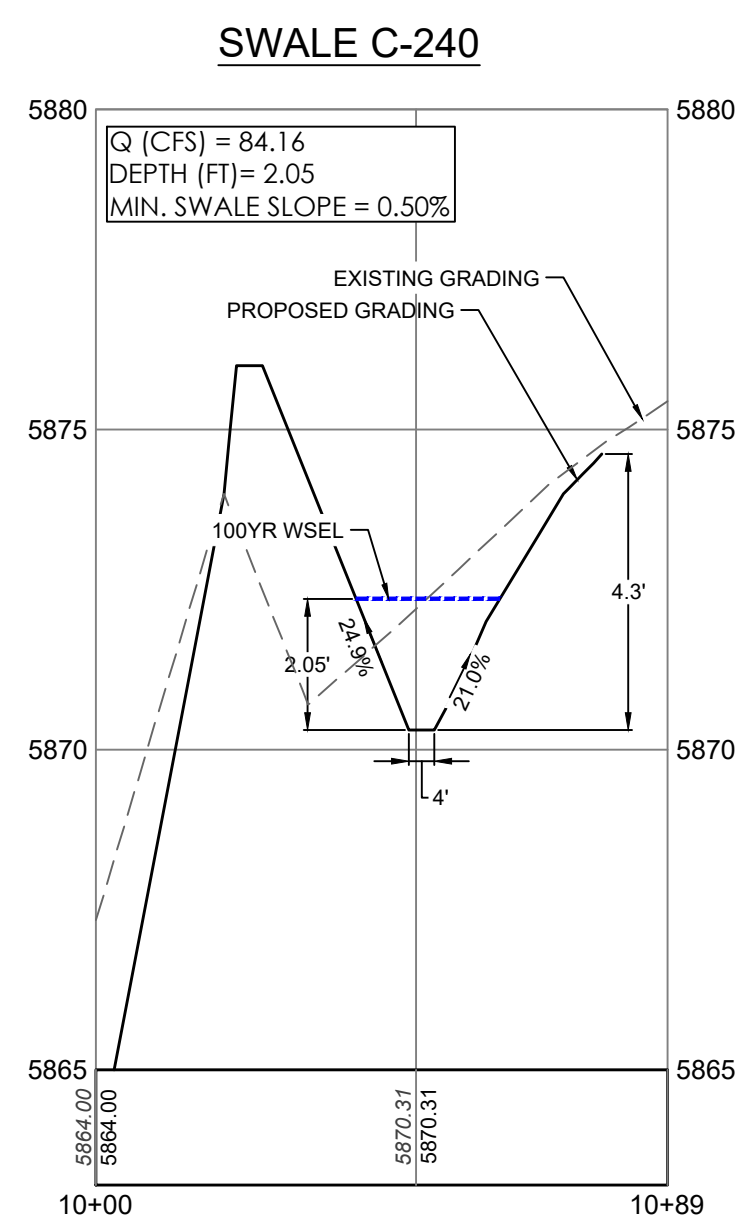
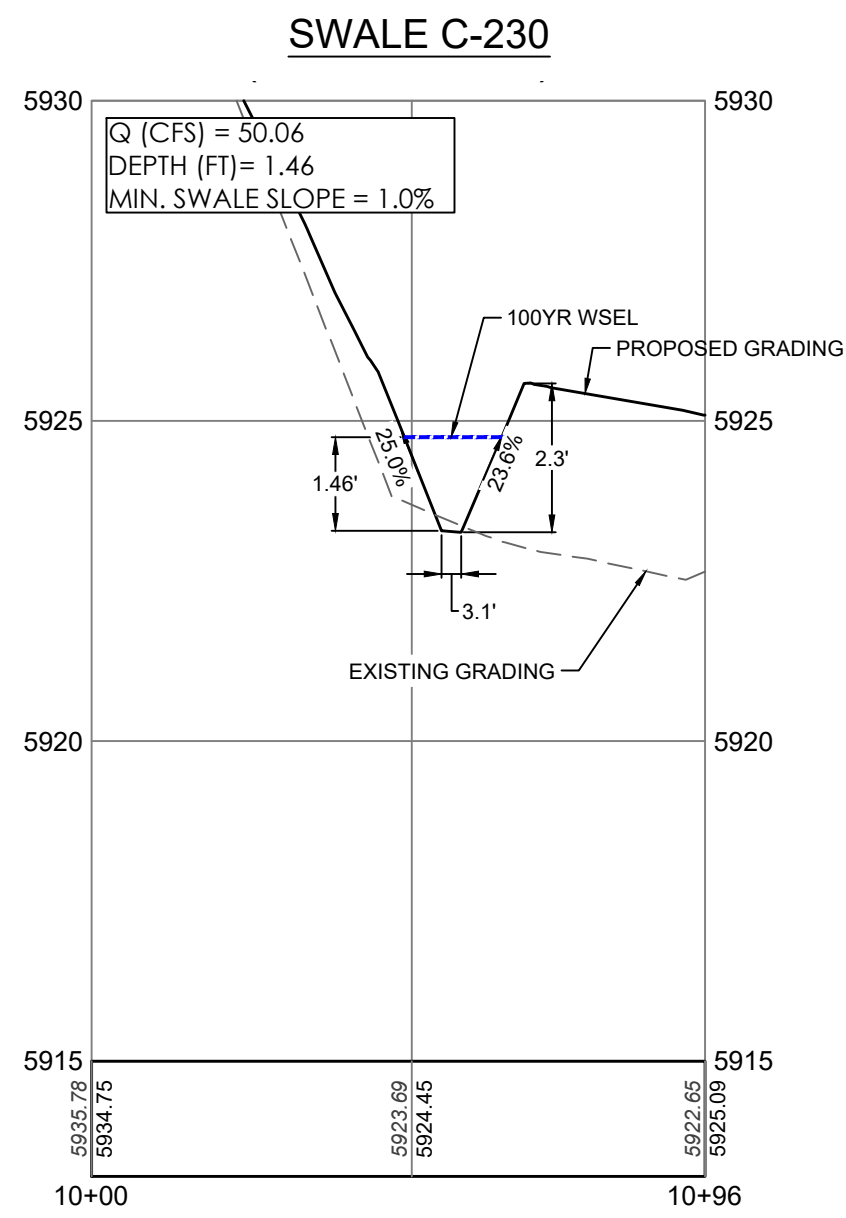
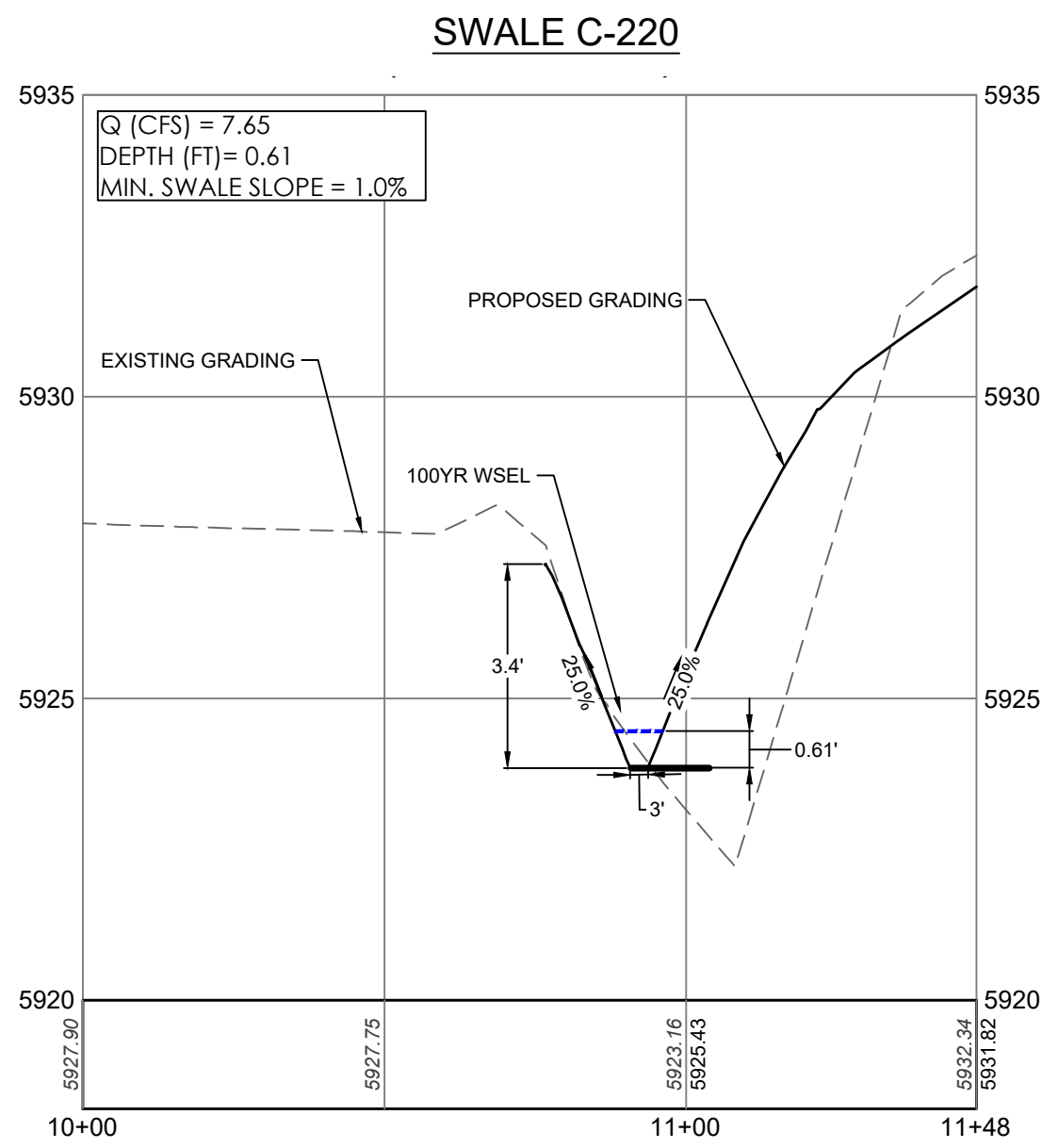
SHEET TITLE

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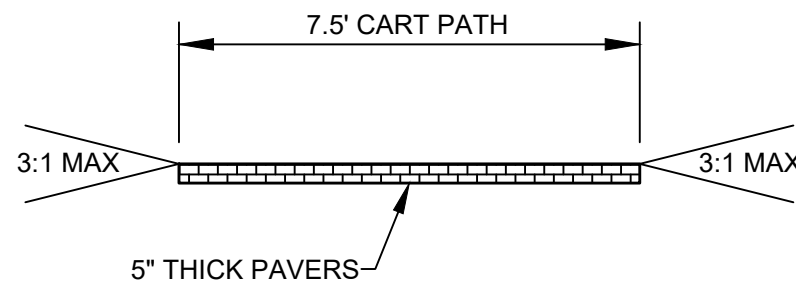
SHEET NUMBER

SHEET 30 OF 69

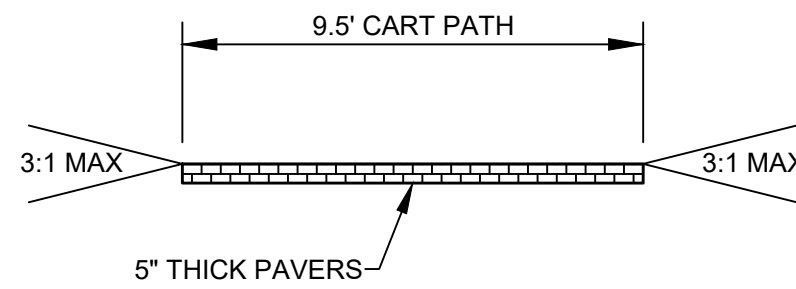
June 11, 2024



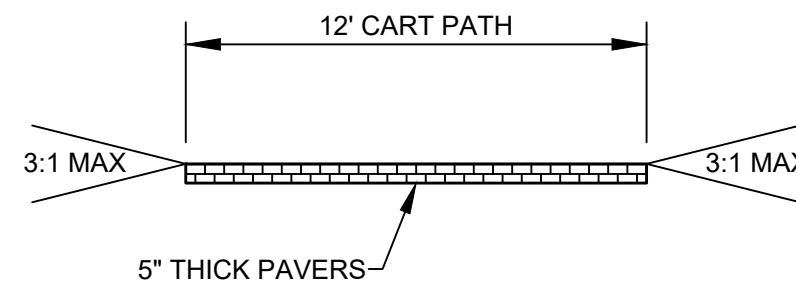
TYPE 1
5FT GOLF CART PATH (PRIVATE)
SCALE: N.T.S



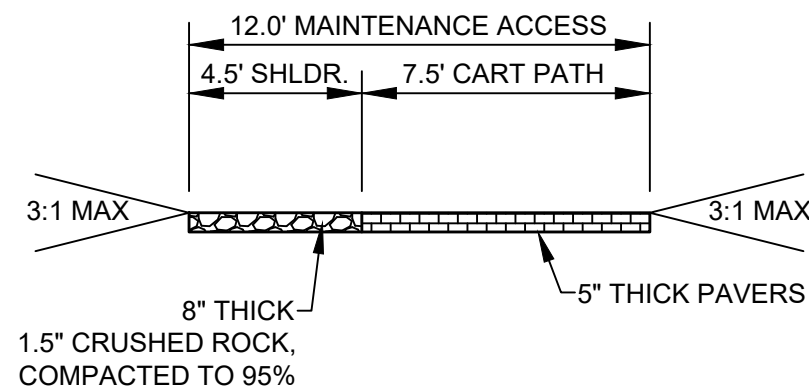
TYPE 2
7.5FT GOLF CART PATH (PRIVATE)
SCALE: N.T.S



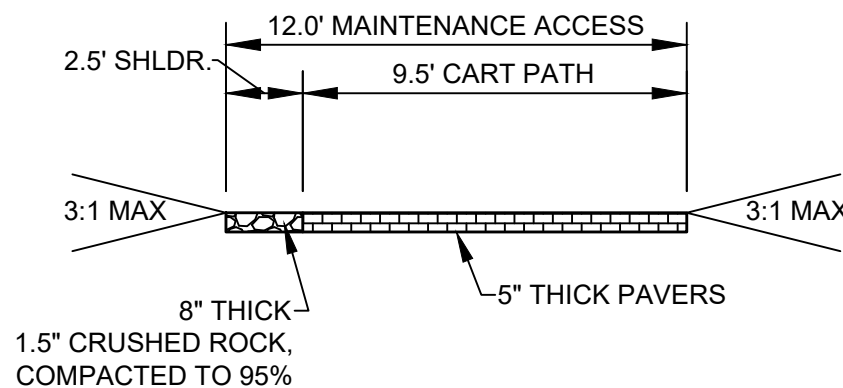
TYPE 3
9.5FT GOLF CART PATH (PRIVATE)
SCALE: N.T.S



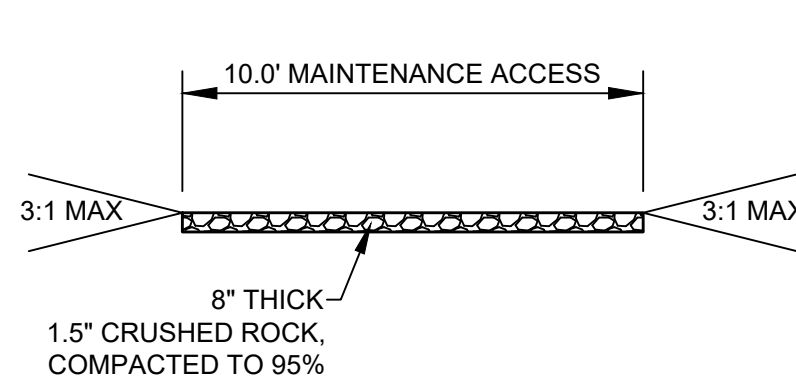
TYPE 4
12FT GOLF CART PATH (PRIVATE)
SCALE: N.T.S



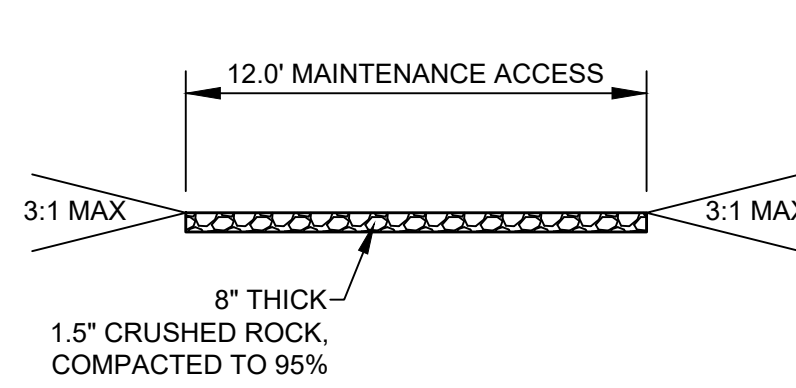
TYPE 5
7.5FT GOLF CART PATH WITH 12FT
MAINTENANCE ACCESS (PRIVATE)
SCALE: N.T.S



TYPE 6
9.5FT GOLF CART PATH WITH 12FT
MAINTENANCE ACCESS (PRIVATE)
SCALE: N.T.S



TYPE 7
10FT MAINTENANCE ACCESS (PRIVATE)
SCALE: N.T.S



TYPE 8
12FT MAINTENANCE ACCESS (PRIVATE)
SCALE: N.T.S

TYPICAL TRAIL CROSS-SECTIONS

PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SWALE & TRAIL CROSS-SECTIONS

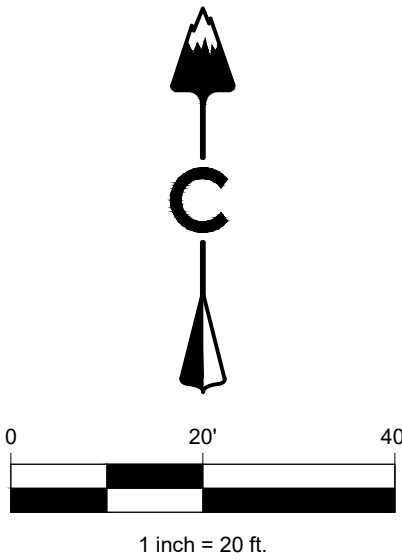
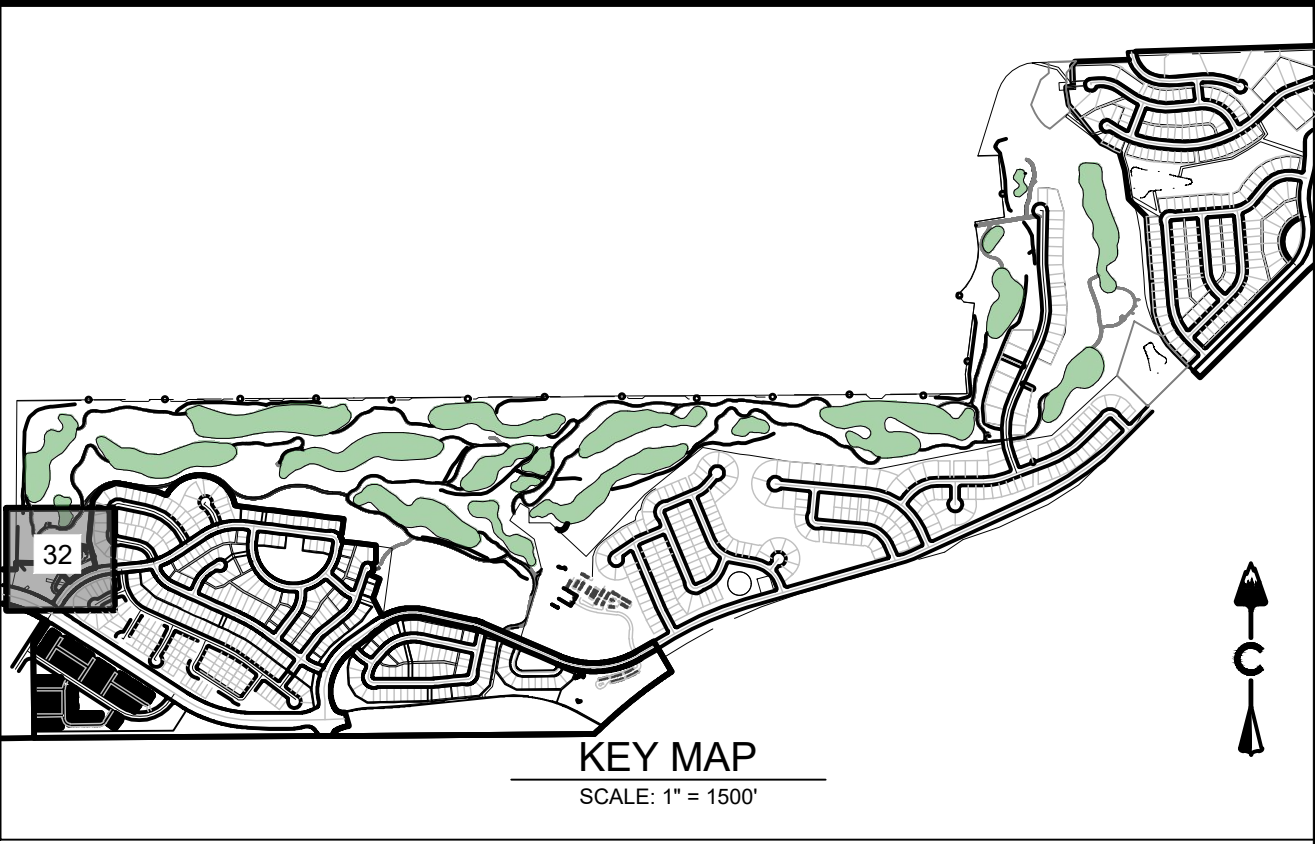
SHEET TITLE

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SHEET NUMBER

SHEET 31 OF 69

June 11, 2024



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

- | | | |
|---|--|---|
| 1 | | D3-1 (8" HEIGHT - VARIABLE LENGTH)
STOP SIGN R1-1 WITH STREET NAME (30" X 30") |
| 2 | | R6-1 (36"X12")
R6-4B SHALL BE MOUNTED 4 FT FROM TRUCK APRON SURFACE (60"X24") |
| 3 | | 6"x2" BAR, 2" GAP PEDESTRIAN CROSSWALK STRIPING. PLACE BARS PARALLEL TO WHEEL PATH |
| 4 | | 4" SOLID WHITE LINE |
| 5 | | 4" LINES SOLID WHITE DIAGONAL AT 45 DEGREE ANGLES |
| 6 | | R6-3620 (12"x18")
R7-201P (12"x6")
R6-3621 (12"x18")
R7-201P (12"x6")
R6-3622 (12"x18")
R7-201P (12"x6") |
| 7 | | R5-11 (30"x24") |
| 8 | | R7-8 (18"x12") |

NOTES:
(REFER TO COA DETAIL TE-12 FOR MORE INFORMATION).

1. ON ASPHALT PAVEMENT TYPE: TEMPORARY LANE LINES, SYMBOLS AND LEGENDS, AND CROSSWALKS, LESS THAN ONE YEAR, CAN BE PAINT. PERMANENT LANE LINES SHALL BE THERMOPLASTIC OR EPOXY

2. ON CONCRETE PAVEMENT TYPE: LANE LINES SOLID SHALL BE EPOXY SKIP DASH LINES SHALL BE INLAID PREFORMED COLD PLASTIC 380I-5 SYMBOLS, LEGENDS, AND CROSSWALKS SHALL BE INLAID PREFORMED COLD PLASTIC L380IES OR PREFORMED THERMOPLASTIC PERMANENT CROSSWALKS, SYMBOLS, AND LEGENDS SHALL BE THERMOPLASTIC

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Denver, CO 80231
ph: 303.632.8867

CORE
CORE CONSULTANTS, INC.
LIVEYOURCORE.COM

PROJECT NAME

**PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN**

SIGNAGE AND STRIPING

SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 32 OF 69

June 11, 2024

