



June 12, 2024

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

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

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, Core Consultants, Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the 4th Submission Review for Site Plan Prairie Point Golf Course (Kings Point North). The following is a response to comments:

Summary of Key Comments from All Departments

- Combine the Elevations and Photometric Plan (and Landscape Plans if possible) into the Site Plan on the next submittal. [Planning]
- There are several remaining comments related to infrastructure slopes. [Civil Engineering]
- Relocate ped path and ped ramps at the maintenance building. Ped path not allowed through ADA loading area. Ped ramps shall face one another. [Traffic Engineering]
- Gates appear to hit the fence when they open. Please confirm gate opening will be 24' when fully opened with no obstructions. [Fire/Life Safety]
- The sanitary line for the comfort station shall be tied into the sanitary line for the maintenance building since they share a meter. [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]
- Add the dispensation of the Tracts located within the Platted area. [Real Property]

Planning Department Comments

1. Community Questions, Comments and Concerns

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

2. Planning Comments

- a. Combine the Elevations and Photometric Plan (and Landscape Plans if possible) into the Site Plan on the next submittal.
RESPONSE: Plans are too large to combine and upload to Amanda.

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

[Site Plan Page 7]

- a. From the orientation, this appears to be a Wave-style rack. Bike racks are required to provide at least two points of contact, such as an inverted U-Rack (which would count as 2 bike parking spaces). See UDO Section 146-4.6.3.F.

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RESPONSE: The bike rack label has been revised to state that the bike rack shall be an inverted U-Rack. Please note that the bike rack has been relocated to the south side of the building.

4. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

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

RESPONSE: Noted.

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

[Site Plan Page 7]

- a. Private drive may be 4% maximum when sloping down toward the public street (local) 65' (4.05.4.1 of the 2023 COA Roadway Manual).

RESPONSE: Understood. The labels were incorrect and have been revised.

- b. Label the curb return radii.

RESPONSE: The curb return radii have been added to the plan.

- c. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."

RESPONSE: The note has been added.

- d. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."

RESPONSE: The note has been added.

- e. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."

RESPONSE: The note has been added.

- f. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."

RESPONSE: The note has been added.

- g. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

RESPONSE: The note has been added.

[Site Plan Page 26]

- h. Label the radius of the fire lane (4.07.1.01 of the 2023 COA Roadway Manual) (Typical.)

RESPONSE: The radius of the fire lane has been added to Sheet 7.

- i. Minimum swale slope is 2% (2.08.1.06 of the 2023 COA Roadway Manual).

RESPONSE: A variance for less than 2% slopes has been included in the FDR and PDR (EDN #223295).

[Site Plan Page 29]

- j. Add note: Stem wall associated with the foundation will be reviewed with the building permit.

RESPONSE: The note has been added.

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- k. Minimum swale slope is 2% (2.08.1.06 of the 2023 COA Roadway Manual).
RESPONSE: Understood. The swales around the pump station do not go below 2% slope.
6. **Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)**
[Site Plan Page 7]
- a. Previous comment not addressed label the proposed commercial driveway as maintenance access only.
RESPONSE: The label has been revised as requested.
- b. Add sign 7.
RESPONSE: An additional sign has been added.
- c. Relabel the identified key note item to: "6'x2' BAR, 2' GAP PEDESTRIAN CROSSWALK STRIPING. PLACE BARS PARALLEL TO WHEEL PATH"
RESPONSE: The key note has been revised as requested.
- d. Per previous comment: relocate path and ped ramps. ped path not allowed through ADA loading area. ped ramps shall face one another.
RESPONSE: Per email coordination with Steven Gomez on 5/28/24, the pedestrian path does not need to be revised.
7. **Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)**
[Site Plan Page 1]
- a. Residential Group R includes the use of a building or structure, or a portion thereof, for sleeping purposes. Will people be sleeping in the maintenance building?
RESPONSE: Yes, there is the option for staff to sleep in the building
[Site Plan Page 7]
- b. Missing gate detail sheet from previous submittal.
RESPONSE: Gate added to sheet L.26
- c. Per S17.1 At no time shall the distance between bollards be greater than 5'. With the scale provided, they are farther than 5'.
RESPONSE: Spacing has been adjusted to 4' by adding an additional bollard.
- d. Previous comment not addressed label the proposed commercial driveway as maintenance access only.
RESPONSE: The access label has been revised as requested.
[Elevations Page 5]
- e. See note provided on the sheet regarding working space around FDC. Typical.
RESPONSE: Landscape in elevation was for graphic purposes only. Landscape plans show no conflict with FDC
[Landscape Plan Page 13]
- f. Repeat request. Label as 24' Manual Swinging Gate with Approved Knox Hardware.
RESPONSE: Label updated.
[Landscape Plan Page 24]
- g. Label this gate identically to the site plan. 28' Manual Sliding Gate with Approved Knox Hardware.
RESPONSE: Label updated.
- h. Gates appear to hit the fence when they open. Please confirm gate opening will be 24' when fully opened with no obstructions.
RESPONSE: Fence Revised
[Photometric Plan]

terraccina design

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- i. Fire lane easement is not consistent with other documents in the submittal. Please correct.
RESPONSE: Revised
- j. Relocate all light poles shown encroaching into or over a dedicated fire lane easement.
RESPONSE: Light relocated
- k. Show the path of exit discharge from the exit door to the public way. See note provided.
RESPONSE: Plans updated to show path
[Plat Page 3]
- l. Repeat request. Show inside and outside turning radii for fire lane easement.
RESPONSE: Radius shown in curve table. Lower radius is outside of plat boundary and is part of the Mass Easement Map.

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

[Site Plan Page 7]

- a. Fix leader arrow to point at the correct lateral.
RESPONSE: Labels have been revised to accurately depict the fire and hydrant line.
- b. Fire service line to be labeled as "Fire Line (Private)" and to be outside of the water easement.
RESPONSE: The word "private" has been added. A license agreement will be provided with CDs (per conversation with Iman Ghazali).
- c. Use two 45-degree bends.
RESPONSE: The service line has been revised to include 2 – 45 degree bends.
- d. Please show the sand oil interceptor.
RESPONSE: The sand/oil interceptor is now shown and labeled.
- e. Sanitary line for the comfort station shall be tied into the sanitary line for the maintenance building since they share a meter.
RESPONSE: The sanitary service for the comfort station has now been realigned to connect into the sanitary service for the maintenance building as requested.
- f. This stub shall be removed and capped at the main.
RESPONSE: This stub is currently being designed in association with Infrastructure West (RSN #1589046) and will no longer be designed/constructed.
[Site Plan Page 16]
- g. Show a water meter for this comfort station.
RESPONSE: A water meter is now included and labeled.
- h. Consider revising the water service line configuration so that it goes around the proposed well site.
RESPONSE: The water service has been rerouted.
- i. Landscape sheets do not show the same water and sanitary service line design; please reconcile.
RESPONSE: The base files have been coordinated to show the same features.
[Site Plan Page 25]
- j. Reroute access path so that the manhole is not located in any hardscape (Typical).
RESPONSE: The manhole lid has been rotated so that access can be achieved outside of the hardscape area.
[Landscape Plan Page 11]
- k. Site plan shows a different design for the water and sanitary service connections; please reconcile.
RESPONSE: The updated/current water and sanitary files have been utilized.

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

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

RESPONSE: Noted.

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

[Plat Page 1]

- a. Add the dispensation of the Tracts located within the Platted area. Are they privately owned and maintained? Are they being granted to the City for some purpose? Please refer to the Subdivision Plat Checklist for the Notes concerning these aspects of the Tracts shown herein.

RESPONSE: Aztec: Note added

- b. Advisory Comment: update the Title Commitment

RESPONSE: Aztec: Noted

- c. (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.) (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.) (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: Aztec: Noted

[Plat Page 3-5]

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

RESPONSE: Aztec: Noted

- e. Fix the text overlap identified on Sheet 5.

RESPONSE: Aztec: text overlap fixed.

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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Ryan Loftus

From: Gomez, Steven <segomez@auroragov.org>
Sent: Tuesday, May 28, 2024 6:47 AM
To: Ryan Rowland
Cc: Rob Hansen; Ryan Loftus
Subject: RE: Prairie Point Golf Course Site Plan (RSN #1672237) Maintenance Building Accessible Path Discussion

Hello Ryan,

From a pedestrian safety perspective, it is preferred that the pedestrian path not go between the ADA parking stalls. However it seems that this cannot be accommodated. No further comments.

Steve

Steve Gomez, P.E., PTOE
Senior Engineer – Traffic| City of Aurora
office 303.739.7300 | email segomez@auroragov.org



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Please note upcoming out of office days: May 16-27, 2024

From: Ryan Rowland <rrowland@liveyourcore.com>
Sent: Wednesday, May 22, 2024 4:39 PM
To: Gomez, Steven <segomez@auroragov.org>
Cc: Rob Hansen <rhansen@liveyourcore.com>; Ryan Loftus <RLoftus@liveyourcore.com>
Subject: Prairie Point Golf Course Site Plan (RSN #1672237) Maintenance Building Accessible Path Discussion

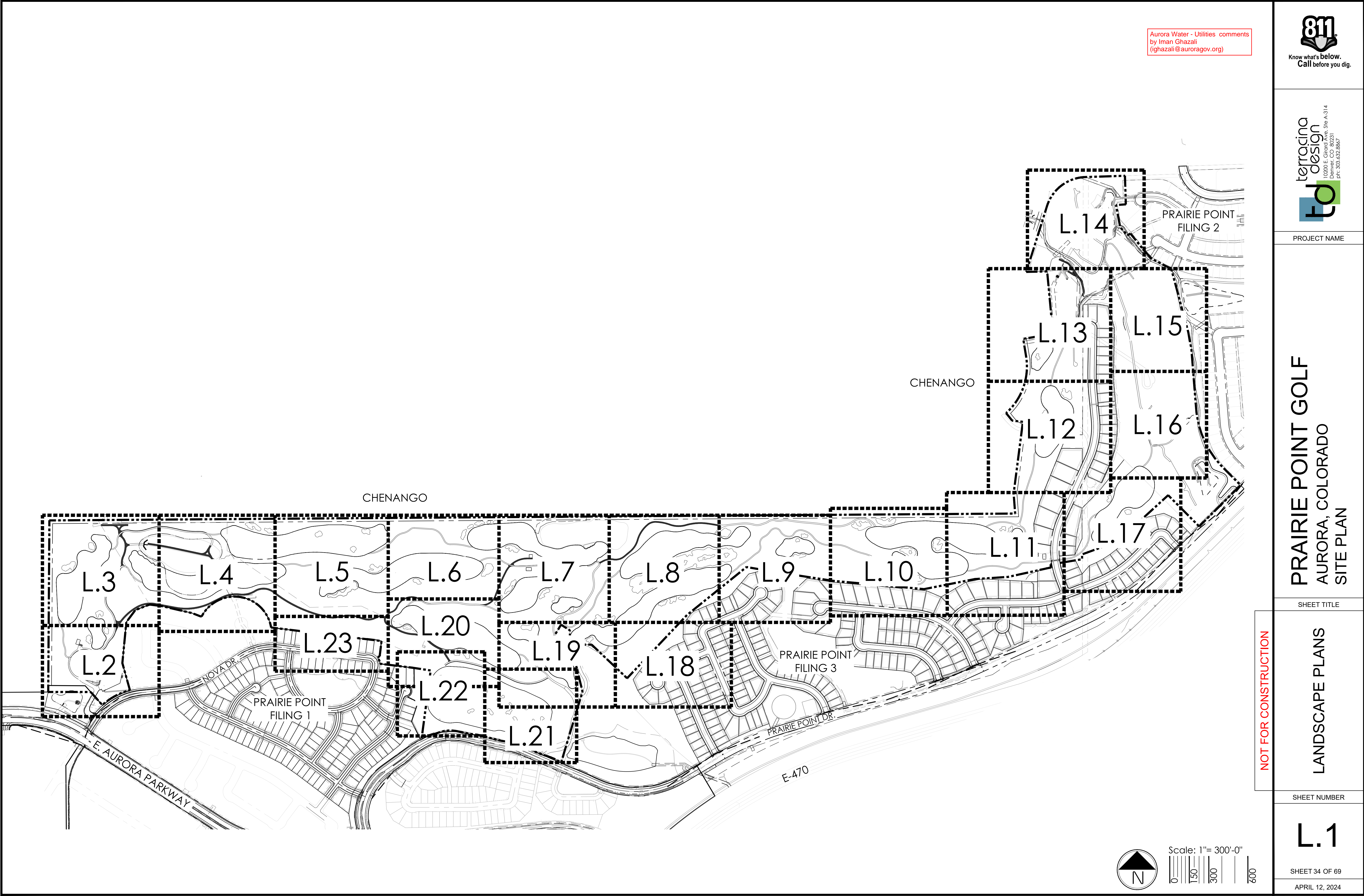
Hello Steven,

We would like to check in with you on a comment we received on the Golf Course Site Plan in relation to the accessible path for the Maintenance Building. I have included the pdf sheet with your comment and correspondence we had with you in November of 2023. We would like to clarify with you that the current configuration is ok based on the discussions from last year and hope this alleviates the comment from this current round of comments. We have previously angled the north ramp per this 2023 discussion.

Please let us know if you referencing this correspondence is an acceptable response or if you would like to discuss this over a teams call.

Thank You,

- Ryan



Aurora Water - Utilities comments
by Iman Ghazali
(ighazali@auroragov.org)



Know what's below.
Call before you dig.



PROJECT NAME

PRAIRIE POINT GOLF
AURORA, COLORADO
SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.1

SHEET 34 OF 69

APRIL 12, 2024

NOT FOR CONSTRUCTION



PRAIRIE POUIN I GOLF

AURORA, COLORADO

SITE PLAN

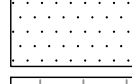
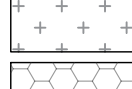
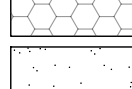


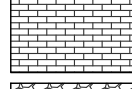
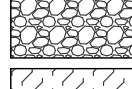


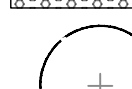





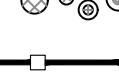



LANDSCAPE PLANS

11.

APRIL 12, 2024



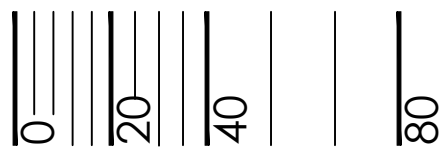
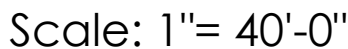
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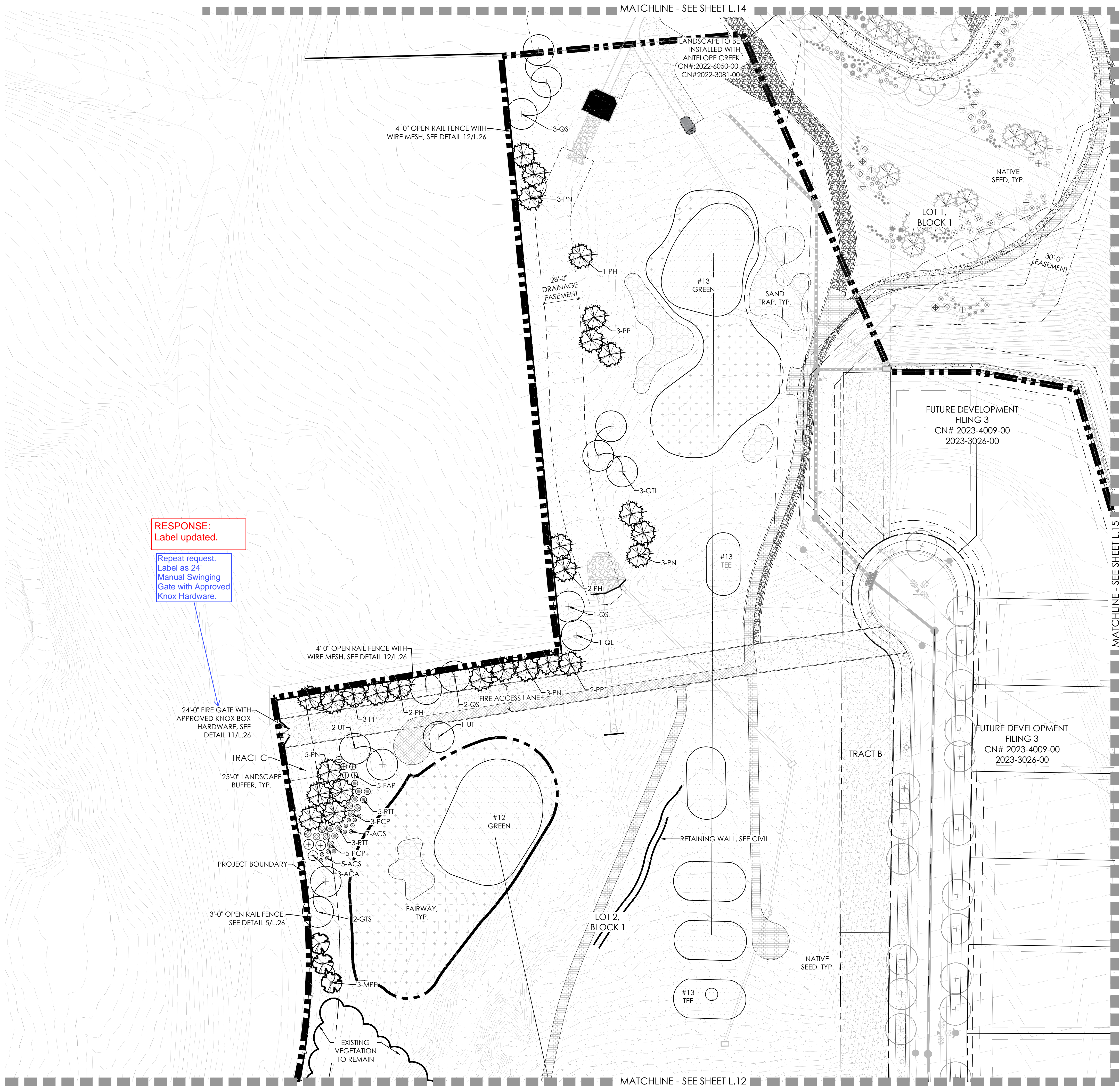
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	NON-IRRIGATED NATIVE GRASS
	CONCRETE
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	EVERGREEN TREE
	ORNAMENTAL TREE
	MITIGATION TREE
	TREE TO REMAIN
	DECIDUOUS SHRUBS
	3 RAIL WOOD FENCE
	5' OR 6' HT SOLID WOOD FENCE

PLANT LIST

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

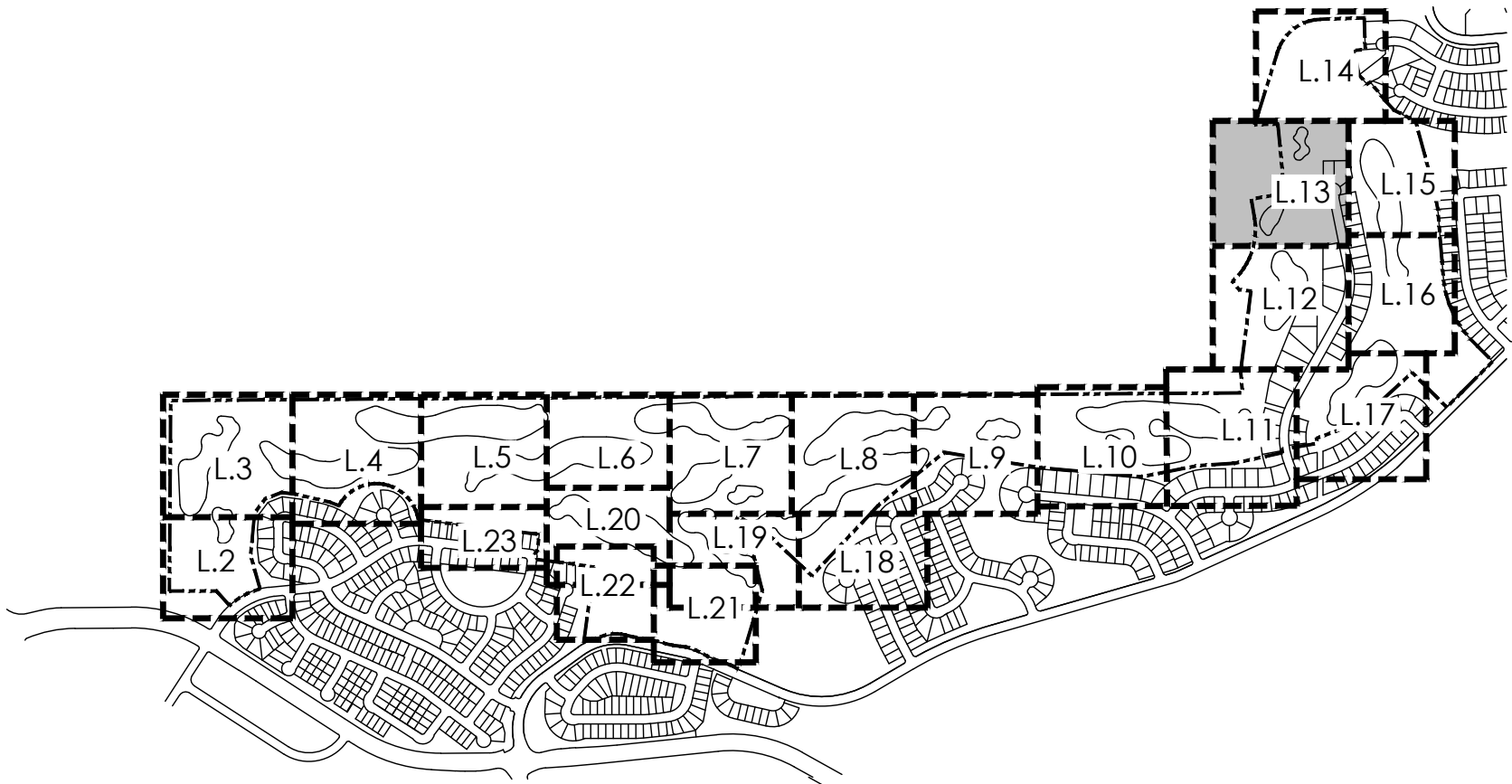
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RESPONSE:
Label updated.

Repeat request.
Label as 24'
Manual Swinging
Gate with Approved
Knox Hardware.



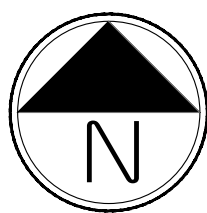
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LEGEND

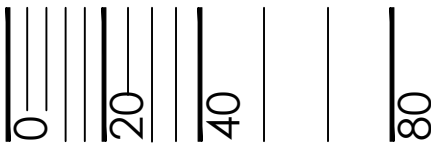
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PCP	PLUM, PURPLE LEAF



Scale: 1"= 40'-0"





PRAIRIE POINT GOLF AURORA, COLORADO SITE PLAN

SHEET TITLE

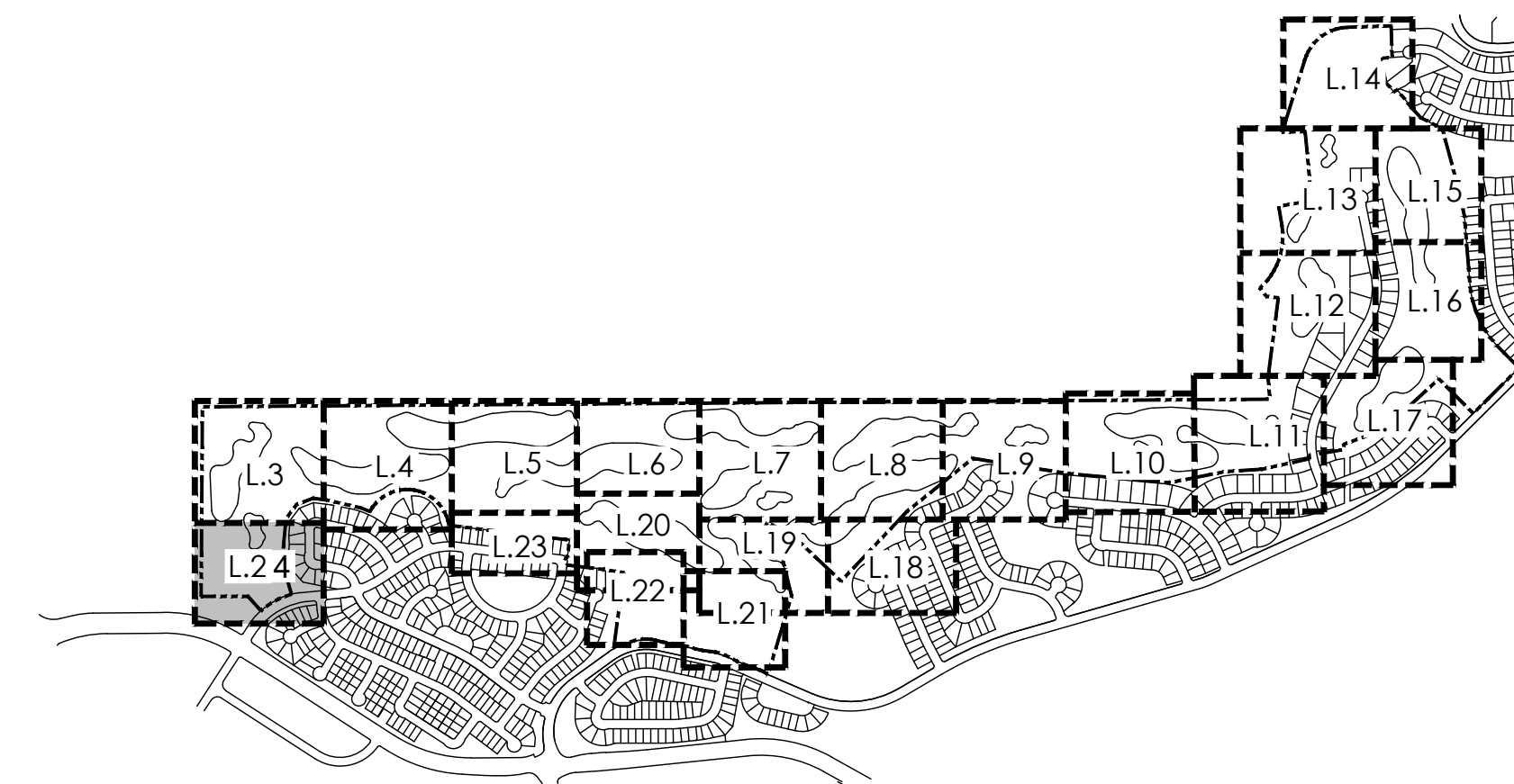
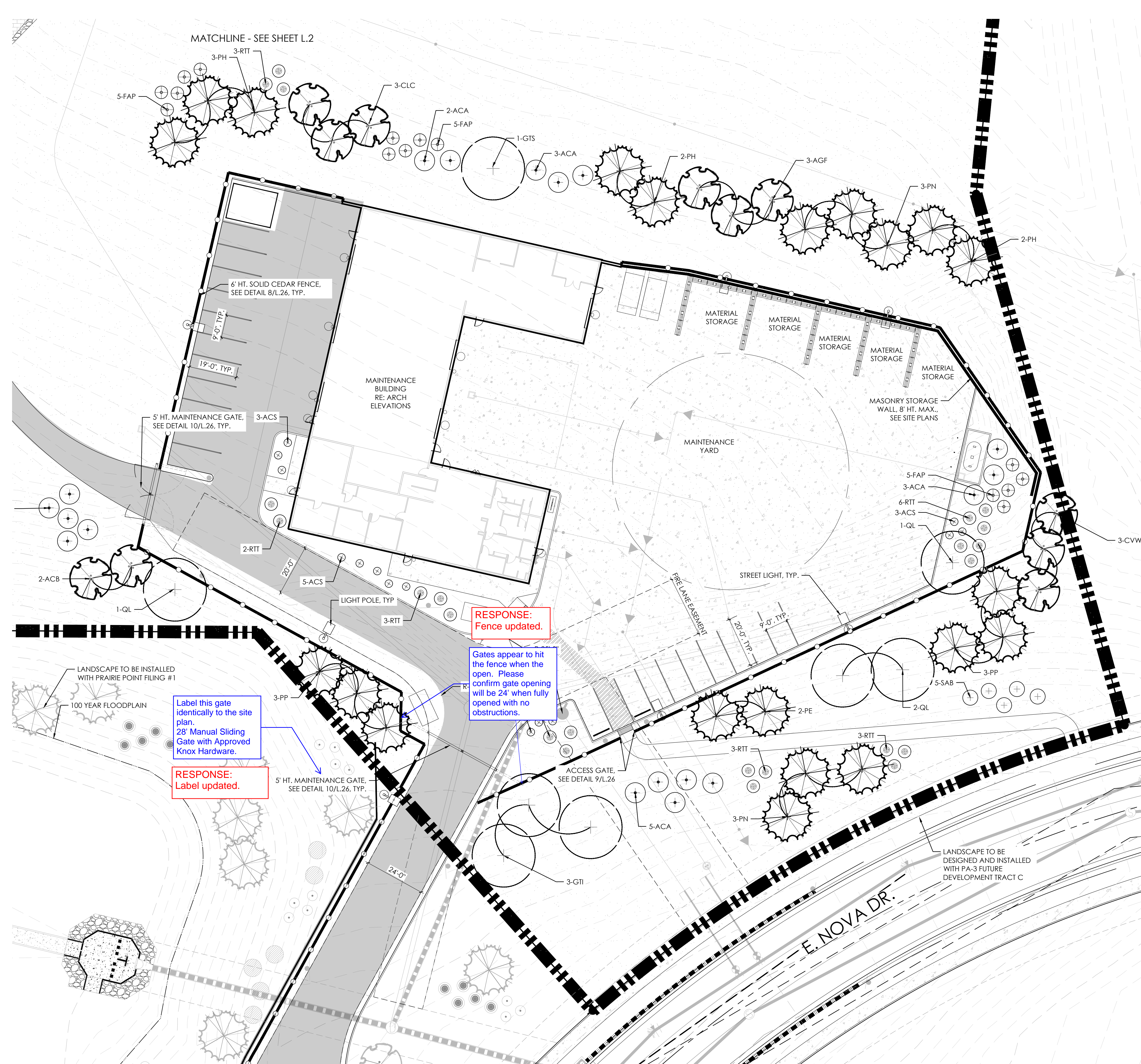
LANDSCAPE PLANS

SHEET NUMBER

L.24



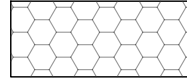


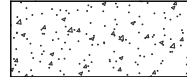
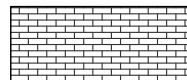
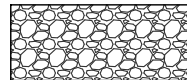


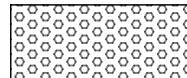
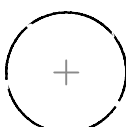


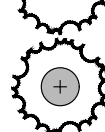
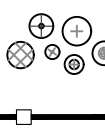



SHEET 57 OF 69

APRIL 12, 2024



KEYMAP

LEGEND

	TEE/ GREEN
	FAIRWAY
	SANDTRAP
	IRRIGATED NATIVE GRASS
	NON-IRRIGATED NATIVE GRASS
	CONCRETE
	PAVERS
	MAINTENANCE PATH
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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, CHIMSON CLOUD
CWV	HAWTHORN, WINTER KING
MPF	GRABAPPLE, PRAIRIE FIRE
PVC	CHOKECHERRY, CANADA RED OR SCHUBERT
EVERGREEN TREES	
PE	PINE, PINON
PH	PINE, BOSNIAN
PN	PINE, AUSTRIAN
PP	PINE, PONDEROSA
DECIDUOUS SHRUBS	
ACA	SERVICEBERRY, SASKATOON
ACS	SAGEBRUSH, SILVER
AFS	SAGEBRUSH, SAND
ENG	RABBITBRUSH, TALL GREEN
FAP	APACHE PLUME
RTT	SUMAC, THREE LEAF
SAB	BUFFALOBERRY, SILVER
PCP	PLUM, PURPLE LEAF



Scale: 1"= 20'-0"

0	10	20	30	40
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PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1

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

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LOCATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33;

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

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

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

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

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

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

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

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

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

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

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

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

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;

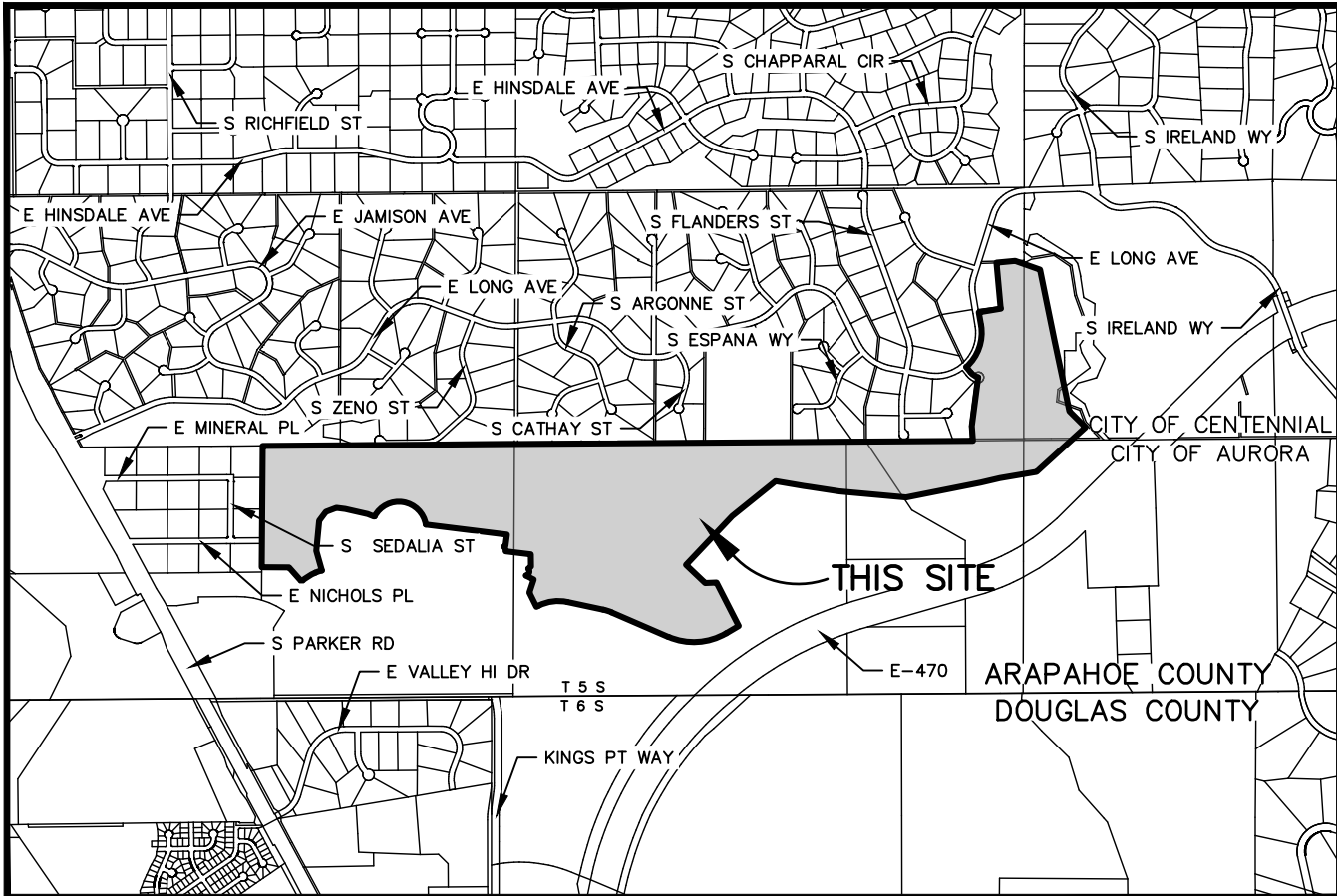
THENCE SOUTH 46°33'13" EAST, A DISTANCE OF 276.95 FEET;

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;



VICINITY MAP
SCALE 1" = 2000'

add the dispensation of the Tracts located within the Platted area. Are they being privately owned and maintained? Are they being granted to the City for some purpose? Please refer to the Subdivision Plat Checklist for the Notes concerning these aspects of the Tracts shown herein.

COVENANTS:

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

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

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

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

OWNER:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORPORATION

BY: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____) SS

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

BY _____, AS _____, OF CLAYTON

PROPERTIES GROUP II, INC. A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEDICATION-CONTINUED:

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°46'01" EAST, A DISTANCE OF 219.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 532.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 15°12'52" EAST;
24. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°02'00", AN ARC LENGTH OF 241.72 FEET;
25. NON-TANGENT TO SAID CURVE NORTH 41°34'54" WEST, A DISTANCE OF 200.82 FEET;
26. NORTH 89°36'49" WEST, A DISTANCE OF 283.76 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33;

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

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

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

(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.)

(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.)

(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.

Noted

GENERAL NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".
2. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, IS ASSUMED TO BEAR NORTH 89°34'42"E 2631.52 FEET AND IS MONUMENTED AT THE WEST END BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "T55 R66W C S33 PLS 13155 1993" AND THE WEST END BY NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 13155 T55 R66W 1/4 S33/S34 1993".
3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
5. ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. STEWART TITLE GUARANTY COMPANY'S COMMITMENT NO. 22000310708, WITH AN EFFECTIVE DATE OF OCTOBER 26, 2022 WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
7. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO E. NOVA DRIVE AND E. PRAIRIE POINT DRIVE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

SURVEYOR'S CERTIFICATION:

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

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

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

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

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

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS

_____ DAY OF _____, 20____ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS AND TRACT A ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER

DATE

PLANNING DIRECTOR

DATE

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

DATE OF PREPARATION: 10/31/2022

SCALE: N/A

SHEET 1 OF 5

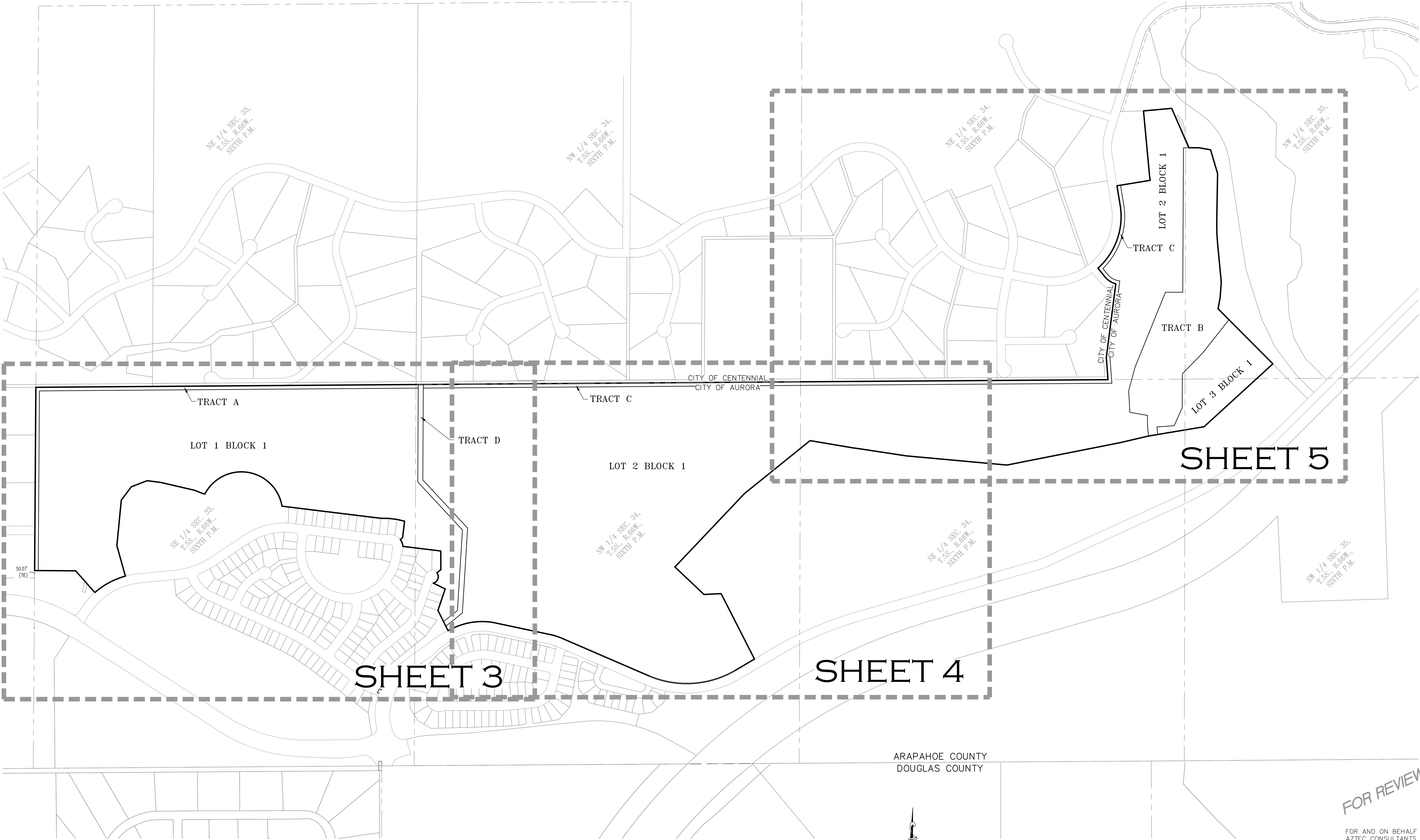
LAST REVISED: 4/23/2024

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.



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
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AzTec Proj. No.: 19322-27 Drawn By: RBA

DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

DATE OF PREPARATION: 10/31/2022

SCALE: N/A

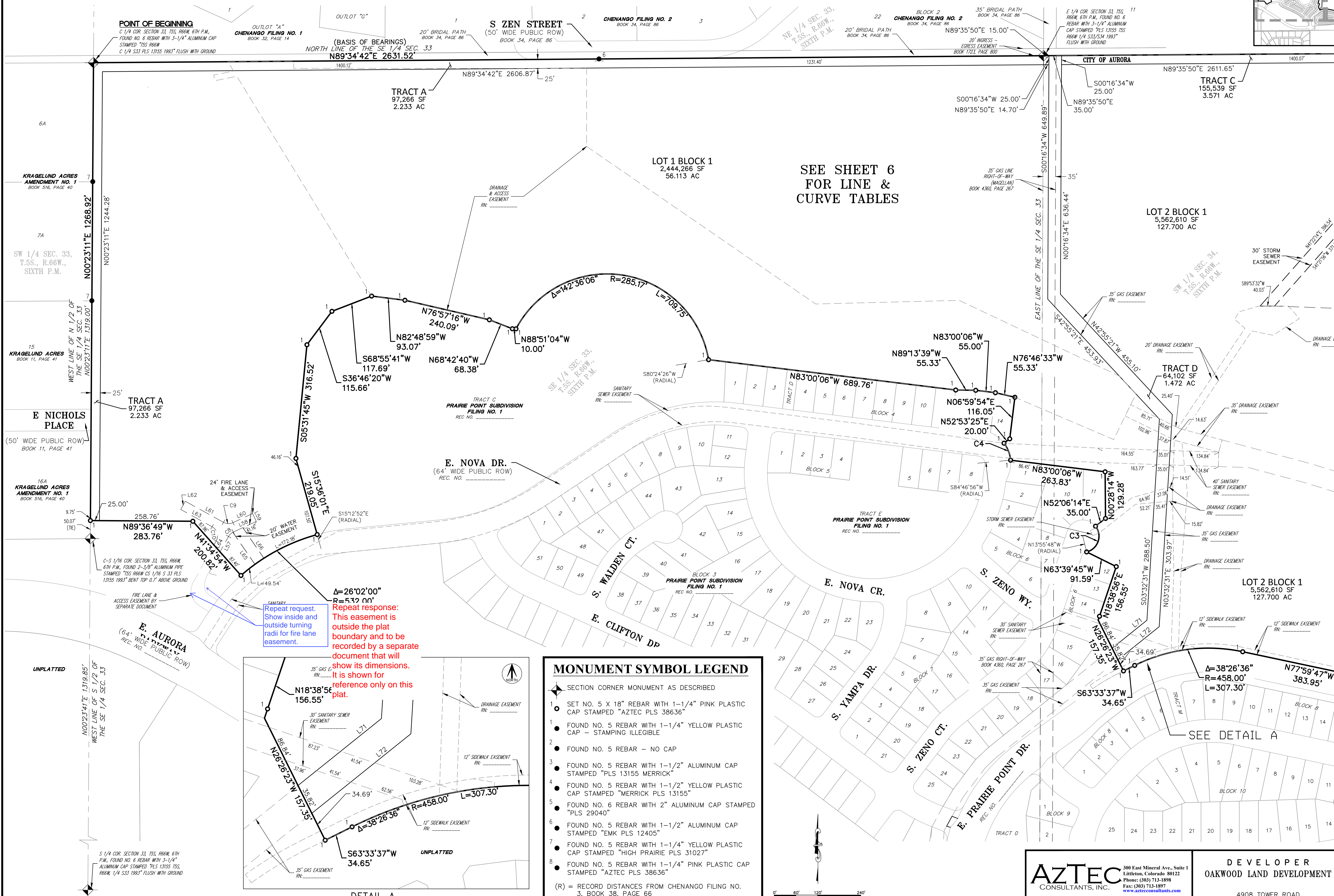
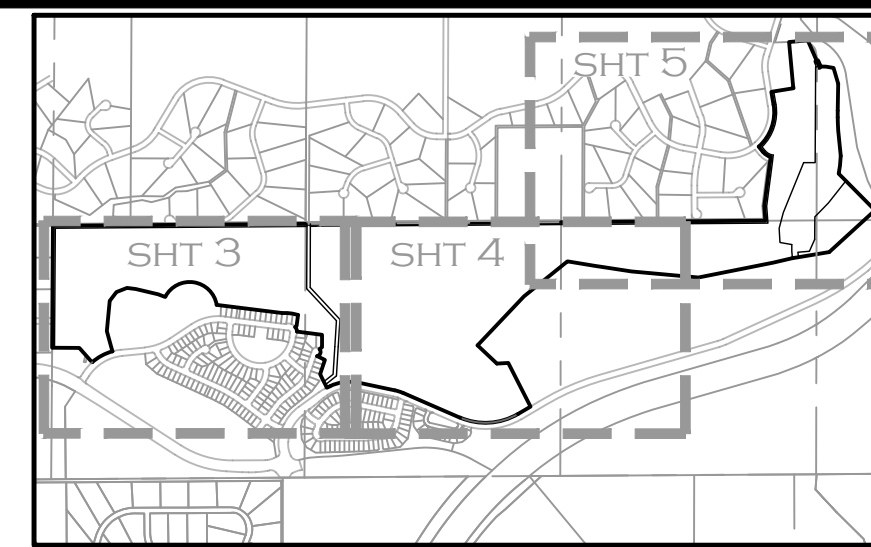
SHEET 2 OF 5

PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1

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

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

Noted



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

AzTEC
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DEVELOPER
OAKWOOD LAND DEVELOPMENT

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

DATE OF PREPARATION:	10/31/2022
SCALE:	1" = 120'
SHEET 3 OF 5	

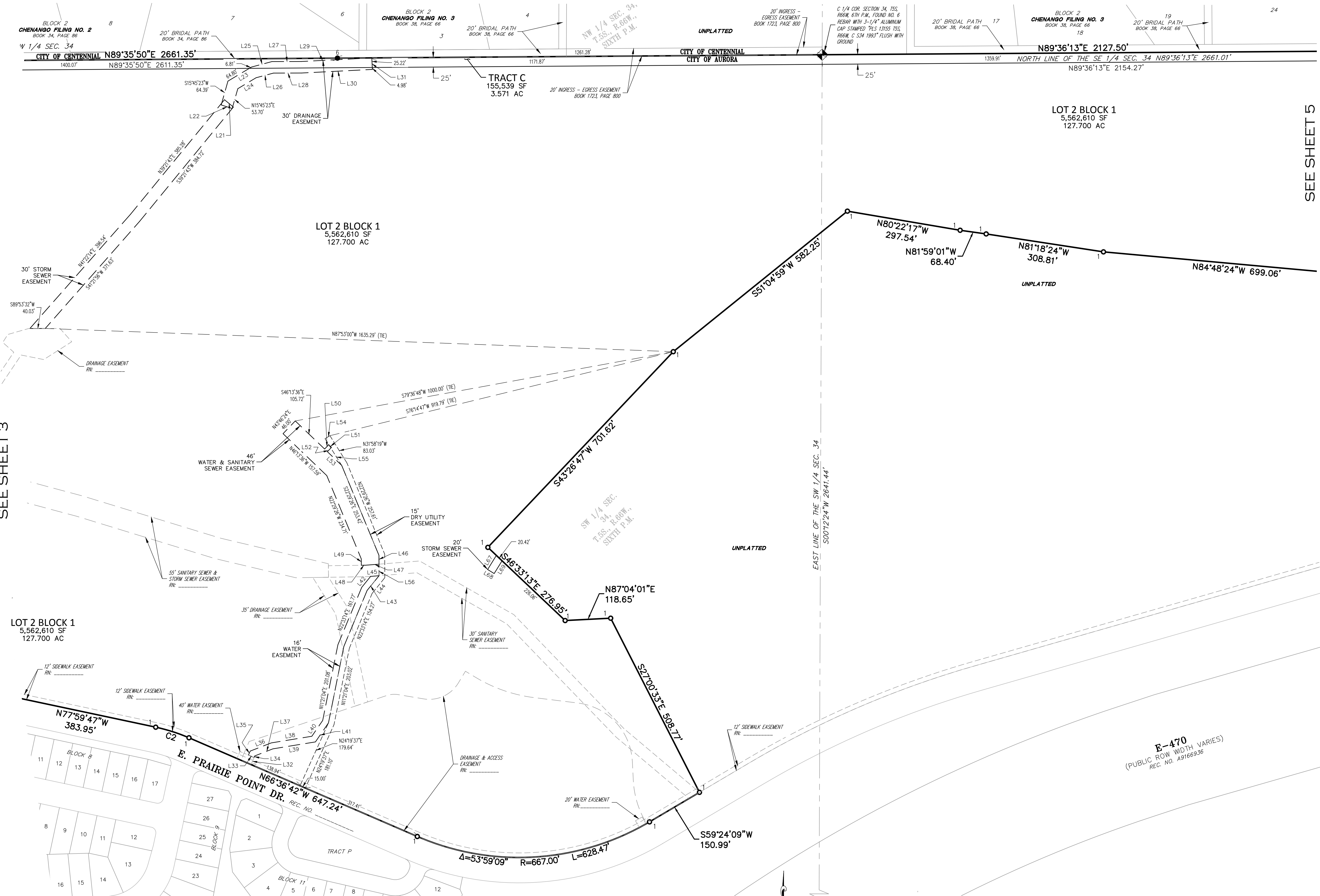
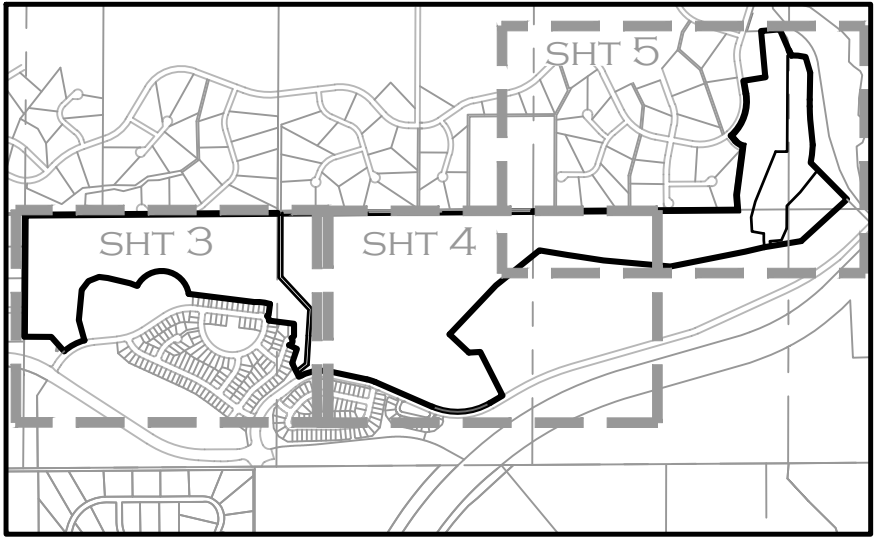
SEE SHEET 4

FOR REVIEW

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.

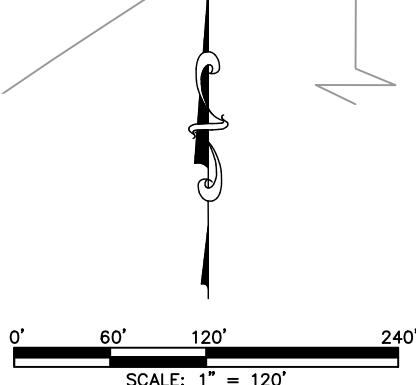
The Blanks shown need to be filled in with the
correct and current information (Typical)
Noted



SEE SHEET 5

SEE SHEET 3

SEE SHEET 6
FOR LINE &
CURVE TABLES



S 1/4 COR. SECTION 34, T5S,
R66W, 6TH P.M., FOUND NO. 6
REBAR WITH 3-1/4\"/>

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No: 19322-27

Drawn By: RBA

DEVELOPER OAKWOOD LAND DEVELOPMENT		DATE OF PREPARATION:	10/31/2022
4908 TOWER ROAD DENVER, COLORADO (303) 486-8500		SCALE:	1" = 120'
		SHEET 4 OF 5	

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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

PRAIRIE POINT GOLF COURSE

SUBDIVISION FILING NO. 1

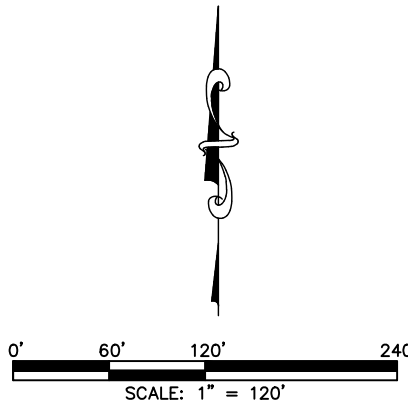
The Blanks shown need to be filled in with the correct and current information (Typical)

Noted

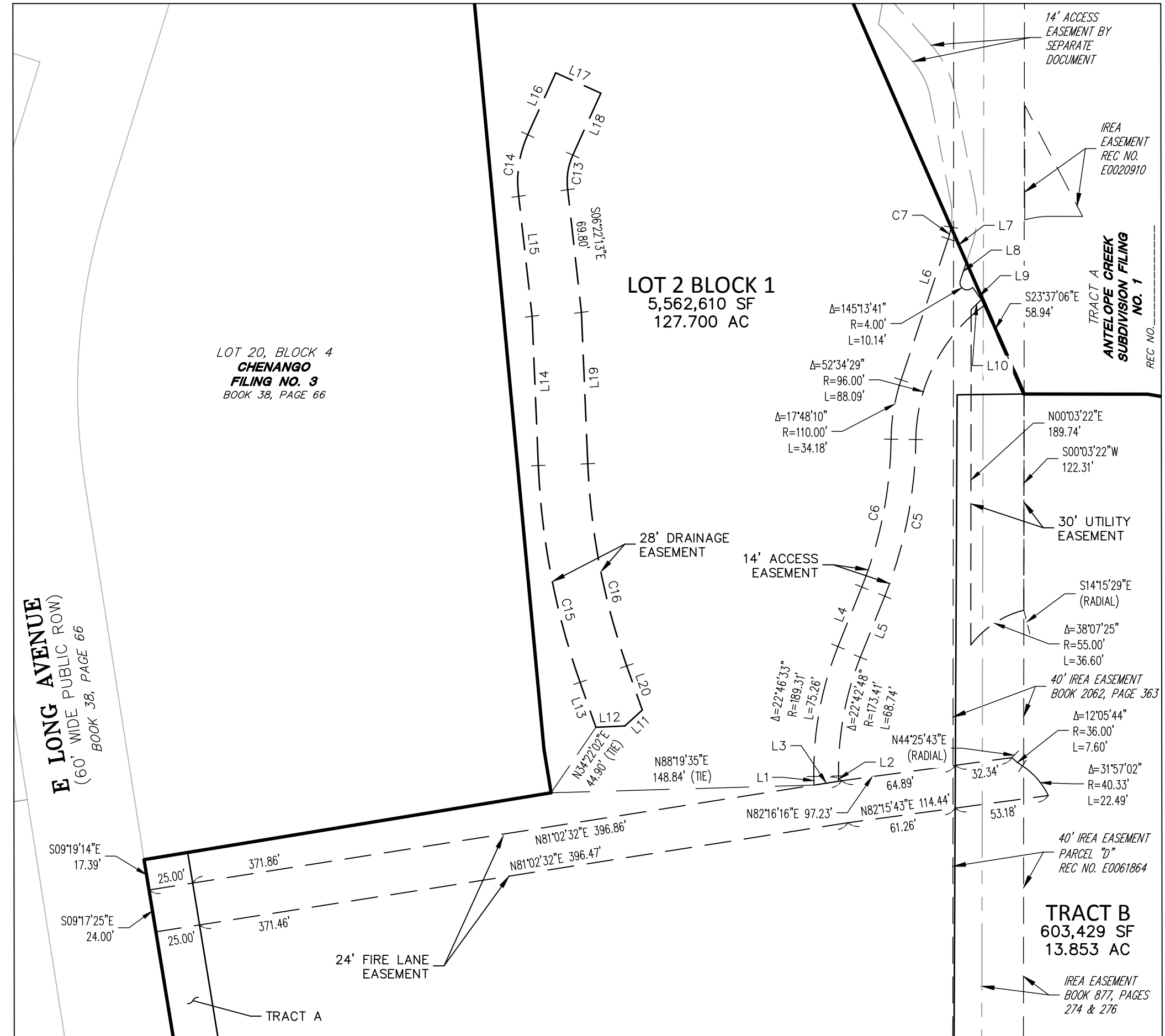
SITUATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

MONUMENT SYMBOL LEGEND

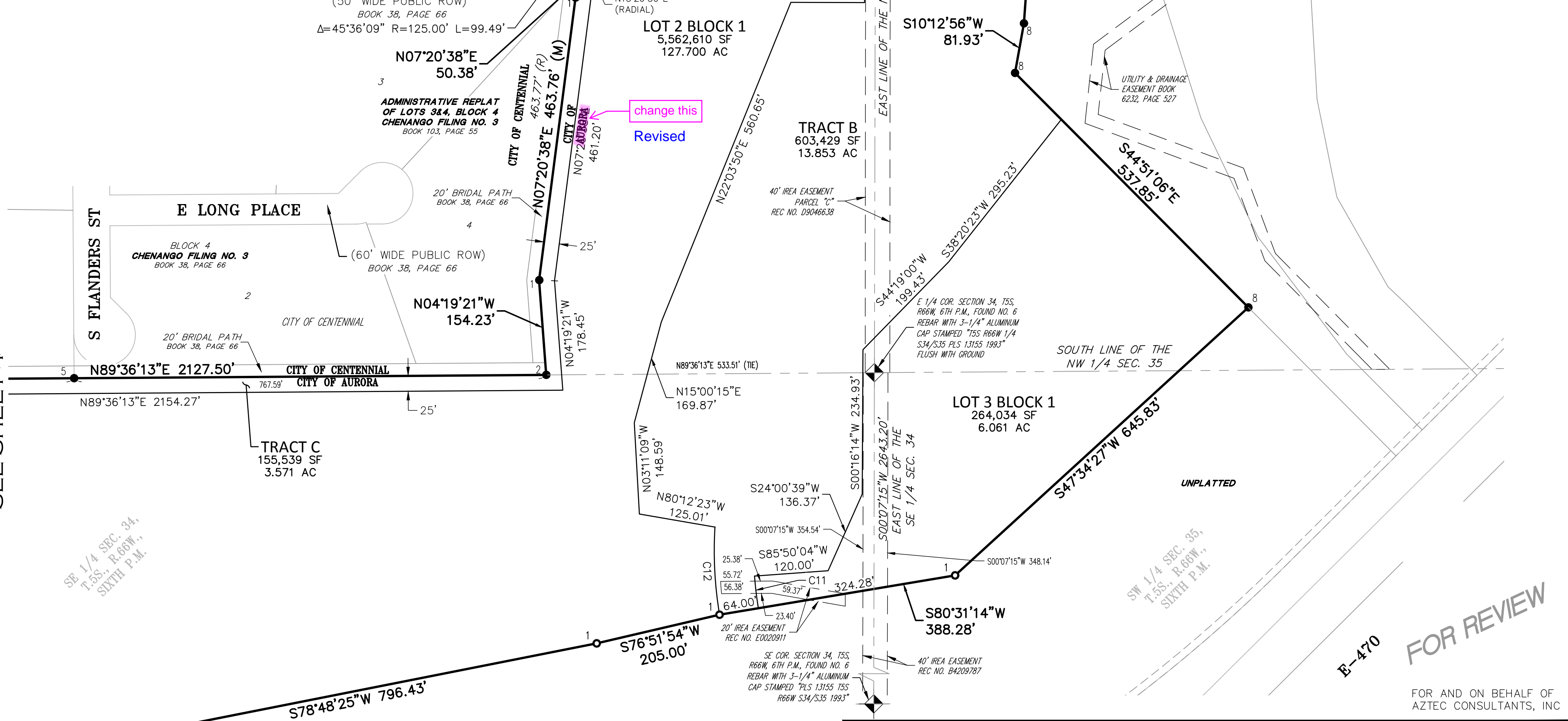
- SECTION CORNER MONUMENT AS DESCRIBED
- 1 SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
 - 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP - STAMPING ILLEGIBLE
 - 3 FOUND NO. 5 REBAR - NO CAP
 - 4 FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 13155 MERRICK"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



SEE SHEET 6
FOR LINE &
CURVE TABLES



DETAIL B
SCALE: 1" = 60'



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OAKWOOD LAND DEVELOPMENT

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

DATE OF PREPARATION:	10/31/2022
SCALE:	1" = 120'
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.

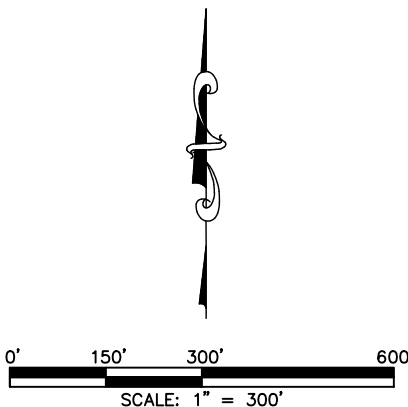
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°59'29"W	4.89'
L2	N00°59'29"W	2.93'
L3	S81°02'32"W	14.14'
L4	N21°46'34"E	36.31'
L5	N21°46'34"E	37.26'
L6	S18°28'30"W	84.10'
L7	S23°37'06"E	21.72'
L8	S18°28'30"W	10.94'
L9	N35°33'55"W	12.00'
L10	S45°09'50"W	8.94'
L11	N47°46'15"E	13.38'
L12	S87°23'08"W	16.37'
L13	N19°24'36"W	26.97'
L14	N02°23'18"W	84.52'
L15	N06°22'32"W	68.30'
L16	N24°20'06"E	38.45'
L17	S65°39'54"E	28.00'
L18	S24°20'06"W	38.45'
L19	S02°24'20"E	85.72'
L20	N19°24'36"W	26.49'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N50°38'17"W	30.00'
L22	N71°49'31"W	30.03'
L23	S59°12'45"W	71.61'
L24	N59°12'45"E	55.50'
L25	S74°59'45"W	54.87'
L26	S74°59'45"W	46.80'
L27	S89°50'13"W	76.39'
L28	S89°50'13"W	73.20'
L29	S87°05'12"W	183.62'
L30	S87°05'12"W	184.32'
L31	S02°52'11"E	30.00'
L32	S23°23'18"W	20.00'
L33	N66°36'42"W	16.00'
L34	S23°41'05"W	4.72'
L35	N23°41'05"E	11.44'
L36	N68°43'10"E	58.72'
L37	N68°43'10"E	50.41'
L38	N80°42'17"E	107.11'
L39	N80°42'17"E	112.26'
L40	N34°28'12"E	49.85'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N34°28'12"E	59.95'
L42	N38°55'59"E	36.64'
L43	N38°55'59"E	49.46'
L44	N38°55'59"E	52.64'
L45	N85°33'04"E	22.01'
L46	S00°15'21"E	22.97'
L47	S85°33'04"W	34.72'
L48	S89°10'40"W	11.38'
L49	N00°15'21"W	16.58'
L50	N43°30'30"E	15.43'
L51	S46°29'30"E	10.00'
L52	S43°30'30"W	15.48'
L53	S46°13'36"E	51.53'
L54	N58°01'41"E	15.00'
L55	N31°58'19"W	81.79'
L56	N00°15'21"W	53.05'
L57	S28°56'10"W	48.72'
L58	S65°04'06"W	70.22'
L59	S24°55'54"E	24.00'
L60	N65°04'06"E	60.00'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S61°07'02"E	120.87'
L62	N28°52'58"E	26.00'
L63	N61°07'02"W	98.99'
L64	N28°56'10"E	12.81'
L65	S34°35'00"E	107.89'
L66	N34°35'00"W	102.78'
L67	N31°49'04"E	43.19'
L68	S58°10'56"E	20.00'
L69	N31°49'04"E	39.07'
L70	N38°49'14"W	51.29'
L71	S51°14'26"W	123.51'
L72	N51°14'26"E	146.63'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	35°43'54"	150.00'	93.55'
C2	11°23'05"	458.00'	91.01'
C3	113°57'58"	45.00'	89.51'
C4	31°53'31"	92.00'	51.21'
C5	21°05'10"	247.00'	90.90'
C6	21°05'10"	233.00'	85.75'
C7	9°21'42"	42.00'	6.86'
C8	36°07'56"	29.00'	18.29'
C9	53°46'26"	29.02'	27.24'
C10	90°03'12"	29.00'	45.58'
C11	5°18'50"	568.00'	52.68'
C12	12°58'13"	632.00'	143.07'
C13	31°58'10"	36.00'	20.09'
C14	31°58'10"	64.00'	35.71'
C15	17°01'18"	422.00'	125.37'
C16	17°00'17"	394.00'	116.93'



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DATE OF PREPARATION:	10/31/2022
SCALE:	N/A
SHEET 2 OF 5	

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

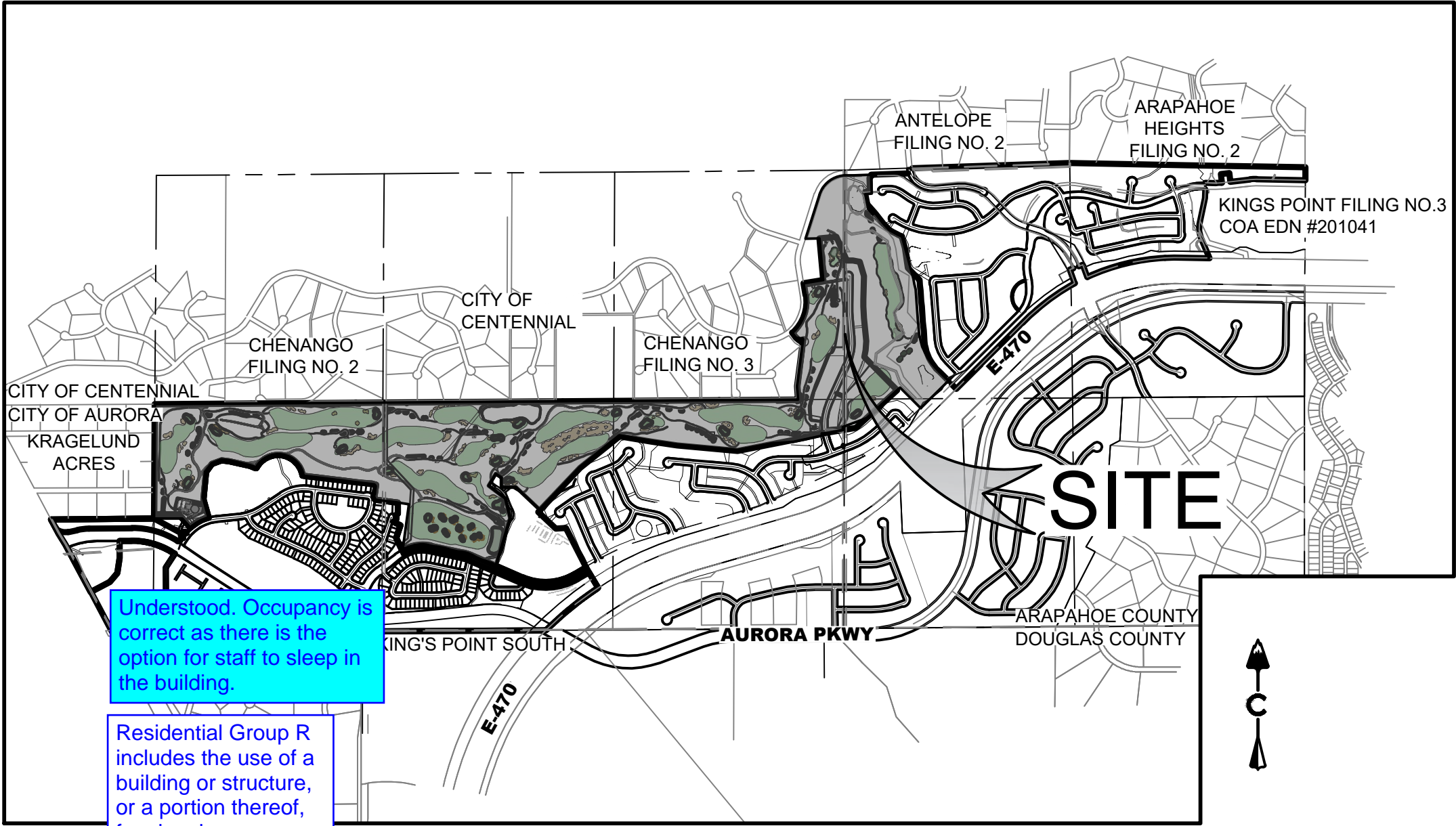
PRAIRIE POINT GOLF COURSE

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 UNES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-882(D) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT
- THE 2015/2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ACCESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE 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.



Understood. Occupancy is correct as there is the option for staff to sleep in the building.

Residential Group R includes the use of a building or structure, or a portion thereof, for sleeping purposes. Will people be sleeping in the maintenance building?

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
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)

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
42	LANDSCAPE PLANS
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52	LANDSCAPE PLANS
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) 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@TERRACINADSIGN.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

April 23, 2024

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

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 reception numbers will be filled in once the ROW by separate document has been recorded. - typ



Know what's below.
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
LEGAL DESCRIPTION

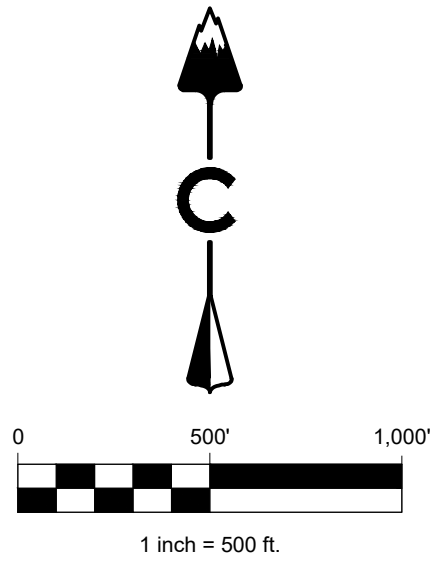
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 2 OF 70

November 16, 2023



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.

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

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CONSULTANTS, INC.
LIVEYOURCORE.COM

PROJECT NAME

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

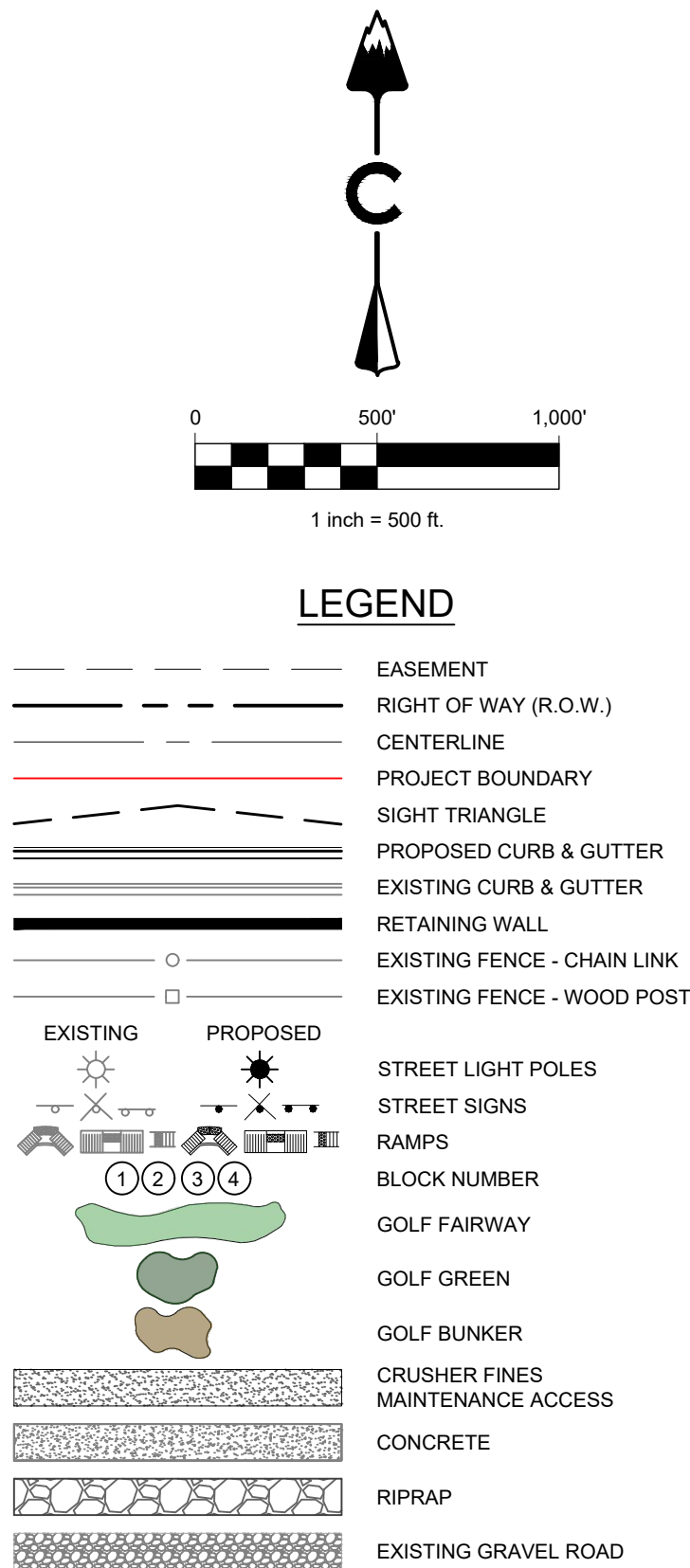
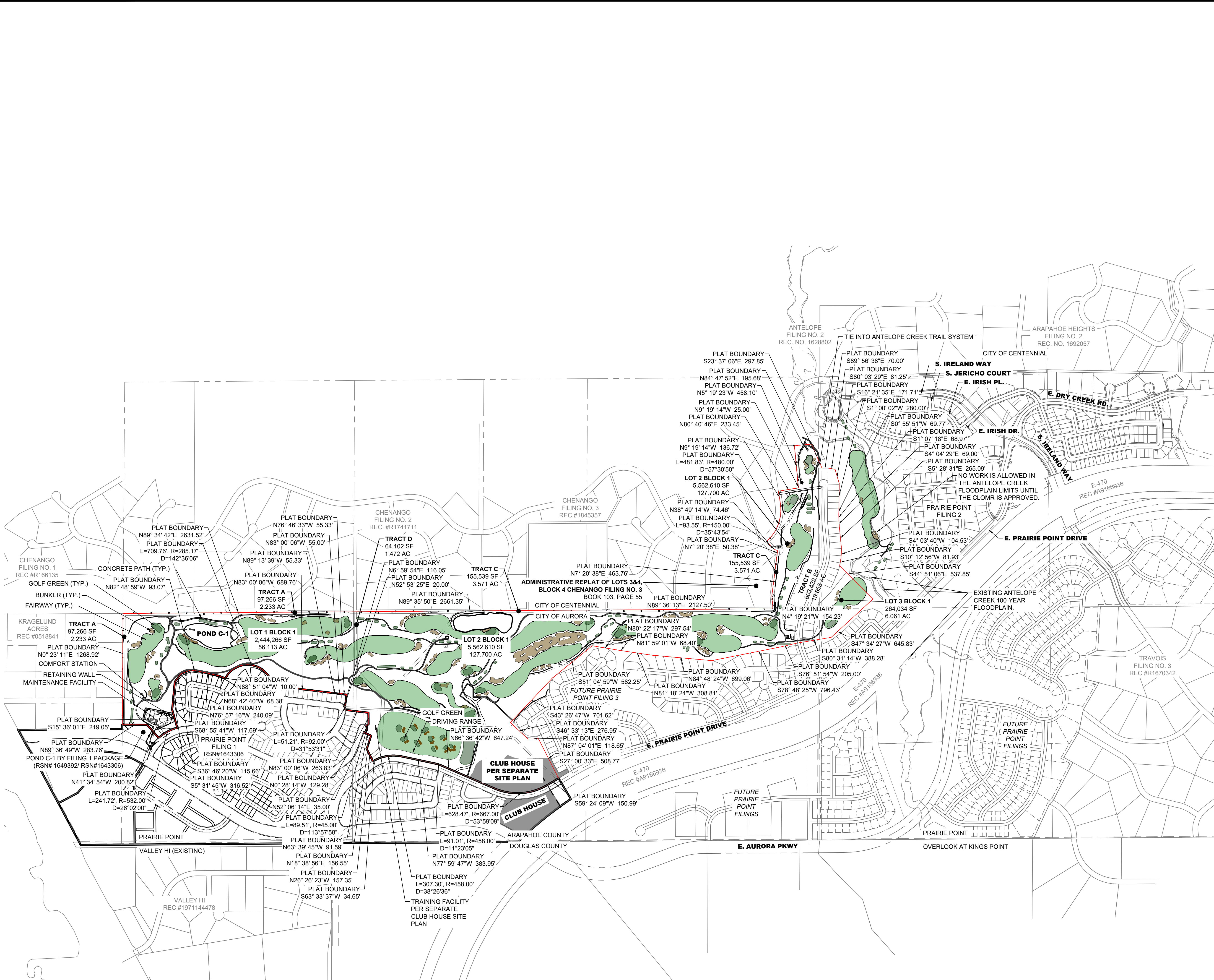
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 3 OF 69

March 19, 2024



FLOODPLAIN NOTES:
PROPOSED WORK WITHIN ANTELOPE CREEK FLOODPLAIN OR KRAGELAND TRIBUTARY FLOODPLAIN (NON-FEMA) IS SUBJECT TO A FLOODPLAIN DEVELOPMENT PERMIT WITH THE CITY OF AURORA. REFER TO RSN#1594914, RSN#1649392, AND RSN#1662021 FOR THE WORK IN THESE AREAS.



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PROJECT NAME

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

SHEET TITLE

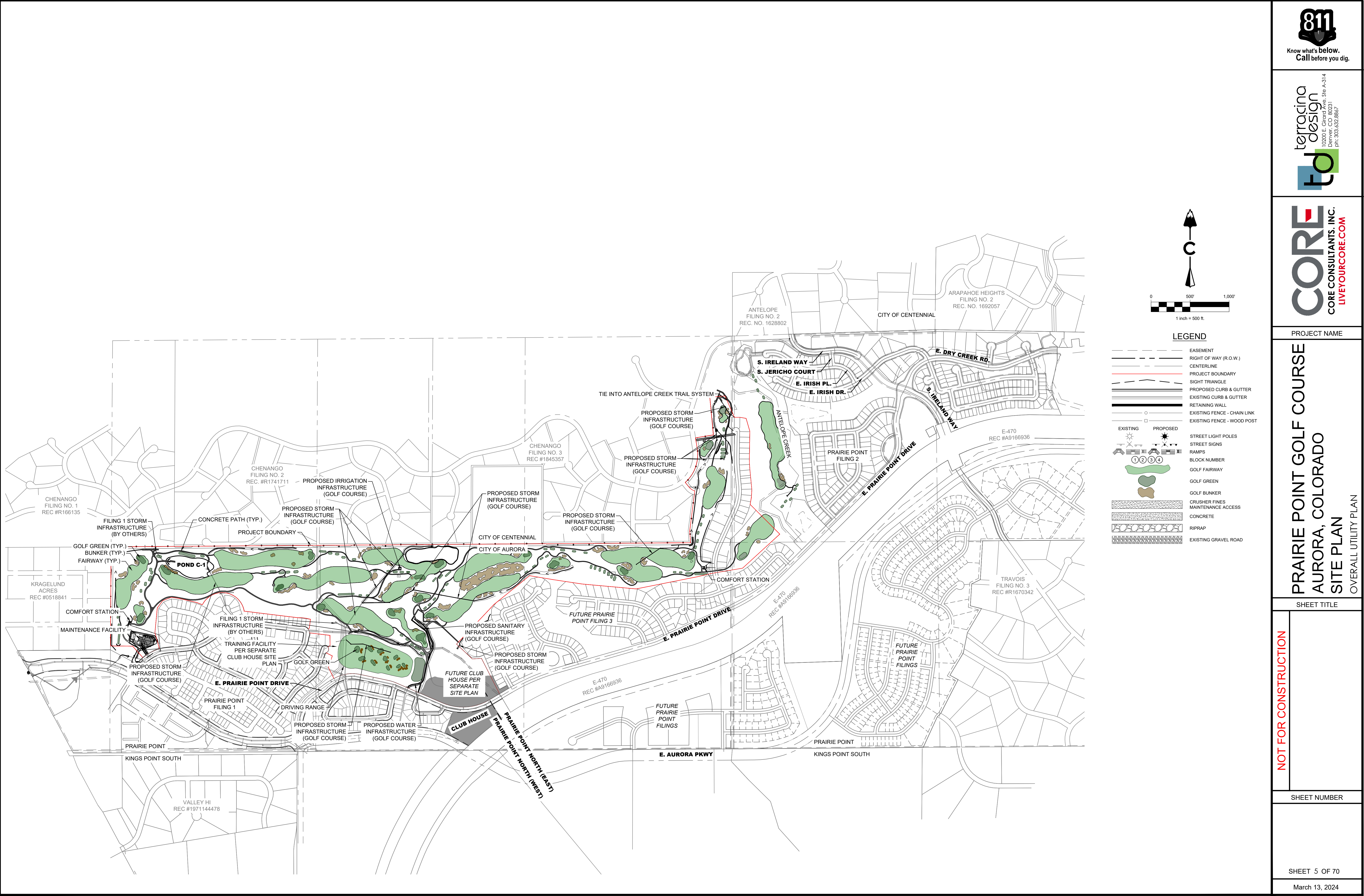
NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 4 OF 70


November 15, 2023

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






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PROJECT NAME

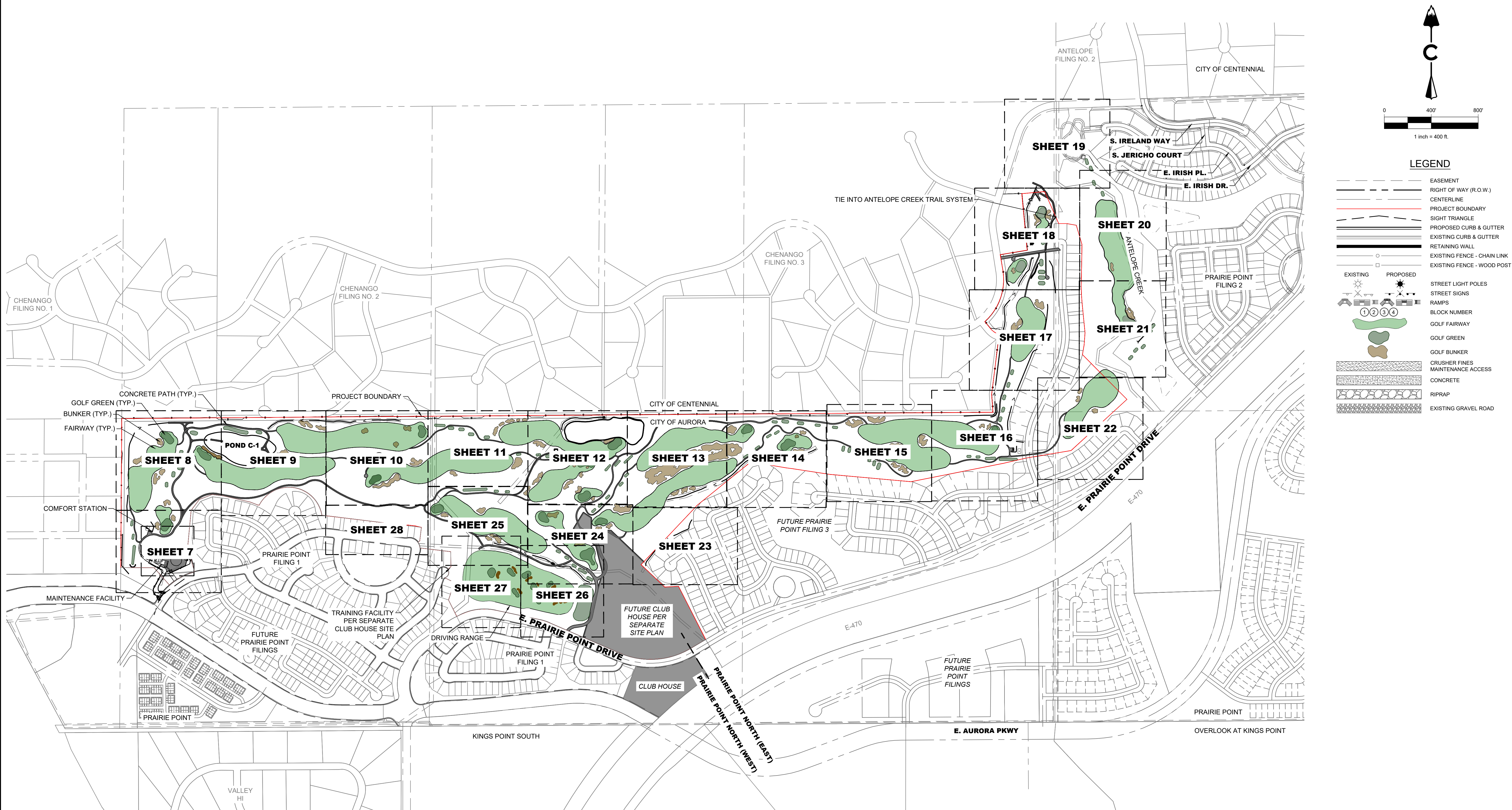
PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
OVERALL UTILITY PLAN

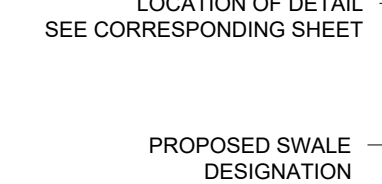
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NOT FOR CONSTRUCTION

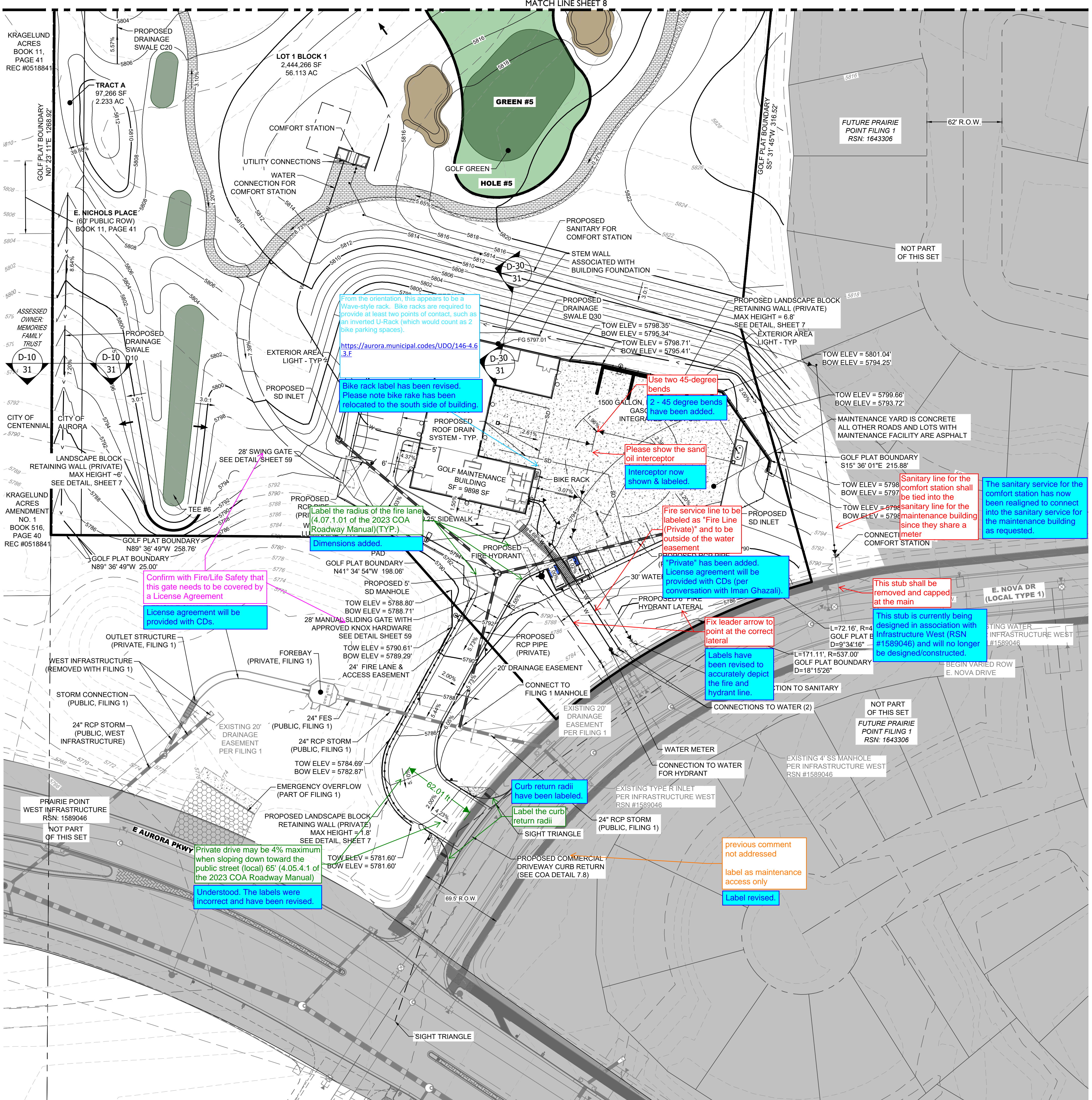
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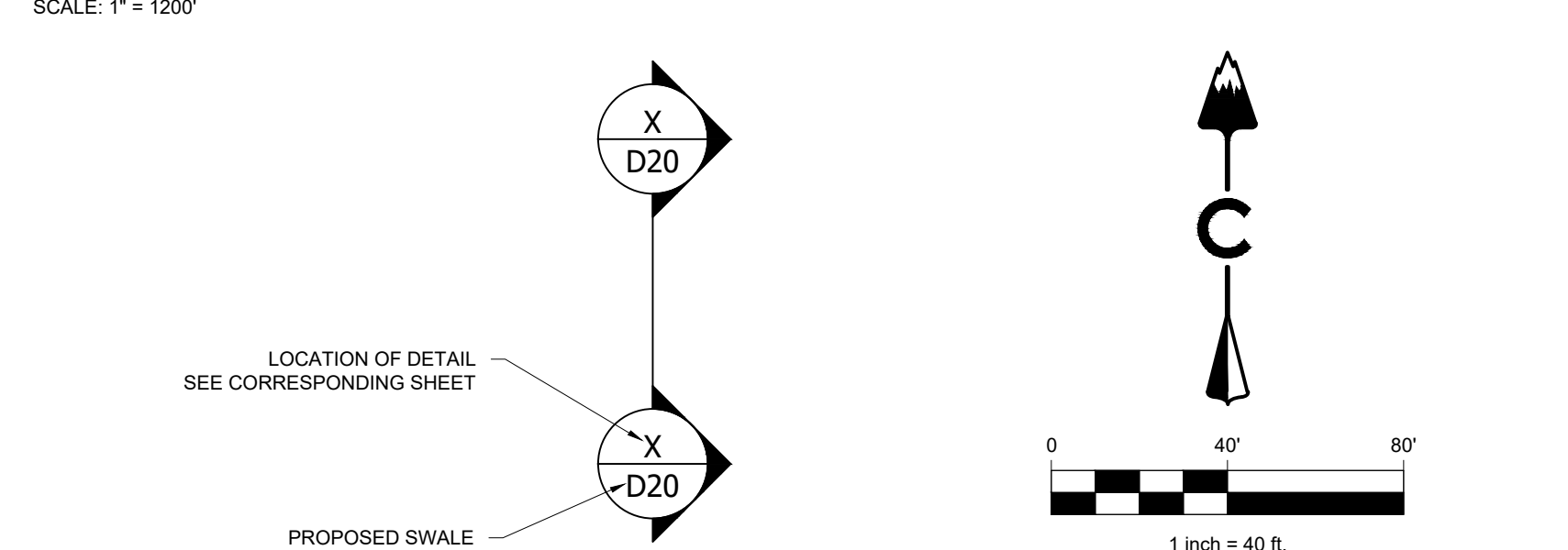
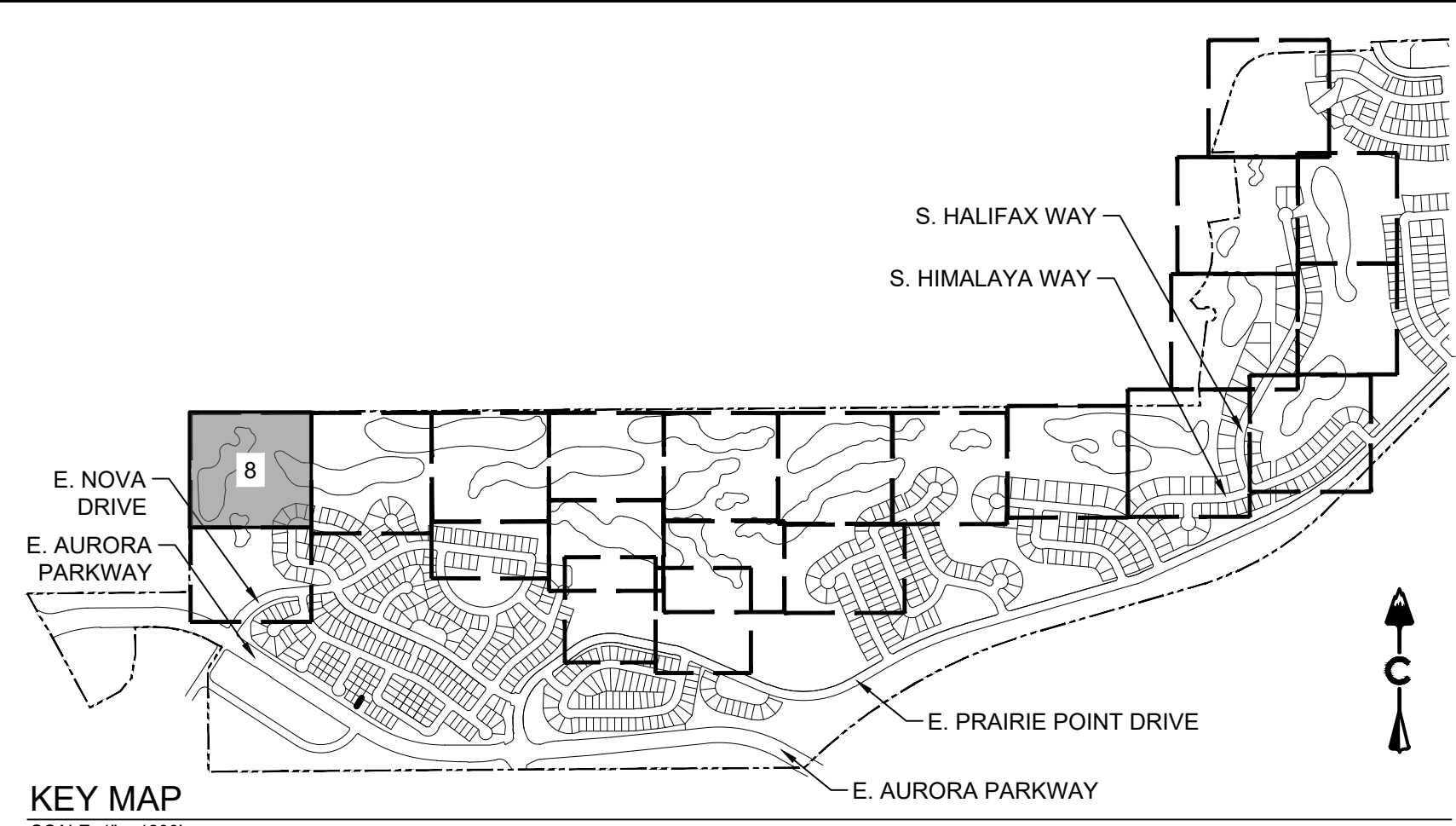
SHEET 5 OF 70
March 13, 2024





Please add the following note:
"The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."





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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CORE
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

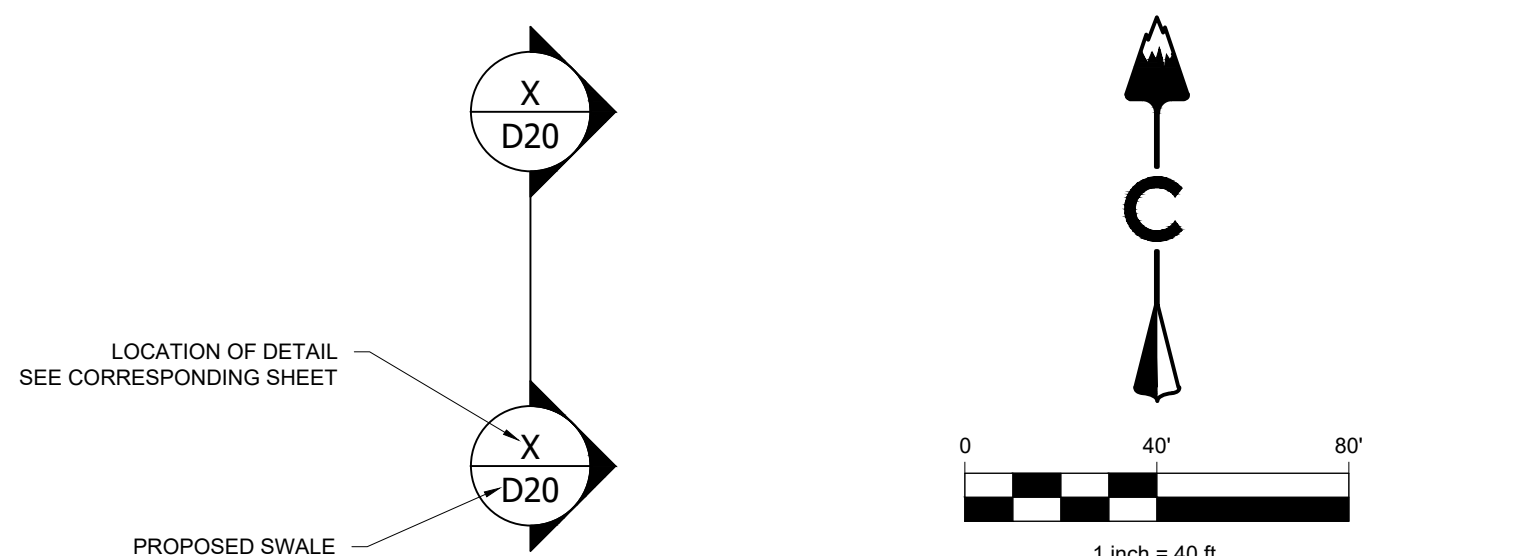
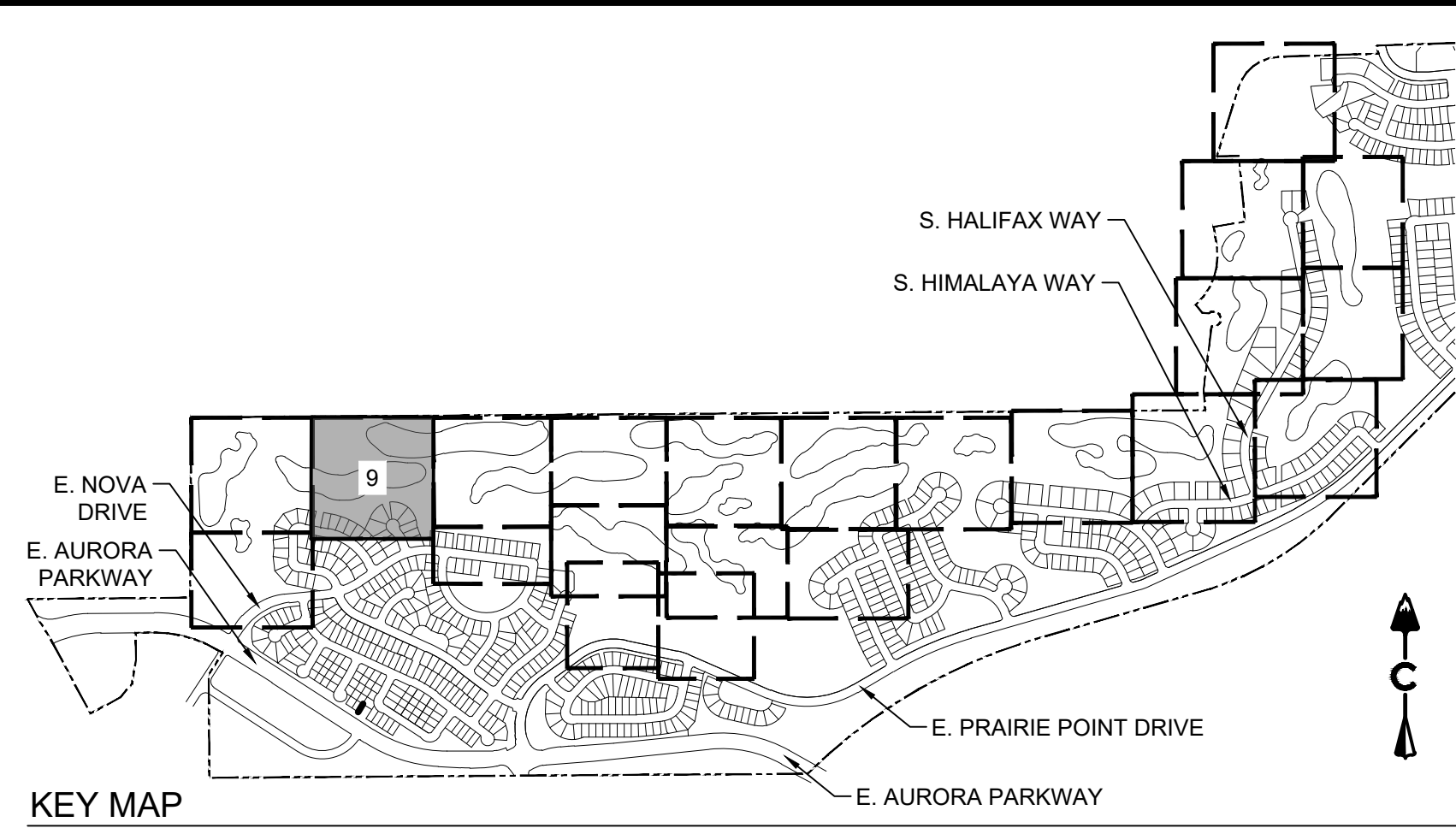
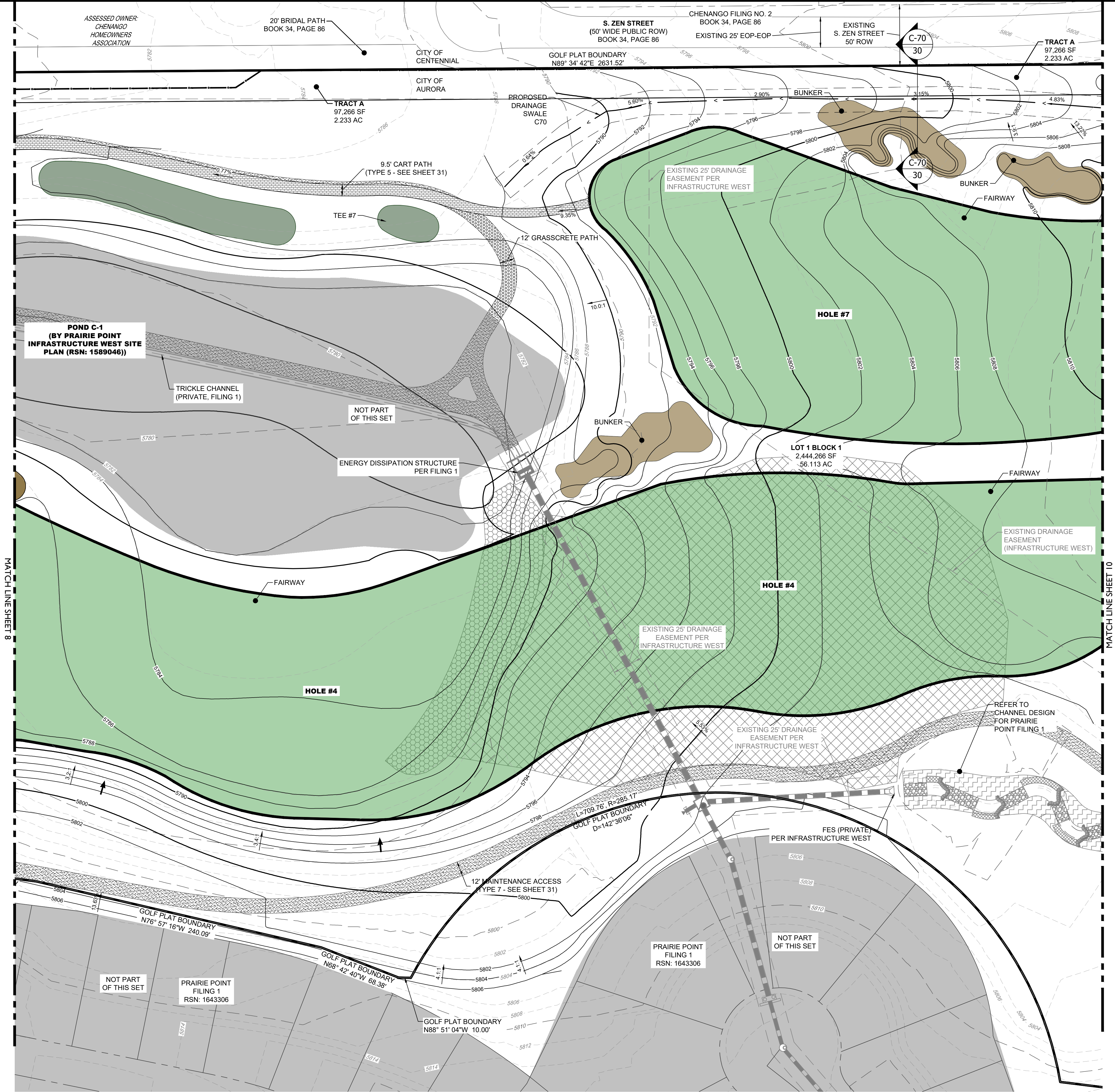
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 8 OF 70

March 20, 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
 - 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 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 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

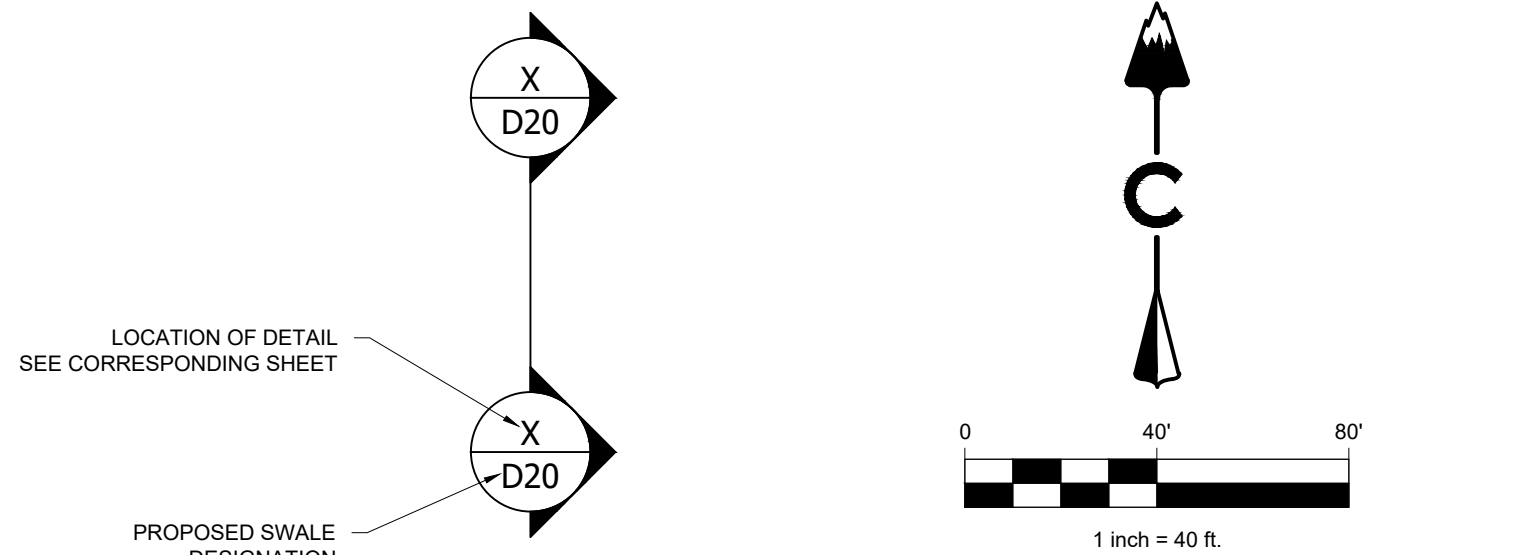
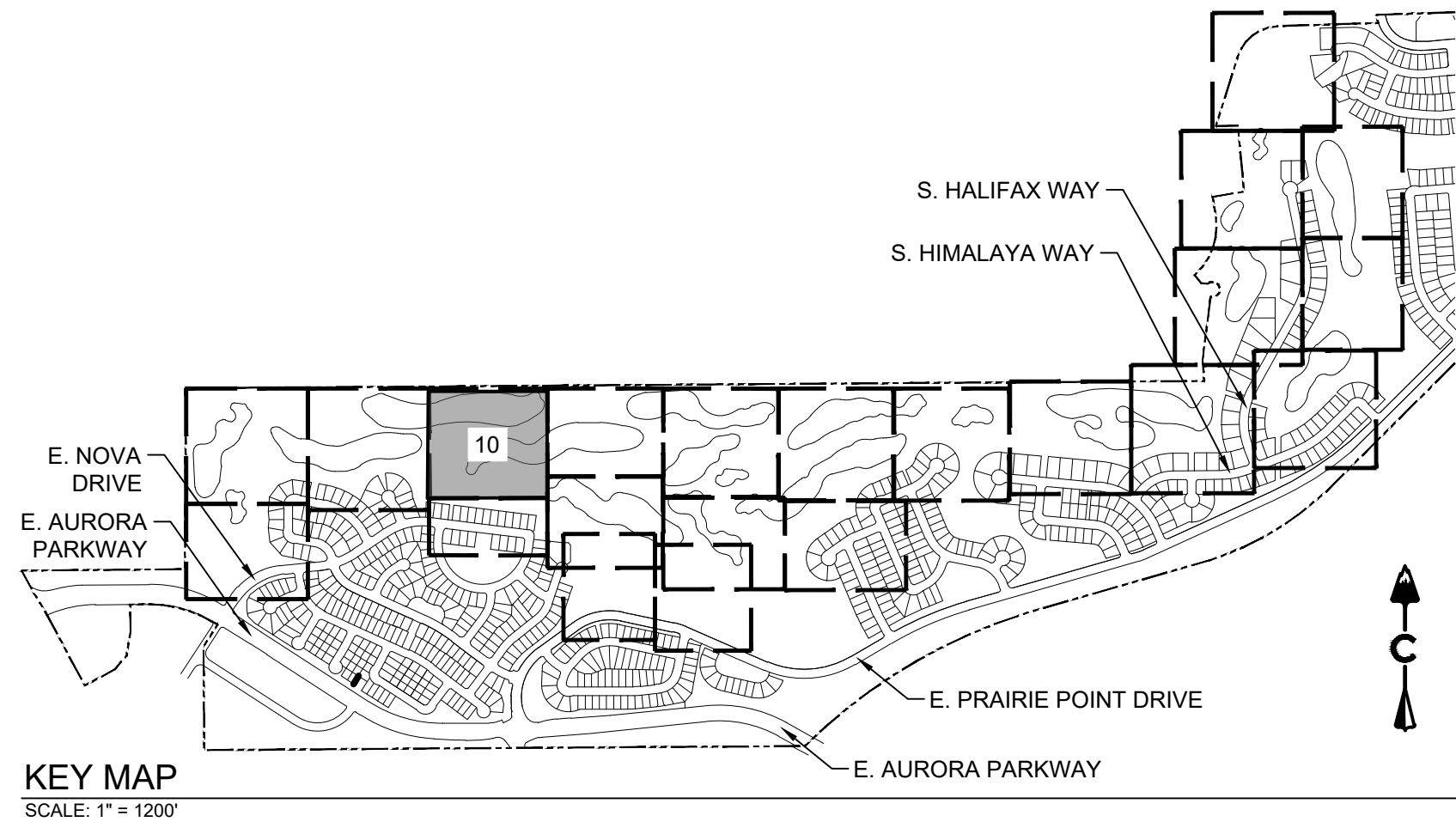
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 9 OF 70

March 20, 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
 - 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 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:


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- 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

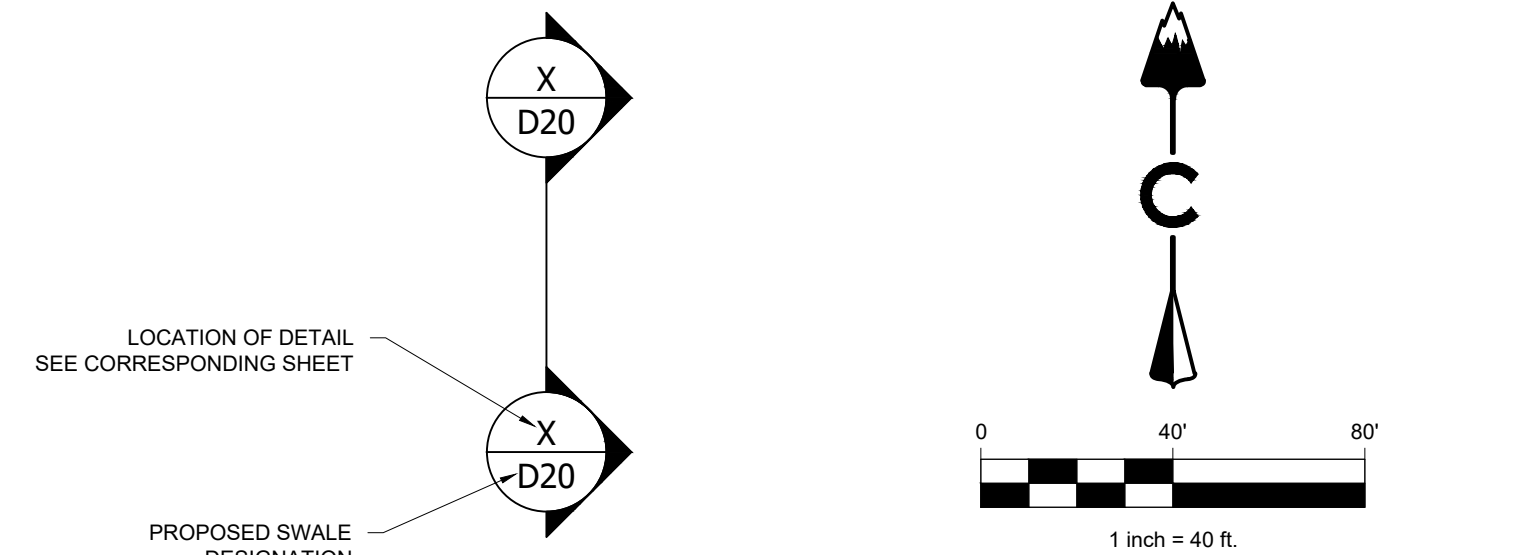
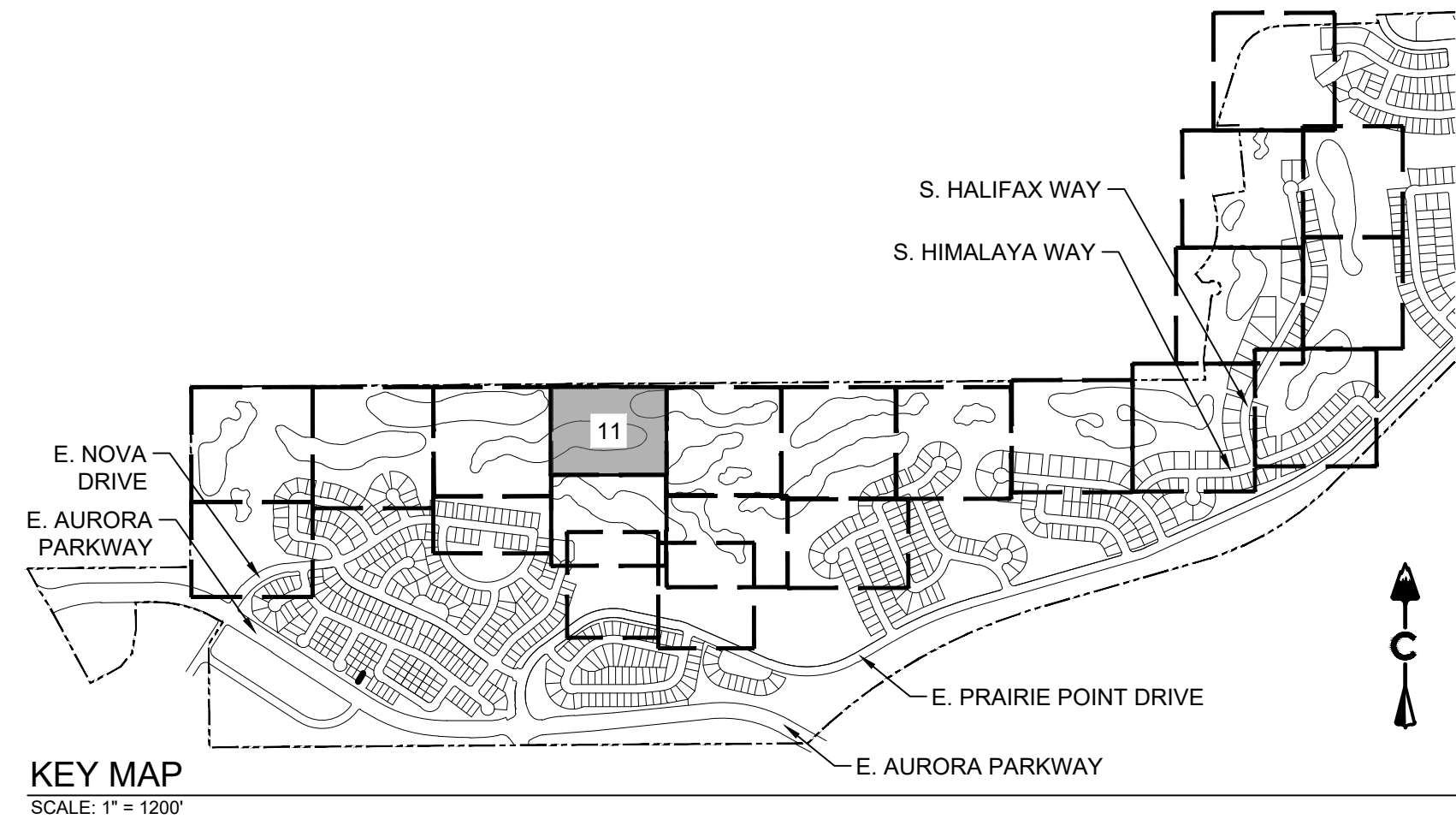
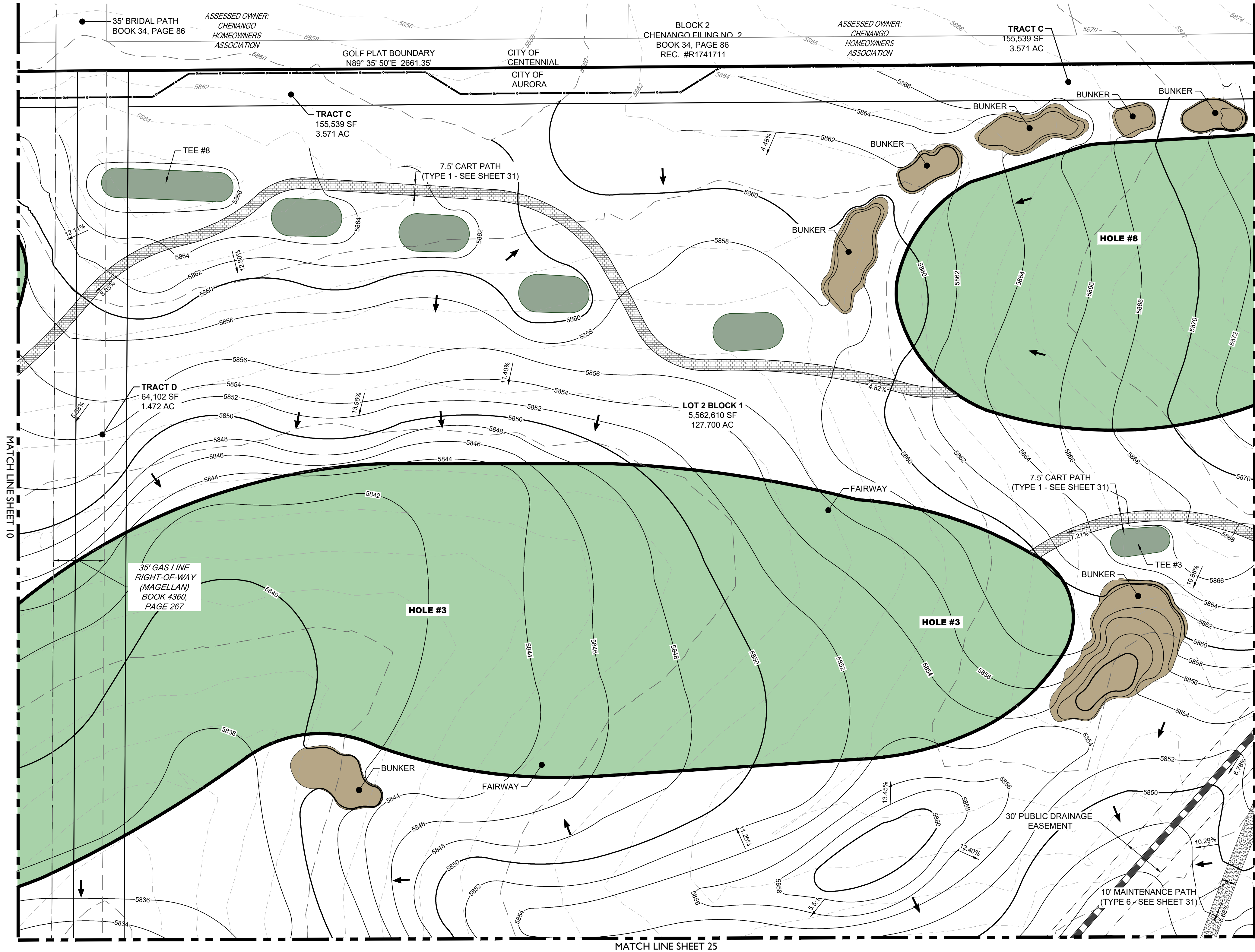
SHEET TITLE

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SHEET NUMBER

SHEET 10 OF 70

March 20, 2024



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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LINES ARE TO HAVE BACKFLOW PREVENTERS PER AURORA WATER
STANDARDS.

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 11 OF 70

March 20, 2024

PROJECT NAME

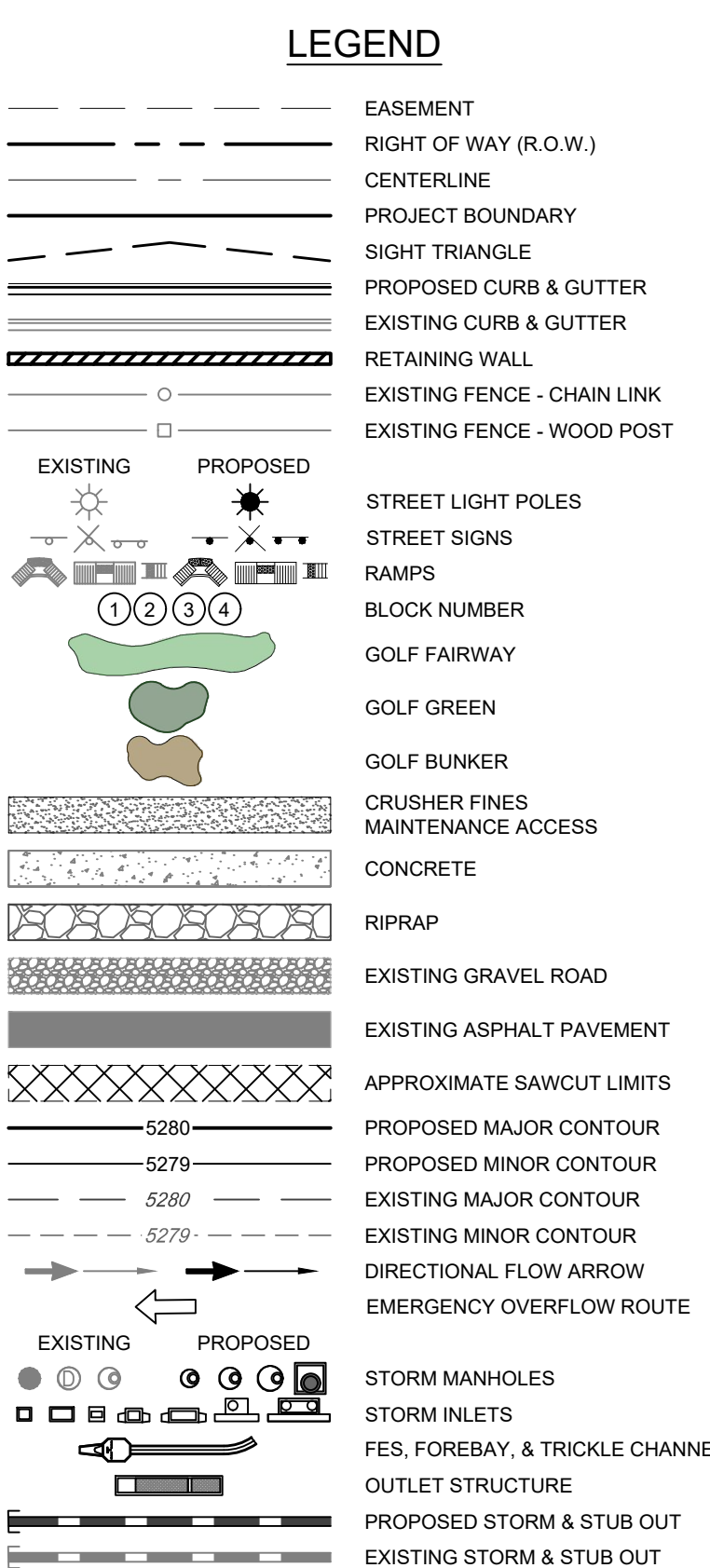
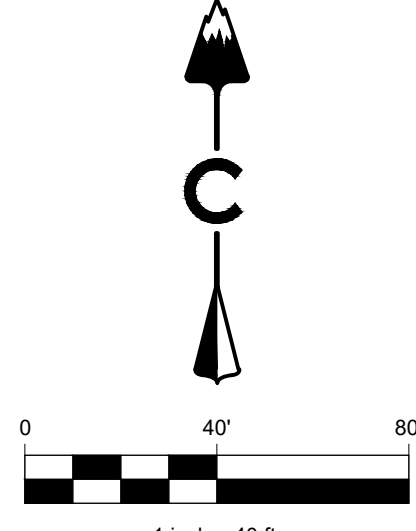
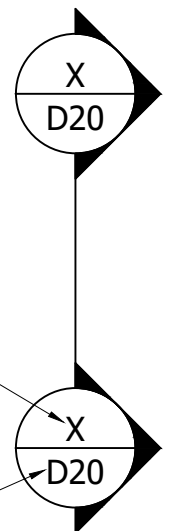
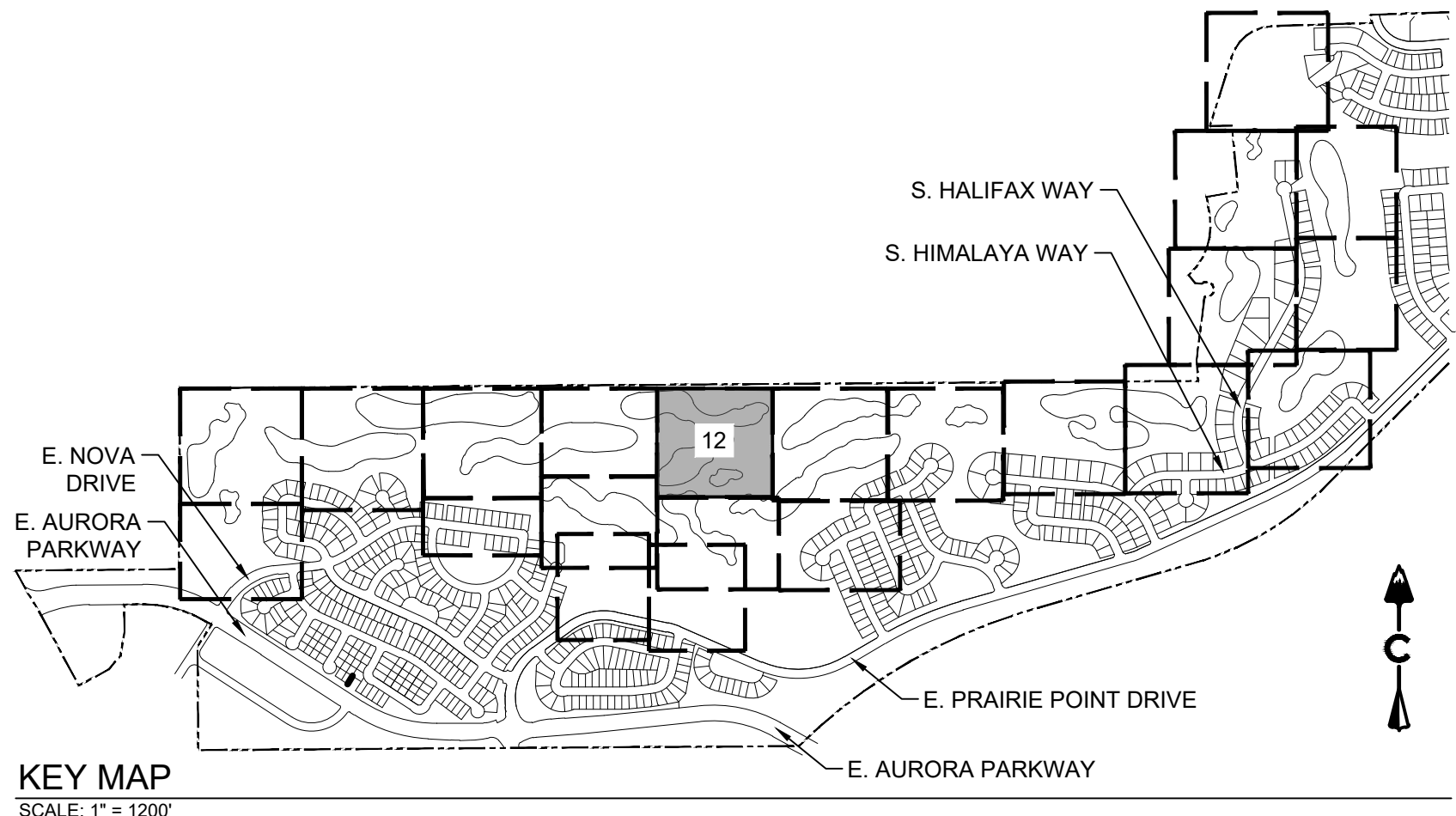
PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

SHEET TITLE

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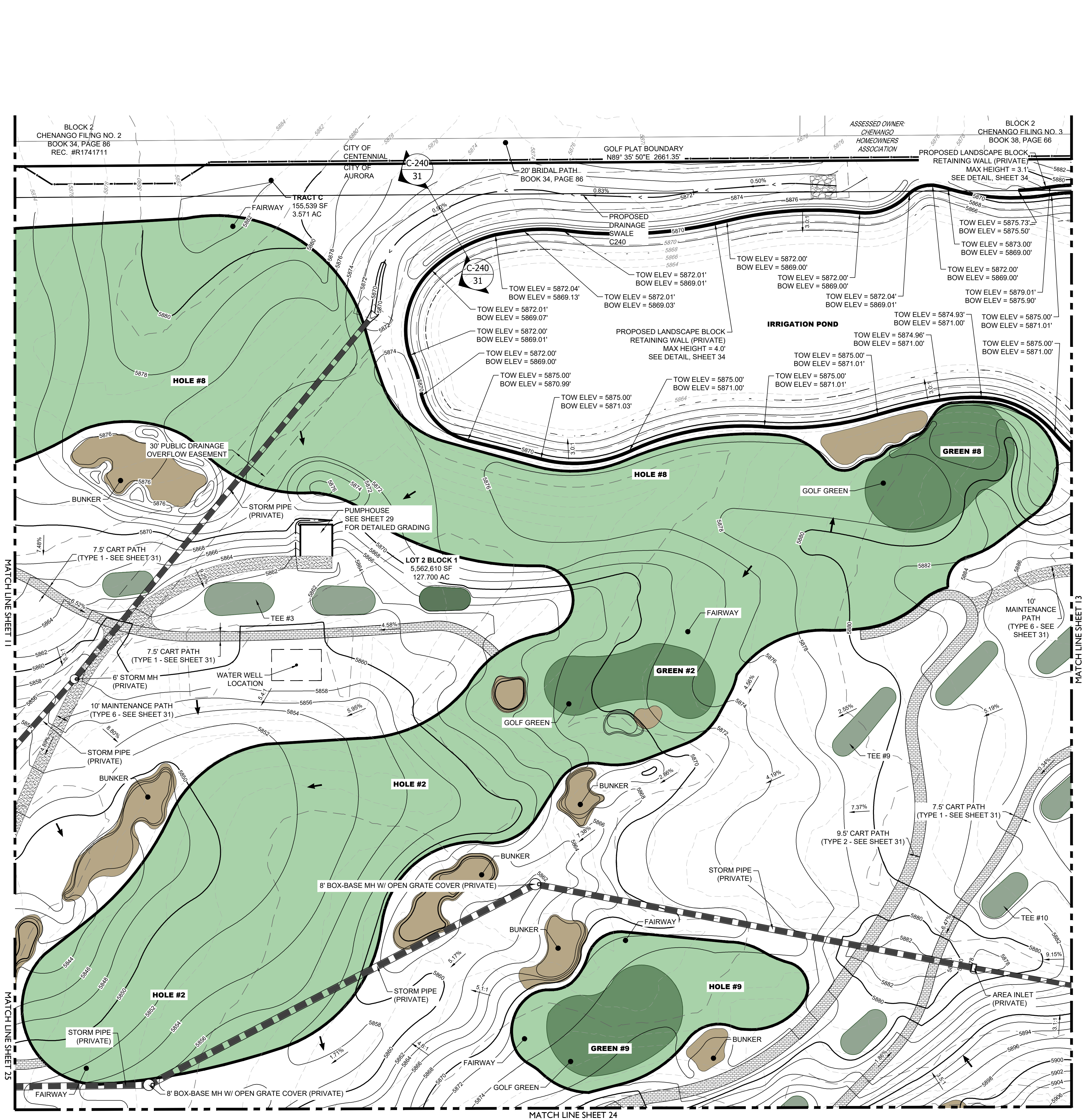


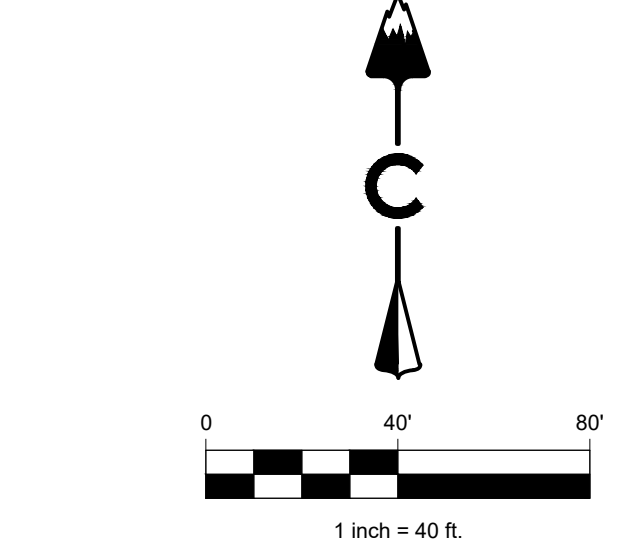
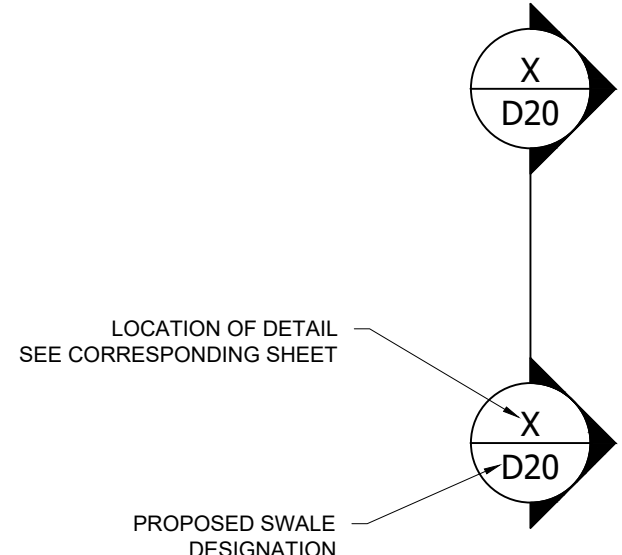
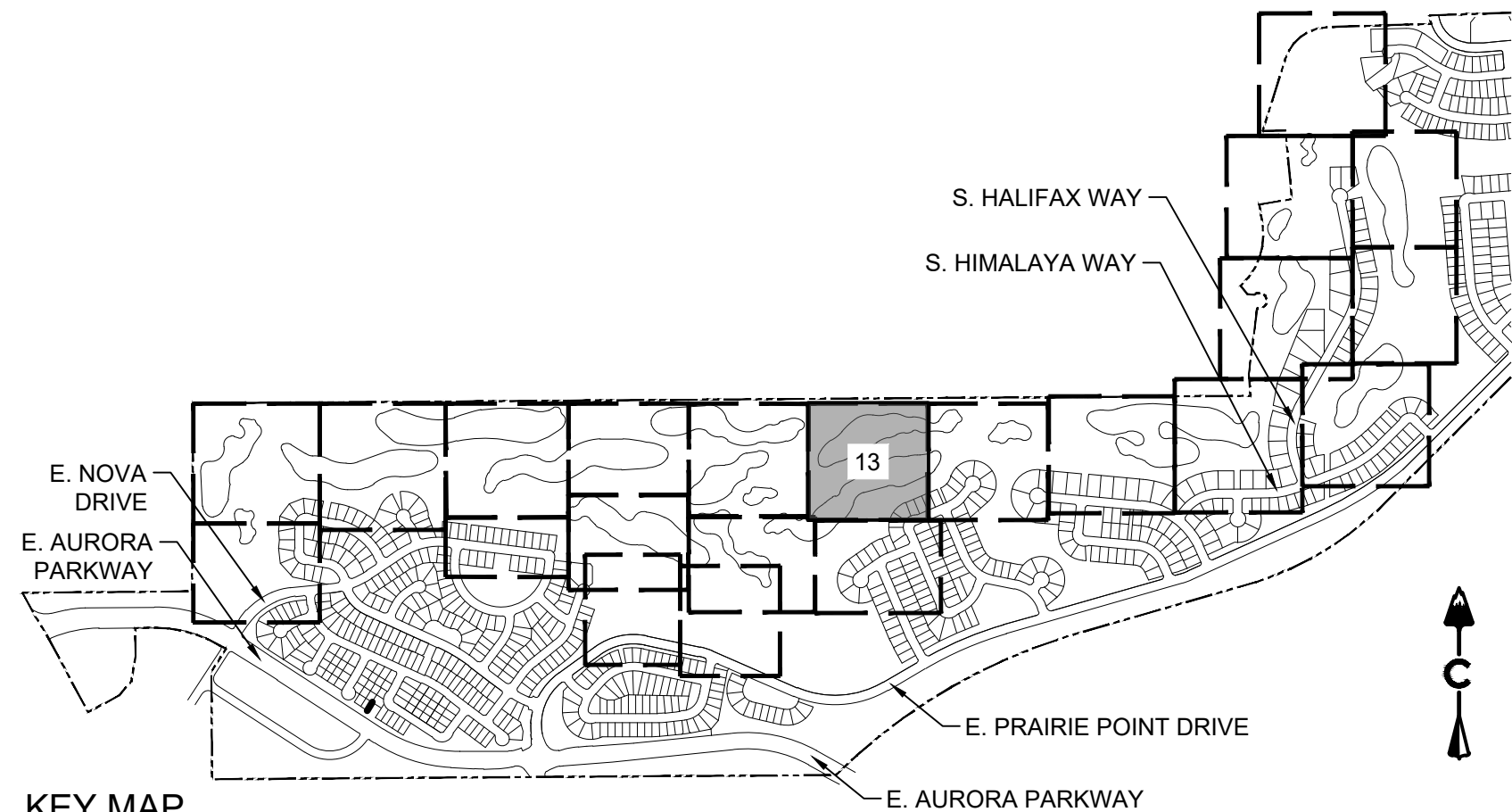
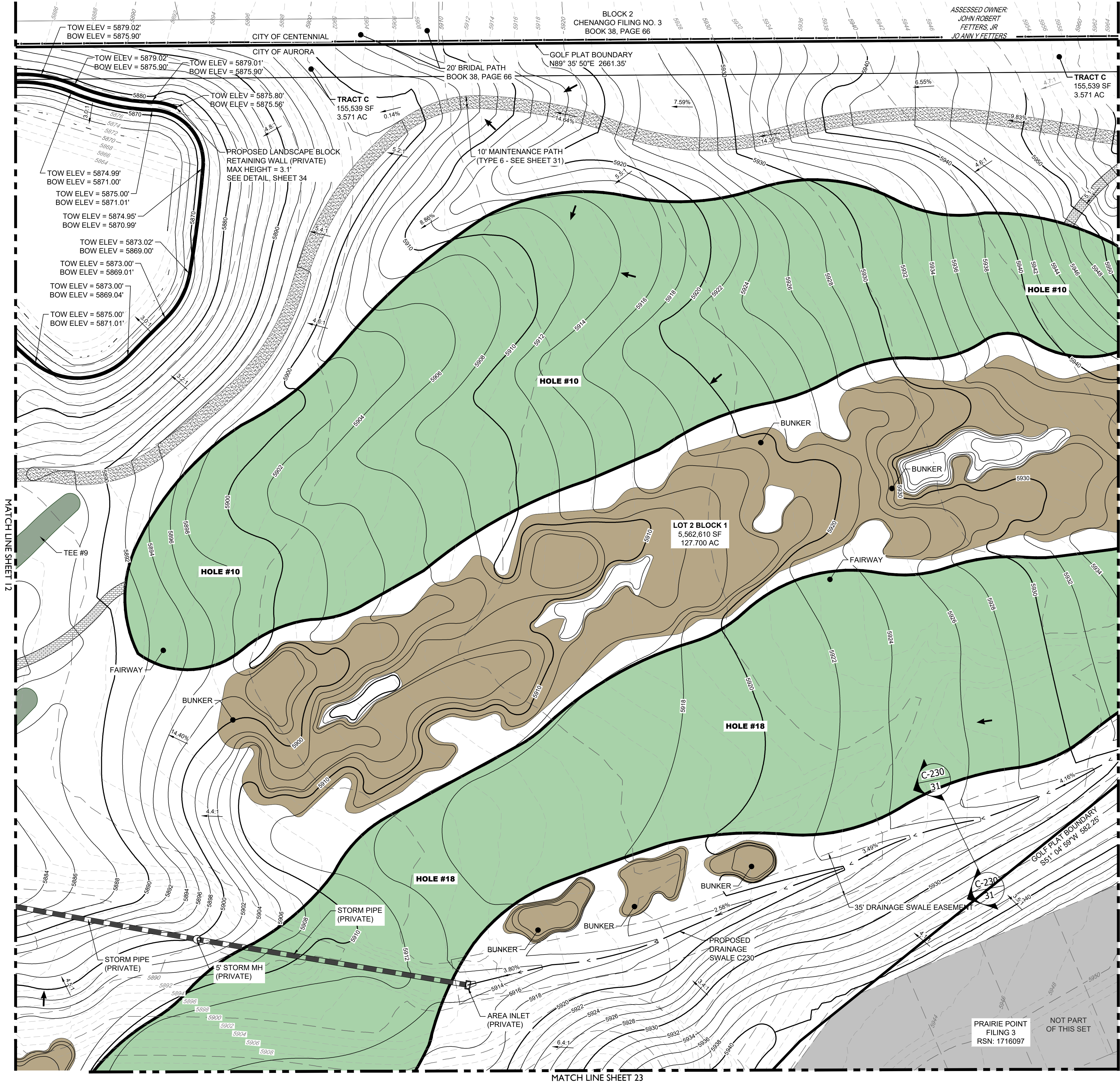
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001
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WAY AND E-470.

PROJECT BENCHMARK ELEVATION = 6057.71 FEET
(NAVD 88 DATUM)

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LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	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
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CITY OF AURORA BENCHMARK NUMBER 5S6835NE001
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

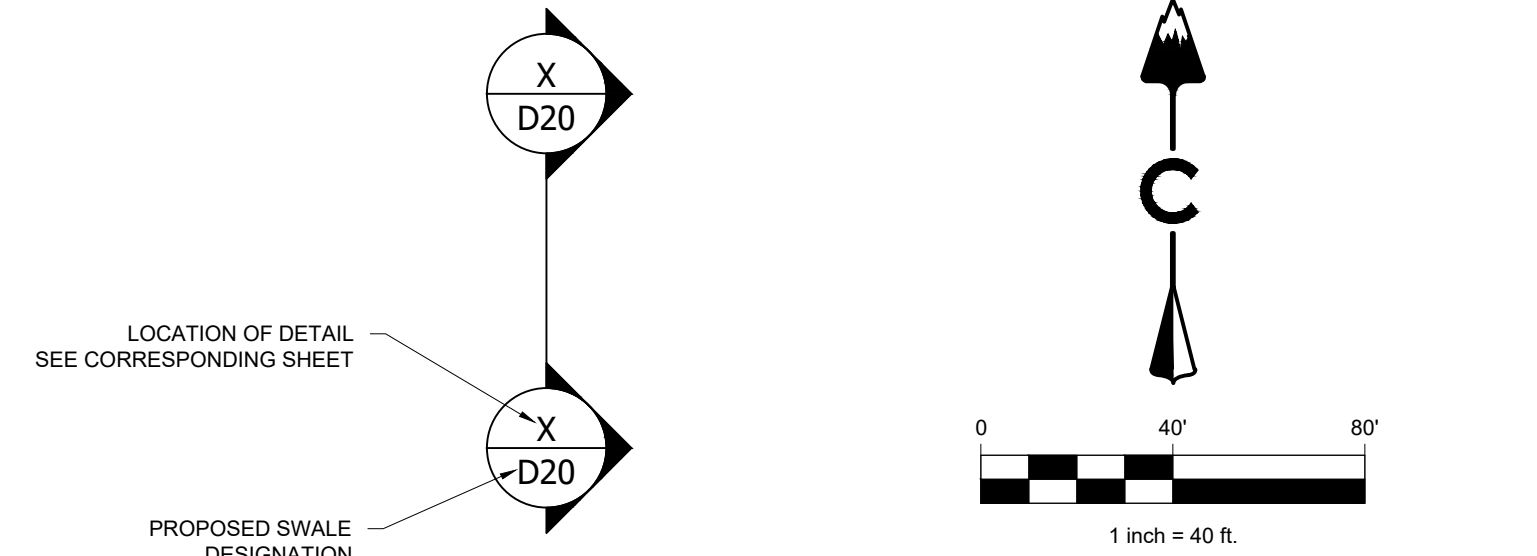
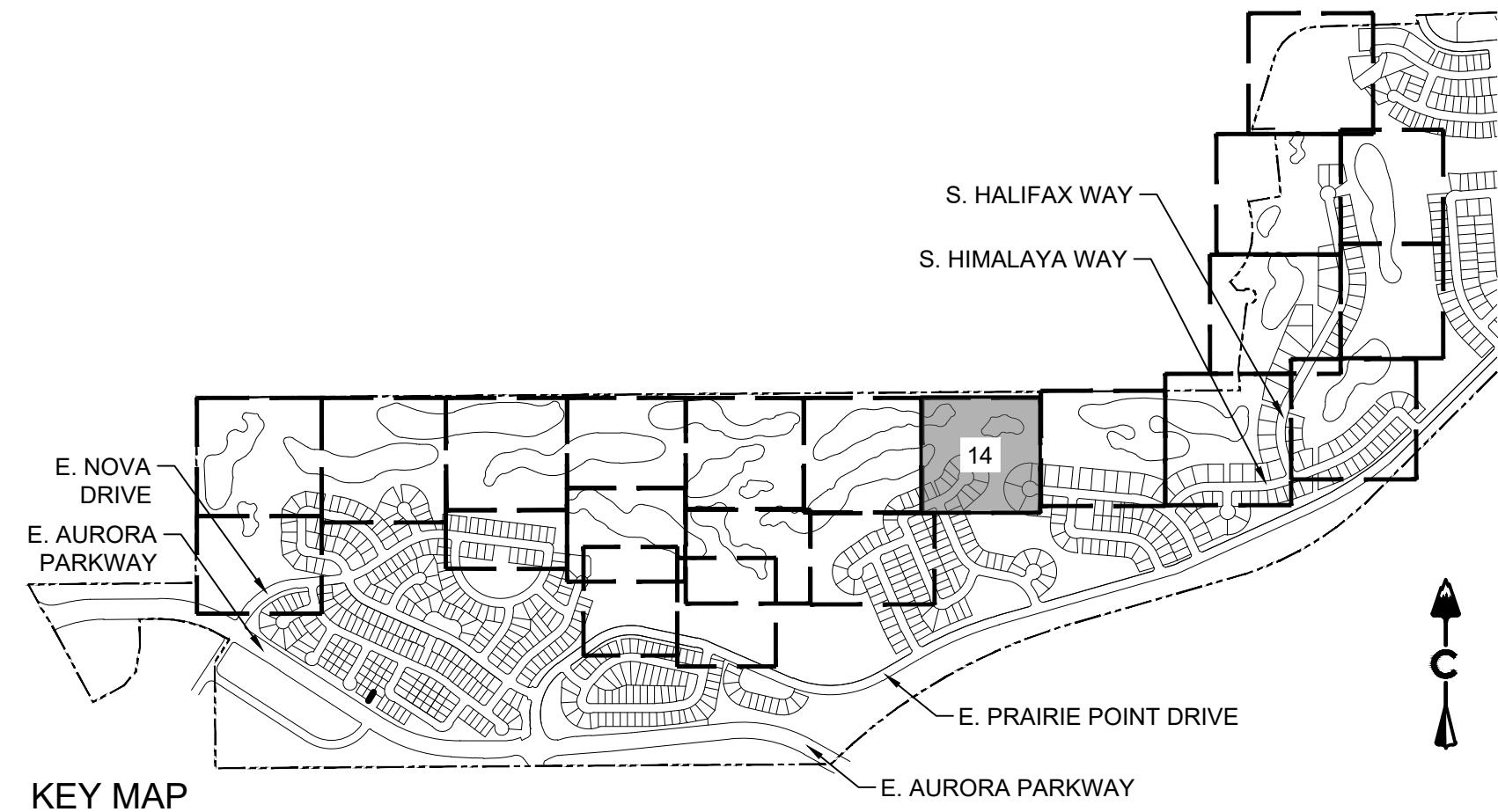
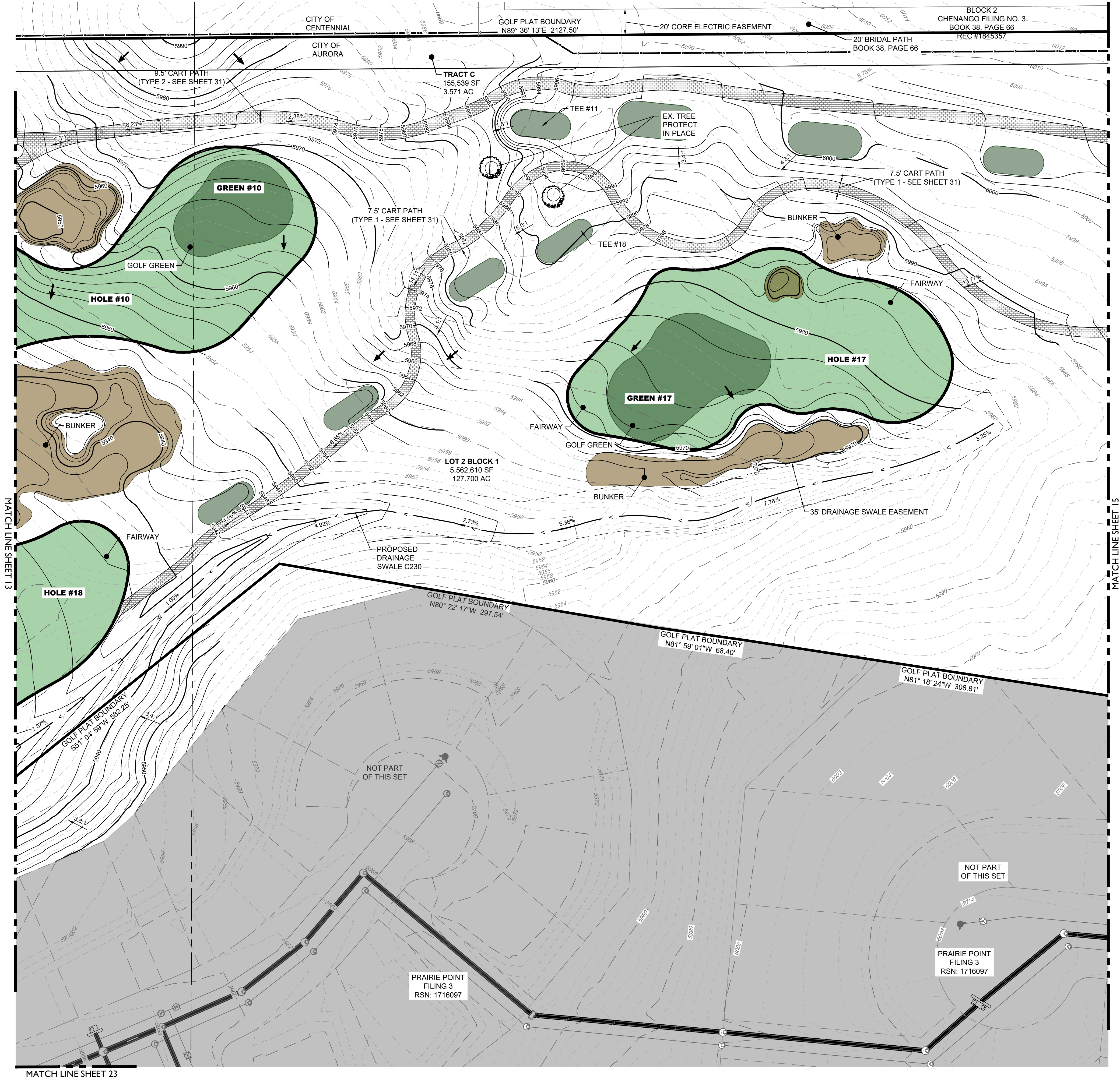
SHEET TITLE

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SHEET NUMBER

SHEET 13 OF 70

March 20, 2024



BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6835NE001
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST
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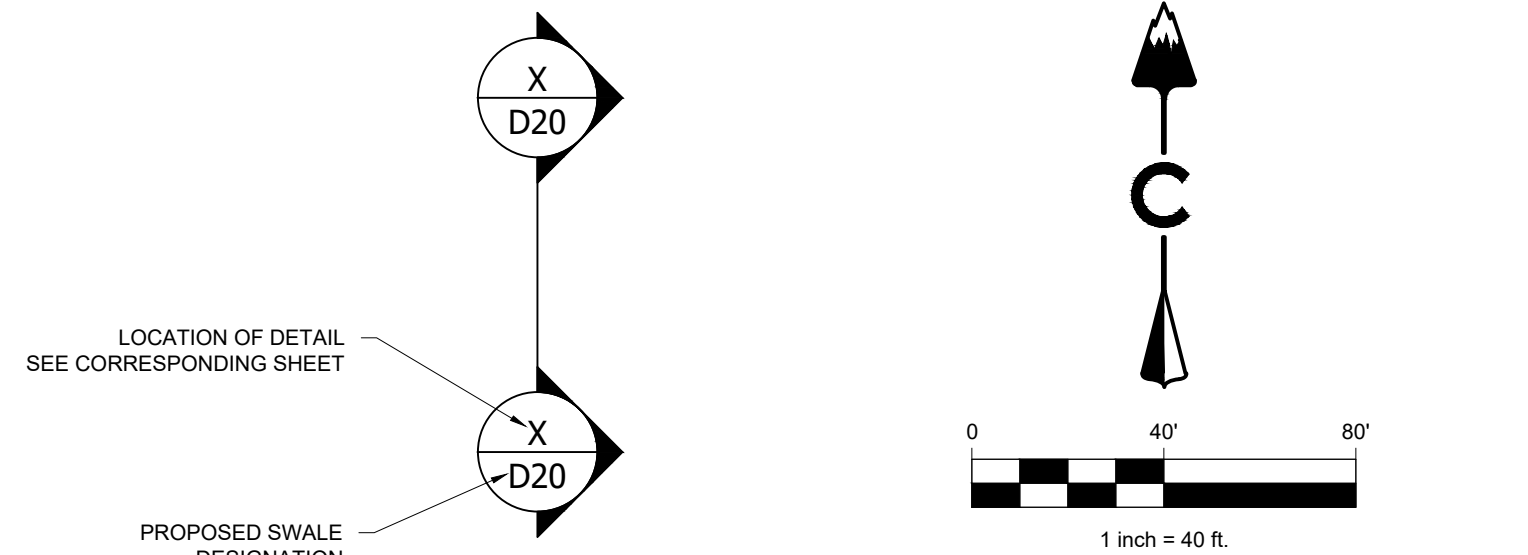
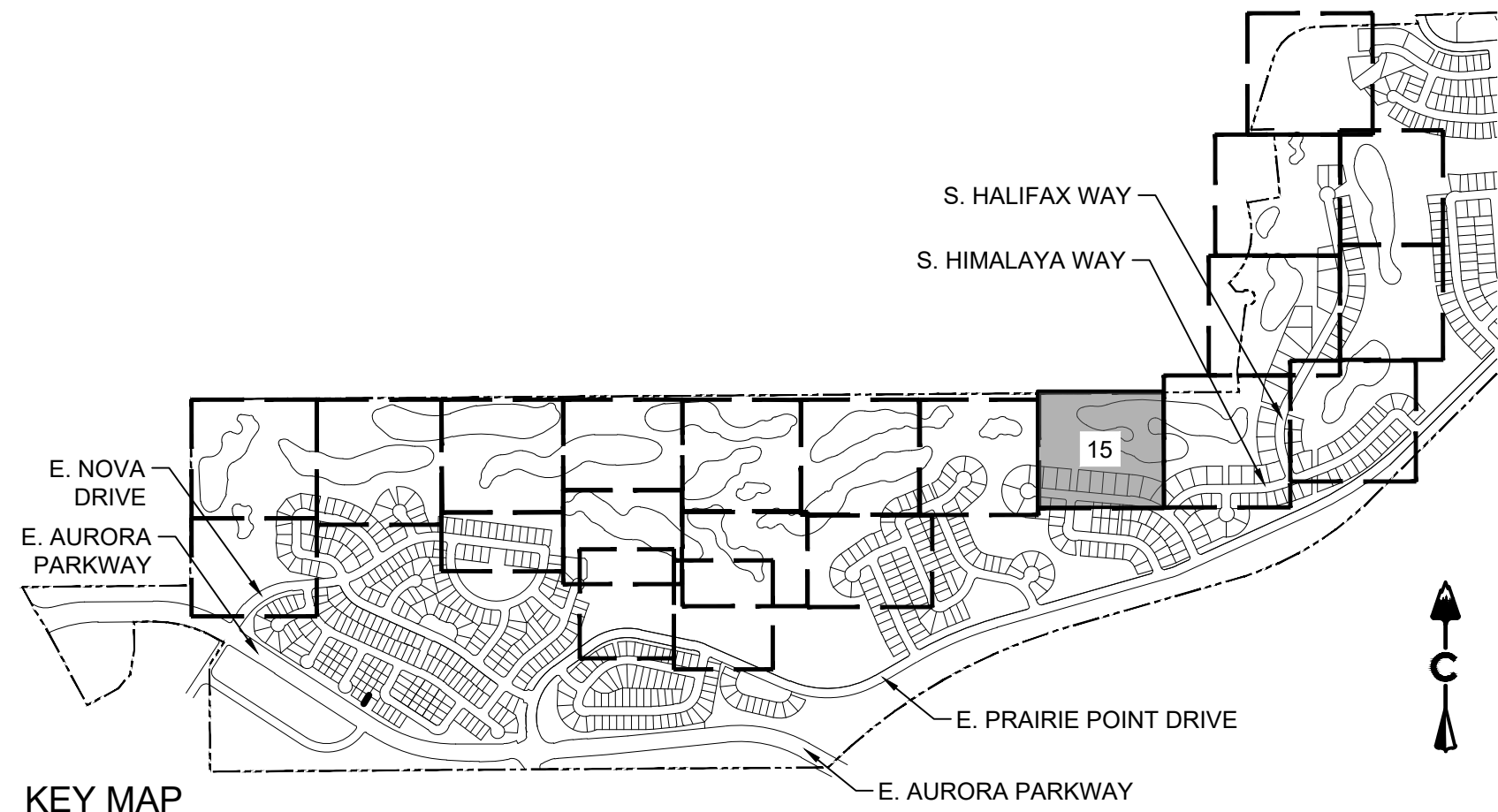
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PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

SHEET TITLE	
PRAIRIE POINT GOLF COURSE AURORA, COLORADO SITE PLAN SITE PLAN	
SHEET NUMBER	
SHEET 14 OF 70	
March 20, 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
	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


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PROJECT NAME

PRAIRIE POINT GOLF COURSE
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SITE PLAN
SITE PLAN

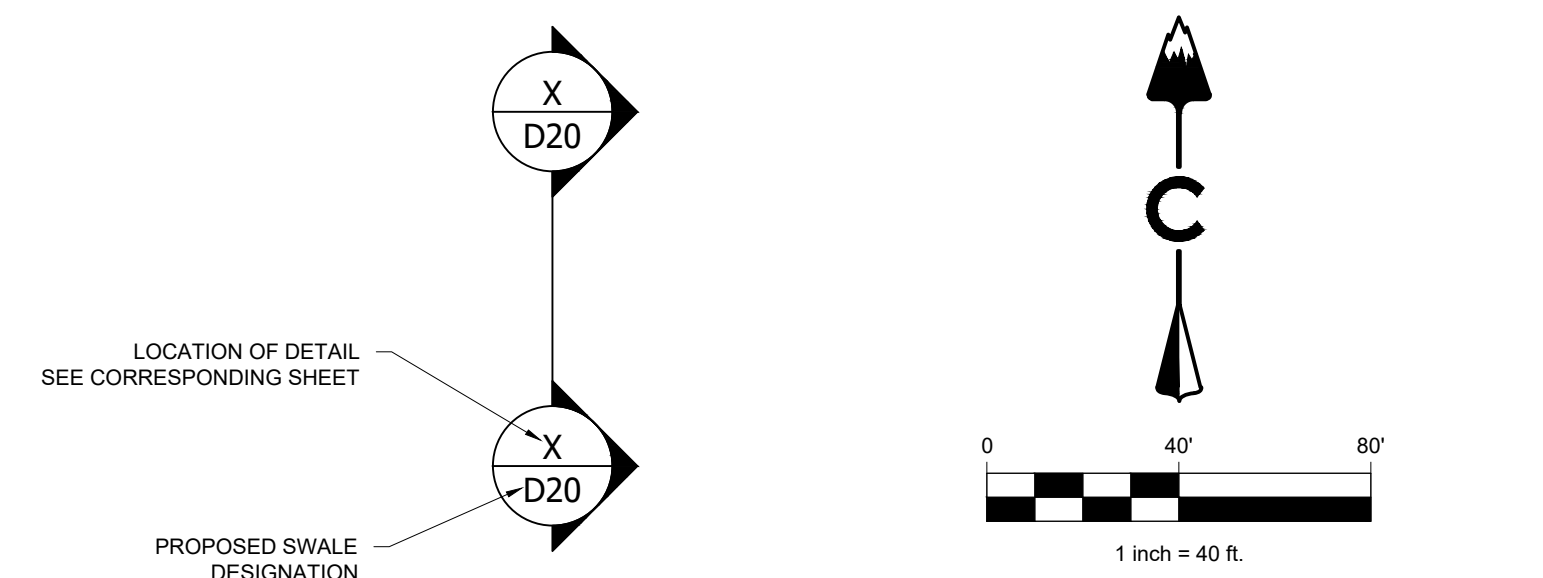
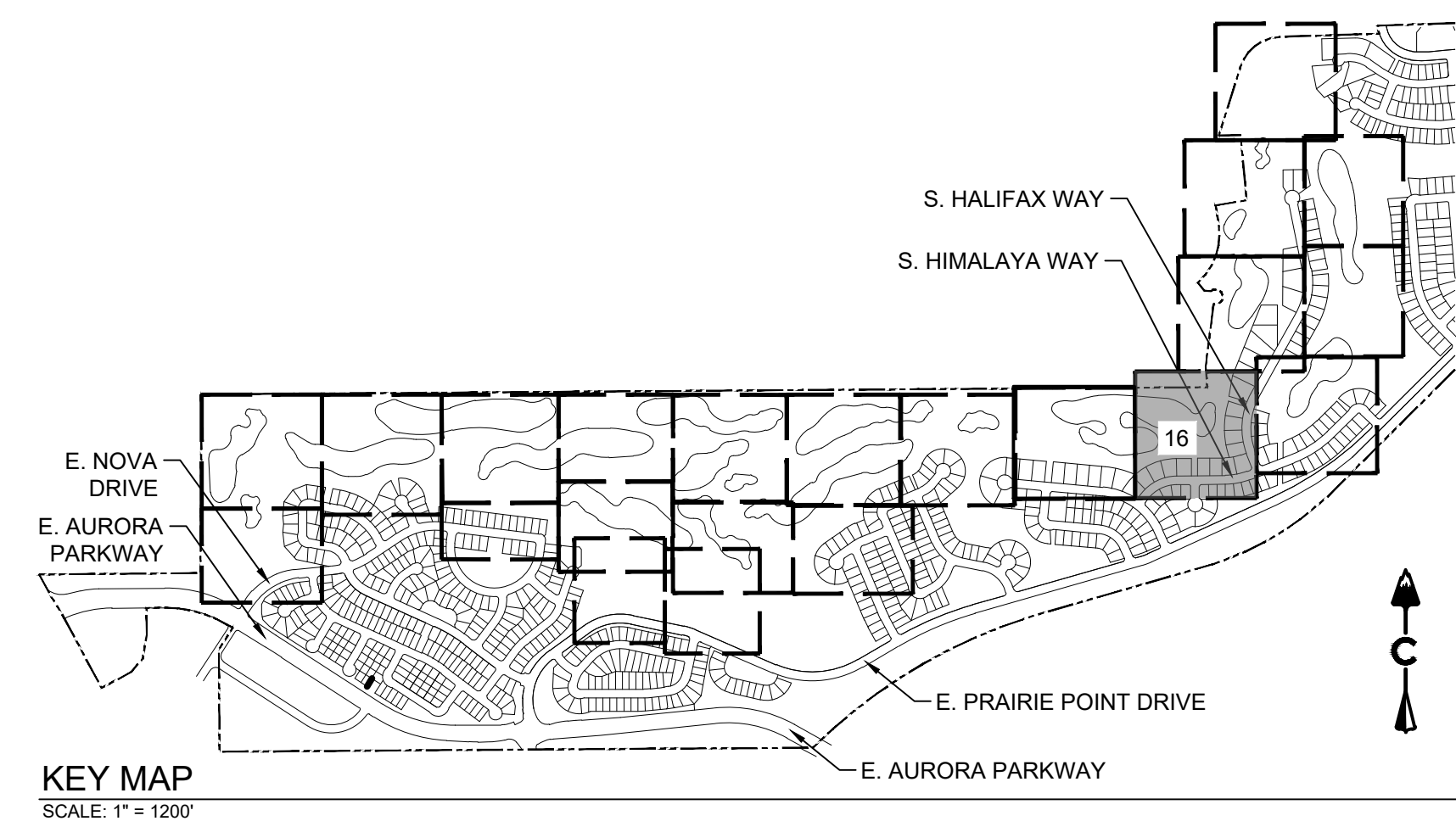
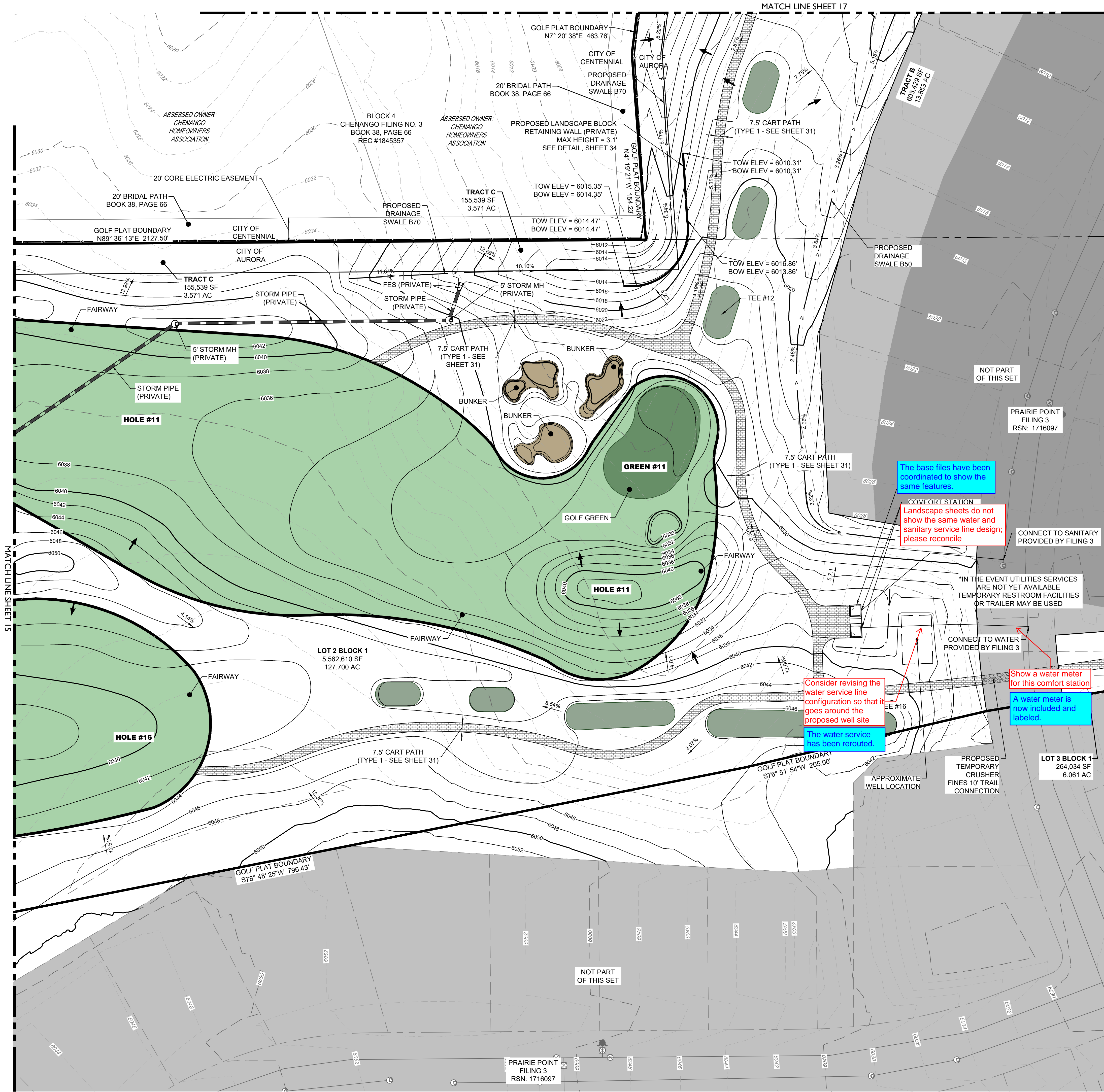
SHEET TITLE

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SHEET NUMBER

SHEET 15 OF 70

March 20, 2024




BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6835NE001
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

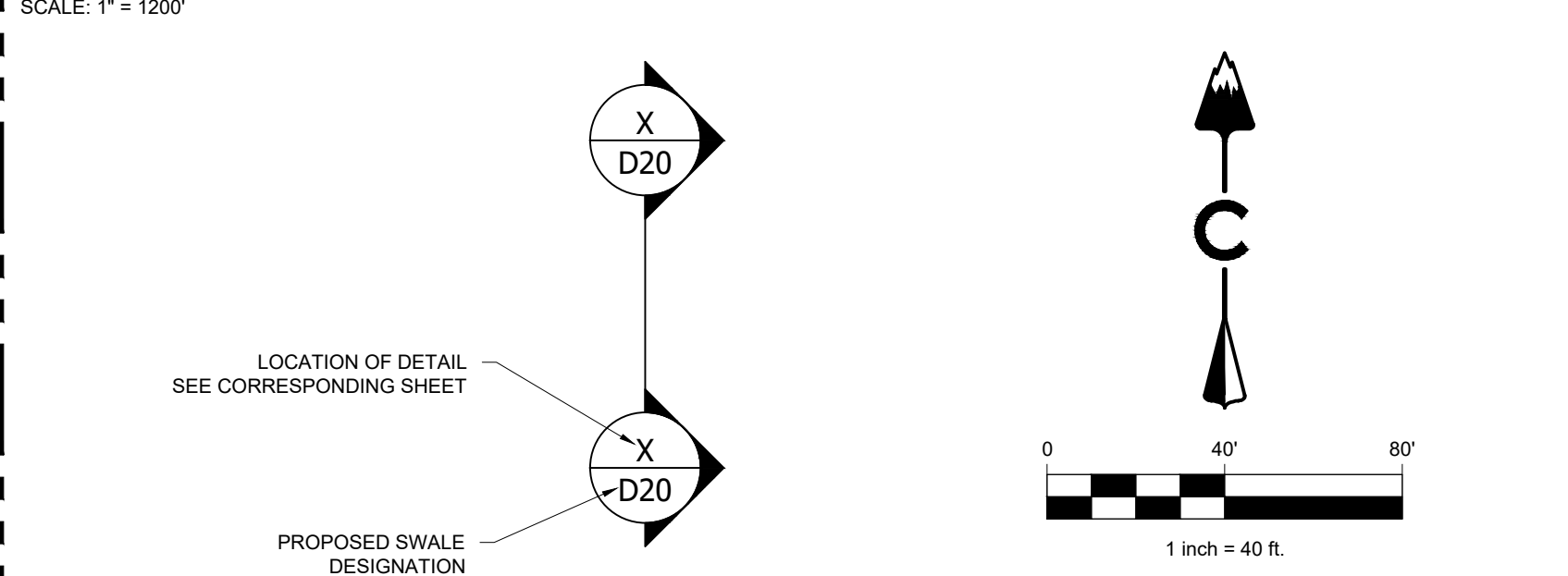
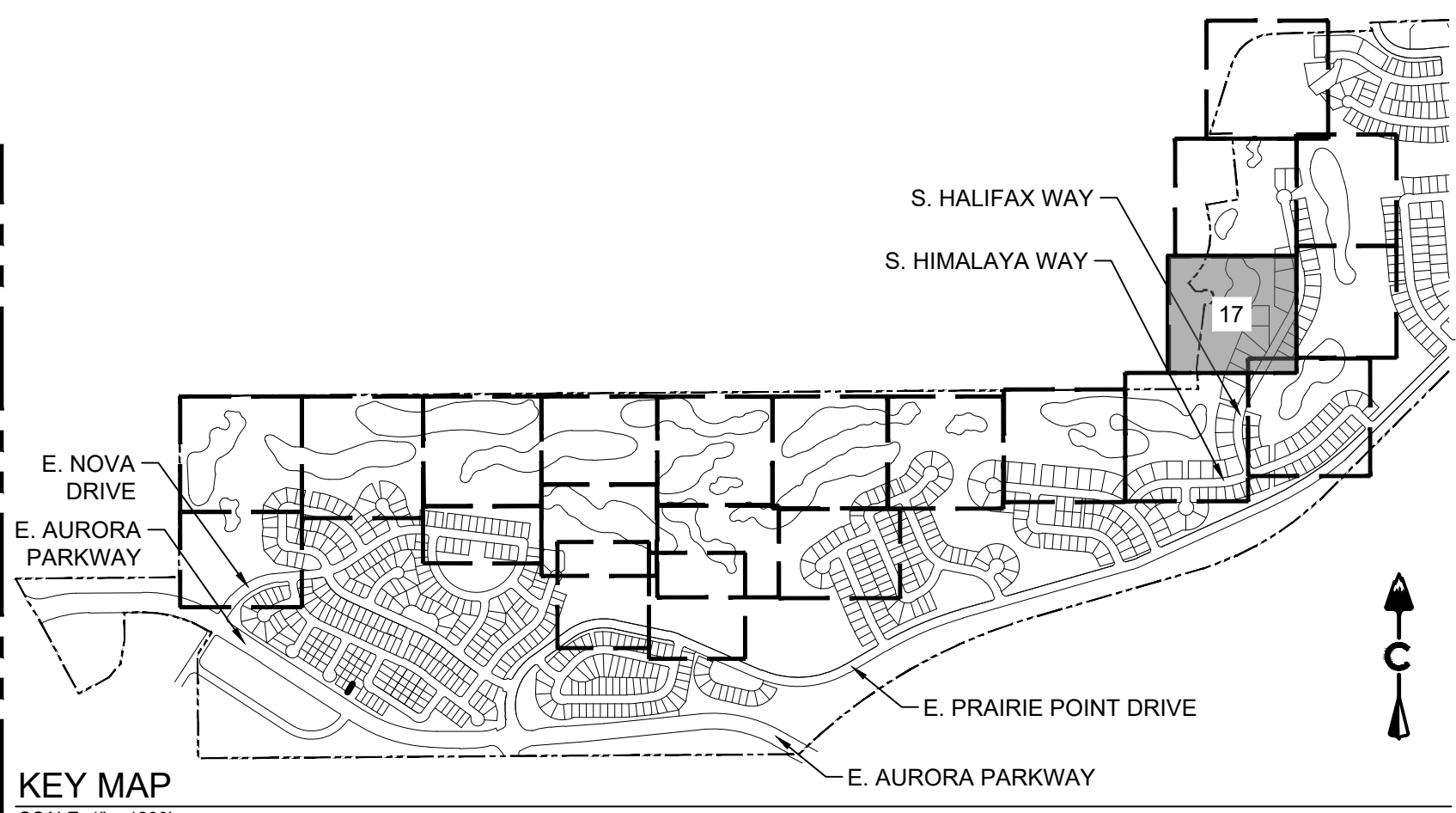
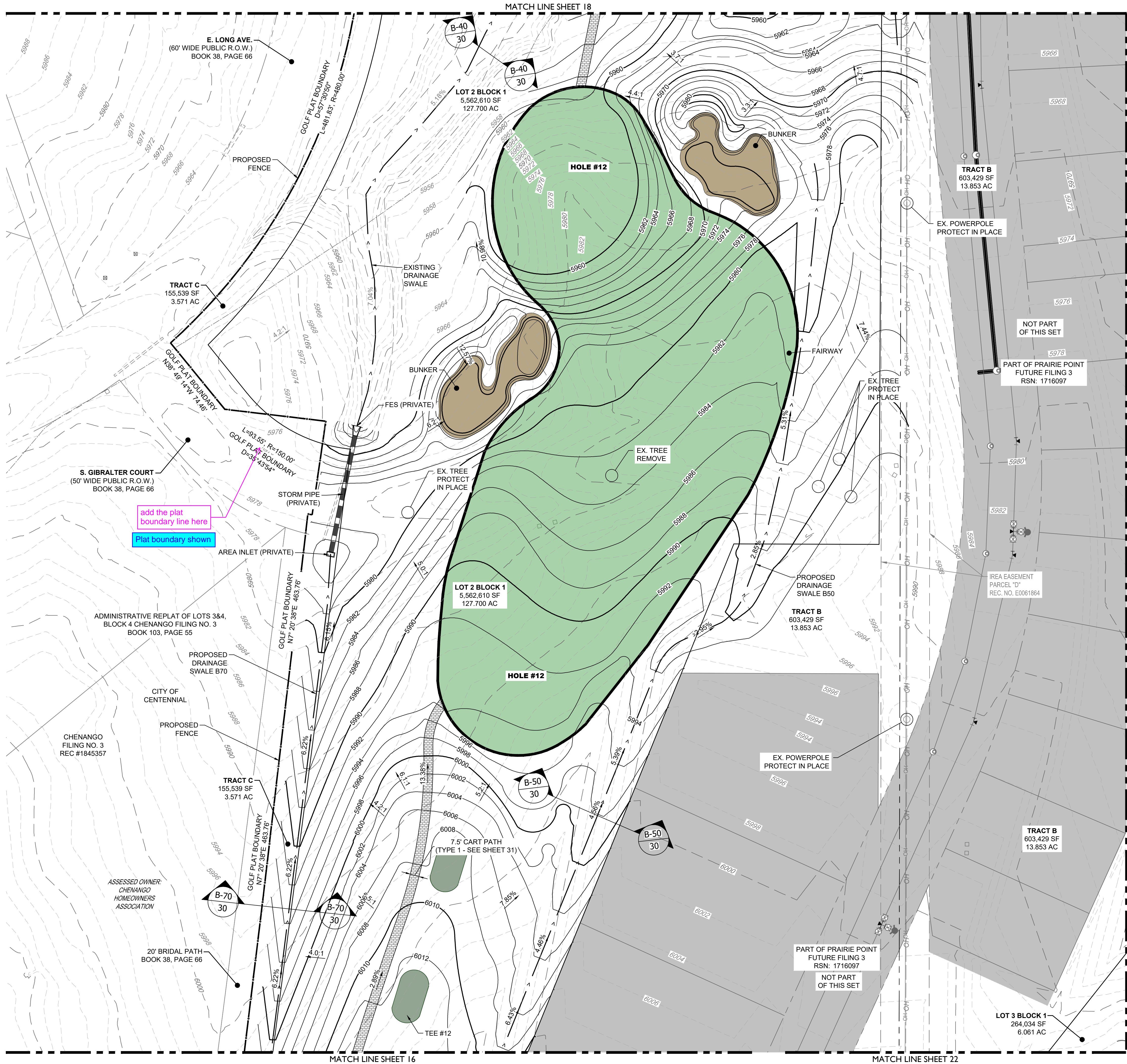
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SHEET NUMBER


SHEET 16 OF 70

March 20, 2024





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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

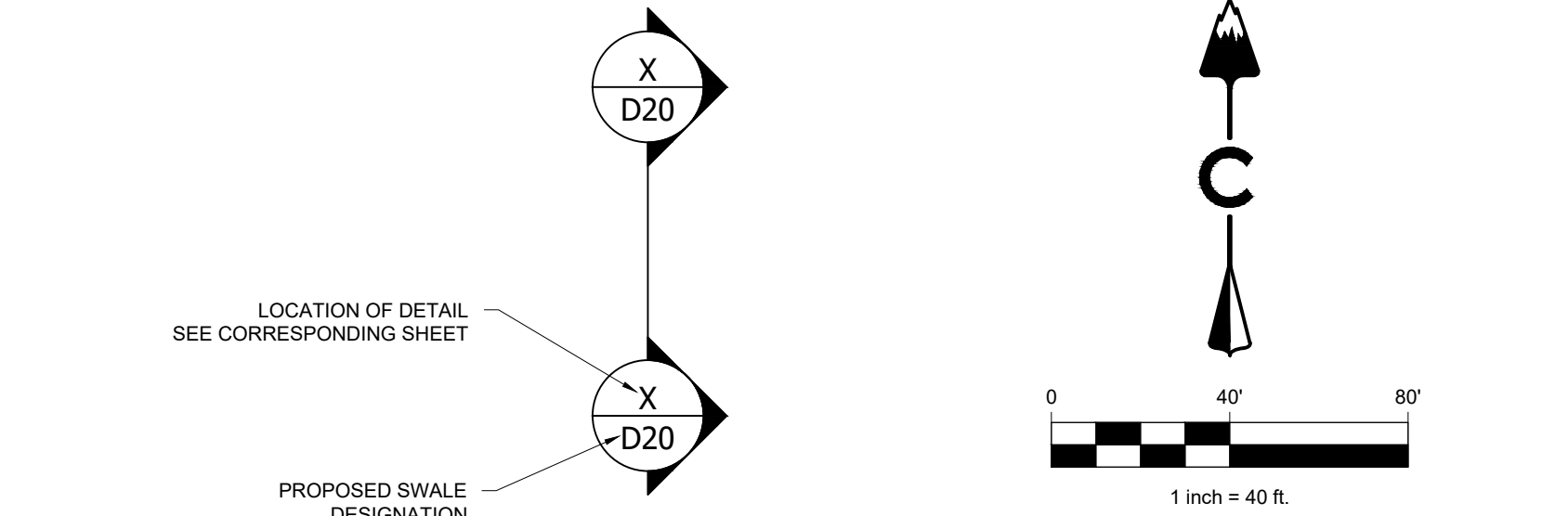
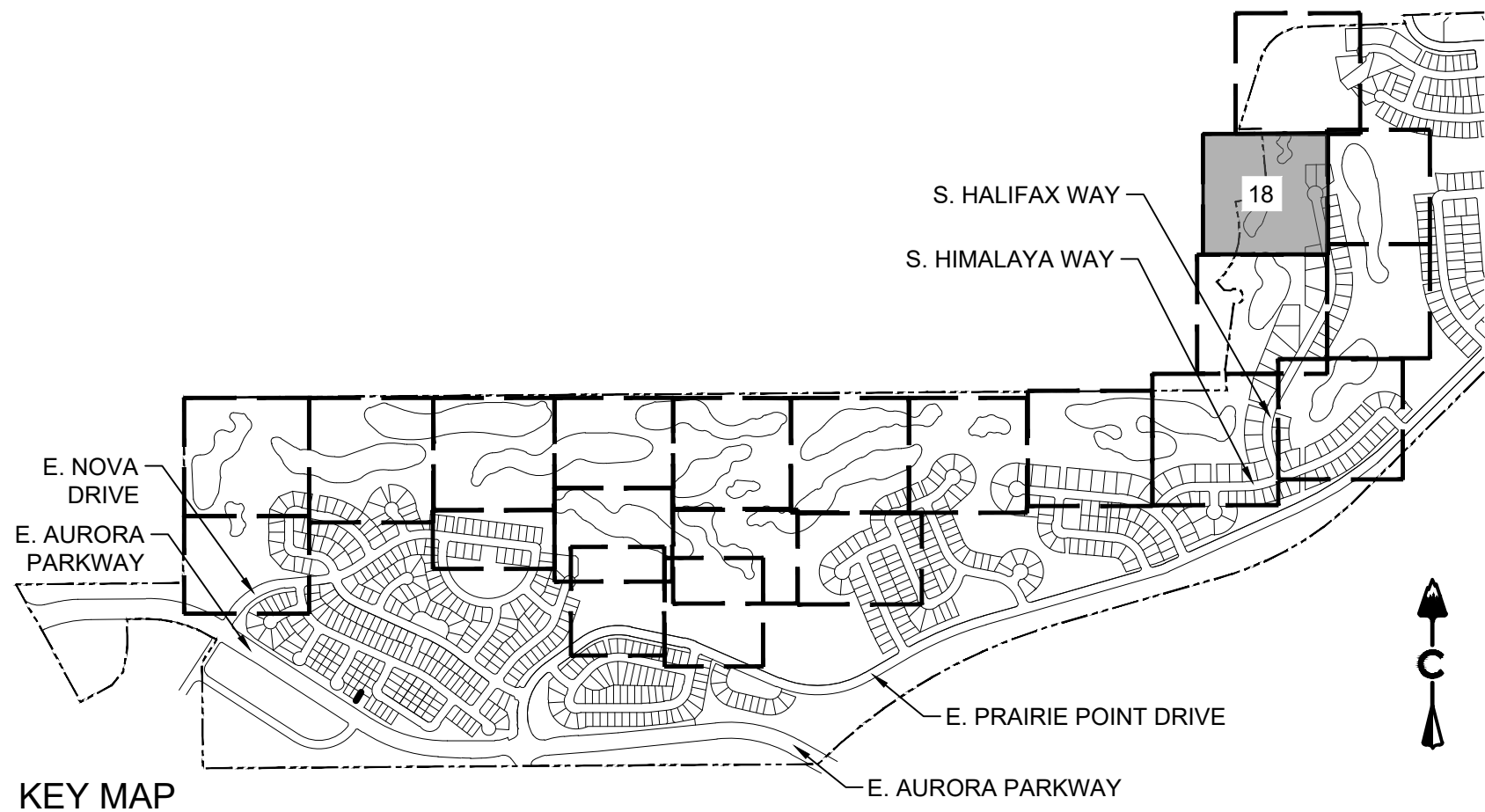
SHEET TITLE

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SHEET NUMBER

SHEET 17 OF 70

March 20, 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
 - 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
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 - DIRECTIONAL FLOW ARROW
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 - STORM MANHOLES
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 - FES, FOREBAY, & TRICKLE CHANNEL
 - OUTLET STRUCTURE
 - PROPOSED STORM & STUB OUT
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BENCHMARK
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

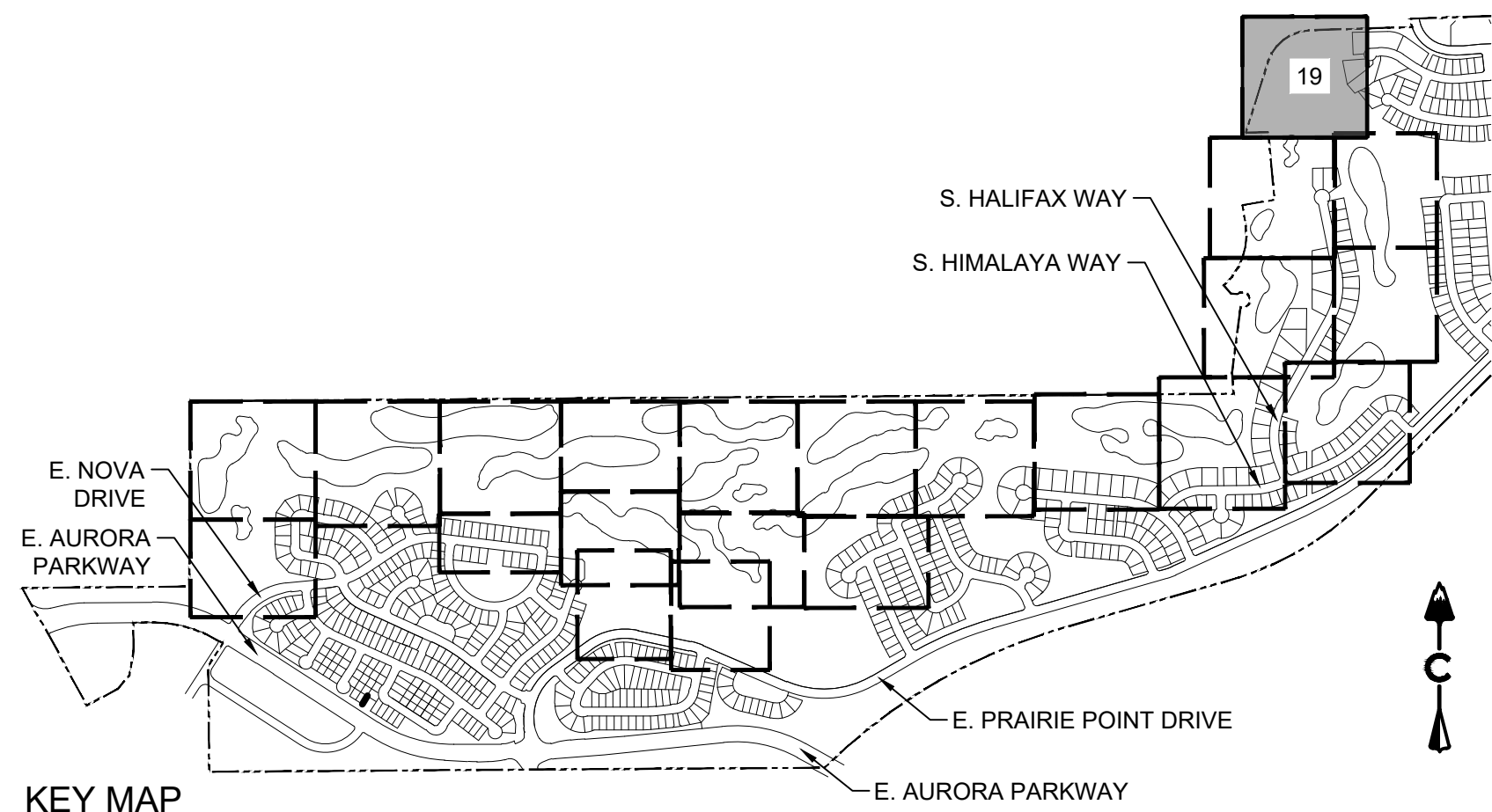
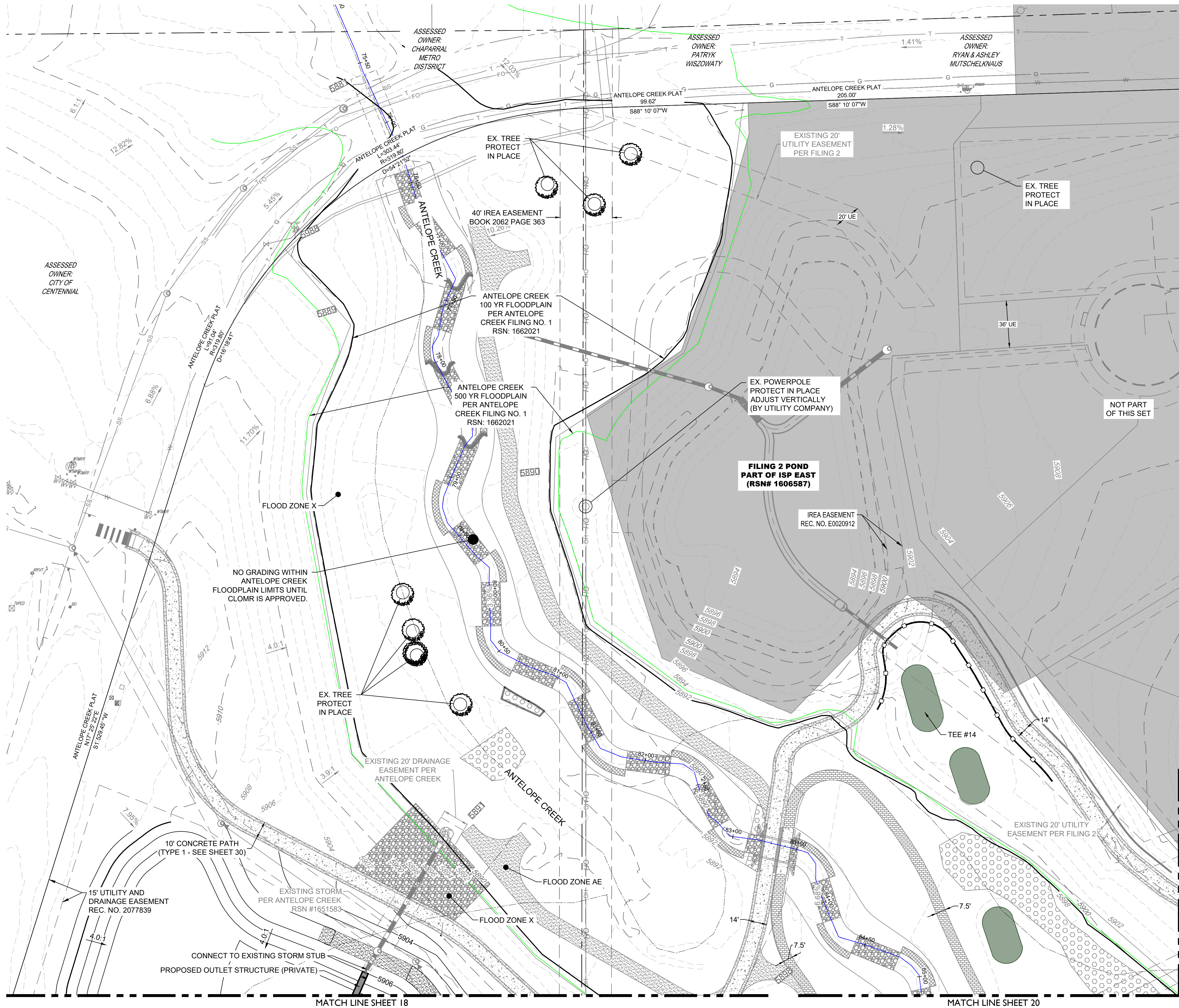
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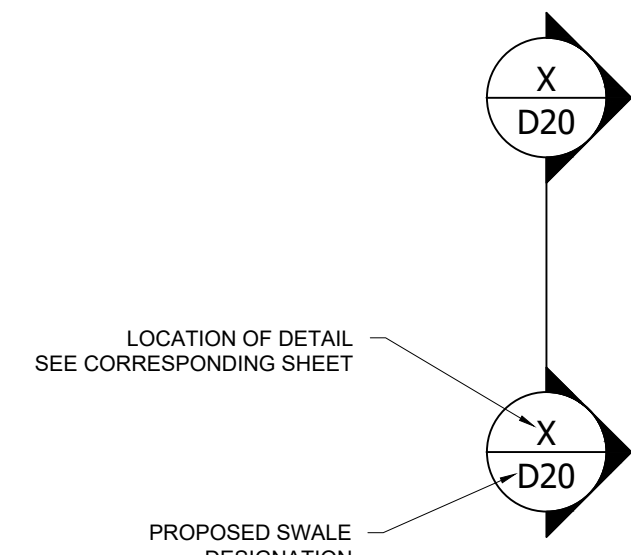
SHEET NUMBER

SHEET 18 OF 69

April 23, 2024



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
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	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

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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

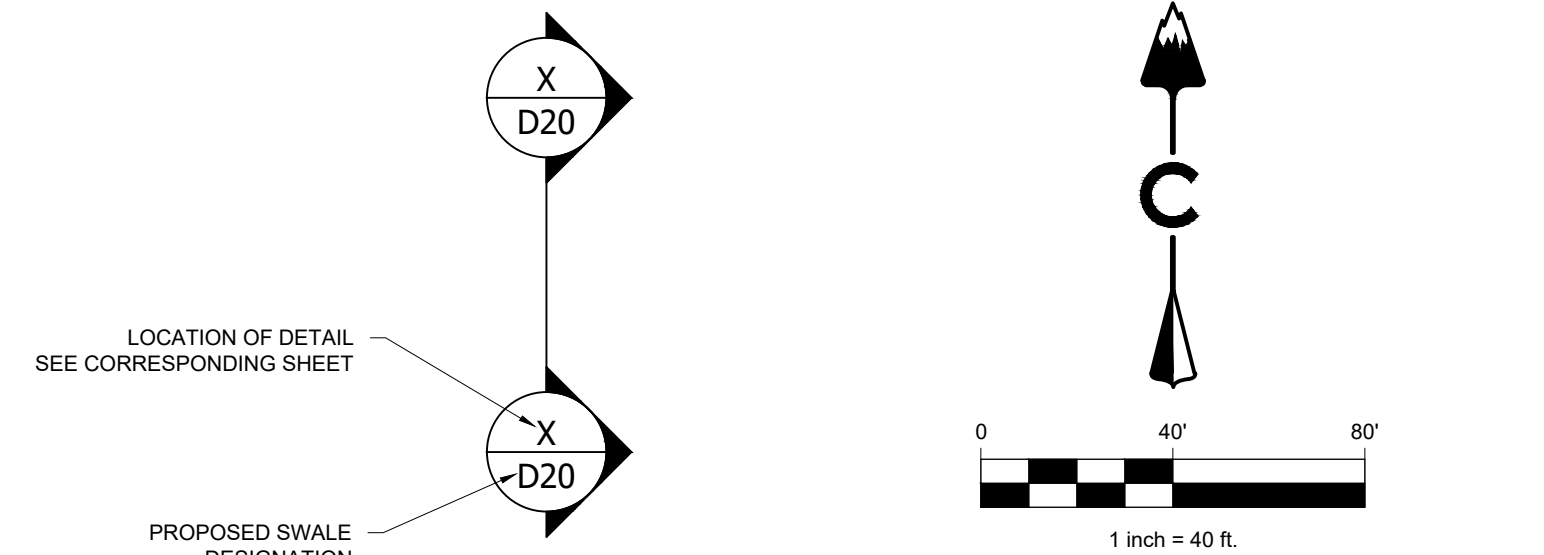
SHEET TITLE

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SHEET NUMBER

SHEET 19 OF 69

April 23, 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
	RAMPS
	BLOCK NUMBER
	GOLF FAIRWAY
	GOLF GREEN
	GOLF BUNKER
	CRUSHER FINES
	MAINTENANCE ACCESS
	CONCRETE
	RIPRAP
	EXISTING GRAVEL ROAD
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	APPROXIMATE SAWCUT LIMITS
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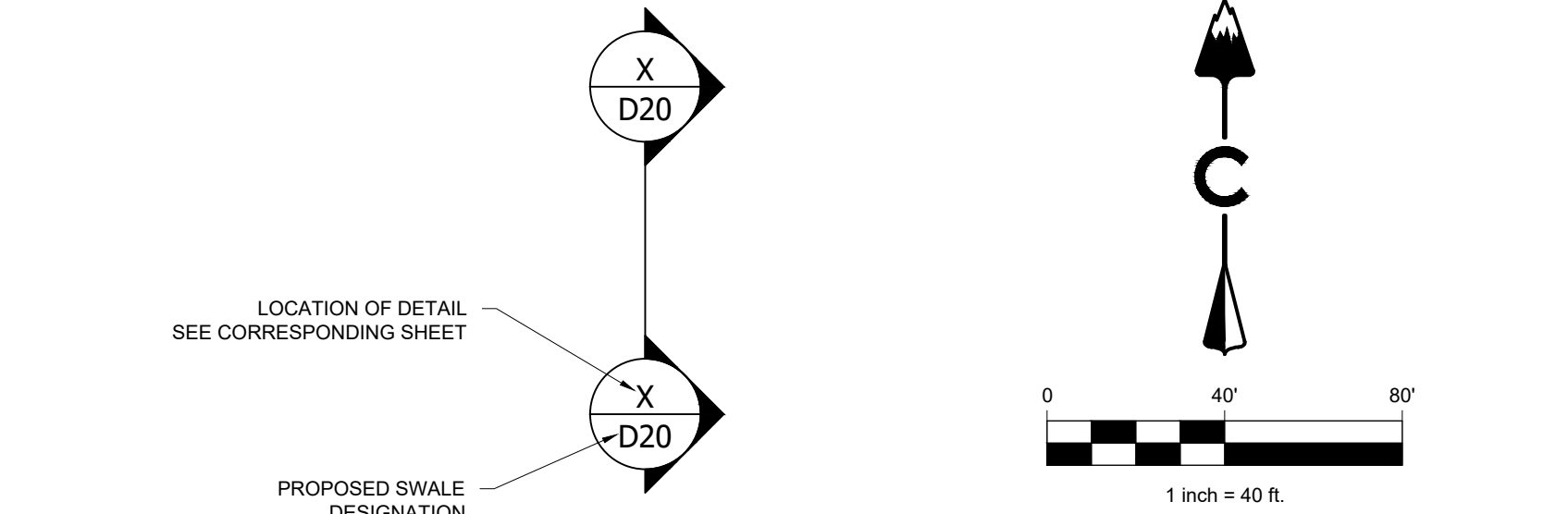
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PRAIRIE POINT GOLF COURSE AURORA, COLORADO SITE PLAN

March 20, 2024



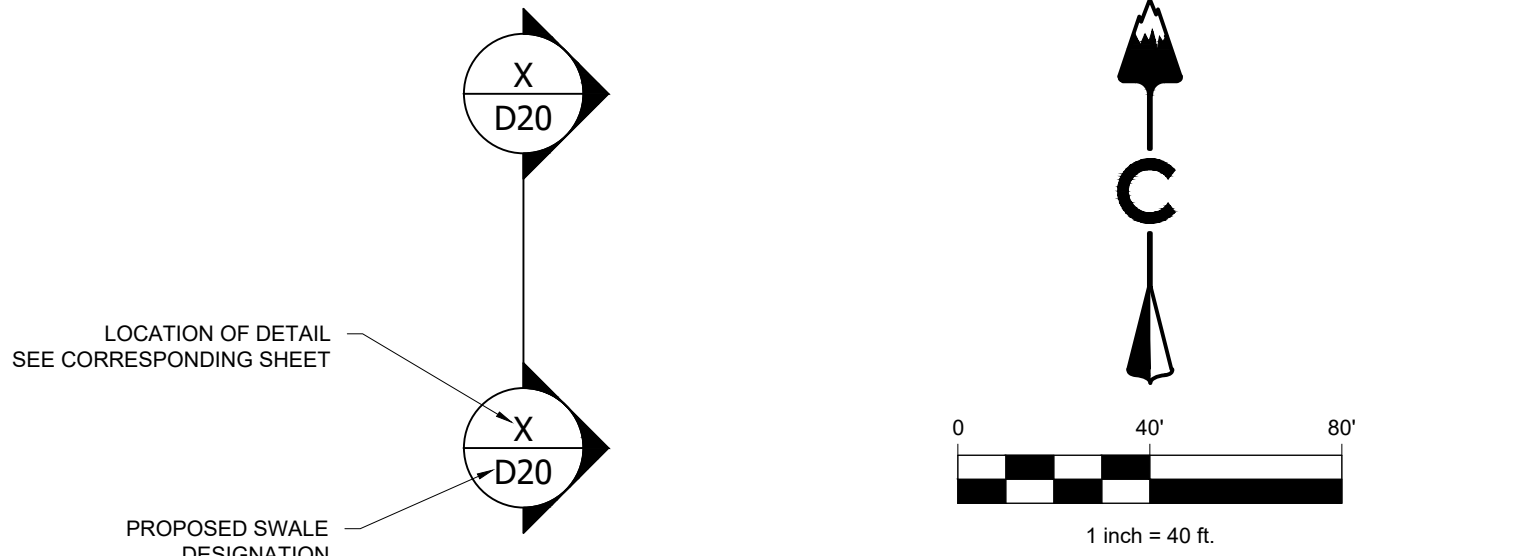
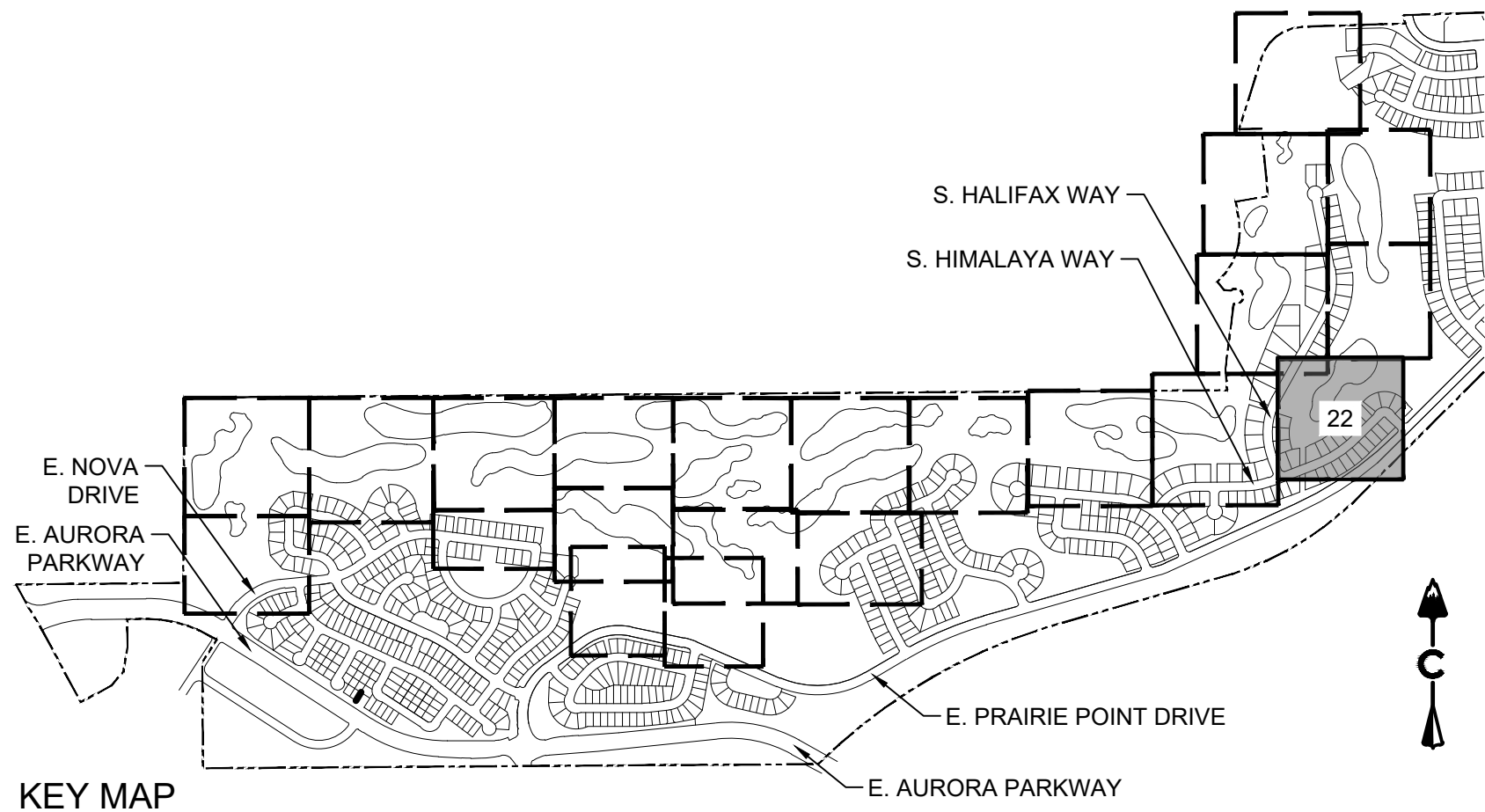
LEGEND

	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 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	PROPOSED MAJOR CONTOUR
5279	PROPOSED MINOR CONTOUR
5280	EXISTING MAJOR CONTOUR
5279	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
	EMERGENCY OVERFLOW ROUTE
EXISTING	STORM MANHOLES
PROPOSED	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)

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




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



CORE
CORE CONSULTANTS, INC.
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PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

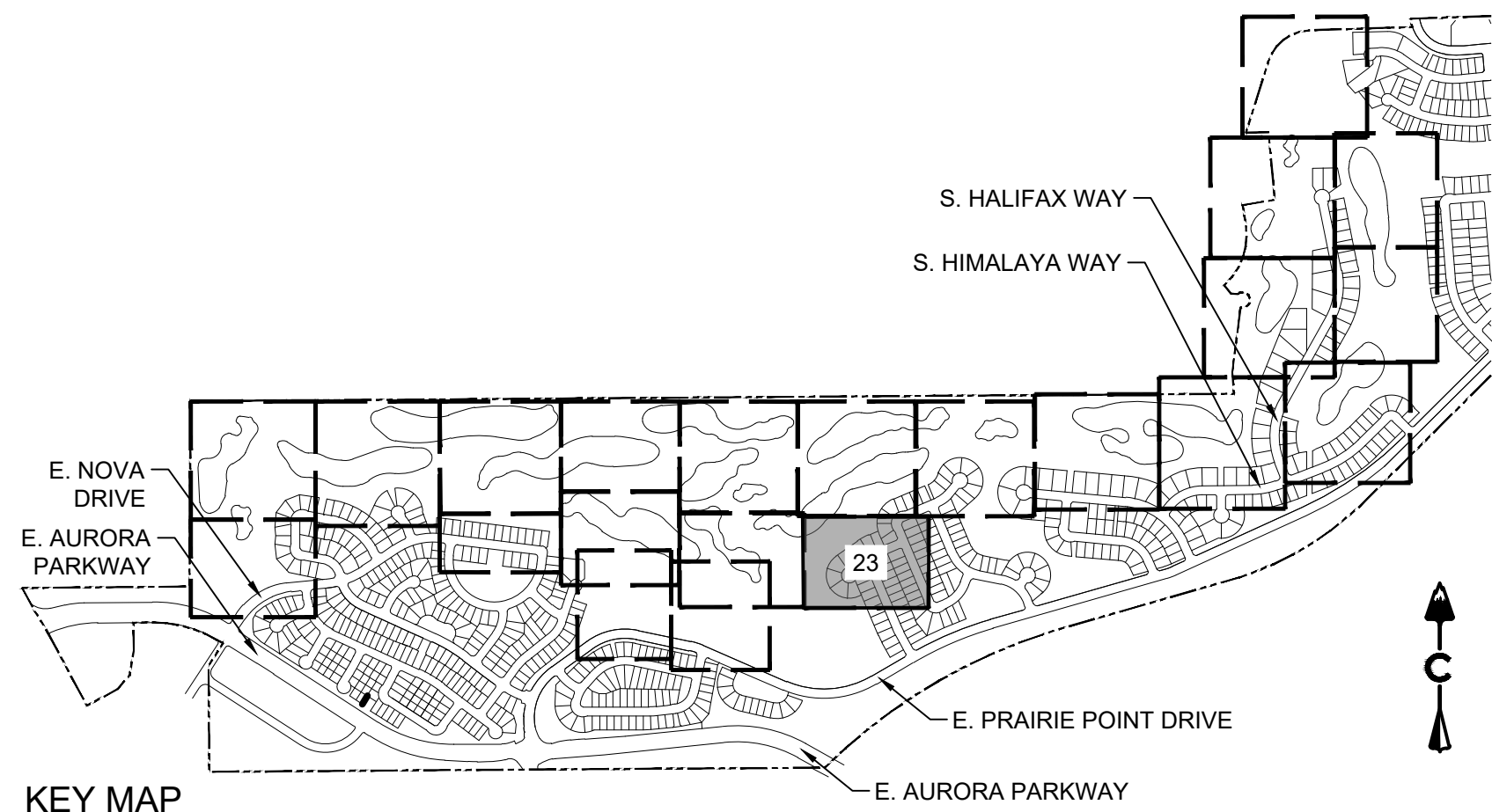
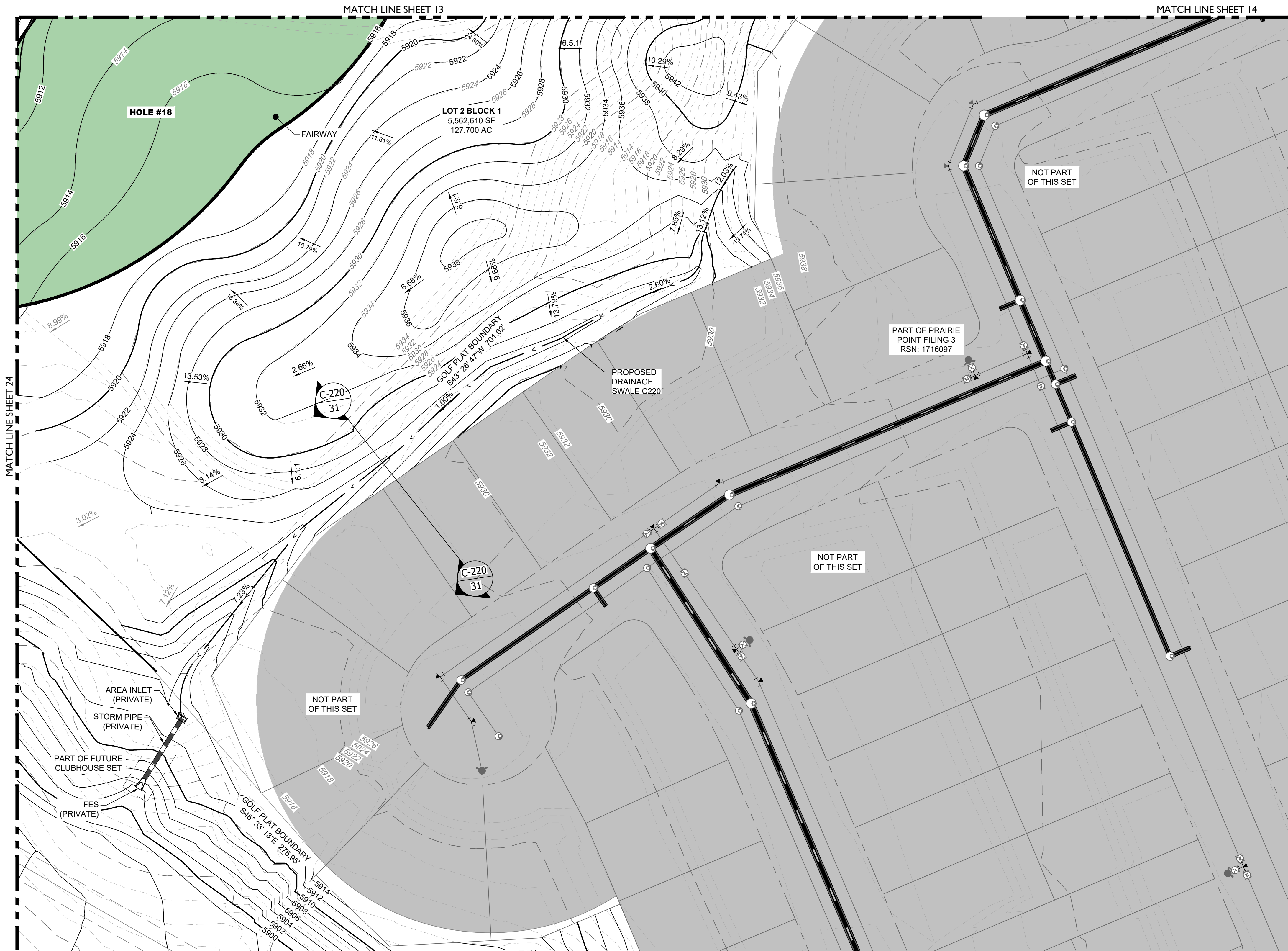
SHEET TITLE

NOT FOR CONSTRUCTION

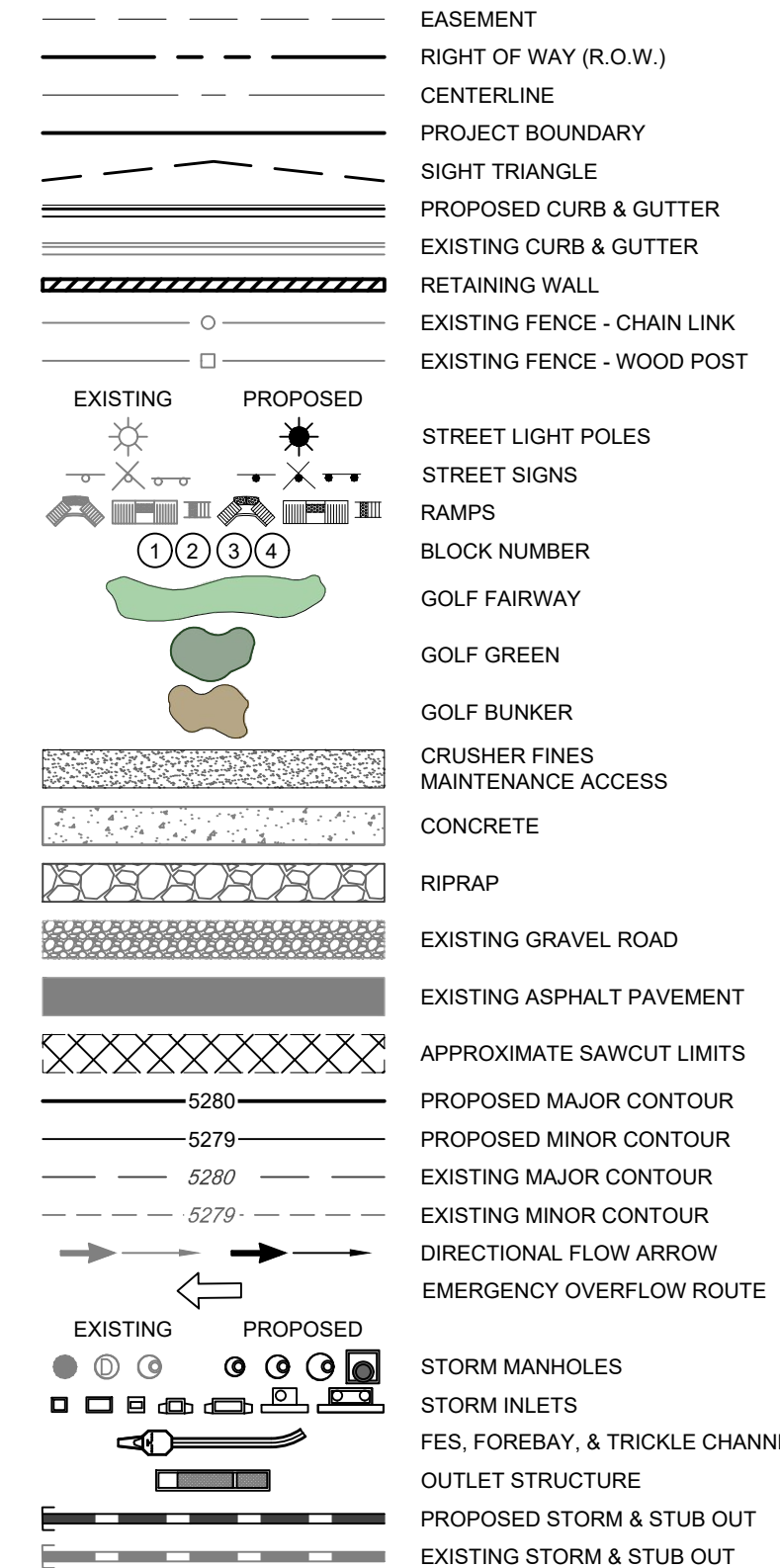
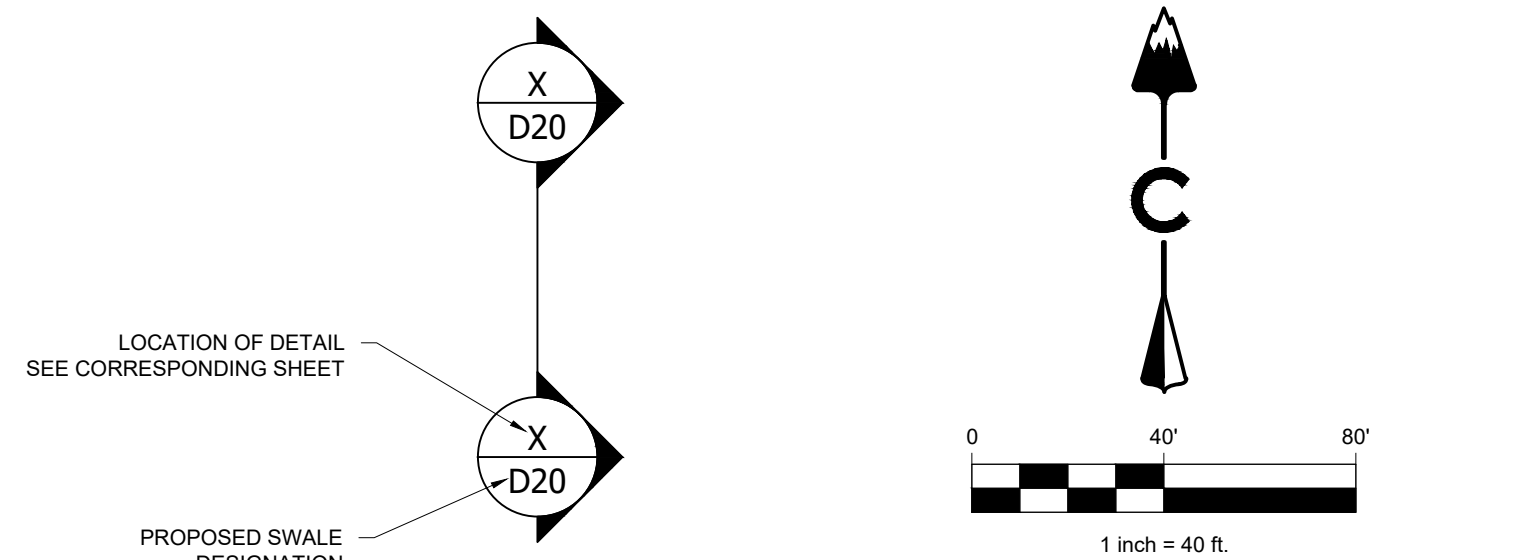
SHEET NUMBER

SHEET 22 OF 70

March 20, 2024



KEY MAP
SCALE: 1" = 1200'



NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 23 OF 70

March 20, 2024

PROJECT NAME

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

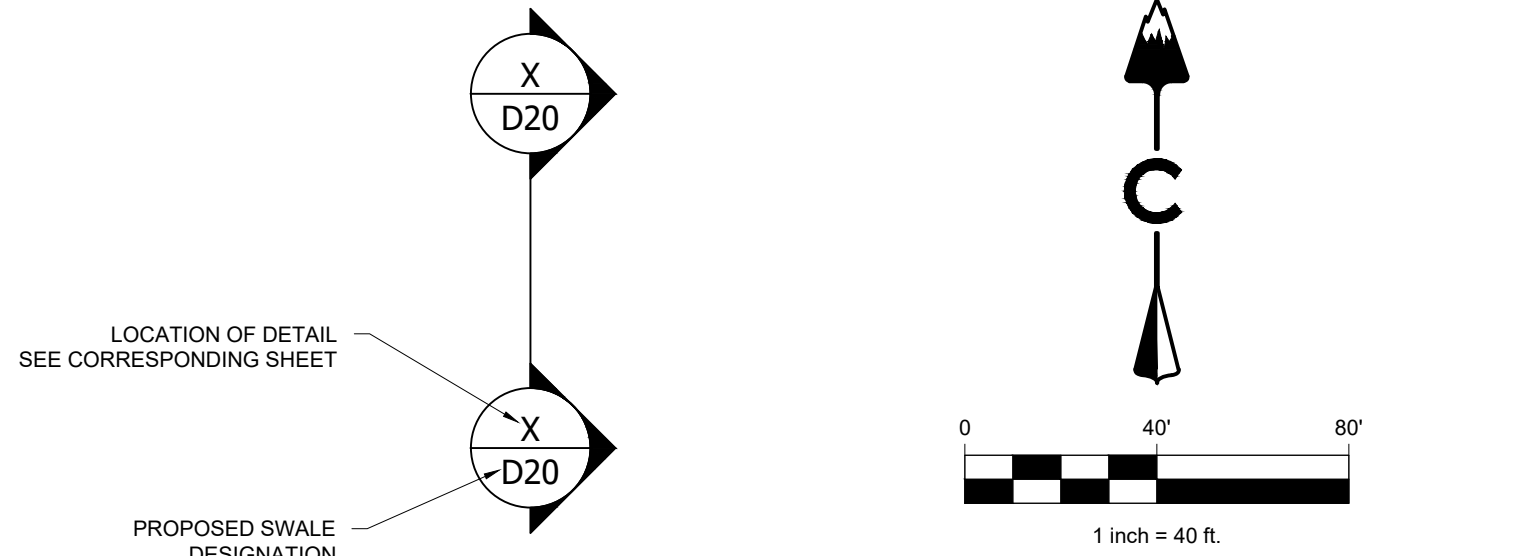
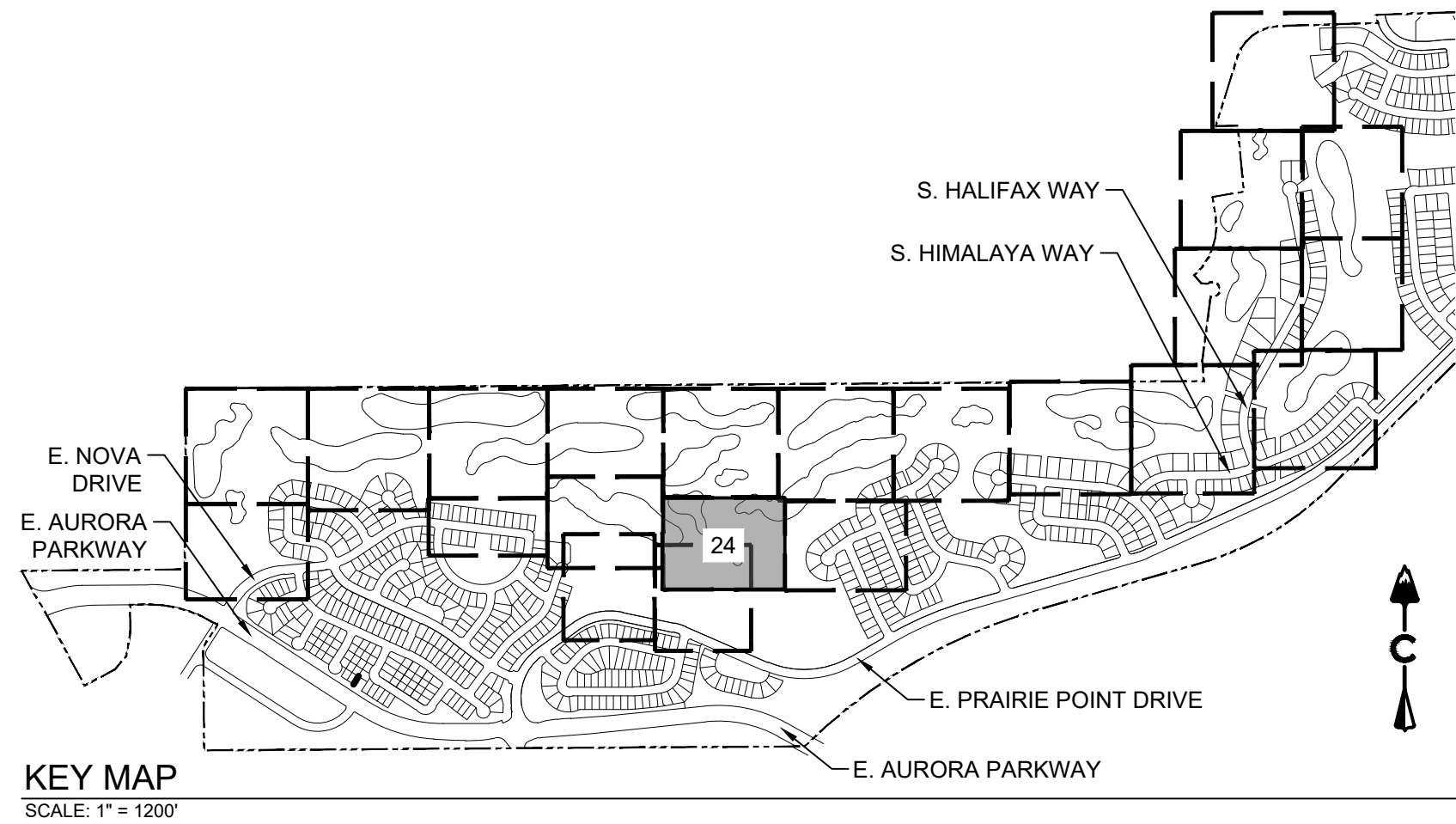
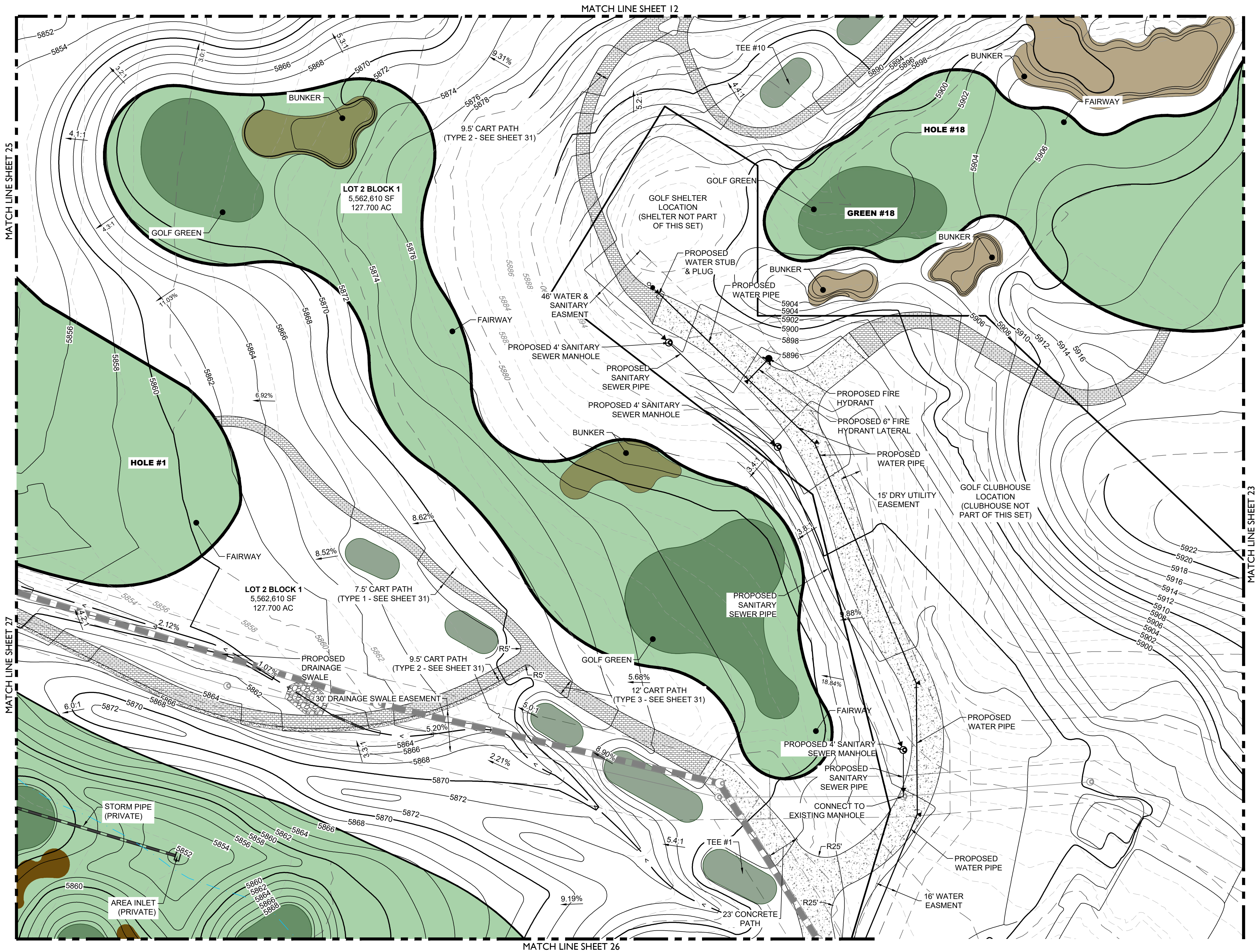
SHEET 23 OF 70

March 20, 2024

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

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



- 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 |
| | 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 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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Know what's below.
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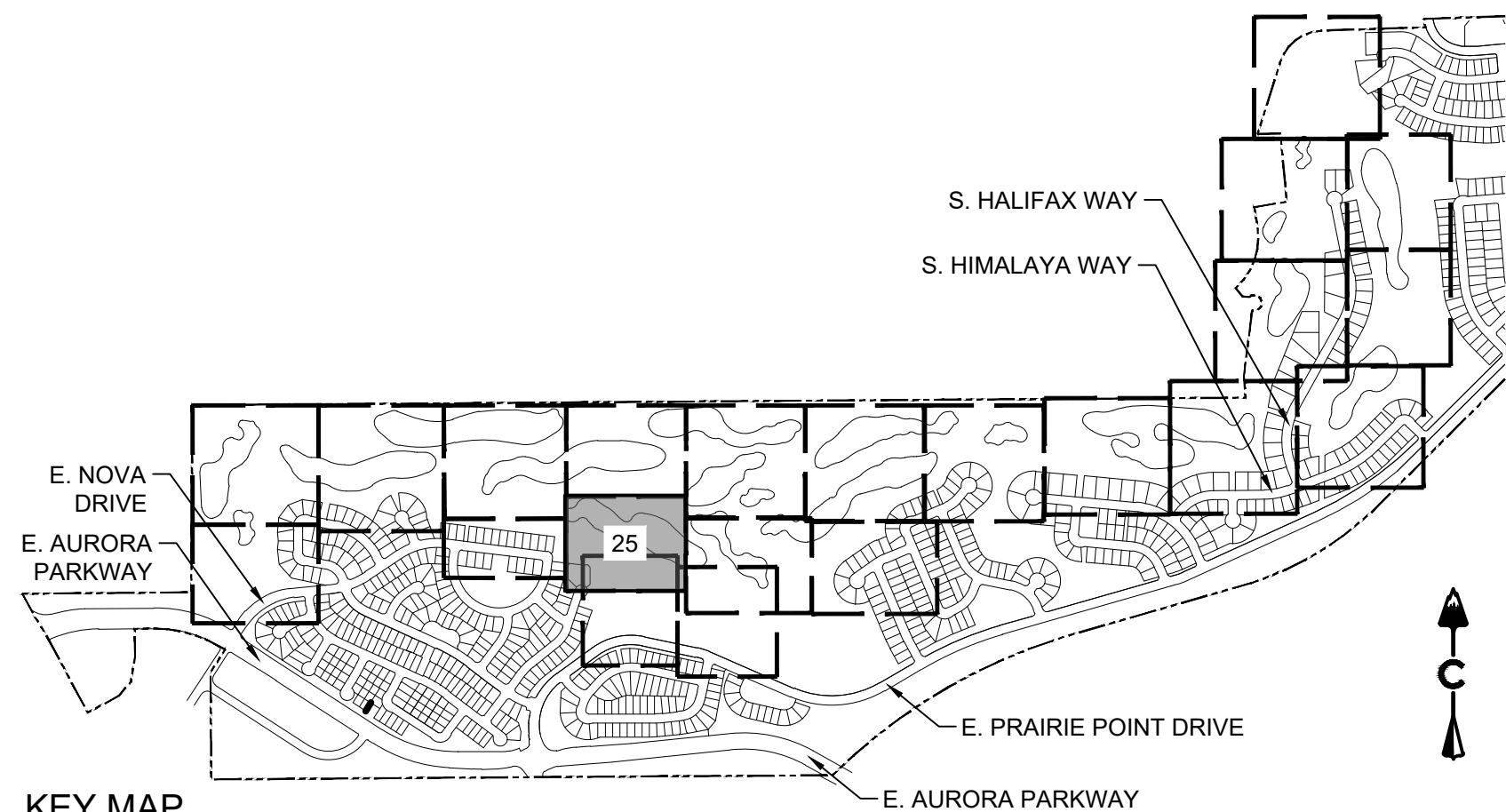
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Denver, CO 80231
ph: 303.632.8867

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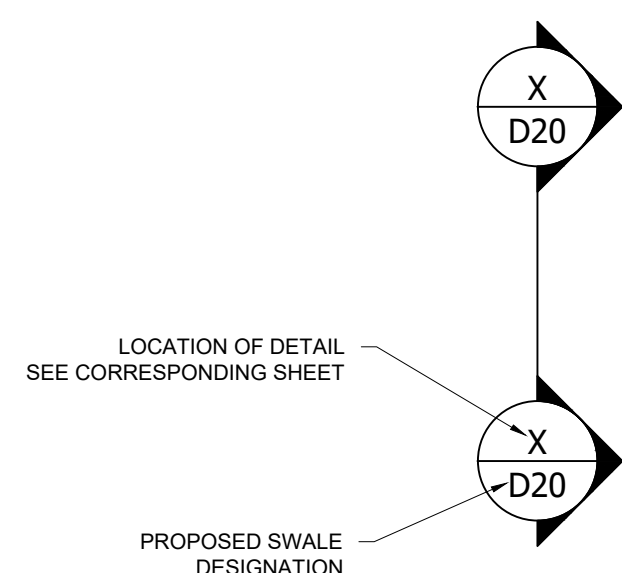
PROJECT NAME
PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

SHEET TITLE
NOT FOR CONSTRUCTION

SHEET NUMBER
SHEET 24 OF 69
April 23, 2024



KEY MAP
SCALE: 1" = 1200'



LEGEND

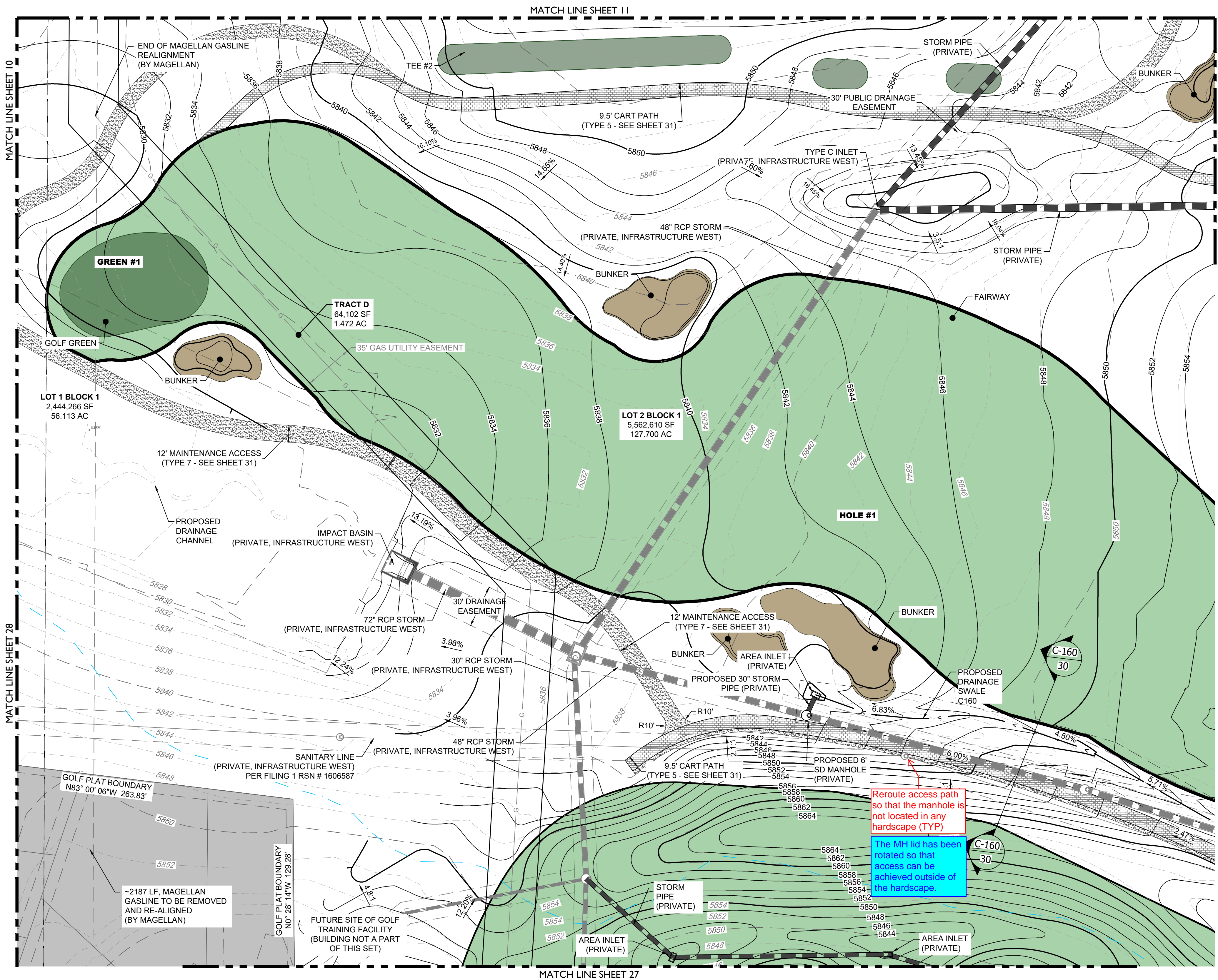
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	STREET LIGHT POLES
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	FES, FOREBAY, & TRICKLE CHANNEL
	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.

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

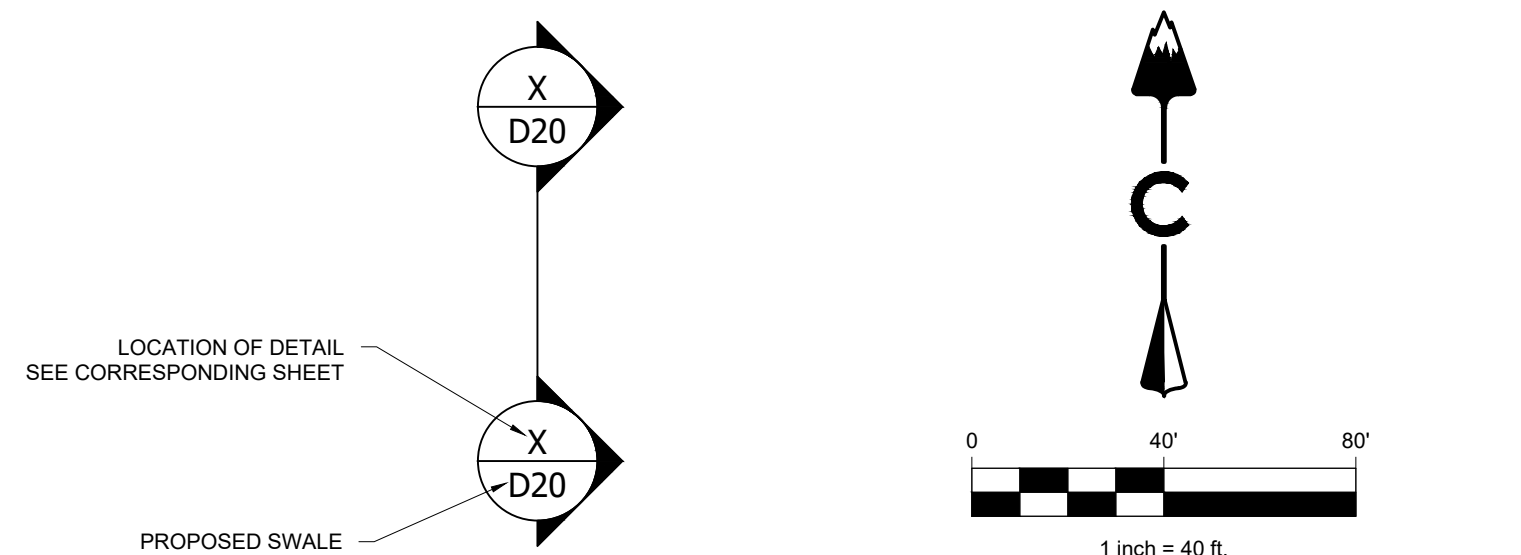
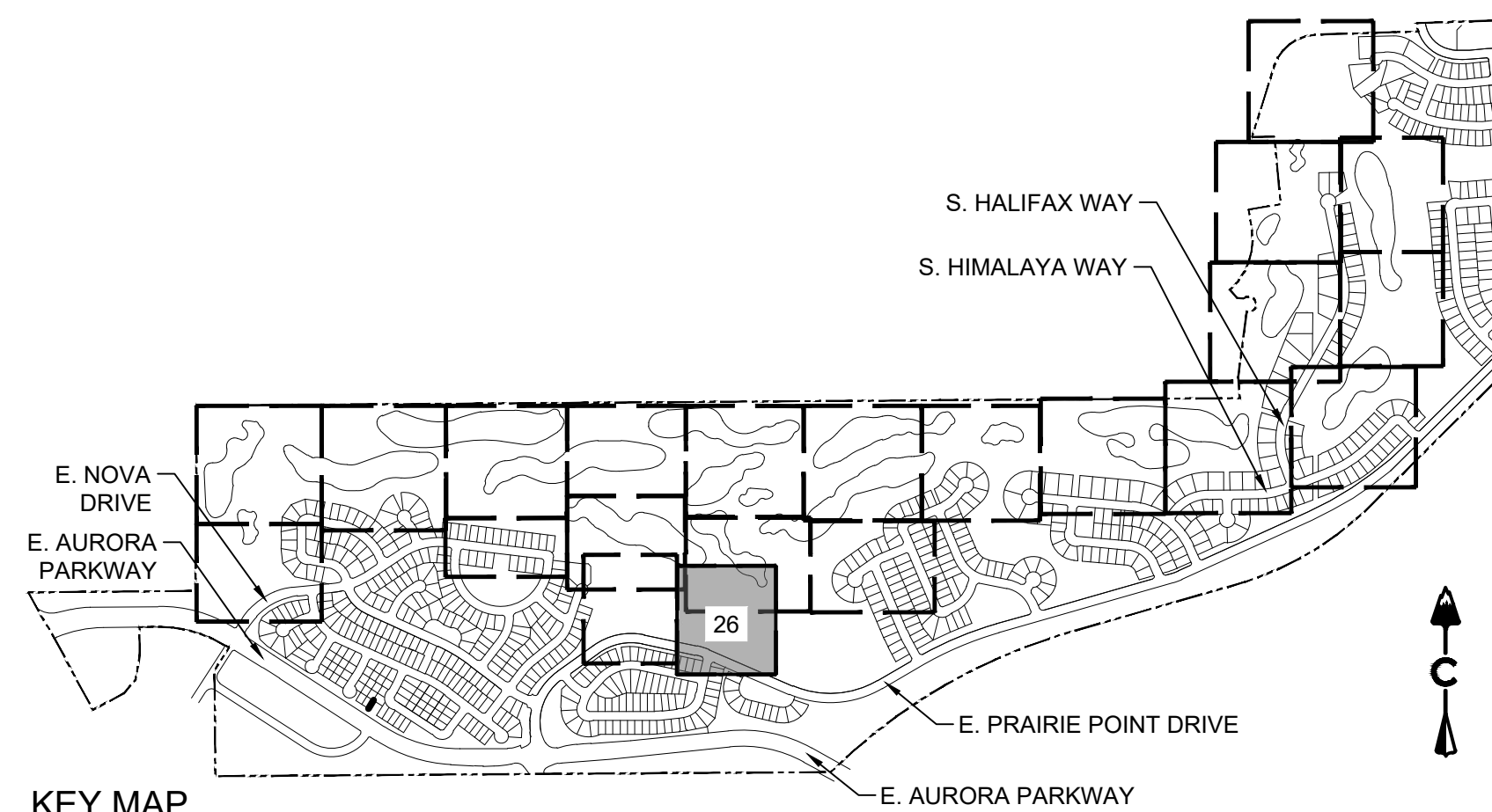
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 25 OF 70

March 20, 2024



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

PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
SITE PLAN

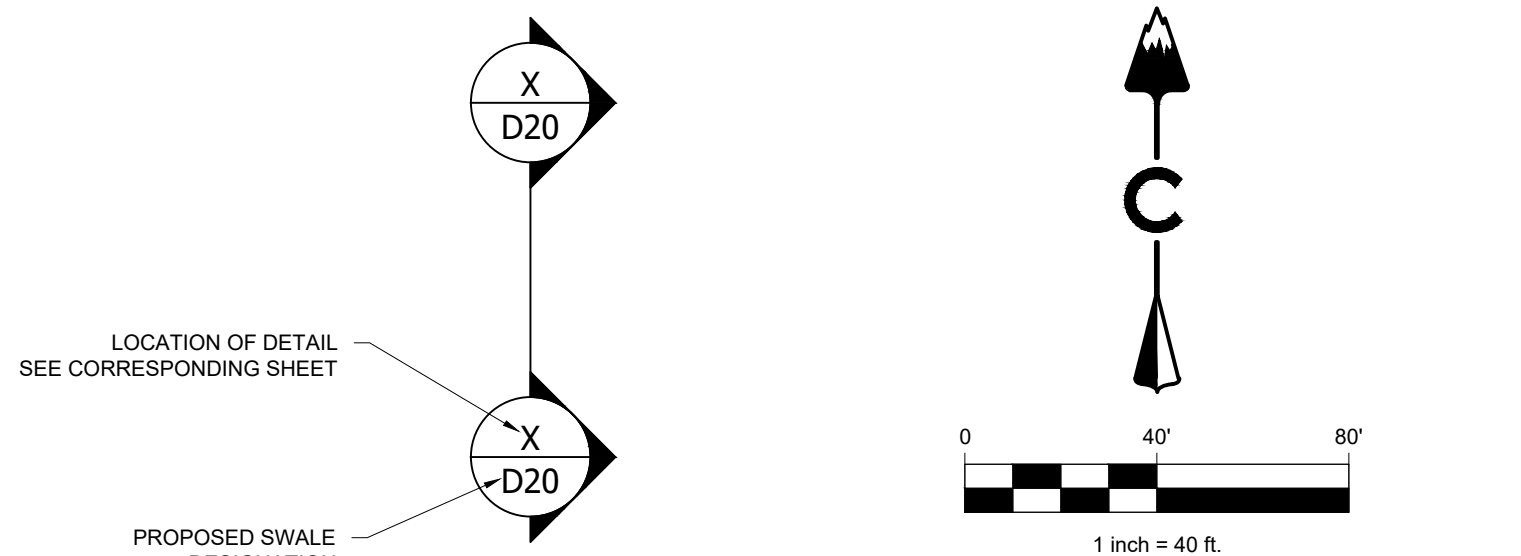
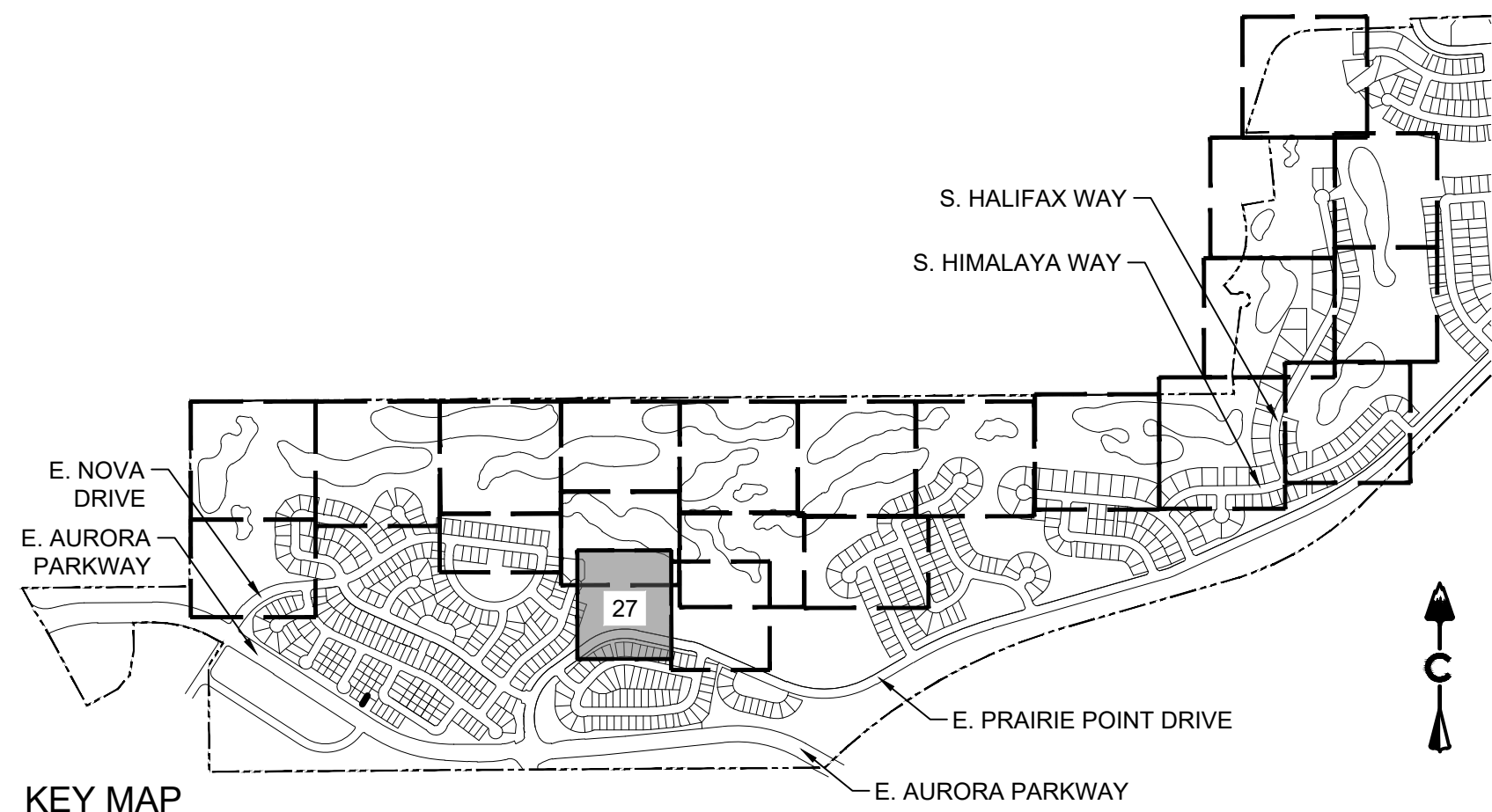
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 26 OF 69

April 23, 2024

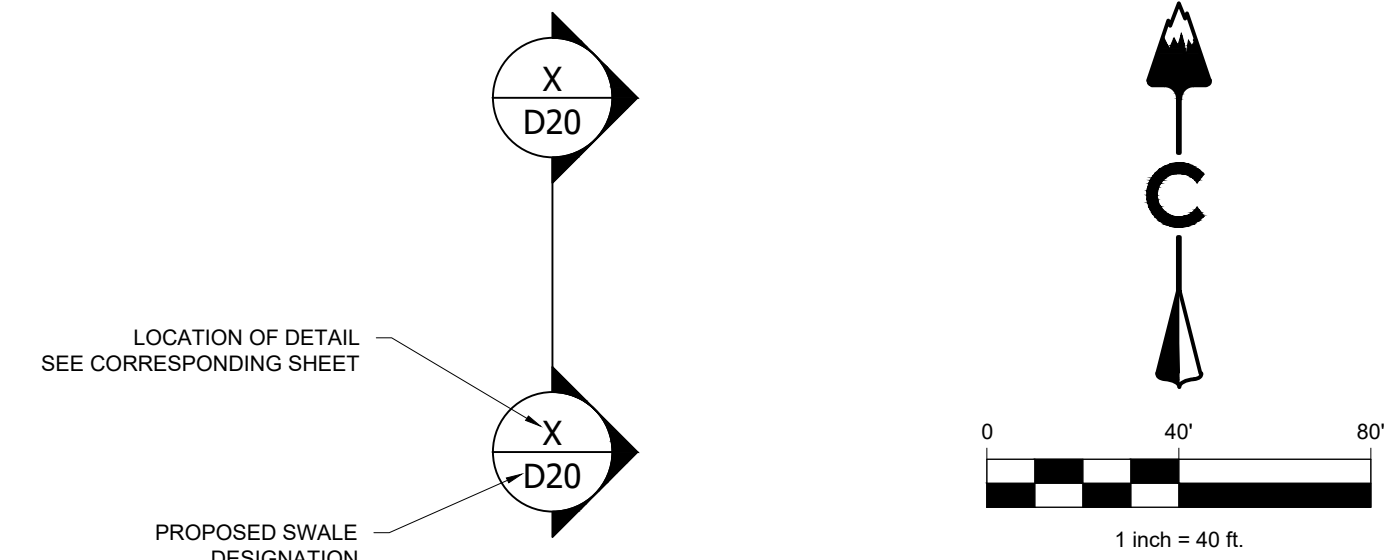


- LEGEND**
- EASEMENT
 - RIGHT OF WAY (R.O.W.)
 - CENTERLINE
 - PROJECT BOUNDARY
 - SIGHT TRIANGLE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - RETAINING WALL
 - EXISTING FENCE - CHAIN LINK
 - EXISTING FENCE - WOOD POST
 - STREET LIGHT POLES
 - STREET SIGNS
 - RAMP
 - BLOCK NUMBER
 - GOLF FAIRWAY
 - GOLF GREEN
 - GOLF BUNKER
 - CRUSHER FINES
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 - RIPRAP
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 - APPROXIMATE SAWCUT LIMITS
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BENCHMARK
CITY OF AURORA BENCHMARK NUMBER 5S6635NE001
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(NAVD 88 DATUM)

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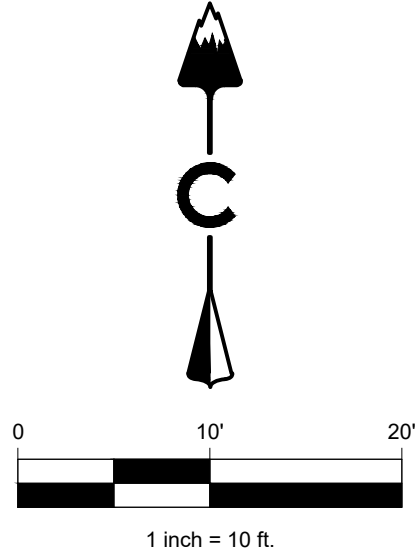
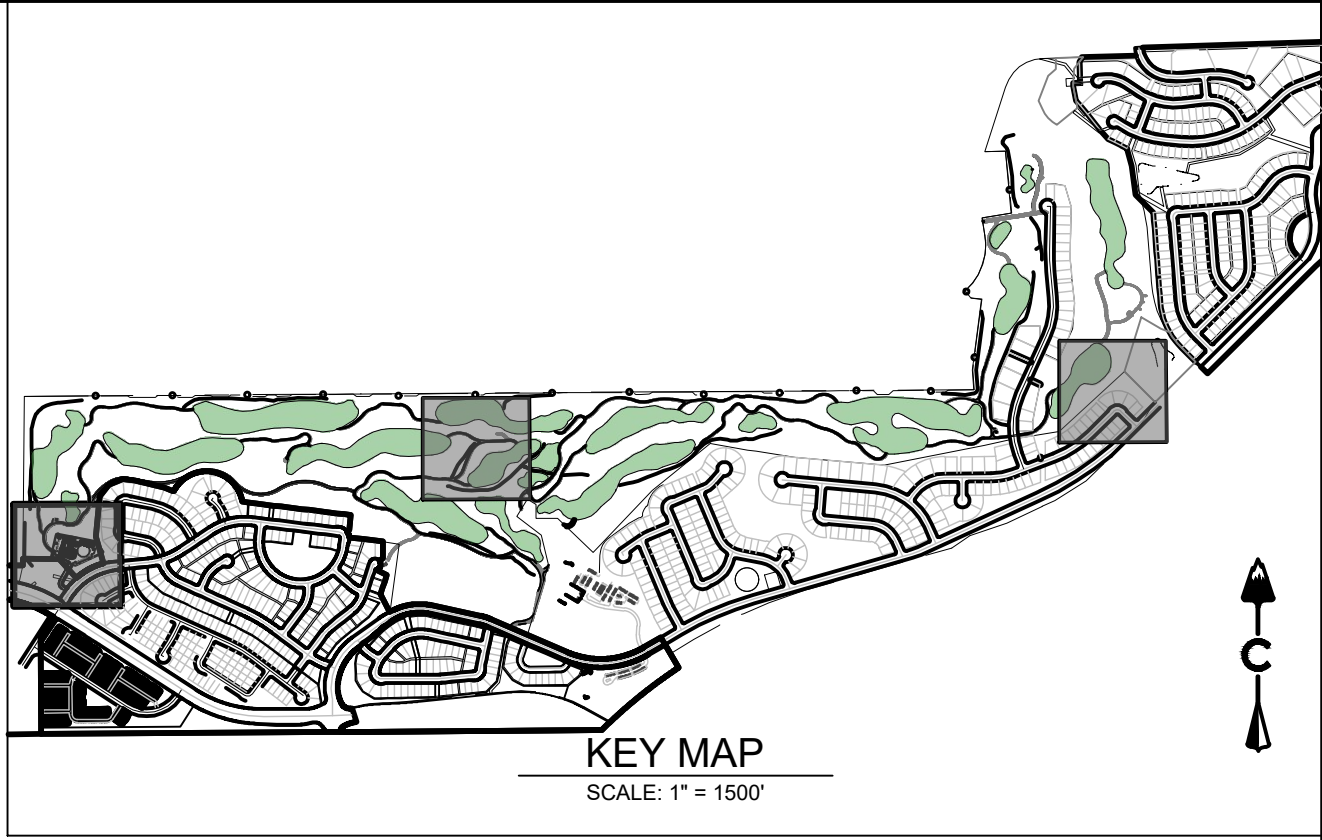
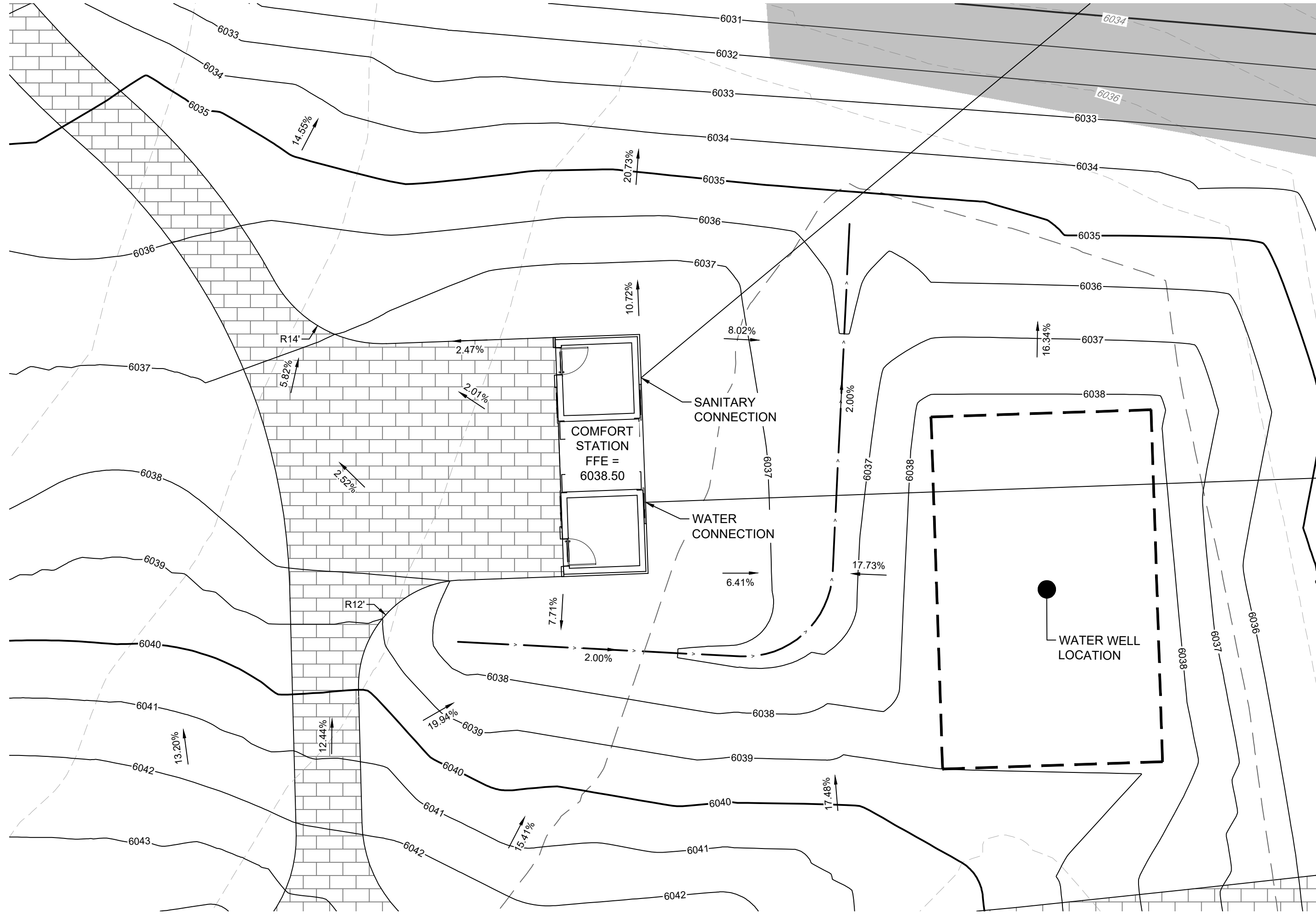
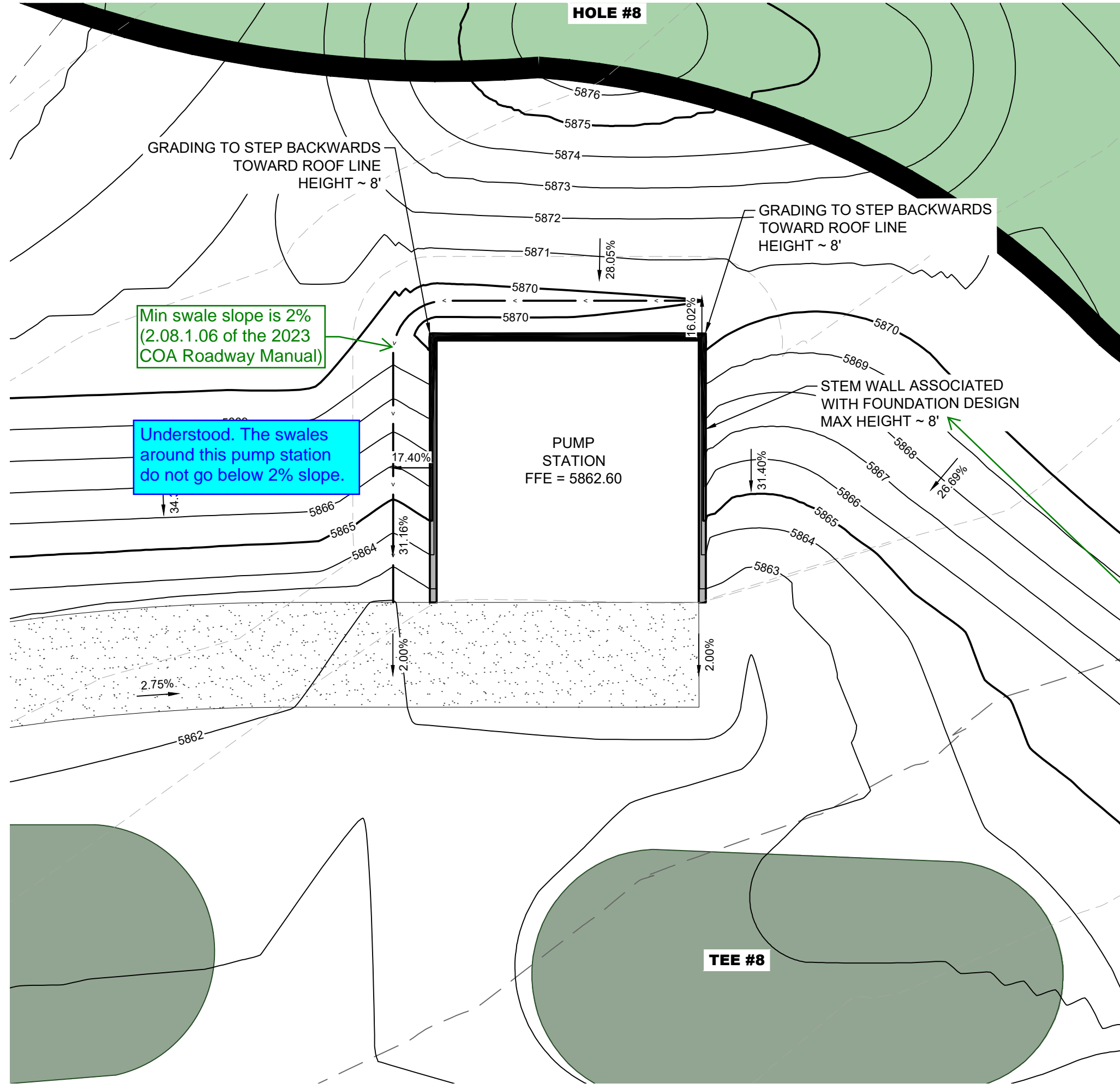


	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
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	EXISTING
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	STREET LIGHT POLES
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2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 29 DETAILED STRUCTURE GRADING.dwg



Add note: Stem wall associated with the foundation will be reviewed with the building permit
Note added.



PROJECT NAME

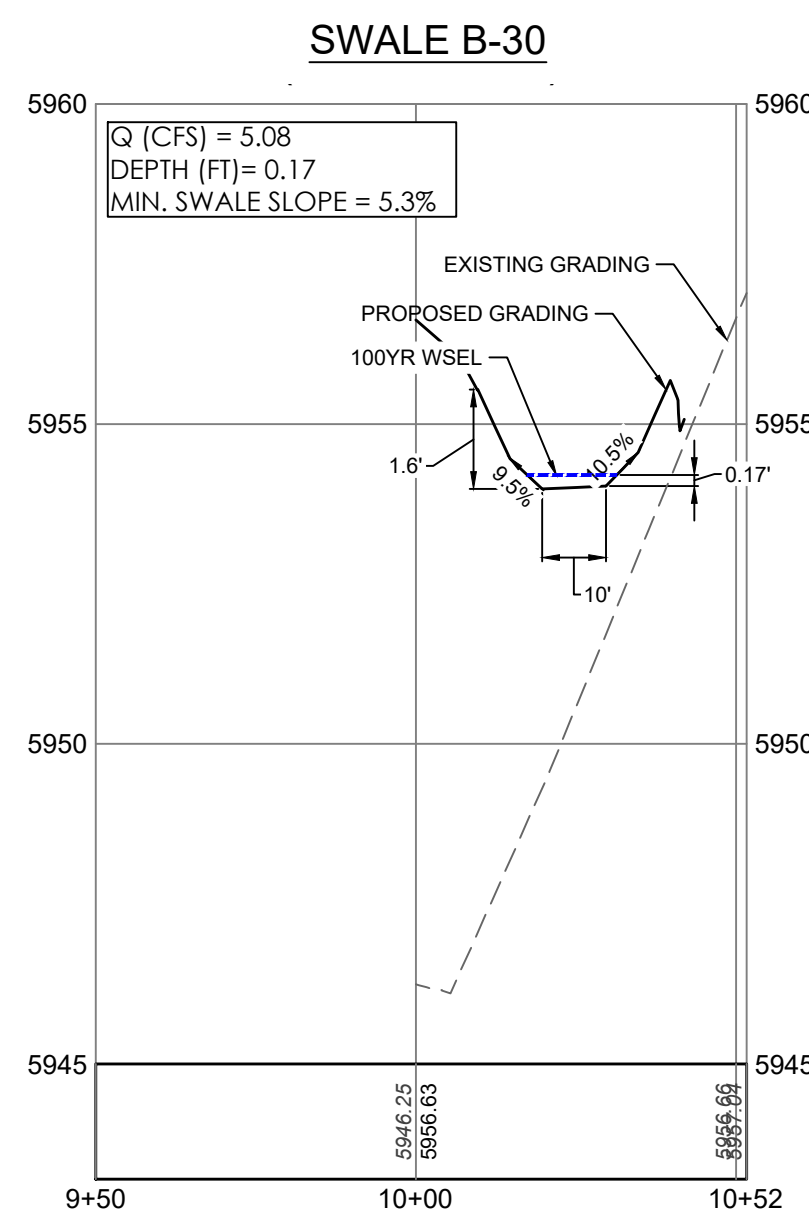
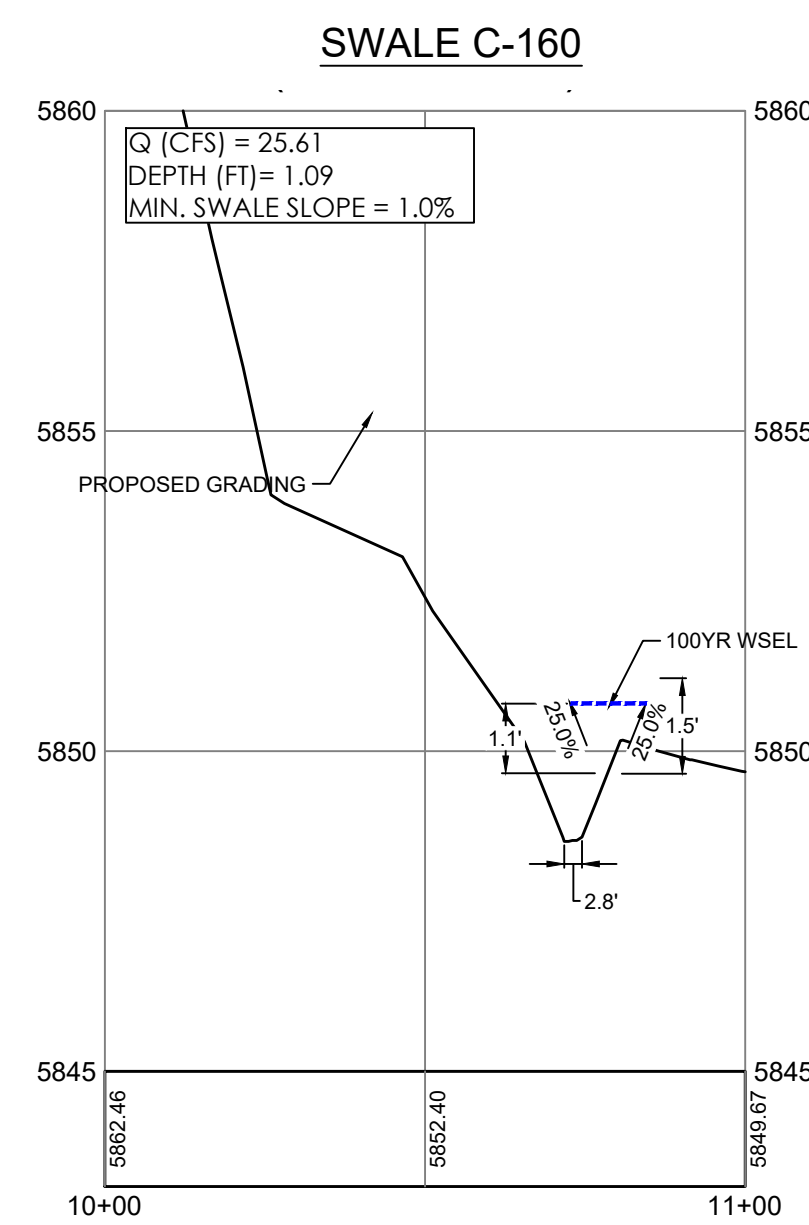
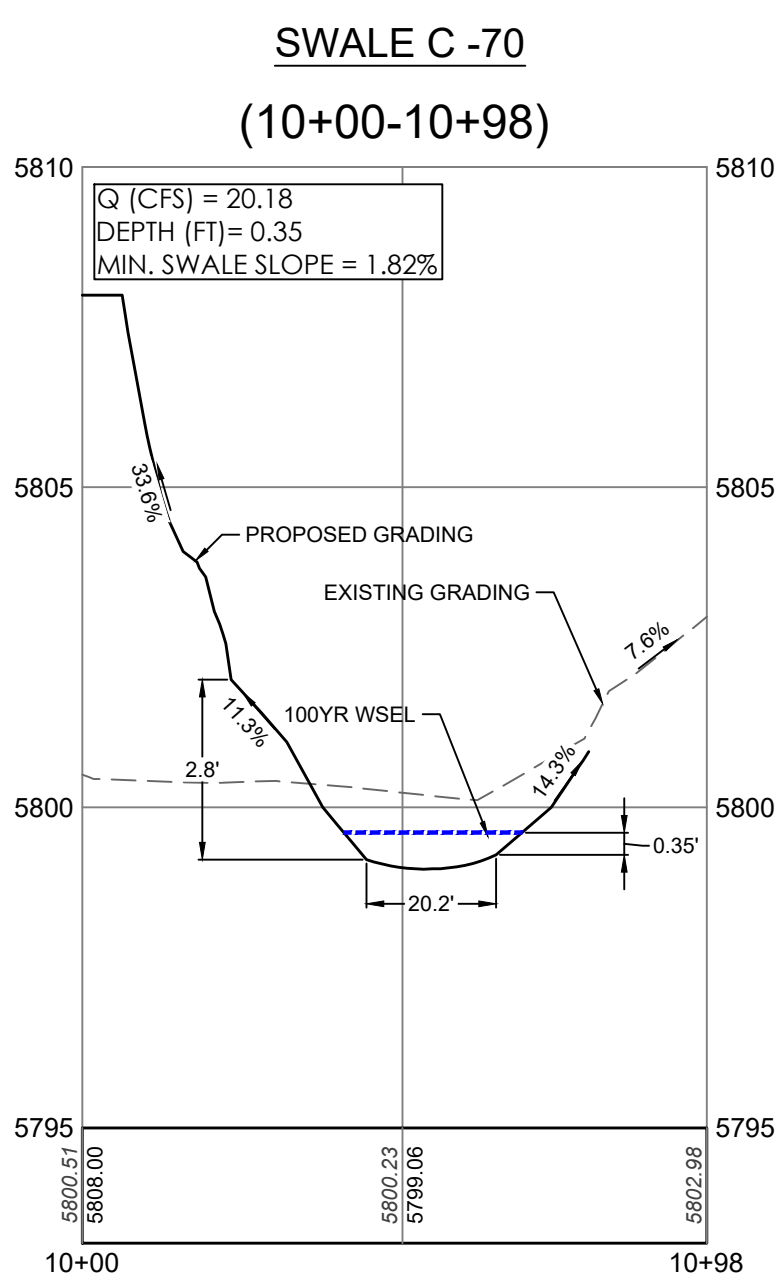
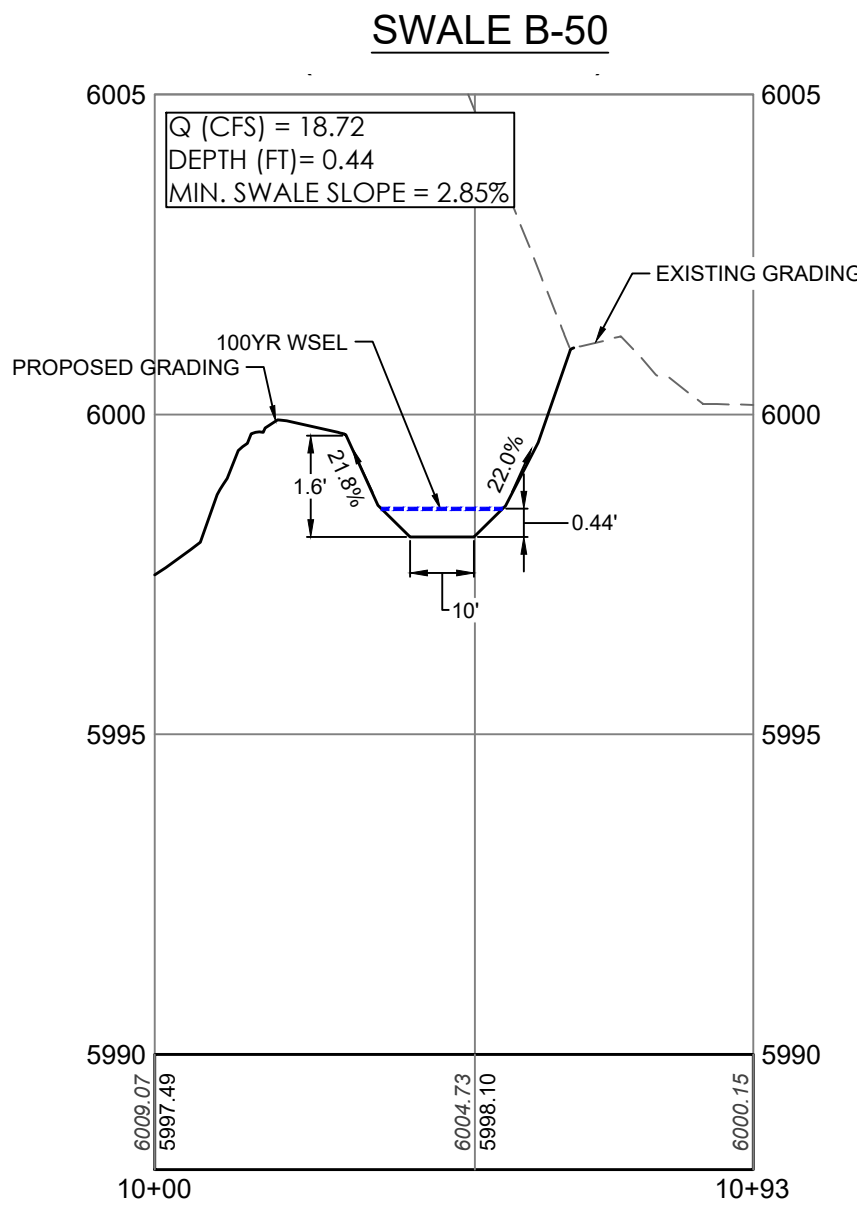
PRAIRIE POINT GOLF COURSE
AURORA, COLORADO
SITE PLAN
DETAILED STRUCTURE GRADING

SHEET TITLE

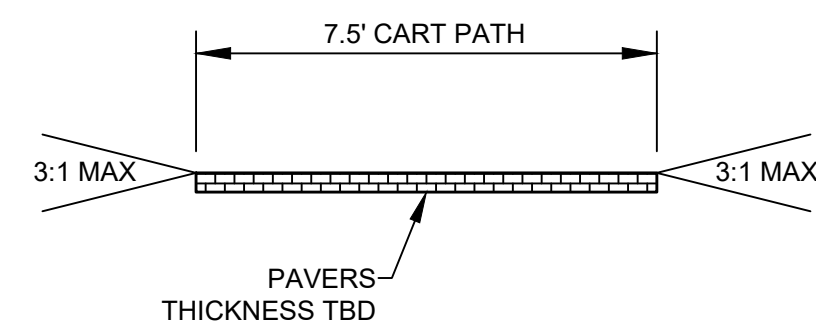
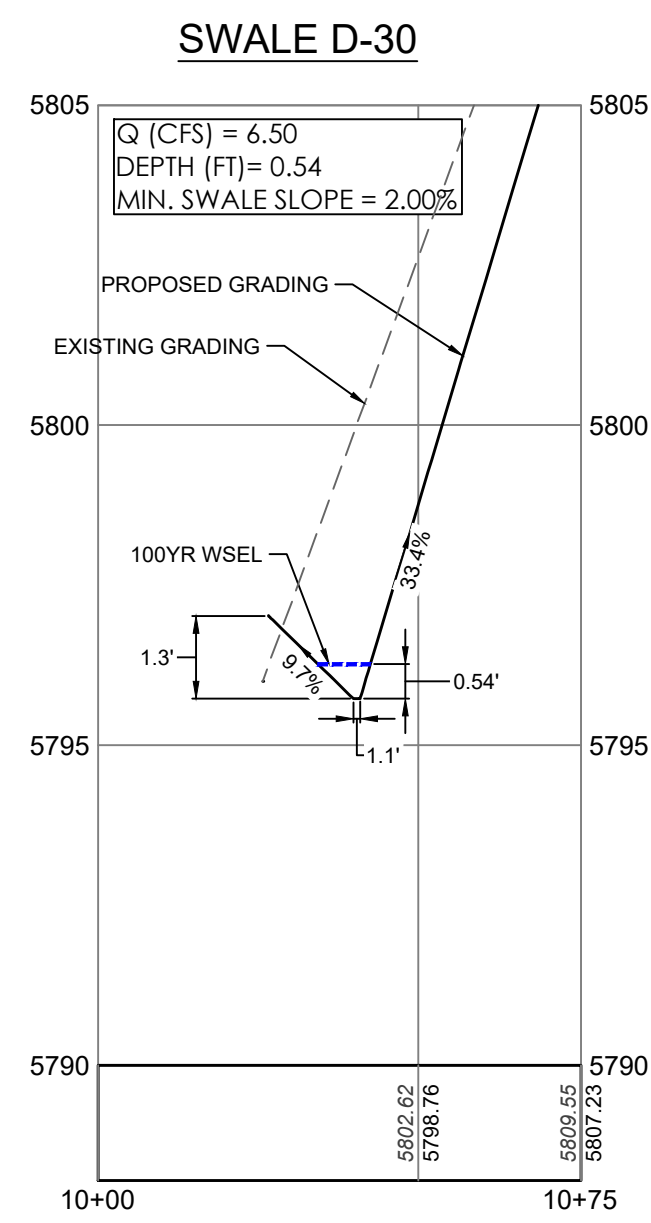
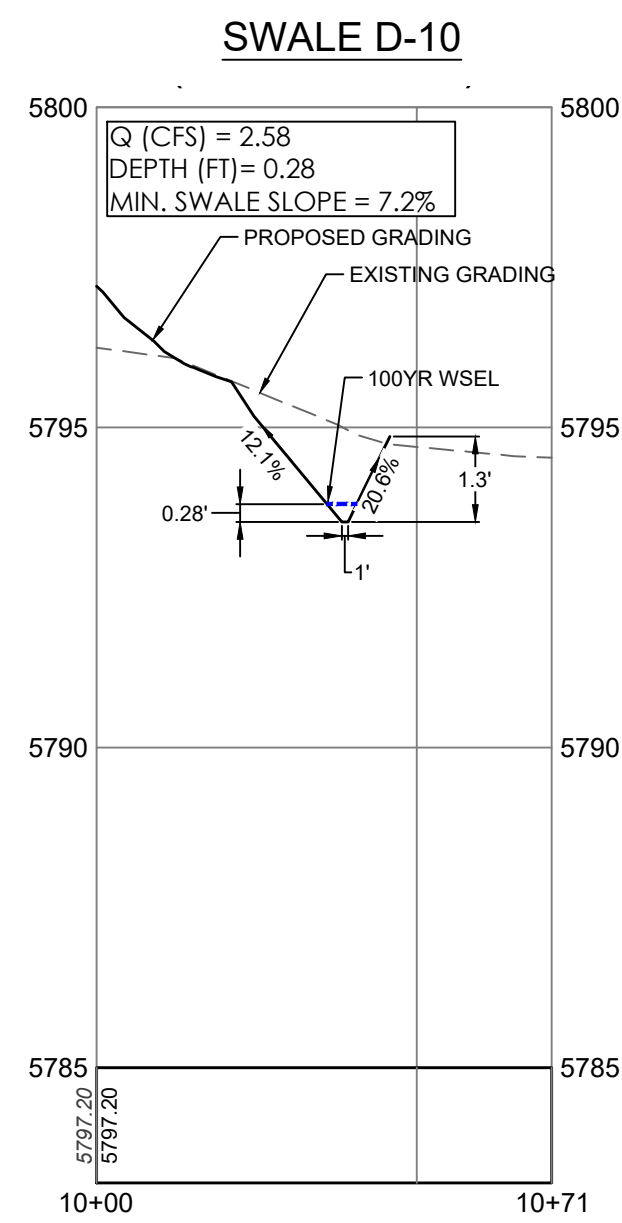
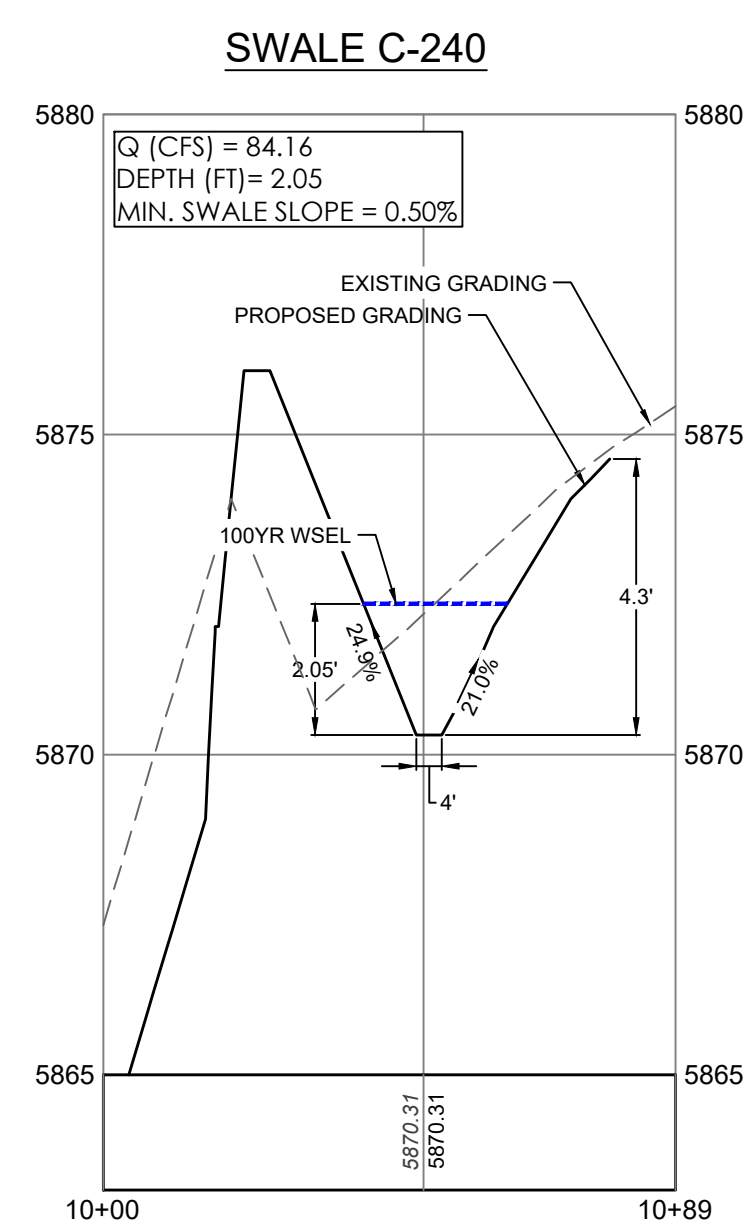
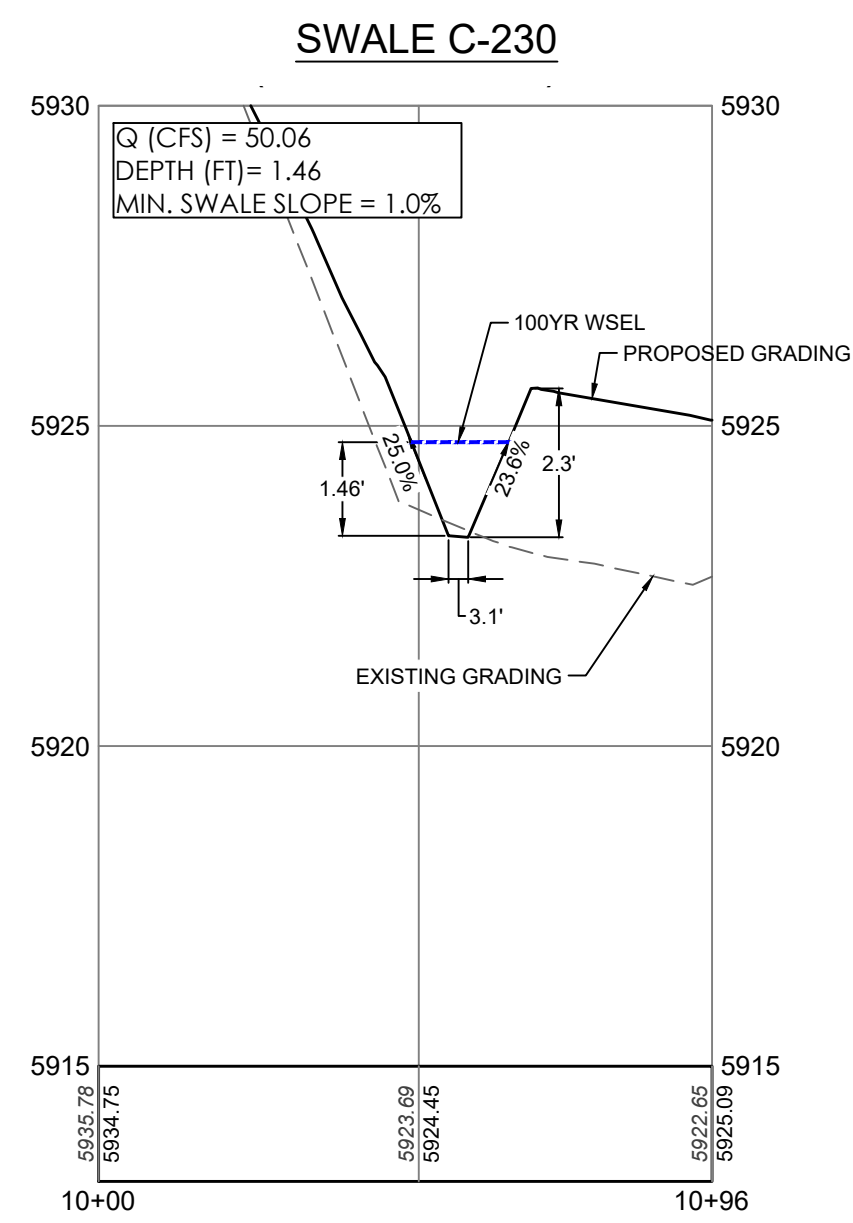
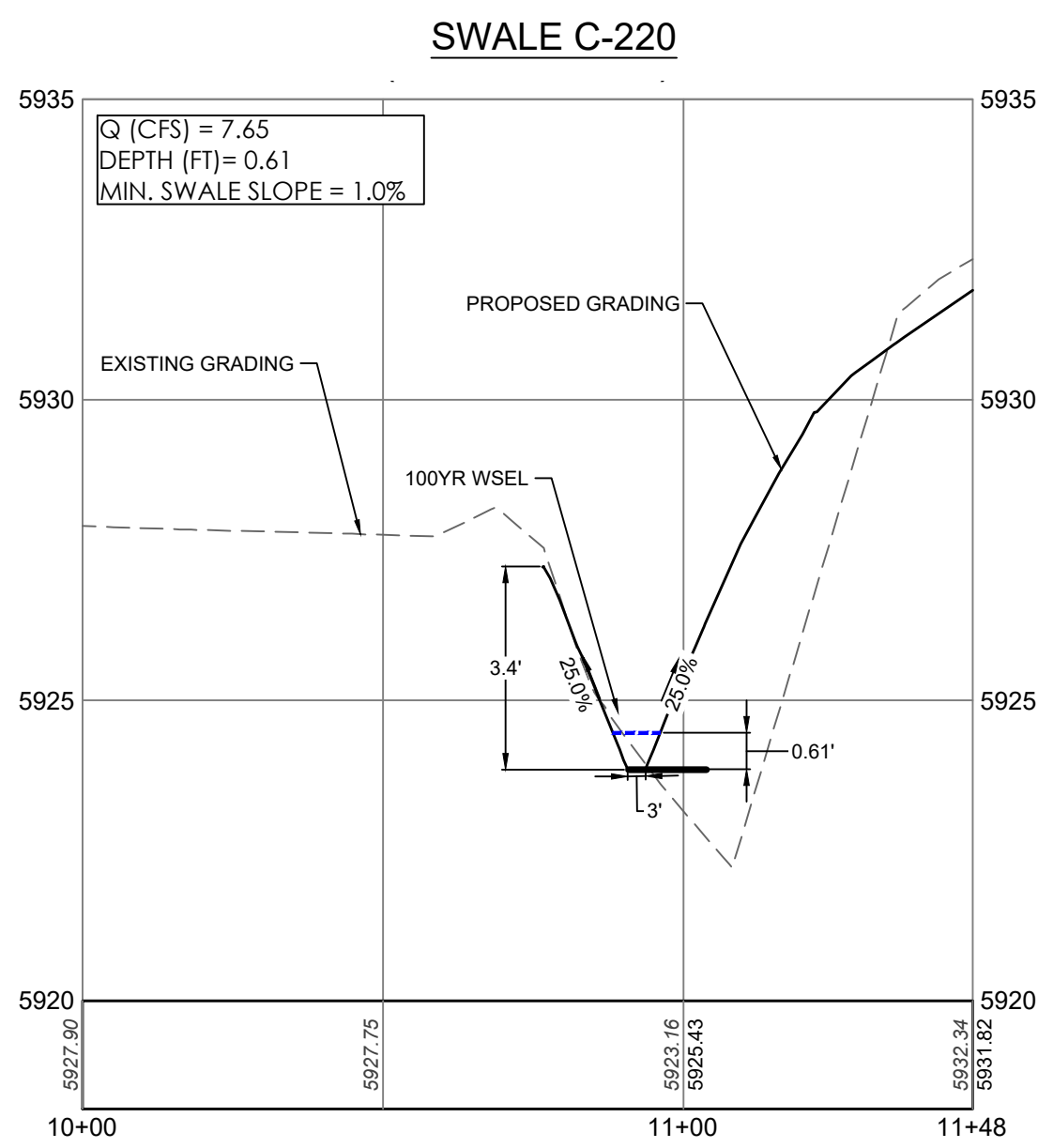
NOT FOR CONSTRUCTION

SHEET NUMBER

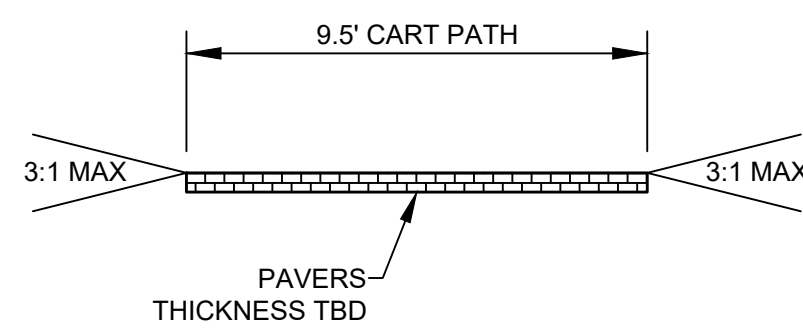
SHEET 29 OF 70
March 19, 2024



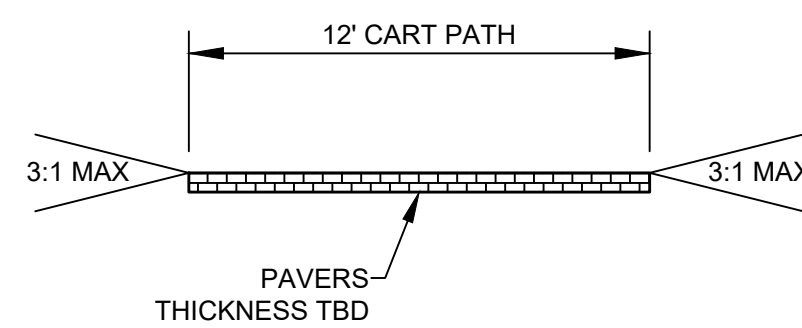
2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 31-32 SWALE CROSS SECTIONS.dwg 31-32 SWALE CROSS SECTIONS.dwg



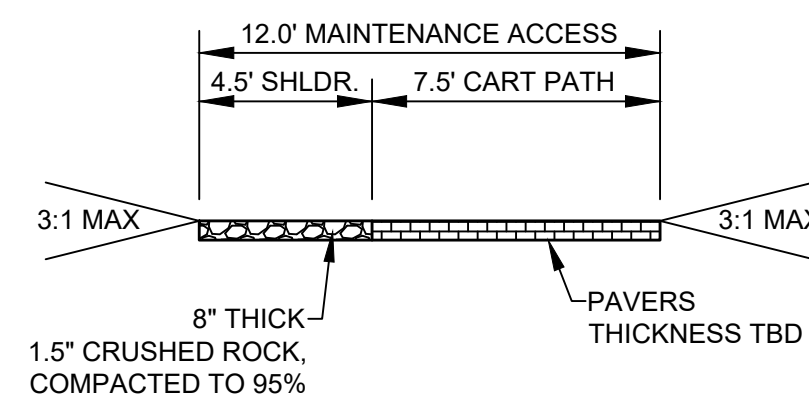
TYPE 1
7.5FT GOLF CART PATH (PRIVATE)
SCALE: N.T.S



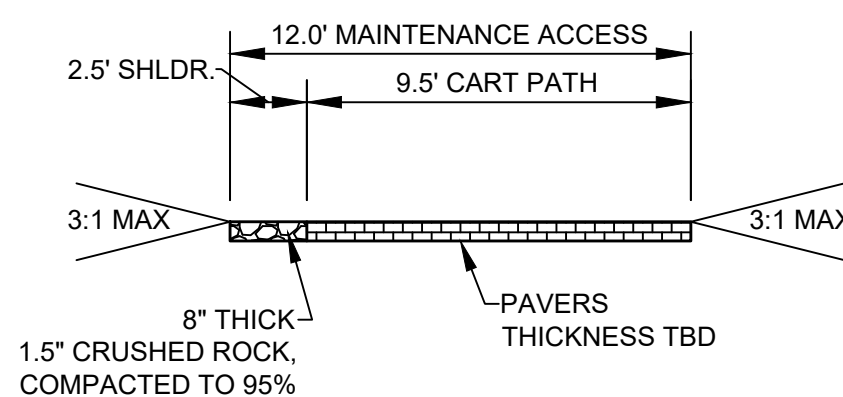
TYPE 2
9.5FT GOLF CART PATH (PRIVATE)
SCALE: N.T.S



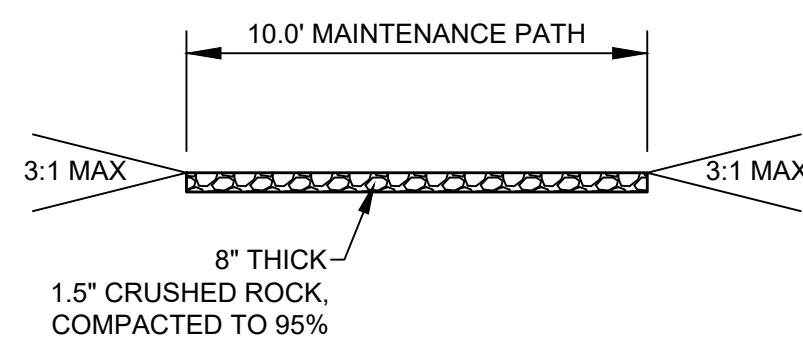
TYPE 3
12FT GOLF CART PATH (PRIVATE)
SCALE: N.T.S



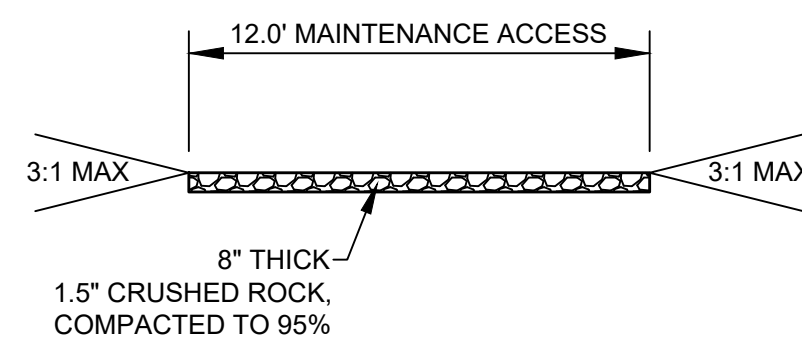
TYPE 4
7.5FT GOLF CART PATH WITH 12FT
MAINTENANCE ACCESS (PRIVATE)
SCALE: N.T.S



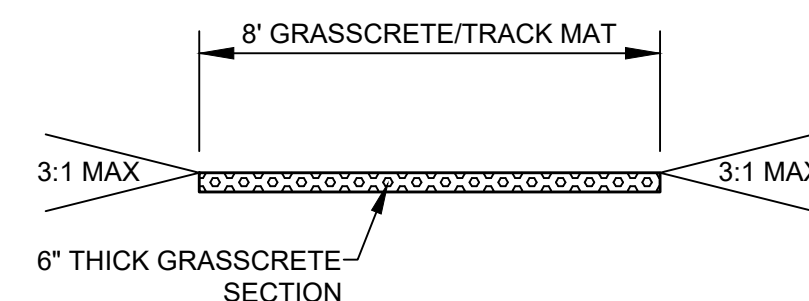
TYPE 5
9.5FT GOLF CART PATH WITH 12FT
MAINTENANCE ACCESS (PRIVATE)
SCALE: N.T.S



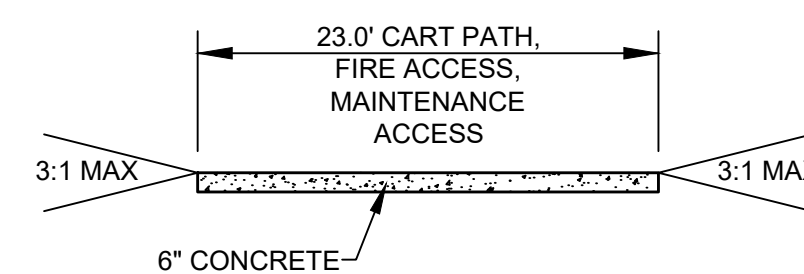
TYPE 6
10FT MAINTENANCE PATH (PRIVATE)
SCALE: N.T.S



TYPE 7
12FT MAINTENANCE ACCESS (PRIVATE)
SCALE: N.T.S



TYPE 8
8FT GRASSCRETE/TRACK MAT (PRIVATE)
SCALE: N.T.S



TYPE 9
23FT FIRE ACCESS GOLF CART PATH
AND 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

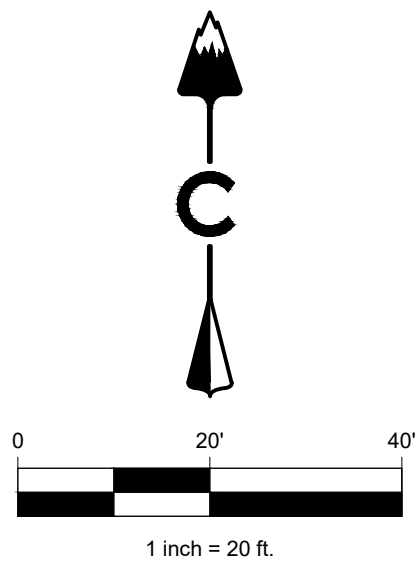
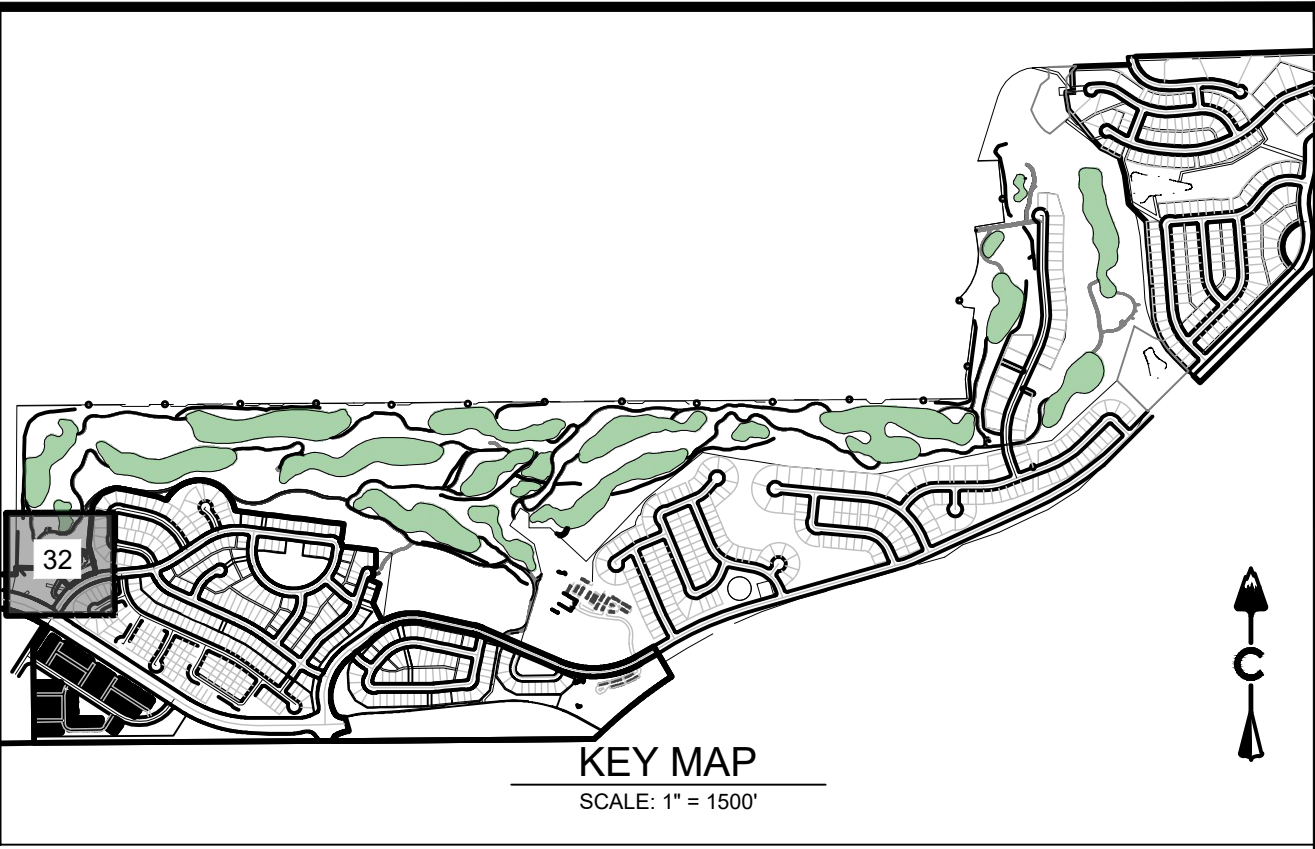
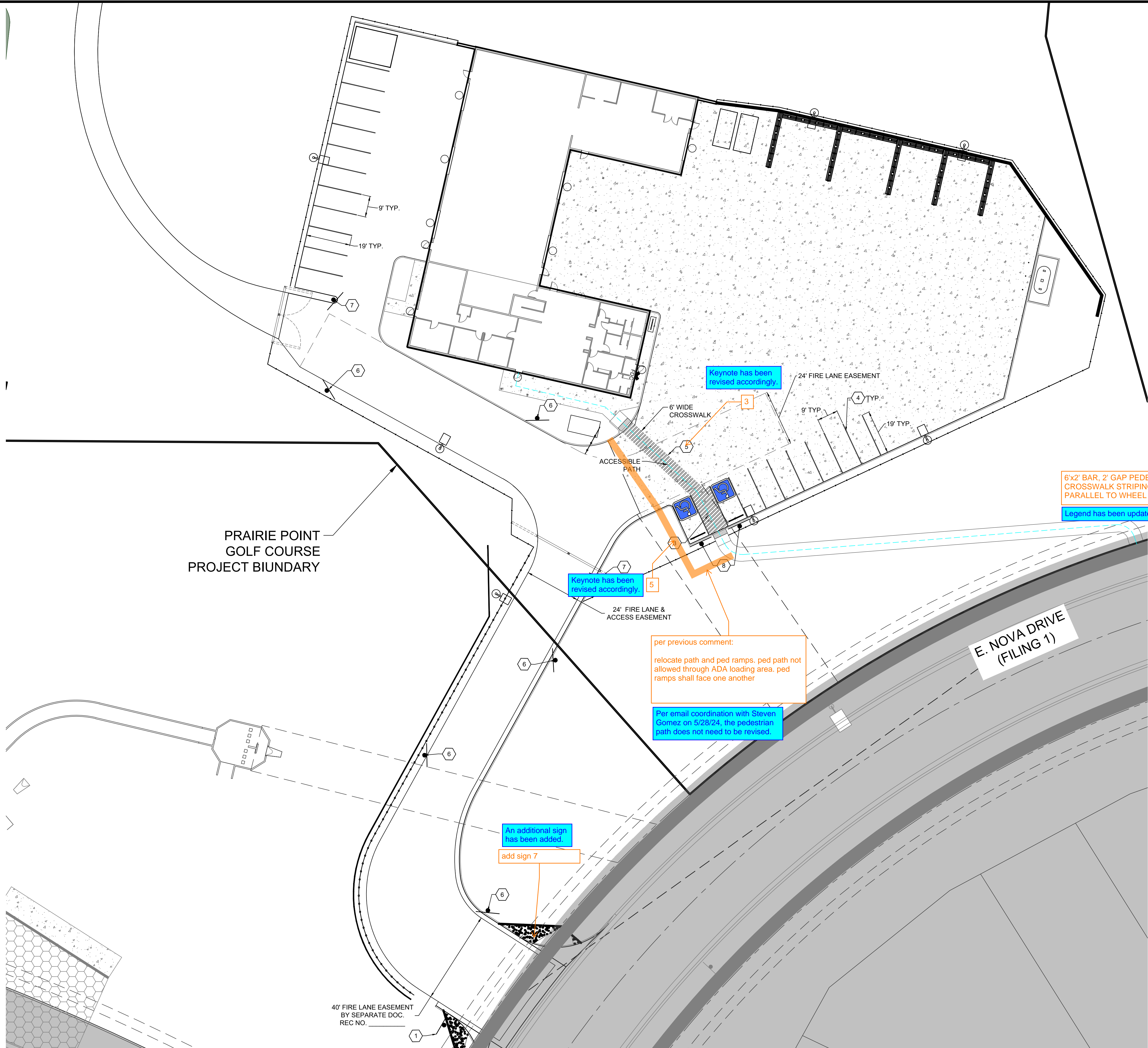
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 31 OF 70

March 20, 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" SOLID WHITE DIAGONAL OR CHEVRON STRIPING AT 25°-45° |
| 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:**
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
REFER TO COA DETAIL TE-12.
The reference to COA TE-12 has been relocated to the top of the notes for clarity - per conversation with Steven Gomez on 6/11.

Know what's below.
Call before you dig.

terracing
design

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Denver, CO 80231
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PROJECT NAME

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

SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 32 OF 69

April 23, 2024

