



October 10, 2024

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

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

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, Redland, Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the 6<sup>th</sup> Submission Review for Prairie Point Golf Course Site Plan and Plat (Kings Point North). The following is a response to comments:

**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. There were no more comments from Planning on this review.  
**RESPONSE: Noted.**

**3. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

- a. There were no more Civil Engineering comments on this review.  
**RESPONSE: Noted.**

**4. Aurora Water (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)**

- a. There were no more Aurora Water comments on this review.  
**RESPONSE: Noted.**

**5. TAPS (Aurora Water) (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))**

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

**6. Land Development Review (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in Magenta)**

[Site Plan Overall]

- a. Confirm with Fire/Life Safety that this gate needs to be covered by a License Agreement. See other repeated comments on pages 7 – 10, 12 & 18.  
**RESPONSE: This is included in the “covenants” section added to the plat.**  
b. Match the easement names to the plat.

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**t e r r a c i n a   d e s i g n**

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

**RESPONSE: Revised**

- 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.)

**RESPONSE: Noted**

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

**RESPONSE: Noted**

- e. (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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

**RESPONSE: Noted**

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

**RESPONSE: Documents were recorded and not added.**

- g. The easements within the platted area will need to be dedicated on this plat or delete the easements from the plat. If they already exist, then add the recording information.

**RESPONSE: Recordation numbers added.**

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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**t e r r a c i n a   d e s i g n**

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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 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;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 84°47'52" EAST, A DISTANCE OF 195.68 FEET;

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

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

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

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

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

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

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

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

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

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

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

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

THENCE 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;

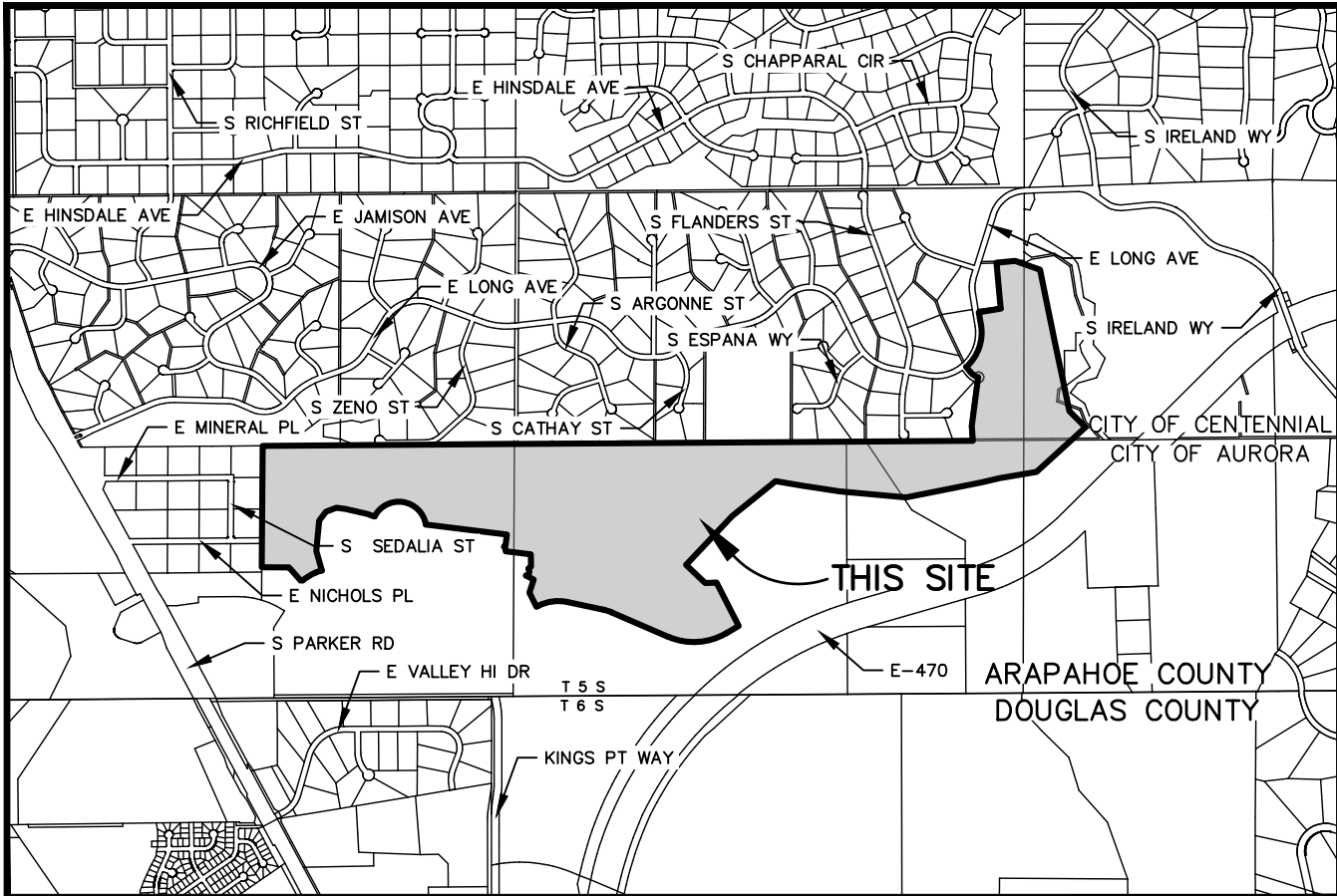
THENCE SOUTH 51°04'59" WEST, A DISTANCE OF 582.25 FEET;

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 OF EAST PRAIRIE POINT DRIVE;



VICINITY MAP  
SCALE 1"= 2000'

(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

## DEDICATION-CONTINUED:

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;

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°58'41" 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 218.05 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.

## 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 \_\_\_\_\_)

SS

COUNTY OF \_\_\_\_\_)

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: \_\_\_\_\_

## 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.

8. TRACTS A, B, C, D, E AND F AS SHOWN HEREON WILL BE PRIVATELY OWNED AND MAINTAINED.

## 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 GUARANTY, 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 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

**D E V E L O P E R**  
**OAKWOOD LAND DEVELOPMENT**

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

DATE OF PREPARATION: 10/31/2022

SCALE: N/A

SHEET 1 OF 6

LAST REVISED: 7/17/2024

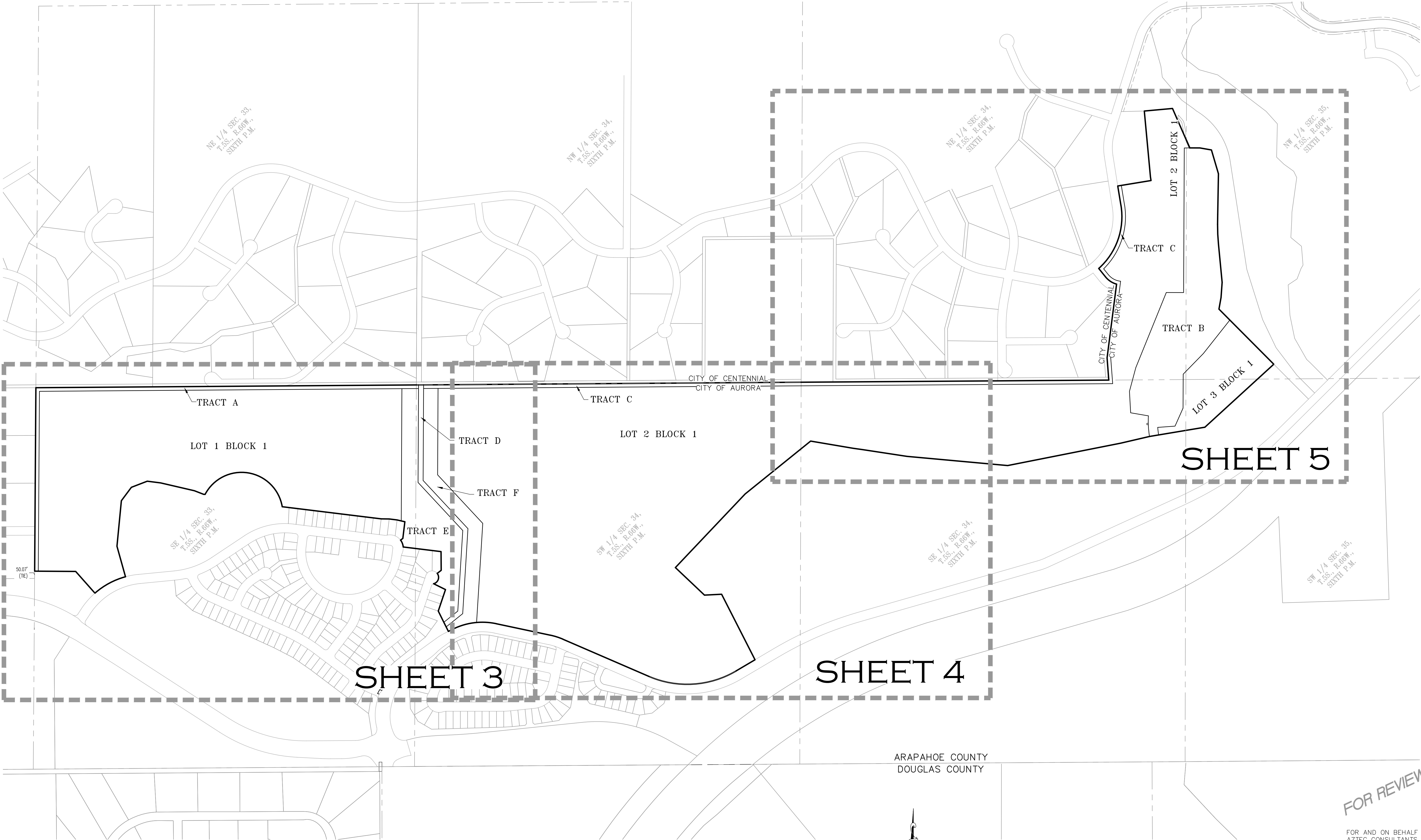
AzTec Proj. No: 19322-27

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.



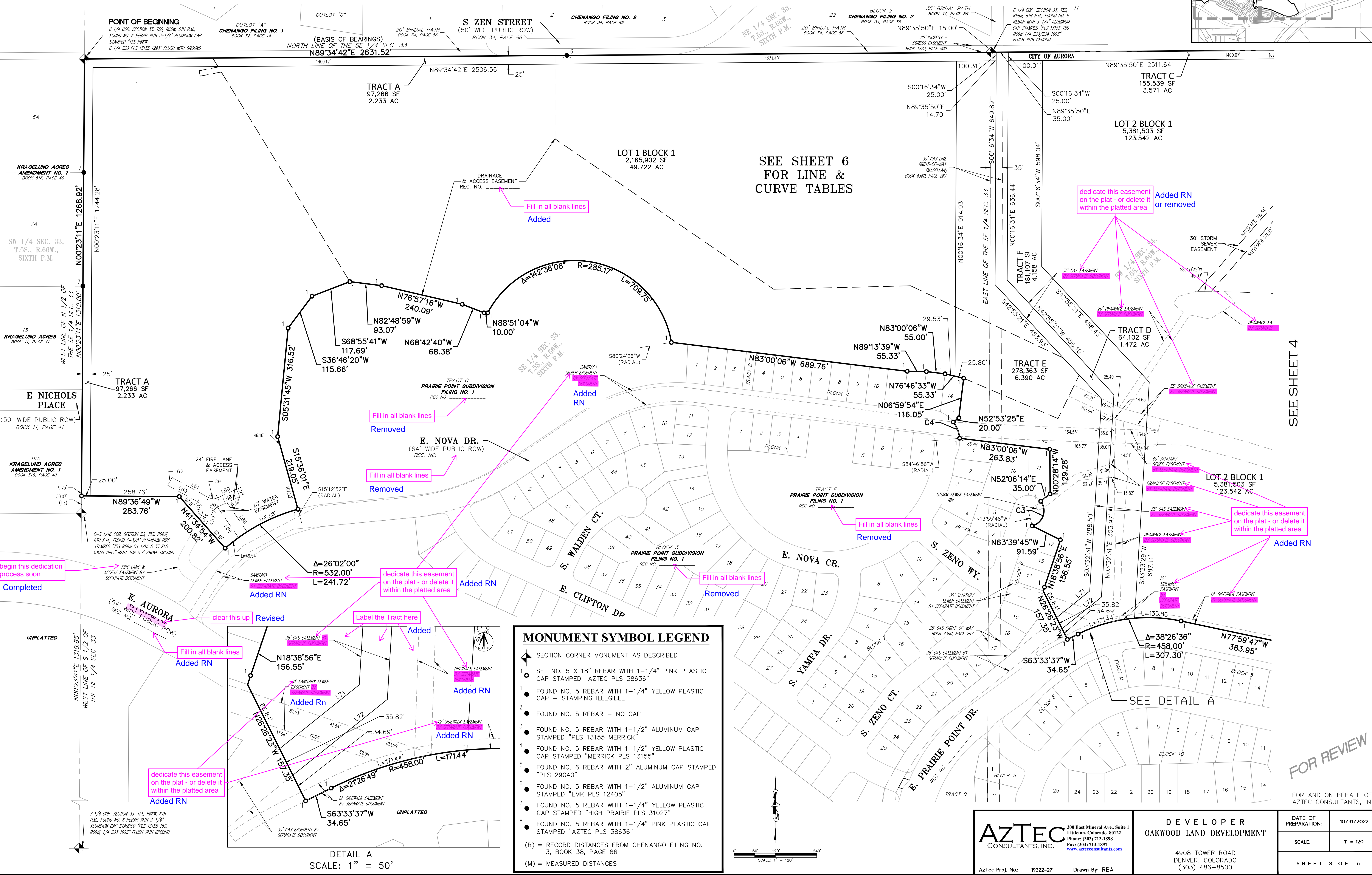
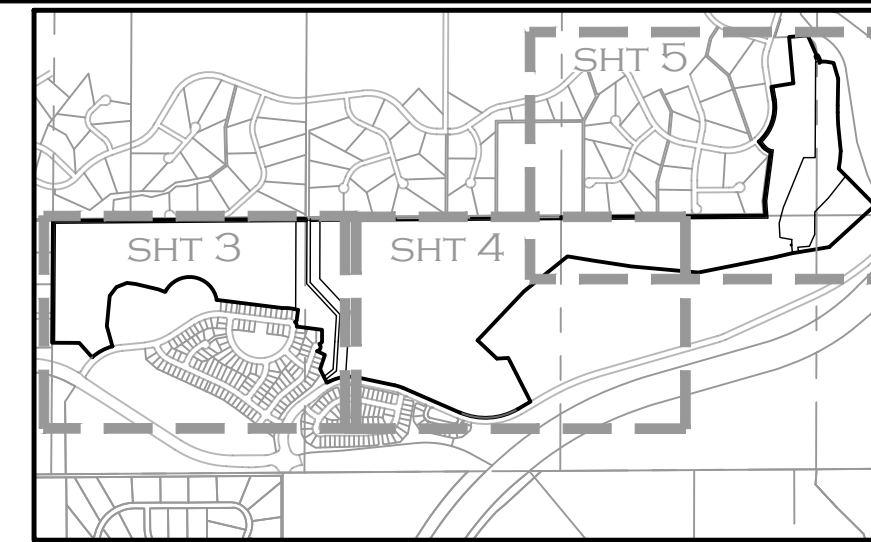
<div><div>AzTEC</div><div>CONSULTANTS, INC.</div></div> <div><div>AzTec Proj. No:</div><div>19322-27</div></div> <div><div>Drawn By:</div><div>RBA</div></div>	<div><div>DEVELOPER</div><div>OAKWOOD LAND DEVELOPMENT</div></div> <div><div>4908 TOWER ROAD</div><div>DENVER, COLORADO</div><div>(303) 486-8500</div></div>	<div>DATE OF PREPARATION:</div> <div>10/31/2022</div>
		<div>SCALE:</div> <div>N/A</div>
		<div>SHEET 2 OF 6</div>



Advisory Comment: the easements within the platted area will either be dedicated on this plat or deleted from the plat. If they are existing, then add the recording information of how they were dedicated by separate document.

# 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.



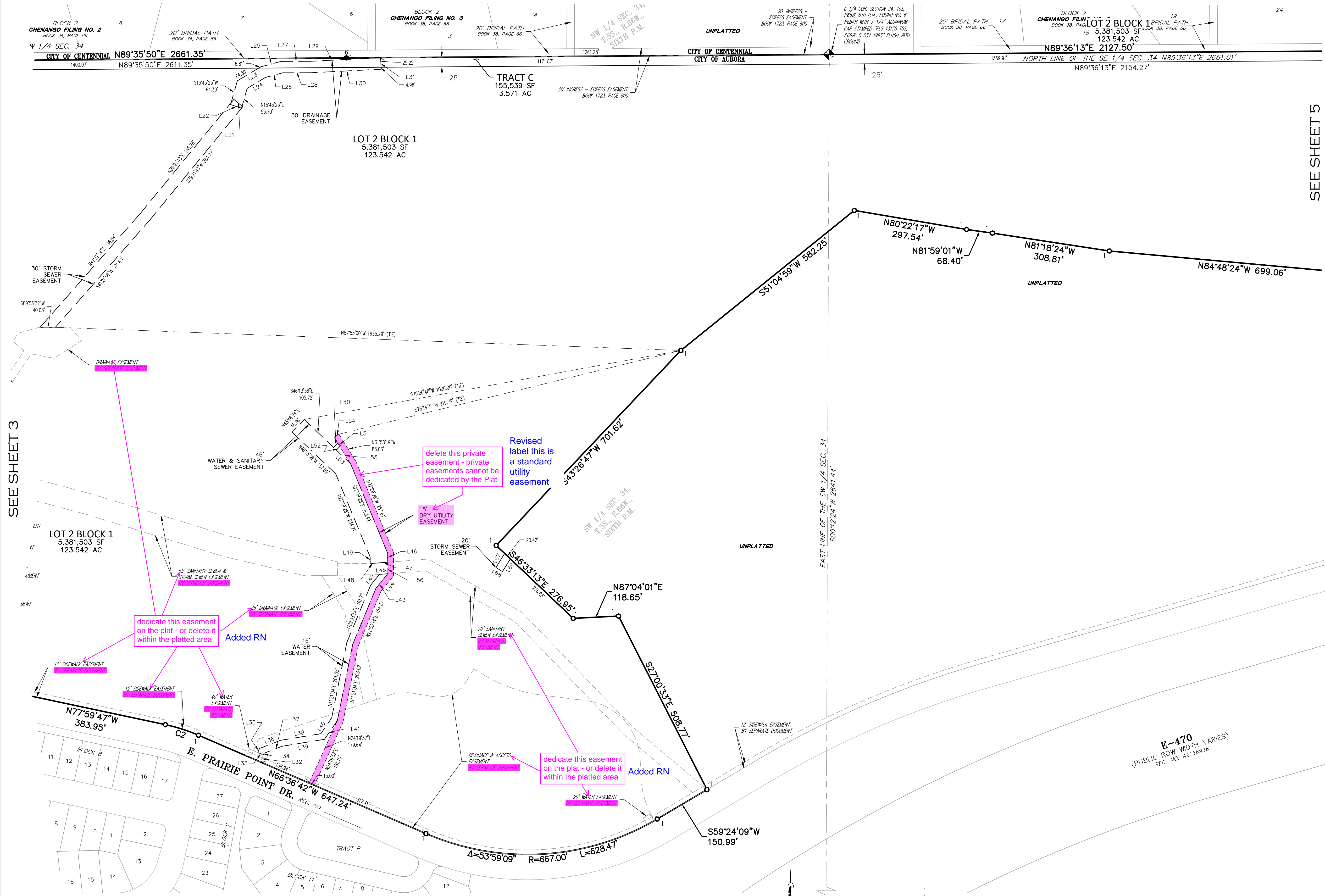
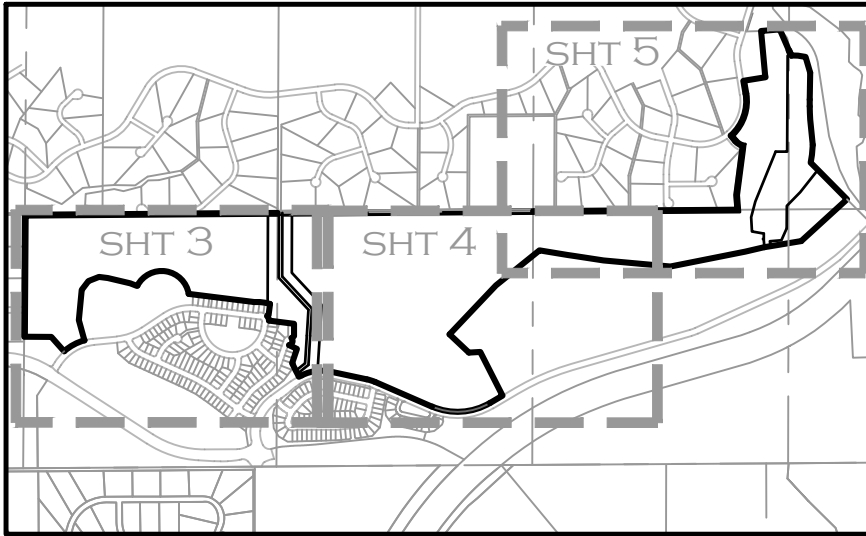
FOR REVIEW



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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.



SEE SHEET 5

SEE SHEET 3

SEE SHEET 6  
FOR LINE &  
CURVE TABLES

<b>AzTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.	
	DEVELOPER OAKWOOD LAND DEVELOPMENT	DATE OF PREPARATION: 10/31/2022
	4908 TOWER ROAD DENVER, COLORADO (303) 486-8500	SCALE: 1" = 120'
AzTec Proj. No: 19322-27 Drawn By: RBA		SHEET 4 OF 6

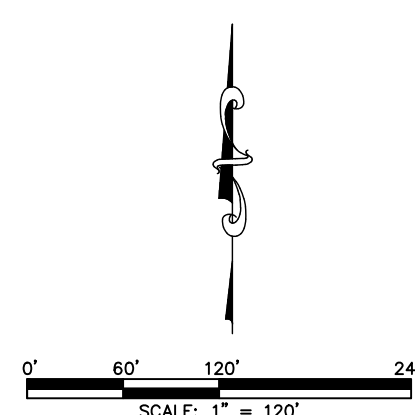


# PRAIRIE POINT GOLF COURSE SUBDIVISION FILING NO. 1

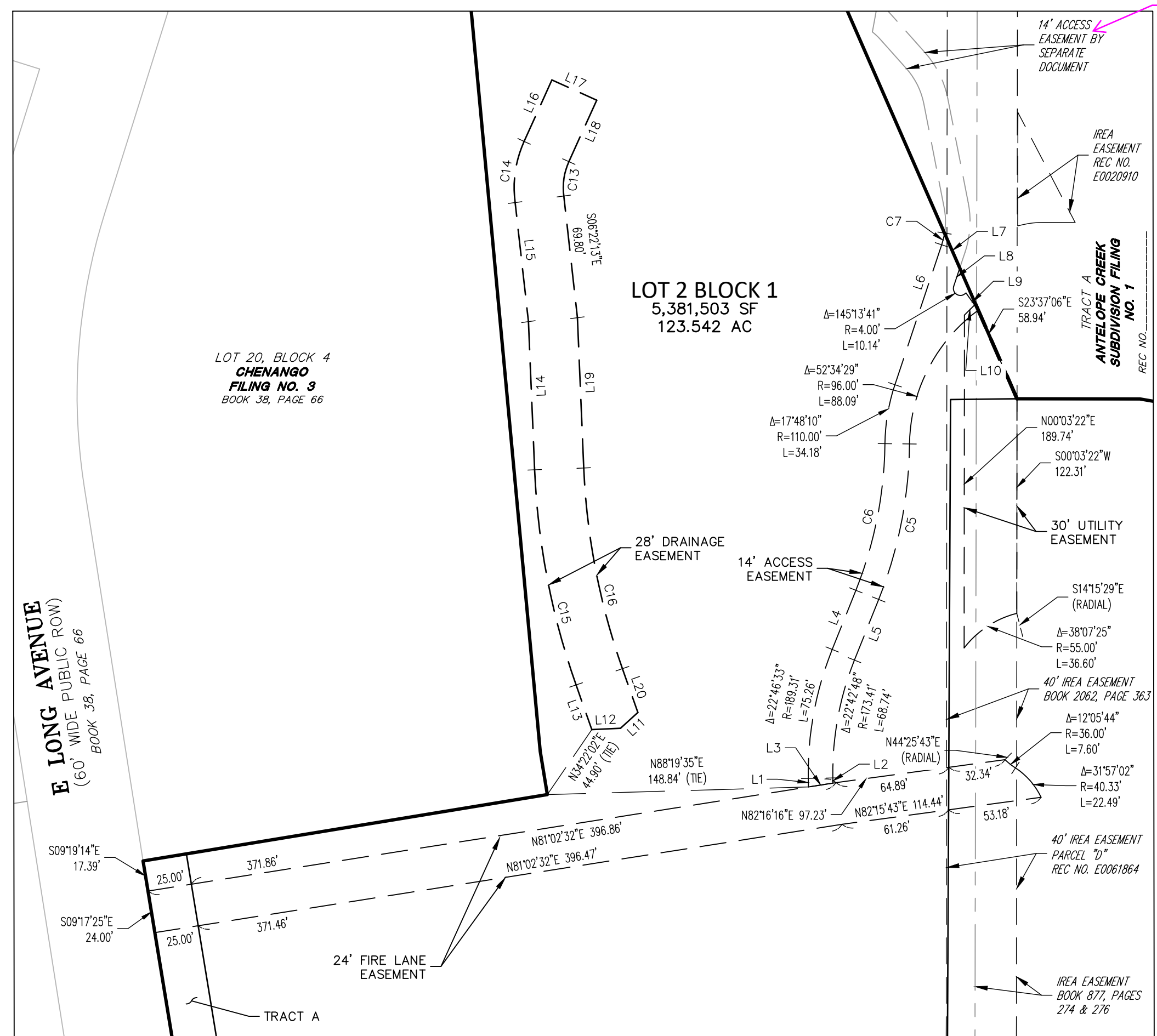
SITUATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## MONUMENT SYMBOL LEGEND

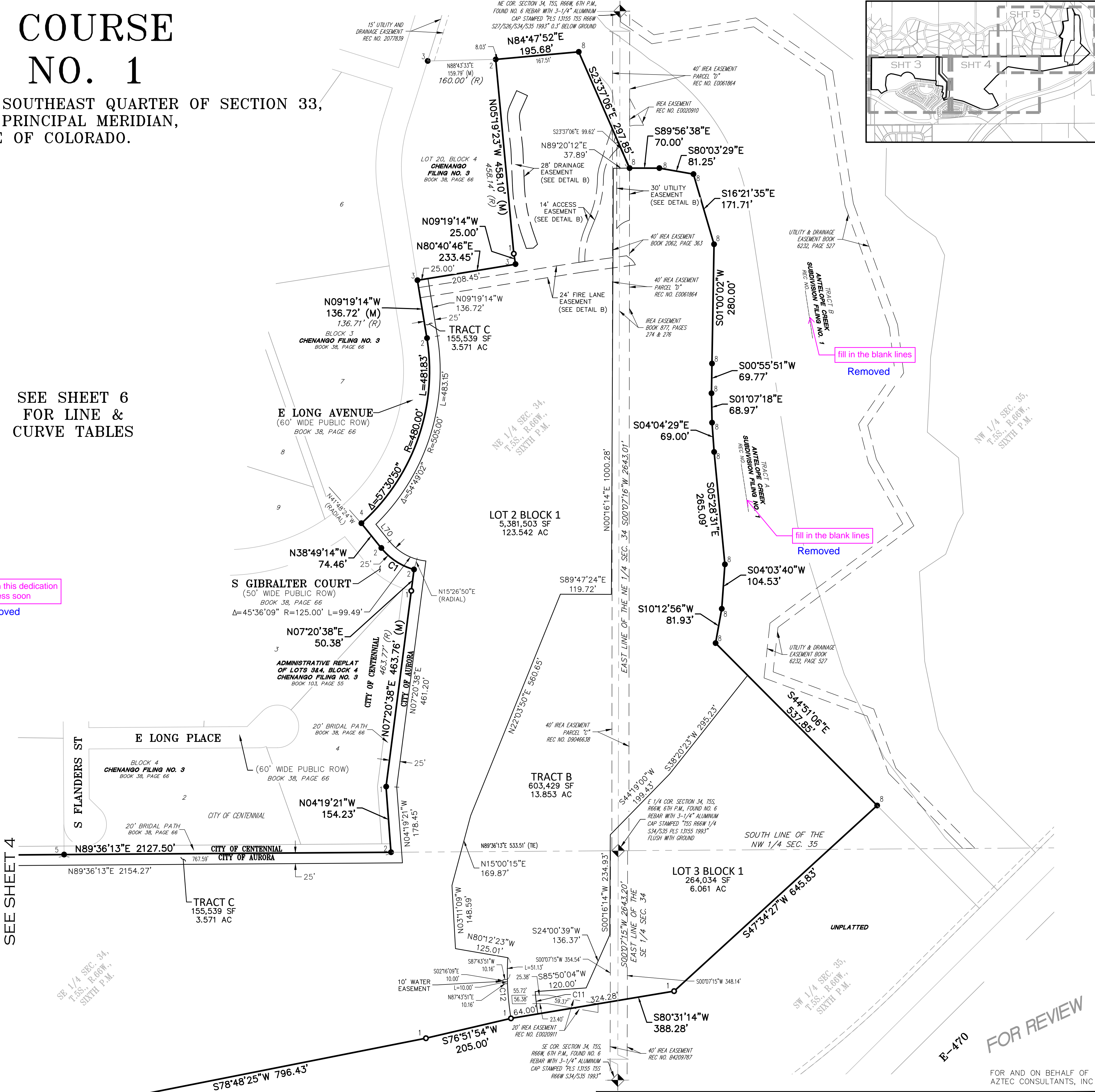
- SECTION CORNER MONUMENT AS DESCRIBED
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
  - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP - STAMPING ILLEGIBLE
  - FOUND NO. 5 REBAR - NO CAP
  - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 13155 MERRICK"
  -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



SEE SHEET 6  
FOR LINE &  
CURVE TABLES



DETAIL B  
SCALE: 1" = 60'





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.

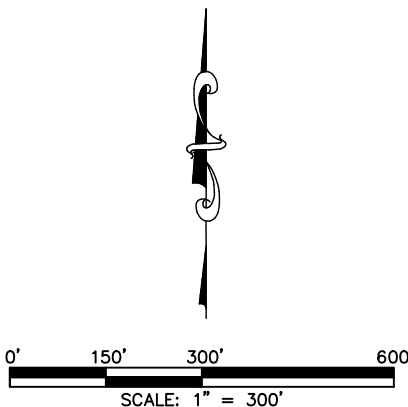
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°59'29"W	4.89'
L2	N00°59'29"W	2.93'
L3	S81°02'32"W	14.14'
L4	N21°46'34"E	36.31'
L5	N21°46'34"E	37.26'
L6	S18°28'30"W	84.10'
L7	S23°37'06"E	21.72'
L8	S18°28'30"W	10.94'
L9	N35°33'55"W	12.00'
L10	S45°09'50"W	8.94'
L11	N47°46'15"E	13.38'
L12	S87°23'08"W	16.37'
L13	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'



**AzTEC**  
CONSULTANTS, INC.

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[www.aztecconsultants.com](http://www.aztecconsultants.com)

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

DEVELOPER  
OAKWOOD LAND DEVELOPMENT

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

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

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



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

See the easement concerns on  
pages 7 - 10, 12, & 18.

Noted, thank you for your review.

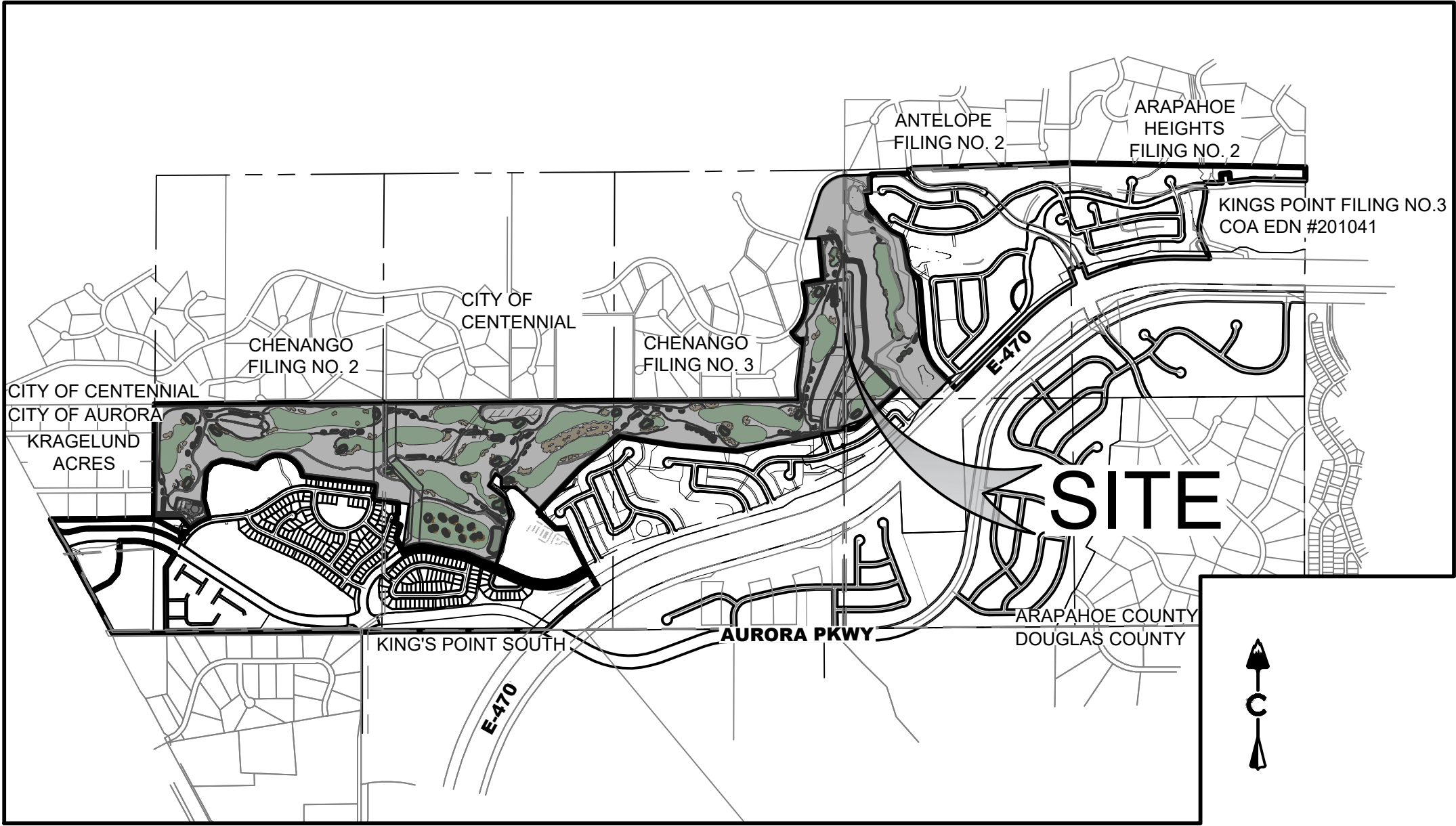
# PRAIRIE POINT GOLF COURSE

## SITE PLAN

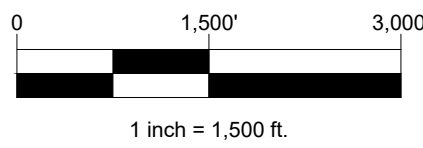
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN I  
N THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### OVERALL SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WITHIN THE RIGHT OF WAY, INCLUDING CURBSIDE LANDSCAPE, WILL BE INSTALLED AS DELINEATED ON THE PLAN WITHIN ONE GROWING SEASON OF FINAL ACCEPTANCE OF THE ACCOMPANYING ROADS. IF COMPLETION OF LANDSCAPE CANNOT BE COMPLETED WITHIN 1 FULL GROWING SEASON OF FINAL ACCEPTANCE, A BOND SHALL BE ISSUED BY THE DEVELOPER FOR THE REMAINING UNINSTALLED LANDSCAPE. LANDSCAPING WILL BE INSTALLED WITHIN TRACTS AND DETENTION PONDS AS DELINEATED ON THE PLAN AT THE TIME OF FINAL CONSTRUCTION WITHIN THE TRACT OR POND AND AVAILABILITY OF IRRIGATION WATER.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-882(D) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT
- THE 2015/2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ACCESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISIONS TO WHETHER THE STRUCTURE PASSES OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THE SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR AND EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTON TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE UNDER WORSE-- CASE NOISE CONDITIONS.
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE. CALL 303-739-7420 TO BEGIN THE PLAN REVIEW, PERMITTING AND INSPECTION REVIEW PROCESSES.



### VICINITY MAP



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

\*ICC 2021 CODE USED FOR ALL BUILDINGS

BENCHMARK  
CITY OF AURORA BENCHMARK NUMBER  
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
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19	SITE PLAN
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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
43	LANDSCAPE PLANS
44	LANDSCAPE PLANS
45	LANDSCAPE PLANS
46	LANDSCAPE PLANS
47	LANDSCAPE PLANS
48	LANDSCAPE PLANS
49	LANDSCAPE PLANS
50	LANDSCAPE PLANS
51	LANDSCAPE PLANS
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) 709-4680  
CONTACT: DAVID FORBES  
EMAIL: DFORBES@LIVEYOURCORE.COM

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

PLANNER / ARCHITECT  
TERRACINA DESIGN  
10200 E. GIRARD AVE, STE A-314  
DENVER, CO 80231  
CONTACT: JEFF MARCK  
(303) 632-8867  
EMAIL: JMARCK@TERRACINADESIGN.COM

CITY / TOWN  
CITY OF AURORA  
AURORA, CO 80016



PROJECT NAME

PRAIRIE POINT GOLF COURSE  
AURORA, COLORADO  
SITE PLAN  
COVER

SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

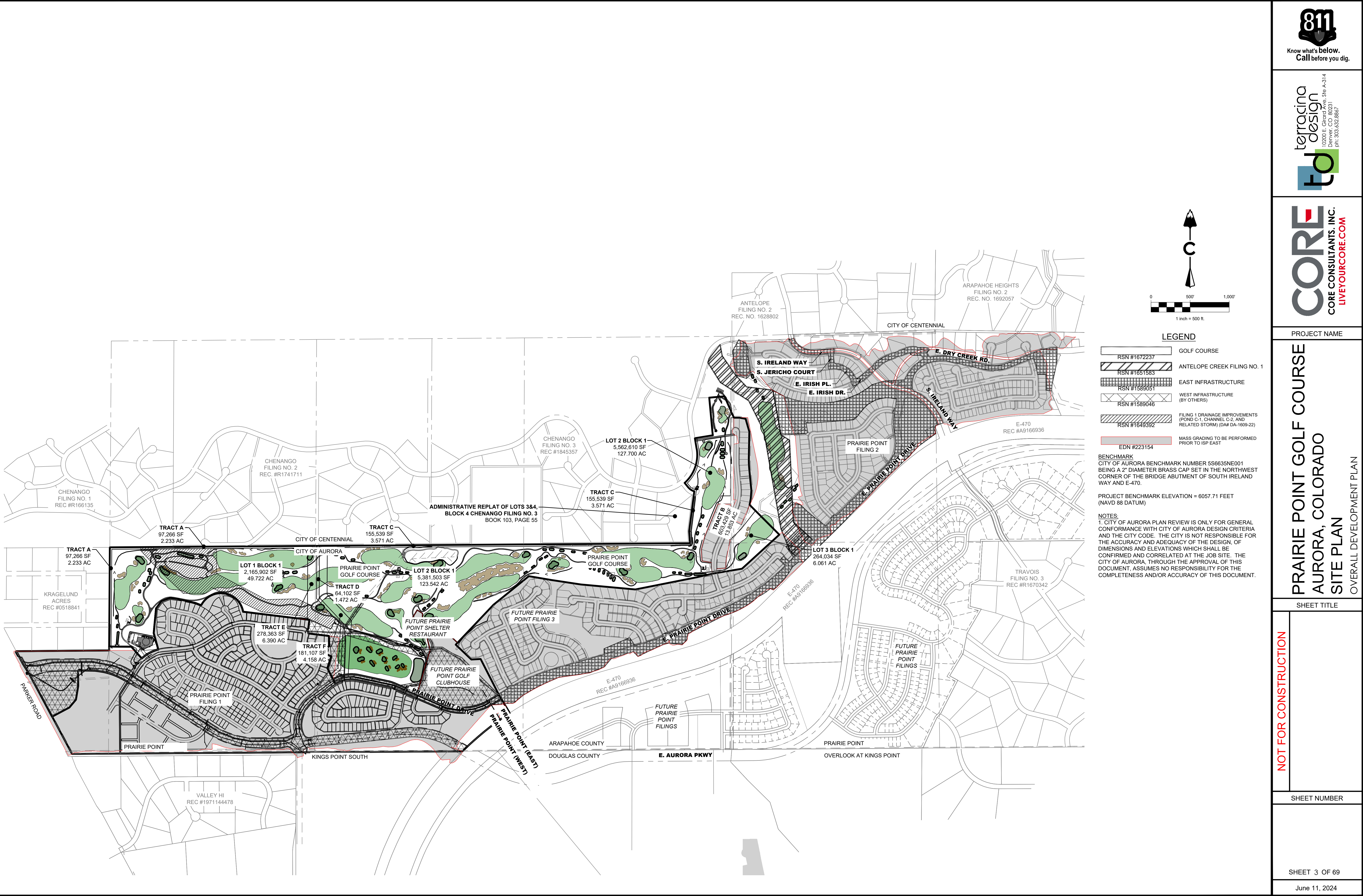
SHEET 1 OF 69

June 11, 2024



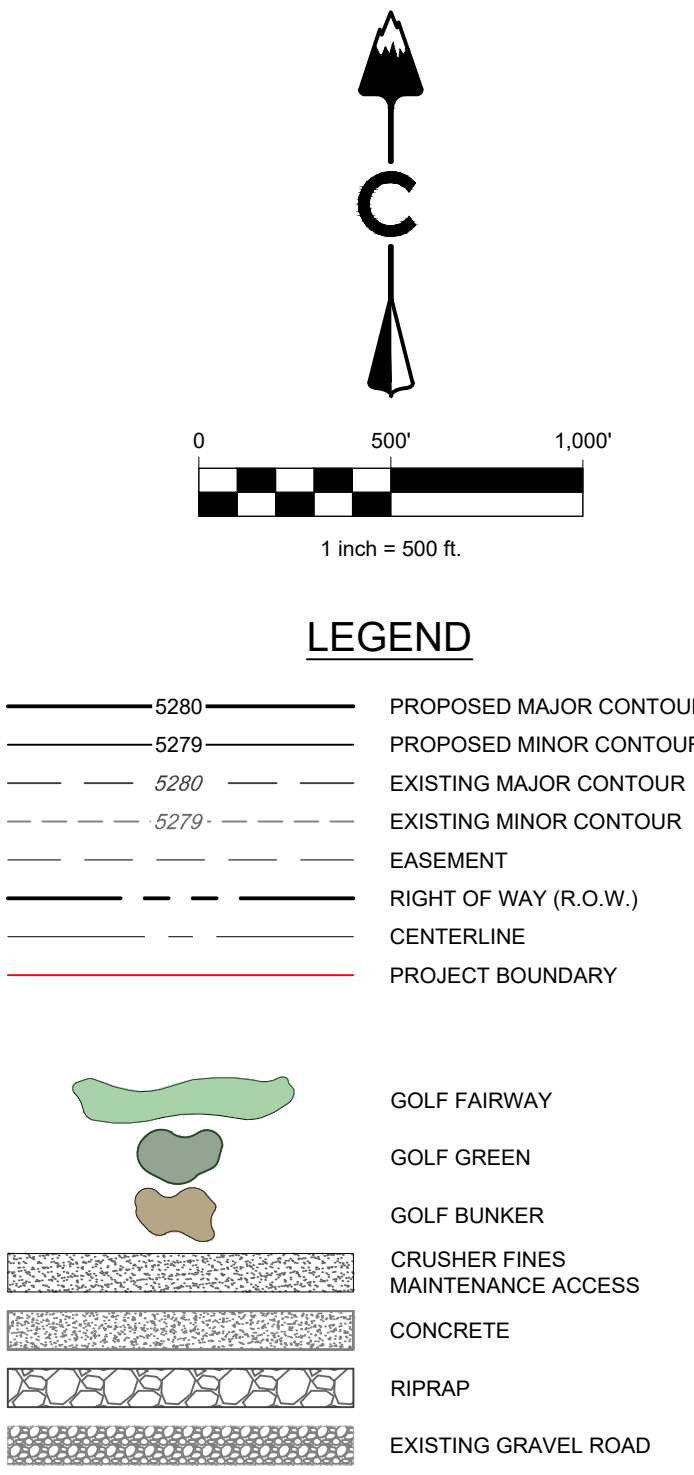
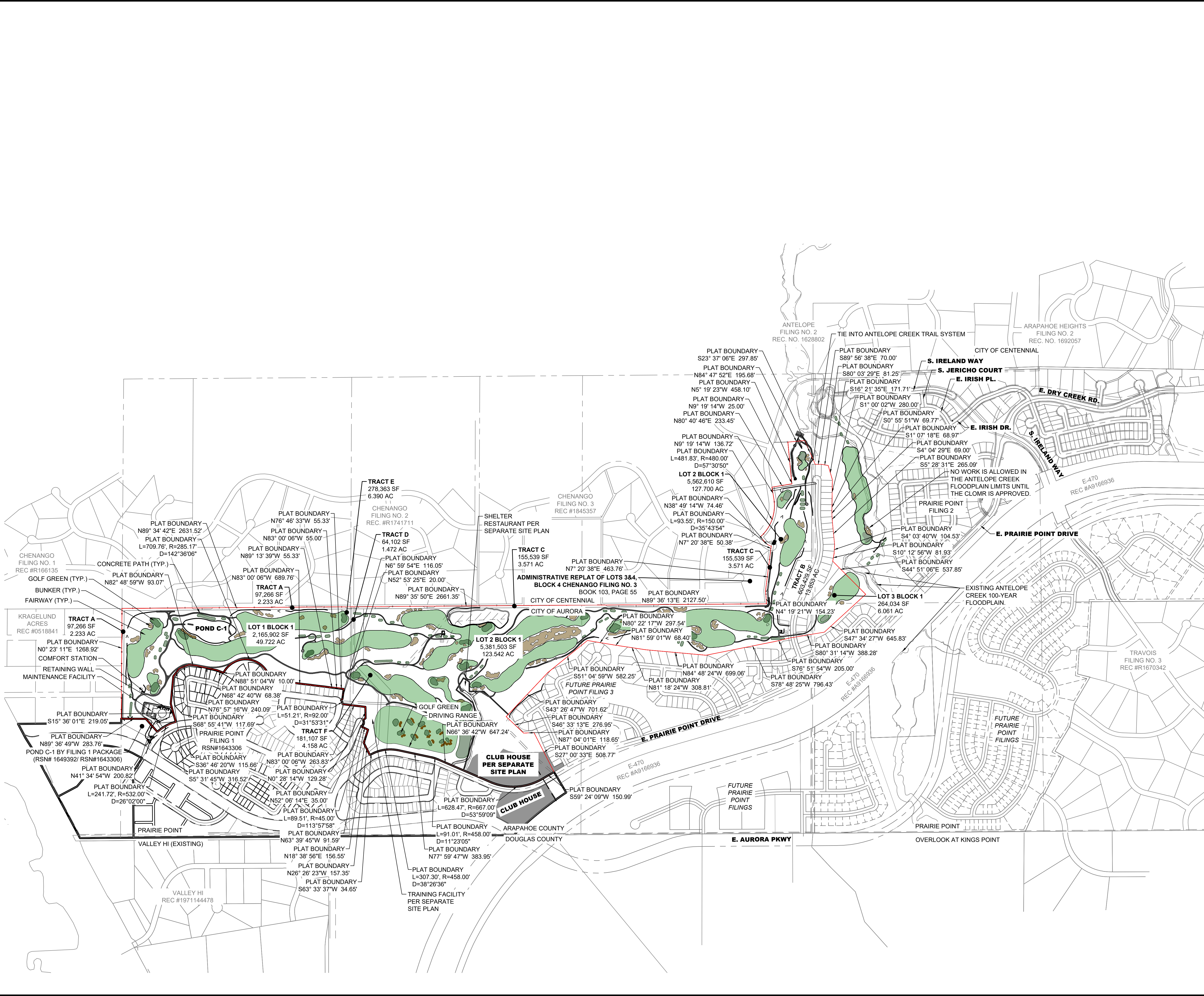






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- NOTES:**
1. SHELTER RESTAURANT ABUTS THE PRAIRIE POINT GOLF COURSE (RSN: 1672237), PRAIRIE POINT FILING 1 (RSN: 1643306), AND PRAIRIE POINT FILING 3 (RSN: 1716097). ABUTTING PROJECTS ARE EXPECTED TO BE COMPLETED BEFOREHAND BUT OVERLAPPING CONSTRUCTION TIMELINES MAY OCCUR. CONTRACTOR SHALL COORDINATE WITH CONCURRING PROJECTS AS NEEDED.
  2. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
  3. ALL SANITARY SEWER SERVICES ARE PRIVATE.
  4. ALL WATER SERVICES ARE TO HAVE BACKFLOW PREVENTERS PER AURORA WATER STANDARDS.
  5. THE SHELTER RESTAURANT TIES INTO UTILITY MAINS CONSTRUCTED AS PART OF THE PRAIRIE POINT GOLF COURSE (RSN: 1672237).
- 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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Ed  
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Denver, CO 80231  
ph: 303.632.8867

**CORE**  
CORE CONSULTANTS, INC.  
LIVEYOURCORE.COM

PROJECT NAME

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

SHEET TITLE

**NOT FOR CONSTRUCTION**

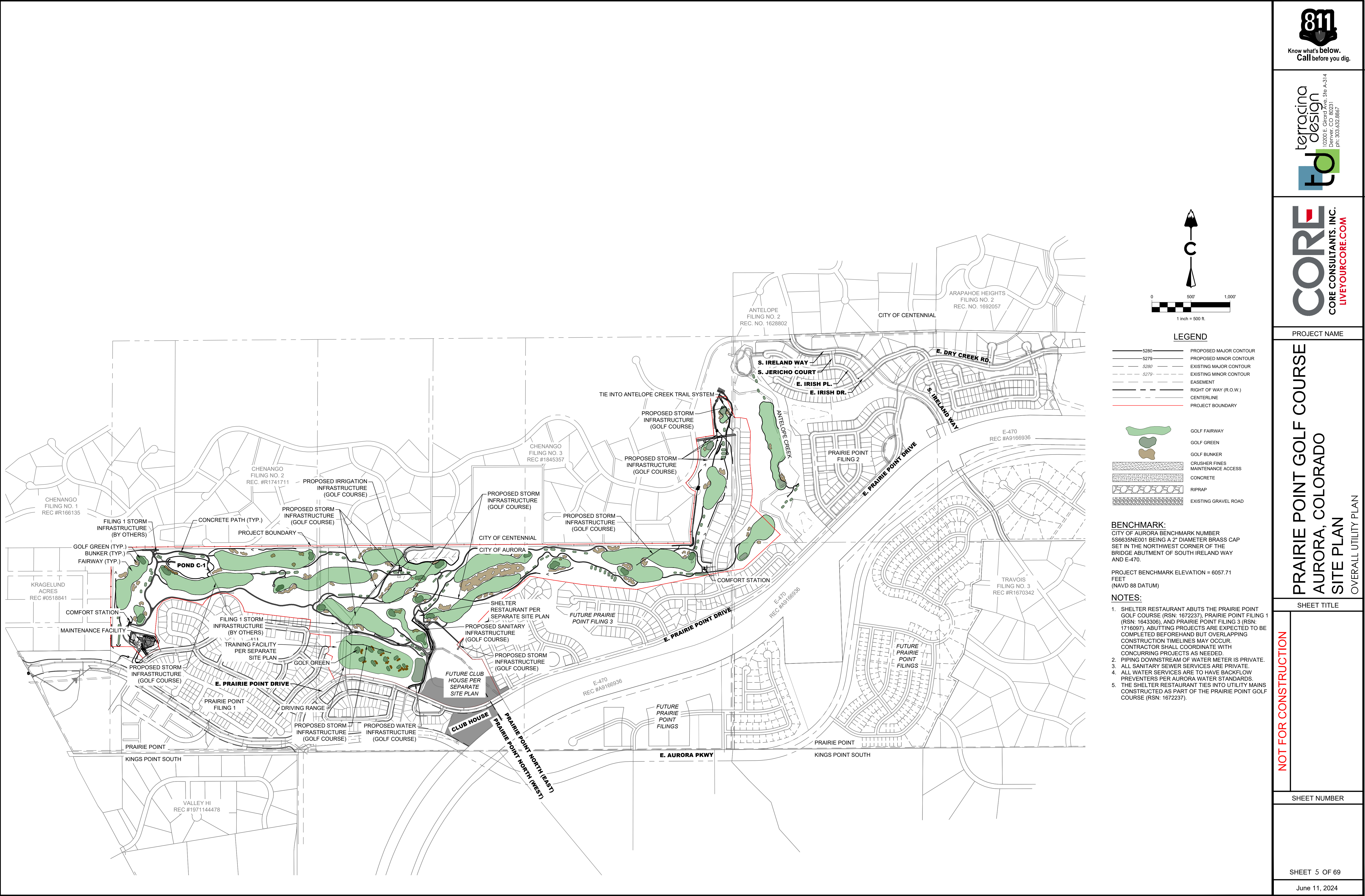
SHEET NUMBER

SHEET 4 OF 69

June 11, 2024

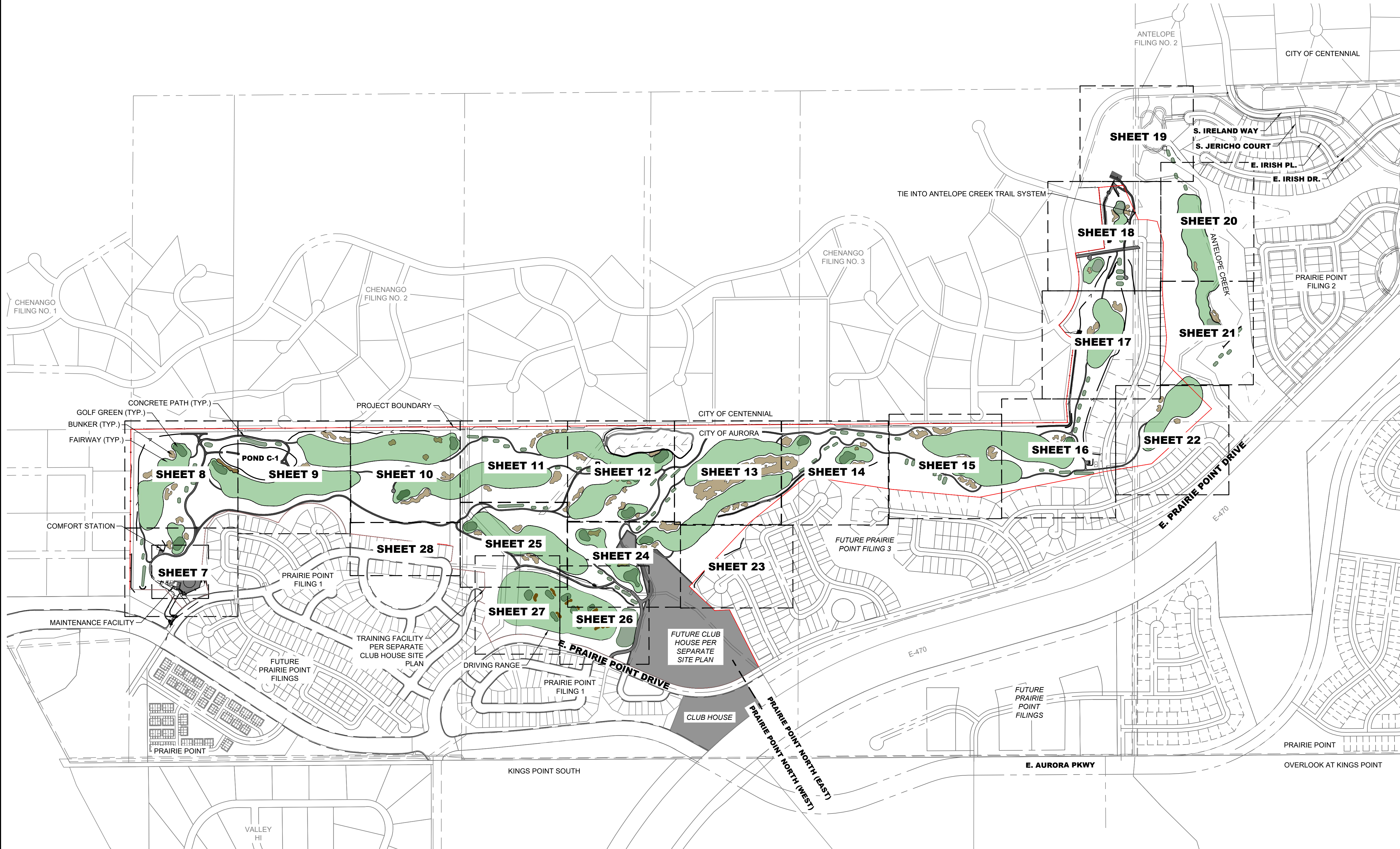


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2021-09-11 (4:30 PM) X:\19-032 Kings Point\Civil\CAD\Plans\Golf Course\Site Plan 6 SHEET INDEX.dwg



**LEGEND**

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

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

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

PROJECT BENCHMARK ELEVATION = 6057.71 FEET (NAVD 88 DATUM)

**NOTES:**

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

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Denver, CO 80231  
ph: 303.632.8867

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PROJECT NAME

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

NOT FOR CONSTRUCTION

SHEET TITLE

SHEET NUMBER

SHEET 6 OF 69

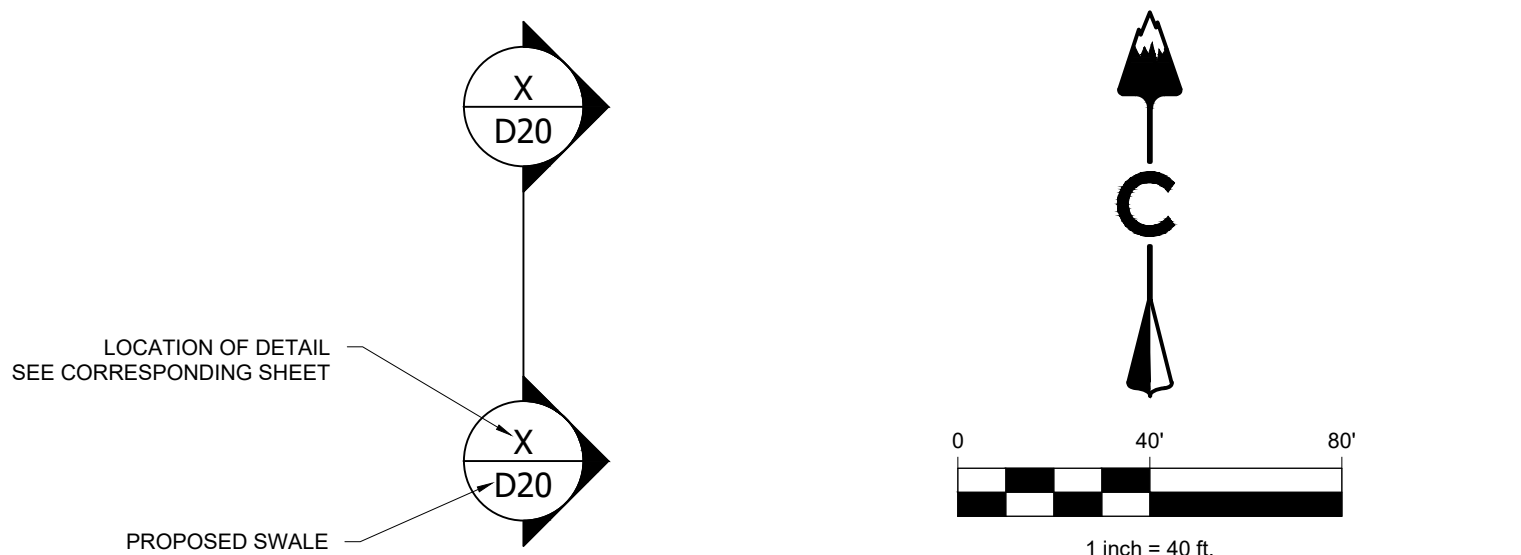
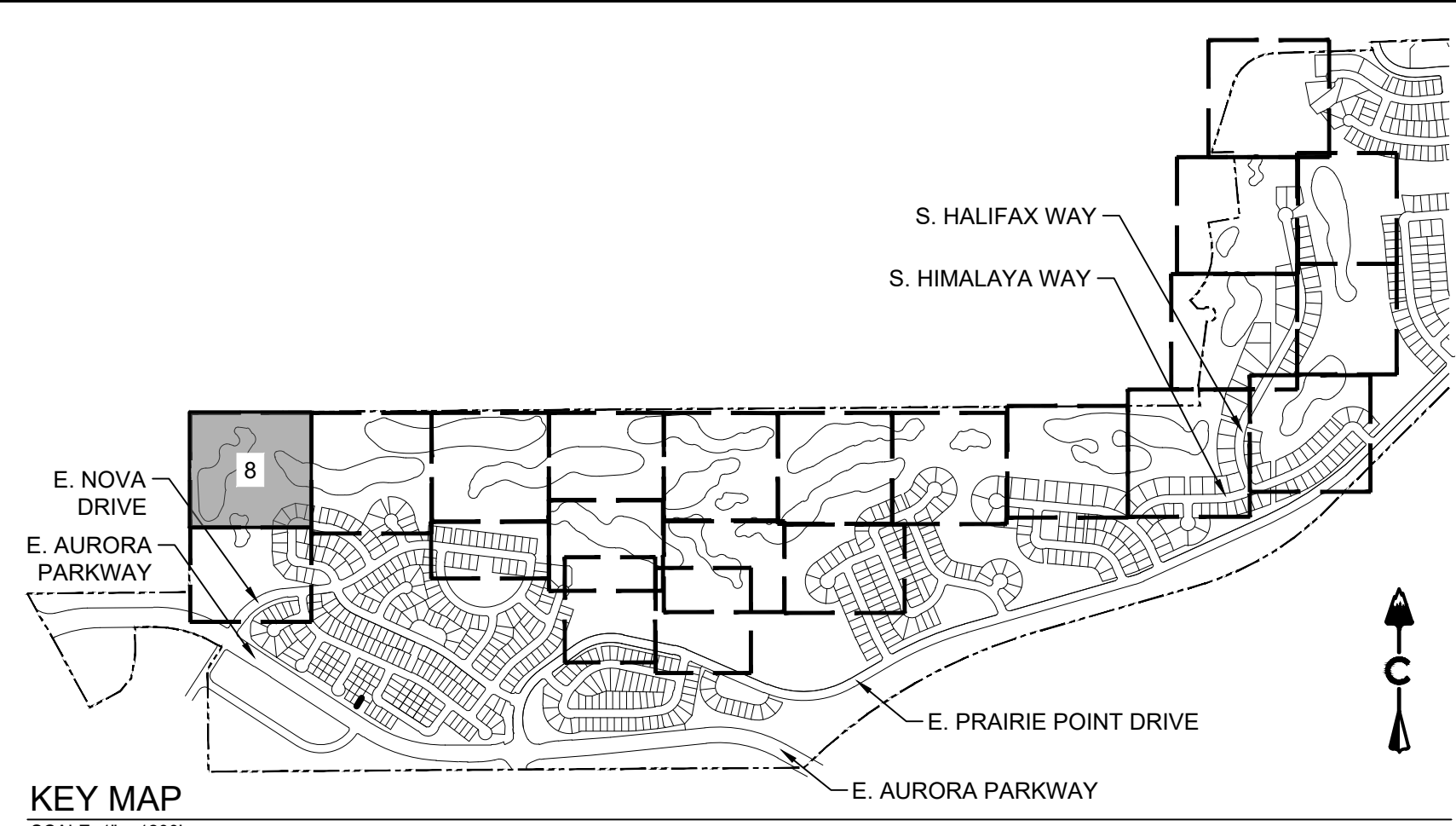
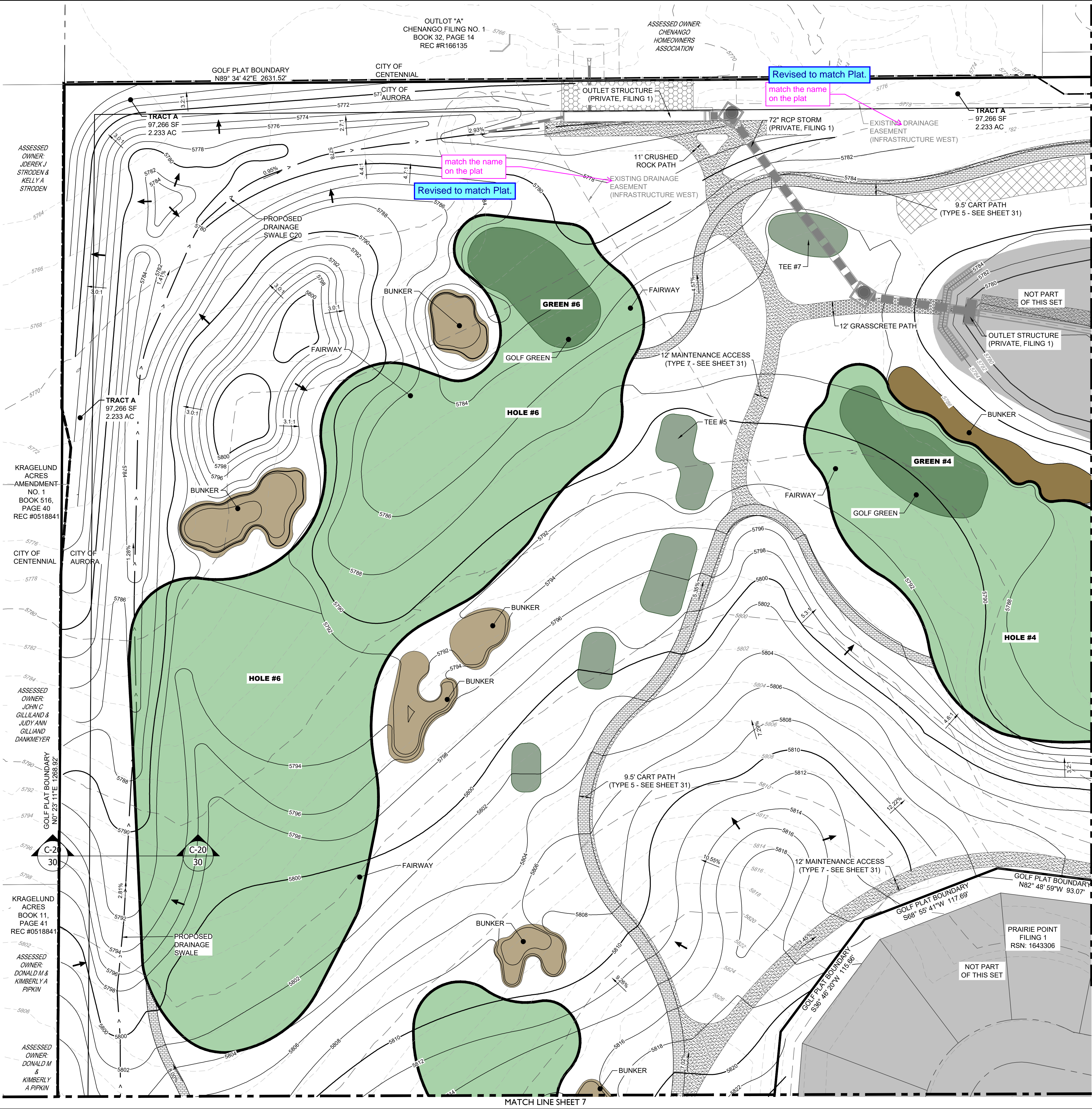
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PROJECT NAME

PRAIRIE POINT GOLF COURSE  
AURORA, COLORADO  
SITE PLAN  
SITE PLAN

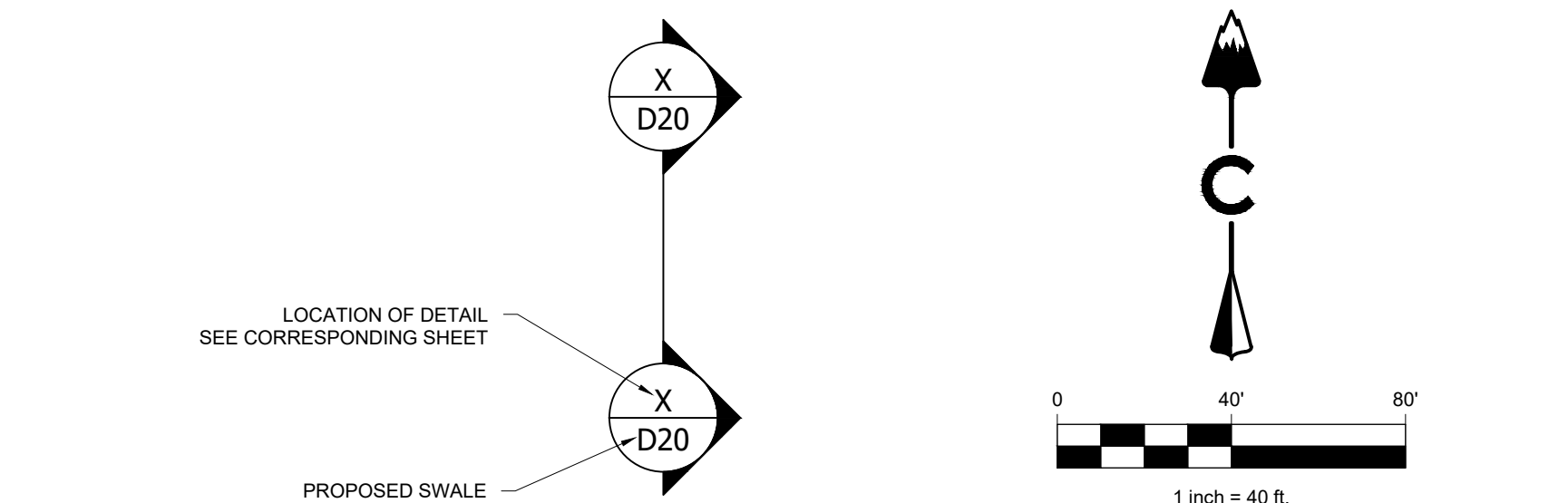
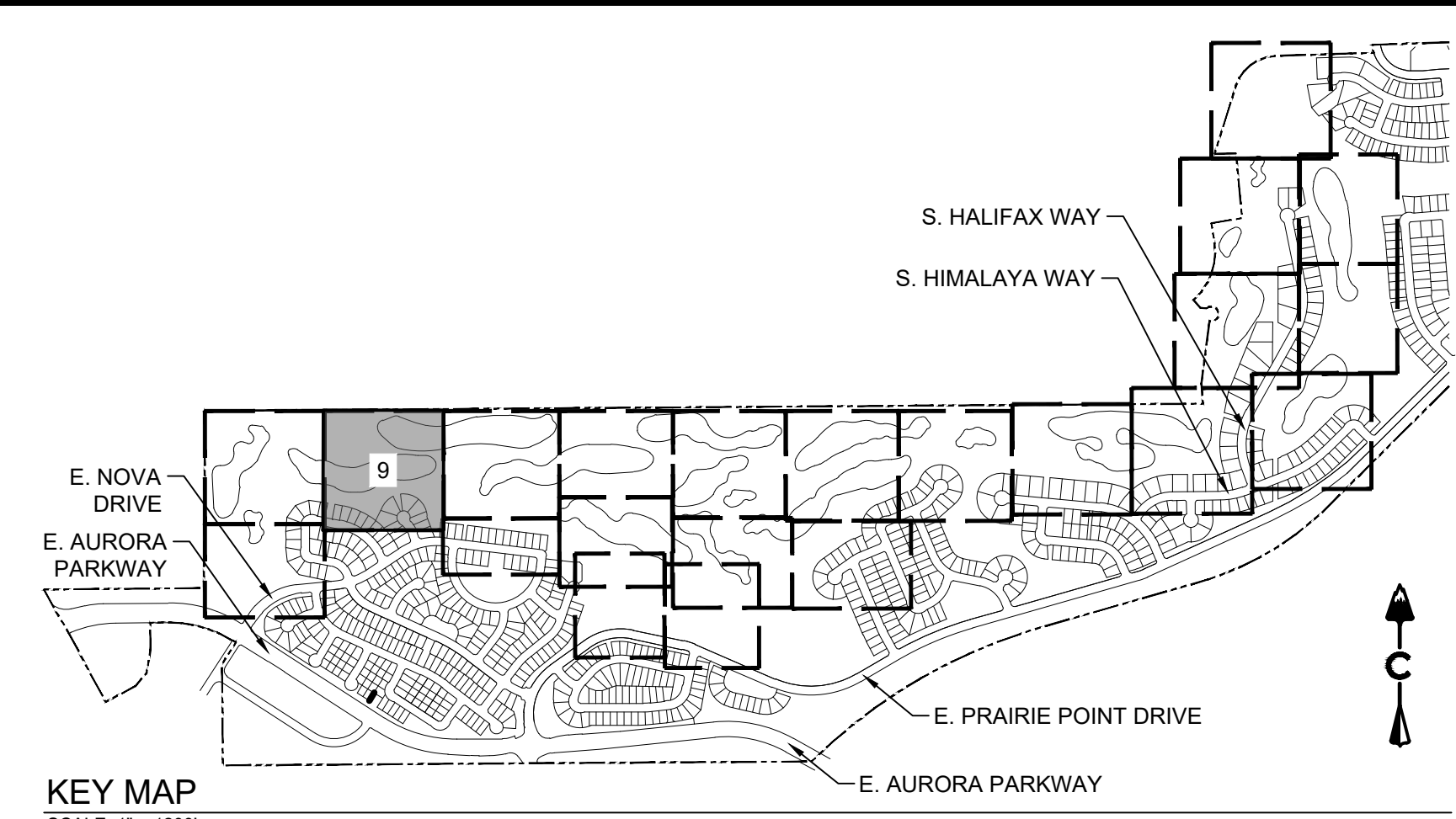
SHEET TITLE

NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 8 OF 69  
June 11, 2024






match the name on the plat  
Revised to match Plat.


match the name on the plat  
Revised.



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PROJECT NAME

PRAIRIE POINT GOLF COURSE  
AURORA, COLORADO  
SITE PLAN  
SITE PLAN

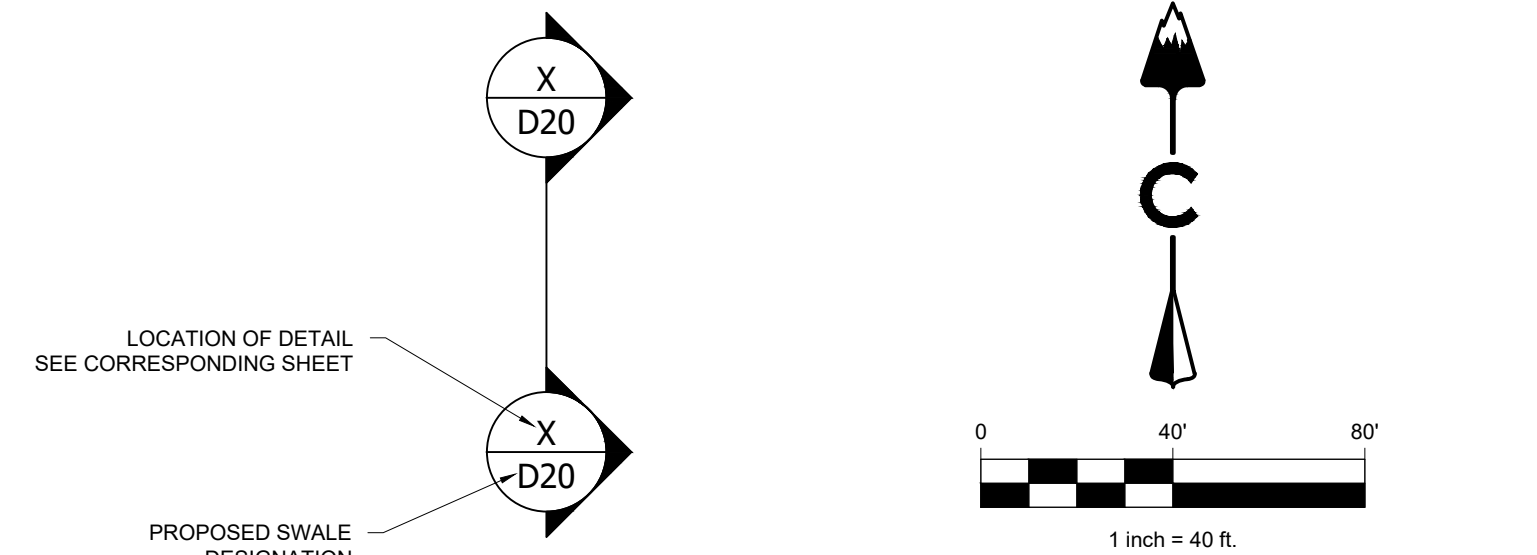
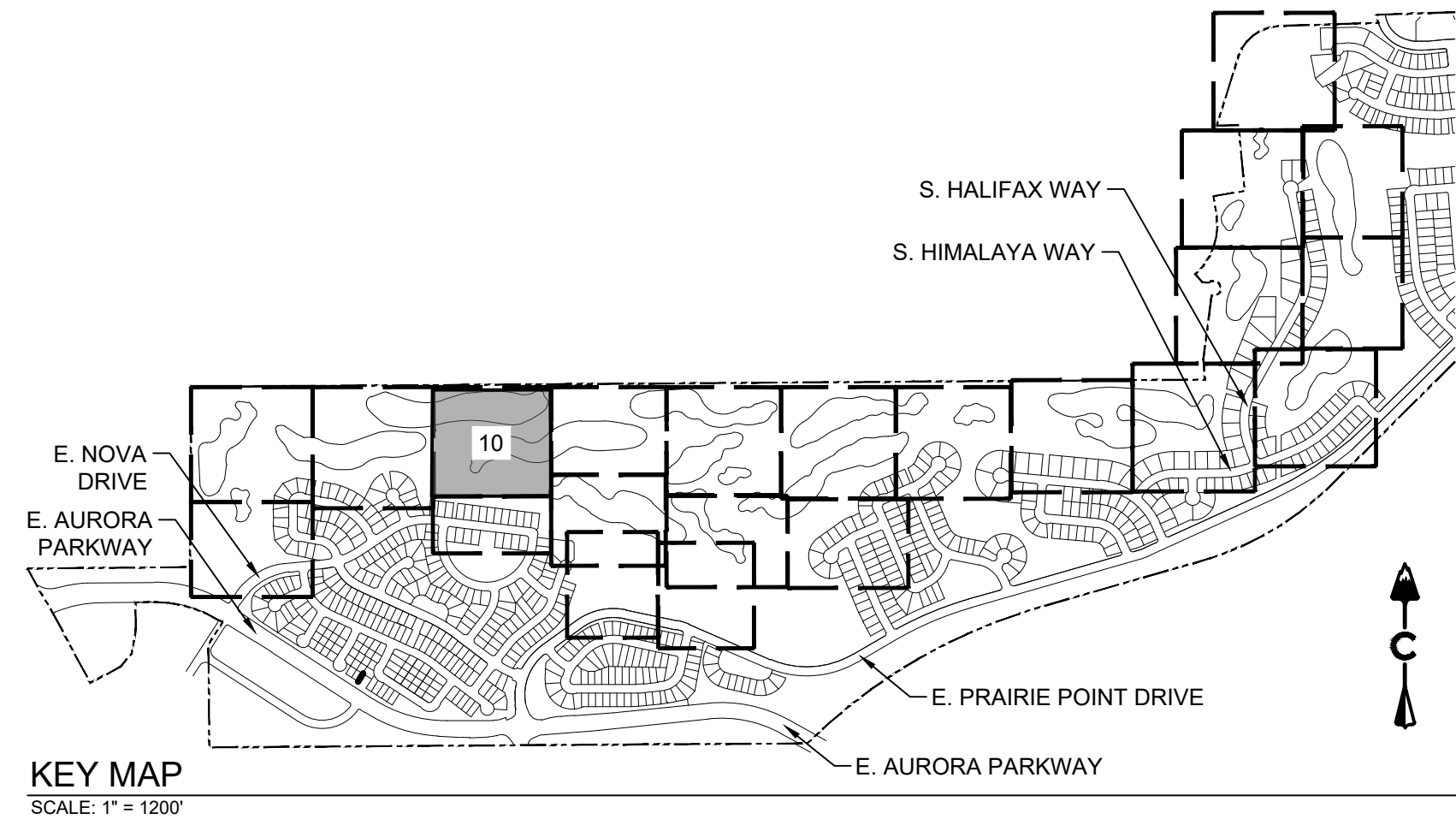
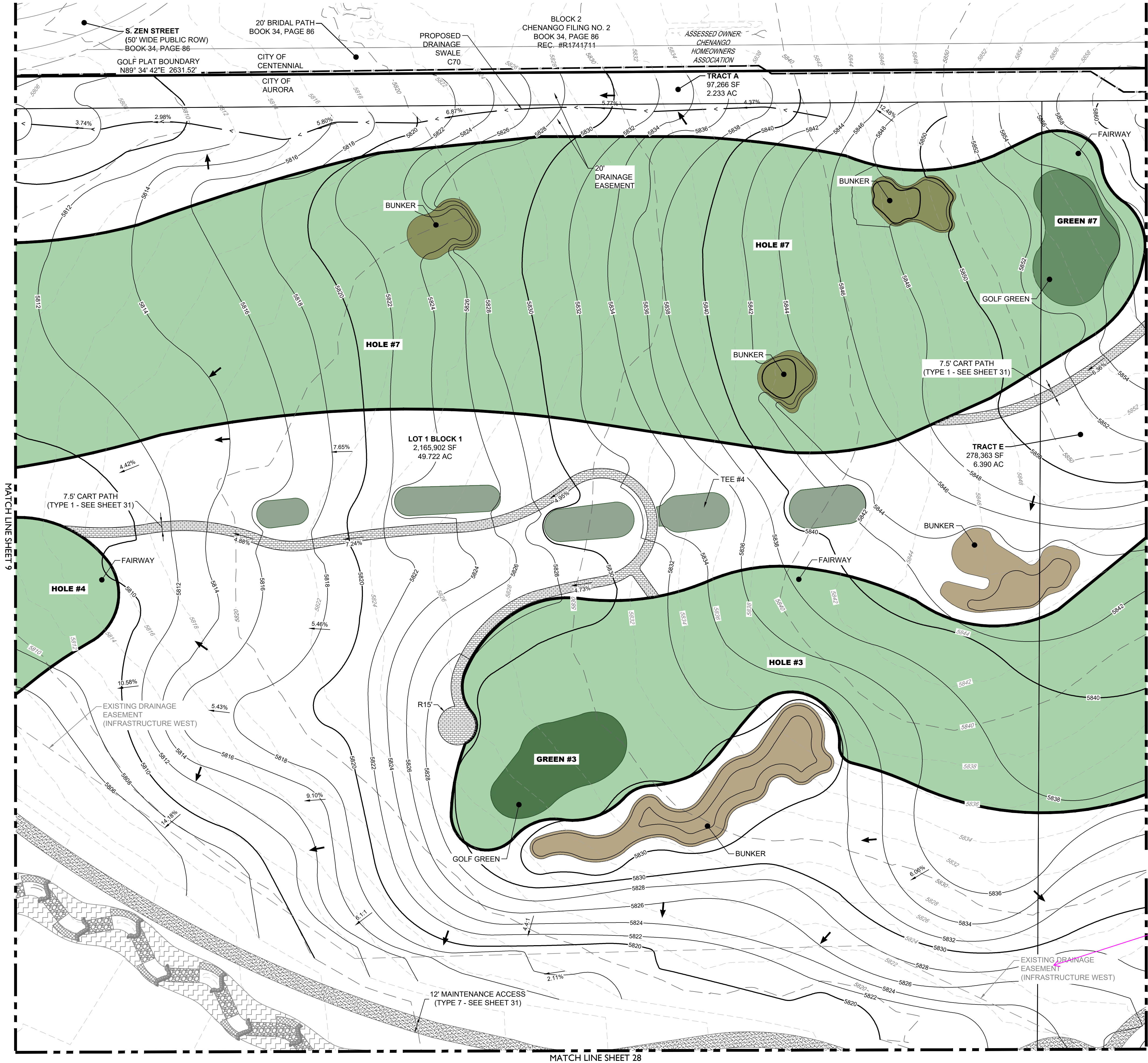
SHEET TITLE

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SHEET NUMBER

SHEET 9 OF 69  
June 11, 2024





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

**BENCHMARK**  
CITY OF AURORA BENCHMARK NUMBER 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.

NOT FOR CONSTRUCTION

PRAIRIE POINT GOLF COURSE  
AURORA, COLORADO  
SITE PLAN  
SITE PLAN

SHEET TITLE

SHEET NUMBER

SHEET 10 OF 69

June 11, 2024

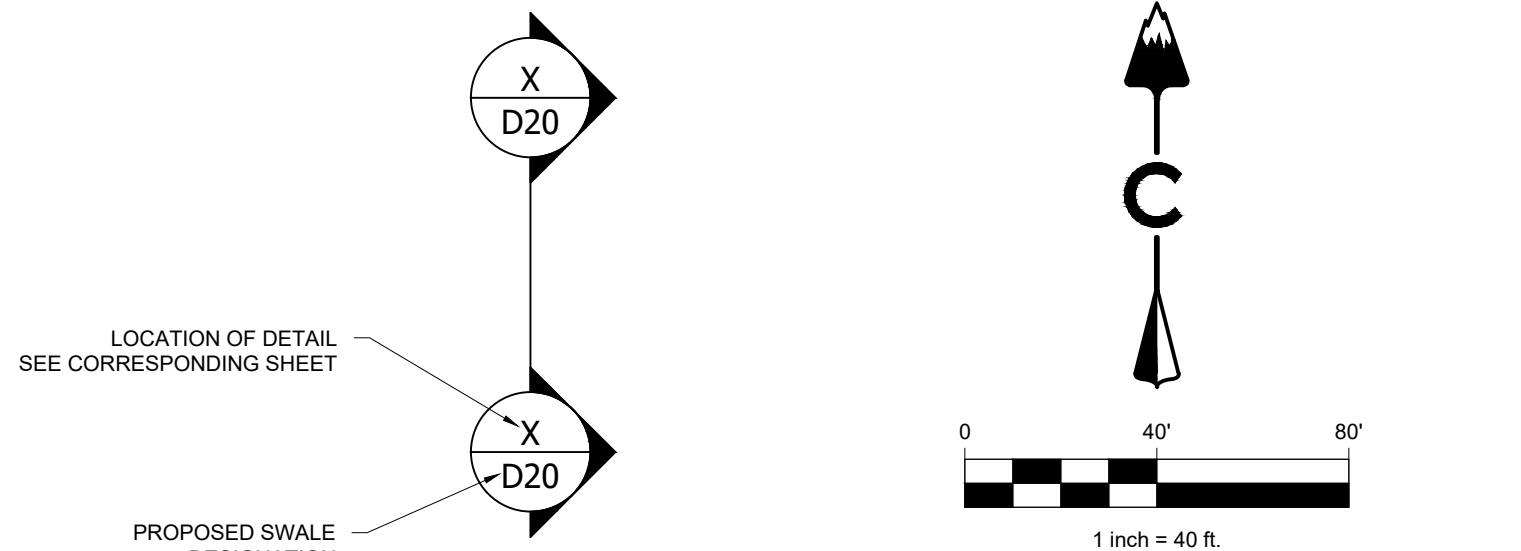
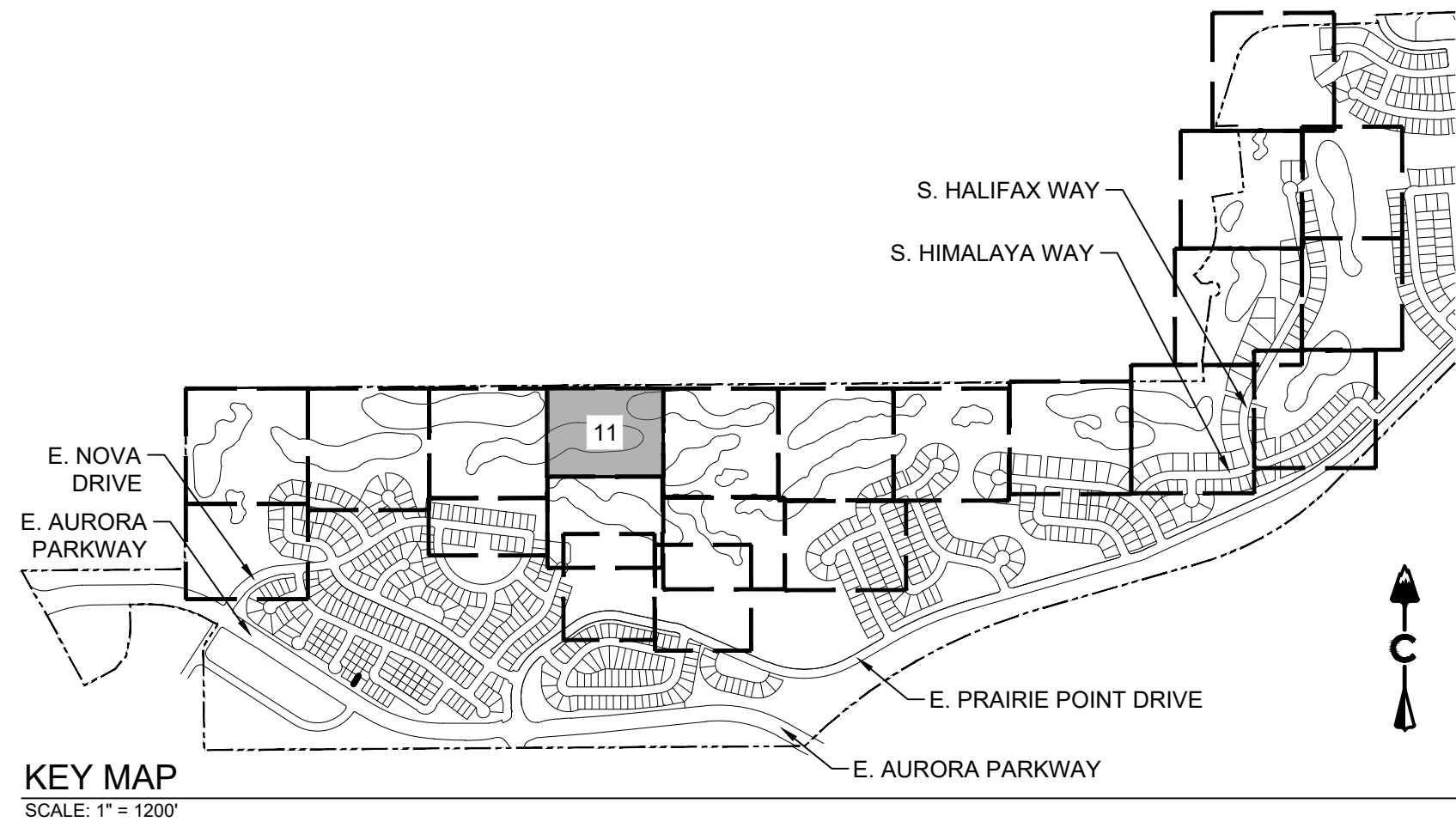
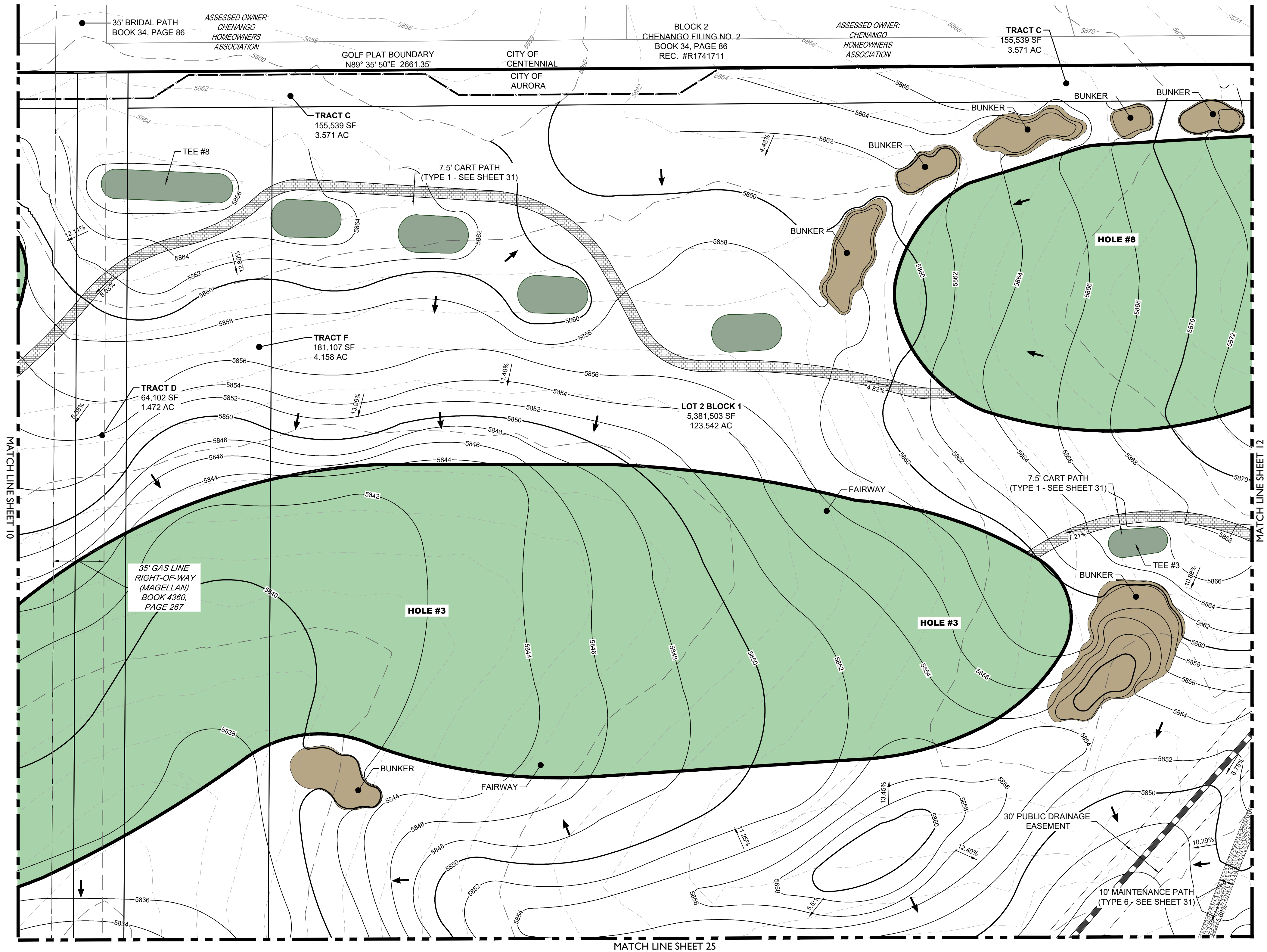
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AURORA, COLORADO  
SITE PLAN  
SITE PLAN

SHEET TITLE

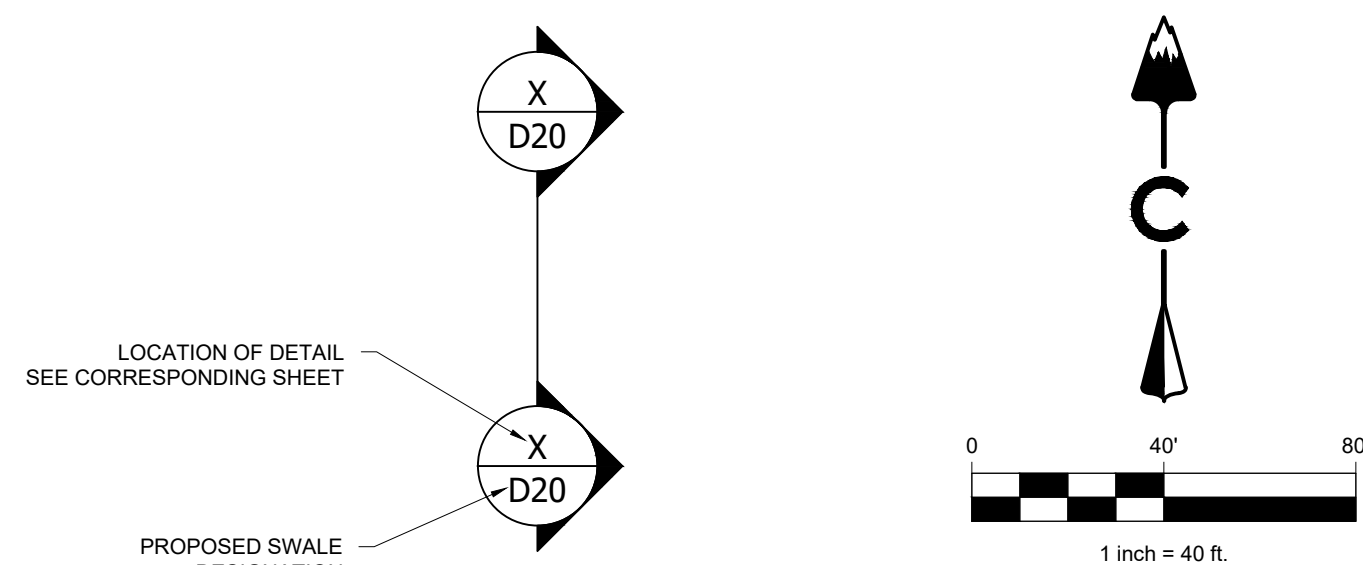
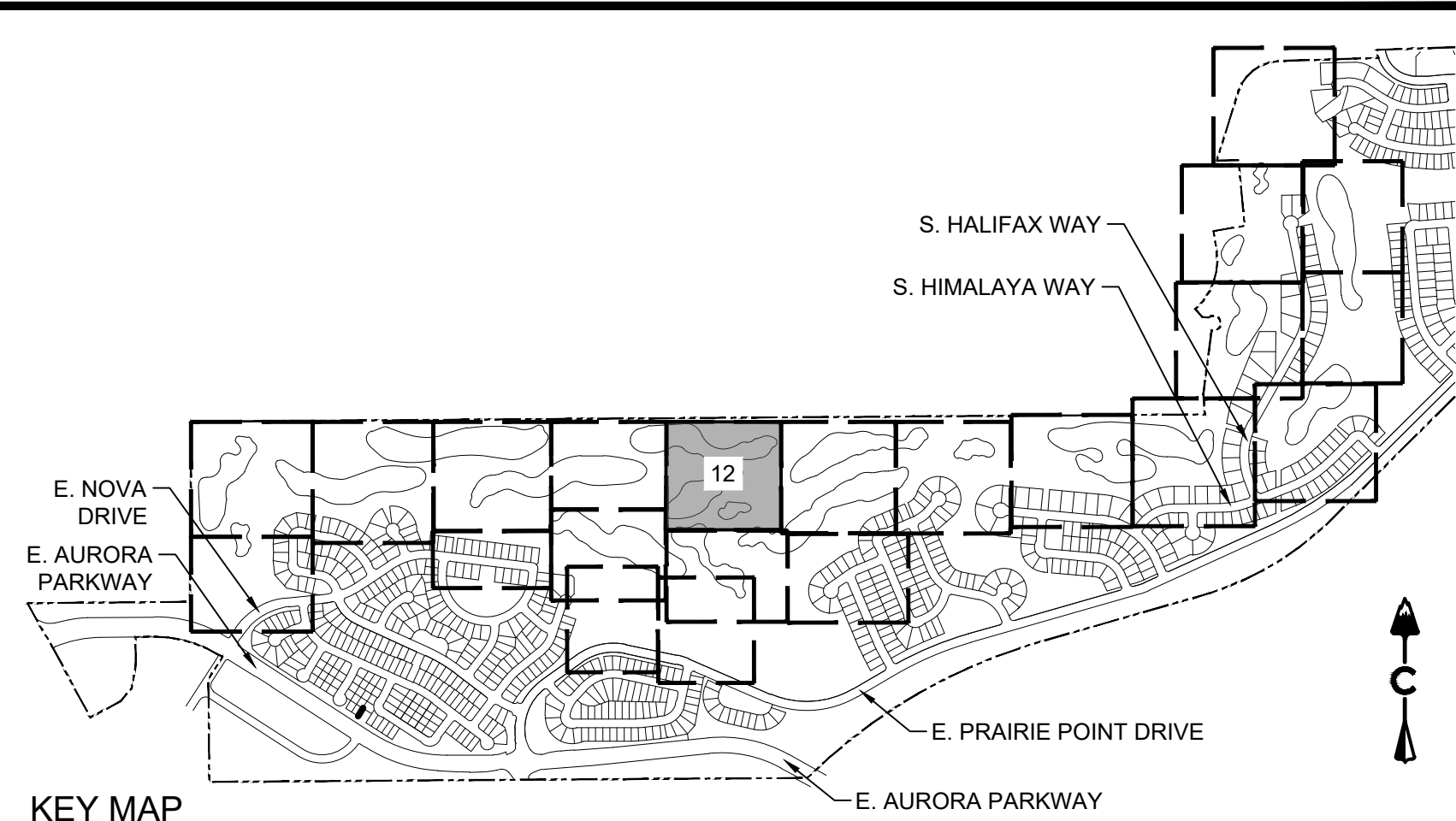
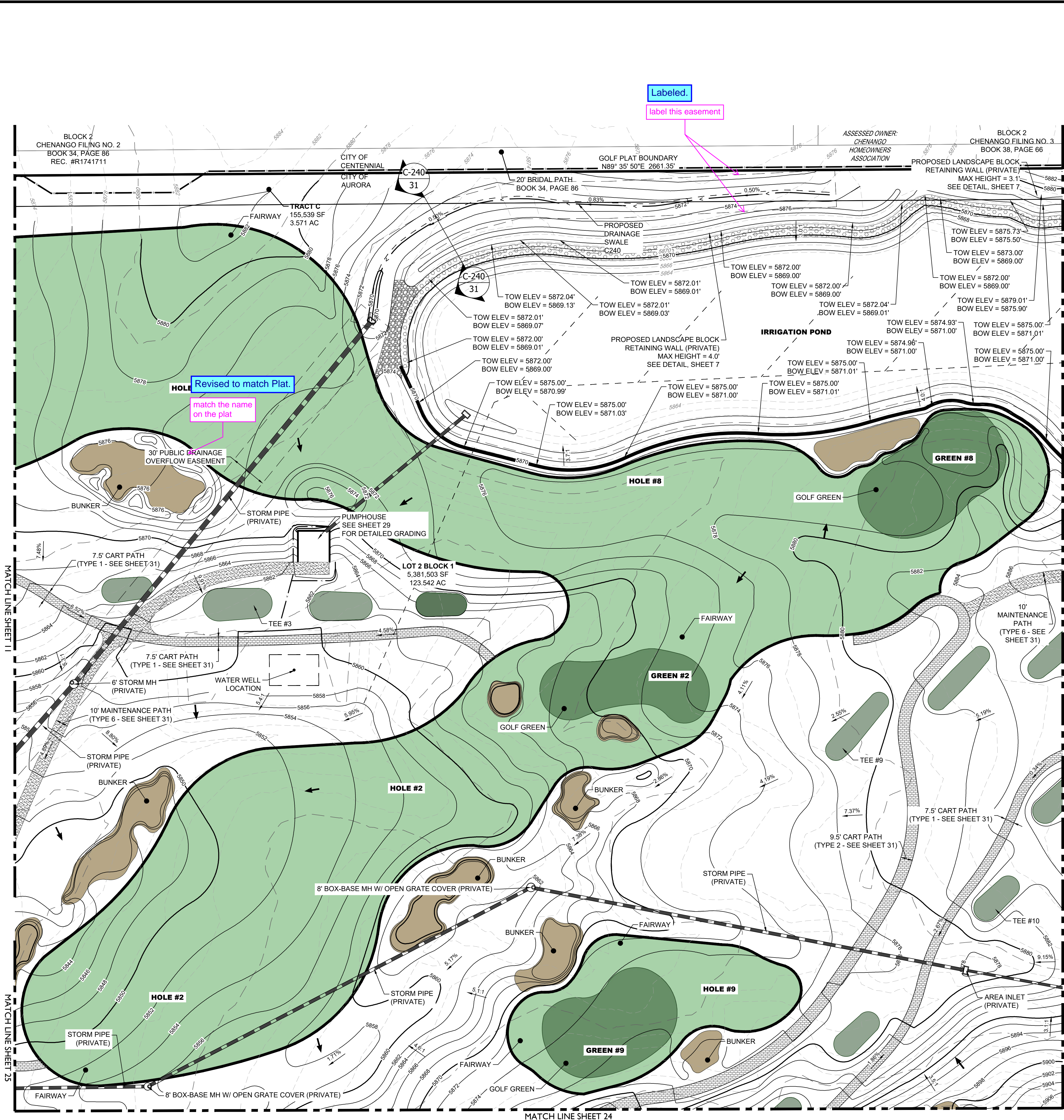
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SHEET NUMBER

SHEET 11 OF 69

June 11, 2024





- LEGEND**
- EASEMENT
  - RIGHT OF WAY (R.O.W.)
  - CENTERLINE
  - PROJECT BOUNDARY
  - SIGHT TRIANGLE
  - PROPOSED CURB & GUTTER
  - EXISTING CURB & GUTTER
  - RETAINING WALL
  - EXISTING FENCE - CHAIN LINK
  - EXISTING FENCE - WOOD POST
  - STREET LIGHT POLES
  - STREET SIGNS
  - 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 556835NE001  
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST  
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND  
WAY AND E-470.

PROJECT BENCHMARK ELEVATION = 6057.71 FEET  
(NAVD 88 DATUM)

**NOTES:**

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- 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

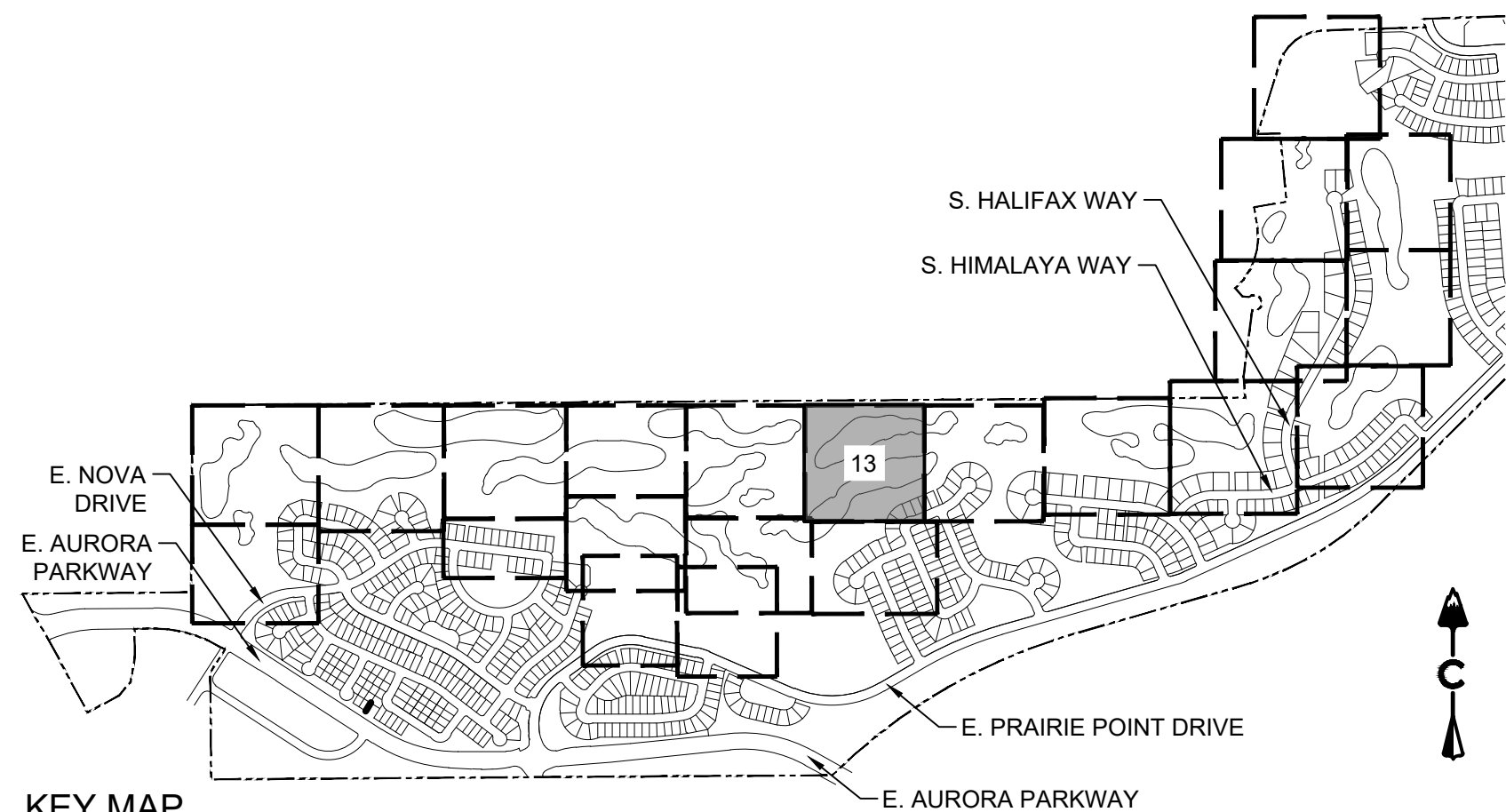
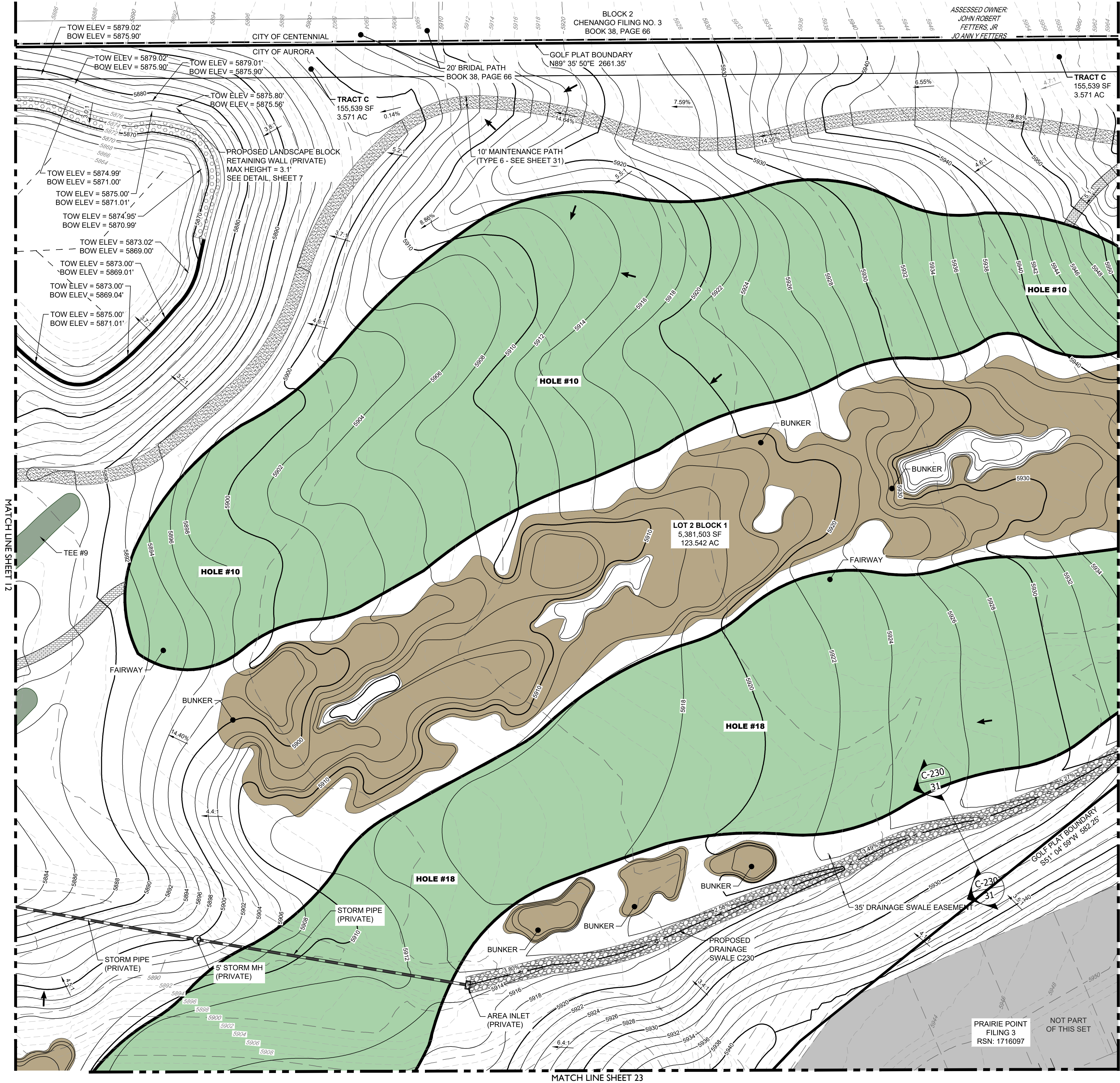
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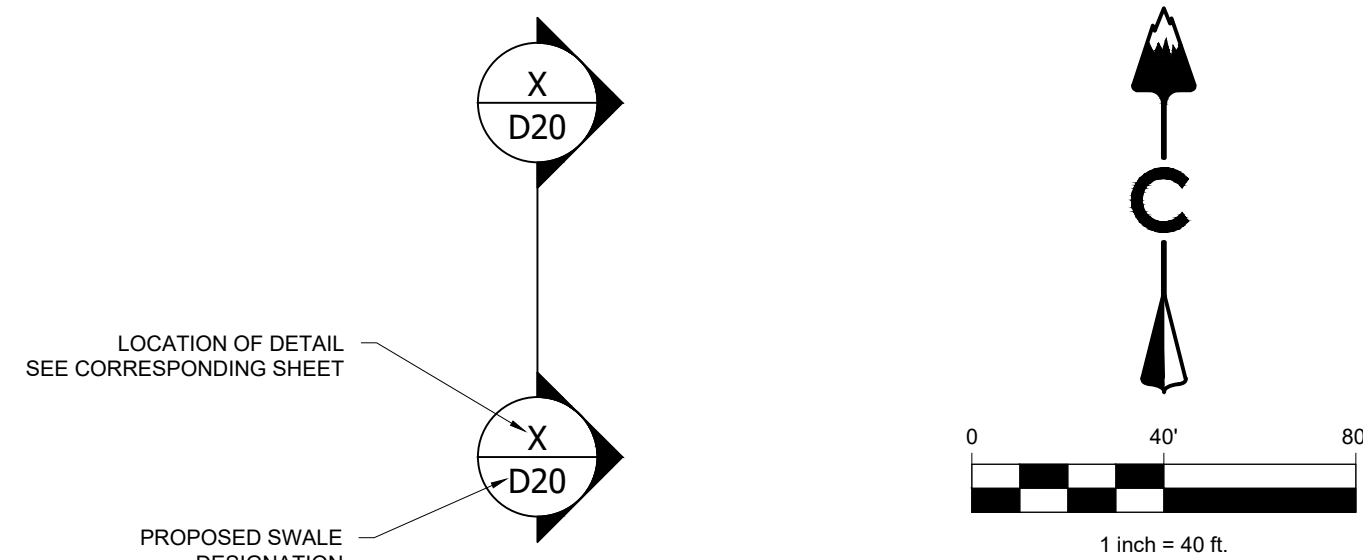
SHEET 12 OF 69

June 11, 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
- GOLF FAIRWAY
- GOLF GREEN
- GOLF BUNKER
- CRUSHER FINES
- MAINTENANCE ACCESS
- CONCRETE
- RIPRAP
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- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT

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

PROJECT BENCHMARK ELEVATION = 6057.71 FEET  
(NAVD 88 DATUM)

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PROJECT NAME

PRAIRIE POINT GOLF COURSE  
AURORA, COLORADO  
SITE PLAN  
SITE PLAN

SHEET TITLE

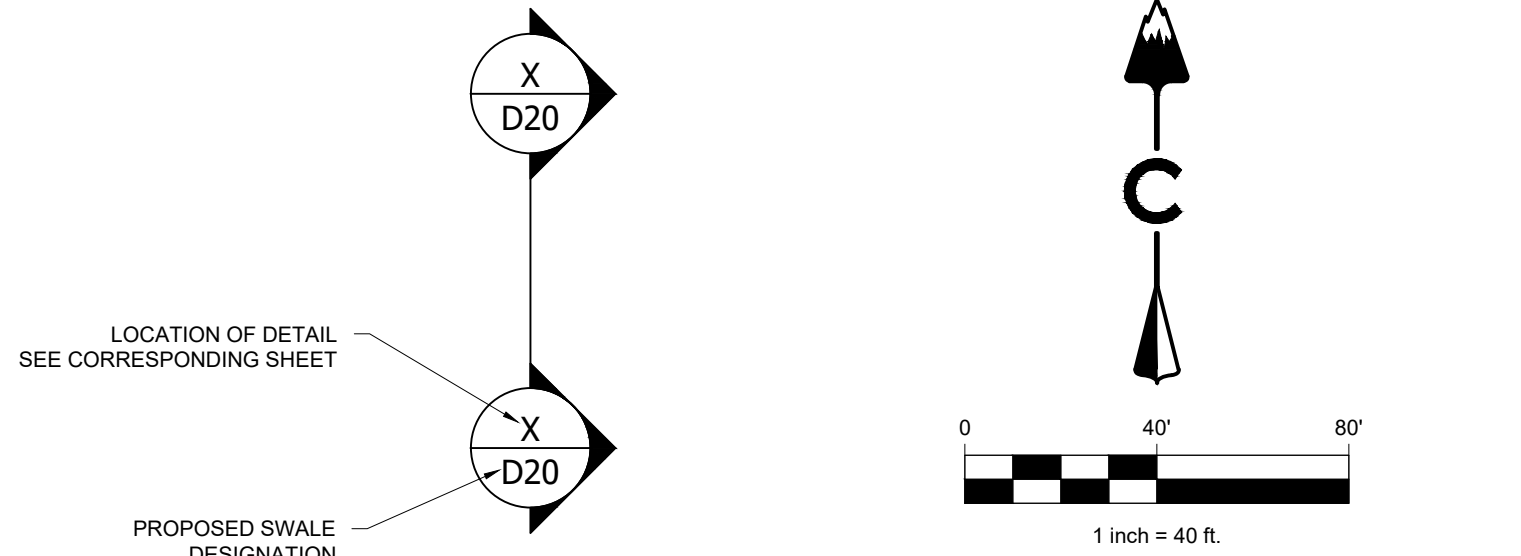
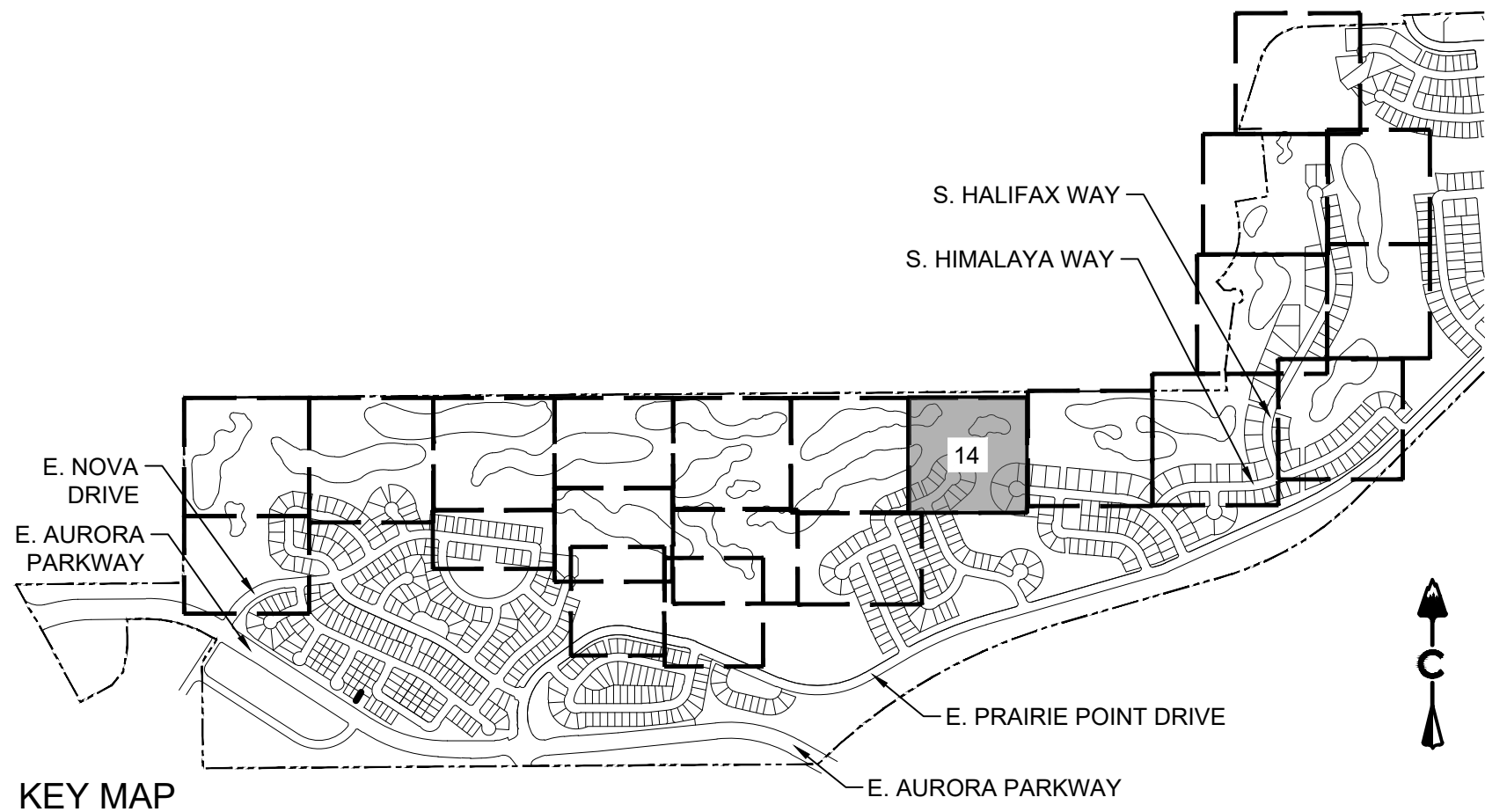
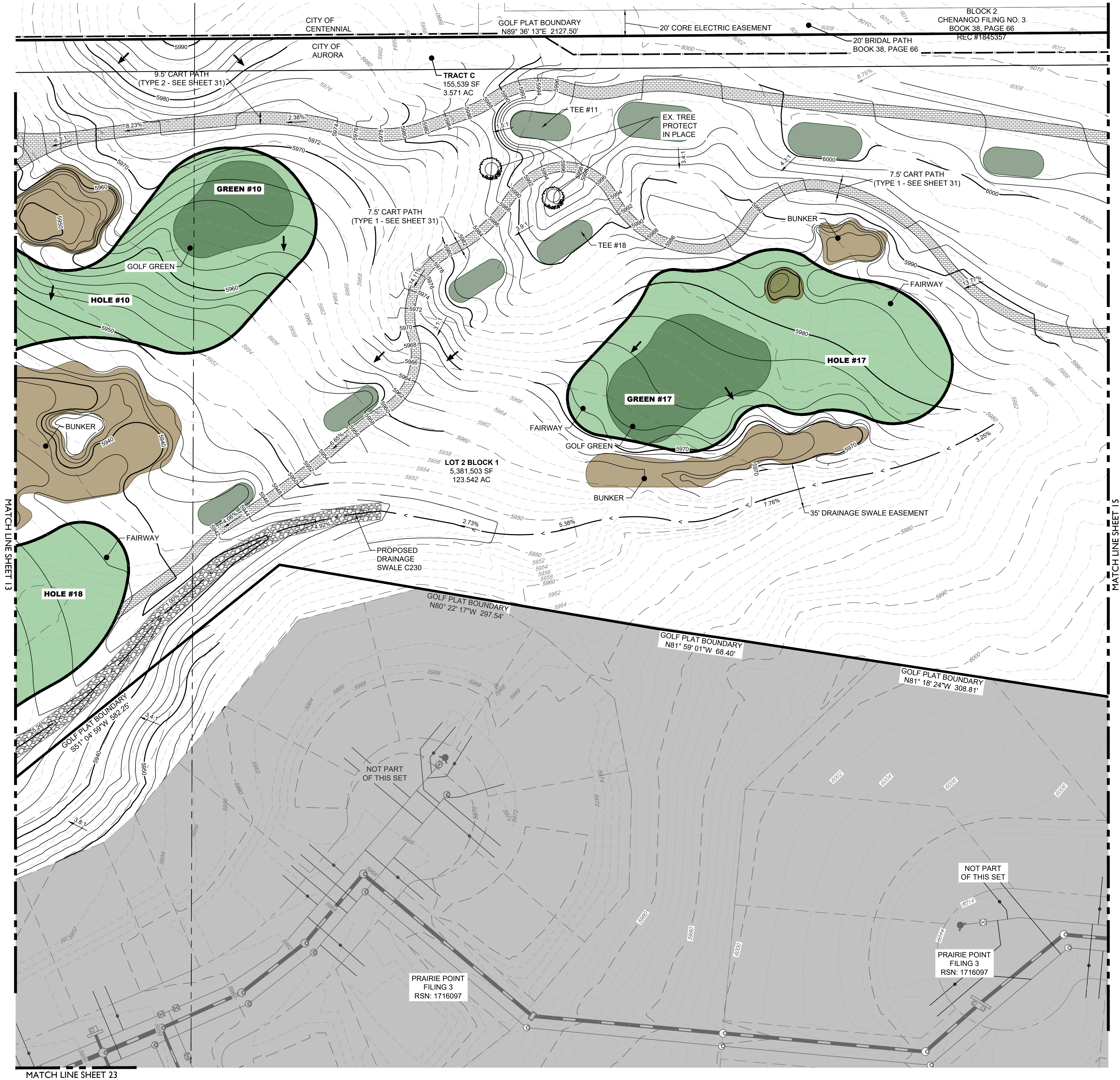
NOT FOR CONSTRUCTION

SHEET NUMBER

SHEET 13 OF 69

June 11, 2024






- LEGEND**
- |     |                                 |
|-----|---------------------------------|
| --- | EASEMENT                        |
| --- | RIGHT OF WAY (R.O.W.)           |
| --- | CENTERLINE                      |
| --- | PROJECT BOUNDARY                |
| --- | SIGHT TRIANGLE                  |
| --- | PROPOSED CURB & GUTTER          |
| --- | EXISTING CURB & GUTTER          |
| --- | RETAINING WALL                  |
| --- | EXISTING FENCE - CHAIN LINK     |
| --- | EXISTING FENCE - WOOD POST      |
| --- | STREET LIGHT POLES              |
| --- | STREET SIGNS                    |
| --- | 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 556835NE001  
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

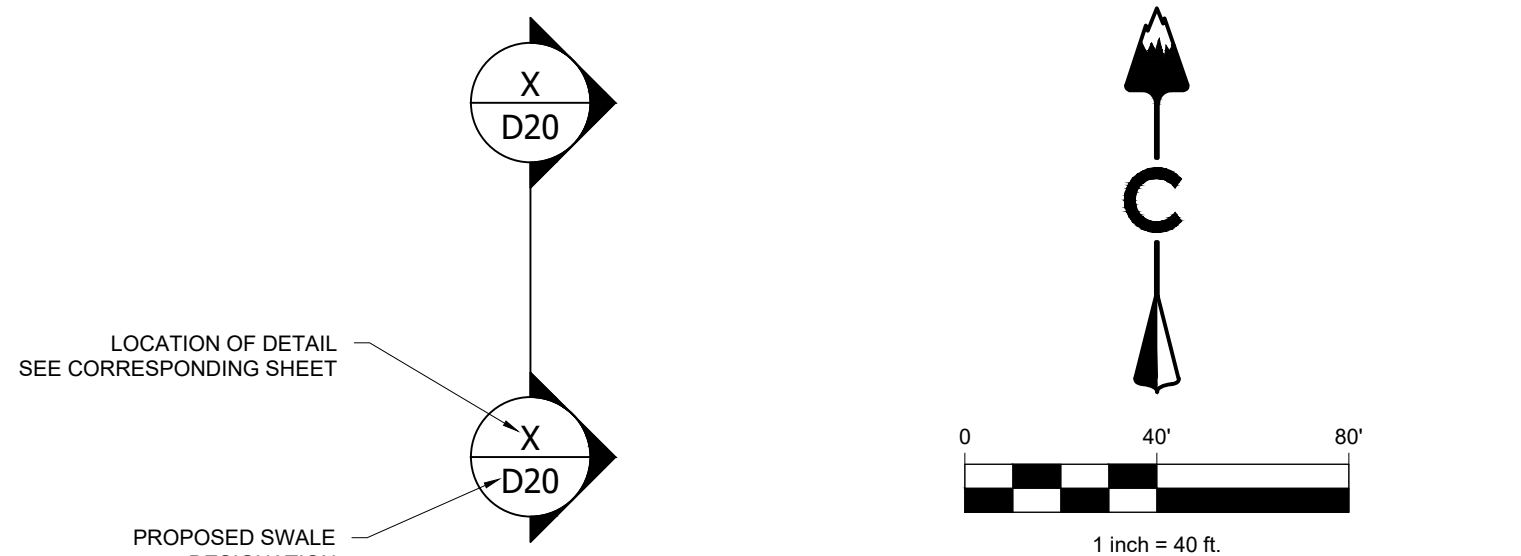
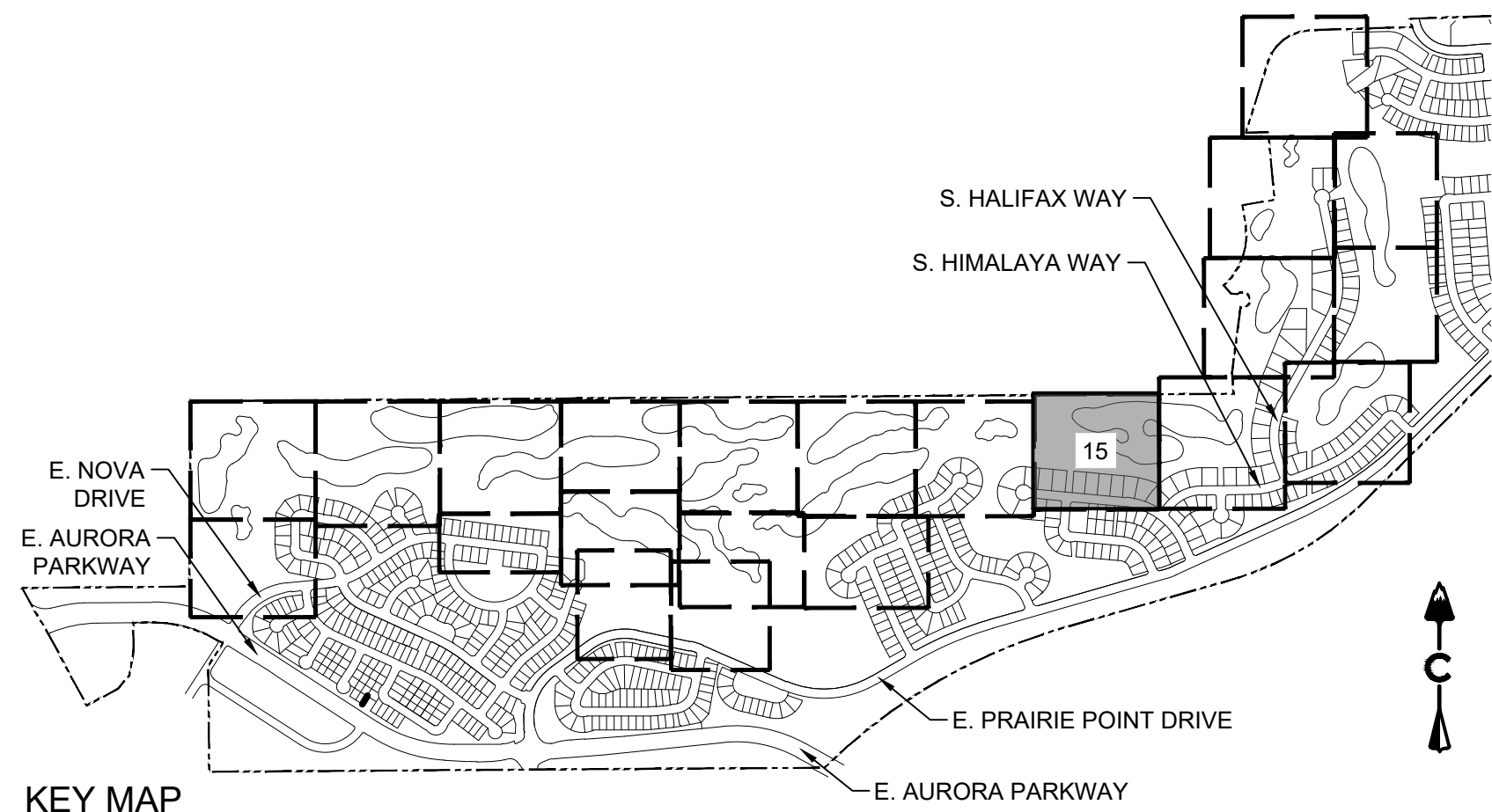
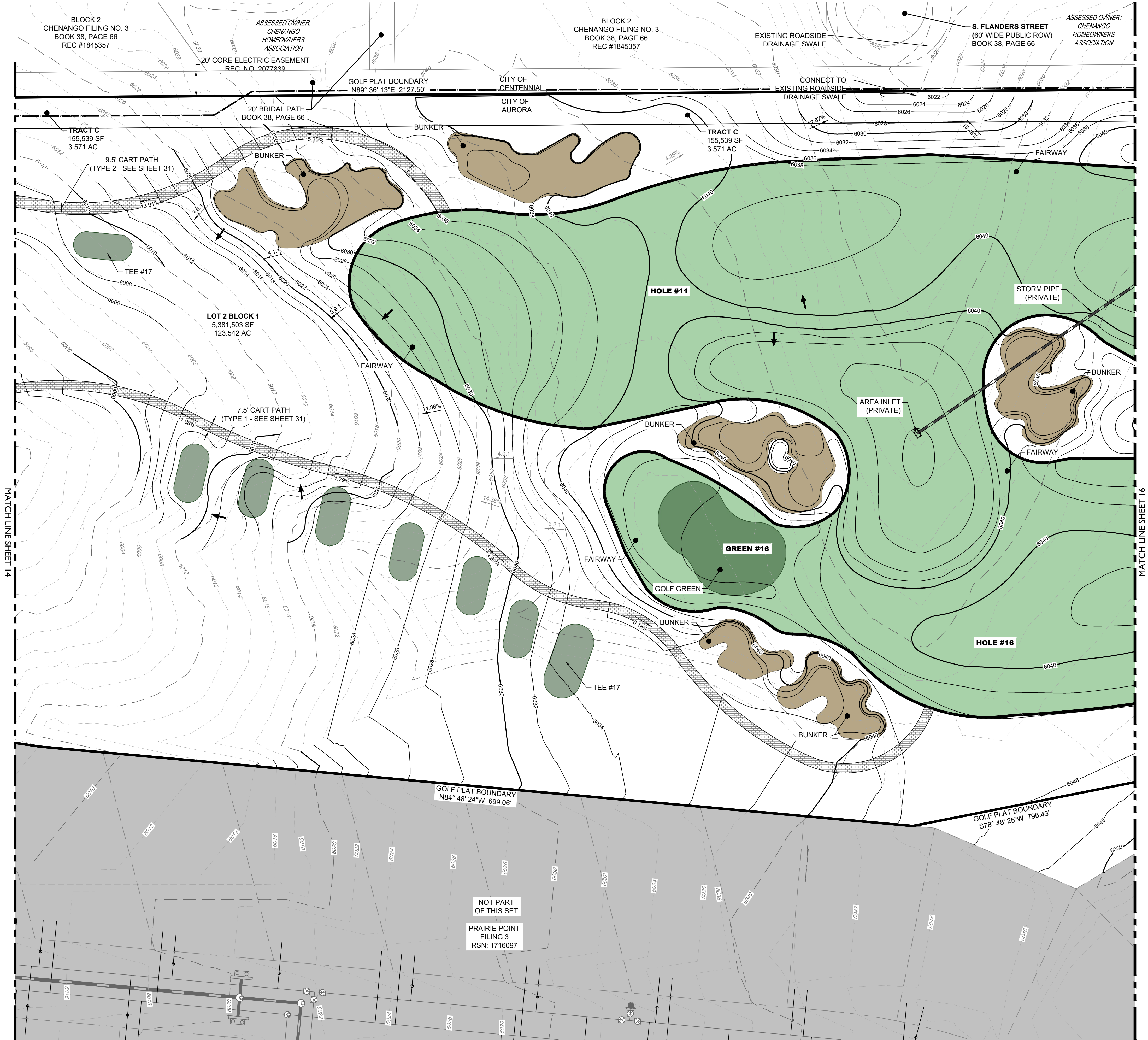
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SHEET NUMBER

SHEET 14 OF 69

June 11, 2024





LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	STREET LIGHT POLES
	STREET SIGNS
	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 556835NE001  
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST  
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND  
WAY AND E-470.

PROJECT BENCHMARK ELEVATION = 6057.71 FEET  
(NAVD 88 DATUM)

- NOTES:**
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PROJECT NAME

PRAIRIE POINT GOLF COURSE  
AURORA, COLORADO  
SITE PLAN  
SITE PLAN

SHEET TITLE

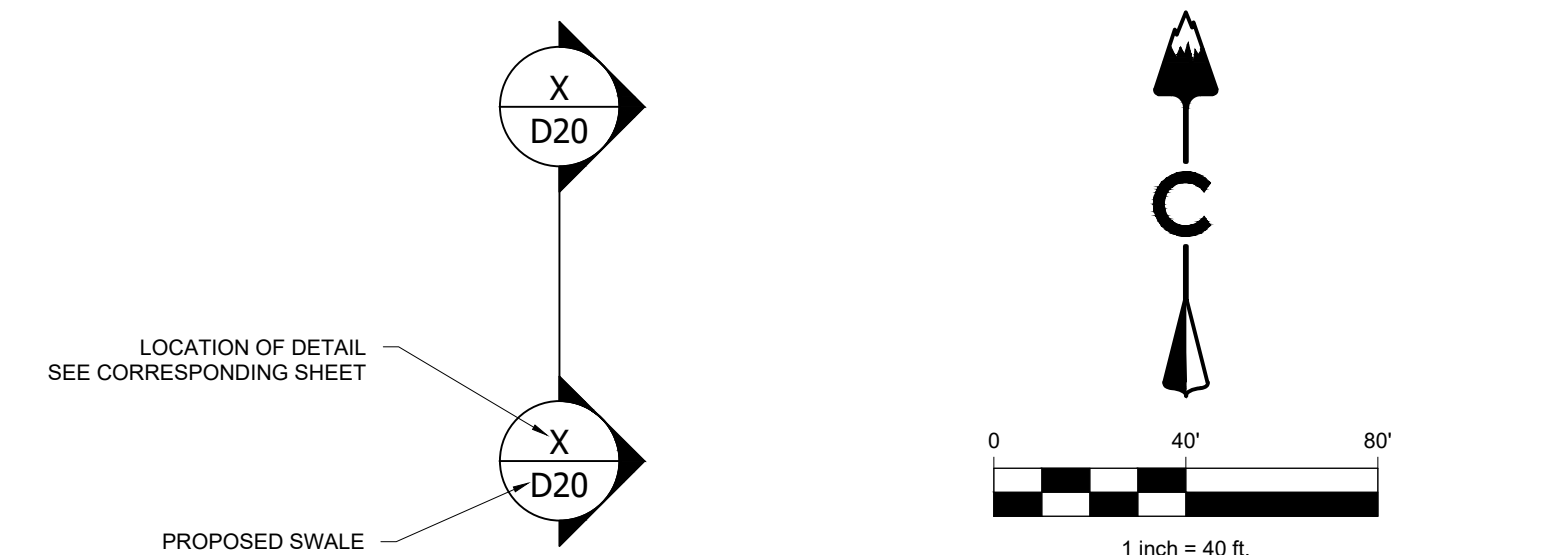
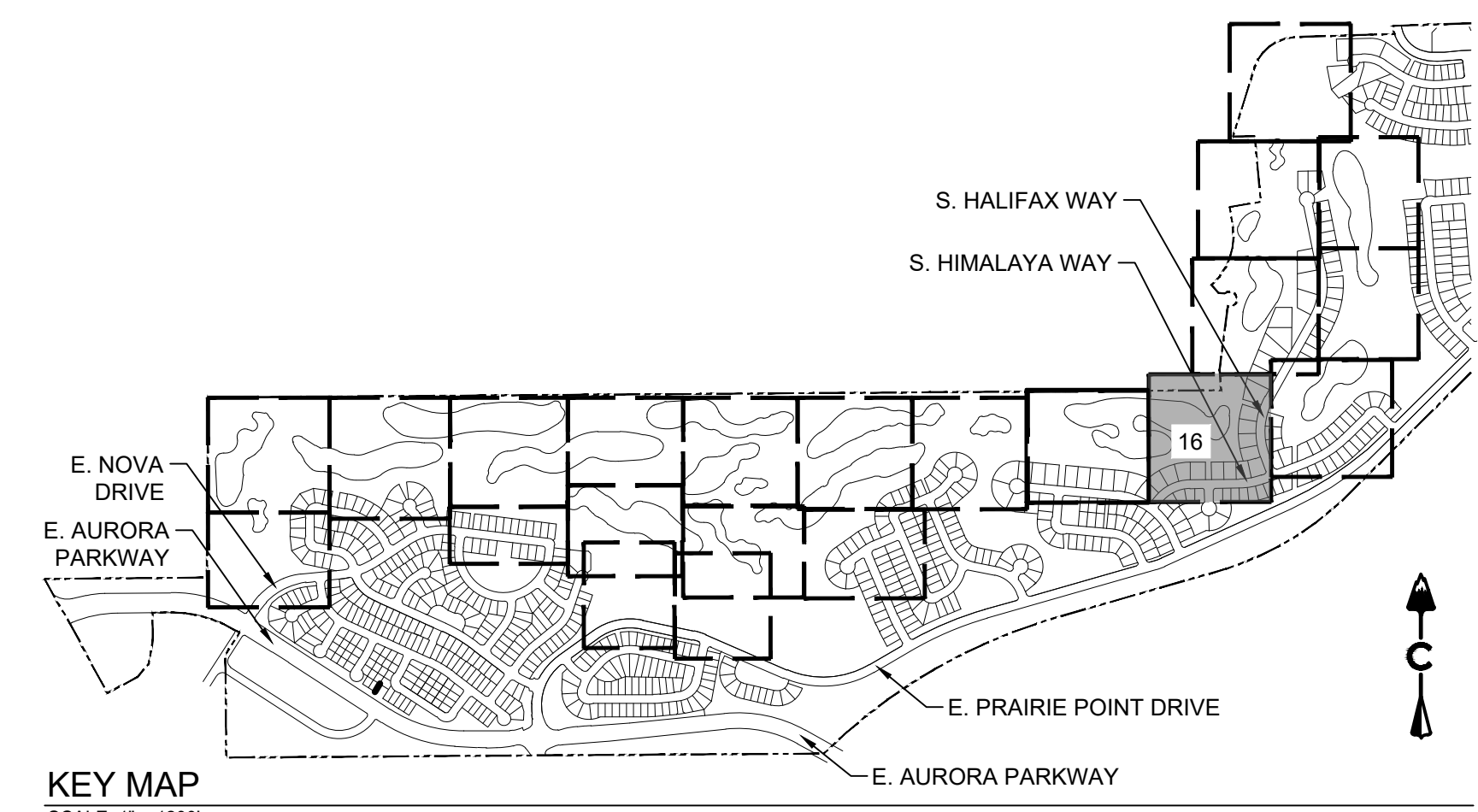
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SHEET NUMBER

SHEET 15 OF 69

June 11, 2024






**BENCHMARK**  
CITY OF AURORA BENCHMARK NUMBER 556835NE001  
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST  
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND  
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**SITE PLAN**  
SITE PLAN

SHEET TITLE

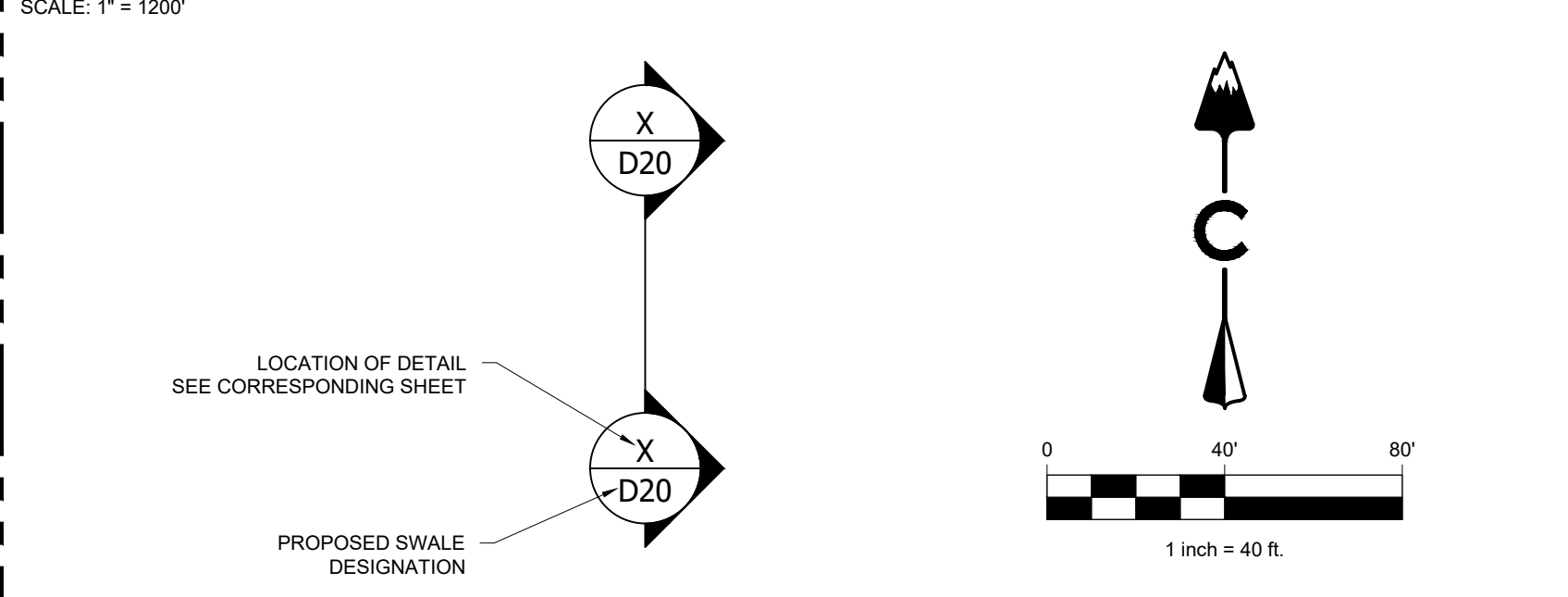
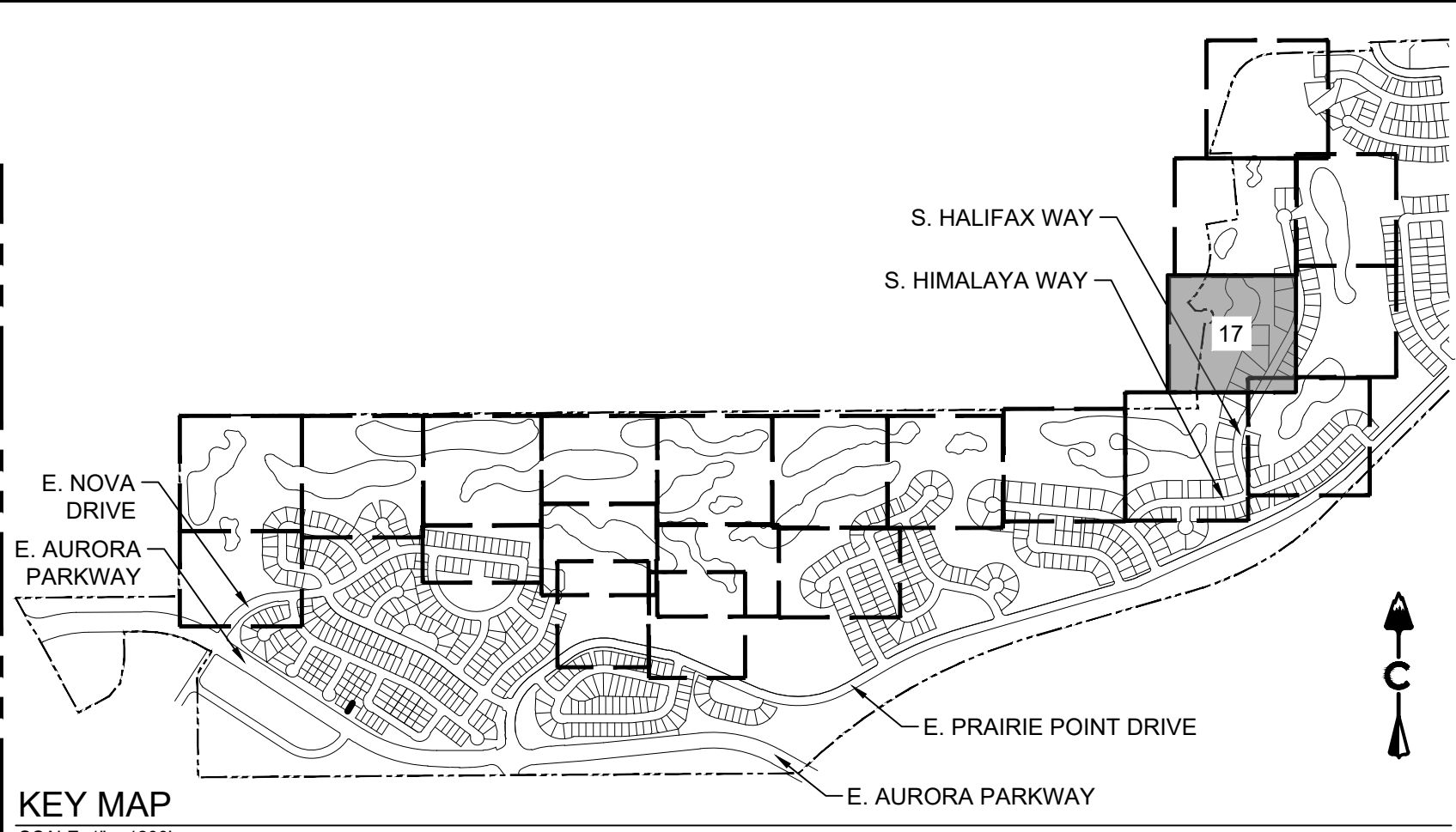
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SITE PLAN  
SITE PLAN

SHEET TITLE

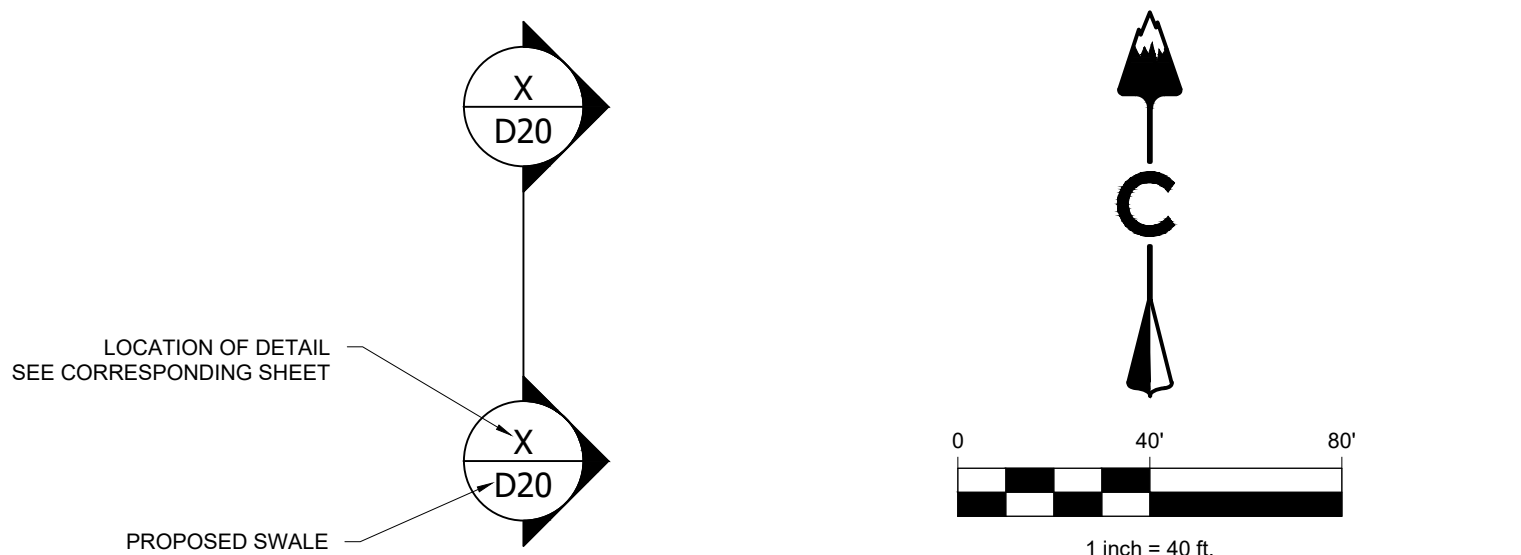
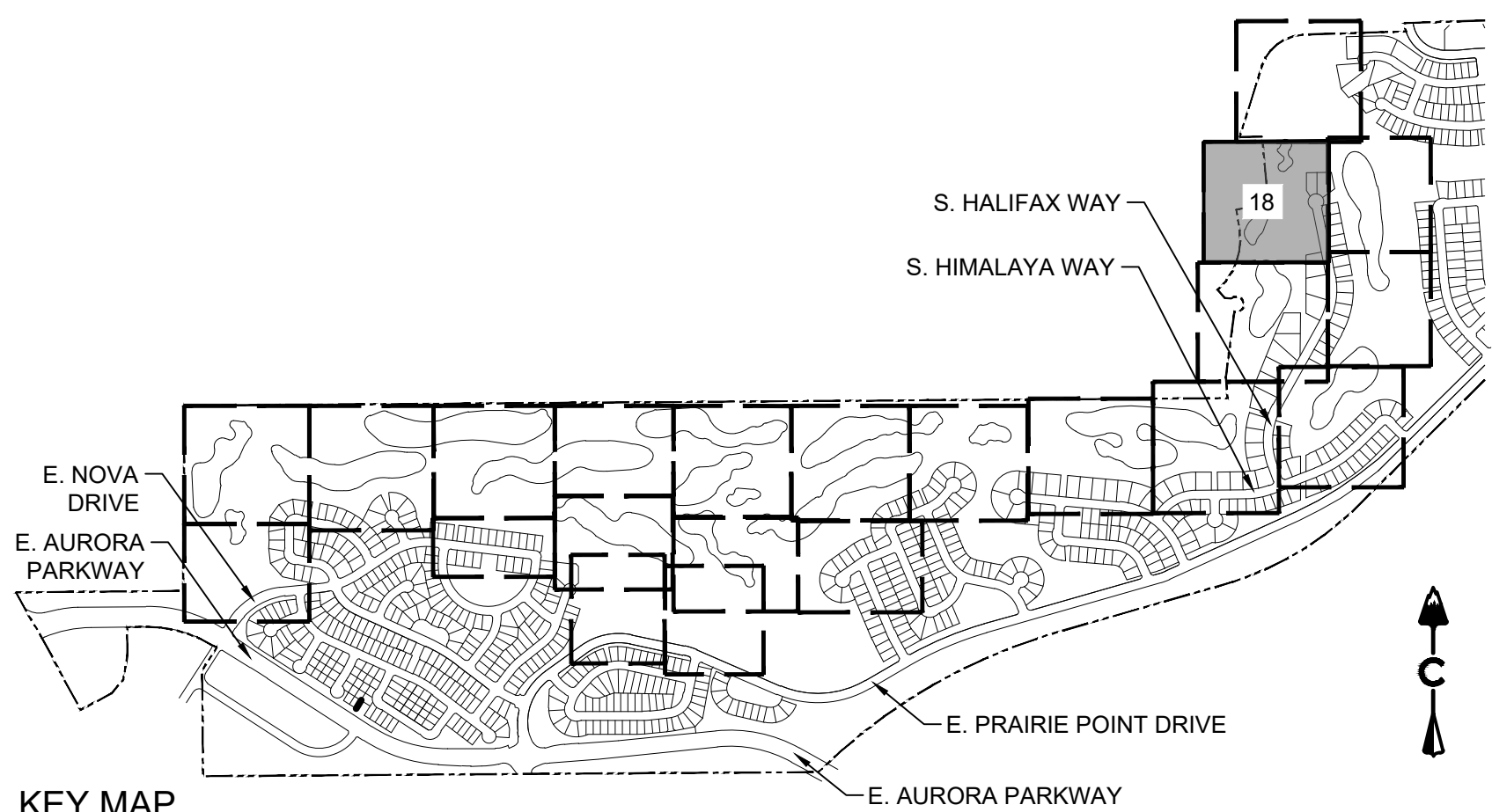
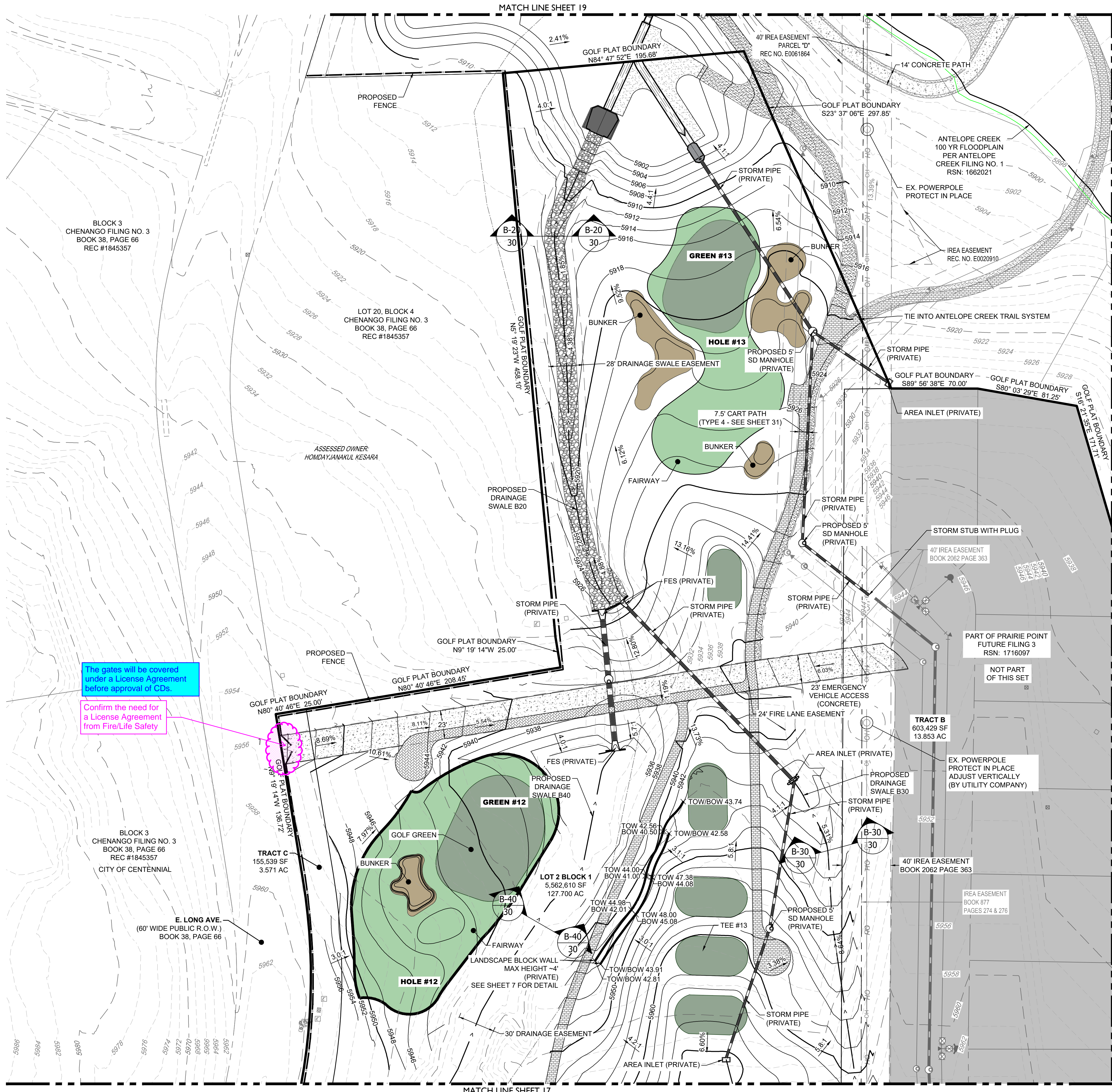
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SHEET NUMBER

SHEET 17 OF 69

June 11, 2024






**BENCHMARK**  
CITY OF AURORA BENCHMARK NUMBER 556835NE001  
BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST  
CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND  
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**PROJECT BENCHMARK ELEVATION = 6057.71 FEET**  
(NAVD 88 DATUM)

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**AURORA, COLORADO**  
**SITE PLAN**

SHEET TITLE

**NOT FOR CONSTRUCTION**

SHEET NUMBER

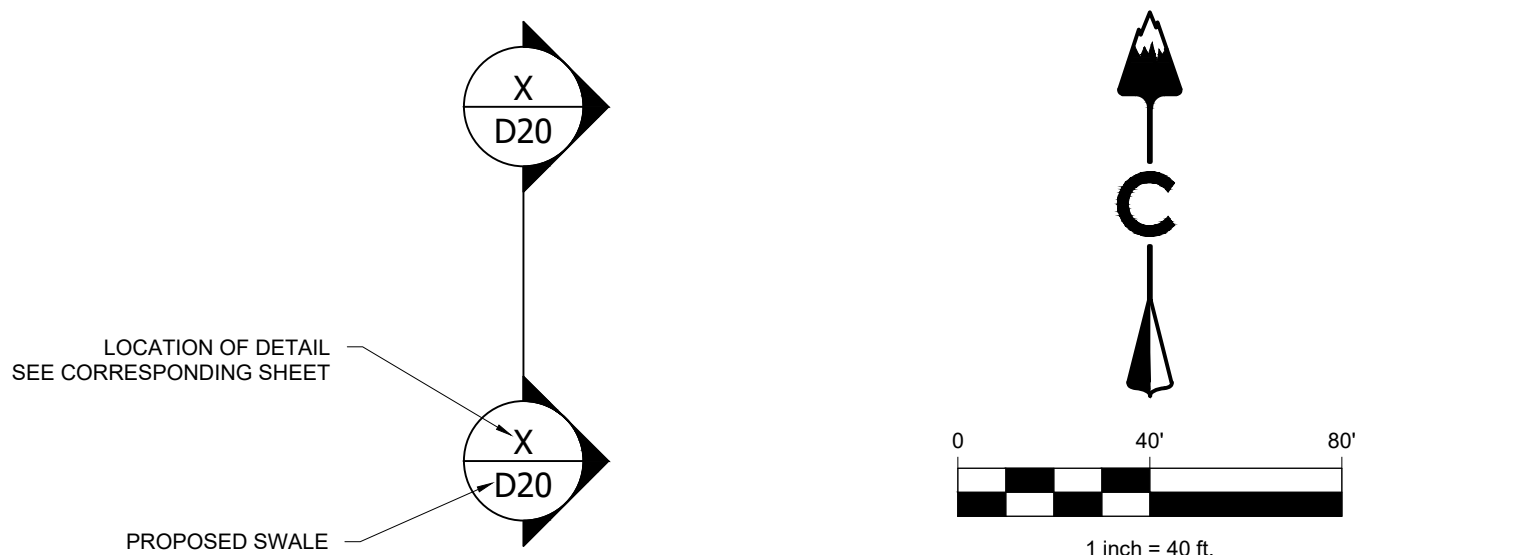
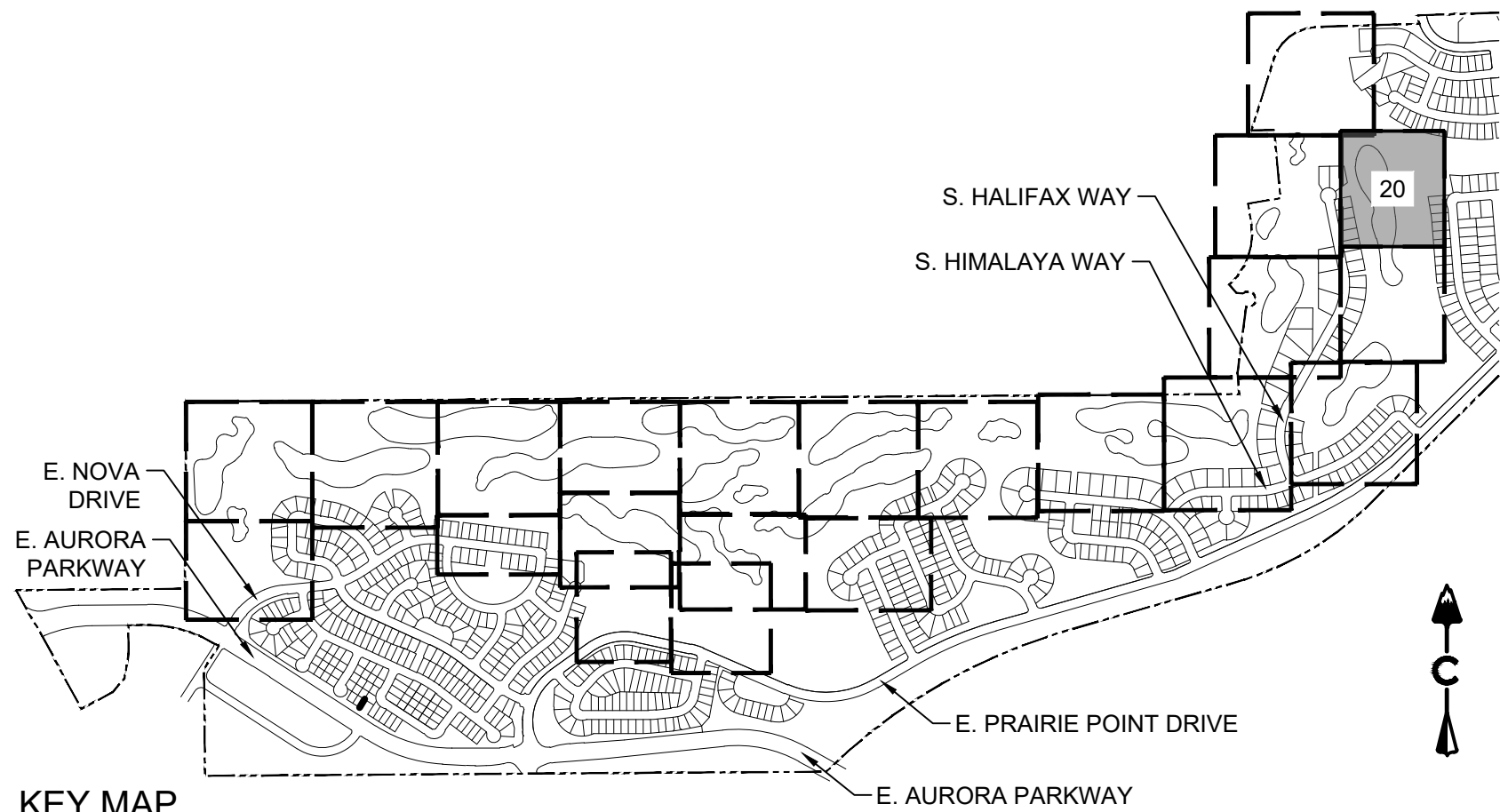
SHEET 18 OF 69

June 11, 2024










- LEGEND**
- EASEMENT
  - RIGHT OF WAY (R.O.W.)
  - CENTERLINE
  - PROJECT BOUNDARY
  - SIGHT TRIANGLE
  - PROPOSED CURB & GUTTER
  - EXISTING CURB & GUTTER
  - RETAINING WALL
  - EXISTING FENCE - CHAIN LINK
  - EXISTING FENCE - WOOD POST
  - STREET LIGHT POLES
  - STREET SIGNS
  - 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
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  - 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 BENCHMARK ELEVATION = 6057.71 FEET  
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PROJECT NAME

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**AURORA, COLORADO**  
**SITE PLAN**  
SITE PLAN

SHEET TITLE

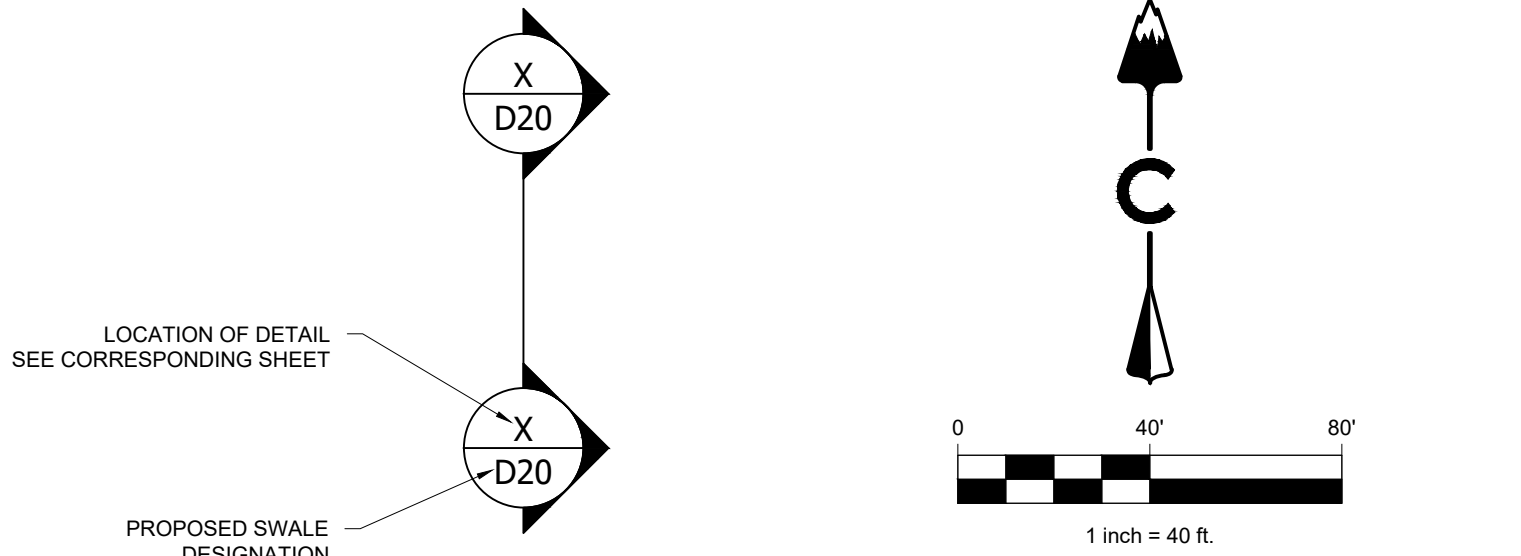
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SHEET 20 OF 69

June 11, 2024





## LEGEND

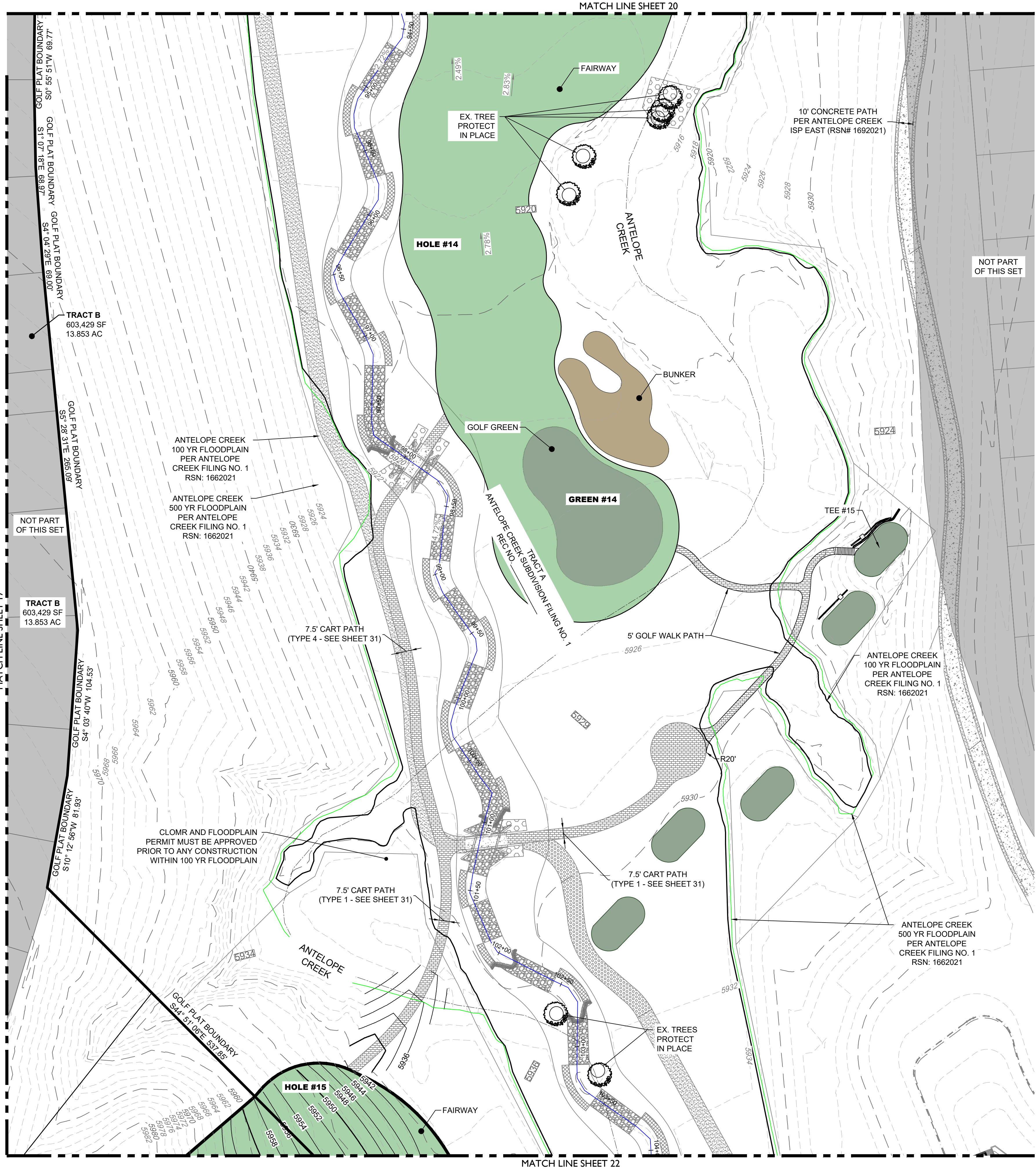
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	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	EXISTING STREET LIGHT POLES
	PROPOSED STREET SIGNS
	RAMPS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

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

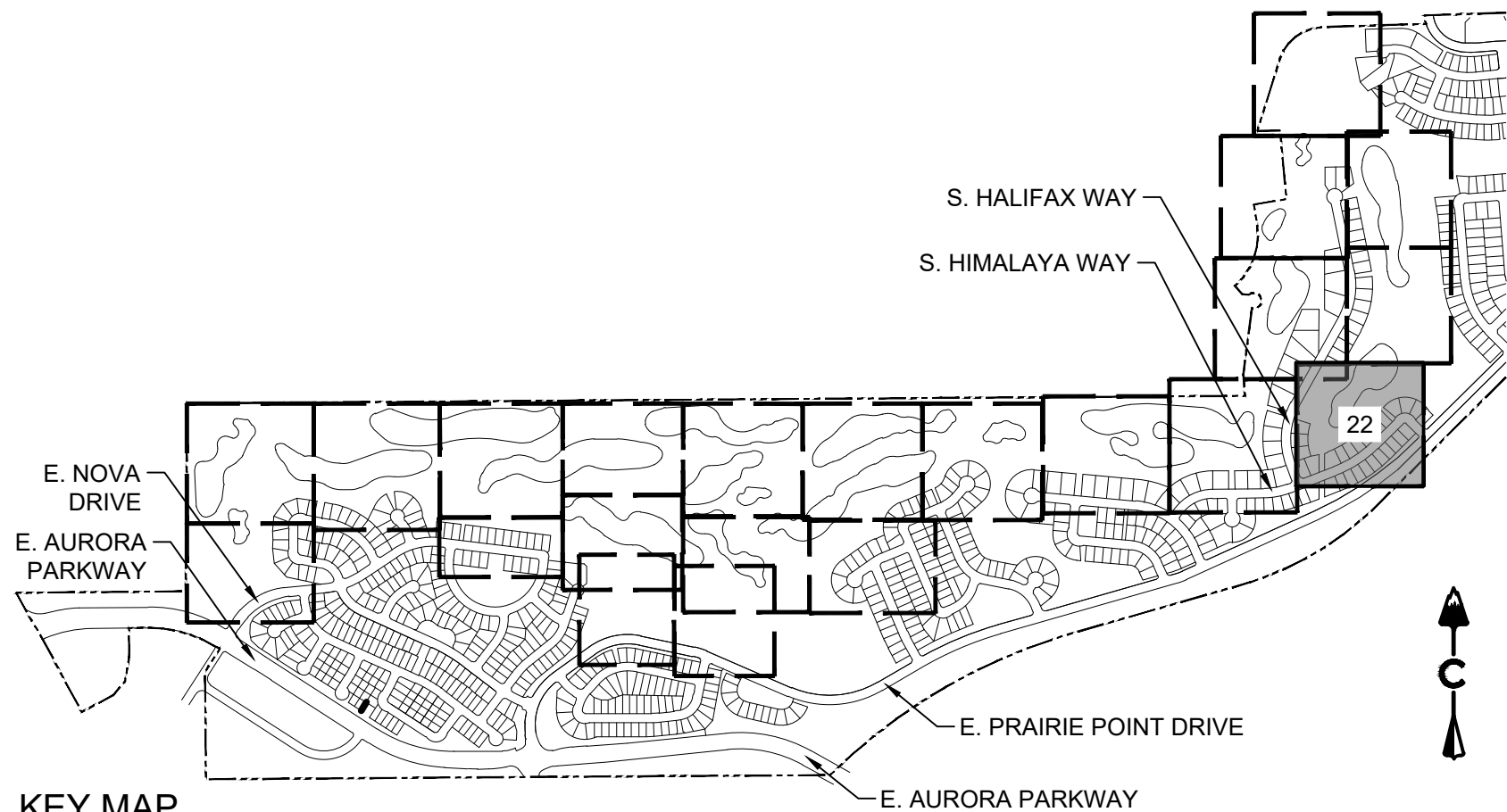
PROJECT BENCHMARK ELEVATION = 6057.71 FEET  
(NAVD 88 DATUM)

NOTES:

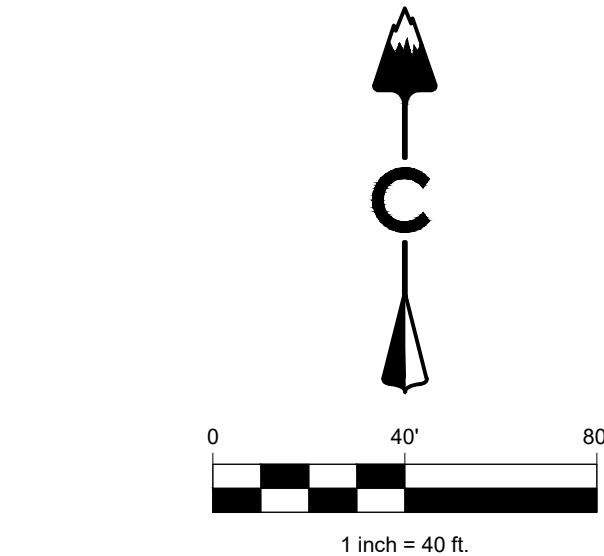
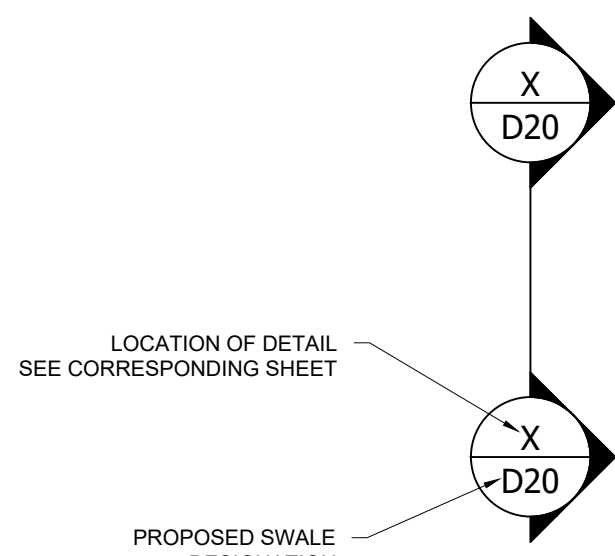
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KEY MAP  
SCALE: 1" = 1200'



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
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- STREET LIGHT POLES
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BENCHMARK  
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PROJECT NAME

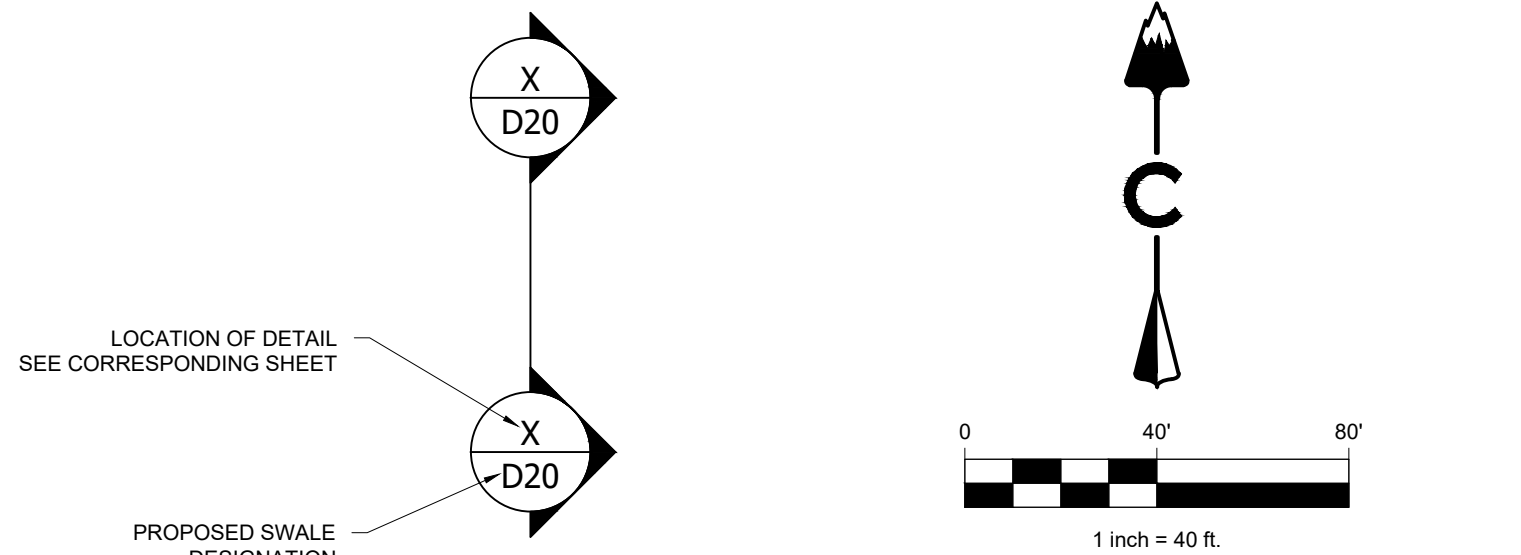
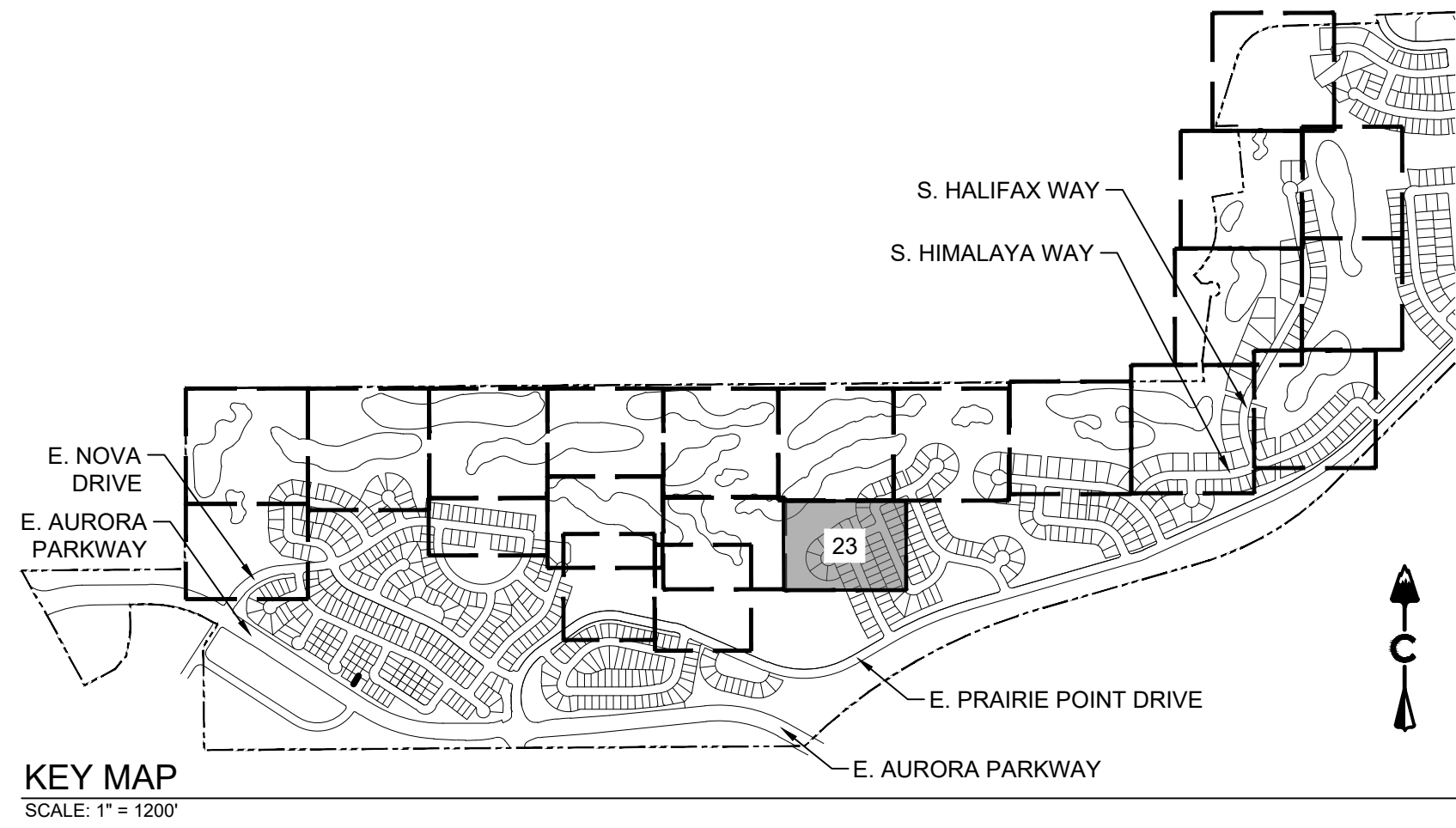
PRAIRIE POINT GOLF COURSE  
AURORA, COLORADO  
SITE PLAN  
SITE PLAN

SHEET TITLE

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SHEET NUMBER





LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
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	RAMP
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	EXISTING ASPHALT PAVEMENT
	APPROXIMATE SAWCUT LIMITS
	PROPOSED MAJOR CONTOUR
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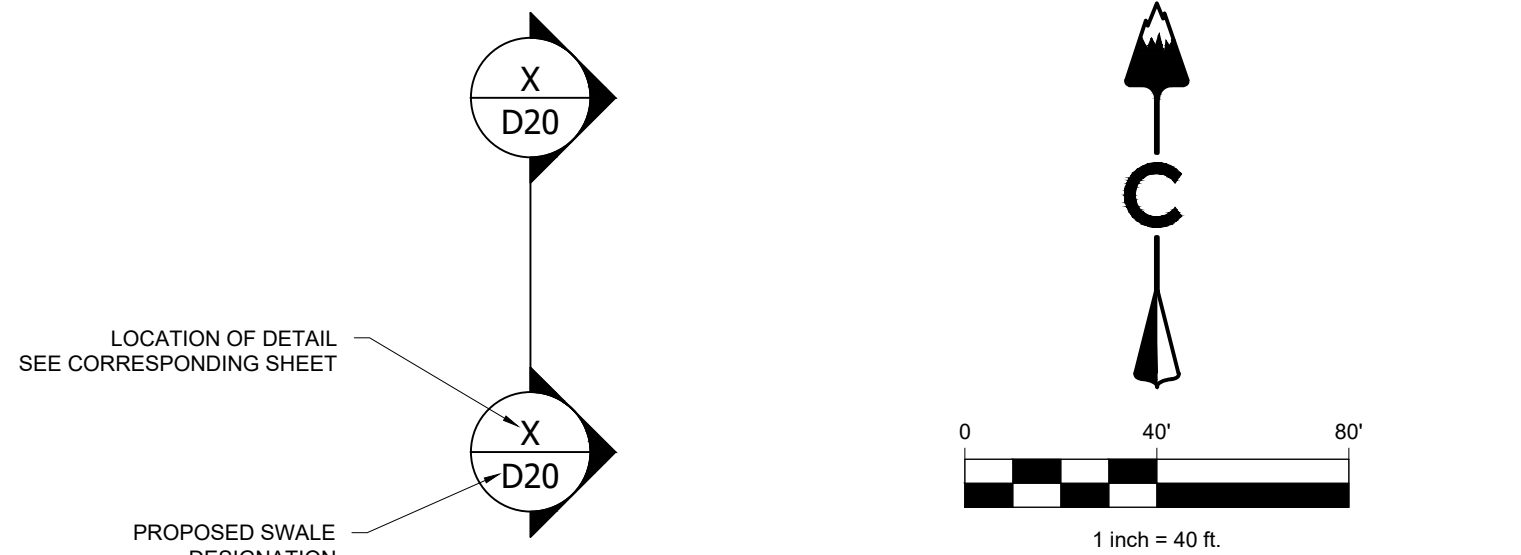
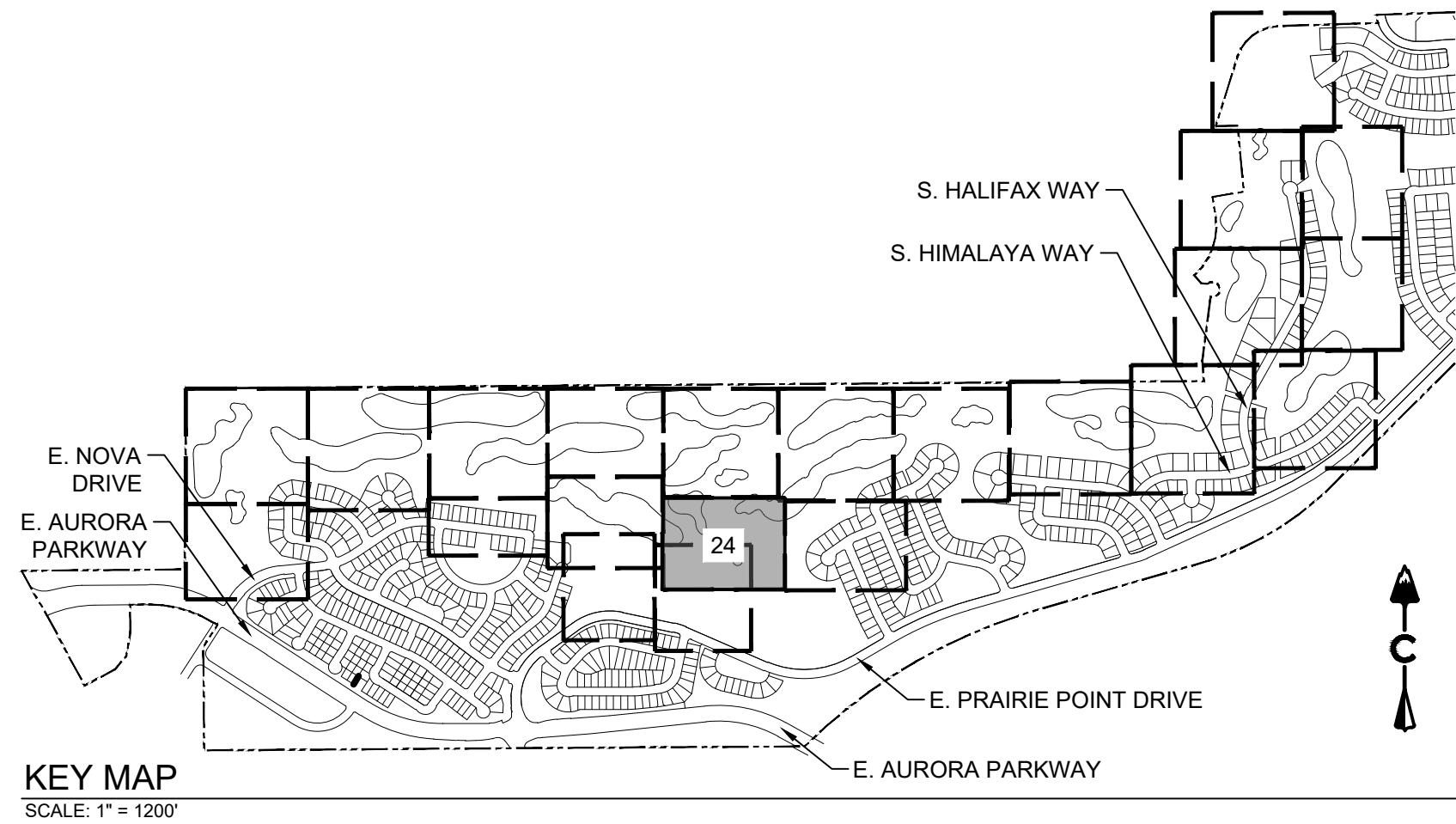
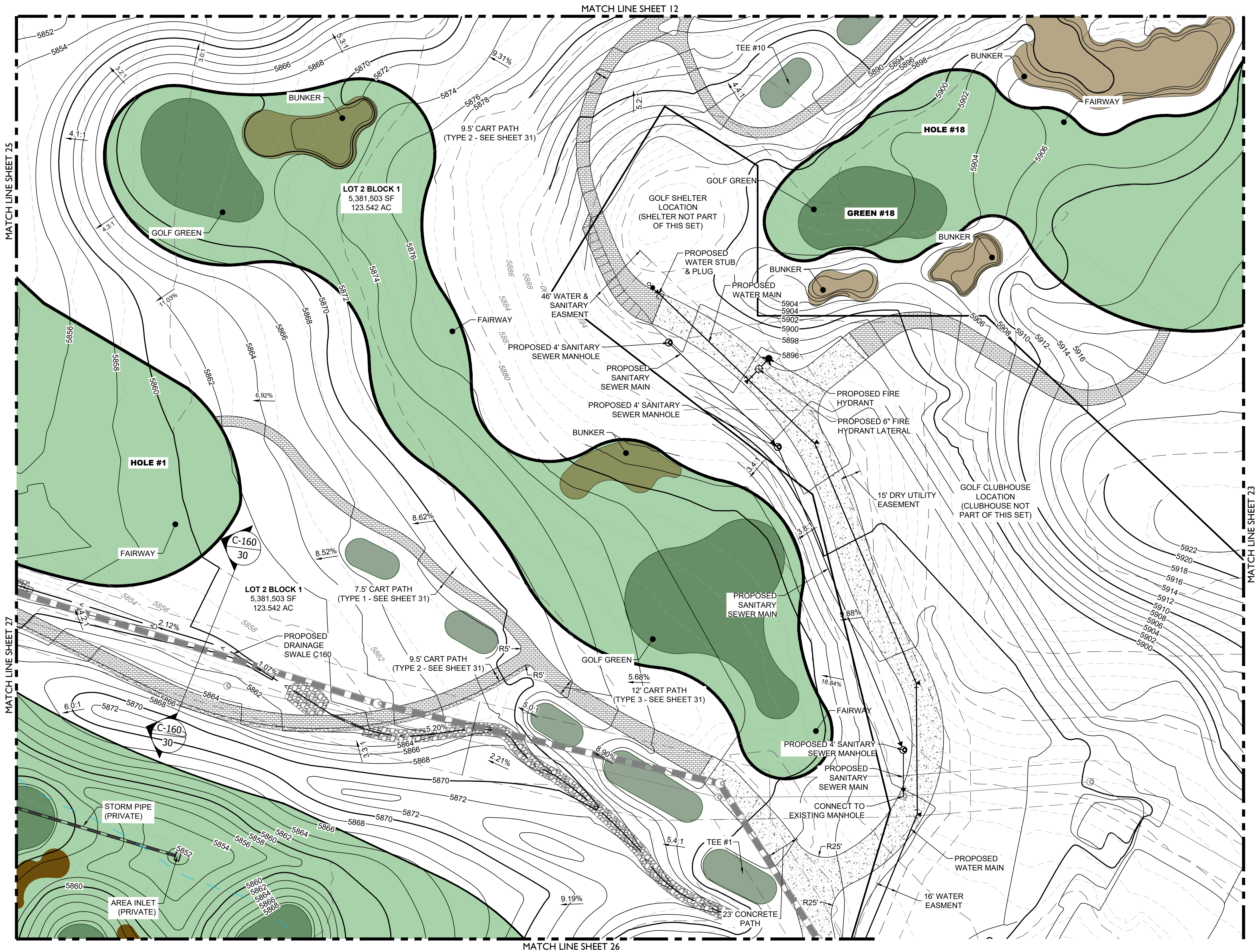
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SITE PLAN  
SITE PLAN

SHEET TITLE

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SITE PLAN

SITE PLAN

SHEET TITLE

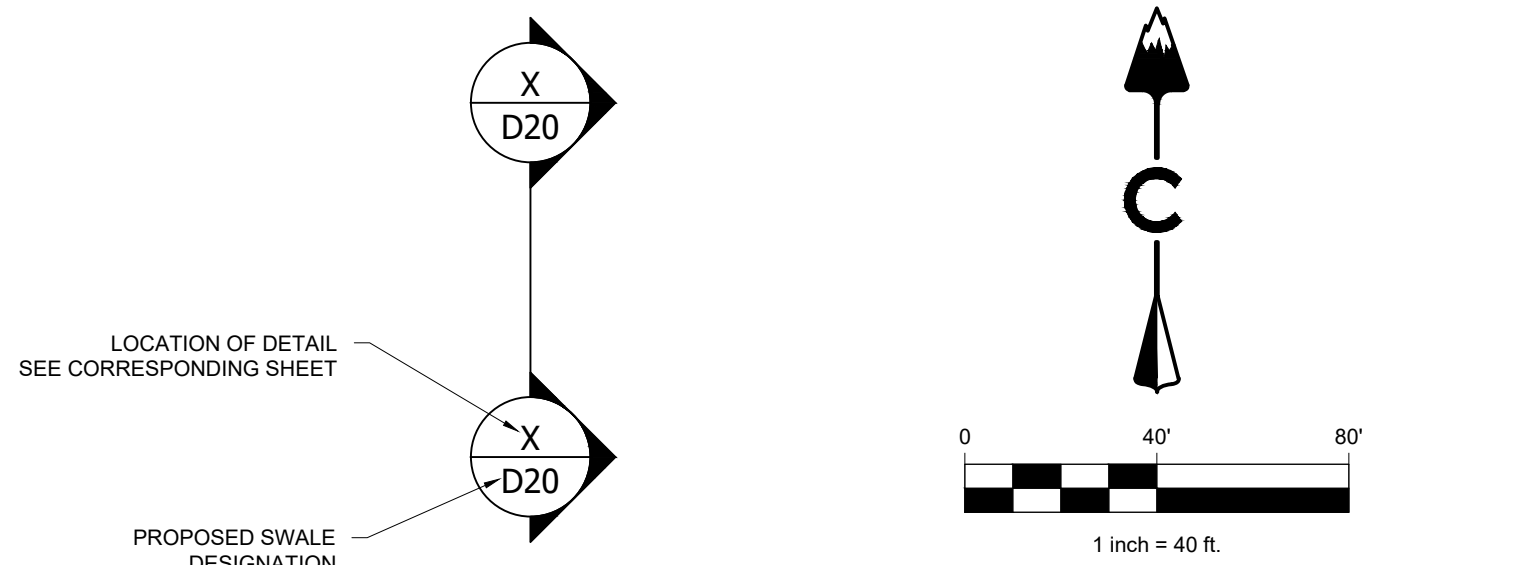
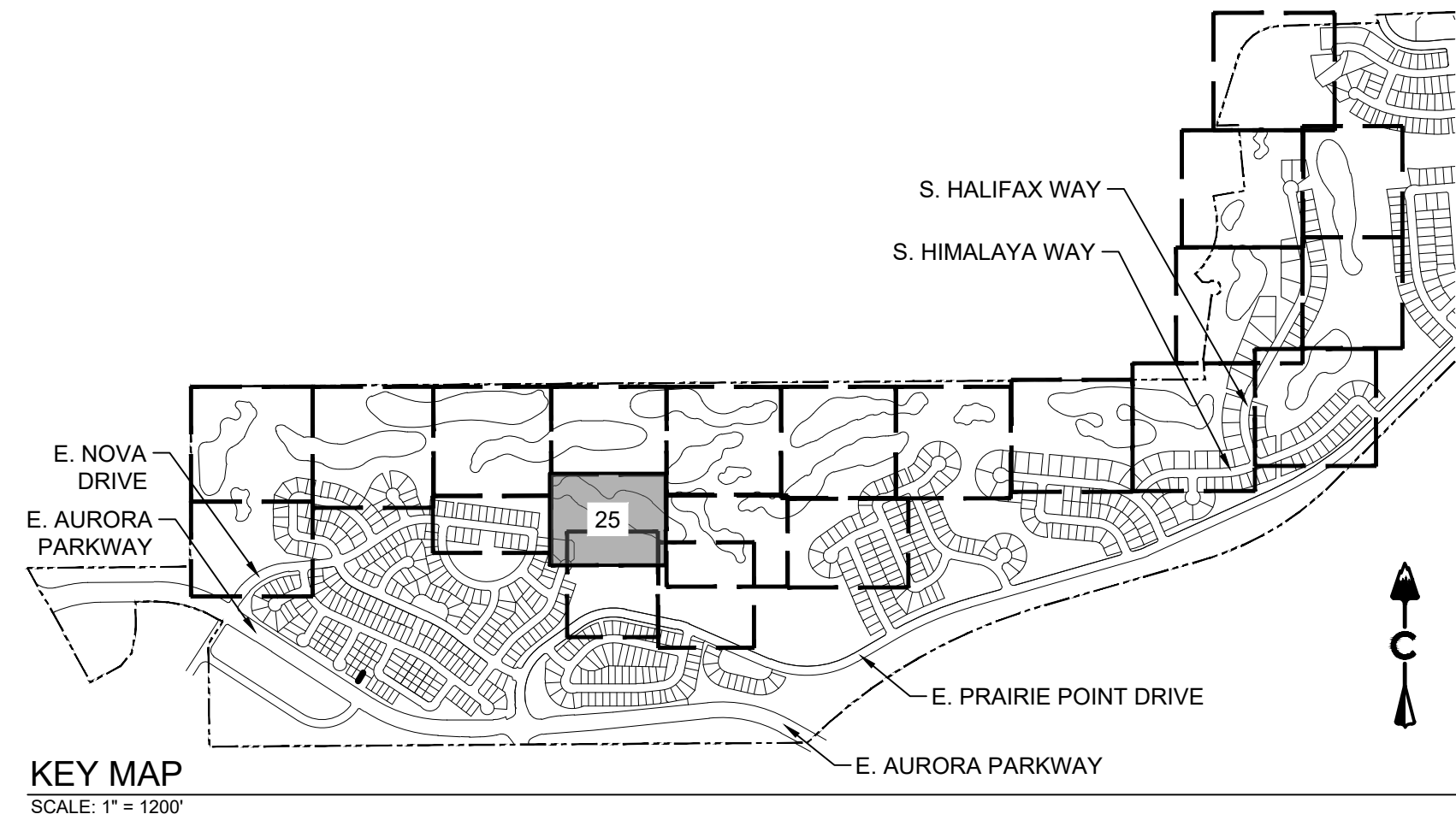
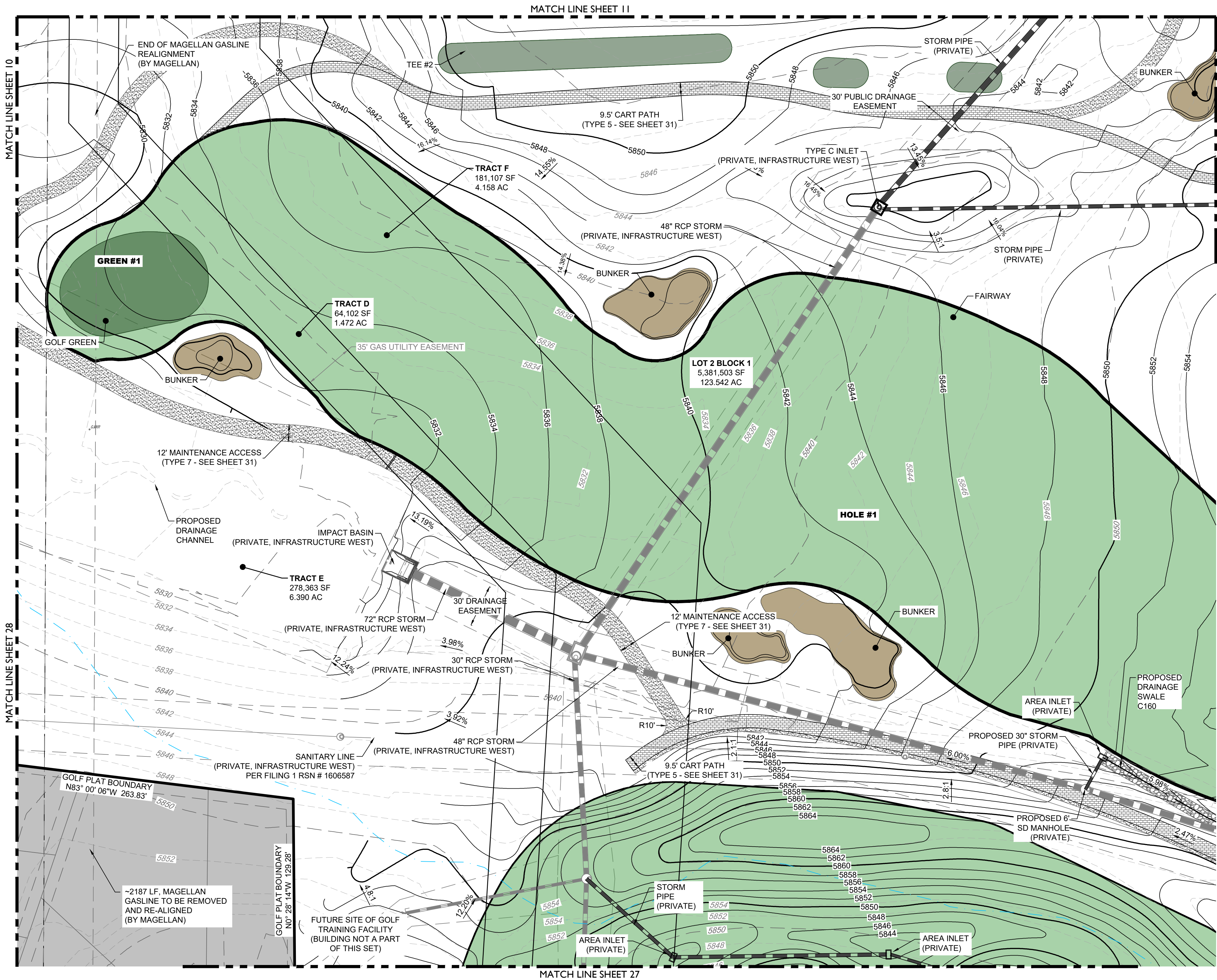
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SHEET NUMBER

SHEET 24 OF 69

June 11, 2024





**BENCHMARK**  
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PROJECT NAME

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**AURORA, COLORADO**  
**SITE PLAN**  
SITE PLAN

SHEET TITLE

**NOT FOR CONSTRUCTION**

SHEET NUMBER

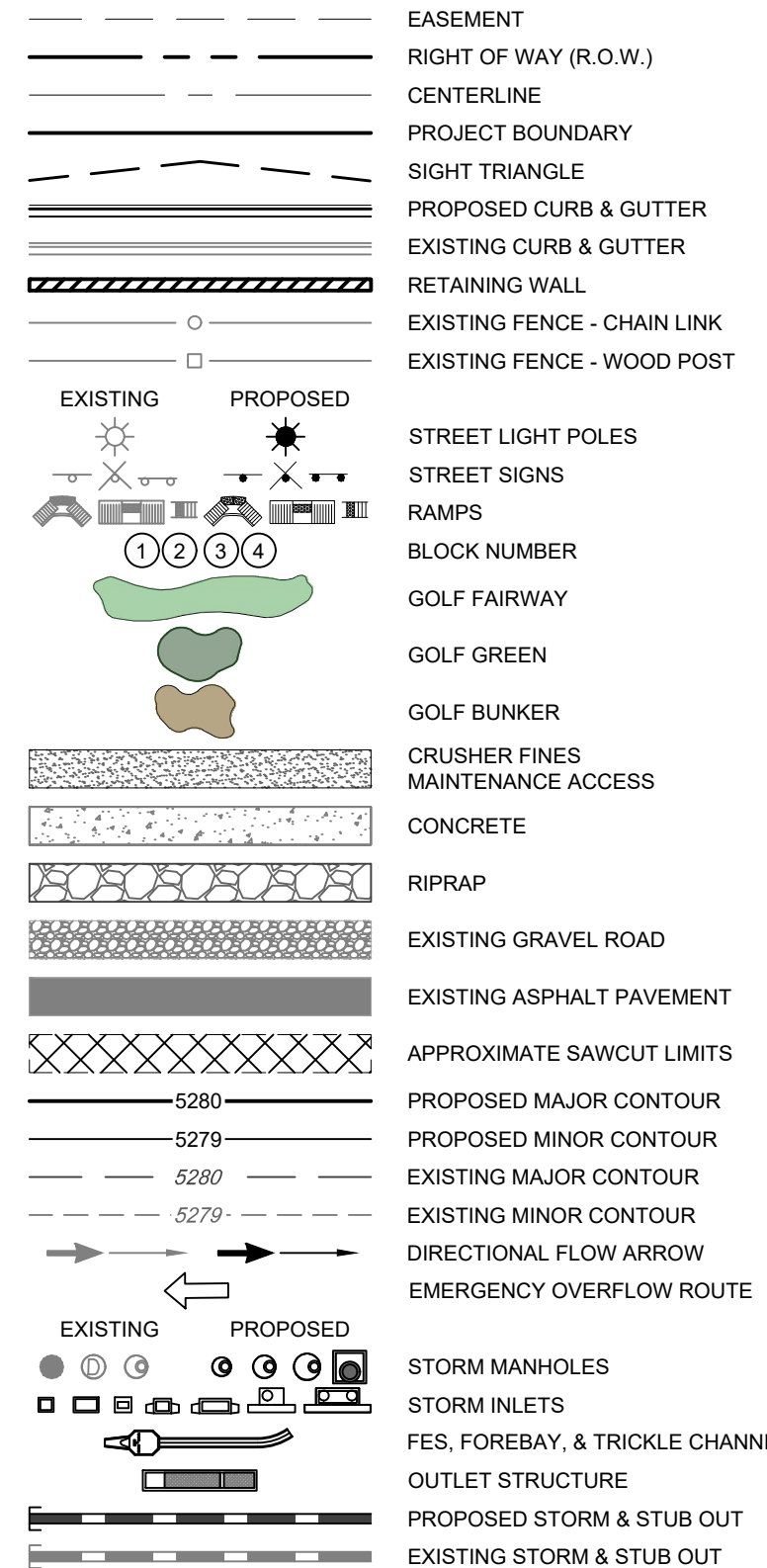
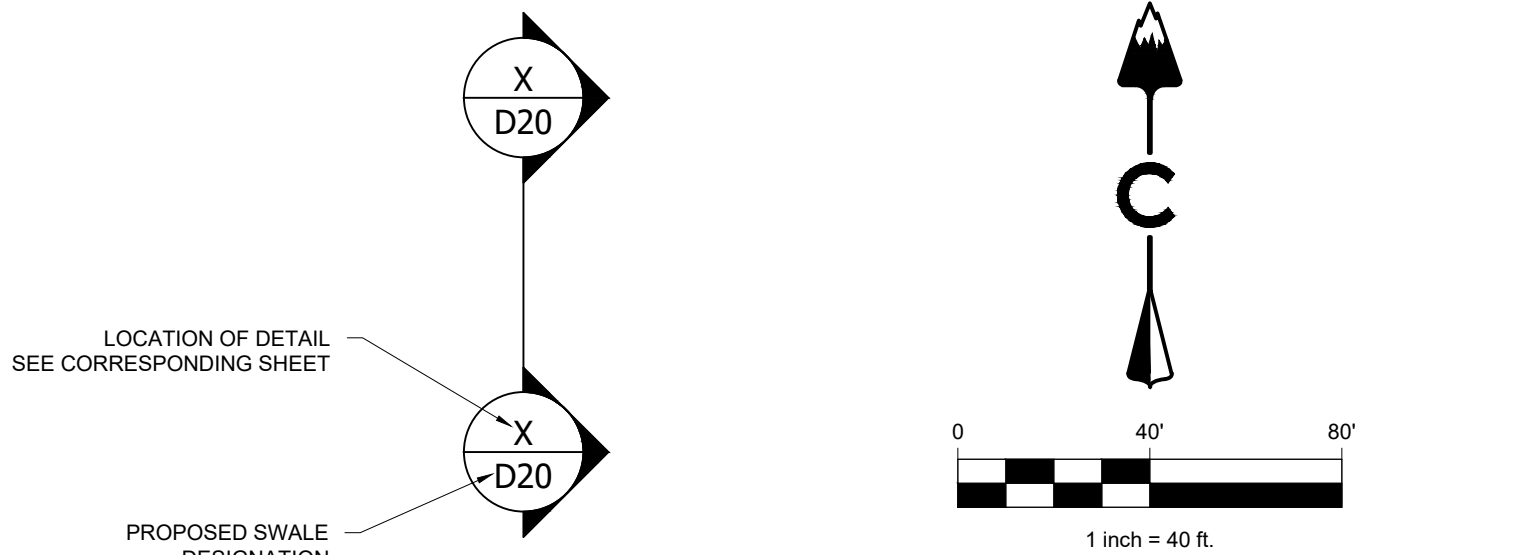
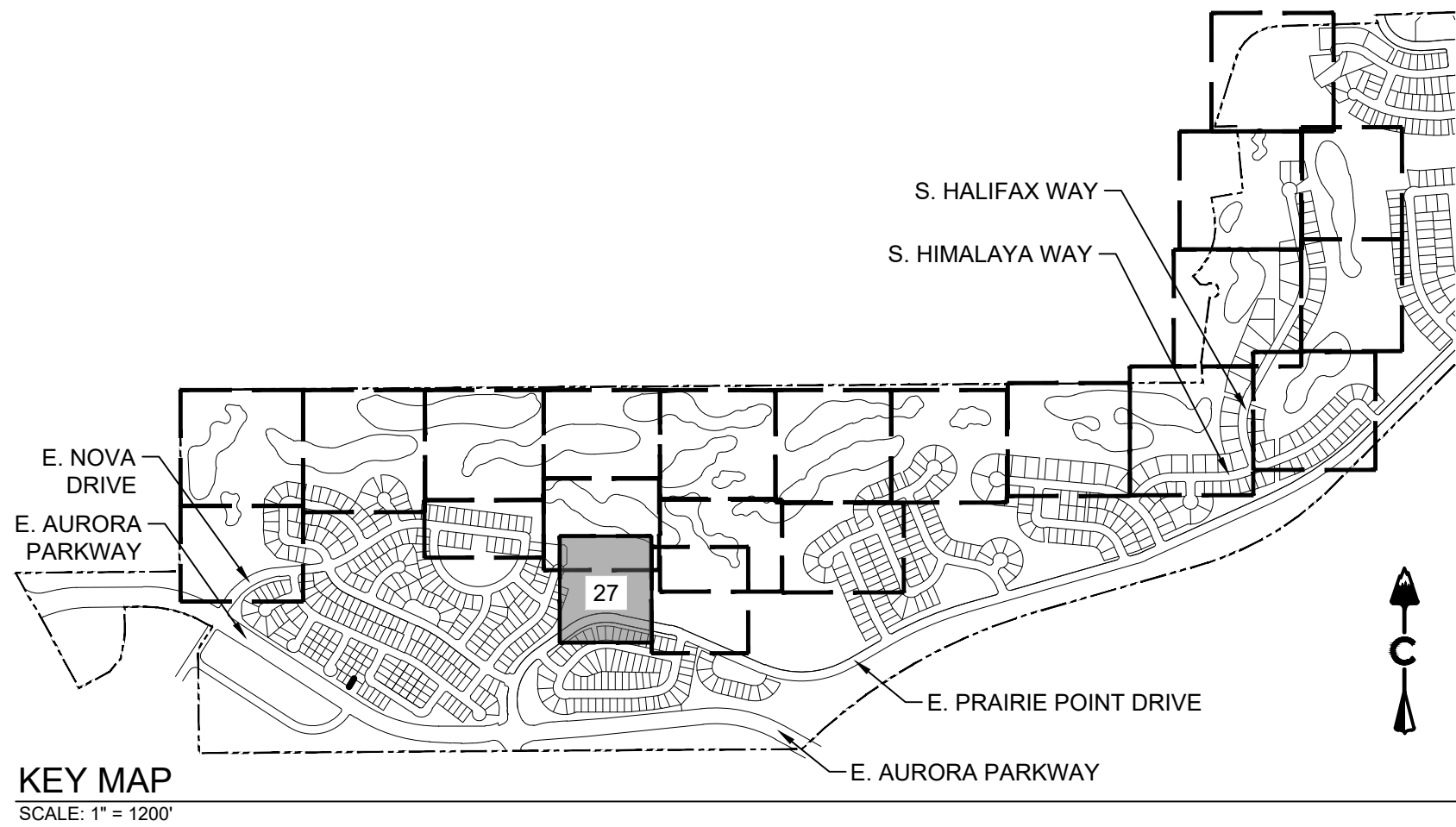
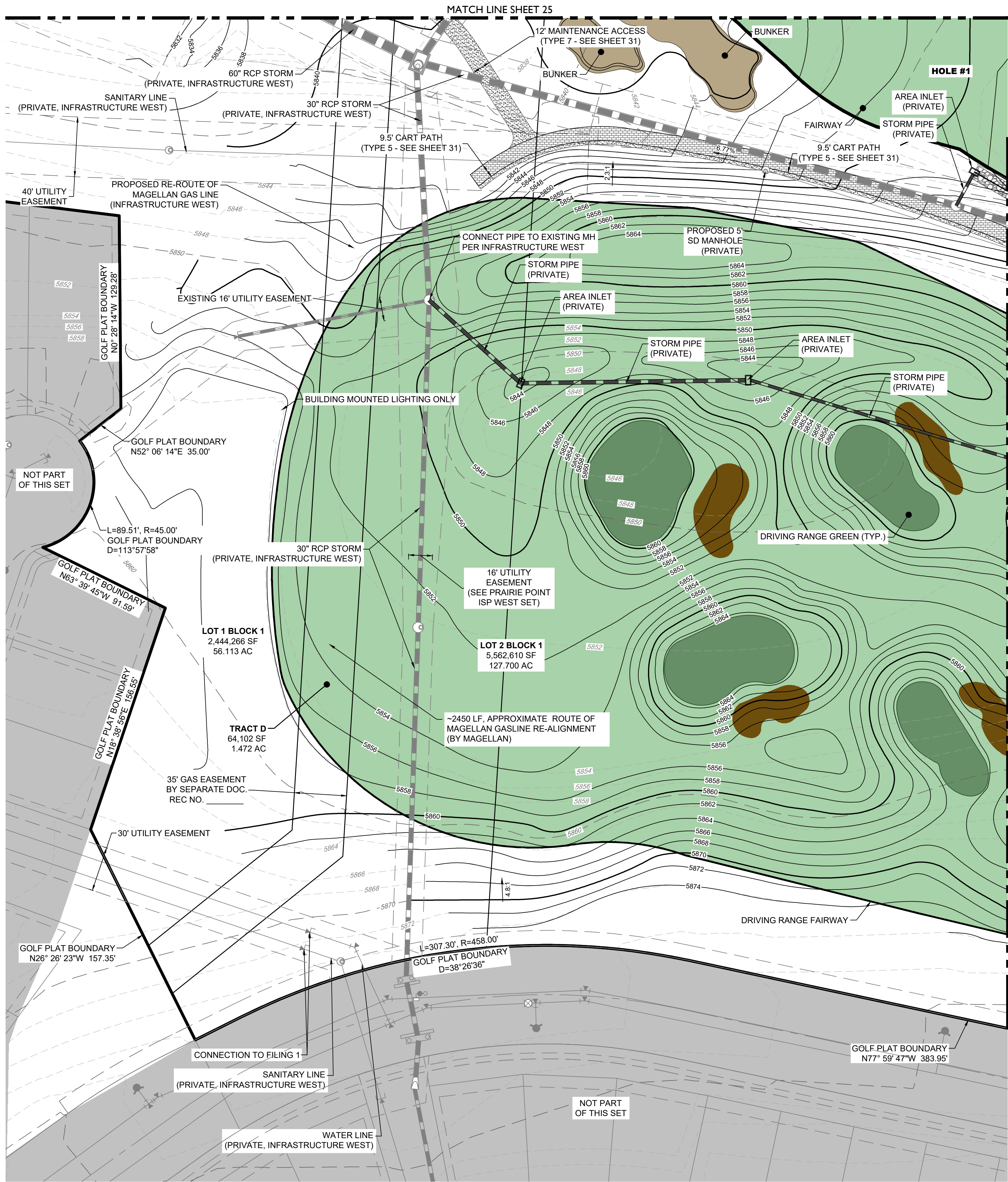
SHEET 25 OF 69

June 11, 2024









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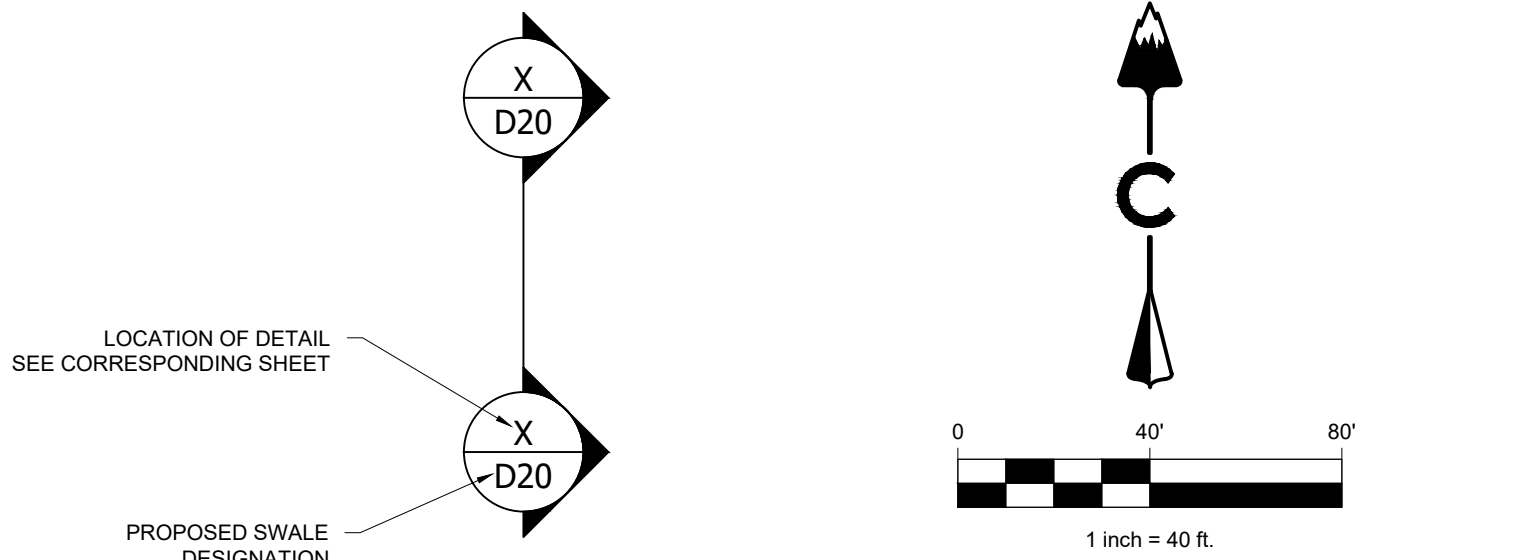
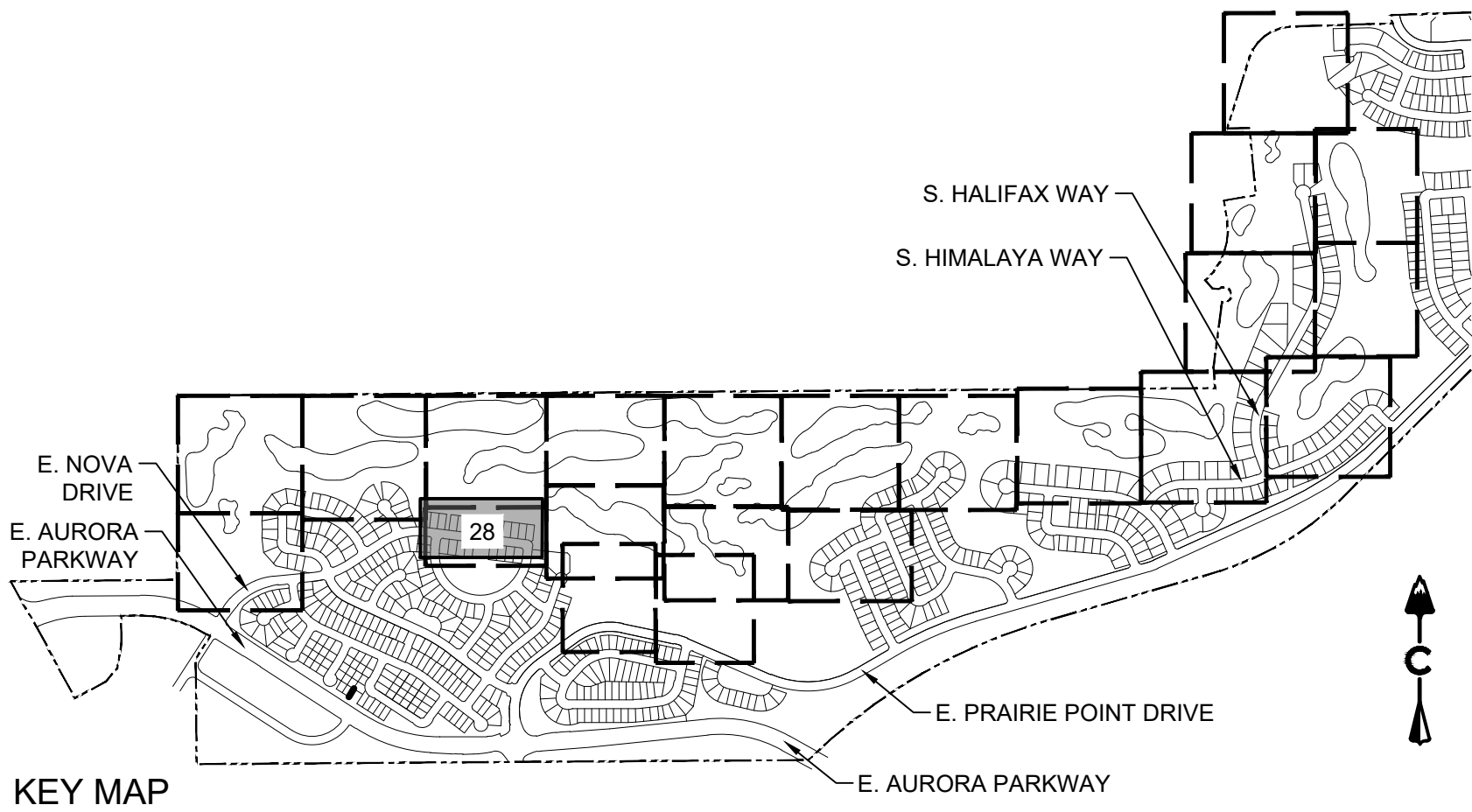
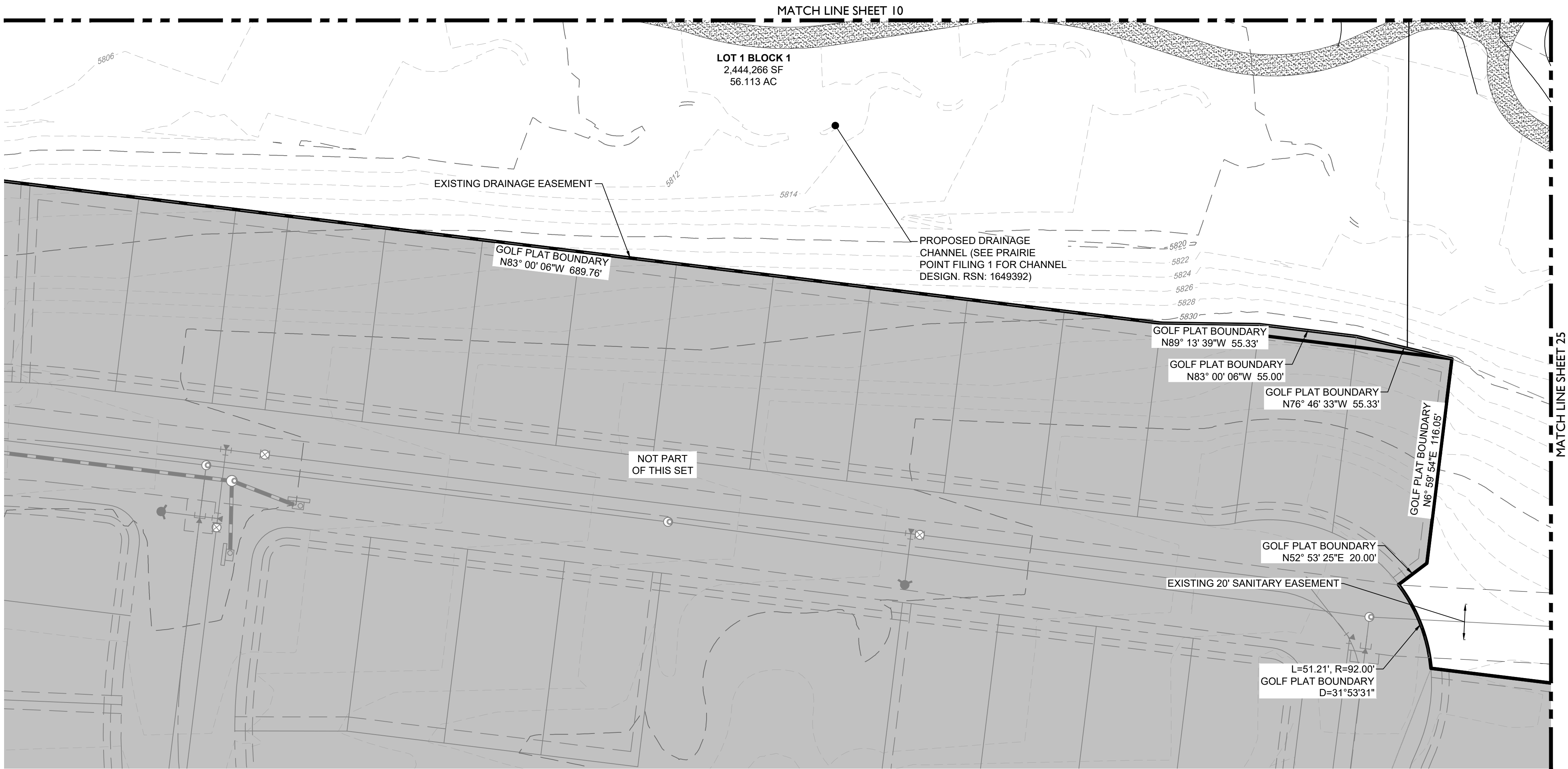
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(NAVD 88 DATUM)

- 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

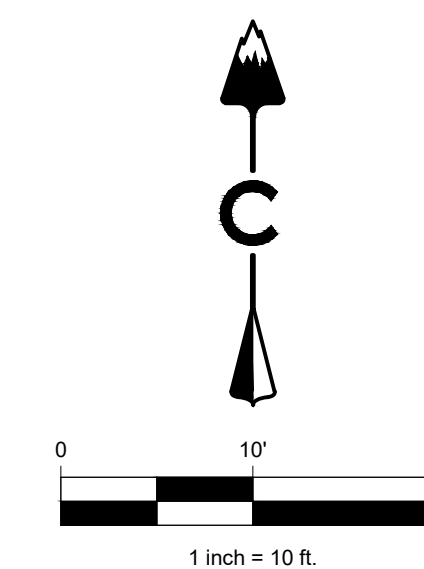
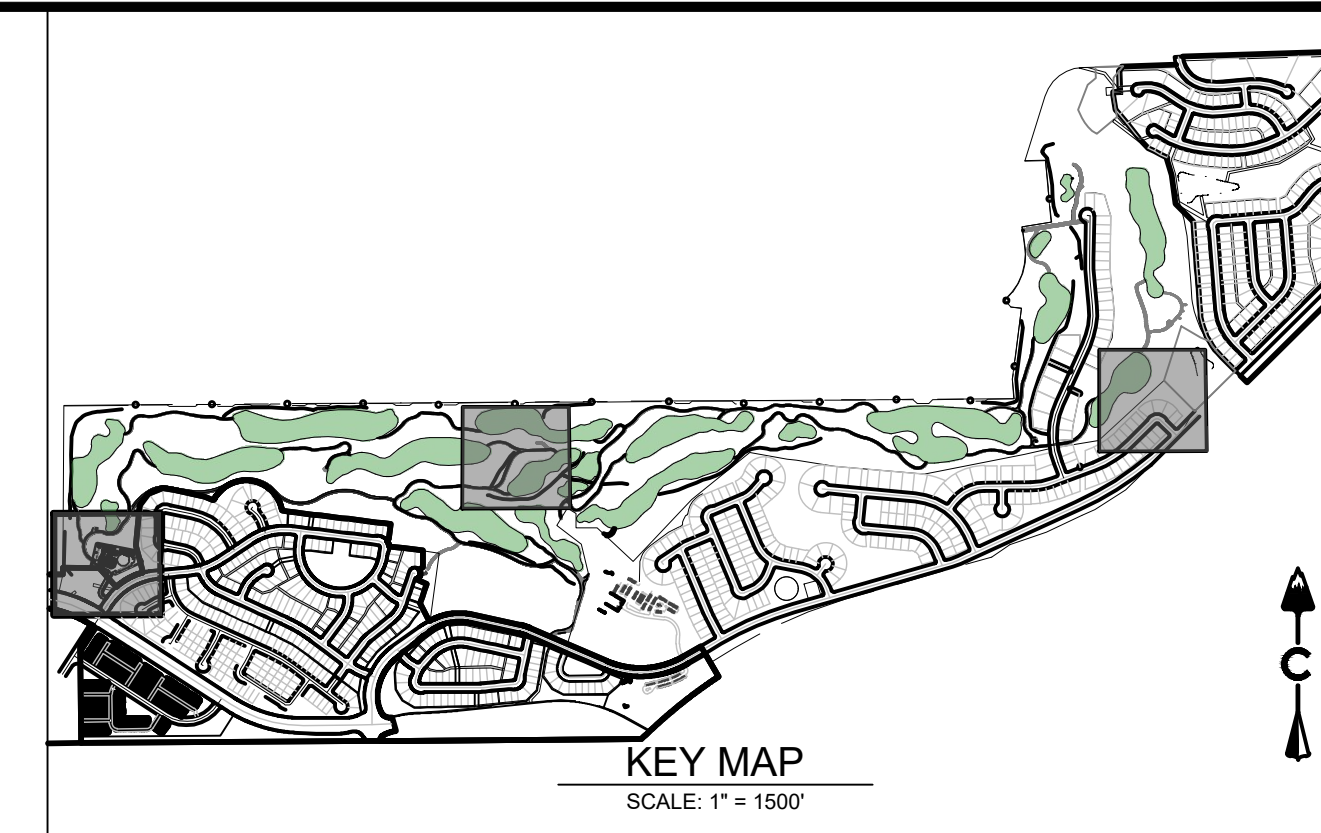
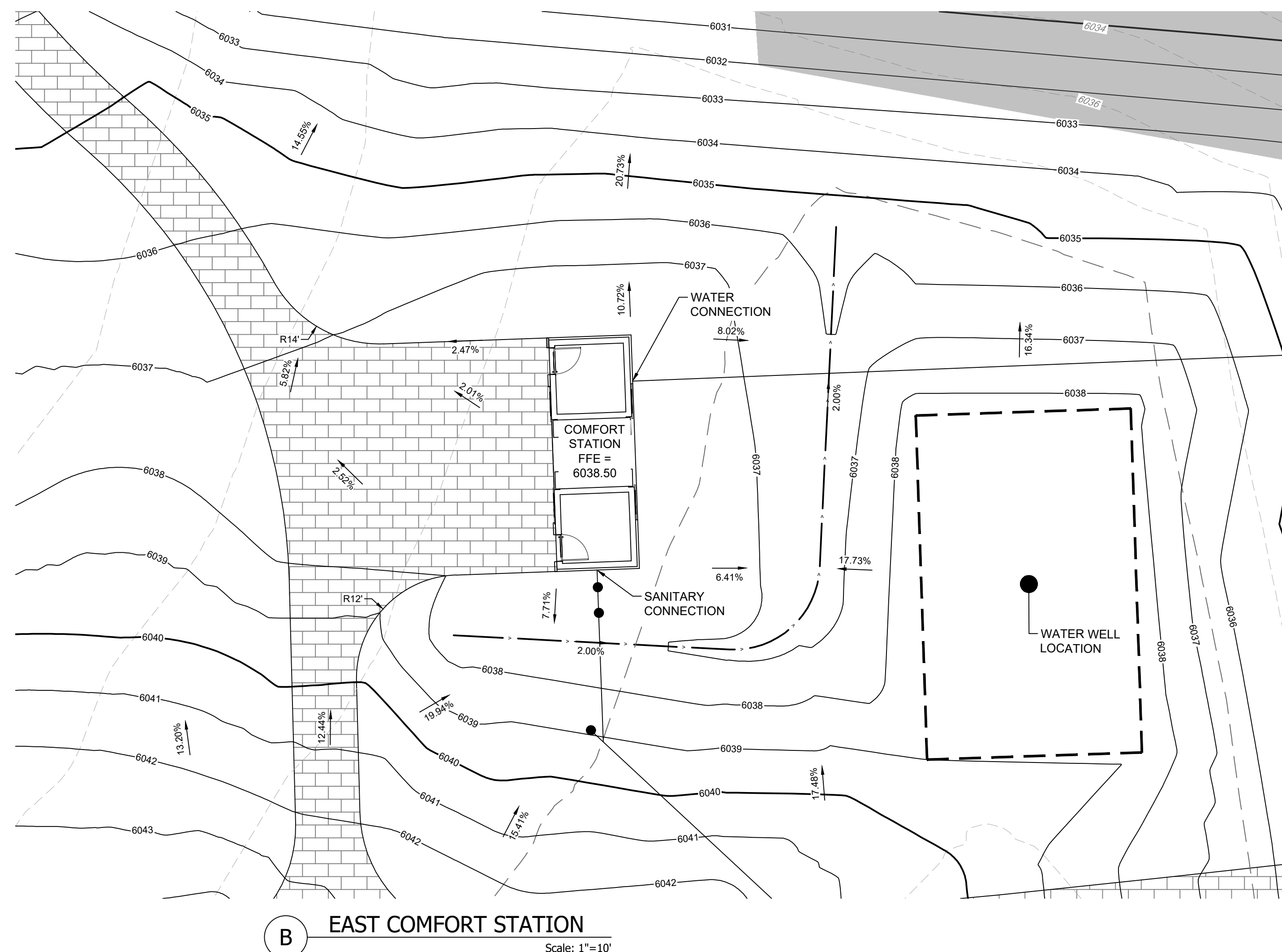
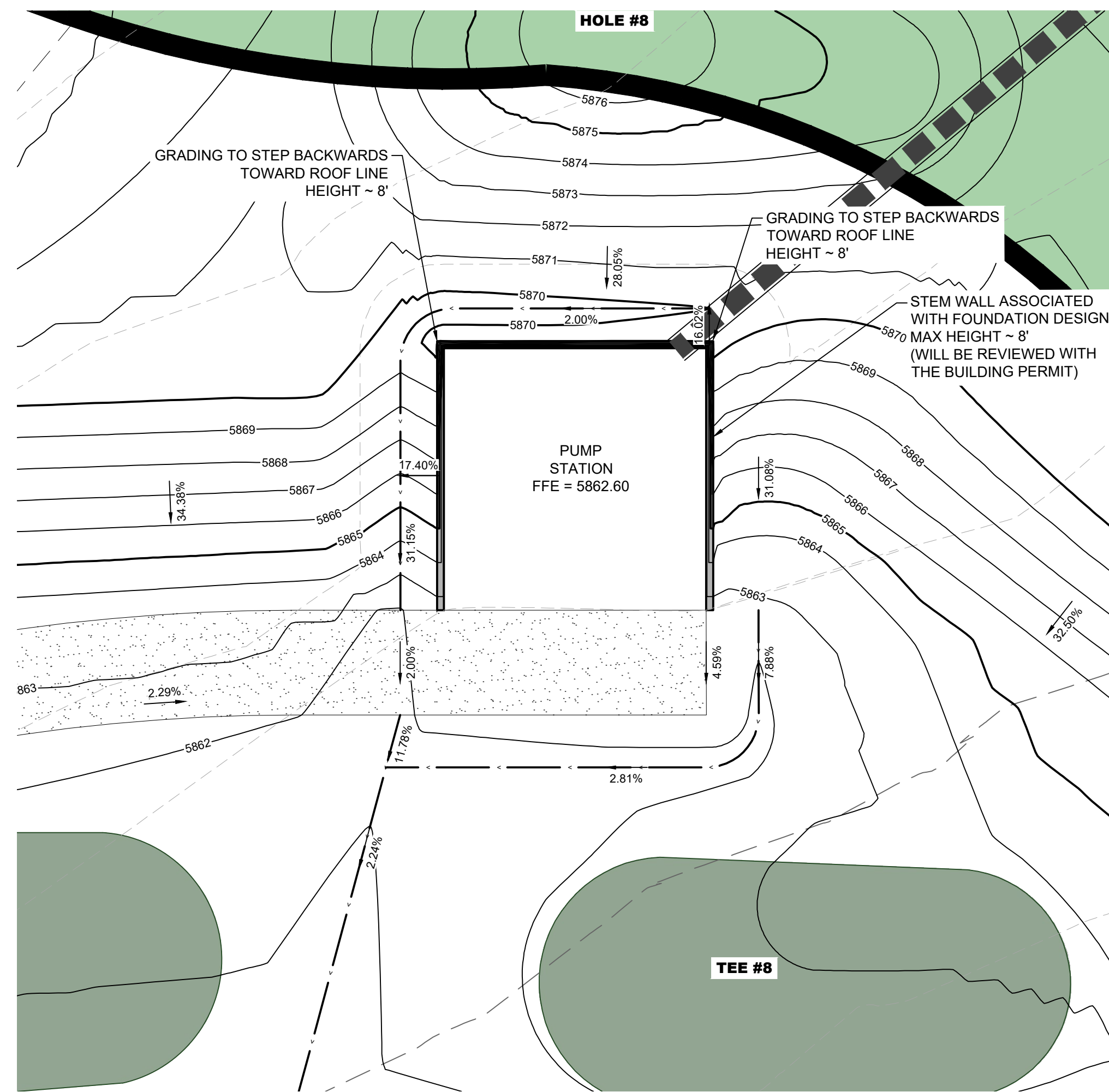
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SHEET NUMBER

SHEET 28 OF 69

June 11, 2024





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PROJECT NAME

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

SHEET TITLE

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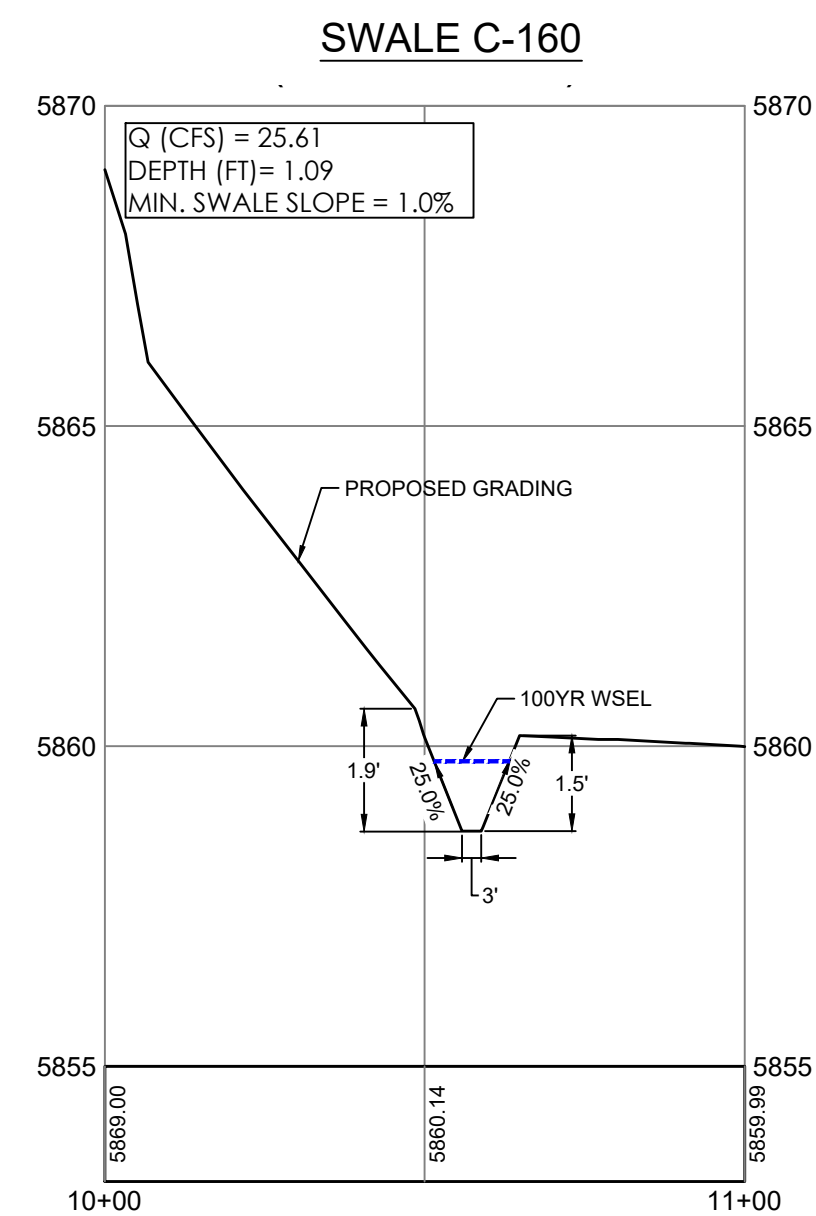
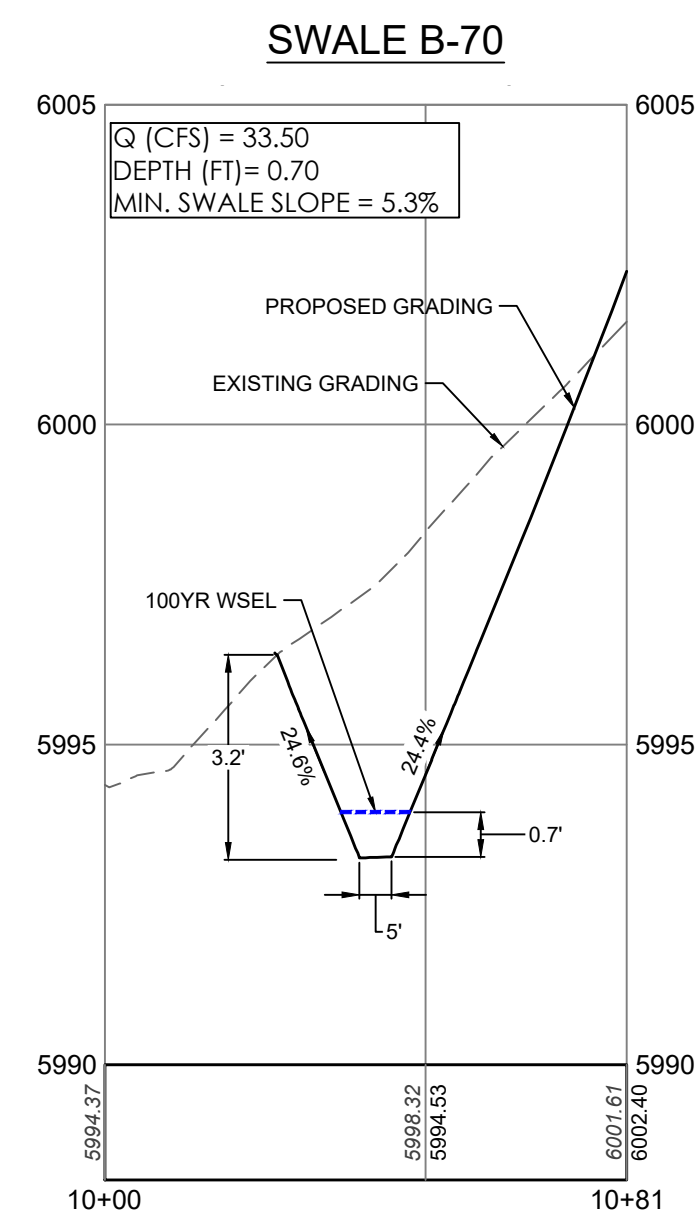
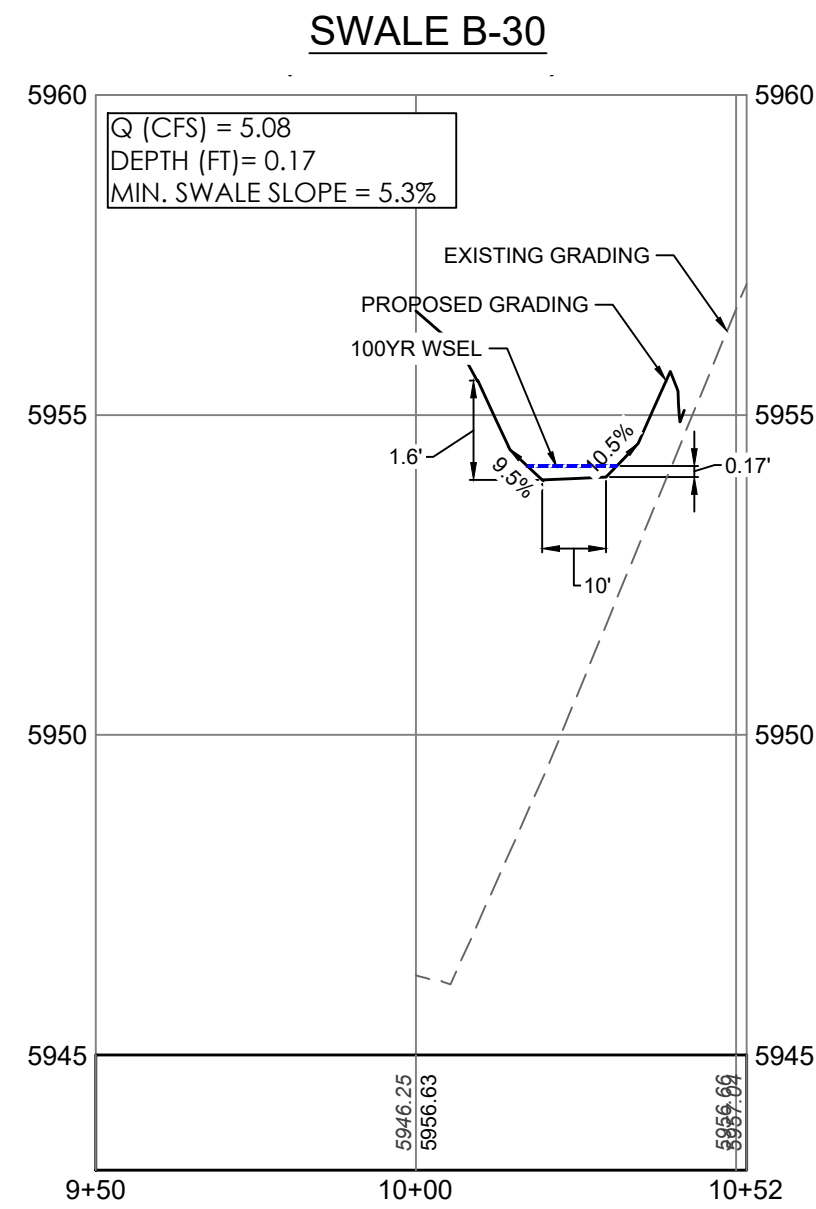
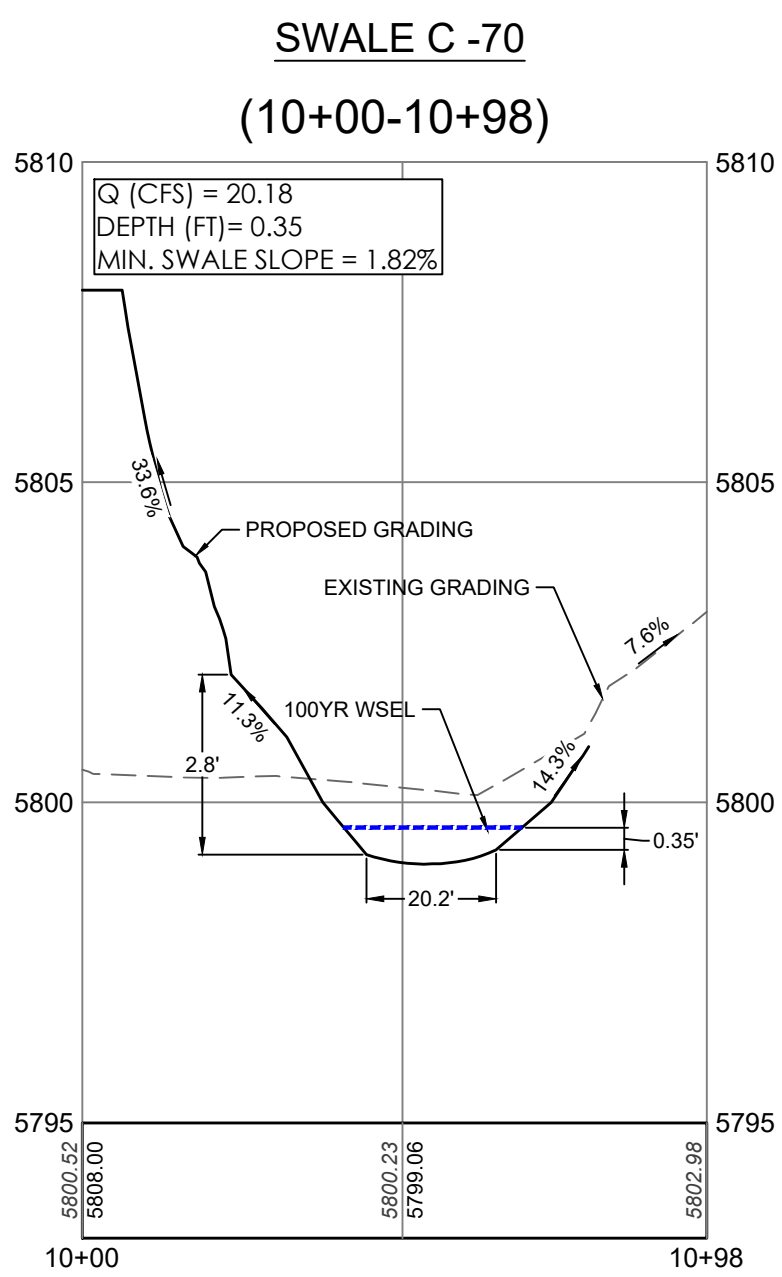
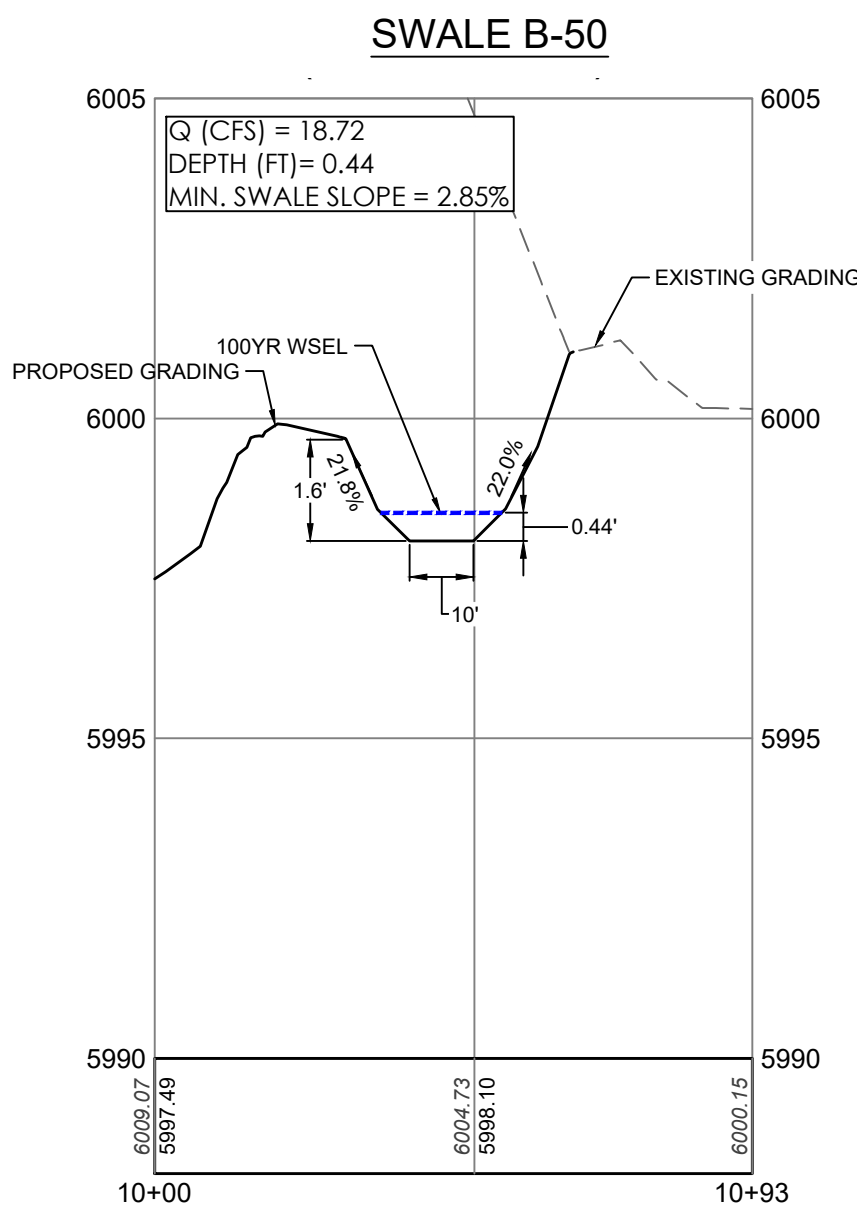
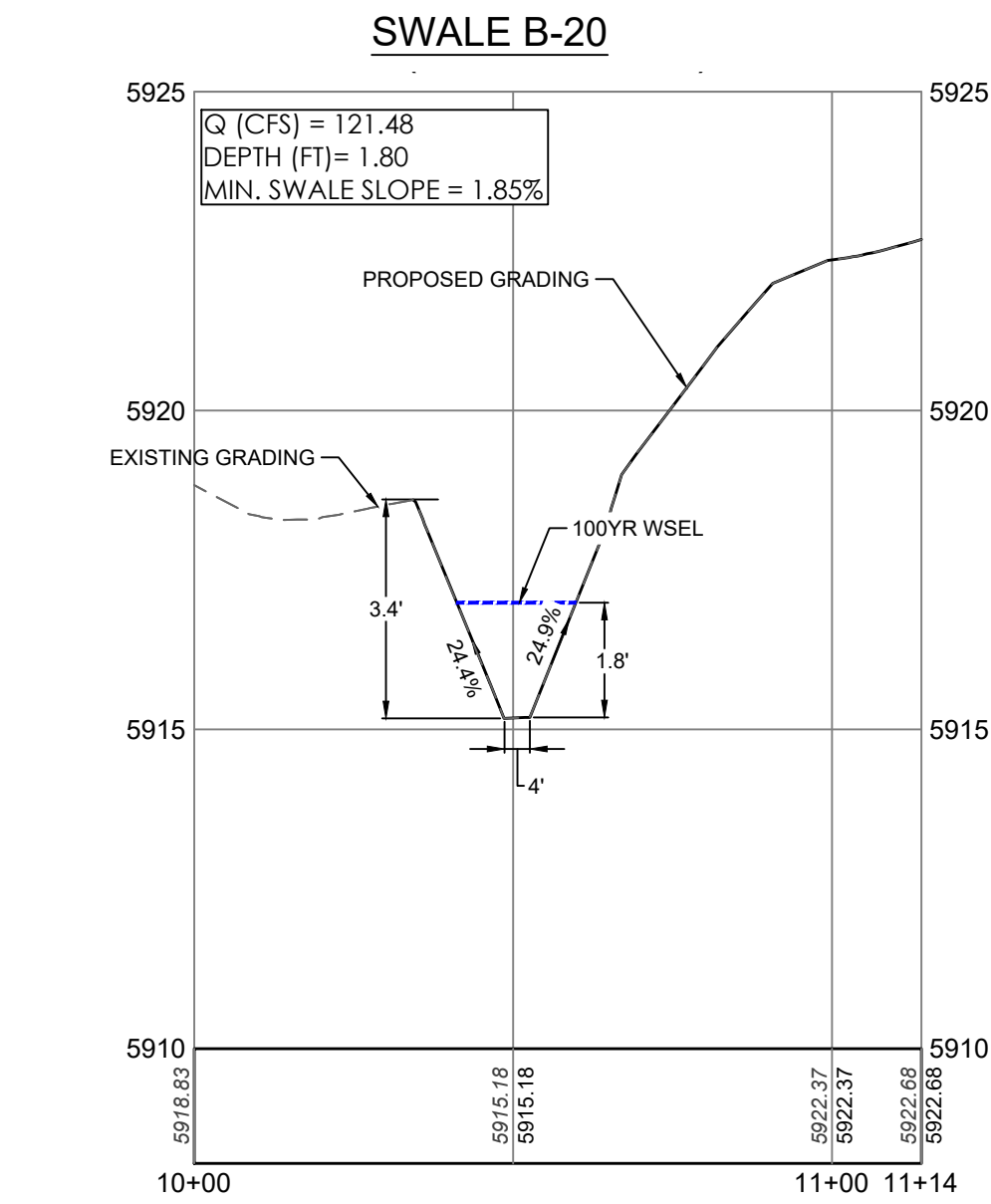
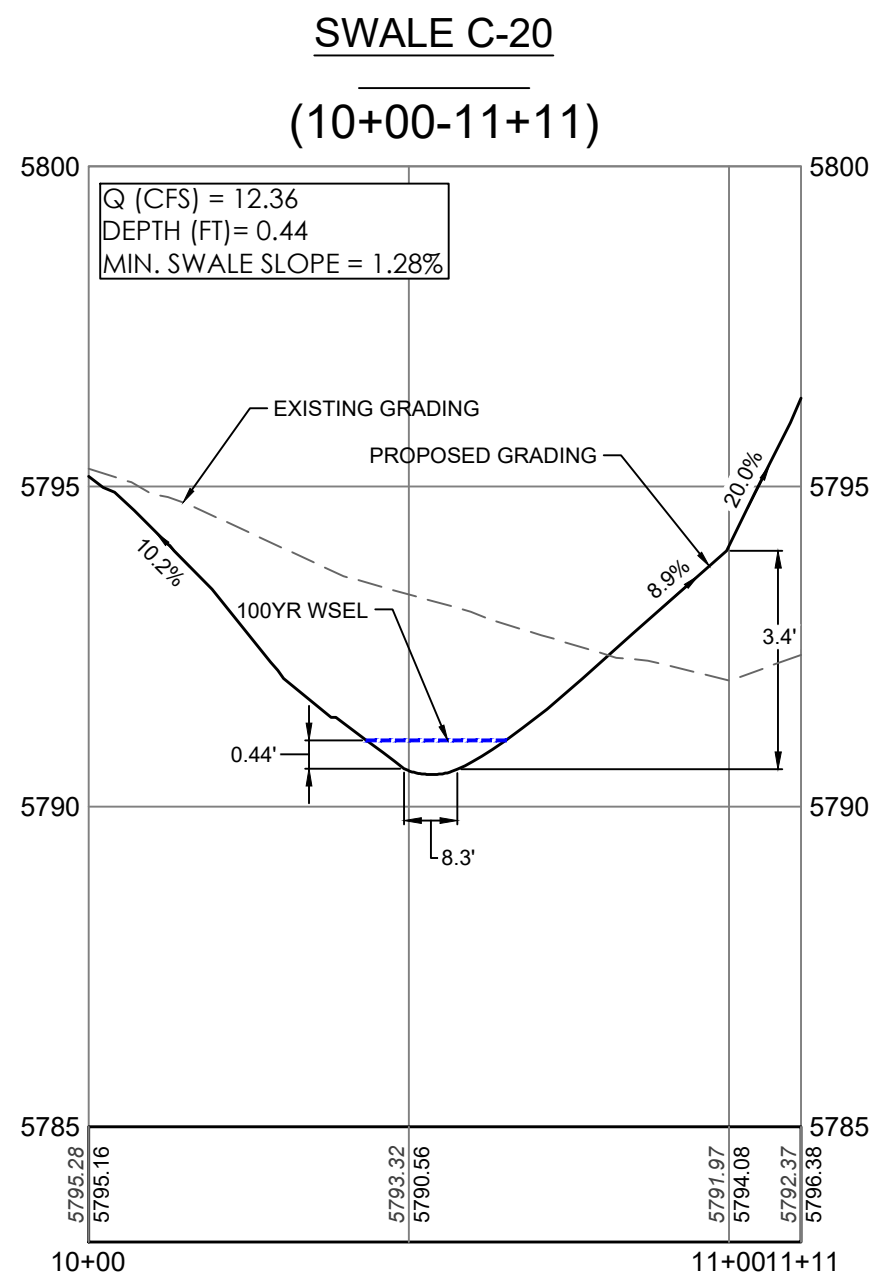
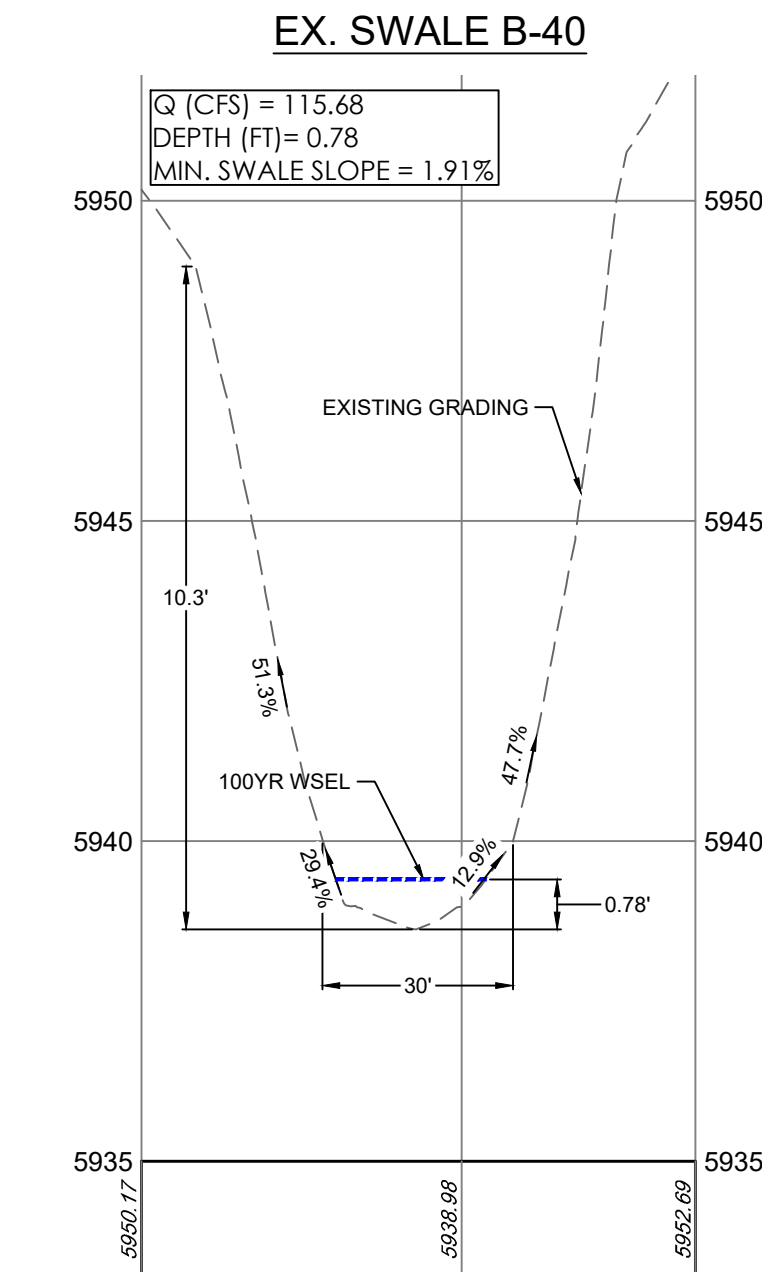
SHEET NUMBER

SHEET 29 OF 69

June 11, 2024



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



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PROJECT NAME

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

SHEET TITLE

NOT FOR CONSTRUCTION

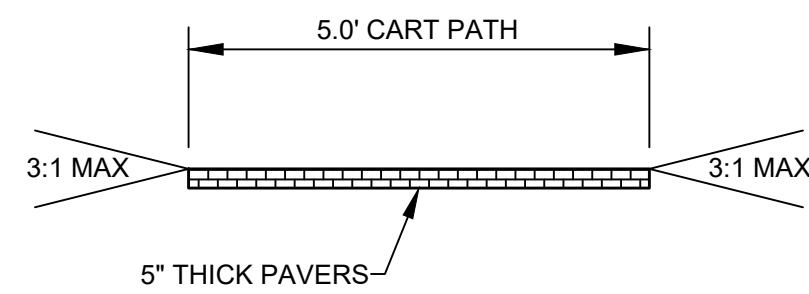
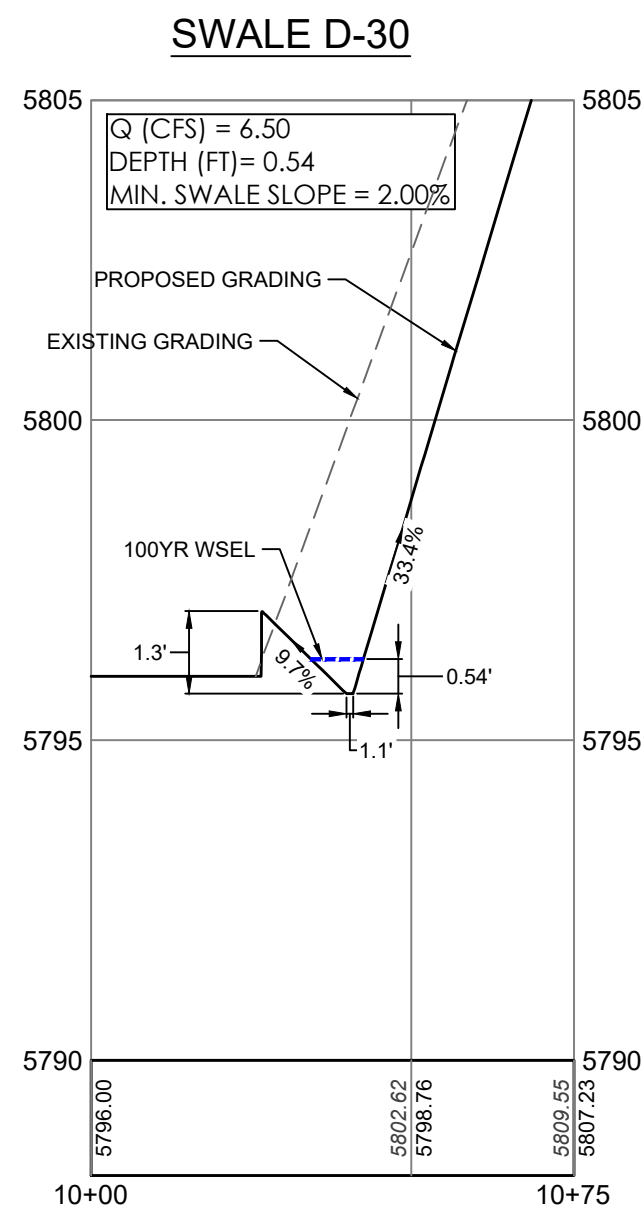
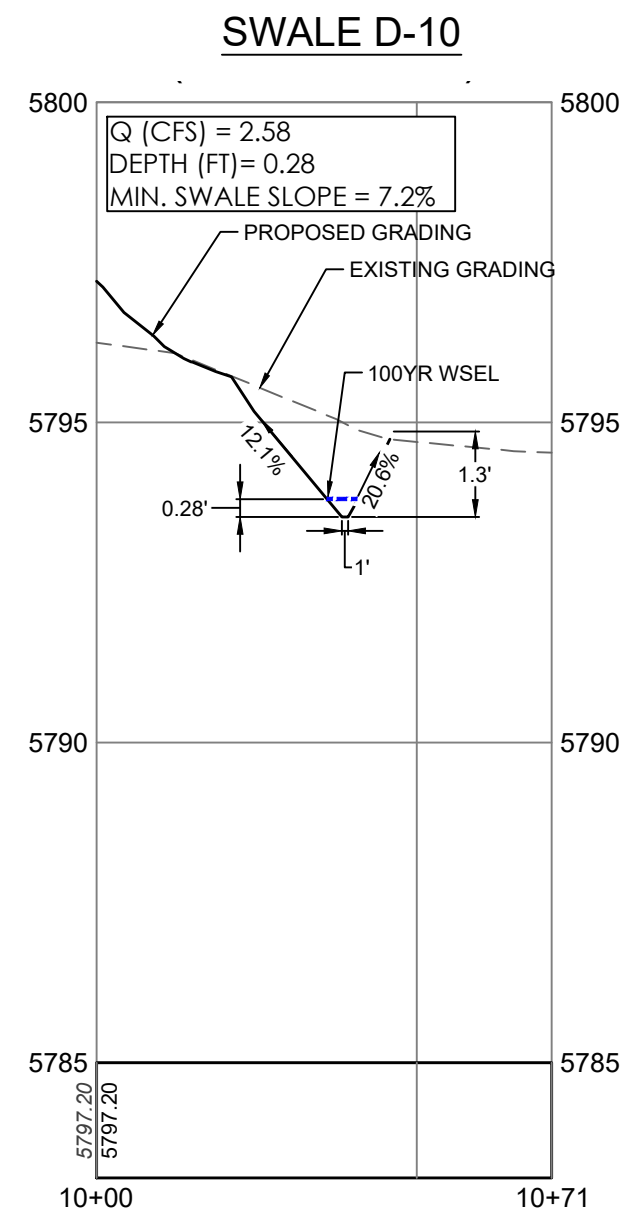
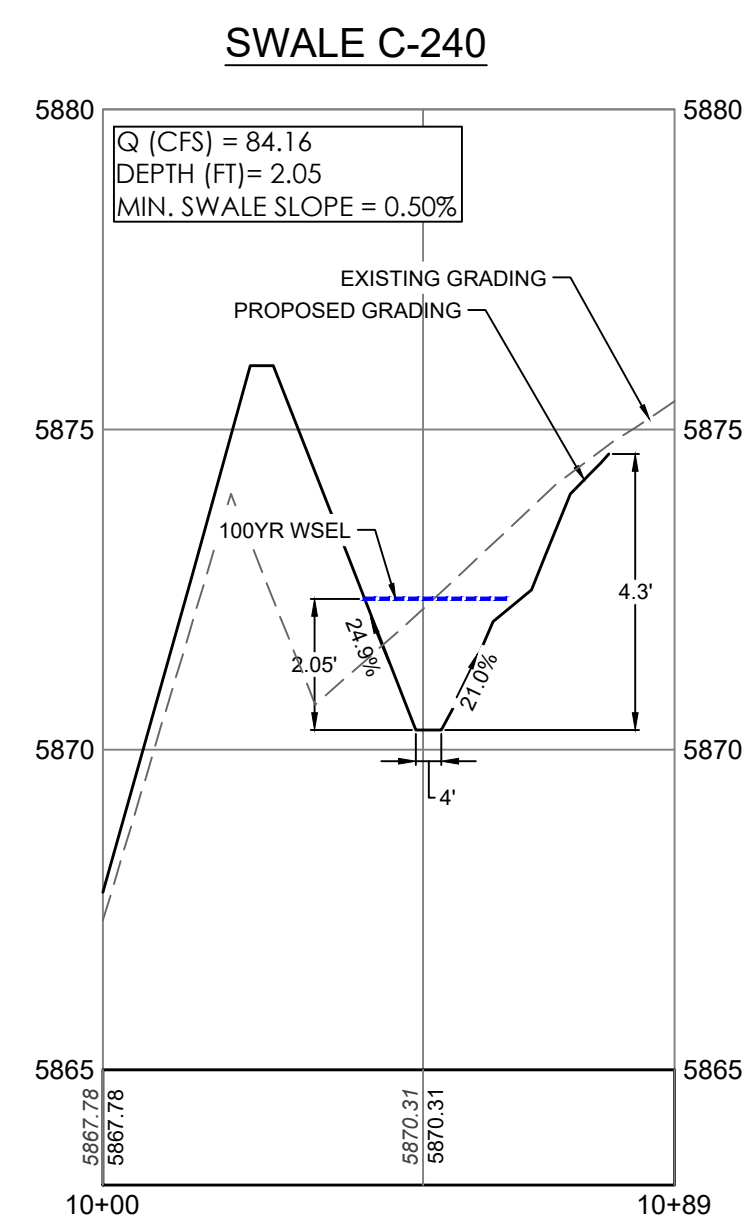
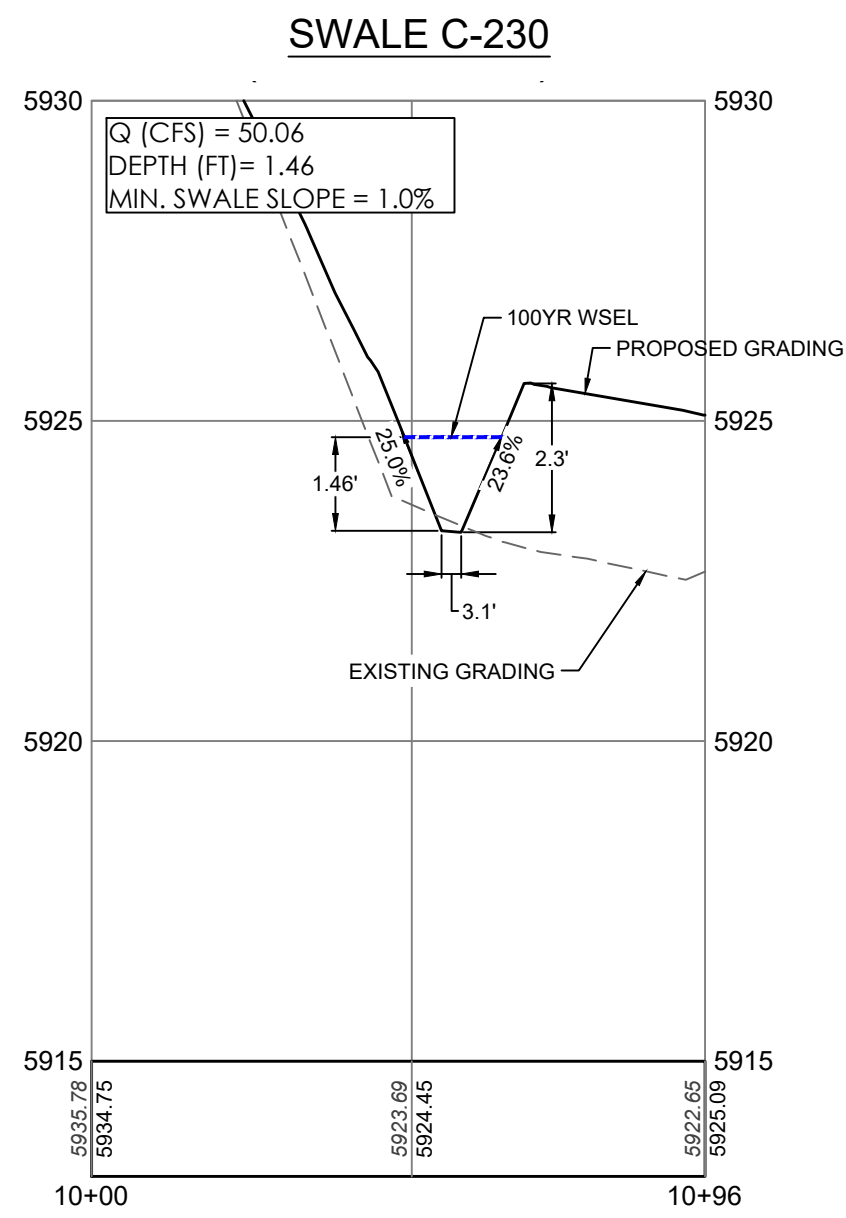
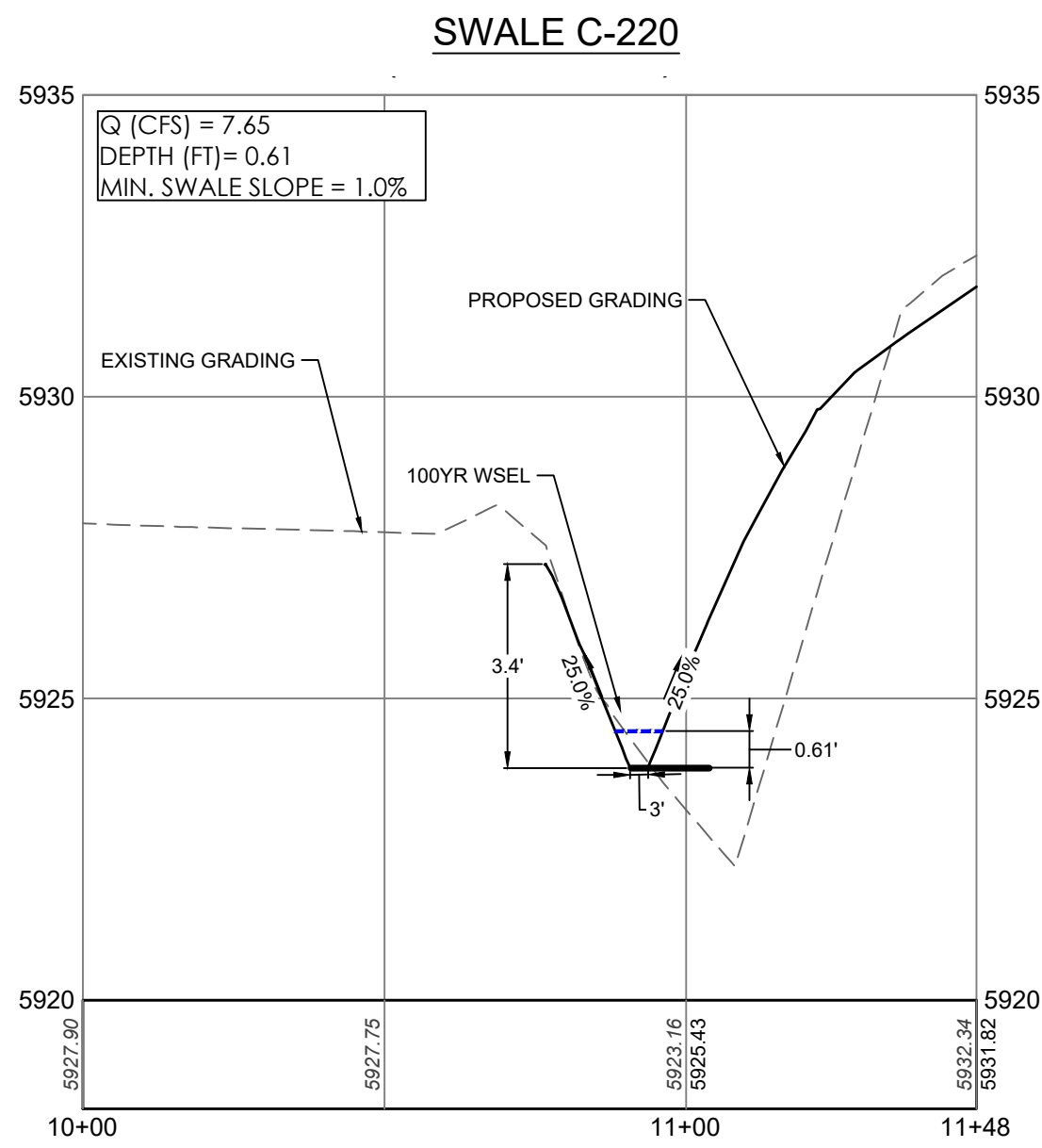
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SHEET 30 OF 69

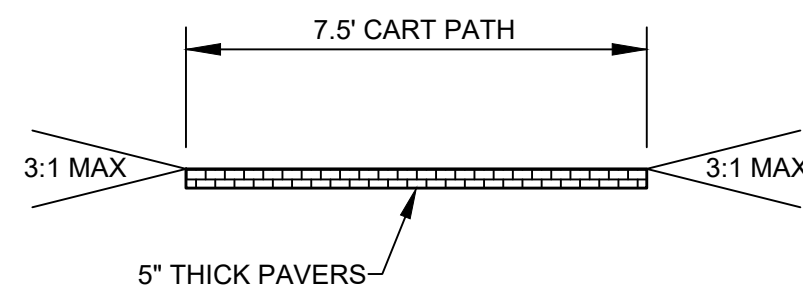
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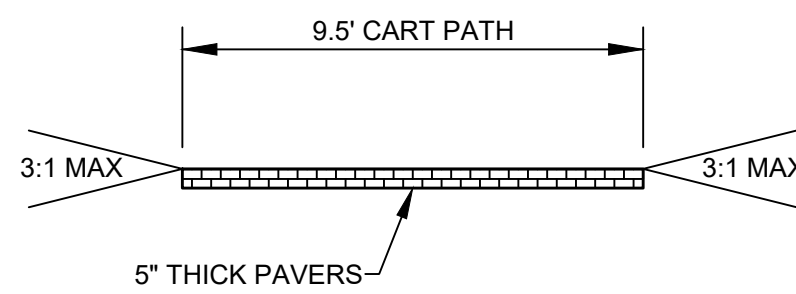
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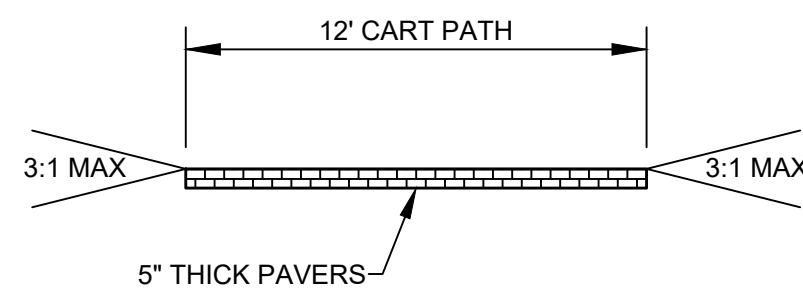
**TYPE 1**  
5FT GOLF CART PATH (PRIVATE)  
SCALE: N.T.S



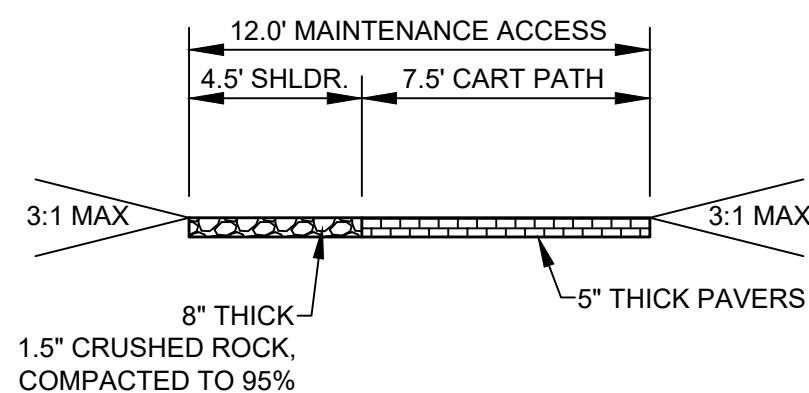
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7.5FT GOLF CART PATH (PRIVATE)  
SCALE: N.T.S



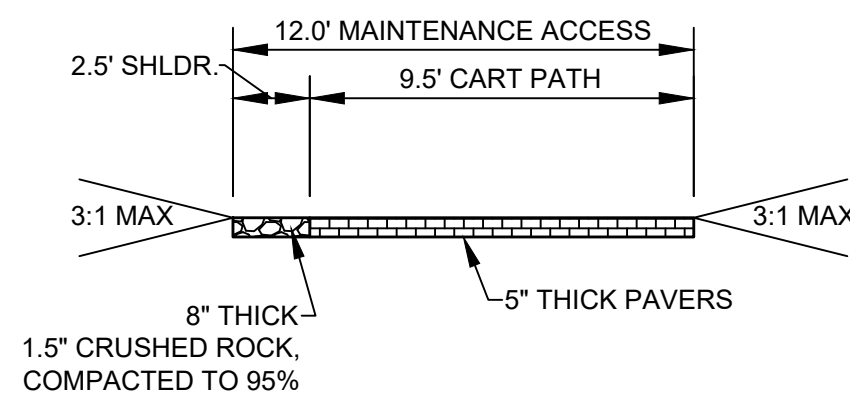
**TYPE 3**  
9.5FT GOLF CART PATH (PRIVATE)  
SCALE: N.T.S



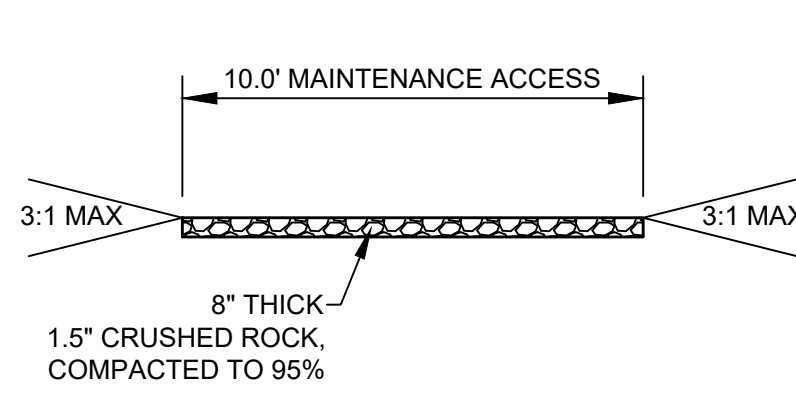
**TYPE 4**  
12FT GOLF CART PATH (PRIVATE)  
SCALE: N.T.S



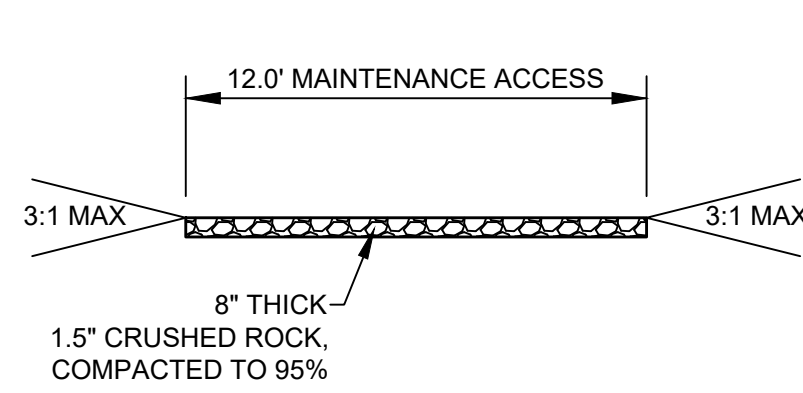
**TYPE 5**  
7.5FT GOLF CART PATH WITH 12FT  
MAINTENANCE ACCESS (PRIVATE)  
SCALE: N.T.S



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



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



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

TYPICAL TRAIL CROSS-SECTIONS



PROJECT NAME

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

SHEET TITLE

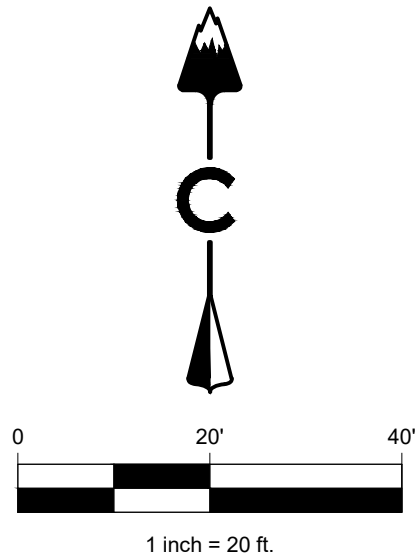
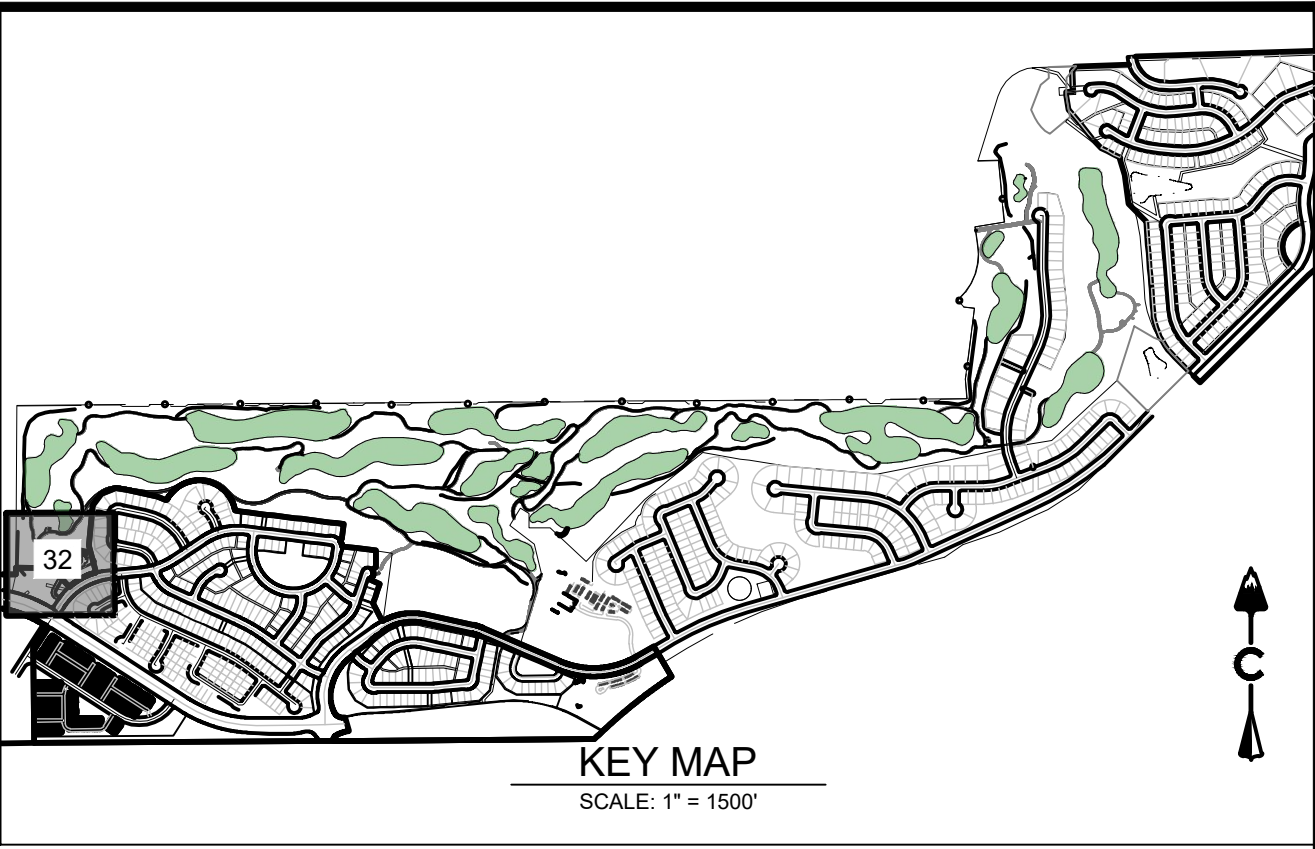
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SHEET NUMBER


SHEET 31 OF 69

June 11, 2024





- KEY NOTES:**
- NOTE: ALL SIGNS SHALL BE MUTCD COMPLIANT.
1. 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
- 1** D3-1 (12" HEIGHT - VARIABLE LENGTH) STOP SIGN R1-1 WITH STREET NAME (30" X 30")
- 2** 8" SOLID WHITE DIAGONAL OR CHEVRON STRIPING AT 3' O-C, 45°
- 3** 4" SOLID WHITE LINE
- 4** 2' X 10' CROSSWALK BARS, 6' O.C.
- 5** 24" X 28" INTERNATIONAL SYMBOL OF ACCESSIBILITY, BLUE BACKGROUND WITH WHITE BORDER
- 6** R8-3620 (12"X18") R7-201P (12"X6") R8-3621 (12"X18") R7-201P (12"X6") R8-3622 (12"X18") R7-201P (12"X6")
- 7** R5-11 (30"X24") R7-201P (12"X6")
- 8** R7-8 (12"X18") R7-8aP (12"X6") R7-201P (12"X6")



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PROJECT NAME

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

SHEET TITLE

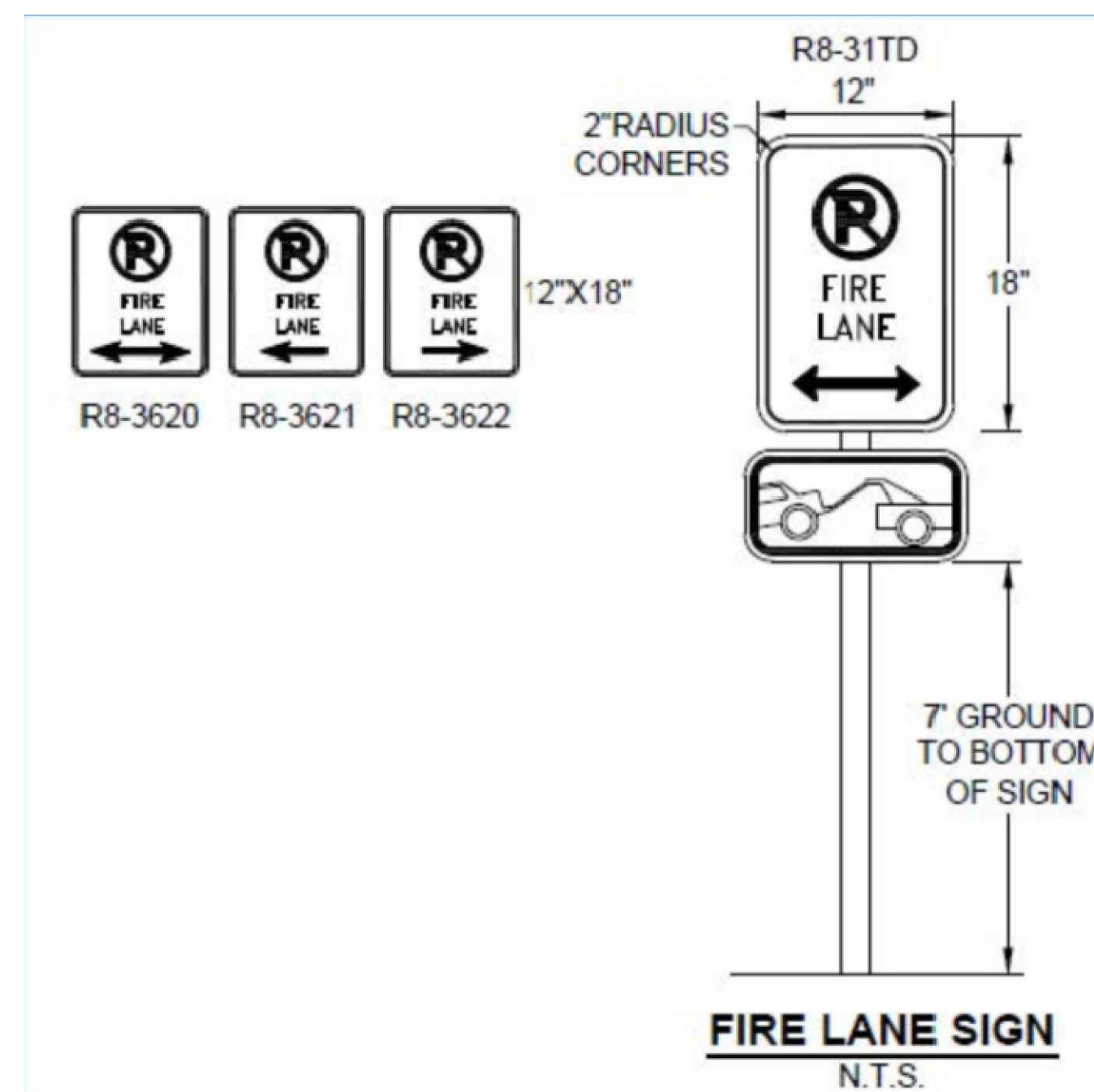
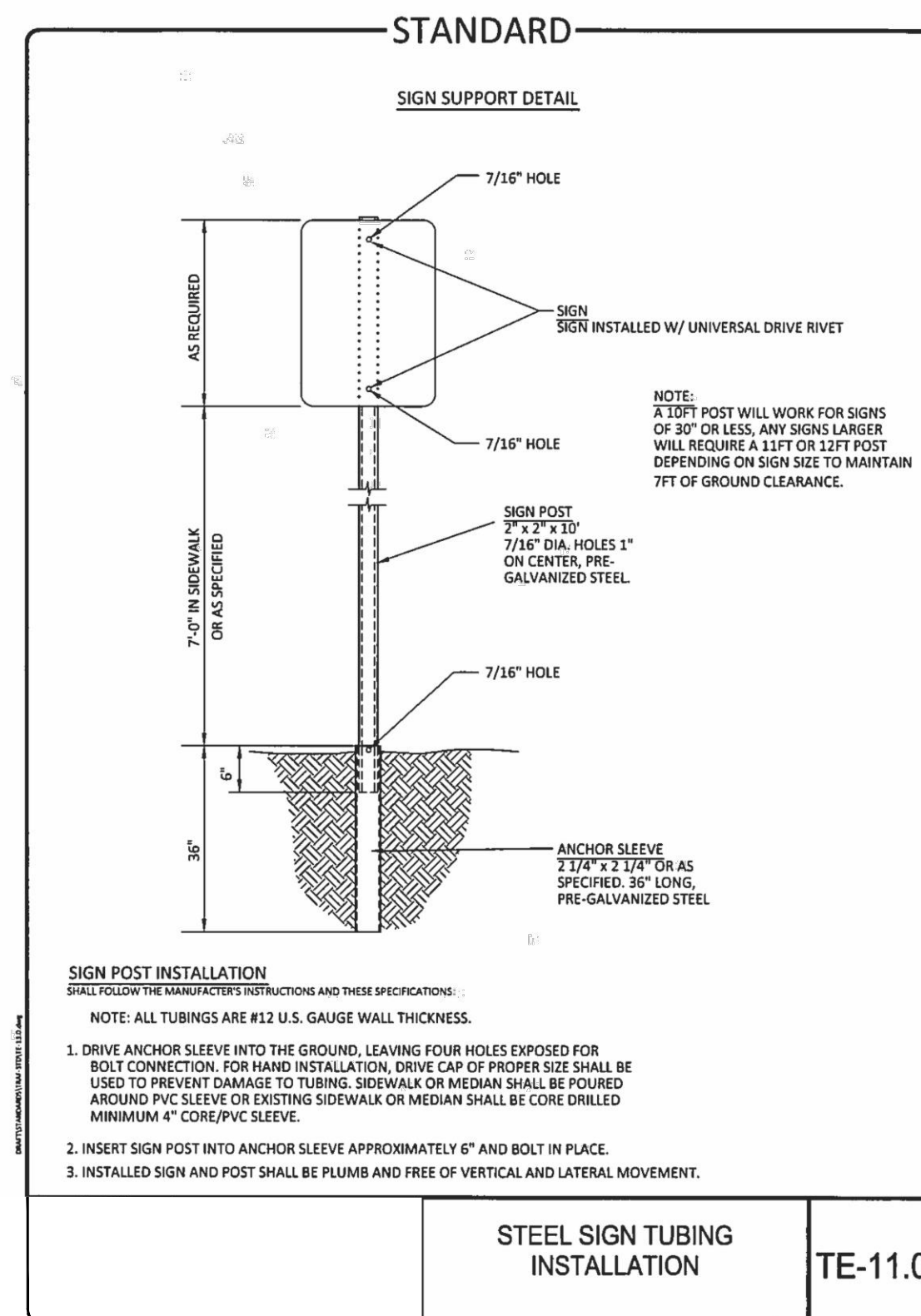
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SHEET NUMBER

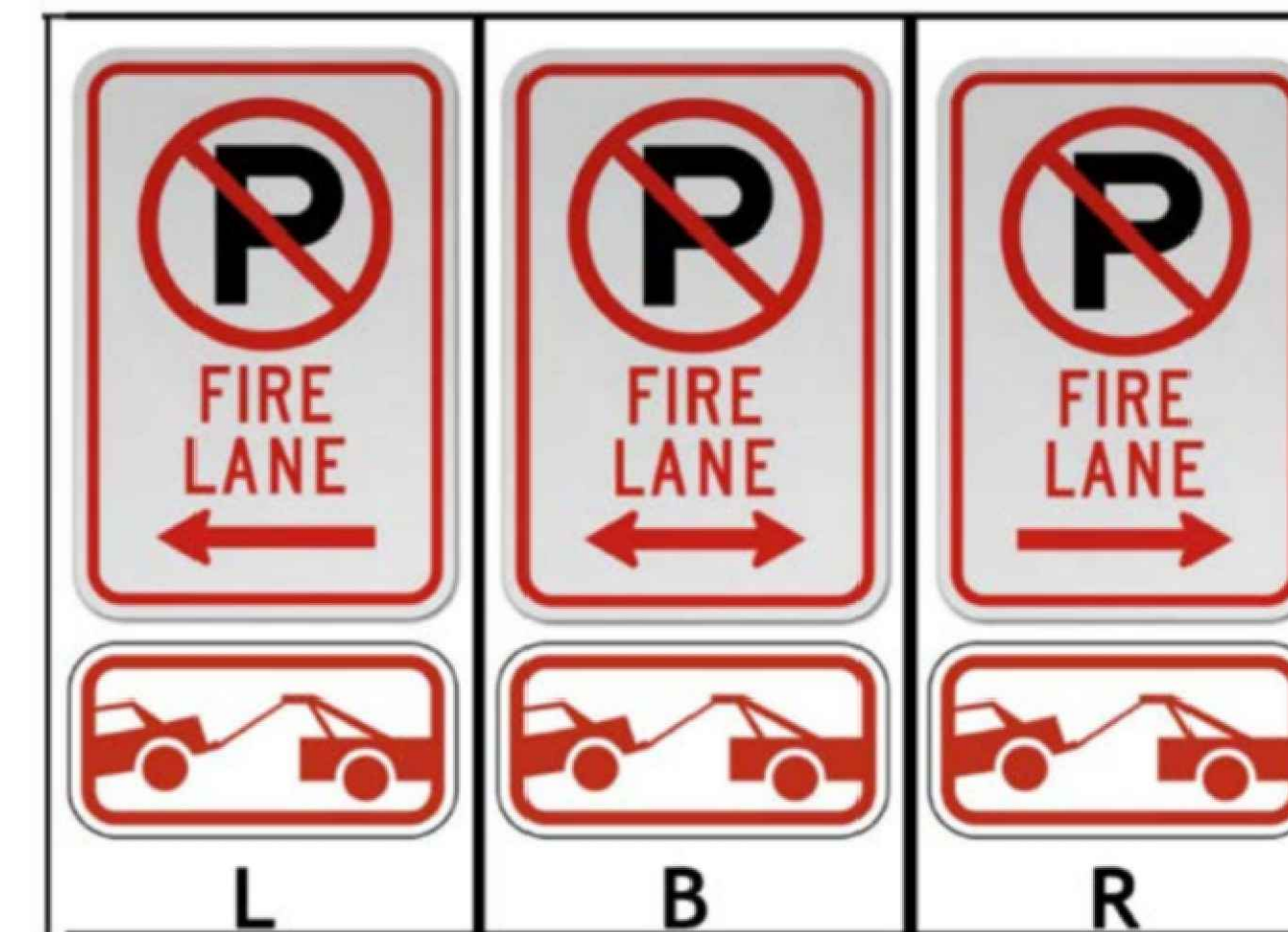
SHEET 32 OF 69

June 11, 2024





1 NO PARKING FIRE LANE SIGN



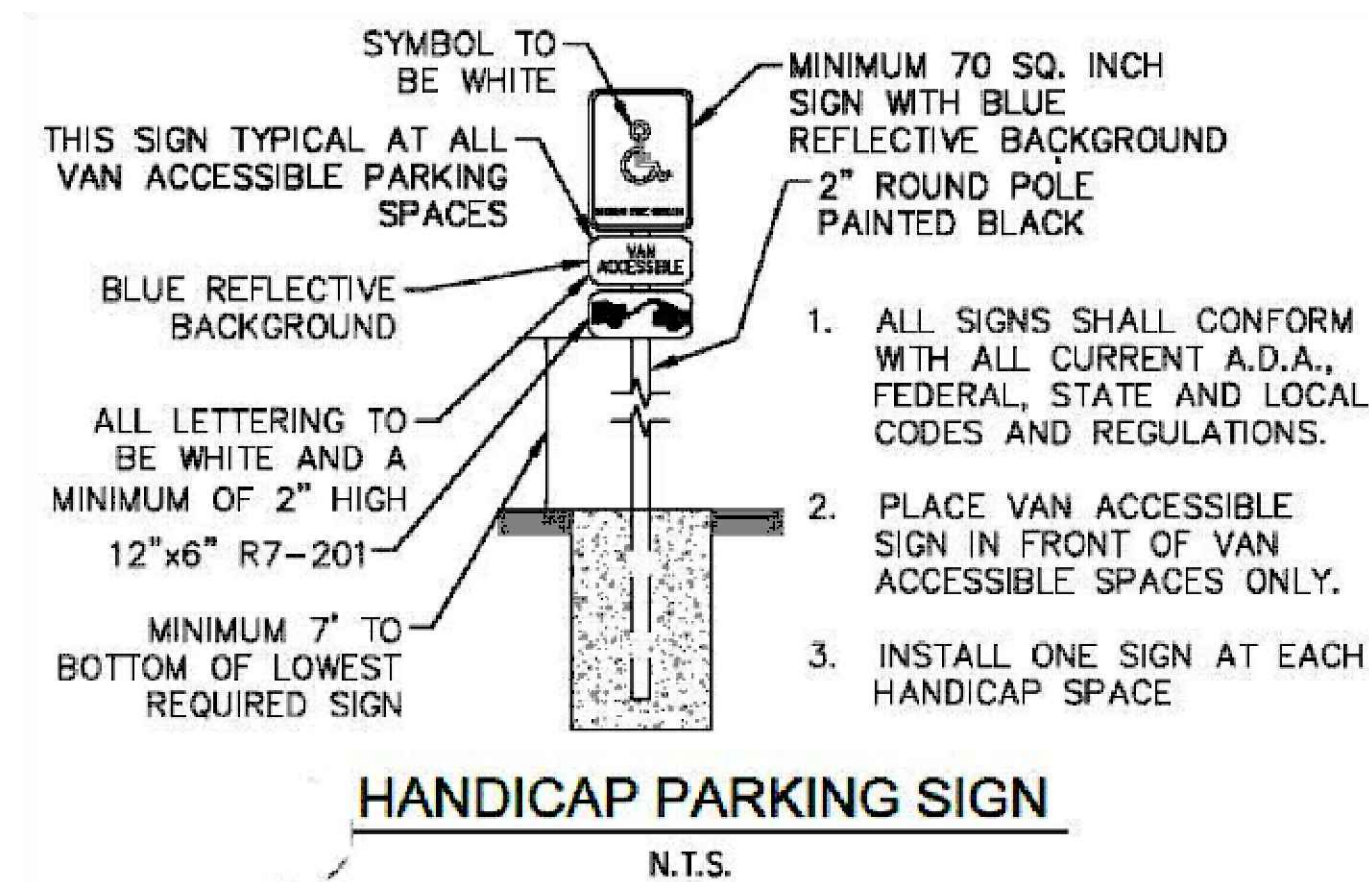
**FIRE LANE SIGNS AND NOTES:**

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

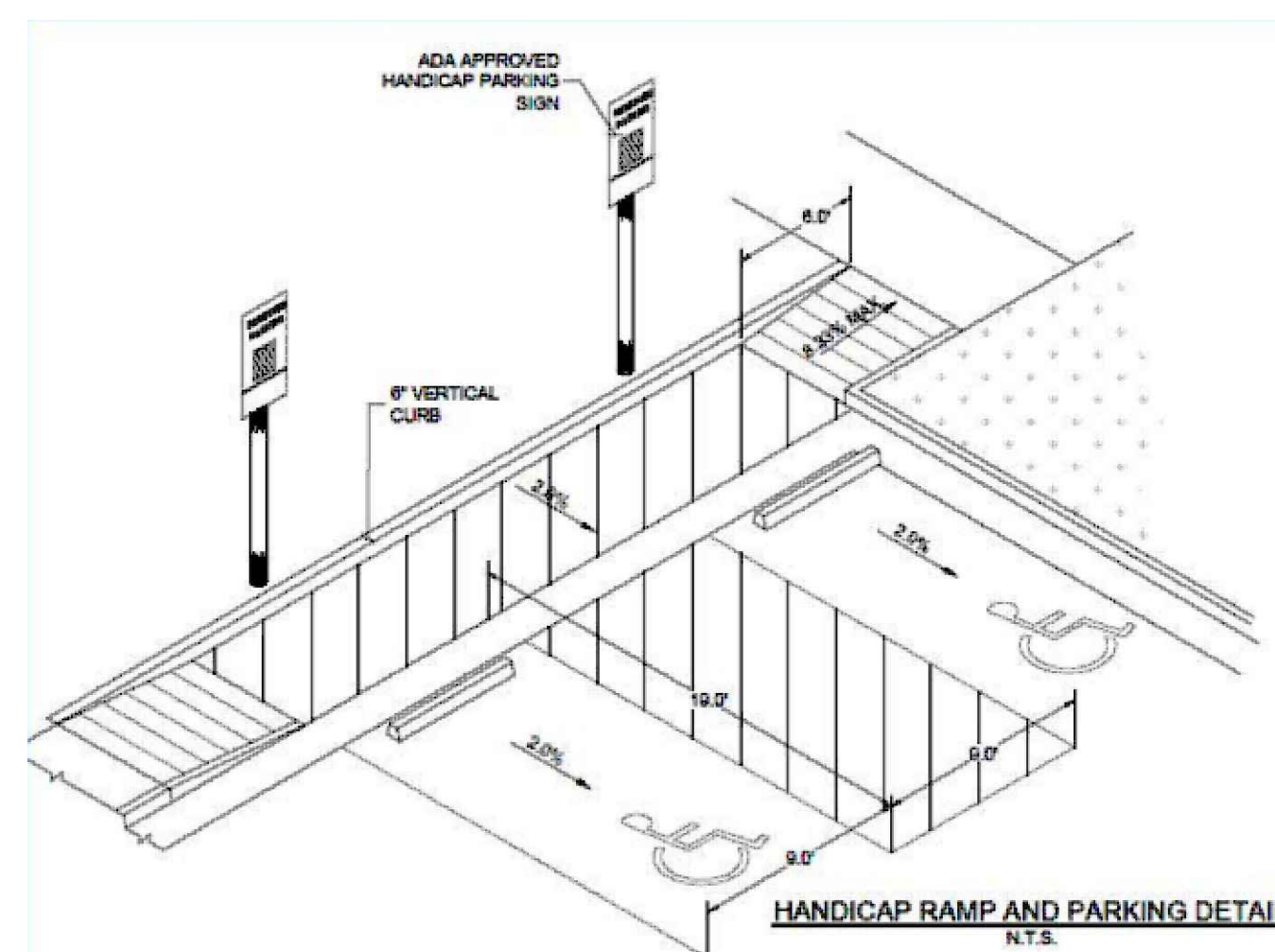
## 2 NO PARKING FIRE LANE SIGNS WITH NOTES



3 DEAD END FIRE LANE



#### 4 HANDICAP PARKING SIGN



## 5 HANDICAP RAMP AND PARKING DETAIL



6 FIRE DEPARTMENT CONNECTION SIGN



12" X 18"

## 7 FIRE SPRINKLER SIGN



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PROJECT NAME

# PRAIRIE POINT GOLF COURSE AURORA, COLORADO SITE PLAN

## SIGNAGE DETAILS

SHEET TITLE

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SHEET NUMBER

SHEET 33 OF 69

June 11, 2024