



March 2, 2023

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

**RE: Antelope Creek (Kings Point North) initial Submission Review Response to Comments
CN#: 2022-6050-00; 2022-3081-00**

Dear Mr. Gates,

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

Summary of Key Comments from All Departments

- Outstanding development fees totaling \$22,264.00 are still due.

RESPONSE: Paid

- Storm drain development fees due: \$42,159.69

RESPONSE: Will Paid with Building permit

- Are any retaining walls proposed for this site plan? Show and label with heights if there are. [Planning]

RESPONSE: No Retaining walls are proposed

- Ensure the landscaping shown on this landscaping plan matches what has been shown in the ISP. [Landscaping]

RESPONSE: Noted

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. [Civil Engineering]

RESPONSE: Noted

- Provide trail/maintenance access only signing. [Traffic Engineering]

RESPONSE: Signage will be included in the construction documents

- Indicate who will own/maintain the creek and trail. [Aurora Water]

RESPONSE: The tracts will be owned by the metro districts and maintenance will be included with license agreement between the City and Metro District

- Forestry cannot approve the plan until the tree protection plan has been approved. [Forestry]

RESPONSE: Tree Protection will be approved prior to recordation

- Introduce site furnishings, including benches, trash receptacles, and dog waste stations, along the trail. [PROS]

RESPONSE: Added

- Numerous labeling corrections requested, see the site plan and plat for full comments. [Real Property]

RESPONSE: Revised

- See comments from outside reviewing agencies: Xcel Energy and E-470.

RESPONSE: Reviewed and will coordinate with Xcel and E-470

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

Planning Department Comments

1. Community Questions, Comments and Concerns

- a. There are no community comments on this first review cycle.

RESPONSE: Noted

2. Completeness and Clarity of the Application

- a. Outstanding development fees totaling \$22,264.00 are still due. These must be paid before we will accept a second submission.

RESPONSE: Paid

[Site Plan Page 1]

- b. Ensure the vicinity map is identifying the entire site plan area.

RESPONSE: Vicinity Map has been revised to include the requested area

- c. Administrative approval, these signatures will not be needed unless this project needs an adjustment or is called up.

RESPONSE: Signatures have been removed from the cover sheet.

- d. Add an amendment block to this cover sheet.

RESPONSE: Amendment block has been added.

[Site Plan Page 3]

- e. Add note: "The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act."

RESPONSE: This note has been included as Note #1 of the Site Plan Notes on the cover sheet

[Site Plan Page 6]

- f. Redundant. Remove from all legends.

RESPONSE: Removed.

- g. Are any retaining walls proposed for this site plan? Difficult to tell with the similarity in line between this and the project boundaries. Show and label with heights if there are.

RESPONSE: This site plan does not include any retaining walls.

3. Zoning and Land Use Comments

[Site Plan Page 1]

- a. Include a data block with the site plan area, landscape area, and hardscape area.

RESPONSE: Site Data Table has been added.

4. Streets and Pedestrian Issues

- a. There were no street or pedestrian comments in this review.

RESPONSE: Noted

5. Parking Issues

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

RESPONSE: Noted

6. Architectural and Urban Design Issues

[Site Plan Page 5]

- a. When will the Trail Cross-Sections be shown?

RESPONSE: Details will be show at Construction Documents

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[Site Plan Page 10]

- b. When will the Drop Structure Details be shown?

RESPONSE: Details will be show at Construction Documents

7. Signage Issues

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

RESPONSE: Noted

8. Landscaping Issues (KELLY Bish/ 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 2]

- a. Include Tracts B and D and add an asterisk and a note to the bottom of the table that the landscaping for these tracts will be provided with a separate site plan submittal for the golf course.

RESPONSE: Note for Tracts B & D have been added to requirements table

- b. Continue this statement. "All landscaping will be installed upon the construction of the drainage corridor".

RESPONSE: Note has been updated

[Site Plan Page 3]

- c. Darken and enlarge the tract callouts.

RESPONSE: Tract call outs darkened

- d. Not tract A, but D.

RESPONSE: Call out adjusted

- e. Include/Reference the Case Number.

RESPONSE: CN # Included

- f. This is technically within Tract B.

RESPONSE: Plants adjusted

[Site Plan Page 4]

- g. Does this square footage represent the entirety of Tract B?

RESPONSE: The square footage does represent the entirety of tract B, square footage note removed and golf course cn # added.

[Site Plan Page 6]

- h. Add the note about the landscaping for Tract B to be installed with the Golf Course.

RESPONSE: Note added

- i. According to the plat, the arrow is technically pointing to Tract D.

RESPONSE: Note adjusted

[Site Plan Page 7]

- j. This is being provided in Tract B and Tract B is supposed to be landscaped as part of the Golf Course submittal.

RESPONSE: Landscape adjusted to the outside of Tract B

- k. There is additional landscaping here on the ISP for East.

RESPONSE: Additional landscape added.

- l. Include/Reference the Case Number.

RESPONSE: CN# included.

- m. Add the note about the landscaping for Tract B to be installed with the Golf Course.

RESPONSE: Golf course landscape note added.

- n. Label what this is on all sheets.

RESPONSE: Trail connection labels added to each sheet.

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

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

RESPONSE:

10. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

[Site Plan Page 1]

- a. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

RESPONSE: Noted. A Preliminary Drainage Report re-submittal will be uploaded concurrently with this Site Plan Resubmittal to the Public Works Portal.

- b. Site plans are not signed and stamped by an engineer. Remove this signature block.

RESPONSE: The Engineer's signature block has been removed from the sheets.

[Site Plan Page 3]

- c. Only the required site plan notes are to be included on the site plan. The other notes are for construction documents.

RESPONSE: Acknowledged. Non-site plan notes have been removed from the set.

[Site Plan Page 7]

- d. Min 50' centerline radius required for maintenance access.

RESPONSE: Vehicle maintenance access has been revised to incorporate a minimum radius of 50' where applicable. In this specific instance, an additional compliant gravel path was added to allow vehicles to access the trail with a larger radius.

[Site Plan Page 9]

- e. Min 50' centerline radius required for maintenance access.

RESPONSE: Vehicle maintenance access has been revised to incorporate a minimum radius of 50' where applicable.

[Site Plan Page 14]

- f. Min 2% slope for all non-paved areas.

RESPONSE: Grading has been modified within the golf course and other non-paved areas to reflect a minimum slope of 2%.

[Site Plan Page 15]

- g. Label slopes, typical.

RESPONSE: Additional slope labels have been added throughout the plan set to clarify the grading intent.

[Plat Page 5]

- h. Min 50' centerline radius for maintenance access, typical.

RESPONSE: Vehicle maintenance access has been revised to incorporate a minimum radius of 50' where applicable.

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

[Site Plan Page 9]

- a. Provide trail/maintenance access only signing.

RESPONSE: A note has been added indicating signage that restricts use to Trail/Maintenance Users only

[Site Plan Page 14]

- b. Provide trail/maintenance access only signing.

RESPONSE: A note has been added indicating signage that restricts use to Trail/Maintenance Users only

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12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- a. There were no comments from Fire / Life Safety on this review.

RESPONSE:

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

[Cover Letter]

- a. Other documents reference Prairie Point- Provide Clarifications.

RESPONSE: This Site Plan has been revised to reflect the name change to "Prairie Point FKA Kings Point North. These improvements reflect the boundaries as indicated in the Antelope Creek Subdivision Filing No. 1 Plat by Aztec

[Narrative]

- b. Provide clarification on the name change.

RESPONSE: This Site Plan has been revised to reflect the name change to "Prairie Point FKA Kings Point North. These improvements reflect the boundaries as indicated in the Antelope Creek Subdivision Filing No. 1 Plat by Aztec

[Site Plan Page 1]

- c. Should this now be reflected as Prairie Point?

RESPONSE: This Site Plan has been revised to reflect the name change to "Prairie Point FKA Kings Point North. These improvements reflect the boundaries as indicated in the Antelope Creek Subdivision Filing No. 1 Plat by Aztec

[Site Plan Page 3]

- d. These notes are not required on the site plan documents.

RESPONSE: Notes unrelated to the Site Plan have been removed from the revised set. Additional notes will be included at the time of Construction Documents.

[Site Plan Page 6]

- e. Indicate who will own/maintain the creek and trail-typical all sheets.

RESPONSE: Maintenance responsibilities have been added throughout the set. In general, golf cart paths shall be privately maintained by either the golf course or metro district, with the exception of the regional trail which will be publicly maintained by the City of Aurora. Trails within the tracts dedicated to the City of Aurora will be handled under a license agreement for maintenance.

- f. Label ponds as private-typical.

RESPONSE: Labels indicating "private" designation have been added to the plan set.

14. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org)

- a. Aurora Forestry cannot approve the plan until the tree protection plan has been approved.

RESPONSE:

15. Aurora Water/TAPS (Diana Porter / dspoerter@auroragov.org)

- a. Storm drain development fees due: \$42,159.69

RESPONSE: Acknowledged.

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

[Site Plan Page 1]

- a. Include a comprehensive trail signage package with custom signs for purposes of wayfinding, traffic control, warning, and safety. This is critical for trail user interface with golf course operations.

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RESPONSE: Signage will be addressed in construction documents.

- b. Typical. Introduce site furnishings, including benches, trash receptacles, and dog waste stations, along the trail.

RESPONSE: Added

[Site Plan Page 6]

- c. Revise the label to read Low Water Crossing. Include a detail. Refer to PROS standard detail T-3.0 for

RESPONSE: Label has been revised and detail for the crossing included in the typical trail sections.

[Site Plan Page 7]

- d. Tee box too close to the trail. A greater degree of separation is needed to minimize trail-user conflict.

RESPONSE: Trail has been re-aligned to create more separation

- e. Provide cross sections to specify how the trail width will allocate space for both trail users and golf carts. Consider the separation of trail users and golf carts using clear distinctions in color and elevation. The trail surface could be 3" above the golf cart surface with a mountable curb separation. If there is no lateral clearance to accommodate golf carts traveling in opposite directions, pull-off spaces (widened shoulders at strategic locations) may be needed to permit passing.

RESPONSE: Typical trail sections, including a low water crossing have been added to the typical trail sections.

[Site Plan Page 8]

- f. Tee box too close to the trail. A greater degree of separation is needed to minimize trail-user conflict.

RESPONSE: Trail has been re-aligned to create more separation

[Site Plan Page 9]

- g. Provide 12' radius at trail connection with the sidewalk. Refer to PROS' standard detail T-1.1 for guidance.

RESPONSE: Trail radii have been revised to meet COA standards

[Site Plan Page 13]

- h. How will the 18' width be appropriated for trail versus golf path uses?

RESPONSE: Please refer to the typical trail sections (low water crossing) to reflect the curbed separation between the two

- i. Provide a swale at toe of slope to capture runoff from the hillside and prevent nuisance flows across the trail. Culverts or sidewalk chases may be needed to convey water to the opposite side of the trail.

RESPONSE: A drainage swale is being added at the back of the residential lots within Filing 2 at the request of the Cherry Creek Basin Authority in order to address water quality requirements, greatly reducing the nuisance flows running over the trail.

[Site Plan Page 14]

- j. Provide a swale at toe of slope to capture runoff from the hillside and prevent nuisance flows across the trail. Culverts or sidewalk chases may be needed to convey water to the opposite side of the trail.

RESPONSE: A drainage swale is being added at the back of the residential lots within Filing 2 at the request of the Cherry Creek Basin Authority in order to address water quality requirements, greatly reducing the nuisance flows running over the trail.

[Landscaping Plan Page 3]

- k. Typical. Along the entire length of the trail, ensure unobstructed 2' shoulders (recovery zones) are provided. Adjust/shift the location of the proposed landscape

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material from the edge of the trail. Also, do not place any fruit or thorn bearing trees and shrubs directly adjacent to the trail.

RESPONSE: Planting has been pulled off of the trail along entire length of trail.

- l. Ensure proposed plant material does not interfere with sight distance for trail user safety.

RESPONSE: It has been ensured that proposed plant material does not interfere with site triangle.

[Plat Page 1]

- m. Why is there not a note identifying the disposition of the tracts? Are all to be privately owned and maintained or will any be dedicated to the city?

RESPONSE: Tracts within the Floodplain shall be dedicated to the City of Aurora with license agreements in place for maintenance. Tracts outside of the floodplain will remain privately owned

[Plat Page 3]

- n. The linework taken from this plat should serve as a base map to create an exhibit for inclusion as part of the Site Plan. The exhibit should delineate the areas within Tracts A, B and C (?) which are intended to satisfy the amount of land dedication to be dedicated as per the Master Plan. Calculate the acreage of open space dedication so as to meet or exceed what is outlined in Form J (13.49 ac. total).

RESPONSE: Overall open space plan has been added, can be found on sheet OS.1

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

[Site Plan Throughout]

- a. Numerous labeling corrections. See the redlines on the Site Plan for the full Real Property comments.

RESPONSE: Labels have been adjusted accordingly

[Site Plan Page 1]

- b. See property description on Sheet 2

RESPONSE: Updates legal description has been added in conformance with Antelope Creek Subdivision No. 1 Plat

[Site Plan Page 6]

- c. Match geometry of plat.

RESPONSE: Updates boundary has been added in conformance with Antelope Creek Subdivision No. 1 Plat

[Site Plan Page 7]

- d. Access not shown on the subdivision plat.

RESPONSE: Please refer to the updated plat submittal

- e. Splits Tract B & C. Tract B is to be dedicated to COA.

RESPONSE: Note added to plat reflect this

[Site Plan Page 8]

- f. Proposed Utility Easement?

RESPONSE: See redlines

- g. Proposed drainage easement?

RESPONSE: See redlines

- h. Existing Easement to be Vacated?

[Site Plan Page 9]

RESPONSE: see redlines

- i. Existing Easement to be Vacated?

RESPONSE: see redlines

- j. Proposed Drainage Easement?

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- RESPONSE: see redlines**
- k. Proposed Utility Easement? Does this need to connect to another utility easement?
RESPONSE: Easement removed
[Plat Throughout]
- l. Numerous labeling corrections. See the redlines on the Plat for the full Real Property comments.
RESPONSE: labels corrected, see redlines for additional responses.
[Plat Page 1]
- m. Provide closure Report for exterior subdivision boundary. Provide AES State Board's most recent monument records for all controlling aliquot section monuments.
RESPONSE: Closure report provided along with monument records (3 total).
- n. Title and dedication name should match exactly.
RESPONSE: Revised name in dedication to match plat title.
- o. Follow COA 2022 Subdivision Plat Checklist Item #9.
RESPONSE: Approval certificate updated
- p. Either singular or plural? If plural remove the parenthesis.
RESPONSE: Singular
- q. "All owners of tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets."
RESPONSE: Note added
- r. "Tract B is granted to the City of Aurora for public land purposes and will be constructed by the developer to the City of Aurora specifications. "or" Tract B is granted to the City of Aurora for utility and drainage purposes and will be constructed by the developer to the City of Aurora specifications."
RESPONSE: Note added
- s. Tracts A, C, and D are to be privately owned and maintained? (See COA 2022 Subdivision Plat Checklist Item 12 e)
RESPONSE: Note added
[Plat Page 2]
- t. Add keymap per COA 2022 Subdivision Plat Checklist Item #3.
RESPONSE: Keymap added
- u. Check geometry for ROW of Long intersect with Ireland?
RESPONSE: Geometry is correct as is, but does not affect the plat boundary
- v. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns (Typical).
RESPONSE: Noted
- w. Show controlling monuments for Existing E. Kings Point Drive ROW & E. Long Avenue 1.6.E. Standards for Land Surveys
3. Procedural Techniques
a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey.
RESPONSE: This ROW is proposed has not been monumented at this point in time.
[Plat Page 3]
- x. See comments on sheet 2 of 5.
RESPONSE: See redlines
- y. Does Utility Easement need to connect to another utility easement?

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RESPONSE: Easement has been removed

- z. Label B&D's of existing easement per COA 2022 Subdivision Plat Checklist Item 16.b.
RESPONSE: This has been done to easements that are remaining, easements that are being vacated are not being dimensioned.

- aa. Site plan shows a trail connection in this area.

RESPONSE: Trail geometry revised per latest site plan provided.

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

- a. The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

RESPONSE: Noted

- b. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

RESPONSE: Noted

19. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- a. In addition to previous comments, E-470 has the following additional comments:
 - (1) It's unclear by the plans who is building this segment of the High Plains Trail?
 - (2) It appears there's a fence proposed in the MUE, this isn't allowed without E-470 approval. Additional detail will be required to determine if this is allowed.

RESPONSE: We are working with the city to see timing and construction responsibilities of portions of the High Plains Trail within the Prairie Point development. We will continue to work the E-470 on agreements for any items located in the MUE and Finalize agreements prior to construction documents.

20. Mile High Flood District (Derek Clark / 303-455-6277 / submittals@udfcd.org)

- a. Comments have not yet been received from MHFD. The case manager will reach out with their comments if any are received.

RESPONSE: Noted

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

Sincerely,

Jeff Marck

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Aurora Forestry cannot approve plan until the tree

CORE RESPONSE: A comprehensive trail signage package will be provided by Terracina Design at the Construction Document Stage.

Include a comprehensive trail signage package with custom signs for purposes of wayfinding, traffic control, warning, and safety. This is critical for trail user interface with golf course operations.

Typical. Introduce site furnishings, including benches, trash receptacles, and dog waste stations, along the trail.

CORE RESPONSE: Details of site furnishings to be provided by Terracina Design at Construction Documents

Should this now be reflected as Prairie Point?

CORE RESPONSE: Corrected to Prairie Point, FKA Kings Point North.

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	LEGAL DESCRIPTION
3	GENERAL NOTES
4	TYPICAL CHANNEL CROSS-SECTIONS
5	TYPICAL TRAIL CROSS-SECTIONS
6	OVERALL SITE PLAN
7	SITE PLAN
8	SITE PLAN
9	SITE PLAN
10	DROP STRUCTURE DETAILS
11	CHANNEL DETAILS
12	CHANNEL DETAILS 2
13	GRADING PLAN 1
14	GRADING PLAN 2
15	GRADING PLAN 3
16	LANDSCAPE PLAN 1
17	LANDSCAPE PLAN 2
18	LANDSCAPE PLAN 3

See property description on Sheet 2

CORE RESPONSE: Please refer to the legal description for the Antelope Creek Subdivision Filing No. 1 on the following page.

Include a data block with site plan area, landscape area, and hard-scape area

CORE RESPONSE: Site Data block added.

Add an amendment block to this cover sheet.

CORE RESPONSE: Amendment block added.

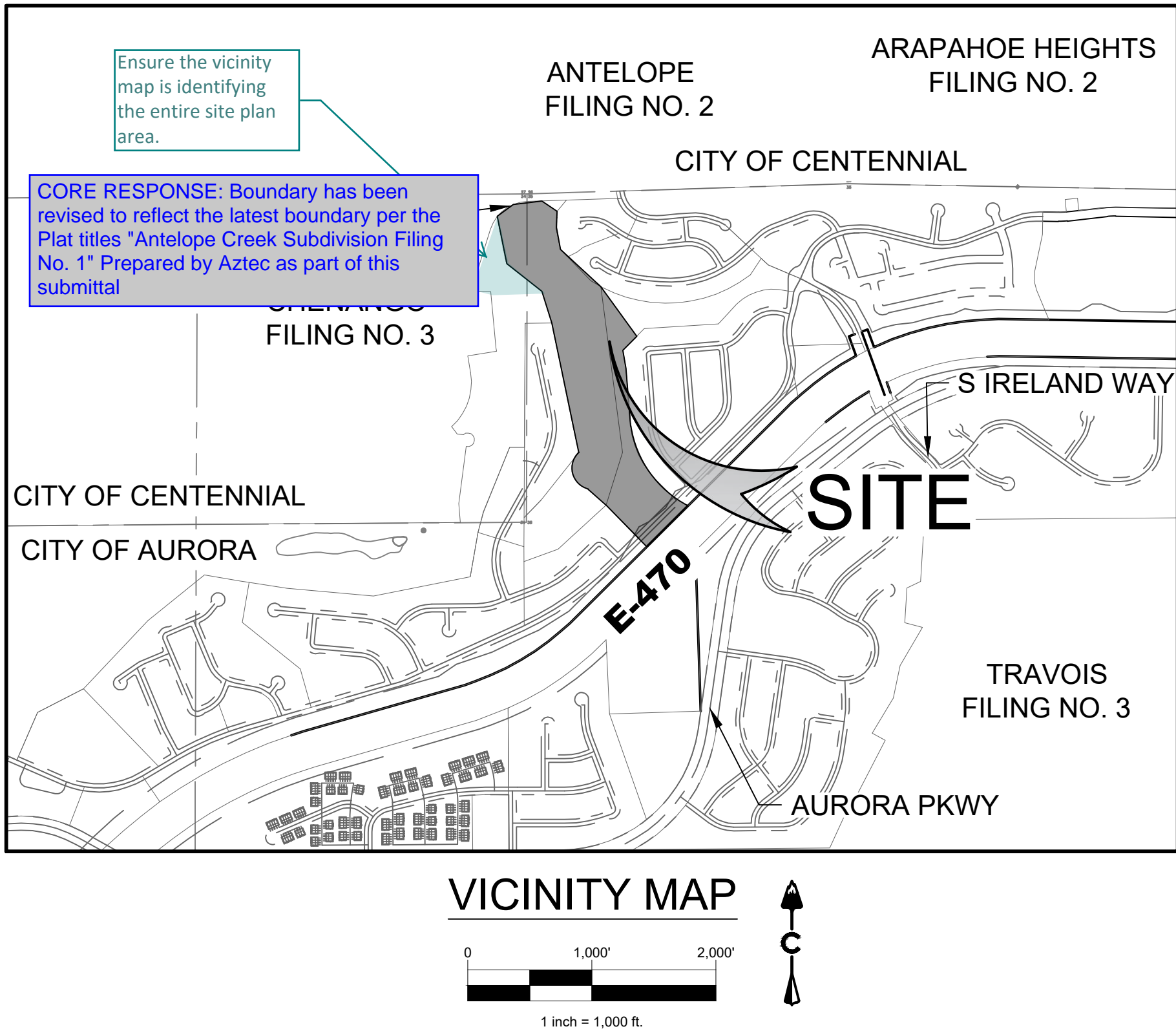
KINGS POINT NORTH

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

SITUATED IN THE SECTION 34 AND SECTION 35
SHIP 5 SOUTH, RANGE 66 WEST OF THE 6th P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Northeast Quarter of
CORE RESPONSE: Corrected.

The West Half of
CORE RESPONSE: Corrected.



Ensure the vicinity map is identifying the entire site plan area.

CORE RESPONSE: Boundary has been revised to reflect the latest boundary per the Plat titles "Antelope Creek Subdivision Filing No. 1" Prepared by Aztec as part of this submittal

Administrative approval, these signatures will not be needed unless this project needs an adjustment or is called up.

CORE RESPONSE: Signatures removed.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

CORE RESPONSE: Acknowledged.

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: (CHAIR PERSON) _____ DATE: _____

CITY COUNCIL: (MAYOR) _____ DATE: _____

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, 2022

CLERK AND RECORDER: _____ DEPUTY: _____

OWNER'S CERTIFICATE
THE INFRASTRUCTURE 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, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA. IN WITNESS THEREOF, KINGSPONT LLC HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD, 2022
BY: _____

(OWNERS)
STATE OF COLORADO)SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF ____ AD, 2022

BY: _____

(OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) (SEAL)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

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

ENGINEER
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444
CONTACT: ROB HANSEN
EMAIL: RHANSEN@LIVEYOURCORE.COM

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

PLANNER / ARCHITECT
TERRACINA DESIGN
10200 E. GIRARD AVE, STE A-314
DENVER, CO 80231
CONTACT: LAYLA ROSALES
(303) 632-8867
EMAIL: LROSALES@TERRACINADSIGN.COM

GEOMORPHOLOGIST
TAILWATER LIMITED
P.O. BOX 317
WELLINGTON, CO 80549
(303) 250-9138
CONTACT: GREG TAILLACQ
EMAIL: GREG@TAILWATERLIMITED.COM

CITY / TOWN
CITY OF AURORA
AURORA, CO 80016

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)

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE MODIFIED
STATE PLANE BEARINGS DERIVED FROM GPS
OBSERVATION BASED UPON THE COLORADO
COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD
83, 2011) REFERENCED TO THE WEST LINE OF THE
NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5
SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN
BEING MONUMENTED AS SHOWN HEREON, TAKEN
TO BEAR SOUTH 00°07'16" WEST, A DISTANCE OF
2,643.01 FEET.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

Site plans are not signed and

stamped by an engineer.

Remove this signature block

CORE RESPONSE: Removed.

ROBERT HANSEN P.E.
COLORADO NO. 50417
FOR AND ON BEHALF OF CORE CONSULTANTS INC.

Know what's below.
Call before you dig.



#	REVISION DESCRIPTION	DATE	BY
1	DRAFT	8/23/2022	RH

KINGS POINT NORTH

AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
COVER

NOT FOR
CONSTRUCTION

DESIGNED BY: MJH
DRAWN BY: MJ8
CHECKED BY: MHN

JOB NO.
19-032

SHEET
1

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

LEGAL DESCRIPTION	
A PORTION OF A PARCEL OF LAND LOCATED IN SECTIONS 33, 34, AND 35, 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:	
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 BEARS NORTH 88°10'07" EAST, A DISTANCE OF 2,594.73 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;	
THENCE ALONG SAID NORTH LINE, NORTH 88°10'07" EAST, A DISTANCE OF 718.48 FEET TO THE POINT OF BEGINNING ;	
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°10'07" EAST, A DISTANCE OF 61.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 83°40'44" EAST;	
THENCE DEPARTING SAID NORTH LINE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°35'14", AN ARC LENGTH OF 291.40 FEET;	
THENCE SOUTH 82°54'30" EAST, A DISTANCE OF 22.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 468.00 FEET;	
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'56", AN ARC LENGTH OF 103.86 FEET;	
THENCE NORTH 84°22'34" EAST, A DISTANCE OF 122.72 FEET;	
THENCE NORTH 85°40'24" EAST, A DISTANCE OF 88.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°37'26" EAST;	
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°55'15", AN ARC LENGTH OF 157.01 FEET;	
THENCE SOUTH 74°42'11" EAST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET;	
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°55'54", AN ARC LENGTH OF 74.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET;	
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°49'28", AN ARC LENGTH OF 7.13 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45.00 FEET;	
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 266°32'52", AN ARC LENGTH OF 209.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;	
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°16'04", AN ARC LENGTH OF 8.08 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 370.00 FEET;	
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'13", AN ARC LENGTH OF 60.62 FEET;	
THENCE NORTH 74°42'11" WEST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 370.00 FEET;	
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'06", AN ARC LENGTH OF 139.60 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;	
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°18'09", AN ARC LENGTH OF 23.38 FEET;	
THENCE SOUTH 05°37'26" EAST, A DISTANCE OF 108.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;	
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°07'03", AN ARC LENGTH OF 21.50 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET;	
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°43'35", AN ARC LENGTH OF 287.14 FEET;	
THENCE SOUTH 30°00'54" EAST, A DISTANCE OF 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;	
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°29'54", AN ARC LENGTH OF 24.48 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 818.00 FEET;	
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°49'33", AN ARC LENGTH OF 140.28 FEET;	
THENCE NORTH 46°39'39" EAST, A DISTANCE OF 201.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 332.00 FEET;	
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°47'58", AN ARC LENGTH OF 132.11 FEET;	
THENCE NORTH 69°27'37" EAST, A DISTANCE OF 276.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 232.00 FEET;	
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°43'00", AN ARC LENGTH OF 330.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;	
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°39'14", AN ARC LENGTH OF 19.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;	
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°21'27", AN ARC LENGTH OF 106.78 FEET;	
THENCE NORTH 88°52'50" EAST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 533.00 FEET;	
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 137.70 FEET;	
THENCE SOUTH 76°19'03" EAST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 467.00 FEET;	
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 286.29 FEET;	
THENCE NORTH 68°33'29" EAST, A DISTANCE OF 441.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 531.00 FEET;	
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'29", AN ARC LENGTH OF 207.98 FEET;	
THENCE SOUTH 89°00'03" EAST, A DISTANCE OF 29.22 FEET TO THE WESTERLY RIGHT-OF-WAY OF EAST DRY CREEK ROAD RECORDED AT RECEPTION NO. B2073829 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE;	
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°17'32" WEST, A DISTANCE OF 74.00 FEET;	
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 89°00'03" WEST, A DISTANCE OF 49.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 465.00 FEET;	
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'29", AN ARC LENGTH OF 182.13 FEET;	
THENCE SOUTH 68°33'29" WEST, A DISTANCE OF 420.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 533.00 FEET;	
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 326.75 FEET;	
THENCE NORTH 76°19'03" WEST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 467.00 FEET;	
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 120.65 FEET;	
THENCE SOUTH 88°52'50" WEST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 392.00 FEET;	
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°18'38", AN ARC LENGTH OF 330.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 333.15 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°09'33" EAST;	
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'06", AN ARC LENGTH OF 46.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 149.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°24'20" EAST;	
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°55'57", AN ARC LENGTH OF 41.57 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 799.50 FEET;	
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°37'01", AN ARC LENGTH OF 64.42 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.00 FEET;	
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°07'19", AN ARC LENGTH OF 67.78 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET;	
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°53'34", AN ARC LENGTH OF 52.69 FEET;	
THENCE SOUTH 62°57'41" EAST, A DISTANCE OF 80.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27°02'50" WEST;	
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°06'36", AN ARC LENGTH OF 38.88 FEET;	
THENCE SOUTH 51°50'35" EAST, A DISTANCE OF 71.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 433.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 37°34'23" WEST;	
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'24", AN ARC LENGTH OF 131.30 FEET;	
THENCE SOUTH 35°03'13" EAST, A DISTANCE OF 45.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 730.00 FEET;	
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'07", AN ARC LENGTH OF 192.84 FEET;	
THENCE SOUTH 19°55'06" EAST, A DISTANCE OF 1.70 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E-470 RECORDED AT RECEPTION NO. A9166396 IN SAID RECORDS;	
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 70°04'49" WEST, A DISTANCE OF 66.00 FEET;	
THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 19°55'06" WEST, A DISTANCE OF 1.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 664.00 FEET;	
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°52'08", AN ARC LENGTH OF 44.84 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.00 FEET;	
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'34", AN ARC LENGTH OF 5.71 FEET;	

THENCE NORTH 33°07'48" WEST, A DISTANCE OF 43.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 65.00 FEET;	THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'52", AN ARC LENGTH OF 278.65 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°36'54", AN ARC LENGTH OF 5.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 658.00 FEET;	THENCE SOUTH 57°05'00" EAST, A DISTANCE OF 933.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 978.50 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'19", AN ARC LENGTH OF 75.09 FEET;	THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°19'25", AN ARC LENGTH OF 569.10 FEET;
THENCE NORTH 35°03'13" WEST, A DISTANCE OF 45.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 361.00 FEET;	THENCE NORTH 89°35'36" EAST, A DISTANCE OF 339.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 149.50 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'56", AN ARC LENGTH OF 128.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 410.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°12'59" WEST;	THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°52'03", AN ARC LENGTH OF 23.14 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 275.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°23'04", AN ARC LENGTH OF 153.02 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;	THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'57", AN ARC LENGTH OF 72.15 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'48", AN ARC LENGTH OF 53.24 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 57.00 FEET;	THENCE NORTH 65°41'37" EAST, A DISTANCE OF 40.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°15'32", AN ARC LENGTH OF 77.85 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.611.29 FEET;	THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°22'01", AN ARC LENGTH OF 14.12 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 55.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'04", AN ARC LENGTH OF 67.57 FEET;	THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°24'55", AN ARC LENGTH OF 45.52 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 343.00 FEET;
THENCE SOUTH 15°33'32" WEST, A DISTANCE OF 77.63 FEET;	THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°19'08", AN ARC LENGTH OF 175.52 FEET;
THENCE SOUTH 17°02'09" WEST, A DISTANCE OF 25.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 411.00 FEET;	THENCE NORTH 15°13'49" EAST, A DISTANCE OF 57.83 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°01'53", AN ARC LENGTH OF 201.08 FEET;	THENCE NORTH 39°41'51" EAST, A DISTANCE OF 31.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 495.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 67°22'02" EAST;
THENCE SOUTH 10°59'44" EAST, A DISTANCE OF 76.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 476.00 FEET;	THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°35'08", AN ARC LENGTH OF 272.88 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°26'01", AN ARC LENGTH OF 377.45 FEET;	THENCE NORTH 54°13'06" EAST, A DISTANCE OF 254.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 458.00 FEET;
THENCE SOUTH 45°08'54" WEST, A DISTANCE OF 2,181.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,533.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 39°30'30" WEST;	THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'31", AN ARC LENGTH OF 74.68 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'34", AN ARC LENGTH OF 659.87 FEET;	THENCE NORTH 63°33'37" EAST, A DISTANCE OF 58.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;
THENCE SOUTH 65°24'58" WEST, A DISTANCE OF 1,017.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 458.00 FEET;	THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°26'36", AN ARC LENGTH OF 307.30 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 68.63 FEET;	THENCE SOUTH 77°59'47" EAST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;
THENCE SOUTH 74°00'05" WEST, A DISTANCE OF 1,287.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,434.00 FEET;	THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 91.01 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 620.18 FEET;	THENCE SOUTH 66°36'42" EAST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 667.00 FEET;
THENCE SOUTH 59°24'09" WEST, A DISTANCE OF 303.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 733.00 FEET;	THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 628.47 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 690.66 FEET;	THENCE NORTH 59°24'09" EAST, A DISTANCE OF 303.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,500.00 FEET;
THENCE NORTH 66°36'42" WEST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 392.00 FEET;	THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 637.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 77.89 FEET;	THENCE NORTH 74°00'05" EAST, A DISTANCE OF 1,287.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 392.00 FEET;
THENCE NORTH 77°59'47" WEST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 392.00 FEET;	THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 58.74 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°47'47", AN ARC LENGTH OF 326.93 FEET;	THENCE NORTH 65°24'58" EAST, A DISTANCE OF 1,017.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,467.00 FEET;
THENCE SOUTH 54°13'06" WEST, A DISTANCE OF 49.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 428.00 FEET;	THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'04", AN ARC LENGTH OF 872.67 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'52", AN ARC LENGTH OF 62.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 458.00 FEET;	THENCE NORTH 45°08'54" EAST, A DISTANCE OF 1,857.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 392.00 FEET;
THENCE SOUTH 54°13'06" WEST, A DISTANCE OF 94.00 FEET;	THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°08'38", AN ARC LENGTH OF 384.12 FEET;
THENCE SOUTH 39°05'44" WEST, A DISTANCE OF 31.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 402.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°28'12" EAST;	THENCE NORTH 10°59'44" WEST, A DISTANCE OF 93.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 483.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°41'43", AN ARC LENGTH OF 355.69 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 277.00 FEET;	THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°57'25", AN ARC LENGTH OF 235.67 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'04", AN ARC LENGTH OF 151.65 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET;	THENCE NORTH 14°53'34" EAST, A DISTANCE OF 54.12 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°33'20", AN ARC LENGTH OF 101.52 FEET;	THENCE NORTH 00°30'41" EAST, A DISTANCE OF 19.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'44" EAST;
THENCE SOUTH 16°16'58" EAST, A DISTANCE OF 110.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 149.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°12'11" EAST;	THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°28'12", AN ARC LENGTH OF 29.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 726.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 80°57'47" WEST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'20", AN ARC LENGTH OF 23.32 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;	THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'58", AN ARC LENGTH OF 166.41 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 223.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°16'27", AN ARC LENGTH OF 82.91 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;	THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°49'20", AN ARC LENGTH OF 26.55 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°13'05", AN ARC LENGTH OF 54.30 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;	THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°11'48", AN ARC LENGTH OF 75.39 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 123.00 FEET;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°35'36" WEST, A DISTANCE OF 107.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°01'19" WEST;	THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°50'05", AN ARC LENGTH OF 53.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40.00 FEET;
THENCE DEPARTING SAID SOUTH LINE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'38", AN ARC LENGTH OF 66.28 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 70.00 FEET;	THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°58'39", AN ARC LENGTH OF 7.66 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 55.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°41'57", AN ARC LENGTH OF 74.16 FEET;	THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°31'11", AN ARC LENGTH OF 30.26 FEET;
THENCE SOUTH 77°11'43" WEST, A DISTANCE OF 19.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 569.50 FEET;	THENCE NORTH 28°15'37" EAST, A DISTANCE OF 99.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 313.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'53", AN ARC LENGTH OF 123.23 FEET;	THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'59", AN ARC LENGTH OF 49.26 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 458.00 FEET;
THENCE SOUTH 89°35'36" WEST, A DISTANCE OF 76.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,089.50 FEET;	THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°19'31", AN ARC LENGTH OF 210.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°27'15", AN ARC LENGTH OF 65.68 FEET;	THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°53'22", AN ARC LENGTH OF 25.63 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 165.50 FEET;
THENCE NORTH 86°57'09" WEST, A DISTANCE OF 166.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,093.50 FEET;	THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°49'41", AN ARC LENGTH OF 219.03 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°52'10", AN ARC LENGTH OF 570.06 FEET;	THENCE SOUTH 69°53'05" WEST, A DISTANCE OF 277.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 268.06 FEET;
THENCE NORTH 57°05'00" WEST, A DISTANCE OF 809.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 7,155.50 FEET;	THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°58'17", AN ARC LENGTH OF 107.47 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'45", AN ARC LENGTH OF 143.09 FEET;	THENCE SOUTH 46°39'39" WEST, A DISTANCE OF 201.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 882.00 FEET;
THENCE NORTH 58°13'44" WEST, A DISTANCE OF 228.51 FEET;	THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°32'12", AN ARC LENGTH OF 254.56 FEET;
THENCE NORTH 62°21'16" WEST, A DISTANCE OF 99.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 883.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°46'04" WEST;	THENCE NORTH 26°48'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°48'09" WEST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'53", AN ARC LENGTH OF 482.09 FEET;	THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93

Add note: "The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act."

CORE RESPONSE: Note has been added as #1 on the cover

(City)

Insert

CORE RESPONSE: Grammar corrected.

Located

OVERALL SITE NOTES

1. 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE LOGGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE 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 REMAINS OF SUCH FACILITIES LOADED WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AT ANY TIME AND SUCH MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
3. 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.
4. 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 UNOBSTRUCTED 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.
5. 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.
6. 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.
7. 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.
8. ARCHITECTURAL FEATURES (I.E BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
9. 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 ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
10. THE STREET LIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER, OWNERSHIP AND MAINTENANCE OF THE STREET /PESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL LAN SHOWING SITE LOCATIONS OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
11. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
12. PRIOR TO THE FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
13. KINGS POINT NORTH MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE OVERALL KINGS POINT NORTH DEVELOPMENT AREA. DIVIDING THE SCOPE OF WORK BETWEEN THE TWO ISPS FOR KINGS POINT NORTH EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY.

STORMWATER MANAGEMENT STANDARD NOTES

1. THE PERMITTEE SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL BMP'S MAY BE REQUIRED DURING AND AFTER CONSTRUCTION AND SHALL BE EXECUTED AND COMPLETED BY THE PERMITTEE. THE PERMITTEE SHALL PLAN, INSTALL, AND MAINTAIN ALL EROSION, AND SEDIMENT CONTROL MEASURES, INCLUDING DRAINAGE AND WATER QUALITY BMP'S AS INDICATED ON THIS PLAN AND AS NECESSARY TO REDUCE THE DISCHARGE OF POLLUTANTS TO THE MAXIMUM EXTENT PRACTICABLE ADVERSE IMPACTS, EROSION AND SEDIMENT DEPOSITION ONTO PAVED SECTIONS, INTO STORM SEWERS, STORM SEWER APPURTENANCES, RECEIVING WATERS, OR OFF THE PROJECT SITE.
3. THE PERMITTEE SHALL TAKE APPROPRIATE PREVENTATIVE MEASURES TO MINIMIZE TO THE MAXIMUM EXTEND PRACTICABLE DIRT AND MUD FROM BEING TRACKED OR DEPOSITED ONTO PAVED SECTIONS VIA MULTIPLE BMP'S. SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY BE TRACKED, DEPOSITED, OR ACCUMULATED ON PAVED SECTIONS, IN THE FLOW LINES, PRIVATE PROPERTY, AND/OR PUBLIC RIGHTS-OF-WAY OF THE CITY AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP.
4. AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS MUST BE DRILL SEEDED AND CRIMP MULCHED WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL OPERATIONS. IF AN INCOMPLETE AREA IS TO REMAIN INACTIVE FOR LONGER THAN 30 DAYS, IT MUST BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF LAND DISTURBANCE ACTIVITIES.
5. THIS APPROVAL SWMP DESIGN DRAWING, THE ASSOCIATED APPROVED SWMP NARRATIVE, A COPY OF THE STORMWATER QUALITY DISCHARGE PERMIT, AND THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL SHALL BE KEPT ON SITE AT ALL TIMES.
6. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP (MAINTENANCE) WHEN THE SEDIMENT LEVEL OF DEBRIS ADVERSELY IMPACT THE FUNCTIONING OF THE BMP OR AS DEFINED WITHIN THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL, WHICHEVER IS MORE RESTRICTIVE. IF MAINTENANCE OF THE BMP DOES NOT RESTORE THE INTENDED FUNCTION, THEN THE BMP MUST BE REPLACED.

CITY OF AURORA GENERAL NOTES

1. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE. CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, 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.
2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
3. ALL WATER DISTRIBUTION, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE," LATEST REVISION.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY DETAIL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-487-8111.
7. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
8. IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE, AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
9. THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
10. CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED BY PUBLIC IMPROVEMENTS INSPECTIONS.
11. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER, PROOF ROLLING, AND SUBGRADE AND TRENCH COMPACTION TESTS TAKEN BY THE DEVELOPER'S GEOTECH ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS/MATERIALS LAB.
12. STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.
13. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
14. ALL ELEVATIONS ARE FLOW LINE WITHIN ROADWAYS AND FINISHED GRADE OUTSIDE OF ROADWAYS, UNLESS OTHERWISE NOTED.
15. THE CITY OF AURORA SHALL NOT BE LIABLE FOR THE MAINTENANCE OF DETENTION PONDS, RETAINING WALLS, MEDIAN ISLAND LANDSCAPING, TYPE D STORM INLETS, PRIVATE STREETS, TRACTS AND STORM LINE A1. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND SHALL REMAIN IN PRIVATE MAINTENANCE BY KINGS POINT METROPOLITAN DISTRICT NO. 1 IN PERPETUITY. THESE PRIVATE FACILITIES INCLUDE, IF PROVIDED, THE PRIVATE UNDERDRAIN SYSTEM PLACED WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT AND/OR E-470 TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR E-470 R.O.W. MEETS CDOT/E-470 REQUIREMENTS.
16. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE THE STREET/PEDESTRIAN LIGHTING PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
17. THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
18. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ARMY CORP OF ENGINEERS FOR WETLAND MITIGATION OR WORK WITHIN THE WATERS OF THE U.S., IF REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEER'S REQUIREMENTS TO THE CITY OF AURORA, IF THERE ARE NO REQUIREMENTS BY THE ARMY CORP OF ENGINEERS, THEN A WRITTEN NOTIFICATION FROM THE ARMY CORP OF ENGINEERS SHALL BE SUBMITTED TO THE CITY OF AURORA STATING SUCH. CITY APPROVAL OF THE CONSTRUCTION PLANS IS SUBJECT TO THE OWNER/CONTRACTOR OBTAINING A 404 PERMIT, IF APPLICABLE. A COPY OF THIS PERMIT SHALL BE SUBMITTED TO THE CITY OF AURORA PRIOR TO ANY PERMITS BEING ISSUED.
19. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA.
20. PRIVATE UNDERDRAIN SYSTEMS FOR GROUNDWATER DISCHARGES FROM FOUNDATION DRAINS SHALL BE OWNED AND MAINTAINED BY THE KINGS POINT METROPOLITAN DISTRICT NO. 1.
21. PROJECT SHALL COMPLY WITH SUBSURFACE UTILITY ENGINEERING REQUIREMENTS PER CRS 9-1.5 WHEN PROJECT INCLUDES EXCAVATION, INCLUDING BUT NOT LIMITED TO ELECTRONICALLY TRACEABLE MARKERS OR TRACING WIRE PER AURORA WATER STANDARDS AND SPECIFICATIONS FOR ALL SUBSURFACE UTILITIES. BY STAMPING THE PLAN THE ENGINEER OF RECORD IS CERTIFYING THE PLAN MEET THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 38-02) FOR DEFINING THE ACCURACY OF AN UNDERGROUND FACILITY.

CITY OF AURORA DISCLAIMER

1. THIS STORM WATER MANAGEMENT PLAN HAS BEEN PLACED IN THE CITY OF AURORA FOR THIS PROJECT AND HAS BEEN DETERMINED TO COMPLY WITH THE APPLICABLE CITY OF AURORA STORM WATER MANAGEMENT CRITERIA. ADDITIONAL STORM WATER MANAGEMENT, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER OR HIS/HER AGENTS, DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED.
2. REVIEW OF THIS PLAN BY THE CITY OF AURORA SHALL NOT IMPLY THAT IT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS SET FORTH BY THE STATE OF COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
3. SEE APPROVED STORM WATER MANAGEMENT PLAN DESIGN DRAWINGS (SITE PLAN) FOR SITE BEST MANAGEMENT PRACTICES

DEWATERING NOTE:

CONTRACTOR TO PROVIDE A COPY OF THEIR DEWATERING PLAN TO THE COA WATER DEPARTMENT EROSION CONTROL PROGRAM STAFF PRIOR TO BEGINNING DEWATERING OPERATIONS. ONLY DEWATERING OF STORMWATER IS ALLOWED UNDER THE CITIES STORMWATER QUALITY DISCHARGE PERMIT. ALL OTHER OPERATIONS REQUIRE AN ADDITIONAL PERMIT FROM CDDPS.

NOTES

1. CONSTRUCTION DETAILS, AND ACTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.
2. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3' - 6") AND NOT MORE THAN 8 FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5 FEET. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
3. ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
4. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
6. WATER LINE VALVES ARE NOT ALLOWED IN CROSS PANS.
7. ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
8. ALL SANITARY SERVICE LINES SHALL BE TEES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF CUL-DE-SACS.
9. WATER PRESSURE ZONE 7, ZERO (0) PSI @ ELEVATION 6190 A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE UNIT IS GREATER THAN (80) PSI. PRV'S ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
10. ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER UTILITY CONSTRUCTION PLANS, DESIGN CRITERIA 5 - 9 JANUARY 2012 STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE, LATEST REVISION, AS NECESSARY.
11. ALL FIRE LINES AND COMMERCIAL WATER SERVICE LINES REQUIRE REDUCED PRESSURE BACK FLOW ASSEMBLY OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT WATER SERVICES AT (303) 326-8114 OR (303) 326-8129 FOR INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. THE CONTRACTOR SHALL CONTACT AURORA WATER ENGINEERING AT (303) 739-7300 FOR INSPECTION OF ANY REQUIRED GREASE TRAPS OR SAND/OIL INTERCEPTORS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. THE CONTRACTOR SHALL CONTACT THE AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
14. TOTAL BUILDING SURFACE AREA = N/A S.F. TOTAL HARD SURFACE = N/A S.F.
15. DEAD-END WATER LINES SUPPLYING FIRE HYDRANTS MUST MAINTAIN A MINIMUM AVAILABLE RESIDUAL PRESSURE OF 20 PSI FOR FIREFIGHTING PURPOSES. NO MORE THAN ONE FIRE DEVICE (FIRE HYDRANT OR FIRE SUPPRESSION LINE) IS ALLOWED OFF OF A DEAD END WATER LINE EXTENSION. THE WATER LINE SUPPLYING THE DEAD-END LINE MUST BE SUPPLIED FROM A LOOPED SYSTEM. ANY DEAD-END WATER LINE SUPPLYING A FIRE HYDRANT THAT EXCEEDS 150 FT. WILL REQUIRE CALCULATIONS TO BE SHOWN ON THE UTILITY SHEET OF THE CIVIL DRAWINGS. THE CALCULATION PROVIDED MUST REFLECT LESS THAN A 20-PSI RESIDUAL WATER PRESSURE.

Only the required site plan notes are to be included on the site plan. The other notes are for construction documents

CORE RESPONSE: Site Plan Notes have been moved to the front cover. All non-site plan related notes have been removed and will be added at the Construction Document stage

STORMWATER MANAGEMENT STANDARD NOTES (CONT.)

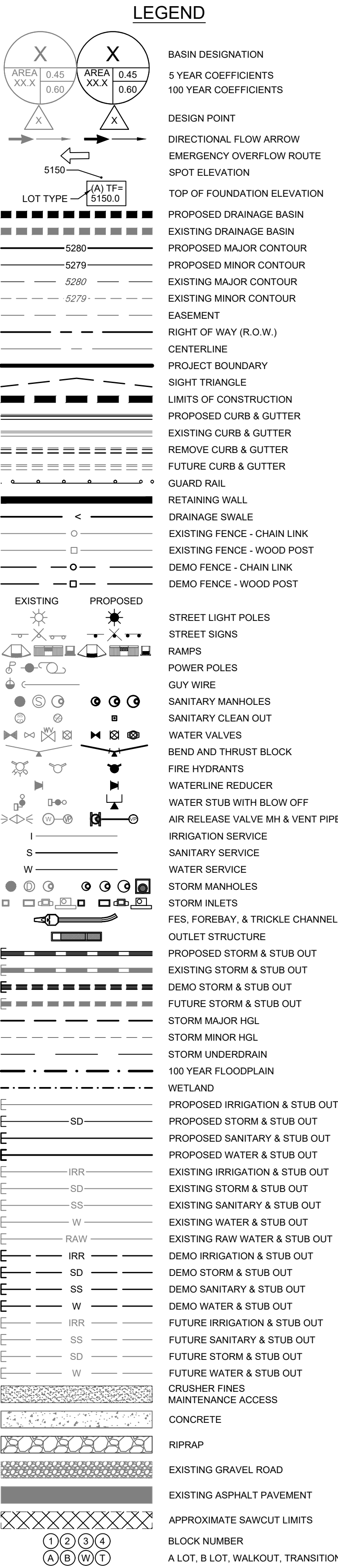
1. THE DISCHARGING OF CEMENT, CONCRETE, OR MORTAR FROM READY MIX DELIVERY TRUCKS, PUMP TRUCKS, BATCH PLANTS OR SMALL MECHANICAL MIXERS DIRECTLY ONTO PAVED SURFACES OR DISTURBED GROUND HAVING NO CONTAINMENT IS PROHIBITED. THE DISPOSAL OF ANY LIQUID WASTES OR WASH WATER FROM ANY OPERATIONS SUCH AS PAINTING, DRYWALL, OR TILE INSTALLATIONS DIRECTLY ONTO PAVED SURFACES OR THE GROUND WITHOUT CONTAINMENT IS PROHIBITED. THE PERMITTEE SHALL PROTECT ALL CURB FLOW LINES, ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGING CONDITIONS OR DESIGN ERRORS THEY MAY ENCOUNTER DURING THE PROGRESS OR ANY PORTION OF THE WORK. IF CONDITIONS IN THE FIELD REQUIRE CHANGES AND THE PROPOSED MODIFICATIONS TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE CONTRACTOR, THROUGH THE ENGINEER OF RECORD, SHALL BE RESPONSIBLE TO REVISE PLANS AND SUBMIT THEM TO THE CITY OF AURORA FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF WORK. ANY CONTROLS, FEATURES OR IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWMP, CITY OF AURORA STANDARD DETAIL DESIGNS, CITY OF AURORA APPROVED VARIANCES, OR AN APPROVED DESIGN DRAWING AMENDMENT SHALL BE REMOVED AND THE CONTROLS, FEATURES, AND/OR IMPROVEMENTS SHALL BE CONSTRUCTED.
2. SECONDARY CONTAINMENT FEATURES SHALL BE IN PLACE FOR ANY BULK FUEL STORAGE, MIXERS, GENERATORS, OR ANY OTHER SPILL OR LEAK SOURCE THAT REMAINS ONSITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS. A RECOVERY OR SALVAGE DRUM SHALL BE KEPT-ON-SITE FOR STORAGE OF CONTAMINATED SOILS.
3. STRAW BALES AND RECYCLED ASPHALT OR CONCRETE ARE NOT ACCEPTABLE FOR THE CONSTRUCTION OF BMP'S WITHIN THE CITY OF AURORA AND MAY NOT BE USED.

E-470 NOTES

1. OCCUPYING SPACE FOR UTILITY WORK, ACCESS, AND ANY CONSTRUCTION WITHIN THE E-470 RIGHT-OF-WAY, PROPERTY OWNED FEE, MULTIPLE EASEMENTS, AND OTHER EASEMENTS, WILL REQUIRE AN E-470 CONSTRUCTION OR ACCESS PERMIT.
2. PERMIT OCCUPYING SPACE FOR UTILITY WORK, ACCESS, AND ANY CONSTRUCTION WITHIN THE E-470 MUE AND PROPERTY OWNED IN FEE IS SUBJECT TO AND WILL BE IN COMPLIANCE WITH THE E-470 PUBLIC HIGHWAY AUTHORITY PERMIT MANUAL, APRIL 2008, AS MAY BE AMENDED FROM TIME TO TIME (THE "PERMIT MANUAL") AND WILL REQUIRE AN E-470 CONSTRUCTION OR ACCESS PERMIT. THE ADMINISTRATION FEE IS \$750.00, \$7,500 PER ACRE FOR GRADING, AND \$75,000 PER ACRE FOR CONSTRUCTION.
3. A PERMIT WILL BE REQUIRED FROM E-470 FOR ANY ENCROACHMENT OR DISTURBANCE TO E-470 ROW OR MUE PRIOR TO CONSTRUCTION.
4. AN OWNERSHIP MAP IS ATTACHED FOR YOUR REFERENCE.
5. THE E-470 FIBER (TBMS) LINE IS LOCATED ALONG THE SOUTH SIDE OF THE ROW, THIS WILL NEED TO BE PROTECTED IN PLACE.
6. ANY WORK NEAR THE FIBER WILL REQUIRE A DIG WATCH.
7. SURVEY MONUMENTS ALONG AND WITHIN THE 4-470 ROW/MUE WHICH ARE DISTURBED SHALL BE RESET AND CONFORM TO THE E-470 COORDINATE SYSTEM.
8. REVEGETATION OF DISTURBED AREAS WITHIN THE 4-470 PROPERTY WILL NEED TO MEET E-470SEED MIX SPECIFICATIONS.
9. ANY FENCING DISTURBED WILL NEED TO BE RESET USING E-470 SPECIFICATIONS.
10. MHPD, THE CITY OF AURORA, AND E-470 WILL NEED TO APPROVE THE DESIGN, CONSTRUCTION, AND MAINTENANCE AGREEMENTS FOR THE IMPROVEMENTS OF ANTELOPE CREEK AND THE EXTENSION OF THE ANTELOPE CREEK BOX CULVERT.

ABBREVIATIONS:

AE	ACCESS EASEMENT
ASPH	ASPHALT
AVE	AVENUE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BOP	BOTTOM OF PIPE
BOR	BOTTOM OF RAMP
BOS	BOTTOM OF STAIR
BOW	BACK OF WALK
BP	BEGIN PROFILE
BW	BOTTOM OF WALL (FG @ WALL FACE)
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
COR	CORNER
CR	CURB RAMP / CURB RETURN
DE	DRAINAGE EASEMENT
E	EAST / SUPERELEVATION RATE
EB	EASTBOUND
EAE	EMERGENCY ACCESS EASEMENT
EC	EDGE OF CONCRETE
ECC	ECENTRIC
EG	EXISTING GRADE
EL	ELEVATION
ELEC	ELECTRIC
EM	ELECTRIC METER
ENCL	ENCLOSURE
EOA	EDGE OF ASPHALT
ECC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WALK
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOWLINE
FO	FIBER OPTIC
FT	FEET
G	GAS
GB	GRADE BREAK
GM	GAS METER
GND	GROUND
GS	GARAGE SLAB
GV	GATE VALVE
HC	HANDICAP
HOR	HORIZONTAL
HP	HIGH POINT
HW	HEADWALL
IN	INCHES OR INLET
INT	INTERSECTION
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
K	DIST FOR 1% CHANGE OF GRADE
L	LENGTH / LEFT
LIP	LIP OF PAN
LP	LOW POINT
LS	LANDSCAPE
ME	MATCH EXISTING
MIN	MINIMUM
MON	MONUMENT
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PED	PEDESTAL
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
R	RADIUS / RIGHT
RD	ROAD
RET	RETAINING
REV	REVISION
ROW	RIGHT-OF-WAY
RT	RIGHT
RW	RAW WATER
S	SOUTH
SANS	SANITARY SEWER
SC	SURVEY CONTROL
SD	STORM DRAIN
SEC	SECTION
SS	SANITARY SEWER
ST	STREET / STORM
STA	STATION
STD	STANDARD
SV	SERVICE
SW	SIDEWALK
SWL	SWALE
T	TELEPHONE
TC	TOP OF CURB / TRAFFIC CONTROL
TBC	TOP BACK OF CURB
TYP	TYPICAL
UE	UTILITY EASEMENT
UT	UTILITY
VC	VERTICAL CURVE
VC&G	VERTICAL CURB & GUTTER
VLT	VAULT



LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

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#	REVISION	DESCRIPTION	DATE	BY	DATE	BY
1	DRAFT		8/23/2021	RH		

KINGS POINT NORTH

AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

GENERAL NOTES

DESIGNED BY: MJH

DRAWN BY: MJH

CHECKED BY: MHN

JOB NO.

19-032

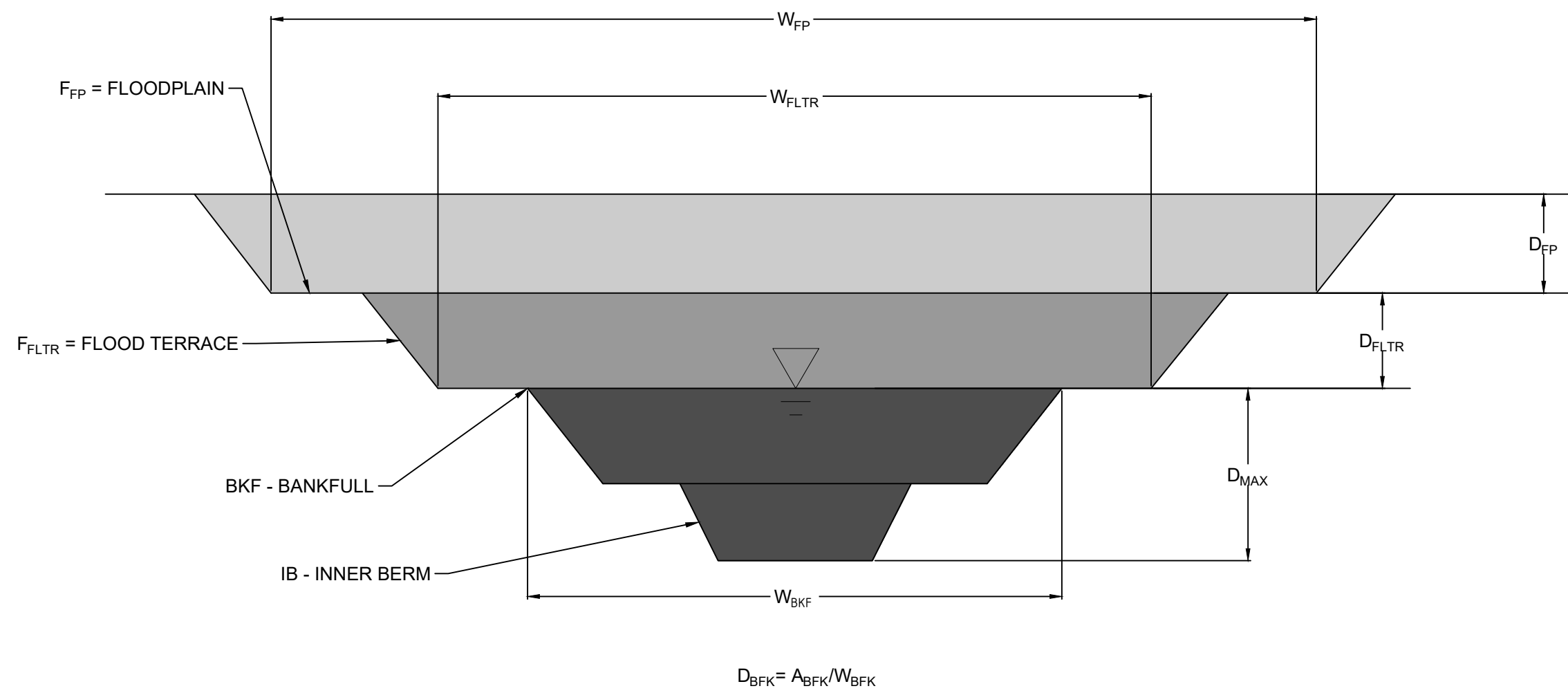
SHEET

3

NOT FOR CONSTRUCTION

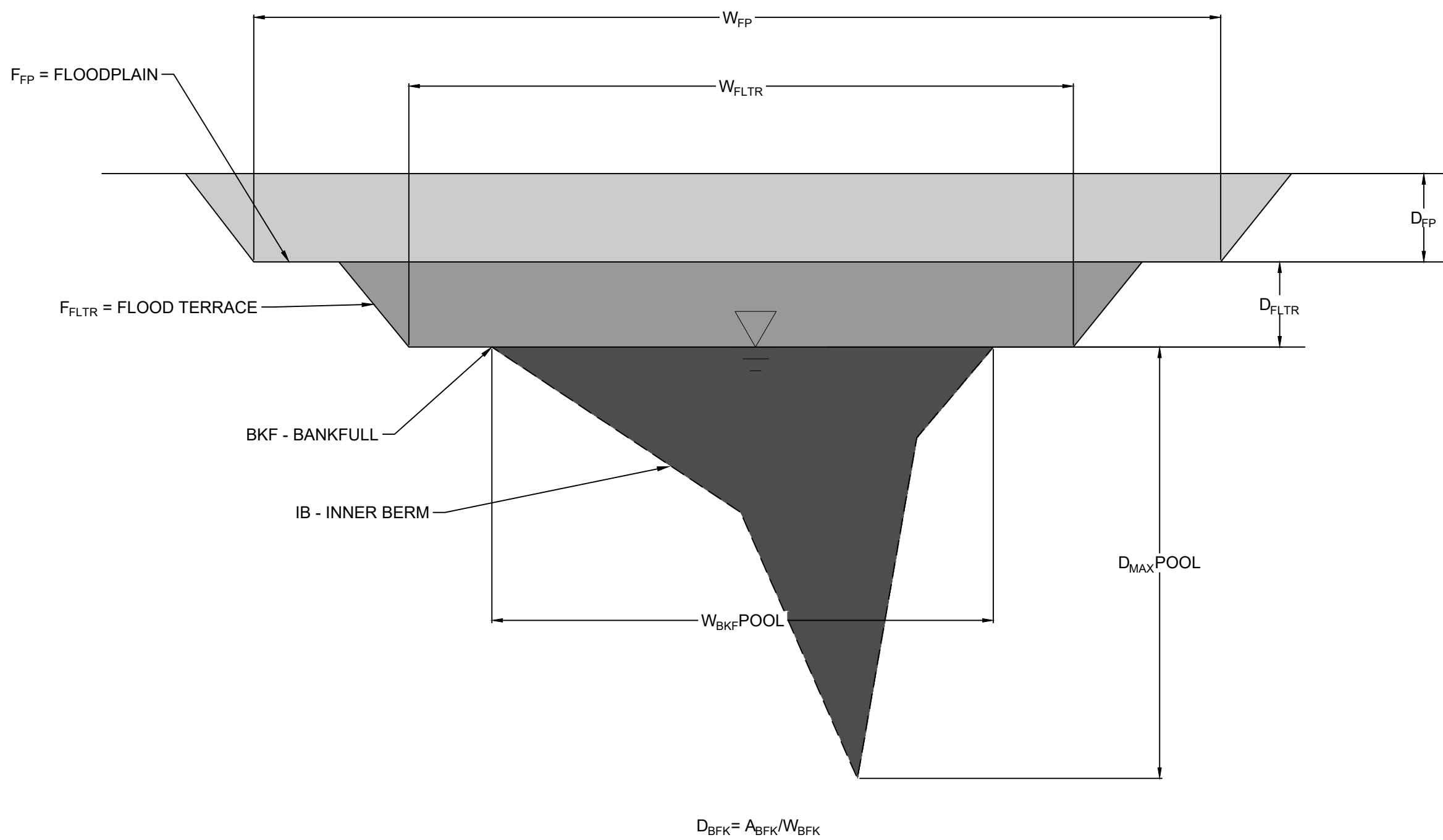
TYPICAL CHANNEL CROSS-SECTIONS

- TYPICAL CHANNEL SECTION NOTES:
- SMOOTH PARABOLIC TRANSITIONS SHALL BE MADE BETWEEN ALL GRADE BREAKS.
 - TRANSITIONS BETWEEN RIFFLES AND POOLS SHALL BE SMOOTH AND GRADUAL AS SHOWN ON THE GRADING PLAN. GRADE BREAKS SHALL BE PARABOLIC.
 - ALL CROSS SECTIONS ARE ORIENTED LEFT TO RIGHT LOOKING DOWNSTREAM.
 - LOW FLOW CHANNEL AND THALWEG SHALL GRADUALLY TRANSITION TO THE OUTSIDE OF BENDWAYS AND CENTER THROUGH RIFFLES.
 - LOW FLOW CHANNEL TO CONVEY ESTIMATED DAILY FLOWS.
 - MEANDER BELTWIDTH DEFINES UPPER (OR URBAN) TERRACE.
 - ALL CHANNEL SECTIONS WERE CREATED BY TAILWATER LIMITED.



TYPICAL RIFFLE (TANGENT) CROSS-SECTION

NOT TO SCALE



TYPICAL POOL (CURVE) CROSS-SECTION

NOT TO SCALE

GEOMORPHIC STUDY - ANTELOPE CREEK REACHES AND DESIGN PARAMETERS											
FEATURE	MEASURE	REACH 1		REACH 2		REACH 3		REACH 4		REACH 5	
FLOODPLAIN	Q100 (CFS) ¹	738		738		738		738		738	
	Slope (ft/ft) *100%	2.15%		1.66%		1.37%		1.91%		1.57%	
	Design τ (psf)	1.2		1.2		1.2		1.2		1.2	
	W _{FP} (ft)	244		180		144		213		169	
	d _{FP} (ft)	0.89		1.16		1.40		1.01		1.22	
FLOOD TERRACE	A _{FP} (ft)	218		209		202		214		207	
	W _{FLTR} (ft)	44		44		44		44		44	
	d _{FLTR} (ft)	0.8		0.8		0.8		0.8		0.8	
BANKFULL TYPICAL CROSS-SECTION	A _{FLTR} (ft ²)	36		36		36		36		36	
	W _{BKF, RIFF} (ft)	14.6		14.6		14.6		14.6		14.6	
	d _{BKF, RIFF} (ft)	0.8		0.8		0.8		0.8		0.8	
	D _{MAX, RIFF} (ft)	1.3		1.3		1.3		1.3		1.3	
	A _{BKF, RIFF} (ft ²)	11.9		11.9		11.9		11.9		11.9	
	W _{BKF, POOL} (ft)	17.5		17.5		17.5		17.5		17.5	
	D _{MAX, POOL} (ft)	3.2		3.2		3.2		3.2		3.2	
BANKFULL PATTERN	A _{BKF, POOL} (ft ²)	28.5		28.5		28.5		28.5		28.5	
		MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
	Pool-to-Pool Spacing (ft)	51	66	51	66	51	66	51	66	51	66
	Radius of Curvature (ft)	37	51	37	51	37	51	37	51	37	51
	Riffle Length (ft)	22	44	22	44	22	44	22	44	22	44
	Meander Wavelength (ft)	132	175	132	175	132	175	132	175	132	175
	Belt Width (ft)	29	51	29	51	29	51	29	51	29	51

Q 100-YEAR DISCHARGE FOR MAXIMUM OF EITHER EXISTING OR "FULL BUILDOUT CONDITION" PROVIDED BY CORE.

W_{BKF} = WIDTH BANKFULL, D_{BKF} = MEAN DEPTH BANKFULL, D_{MAX} = MAX BANKFULL DEPTH, A_{BKF} = BANKFULL CROSS-SECTIONAL AREA, W_{FLTR} = WIDTH FLOOD TERRACE, D_{FLTR} = DEPTH FLOOD TERRACE, A_{FLTR} = AREA FLOOD TERRACE, W_{FP} = WIDTH 100-YR FLOODPLAIN, D_{FP} = DEPTH 100-YR FLOODPLAIN, A_{FP} = AREA 100-YR FLOODPLAIN

#	REVISION DESCRIPTION	DATE	BY
1	DRAFT	8/23/2022	RH

TYPICAL TRAIL CROSS-SECTIONS

When will these be shown?

CORE RESPONSE: Typical trail cross sections have been added to Sheet 4 of the revised set.

PLACEHOLDER FOR TRAIL CROSS SECTIONS

DESIGNED BY: MJH
DRAWN BY: MJ8
CHECKED BY: MHN

JOB NO.
19-032

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5

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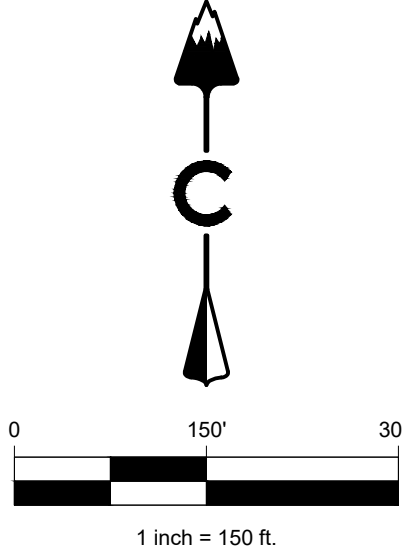
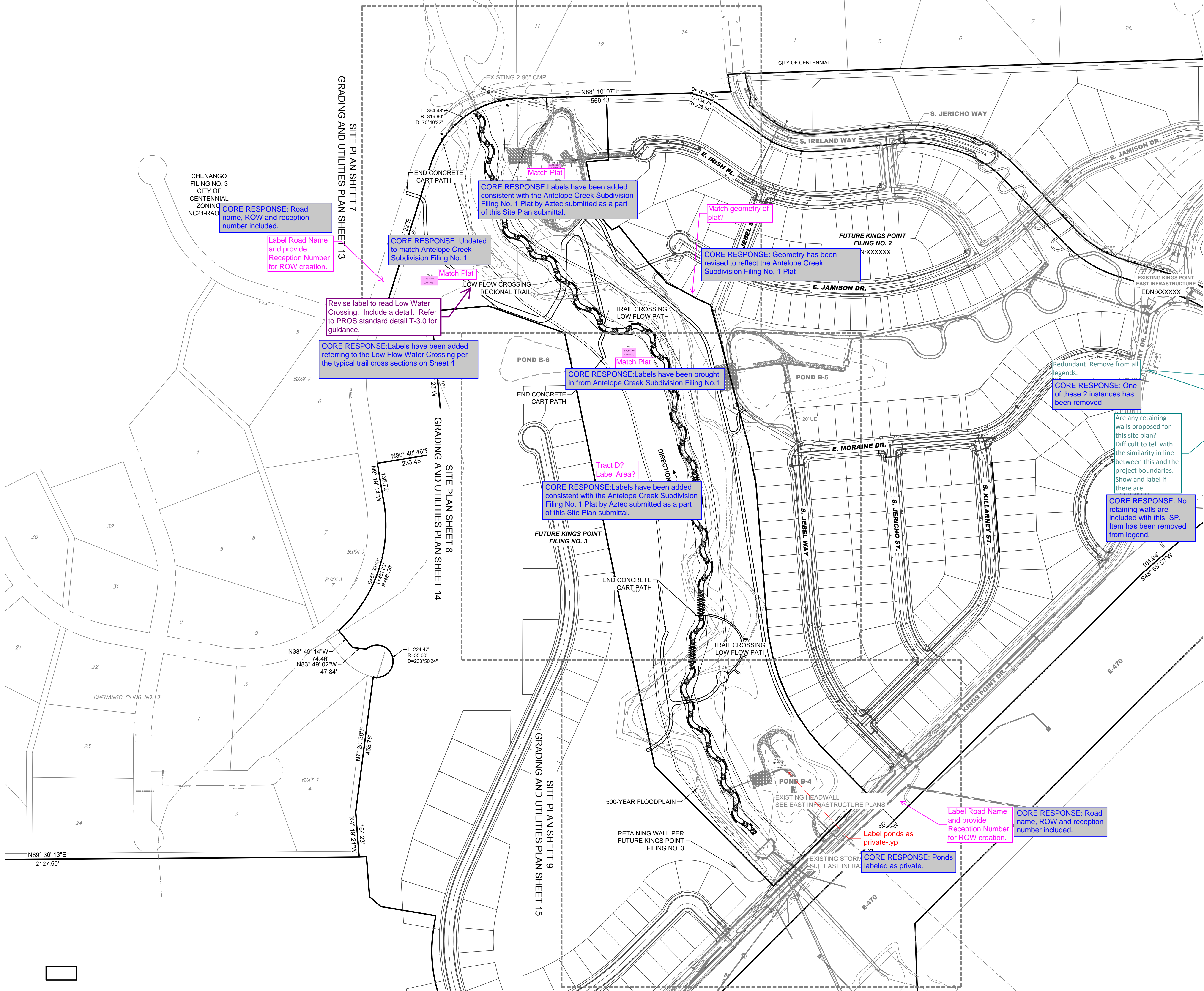
KINGS POINT NORTH
AURORA, CO
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
TYPICAL TRAIL CROSS-SECTIONS

#	REVISION DESCRIPTION	DATE	BY
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LAND DEVELOPMENT
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LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL
- EXISTING FENCE - CHAIN LINK
- EXISTING FENCE - WOOD POST
- STREET LIGHT POLES
- STREET SIGNS
- RAMPS
- BLOCK
- EXISTING GRAVEL ROAD
- CRUSHER FINES
- MAINTENANCE ACCESS
- CONCRETE
- APPROXIMATE SAWCUT LIMITS
- EXISTING ASPHALT PAVEMENT
- RIPRAP
- EX WETLAND
- EX 500-YR FLOODPLAIN
- EX 100-YR FLOODPLAIN
- EXISTING FLOODWAY 1-FT
- ANTELOPE CREEK EX STREAMLINE
- EMERGENCY OVERFLOW PATH

NOTES:

- ALL LOWEST FINISHED FLOOR ELEVATIONS FOR FUTURE FILINGS SHALL BE A MINIMUM OF 1 FT ABOVE THE 100-YEAR WATER SURFACE ELEVATION.
- EFFECTIVE SPECIAL FLOOD HAZARDS AREAS ARE PER FIRM 08005C0484L, DATED FEBRUARY 17, 2017.

Indicate who will own/maintain the creek and trail-typ all sheets

CORE RESPONSE: General Note has been added clarifying trail maintenance within the project boundary

CHENANGO
FILING NO 3

EXISTING FLOODWAY
EXISTING 500-YR FLOODPLAIN
EXISTING 100-YR FLOODPLAIN
EXISTING CREEK CENTERLINE
EX DOUBLE 96" CMP

Existing ROW
Reception Number
and ROW Width?
CORE RESPONSE: Road
name, ROW and reception
number included.

SOIL LIFT
SEE DETAIL ON SHEET 12
RIFFLER
SEE DETAIL ON SHEET 11
DIRECTION OF FLOW

100-YR FLOODPLAIN CHANNEL TOE
CHANNEL EXTENTS TOE
LOW FLOW CHANNEL

APPROXIMATE PROPOSED
500-YR FLOODPLAIN
EXISTING CREEK CENTERLINE
EXISTING FLOODWAY
EXISTING 100-YEAR FLOODPLAIN
EXISTING 500-YEAR FLOODPLAIN

CORE RESPONSE: Labels
have been brought in from
Antelope Creek
Subdivision Filing No.1

TRACT A
322,936 SF
7.4

CORE RESPONSE: Please refer to the
proposed low flow crossing
detail on Sheet 4 of the
plan set

FUTURE GOLF
COURSE
BY OTHERS
COA EDN #####
ZONE XXXXX

CORE RESPONSE: Missing information has
been provided

CORE RESPONSE: Labels from
plat brought in. Plat Boundary
clearly distinguished.

Tract?
LOT BOUNDARY
Match Plat?

TRACT C
546,263 SF
12,540 AC
Match Plat
POND B-7
SEE EAST INFRASTRUCTURE
CDS BY CORE
COA EDN #####

CORE RESPONSE: Easement
not needed in this package. To
be included in subsequent
packages

20' FUTURE UTILITY EASEMENT
Proposed?

CORE RESPONSE: Pond
maintenance access has been
verified to be 50' min radius

Min 50' centerline radius
required for maintenance
access

Label Exterior
Subdivision B&D's
and Curve Data
(Typical)

CORE RESPONSE: Line and
Curve data placed around the
Plat Boundary throughout.

ANTELOPE CREEK
PROPERTY BOUNDARY

Proposed?
DRAINAGE EASEMENT
CORE RESPONSE:
Labeled as existing.

Existing
Easement?

CORE RESPONSE: Label has been added for
this easement going into Pond B-7

CORE RESPONSE: Additional separation has
been added while maintaining ADA
requirements

Tee box too close to trail.
A greater degree of
separation is needed to
minimize trail user conflict.

FUTURE KINGS
POINT
FILING NO. 2
COA EDN #####
ZONE XXXXX

12' Access Easement on Plat?

CORE RESPONSE: Access
easement now labeled
separately from trail width for
clarity.

Proposed?

CORE RESPONSE:
Proposed easement per
Antelope Creek
Subdivision Filing No. 1

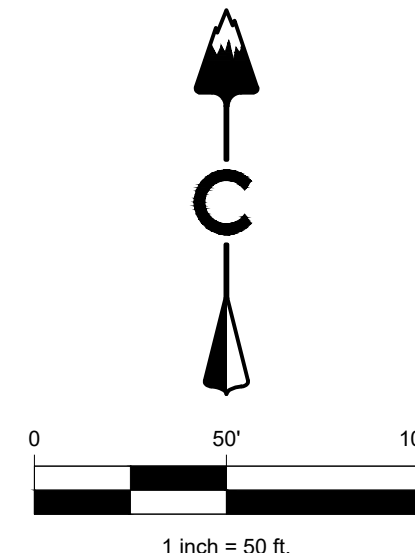
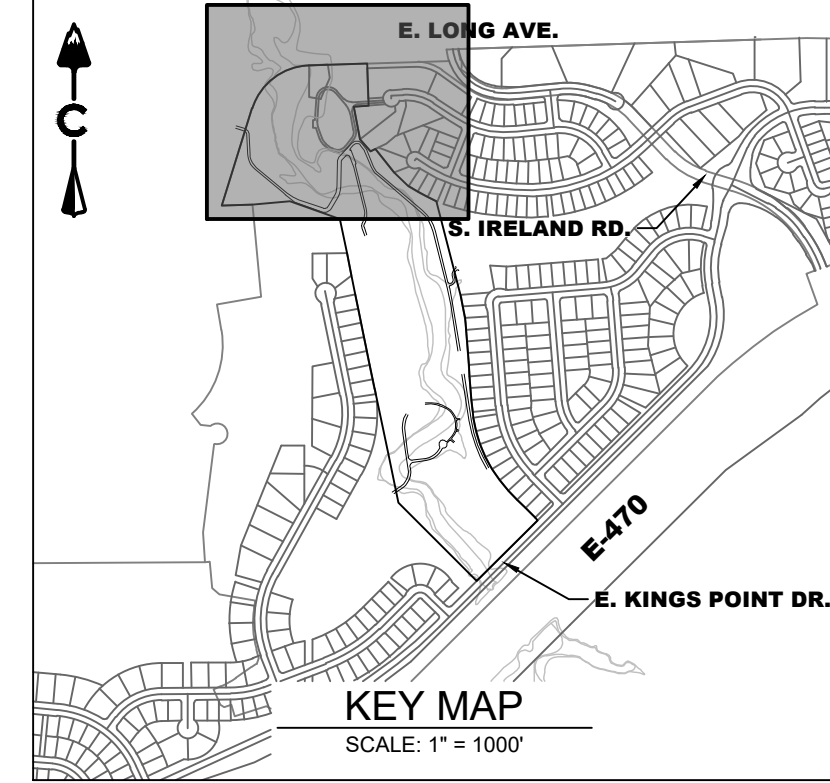
Access not shown on
subdivision plat?

CORE RESPONSE: Updated
based on latest Antelope
Creek Subdivision Filing No.
1. Golf improvements within
COA Tract to be maintained
under a license agreement
dedicated to COA?

10' GOLF PATH
12' ACCESS EASEMENT

FUTURE TRAIL CONNECTION
TO FILING 2 KINGS POINT

MATCH LINE SHEET 7



LEGEND

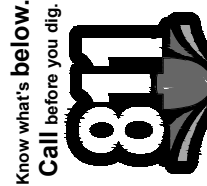
- EASEMENT
- RIGHT OF WAY (R.O.W.)
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- EXISTING ASPHALT PAVEMENT
- RIPRAP
- EX WETLAND
- EX 500-YR FLOODPLAIN
- EX 100-YR FLOODPLAIN
- EXISTING FLOODWAY 1-FT
- ANTELOPE CREEK EX STREAMLINE
- EMERGENCY OVERFLOW PATH

NOTES:

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- EFFECTIVE SPECIAL FLOOD HAZARDS AREAS ARE PER FIRM 08005C0484L, DATED FEBRUARY 17, 2017.

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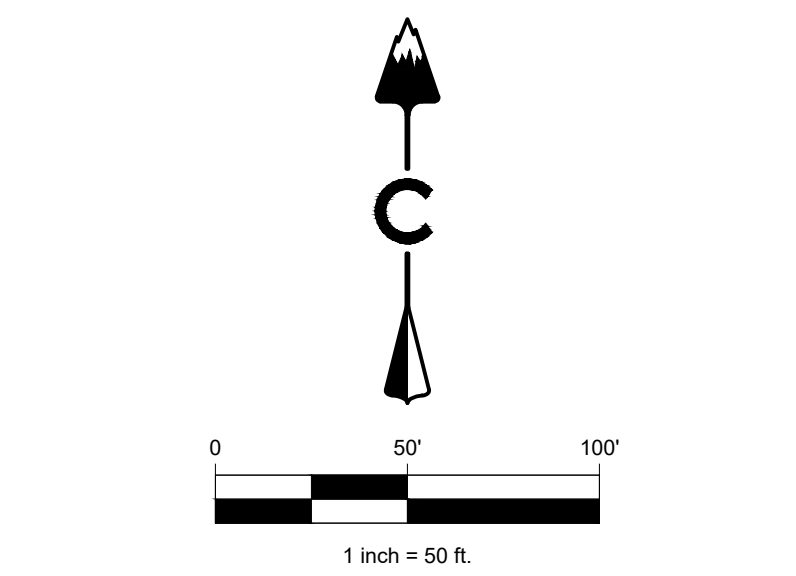
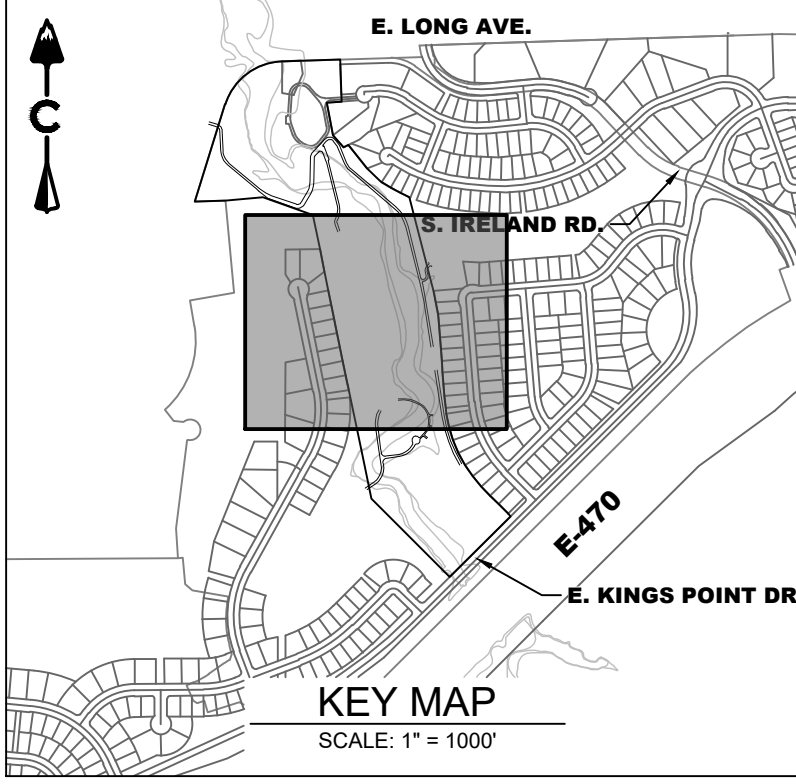
#	REVISION DESCRIPTION	DATE	BY	CHKD	APP'D
1	DRAFT	8/23/2022	RH		

KINGS POINT NORTH
AURORA, CO
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
SITE PLAN

NOT FOR
CONSTRUCTION

DESIGNED BY: MJH
DRAWN BY: MJH
CHECKED BY: MHN

JOB NO.
19-032
SHEET
7



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
	EXISTING GRAVEL ROAD
	CRUSHER FINES MAINTENANCE ACCESS
	CONCRETE
	APPROXIMATE SAWCUT LIMITS
	EXISTING ASPHALT PAVEMENT
	RIPRAP
	EX WETLAND
	EX 500-YR FLOODPLAIN
	EX 100-YR FLOODPLAIN
	EXISTING FLOODWAY 1-FT
	ANTELOPE CREEK EX STREAMLINE
	EMERGENCY OVERFLOW PATH

- NOTES:**
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 - EFFECTIVE SPECIAL FLOOD HAZARDS AREAS ARE PER FIRM 08005C0484L, DATED FEBRUARY 17, 2017.

Know what's below.
Call before you dig.

DATE

BY

REVISION DESCRIPTION

#

1

DRAFT

KINGS POINT NORTH

AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

SITE PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: MJH

DRAWN BY: MJH

CHECKED BY: MHN

JOB NO. 19-032

SHEET 8

CORE CONSULTANTS, INC.

LAND DEVELOPMENT

ENERGY

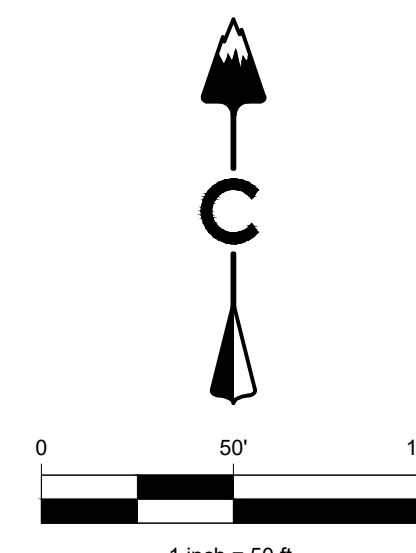
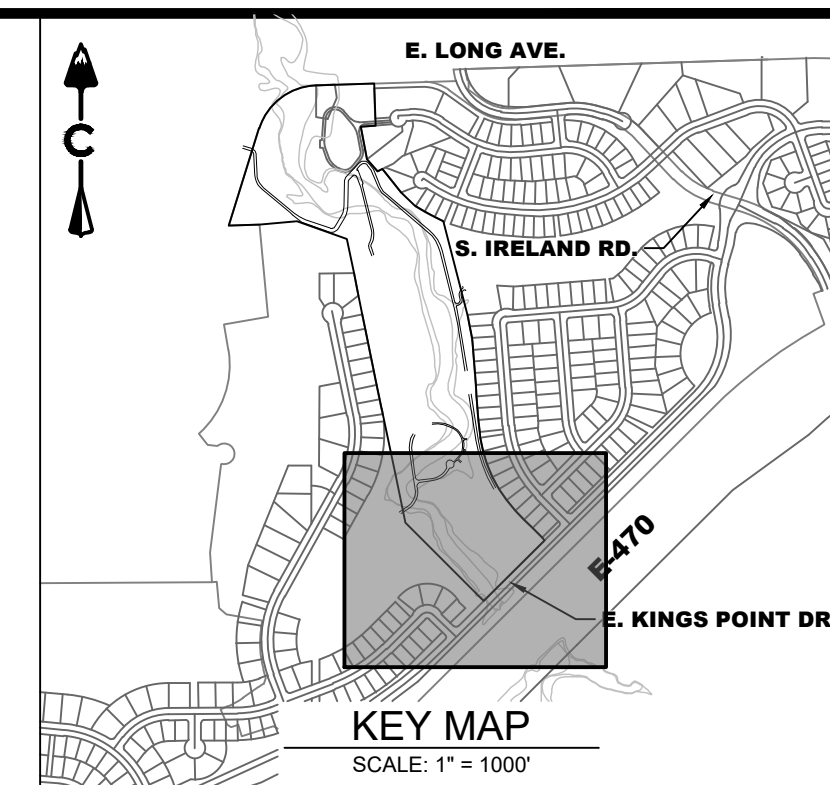
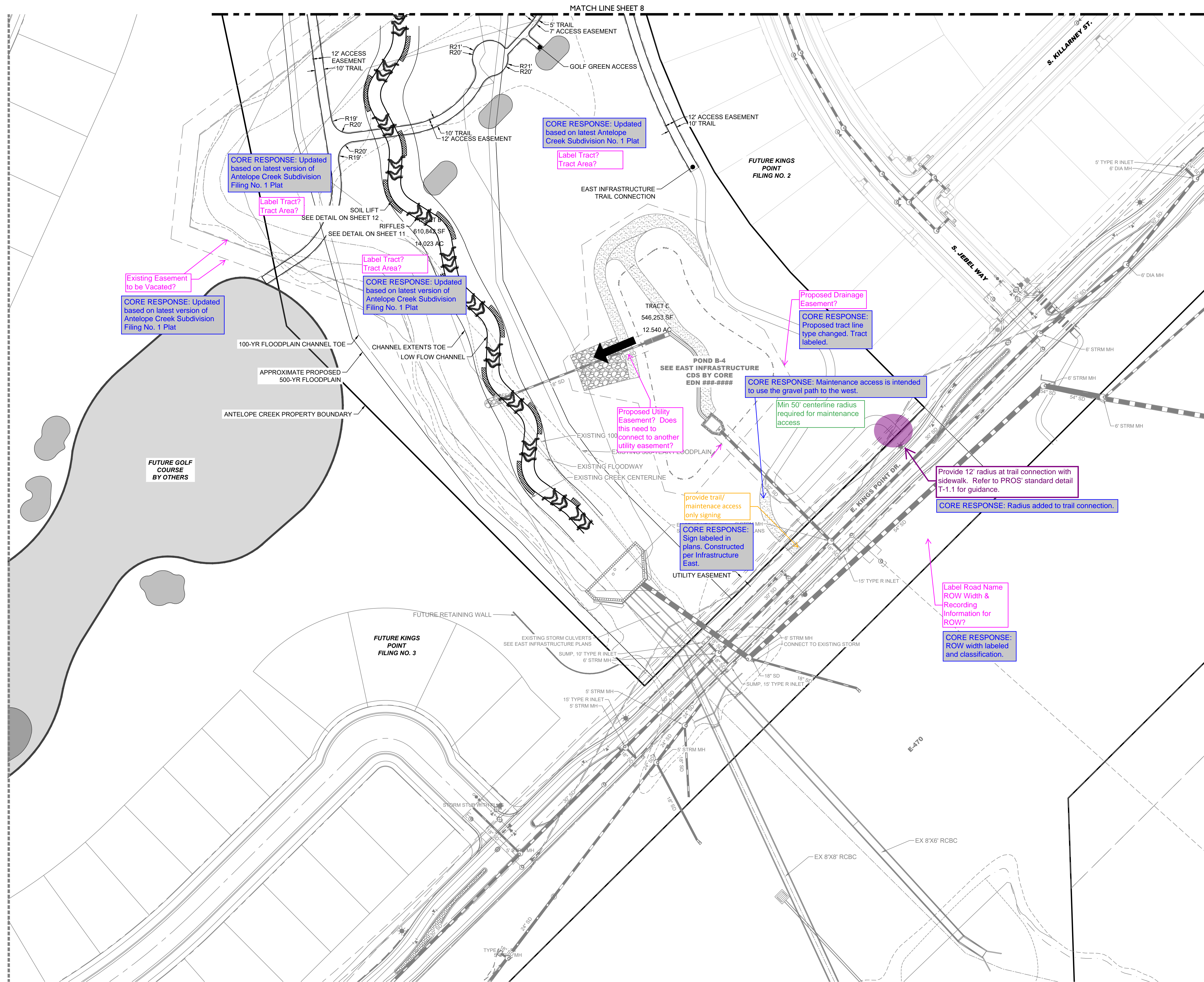
PUBLIC INFRASTRUCTURE












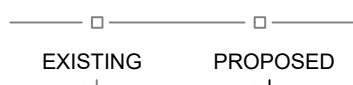


















34733 S. BROADWAY

SLC, UT 84119

303.703.4444

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	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	EXISTING
	PROPOSED
	
	STREET LIGHT POLES
	STREET SIGNS
	RAMPS
	BLOCK
	EXISTING GRAVEL ROAD
	CRUSHER FINES
	MAINTENANCE ACCESS
	CONCRETE
	APPROXIMATE SAWCUT LIMITS
	EXISTING ASPHALT PAVEMENT
	RIPRAP
	EX WETLAND
	EX 500-YR FLOODPLAIN
	EX 100-YR FLOODPLAIN
	EXISTING FLOODWAY 1-FT
	ANTELOPE CREEK EX STREAMLINE

- NOTES:**
1. ALL LOWEST FINISHED FLOOR ELEVATIONS FOR FUTURE FILINGS SHALL BE A MINIMUM OF 1 FT ABOVE THE 100-YEAR WATER SURFACE ELEVATION.
 2. EFFECTIVE SPECIAL FLOOD HAZARDS AREAS ARE PER FIRM 08005C0484L, DATED FEBRUARY 17, 2017.

When will this be shown?

CORE RESPONSE: Drop structures have been eliminated from the revised design

PLACEHOLDER FOR DROP STRUCTURE DETAILS

NOT FOR
CONSTRUCTION

DESIGNED BY: MJH
DRAWN BY: MJ8
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SHEET
10

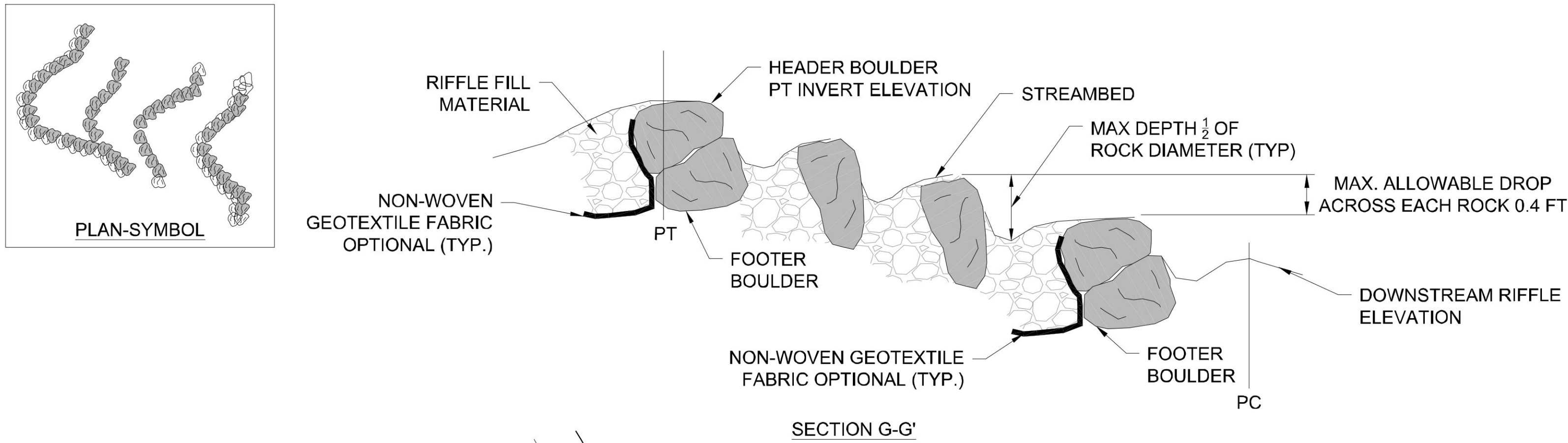
KINGS POINT NORTH
AURORA, CO
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
DROP STRUCTURE DETAILS

#	REVISION DESCRIPTION	DATE	BY
1	DRAFT	8/23/2021	RH



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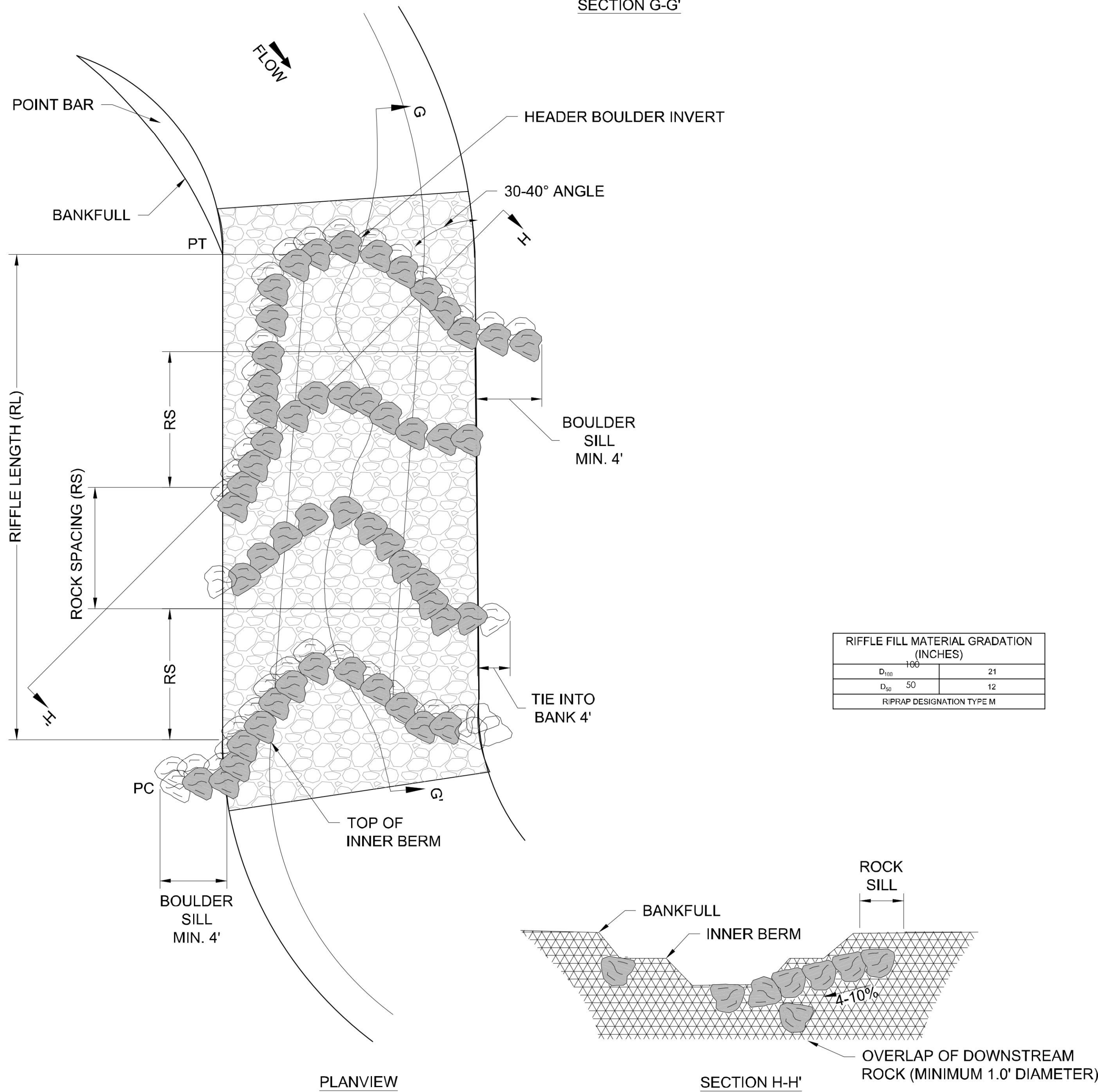
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



BOULDER CONSTRUCTED RIFFLE
CONSTRUCTED MARCH 2019

NOTES:

- BOULDERS FOR THE CONSTRUCTED RIFFLE MUST BE A MIN. OF 1-2 TON BOULDER WITH A MIN. DIAMETER OF 2-3'.
- THE UPSTREAM AND DOWNSTREAM HEADER BOULDERS SHALL BE UNDERLAIN BY FOOTER BOULDERS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- HEADER BOULDERS ARE THE TOP MOST BOULDERS USED IN EACH STRUCTURE. HEADER BOULDERS FOR THIS STRUCTURE ARE ONLY VISIBLE BETWEEN THE INNER BERMS.
- HEADER BOULDERS SHALL BE OFFSET SLIGHTLY UPSTREAM OF THE FOOTER BOULDERS. FOOTER BOULDERS SHALL BE INSTALLED BEFORE THE HEADER BOULDERS.
- SET INVERTS AT ELEVATION SHOWN ON PLAN AND PROFILE SHEETS. INVERTS AND ELEVATIONS WILL BE PROVIDED TO THE CONTRACTOR AS A DWG FILE. NO ELEVATIONS OF THE CONSTRUCTED RIFFLE ARMS MAY VARY FROM THE PLAN LOCATIONS WITHOUT DIRECTION FROM THE ENGINEER.
- THE DROP IN ELEVATION ACROSS THE STRUCTURE SHALL NOT EXCEED 0.4 FEET UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- MINI-VANES WILL BE SPACED IN THE RIFFLE AS A FUNCTION OF THE RIFFLE LENGTH.
- THE MOST UPSTREAM RIFFLE MINI-VANE ARM SHALL BE PLACED SUCH THAT THE BANK TIE-IN IS ON THE SAME SIDE AS THE NEXT UPSTREAM OUTSIDE BEND IN ORDER TO SERVE AS A VANE AND HELP DIRECT STREAM FLOW AWAY FROM THE PREVIOUS OUTSIDE BEND. LOCATION OF ALL RIFFLE VANE ARMS ARE SHOWN ON THE PLAN AND PROFILE SHEETS.
- THE MOST DOWNSTREAM MINI-VANE ARM SHALL BE PLACED SUCH THAT THE HIGH POINT IS ON THE SAME SIDE AS THE NEXT DOWNSTREAM OUTSIDE BEND IN ORDER TO HELP DIRECT STREAM FLOW FROM THE NEXT OUTSIDE BEND.
- THE VERTICAL SLOPE OF EACH MINI-VANE ARM SHALL NOT EXCEED 10% UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE SLOPES WILL BE DICTATED BY THE WIDTH-TO-DEPTH RATIO OF THE REACH, TYPICAL RIFFLE INNER BERM CHANNEL, VERTICAL DROP OVER THE LOG, AND LOG DIAMETER.
- ALL GAPS/VOIDS LARGER THAN 2" BETWEEN THE HEADER AND FOOTER BOULDERS SHALL BE HAND CHINKED WITH COBBLE AND GRAVEL ON THE UPSTREAM SIDE PRIOR TO PLACEMENT OF THE GEOTEXTILE. ALL CHINKING SHALL BE APPROVED BY THE ENGINEER BEFORE THE MINI-VANES ARE BACKFILLED.
- THE UPSTREAM SIDE OF THE FIRST AND LAST MINI-VANE ARM REQUIRE A LAYER OF NON-WOVEN GEOTEXTILE FABRIC THAT SHALL BE PLACED AS SHOWN IN THE GEOTEXTILE PLACEMENT DETAIL THE ENTIRE LENGTH OF THE MINI-VANE.
- BACKFILL VANES WITH RIFFLE FILL GRADATION MATERIAL. SEE RIFFLE FILL MATERIAL GRADATION TABLE.
- SELECT BACKFILL AND SOIL BACKFILL MATERIAL SHALL BE COMPACTED SUCH THAT FUTURE SETTLEMENT OF THE MATERIAL IS KEPT TO A MINIMUM.
- THE SURFACE OF THIS STRUCTURE SHALL BE FINISHED TO A SMOOTH AND COMPACT SURFACE IN ACCORDANCE WITH THE LINES, GRADES, AND CROSS-SECTIONS OR ELEVATIONS SHOWN ON THE DRAWINGS. THE DEGREE OF FINISH FOR INVERT ELEVATIONS SHALL BE WITHIN 0.1' OF THE GRADES AND ELEVATIONS INDICATED, PROVIDED ANY HEIGHT DOES NOT EXCEED MAX. ALLOWABLE DROP OF 0.5' FOR THIS STRUCTURE.
- RE-DRESSING OF CHANNEL AND BANKFULL BENCH/FLOODPLAIN WILL LIKELY BE REQUIRED FOLLOWING INSTALLATION OF IN-STREAM STRUCTURES AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- FOOTER DEPTH ON ALL STRUCTURES REQUIRING FOOTERS SHALL BE 6 TIMES GREATER THAN THE DROP BETWEEN THE STRUCTURE AND THE FOOTERED STRUCTURE DIRECTLY UPSTREAM.
- THE DEPARTURE ANGLE SHOWN ABOVE IS DEPICTED IN SUCH A WAY TO EMPHASIZE DETAIL. ACTUAL DEPARTURE ANGLE SHALL BE AS SHOWN ON THE PLAN AND PROFILE SHEETS WILL BE PROVIDED TO THE CONTRACTOR AS A 2014 FORMAT DWG FILE.



DETAIL - BOULDER CONSTRUCTED RIFFLE
NOT TO SCALE



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1	DRAFT	8/23/2022	RH

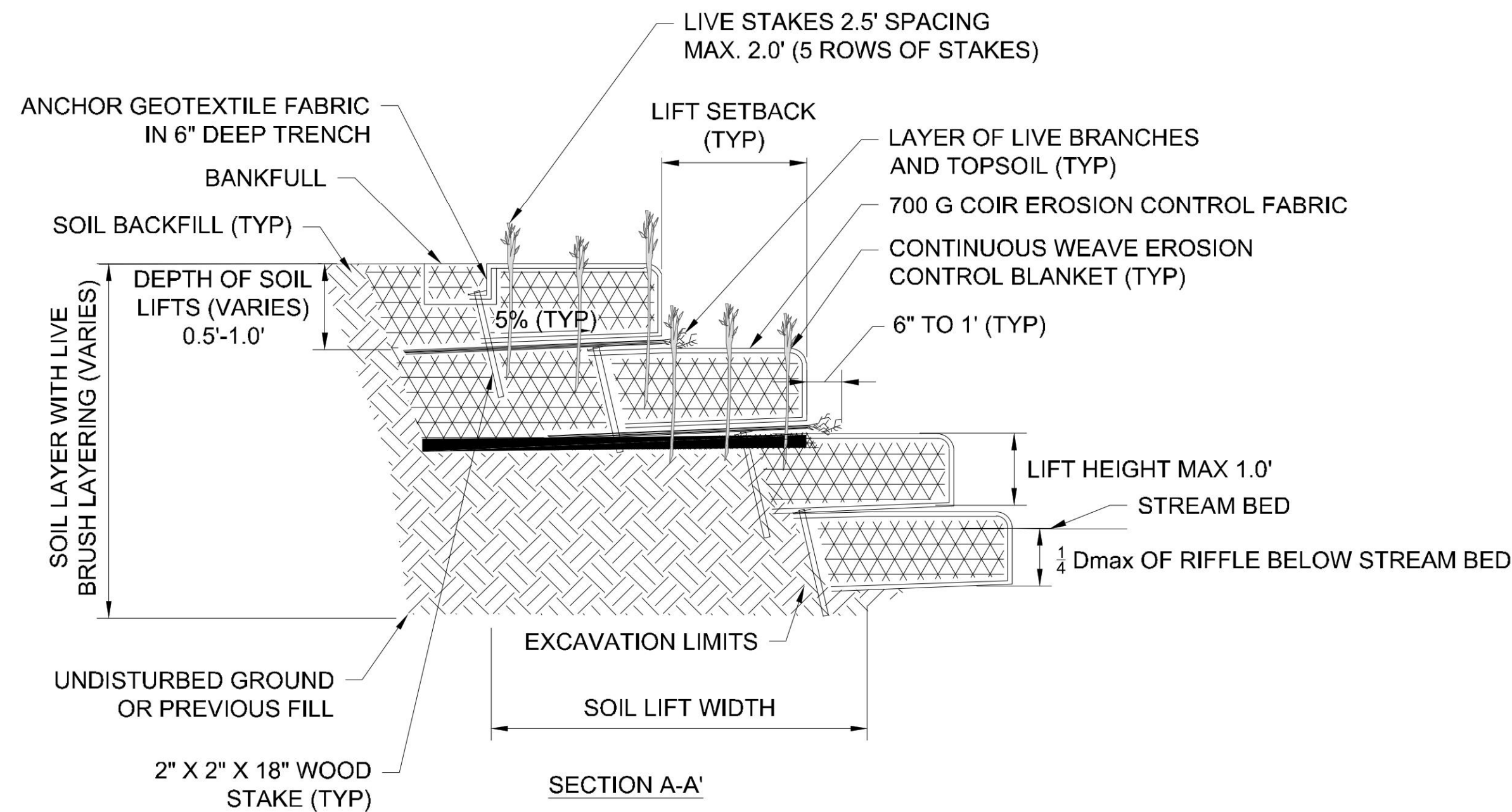
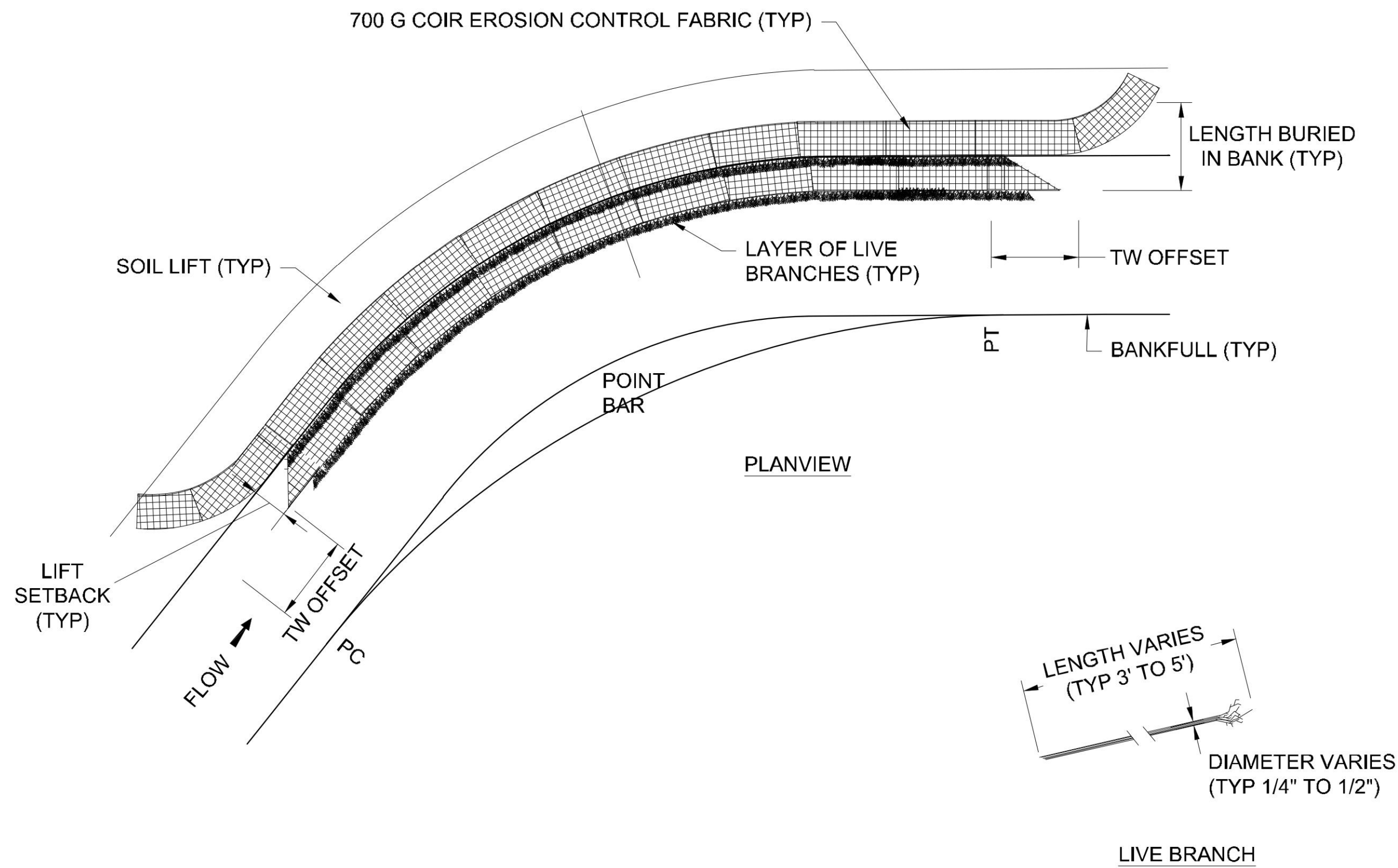
KINGS POINT NORTH
AURORA, CO
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
CHANNEL DETAILS

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CONSTRUCTION

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DRAWN BY: MJH
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19-032

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11



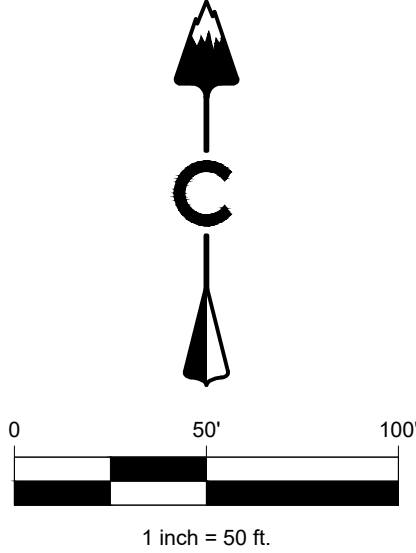
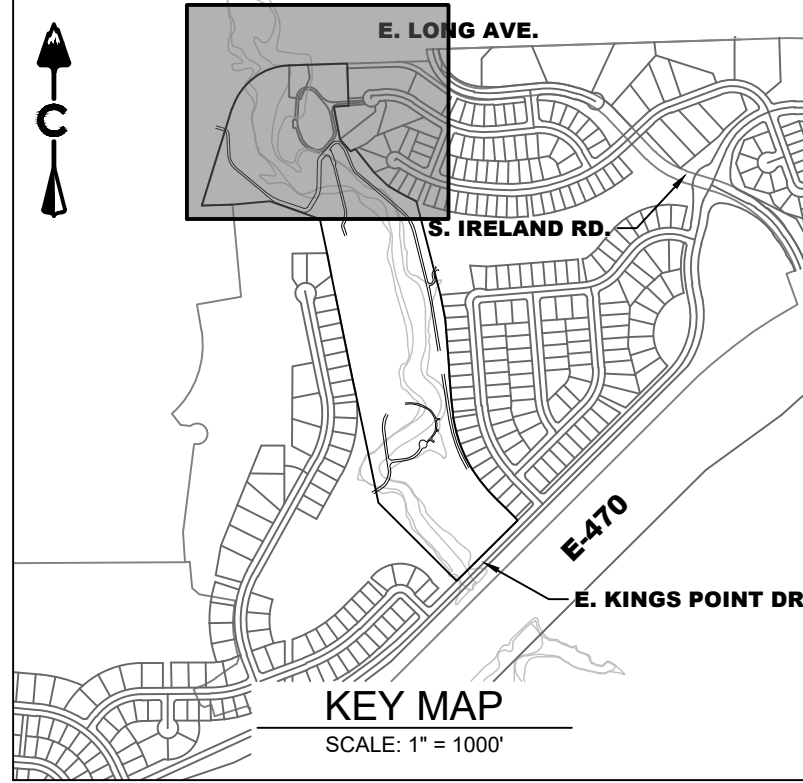
DETAIL - COIR SOIL LIFT
NOT TO SCALE



COIR SOIL LIFT

NOTES:

1. THE SOIL BACKFILL USED FOR LIFTS AND TOPSOIL USED FOR LAYERING WITH THE LIVE BRANCHES SHALL BE FREE OF ANY LARGE ROOTS OR WOODY DEBRIS AND SHALL GENERALLY BE FREE FROM ANY GRAVEL OR COBBLE MATERIAL.
2. SOIL BACKFILL SHALL BE COMPACTED SUCH THAT FUTURE SETTLING WILL BE KEPT TO A MINIMUM; YET, NOT SUCH THAT THE UNDERLYING SOIL LIFT IS DISPLACED OR DAMAGED.
3. THE TOP OF THE BACKFILL FOR THE FIRST LIFT SHALL BE SLOPED AT APPROXIMATELY 5% AWAY FROM THE STREAM.
4. PLACE A LAYER OF TOPSOIL AND LIVE BRANCHES ON TOP OF EACH SOIL LIFT SUCH THAT APPROXIMATELY 6 INCHES TO 1 FOOT OF EACH LIVE BRANCH WILL BE EXPOSED AND THE REMAINDER (2' TO 4') OF EACH LIVE BRANCH WILL BE COVERED BY THE NEXT SOIL LIFT.
5. LIVE BRANCHES SHALL BE OF THE SPECIES SPECIFIED FOR LIVE STAKES OR APPROVED BY THE ENGINEER AND SHALL EXCLUDE INVASIVE SPECIES.
6. PLACE A LAYER OF 6.5 FEET WIDE GEOCOIR DEKOWE 700 EROSION CONTROL BLANKET, OR EQUIVALENT, ON TOP OF THE TOPSOIL AND LIVE BRANCHES SUCH THAT 2.5 FEET OF THE BLANKET WILL BE BURIED BELOW THE NEXT SOIL LIFT. ALLOW THE REMAINING 4.0 FEET OF BLANKET TO HANG OVER THE PRECEDING SOIL LIFT OR COIR FIBER LOGS.
7. PLACE A LAYER OF 6.5 FEET WIDE NON-WOVEN COIR MATTING OVER THE EROSION CONTROL BLANKET TO THE SAME LIMITS.
8. SOIL CAN BE COMPACTED BY STACKING A PIECE OF 2 X 6 SAWN LUMBER EDGEWAYS UP TO THE LIFT HEIGHT SPECIFIED IN THE STRUCTURE TABLE AND SECURING WITH WOODEN STAKES TO PROVIDE A RIGID BACKSTOP FOR COMPACTING SOIL LIFT.
9. PLACE SOIL BACKFILL UP TO THE LIFT HEIGHT SPECIFIED OF NO GREATER THAN 1.0 FT BEING CAREFUL NOT TO PUSH/PULL OR TEAR THE FABRIC PREVIOUSLY PLACED.
10. THE TOP OF THE SOIL BACKFILL SHALL BE FLAT WITHIN THE LIFT SETBACK DISTANCE SPECIFIED IN THE STRUCTURE TABLE. BEYOND THE LIFT SETBACK DISTANCE, THE SOIL BACKFILL SHALL BE SLOPED AT AN APPROXIMATE 5% SLOPE AWAY FROM THE STREAM.
11. TOP DRESS THE SOIL LIFT WITH TOPSOIL FROM THE FACE OF THE SOIL LIFT BACK INTO THE FLOODPLAIN AT LEAST 4FT.
12. REMOVE THE SAWN LUMBER AND WOODEN STAKES FROM THE FACE OF THE SOIL LIFT AND WRAP THE FACE AND TOP OF THE SOIL LIFT USING THE WOVEN AND NON-WOVEN COIR MATTING HANGING OVER THE PREVIOUS LIFT/COIR FIBER LOGS.
13. THE EROSION CONTROL FABRIC SHALL BE PULLED AS TIGHT AS POSSIBLE WITHOUT TEARING OR EXCESSIVELY DISTORTING THE FABRIC.
14. SECURE THE EROSION CONTROL AND NON-WOVEN MATTING IN PLACE BY STAKING THE END OF THE EROSION CONTROL FABRIC WITH WOODEN STAKES ON 1.5-FOOT CENTERS.
15. BEGIN CONSTRUCTION OF THE NEXT SOIL LIFT BY REPEATING THE PREVIOUS NOTES STARTING WITH NOTE 6.
16. THE OVERALL SLOPE CREATED BY THE LIVE BRUSH LAYERING SHALL MATCH THE PROPOSED CROSS SECTION SHAPE FOR THE OUTER BANK OF THE THE TYPICAL POOL CROSS-SECTION FOR EACH REACH.
17. THE COIR BLANKETS AND GEOTEXTILE FABRIC USED FOR THE UPPER MOST SOIL LIFT WILL BE SECURED WITHIN A 6 INCH DEEP TRENCH AS SHOWN IN DETAIL.
18. THE SURFACE OF THIS STRUCTURE SHALL BE FINISHED TO A SMOOTH AND COMPACT SURFACE IN ACCORDANCE WITH THE LINES, GRADES, AND CROSS-SECTIONS OR ELEVATIONS SHOWN ON THE DRAWINGS. THE DEGREE OF FINISH FOR ELEVATIONS SHALL BE WITHIN 0.1 FT OF THE GRADES AND ELEVATIONS INDICATED OR APPROVED BY THE ENGINEER.
19. RE-DRESSING OF CHANNEL AND BANKFULL BENCH/FLOODPLAIN WILL LIKELY BE REQUIRED FOLLOWING INSTALLATION OF IN-STREAM STRUCTURES AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
20. THE LOWER BANK STABILIZATION IS CRITICAL TO THE DESIGN INTENT OF THIS PROJECT. VARIANCE FROM SOIL LIFT STABILIZATION WILL ONLY BE CONSIDERED IF SUITABLE FILL MATERIAL IS NOT AVAILABLE ONSITE.



LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL
- EXISTING FENCE - CHAIN LINK
- EXISTING FENCE - WOOD POST
- STREET LIGHT POLES
- STREET SIGNS
- RAMPS
- BLOCK
- EXISTING GRAVEL ROAD
- CRUSHER FINES
- MAINTENANCE ACCESS
- CONCRETE
- APPROXIMATE SAWCUT LIMITS
- EXISTING ASPHALT PAVEMENT
- RIPRAP
- EX WETLAND
- EX 500-YR FLOODPLAIN
- EX 100-YR FLOODPLAIN
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- ANTELOPE CREEK EX STREAMLINE
- EMERGENCY OVERFLOW PATH

NOTES:

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- EFFECTIVE SPECIAL FLOOD HAZARDS AREAS ARE PER FIRM 08005C0484L, DATED FEBRUARY 17, 2017.

Know what's below.
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#	REVISION DESCRIPTION	DATE	BY
1	DRAFT	8/23/2022	RH

KINGS POINT NORTH
AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
GRADING PLAN 1

NOT FOR
CONSTRUCTION

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DRAWN BY: MJH
CHECKED BY: MHN

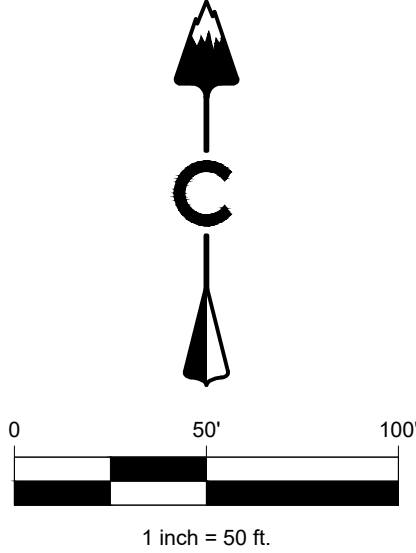
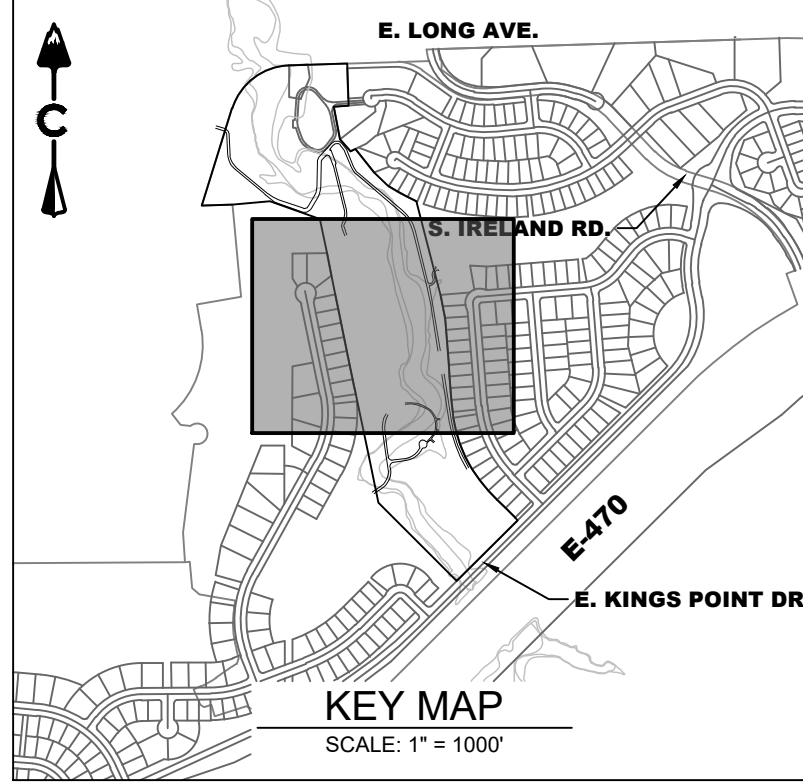
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LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
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- EXISTING FENCE - WOOD POST
- EXISTING
- PROPOSED
- STREET LIGHT POLES
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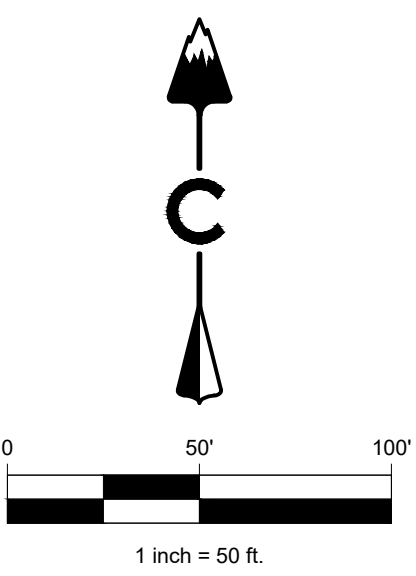
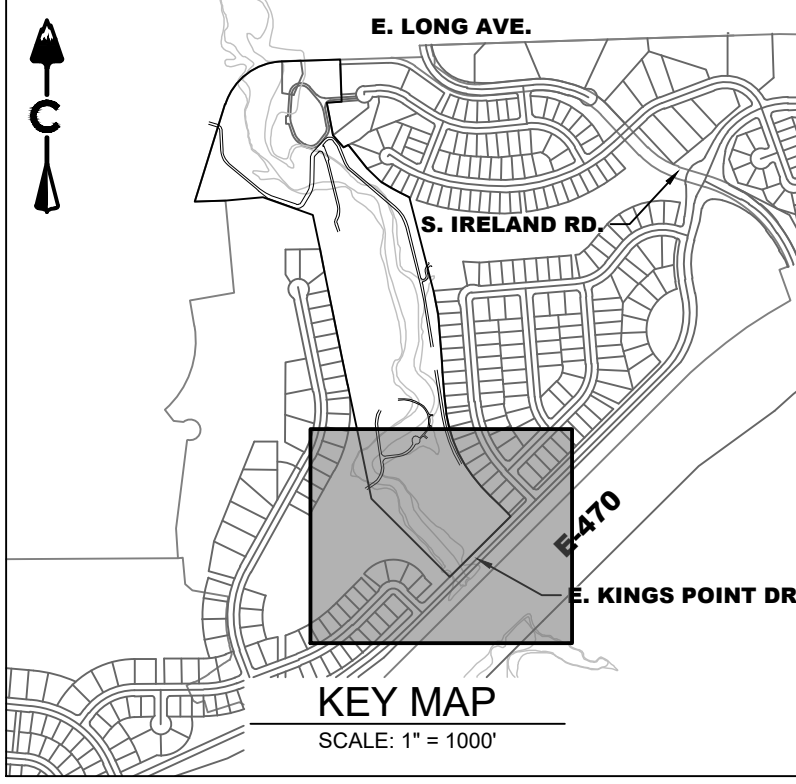
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1	DRAFT	8/23/2022	RH

KINGS POINT NORTH
AURORA, CO
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
GRADING PLAN 2

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DRAWN BY: MJH
CHECKED BY: MHN

JOB NO.
19-032
SHEET
14



LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
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KINGS POINT NORTH
AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
GRADING PLAN 3

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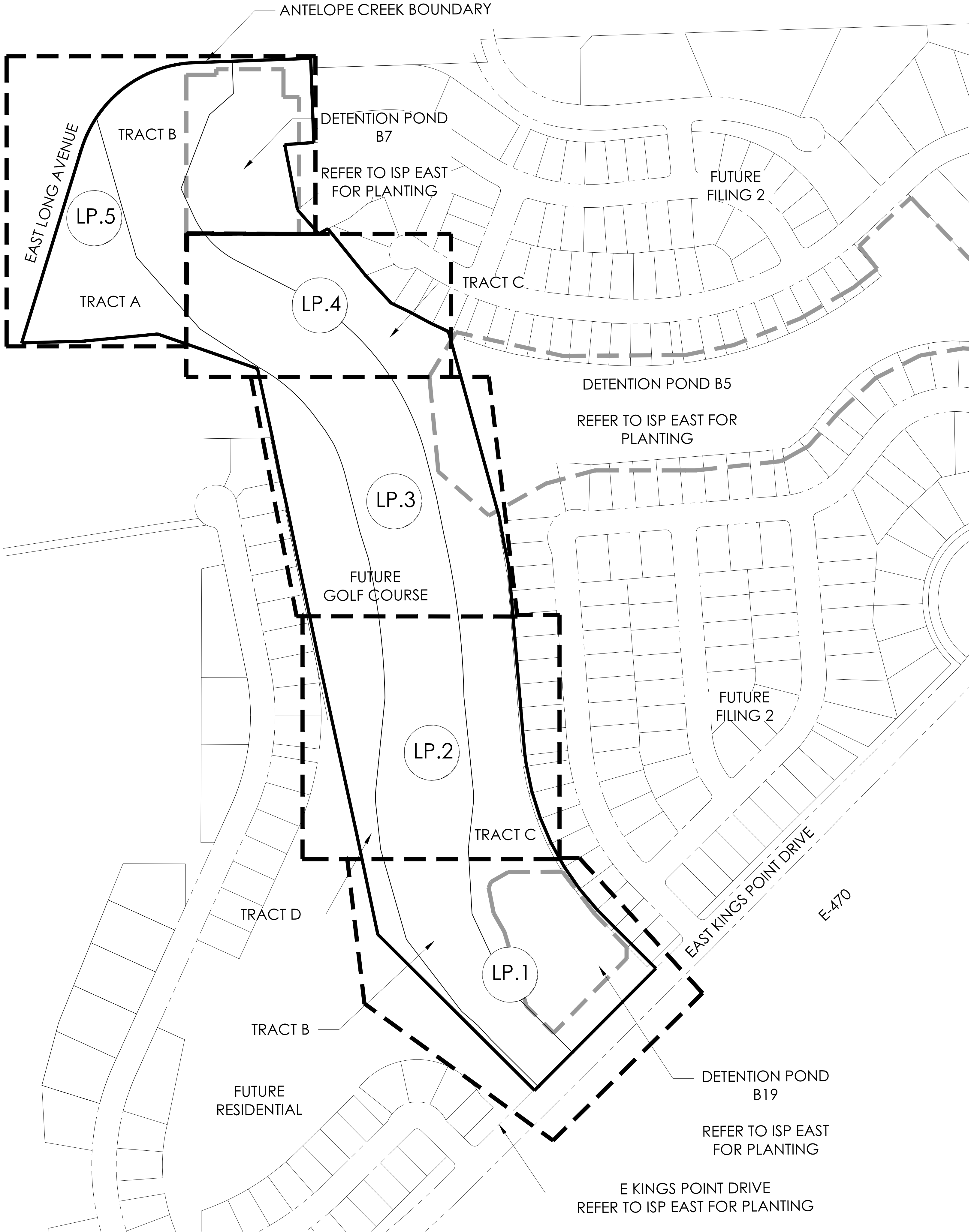
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15

8/23/2022 10:58 AM 10:58 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\ISP ANTELOPE CREEK\CAD\SUBMITTALS\SHEETS LANDSCAPE PLANS.DWG 1 COVER

SHEET INDEX

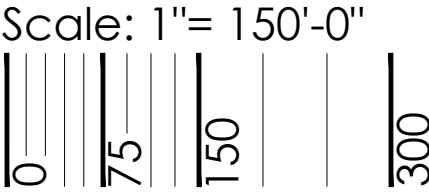
SHEET #		SHEET NAME
1	LS.1	OVERALL LANDSCAPE PLAN
2	LN.1	LANDSCAPE NOTES
3-7	LP.1-LP.5	LANDSCAPE PLANS
8	LD.1	LANDSCAPE DETAILS
9	LH.1	HYDROZONE MAP
10	OS.1	OPEN SPACE EXHIBIT

LANDSCAPE ARCHITECT
TERRACINA DESIGN
10200 E. GIRARD AVE, SUITE A-314
DENVER, CO 80231
(303) 632-8867
CONTACT: SARAH MOLL



LEGEND

- LP.X SHEET NUMBER
- MATCHLINE
- ANTELOPE CREEK BOUNDARY



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OVERALL
LANDSCAPE
PLAN

SHEET NUMBER

LS.1

August 23, 2022

ANTELOPE CREEK (KINGS POINT NORTH)
AURORA, COLORADO
INFRASTRUCTURE SITE PLAN

PROJECT NAME



8/23/2022 10:59 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\SP ANTELOPE CREEK\CAD\SUBMITTALS\SHEETS LANDSCAPE PLANS.DWG 2 NOTES

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES					
6	CS	CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B
8	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B
7	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B
6	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B
3	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B
5	QB	QUERCUS BICOLOR	OAK, SWAMP WHITE	2.5" CAL	B&B
8	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B
5	QL	QUERCUS LACEYI	OAK, TEXAS RED	2.5" CAL	B&B
5	QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B
5	SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B
5	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B
ORNAMENTAL TREES					
3	AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	6-8' MULTI	B&B
5	ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	6-8' MULTI	B&B
6	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	6-8' MULTI	B&B
9	ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	6-8' MULTI	B&B
2	ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	6-8' MULTI	B&B
3	CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	6-8' MULTI	B&B
4	CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2" CAL	B&B
5	CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	2" CAL	B&B
6	KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL	B&B
6	MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	6-8' MULTI	B&B
11	MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	6-8' MULTI	B&B
9	PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
7	PVC	PRUNIS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT	6-8' MULTI	B&B
EVERGREEN TREES					
14	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B
19	PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT.	B&B
15	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B
10	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B
DECIDUOUS SHRUBS					
142	AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.
118	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.
143	AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
484	AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
104	CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
73	ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.
73	ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.
169	FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
130	FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONT.
175	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

LANDSCAPE NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5. VII

OPEN SPACE DEDICATION

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TOTAL TRACT AREA (A.C.)	OWNERSHIP
TRACT A	OPEN SPACE	321,473	7.38	METRO DISTRICT
TRACT B	OPEN SPACE	103,514	2.38	CITY OF AURORA
TRACT C	OPEN SPACE	277,913	6.38	METRO DISTRICT

*NOTE: REMAINING AREA TO BE PROVIDED IN FILING 2

OPEN SPACE REQUIREMENTS

TRACT	TREES REQUIRED IN SPACE (4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	*SHRUBS PROVIDED	
TRACT A	194,861	49	49	502	1 GAL
TRACT C	546,253	137	150	1366	1408
TOTALS		741,114	186	199	1,853
				1910	1910

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS
NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.
NOTE: 128,075 SQUARE FEET OF TRACT A IS TO BE LANDSCAPED WITH GOLF COURSE
* NUMBER EQUAL TO (TOTAL 5 GAL.) + (TOTAL 1 GAL./3)
** WHERE THE NUMBER FOR TREES PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE SHRUB EQUIVALENT NOTED ABOVE.

NATIVE SEED AREA: RIPARIAN SEED MIX

LOT DATA TABLE				
COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE
GRASSES				
BIG BLUESTEM	ANDROPOGON GERARDII	X	PAWNEE	2.5
NEBRASKA SEDGE	CAREX NEBRASCENSIS	X	NATIVE	0.4
MEADOW SEDGE	CAREX PRAEGRACILIS	X	NATIVE	0.3
INLAND SALTGRASS	DISTICHLIS STRICTA (D. SPICATA)	X	NATIVE	1.90
ELEOCHARIS PALUSTRIS	CREEPING SPIKERUSH	X	NATIVE	3
ELYMUS LANCEOLATUS SSP. PSAMMOPHILUS	STREAMBANK WHEATGRASS	X	SODAR	6.3
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	X	PRYOR	2.1
HORDEUM JUBATUM (SYN: CRITESION JUBATUM)	FOXTAIL BARLEY	X	NATIVE	3
JUNCUS ARCTICUS (SYN: JUNCUS BALTICUS)	BALTIC RUSH/ARCTIC RUSH	X	NATIVE	1.4
PASCOPYRUM SMITHII (SYN: AGROPYRON SMITHII)	NUTTAL ALKALIGRASS	X	NATIVE	0.1
SPARTINA PECTINATA	PRAIRIE CORDGRASS	X	NATIVE	1.0
SPOROBOLUS AIROIDES	ALKALI SACATON	X	NATIVE	0.4
TOTAL POUNDS PLS/ACRE				28.7
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 2500 LBS/ACRE RATE FOR MIX				
**1/4 LBS MINIMUM ORDER FOR EACH SPECIES				

NATIVE SEED AREA: UPLAND SEED MIX

LOT DATA TABLE				
COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE
GRASSES				
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	X	NATIVE	0.30
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	X	BUTTE	1.00
BLUE GRAMA	BOUTELOUA GRACILIS (SYN: CHNODROSUM GRACILE)	X	ALMA	0.70
BLUE GRAMA	BOUTELOUA GRACILIS (SYN: CHONDROSUM GRACILE)	X	HACHITA	0.70
BUFFALOGRASS	BUCHLOE DACTYLOIDES	X	BOWIE	1.80
BUFFALOGRASS	BUCHLOE DACTYLOIDES	X	CODY	1.80
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	X	GOSHEN	0.30
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	X	NATIVE	0.20
NEEDLE AND THREAD GRASS	HESPEROSTIPA COMATA SSP. COMATA	X	NATIVE	1.70
GREEN NEEDLEGRASS	NASSELLA VIRIDULA (SYN: STIPA VIRIDULA)	X	LODORM	2.20
WESTERN WHEATGRASS	PASCOPYRUM SMITHII (SYN: AGROPYRON SMITHII)	X	ARRIBA	7.10
LITTLE BLUEGRASS	SCHIZACHYRIUM	X	CIMARRON	0.80
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	X	NATIVE	0.10
QUICKGUARD, STERILE WHEAT	TRITICUM AESTIVUM X SECALE CEREALE	X	STERILE COVER CROP	9.00
TOTAL POUNDS PLS/ACRE				27.7
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 2500 LBS/ACRE RATE FOR MIX				
**1/4 LBS MINIMUM ORDER FOR EACH SPECIES				

NOT FOR CONSTRUCTION



ANTELOPE CREEK (KINGS POINT NORTH)
AURORA, COLORADO
INFRASTRUCTURE SITE PLAN

LANDSCAPE
PLANS

LN.2

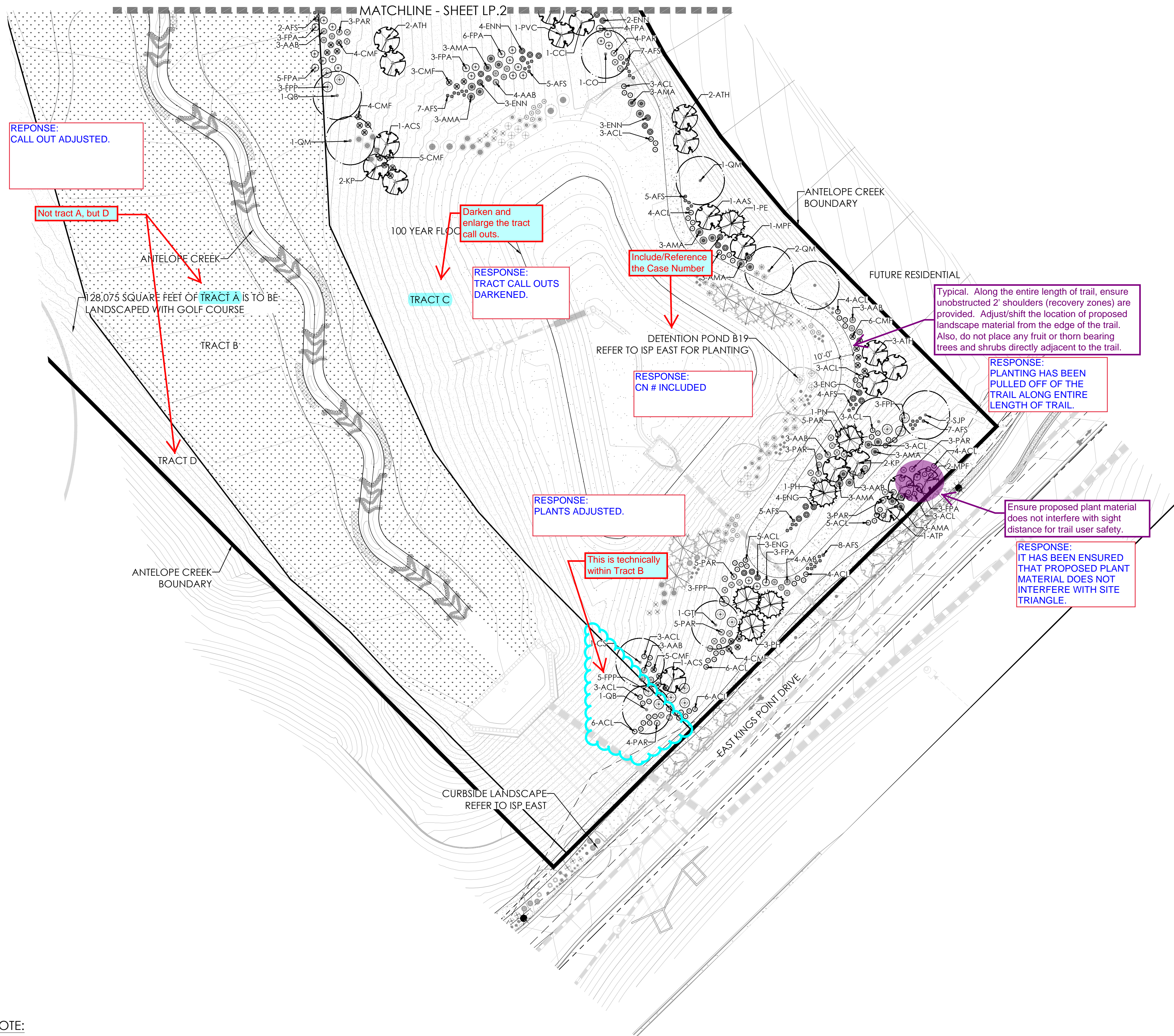
August 23, 2022



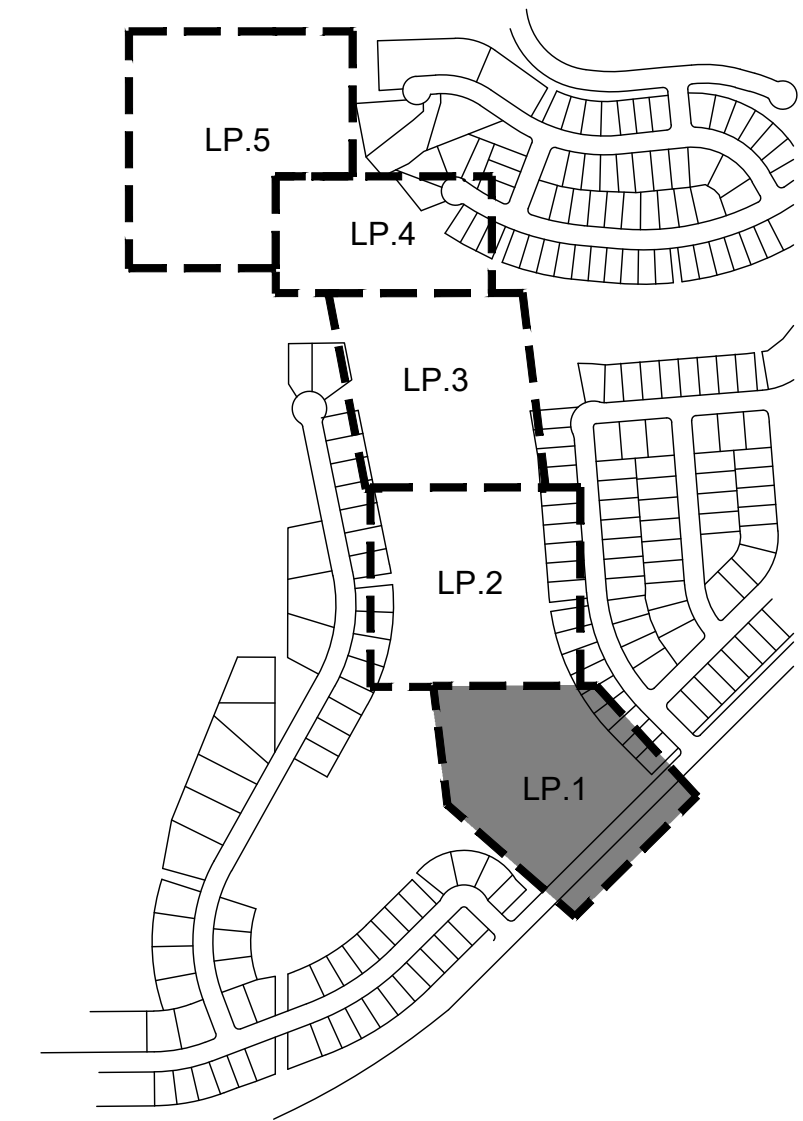
PROJECT NAME

SHEET TITLE

SHEET NUMBER



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LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- UPLAND NATIVE SEED MIX
- RIPARIAN NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STREET LIGHT

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR
QL	QUERCUS LACEYI	OAK, TEXAS RED
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UT	ULMUS XTRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLow
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
CLC	CRATAEGUS LAEVI-GATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
PVC	PRUNIS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOCHECHERRY, CANADA RED OR SCHUBERT
EVERGREEN TREES		
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PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
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CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH
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Scale: 1"= 40'-0"

NOT FOR CONSTRUCTION

ANTELOPE CREEK (KINGS POINT NORTH)
AURORA, COLORADO
INFRASTRUCTURE SITE PLAN

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

LP.1

August 23, 2022

PROJECT NAME

Does this square footage represent the entirety of Tract B?

98,460 SQUARE FEET OF TRACT B IS TO BE LANDSCAPED WITH GOLF COURSE.

TO BE LANDSCAPED
WITH GOLF COURSE

TRACT D

—FUTURE GOLF COURSE FAIRWAY






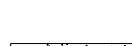
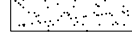
ANTELOPE CREEK
BOUNDARY

■ MATCHLINE - SHEET LP.3

MATCHING - SHEET 1 P.1

FUTURE RESIDENTIAL

—ANTELOPE CREEK
BOUNDARY

	DECIDUOUS SHADE TREE
	DECIDUOUS ORNAMENTAL TREE
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MKF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALUS ROYAL 'RAINROPS'	CRABAPPLE, ROYAL RAINROPS
PNP	PRUNUS KAYA 'PRINCESS KAY'	PRINCESS KAY PLUM
PVC	PRUNUS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR 'SCHUBERT'
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ANTELOPE CREEK (KINGS POINT NORTH)
AURORA, COLORADO
INFRASTRUCTURE SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

LP.2

August 23, 2022

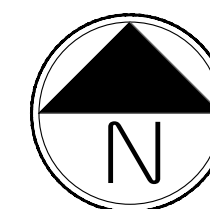
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Know what's below.
Call before you dig.

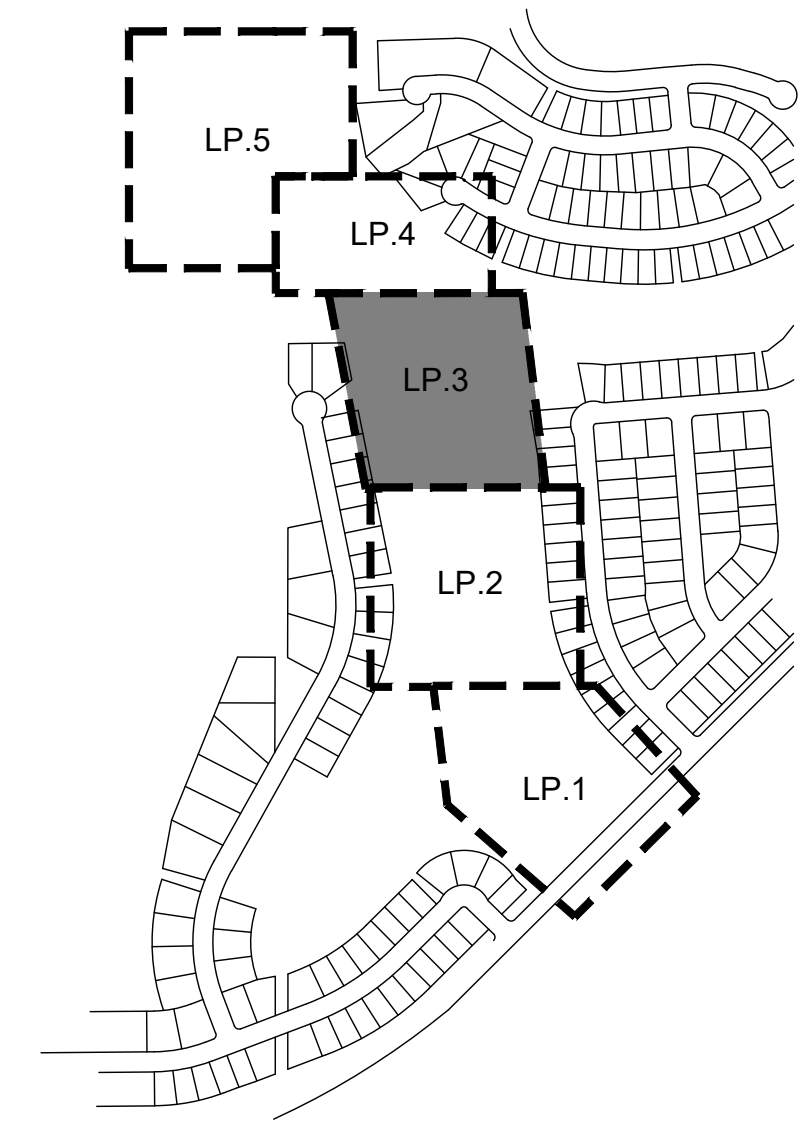
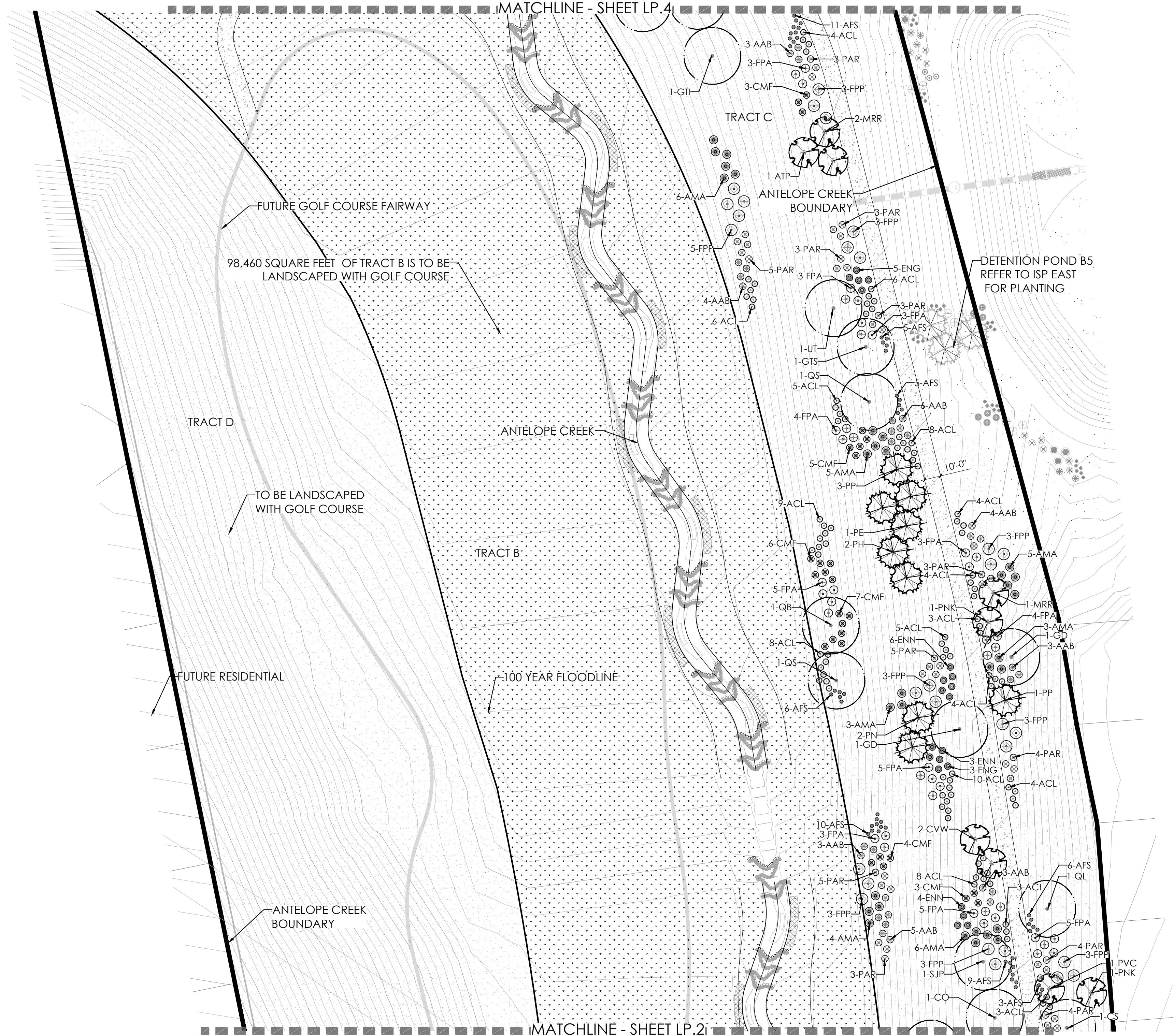


Scale: 1"= 40'-0"

0
20
40

80

8/23/2022 10:59 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\ISP ANTELOPE CREEK\CAD\SUBMITTALS\SHEETS LANDSCAPE PLANS.DWG 4



KEYMAP

LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- UPLAND NATIVE SEED MIX
- RIPARIAN NATIVE SEED MIX
- CONCRETE, SEE CIVIL

PLANT LEGEND

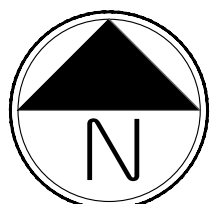
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NOTES:

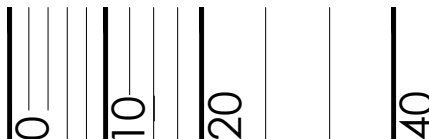
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Call before you dig.



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NOT FOR CONSTRUCTION

ANTELOPE CREEK (KINGS POINT NORTH)
AURORA, COLORADO
INFRASTRUCTURE SITE PLAN

LANDSCAPE
PLANS

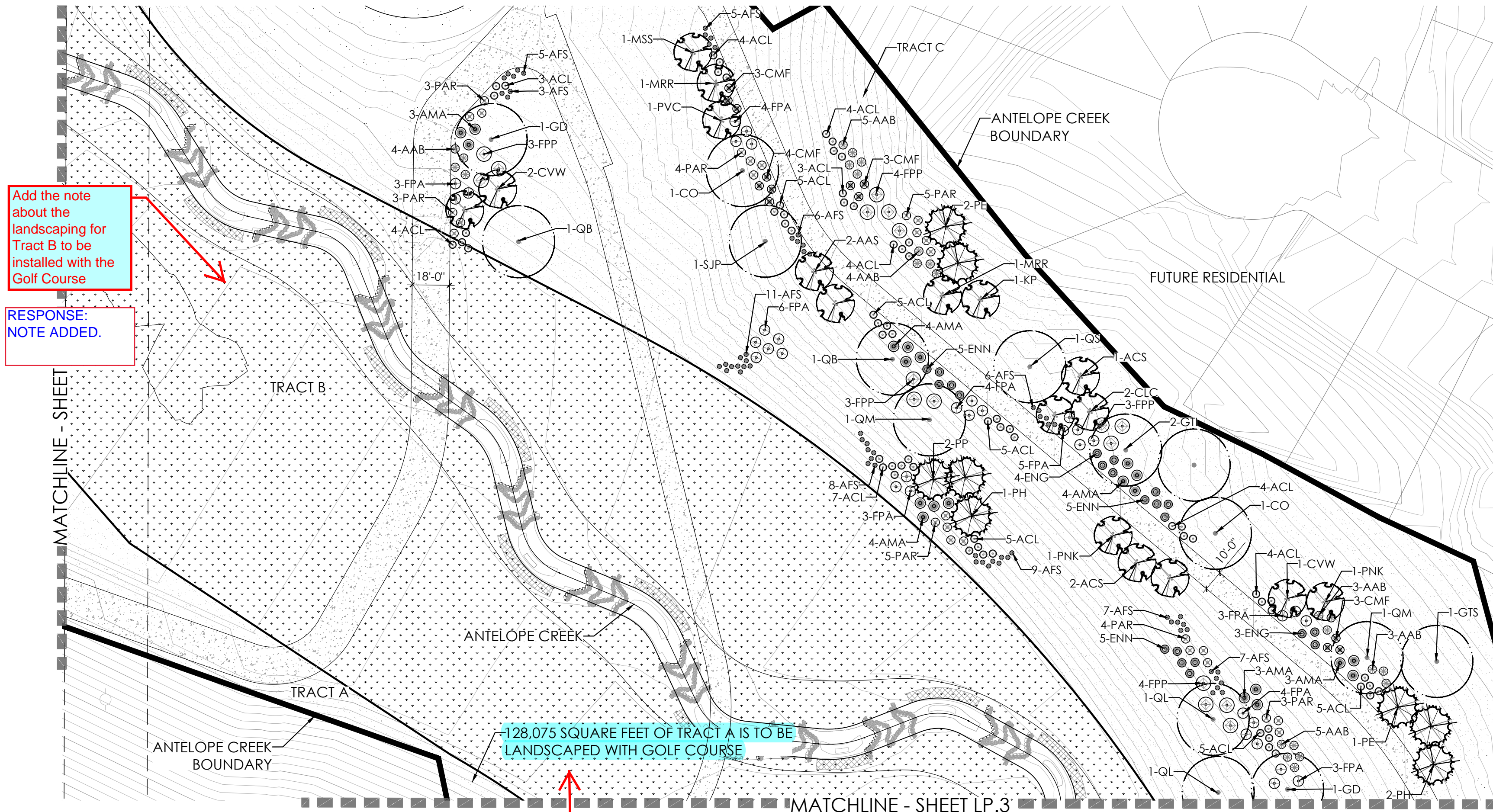
LP.3

August 23, 2022

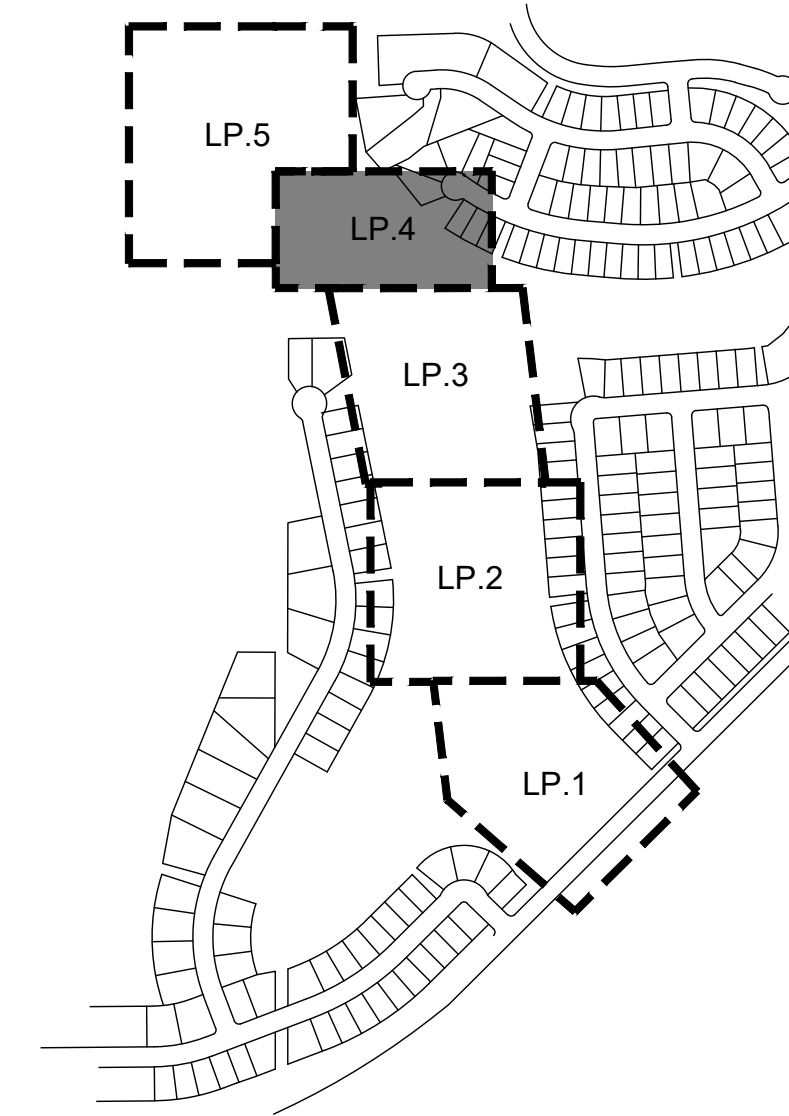
PROJECT NAME

SHEET TITLE

SHEET NUMBER



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KEYMAP

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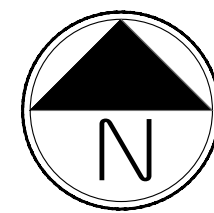
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PLANT LEGEND

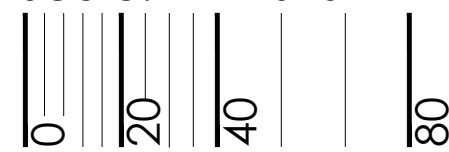
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QL	QUERCUS LACEYI	OAK, TEXAS RED
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UT	ULMUS XTRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
PVC	PRUNUS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPICIFOLIA	SAGE, RUSSIAN



Know what's below.
Call before you dig.



Scale: 1"= 40'-0"



NOT FOR CONSTRUCTION

ANTELOPE CREEK (KINGS POINT NORTH) AURORA, COLORADO INFRASTRUCTURE SITE PLAN

SHEET TITLE

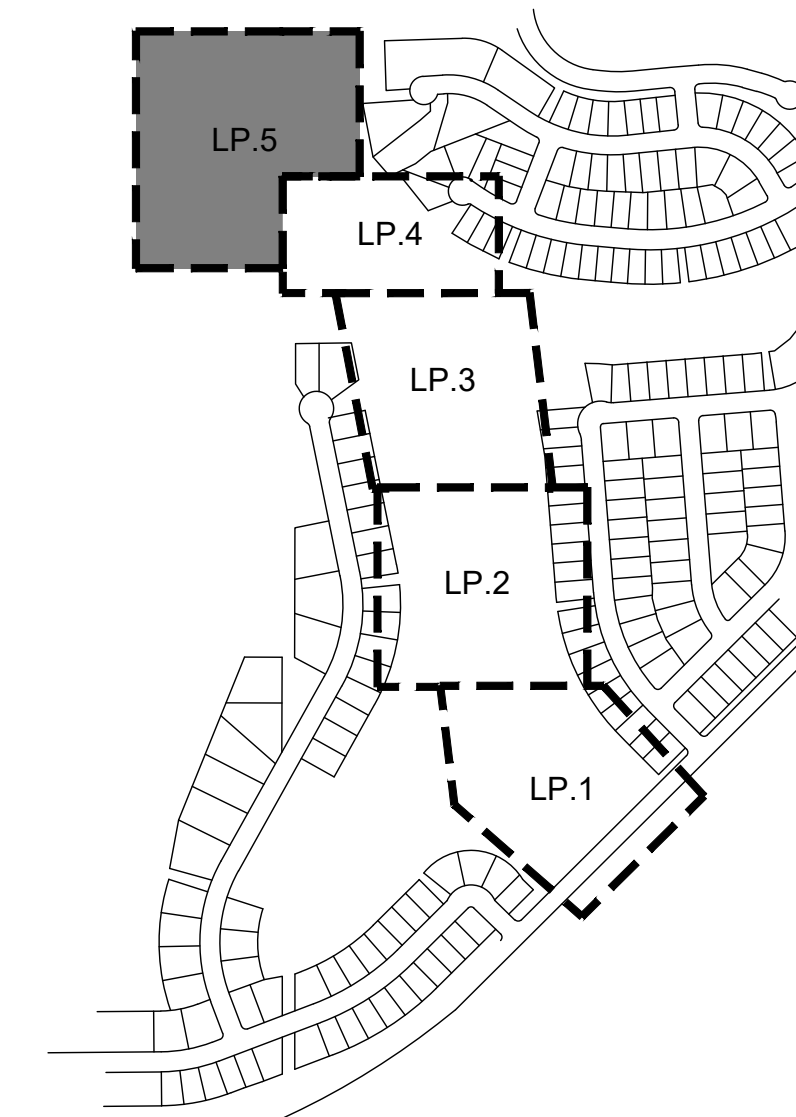
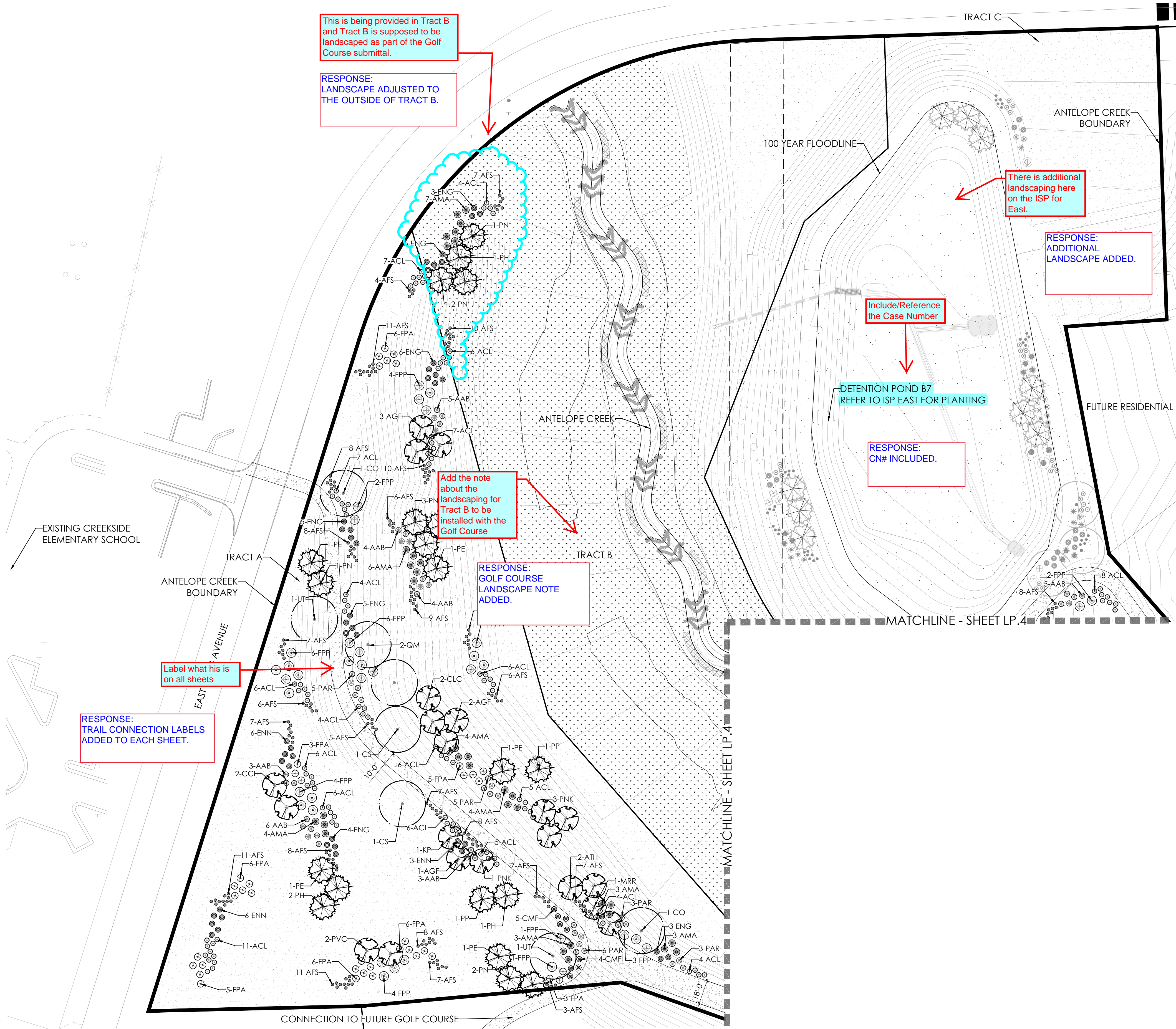
LANDSCAPE PLANS

SHEET NUMBER

LP.4

August 23, 2022

PROJECT NAME



KEYMAP

LEGEND

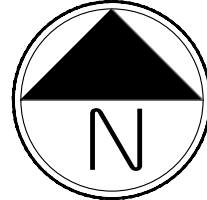
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- UPLAND NATIVE SEED MIX
- RIPARIAN NATIVE SEED MIX
- CONCRETE, SEE CIVIL

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR
QL	QUERCUS LACEYI	OAK, TEXAS RED
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UT	ULMUS XTRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
ASF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CWW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
PVC	PRUNUS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CMF	CHAMAEBATARIA MILLEFOLIUM	PERNIBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN

NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.



Scale: 1"= 40'-0"

NOT FOR CONSTRUCTION

ANTELOPE CREEK (KINGS POINT NORTH) AURORA, COLORADO INFRASTRUCTURE SITE PLAN

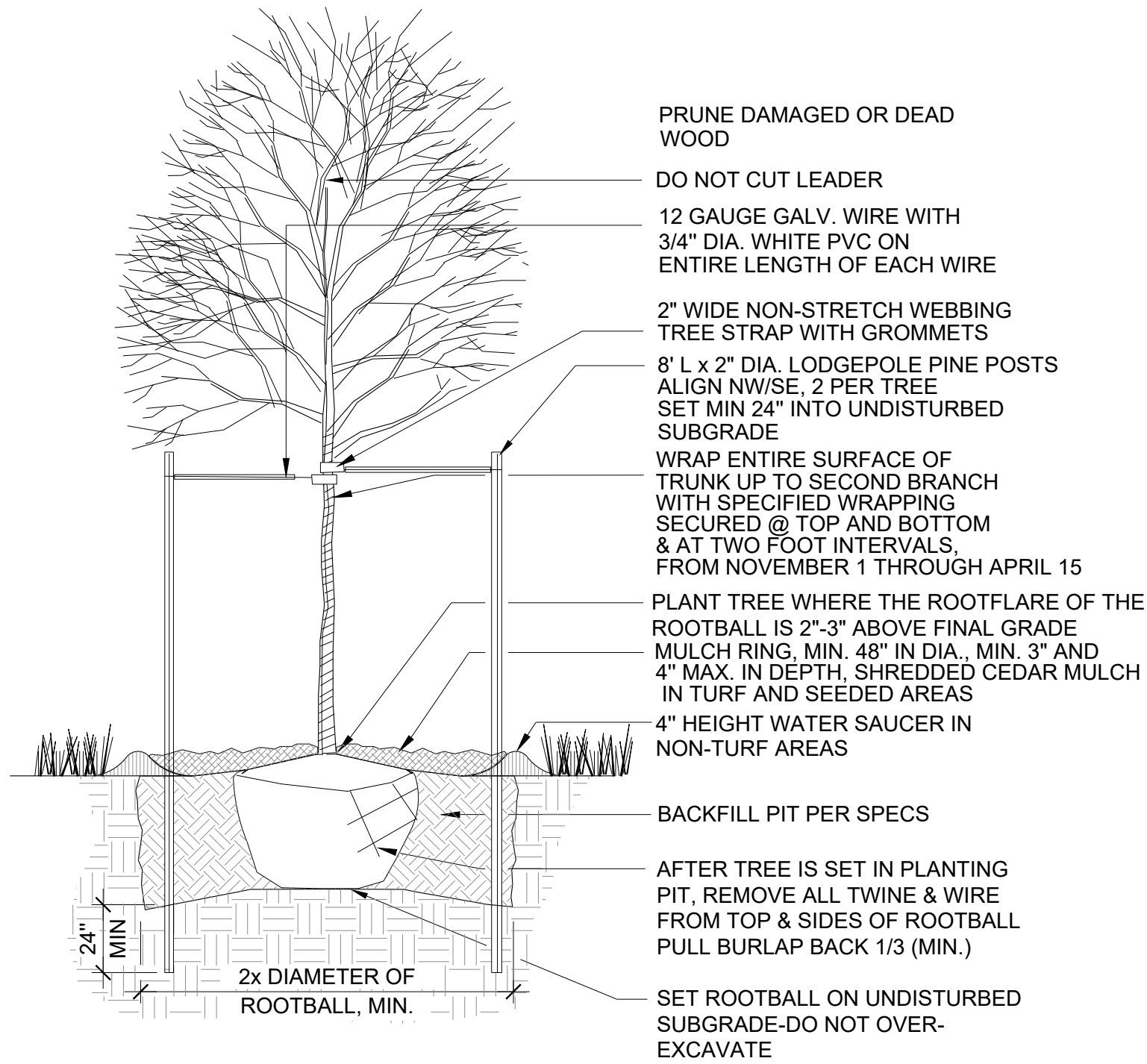
SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

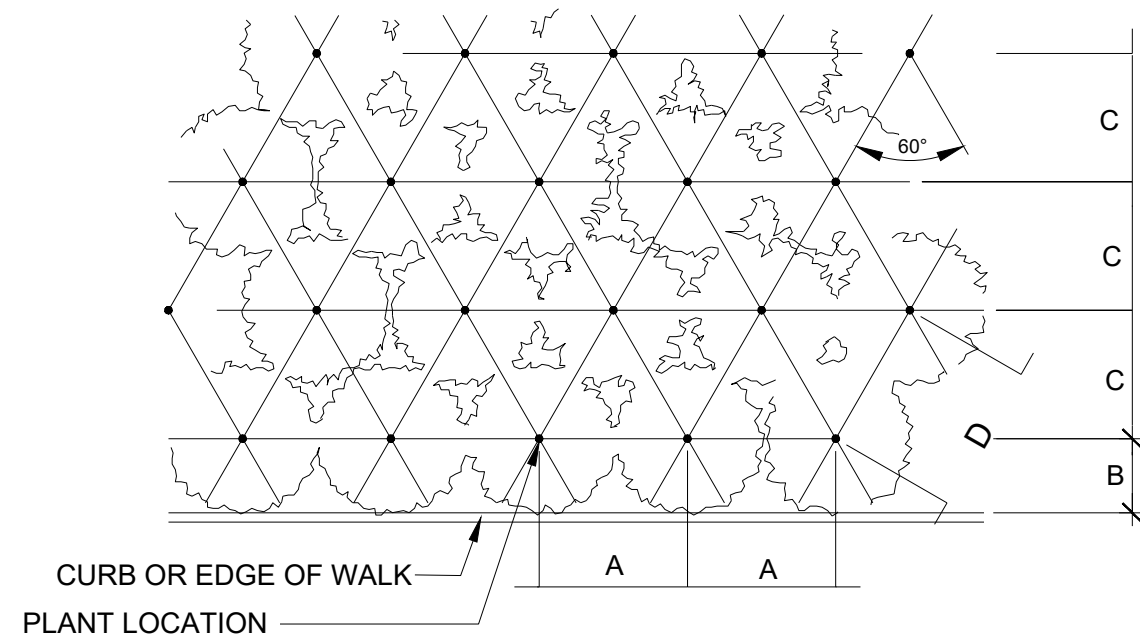
LP.5

August 23, 2022



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS

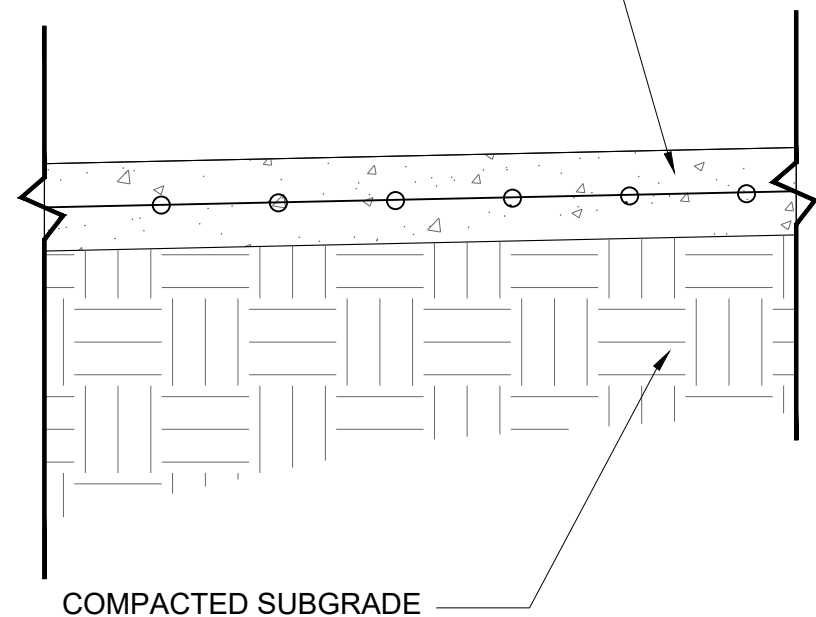


PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

4 PERENNIAL PLANT SPACING DETAIL

SCALE: NTS

6" CONCRETE SIDEWALK WITH W2.1 X W2.1 WIRE MESH REINFORCEMENT

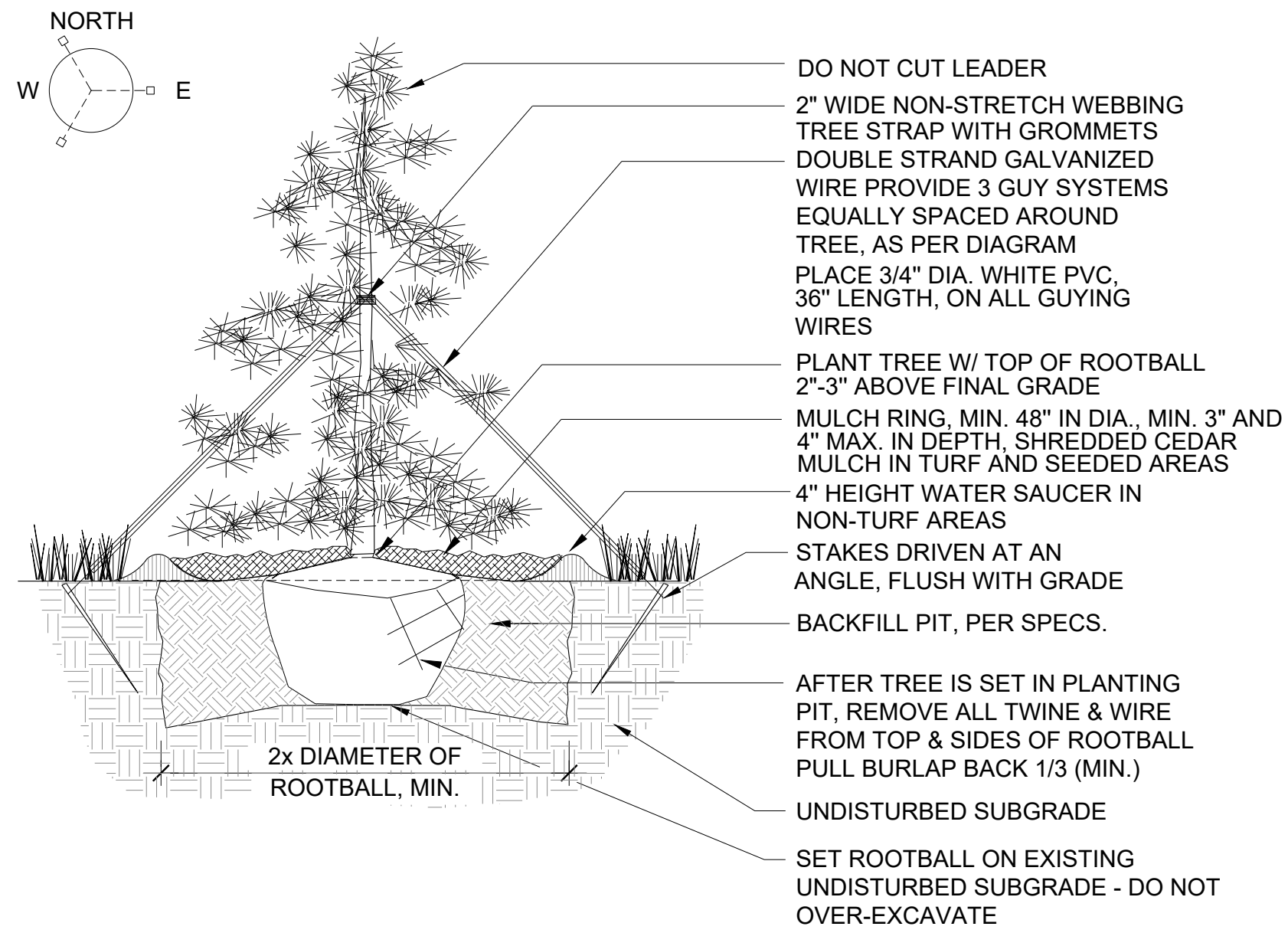


7 PEDESTRIAN CONCRETE DETAIL

SCALE: NTS

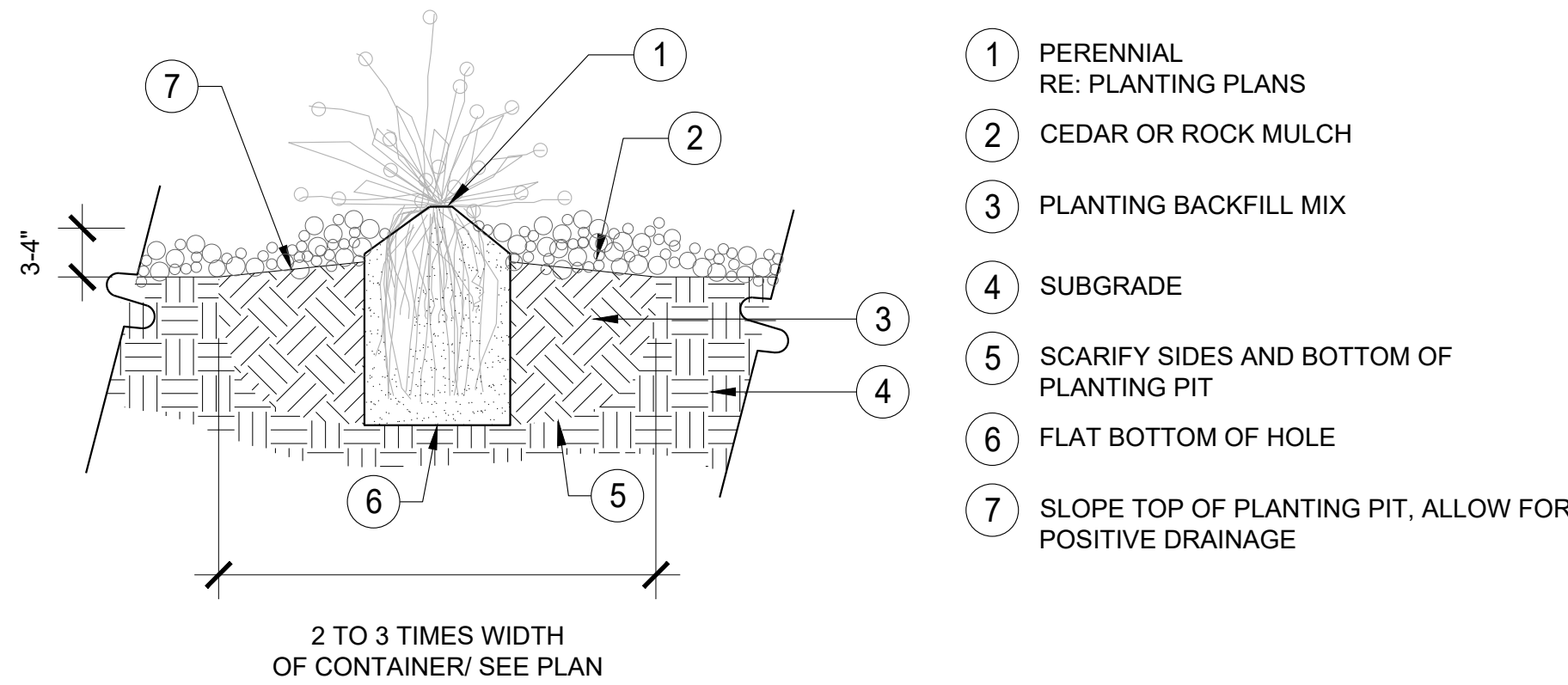
NOTES:

1. COMPACTION LEVEL IS 95% MODIFIED PROCTOR ASTM D 1556, +/- 2% OF OPTIMUM MOISTURE.



2 EVERGREEN TREE PLANTING DETAIL

SCALE: NTS

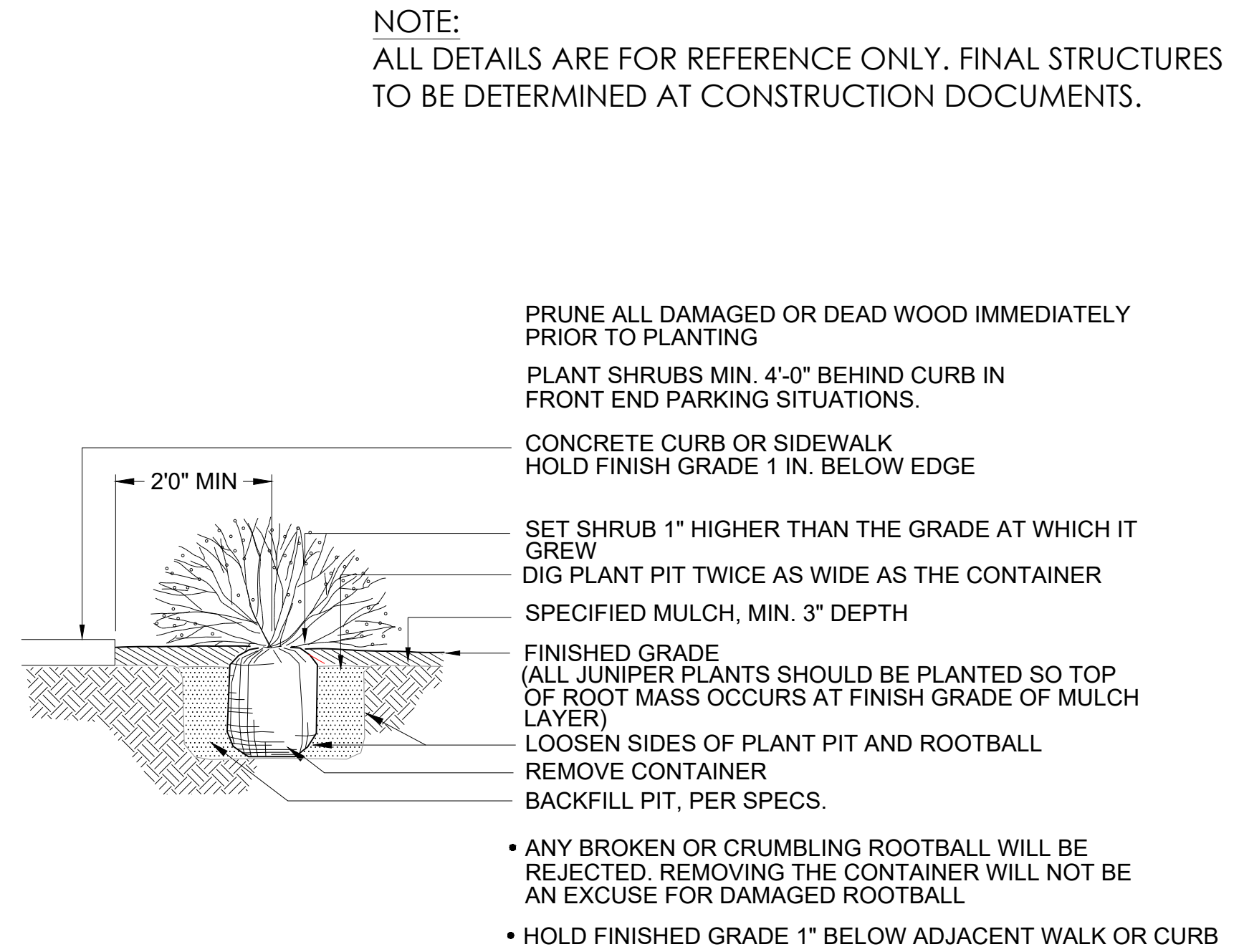


NOTES:

1. DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
2. PRUNE ALL DEAD FOLIAGE.
3. HANDLE ONLY BY ROOTBALL.
4. REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
5. PLACE BEST SIDE TO MOST FREQUENT VIEWING, NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
6. BACKFILL 3/4 OF THE HOLE AND WATER THOROUGHLY WHILE WORKING SOIL WITH HANDS TO ELIMINATE ANY AIR POCKETS.
7. REMOVE 2" OF MULCH FROM AROUND BASE OF PLANT.

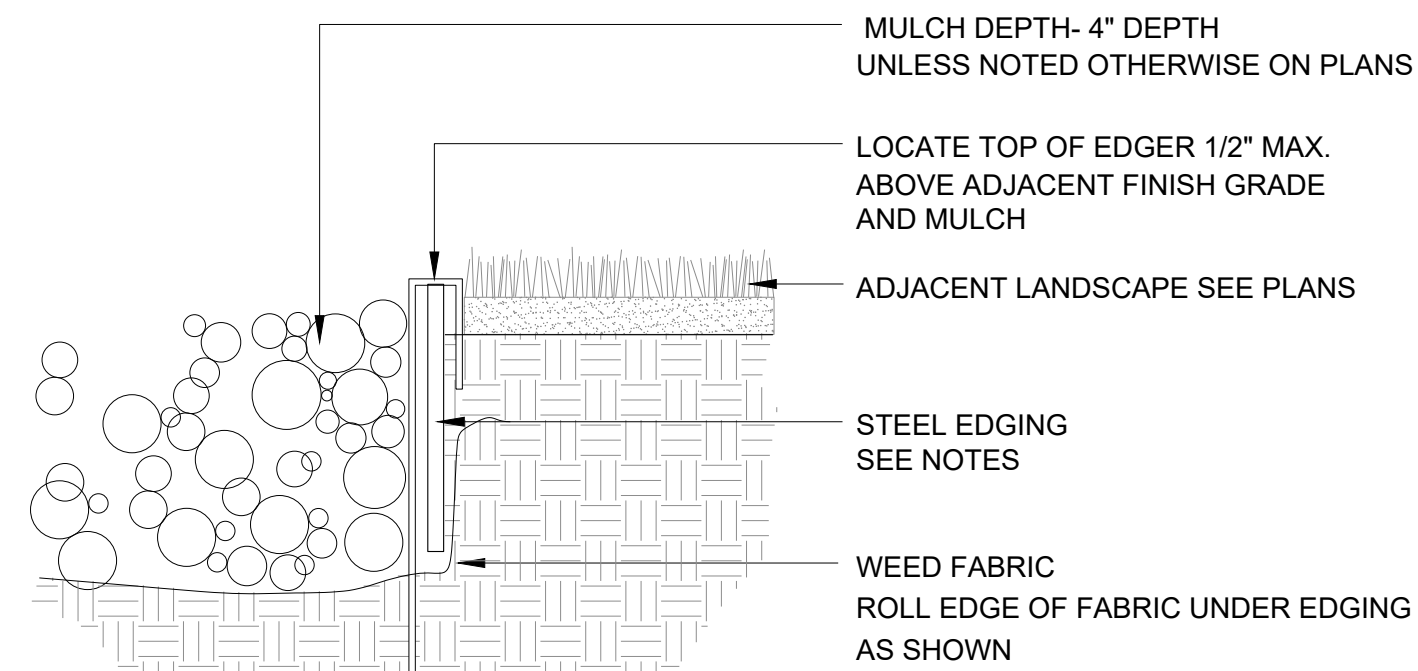
5 PERENNIAL PLANTING DETAIL

SCALE: NTS



3 SHRUB PLANTING DETAIL

SCALE: NTS



NOTES:

1. STEEL EDGING TO BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
2. EDGING SHALL BE POWDER COATED, BLACK
3. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
4. ALL JOINTS SHALL BE SECURELY STAKED.

6 STEEL EDGING

SCALE: NTS

NOT FOR CONSTRUCTION

HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
Z-ZONE	804,356	100%	
*TOTAL	804,356	100%	
* INCLUDES ALL Z ZONE IN TRACT AREAS.			
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	60	706	42,360
EVERGREEN/ORNAMENTAL TREES	142	177	25,134
TOTAL	202		67,494
TOTAL AREA	871,850		

*TOTAL LANDSCAPE AREA (SF) DOES NOT INCLUDE AREA WITHIN 100 YEAR FLOOD PLAIN.

LEGEND

- Z-ZONE: NATIVE SEED AREA
- DECIDUOUS CANOPY TREE
60 TREES
- EVERGREEN TREE
59 TREES
- ORNAMENTAL TREE
83 TREES



PROJECT NAME

ANTELOPE CREEK (KINGS POINT NORTH)
AURORA, COLORADO
INFRASTRUCTURE SITE PLAN

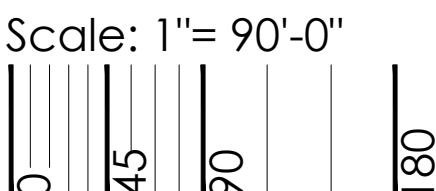
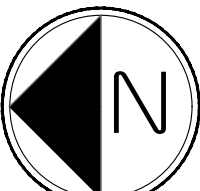
SHEET TITLE

HYDROZONE
MAP

SHEET NUMBER

LH.1

August 23, 2022



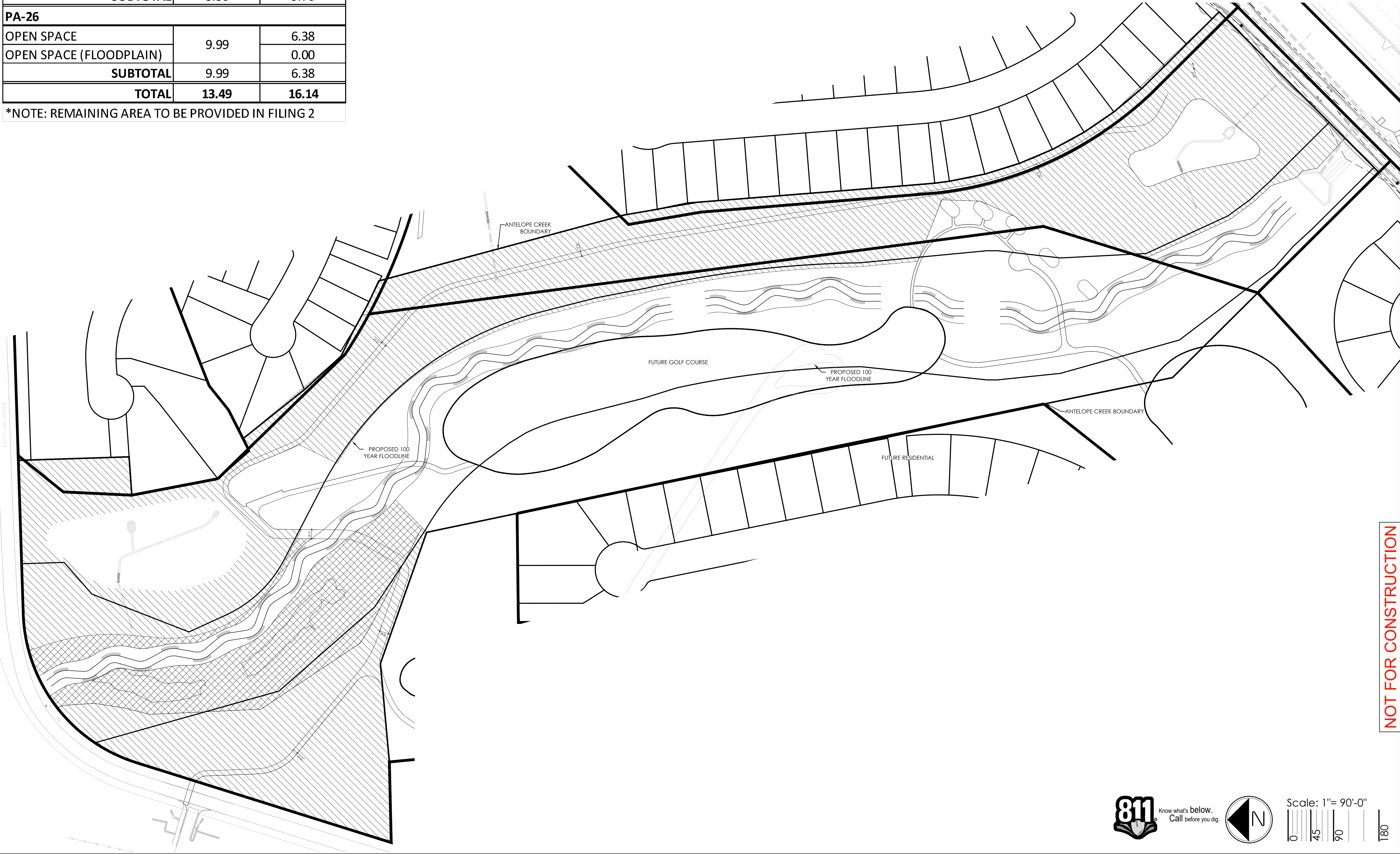
OPEN SPACE DATA

PLANNING AREA	REQUIRED OPEN SPACE (ACRES)	PROVIDED OPEN SPACE (ACRES)
PA-13		
OPEN SPACE	3.50	7.38
OPEN SPACE (FLOODPLAIN)		2.38
SUBTOTAL	3.50	9.76
PA-26		
OPEN SPACE	9.99	6.38
OPEN SPACE (FLOODPLAIN)		0.00
SUBTOTAL	9.99	6.38
TOTAL	13.49	16.14

*NOTE: REMAINING AREA TO BE PROVIDED IN FILING 2

LEGEND

- OPEN SPACE
- OPEN SPACE (FLOODPLAIN)



PROJECT NAME

ANTELOPE CREEK (KINGS POINT NORTH)
AURORA, COLORADO
INFRASTRUCTURE SITE PLAN

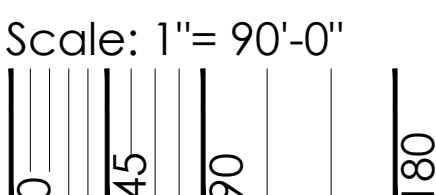
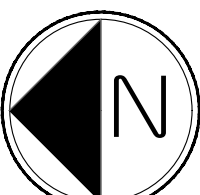
SHEET TITLE

OPEN SPACE
EXHIBIT

SHEET NUMBER

OS.1

August 23, 2022



Provide closure Report for exterior subdivision boundary
Provide AES State Board most recent monument records for all controlling aliquot section monuments

ANTELOPE CREEK SUBDIVISION FILING NO. 1 (FKA KINGS POINT NORTH)

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

AZTEC RESPONSES
2023-02-24

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY 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 _____, 20____.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS. (WILL BE FILLED OUT ONCE RECORDED) I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

CITY OF AURORA APPROVALS HAS BEEN UPDATED TO FOLLOW THE COA 2022 SUBDIVISION PLAT CHECKLIST

Follow COA 2022 Subdivision Plat Checklist Item #9.

CITY OF AURORA APPROVALS

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

CITY ENGINEER _____ DATE _____
PLANNING DIRECTOR _____ DATE _____

WILL PROVIDE CLOSURE REPORT FOR EXTERIOR BOUNDARY
WILL PROVIDE MOST RECENT MONUMENT RECORDS FOR CONTROLLING ALIQUOT SECTION MONUMENTS

DEDICATION

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 BEARS SOUTH 00°07'16" WEST, A DISTANCE OF 2,643.01 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID WEST LINE, SOUTH 00°07'16" WEST, A DISTANCE OF 60.04 FEET TO SOUTHERLY RIGHT-OF-WAY OF EAST LONG AVENUE RECORDED UNDER RECEPTION NO. 1845357 IN THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 88°10'07" EAST, A DISTANCE OF 304.62 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 01°49'05" EAST, A DISTANCE OF 219.65 FEET;

THENCE SOUTH 86°00'20" WEST, A DISTANCE OF 76.14 FEET;

THENCE SOUTH 10°50'29" EAST, A DISTANCE OF 173.53 FEET;

THENCE SOUTH 41°12'16" EAST, A DISTANCE OF 83.17 FEET;

THENCE NORTH 61°13'59" EAST, A DISTANCE OF 27.55 FEET;

THENCE SOUTH 38°34'53" EAST, A DISTANCE OF 156.14 FEET;

THENCE SOUTH 42°25'08" EAST, A DISTANCE OF 98.83 FEET;

THENCE SOUTH 64°16'10" EAST, A DISTANCE OF 38.76 FEET; Line Table shows 53.28'?

THENCE SOUTH 61°27'05" EAST, A DISTANCE OF 51.28 FEET; CHECKED LINE TABLE CORRECT LEGAL DESCRIPTION UPDATED

THENCE SOUTH 64°58'08" EAST, A DISTANCE OF 51.28 FEET; CHECKED LINE TABLE CORRECT LEGAL DESCRIPTION UPDATED

THENCE SOUTH 15°02'15" EAST, A DISTANCE OF 493.62 FEET; Line Table shows 505.20'?

THENCE SOUTH 09°39'27" EAST, A DISTANCE OF 64.74 FEET;

THENCE SOUTH 11°41'17" EAST, A DISTANCE OF 61.48 FEET;

THENCE SOUTH 04°33'37" EAST, A DISTANCE OF 366.00 FEET;

THENCE SOUTH 04°34'03" EAST, A DISTANCE OF 61.00 FEET;

THENCE SOUTH 04°50'09" EAST, A DISTANCE OF 64.11 FEET;

THENCE SOUTH 07°30'50" EAST, A DISTANCE OF 29.29 FEET;

THENCE SOUTH 11°25'21" EAST, A DISTANCE OF 71.43 FEET;

THENCE SOUTH 17°10'03" EAST, A DISTANCE OF 71.44 FEET;

THENCE SOUTH 22°52'42" EAST, A DISTANCE OF 71.44 FEET;

THENCE SOUTH 28°35'21" EAST, A DISTANCE OF 71.44 FEET;

THENCE SOUTH 34°18'00" EAST, A DISTANCE OF 71.44 FEET;

THENCE SOUTH 40°00'39" EAST, A DISTANCE OF 71.44 FEET;

THENCE SOUTH 44°28'03" EAST, A DISTANCE OF 64.63 FEET;

THENCE SOUTH 44°50'51" EAST, A DISTANCE OF 151.82 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST KINGS POINT DRIVE RECORDED UNDER RECEPTION NO. _____ IN SAID OFFICIAL RECORDS;

NOTED RIGHT-OF-WAY HASN'T BEEN RECORDED YET

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 45°08'54" WEST, A DISTANCE OF 576.89 FEET;

THENCE NORTH 11°35'23" WEST, A DISTANCE OF 259.78 FEET;

THENCE NORTH 11°59'16" WEST, A DISTANCE OF 499.20 FEET;

THENCE NORTH 11°26'54" WEST, A DISTANCE OF 375.00 FEET;

THENCE NORTH 12°03'12" WEST, A DISTANCE OF 75.00 FEET;

THENCE NORTH 11°22'10" WEST, A DISTANCE OF 116.91 FEET;

THENCE NORTH 11°49'58" WEST, A DISTANCE OF 183.02 FEET;

THENCE NORTH 70°34'33" WEST, A DISTANCE OF 275.76 FEET;

THENCE SOUTH 84°47'52" WEST, A DISTANCE OF 195.68 FEET TO THE NORTHEAST CORNER OF LOT 20, BLOCK 4, CHENANGO FILING NO. 3 RECORDED IN BOOK 38 AT PAGE 66 IN SAID OFFICIAL RECORDS;

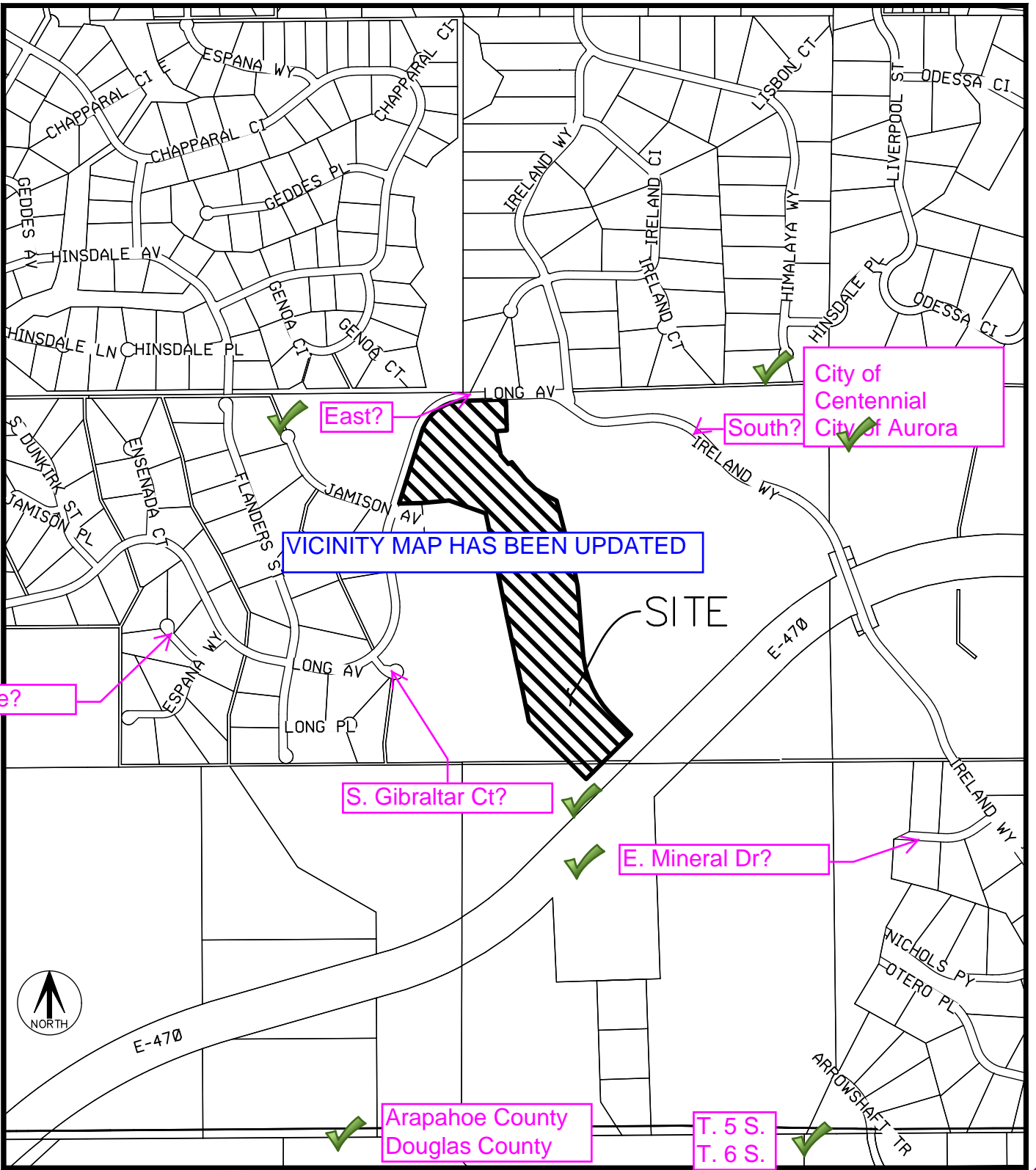
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 20, SOUTH 88°40'37" WEST, A DISTANCE OF 159.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 20 AND TO THE EASTERLY RIGHT-OF-WAY OF SAID EAST LONG AVENUE;

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

- NORTH 17°25'22" EAST, A DISTANCE OF 529.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 319.80 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°40'32", AN ARC LENGTH OF 394.48 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 33.945 ACRES, (1,478,640 SQUARE FEET), MORE OR LESS.

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



Why is there not a note identifying the disposition of the tracts? Are all to be privately owned and maintained or will any be dedicated to the city?

NOTES HAVE BEEN ADDED TO IDENTIFY THE DISPOSITION OF TRACTS

GENERAL NOTES

- 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".
- BASIS OF BEARINGS - BEARINGS SHOWN HEREON ARE MODIFIED STATE PLANE BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°07'16" WEST, A DISTANCE OF 2,643.01 FEET.
- 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.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT ORDER NO. 22000310577-REVISION NO. 1 WITH AN EFFECTIVE DATE OF AUGUST 05, 2022 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY **DOES NOT** REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

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 POND 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

UPDATED OWNER INFORMATION

NAME: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS AC _____

_____ 20____ AD. BY _____, AS _____

OF _____

WITNESS MY HAND AND OFF _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

NOTE HAS BEEN ADDED FOR TRACTS ADJACENT TO ARTERIAL, COLLECTOR AND CONTINUOUS TYPE 1 LOCAL STREETS

All owners of tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.

Tract B is granted to the City of Aurora for public land purposes and will be constructed by the developer to the City of Aurora specifications. "or" Tract B is granted to the City of Aurora for utility and drainage purposes and will be constructed by the developer to the City of Aurora specifications.

NOTES HAVE BEEN ADDED TO IDENTIFY THE DISPOSITION OF TRACTS

Tracts A, C, and D are to be privately owned and maintained? (See COA 2022 Subdivision Plat Checklist Item 12.e.)

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 HOMES

18655 GREEN VALLEY RANCH BOULEVARD
DENVER, COLORADO
(303) 486-8600

DATE OF PREPARATION: 08-10-2022
SHEET NUMBER HAS BEEN UPDATED

SHEET 1 OF 5

LAST REVISED: 08-23-2022

AzTec Proj. No: 17121-01 Drawn By: BAM

ANTELOPE CREEK SUBDIVISION FILING NO. 1 (FKA KINGS POINT NORTH)

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

KEY MAP HAS BEEN ADDED

Add key map per COA 2022 Subdivision Plat Checklist Item #3

LEGEND

- RECOVERED SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- RECOVERED NO. 5 REBAR
- RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MERRICK LS 13155"
- (ROW) RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°10'07"E	304.62'
L2	S01°49'05"E	219.65'
L3	S86°00'20"W	76.14'
L4	S10°50'29"E	173.53'
L5	S41°12'16"E	83.17'
L6	N61°13'59"E	27.55'
L7	S38°34'53"E	156.14'
L8	S42°25'08"E	98.83'
L9	S64°16'10"E	53.28'
L10	S61°27'05"E	62.97'
L11	S64°58'08"E	50.43'
L12	S15°02'15"E	505.20'
L13	S60°36'03"E	64.74'
L14	S04°33'37"E	61.48'
L15	S04°33'37"E	366.00'
L16	S04°34'03"E	61.00'
L17	S04°50'09"E	64.11'
L18	S07°30'50"E	29.29'
L19	S11°25'21"E	71.43'
L20	S17°10'03"E	71.44'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S22°52'42"E	71.44'
L22	S28°35'21"E	71.44'
L23	S34°18'00"E	71.44'
L24	S40°00'39"E	71.44'
L25	S44°28'03"E	64.63'
L26	S44°50'51"E	151.82'
L27	S45°08'54"W	448.75'
L28	N44°51'06"W	576.89'
L29	N11°35'23"W	259.78'
L30	N11°59'16"W	499.20'
L31	N11°26'54"W	375.00'
L32	N12°03'12"W	75.00'
L33	N11°22'10"W	116.91'
L34	N11°49'58"W	183.02'
L35	N70°34'33"W	275.76'
L36	S84°47'52"W	195.68'
L37	S88°40'37"W	159.99'
L38	N17°25'22"E	529.45'
L39	S00°07'16"W	60.04'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	70°40'32"	319.80'	394.48'

AzTEC
CONSULTANTS, INC.

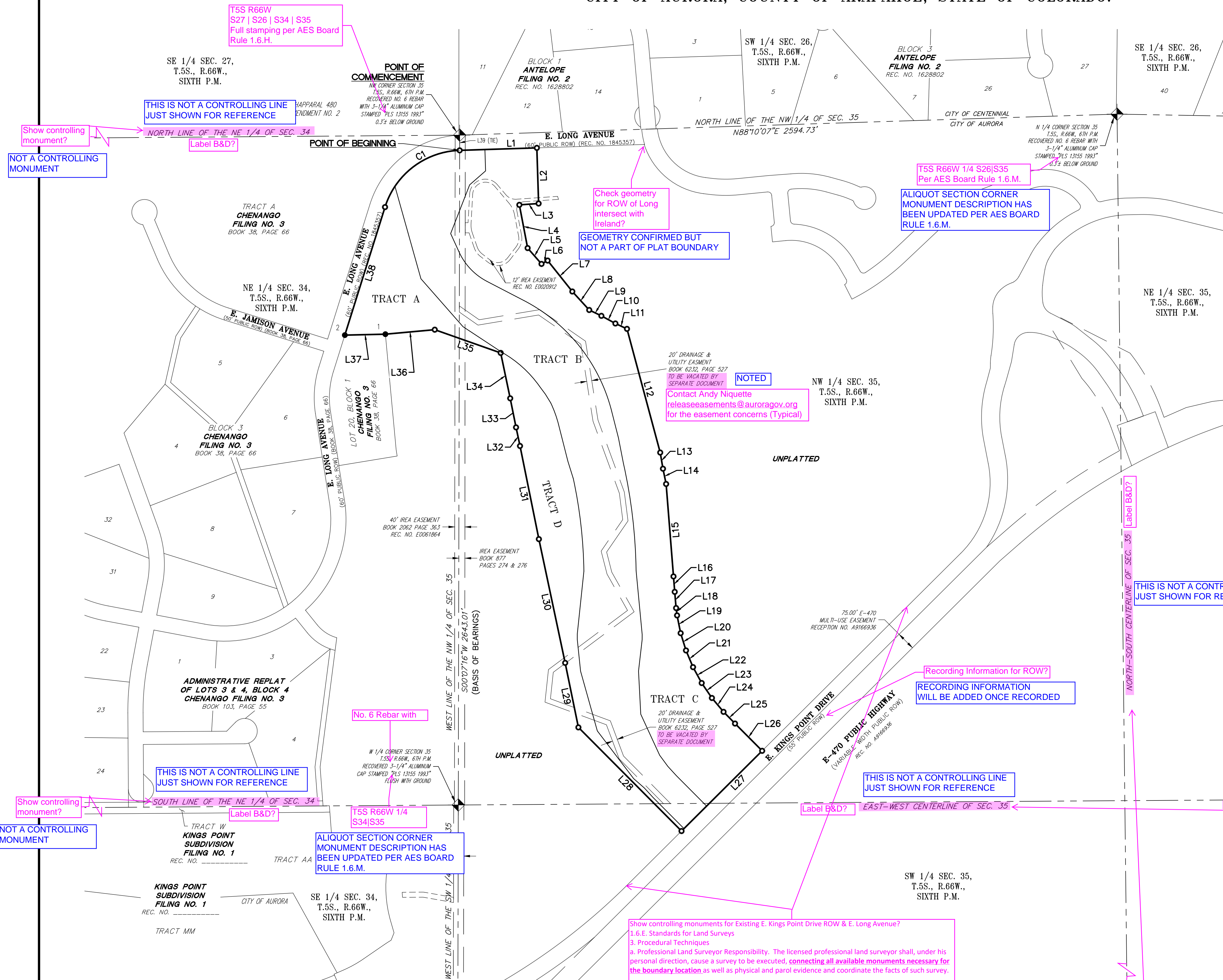
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DEVELOPER
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(303) 486-8600

DATE OF PREPARATION: 08-10-2022
SHEET NUMBER HAS BEEN UPDATED

SHEET 2 OF 5

AzTec Proj. No: 171721-01 Drawn By: BAM



NOT A CONTROLLING MONUMENT

THIS IS NOT A CONTROLLING LINE JUST SHOWN FOR REFERENCE

No. 6 Rebar with

ALIQUOT SECTION CORNER MONUMENT DESCRIPTION HAS BEEN UPDATED PER AES BOARD RULE 1.6.M.

THIS IS PROPOSED RIGHT-OF-WAY THAT IS BEING GRANTED VIA A SEPARATE DOCUMENT - NO SURVEY MONUMENTS EXIST

THIS IS NOT A CONTROLLING LINE JUST SHOWN FOR REFERENCE

NOT A CONTROLLING MONUMENT

NOT A CONTROLLING MONUMENT

NOT A CONTROLLING MONUMENT

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

ANTELOPE CREEK SUBDIVISION FILING NO. 1 (FKA KINGS POINT NORTH)

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

ALIQUOT SECTION CORNER
MONUMENT DESCRIPTION HAS
BEEN UPDATED PER AES BOARD
RULE 1.6.M.

See comments on sheet 2 of 5

POINT OF
COMMENCEMENT
NW CORNER SECTION 35
T.5S., R.66W., 6TH P.M.
RECOVERED NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
STAMPED "PLS 13155 1993"
0.31' BELOW GROUND

CHAPPARAL 480
AMENDMENT NO. 2

BLOCK 1
ANTELOPE
FILING NO. 2
REC. NO. 1628802

CITY OF CENTENNIAL
CITY OF AURORA

NORTH LINE OF THE NE 1/4 OF SEC. 34

NORTH LINE OF THE NW 1/4 OF SEC. 35

E. LONG AVENUE
(60' PUBLIC ROW) (REC. NO. 1845357)

TRACT A
CHENANGO
FILING NO. 3
BOOK 38, PAGE 66

The linework taken from this plat should serve as a
base map to create an exhibit for inclusion as part of
the Site Plan. The exhibit should delineate the areas
within Tracts A, B and C (?) which are intended to
satisfy the amount of land dedication to be dedicated
as per the Master Plan. Calculate the acreage of open
space dedication so as to meet or exceed what is
outlined in Form J (13.49 ac. total).

EXHIBIT PROVIDED TO SHOW THESE
AREAS.

SIXTH P.M.

E. JAMISON AVENUE
(50' PUBLIC ROW) (BOOK 38, PAGE 66)

BLOCK 3
CHENANGO
FILING NO. 3
BOOK 38, PAGE 66

LOT 20, BLOCK 1
CHENANGO
FILING NO. 3
BOOK 38, PAGE 66

E. LONG AVENUE
(60' PUBLIC ROW) (BOOK 38, PAGE 66)

EASEMENT NOT
STANDARD WIDTH
THEREFOR NO WIDTH
LABELED

Width?
REA EASEMENT
BOOK 877
PAGES 274 & 276

TRACT B
610,715 SF
14.020 AC

TRACT C
544,990 SF
12.511 AC

TRACT D
197,304 SF
4.529 AC

LEGEND

- RECOVERED SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK
PLASTIC CAP STAMPED "AZTEC PLS 38636"
- RECOVERED NO. 5 REBAR
- RECOVERED NO. 5 REBAR WITH 1-1/2"
ALUMINUM CAP STAMPED "MERRICK LS 13155"
- (ROW) RIGHT-OF-WAY
- ACCESS EASEMENT
SEE SHEET 5 FOR EASEMENT DETAILS
- UTILITY EASEMENT
SEE SHEET 6 FOR EASEMENT DETAILS
- DRAINAGE EASEMENT
SEE SHEET 7 FOR EASEMENT DETAILS

LINE TABLE		
LINE	BEARING	LENGTH
L39	S00°07'16"W	60.04'
L46	S10°02'37"E	20.22'
L47	N10°02'37"W	20.22'
L48	N76°03'11"E	2.35'
L49	S76°03'11"W	2.35'
L50	S13°56'49"E	4.05'

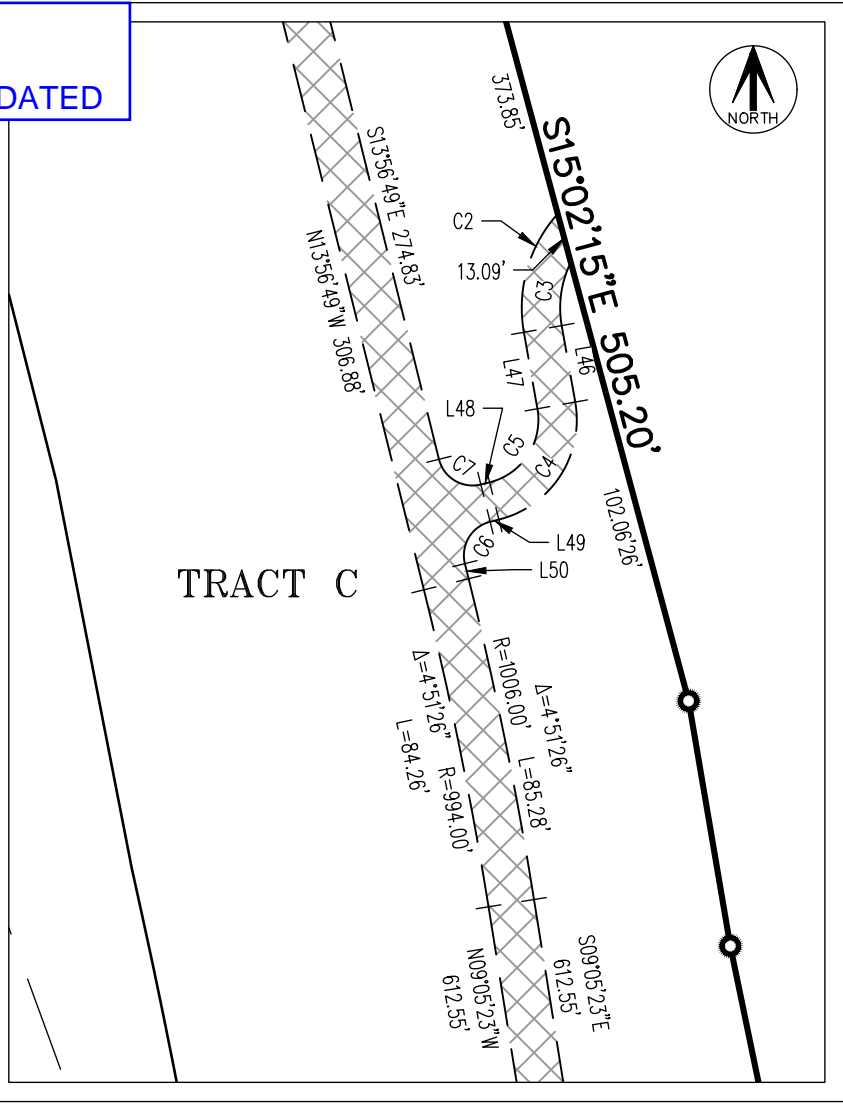
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	51°57'30"	36.62'	33.21'
C3	36°24'01"	26.62'	16.91'
C4	86°05'48"	26.74'	40.18'
C5	86°05'48"	16.74'	25.15'
C6	90°00'00"	9.00'	14.14'
C7	90°00'00"	9.00'	14.14'

UNPLATTED

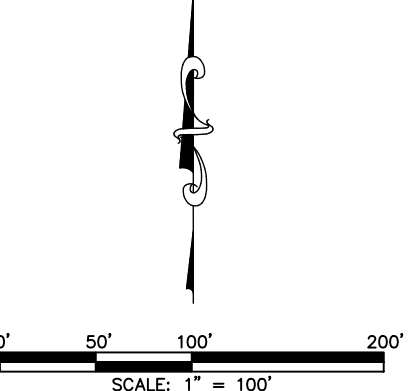
CHECKED
LINE TABLE CORRECT
LEGAL DESCRIPTION UPDATED

TRAIL EASEMENT GEOMETRY
REVISED PER NEW SITE PLAN
LINEWORK

CHECKED
LINE TABLE CORRECT
LEGAL DESCRIPTION UPDATED



DETAIL "A"
SCALE: 1" = 50'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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CONSULTANTS, INC.

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www.aztecconsultants.com

DEVELOPER
OAKWOOD HOMES

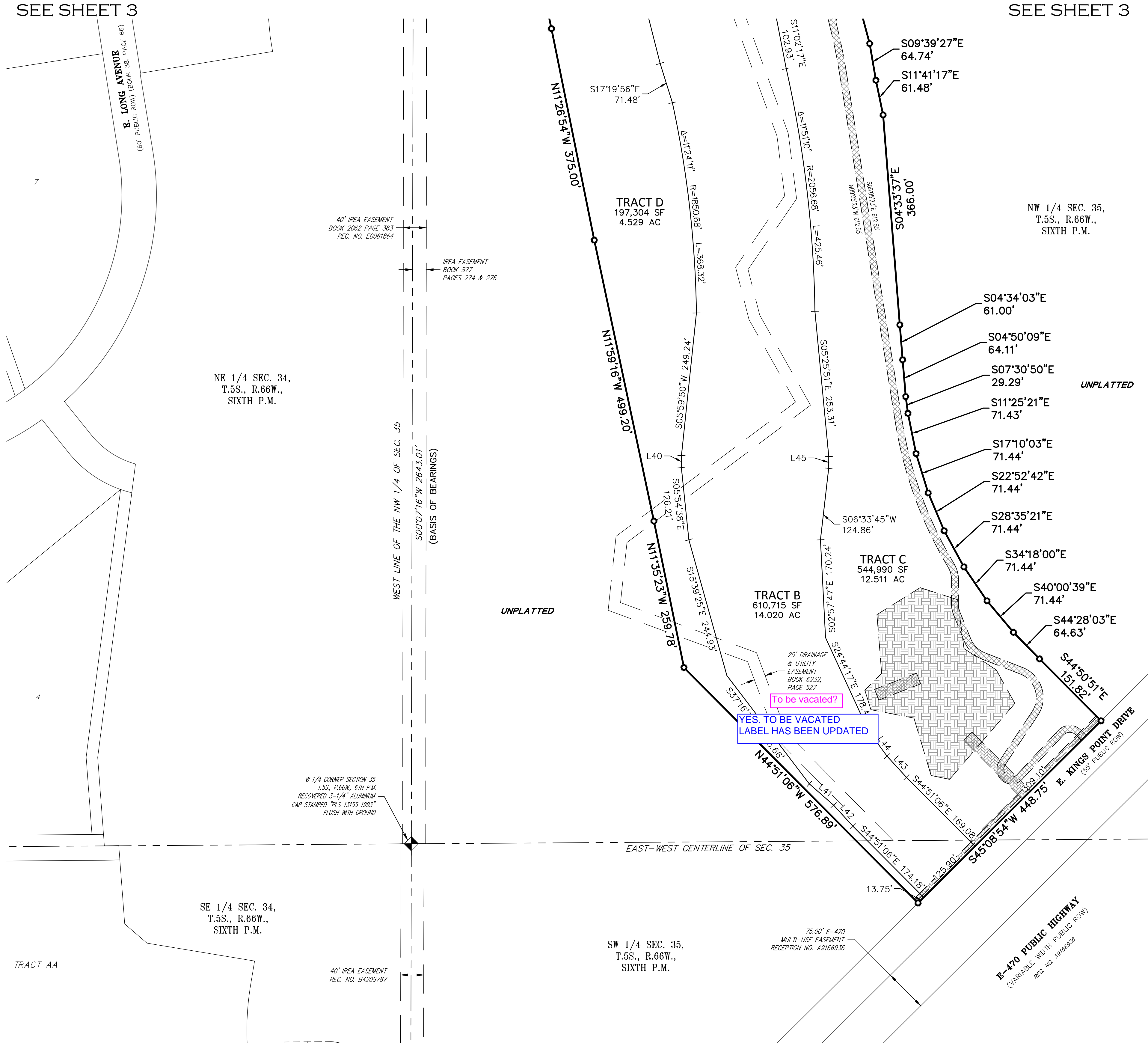
18655 GREEN VALLEY RANCH BOULEVARD
DENVER, COLORADO
(303) 486-8600

DATE OF
PREPARATION 08-10-2022
SHEET NUMBER HAS
BEEN UPDATED

SHEET 3 OF 5

AzTec Proj. No: 171721-01 Drawn By: BAM

ANTELOPE CREEK SUBDIVISION FILING NO. 1 (FKA KINGS POINT NORTH)
SITUATED IN THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

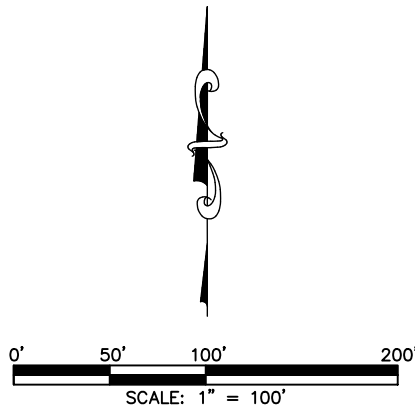


LEGEND

- RECOVERED SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- (ROW) RIGHT-OF-WAY
- ACCESS EASEMENT
SEE SHEET 5 FOR EASEMENT DETAILS
- UTILITY EASEMENT
SEE SHEET 6 FOR EASEMENT DETAILS
- DRAINAGE EASEMENT
SEE SHEET 7 FOR EASEMENT DETAILS

LINE TABLE		
LINE	BEARING	LENGTH
L40	S00°19'33"W	20.83'
L41	S48°46'10"E	56.04'
L42	S42°31'58"E	49.81'
L43	S42°31'58"E	49.81'
L44	S36°17'47"E	54.43'
L45	S00°19'33"W	20.83'
L46	S10°02'37"E	20.22'
L47	N10°02'37"W	20.22'
L48	N76°03'11"E	2.35'
L49	S76°03'11"W	2.35'
L50	S13°56'49"E	4.05'
L51	S36°17'48"W	73.21'
L52	S42°34'13"W	25.28'
L53	N36°09'21"W	28.91'
L54	S36°09'21"E	28.91'
L55	N00°31'37"E	39.15'
L56	S00°31'37"W	39.15'
L57	S44°53'20"E	13.71'
L58	N44°53'20"W	13.70'
L59	S86°00'20"W	15.58'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C8	52°13'31"	24.00'	21.88'
C9	58°21'42"	36.00'	36.67'
C10	42°00'20"	16.00'	11.73'
C11	42°00'20"	36.00'	26.39'
C12	101°16'26"	24.00'	42.42'
C13	13°10'35"	24.00'	5.52'
C14	13°10'35"	36.00'	8.28'
C15	26°52'45"	106.00'	49.73'
C16	26°52'45"	94.00'	44.10'
C17	31°27'28"	44.00'	24.16'
C18	31°27'28"	56.00'	30.75'
C19	22°29'20"	56.00'	21.98'
C20	22°29'20"	44.00'	17.27'
C21	46°45'28"	56.00'	45.70'
C22	46°45'28"	44.00'	35.91'
C23	102°11'13"	44.00'	78.47'
C24	170°29'45"	13.43'	39.96'
C25	92°08'21"	15.00'	24.12'
C26	92°08'21"	27.00'	43.42'



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DEVELOPER
OAKWOOD HOMES

18655 GREEN VALLEY RANCH BOULEVARD
DENVER, COLORADO
(303) 486-8600

DATE OF PREPARATION: 08-10-2022

SHEET NUMBER HAS BEEN UPDATED

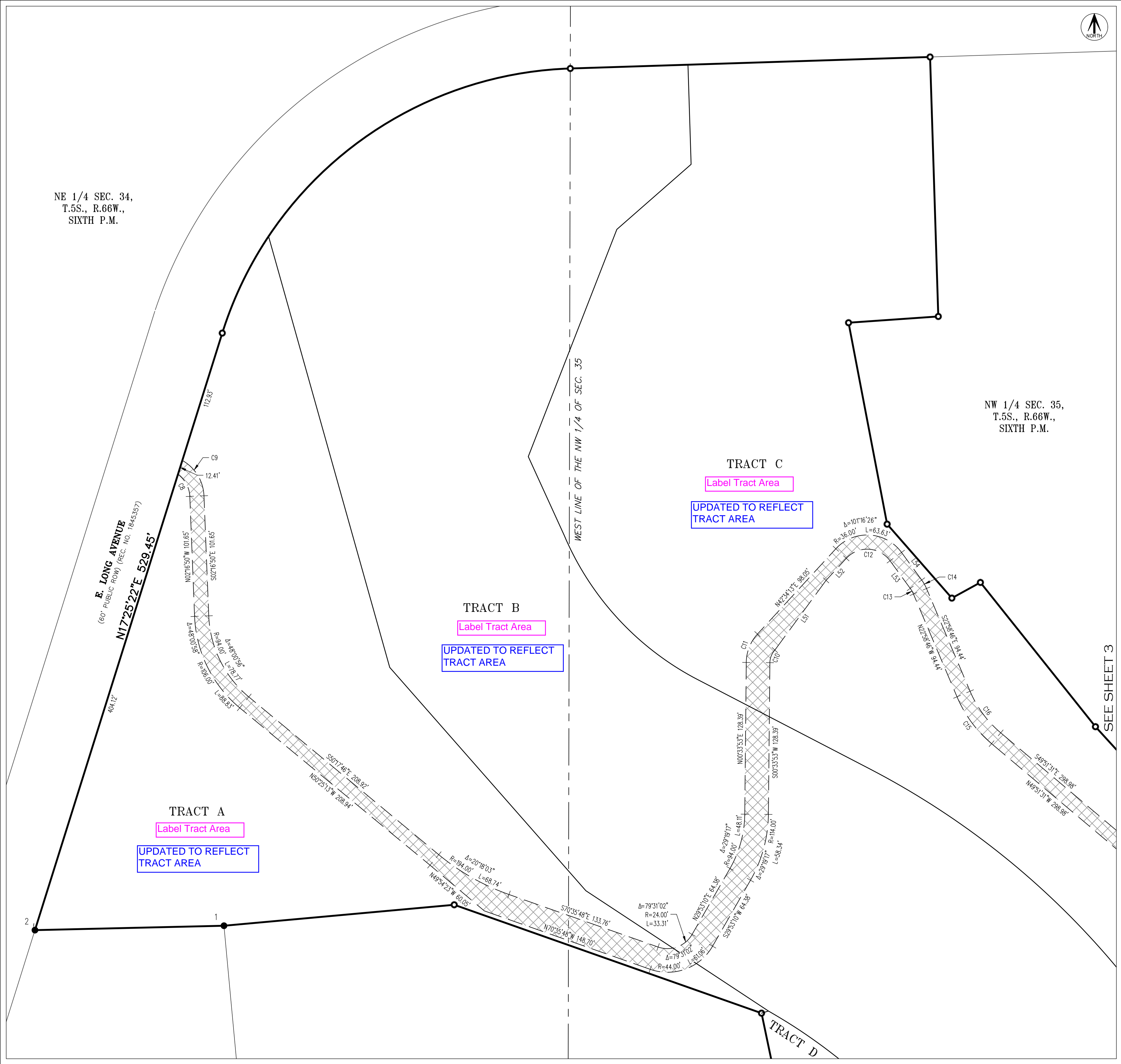
SHEET 4 OF 5

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

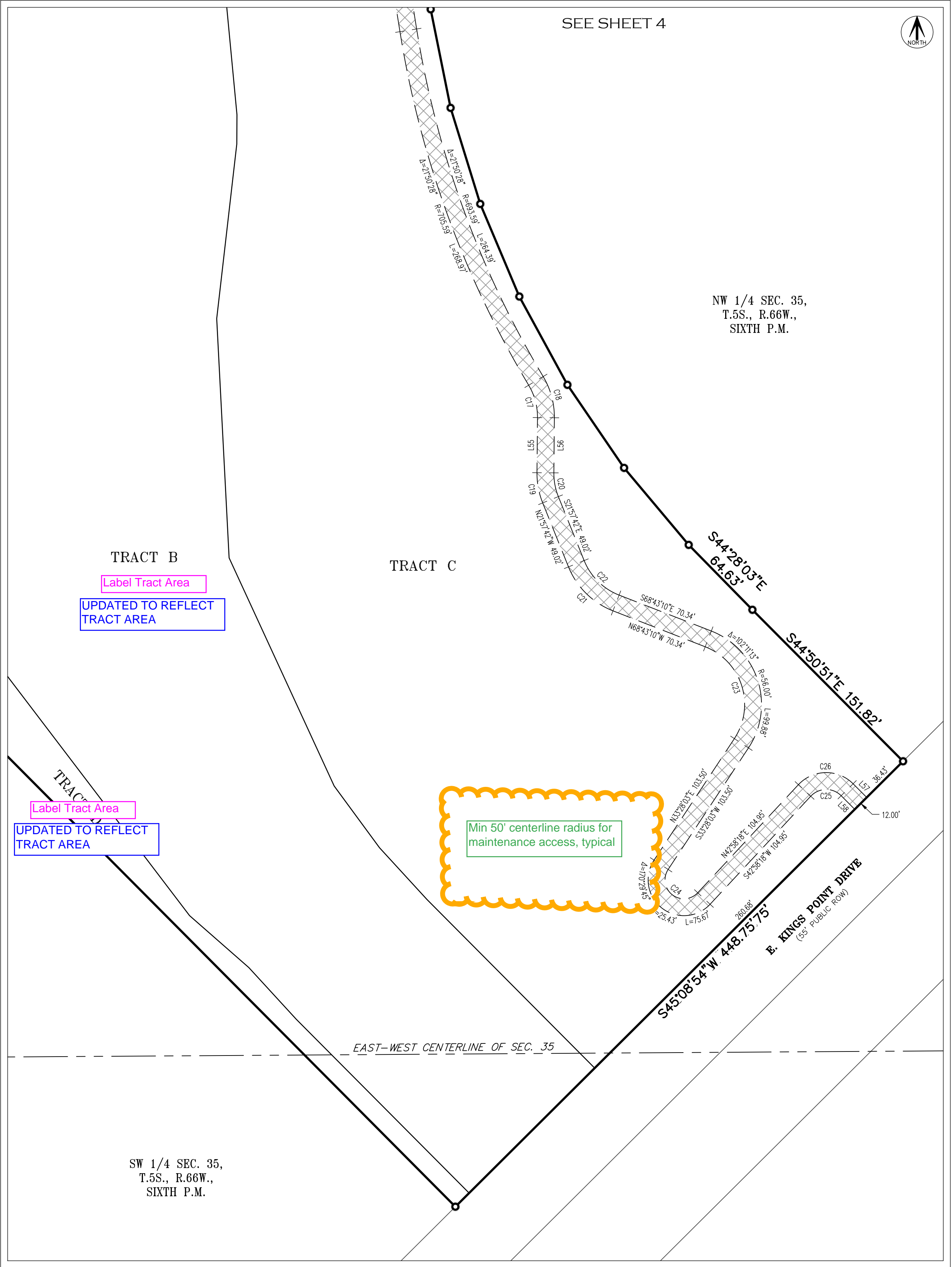
FOR REVIEW

ANTELOPE CREEK SUBDIVISION FILING NO. 1 (FKA KINGS POINT NORTH)

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



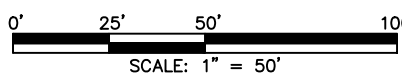
DETAIL "B"
SCALE: 1" = 50'



DETAIL "C"
SCALE: 1" = 50'

SEE SHEET 4
FOR LINE &
CURVE TABLES

ACCESS EASEMENT



FOR REVIEW

FOR AND ON BEHALF OF
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AzTec Proj. No: 171721-01 Drawn By: BAM

DEVELOPER
OAKWOOD HOMES

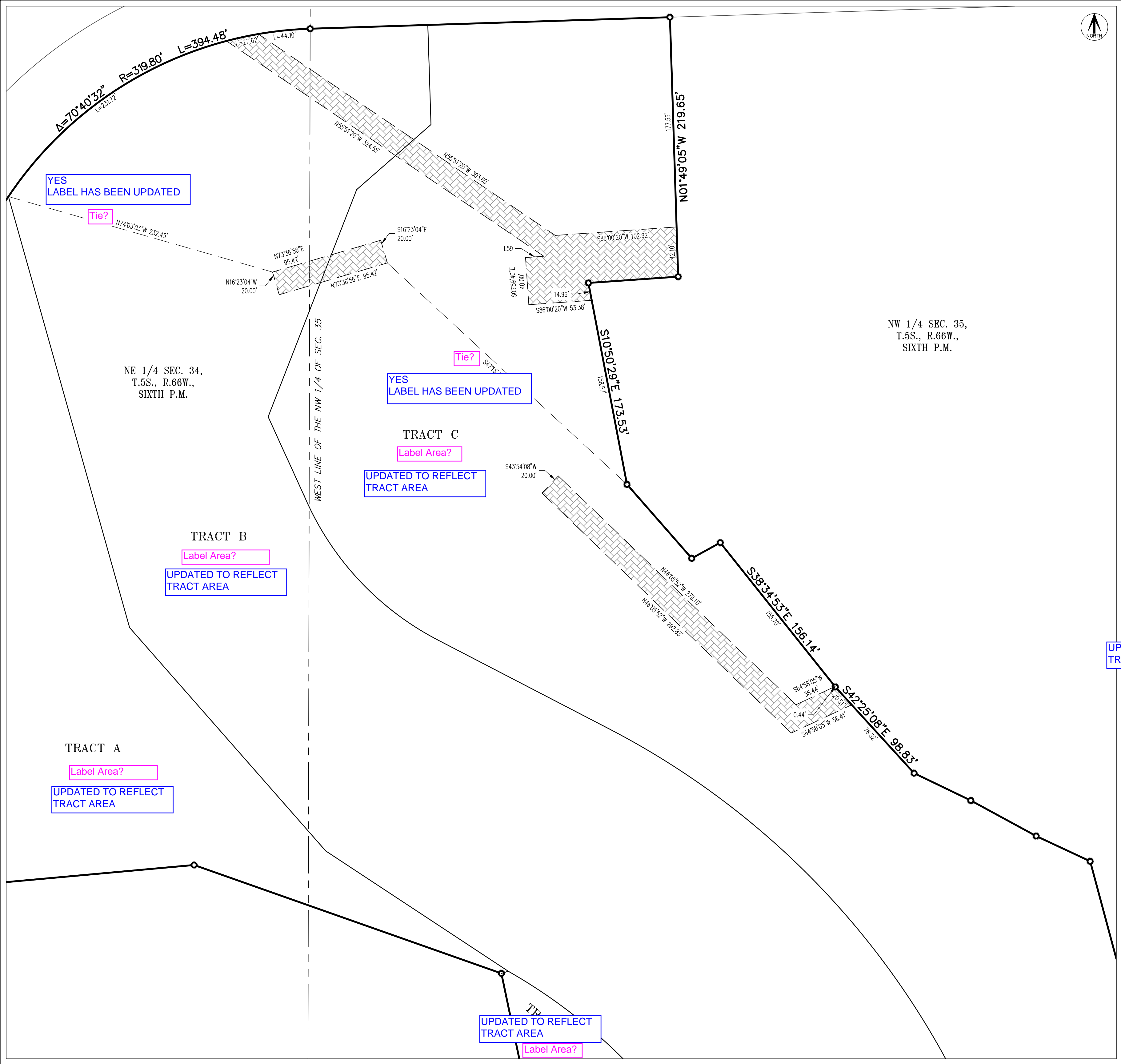
18655 GREEN VALLEY RANCH BOULEVARD
DENVER, COLORADO
(303) 486-8600

DATE OF PREPARATION: 08-10-2022
SHEET NUMBER HAS BEEN UPDATED

SHEET 5 OF 77

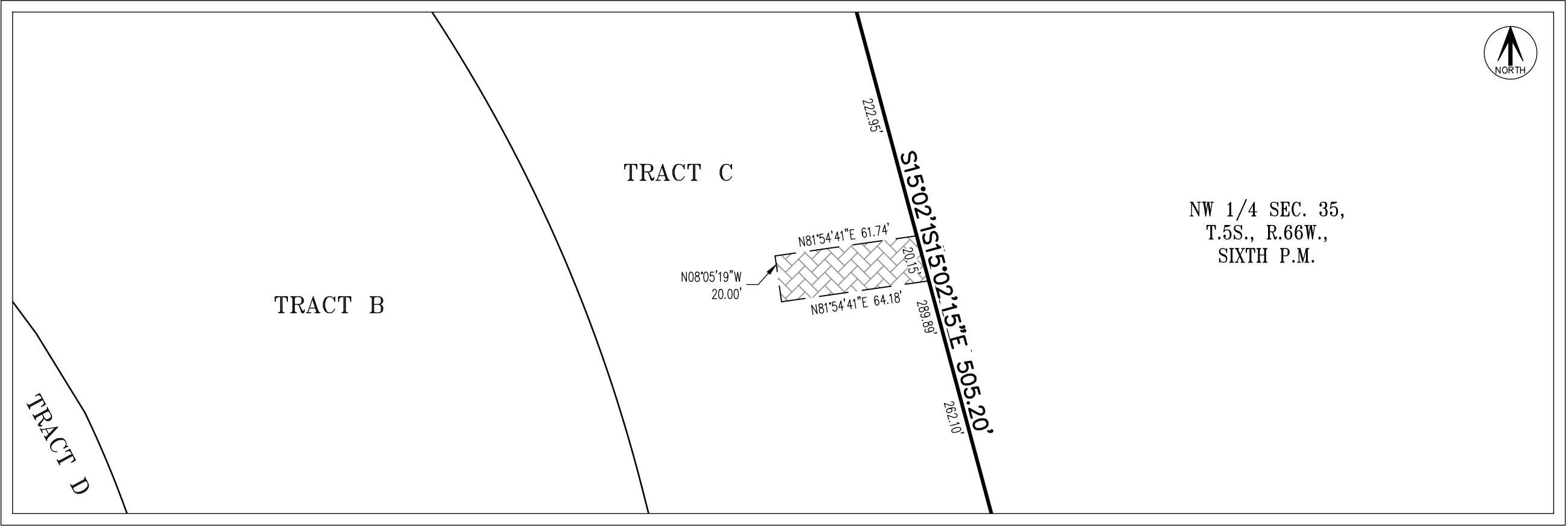
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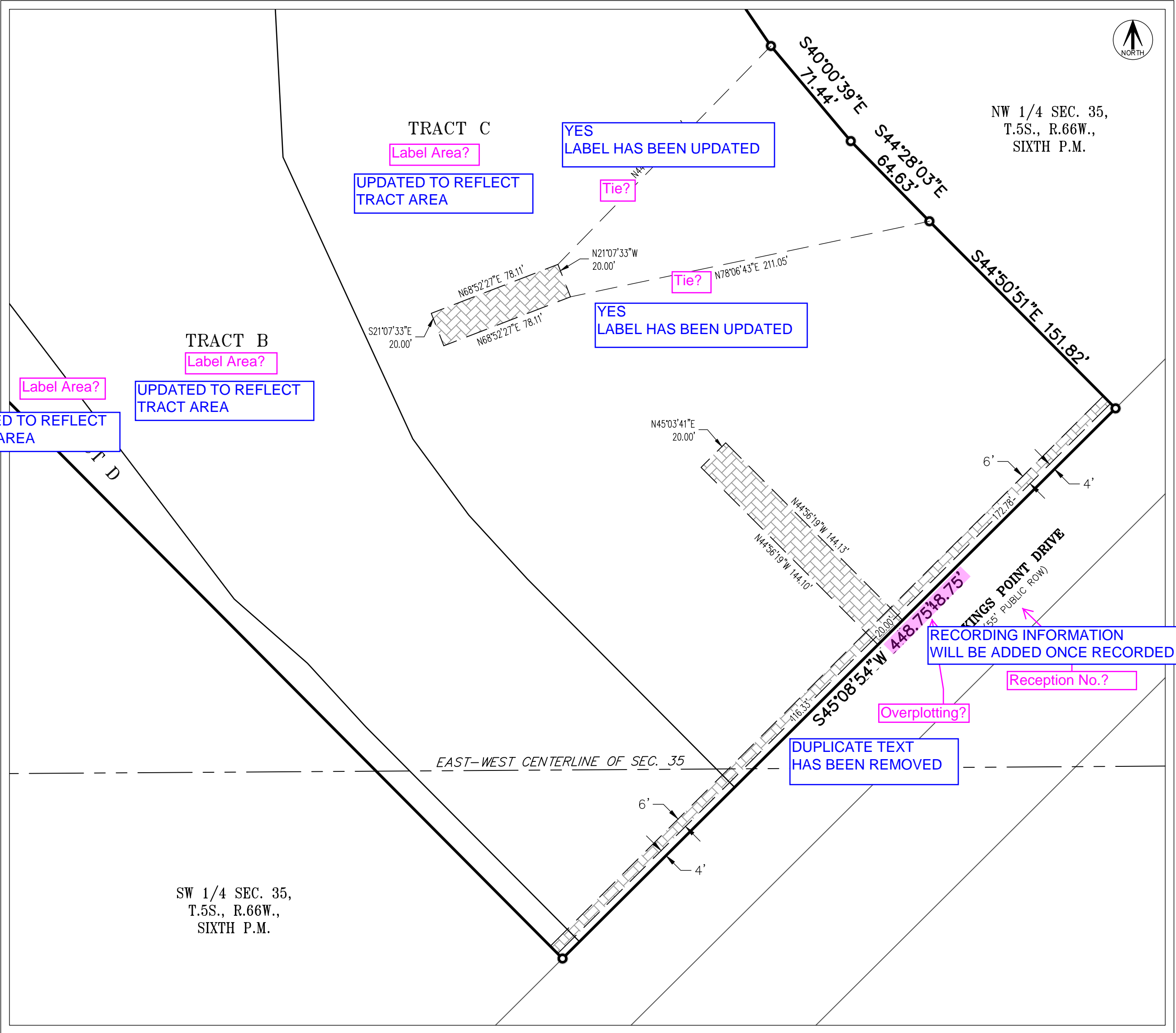


DETAIL "D"
SCALE: 1" = 50'

SEE SHEET 4
FOR LINE &
CURVE TABLES



DETAIL "E"
SCALE: 1" = 50'



DETAIL "F"
SCALE: 1" = 50'

UTILITY EASEMENT

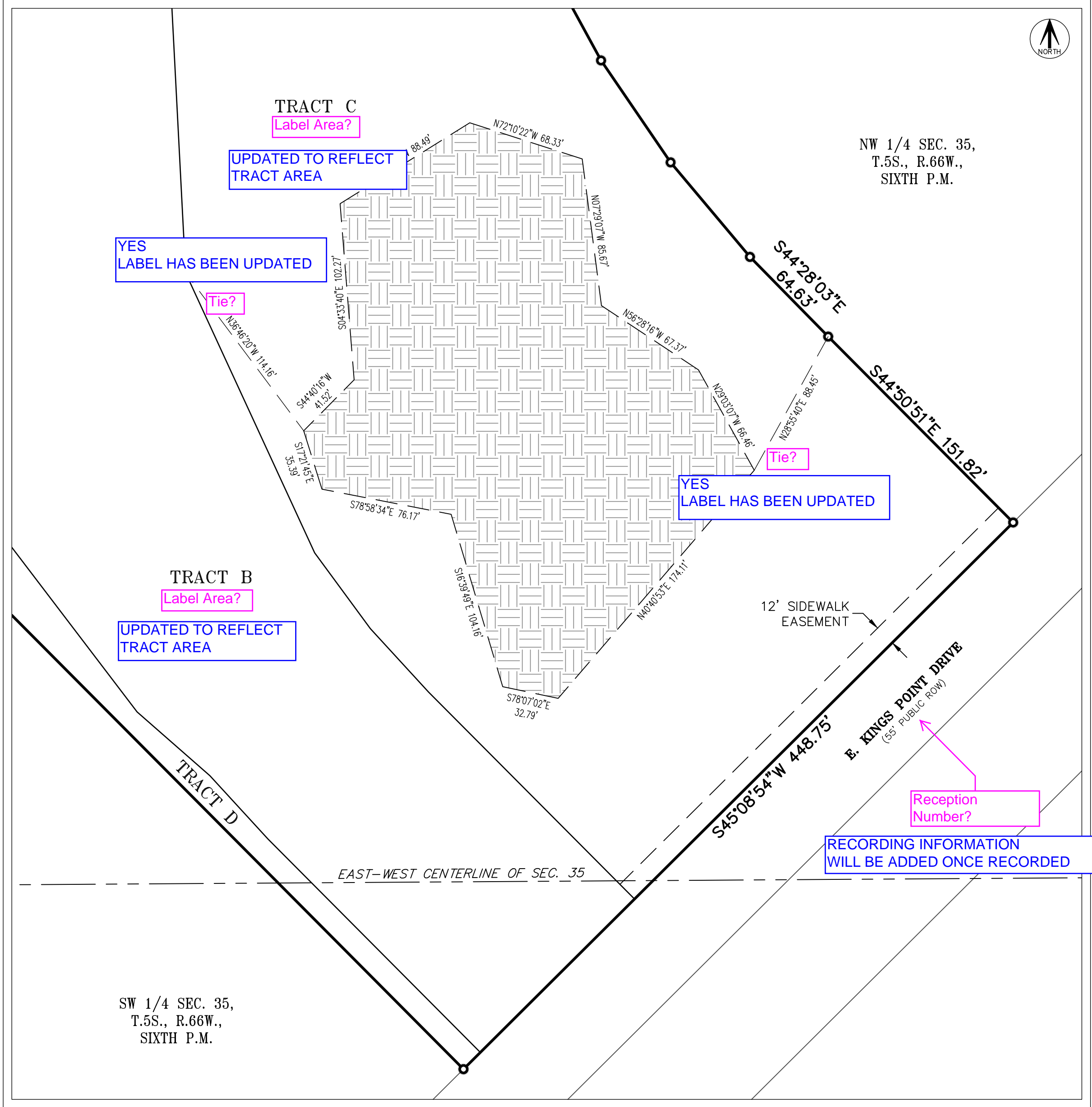
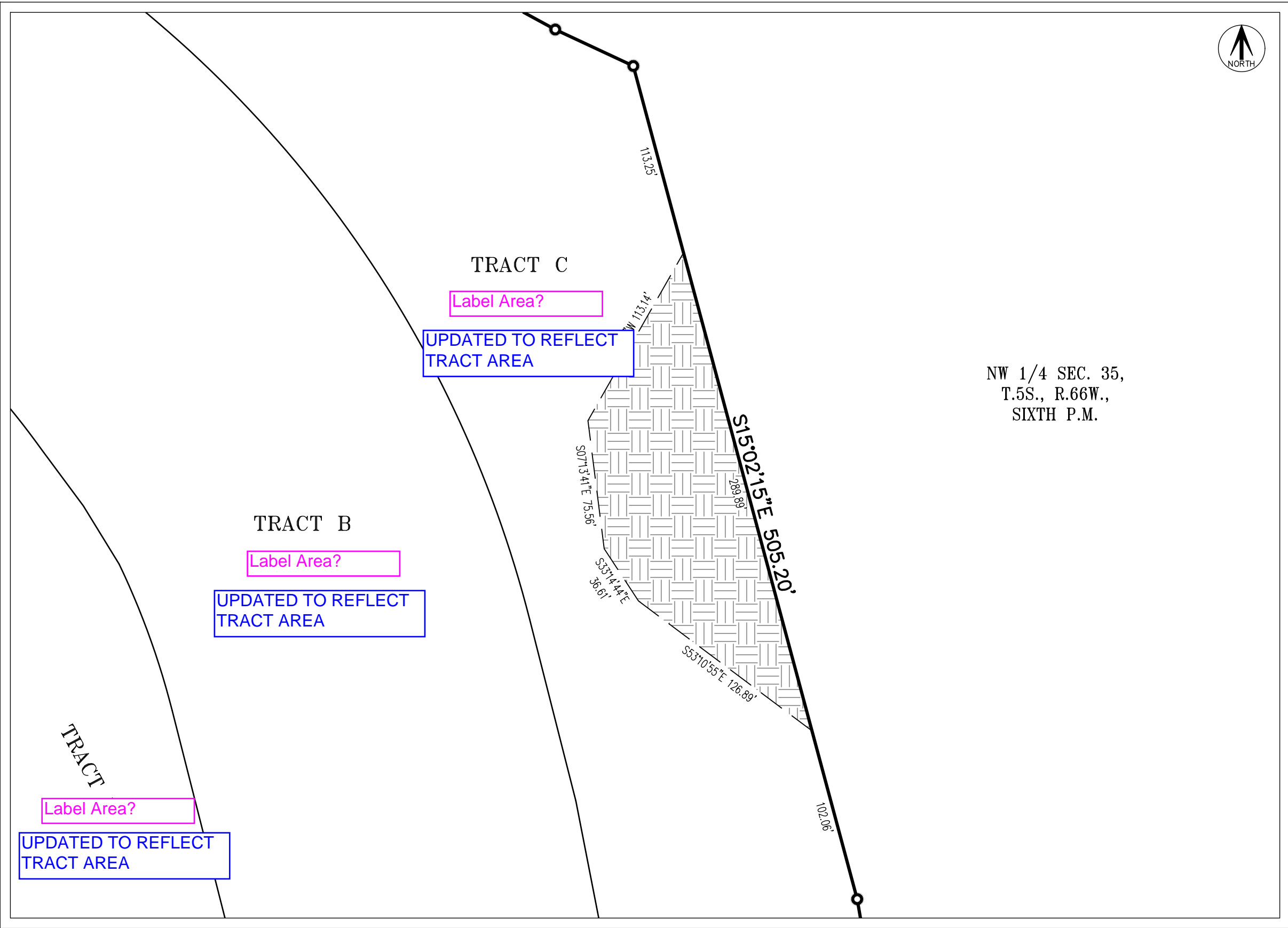
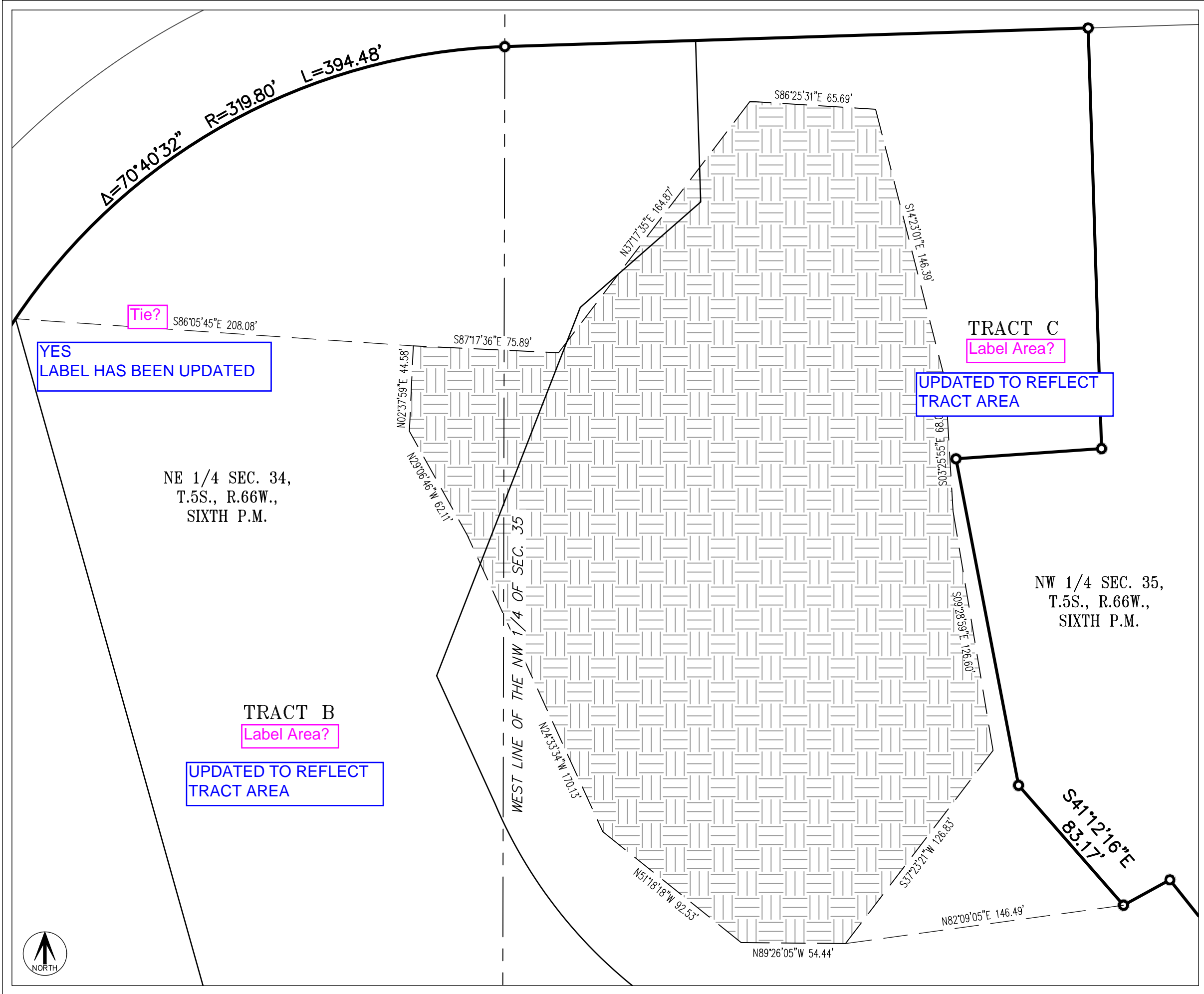
FOR REVIEW

FOR AND ON BEHALF OF
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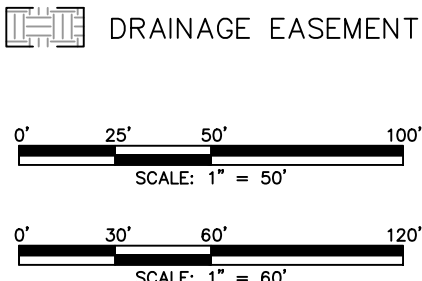
<div>AzTEC</div> <div>CONSULTANTS, INC.</div>	<div>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</div>	<div>DEVELOPER</div> <div>OAKWOOD HOMES</div>	<div>18655 GREEN VALLEY RANCH BOULEVARD DENVER, COLORADO (303) 486-8600</div>	<div>DATE OF PREPARATION</div> <div>08-10-2022</div>
				<div>SHEET NUMBER HAS BEEN UPDATED</div>
				<div>6 of 7?</div>
<div>AzTec Proj. No.: 171721-01</div>	<div>Drawn By: BAM</div>	<div>SHEET</div>	<div>5 OF 5</div>	

ANTELOPE CREEK SUBDIVISION FILING NO. 1 (FKA KINGS POINT NORTH)

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



SEE SHEET 4
FOR LINE &
CURVE TABLES



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 www.aztecconsultants.com	DEVELOPER OAKWOOD HOMES	18655 GREEN VALLEY RANCH BOULEVARD DENVER, COLORADO (303) 486-8600	DATE OF PREPARATION	08-10-2022
				SHEET NUMBER HAS BEEN UPDATED	
				7 of 7?	
AzTec Proj. No.: 171721-01		Drawn By: BAM		SHEET 5 OF 5	