



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**

terraccina design

Landscape Architecture • Planning • Civil Engineering  
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**

terraccina design

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

[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)**

terraccina design

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

- 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**

terraccina design

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

**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.

terraccina design

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

- 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

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?

terraccina design

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

- 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](mailto: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?

**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](mailto: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

terraccina design

---

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

# KINGS POINT NORTH ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

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

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

CORE RESPONSE: Acknowledged.

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

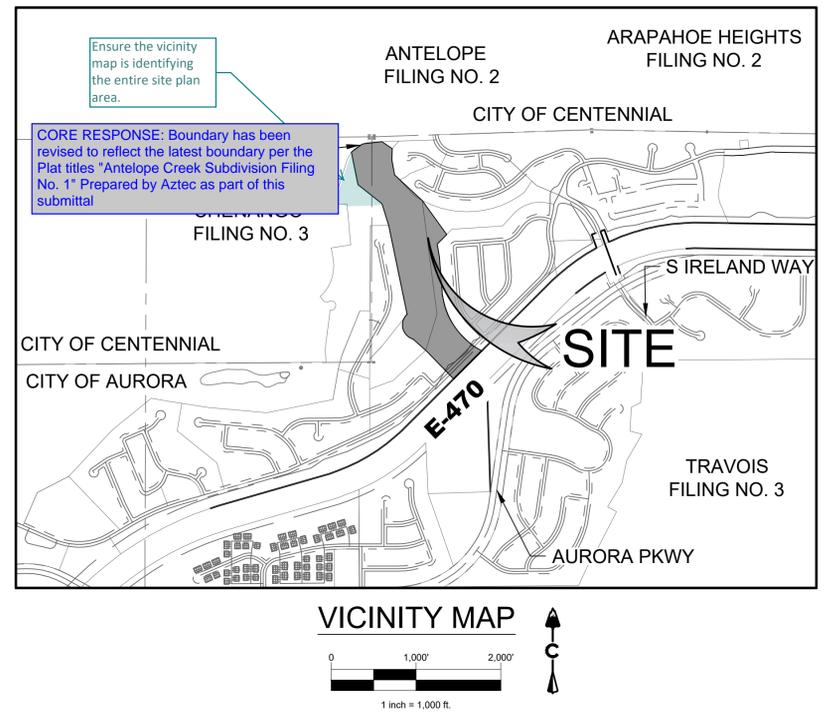
Should this now be reflected as Prairie Point?

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

Northeast Quarter of  
CORE RESPONSE: Corrected.

The West Half of  
CORE RESPONSE: Corrected.

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



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.

CITY OF AURORA APPROVALS  
CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIR PERSON)  
CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)  
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER  
OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS  
DAY OF \_\_\_\_\_ AD, 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, KINGSPPOINT LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2022  
BY: \_\_\_\_\_  
(OWNERS)  
STATE OF COLORADO ) JSS  
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@TERRACINADESIGN.COM

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

BENCHMARK  
CITY OF AURORA BENCHMARK NUMBER  
586635NE001 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)

CITY / TOWN  
CITY OF AURORA  
AURORA, CO 80016

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.

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.

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

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



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

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

NOT FOR CONSTRUCTION

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

JOB NO.  
19-032  
SHEET  
1

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.

8/22  
DATE

2 LEGAL DESCRIPTION.dwg  
X:\19-032 Kings Point\Civil\CAD\Plans\Antelope Creek\Site Plan

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 80.89 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 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 NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'19", AN ARC LENGTH OF 75.09 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 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 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 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 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 SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'04", AN ARC LENGTH OF 67.57 FEET;  
THENCE SOUTH 15°33'32" WEST, A DISTANCE OF 77.63 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 SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°01'53", AN ARC LENGTH OF 201.08 FEET;  
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 SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°26'01", AN ARC LENGTH OF 377.45 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 SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'34", AN ARC LENGTH OF 659.87 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 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 68.63 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 SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 620.18 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 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 690.66 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 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 77.89 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 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°47'07", AN ARC LENGTH OF 326.93 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 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 SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'52", AN ARC LENGTH OF 67.13 FEET;  
THENCE SOUTH 54°13'06" WEST, A DISTANCE OF 94.00 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 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 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 SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°33'20", AN ARC LENGTH OF 101.52 FEET;  
THENCE SOUTH 16°18'58" 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 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 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 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 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 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 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°41'57", AN ARC LENGTH OF 74.16 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 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'53", AN ARC LENGTH OF 123.23 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 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°27'15", AN ARC LENGTH OF 65.68 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 29°52'10", AN ARC LENGTH OF 570.06 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 NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'45", AN ARC LENGTH OF 143.09 FEET;  
THENCE NORTH 58°13'44" WEST, A DISTANCE OF 228.51 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°48'04" WEST;  
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°18'53", AN ARC LENGTH OF 482.09 FEET;  
THENCE SOUTH 89°31'11" WEST, A DISTANCE OF 390.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 883.00 FEET;  
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°21'20", AN ARC LENGTH OF 344.53 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 19.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°14'35", AN ARC LENGTH OF 17.99 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH PARKER ROAD;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:  
1. NORTH 28°10'15" WEST, A DISTANCE OF 50.17 FEET;  
2. NORTH 31°58'54" WEST, A DISTANCE OF 150.16 FEET;  
3. NORTH 28°04'39" WEST, A DISTANCE OF 48.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 164.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°22'28" EAST;  
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°32'43", AN ARC LENGTH OF 144.68 FEET;  
THENCE NORTH 76°49'45" EAST, A DISTANCE OF 105.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 621.00 FEET;  
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'26", AN ARC LENGTH OF 137.55 FEET;  
THENCE NORTH 89°31'11" EAST, A DISTANCE OF 485.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,027.00 FEET;  
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°18'58", AN ARC LENGTH OF 597.18 FEET;  
THENCE SOUTH 42°56'11" EAST, A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 7,155.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 35°08'53" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'52", AN ARC LENGTH OF 278.65 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 EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°19'25", AN ARC LENGTH OF 569.10 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 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 EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'57", AN ARC LENGTH OF 72.15 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 NORTHWESTERLY 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 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 NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°19'08", AN ARC LENGTH OF 175.52 FEET;  
THENCE NORTH 15°13'49" EAST, A DISTANCE OF 57.83 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 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°35'08", AN ARC LENGTH OF 272.88 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 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'31", AN ARC LENGTH OF 74.68 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 EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°26'36", AN ARC LENGTH OF 307.30 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 EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 91.01 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 EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 628.47 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 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 637.00 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 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 EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 628.47 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 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 637.00 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 EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 58.74 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 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'04", AN ARC LENGTH OF 872.67 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 NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°08'38", AN ARC LENGTH OF 384.12 FEET;  
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 NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°57'25", AN ARC LENGTH OF 235.67 FEET;  
THENCE NORTH 14°53'34" EAST, A DISTANCE OF 54.12 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 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 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 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 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 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 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 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°31'11", AN ARC LENGTH OF 30.26 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 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 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 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 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°49'41", AN ARC LENGTH OF 219.03 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 SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°58'17", AN ARC LENGTH OF 107.47 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 SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°32'12", AN ARC LENGTH OF 254.56 FEET;  
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 NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°12'45", AN ARC LENGTH OF 24.40 FEET;  
THENCE NORTH 30°00'54" WEST, A DISTANCE OF 50.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 221.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°36'06", AN ARC LENGTH OF 253.04 FEET;  
THENCE SOUTH 84°23'00" WEST, A DISTANCE OF 52.75 FEET;  
THENCE NORTH 05°37'00" WEST, A DISTANCE OF 61.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°11'16" WEST;  
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°26'10", AN ARC LENGTH OF 23.41 FEET;  
THENCE NORTH 05°37'26" WEST, A DISTANCE OF 106.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;  
THENCE SOUTH 84°22'34" WEST, A DISTANCE OF 112.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 532.00 FEET;  
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'56", AN ARC LENGTH OF 118.07 FEET;  
THENCE NORTH 82°54'30" WEST, A DISTANCE OF 22.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 282.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°13'03", AN ARC LENGTH OF 320.99 FEET;  
THENCE NORTH 88°10'07" EAST, A DISTANCE OF 1.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 288.23 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 73°14'00" EAST;  
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°43'39", AN ARC LENGTH OF 59.00 FEET;  
THENCE NORTH 05°02'21" WEST, A DISTANCE OF 1.85 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 36.130 ACRES, (1,573,841 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

CORE CONSULTANTS, INC. 3473 S. BROADWAY DENVER, CO 80113 303.
--

OVERALL SITE NOTES

- 1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS... THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STRIPING NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET...

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...

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...

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

- SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT, LATEST REVISION... 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...

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

CITY OF AURORA DISCLAIMER

- 1. THIS STORM WATER MANAGEMENT PLAN HAS BEEN PLACED IN THE CITY OF AURORA FOR THIS PROJECT AND THIS PROJECT HAS BEEN DETERMINED TO COMPLY WITH THE APPLICABLE CITY OF AURORA STORM WATER MANAGEMENT CRITERIA...

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...

NOTES

- CONSTRUCTION DETAILS, AND SECTION SHALL CONFORM TO THE CITY OF AURORA WATER DEPARTMENT, LATEST REVISION... 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...

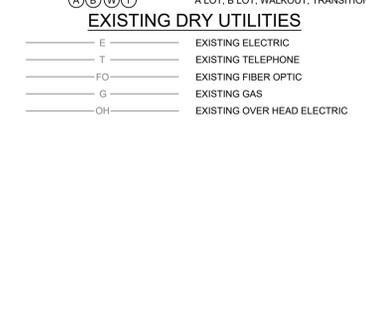
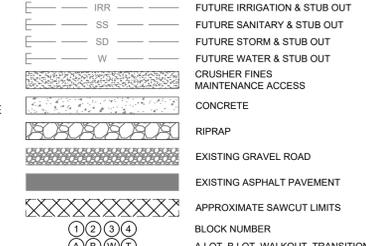
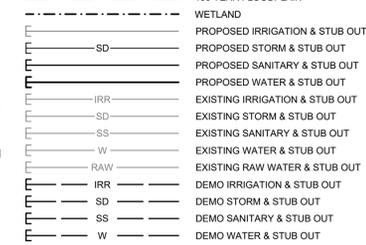
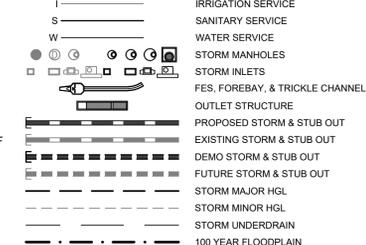
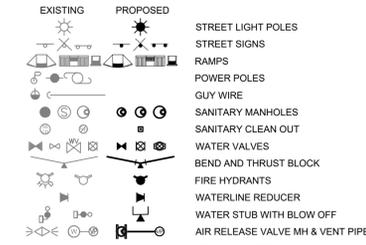
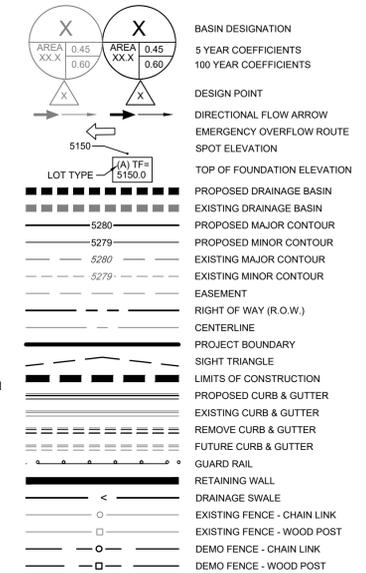
STORMWATER MANAGEMENT STANDARD NOTES (CONT.)

- 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...

ABBREVIATIONS:

Table listing abbreviations and their corresponding symbols or descriptions. Includes categories like ACCESS EASEMENT, DESIGN POINT, PROPOSED DRAINAGE BASIN, etc.

LEGEND



Project information block including: CORE CONSULTANTS, INC., 3473 S. BROADWAY, AURORA, CO 80013; KINGS POINT NORTH, AURORA, CO; ANTELOPE CREEK INFRASTRUCTURE SITE PLAN; GENERAL NOTES; and a table for REVISION/DESCRIPTION.

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

2 GENERAL NOTES.dwg

X:\119-032 Kings Point\CAD\Plans\Antelope Creek\Site Plan

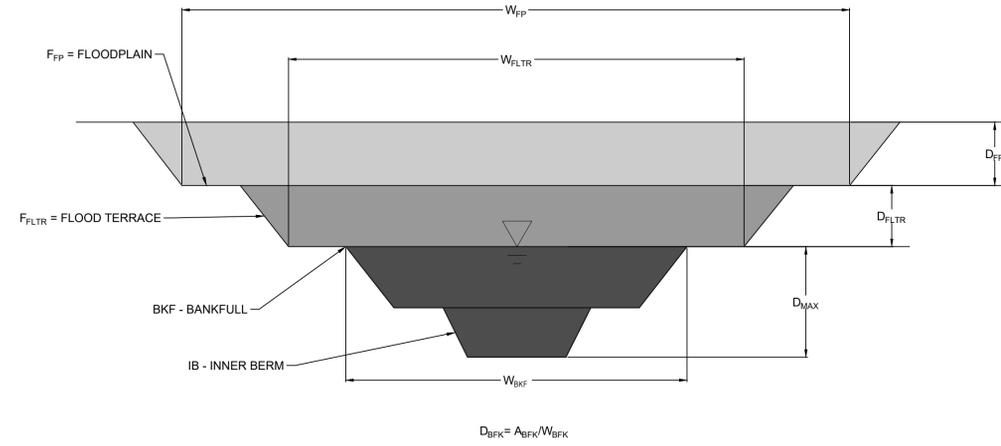
2022-07-01 (11:44 AM)

NOT FOR CONSTRUCTION

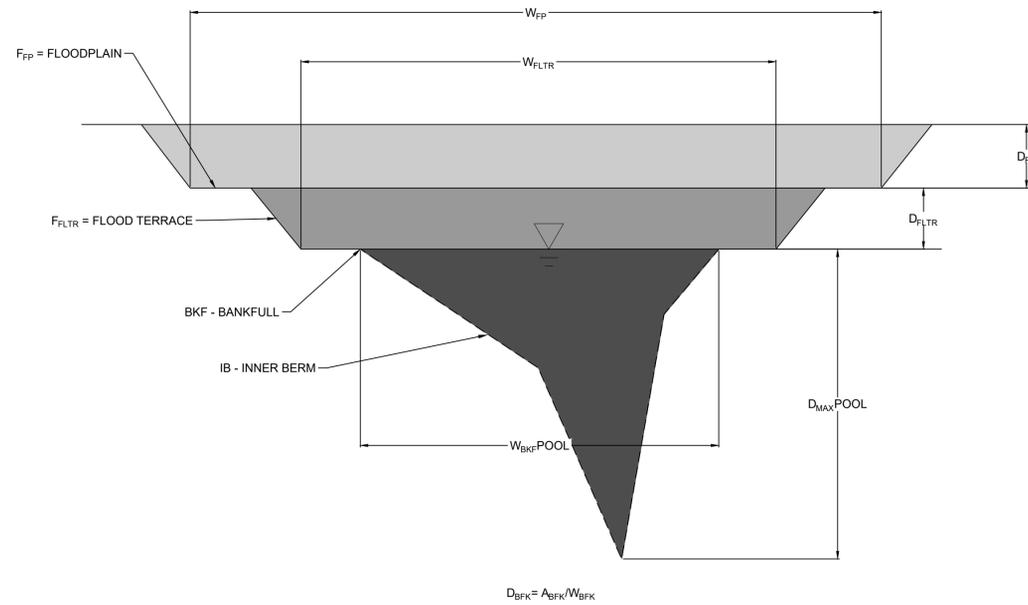
DESIGNED BY: MJH, DRAWN BY: NJB, CHECKED BY: MHN, JOB NO. 19-032, SHEET 3

# 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) <sup>1</sup>	738	738	738	738	738					
	Slope (ft/ft) *100%	2.15%	1.66%	1.37%	1.91%	1.57%					
	Design $\tau$ (psf)	1.2	1.2	1.2	1.2	1.2					
	W <sub>FP</sub> (ft)	244	180	144	213	169					
	d <sub>FP</sub> (ft)	0.89	1.16	1.40	1.01	1.22					
A <sub>FP</sub> (ft <sup>2</sup> )	218	209	202	214	207						
FLOOD TERRACE	W <sub>FLTR</sub> (ft)	44	44	44	44	44					
	d <sub>FLTR</sub> (ft)	0.8	0.8	0.8	0.8	0.8					
	A <sub>FLTR</sub> (ft <sup>2</sup> )	36	36	36	36	36					
BANKFULL TYPICAL CROSS-SECTION	W <sub>BKF, RIFF</sub> (ft)	14.6	14.6	14.6	14.6	14.6					
	d <sub>BKF, RIFF</sub> (ft)	0.8	0.8	0.8	0.8	0.8					
	D <sub>MAX, RIFF</sub> (ft)	1.3	1.3	1.3	1.3	1.3					
	A <sub>BKF, RIFF</sub> (ft <sup>2</sup> )	11.9	11.9	11.9	11.9	11.9					
	W <sub>BKF, POOL</sub> (ft)	17.5	17.5	17.5	17.5	17.5					
	D <sub>MAX, POOL</sub> (ft)	3.2	3.2	3.2	3.2	3.2					
A <sub>BKF, POOL</sub> (ft <sup>2</sup> )	28.5	28.5	28.5	28.5	28.5						
BANKFULL PATTERN		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

<sup>1</sup> Q 100-YEAR DISCHARGE FOR MAXIMUM OF EITHER EXISTING OR "FULL BUILDOUT CONDITION" PROVIDED BY CORE.  
W<sub>BKF</sub> = WIDTH BANKFULL, D<sub>BKF</sub> = MEAN DEPTH BANKFULL, D<sub>MAX</sub> = MAX BANKFULL DEPTH, A<sub>BKF</sub> = BANKFULL CROSS-SECTIONAL AREA, W<sub>FLTR</sub> = WIDTH FLOOD TERRACE, D<sub>FLTR</sub> = DEPTH FLOOD TERRACE, A<sub>FLTR</sub> = AREA FLOOD TERRACE, W<sub>FP</sub> = WIDTH 100-YR FLOODPLAIN, D<sub>FP</sub> = DEPTH 100-YR FLOODPLAIN, A<sub>FP</sub> = AREA 100-YR FLOODPLAIN

2022-07-01 (11:44 AM) X:\19-032 Kings Point\CAD\Plans\Antelope Creek\Site Plan 4 TYPICAL CROSS-SECTIONS.dwg

#	REVISION DESCRIPTION	DATE	BY
1	DRW	08/20/2022	RH

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

NOT FOR CONSTRUCTION

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

JOB NO.  
19-032  
SHEET  
4

# 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



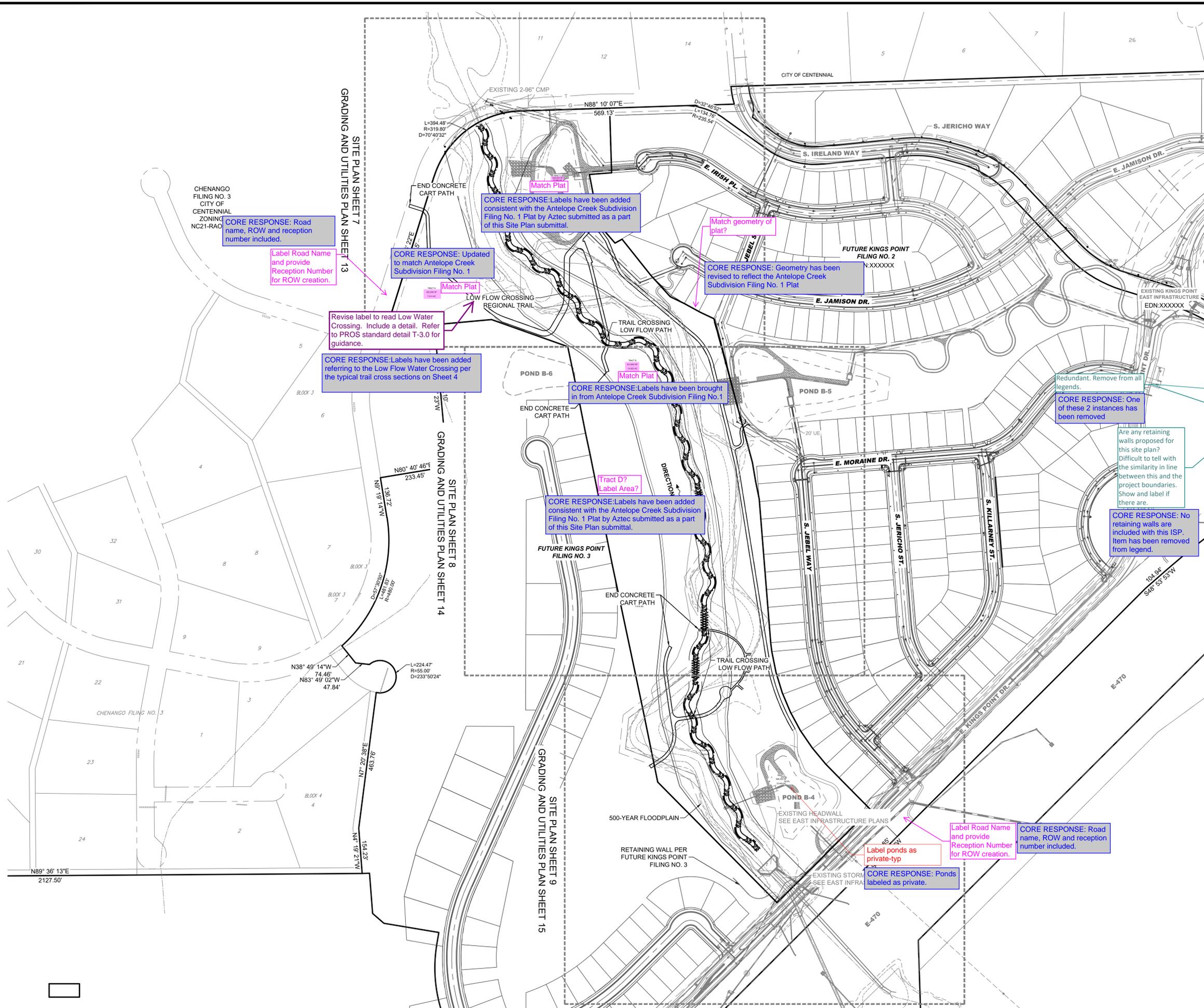
#	REVISION DESCRIPTION	DATE	BY
1	DRAFT	8/23/2022	RH

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

NOT FOR CONSTRUCTION

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

JOB NO.  
19-032  
SHEET  
5



CORE RESPONSE: Road name, ROW and reception number included.

Label Road Name and provide Reception Number for ROW creation.

CORE RESPONSE: Updated to match Antelope Creek Subdivision Filing No. 1

CORE RESPONSE: Labels have been added consistent with the Antelope Creek Subdivision Filing No. 1 Plat by Aztec submitted as a part of this Site Plan submittal.

CORE RESPONSE: Geometry has been revised to reflect the Antelope Creek Subdivision Filing No. 1 Plat

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

CORE RESPONSE: Labels have been added referring to the Low Flow Water Crossing per the typical trail cross sections on Sheet 4

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

CORE RESPONSE: Labels have been added consistent with the Antelope Creek Subdivision Filing No. 1 Plat by Aztec submitted as a part of this Site Plan submittal.

Tract D? Label Area?

Redundant. Remove from all legends.

CORE RESPONSE: One of these 2 instances has been removed

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 if there are.

CORE RESPONSE: No retaining walls are included with this ISP. Item has been removed from legend.

Label Road Name and provide Reception Number for ROW creation.

CORE RESPONSE: Road name, ROW and reception number included.

CORE RESPONSE: Ponds labeled as private.

Label ponds as private-typ

**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
	EXISTING
	PROPOSED
	STREET LIGHT POLES
	STREET SIGNS
	RAMP
	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 0805C0484L, 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

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
LIVE@CORE.COM

**CORE**

Know what's below.  
Call before you dig.

811

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

**KINGS POINT NORTH**  
AURORA, CO

**ANTELOPE CREEK INFRASTRUCTURE SITE PLAN**  
OVERALL SITE PLAN

NOT FOR CONSTRUCTION

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

JOB NO.  
19-032

SHEET  
6

2022-07-01 (11:44 AM) X:\19-032 Kings Point\Civil\CAD\Plans\Antelope Creek\Site Plan 6-8 SITE PLAN.dwg

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.

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

TRACT A  
322,936 SF  
7.4

Provide cross sections to specify how the trail width will allocate space for both trail users and golf carts. Consider separation of trail users and golf carts using clear distinctions in color and elevation. Trail surface could be 3" above the golf cart surface with a mountable curb separation. If there is not lateral clearance to accommodate golf carts traveling in opposite directions, pull-off spaces (widened shoulders at strategic locations) may be needed to permit passing.

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

CORE RESPONSE: Missing information has  
been provided

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

Label Tract &  
Tract Area

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

TRACT G  
546,263 SF  
12,500 AC  
Match Plat

TRACT F  
322,936 SF  
7.4

TRACT E  
322,936 SF  
7.4

TRACT D  
322,936 SF  
7.4

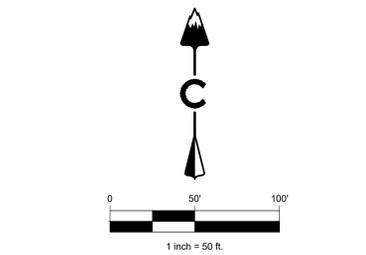
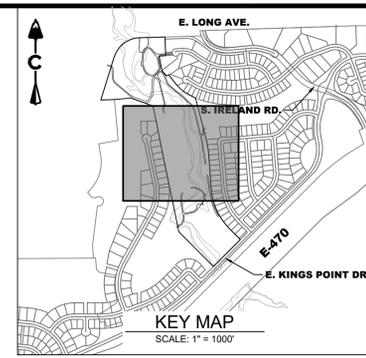
TRACT C  
322,936 SF  
7.4

TRACT B  
322,936 SF  
7.4

TRACT A  
322,936 SF  
7.4

</

2022-07-01 (11:44 AM) X:\19-032 Kings Point\CAD\Plans\Antelope Creek\Site Plan 6-8 SITE PLAN.dwg



**LEGEND**

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED 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.

CORE CONSULTANTS, INC.  
 3473 S. BROADWAY  
 AURORA, CO 80013  
 303.703.4444  
 LIVE@CORE.COM

**CORE**  
 LAND DEVELOPMENT  
 ENERGY  
 PUBLIC INFRASTRUCTURE

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

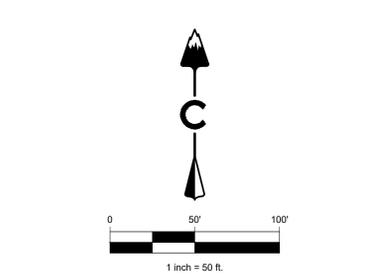
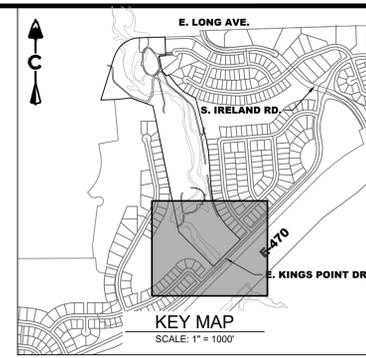
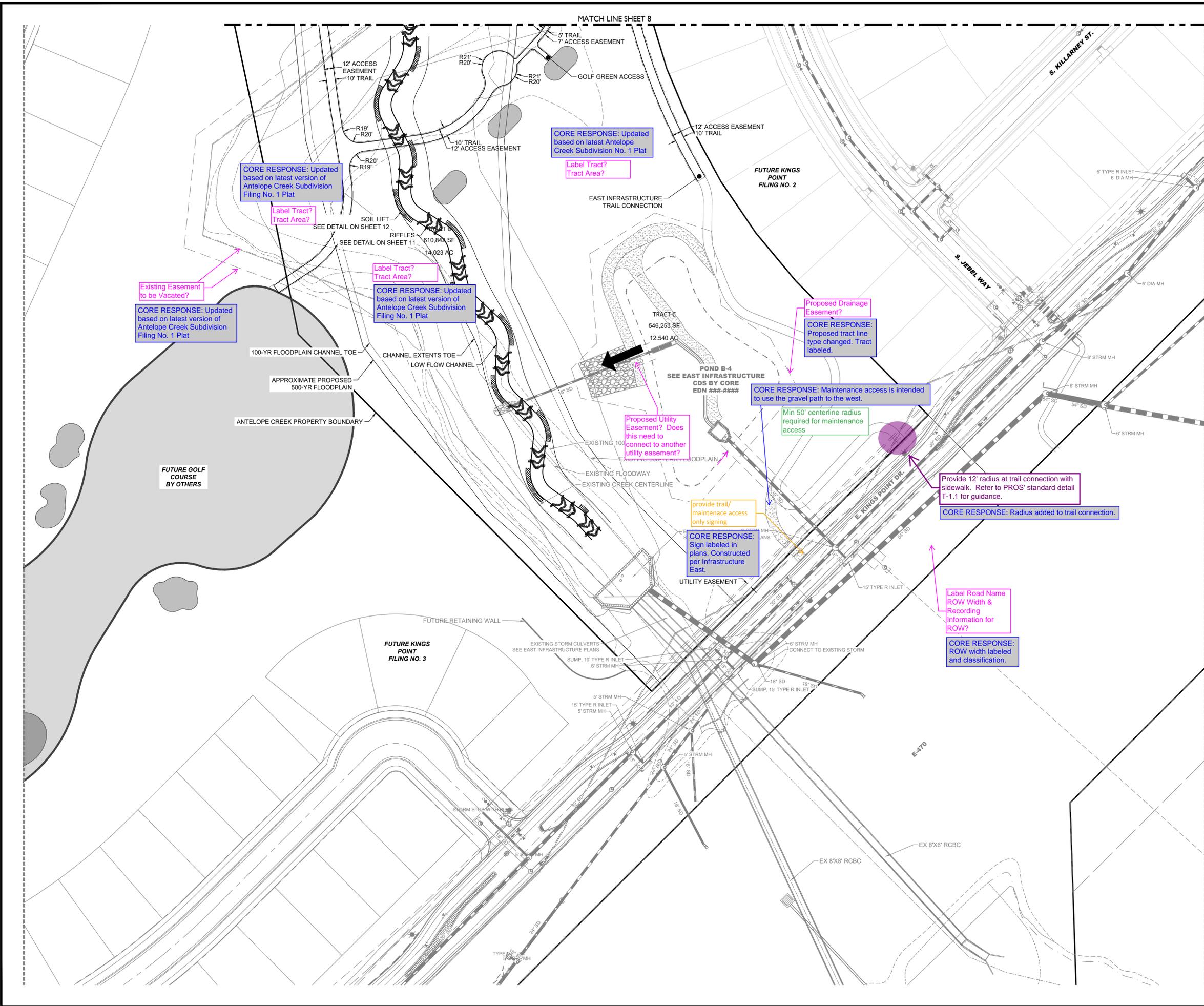
#	REVISION DESCRIPTION	DATE	BY	REVISION
1	DRIFT	02/20/22	RH	

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

NOT FOR CONSTRUCTION

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

JOB NO. 19-032  
 SHEET 8



**LEGEND**

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED 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:**

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.

**CORE**  
 CORE CONSULTANTS, INC.  
 3473 S. BROADWAY  
 AURORA, CO 80013  
 303.703.4444  
 LIVE@CORE.COM

#	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

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

JOB NO. 19-032  
 SHEET 9

NOT FOR CONSTRUCTION

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: MJB  
CHECKED BY: MHN

JOB NO.  
19-032

SHEET  
10

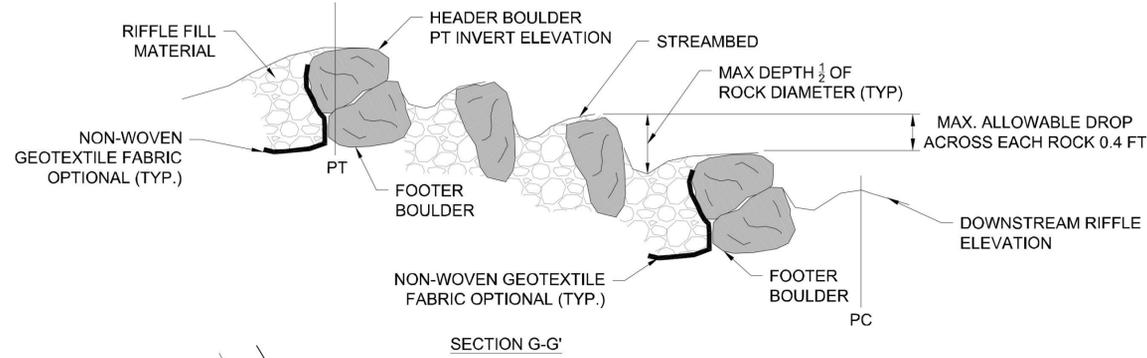
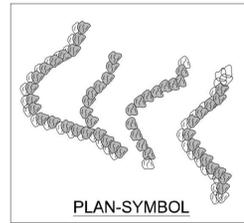
**KINGS POINT NORTH**  
AURORA, CO  
**ANTELOPE CREEK INFRASTRUCTURE SITE PLAN**  
DROP STRUCTURE DETAILS

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

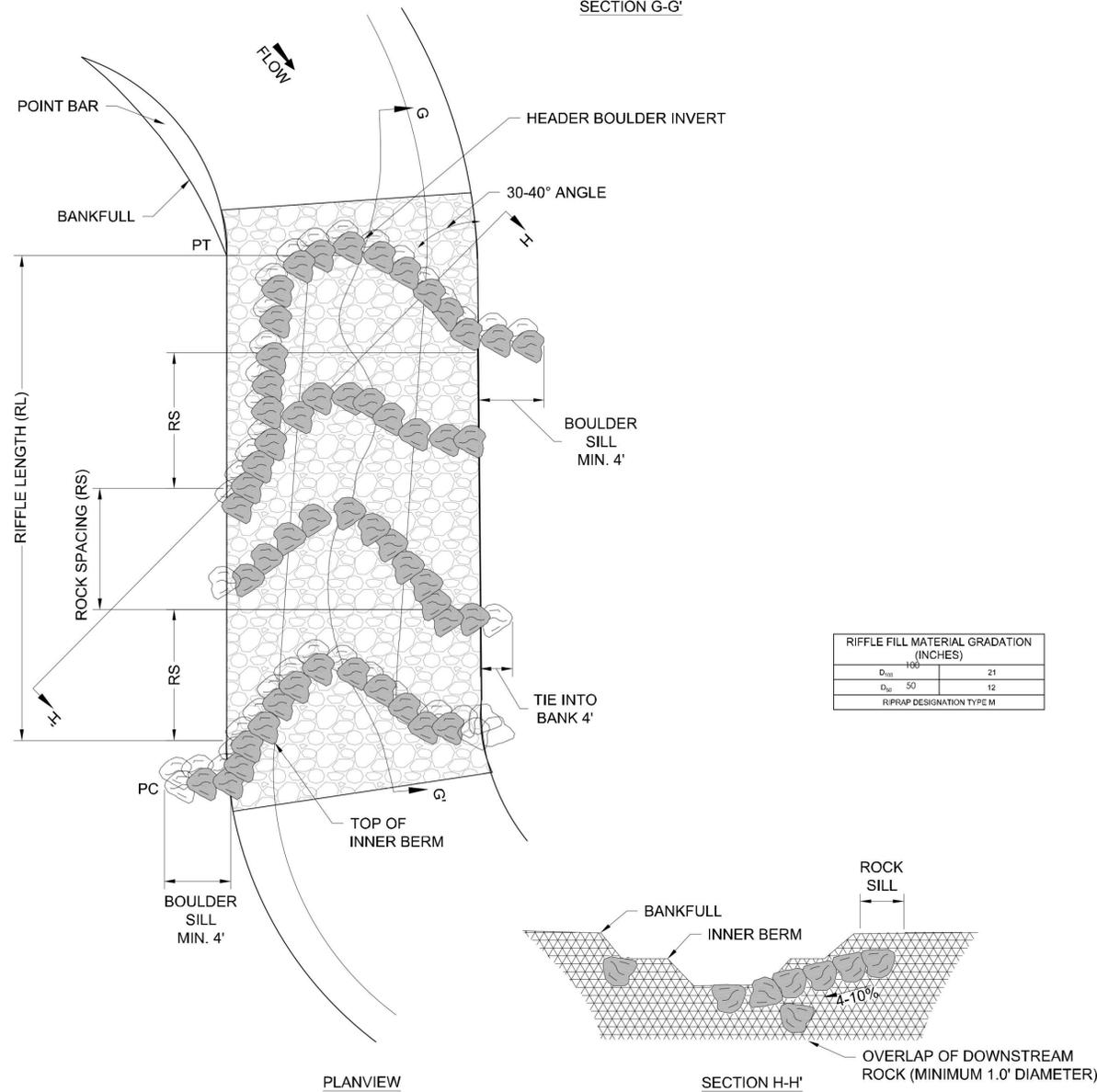


CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
LIVE@OURCORE.COM

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE



BOULDER CONSTRUCTED RIFFLE  
CONSTRUCTED MARCH 2019

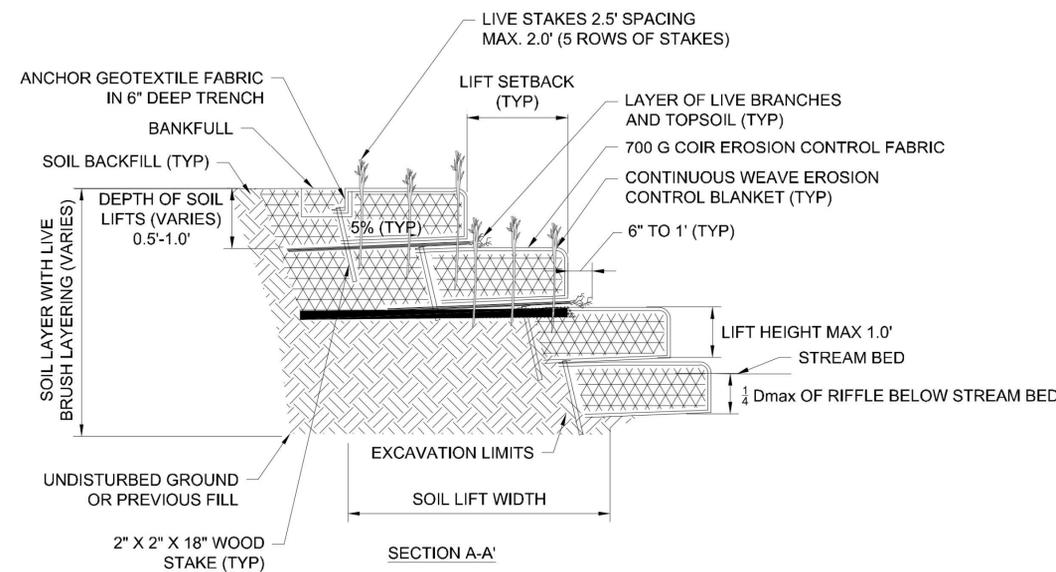
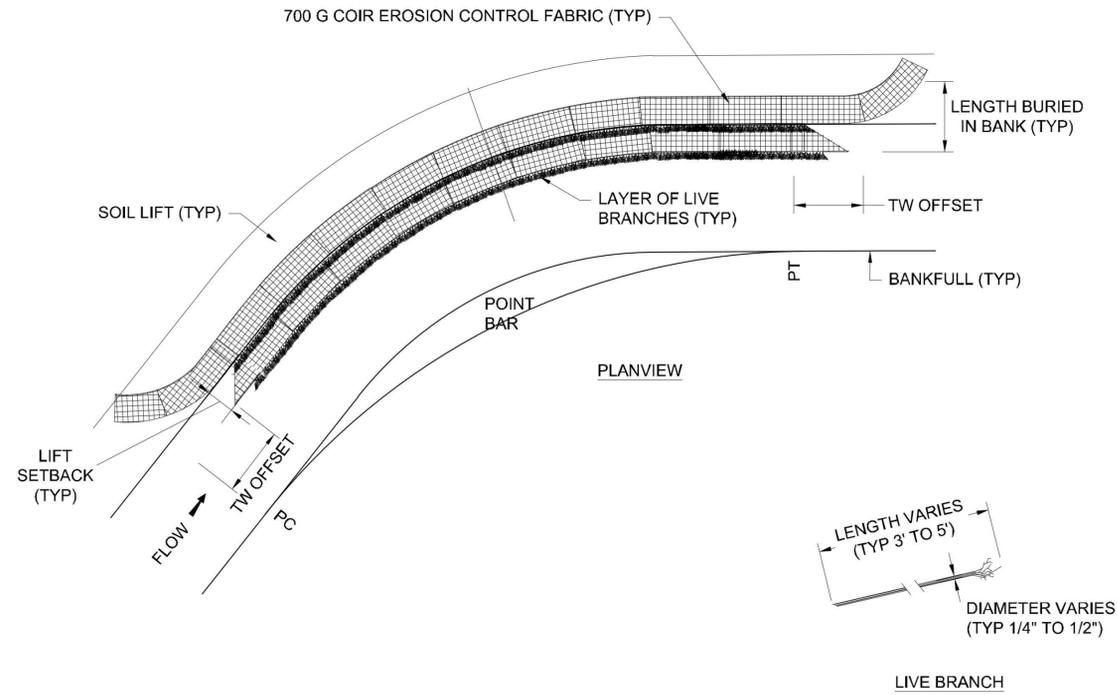


DETAIL - BOULDER CONSTRUCTED RIFFLE  
NOT TO SCALE

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.

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



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.

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
LIVE@CORE.COM

Know what's below.  
Call before you dig.

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

KINGS POINT NORTH  
AURORA, CO

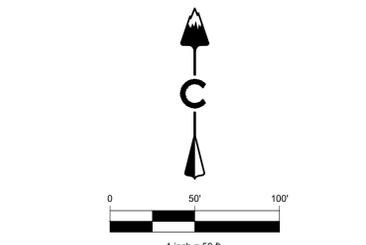
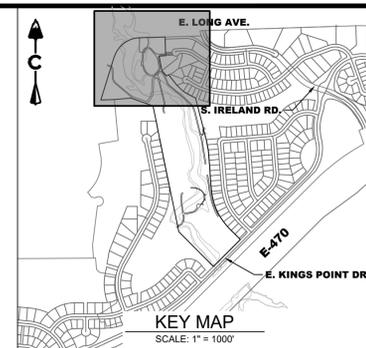
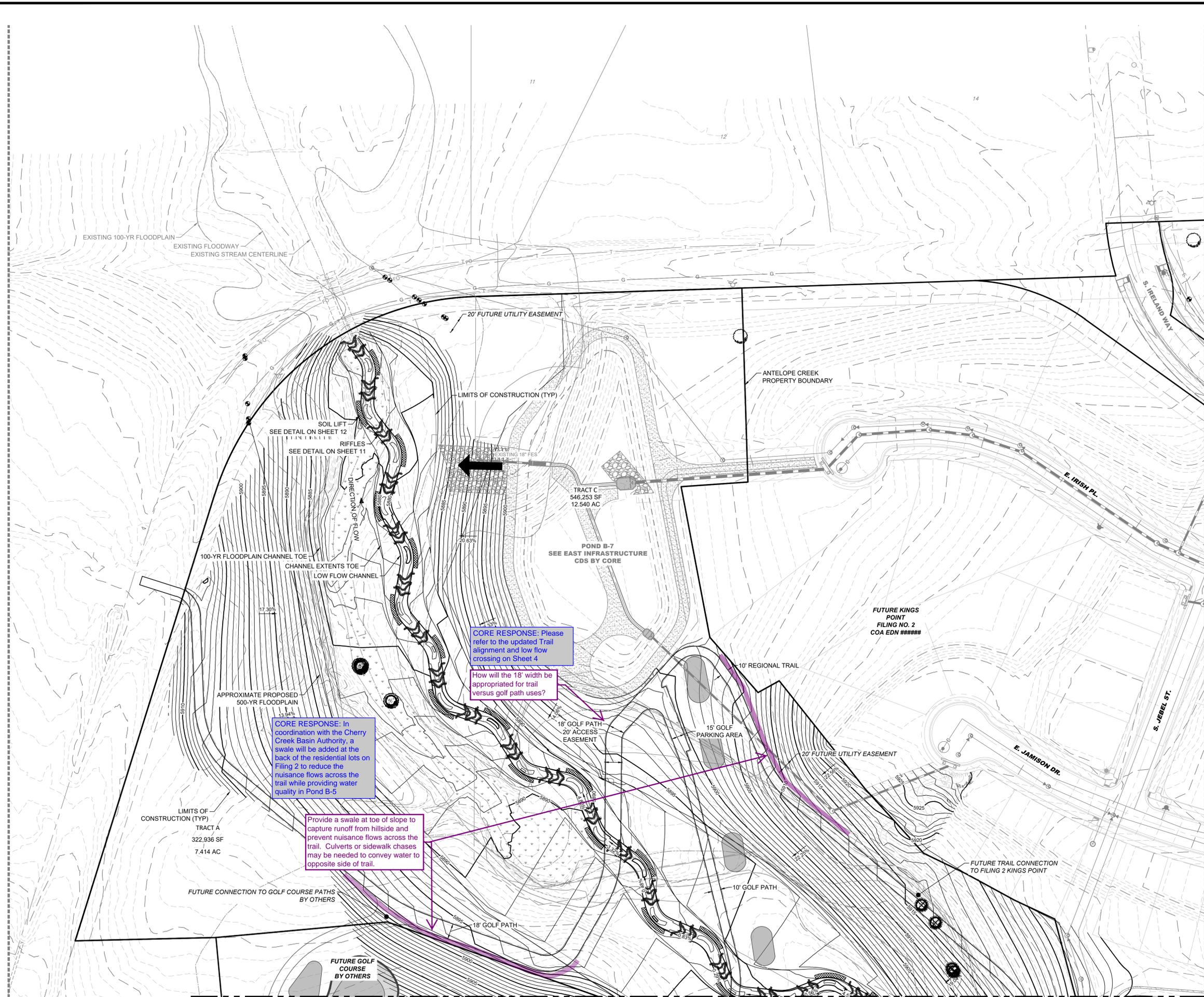
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN  
CHANNEL DETAILS 2

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

JOB NO.  
19-032

NOT FOR CONSTRUCTION

SHEET  
12



**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
	EXISTING
	PROPOSED
	STREET LIGHT POLES
	STREET SIGNS
	RAMP
	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.

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
AURORA, CO 80013  
303.703.4444  
LIVE@CORE.COM

**CORE**

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

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

**KINGS POINT NORTH**  
AURORA, CO

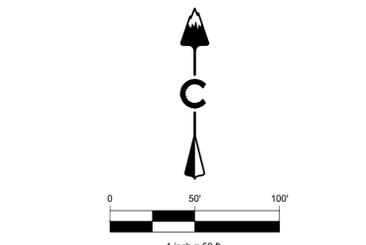
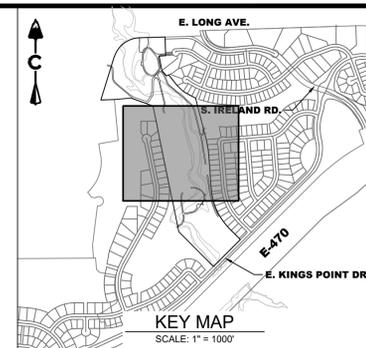
**ANTELOPE CREEK INFRASTRUCTURE SITE PLAN**  
GRADING PLAN 1

NOT FOR CONSTRUCTION

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

JOB NO.  
19-032

SHEET  
13



**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
	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
	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 0805C0484L, DATED FEBRUARY 17, 2017.

**CORE**  
 CORE CONSULTANTS, INC.  
 3473 S. BROADWAY  
 SUITE 100  
 DENVER, CO 80113  
 303.703.4444  
 LIVE@CORE.COM

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

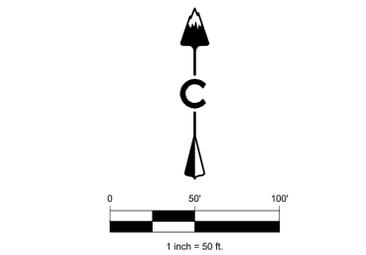
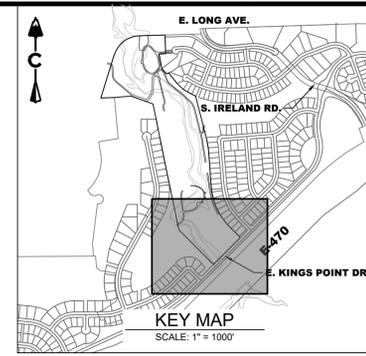
#	REVISION DESCRIPTION	DATE	BY	REVISION
1	DRAFT	07/01/2022	MJB	

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

NOT FOR CONSTRUCTION

DESIGNED BY: MJH  
 DRAWN BY: MJB  
 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
	RETAINING WALL
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	STREET LIGHT POLES
	STREET SIGNS
	RAMP
	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 FORM 08005C0484L, DATED FEBRUARY 17, 2017.

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
DENVER, CO 80113  
303.703.4444  
LIVE@CORE.COM

Know what's below.  
Call before you dig.

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

KINGS POINT NORTH  
AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN  
GRADING PLAN 3

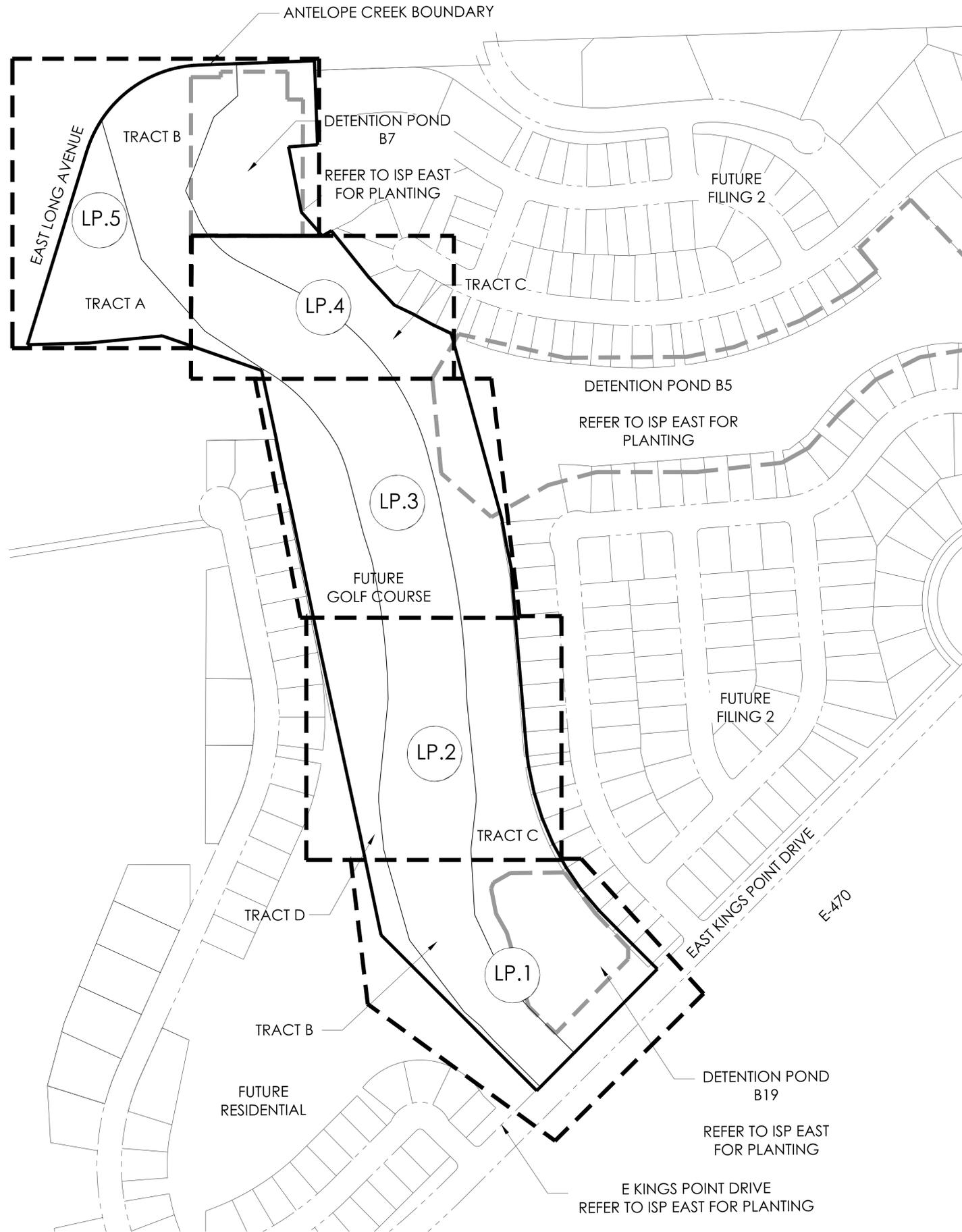
NOT FOR CONSTRUCTION

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

JOB NO.  
19-032

SHEET  
15

8/23/2022 10:59 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\ISP ANTELOPE CREEK\CAD\SUBMITTALS\SHEETS LANDSCAPE PLANS.DWG 1 COVER



**LEGEND**

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

**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



PROJECT NAME

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

SHEET TITLE

**OVERALL LANDSCAPE PLAN**

SHEET NUMBER

**LS.1**

August 23, 2022

**NOT FOR CONSTRUCTION**



Scale: 1" = 150'-0"  
 0 75 150 300

**PLANT SCHEDULE**

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
<b>DECIDUOUS SHADE TREES</b>					
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

<b>ORNAMENTAL TREES</b>					
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	MPP	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	PRUNUS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT	6-8' MULTI	B&B

<b>EVERGREEN TREES</b>					
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

<b>DECIDUOUS SHRUBS</b>					
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. SEEDDED 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	487	502
TRACT C	546,253	137	1366	1408
<b>TOTALS</b>	<b>741,114</b>	<b>186</b>	<b>1,853</b>	<b>1910</b>

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
<b>GRASSES</b>				
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	DISTICHUS 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: CRITISION 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
<b>TOTAL POUNDS PLS/ACRE</b>				<b>28.7</b>

\*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 2500 LBS/ACRE RATE FOR MIX  
 \*\*1/4 LBS MINIMUM ORDER FOR EACH SPECIES



**SEED MIX AVAILABLE THROUGH:**  
 PAWNEE BUTTES SEED, INC.  
 605 25TH ST.  
 GREELEY, COLORADO 80631  
 (970) 356-7002

**NATIVE SEED AREA: UPLAND SEED MIX**

LOT DATA TABLE				
COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE
<b>GRASSES</b>				
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
<b>TOTAL POUNDS PLS/ACRE</b>				<b>27.7</b>

\*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 2500 LBS/ACRE RATE FOR MIX  
 \*\*1/4 LBS MINIMUM ORDER FOR EACH SPECIES



**SEED MIX AVAILABLE THROUGH:**  
 PAWNEE BUTTES SEED, INC.  
 605 25TH ST.  
 GREELEY, COLORADO 80631  
 (970) 356-7002

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



PROJECT NAME

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

SHEET TITLE

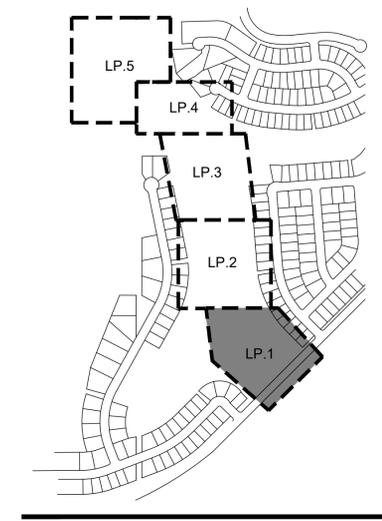
**LANDSCAPE PLANS**

SHEET NUMBER

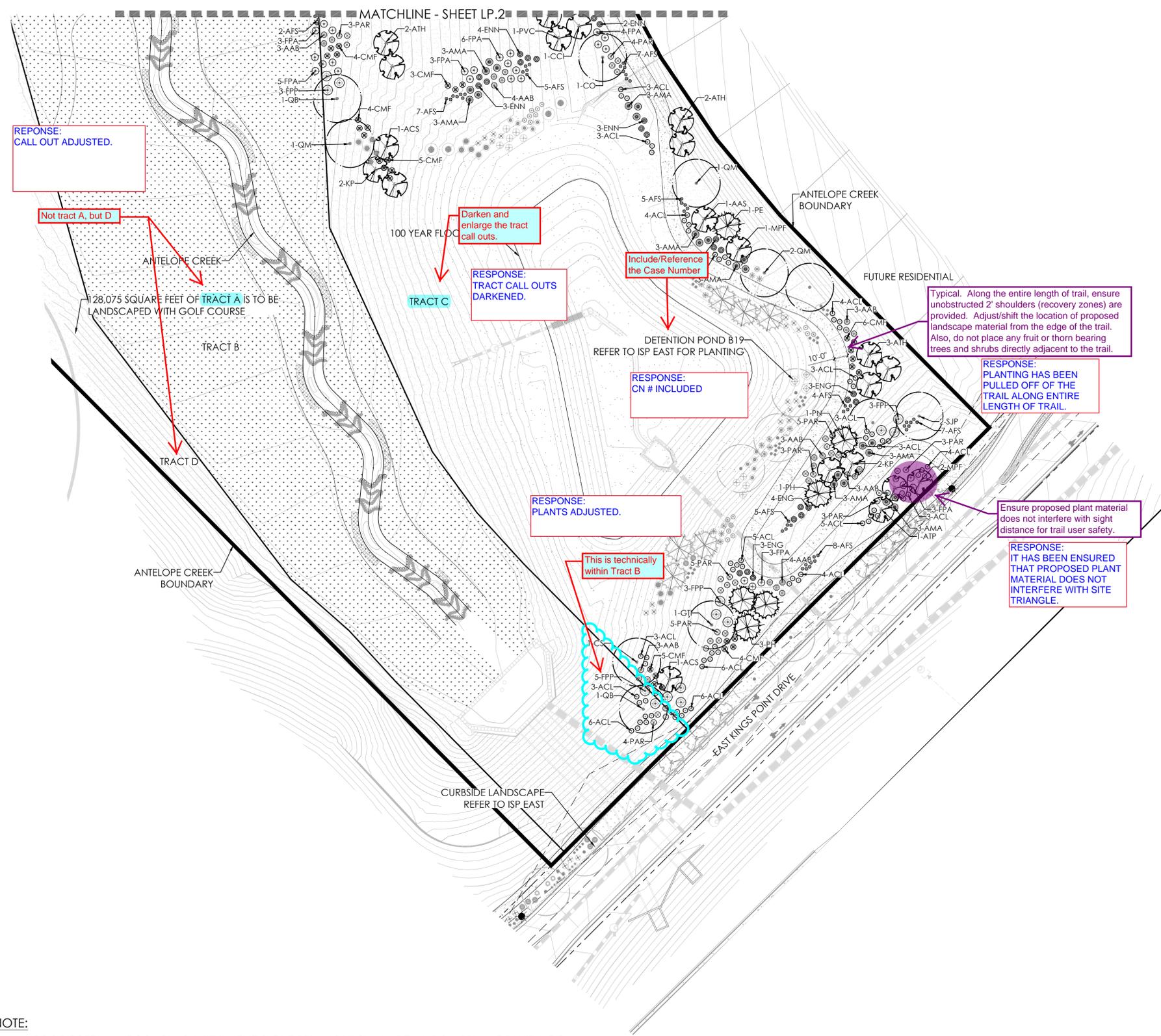
**LN.2**  
 August 23, 2022



**NOT FOR CONSTRUCTION**



KEYMAP



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
<b>DECIDUOUS SHADE TREES</b>		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCALADUS 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 XTRUMPFI	ELM, TRUMPFI
<b>ORNAMENTAL TREES</b>		
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	GRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
CLC	GRATAEGUS LAEVEGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CWV	GRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MPF	MALLUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALLUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
PVC	PRUNUS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOCHECHERRY, CANADA RED OR SCHUBERT
<b>EVERGREEN TREES</b>		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
<b>DECIDUOUS SHRUBS</b>		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOCHEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOCHEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SPP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SPP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERIA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN

8/23/2022 10:58 AM P:\WORK\WOODMASTER FOLDER\WINGS POINT\ISP ANTELOPE CREEK\CAD\SUBMITTALS\SHEETS LANDSCAPE PLANS.DWG 3

NOTE:  
1. 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.

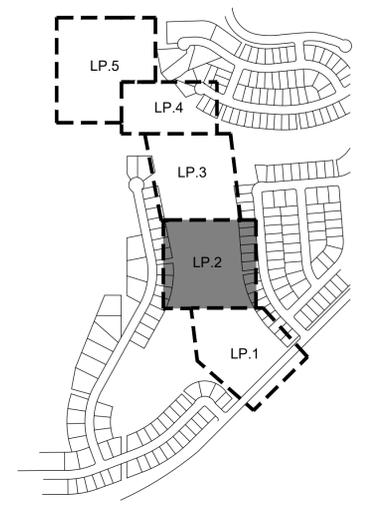
811 Know what's below. Call before you dig. Scale: 1"= 40'-0"

NOT FOR CONSTRUCTION

RESPONSE:  
THE SQUARE FOOTAGE DOES  
REPRESENT THE ENTIRETY OF  
TRACT B. SQUARE FOOTAGE NOTE  
REMOVED AND GOLF COURSE CN#  
ADDED.

Does this square  
footage represent  
the entirety of  
Tract B?

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



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
<b>DECIDUOUS SHADE TREES</b>		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICIS '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, SHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UT	ULMUS XTRILUMPH	ELM, TRIUMPH
<b>ORNAMENTAL TREES</b>		
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
<b>EVERGREEN TREES</b>		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
<b>DECIDUOUS SHRUBS</b>		
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	ERICAMERA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERA 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

8/23/2022 10:59 AM P:\WORK\WOOD MASTER FOLDER\WOOD POINT\LP ANTELOPE CREEK\SUBMITTALS\SHEETS LANDSCAPE PLANS.DWG 4

NOTES:  
1. 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.

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

Scale: 1" = 40'-0"

NOT FOR CONSTRUCTION

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

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

SHEET TITLE  
**LANDSCAPE  
PLANS**

SHEET NUMBER  
**LP.2**

August 23, 2022

PROJECT NAME

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

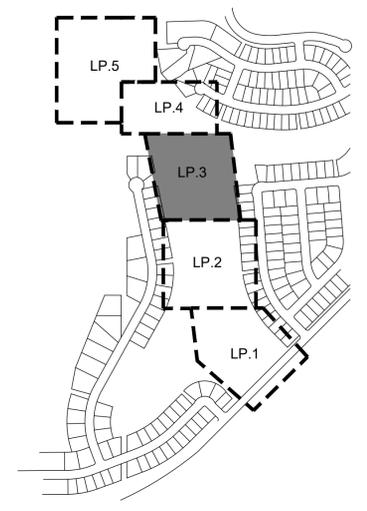
SHEET TITLE

LANDSCAPE  
PLANS

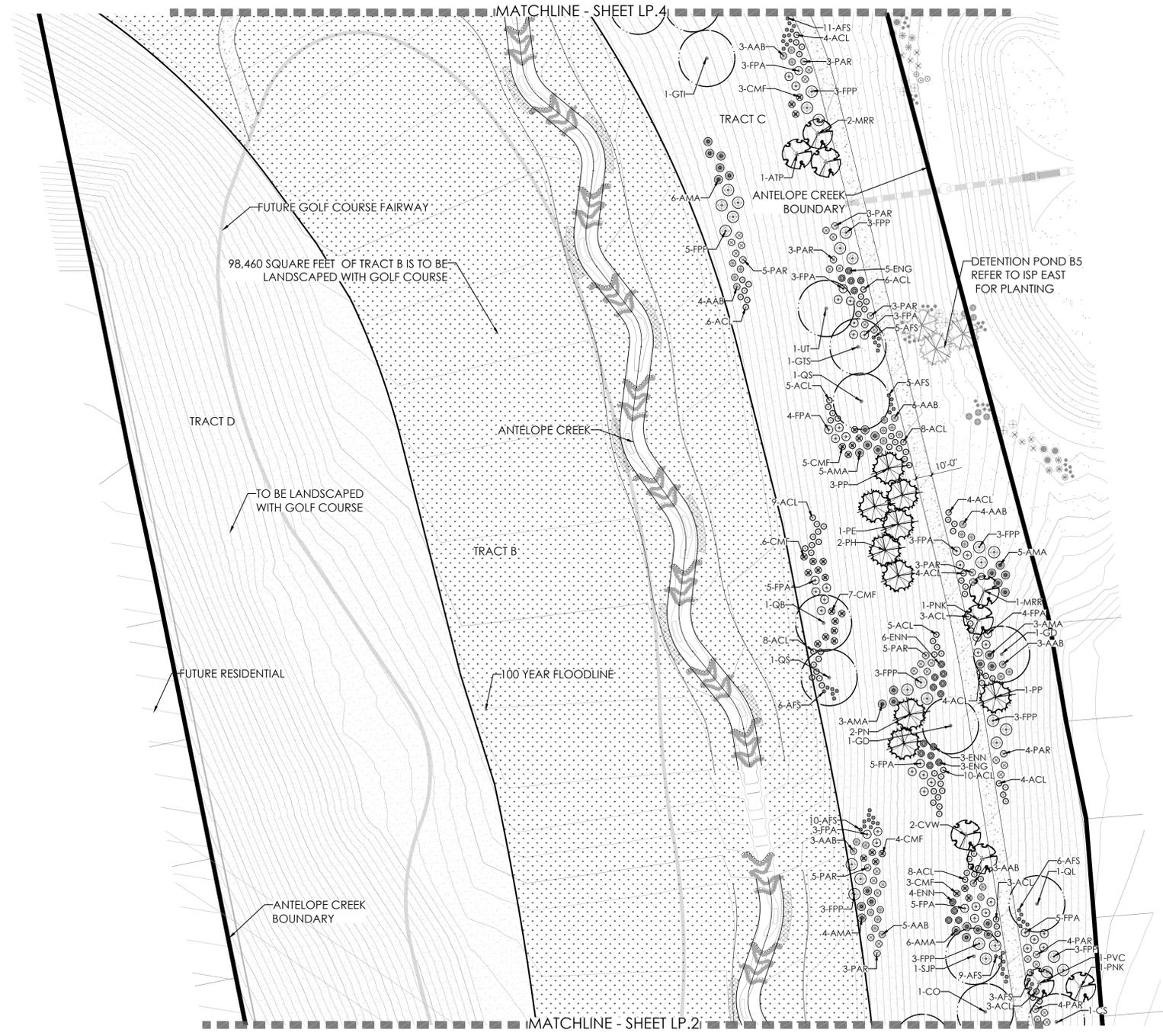
SHEET NUMBER

LP.3

August 23, 2022



KEYMAP



LEGEND

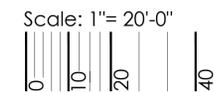
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- UPLAND NATIVE SEED MIX
- RIPARIAN NATIVE SEED MIX
- CONCRETE, SEE CIVIL

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
<b>DECIDUOUS SHADE TREES</b>		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS 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 X TRIUMPH	ELM, TRIUMPH
<b>ORNAMENTAL TREES</b>		
AAS	AMELANCHIER ALNFOLIA	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
MFF	MALLUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALLUS '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
<b>EVERGREEN TREES</b>		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
<b>DECIDUOUS SHRUBS</b>		
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	ERICAMERA NAUSEOSA SPP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
BNN	ERICAMERA NAUSEOSA SPP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERIA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN

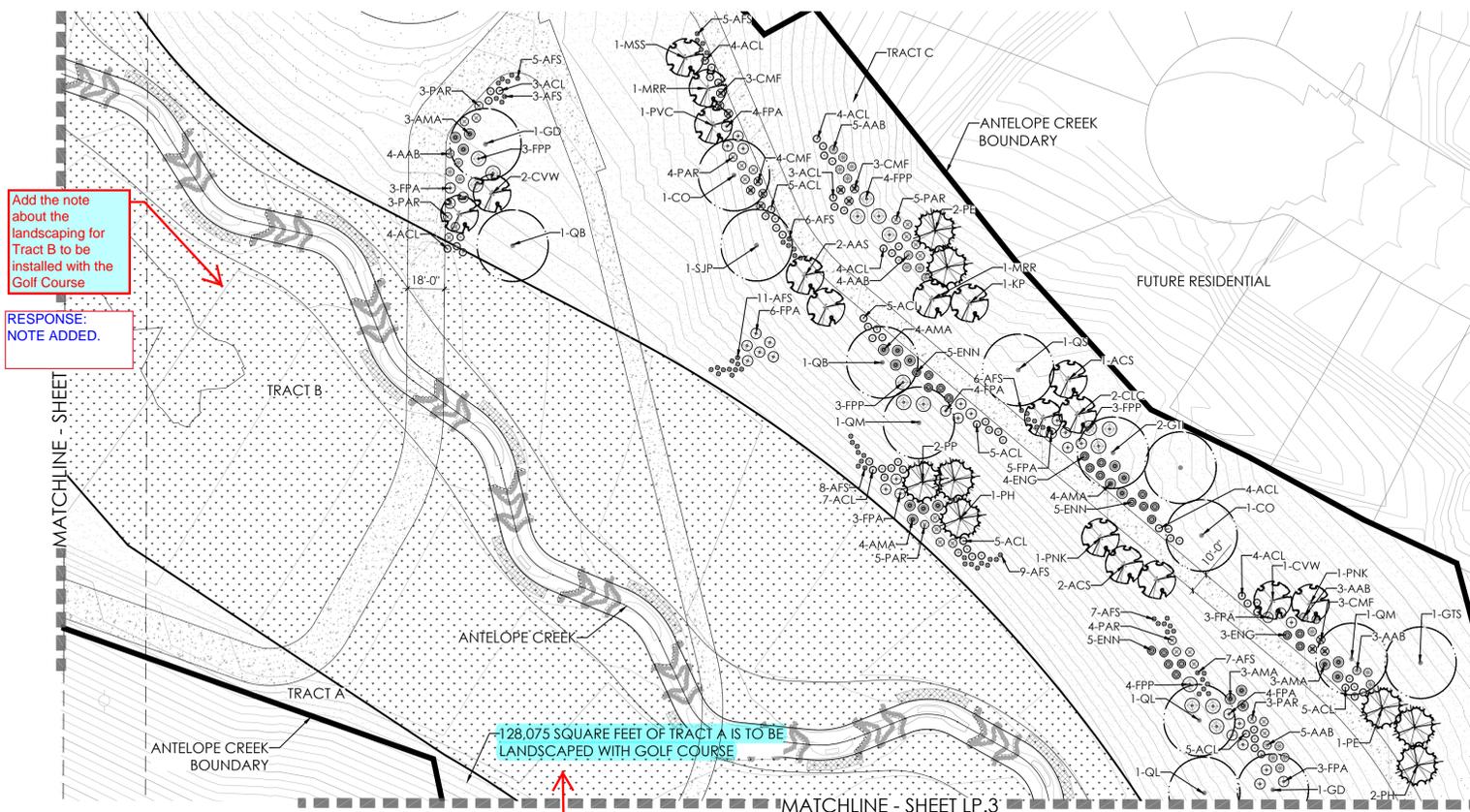
8/23/2022 10:59 AM P:\0\KWOOD\MASTER FOLDER\KINGS POINT\ANTELOPE CREEK\CD\SUBMITTALS\SHEETS LANDSCAPE PLANS.DWG 5

NOTES:  
1. 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.



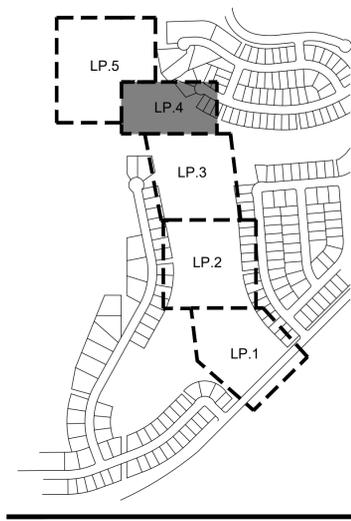
NOT FOR CONSTRUCTION

8/23/2022 10:59 AM P:\WORK\WOOD MASTER FOLDER\WINGS POINT\SP ANTELOPE CREEK\SUBMITTALS\SHEETS LANDSCAPE PLANS.DWG 6



Add the note about the landscaping for Tract B to be installed with the Golf Course  
 RESPONSE: NOTE ADDED.

128,075 SQUARE FEET OF TRACT A IS TO BE LANDSCAPED WITH GOLF COURSE  
 According to the plat, the arrow is technically pointing to Tract D  
 RESPONSE: NOTE ADJUSTED.



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
<b>DECIDUOUS SHADE TREES</b>		
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 'SHUMMARD'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UT	ULMUS XTRIUMPH	ELM, TRIUMPH
<b>ORNAMENTAL TREES</b>		
AAS	AMELANCHIER ALNFOLIA	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	PRUNIS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT
<b>EVERGREEN TREES</b>		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
<b>DECIDUOUS SHRUBS</b>		
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	FERNBRUSH
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:  
 1. 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"  
 0 20 40 80

NOT FOR CONSTRUCTION

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

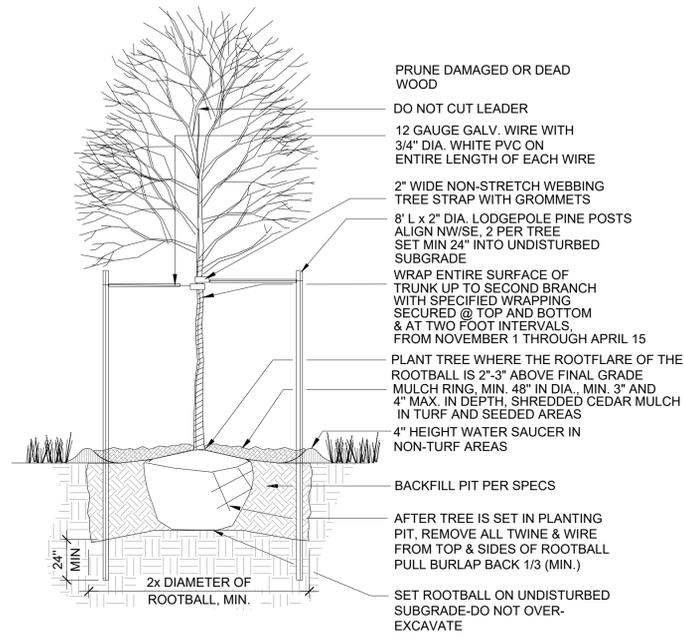
PROJECT NAME  
**ANTELOPE CREEK (KINGS POINT NORTH)  
 AURORA, COLORADO  
 INFRASTRUCTURE SITE PLAN**

SHEET TITLE  
**LANDSCAPE  
 PLANS**

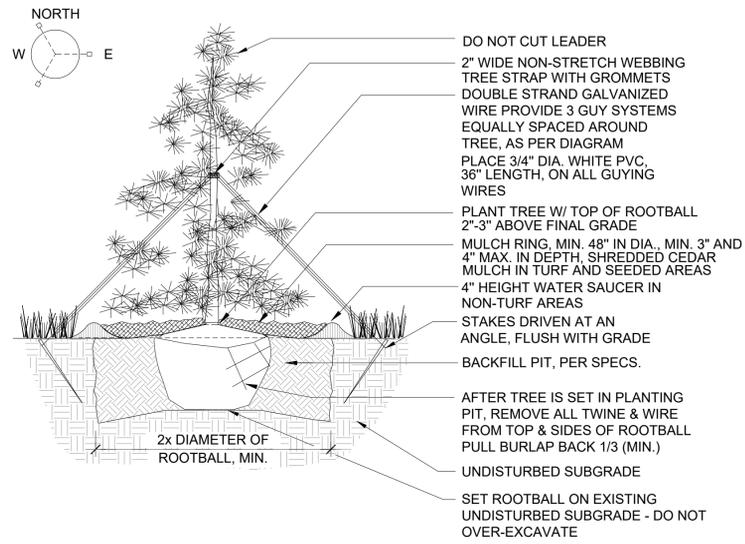
SHEET NUMBER  
**LP.4**

August 23, 2022

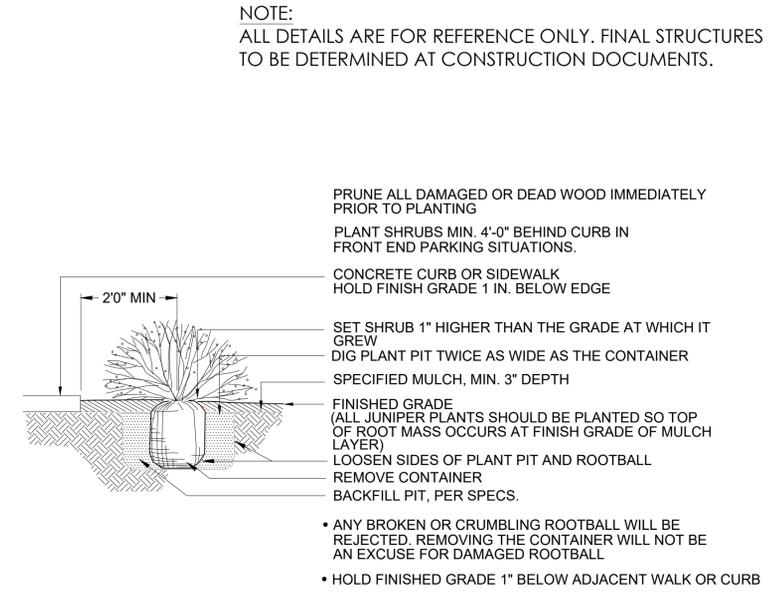




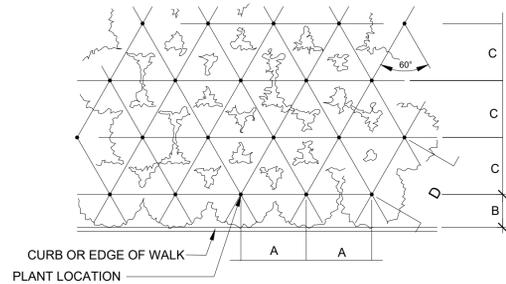
**1** DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



**2** EVERGREEN TREE PLANTING DETAIL  
SCALE: NTS

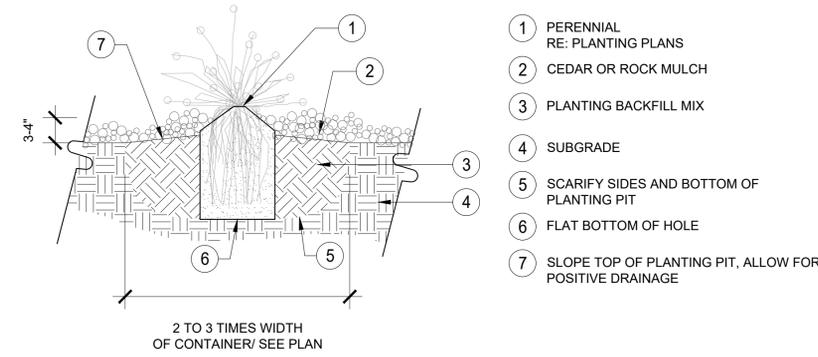


**3** SHRUB PLANTING DETAIL  
SCALE: NTS



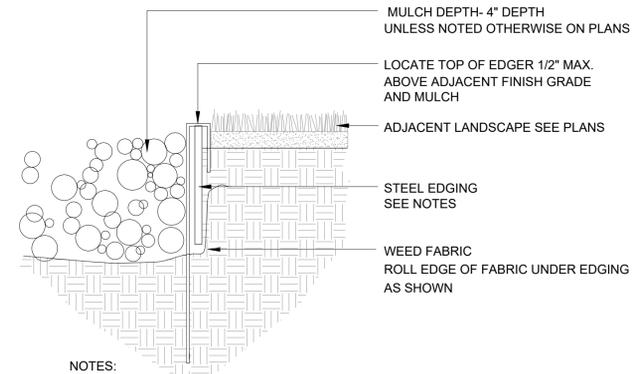
PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

**4** PERENNIAL PLANT SPACING DETAIL  
SCALE: NTS



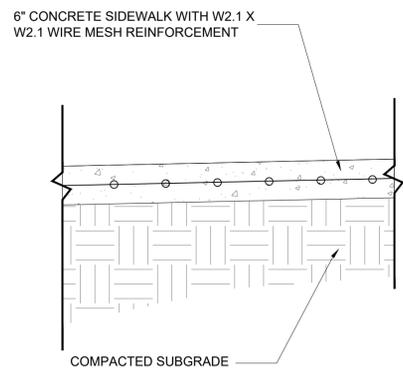
- NOTES:
- DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
  - PRUNE ALL DEAD FOLIAGE.
  - HANDLE ONLY BY ROOTBALL.
  - REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
  - PLACE BEST SIDE TO MOST FREQUENT VIEWING, NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
  - BACKFILL 3/4 OF THE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

**5** PERENNIAL PLANTING DETAIL  
SCALE: NTS



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

**6** STEEL EDGING  
SCALE: NTS



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

**7** PEDESTRIAN CONCRETE DETAIL  
SCALE: NTS

PROJECT NAME

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

SHEET TITLE

LANDSCAPE  
DETAILS

SHEET NUMBER

LD.1

August 23, 2022

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

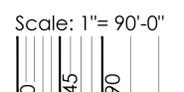
SHEET NUMBER

LH.1

August 23, 2022

NOT FOR CONSTRUCTION

8/23/2022 11:00 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\SP ANTELOPE CREEK\CAD\SUBMITTALS\SHEETS HYDROZONE MAP.DWG 1



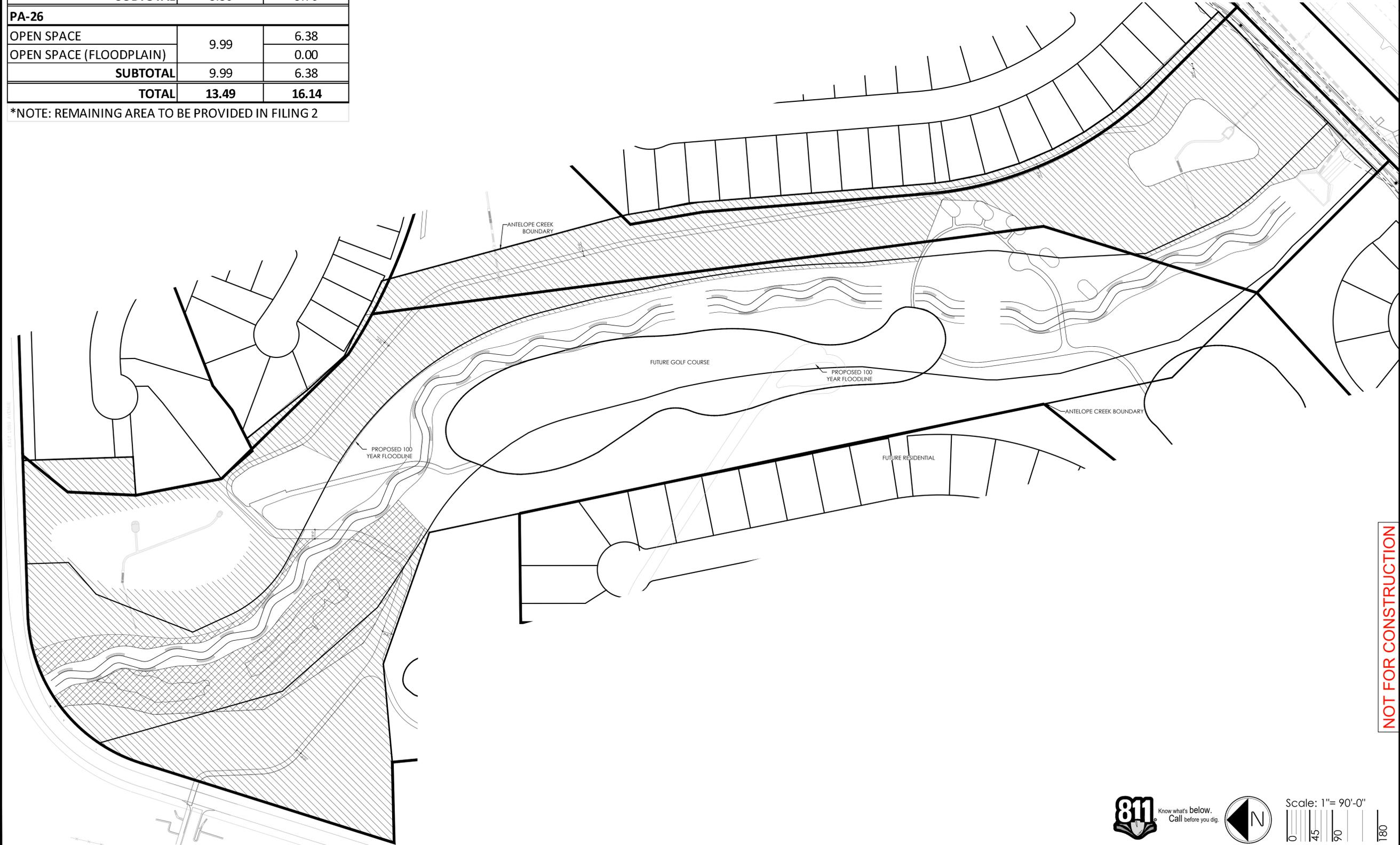
OPEN SPACE DATA

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

\*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

NOT FOR CONSTRUCTION

8/23/2022 11:00 AM P:\OAKWOOD MASTER FOLDER\KINGS POINT\SP ANTELOPE CREEK\CAD\SUBMITTALS\SHEETS HYDROZONE MAP.DWG OS EXHIBIT



Know what's below.  
Call before you dig.



180

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 STANDARD [WILL BE FILLED OUT ONCE RECORDED] INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A 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.

FOR REVIEW

CITY OF AURORA 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?]

CHECKED  
LINE TABLE CORRECT  
LEGAL DESCRIPTION UPDATED

THENCE SOUTH 61°27'05" EAST, A DISTANCE OF \_\_\_\_\_ FEET;

THENCE SOUTH 64°58'08" EAST, A DISTANCE OF \_\_\_\_\_ FEET;

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;

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

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 44°51'06" 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;

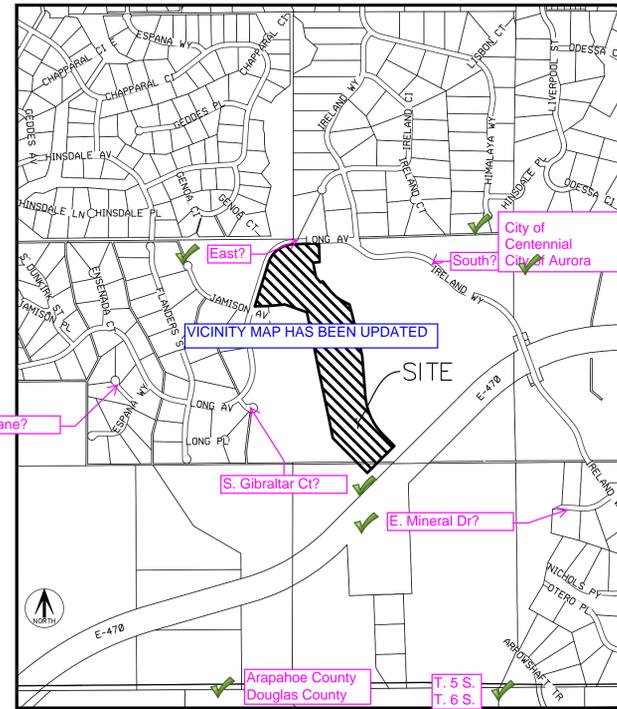
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 20, SOUTH 88°40'37" WEST, A DISTANCE OF 159.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 20 AND TO THE EASTERLY RIGHT-OF-WAY OF SAID EAST LONG AVENUE;

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.



Title and dedication name should match exactly?  
TITLE AND DEDICATION NAME HAVE BEEN UPDATED TO MATCH EXACTLY

UPDATED SINGULAR

## COVENANTS

Either singular or plural? If plural remove parenthesis

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.

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

## 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.

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

NOTES HAVE BEEN ADDED TO IDENTIFY THE DISPOSITION OF TRACTS

LAST REVISED: 08-23-2022

<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> OAKWOOD HOMES 18655 GREEN VALLEY RANCH BOULEVARD DENVER, COLORADO (303) 486-8600	DATE OF PREPARATION: 08-10-2022
		SHEET NUMBER HAS BEEN UPDATED
AzTec Proj. No.: 17121-01	Drawn By: BAM	SHEET 1 OF 5

# 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	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	S08°20'03"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'

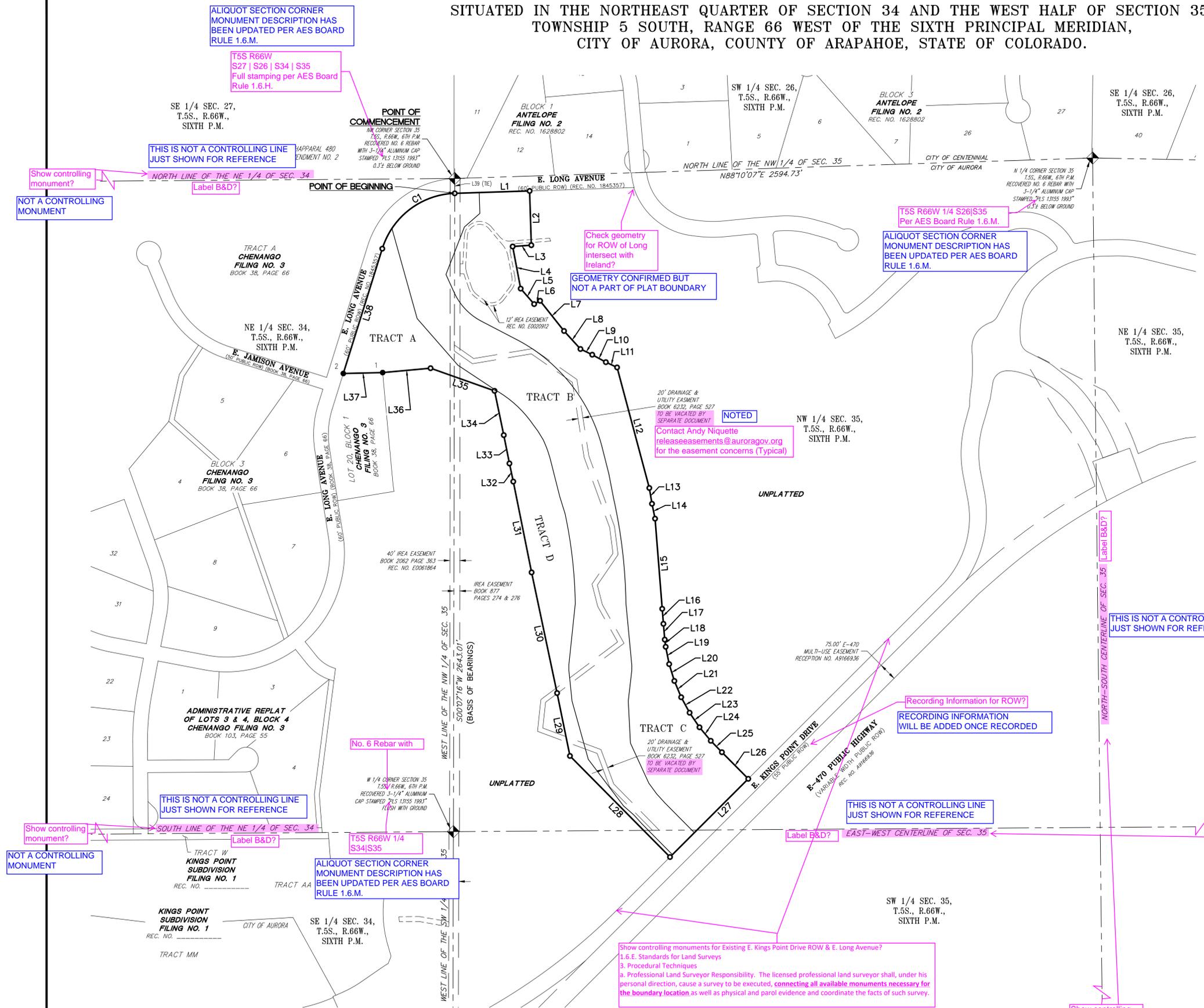
LINE	BEARING	LENGTH
L21	S22°52'42"E	71.44'
L22	S28°35'21"E	71.44'
L23	S34°18'00"E	71.44'
L24	S40°00'39"E	71.44'
L25	S44°28'03"E	64.63'
L26	S44°50'51"E	151.82'
L27	S45°08'54"W	448.75'
L28	N44°51'06"W	576.89'
L29	N11°35'23"W	259.78'
L30	N11°59'16"W	499.20'
L31	N11°26'54"W	375.00'
L32	N12°03'12"W	75.00'
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'

Written 38.76'

Written 493.62'

CHECKED  
LINE TABLE CORRECT  
LEGAL DESCRIPTION UPDATED

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



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 parcel evidence and coordinate the facts of such survey.

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

**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 2 OF 5

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

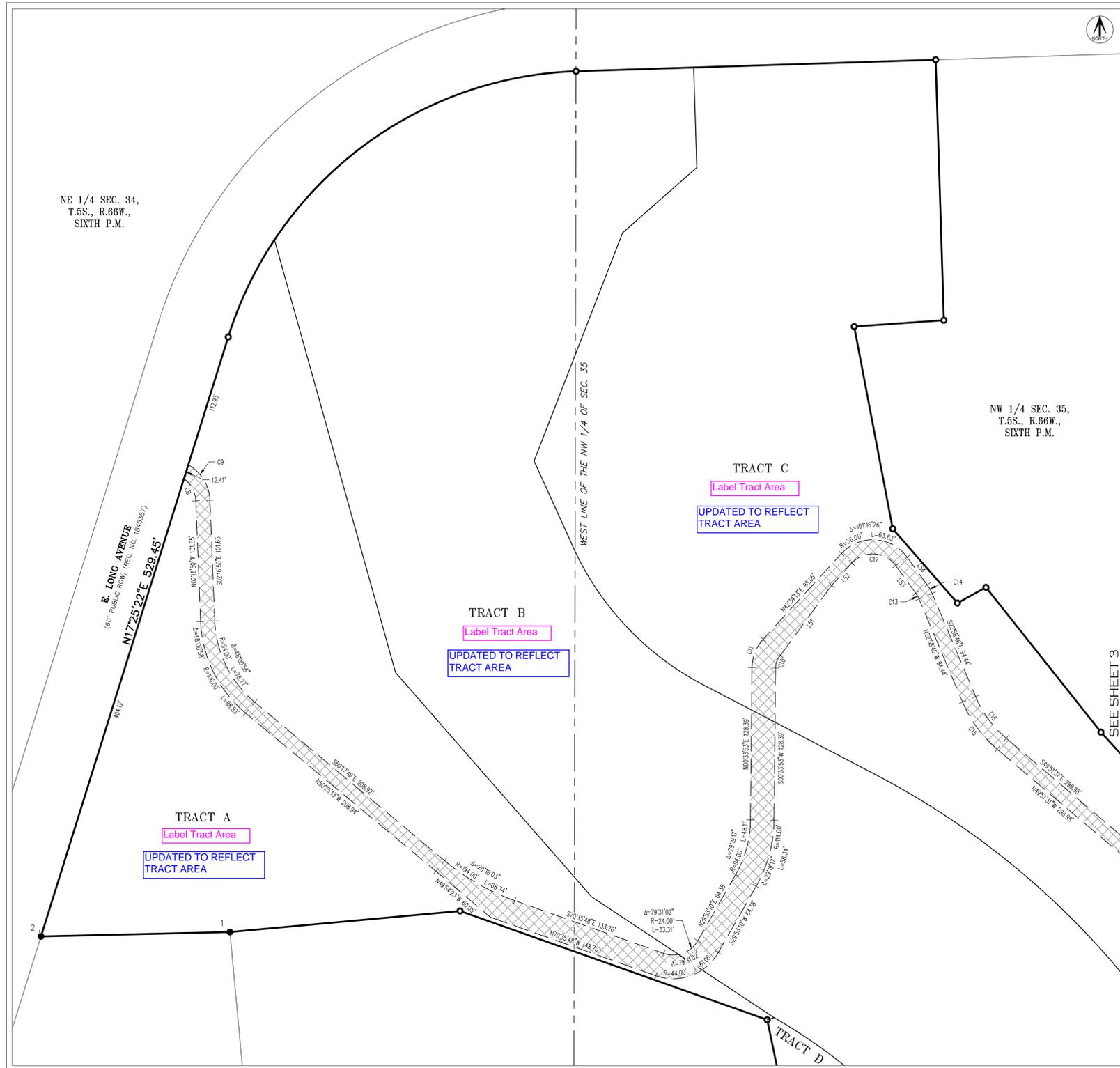
FOR REVIEW





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

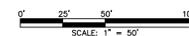
SITUATED IN THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



**DETAIL "B"**  
SCALE: 1" = 50'

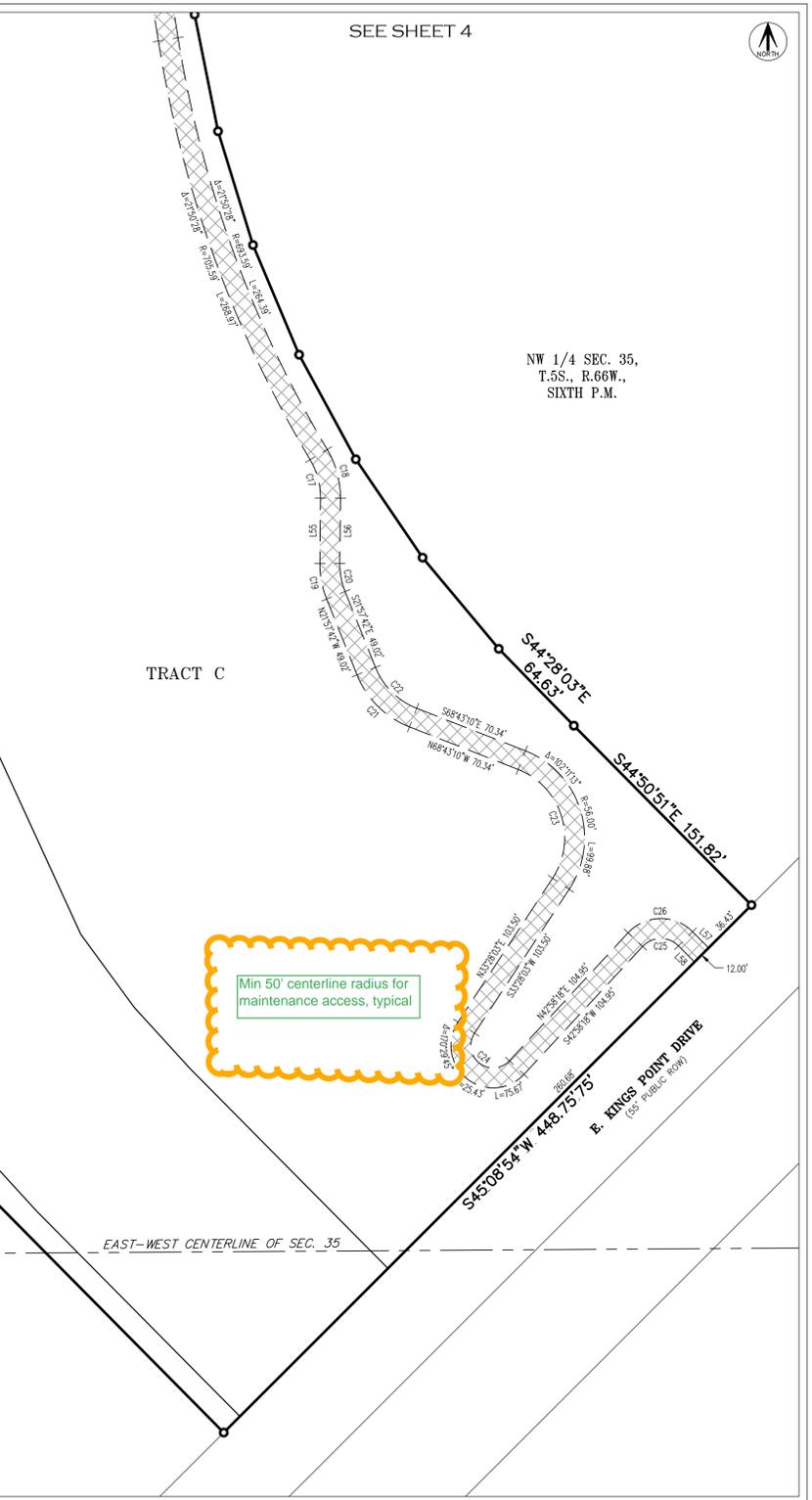
SEE SHEET 4  
FOR LINE &  
CURVE TABLES

ACCESS EASEMENT



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



**DETAIL "C"**  
SCALE: 1" = 50'

**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 5 OF 77	

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



