



June 9, 2023

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

**RE: Antelope Creek (Kings Point North) 2nd 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 2nd Submission Review for the Antelope Creek (Kings Point North). The following is a response to comments:

Summary of Key Comments from All Departments

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

RESPONSE: Will be paid at building permit

- Pedestrian railing is required adjacent to 3:1 slopes. [Civil Engineering]

RESPONSE: Noted. Per discussions with Curt Bish and the City of Aurora, slopes adjacent to trails and pathways have been reduced to be less than 3:1 to eliminate the need for additional handrail.

- It is not recommended to have the water main go beneath the channel. Is there a way to re-route this condition? [Aurora Water]

RESPONSE: The proposed waterline is required to make an appropriate connection to the correct pressure zone. Per previous approvals in 2019, the waterline shall be sleeved below the proposed Channel and maintenance access provided in the event that repairs are needed.

- Aurora Forestry is waiting for tree protection plan mylars and bank bond for trees in escrow. [Forestry]

RESPONSE: Per email conversation with Rebecca Lamphear on 5/9/23, TPP hardcopy has been received by the City. Bank bond is forthcoming.

- A number of trail spacing issues related to the golf course and adjacent residential homes were identified. [PROS]

RESPONSE: Trail spacing has been reviewed and revised.

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

RESPONSE: Acknowledged. Plat has been revised and incorporated into the revised set for coordination.

- See comment letter attached from the Mile High Flood District.

RESPONSE: Noted.

Planning Department Comments

1. Community Questions, Comments and Concerns

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

RESPONSE: Noted.

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

2. **Completeness and Clarity of the Application**

[Site Plan Page 1]

- a. Switch these titles to make clear that this is the site plan and a plat.
RESPONSE: Revised

3. **Zoning and Land Use Comments**

- a. There were no more zoning or land use comments on this review.
RESPONSE: Noted.

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**

- a. There were no more Architectural or Urban Design Issues on this review.
RESPONSE: Noted.

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)**

- a. There were no more Landscaping comments on this review.
RESPONSE: Noted.

Referral comments from other departments and agencies

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

[Site Plan Page 11]

- a. Pedestrian railing is required adjacent to 3:1 slopes per Section 4.02.6 of the Roadway Manual.
RESPONSE: Noted. Per discussions with Curt Bish and the City of Aurora, slopes adjacent to trails and pathways have been reduced to be less than 3:1 to eliminate the need for additional handrail.

[Site Plan Page 12]

- b. Check this area. Max 3:1 slopes. Pedestrian railing is required for sidewalks adjacent to 3:1 slopes.
RESPONSE: Noted. Per discussions with Curt Bish and the City of Aurora, slopes adjacent to trails and pathways have been reduced to be less than 3:1 to eliminate the need for additional handrail.
- c. Pedestrian railing is required adjacent to 3:1 slopes per Section 4.02.6 of the Roadway Manual.

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RESPONSE: RESPONSE: Noted. Per discussions with Curt Bish and the City of Aurora, slopes adjacent to trails and pathways have been reduced to be less than 3:1 to eliminate the need for additional handrail.

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

- a. There were no more comments from Traffic Engineering on this review.
RESPONSE: Thank you for your review.

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

- [Site Plan Page 1]
a. PDR to be approved prior to Site Plan approvals.
RESPONSE: Acknowledged. PDR is currently in review with the City of Aurora.
- [Site Plan Page 6]
b. Adjust match line and sheet number labeling.
RESPONSE: Corrected.
- [Site Plan Page 11]
c. Identify ownership. Will this be constructed as part of this set, or through ISP East? Clarify.
RESPONSE: Additional notes, labels, and hatches have been added throughout the set to help clarify ownership, maintenance, and construction phasing.
- d. Label as private.
RESPONSE: Corrected.
- e. Grading in this area is limited to a max of 4:1 due to maintenance staff being able to drive machinery and vehicles.
RESPONSE: Acknowledged. Slopes within this area have been flattened to a maximum of 4:1 to allow for any future maintenance.
- f. Clarify further which items are to be included with this site plan and future civil set. Is this storm and water part of this or of ISP east?
RESPONSE: Additional notes, labels, and hatches have been added throughout the set to help clarify ownership, maintenance, and construction phasing.
- g. Overall, it is not recommended to have the water main go beneath the channel. Is there any way to re-route this?
RESPONSE: We agree that the crossing is not optimal, however, the proposed antelope creek improvement bisect the site and require looped connections to the various pressure zones. Crossings beneath the creek shall be sleeved within the floodplain area,
- h. Show and label ROW limits- TYP.
RESPONSE: Adjusted.
- [Site Plan Page 12]
i. Identify ownership. Will this be constructed as part of this set, or through ISP East? Clarify.
RESPONSE: Additional notes, labels, and hatches have been added throughout the set to help clarify ownership, maintenance, and construction phasing.

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

- a. Aurora Forestry is waiting for tree protection plan mylars and bank bond for trees in escrow.

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RESPONSE: Per email conversation with Rebecca Lamphear on 5/9/23, TPP hardcopy has been received by the City. Bank bond is forthcoming.

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

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

RESPONSE: Acknowledged.

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

[Site Plan Page 4]

- a. Just as the regional trail is required to provide a recovery zone on either side, the same rule applies to the low water crossing. Rumble strips should be integrated into each 2' space.

RESPONSE: Revised design for the low water crossings, including the rumble strips, have been added to the set for approval.

- b. Vertical features, such as the proposed curbs, are hazards to trail users. They also create shy-away distance issues which result in a reduced effective width of the trail, causing potential conflict for opposing trail user movement. These should be replaced with concrete rumble strips.

RESPONSE: Based on discussions with Curt Bish and the design team, the vertical curb is preferred to protect the safety of pedestrians and cyclists from potential conflict with golf carts. As an acknowledgement for the safety concern noted by COA, we have added an additional rumble strip to warn trail users prior to hitting any vertical curb.

- c. The width of the low water crossing must be widened by a minimum of 3'.

RESPONSE: Revised

[Site Plan Page 6]

- d. This circuitous route for the trail is awkward and potentially dangerous due to the longitudinal slope. This situation seems unnecessary and could be avoided by shifting the tee boxes and perhaps the associated fairway and green southward.

RESPONSE: We acknowledge the concern for the safety and aesthetics for the trail in this area. As noted in previous discussion with COA, the trail has been revised to the best extent practical and additional safety features are being implemented such as fencing and landscaping to help improve safety of trail users.

- e. This tee box is too close to the trail, not only creating distraction for golfers but also errant golf ball safety concerns for trail users.

RESPONSE: We acknowledge the concern for the safety and aesthetics for the trail in this area. As noted in previous discussion with COA, the trail has been revised to the best extent practical and additional safety features are being implemented such as fencing and landscaping to help improve safety of trail users.

[Site Plan Page 11]

- f. The proposed grading in these areas don't appear to be a constraint limiting the ability to eliminate some bends in the trail.

RESPONSE: The alignment of the trail has been revised based on discussions with COA. We continue to be constrained by the existing floodplain, detention pond, and ADA accessibility, however, the proposed alignment provides the best possible solution to meet all of these goals.

- g. The rear lot lines of the homes are too close to the trail. Ideally, a 30' setback from property lines and fences should be provided, but in this instance a 20' setback would be accepted.

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RESPONSE: Per discussions with COA, this trail sits vertically separated from the rear lots by a proposed retaining wall. Our site is constrained by the floodplain and a desire to preserve the existing vegetation in the corridor. The wall provides a practical separation from the homes to alleviate this concern.

- h. A barrier, such as a pedestrian railing, should be placed at the outside edge of the 2' recovery zone where the adjacent slope is 33.33% or steeper with a 6' drop or greater.

RESPONSE: Noted. Per discussions with Curt Bish and the City of Aurora, slopes adjacent to trails and pathways have been reduced to be less than 3:1 to eliminate the need for additional handrail or rumble strips.

[Site Plan Page 12]

- i. A barrier, such as a pedestrian railing, should be placed at the outside edge of the 2' recovery zone where the adjacent slope is 33.33% or steeper with a 6' drop or greater. [2 comments]

RESPONSE: Noted. Per discussions with Curt Bish and the City of Aurora, slopes adjacent to trails and pathways have been reduced to be less than 3:1 to eliminate the need for additional handrail or rumble strips.

[Landscape Plan Page 3]

- j. This may have been overlooked during review of the ISP East plans, but the plants in this area conflict with the proposed maintenance access.

RESPONSE: The plants and labels conflicting with the proposed maintenance path have been moved and revised.

- k. Have these legends on each landscape plan sheet been updated? Is Winter King Hawthorn still being proposed, as it's no longer in the plant schedule on sheet LN.2.

RESPONSE: Plant legends have been reviewed and updated per the plant schedule on LN.2.

[Landscape Plan Page 5]

- l. Fix the linework to show trail connectivity. As a confluence point for a neighborhood connection, this should also be a place for a bench, trash can, and pet waster station. It should serve as a pull-off/rest area for southbound trail users after navigating the steeper (nearly 5% grade) trail section to the north.

RESPONSE: The linework for the trail has been revised.

[Landscape Plan Page 6]

- m. What consideration has been given to the need for protective measures (increased landscaping, netting, etc.) from errant golf balls hitting trail users in this area?

RESPONSE: Based on previous discussion, consideration of protective measures have been decided. The trail has been redesigned and pulled away from the t-box.

Fencing along the trail has been added. Netting will not be utilized in this area.

Additional landscape will be added, please refer to the Golf Landscape Plans.

[Landscape Plan Page 7]

- n. A bench or benches should also be provided here.

RESPONSE: A bench has been included in the design.

- o. Redesign should preferably occur in this area to remove the sharp bends in the trail, shift the tee box(ex), and eliminate errant golf ball concerns given the proximity of the trail to golf play. If redesign doesn't occur, what consideration will be given to installing landscaping and netting in this area to provide some degree of protection to trail users?

RESPONSE: The trail has been redesigned with smoother, radial connection. Please refer to the Golf Landscape Plans.

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

- [Site Plan Throughout]
- a. Numerous labeling or typo corrections. See the redlines on the Site Plan for the full Real Property comments.
RESPONSE: Acknowledged. The plat has been revised accordingly and references into the Site Plan for consistency.
- [Site Plan Page 5]
- b. Plat shows 55' ROW? & show reception number.
RESPONSE: This has been corrected and reception number added.
- c. Existing 20' Drainage & Utility Easement Book 6232, Page 527 to be vacated?
RESPONSE: Corrected.
- d. Show IREA Easement.
RESPONSE: Easement label has been added
- e. Plat shows differing trail Easement geometry?
RESPONSE: The original Plat used trail geometry that had been recently revised. The new trail alignment will be reflected on the latest version of the Plat.
- [Site Plan Page 6]
- f. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns.
RESPONSE: Noted.
- g. What is the reception Number? Or is this future?
RESPONSE: Corrected.
- h. Plat shows differing geometry?
RESPONSE: Corrected.
- i. Label easement & is this to be vacated?
RESPONSE: Labels have been added for clarity.
- [Site Plan Page 7]
- j. What is the Reception Number or is this for the future?
RESPONSE: Will add when known
- k. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns.
RESPONSE: Noted.
- [Site Plan Page 8]
- l. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns.
RESPONSE: Noted.
- [Plat Throughout]
- m. Numerous labeling corrections. See the redlines on the Plat for the full Real Property comments.
RESPONSE: See redlines for responses
- [Plat Page 1]
- n. Arapahoe County now requires this to be 3" x 7" rectangle.
RESPONSE: Revised
- o. Graphics shows Block 1?
RESPONSE: Graphic revised to Block 4
- p. Title work is now required to be dated within 30 days of plat acceptance date.
RESPONSE: Noted
- [Plat Page 2]

- q. Add second tie per COA 2022 Subdivision Plat Checklist.
RESPONSE: Tie added
- r. Site Plan shows 66' ROW?
RESPONSE: The 55' shown is correct.
- s. Site plan shows existing 20' utility easement per Chenango Filing No. 3?
RESPONSE: Site plan incorrect, there is an 8' UE per plat note
[Plat Page 3]
- t. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns.
RESPONSE: Noted
- u. Site plan shows existing 20' utility easement per Chenango Filing No. 3?
RESPONSE: Site plan incorrect, there is an 8' UE per plat note
- v. Site Plan shows differing geometry?
RESPONSE: Updated per site plan
[Plat Page 4]
- w. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns.
RESPONSE: Noted

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

- a. There were no more comments from Xcel Energy on this review cycle.
RESPONSE: Noted.

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

- a. There were no more comments from the E-470 Public Highway Authority.
RESPONSE: Noted.

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

- a. Please help us to understand at what event flow will overtop the main channel into the secondary channel (where the existing channel is now).
RESPONSE: The goal is to not have flows split into the channel, which is accomplished by a 1 ft berm incorporated in the golf grading. Our model approximates 45 cfs of the 733 cfs total flow entering the existing channel during the 100 yr storm event .
- b. As the outfalls will be constructed before the channel, please ensure that any adjustments needed to the outfalls occur during channel construction to ensure the outfalls will tie in appropriately.
RESPONSE: Thank you for your comment. We are currently working with the floodplain administrator on a plan to construct the final outfalls within the Creek at the construction of the ISP East. In the event that it is not possible, the applicant acknowledges that they are responsible for any adjustments needed in an interim condition.
- c. Please provide maintenance access along the channel. There does not need to be a formalized maintenance road but a 10-15' wide graded in bench along the length of the channel would be sufficient so that maintenance equipment can traverse the site without disturbing the golf course.
RESPONSE: The design of the proposed channel included a relatively flat floodplain terrace which will be accessible through numerous areas of the golf course for future maintenance of the channel. Access points have been identified and will be signed as such.

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

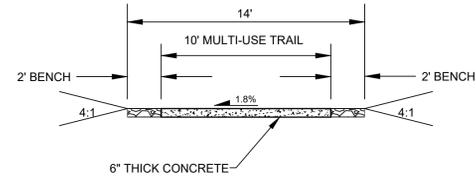
Sincerely,

Jeff Marck

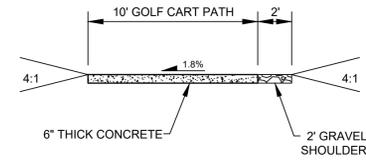
terraccina design

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TYPICAL TRAIL CROSS-SECTIONS



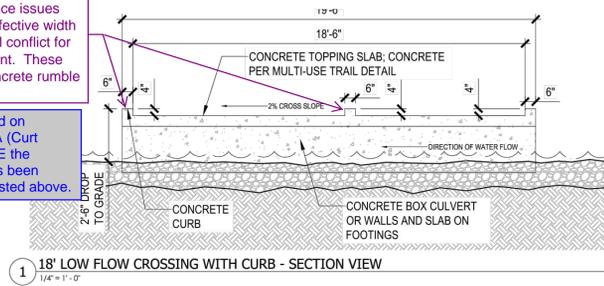
10FT REGIONAL TRAIL AND MAINTENANCE TRAIL (PUBLIC)
SCALE: N.T.S.



10FT GOLF CART PATH (PRIVATE)
SCALE: N.T.S.

Vertical features, such as the proposed curbs, are hazards to trail users. They also create shy-away distance issues which result in a reduced effective width of the trail, causing potential conflict for opposing trail user movement. These should be replaced with concrete rumble strips.

CORE RESPONSE: Based on conversation between COA (Curt Bish), Terracina, and CORE the proposed cross-section has been modified to specifications listed above.



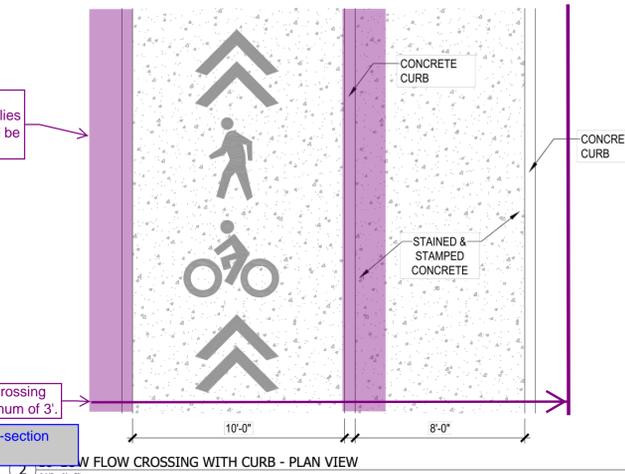
1 18' LOW FLOW CROSSING WITH CURB - SECTION VIEW
1/4" = 1'-0"

Just as the regional trail is required to provide a recovery zone on either side, the same rule applies to the low water crossing. Rumble strips should be integrated into each 2' space.

CORE RESPONSE: Based on conversation between COA (Curt Bish), Terracina, and CORE the proposed cross-section has been modified to specifications listed above.

The width of the low water crossing must be widened by a minimum of 3'.

CORE RESPONSE: Cross-section widened to 23'.



2 18' LOW FLOW CROSSING WITH CURB - PLAN VIEW
1/4" = 1'-0"

18' LOW FLOW CROSSING WITH CURB

PRAIRIE POINT

AURORA, CO

February 16, 2023

Scale: 1" = 1'-0"



3/16/2023 4:58 PM 434 PM P:\AURORA\WOOD WATER FOLDER\PRairie Point\CAD\DWG\ANTELOPE\PRairie Point\CONSTRUCTION\DWG\18' CURB

#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMISSION TO THE CITY OF AURORA	9/14/22	RH
2	SECOND SUBMITTAL TO THE CITY OF AURORA	3/9/23	RH

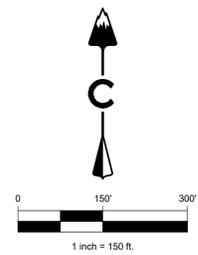
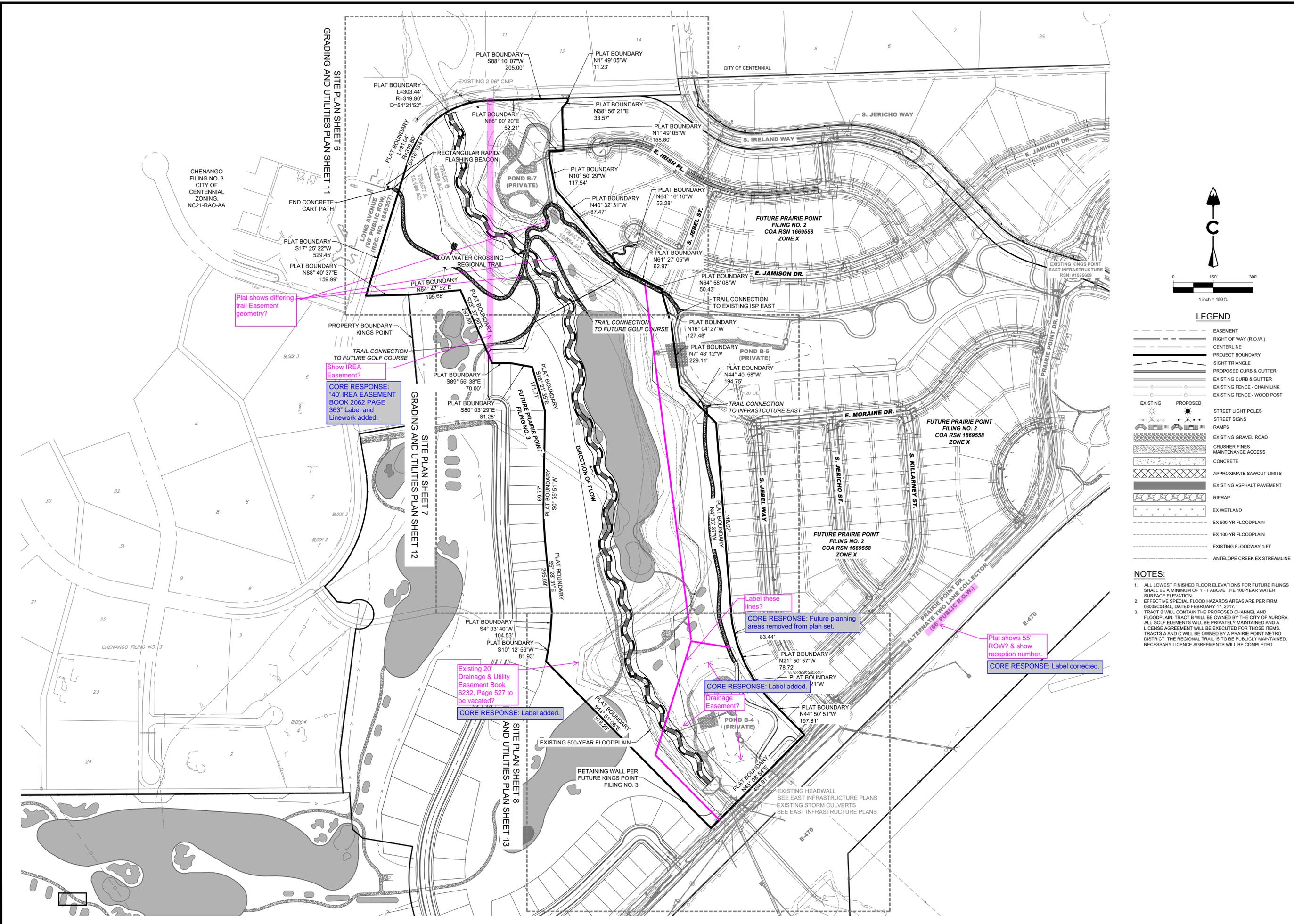
PRAIRIE POINT SUBDIVISION
AURORA, CO
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
TYPICAL TRAIL CROSS-SECTIONS

NOT FOR CONSTRUCTION

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

JOB NO.
19-032

SHEET
4



LEGEND

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

NOTES:

1. ALL LOWEST FINISHED FLOOR ELEVATIONS FOR FUTURE FILINGS SHALL BE A MINIMUM OF 1 FT ABOVE THE 100-YEAR WATER SURFACE ELEVATION.
2. EFFECTIVE SPECIAL FLOOD HAZARDS AREAS ARE PER FIRM 08005048L, DATED FEBRUARY 17, 2017.
3. TRACT B WILL CONTAIN THE PROPOSED CHANNEL AND FLOODPLAIN. TRACT B WILL BE OWNED BY THE CITY OF AURORA. ALL GOLF ELEMENTS WILL BE PRIVATELY MAINTAINED AND A LICENSE AGREEMENT WILL BE EXECUTED FOR THOSE ITEMS. TRACTS A AND C WILL BE OWNED BY A PRAIRIE POINT METRO DISTRICT. THE REGIONAL TRAIL IS TO BE PUBLICLY MAINTAINED. NECESSARY LICENCE AGREEMENTS WILL BE COMPLETED.

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.

#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMISSION TO THE CITY OF AURORA	9/14/22	RH
2	SECOND SUBMITTAL TO THE CITY OF AURORA	3/9/23	RH

PRAIRIE POINT SUBDIVISION
AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
OVERALL SITE PLAN

NOT FOR CONSTRUCTION

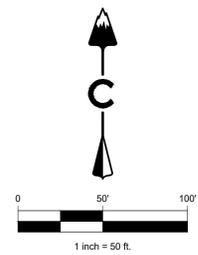
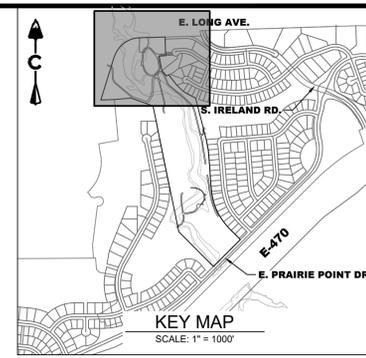
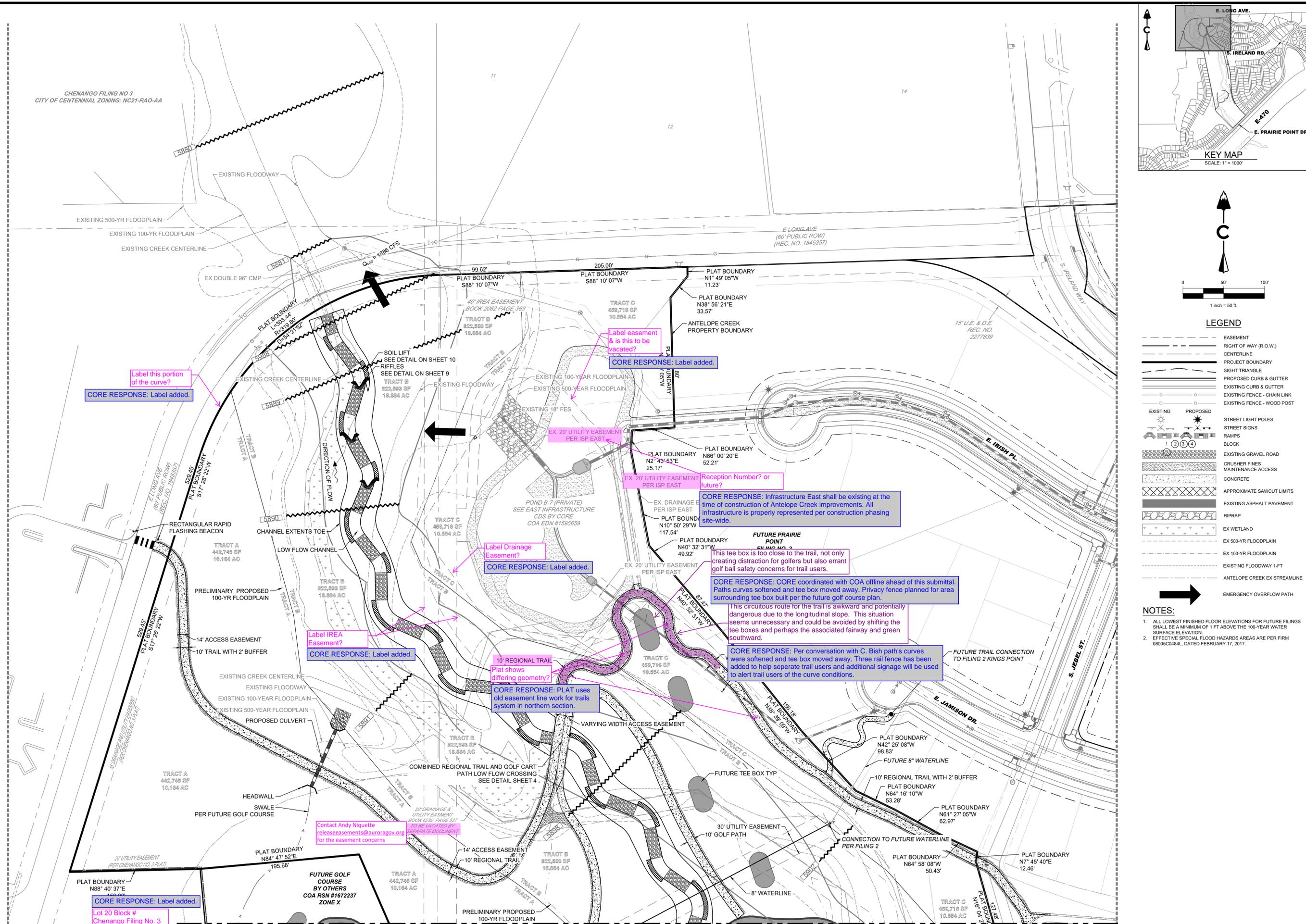
DESIGNED BY: MJH
DRAWN BY: MJB
CHECKED BY: MHN

JOB NO.
19-032

SHEET
5

2022-07-01 (11:44 AM) X:\119-032 Kings Point\Civil\CAD\Plans\Antelope Creek\Site Plan 6-8 SITE PLAN.dwg

CHENANGO FILING NO 3
CITY OF CENTENNIAL ZONING: NC21-RAO-AA



LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- 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.

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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PRAIRIE POINT SUBDIVISION
AURORA, CO

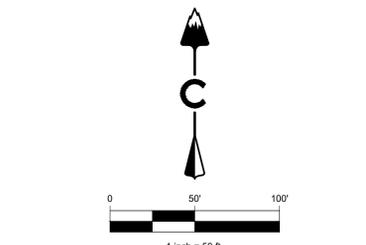
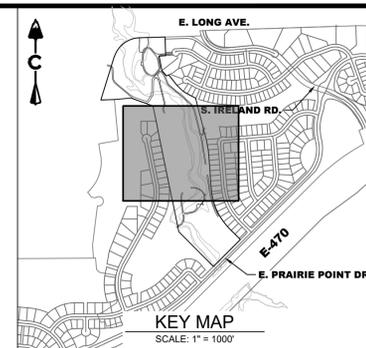
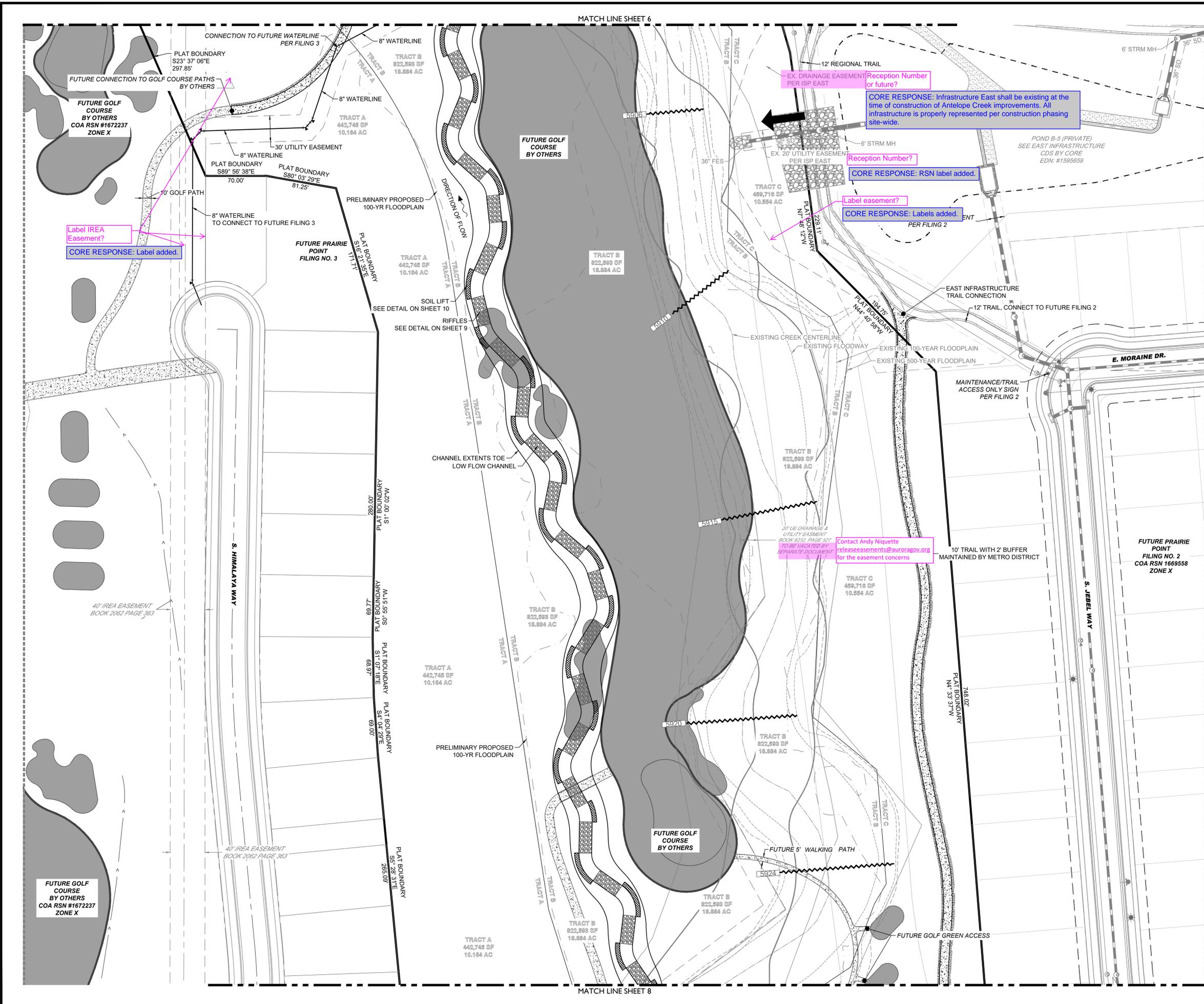
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
SITE PLAN

NOT FOR CONSTRUCTION

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

JOB NO.
19-032

SHEET
6



LEGEND

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

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LAND DEVELOPMENT
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 PUBLIC INFRASTRUCTURE

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1	FIRST SUBMISSION TO THE CITY OF AURORA	9/14/22	RH
2	SECOND SUBMITTAL TO THE CITY OF AURORA	3/9/23	RH

PRAIRIE POINT SUBDIVISION
 AURORA, CO

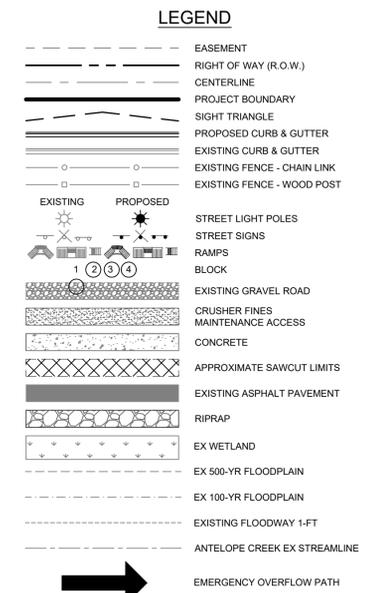
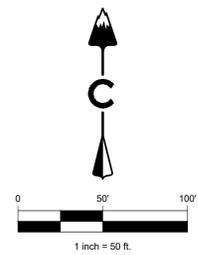
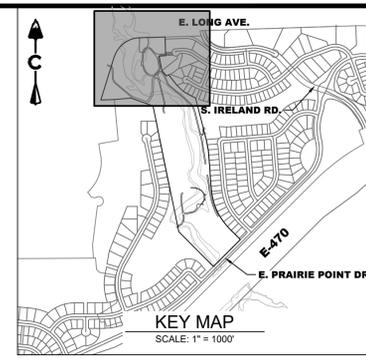
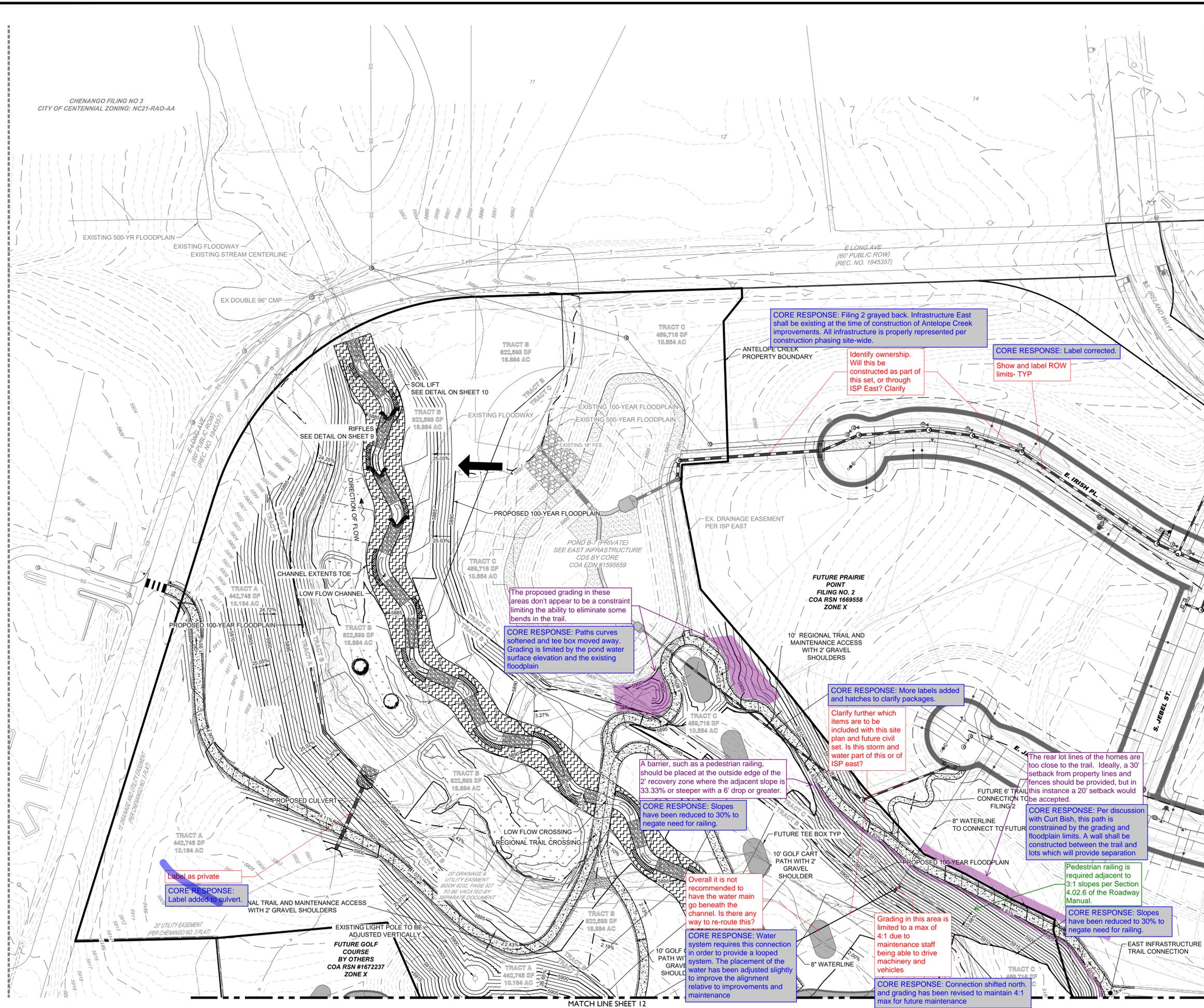
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
 SITE PLAN

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

JOB NO. 19-032
 SHEET 7

NOT FOR CONSTRUCTION

CHENANGO FILING NO. 3
CITY OF CENTENNIAL ZONING: NC21-RAO-AA



- 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 HAZARDOUS AREAS ARE PER FIRM 08005C0484L, DATED FEBRUARY 17, 2017.

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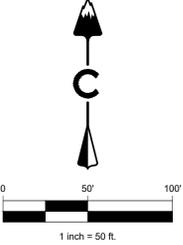
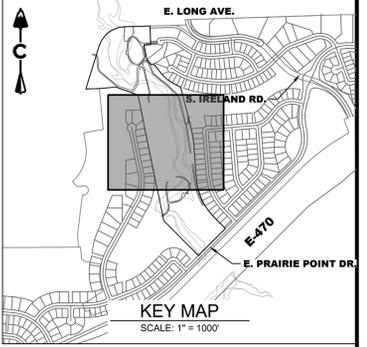
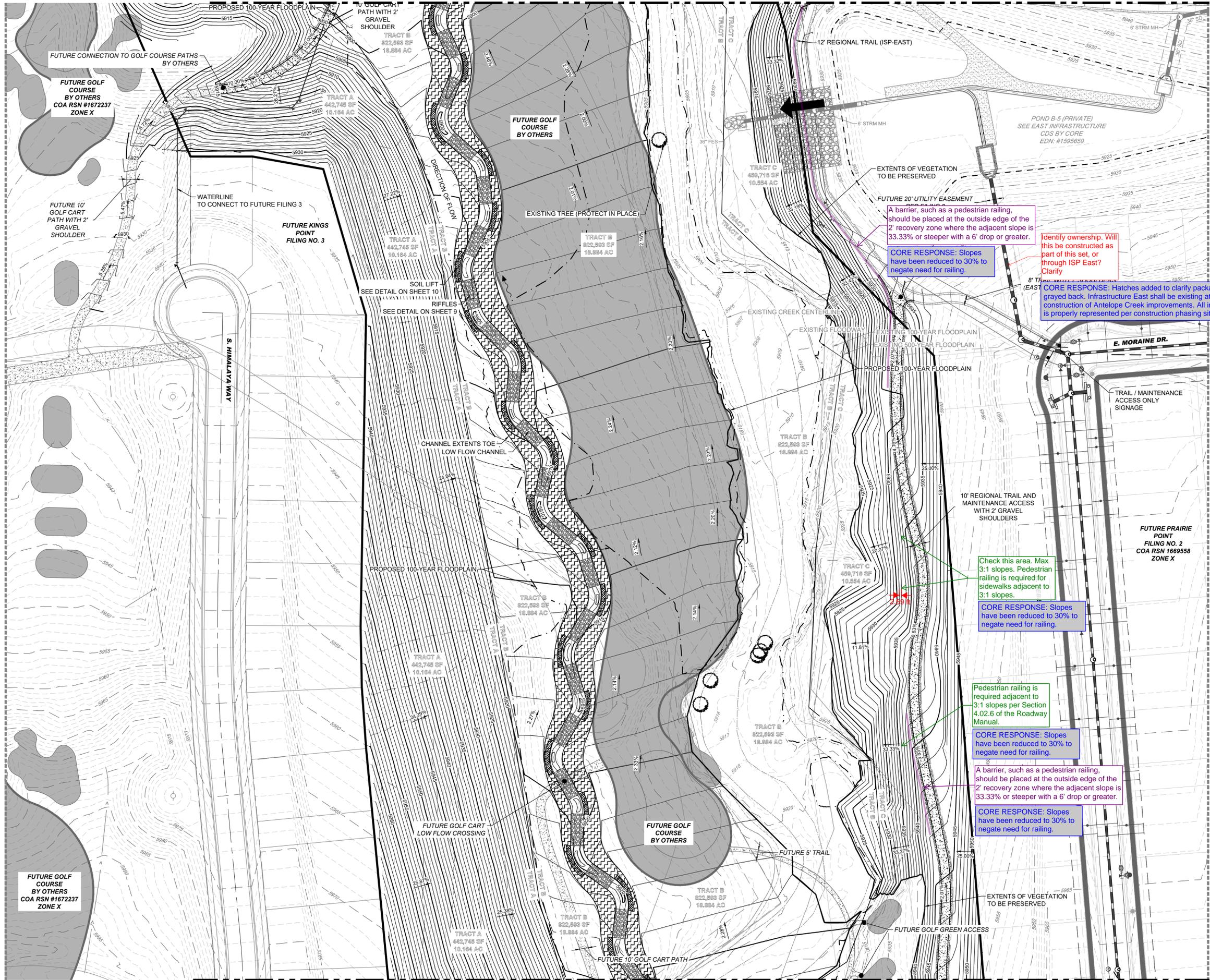
PRAIRIE POINT SUBDIVISION
AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
GRADING PLAN 1

NOT FOR CONSTRUCTION

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

JOB NO. 19-032
SHEET 11



LEGEND

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

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

A barrier, such as a pedestrian railing, should be placed at the outside edge of the 2' recovery zone where the adjacent slope is 33.33% or steeper with a 6' drop or greater.

CORE RESPONSE: Slopes have been reduced to 30% to negate need for railing.

Identify ownership. Will this be constructed as part of this set, or through ISP East? Clarify

CORE RESPONSE: Hatches added to clarify packages. Filing 2 grayed back. Infrastructure East shall be existing at the time of construction of Antelope Creek improvements. All infrastructure is properly represented per construction phasing site-wide.

Check this area. Max 3:1 slopes. Pedestrian railing is required for sidewalks adjacent to 3:1 slopes.

CORE RESPONSE: Slopes have been reduced to 30% to negate need for railing.

Pedestrian railing is required adjacent to 3:1 slopes per Section 4.02.6 of the Roadway Manual.

CORE RESPONSE: Slopes have been reduced to 30% to negate need for railing.

A barrier, such as a pedestrian railing, should be placed at the outside edge of the 2' recovery zone where the adjacent slope is 33.33% or steeper with a 6' drop or greater.

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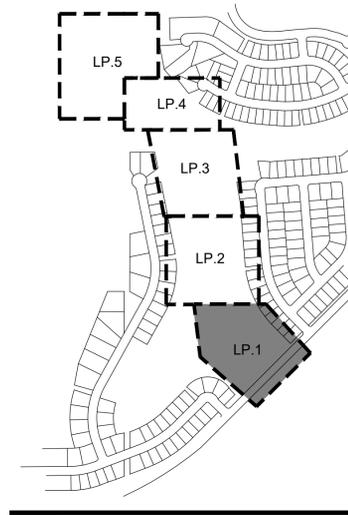
PRAIRIE POINT SUBDIVISION
 AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
 GRADING PLAN 2

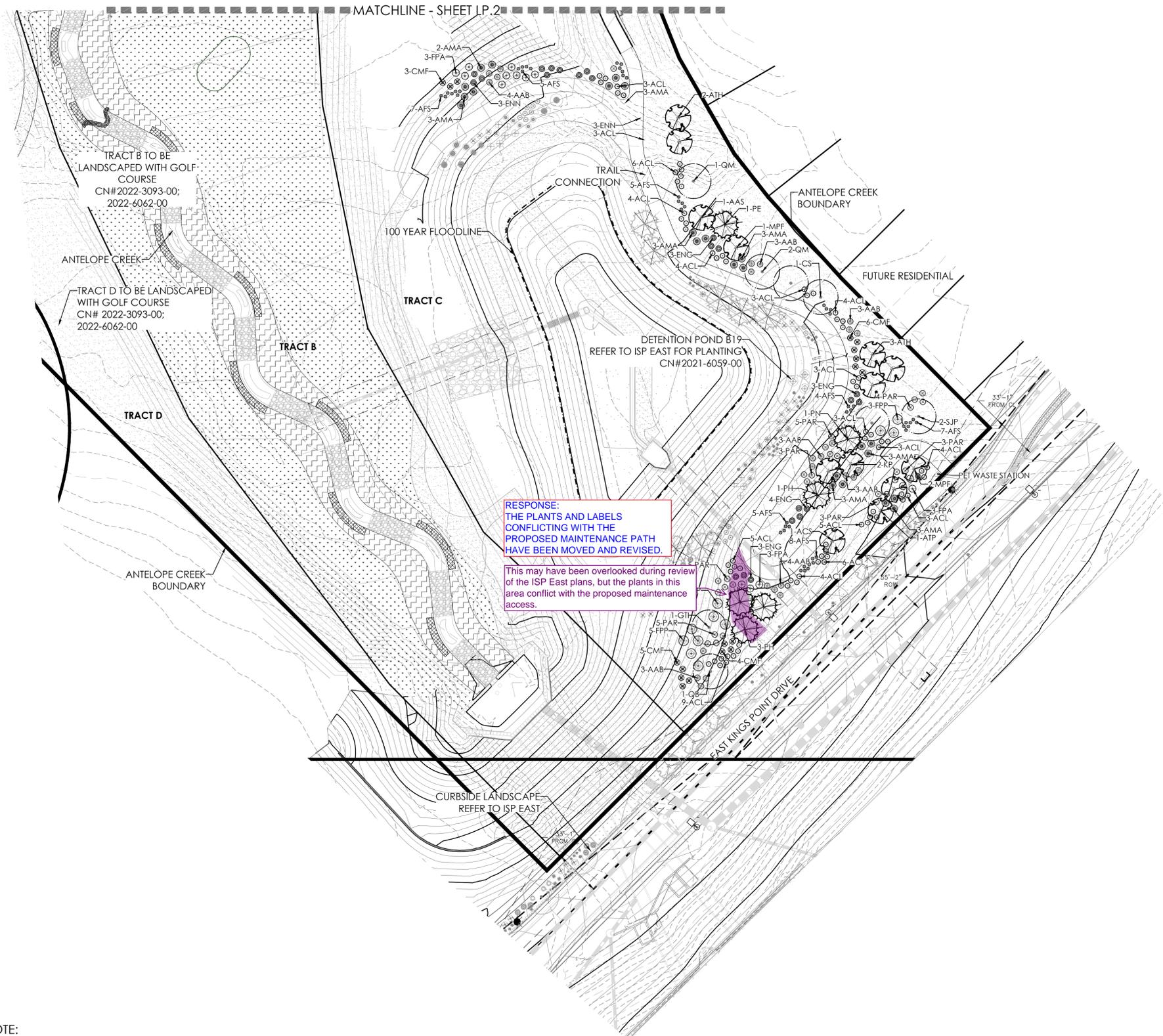
DESIGNED BY: MJH
 DRAWN BY: MJB
 CHECKED BY: MHN

JOB NO. 19-032
 SHEET 12

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

RESPONSE:
PLANT LEGENDS HAVE BEEN REVIEWED
AND UPDATED PER THE PLAN SCHEDULE
ON LN.2.

Have these legends on each landscape plan
sheet been updated? Is Winter King
Hawthorn still being proposed, as it's no
longer in the plant schedule on sheet LN.2.

RESPONSE:
THE PLANTS AND LABELS
CONFLICTING WITH THE
PROPOSED MAINTENANCE PATH
HAVE BEEN MOVED AND REVISED.

This may have been overlooked during review
of the ISP East plans, but the plants in this
area conflict with the proposed maintenance
access.

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCALDIUS 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 X TRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLow
AGF	ACER GINNALLA '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
CMW	CRATAEGUS 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	PRUNIS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOCHECHERRY, CANADA RED OR SCHUBERT
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOCBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOCBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	AFACHE PLUME
FPP	FORESTIERIA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO
PAR	PEROVSKIA ATRILICIFOLIA	SAGE, RUSSIAN

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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.



3/2/2023 11:11 AM 11:11 AM P:\DRAWING MASTER FOLDER\KINGS POINT\ISP ANTELOPE CREEK\SUBMITTALS\SHEETS LANDSCAPE PLANS.DWG 3

PROJECT NAME

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

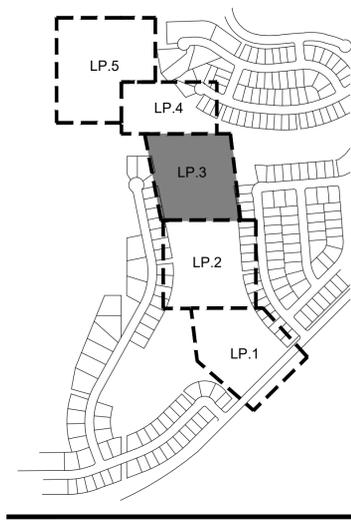
SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

LP.3

March 3, 2023



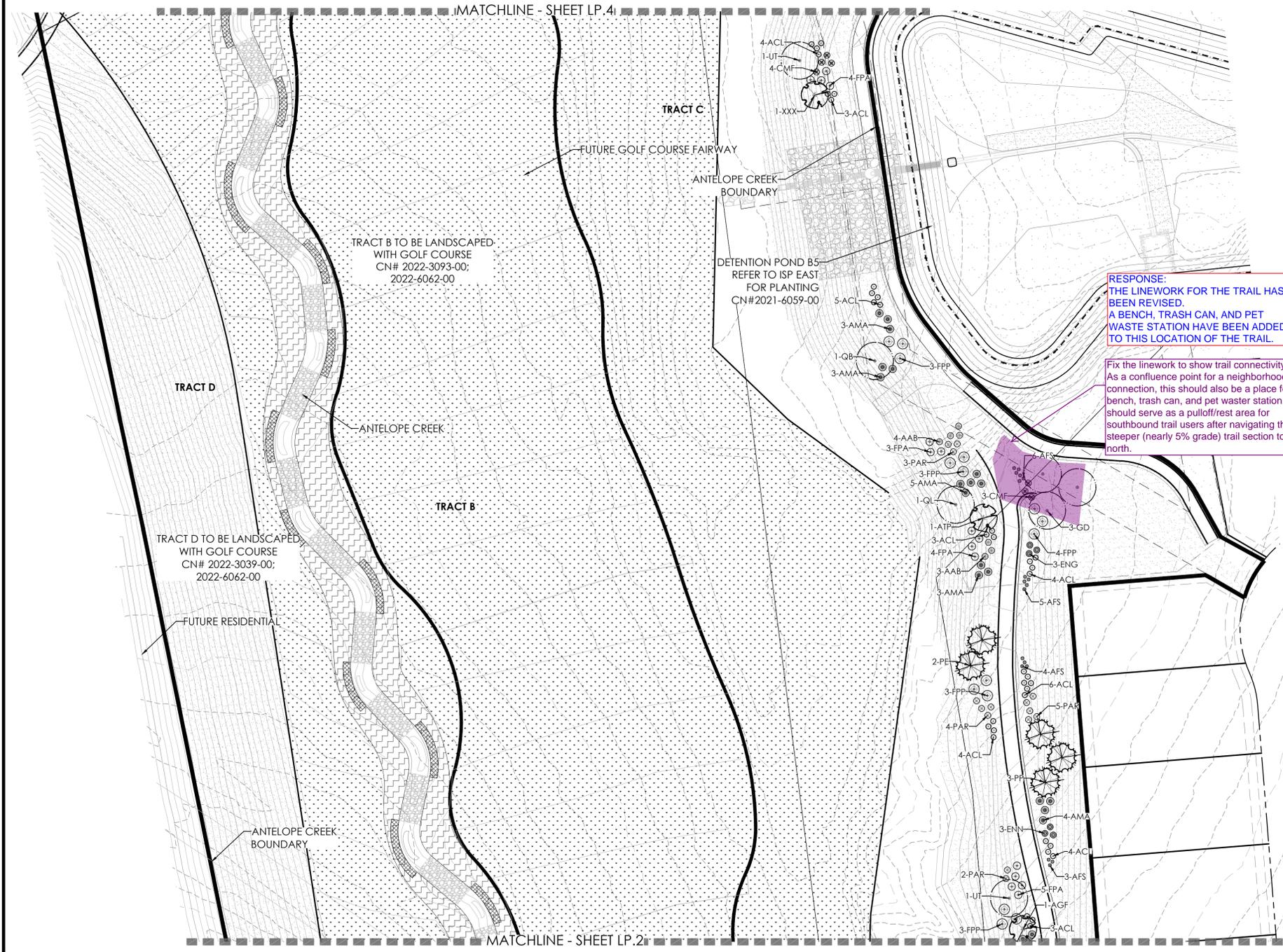
KEYMAP

LEGEND

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

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HICKBERRY, WESTERN
GD	GYMNOCALDIUS 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, SHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UT	ULMUS X TRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRUS-GALLI 'INERMIS'	HAWTHORN, COCKSPUR THORNLESS
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CWW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAN TREE
MFP	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
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	PAPACHE PLUME
FPP	FORESTIERIA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN



RESPONSE:
THE LINEWORK FOR THE TRAIL HAS BEEN REVISED. A BENCH, TRASH CAN, AND PET WASTE STATION HAVE BEEN ADDED TO THIS LOCATION OF THE TRAIL.

Fix the line work to show trail connectivity. As a confluence point for a neighborhood connection, this should also be a place for a bench, trash can, and pet waster station. It should serve as a pulloff/rest area for southbound trail users after navigating the steeper (nearly 5% grade) trail section to the north.

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.

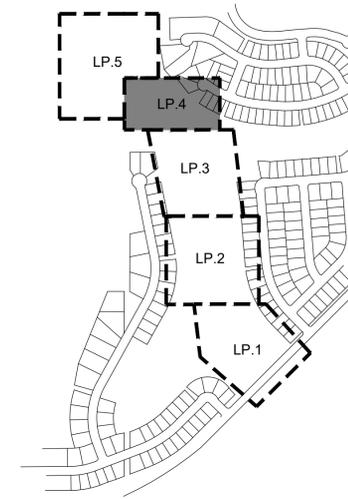


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Scale: 1"= 20'-0"
0 10 20 40

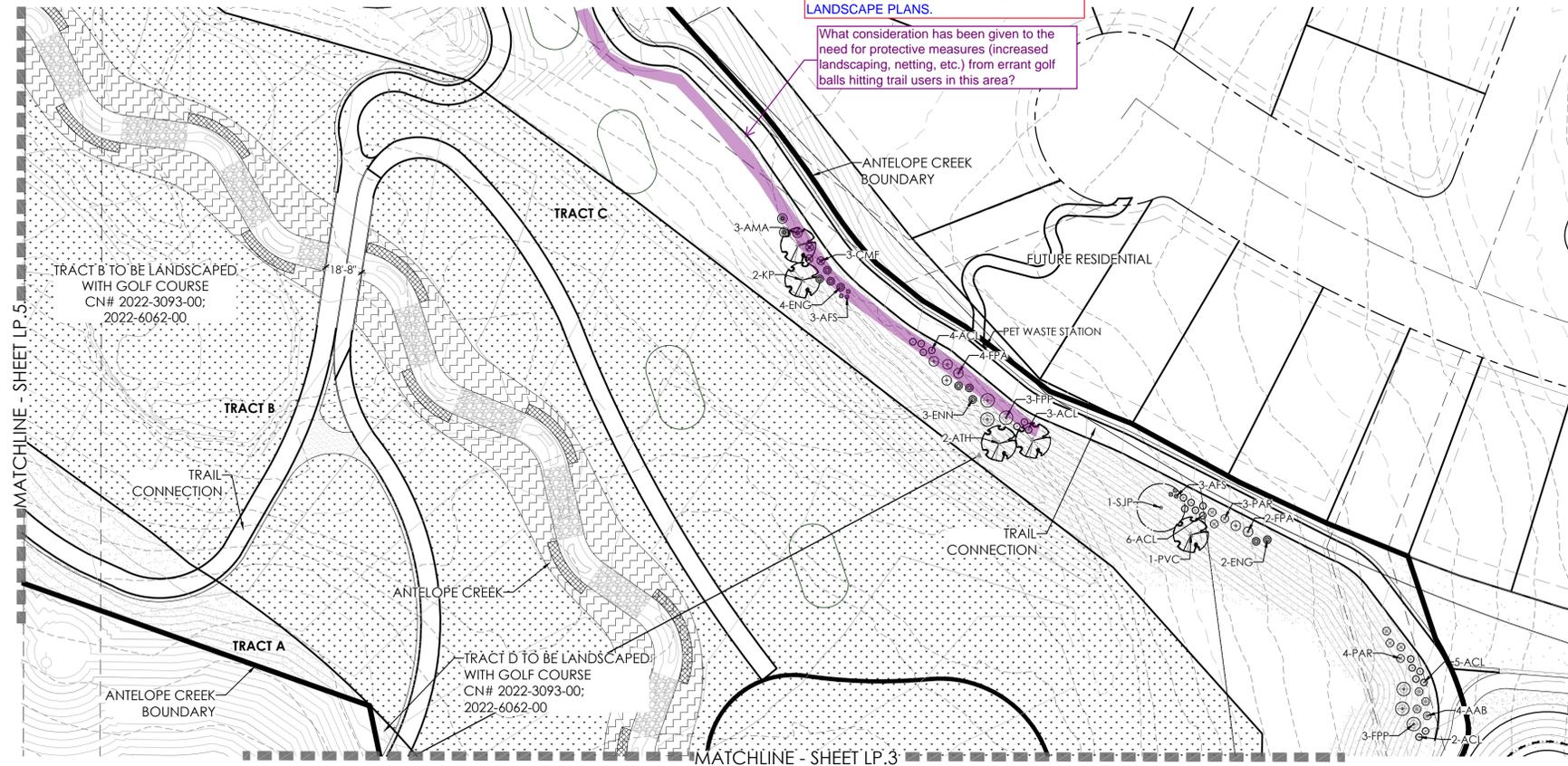
3/2/2023 11:11 AM 11:11 AM P:\04\WOOD MASTER FOLDER\KINGS POINT\ANTELOPE CREEK\SUBMITTALS\SHEETS LANDSCAPE PLANS.DWG 5



KEYMAP

RESPONSE:
BASED ON PREVIOUS DISCUSSION, CONSIDERATION OF PROTECTIVE MEASURES HAVE BEEN DECIDED. THE TRAIL HAS BEEN REDESIGNED AND PULLED AWAY FROM THE T-BOX. FENCING ALONG THE TRAIL HAS BEEN ADDED. NETTING WILL NOT BE UTILIZED IN THIS AREA. ADDITIONAL LANDSCAPE WILL BE ADDED, PLEASE REFER TO GOLF LANDSCAPE PLANS.

What consideration has been given to the need for protective measures (increased landscaping, netting, etc.) from errant golf balls hitting trail users in this area?



LEGEND

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

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
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 X TRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		
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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
CVV	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
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EVERGREEN TREES		
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PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
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ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
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PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN

3/2/2023 11:11 AM 11:11 AM P:\04\WOOD MASTER FOLDER\KINGS POINT\SP ANTELOPE CREEK\SUBMITTALS\SUBSHEETS LANDSCAPE PLANS.DWG 6

NOTES:

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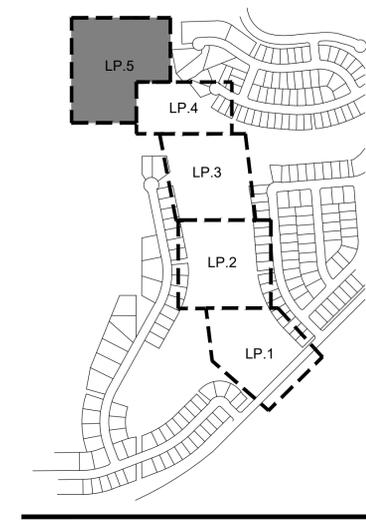
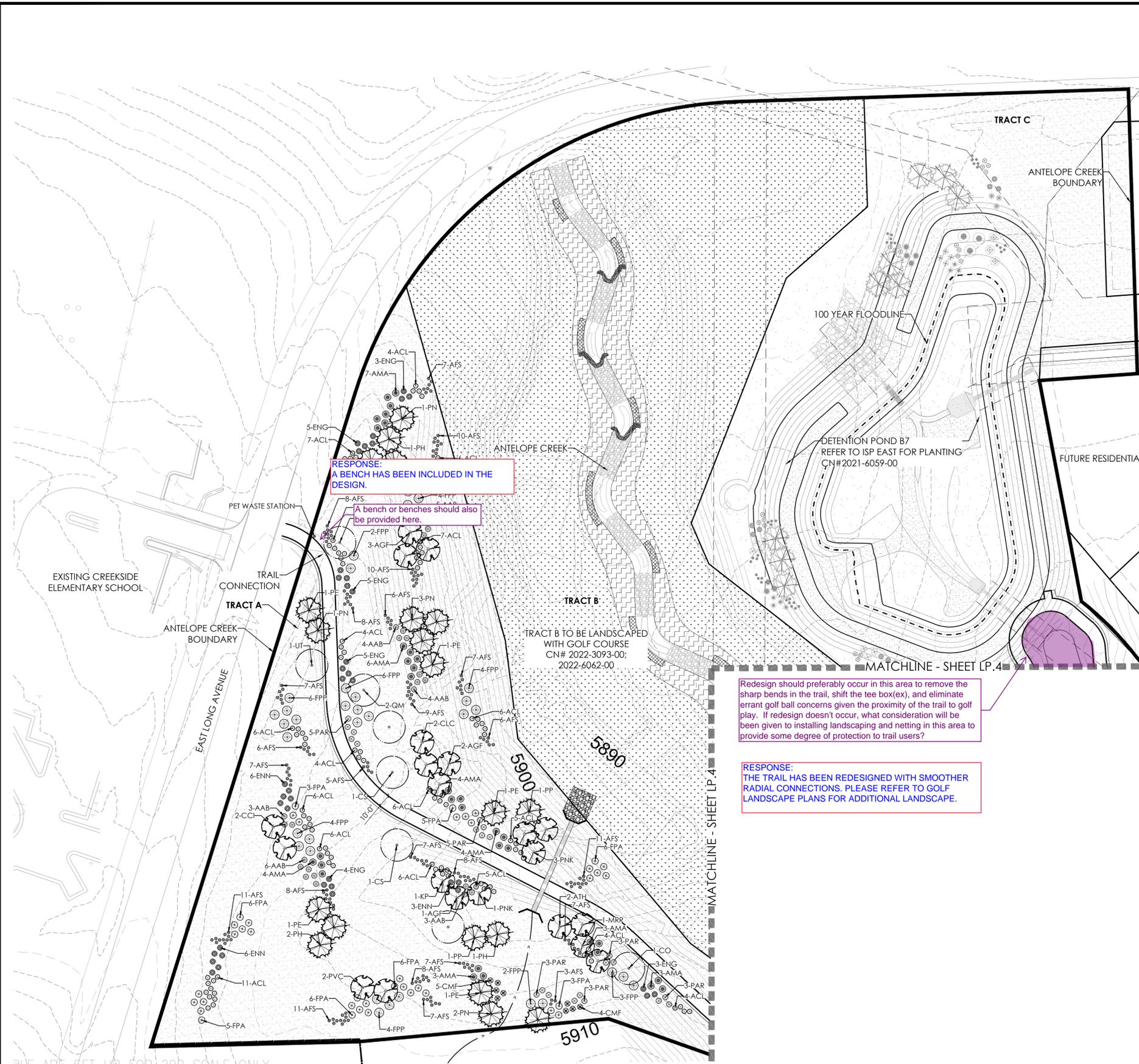


Scale: 1"= 40'-0"



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3/2/2023 11:12 AM P:\WOODMASTER\FILES\KINGS POINT\SUBMITTALS\SUBSHEETS LANDSCAPE PLANS.DWG 7



KEYMAP

LEGEND

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

PLANT LEGEND

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GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
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QL	QUERCUS LAEYI	OAK, TEXAS RED
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UT	ULMUS X TRIUMPH	ELM, TRIUMPH
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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
CWV	CRATAEGUS 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'	CHOKECHERRY, CANADA RED OR SCHUBERT
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS BOREALIS (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CMF	CHAMAEBITARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
FPP	FORESTIERIA 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.

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: 303.652.8867

PROJECT NAME

ANTELOPE CREEK (KINGS POINT NORTH)

AURORA, COLORADO

INFRASTRUCTURE SITE PLAN

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

LP.5

March 3, 2023

Title work is now required to be dated within 30 days of plat acceptance date.

Noted

ANTELOPE CREEK SUBDIVISION FILING NO. 1

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.

Removed
Remove (FKA KINGS POINT NORTH)

Arapahoe County now requires this to be 3" x 7" rectangle

Revised

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 11.23 FEET;

THENCE SOUTH 38°56'21" WEST, A DISTANCE OF 33.57 FEET;

THENCE SOUTH 01°49'05" EAST, A DISTANCE OF 158.80 FEET;

THENCE SOUTH 86°00'20" WEST, A DISTANCE OF 52.21 FEET;

THENCE SOUTH 02°43'53" WEST, A DISTANCE OF 25.17 FEET;

THENCE SOUTH 10°50'29" EAST, A DISTANCE OF 117.54 FEET;

THENCE SOUTH 40°32'31" EAST, A DISTANCE OF 137.39 FEET;

THENCE SOUTH 38°39'09" EAST, A DISTANCE OF 156.18 FEET;

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

THENCE SOUTH 64°16'10" EAST, A DISTANCE OF 53.28 FEET;

THENCE SOUTH 61°27'05" EAST, A DISTANCE OF 62.97 FEET;

THENCE SOUTH 64°58'08" EAST, A DISTANCE OF 50.43 FEET;

THENCE SOUTH 07°45'40" WEST, A DISTANCE OF 12.46 FEET;

THENCE SOUTH 16°04'27" EAST, A DISTANCE OF 127.48 FEET;

THENCE SOUTH 07°48'12" EAST, A DISTANCE OF 229.11 FEET;

THENCE SOUTH 44°40'58" EAST, A DISTANCE OF 194.75 FEET;

THENCE SOUTH 04°33'37" EAST, A DISTANCE OF 748.02 FEET;

THENCE SOUTH 13°41'32" EAST, A DISTANCE OF 83.44 FEET;

THENCE SOUTH 21°50'57" EAST, A DISTANCE OF 78.72 FEET;

THENCE SOUTH 30°00'21" EAST, A DISTANCE OF 78.72 FEET;

THENCE SOUTH 38°09'46" EAST, A DISTANCE OF 71.60 FEET;

THENCE SOUTH 44°50'51" EAST, A DISTANCE OF 197.81 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST KINGS POINT DRIVE RECORDED UNDER RECEPTION NO. _____ IN SAID OFFICIAL RECORDS;

Will add when known

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 45°08'54" WEST, A DISTANCE OF 494.91 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 44°51'06" WEST, A DISTANCE OF 878.29 FEET;

THENCE NORTH 10°12'56" EAST, A DISTANCE OF 81.93 FEET;

THENCE NORTH 04°03'40" EAST, A DISTANCE OF 104.53 FEET;

THENCE NORTH 05°28'31" WEST, A DISTANCE OF 265.09 FEET;

THENCE NORTH 04°04'29" WEST, A DISTANCE OF 69.00 FEET;

THENCE NORTH 01°07'18" WEST, A DISTANCE OF 68.97 FEET;

THENCE NORTH 00°55'51" EAST, A DISTANCE OF 69.77 FEET;

THENCE NORTH 01°00'02" EAST, A DISTANCE OF 280.00 FEET;

THENCE NORTH 16°21'35" WEST, A DISTANCE OF 171.71 FEET;

THENCE NORTH 80°03'29" WEST, A DISTANCE OF 81.25 FEET;

THENCE NORTH 89°56'38" WEST, A DISTANCE OF 70.00 FEET;

THENCE NORTH 23°37'06" WEST, A DISTANCE OF 297.85 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;

Graphics shows Block 1?

Graphics revised

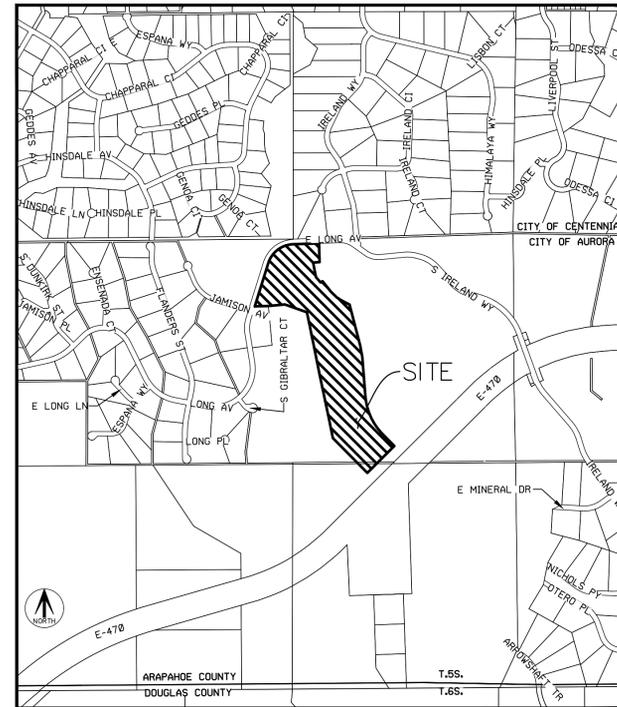
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 20, SOUTH 88°40'37" WEST, A DISTANCE OF 159.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 20 AND TO THE EASTERLY RIGHT-OF-WAY OF SAID EAST LONG AVENUE;

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 39.602 ACRES, (1,725,054 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 ANTELOPE CREEK SUBDIVISION FILING NO. 1, 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.



VICINITY MAP
SCALE 1"= 1000'

COVENANTS

THE UNDERSIGNED OWNER, 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

BY: _____

NAME: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

_____ 20____ AD. BY _____, AS _____

OF CLAYTON PROPERTIES II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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. 2 WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2023 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.
- ALL OWNERS OF TRACTS ADJACENT TO EAST LONG AVENUE AND EAST KINGS POINT DRIVE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- TRACTS A AND C ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.

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____.

Will add when known

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

FOR REVIEW

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

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

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, 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 ANY SUCH STREETS AND TRACT B ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

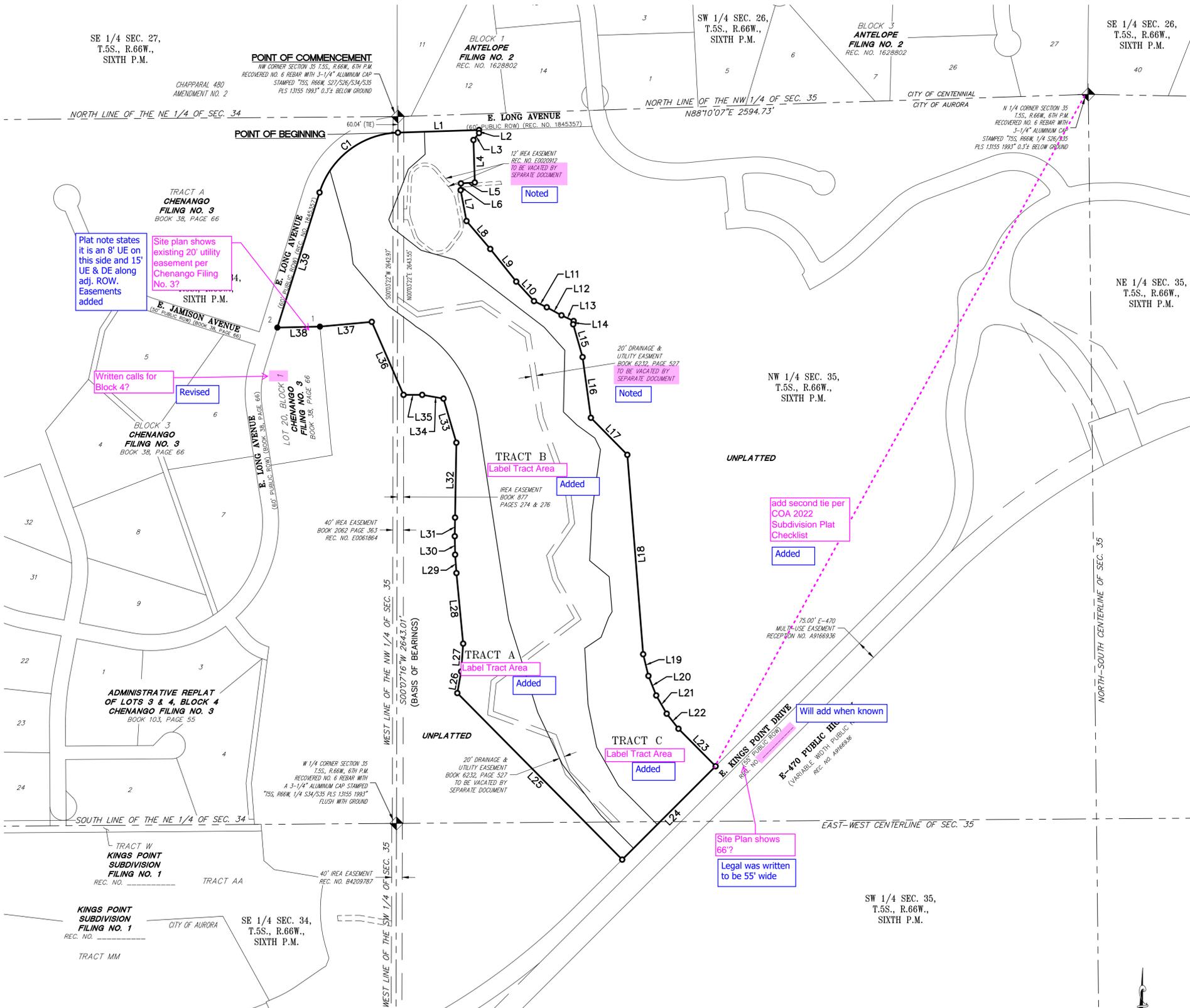
CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER OAKWOOD HOMES 18655 GREEN VALLEY RANCH BOULEVARD DENVER, COLORADO (303) 486-8600		DATE OF PREPARATION: 08-10-2022
	AzTec Proj. No: 17121-01 Drawn By: BAM		SCALE: N/A
LAST REVISED: 2023-02-24			SHEET 1 OF 6

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.



Plat note states it is an 8' UE on this side and 15' UE & DE along adj. ROW. Easements added

Site plan shows existing 20' utility easement per Chenango Filing No. 3?

Written calls for Block 4?

Revised

Label Tract Area

Added

Label Tract Area

Added

Label Tract Area

Added

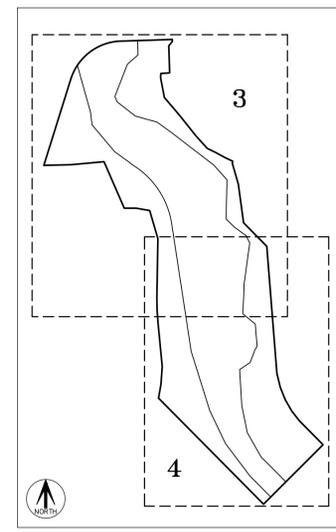
add second tie per COA 2022 Subdivision Plat Checklist

Added

Will add when known

Site Plan shows 66'?

Legal was written to be 55' wide



KEY MAP
SCALE: 1" = 500'

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°10'07"E	304.62'
L2	S01°49'05"E	11.23'
L3	S38°56'21"W	33.57'
L4	S01°49'05"E	158.80'
L5	S86°00'20"W	52.21'
L6	S02°43'53"W	25.17'
L7	S10°50'29"E	117.54'
L8	S40°32'31"E	137.39'
L9	S38°39'09"E	156.18'
L10	S42°25'08"E	98.83'
L11	S64°16'10"E	53.28'
L12	S61°27'05"E	62.97'
L13	S64°58'08"E	50.43'
L14	S07°45'40"W	12.46'
L15	S16°04'27"E	127.48'
L16	S07°48'12"E	229.11'
L17	S44°40'58"E	194.75'
L18	S04°33'37"E	748.02'
L19	S13°41'32"E	83.44'
L20	S21°50'57"E	78.72'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S30°00'21"E	78.72'
L22	S38°09'46"E	71.60'
L23	S44°50'51"E	197.81'
L24	S45°08'54"W	494.91'
L25	N44°51'06"W	878.29'
L26	N10°12'56"E	81.93'
L27	N04°03'40"E	104.53'
L28	N05°28'31"W	265.09'
L29	N04°04'29"W	69.00'
L30	N01°07'18"W	68.97'
L31	N00°55'51"E	69.77'
L32	N01°00'02"E	280.00'
L33	N16°21'35"W	171.71'
L34	N80°03'29"W	81.25'
L35	N89°56'38"W	70.00'
L36	N23°37'06"W	297.85'
L37	S84°47'52"W	195.68'
L38	S88°40'37"W	159.99'
L39	N17°25'22"E	529.45'

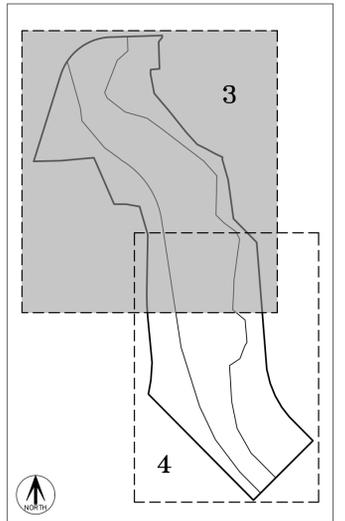
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	70°40'32"	319.80'	394.48'

FOR REVIEW

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
		SCALE:	1" = 200'
AzTec Proj. No.: 17121-01		Drawn By: BAM	
SHEET 2 OF 6			

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

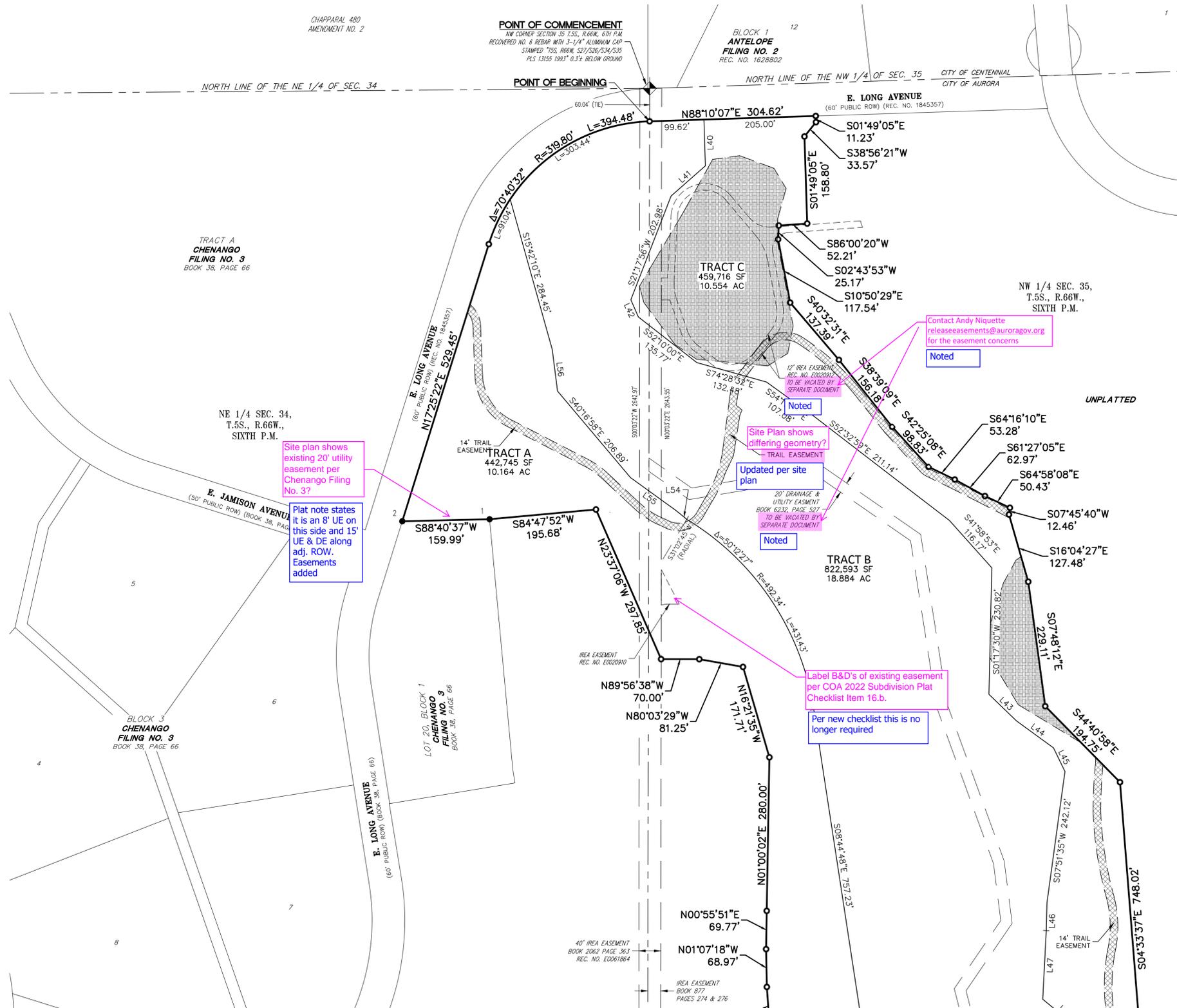
SITUATED IN THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
SCALE: 1" = 500'

LEGEND

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

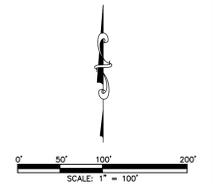


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	70°40'32"	319.80'	394.48'
C2	5°45'06"	852.62'	85.59'
C3	13°25'23"	671.28'	157.26'
C4	26°48'45"	215.63'	100.91'
C5	22°40'28"	343.13'	135.79'
C6	0°22'19"	8646.74'	56.14'
C7	0°57'19"	4161.37'	69.38'
C8	9°36'12"	342.70'	57.44'
C9	2°17'35"	1344.95'	53.83'
C10	22°56'23"	203.59'	81.51'
C11	3°30'37"	1365.80'	83.67'
C12	5°12'45"	384.66'	35.00'
C13	31°11'18"	58.00'	31.57'
C14	22°29'20"	42.00'	16.49'
C15	46°45'28"	42.00'	34.28'
C16	102°11'13"	58.00'	103.44'
C17	170°29'45"	11.43'	34.01'
C18	92°08'21"	29.00'	46.64'
C19	92°08'21"	15.00'	24.12'
C20	170°29'45"	25.43'	75.67'
C21	102°11'13"	44.00'	78.47'
C22	46°45'28"	56.00'	45.70'
C23	22°29'20"	56.00'	21.98'
C24	31°29'00"	44.00'	24.18'
C25	5°16'20"	398.66'	36.68'
C26	3°29'52"	1379.80'	84.23'
C27	22°49'34"	217.59'	86.69'
C28	2°16'11"	1358.95'	53.83'
C29	9°27'23"	328.70'	54.25'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C30	0°56'55"	4147.37'	68.66'
C31	0°22'18"	8660.74'	56.20'
C32	22°42'13"	357.13'	141.51'
C33	26°50'13"	201.63'	94.44'
C34	13°25'57"	685.28'	160.66'
C35	5°55'58"	866.62'	89.73'
C36	6°50'44"	88.05'	10.52'
C37	49°36'30"	51.00'	44.16'
C38	62°27'26"	95.22'	103.79'
C39	14°05'09"	169.61'	41.70'
C40	0°35'34"	7172.91'	74.22'
C41	16°43'07"	159.20'	46.45'
C42	84°19'29"	40.08'	58.99'
C43	24°03'45"	217.52'	91.35'
C44	28°29'43"	90.00'	44.76'
C45	85°56'40"	58.00'	87.00'
C46	172°27'13"	462.09'	140.76'
C47	21°51'02"	27.00'	10.30'
C48	21°51'02"	41.00'	15.64'
C49	17°26'19"	448.09'	136.38'
C50	85°56'40"	44.00'	66.00'
C51	28°29'43"	76.00'	37.80'
C52	14°28'41"	231.52'	58.50'
C53	84°19'33"	54.08'	79.60'
C54	16°47'01"	173.20'	50.73'
C55	0°35'28"	7186.91'	74.14'
C56	14°00'05"	155.61'	38.03'
C57	62°20'04"	109.22'	118.82'
C58	41°09'21"	37.00'	26.58'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER OAKWOOD HOMES 18655 GREEN VALLEY RANCH BOULEVARD DENVER, COLORADO (303) 486-8600	DATE OF PREPARATION: 08-10-2022
	AzTec Proj. No.: 17121-01 Drawn By: BAM	SCALE: 1" = 100'

SEE SHEET 4

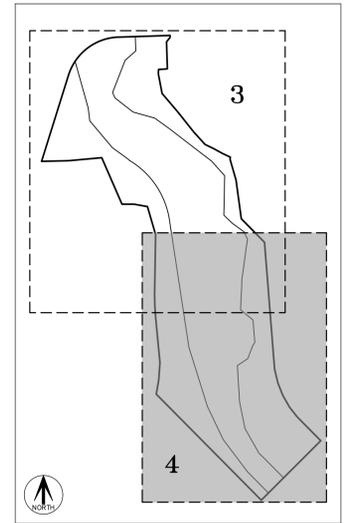
SEE SHEET 4

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.

SEE SHEET 3

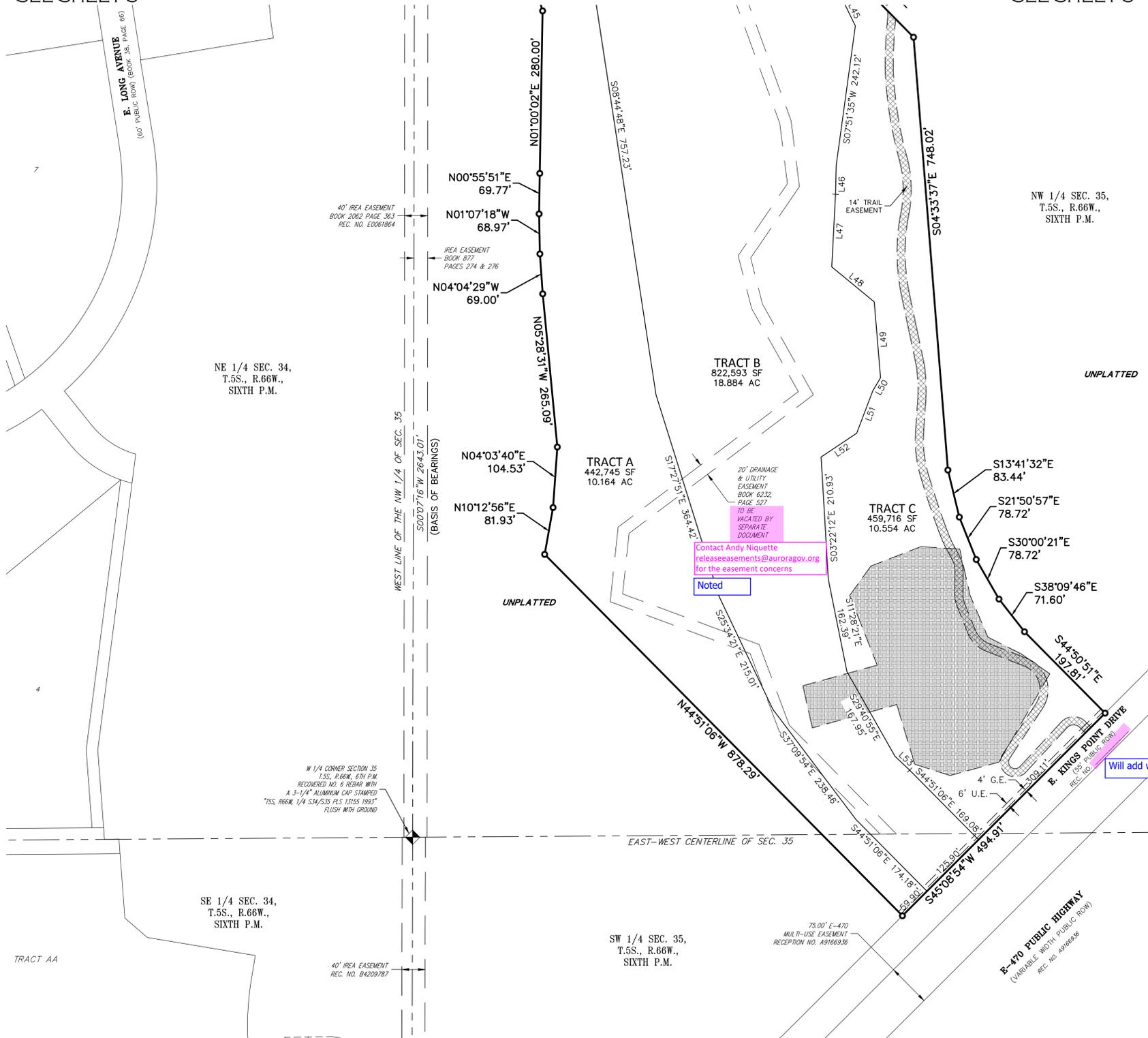
SEE SHEET 3



KEY MAP
SCALE: 1" = 500'

LEGEND

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



LINE TABLE

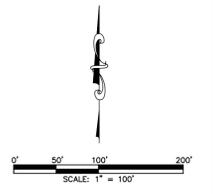
LINE	BEARING	LENGTH
L1	N88°10'07"E	304.62'
L2	S01°49'05"E	11.23'
L3	N38°56'21"E	33.57'
L4	S01°49'05"E	158.80'
L5	S86°00'20"W	52.21'
L6	S02°43'53"W	25.17'
L7	S10°50'29"E	117.54'
L8	S40°32'31"E	137.39'
L9	S38°39'09"E	156.18'
L10	S42°25'08"E	98.83'
L11	S64°16'10"E	53.28'
L12	S61°27'05"E	62.97'
L13	S64°58'08"E	50.43'
L14	S07°45'40"W	12.46'
L15	S16°04'27"E	127.48'
L16	S07°48'12"E	229.11'
L17	S44°40'58"E	194.75'
L18	S04°33'37"E	748.02'
L19	S13°41'32"E	83.44'
L20	S21°50'57"E	78.72'
L21	S30°00'21"E	78.72'
L22	S38°09'46"E	71.60'
L23	S44°50'51"E	197.81'
L24	S45°08'54"W	494.91'
L25	N44°51'06"W	878.29'
L26	N10°12'56"E	81.93'
L27	N04°03'40"E	104.53'
L28	N05°28'31"W	265.09'
L29	N04°04'29"W	69.00'
L30	N01°07'18"W	68.97'
L31	N00°55'51"E	69.77'
L32	N01°00'02"E	280.00'
L33	N16°21'35"W	171.71'

LINE TABLE

LINE	BEARING	LENGTH
L34	N80°03'29"W	81.25'
L35	N89°56'38"W	70.00'
L36	N23°37'06"W	297.85'
L37	S84°47'52"W	195.68'
L38	S88°40'37"W	159.99'
L39	N17°25'22"E	529.45'
L40	S01°49'04"E	84.30'
L41	S48°47'12"W	83.56'
L42	S23°38'35"E	34.17'
L43	S46°11'13"E	69.92'
L44	S54°01'48"E	83.78'
L45	S26°01'56"E	47.88'
L46	S01°22'58"W	50.15'
L47	S02°57'21"W	125.33'
L48	S50°39'10"E	95.01'
L49	S04°46'00"E	131.14'
L50	S30°40'32"W	26.53'
L51	S20°50'43"W	77.85'
L52	S56°19'35"W	74.02'
L53	S46°50'45"E	34.80'
L54	S50°04'16"E	13.19'
L55	S54°15'32"E	102.10'
L56	S07°16'50"E	76.46'
L57	S28°40'09"E	23.11'
L58	S00°31'37"W	34.78'
L59	S21°57'42"E	49.02'
L60	S68°43'10"E	70.34'
L61	S33°28'03"W	103.50'
L62	N42°58'18"E	104.95'
L63	S44°53'20"E	13.71'
L64	S44°53'20"E	13.71'
L65	N42°58'18"E	104.95'
L66	S33°28'03"W	103.50'

LINE TABLE

LINE	BEARING	LENGTH
L67	S68°43'10"E	70.34'
L68	S21°57'42"E	49.02'
L69	S00°31'37"W	34.78'
L70	S28°40'09"E	23.88'
L71	N02°16'50"W	91.12'
L72	N62°53'08"W	158.79'
L73	N65°46'17"W	18.50'
L74	S29°53'41"W	33.16'
L75	S07°36'31"W	104.03'
L76	S37°04'04"W	63.12'
L77	N38°34'22"W	91.27'
L78	N42°25'08"W	94.49'
L79	N64°16'10"W	48.29'
L80	N63°08'02"W	56.94'
L81	N62°58'36"W	57.71'
L82	N64°46'31"W	6.10'
L83	N62°58'36"W	59.35'
L84	N63°08'02"W	56.78'
L85	N64°16'10"W	48.15'
L86	N42°25'08"W	94.96'
L87	N38°34'22"W	91.62'
L88	S37°04'04"W	63.12'
L89	S08°34'21"W	16.73'
L90	S50°31'22"E	13.75'
L91	S22°24'54"W	10.64'
L92	S08°58'54"W	74.57'
L93	S25°22'56"W	35.04'
L94	S29°53'41"W	33.46'
L95	N65°46'17"W	18.26'
L96	N62°53'08"W	158.34'
L97	N02°16'50"W	91.14'



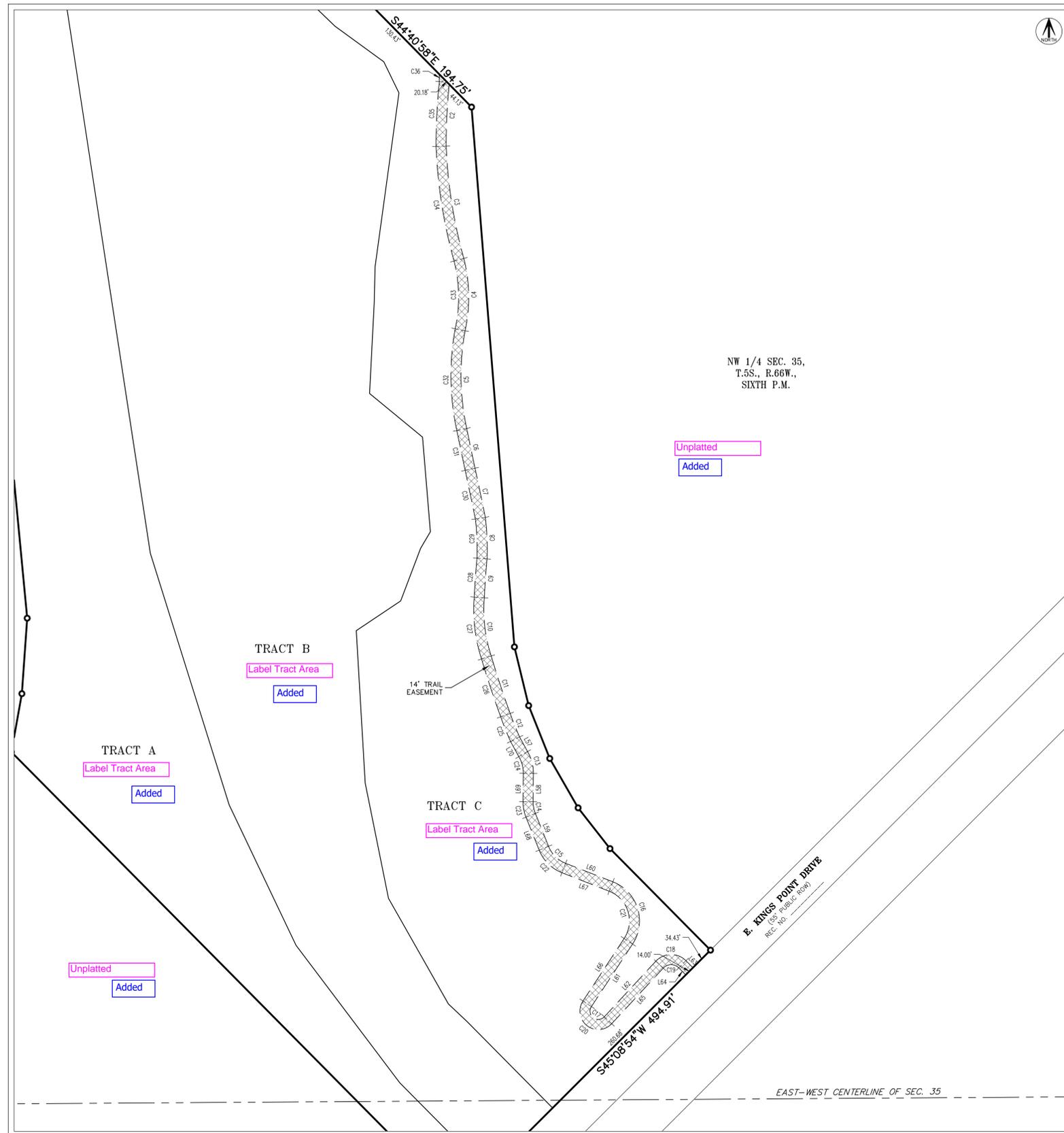
FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

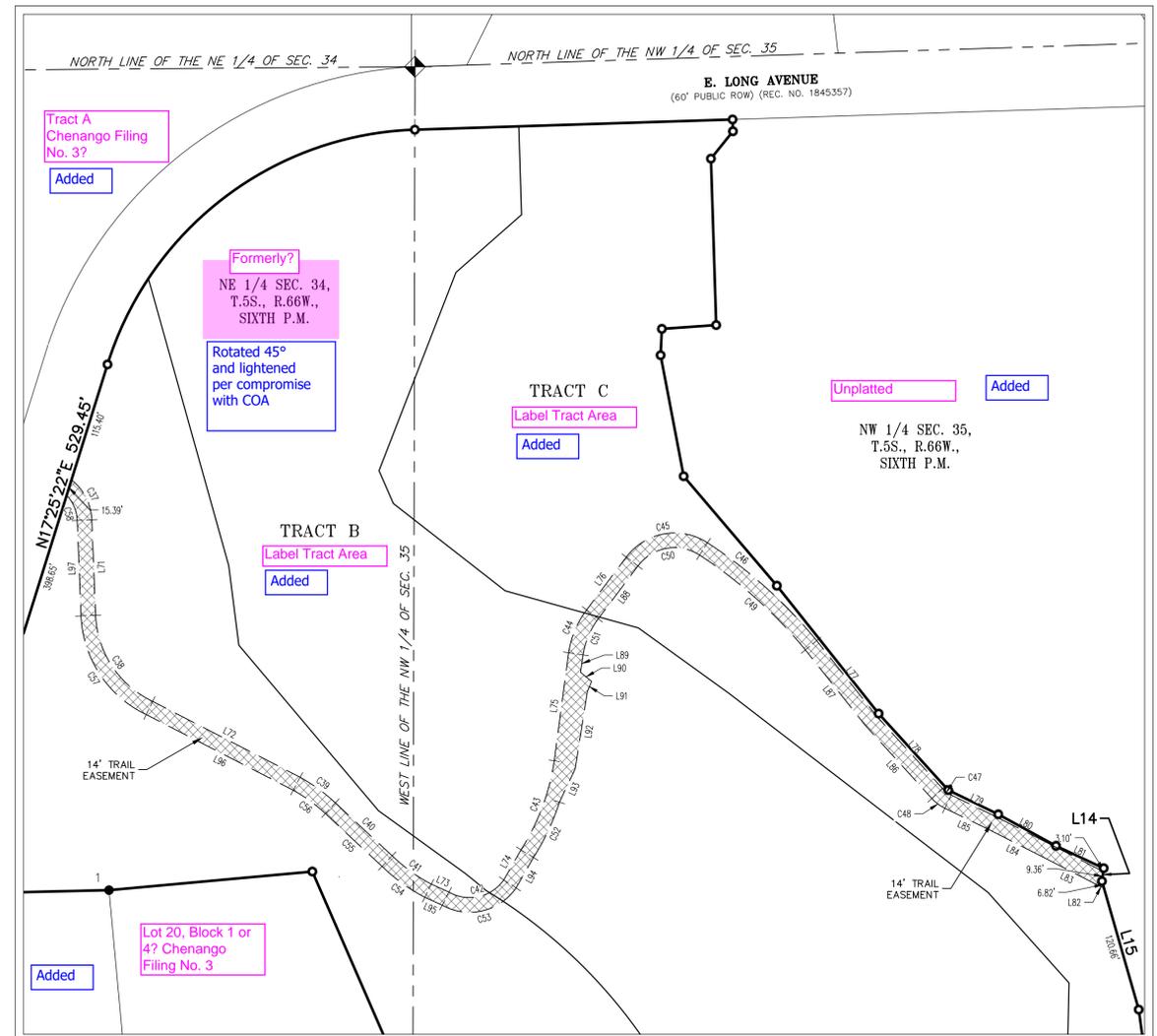
<p>AZTEC CONSULTANTS, INC.</p> <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER OAKWOOD HOMES</p> <p>18655 GREEN VALLEY RANCH BOULEVARD DENVER, COLORADO (303) 486-8600</p>	<p>DATE OF PREPARATION: 08-10-2022</p> <p>SCALE: 1" = 100'</p>
	<p>AzTec Proj. No.: 17127-01</p> <p>Drawn By: BAM</p>	<p>SHEET 4 OF 6</p>

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 "A"
SCALE: 1" = 80'



DETAIL "B"
SCALE: 1" = 80'

SEE SHEETS
3 & 4
FOR LINE &
CURVE TABLES

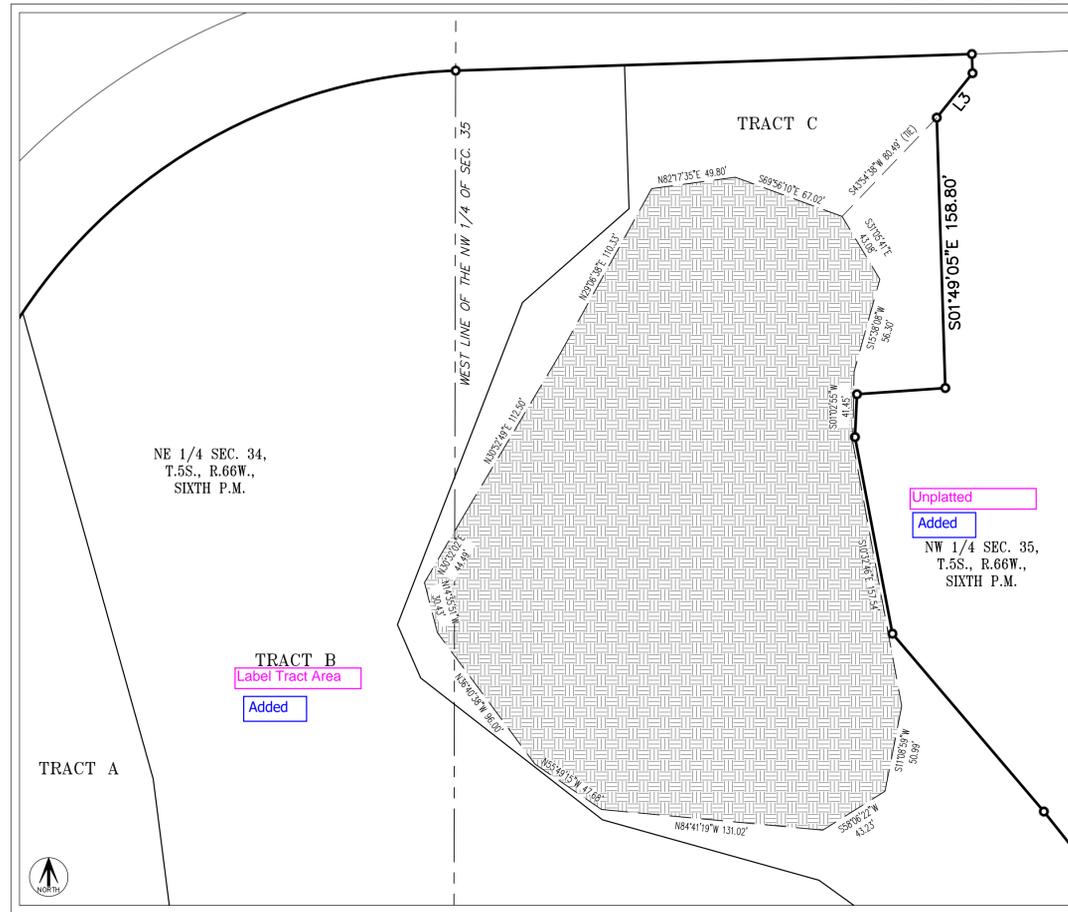
ACCESS EASEMENT

FOR REVIEW

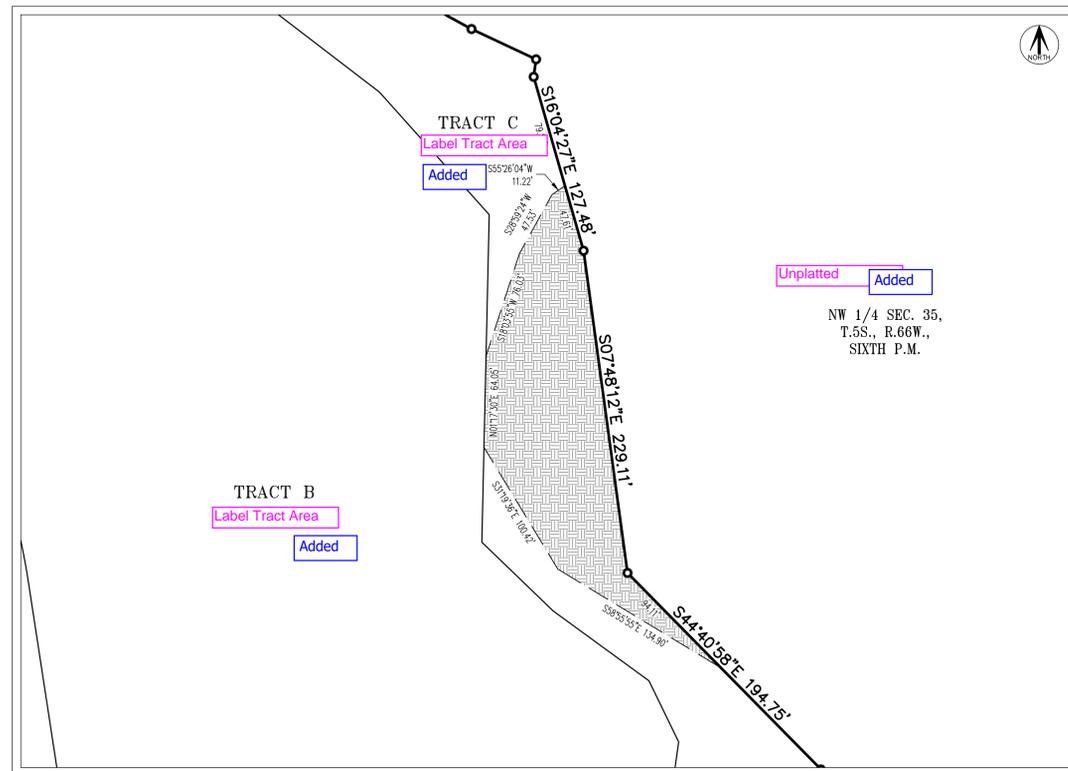
AzTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER OAKWOOD HOMES 18655 GREEN VALLEY RANCH BOULEVARD DENVER, COLORADO (303) 486-8600		DATE OF PREPARATION: 08-10-2022
	AzTec Proj. No.: 171721-01 Drawn By: BAM		SCALE: T = 80'
			SHEET 5 OF 6

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

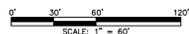
SITUATED IN THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



DETAIL "C"
SCALE: 1" = 50'

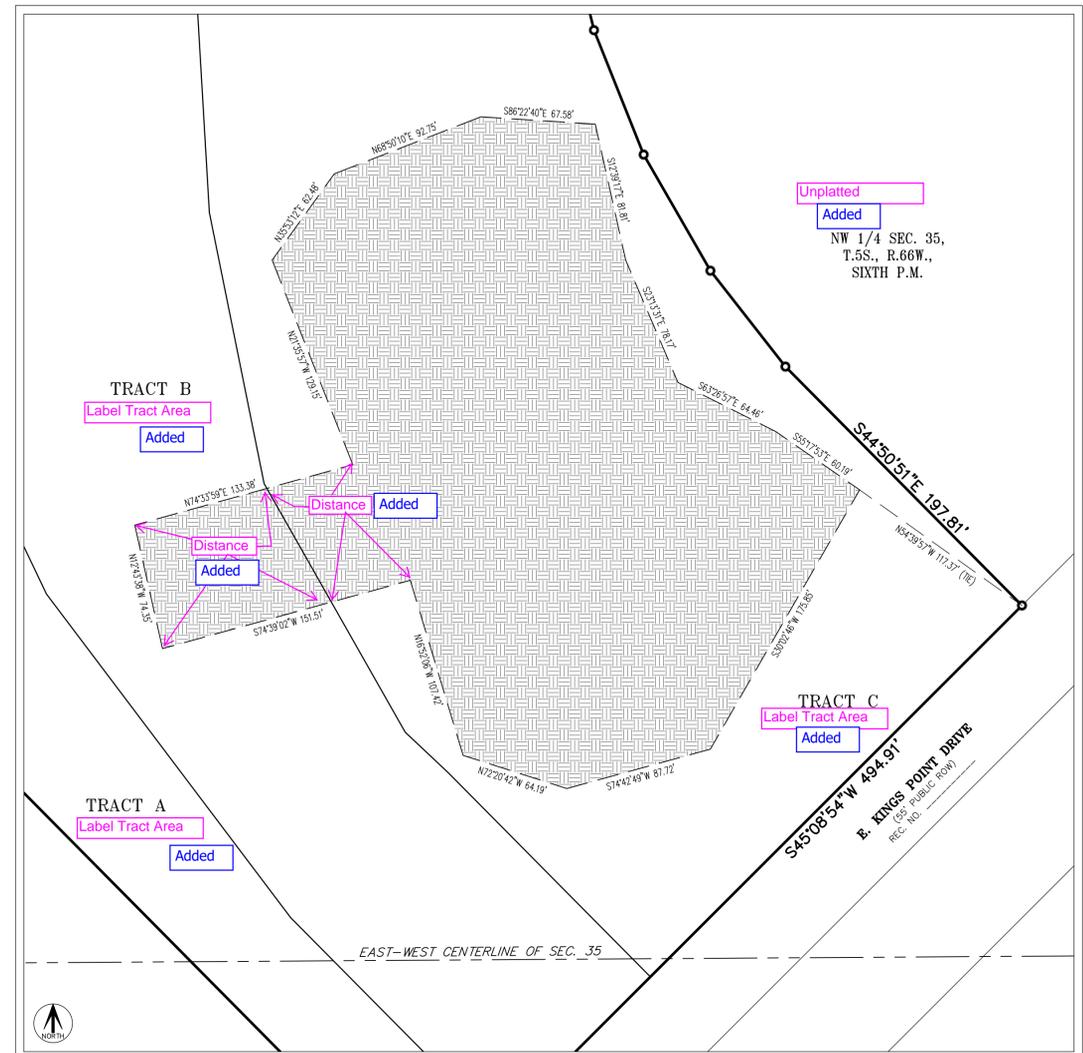


DETAIL "D"
SCALE: 1" = 60'



SEE SHEETS
3 & 4
FOR LINE &
CURVE TABLES

DRAINAGE EASEMENT



DETAIL "E"
SCALE: 1" = 50'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

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

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

DEVELOPER
OAKWOOD HOMES

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

DATE OF PREPARATION:	08-10-2022
SCALE:	VARIES
SHEET 6 OF 6	

Parcel Map Check Report

Client: Prepared by:

Aztec Consultants

300 E. Mineral Ave. Ste 1 Littleton Co 80122

Date: 2/24/2023 3:50:01 PM

Parcel Name: 00-Boundary Map Check - 00-BOUNDARY

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:168,644.458'" "East:212,059.403'"

Segment# 1: Line #9

"Course: S38° 39' 09""E" Length: 156.18'

"North: 168,522.489'" "East: 212,156.952'"

Segment# 2: Line

"Course: S42° 25' 08""E" Length: 98.83'

"North: 168,449.530'" "East: 212,223.618'"

Segment# 3: Line

"Course: S64° 16' 10""E" Length: 53.28'

"North: 168,426.399'" "East: 212,271.615'"

Segment# 4: Line

"Course: S61° 27' 05""E" Length: 62.97'

"North: 168,396.305'" "East: 212,326.928'"

Segment# 5: Line

"Course: S64° 58' 08""E" Length: 50.43'

"North: 168,374.968'" "East: 212,372.622'"

Segment# 6: Line

"Course: S7° 45' 40""W" Length: 12.46'

"North: 168,362.622'" "East: 212,370.939'"

Segment# 7: Line

"Course: S16° 04' 27""E" Length: 127.48'

"North: 168,240.126'" "East: 212,406.236'"

Segment# 8: Line

"Course: S7° 48' 12""E" Length: 229.11'

"North: 168,013.137'" "East: 212,437.343'"

Segment# 9: Line #17

"Course: S44° 40' 58""E" Length: 194.75'

"North: 167,874.668'" "East: 212,574.288'"

Segment# 10: Line #18
"Course: S4° 33' 37""E" Length: 748.02'
"North: 167,129.016'" "East: 212,633.761'"

Segment# 11: Line
"Course: S13° 41' 32""E" Length: 83.44'
"North: 167,047.947'" "East: 212,653.512'"

Segment# 12: Line
"Course: S21° 50' 57""E" Length: 78.72'
"North: 166,974.882'" "East: 212,682.809'"

Segment# 13: Line
"Course: S30° 00' 21""E" Length: 78.72'
"North: 166,906.712'" "East: 212,722.176'"

Segment# 14: Line
"Course: S38° 09' 46""E" Length: 71.60'
"North: 166,850.416'" "East: 212,766.417'"

Segment# 15: Line
"Course: S44° 50' 51""E" Length: 197.81'
"North: 166,710.172'" "East: 212,905.917'"

Segment# 16: Line
"Course: S45° 08' 54""W" Length: 494.91'
"North: 166,361.125'" "East: 212,555.058'"

Segment# 17: Line
"Course: N44° 51' 06""W" Length: 878.29'
"North: 166,983.775'" "East: 211,935.623'"

Segment# 18: Line
"Course: N10° 12' 56""E" Length: 81.93'
"North: 167,064.406'" "East: 211,950.154'"

Segment# 19: Line
"Course: N4° 03' 40""E" Length: 104.53'
"North: 167,168.674'" "East: 211,957.557'"

Segment# 20: Line
"Course: N5° 28' 31""W" Length: 265.09'
"North: 167,432.555'" "East: 211,932.263'"

Segment# 21: Line #29
"Course: N4° 04' 29""W" Length: 69.00'
"North: 167,501.380'" "East: 211,927.360'"

Segment# 22: Line #30

#30

"Course: N1° 07' 18""W" Length: 68.97'
"North: 167,570.337'" "East: 211,926.010'"

Segment# 23: Line

"Course: N0° 55' 51""E" Length: 69.77'
"North: 167,640.098'" "East: 211,927.143'"

Segment# 24: Line

"Course: N1° 00' 02""E" Length: 280.00'
"North: 167,920.055'" "East: 211,932.032'"

Segment# 25: Line

"Course: N16° 21' 35""W" Length: 171.71'
"North: 168,084.813'" "East: 211,883.667'"

Segment# 26: Line

"Course: N80° 03' 29""W" Length: 81.25'
"North: 168,098.841'" "East: 211,803.637'"

Segment# 27: Line

"Course: N89° 56' 38""W" Length: 70.00'
"North: 168,098.909'" "East: 211,733.637'"

Segment# 28: Line

"Course: N23° 37' 06""W" Length: 297.85'
"North: 168,371.810'" "East: 211,614.306'"

Segment# 29: Line

"Course: S84° 47' 52""W" Length: 195.68'
"North: 168,354.067'" "East: 211,419.432'"

Segment# 30: Line

"Course: S88° 40' 37""W" Length: 159.99'
"North: 168,350.373'" "East: 211,259.485'"

Segment# 31: Line

#39

"Course: N17° 25' 22""E" Length: 529.45'
"North: 168,855.533'" "East: 211,418.013'"

Segment# 32: Curve

Length: 394.48' Radius: 319.80'
"Delta: 70°40'32"" Tangent: 226.75'
Chord: 369.94' "Course: N52° 45' 38""E"
"Course In: S72° 34' 38""E" "Course Out: N1° 54' 06""W"
"RP North: 168,759.778'" "East: 211,723.141'"
"End North: 169,079.402'" "East: 211,712.529'"

Segment# 33: Line

#1

"Course: N88° 10' 07""E" Length: 304.62'
"North: 169,089.137'" "East: 212,016.993'"

Segment# 34: Line #2
"Course: S1° 49' 05""E" Length: 11.23'
"North: 169,077.913'" "East: 212,017.349'"

Segment# 35: Line
"Course: S38° 56' 21""W" Length: 33.57'
"North: 169,051.802'" "East: 211,996.251'"

Segment# 36: Line
"Course: S1° 49' 05""E" Length: 158.80'
"North: 168,893.081'" "East: 212,001.289'"

Segment# 37: Line
"Course: S86° 00' 20""W" Length: 52.21'
"North: 168,889.445'" "East: 211,949.206'"

Segment# 38: Line
"Course: S2° 43' 53""W" Length: 25.17'
"North: 168,864.303'" "East: 211,948.006'"

Segment# 39: Line
"Course: S10° 50' 29""E" Length: 117.54'
"North: 168,748.861'" "East: 211,970.114'"

Segment# 40: Line #8
"Course: S40° 32' 31""E" Length: 137.39'
"North: 168,644.454'" "East: 212,059.418'"

"Perimeter: 7,297.20'" "Area: 1,725,054Sq.Ft."
Error Closure: 0.016 "Course: S76° 38' 40""E"
Error North : -0.0036 East: 0.0153

"Precision 1: 456,076.88"

Parcel Name: ANTELOPE CREEK - TRACT A
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
"North:172,913.899'" "East:210,954.436'"

Segment# 1: Line
"Course: S44° 51' 06""E" Length: 174.18'
"North: 172,790.416'" "East: 211,077.280'"

Segment# 2: Line
"Course: S45° 08' 54""W" Length: 59.91'
"North: 172,748.163'" "East: 211,034.808'"

Segment# 3: Line
"Course: N44° 51' 06""W" Length: 878.29'
"North: 173,370.814'" "East: 210,415.373'"

Segment# 4: Line
"Course: N10° 12' 56""E" Length: 81.93'
"North: 173,451.445'" "East: 210,429.904'"

Segment# 5: Line
"Course: N4° 03' 40""E" Length: 104.53'
"North: 173,555.713'" "East: 210,437.307'"

Segment# 6: Line
"Course: N5° 28' 31""W" Length: 265.09'
"North: 173,819.593'" "East: 210,412.013'"

Segment# 7: Line
"Course: N4° 04' 29""W" Length: 69.00'
"North: 173,888.419'" "East: 210,407.110'"

Segment# 8: Line
"Course: N1° 07' 18""W" Length: 68.97'
"North: 173,957.376'" "East: 210,405.760'"

Segment# 9: Line
"Course: N0° 55' 51""E" Length: 69.77'
"North: 174,027.136'" "East: 210,406.893'"

Segment# 10: Line
"Course: N1° 00' 02""E" Length: 280.00'
"North: 174,307.094'" "East: 210,411.782'"

Segment# 11: Line
"Course: N16° 21' 35""W" Length: 171.71'
"North: 174,471.852'" "East: 210,363.417'"

Segment# 12: Line
"Course: N80° 03' 29""W" Length: 81.25'
"North: 174,485.879'" "East: 210,283.388'"

Segment# 13: Line
"Course: N89° 56' 38""W" Length: 70.00'
"North: 174,485.948'" "East: 210,213.388'"

Segment# 14: Line
"Course: N23° 37' 06""W" Length: 297.85'
"North: 174,758.848'" "East: 210,094.056'"

Segment# 15: Line

"Course: S84° 47' 52""W" Length: 195.68'
"North: 174,741.106'" "East: 209,899.182'"

Segment# 16: Line
"Course: S88° 40' 37""W" Length: 159.99'
"North: 174,737.412'" "East: 209,739.235'"

Segment# 17: Line
"Course: N17° 25' 22""E" Length: 529.45'
"North: 175,242.571'" "East: 209,897.763'"

Segment# 18: Curve
Length: 91.04' Radius: 319.80'
"Delta: 16°18'41"" Tangent: 45.83'
Chord: 90.74' "Course: N25° 34' 42""E"
"Course In: S72° 34' 38""E" "Course Out: N56° 15' 58""W"
"RP North: 175,146.817'" "East: 210,202.891'"
"End North: 175,324.413'" "East: 209,936.937'"

Segment# 19: Line
"Course: S15° 42' 10""E" Length: 284.45'
"North: 175,050.579'" "East: 210,013.923'"

Segment# 20: Line
"Course: S7° 16' 50""E" Length: 76.46'
"North: 174,974.736'" "East: 210,023.612'"

Segment# 21: Line
"Course: S40° 16' 58""E" Length: 206.89'
"North: 174,816.907'" "East: 210,157.379'"

Segment# 22: Line
"Course: S54° 15' 32""E" Length: 102.10'
"North: 174,757.268'" "East: 210,240.250'"

Segment# 23: Line
"Course: S51° 34' 12""E" Length: 12.74'
"North: 174,749.350'" "East: 210,250.230'"

Segment# 24: Line
"Course: S50° 04' 16""E" Length: 13.19'
"North: 174,740.884'" "East: 210,260.345'"

Segment# 25: Curve
Length: 431.43' Radius: 492.34'
"Delta: 50°12'27"" Tangent: 230.67'
Chord: 417.76' "Course: S33° 51' 02""E"
"Course In: S31° 02' 45""W" "Course Out: N81° 15' 12""E"
"RP North: 174,319.069'" "East: 210,006.433'"
"End North: 174,393.937'" "East: 210,493.048'"

Segment# 26: Line
"Course: S8° 44' 48""E" Length: 757.23'
"North: 173,645.513'" "East: 210,608.197'"

Segment# 27: Line
"Course: S17° 27' 51""E" Length: 364.42'
"North: 173,297.891'" "East: 210,717.562'"

Segment# 28: Line
"Course: S25° 34' 21""E" Length: 215.01'
"North: 173,103.944'" "East: 210,810.372'"

Segment# 29: Line
"Course: S37° 09' 54""E" Length: 238.46'
"North: 172,913.915'" "East: 210,954.429'"

"Perimeter: 6,351.02'" "Area: 442,745Sq.Ft."
Error Closure: 0.018 "Course: N23° 28' 25""W"
Error North : 0.0165 East: -0.0072

"Precision 1: 352,834.44"

Parcel Name: ANTELOPE CREEK - TRACT B
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
"North:172,790.418'" "East:211,077.279'"

Segment# 1: Line
"Course: N44° 51' 06""W" Length: 174.18'
"North: 172,913.900'" "East: 210,954.434'"

Segment# 2: Line
"Course: N37° 09' 54""W" Length: 238.46'
"North: 173,103.929'" "East: 210,810.378'"

Segment# 3: Line
"Course: N25° 34' 21""W" Length: 215.01'
"North: 173,297.876'" "East: 210,717.568'"

Segment# 4: Line
"Course: N17° 27' 51""W" Length: 364.42'
"North: 173,645.498'" "East: 210,608.202'"

Segment# 5: Line
"Course: N8° 44' 48""W" Length: 757.23'
"North: 174,393.922'" "East: 210,493.053'"

Segment# 6: Curve

Length: 431.43' Radius: 492.34'

"Delta: 50°12'27"" Tangent: 230.67'

Chord: 417.76' "Course: N33° 51' 02""W"

"Course In: S81° 15' 12""W" "Course Out: N31° 02' 45""E"

"RP North: 174,319.054'" "East: 210,006.439'"

"End North: 174,740.869'" "East: 210,260.350'"

Segment# 7: Line

"Course: N50° 04' 16""W" Length: 13.19'

"North: 174,749.335'" "East: 210,250.236'"

Segment# 8: Line

"Course: N51° 34' 12""W" Length: 12.74'

"North: 174,757.253'" "East: 210,240.256'"

Segment# 9: Line

"Course: N54° 15' 32""W" Length: 102.10'

"North: 174,816.892'" "East: 210,157.385'"

Segment# 10: Line

"Course: N40° 16' 58""W" Length: 206.89'

"North: 174,974.721'" "East: 210,023.618'"

Segment# 11: Line

"Course: N7° 16' 50""W" Length: 76.46'

"North: 175,050.564'" "East: 210,013.928'"

Segment# 12: Line

"Course: N15° 42' 10""W" Length: 284.45'

"North: 175,324.398'" "East: 209,936.943'"

Segment# 13: Curve

Length: 303.44' Radius: 319.80'

"Delta: 54°21'52"" Tangent: 164.23'

Chord: 292.18' "Course: N60° 54' 58""E"

"Course In: S56° 15' 58""E" "Course Out: N1° 54' 06""W"

"RP North: 175,146.802'" "East: 210,202.897'"

"End North: 175,466.426'" "East: 210,192.284'"

Segment# 14: Line

"Course: N88° 10' 07""E" Length: 99.62'

"North: 175,469.609'" "East: 210,291.853'"

Segment# 15: Line

"Course: S1° 49' 04""E" Length: 84.30'

"North: 175,385.352'" "East: 210,294.527'"

Segment# 16: Line

"Course: S48° 47' 12""W" Length: 83.56'
"North: 175,330.297'" "East: 210,231.668'"

Segment# 17: Line
"Course: S21° 17' 56""W" Length: 202.98'
"North: 175,141.181'" "East: 210,157.939'"

Segment# 18: Line
"Course: S23° 38' 35""E" Length: 34.17'
"North: 175,109.879'" "East: 210,171.643'"

Segment# 19: Line
"Course: S52° 10' 00""E" Length: 135.77'
"North: 175,026.602'" "East: 210,278.874'"

Segment# 20: Line
"Course: S74° 28' 32""E" Length: 132.48'
"North: 174,991.144'" "East: 210,406.520'"

Segment# 21: Line
"Course: S54° 17' 43""E" Length: 107.08'
"North: 174,928.651'" "East: 210,493.473'"

Segment# 22: Line
"Course: S52° 32' 59""E" Length: 211.14'
"North: 174,800.263'" "East: 210,661.093'"

Segment# 23: Line
"Course: S52° 39' 37""E" Length: 101.13'
"North: 174,738.923'" "East: 210,741.497'"

Segment# 24: Line
"Course: S41° 58' 53""E" Length: 116.17'
"North: 174,652.567'" "East: 210,819.202'"

Segment# 25: Line
"Course: S1° 17' 30""W" Length: 230.82'
"North: 174,421.806'" "East: 210,813.999'"

Segment# 26: Line
"Course: S46° 11' 13""E" Length: 69.92'
"North: 174,373.400'" "East: 210,864.453'"

Segment# 27: Line
"Course: S54° 01' 48""E" Length: 83.78'
"North: 174,324.190'" "East: 210,932.258'"

Segment# 28: Line
"Course: S26° 01' 56""E" Length: 47.88'
"North: 174,281.168'" "East: 210,953.272'"

Segment# 29: Line
"Course: S7° 51' 35""W" Length: 242.12'
"North: 174,041.323'" "East: 210,920.162'"

Segment# 30: Line
"Course: S1° 22' 58""W" Length: 50.15'
"North: 173,991.187'" "East: 210,918.952'"

Segment# 31: Line
"Course: S2° 57' 21""W" Length: 125.33'
"North: 173,866.024'" "East: 210,912.489'"

Segment# 32: Line
"Course: S50° 39' 10""E" Length: 95.01'
"North: 173,805.786'" "East: 210,985.962'"

Segment# 33: Line
"Course: S4° 46' 00""E" Length: 131.14'
"North: 173,675.099'" "East: 210,996.860'"

Segment# 34: Line
"Course: S30° 40' 32""W" Length: 26.53'
"North: 173,652.282'" "East: 210,983.325'"

Segment# 35: Line
"Course: S20° 50' 43""W" Length: 77.85'
"North: 173,579.527'" "East: 210,955.622'"

Segment# 36: Line
"Course: S56° 19' 35""W" Length: 74.02'
"North: 173,538.486'" "East: 210,894.022'"

Segment# 37: Line
"Course: S3° 22' 12""E" Length: 210.93'
"North: 173,327.921'" "East: 210,906.421'"

Segment# 38: Line
"Course: S11° 28' 21""E" Length: 162.39'
"North: 173,168.775'" "East: 210,938.720'"

Segment# 39: Line
"Course: S29° 40' 55""E" Length: 167.95'
"North: 173,022.863'" "East: 211,021.887'"

Segment# 40: Line
"Course: S46° 50' 45""E" Length: 34.80'
"North: 172,999.061'" "East: 211,047.274'"

Segment# 41: Line

"Course: S44° 51' 06""E" Length: 169.08'
"North: 172,879.194'" "East: 211,166.521'"

Segment# 42: Line

"Course: S45° 08' 54""W" Length: 125.90'
"North: 172,790.400'" "East: 211,077.267'"

"Perimeter: 6,614.01'" "Area: 822,593Sq.Ft."
Error Closure: 0.022 "Course: S34° 38' 18""W"
Error North : -0.0180 East: -0.0124

"Precision 1: 300,636.36"

Parcel Name: ANTELOPE CREEK - TRACT C

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:172,879.210'" "East:211,166.532'"

Segment# 1: Line

"Course: N44° 51' 06""W" Length: 169.08'
"North: 172,999.076'" "East: 211,047.284'"

Segment# 2: Line

"Course: N46° 50' 45""W" Length: 34.80'
"North: 173,022.878'" "East: 211,021.897'"

Segment# 3: Line

"Course: N29° 40' 55""W" Length: 167.95'
"North: 173,168.791'" "East: 210,938.730'"

Segment# 4: Line

"Course: N11° 28' 21""W" Length: 162.39'
"North: 173,327.937'" "East: 210,906.432'"

Segment# 5: Line

"Course: N3° 22' 12""W" Length: 210.93'
"North: 173,538.502'" "East: 210,894.032'"

Segment# 6: Line

"Course: N56° 19' 35""E" Length: 74.02'
"North: 173,579.543'" "East: 210,955.632'"

Segment# 7: Line

"Course: N20° 50' 43""E" Length: 77.85'
"North: 173,652.297'" "East: 210,983.335'"

Segment# 8: Line

"Course: N30° 40' 32""E" Length: 26.53'
"North: 173,675.115'" "East: 210,996.870'"

Segment# 9: Line

"Course: N4° 46' 00""W" Length: 131.14'
"North: 173,805.802'" "East: 210,985.972'"

Segment# 10: Line

"Course: N50° 39' 10""W" Length: 95.01'
"North: 173,866.040'" "East: 210,912.500'"

Segment# 11: Line

"Course: N2° 57' 21""E" Length: 125.33'
"North: 173,991.203'" "East: 210,918.962'"

Segment# 12: Line

"Course: N1° 22' 58""E" Length: 50.15'
"North: 174,041.338'" "East: 210,920.173'"

Segment# 13: Line

"Course: N7° 51' 35""E" Length: 242.12'
"North: 174,281.184'" "East: 210,953.282'"

Segment# 14: Line

"Course: N26° 01' 56""W" Length: 47.88'
"North: 174,324.206'" "East: 210,932.269'"

Segment# 15: Line

"Course: N54° 01' 48""W" Length: 83.78'
"North: 174,373.415'" "East: 210,864.463'"

Segment# 16: Line

"Course: N46° 11' 13""W" Length: 69.92'
"North: 174,421.822'" "East: 210,814.009'"

Segment# 17: Line

"Course: N1° 17' 30""E" Length: 230.82'
"North: 174,652.583'" "East: 210,819.212'"

Segment# 18: Line

"Course: N41° 58' 53""W" Length: 116.17'
"North: 174,738.939'" "East: 210,741.507'"

Segment# 19: Line

"Course: N52° 39' 37""W" Length: 101.13'
"North: 174,800.279'" "East: 210,661.103'"

Segment# 20: Line

"Course: N52° 32' 59""W" Length: 211.14'
"North: 174,928.667'" "East: 210,493.483'"

Segment# 21: Line
"Course: N54° 17' 43""W" Length: 107.08'
"North: 174,991.160'" "East: 210,406.531'"

Segment# 22: Line
"Course: N74° 28' 32""W" Length: 132.48'
"North: 175,026.618'" "East: 210,278.884'"

Segment# 23: Line
"Course: N52° 10' 00""W" Length: 135.77'
"North: 175,109.895'" "East: 210,171.653'"

Segment# 24: Line
"Course: N23° 38' 35""W" Length: 34.17'
"North: 175,141.197'" "East: 210,157.950'"

Segment# 25: Line
"Course: N21° 17' 56""E" Length: 202.98'
"North: 175,330.313'" "East: 210,231.679'"

Segment# 26: Line
"Course: N48° 47' 12""E" Length: 83.56'
"North: 175,385.368'" "East: 210,294.538'"

Segment# 27: Line
"Course: N1° 49' 04""W" Length: 84.30'
"North: 175,469.625'" "East: 210,291.864'"

Segment# 28: Line
"Course: N88° 10' 07""E" Length: 205.00'
"North: 175,476.177'" "East: 210,496.759'"

Segment# 29: Line
"Course: S1° 49' 05""E" Length: 11.23'
"North: 175,464.952'" "East: 210,497.115'"

Segment# 30: Line
"Course: S38° 56' 21""W" Length: 33.57'
"North: 175,438.841'" "East: 210,476.017'"

Segment# 31: Line
"Course: S1° 49' 05""E" Length: 158.80'
"North: 175,280.121'" "East: 210,481.055'"

Segment# 32: Line
"Course: S86° 00' 20""W" Length: 52.21'
"North: 175,276.484'" "East: 210,428.971'"

Segment# 33: Line

"Course: S2° 43' 53""W" Length: 25.17'
"North: 175,251.343'" "East: 210,427.772'"

Segment# 34: Line
"Course: S10° 50' 29""E" Length: 117.54'
"North: 175,135.900'" "East: 210,449.880'"

Segment# 35: Line
"Course: S40° 32' 31""E" Length: 137.39'
"North: 175,031.494'" "East: 210,539.184'"

Segment# 36: Line
"Course: S38° 39' 09""E" Length: 156.18'
"North: 174,909.525'" "East: 210,636.734'"

Segment# 37: Line
"Course: S42° 25' 08""E" Length: 98.83'
"North: 174,836.566'" "East: 210,703.399'"

Segment# 38: Line
"Course: S64° 16' 10""E" Length: 53.28'
"North: 174,813.435'" "East: 210,751.396'"

Segment# 39: Line
"Course: S61° 27' 05""E" Length: 62.97'
"North: 174,783.341'" "East: 210,806.710'"

Segment# 40: Line
"Course: S64° 58' 08""E" Length: 50.43'
"North: 174,762.004'" "East: 210,852.403'"

Segment# 41: Line
"Course: S7° 45' 40""W" Length: 12.46'
"North: 174,749.658'" "East: 210,850.721'"

Segment# 42: Line
"Course: S16° 04' 27""E" Length: 127.48'
"North: 174,627.162'" "East: 210,886.017'"

Segment# 43: Line
"Course: S7° 48' 12""E" Length: 229.11'
"North: 174,400.173'" "East: 210,917.124'"

Segment# 44: Line
"Course: S44° 40' 58""E" Length: 194.75'
"North: 174,261.704'" "East: 211,054.069'"

Segment# 45: Line
"Course: S4° 33' 37""E" Length: 748.02'
"North: 173,516.052'" "East: 211,113.542'"

Segment# 46: Line
"Course: S13° 41' 32""E" Length: 83.44'
"North: 173,434.983'" "East: 211,133.293'"

Segment# 47: Line
"Course: S21° 50' 57""E" Length: 78.72'
"North: 173,361.918'" "East: 211,162.590'"

Segment# 48: Line
"Course: S30° 00' 21""E" Length: 78.72'
"North: 173,293.748'" "East: 211,201.957'"

Segment# 49: Line
"Course: S38° 09' 46""E" Length: 71.60'
"North: 173,237.452'" "East: 211,246.198'"

Segment# 50: Line
"Course: S44° 50' 51""E" Length: 197.81'
"North: 173,097.208'" "East: 211,385.698'"

Segment# 51: Line
"Course: S45° 08' 54""W" Length: 309.11'
"North: 172,879.200'" "East: 211,166.559'"

"Perimeter: 6,502.27'" "Area: 459,716Sq.Ft."
Error Closure: 0.029 "Course: S71° 42' 13""E"
Error North : -0.0092 East: 0.0278

"Precision 1: 224,217.24"