



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) 2<sup>nd</sup> 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 2<sup>nd</sup> 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.**

terraccina design

Landscape Architecture • Planning • Civil Engineering #  
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.

terraccina design

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

**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.

terraccina design

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

**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.

terraccina design

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



**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.

terraccina design

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

**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]

terraccina design

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

- 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](mailto: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](mailto:releaseeasements@auroragov.org) for the easement concerns.  
**RESPONSE: Noted**

**16. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto: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](mailto: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](mailto: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.**

terraccina design

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

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#



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

CORE RESPONSE: TPP and bond have been provided to the City.

Switch these to make clear that this is the site plan and not a plat.

CORE RESPONSE: Titles switched for clarity.

CORE RESPONSE: Corrected.

(City)

#### OVERALL SITE NOTES

- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA CITY-IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AT ANY TIME, IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE CITY. THE ISSUANCE OF BUILDING PERMITS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREET LIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET /PEDESTRIAN LIGHTS SHALL BR THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL LAN SHOWING SITE LOCATIONS OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- PRIOR TO THE FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- KINGS POINT NORTH MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE OVERALL KINGS POINT NORTH DEVELOPMENT AREA, DIVIDING THE SCOPE OF WORK BETWEEN THE TWO ISPS FOR KINGS POINT NORTH EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY.

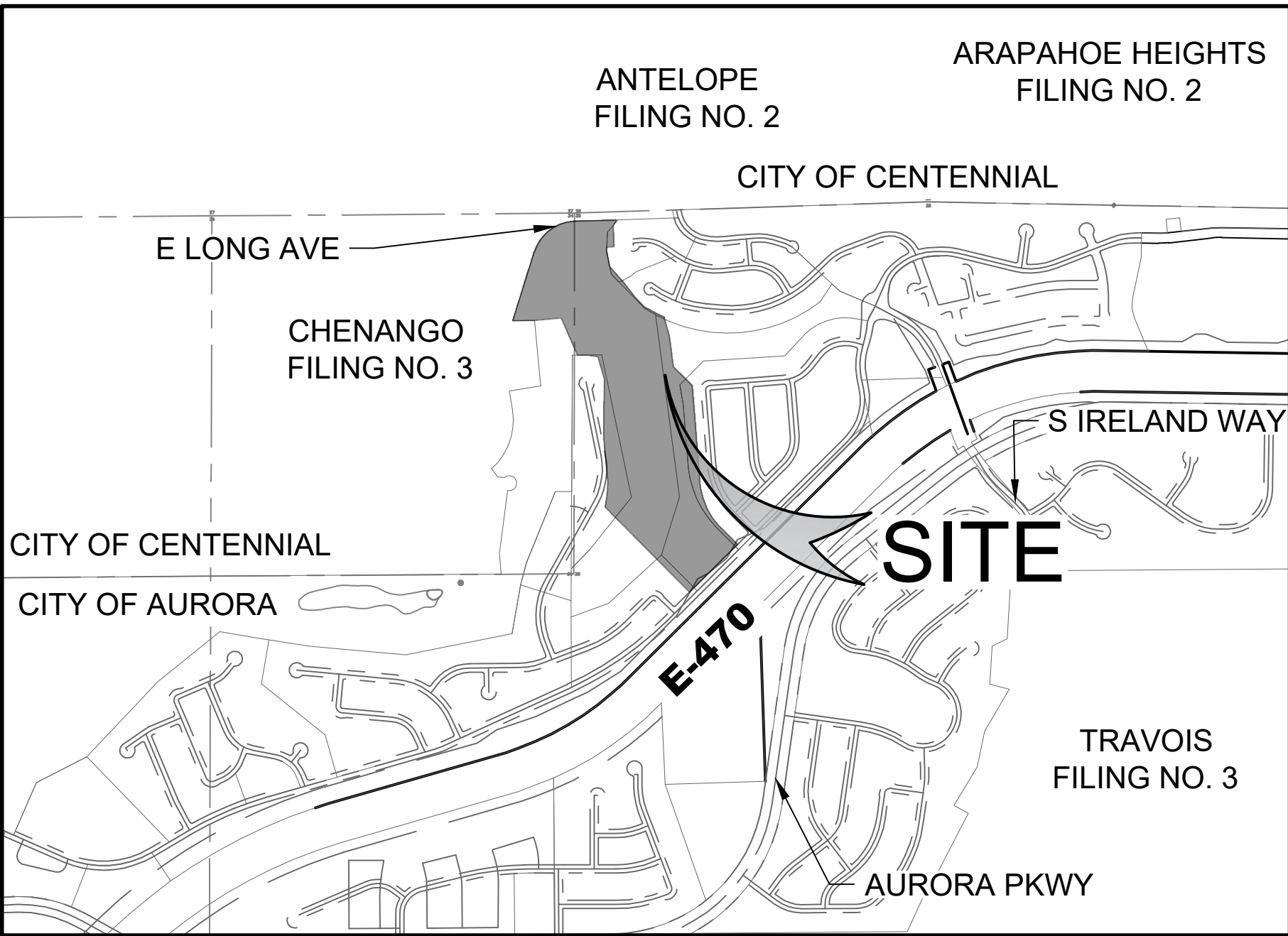
#### ABBREVIATIONS:

Δ DELTA  
AC AIR CONDITIONING UNIT  
AD ALGEBRAIC DIFFERENCE (IN GRADE)  
AE ACCESS EASEMENT  
ASPH ASPHALT  
AVE AVENUE  
BLDG BUILDING  
BLVD BOULEVARD  
BM BENCHMARK  
BMP BEST MANAGEMENT PRACTICE  
BOP BOTTOM OF PIPE  
BOR BOTTOM OF RAMP  
BOS BOTTOM OF STAIR  
BOW BACK OF WALK  
BP BEGIN PROFILE  
BW BOTTOM OF WALL (FG @ WALL FACE)  
CAE CROSS ACCESS EASEMENT  
CCP CITY OF CASTLE PINES  
CDOT CO. DEPT. OF TRANSPORTATION  
CL CENTERLINE  
CMP CORRUGATED METAL PIPE  
CO CLEANOUT  
COL COLUMN  
CON CONCENTRIC  
CONC CONCRETE  
COR CORNER  
CR CURB RAMP / CURB RETURN  
DE DRAINAGE EASEMENT  
DI DUCTILE IRON  
DIA DIAMETER  
DS DOWNSPOUT  
DWG DRAWING  
E EAST / SUPERELEVATION RATE  
EB EASTBOUND  
EAE EMERGENCY ACCESS EASEMENT  
EC EDGE OF CONCRETE  
ECC ECCENTRIC  
EG EXISTING GRADE

EL ELEVATION  
ELEC ELECTRIC  
EM ELECTRIC METER  
ENCL ENCLOSURE  
EOA EDGE OF ASPHALT  
EOC EDGE OF CONCRETE  
EOP EDGE OF PAVEMENT  
EOW EDGE OF WALK  
ESMT EASEMENT  
EX EXISTING  
FDC FIRE DEPARTMENT CONNECTION  
FES FLARED END SECTION  
FH FIRE HYDRANT  
FG FINISH GRADE  
FL FLOWLINE  
FO FIBER OPTIC  
FT FEET  
G GAS  
GB GRADE BREAK  
GM GAS METER  
GND GROUND  
GP GUARD POST  
GR GRADE  
GRL GUARDRAIL  
GRV GRAVEL  
GS GARAGE SLAB  
GV GATE VALVE  
HC HANDICAP  
HOR HORIZONTAL  
HP HIGH POINT  
HW HEADWALL  
IN INCHES OR INLET  
INT INTERSECTION  
INV INVERT  
IRR IRRIGATION  
JT JOINT TRENCH  
K DIST FOR 1% CHANGE OF GRADE  
L LENGTH / LEFT  
LIP LIP OF PAN  
LP LOW POINT

LS LANDSCAPE  
LT LEFT  
MAT MATERIAL  
MAX MAXIMUM  
ME MATCH EXISTING  
MH MANHOLE  
MIN MINIMUM  
MON MONUMENT  
N NORTH  
NO NUMBER  
NTS NOT TO SCALE  
OC ON CENTER  
OH OVERHEAD  
OE OVERHEAD ELECTRICAL  
PB PULL BOX  
PC POINT OF CURVATURE  
PCC PORTLAND CEMENT CONCRETE  
PO POINT OF COMPOUND CURVATURE  
PCR POINT OF CURB RETURN  
PE PROFESSIONAL ENGINEER  
PED PEDESTAL  
PGL PROFILE GRADE LINE  
PI POINT OF INTERSECTION  
PL PROPERTY LINE  
PLS PROFESSIONAL LAND SURVEYOR  
PP POWER POLE  
PR PROPOSED  
PRC POINT OF REVERSE CURVATURE  
PT POINT OF TANGENCY  
PVC POINT OF VERTICAL CURVATURE  
PVI POINT OF VERTICAL INTERSECTION  
PVT PAVEMENT  
PVT POINT OF VERTICAL TANGENCY  
R RADIUS / RIGHT  
RD ROAD  
RE REFERENCE  
RET RETAINING  
REV REVISION  
LIP RIGHT-OF-WAY  
RT RIGHT

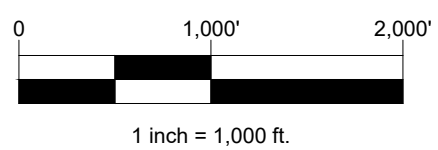
RW RAW WATER  
S SOUTH  
SAN SANITARY SEWER  
SC SURVEY CONTROL  
SD STORM DRAIN  
SEC SECTION  
SS SANITARY SEWER  
ST STREET / STORM  
N NORTH  
STD STANDARD  
SV SERVICE  
SW SIDEWALK  
SWL SWALE  
T TELEPHONE  
TC TOP OF CURB / TRAFFIC CONTROL  
TBC TOP BACK OF CURB  
TELE TELEPHONE / COMMUNICATIONS  
TOB TOP OF BANK  
TOE TOE OF SLOPE  
TOF TOP OF FOUNDATION  
TOP TOP OF PIPE  
TOR TOP OF RAMP  
TOS TOP OF STAIR  
TOW TOE OF WALL  
TW TOP OF WALL  
TV TELEVISION  
TYP TYPICAL  
UE UTILITY EASEMENT  
UT UTILITY  
VC VERTICAL CURVE  
VC&G VERTICAL CURB & GUTTER  
VAULT VAULT  
VERT VERTICAL  
WEST WEST  
WB WEST BOUND  
WLK SIDEWALK  
WM WATER METER  
WT WATER  
XC CROSS-SECTION  
Y1 SINGLE YELLOW STRIPE  
Y2 DOUBLE YELLOW STRIPE



#### AMENDMENTS

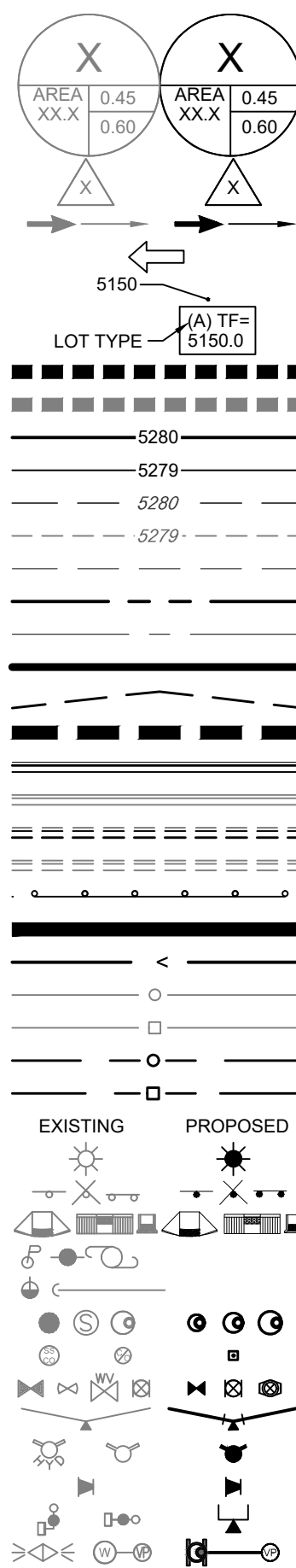
DATE	DESCRIPTION

#### VICINITY MAP



DATA TABLE	
LAND AREA (AC)	34.0
NUMBER UNITS PROPOSED	N/A
NUMBER OF STORIES	N/A
MAX HEIGHT OF BLDGS	N/A
HARD SURFACE AREA (AC)	0.1
OPEN SPACE	34.0
LANDSCAPE AREA	33.9
PHASED NATIVE GRASSES	33.9
PRESENT ZONING CLASSIFICATION	R-1/ R-2
PERMITTED MAX SIGN AREA	N/A
PROPOSED SIGN TYPES AND S.F.	N/A
PARKING SPACES REQ.	N/A
PARKING SPACES PROVIDED	N/A
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
LOT AREA	N/A
TRACT AREA	34.0
PUBLIC R.O.W. AREA (AC)	14.0

#### LEGEND



#### SHEET INDEX

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

#### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS

DAY OF \_\_\_\_\_ AD, 2022

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

OWNER'S CERTIFICATE  
THE INFRASTRUCTURE SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL HEREIN. CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA. IN WITNESS THEREOF, KINGSPONT LLC HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2022

BY: \_\_\_\_\_ (OWNERS)

STATE OF COLORADO \_\_\_\_\_ 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@TERRACINADSIGN.COM

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

#### CITY / TOWN

CITY OF AURORA

AURORA, CO 80016

#### BENCHMARK

CITY OF AURORA BENCHMARK NUMBER 556635NE001 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.

PROJECT BENCHMARK ELEVATION = 6057.71 FEET  
(NAVD 88 DATUM)

#### BASIS OF BEARING

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

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



#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMISSION TO THE CITY OF AURORA	9/14/22	RH
2	SECOND SUBMITTAL TO THE CITY OF AURORA	3/01/23	RH

PRAIRIE POINT SUBDIVISION  
AURORA, CO  
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN  
COVER

NOT FOR CONSTRUCTION

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

JOB NO.  
19-032  
SHEET  
1



2022-07-01 (11:44 AM)

X:\19-032 Kings Point\Civil\CAD\Plans\Antelope Creek\Site Plan

2 LEGAL DESCRIPTION.dwg

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED 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. 1845357 IN SAID OFFICIAL RECORDS;

**CORE RESPONSE: R.O.W. has not yet been recorded.**

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 44°51'08" WEST, A DISTANCE OF 494.91 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;

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:

1. 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;

2. 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.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

DESIGNED BY: MJH

DRAWN BY: MJ8

CHECKED BY: MHN

JOB NO.

19-032

SHEET

2

NOT FOR CONSTRUCTION

PRAIRIE POINT SUBDIVISION

AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

LEGAL DESCRIPTION

Know what's below.  
Call before you dig.

811

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

CORE CONSULTANTS, INC.

3473 S. BROADWAY

DENVER, CO 80113

303.703.4444

LIVEYOURCORE.COM

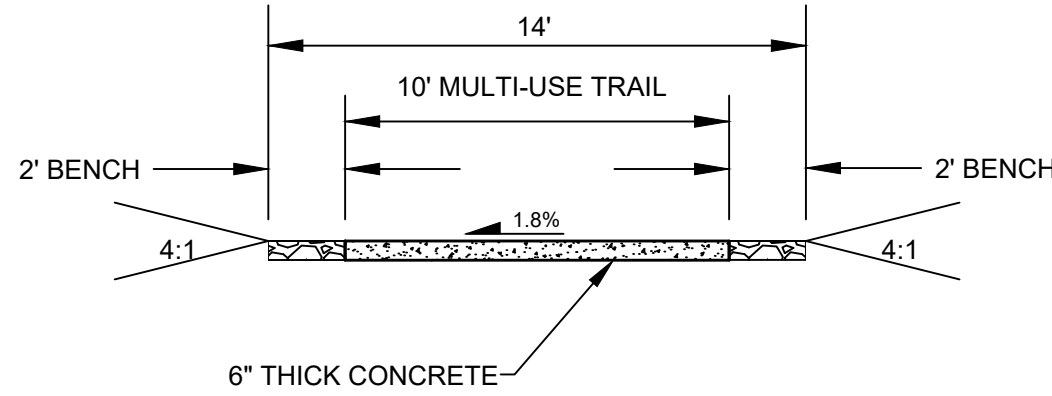
CORE

LAND DEVELOPMENT

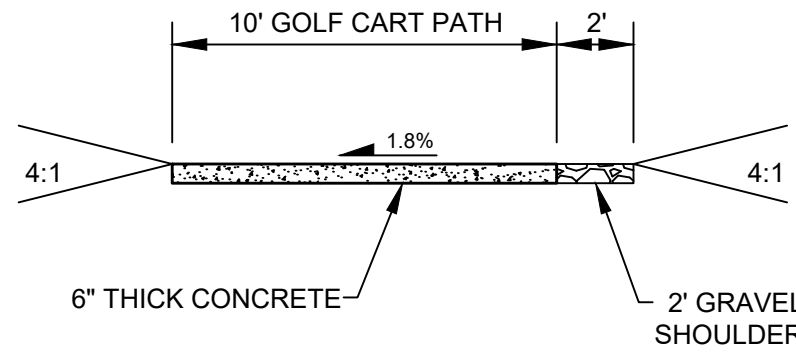
ENERGY

PUBLIC INFRASTRUCTURE

# TYPICAL TRAIL CROSS-SECTIONS



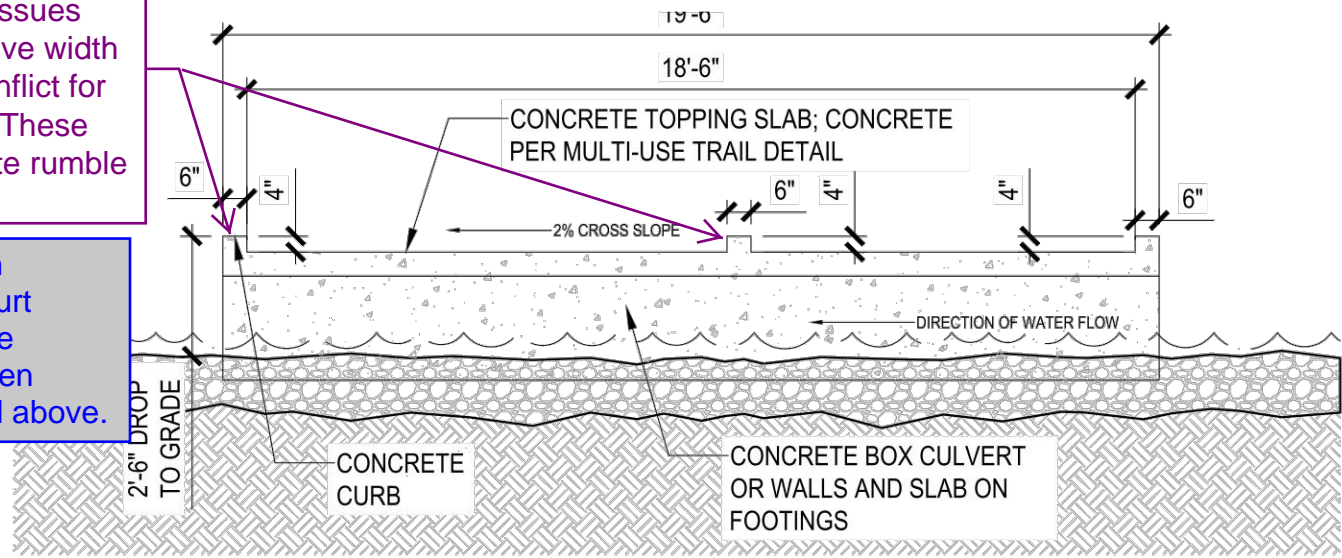
10FT REGIONAL TRAIL AND  
MAINTENANCE TRAIL (PUBLIC)  
SCALE: N.T.S.



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.



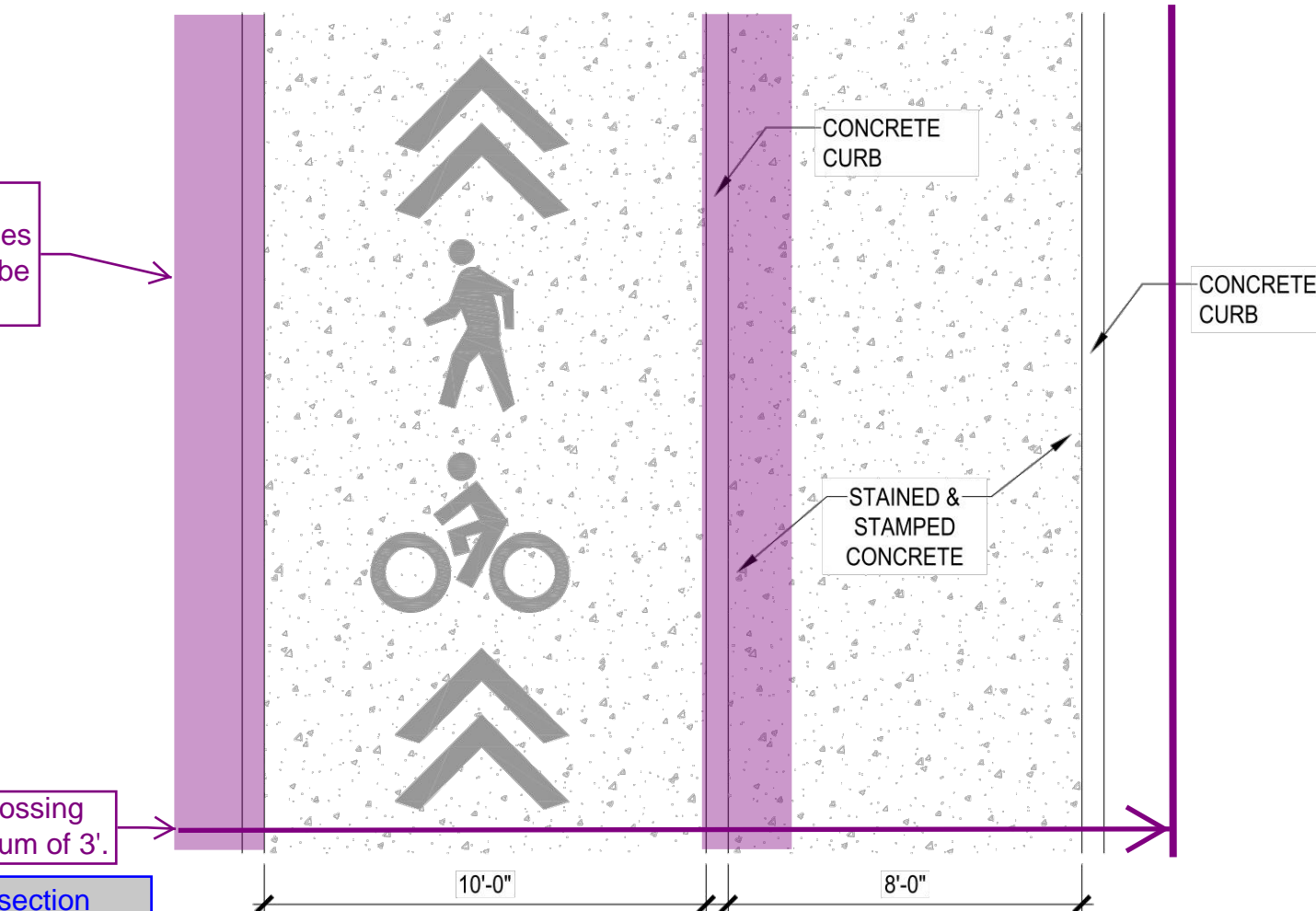
1 18' LOW FLOW CROSSING WITH CURB - SECTION VIEW  
1/4" = 1'-0"

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"  
0" 4" 2" 1"

2/16/2023 4:54 PM 4:54 PM P:\AURORA\WATER FOLDERS\KINGS POINT\CROSSINGS - ANTELOPE CREEK\EXTERNAL\LOW FLOW CROSSINGS.dwg 18' CURB

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  
TYPICAL TRAIL CROSS-SECTIONS

NOT FOR  
CONSTRUCTION

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

JOB NO.  
19-032

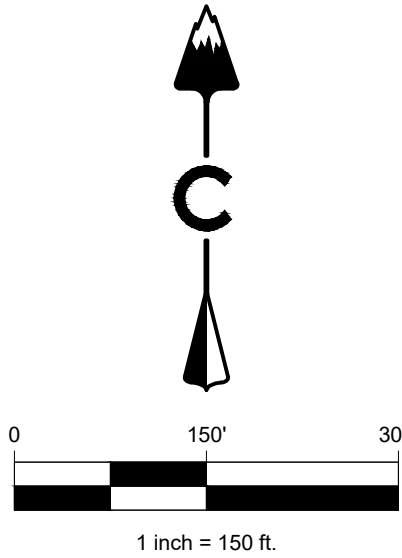
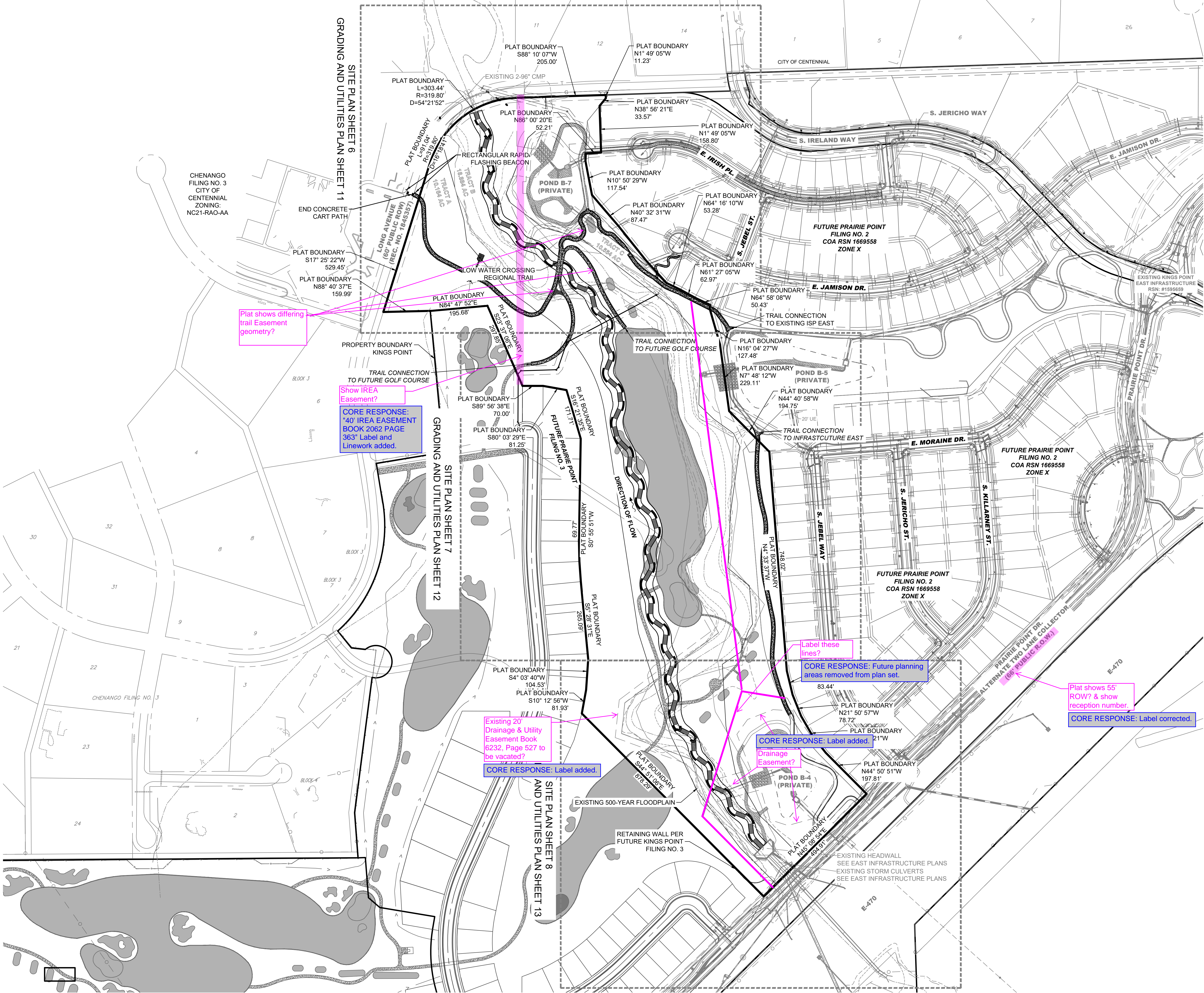
SHEET  
4

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

CORE

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE





LEGEND

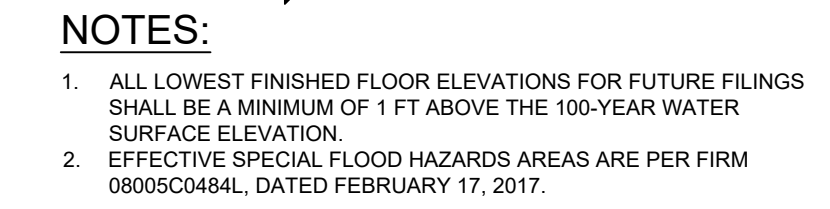
- |     |                                  |
|-----|----------------------------------|
| --- | EASEMENT                         |
| --- | RIGHT OF WAY (R.O.W.)            |
| --- | CENTERLINE                       |
| --- | PROJECT BOUNDARY                 |
| --- | SIGHT TRIANGLE                  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

NOTES:

1. ALL LOWEST FINISHED FLOOR ELEVATIONS FOR FUTURE FILINGS SHALL BE A MINIMUM OF 1 FT ABOVE THE 100-YEAR WATER SURFACE ELEVATION.
2. EFFECTIVE SPECIAL FLOOD HAZARDS AREAS ARE PER FIRM 08050484L, 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.

<b>CORE</b> CORE CONSULTANTS, INC. 34733 S. BROADWAY AURORA, CO 80013 303.703.4444 LIVEYOURCORE.COM	LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE
	Know what's below. Call before you dig. <b>811</b>
<b>PRAIRIE POINT SUBDIVISION</b> AURORA, CO	<b>ANTELOPE CREEK INFRASTRUCTURE SITE PLAN</b> OVERALL SITE PLAN
NOT FOR CONSTRUCTION	
DESIGNED BY: MJH DRAWN BY: MJH CHECKED BY: MHN	
JOB NO. 19-032	
SHEET 5	

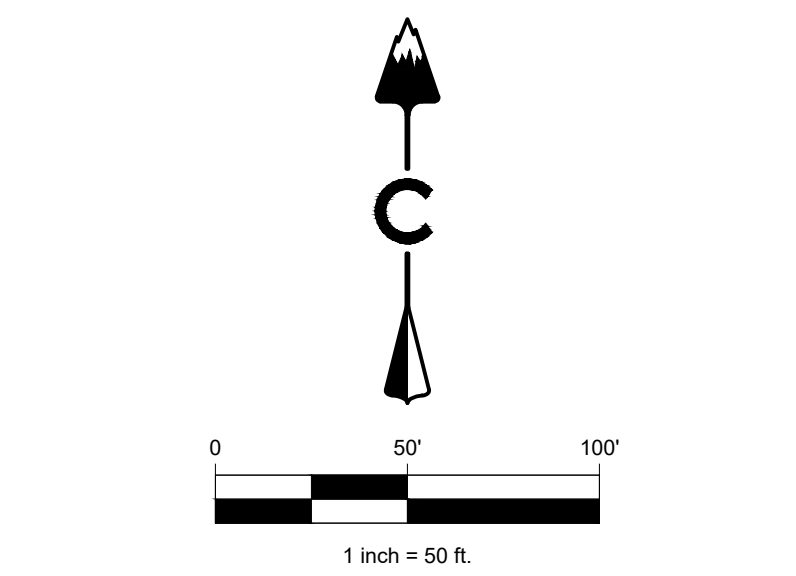
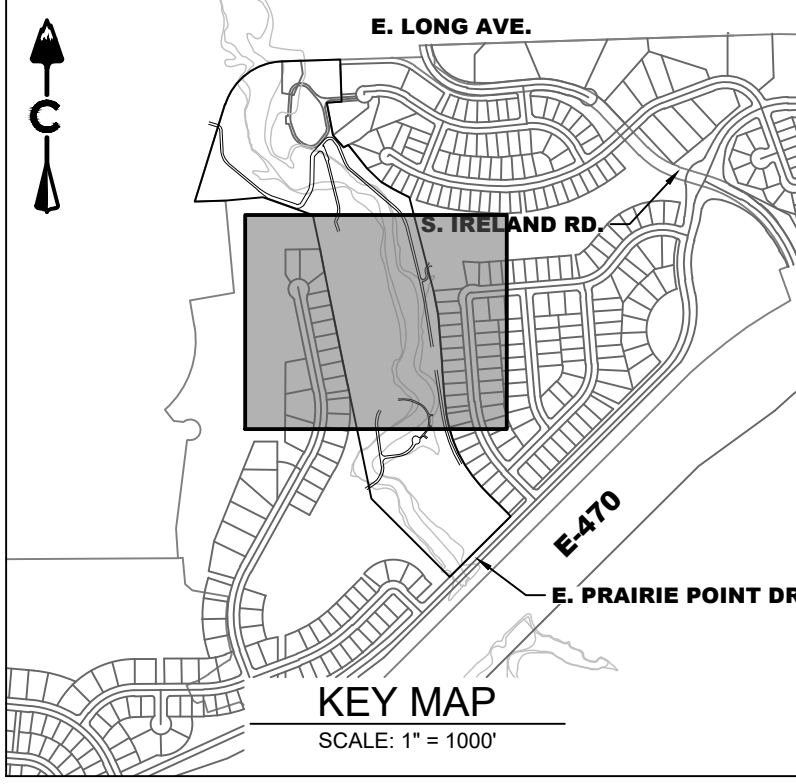




JOB NO.  
19-032

SHEET  
6





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
	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.

CORE

CONSULTANTS, INC.

3473 S. BROADWAY

AURORA, CO 80013

303.703.4444

LIVE@YOURCORE.COM

LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

Know what's below.

Call before you dig.

811

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

PRAIRIE POINT SUBDIVISION

AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

SITE PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: MJH

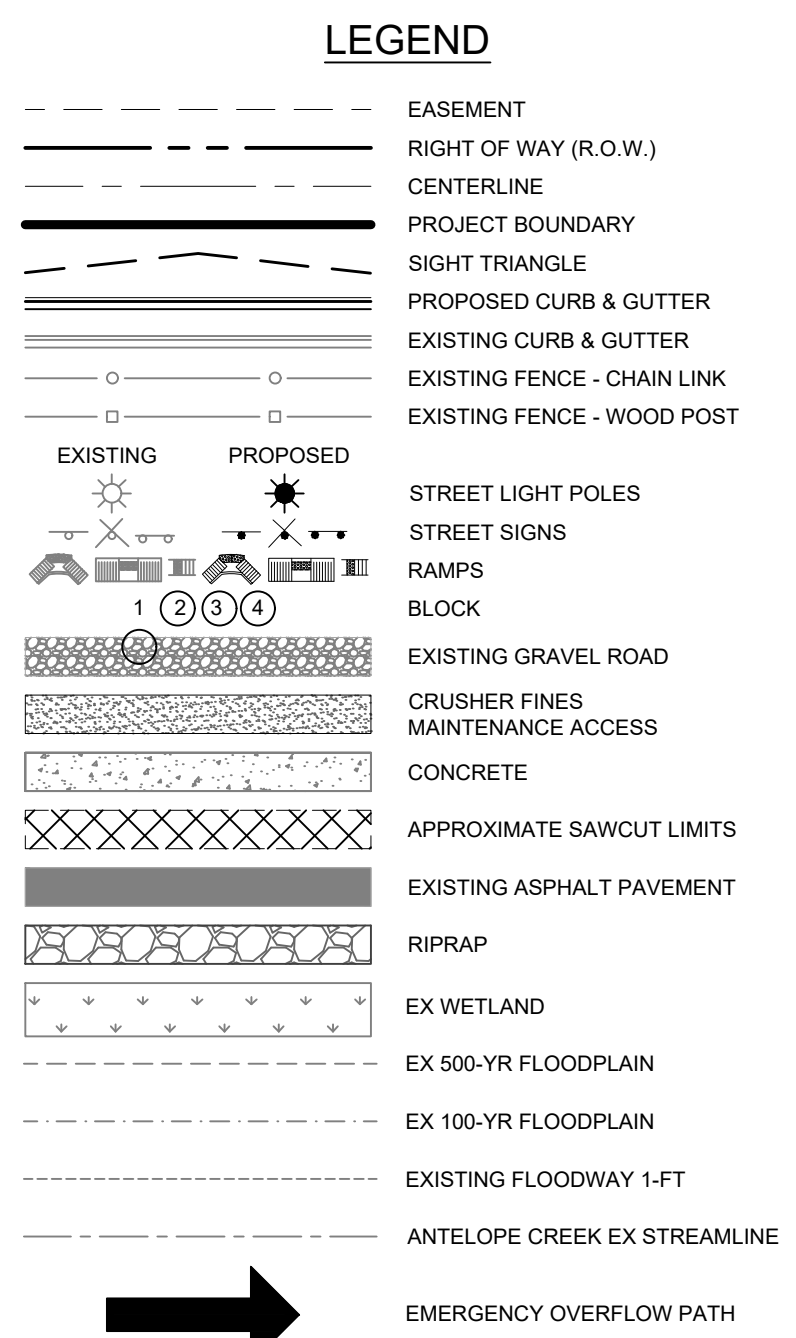
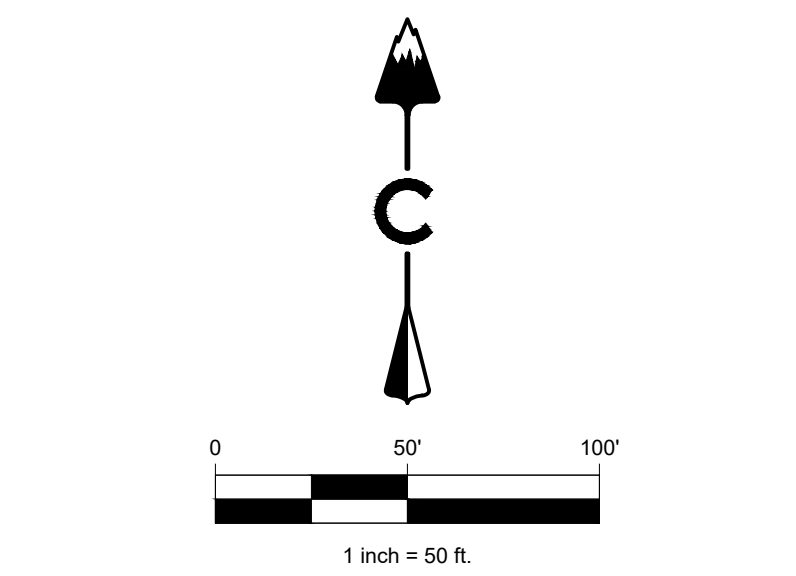
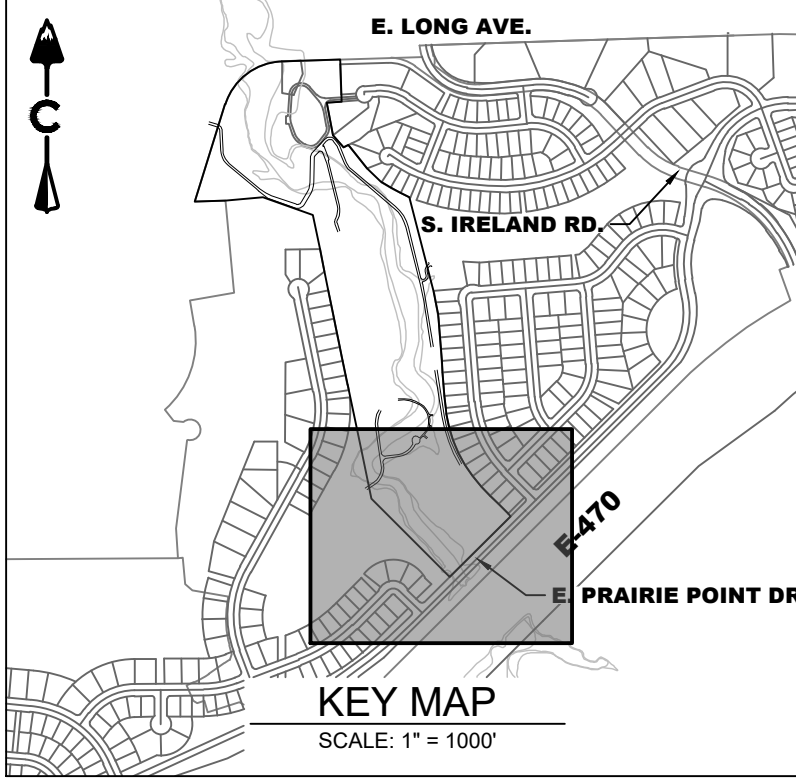
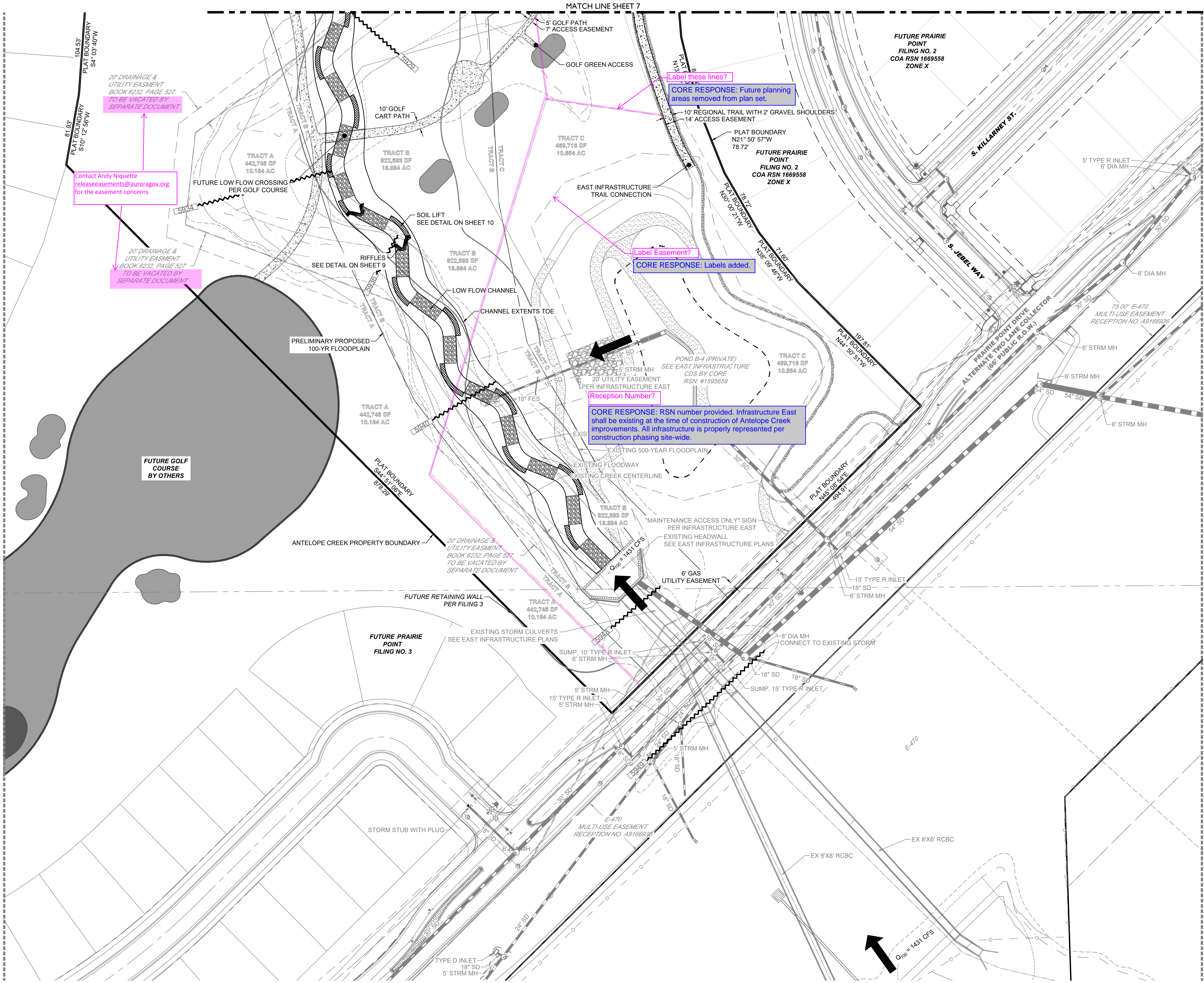
DRAWN BY: MJH

CHECKED BY: MHN

JOB NO. 19-032

SHEET 7





- 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 0805C0484L, DATED FEBRUARY 17, 2017.

CORE

CONSULTANTS INC.

34733 BROADWAY

AURORA, CO 80113

303.703.4444

LIVEYOURCORE.COM

LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

Know what's below.

Call before you dig.

811

#	REVISION	DESCRIPTION	DATE	BY	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

SITE PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: MJH

DRAWN BY: MJH

CHECKED BY: MHN

JOB NO.

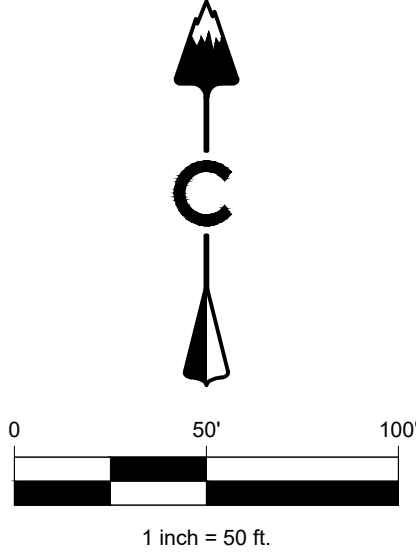
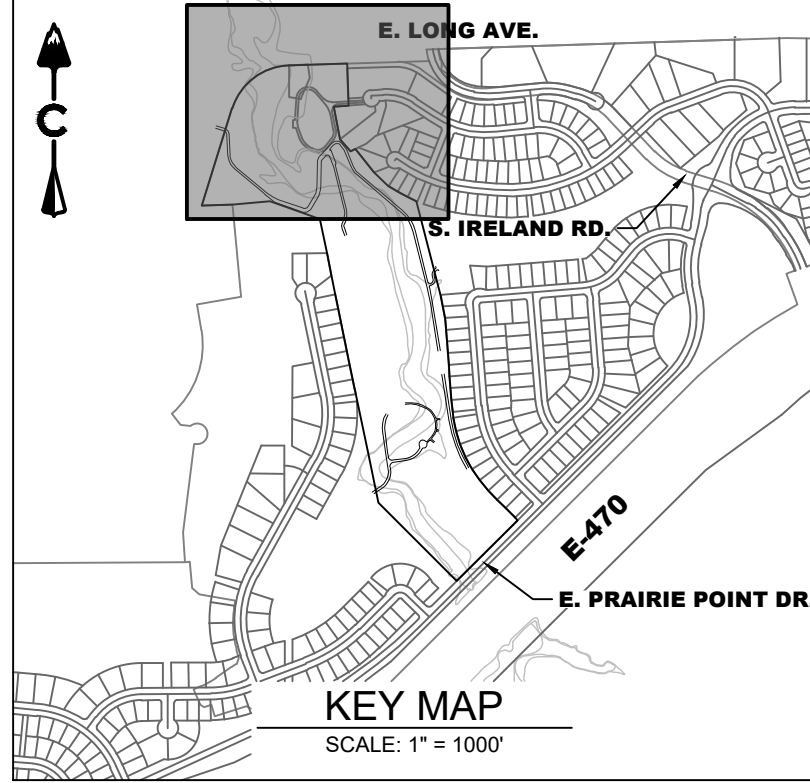
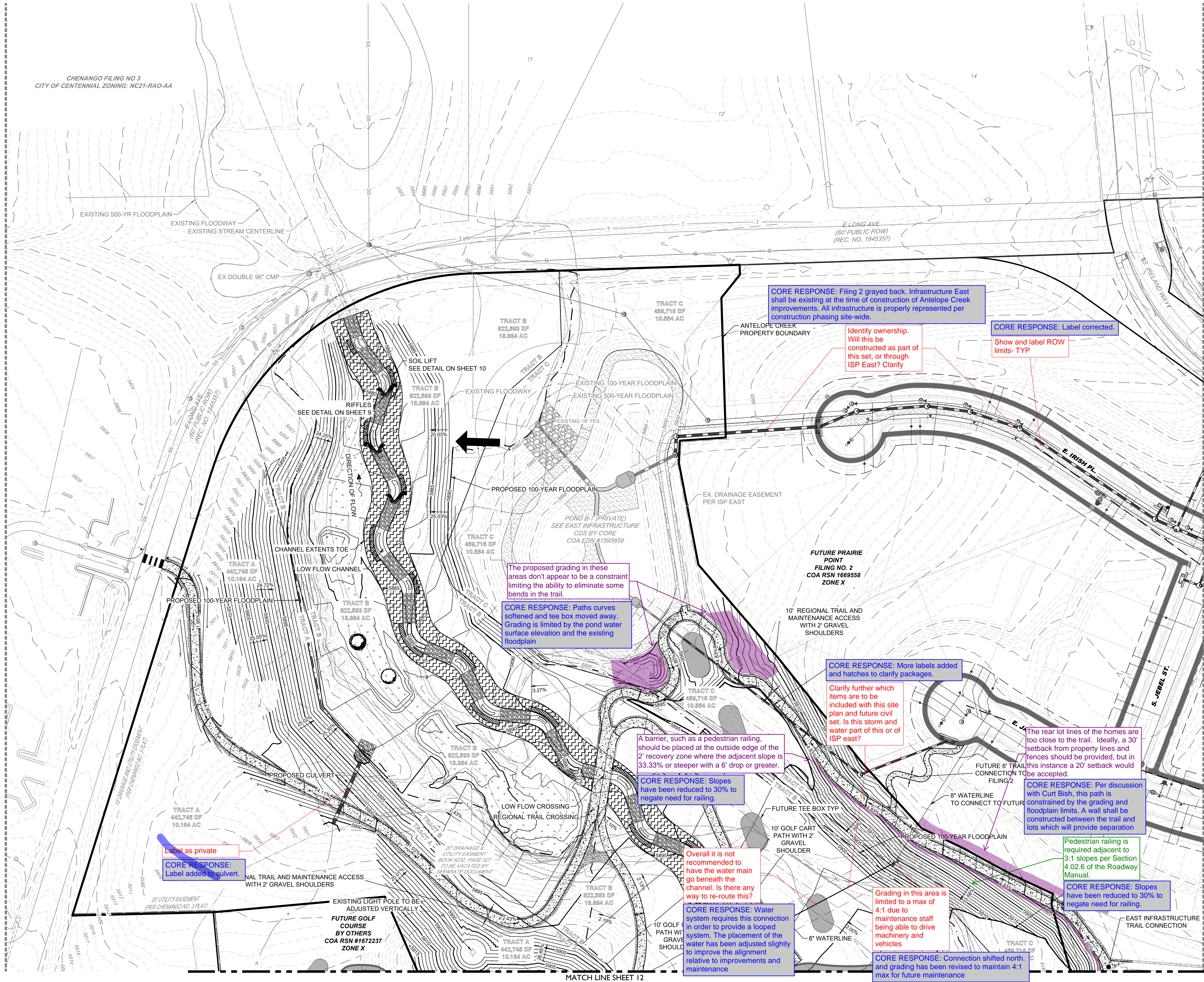
19-032

SHEET

8



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:

- 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

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

#	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  
GRADING PLAN 1

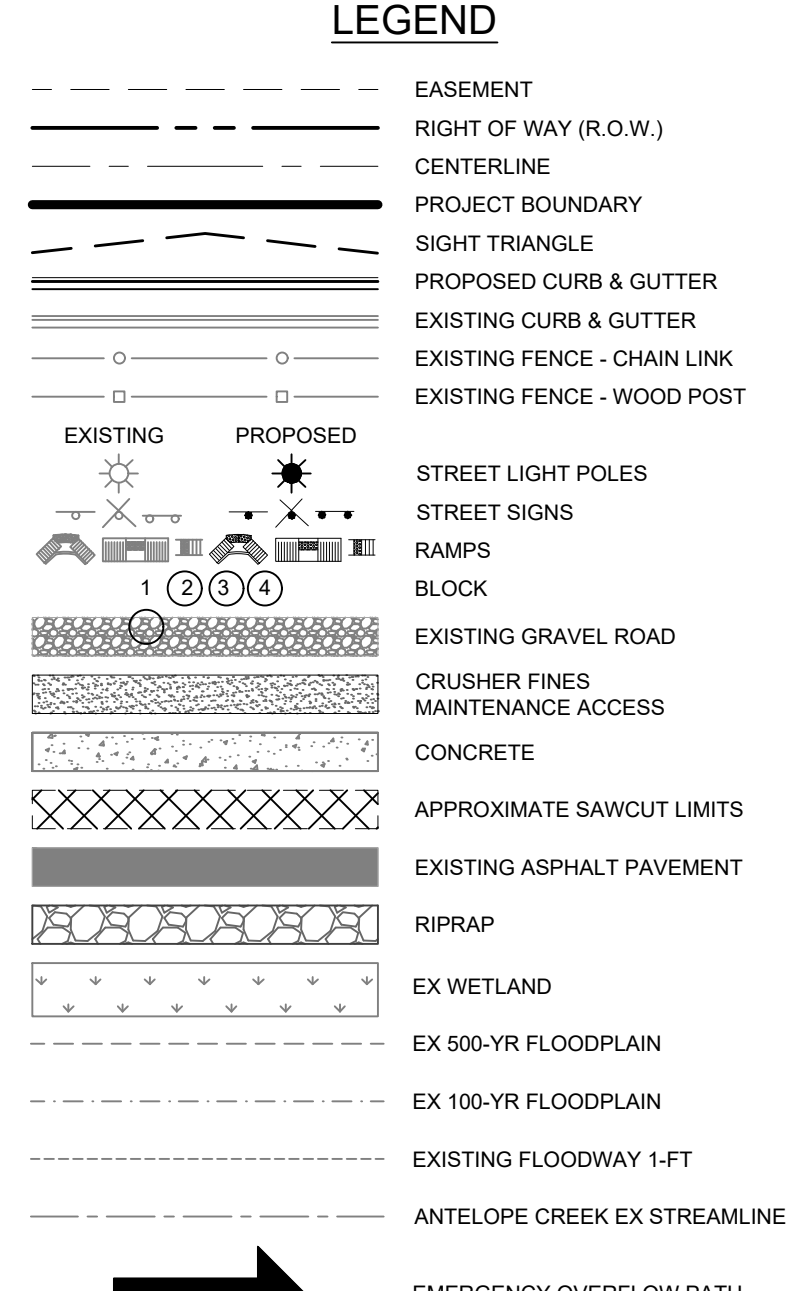
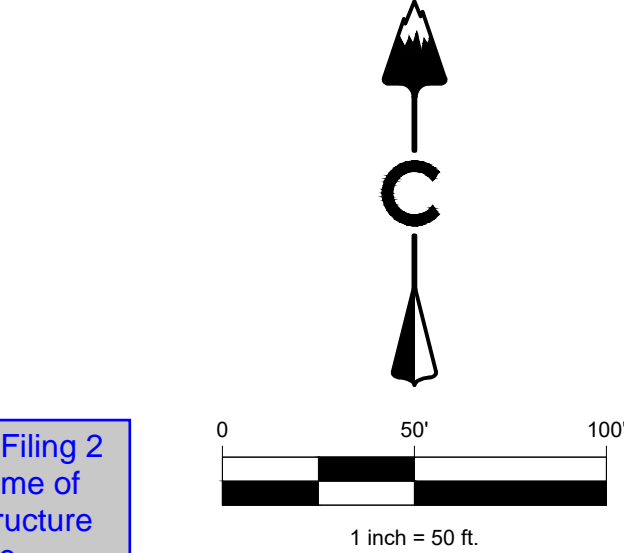
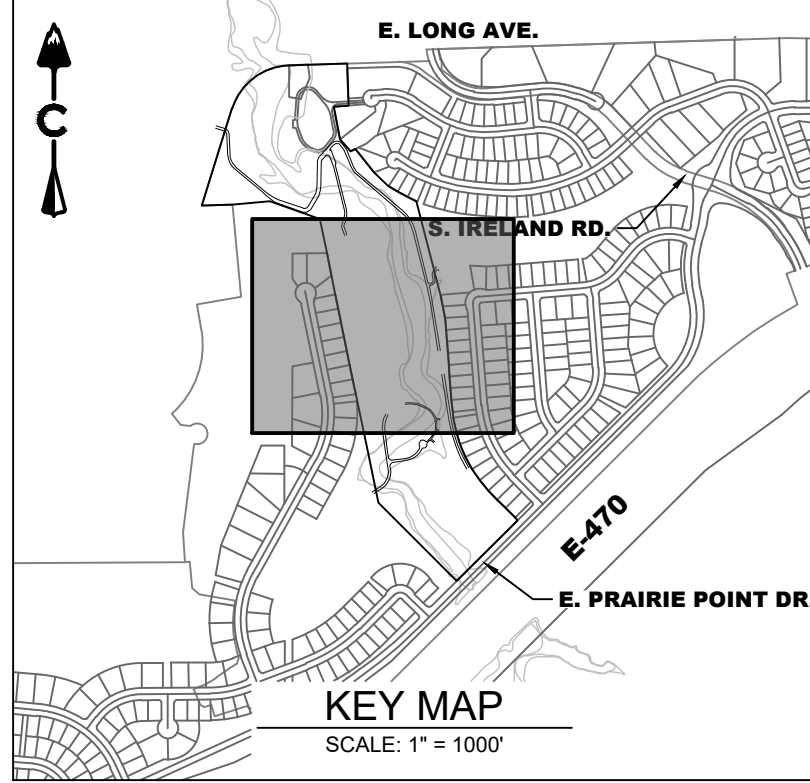
DESIGNED BY: MJH  
DRAWN BY: MJH  
CHECKED BY: MHN

JOB NO.  
19-032

SHEET  
11

NOT FOR CONSTRUCTION





- 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

Know what's below.  
Call before you dig.

811

Core Consultants, Inc.  
3473 S. Broadway  
Aurora, CO 80013  
303.703.4444  
LIVEYOURCORE.COM

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

PRAIRIE POINT SUBDIVISION  
AURORA, CO

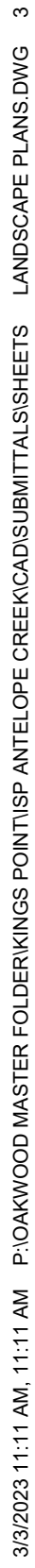
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN  
GRADING PLAN 2

NOT FOR  
CONSTRUCTION

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





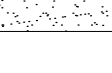



JOB NO.  
19-032  
SHEET  
12





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.



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

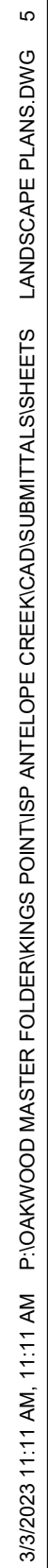
Have these legends on each landscape plan sheet been updated? Is Winter King Hawthorn still being proposed, as it's no longer in the plant schedule on sheet LN.2.



NOT FOR CONSTRUCTION

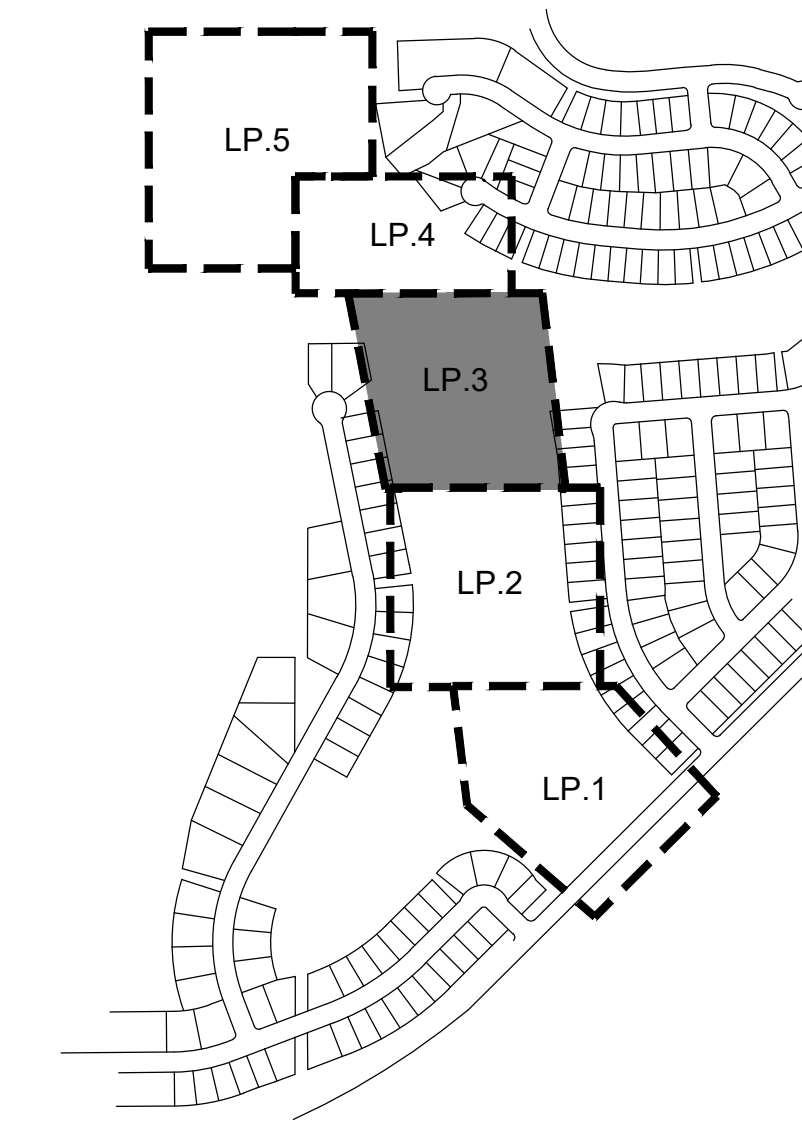
March 3, 2023










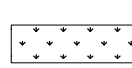

NOTES:

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.



## 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	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, 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 X TRIUMPH	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 LAEVIATA '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 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUM
FPP	FONES TIERA PUBESCENS VAR. PUBESCENS	PRIVET, WHITE MEXICO
PAR	PEROVSKIA ATRIPICIFOLIA	SAGE, RUSSIAN

NOT FOR CONSTRUCTION

PROJECT NAME

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

SHEET TITLE

LANDSCAPE  
PLANS

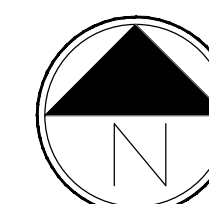
SHEET NUMBER

## LP.3

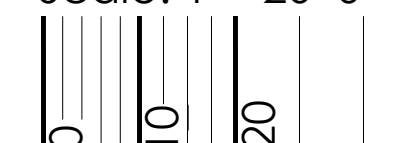
March 3, 2023



Know what's below.  
Call before you dig

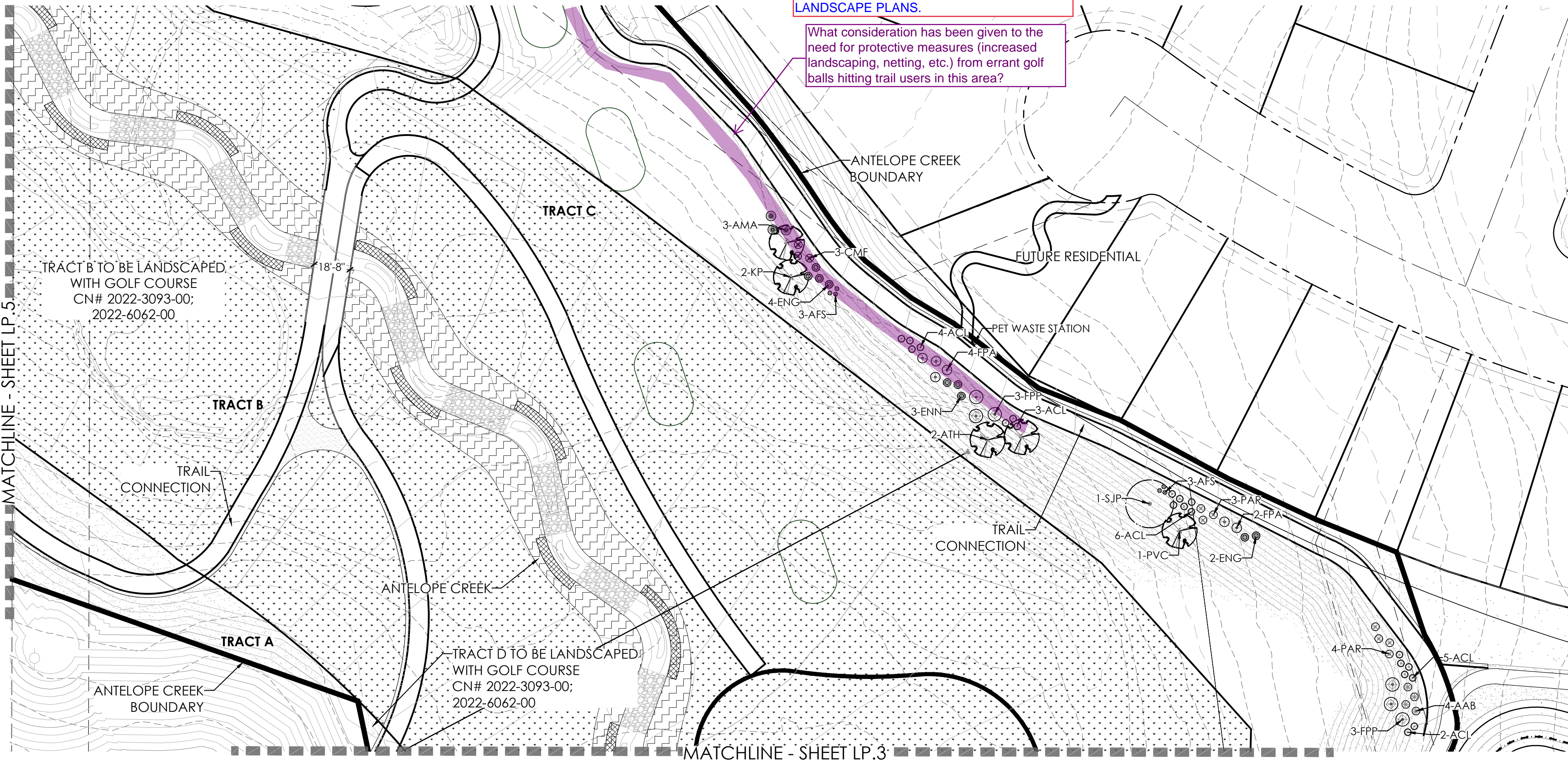


Scale: 1"= 20'-0"



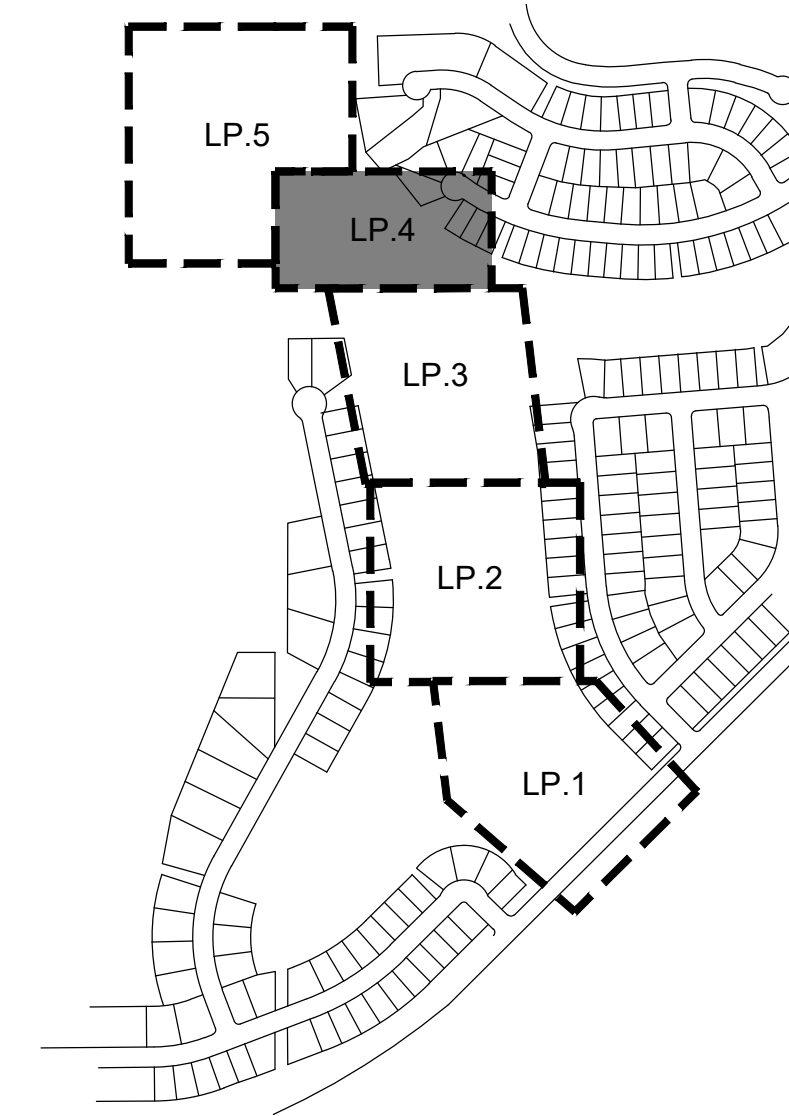
40





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.



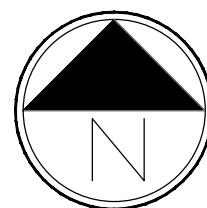
KEYMAP

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	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		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
PVC	PRUNUS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CMF	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	APACHE PLUME
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN



Scale: 1"= 40'-0"



NOT FOR CONSTRUCTION

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

SHEET TITLE

LANDSCAPE  
PLANS

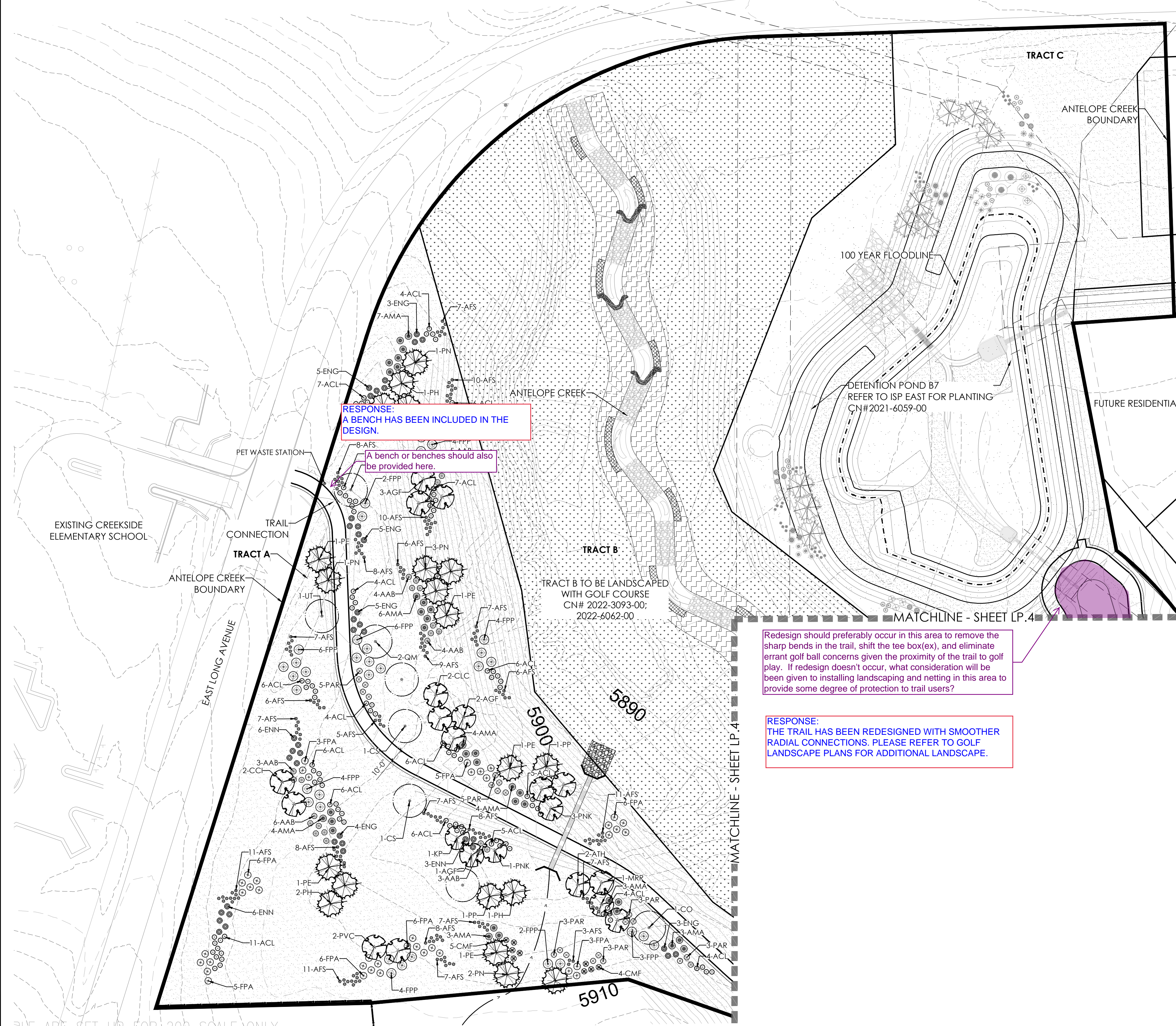
SHEET NUMBER

LP.4

March 3, 2023

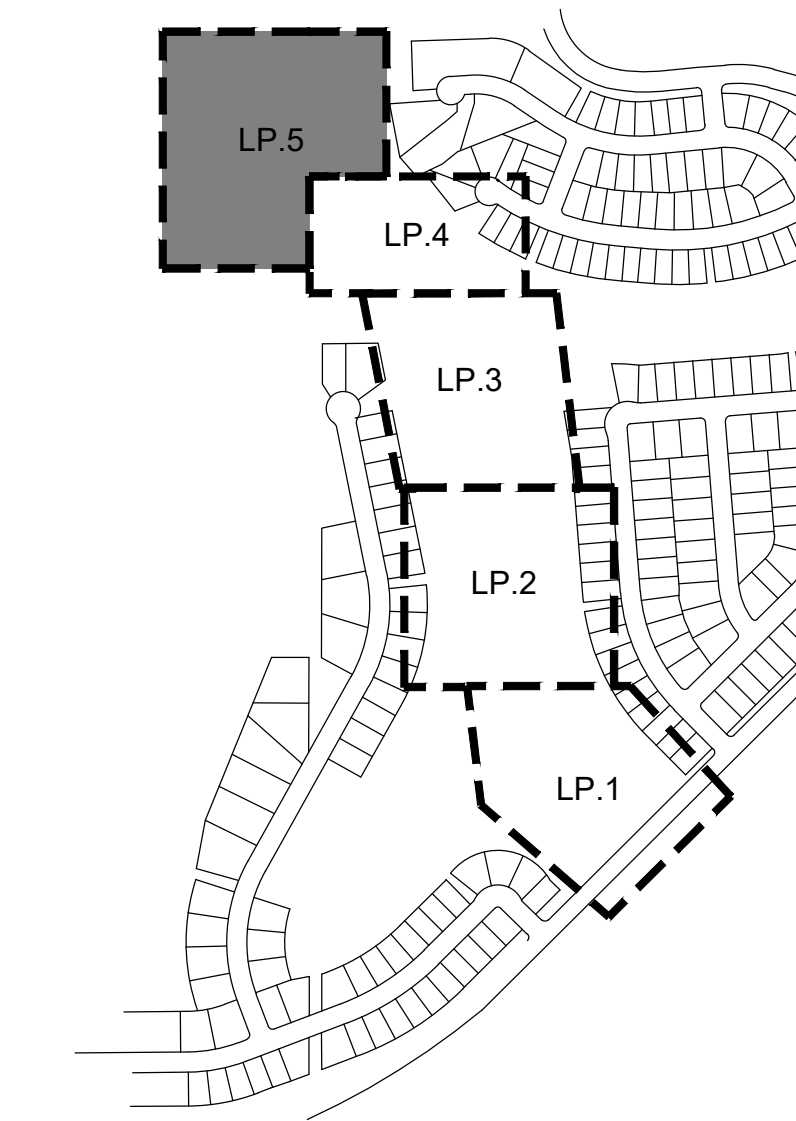
PROJECT NAME








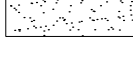
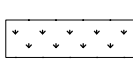


NOTES:

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.



## 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	GLADSTISIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLADSTISIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR
QI	QUERCUS LACEYI	OAK, TEXAS RED
QS	QUERCUS 'SHUMMARD'	OAK, SHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UT	ULMUS X TRIUMPH	ELM, TRIUMPH
<b>ORNAMENTAL TREES</b>		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADLOW
ACF	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	GOLDENDRAIN 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 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
AMR	AMORPHEA CANADICA	LEAD PLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CMF	CHAMAEBATARIA 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

NOT FOR CONSTRUCTION

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

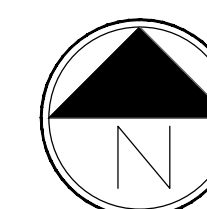
SHEET TITLE

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

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;

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;

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;

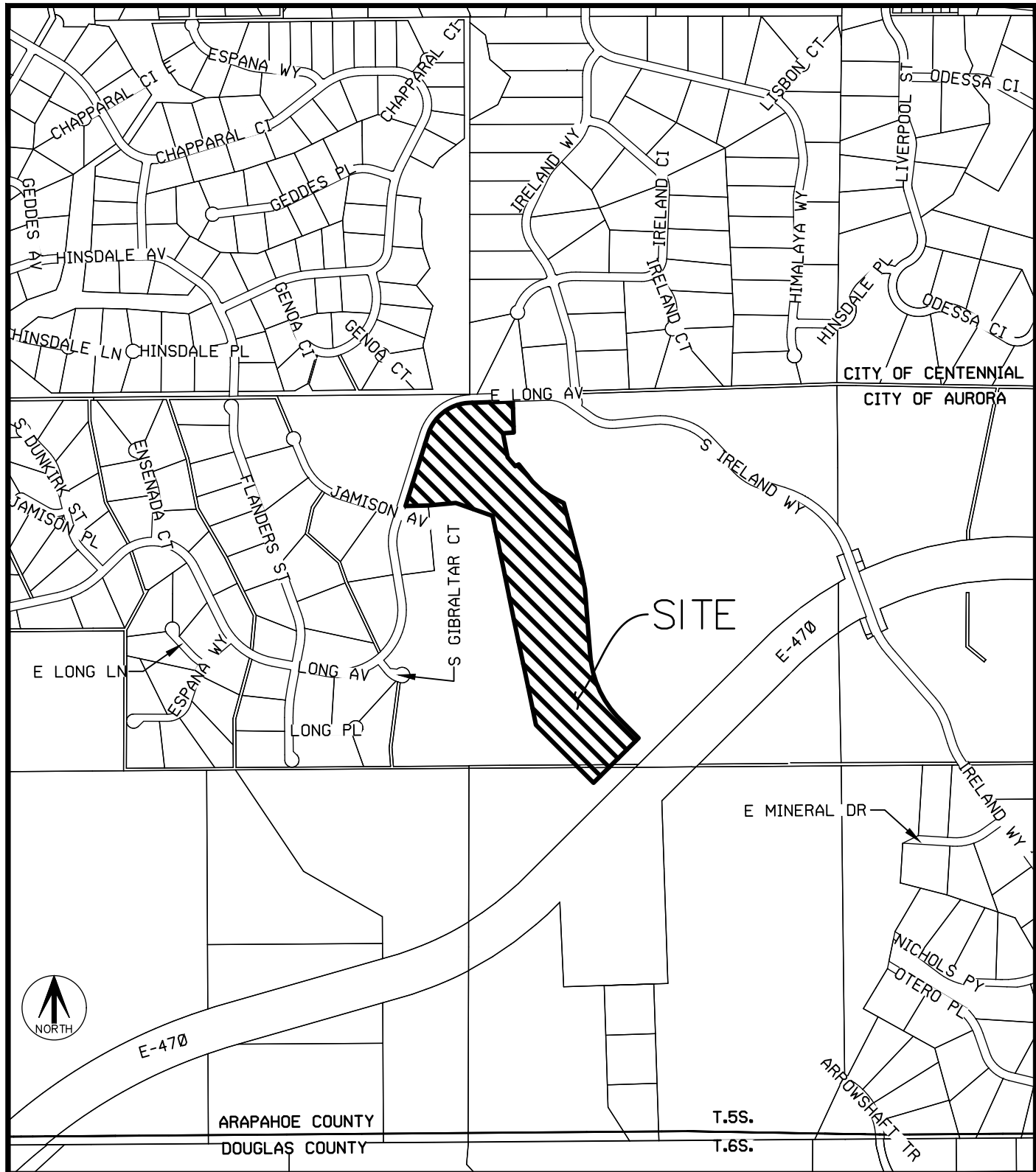
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

- 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.

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.



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.

Removed

Remove (FKA KINGS POINT NORTH)

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

Revised

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT: THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_, 20\_\_\_\_.

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

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

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

CITY OF AURORA APPROVALS

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 \_\_\_\_\_

Will add when known

FOR REVIEW

Will add when known

**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:	N/A
SHEET 1 OF 6	

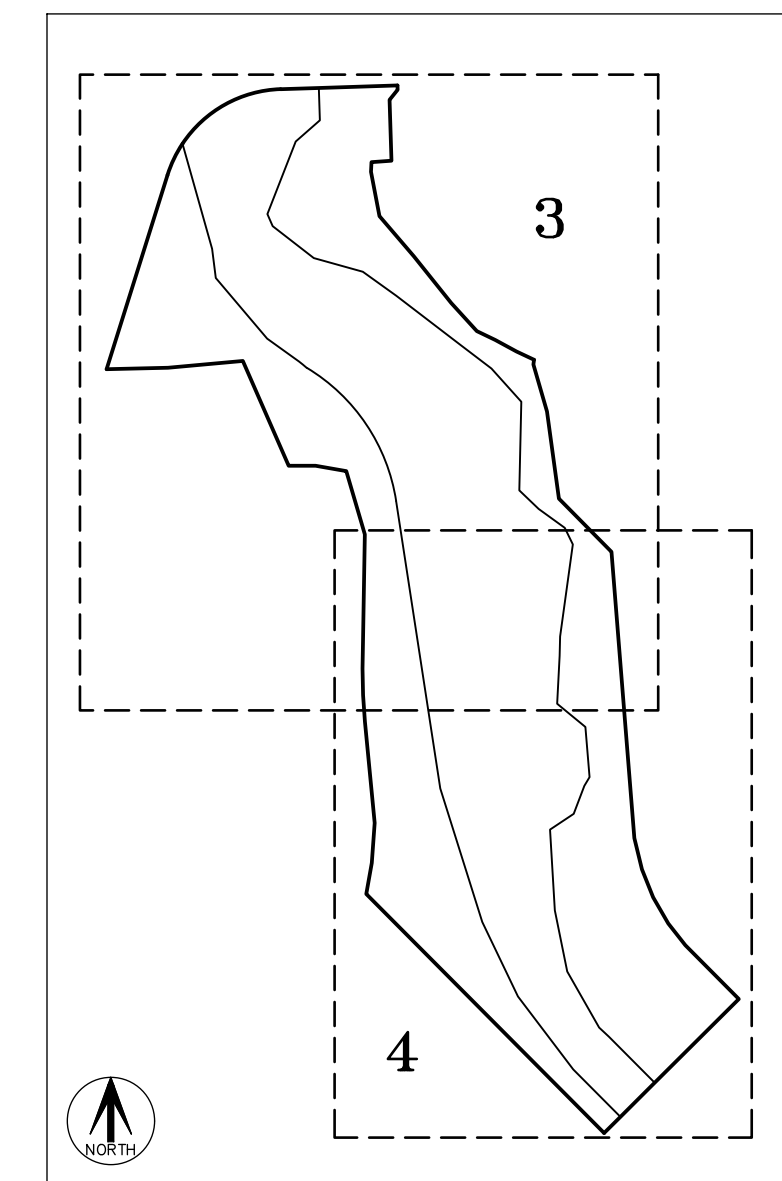
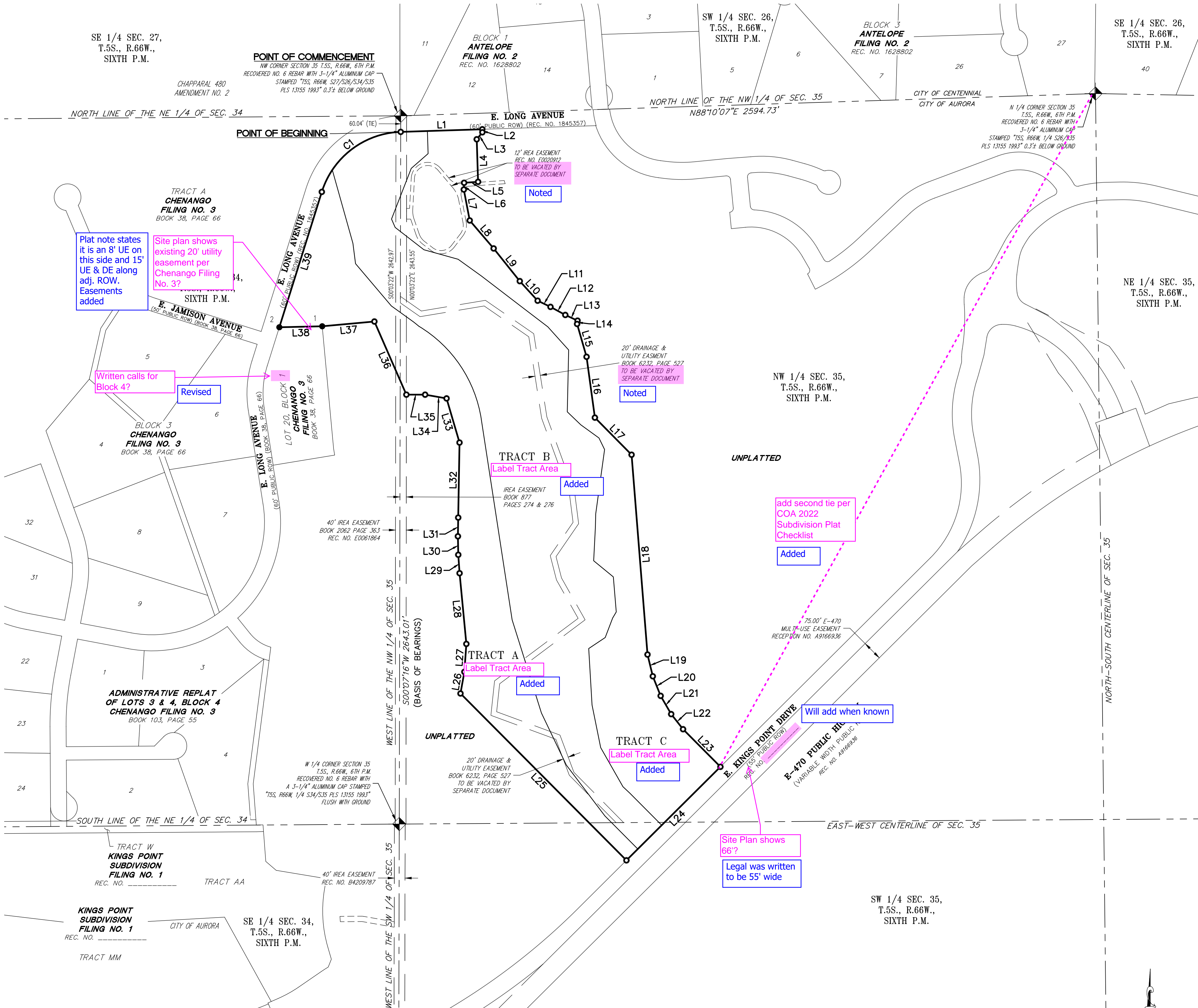
LAST REVISED: 2023-02-24

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



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

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



KEY MAP  
SCALE: 1" = 500'

## LEGEND

- RECOVERED SECTION CORNER AS SHOWN HEREON
- 1 ● SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- 2 ● RECOVERED NO. 5 REBAR
- 2 ● 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	304.6
L2	S01°49'05"E	11.2
L3	S38°56'21"W	13.25
L4	S01°49'05"E	158.8
L5	S86°00'20"W	52.2
L6	S02°43'53"W	25.1
L7	S10°50'29"E	117.5
L8	S40°32'31"E	137.3
L9	S38°39'09"E	156.1
L10	S42°25'08"E	98.8
L11	S64°16'10"E	53.2
L12	S61°27'05"E	62.9
L13	S64°58'08"E	50.4
L14	S07°45'40"W	12.46
L15	S16°04'27"E	127.4
L16	S07°48'12"E	229.1
L17	S44°40'58"E	194.7
L18	S03°33'37"E	748.0
L19	S13°41'32"E	83.4
L20	S21°50'57"E	78.7

LINE TABLE		
LINE	BEARING	LENGTH
L21	S30°00'21"E	78.72
L22	S38°09'46"E	71.60
L23	S44°50'51"E	197.8
L24	S45°08'54"W	494.9
L25	N44°51'06"W	878.2
L26	N10°12'56"E	81.93
L27	N04°03'40"E	104.5
L28	N05°28'31"W	265.0
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	280.0
L33	N16°21'35"W	171.7
L34	N80°03'29"W	81.25
L35	N89°56'38"W	70.00
L36	N23°37'06"W	297.8
L37	S84°47'52"W	195.6
L38	S88°40'37"W	159.9
L39	N17°25'22"E	529.4

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

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

DEVELOPER  
OAKWOOD HOMES

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

DATE OF PREPARATION:	08-10-2022
----------------------	------------

SCALE: 1" = 200'

SHEET 2 OF 6

**AZTEC**  
CONSULTANTS, INC.

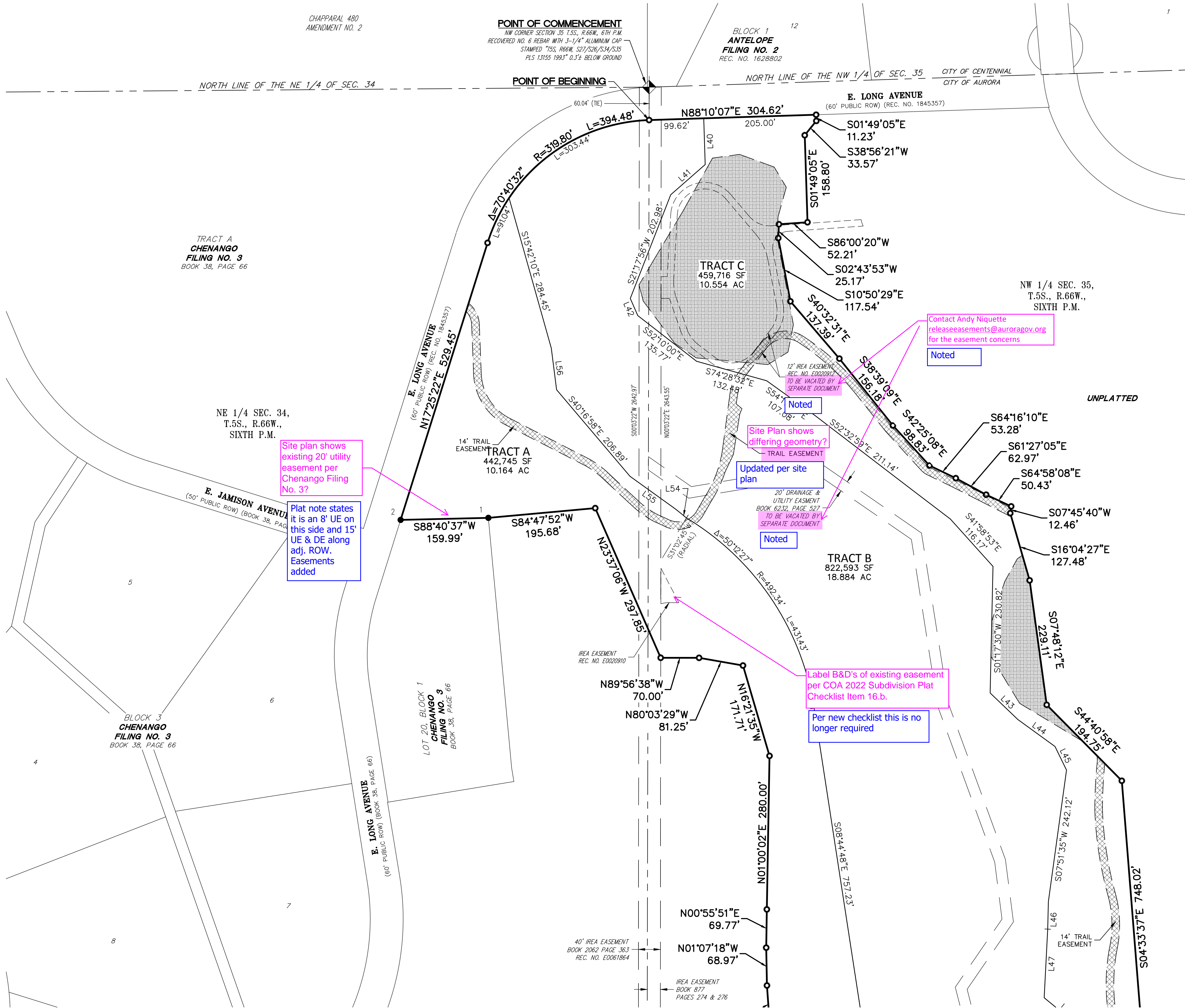
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)

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



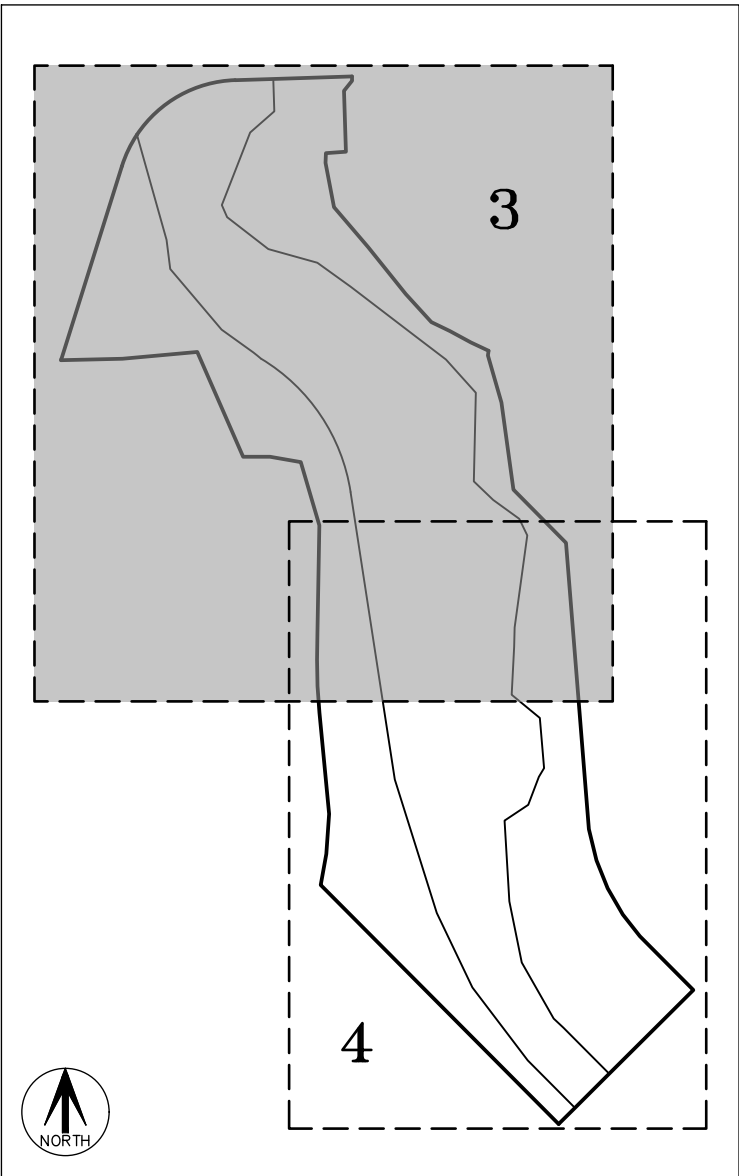
ANTELOPE CREEK SUBDIVISION FILING NO. 1 (FKA KINGS POINT NORTH)

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



**LEGEND**

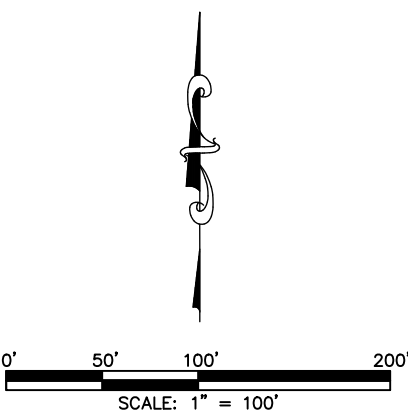
- Recovered Section Corned as shown hereon
- Set No. 5 x 18" rebar with 1-1/4" pink plastic cap stamped "AZTEC PLS 38636"
- Recovered No. 5 rebar
- Recovered No. 5 rebar with 1-1/2" aluminum cap stamped "MERRICK LS 13155"
- (ROW) Right-of-Way
- Access Easement See Sheet 5 for Easement Details
- Drainage Easement See Sheet 6 for Easement Details



KEY MAP  
SCALE: 1" = 500'

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	17°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.

<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
	SCALE:	1" = 100'
SHEET 3 OF 6		

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



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

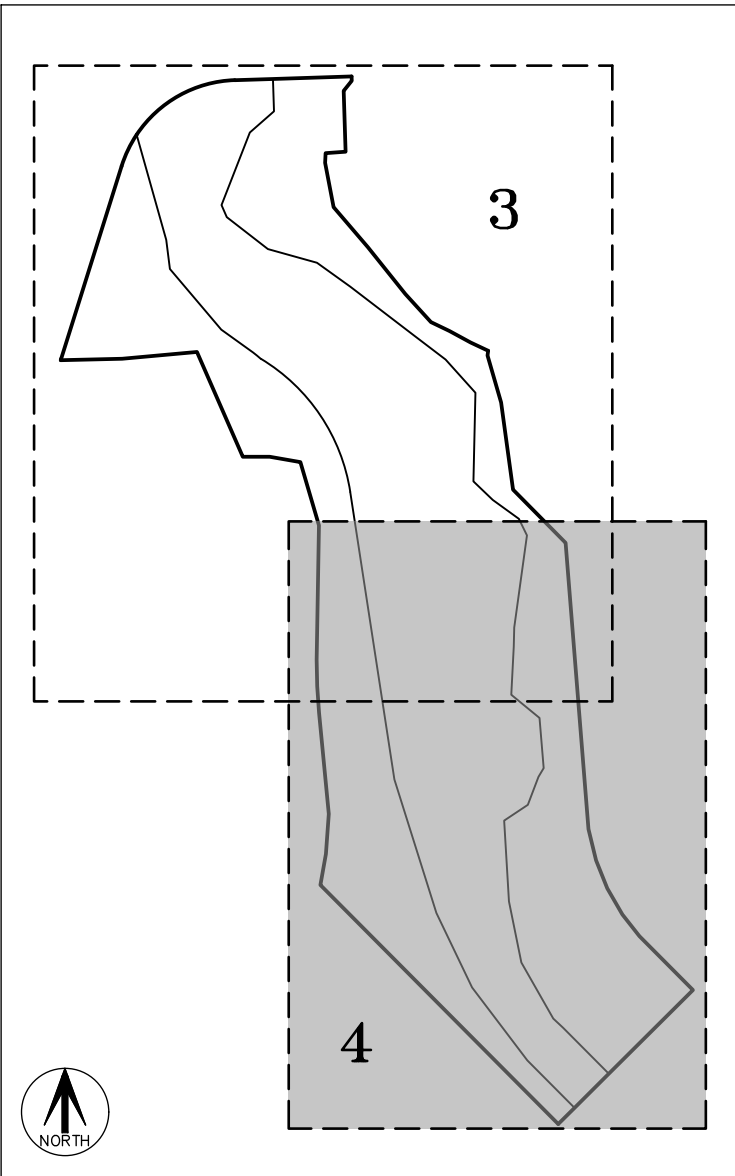
SITUATED IN THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 3

SEE SHEET 3

**LEGEND**

- Recovered Section Corned 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

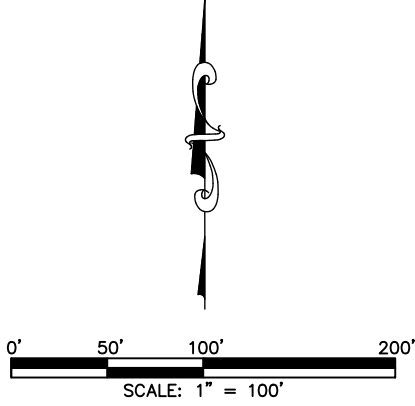


KEY MAP  
SCALE: 1" = 500'

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.

**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" = 100'

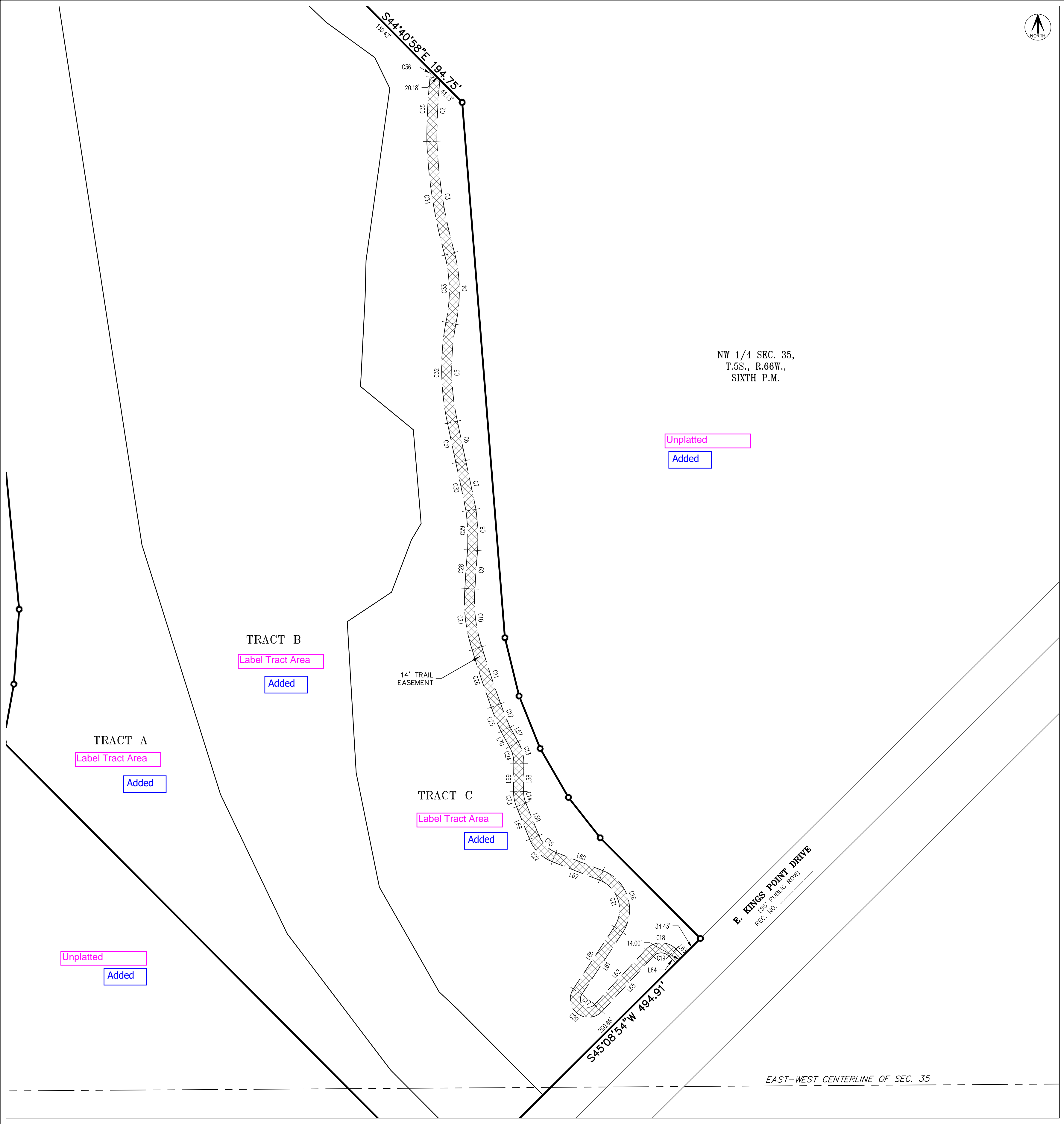
SHEET 4 OF 6

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

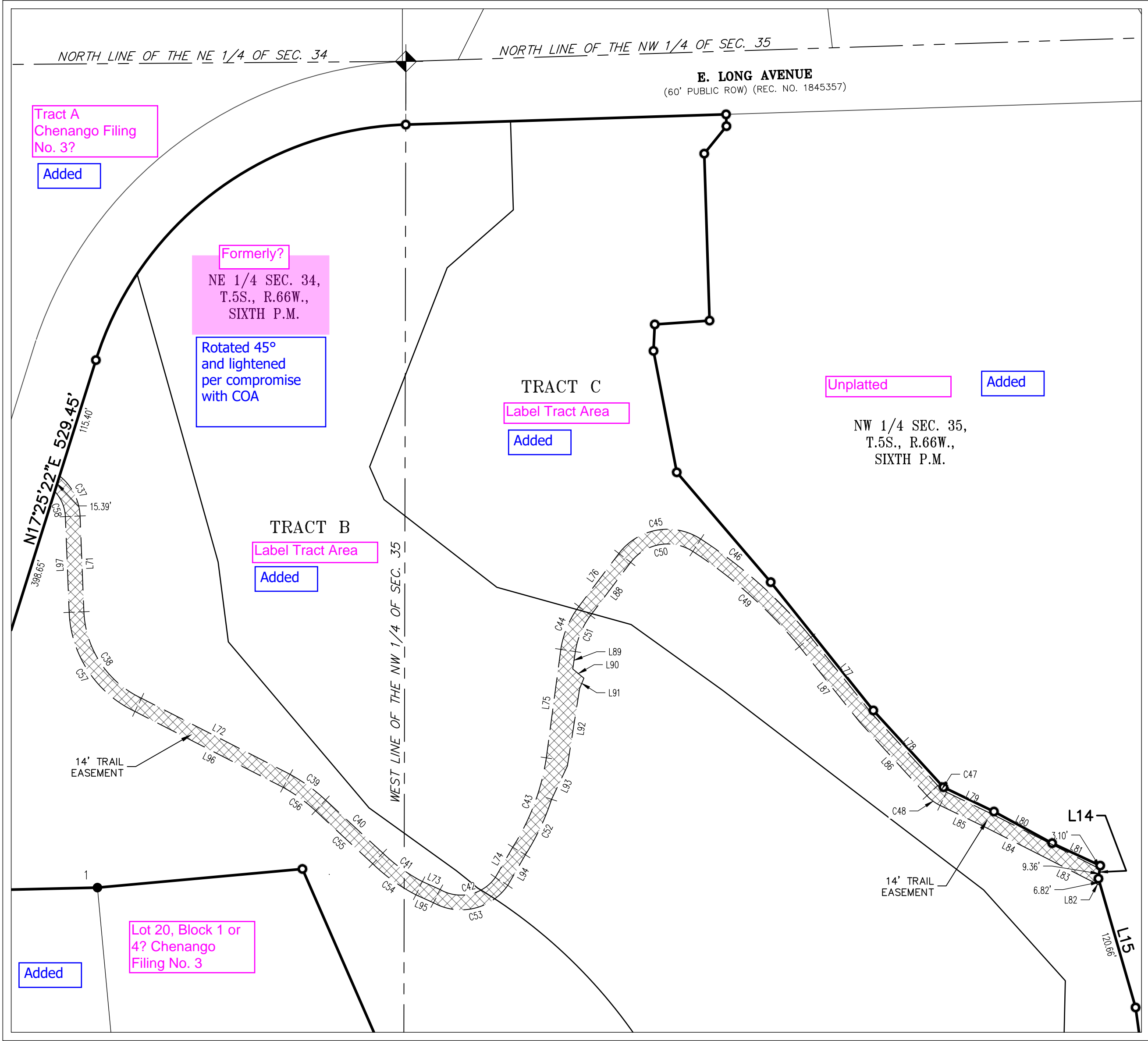


ANTELOPE CREEK SUBDIVISION FILING NO. 1 (FKA KINGS POINT NORTH)

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



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

SCALE: 1" = 80'

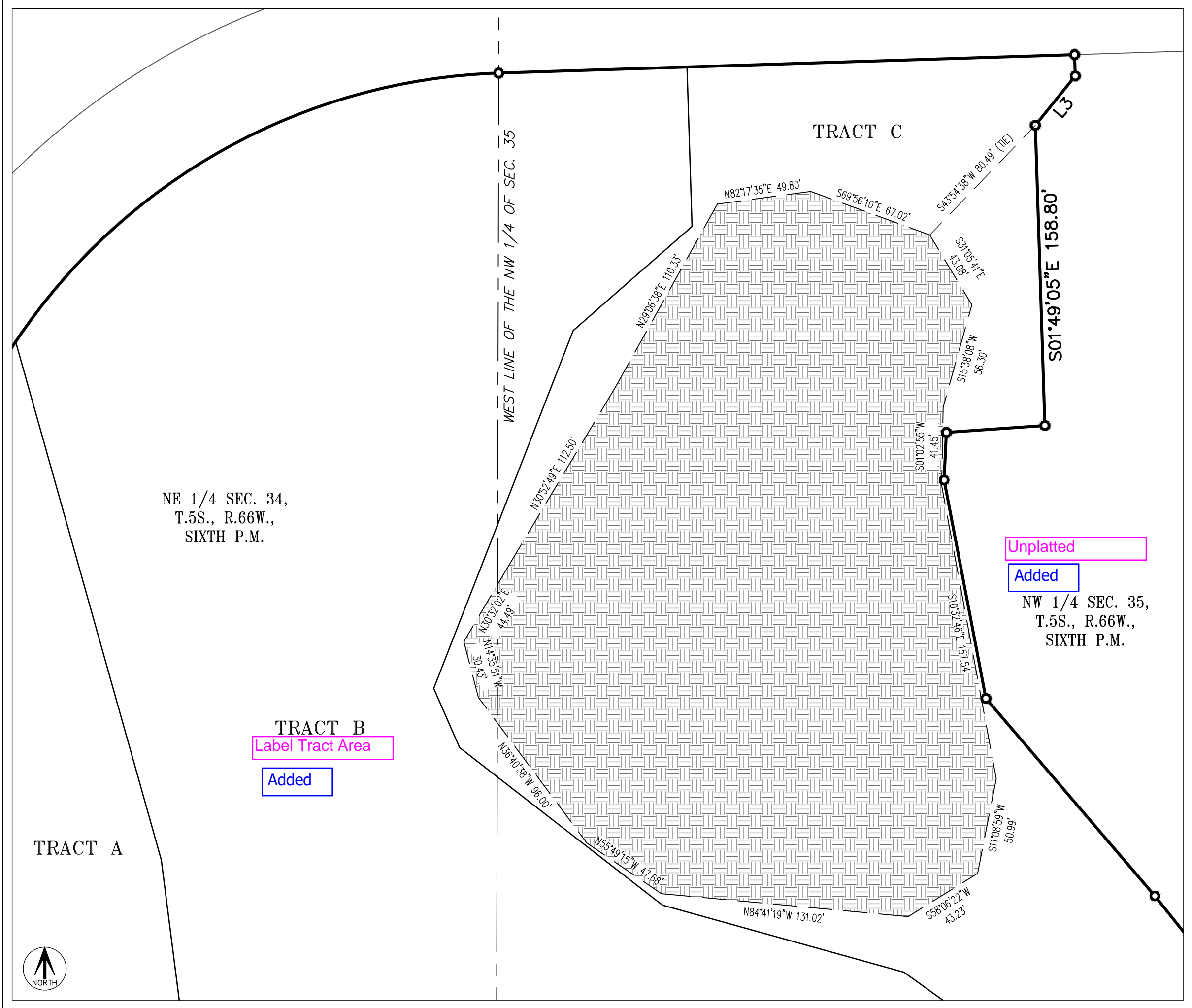
SHEET 5 OF 6

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

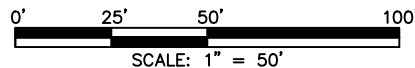
AzTec Proj. No: 171721-01 Drawn By: BAM

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

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

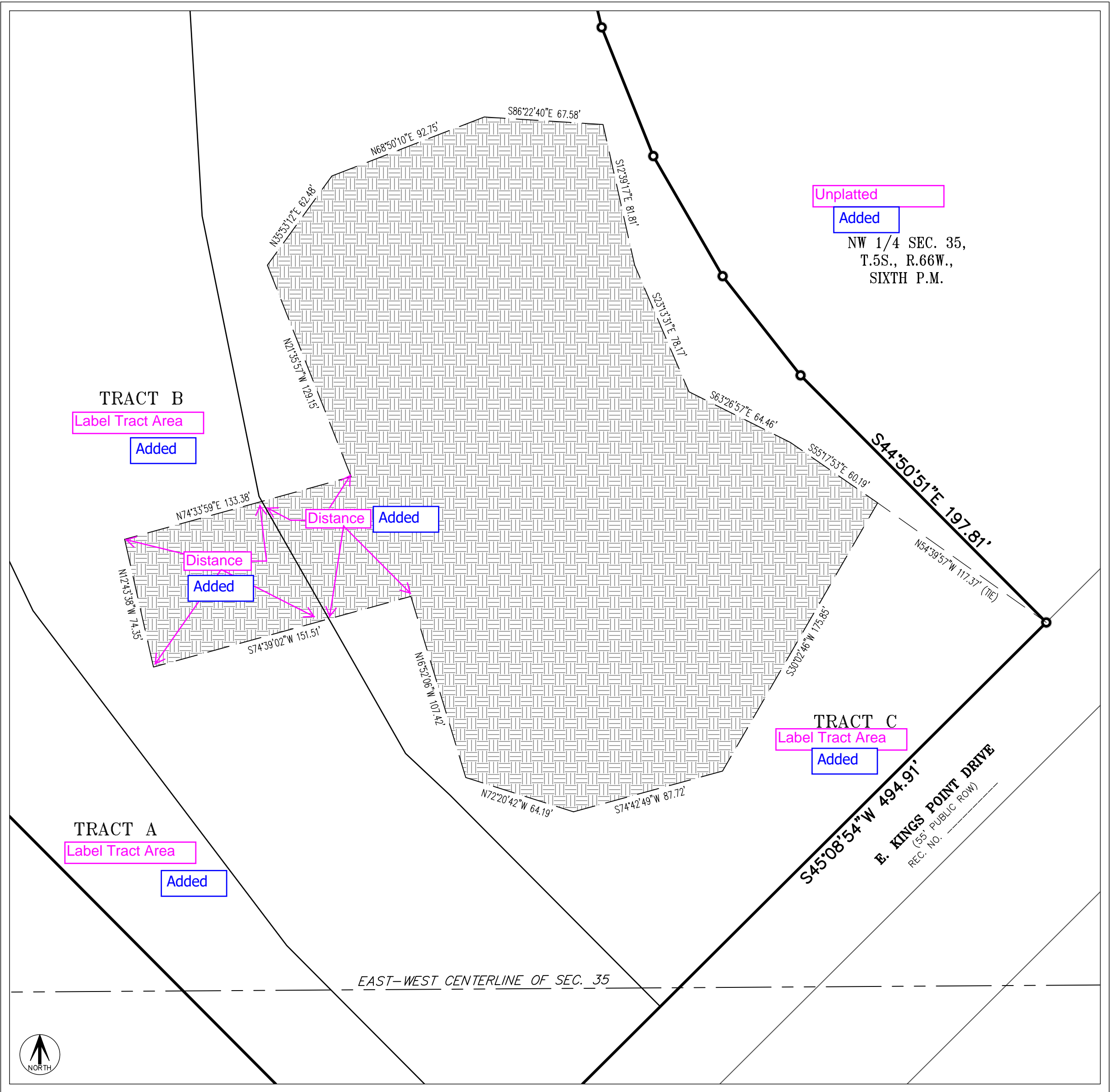


DETAIL "C"  
SCALE: 1" = 50'

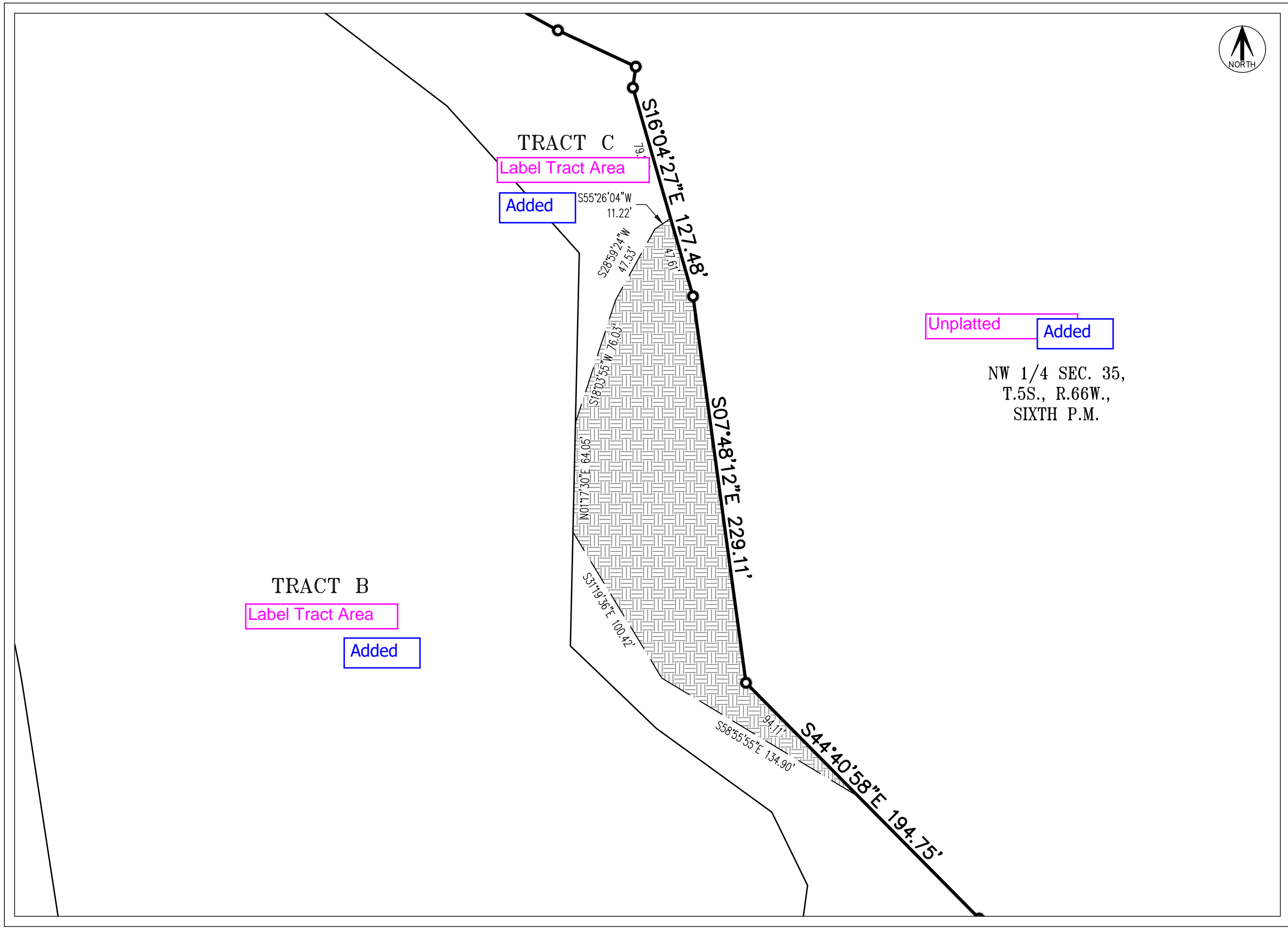
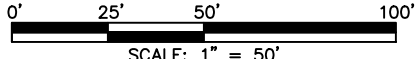


SEE SHEETS  
3 & 4  
FOR LINE &  
CURVE TABLES

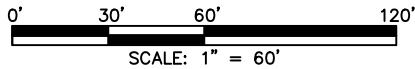
DRAINAGE EASEMENT



DETAIL "E"  
SCALE: 1" = 50'



DETAIL "D"  
SCALE: 1" = 60'



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](http://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"