



September 4, 2024

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

RE: Antelope Creek (Kings Point North) 4th 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 4th Submission Review for the Antelope Creek (Kings Point North). The following is a response to comments:

Summary of Key Comments from All Departments

- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. Update applicable sheets per PDR review comments. [Aurora Water]
- **RESPONSE: Acknowledged. PDR was approved on 11/13/23 (EDN #223270)**
- Storm drain development fees due: \$42,159.69
RESPONSE: Noted.

Planning Department Comments

1. **Community Questions, Comments and Concerns**
 - a. There are no community comments on this first review cycle.
RESPONSE: Noted.
2. **Completeness and Clarity of the Application**
 - a. There was no completeness and clarity of the application comments on this review.
RESPONSE: Noted.
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.

terraccina design

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

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)**

- a. There were no more comments from Civil Engineering on this review.
RESPONSE: Acknowledged.

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: Acknowledged.

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

[Site Plan Page 1]

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

RESPONSE: Acknowledged. PDR was approved on 11/13/23 (EDN #223270)

- b. Update applicable sheets per PDR comments from AW Drainage.

[Site Plan Page 7]

RESPONSE: PDR comments that affect the Site Plan have been addressed.

- c. Provide a maintenance access path along the entire length of the creek. Per a previous AW Drainage meeting with developer, a maintenance access path was requested on the east side. Ensure the path does not impact golf play. Dedicate access easements where necessary

RESPONSE: Additional Maintenance access paths have been added to the Site Plan. Access Easements are to be dedicated as needed per an MLA to be submitted adjacent to Antelope Creek CDs.

[Site Plan Page 12]

- d. Please identify as proposed/ existing/ to be done by others. Provide EDN/RSN (Typical).

RESPONSE: Future Pond Infrastructure not a part of this project is no longer shown. Proposed items are now labeled as such. RSN is listed for Future Golf Course Infrastructure.

[Site Plan Page 13]

- e. Provide grading plan sheets for the rest of the creek.

RESPONSE: All grading for the Creek is shown and included on these three sheets.

[Landscape Plan Page 3]

terraccina design

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

- f. Per comments on the site plans, please show a maintenance path on the east side of the creek.

RESPONSE: A maintenance path is included on the east side of the creek.

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

- a. There were no more comments from Forestry on this review.

RESPONSE: Acknowledged.

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

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

RESPONSE: Noted.

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

- a. Comments from Real Property are forthcoming. Please reach out to the reviewer directly for updates.

RESPONSE: Noted.

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

- a. MHFD has no remaining major comments to work through with the design engineer.

RESPONSE: Acknowledged.

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

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

PRAIRIE POINT SUBDIVISION (FKA KINGS POINT NORTH)

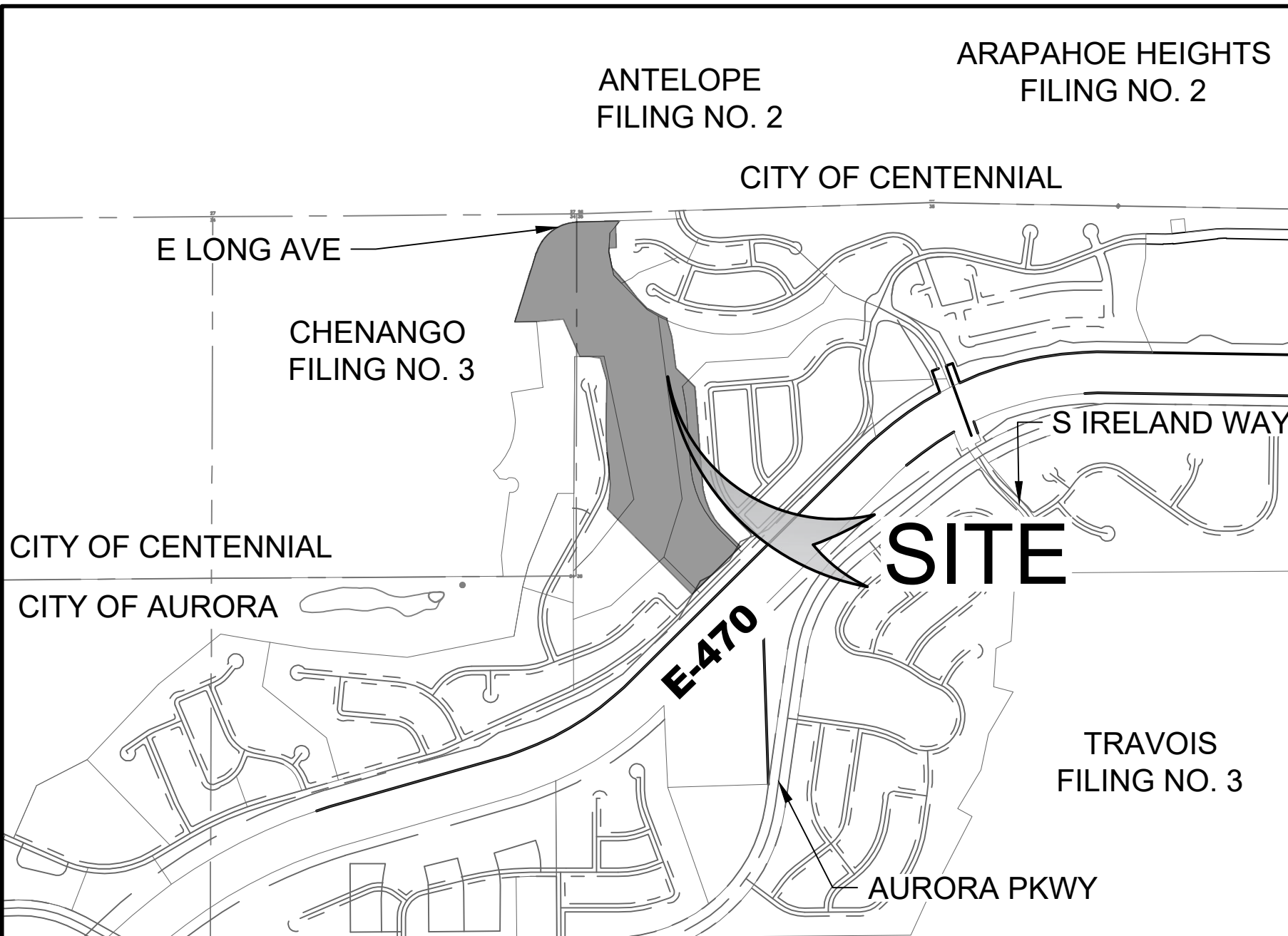
SITUATED IN THE NORTHEAST QUARTER OF SECTION 34 AND WEST HALF OF SECTION 35
TOWNSHIP 5 SOUTH 6 WEST OF THE 6th P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

OVERALL SITE NOTES

- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE CITY OF AURORA ORDINANCES, RULES, REGULATIONS, AND STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING ANY 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 AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 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 ENCRUCH 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:

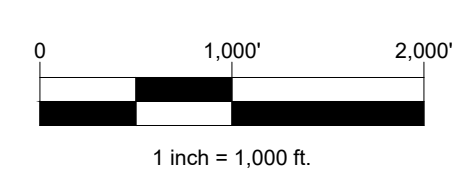
Δ	DELTA	EL	ELEVATION	LS	LANDSCAPE	RW	RAW WATER
AC	AIR CONDITIONING UNIT	ELEC	ELECTRIC	LT	LEFT	S	SOUTH
AD	ALGEBRAIC DIFFERENCE (IN GRADE)	EM	ELECTRIC METER	MAT	MATERIAL	SS	SANITARY SEWER
AE	ACCESS EASEMENT	ENCL	ENCLOSURE	MAX	MAXIMUM	SC	SURVEY CONTROL
ASPH	ASPHALT	EOA	EDGE OF ASPHALT	ME	MATCH EXISTING	SD	STORM DRAIN
AVE	AVENUE	EOC	EDGE OF CONCRETE	MH	MANHOLE	SEC	SECTION
BLDG	BUILDING	EOP	EDGE OF PAVEMENT	MIN	MINIMUM	SS	SANITARY SEWER
BLVD	BOULEVARD	EOW	EDGE OF WALK	MON	MONUMENT	ST	STREET / STORM
BM	BENCHMARK	ESMT	EASEMENT	N	NORTH	STA	STATION
BMP	BEST MANAGEMENT PRACTICE	EX	EXISTING	NO	NUMBER	STD	STANDARD
BOP	BOTTOM OF PIPE	FDC	FIRE DEPARTMENT CONNECTION	NTS	NOT TO SCALE	SV	SERVICE
BOR	BOTTOM OF RAMP	FES	FLARED END SECTION	OC	ON CENTER	SW	SIDEWALK
BOS	BOTTOM OF STAIR	FF	FINISH FLOOR	OH	OVERHEAD	SW	SIDEWALK
BOW	BACK OF WALK	FG	FINISH GRADE	PB	PULL BOX	T	TELEPHONE
BP	BEGIN PROFILE	FL	FLOWLINE	PC	POINT OF CURVATURE	TC	TOP OF CURB / TRAFFIC CONTROL
BW	BOTTOM OF WALL (FG @ WALL FACE)	FO	FIBER OPTIC	PCC	PORTLAND CEMENT CONCRETE	TBC	TOP BACK OF CURB
CAE	CROSS ACCESS EASEMENT	FT	FEET	PCR	POINT OF CURB RETURN	TELE	TELEPHONE / COMMUNICATIONS
CCP	CITY OF CASTLE PINES	G	GAS	PE	PROFESSIONAL ENGINEER	TOB	TOP OF BANK
CDOT	CO. DEPT. OF TRANSPORTATION	GB	GRADE BREAK	PED	PEDESTAL	TOE	TOE OF SLOPE
CL	CENTERLINE	GM	GAS METER	PGL	PROFILE GRADE LINE	TOP	TOP OF PIPE
CMP	CORRUGATED METAL PIPE	GND	GROUND	PI	POINT OF INTERSECTION	TOS	TOP OF RAMP
CO	CLEANOUT	GR	GRADE	PL	PROPERTY LINE	TOW	TOE OF WALL
COL	COLUMN	GRL	GUARDRAIL	PLS	PROFESSIONAL LAND SURVEYOR	TW	TOP OF WALL
CON	CONCENTRIC	GRV	GRAVEL	PP	POWER POLE	TV	TELEVISION
CONC	CONCRETE	GS	GARAGE SLAB	PR	PROPOSED	TYP	TYPICAL
COR	CORNER	GV	GATE VALVE	PRC	POINT OF REVERSE CURVATURE	UE	UTILITY EASEMENT
CR	CURB RAMP / CURB RETURN	HC	HANDICAP	PT	POINT OF TANGENCY	UT	UTILITY
DE	DRAINAGE EASEMENT	HOR	HORIZONTAL	PVC	POINT OF VERTICAL CURVATURE	VC	VERTICAL CURVE
DI	DUCTILE IRON	HP	HIGH POINT	PVI	POINT OF VERTICAL INTERSECTION	VC&G	VERTICAL CURB & GUTTER
DIA	DIAMETER	HW	HEADWALL	PVT	PAVEMENT	VLT	VAULT
DS	DOWNSPOUT	INT	INCHES OR INLET	PVT	POINT OF VERTICAL TANGENCY	VERT	VERTICAL
DWG	DRAWING	INV	INVERT	R	RADIUS / RIGHT	WB	WEST BOUND
E	EAST / SUPERELEVATION RATE	IRR	IRRIGATION	RD	ROAD	WLK	SIDEWALK
EB	EASTBOUND	JT	JOINT TRENCH	RE	REFERENCE	WM	WATER METER
EAE	EMERGENCY ACCESS EASEMENT	K	DIST FOR 1% CHANGE OF GRADE	RET	RETAINING	WT	WATER
EC	EDGE OF CONCRETE	L	LENGTH / LEFT	REV	REVISION	XC	CROSS-SECTION
ECC	ECCENTRIC	LIP	LIP OF PAN	ROW	RIGHT-OF-WAY	Y1	SINGLE YELLOW STRIPE
EG	EXISTING GRADE	LP	LOW POINT	RT	RIGHT	Y2	DOUBLE YELLOW STRIPE



AMENDMENTS

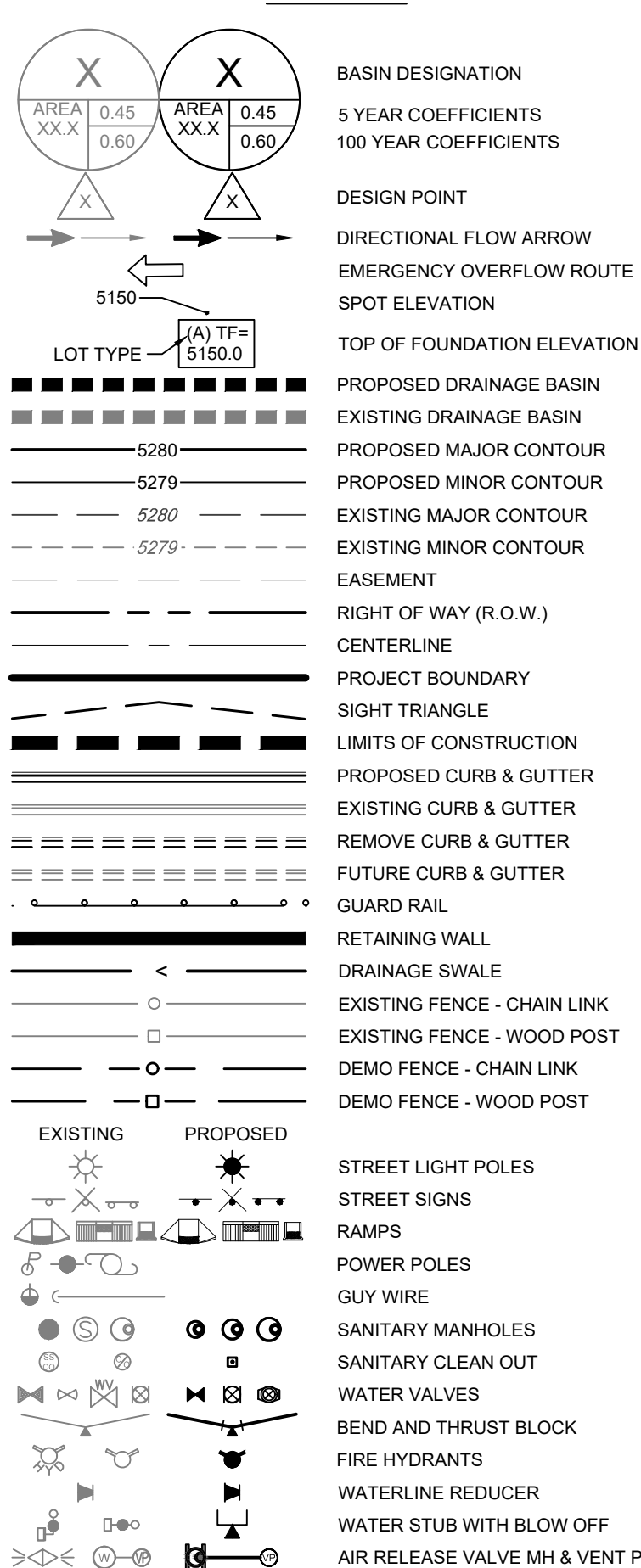
DATE	DESCRIPTION

VICINITY MAP



DATA TABLE	
LAND AREA (AC)	39.8
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	CHANNEL DETAILS 3
12	GRADING PLAN 1
13	GRADING PLAN 2
14	GRADING PLAN 3
15	OVERALL LANDSCAPE PLAN
16	LANDSCAPE NOTES
17-21	LANDSCAPE PLANS
22	LANDSCAPE DETAILS
23	HYDROZONE MAP
24	OPEN SPACE EXHIBIT

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. 2023

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, CLAYTON PROPERTIES GROUP II, INC.

HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. 2023

BY: _____ (OWNERS)

STATE OF COLORADO _____ JSS

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME

THIS _____ DAY OF _____ AD, 2023

BY: _____ (OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

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: LROSALAS@TERRACINADDESIGN.COM

GEOMORPHOLOGIST

TAILWATER LIMITED

P.O. BOX 317

WELLINGTON, CO 80549

(303) 250-9138

CONTACT: GREG TAILLACQ

EMAIL: GREG@TAILWATERLIMITED.COM

CITY / TOWN

CITY OF AURORA

AURORA, CO 80016

BENCHMARK

CITY OF AURORA BENCHMARK NUMBER 556635NE001 BEING A 2" DIAMETER BRASS CAP

SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY

AND E-470.

PROJECT BENCHMARK ELEVATION = 6057.71 FEET

(NAVD 88 DATUM)

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE MODIFIED STATE PLANE BEARINGS DERIVED FROM

GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983

CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST

QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 68 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
AURORA, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

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

#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMITTAL TO THE CITY OF AURORA	9/14/22	RH
2	SECOND SUBMITTAL TO THE CITY OF AURORA	2/28/23	RH
3	THIRD SUBMITTAL TO THE CITY OF AURORA	5/16/23	RH

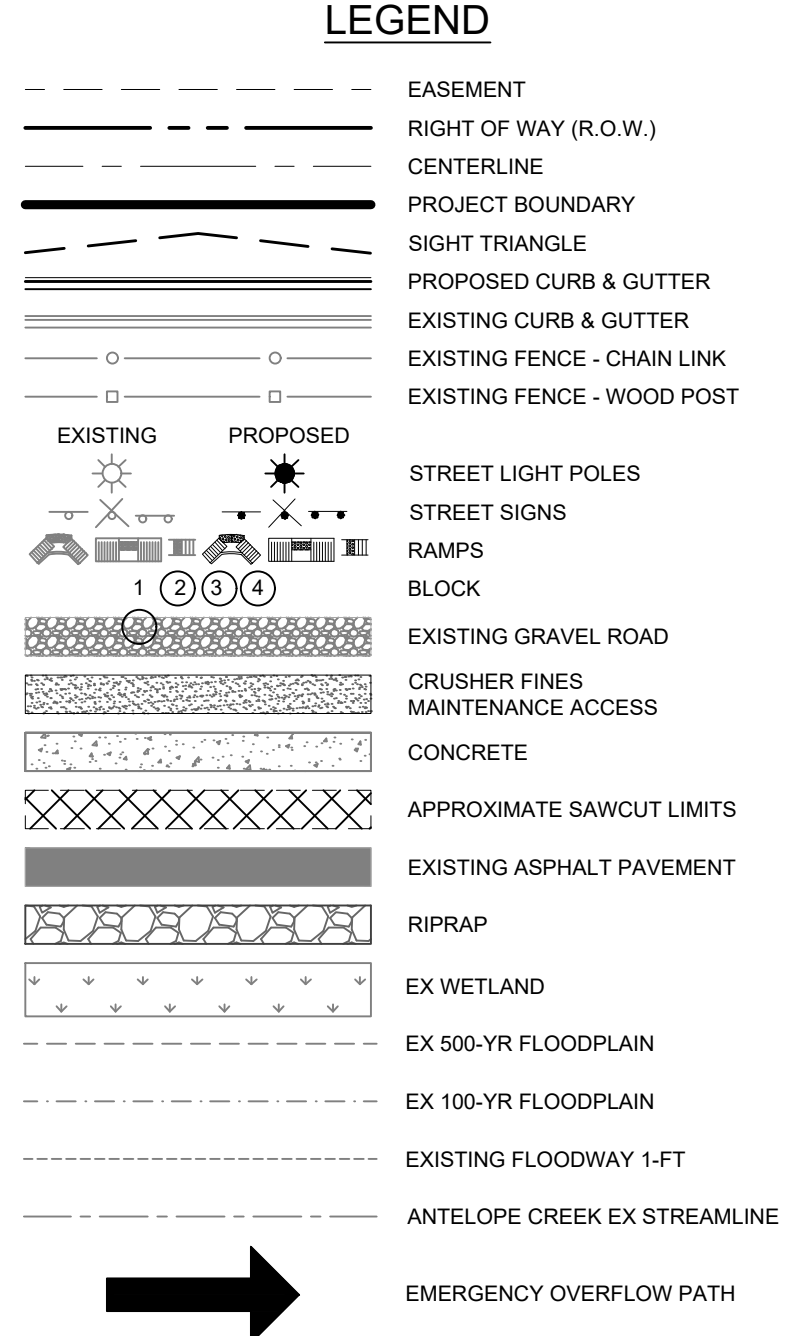
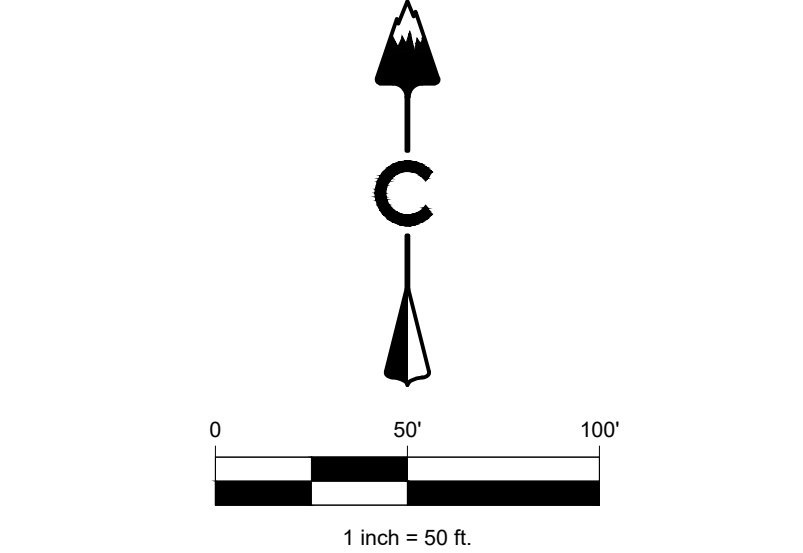
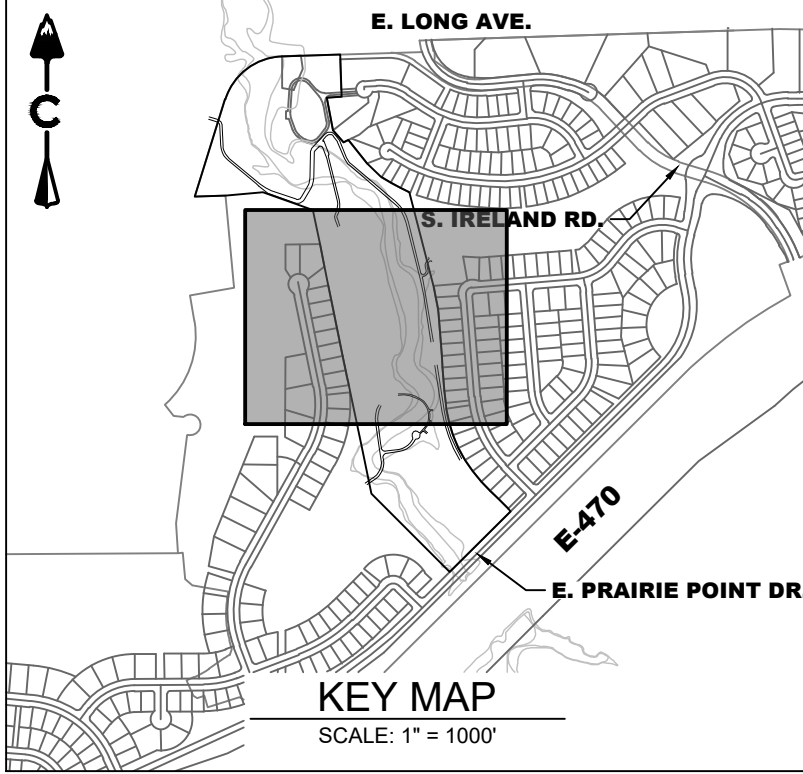
PRAIRIE POINT SUBDIVISION
AURORA, CO
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
COVER

NOT FOR CONSTRUCTION

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

JOB NO.
19-032

SHEET
1



- 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.
 - 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.
 - TRACT B IS INCLUSIVE OF THE PROPOSED FLOODPLAIN. TRACT B WILL BE OWNED BY THE CITY OF AURORA. ANTELOPE CREEK WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA. THE CHANNEL IS MHFD MEP ELIGIBLE. THE METRO DISTRICT AND/OR THE DEVELOPER WILL ENTER INTO A LICENCE AND MAINTENANCE AGREEMENT FOR GOLF IMPROVEMENTS AND LOW FLOW CROSSINGS.

CORE

CONSULTANTS INC.

34733 S. BROADWAY

AURORA, CO 80113

303.703.4444

LIVEYOURCORE.COM

LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

Know what's below.

Call before you dig.

811

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1	FIRST SUBMITTAL TO THE CITY OF AURORA	9/14/22	RH	
2	SECOND SUBMITTAL TO THE CITY OF AURORA	2/28/23	RH	
3	THIRD SUBMITTAL TO THE CITY OF AURORA	5/16/23	RH	

PRAIRIE POINT SUBDIVISION

AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

SITE PLAN

NOT FOR CONSTRUCTION

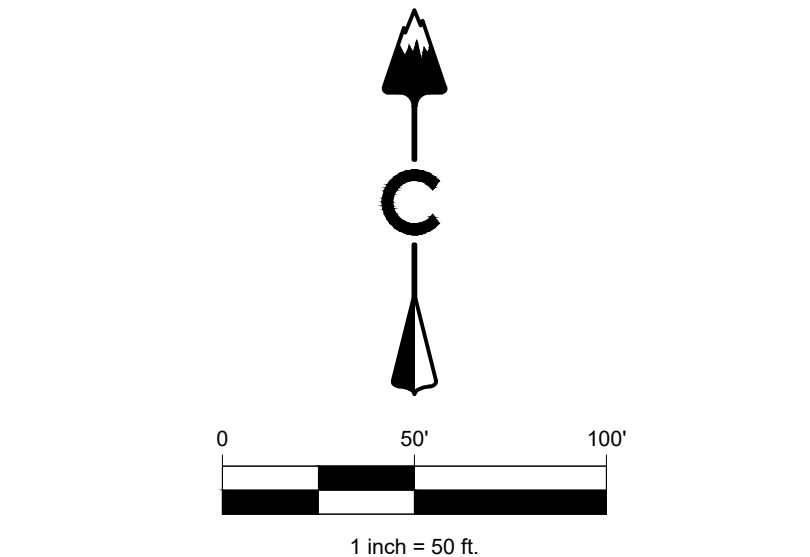
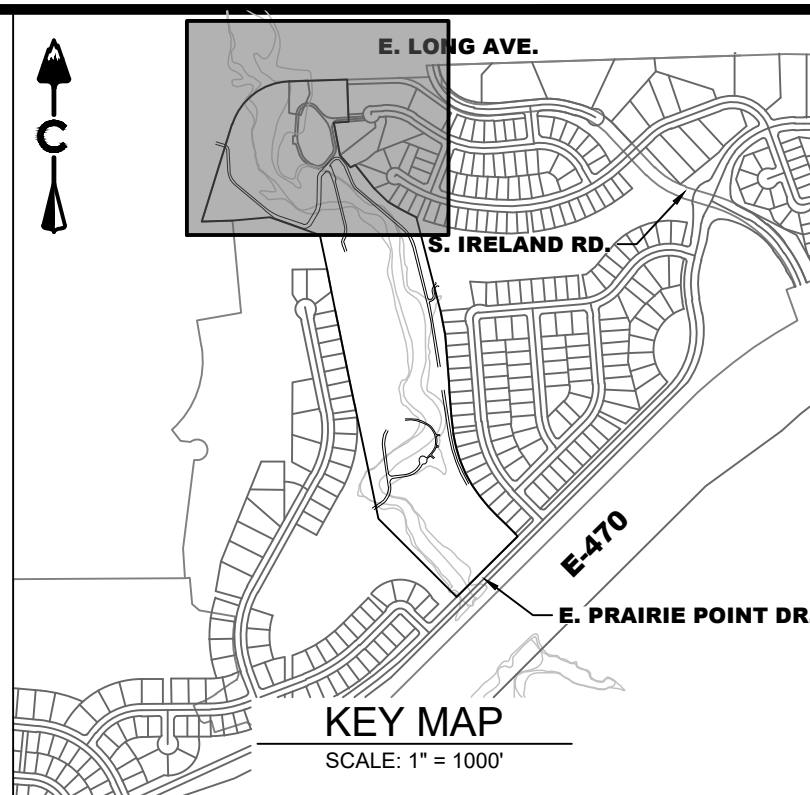
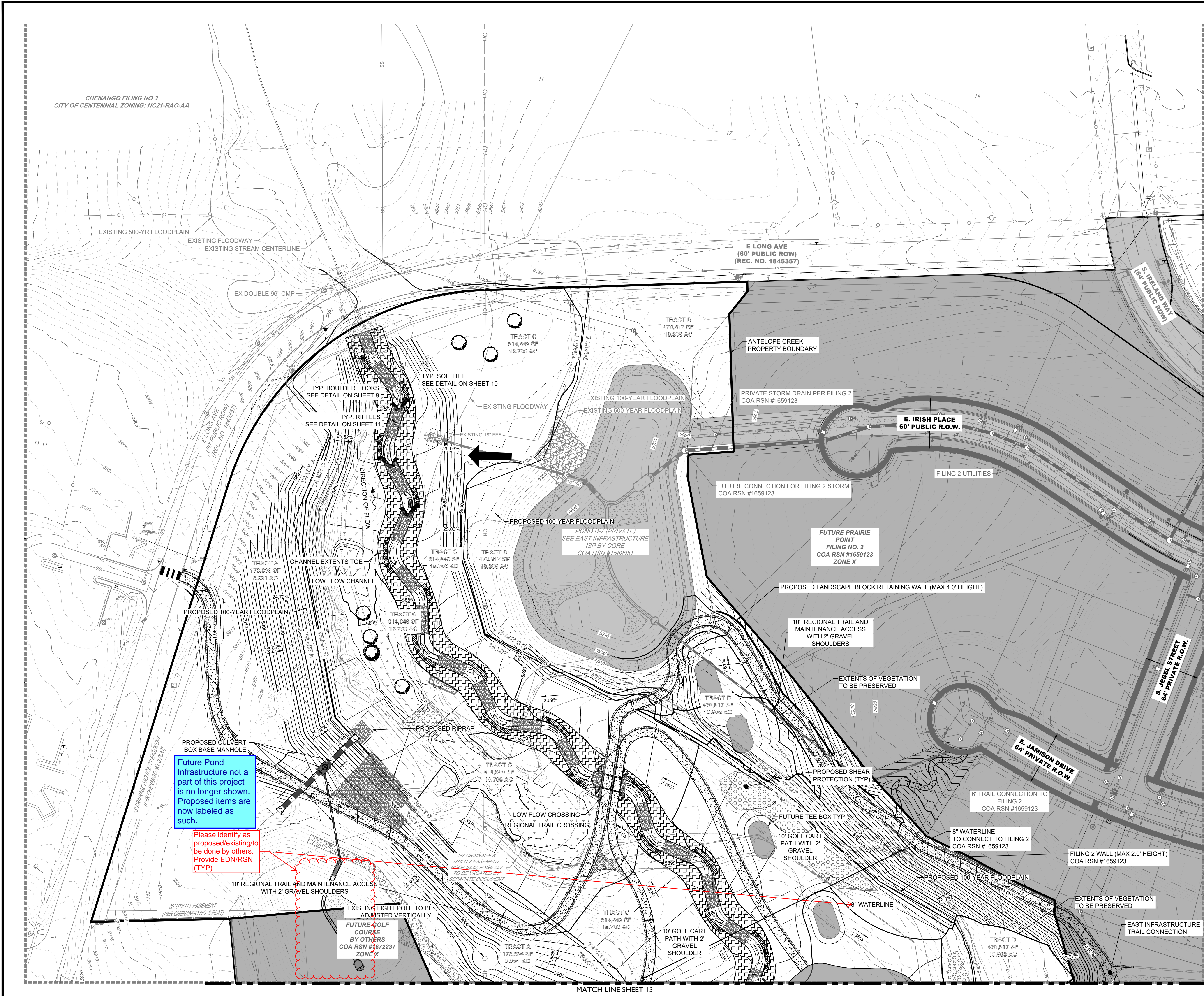
DESIGNED BY: MJH

DRAWN BY: MJH

CHECKED BY: MJH

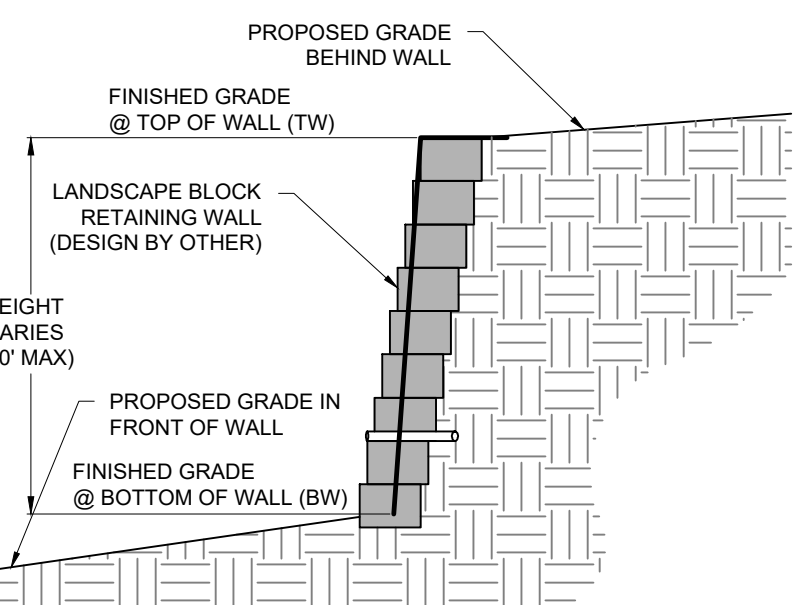
JOB NO. 19-032

SHEET 7



LEGEND			
	EASEMENT		
	RIGHT OF WAY (R.O.W.)		
	CENTERLINE		
	PROJECT BOUNDARY		
	SIGHT TRIANGLE		
	PROPOSED CURB & GUTTER		
	EXISTING CURB & GUTTER		
	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 080500484L, DATED FEBRUARY 17, 2017.
 - 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 LICENSE AGREEMENTS WILL BE COMPLETED.
 - TRACT B IS INCLUSIVE OF THE PROPOSED FLOODPLAIN. TRACT B WILL BE OWNED BY THE CITY OF AURORA. ANTELOPE CREEK WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA. THE CHANNEL IS MHD MEP ELIGIBLE. THE METRO DISTRICT AND/OR THE DEVELOPER WILL ENTER INTO A LICENSE AND MAINTENANCE AGREEMENT FOR GOLF IMPROVEMENTS AND LOW FLOW CROSSINGS.



TYPICAL RETAINING WALL SECTION (LANDSCAPE BLOCK)
NTS (FOR INFORMATION ONLY)

LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.

3473 S. BROADWAY

AURORA, CO 80013

303.703.4444

LIVEYOURCORE.COM

CORE

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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

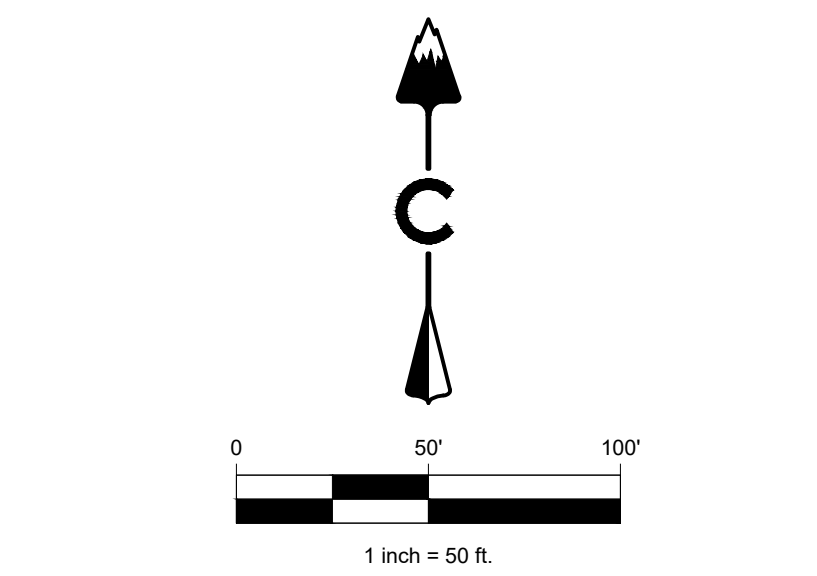
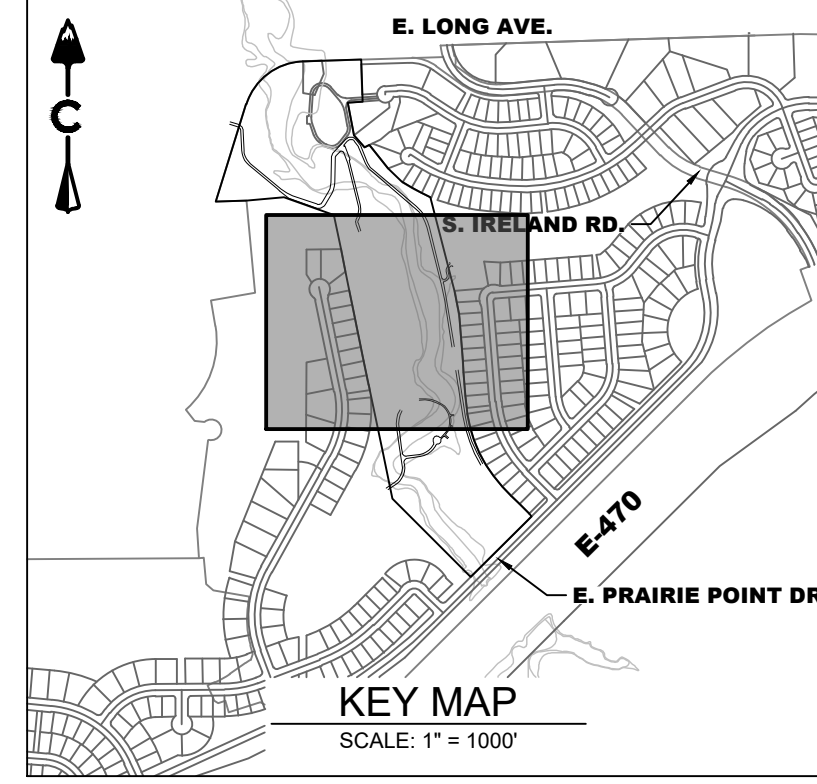
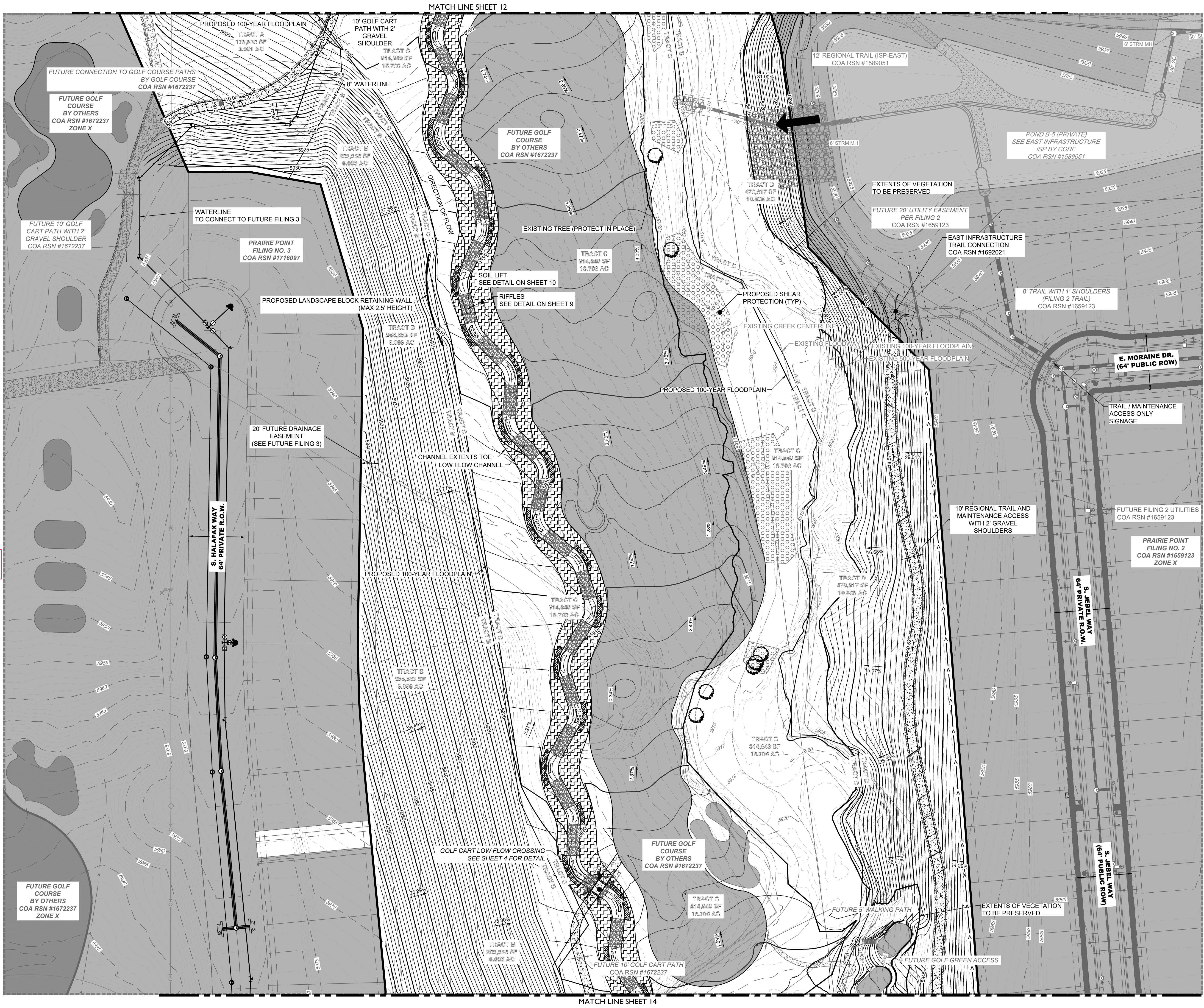
12

NOT FOR CONSTRUCTION

All grading for the Creek is shown and included on these three sheets.

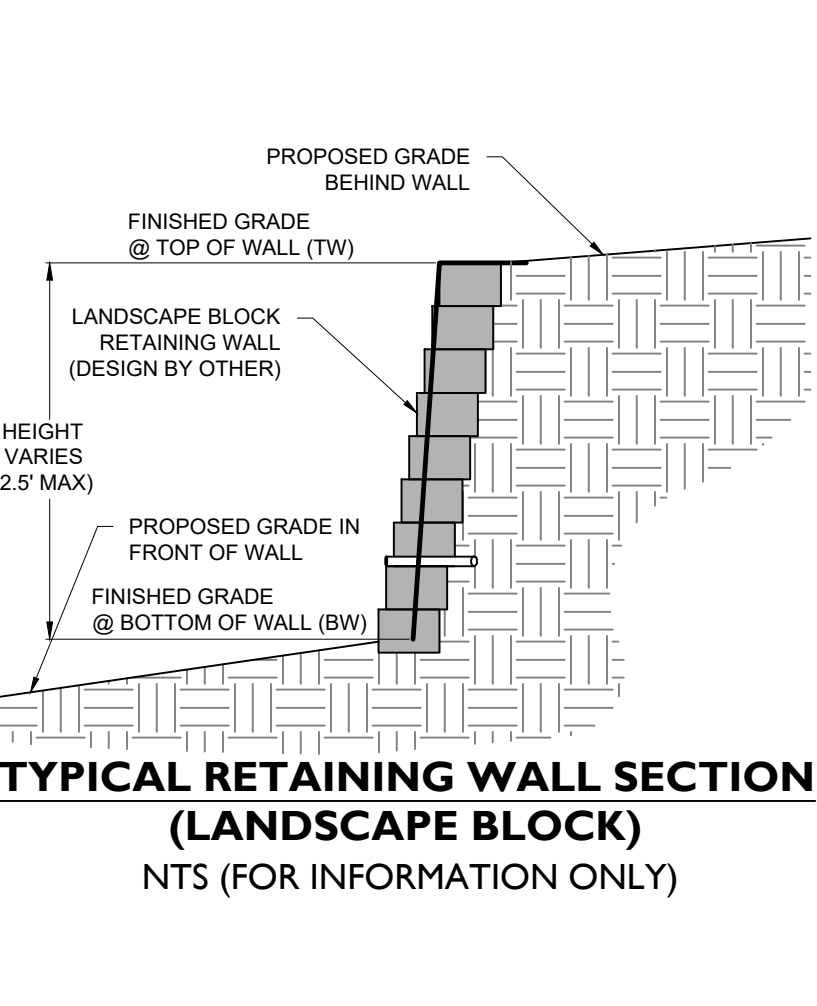
Provide grading plan sheets for the rest of the creek

2022-07-01 (11:44 AM) X:\19-032 Kings Point\Civil\CAD\Plans\Antelope Creek\Site Plan 12-14 GRADING PLANS.dwg



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

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DATE

BY

REVISION

DESCRIPTION

9/14/22	RH	1	FIRST SUBMITTAL TO THE CITY OF AURORA
2/28/23	RH	2	SECOND SUBMITTAL TO THE CITY OF AURORA
5/16/23	RH	3	THIRD SUBMITTAL TO THE CITY OF AURORA

LAND DEVELOPMENT

ENERGY

CORE CONSULTANTS, INC.

3473 S. BROADWAY

AURORA, CO 80113

303.703.4444

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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 13

9/12/2023 1:50 PM P:\04\WOOD MASTER FOLDER\WOODS POINT\ISP ANTELOPE CREEK\CD\SUBMITTALS\LANDSCAPE PLANS.DWG 3 LANDSCAPE PLANS.DWG

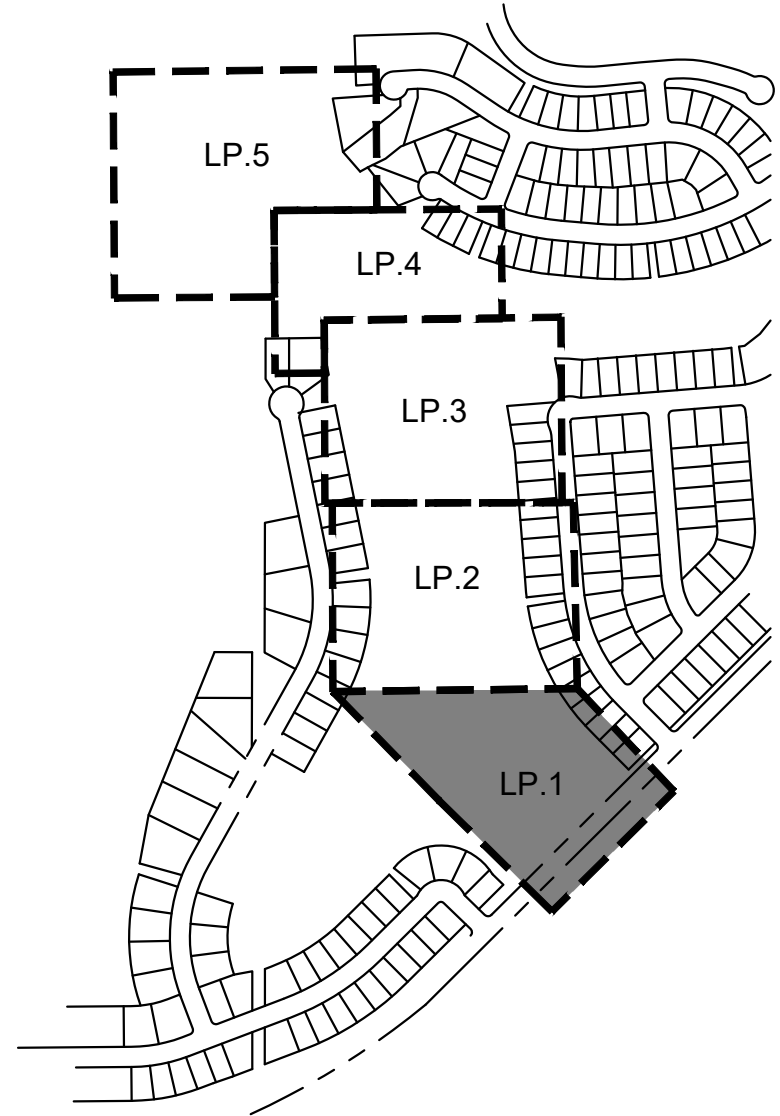
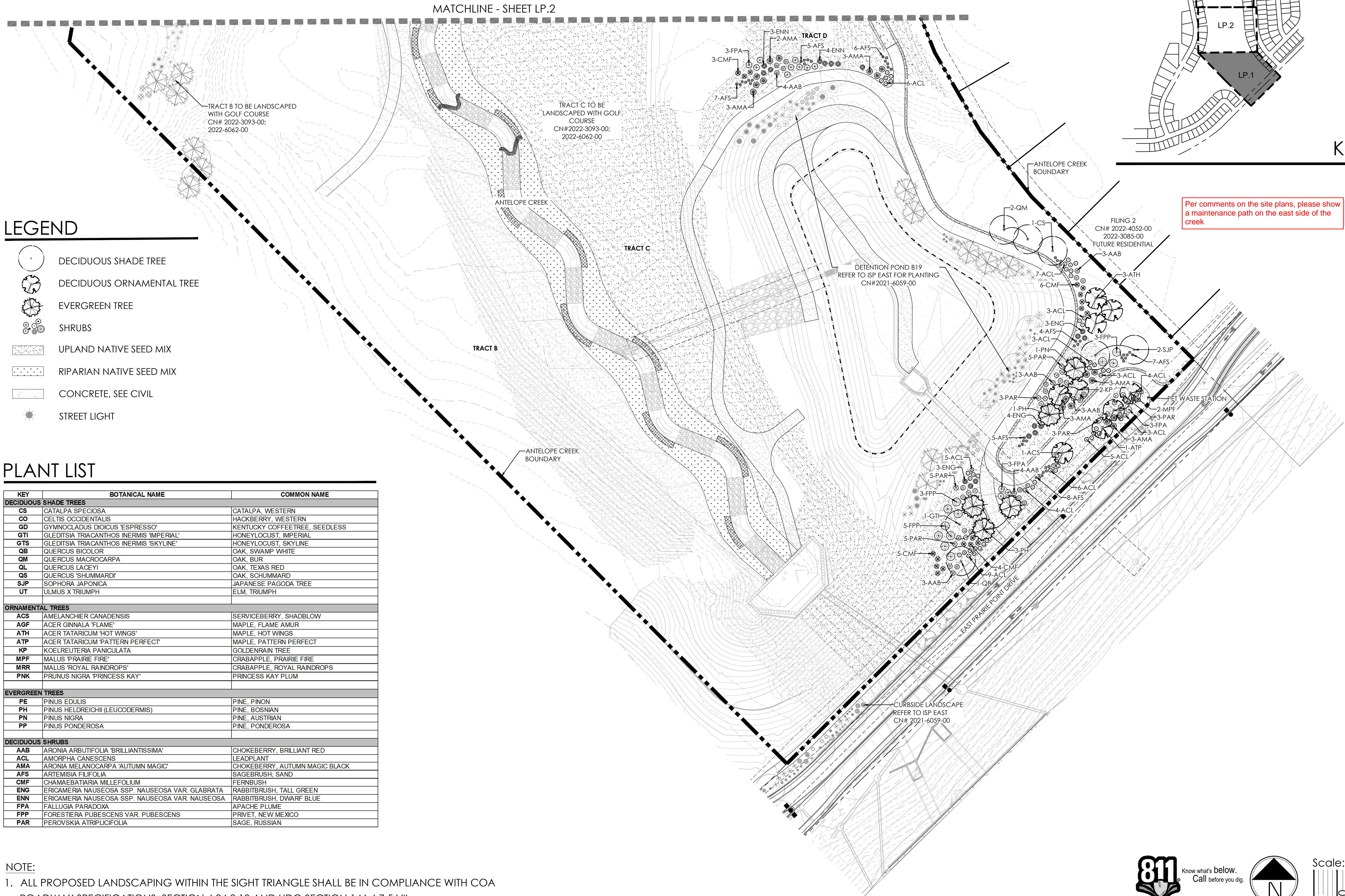
LEGEND

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

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTL	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		
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
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
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 'BRILLANTISSIMA'	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

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



Per comments on the site plans, please show a maintenance path on the east side of the creek.

RESPONSE: Noted.



Scale: 1"= 40'-0"

NOT FOR CONSTRUCTION

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

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

LP.1

SHEET 17

September 1, 2023