

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, RANGE 66 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 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 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 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.

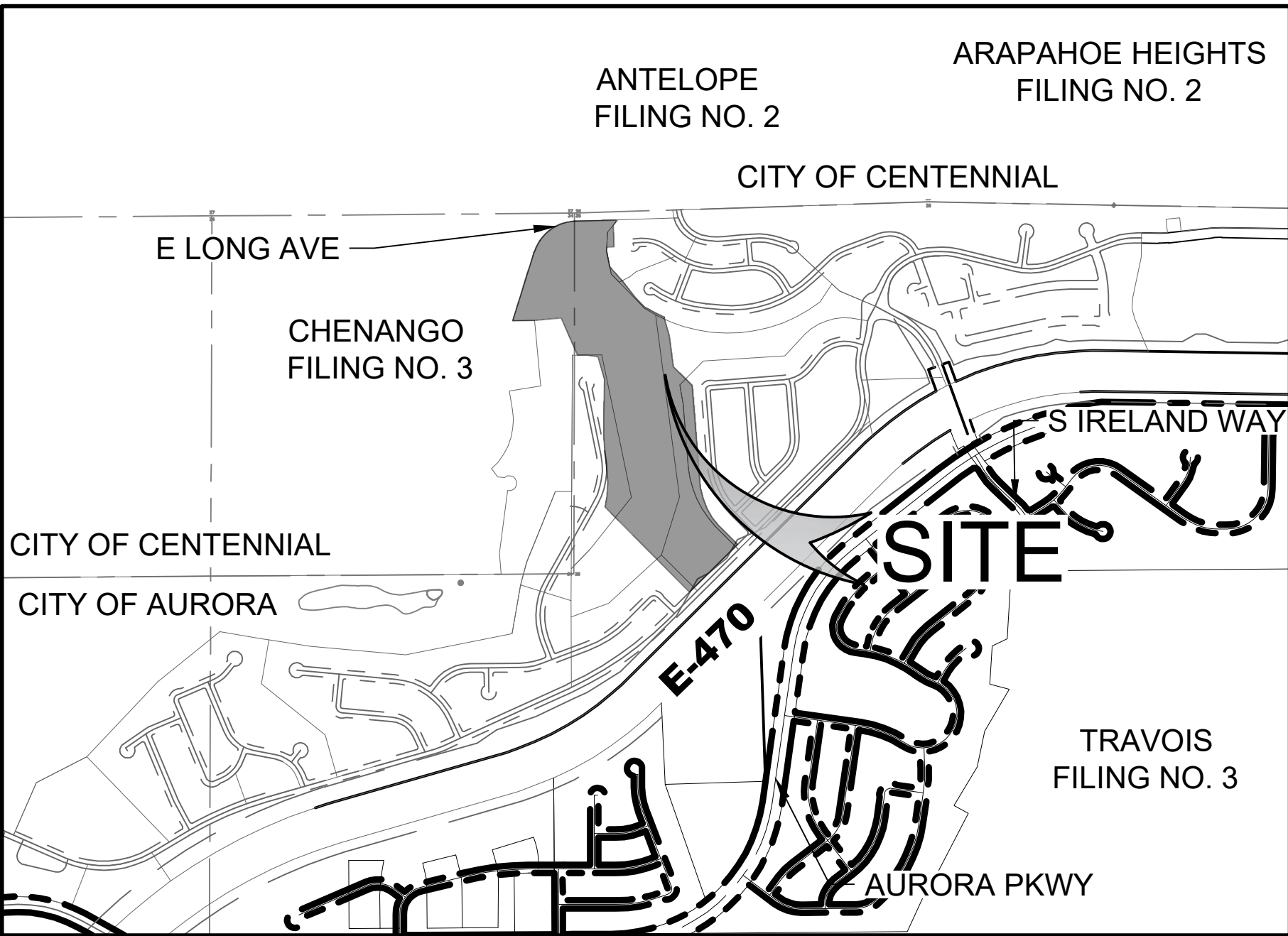
ABBREVIATIONS:

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 ELECTICAL
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
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
POC 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
ROW RIGHT-OF-WAY
RT RIGHT

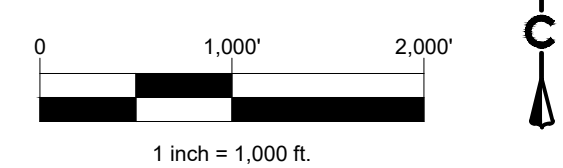
RW RAW WATER
S SOUTH
SANS SANITARY SEWER
SC SURVEY CONTROL
SD STORM DRAIN
SEC SECTION
SS SANITARY SEWER
ST STREET / STORM
STA STATION
STD STANDARD
SV SERVICE
SW SIDEWALK
SW SWALE
T TELEPHONE
TC TOP OF CURB / TRAFFIC CONTROL
TBC TOP BACK OF CURB
TELE TELEPHONE / COMMUNICATIONS
TOB TOP OF BANK
TOE TOE OF SLOPE
TOP TOP OF FOUNDATION
TOR 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
VLT VAULT
VERT VERTICAL
W WEST
WB WEST BOUND
WLK SIDEWALK
WM WATER METER
WT WATER
XC CROSS-SECTION
Y1 SINGLE YELLOW STRIPE
Y2 DOUBLE YELLOW STRIPE



AMENDMENTS

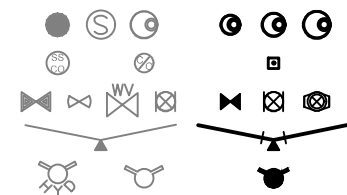
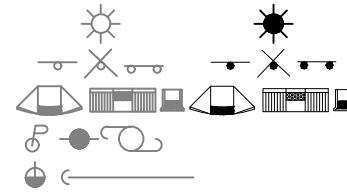
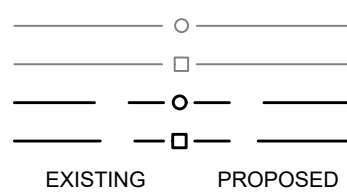
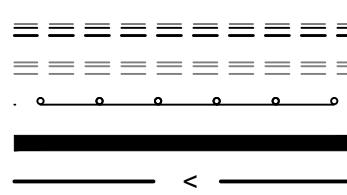
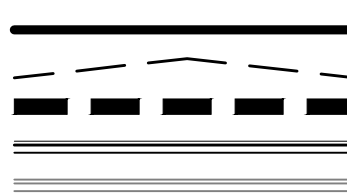
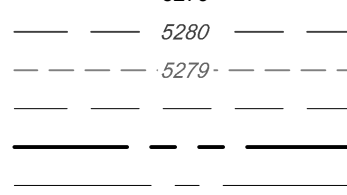
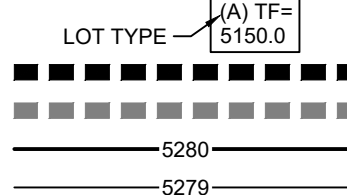
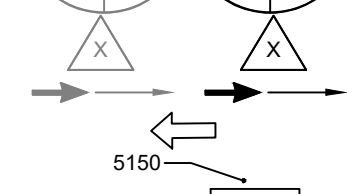
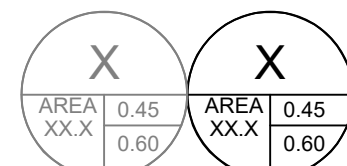
DATE	DESCRIPTION

VICINITY MAP



DATA TABLE	
LAND AREA (AC)	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
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4	TYPICAL TRAIL CROSS-SECTIONS
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9	CHANNEL DETAILS
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12	GRADING PLAN 1
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22	LANDSCAPE DETAILS
23	HYDROZONE MAP
24	OPEN SPACE EXHIBIT

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____

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) (SEAL)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS:

OWNER
CLAYTON PROPERTIES GROUP II, INC.
4908 TOWER ROAD
DENVER, CO 80249
TEL: 303-486-8500
CONTACT: BRETT PRICE
EMAIL: BPRICE@OAKWOODHOMESCO.COM

ENGINEER

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444
CONTACT: DAVID FORBES
EMAIL: DFORBES@LIVEYOURCORE.COM

SURVEYOR

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122
(303) 713-1698
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@TERRACINADISIGN.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

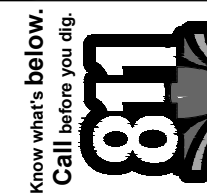
CITY OF AURORA BENCHMARK NUMBER 556635NE01 BEING A 2" DIAMETER BRASS CAP SET IN THE NORTHWEST CORNER OF THE BRIDGE ABUTMENT OF SOUTH IRELAND WAY AND E-470.

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
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM



#	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
4	FOURTH SUBMITTAL TO THE CITY OF AURORA	08/31/23	RR
5	FIFTH SUBMITTAL TO THE CITY OF AURORA	8/1/24	RR
6	SIXTH SUBMITTAL TO THE CITY OF AURORA	1/17/25	TV

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

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 PRAIRIE POINT DRIVE RECORDED UNDER RECEPTION NO. E4057667 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°14'52" 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 86°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.

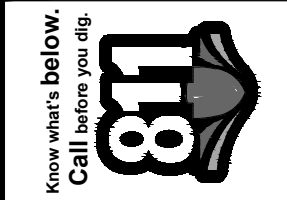
NORTH 17°25'22" EAST, A DISTANCE OF 529.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 319.80 FEET;

2.

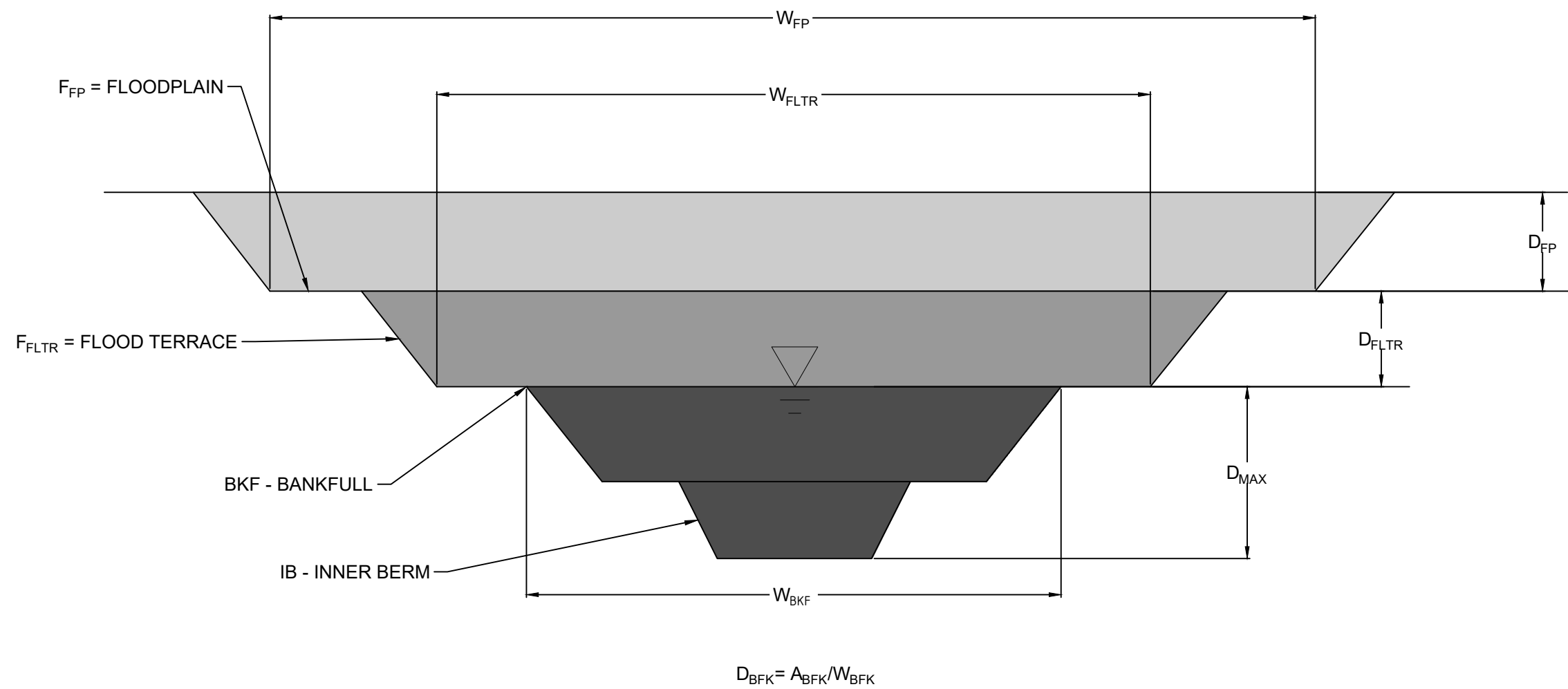
NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°40'32", AN ARC LENGTH OF 394.48 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 39.602 ACRES, (1,725,054 SQUARE FEET), MORE OR LESS.

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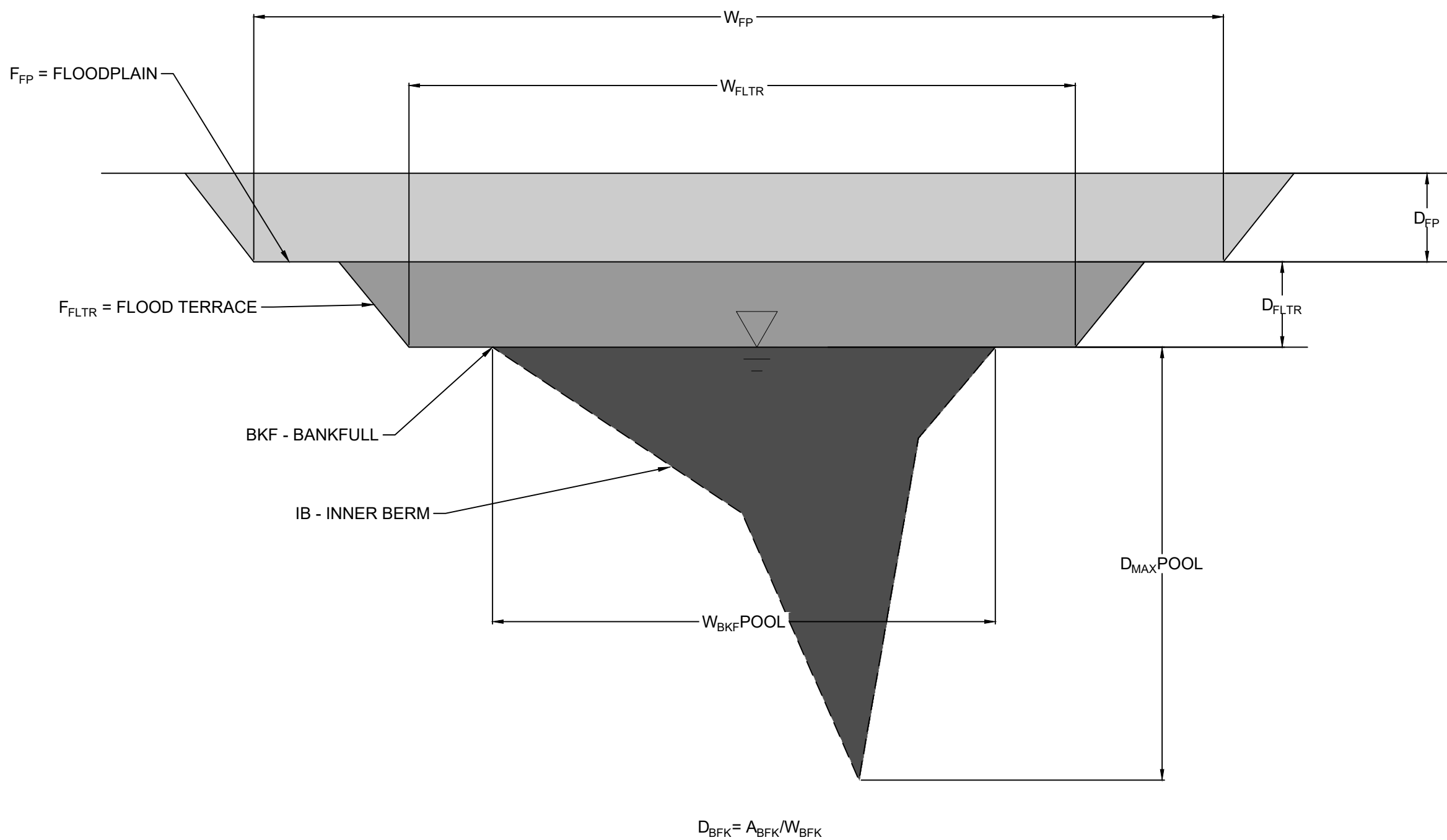


TYPICAL CHANNEL CROSS-SECTIONS



TYPICAL RIFFLE (TANGENT) CROSS-SECTION

NOT TO SCALE



TYPICAL POOL (CURVE) CROSS-SECTION

NOT TO SCALE

GEOMORPHIC STUDY - ANTELOPE CREEK REACHES AND DESIGN PARAMETERS											
Feature	Measure	Reach 1 ²		Reach 2 ²		Reach 3 ²		Reach 4 ²		Reach 5 ²	
FLOODPLAIN	Q100 (CFS) ¹	714		733		791		832		914	
	Slope (ft/ft)*100%	2.23%		2.23%		2.23%		2.23%		2.23%	
	Design τ (psf)	1.2		1.2		1.2		1.2		1.2	
	W_{FP} (ft)	247		253		273		287		316	
	d_{FP} (ft)	0.86		0.86		0.86		0.86		0.86	
	A_{FP} (ft)	213		218		236		248		272	
FLOOD TERRACE	W_{FLTR} (ft)	44		44		44		44		44	
	d_{FLTR} (ft)	0.8		0.8		0.8		0.8		0.8	
	A_{FLTR} (ft ²)	36		36		36		36		36	
BANKFULL TYPICAL CROSS-SECTION	$W_{BKF, RIFF}$ (ft)	14.6		14.6		14.6		14.6		14.6	
	$d_{BKF, RIFF}$ (ft)	0.8		0.8		0.8		0.8		0.8	
	$D_{max, RIFF}$ (ft)	1.3		1.3		1.3		1.3		1.3	
	$A_{BKF, RIFF}$ (ft ²)	11.9		11.9		11.9		11.9		11.9	
	$W_{BKF, POOL}$ (ft)	17.5		17.5		17.5		17.5		17.5	
	$D_{max, POOL}$ (ft)	3.2		3.2		3.2		3.2		3.2	
	$A_{BKF, POOL}$ (ft ²)	28.5		28.5		28.5		28.5		28.5	
BANKFULL PATTERN		MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
	Pool-to-Pool Spacing (ft)	51	66	51	66	51	66	51	66	51	66
	Radius of Curvature (ft)	37	51	37	51	37	51	37	51	37	51
	Riffle Length (ft)	22	44	22	44	22	44	22	44	22	44
	Meander Wavelength (ft)	132	175	132	175	132	175	132	175	132	175
	Belt Width (ft)	29	51	29	51	29	51	29	51	29	51

¹Q 100-year discharge for maximum of either existing or "full buildout condition" provided by CORE.

²See Appendix IV for reach delineations. Supporting calculations will be provided with the Final Drainage Report.

W_{BKF} = Width bankfull, d_{BKF} = Mean depth bankfull, D_{MAX} = Max bankfull depth, A_{BKF} = Bankfull cross-sectional area, W_{FLTR} = Width flood terrace, d_{FLTR} = Depth flood terrace, A_{FLTR} = Area flood terrace, W_{FP} = Width 100-year floodplain, d_{FP} = depth 100-yr floodplain, A_{FP} = Area 100-yr floodplain

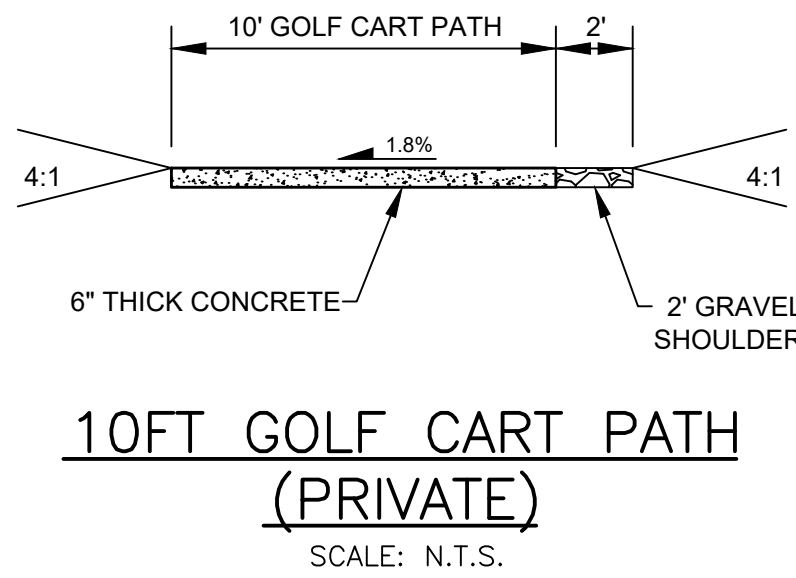
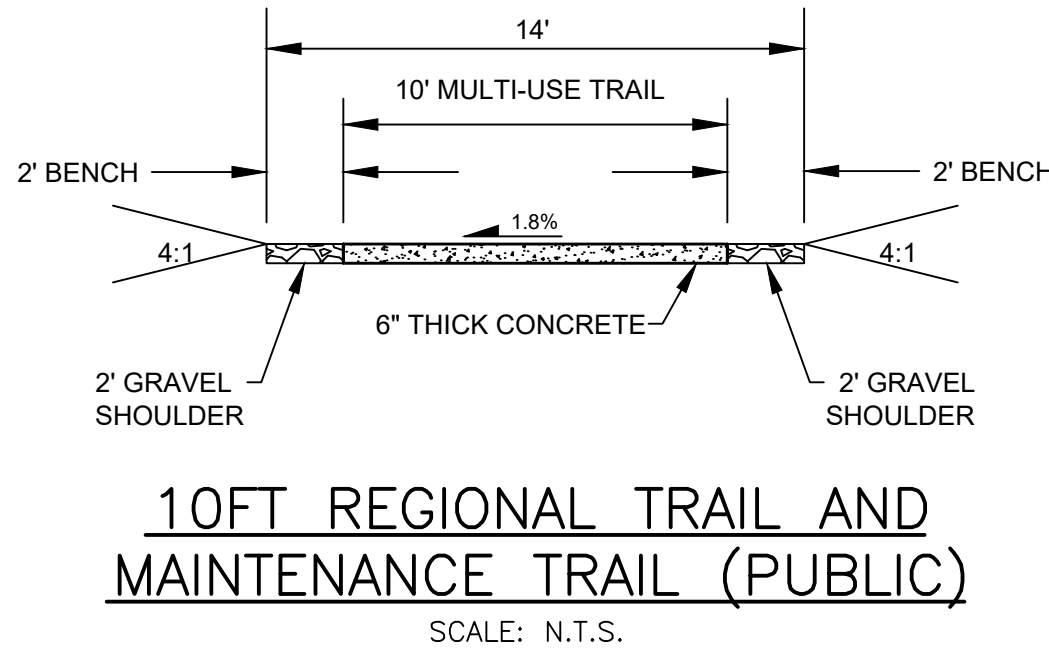
TYPICAL CHANNEL SECTION NOTES:

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

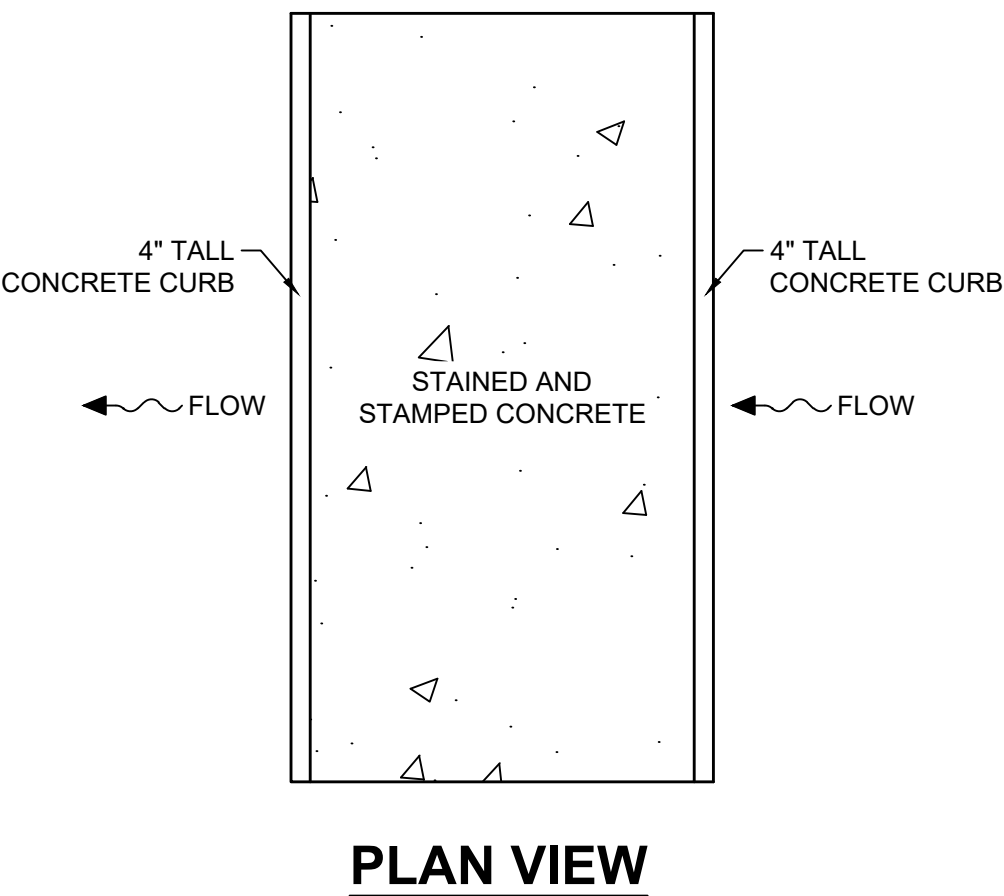
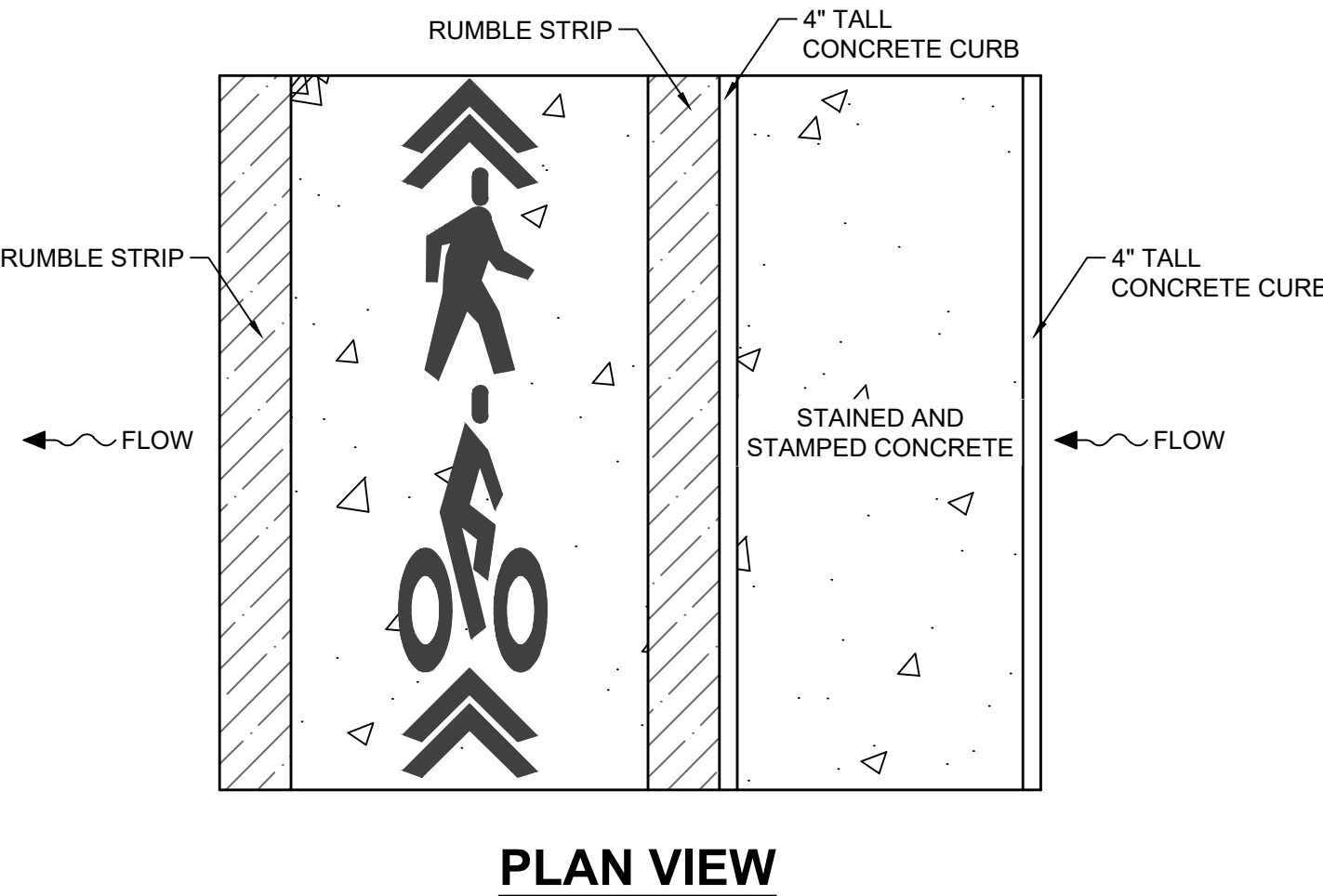
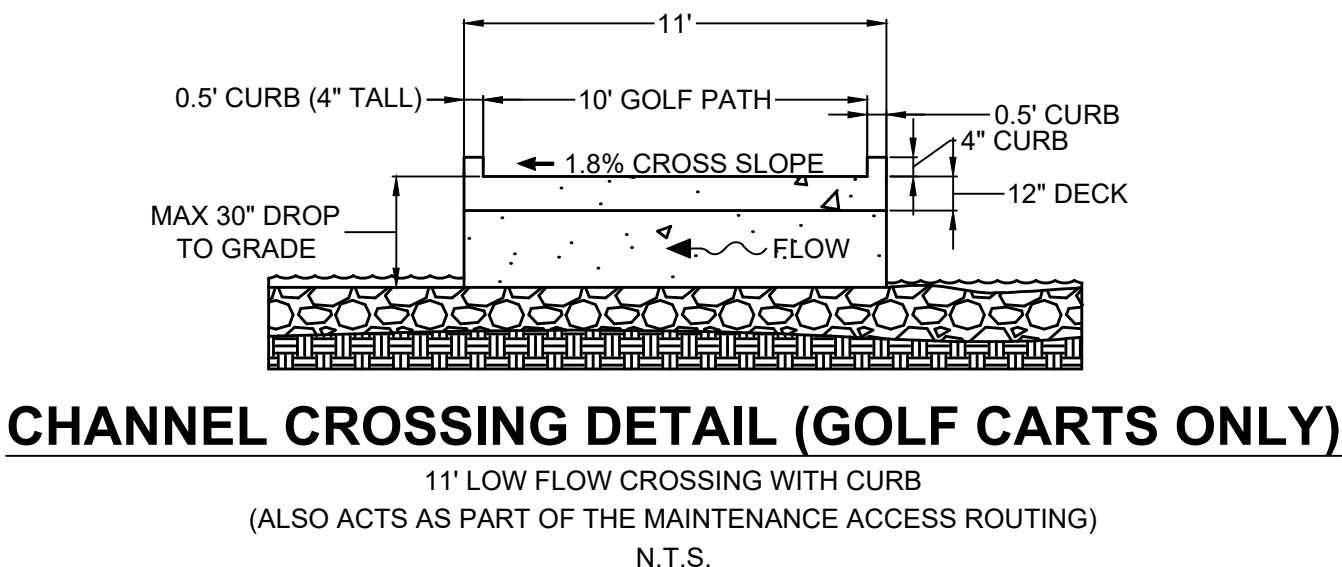
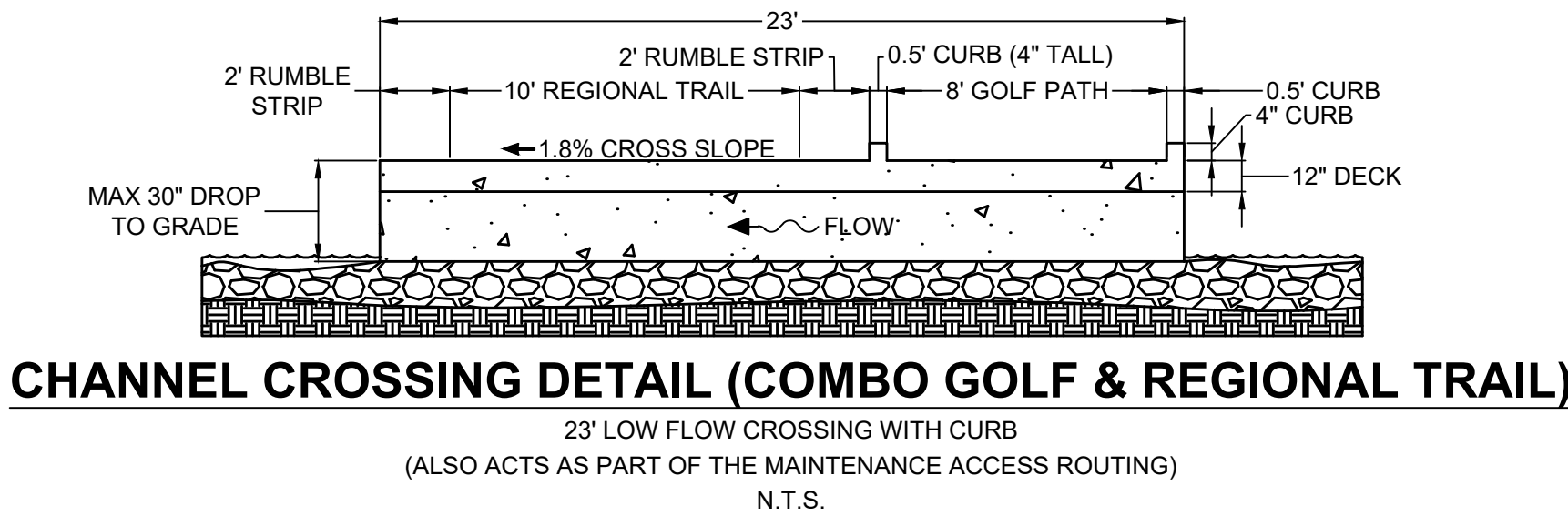
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1/17/2025 2:15 PM X:\19-032 Kings Point\Civil\CAD\Plans\Antelope Creek\Site Plan 4 TYPICAL CROSS-SECTIONS.dwg

TYPICAL TRAIL CROSS-SECTIONS



CHANNEL CROSSING DETAILS



CORE CONSULTANTS, INC.
2473 S. BROADWAY
DENVER, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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PRAIRIE POINT SUBDIVISION
AURORA, CO

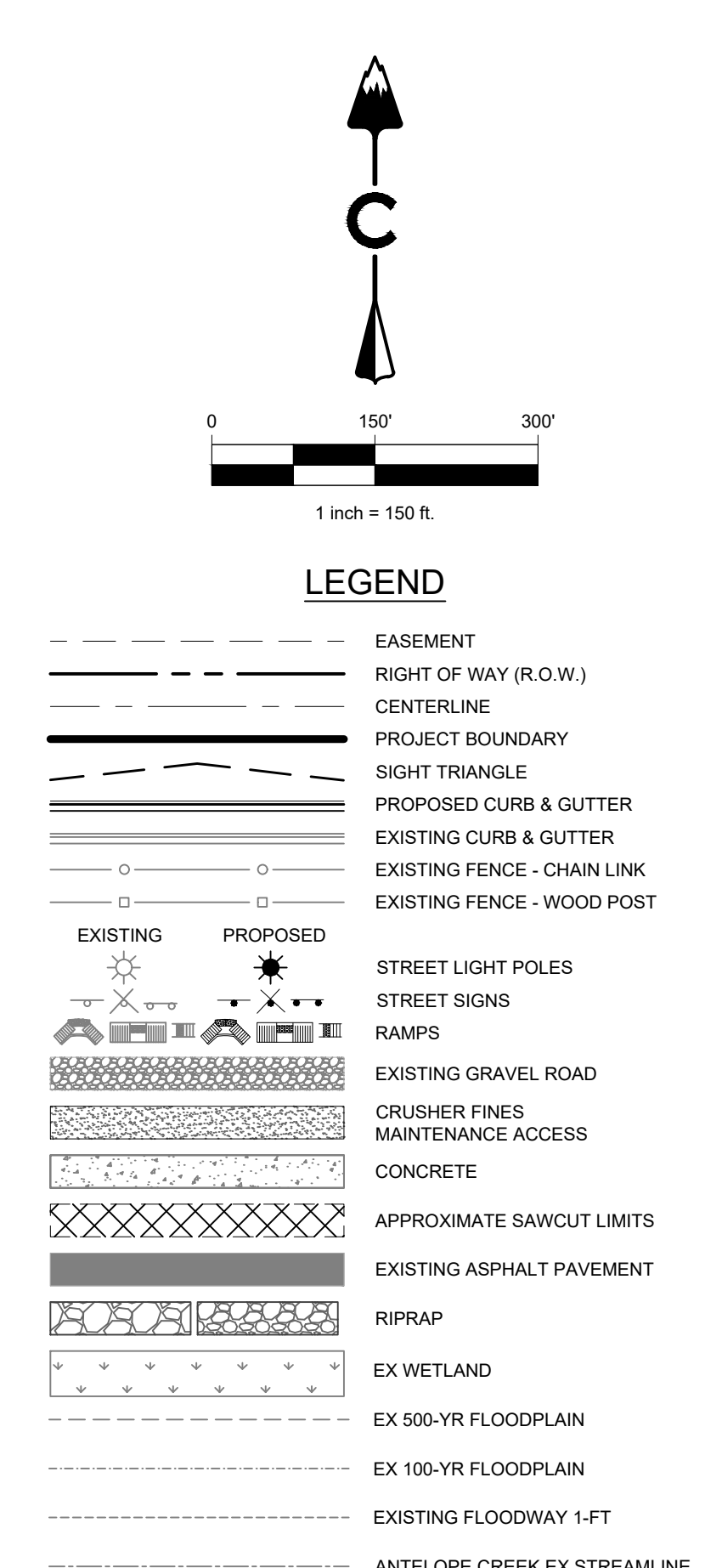
ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
TYPICAL TRAIL CROSS-SECTIONS

NOT FOR
CONSTRUCTION

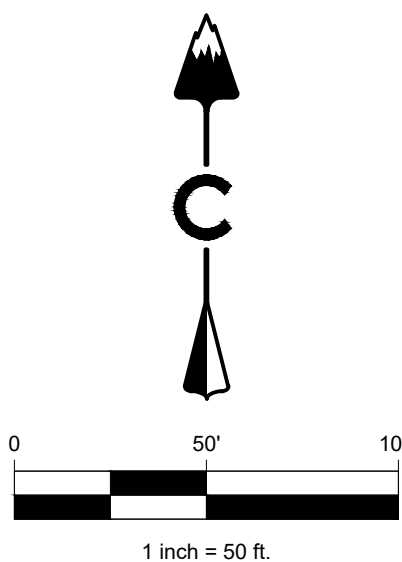
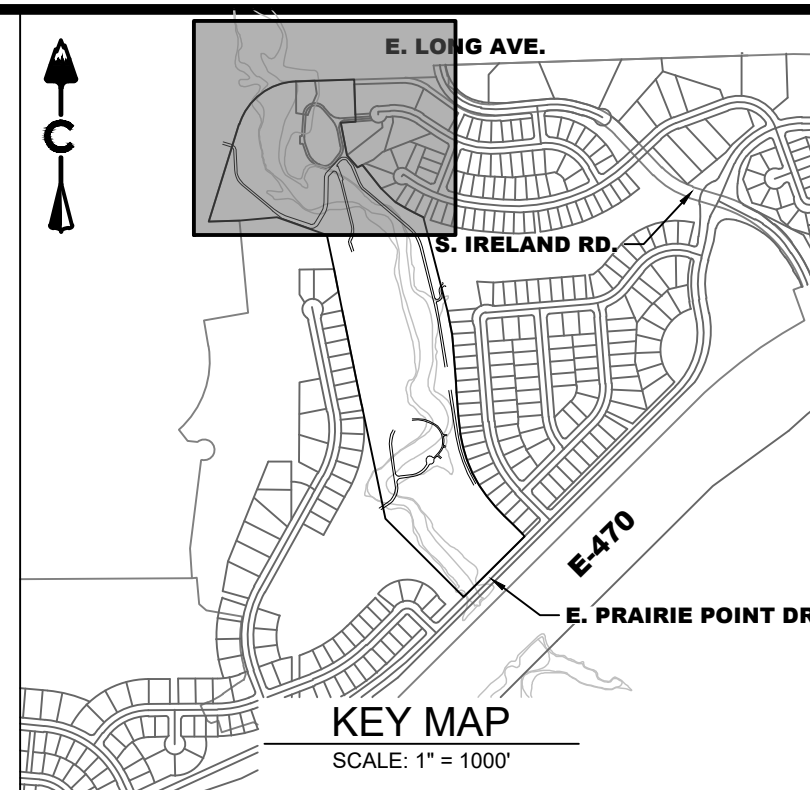
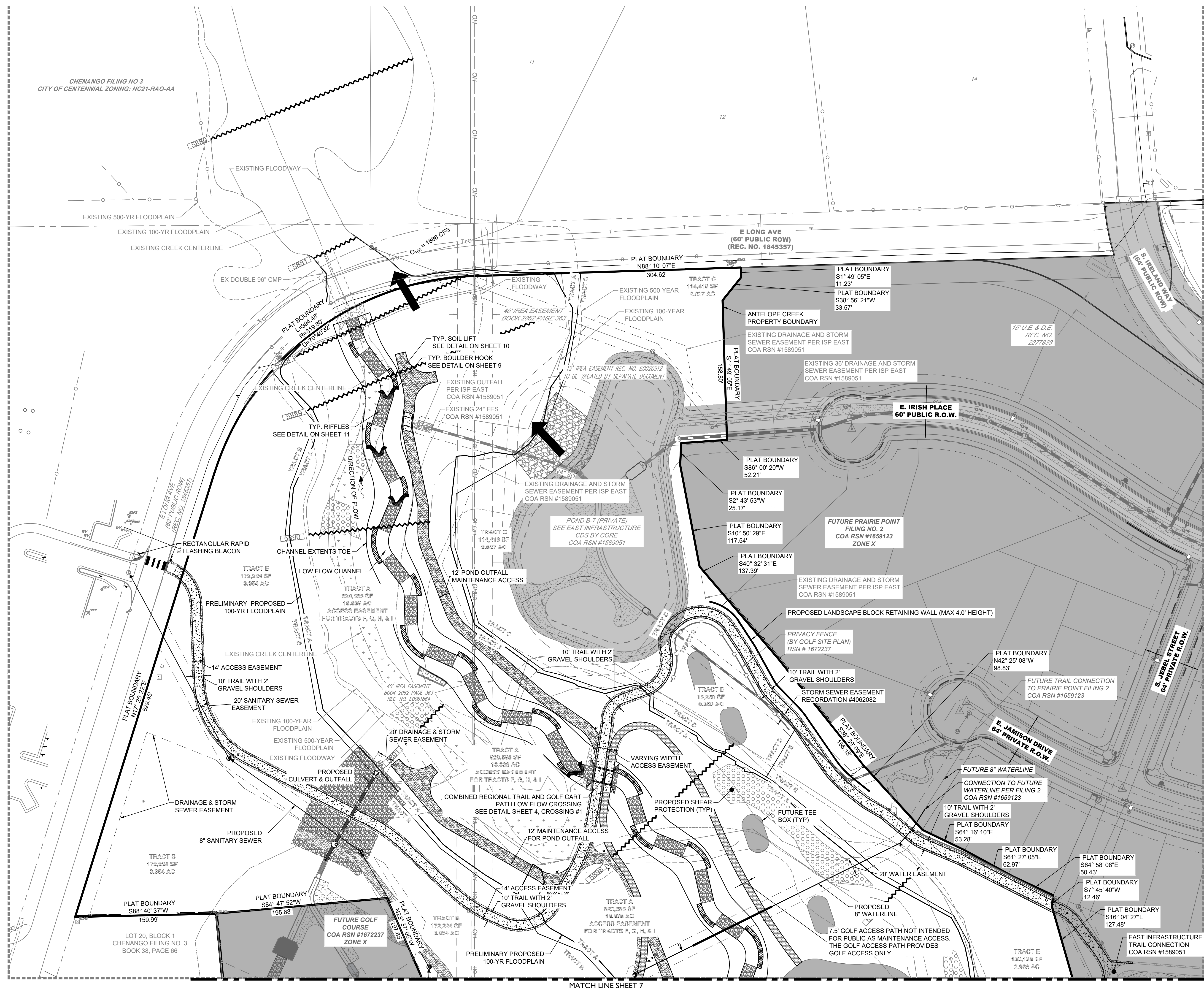
DESIGNED BY: MJH
DRAWN BY: MJH
CHECKED BY: MHN

JOB NO.
19-032

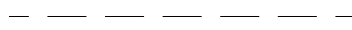
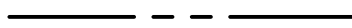
























SHEET
4



- 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 PER FIRM 08050004L, 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 ELEMENTS. 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.
 - 4. TRACT C IS INCLUSIVE OF THE PROPOSED FLOODPLAIN. TRACT B WILL BE OWNED BY THE CITY OF AURORA. ANTOPEX GREEK 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 LICENSE AND MAINTENANCE AGREEMENT FOR GOLF IMPROVEMENTS AND LOW FLOW CROSSINGS.

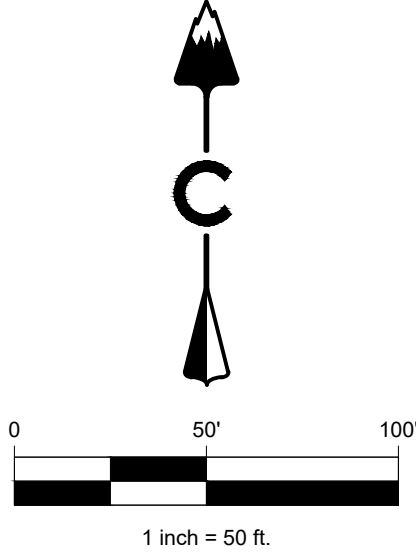
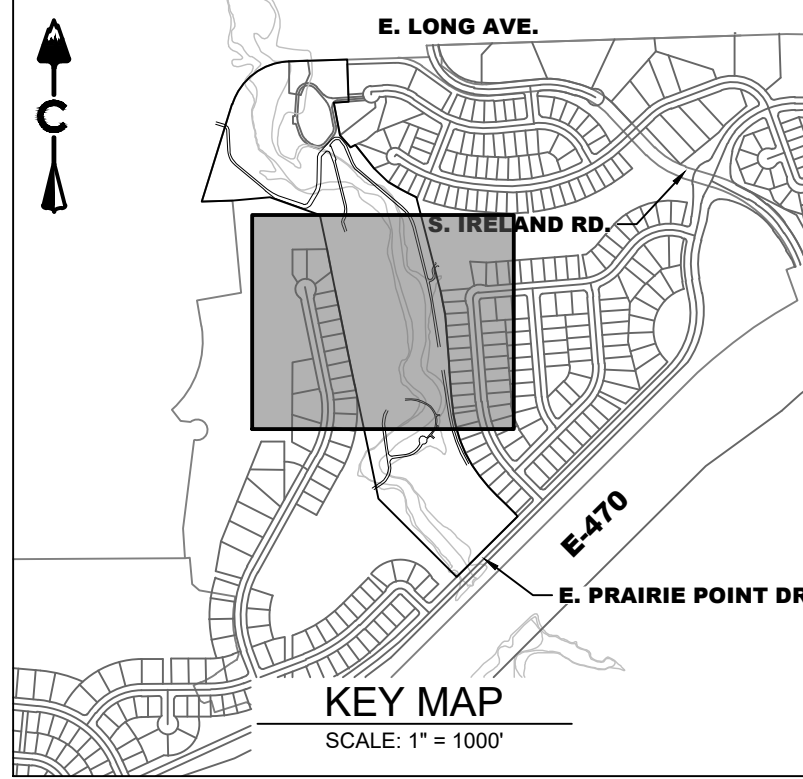
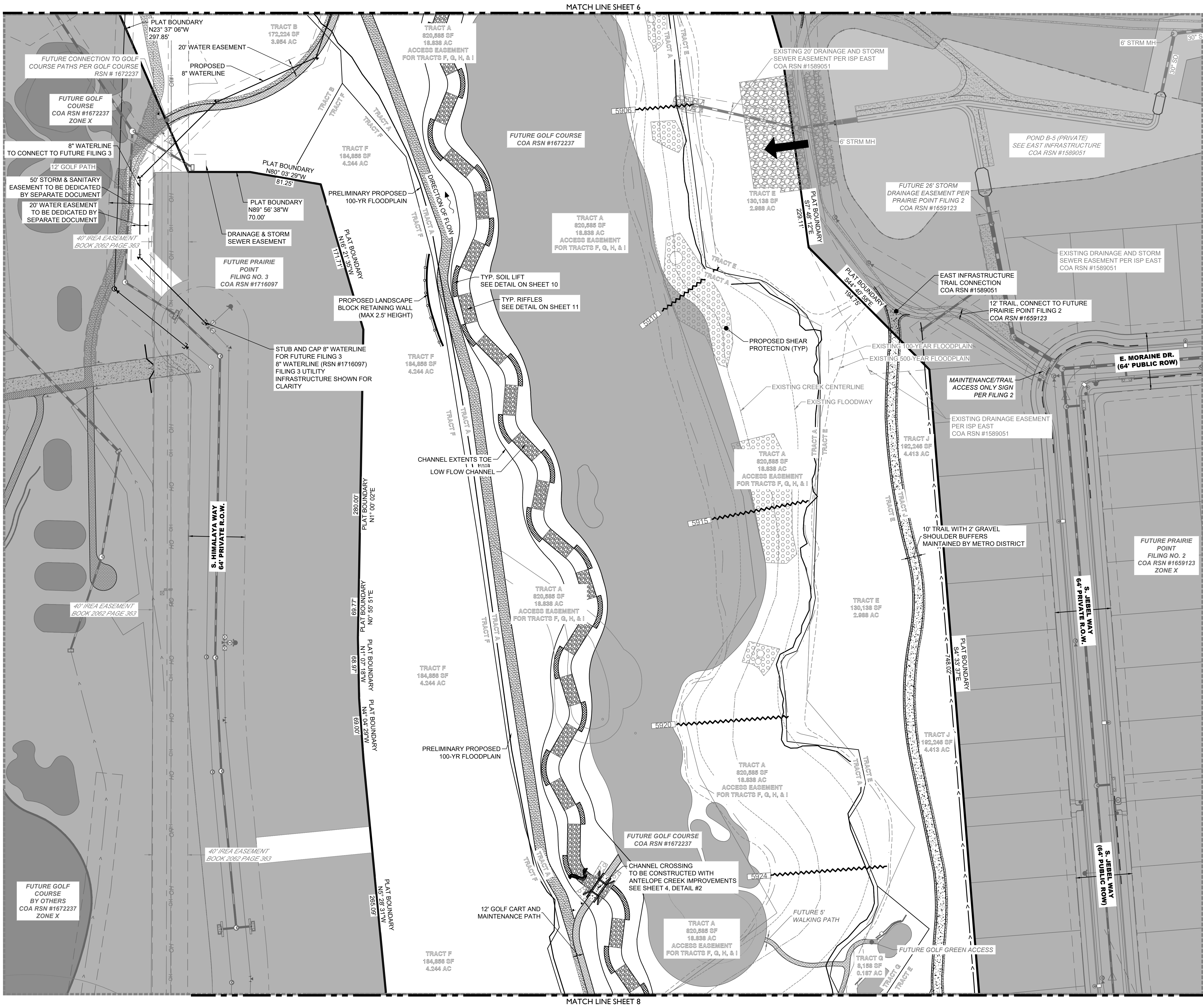


LEGEND

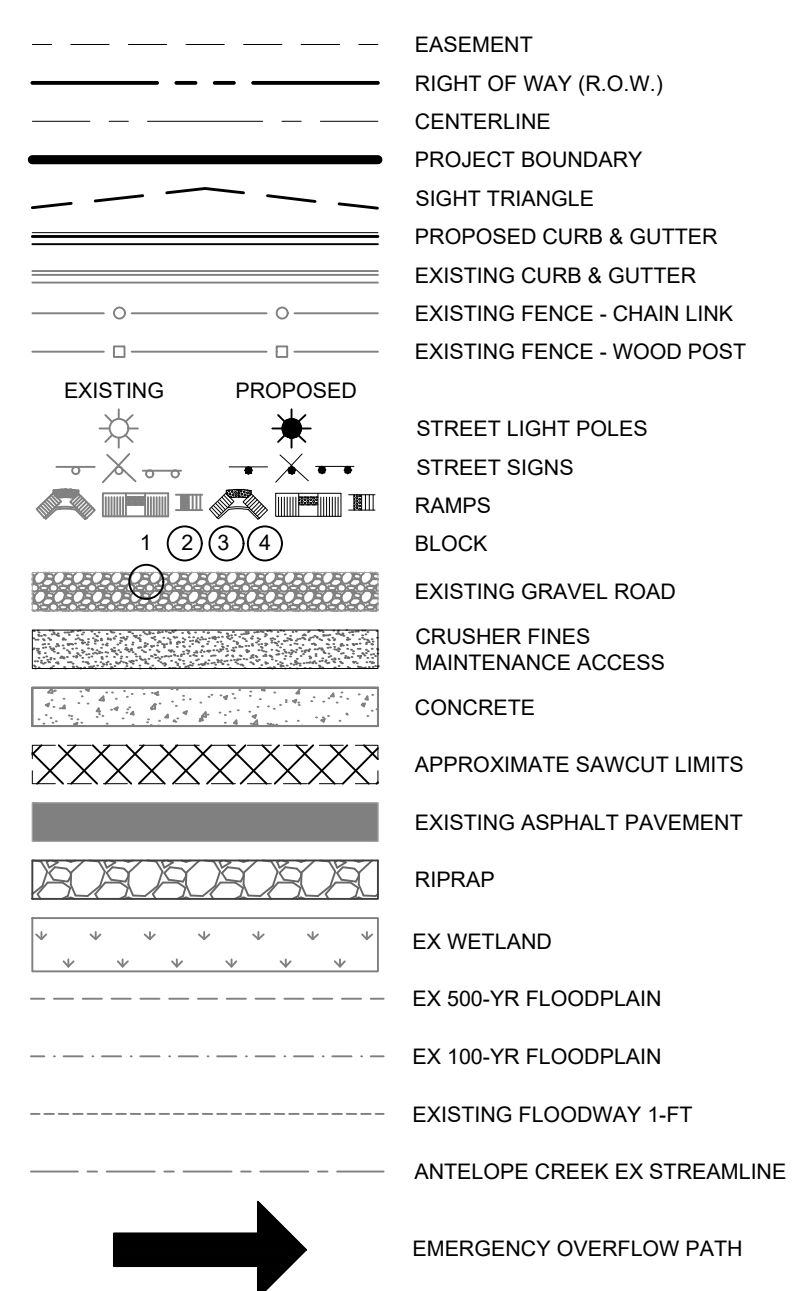
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	STREET LIGHT POLES
	STREET SIGNS
	RAMPS
	BLOCK
	EXISTING GRAVEL ROAD
	CRUSHER FINES
	MAINTENANCE ACCESS
	CONCRETE
	APPROXIMATE 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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LEGEND



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CORE

Know what's below.
Call before you dig.

811

Know what's below.
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DATE

BY

REVISION DESCRIPTION

#

1

9/14/22

RH

FIRST SUBMITTAL TO THE CITY OF AURORA

2

2/28/23

RH

SECOND SUBMITTAL TO THE CITY OF AURORA

3

5/16/23

RR

THIRD SUBMITTAL TO THE CITY OF AURORA

4

08/31/23

RR

FOURTH SUBMITTAL TO THE CITY OF AURORA

5

8/1/24

RR

FIFTH SUBMITTAL TO THE CITY OF AURORA

6

1/17/25

TV

SIXTH SUBMITTAL TO THE CITY OF AURORA

PRAIRIE POINT SUBDIVISION

AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

SITE PLAN

NOT FOR CONSTRUCTION

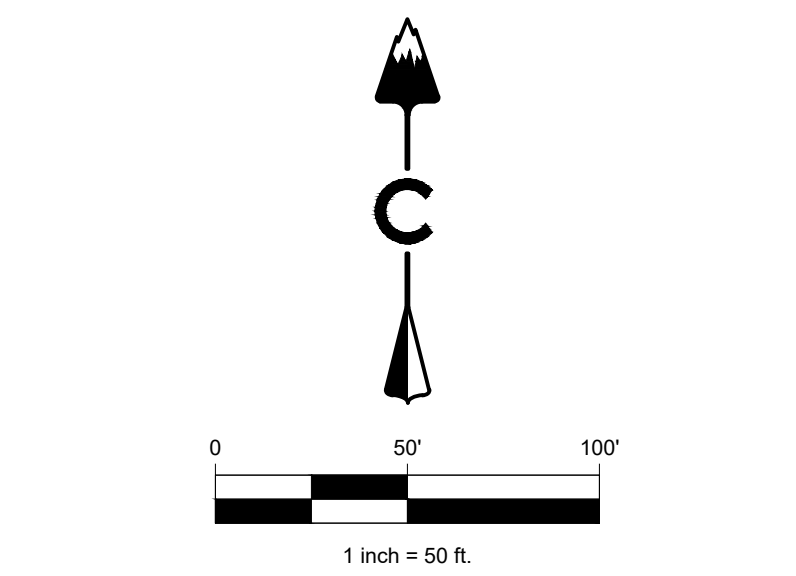
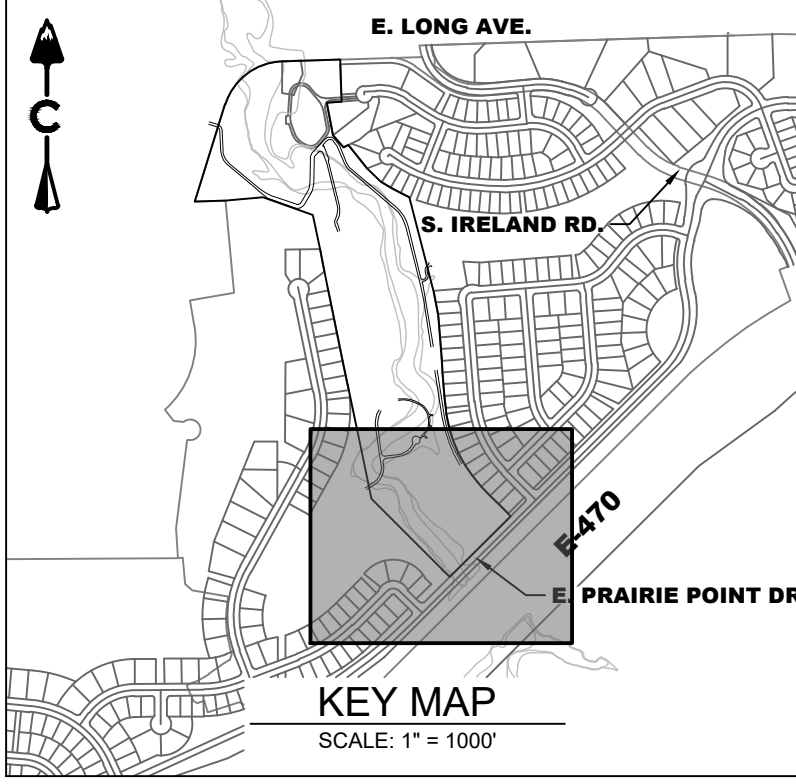
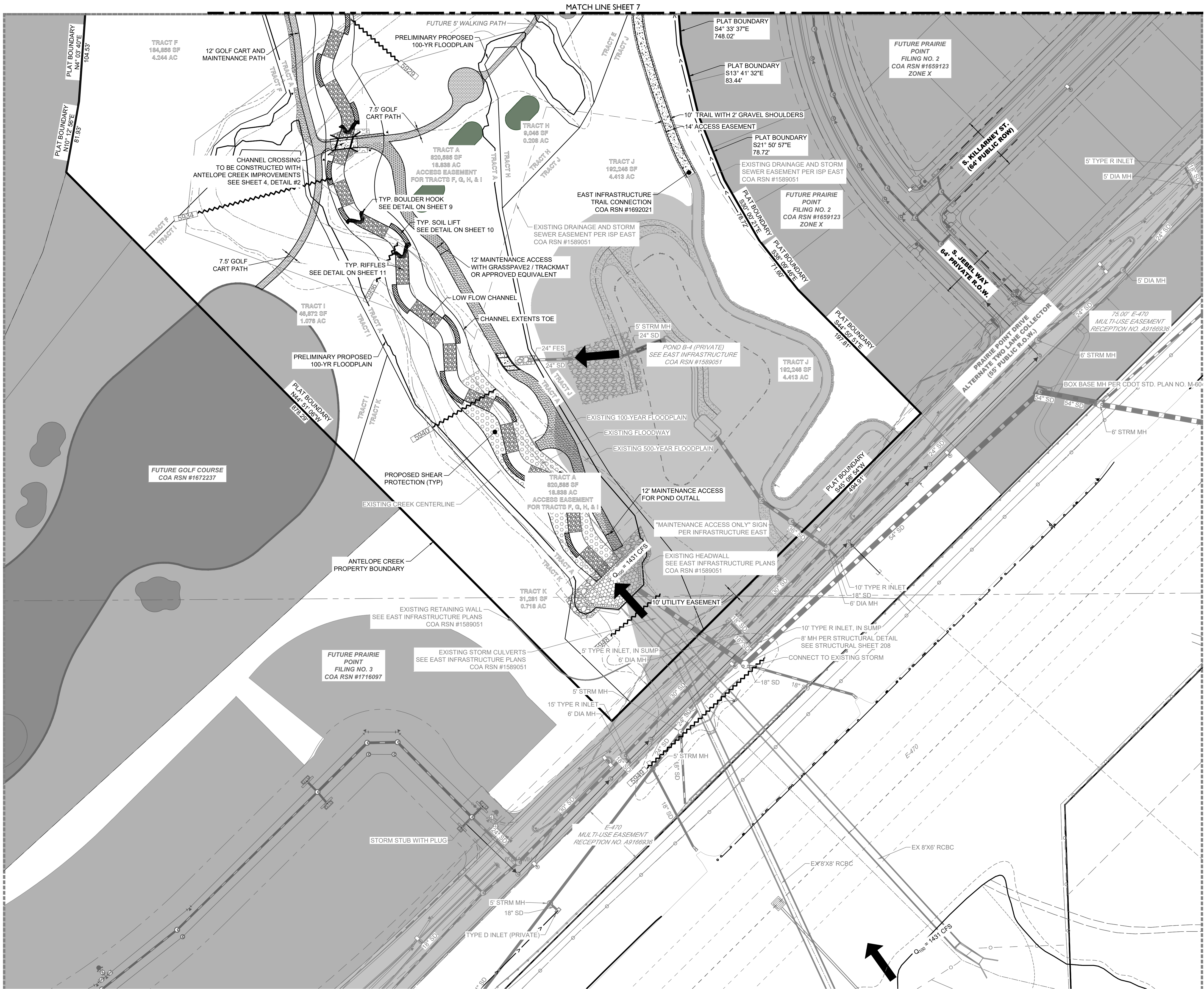
DESIGNED BY: MJH

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
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PRAIRIE POINT SUBDIVISION

AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

SITE PLAN

DESIGNED BY: MJH

DRAWN BY: MJH

CHECKED BY: MHN

JOB NO.

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8

LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

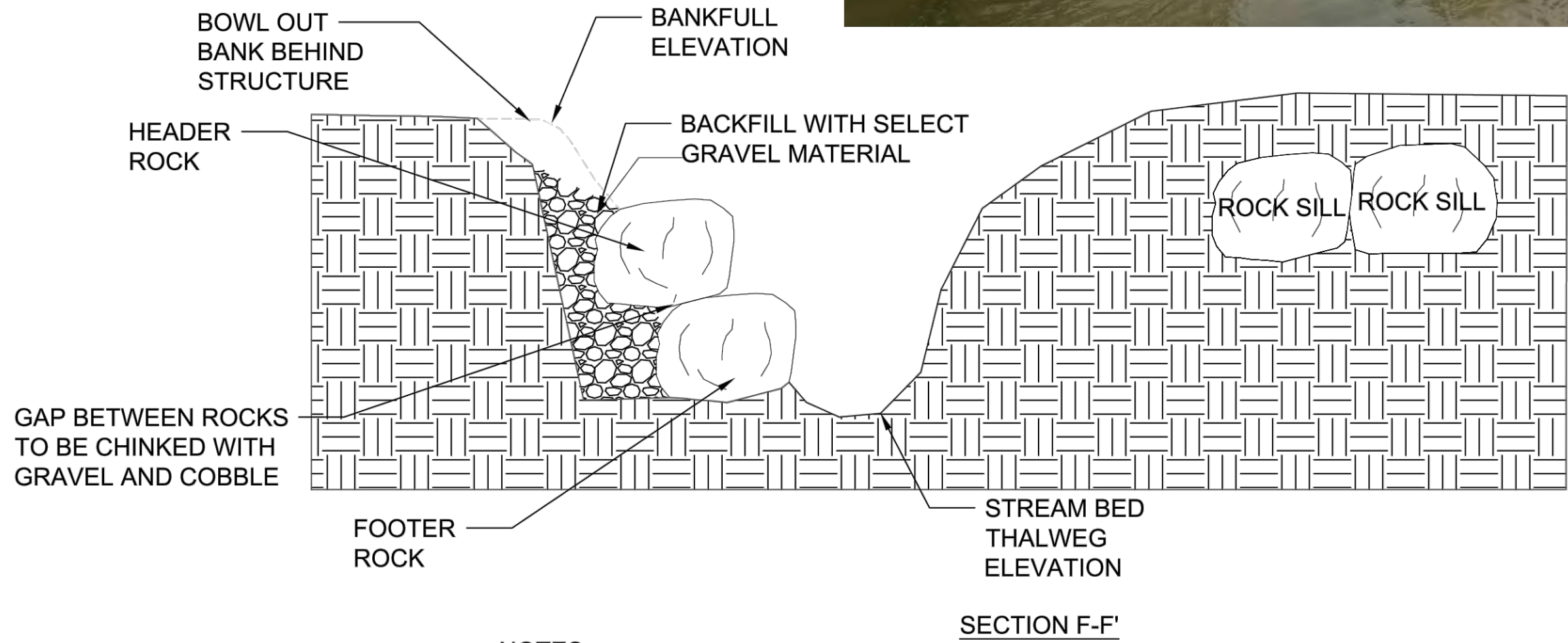
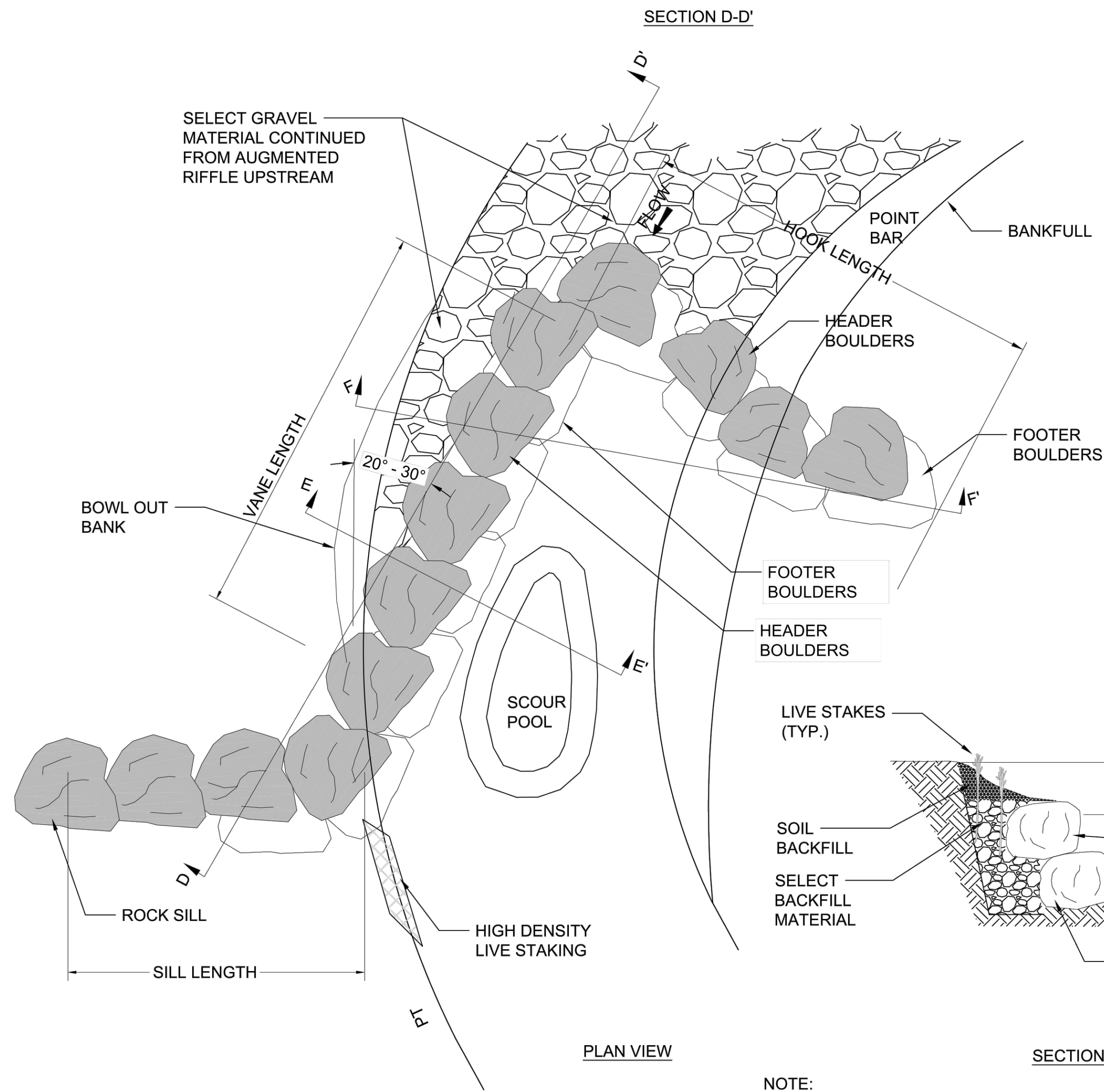
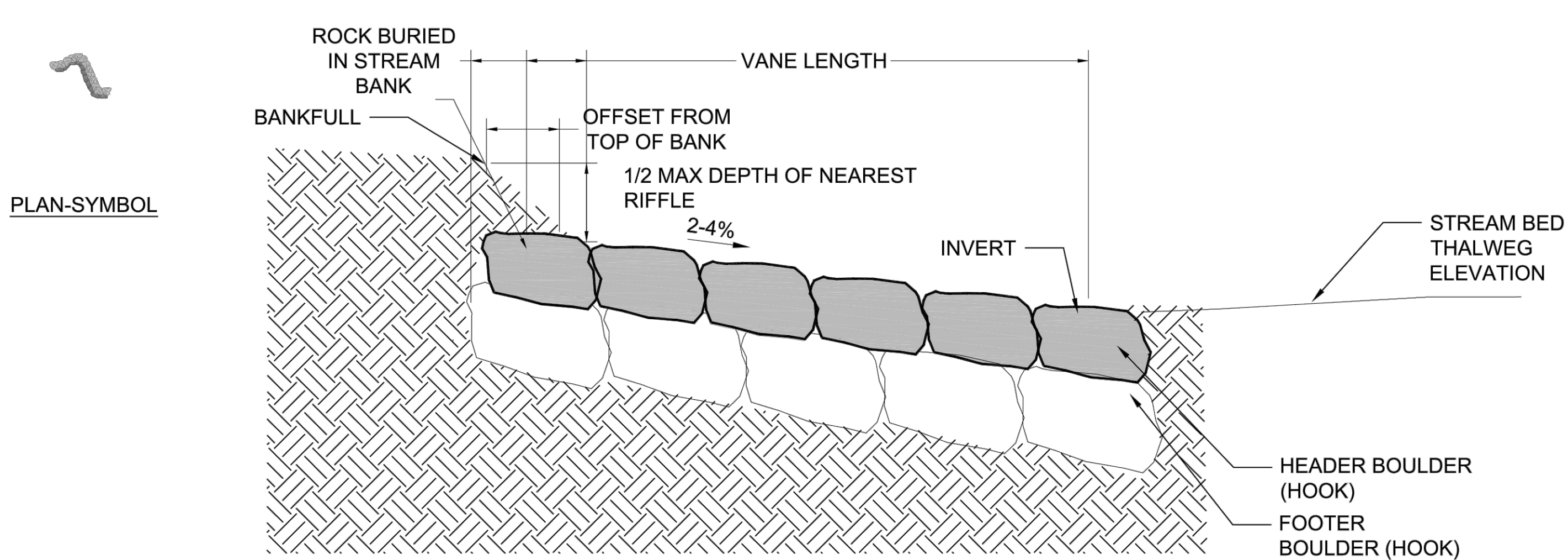
3473 S. BROADWAY

AURORA, CO 80113

303.703.4444

LIVE@YOURCORE.COM

NOT FOR CONSTRUCTION



NOTES:

- BOULDERS FOR THE CONSTRUCTED RIFFLE MUST BE A MINIMUM OF 1-2 TN BOULDER WITH A MIN. DIAMETER OF 2-3 FT.
- FOOTER BOULDERS ARE BOULDERS PLACED TO PROVIDE A FOUNDATION AND SCOUR PROTECTION FOR THE HEADER BOULDERS.
- HEADER BOULDERS SHALL BE UNDERLAIN BY FOOTER BOULDERS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- HEADER BOULDERS ARE THE TOP MOST BOULDER USED IN EACH STRUCTURE. ALL HEADER BOULDERS CAN BE SEEN PARTIALLY PROTRUDING FROM THE WATER SURFACE DURING EXTREMELY LOW FLOWS.
- HEADER BOULDERS SHALL BE OFFSET SLIGHTLY DOWNSTREAM OF THE FOOTING BOULDERS WHERE SCOUR POOLS ARE ANTICIPATED TO FORM AS SHOWN IN THE DETAIL.
- SILL BOULDERS SHALL BE PLACED PERPENDICULAR TO THE BANKFULL FLOW DIRECTION.
- THE FOOTER BOULDERS SHALL EXTEND FROM THE SILL BOULDER TO THE END OF THE HEADER BOULDER TOWARD THE BANK.
- HOOK BOULDERS SHALL EXTEND FROM THE HEADER BOULDER TO BEYOND BANKFULL WIDTH.
- SET INVERTS AT ELEVATION SHOWN ON THE PLAN AND PROFILE SHEETS. INVERTS AND ELEVATIONS WILL BE PROVIDED TO THE CONTRACTOR AS A DWG FILE. NO ELEVATIONS OF THE BOULDER DROPS STRUCTURE MAY VARY FROM THE PLAN LOCATIONS WITHOUT DIRECTIONS FROM THE ENGINEER.
- HEADER BOULDER SHALL TIE INTO THE STREAM BANK AT A MINIMUM ELEVATION OF 1/4 DMAX (MEASURED AT THE NEXT DOWNSTREAM RIFFLE) BELOW BANKFULL ELEVATION AND A MINIMUM ELEVATION OF 1/2 DMAX (MEASURED AT THE NEXT DOWNSTREAM RIFFLE) BELOW BANKFULL ELEVATION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL GAPS/VOIDS LARGER THAN 1 INCH BETWEEN THE HEADER AND FOOTING BOULDERS SHALL BE CHINKED WITH GRAVEL AND COBBLES.
- ON THE UPSTREAM SIDE OF THE BOULDERS SELECT BACKFILL SHALL BE PLACED FOR THE ENTIRE LENGTH OF THE BOULDER HOOK AS SHOWN.
- SELECT BACKFILL AND SOIL BACKFILL MATERIAL SHALL BE COMPACTED SUCH THAT FUTURE SETTLEMENT OF THE MATERIAL IS KEPT TO A MINIMUM.
- THE SURFACE OF THIS STRUCTURE SHALL BE FINISHED TO A SMOOTH AND COMPACT SURFACE IN ACCORDANCE WITH THE LINES, GRADES, AND CROSS-SECTIONS OR ELEVATIONS SHOWN ON THE DRAWINGS. THE DEGREE OF FINISH FOR INVERT ELEVATIONS SHALL BE WITHIN 0.1 FT OF THE GRADES AND ELEVATIONS INDICATED.
- RE-DRESSING OF CHANNEL AND BANKFULL BENCH/FLOODPLAIN WILL LIKELY BE REQUIRED FOLLOWING INSTALLATION OF IN-STREAM STRUCTURES AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- SEE THE PLANTING TABLE FOR DETAILS ON HIGH DENSITY LIVE STAKING.
- NO LIVE STAKES SHALL BE INSTALLED ON THE UPSTREAM SIDE OF THE VANE AT OR BELOW THE TIE-IN ELEVATION OF THE HEADER LOG WITH THE STREAM BANK UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- FOOTER DEPTH ON ALL STRUCTURES REQUIRING FOOTERS SHALL BE 6 TIMES GREATER THAN THE DROP BETWEEN THE STRUCTURE AND THE STRUCTURE DIRECTLY UPSTREAM.

NOTE:

THE DEPARTURE ANGLE SHOWN ABOVE IS DEPICTED IN SUCH A WAY TO EMPHASIZE DETAIL. ACTUAL DEPARTURE ANGLE AND STRUCTURE LOCATION SHALL BE AS SHOWN ON THE PLAN AND PROFILE SHEETS AND WILL BE PROVIDED TO THE CONTRACTOR AS A 2004 FORMAT DWG FILE AND LN3 FILE.

DETAIL - BOULDER J-HOOK
NOT TO SCALE

More than below.
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PRAIRIE POINT SUBDIVISION

AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
CHANNEL DETAILS

NOT FOR
CONSTRUCTION

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

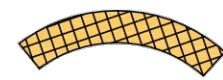
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SHEET
9

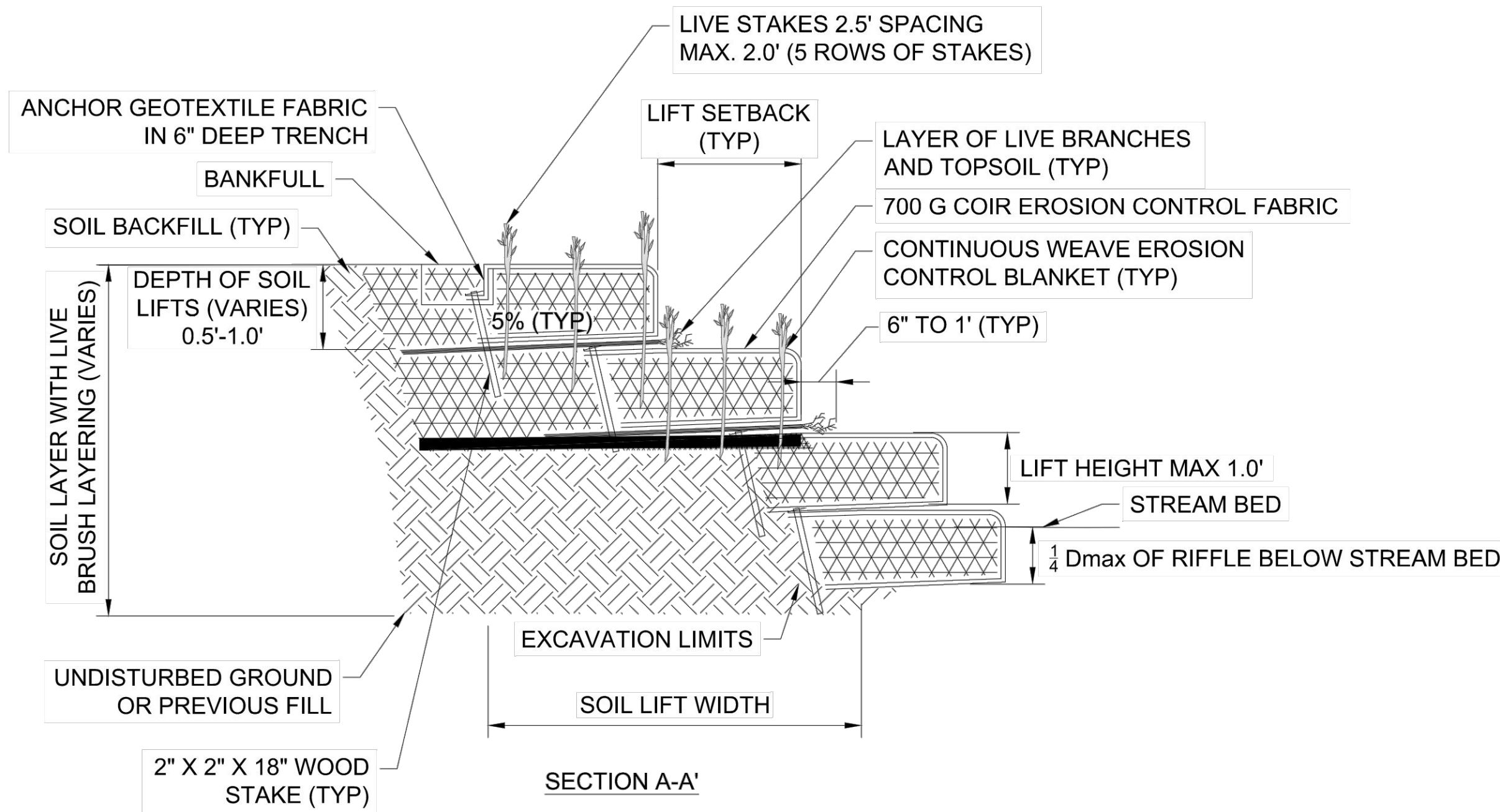
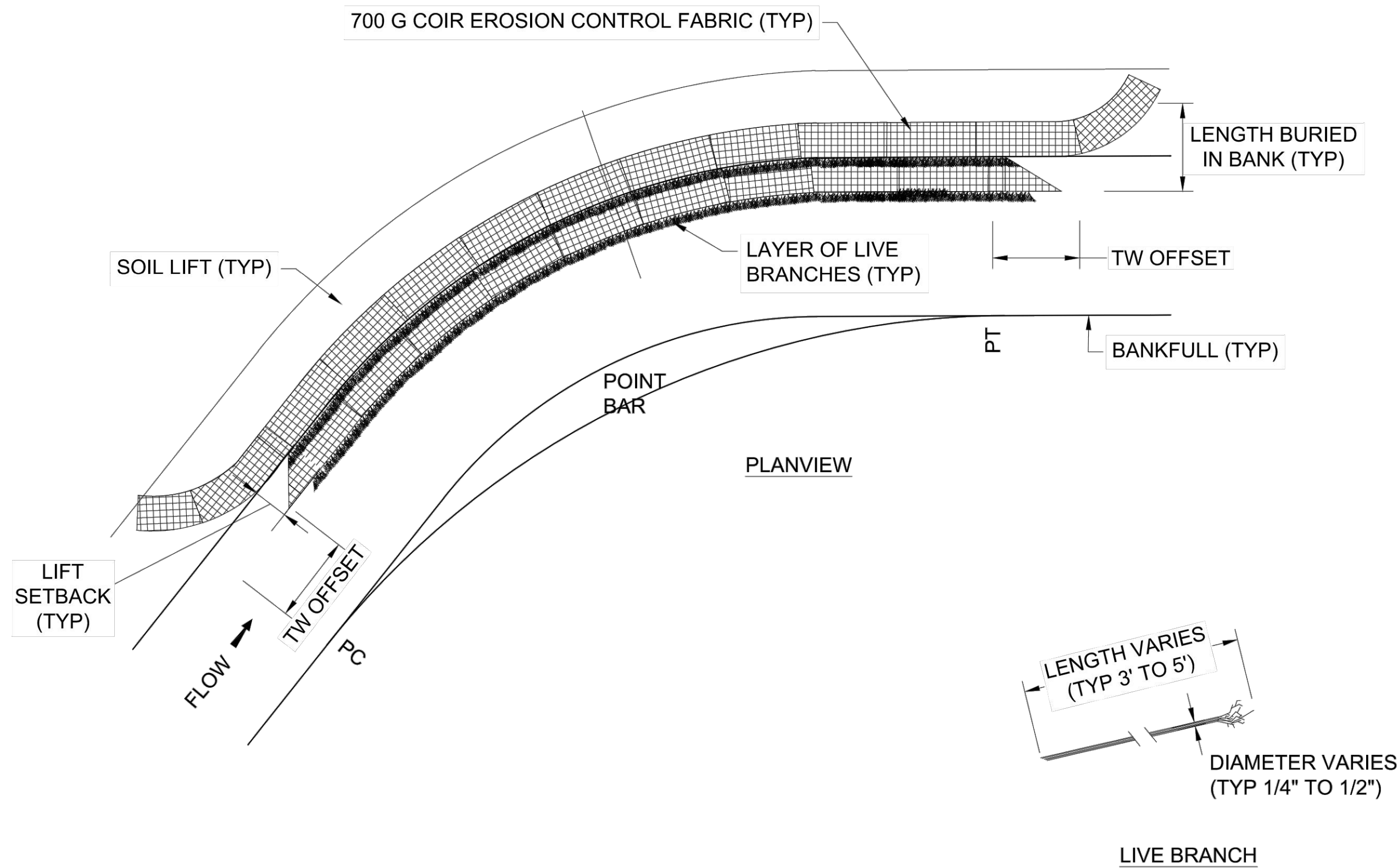
CORE CONSULTANTS, INC.
3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE



PLAN SYMBOL



DETAIL - COIR SOIL LIFT
NOT TO SCALE

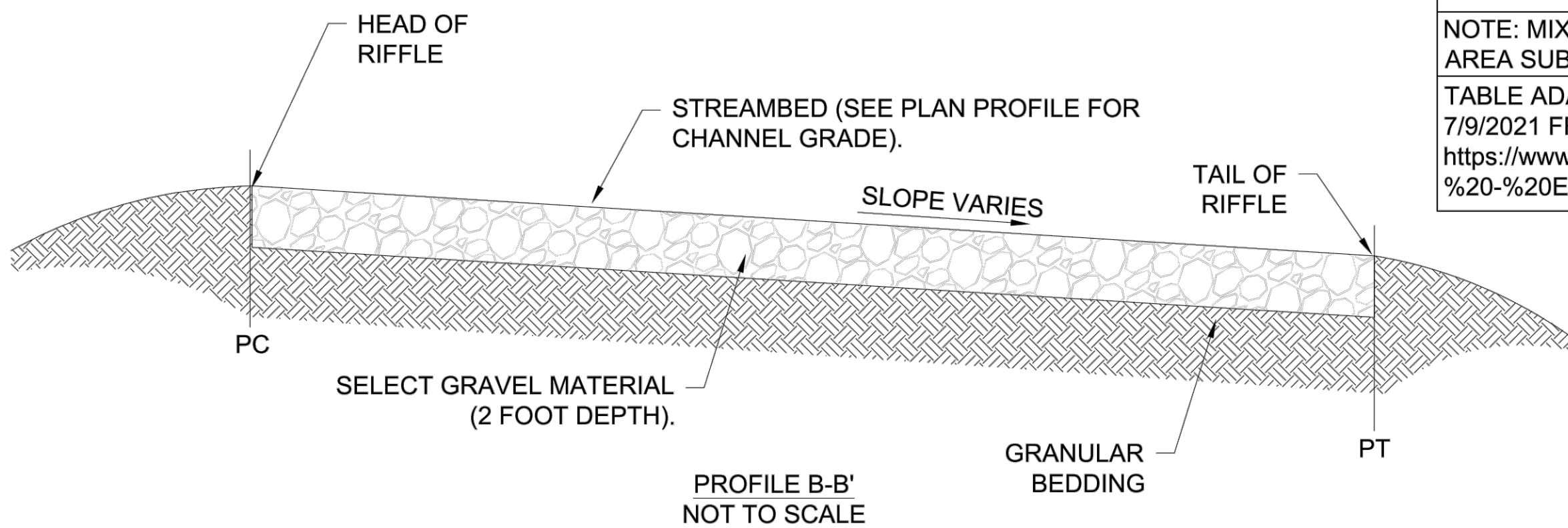
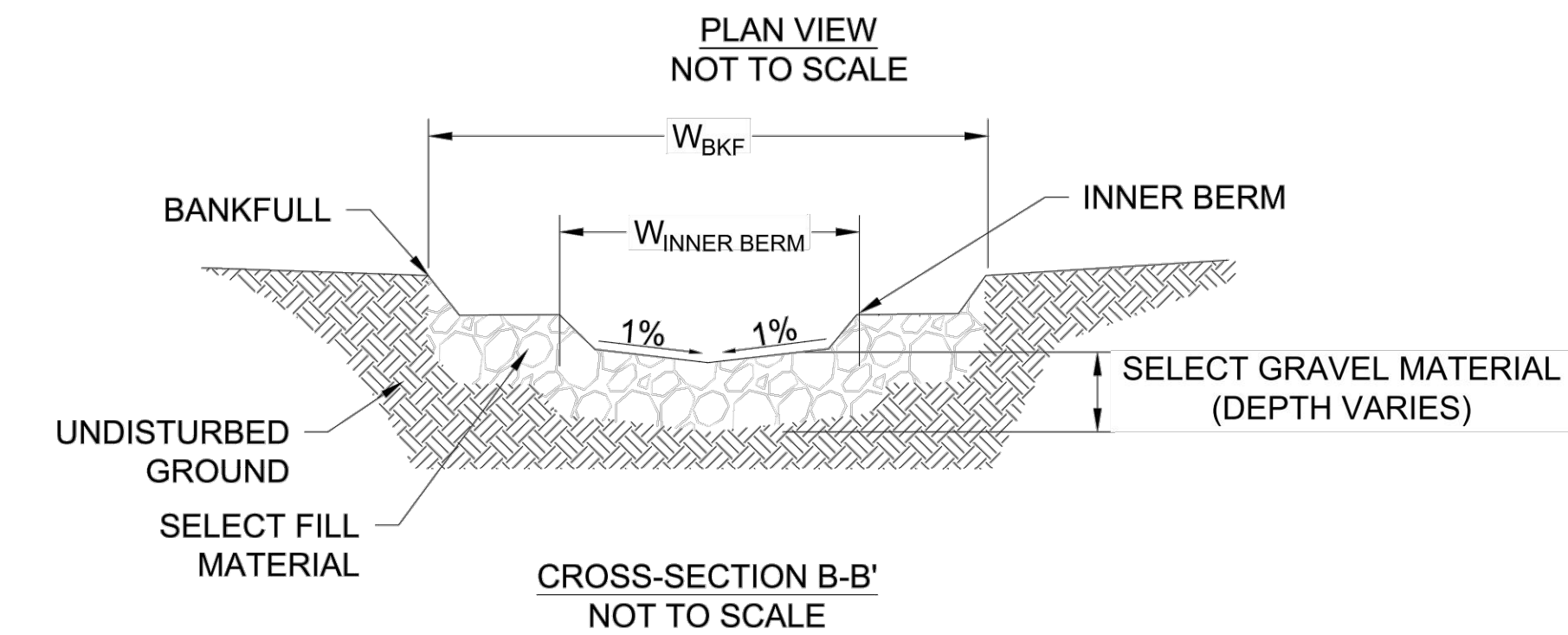
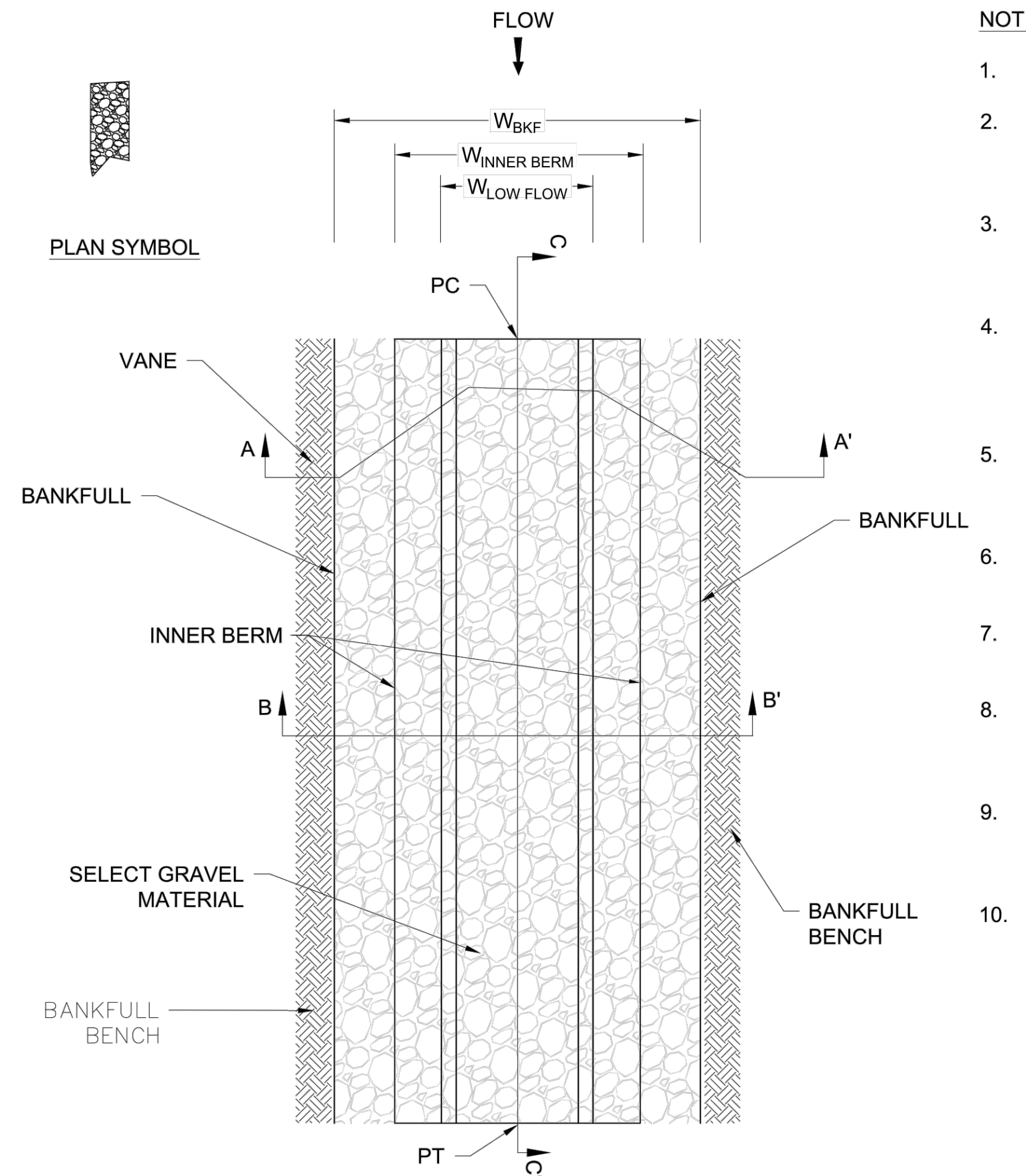


COIR SOIL LIFT

NOTES:

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

#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMITTAL TO THE CITY OF AURORA	9/14/22	RH
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5	FIFTH SUBMITTAL TO THE CITY OF AURORA	8/12/24	RR
6	SIXTH SUBMITTAL TO THE CITY OF AURORA	1/17/25	TV



DETAIL - CONSTRUCTED RIFFLE WITH IMPORTED MATERIAL

NOT TO SCALE

NOTES:

- PT AND PC LABELS ARE BASED ON THE CHANNEL CENTERLINE ALIGNMENT GOING FROM DOWNSTREAM TO UPSTREAM.
- THE AUGMENTED RIFFLE IS GENERALLY INSTALLED IN A NEW CHANNEL TO PROVIDE GRADE CONTROL AND PREVENT DOWNCUTTING. MATERIAL IS IMPORTED TO THE SITE BECAUSE APPROPRIATELY SIZED MATERIAL IS NOT AVAILABLE ON-SITE.
- THE ENGINEER WILL SPECIFY THE SIZE OF THE MATERIAL TO BE USED IN THE RIFFLE AND MUST APPROVE IT BEFORE IT IS INSTALLED. THE CONTRACTOR MAY USE MATERIAL AVAILABLE ON-SITE IF APPROVED BY THE ENGINEER. MATERIAL SIZING FOUND IN TABLES BELOW UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- THE CONTRACTOR SHALL EXCAVATE A TRENCH THAT EXTENDS THE LENGTH OF THE RIFFLE (AS SHOWN ON THE PLAN SHEETS) AND FROM BANKFULL TO BANKFULL. THE CONTRACTOR SHALL EXCAVATE TO A DEPTH OF 18" OR TWO TIMES THE D50 OF THE MATERIAL SPECIFIED BY THE ENGINEER, WHICHEVER IS GREATER. THE CONTRACTOR SHALL NOT DISTURB THE SURROUNDING GROUND.
- THE CONTRACTOR SHALL FILL THE TRENCH WITH THE GRAVEL MATERIAL SPECIFIED AND APPROVED BY THE ENGINEER. THE GRAVEL MATERIAL SHALL BE COMPACTED USING EQUIPMENT SO THAT FUTURE SETTLEMENT OF THE MATERIAL WILL BE MINIMAL.
- THE GRAVEL MATERIAL SHALL BE COMPACTED SUCH THAT, IN CROSS-SECTION, THERE IS A 1% SLOPE TO THE CENTER OF THE CHANNEL OR AS GENERATED BY THE 3D SURFACE.
- SELECT FILL MATERIAL APPROVED BY THE ENGINEER SHALL BE PLACED ACCORDING TO THE TYPICAL CROSS-SECTIONS TO CREATE A SMOOTH SLOPED TRANSITION FROM THE BANKFULL TO THE GRAVEL MATERIAL COMPRISING THE RIFFLE.
- THE SURFACE OF THE RIFFLE SHALL BE FINISHED TO THE FINAL GRADES AS SHOWN ON THE PLAN SHEETS. THE DEGREE OF TOLERANCE FOR ALL ELEVATIONS SHALL BE WITHIN +/- 0.1' OF THE GRADES AND ELEVATIONS SPECIFIED ON THE PLANS.
- FINAL GRADING AND TOP DRESSING OF THE INNER BERM AND BANKFULL BENCH TO THE FLOODPLAIN IS REQUIRED FOLLOWING THE INSTALLATION OF THE CONSTRUCTED RIFFLE AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- BANK TREATMENTS SHALL BE INSTALLED AFTER FINAL GRADING AND TOP DRESSING. SEE THE PLAN SHEETS FOR THE BANK TREATMENT TYPE.

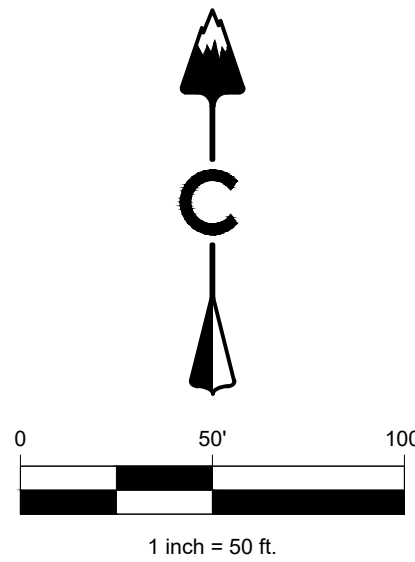
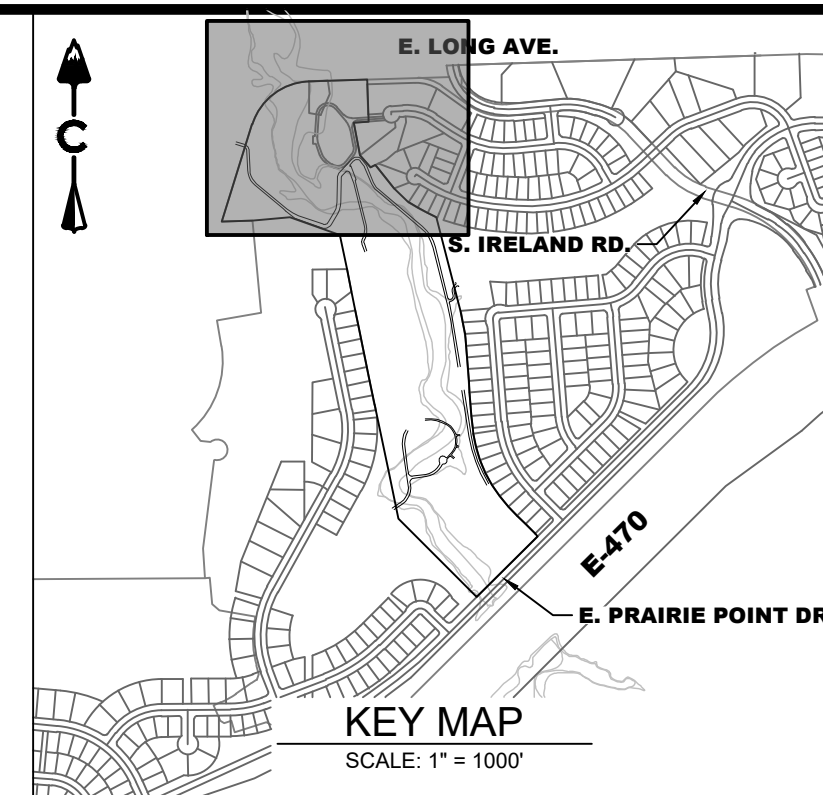
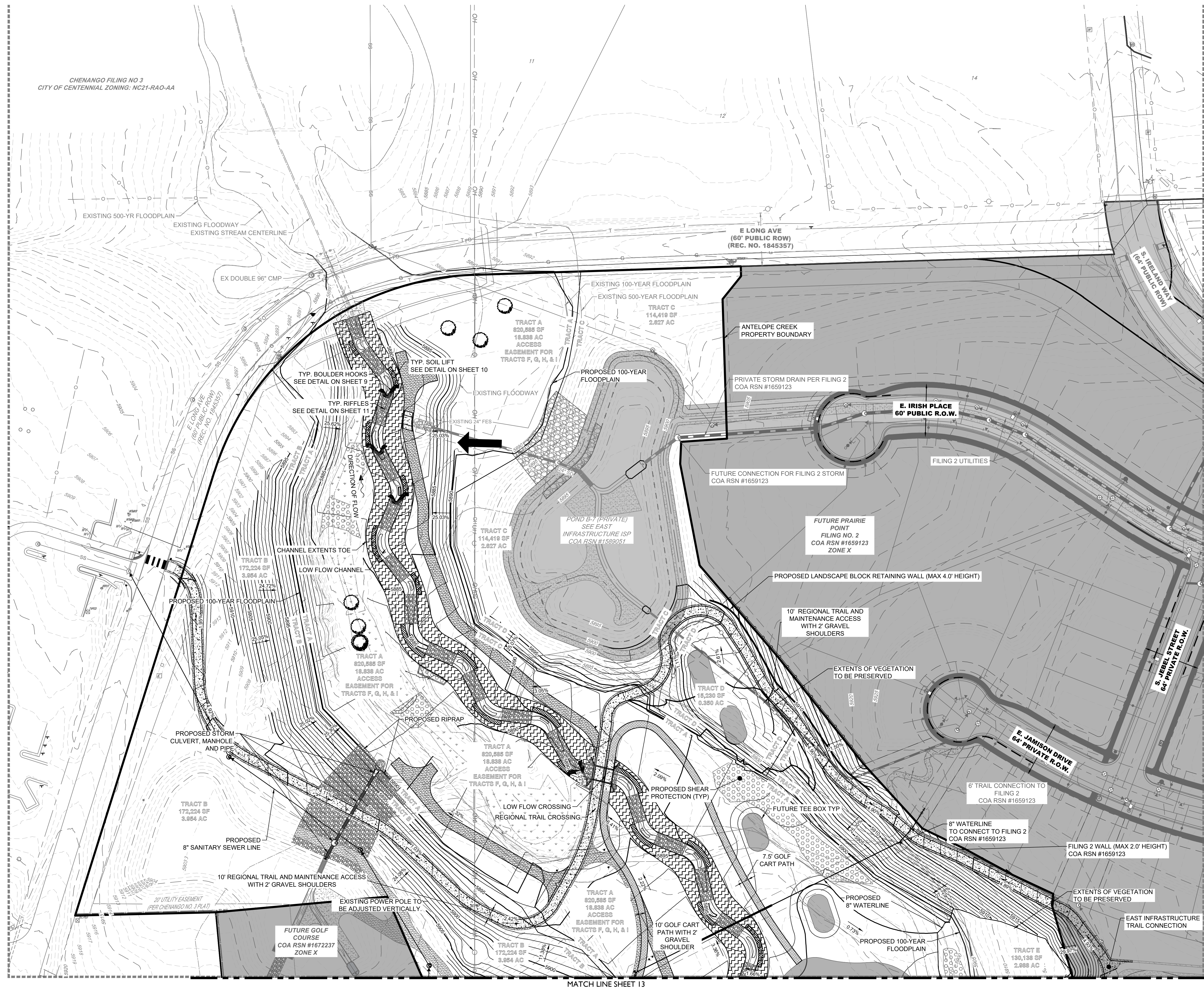
MIX REQUIREMENTS FOR TYPE VL AND L VOID-FILLED RIPRAP WITHOUT RIVER COBBLE		
APPROXIMATE PROPORTIONS (LOADER BUCKETS)	MATERIAL TYPE	MATERIAL DESCRIPTION
6	RIPRAP	TYPE VL OR L
1	VOID-FILLED MATERIAL	VTC (VEHICLE TRACKING CONTROL) ROCK (CRUSHED ROCK WITH 100% PASSING 4-INCH SIEVE, 50-70% PASSING 3-INCH SIEVE, 0-10% PASSING 2-INCH SIEVE).
1	VOID-FILLED MATERIAL	4-INCH MINUS PIT RUN SURGE (ROUND RIVER ROCK AND AND, WELL GRADED, 90-100% PASSING 4-IN SIEVE, 70-80% PASSING 1.5-INCH SIEVE, 40-60% PASSING 3/8-INCH SIEVE, 10-30% PASSING #16 SIEVE).
1	VOID-FILLED MATERIAL	TYPE II BEDDING
1/2 TO 1	VOID-FILLED MATERIAL	NATIVE TOPSOIL
NOTE: MIX PROPORTIONS AND MATERIAL GRADATIONS ARE APPROXIMATE AND AREA SUBJECT TO ADJUSTMENT BY THE ENGINEER.		
TABLE ADAPTED FROM TABLE 3 SECTION 31 37 00 REVISED 10/2017 ACCESSED 7/9/2021 FROM https://www.mhfd.org/wp-content/uploads/uploads/resources/specifications/Division%2031%20-%20Earthwork/31_37_00_Riprap_Boulders_Soil_Riprap_and_Bedding.pdf		



AUGMENTED RIFFLE

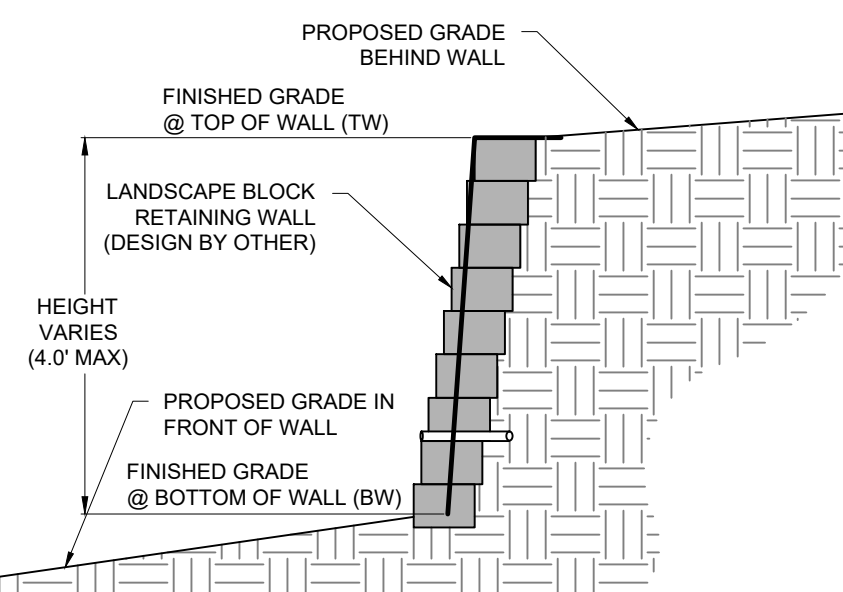
SELECT GRAVEL MATERIAL GRADATION			
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSIONS (INCHES)	D ₅₀ * (INCHES)
TYPE VL VOID FILLED	70 - 100	12	6
	50 - 70	9	
	35 - 50	6	
	2 - 10	2	
TYPE L VOID FILLED	70 - 100	15	9
	50 - 70	12	
	35 - 50	9	
	2 - 10	3	
TYPE M VOID FILLED	70 - 100	21	12
	50 - 70	18	
	35 - 50	12	
	2 - 10	4	

MIX REQUIREMENTS FOR TYPE M VOID-FILLED RIPRAP WITHOUT RIVER COBBLE		
APPROXIMATE PROPORTIONS (LOADER BUCKETS)	MATERIAL TYPE	MATERIAL DESCRIPTION
6	RIPRAP	TYPE M
2	VOID-FILLED MATERIAL	7-INCH MINUS CRUSHED ROCK SURGE (100% PASING 7-INCH SIEVE, 80-100% PASSING 6-INCH SIEVE, 35-50% PASSING 3-INCH SIEVE, 10-20% PASSING 1.5-INCH SIEVE).
1	VOID-FILLED MATERIAL	VTC (VEHICLE TRACKING CONTROL) ROCK (CRUSHED ROCK WITH 100% PASSING 4-INCH SIEVE, 50-70% PASSING 3-INCH SIEVE, 0-10% PASSING 2-INCH SIEVE).
1	VOID-FILLED MATERIAL	4-INCH MINUS PIT RUN SURGE (ROUND RIVER ROCK AND SAND, WELL GRADED, 90-100% PASSING THROUGH 4-INCH SIEVE, 70-80% PASSING 1.5-INCH SIEVE, 40-60% PASSING 3/8 -INCH SIEVE, 10-30% PASSING #16 SIEVE).
1	VOID-FILLED MATERIAL	TYPE II BEDDING
1/2 TO 1	VOID-FILLED MATERIAL	NATIVE TOPSOIL
NOTE: MIX PROPORTIONS AND MATERIAL GRADATIONS ARE APPROXIMATE AND AREA SUBJECT TO ADJUSTMENT BY THE ENGINEER.		
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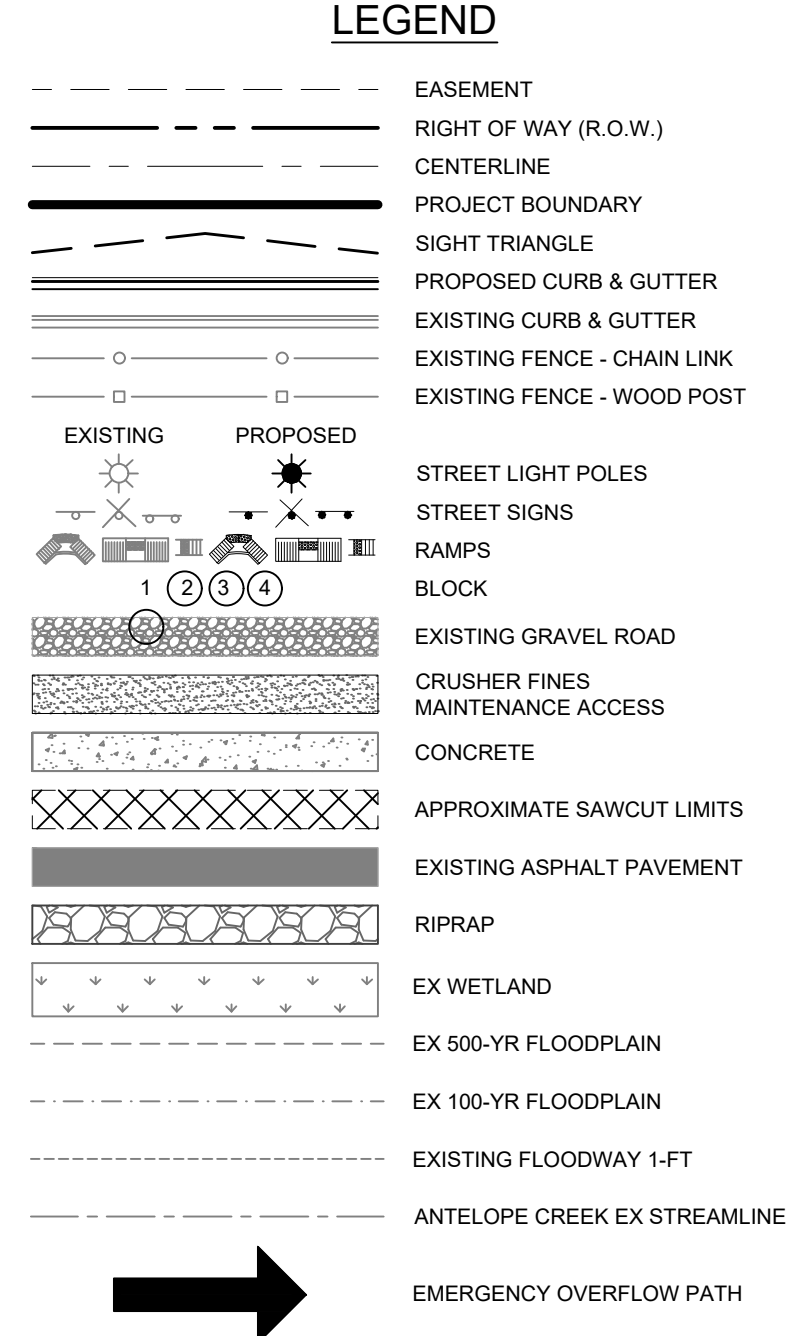
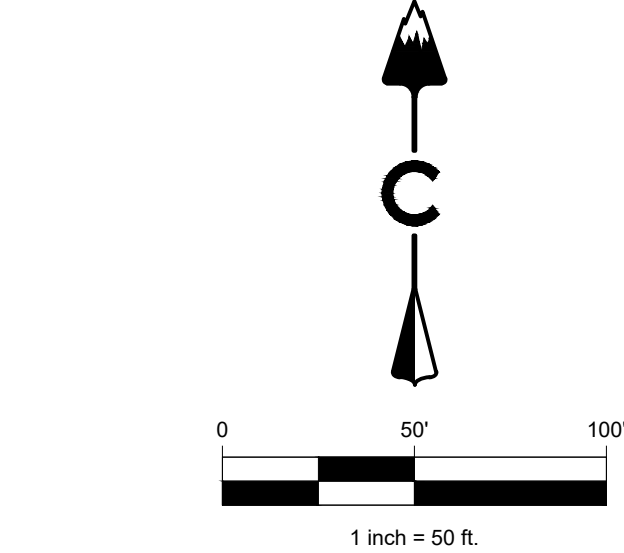
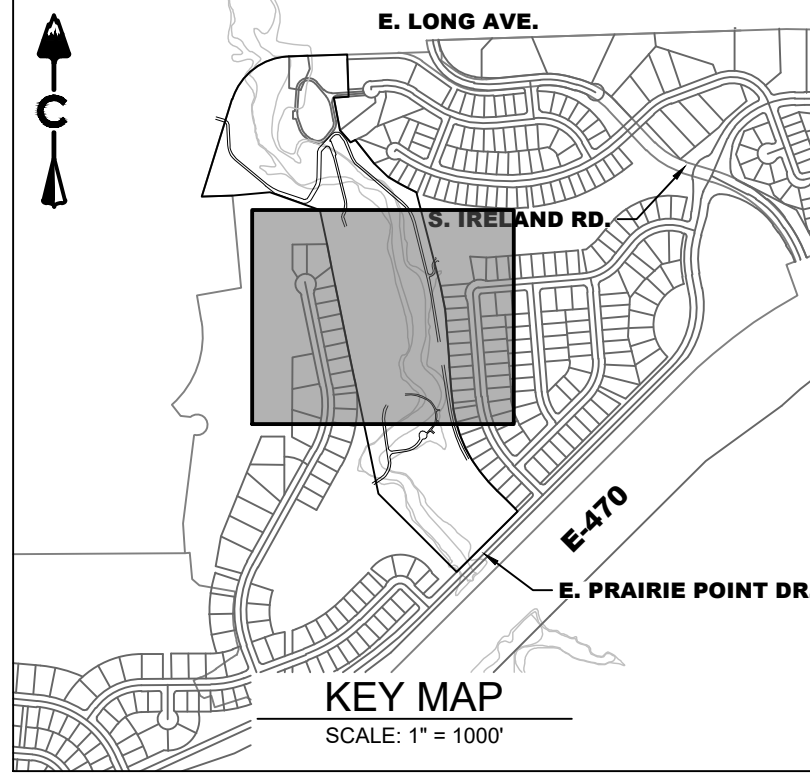
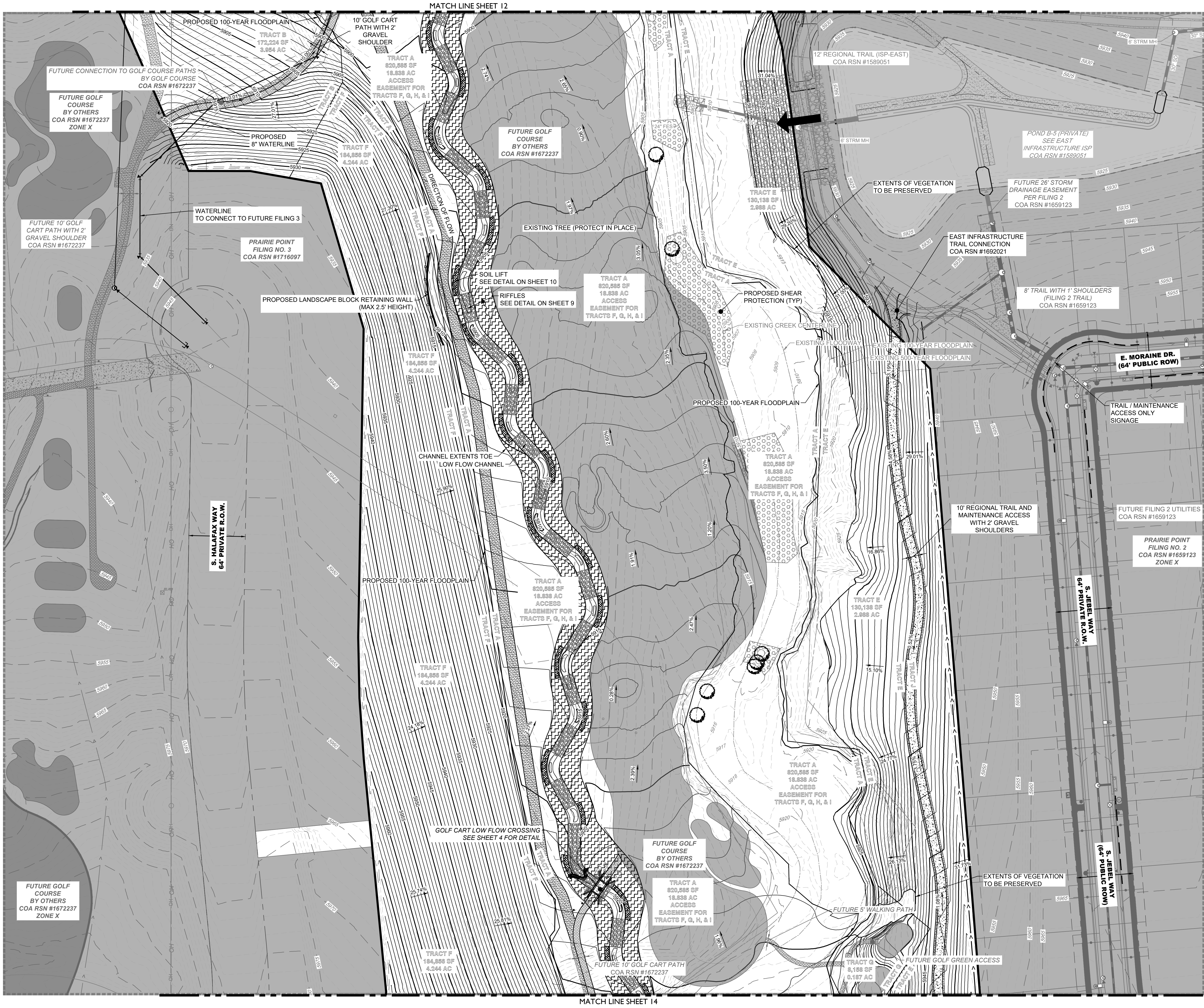


	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING FENCE - CHAIN LINK
	EXISTING FENCE - WOOD POST
	STREET LIGHT POLES
	STREET SIGNS
	RAMP
	BLOCK
	EXISTING GRAVEL ROAD
	CRUSHER FINES
	MAINTENANCE ACCESS
	CONCRETE
	APPROXIMATE 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

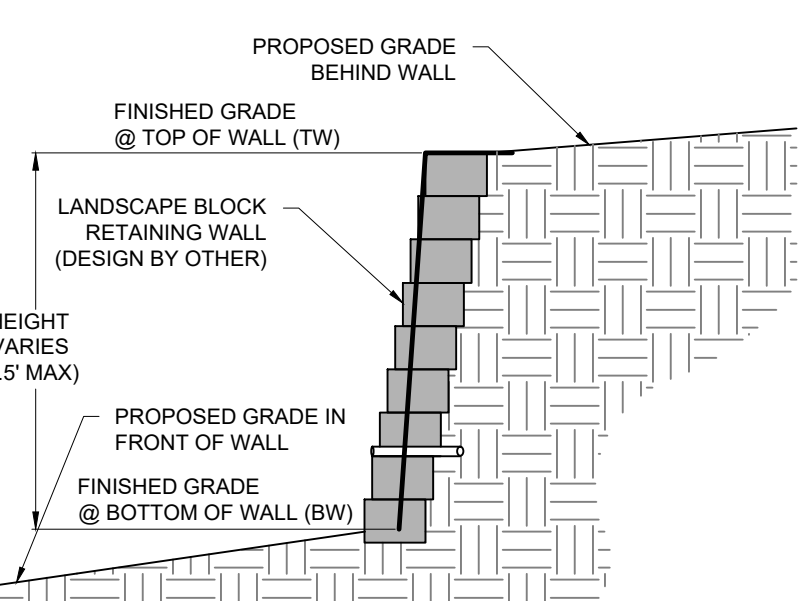
- ## NOTES:
1. ALL LOWEST FINISHED FLOOR ELEVATIONS FOR FUTURE FILINGS SHALL BE A MINIMUM OF 1 FT ABOVE THE 100-YEAR WATER SURFACE ELEVATION.
 2. EFFECTIVE SPECIAL FLOOD HAZARD AREAS ARE PER FIRM 00050084041, DATED FEBRUARY 17, 2017.
 3. TRACT B WILL CONTAIN THE PROPOSED CHANNEL AND LOCUS OF TRACT B 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.
 4. TRACT 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.
 5. TRACT B IS INCLUSIVE OF THE PROPOSED FLOODPLAIN. TRACT B WILL BE OWNED BY THE CITY OF AURORA. THE METRO DISTRICT 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.



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



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TYPICAL RETAINING WALL SECTION (LANDSCAPE BLOCK)
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LAND DEVELOPMENT

ENERGY

PUBLIC INFRASTRUCTURE

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

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BY

REVISION DESCRIPTION

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DATE

BY

1

9/14/22

RR

1

FIRST SUBMITTAL TO THE CITY OF AURORA

2

2/28/23

RR

2

SECOND SUBMITTAL TO THE CITY OF AURORA

3

5/16/23

RR

3

THIRD SUBMITTAL TO THE CITY OF AURORA

4

08/31/23

RR

4

FOURTH SUBMITTAL TO THE CITY OF AURORA

5

8/1/24

RR

5

FIFTH SUBMITTAL TO THE CITY OF AURORA

6

1/17/25

TV

6

SIXTH SUBMITTAL TO THE CITY OF AURORA

PRAIRIE POINT SUBDIVISION

AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

GRADING PLAN 2

NOT FOR CONSTRUCTION

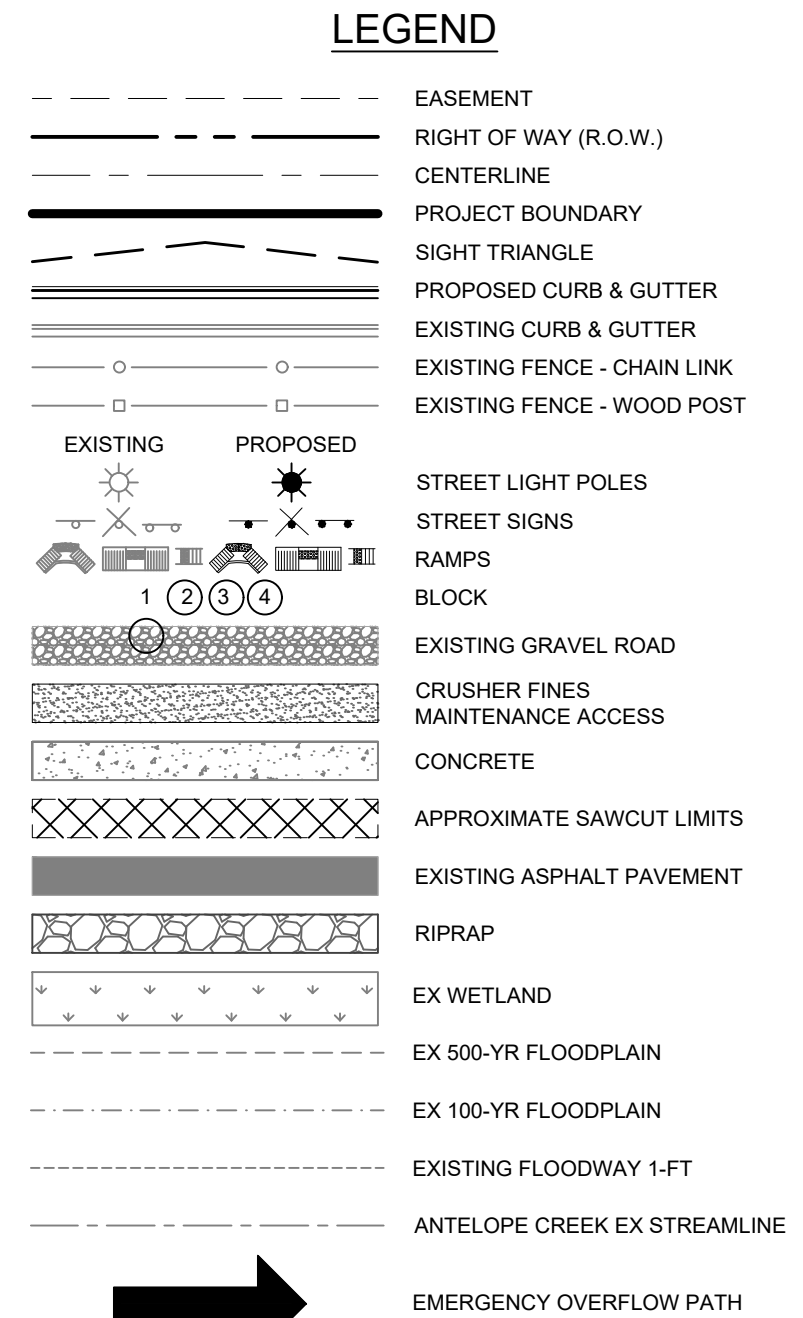
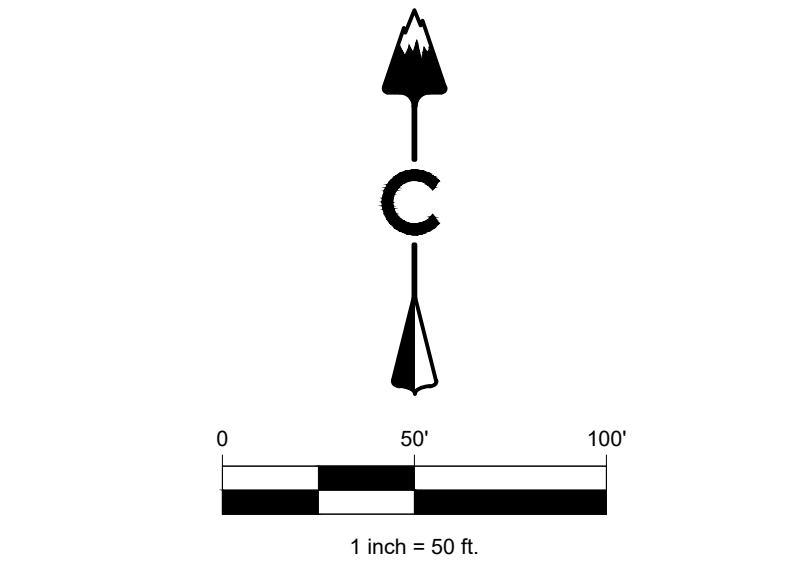
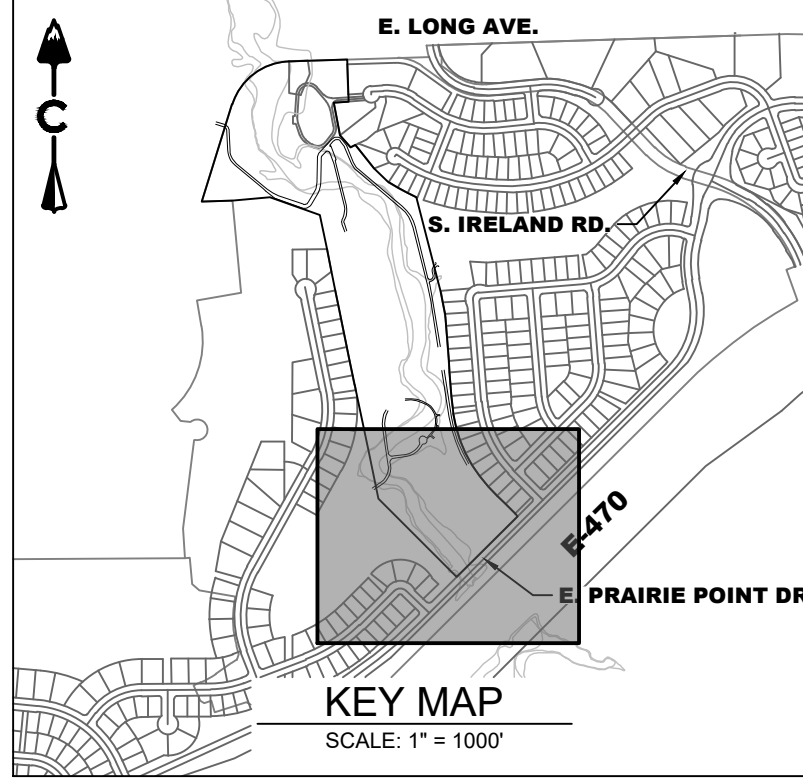
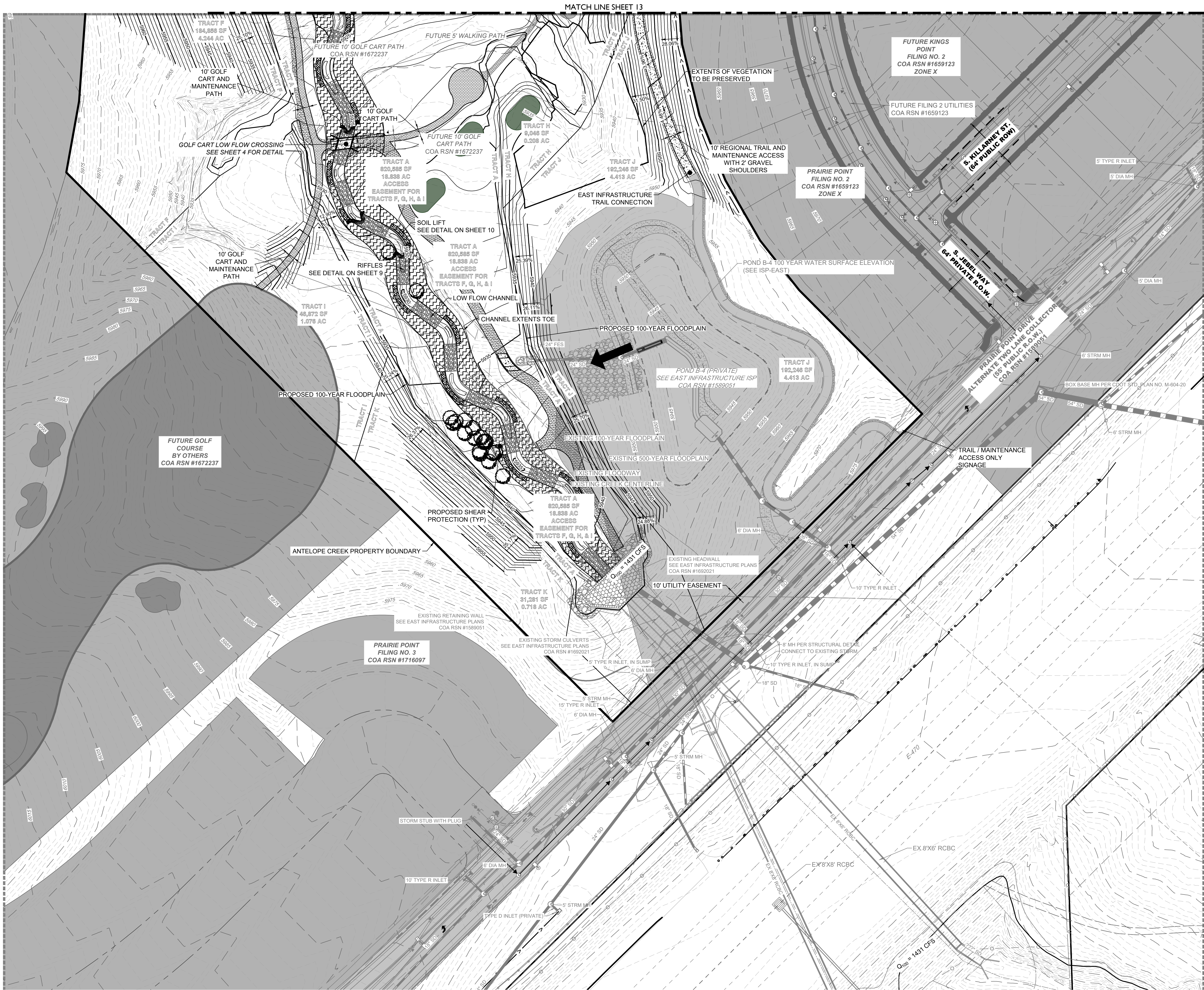
DESIGNED BY: MJH

DRAWN BY: MJH

CHECKED BY: MJH

JOB NO. 19-032

SHEET 13



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#	REVISION DESCRIPTION	DATE	BY
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PRAIRIE POINT SUBDIVISION
AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN
GRADING PLAN 3

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DRAWN BY: MJH
CHECKED BY: MHN

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19-032

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14