



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

*AuroraGov.org*

October 10, 2024

Randy Bauer  
Clayton Properties Group II / Oakwood Homes  
4908 Tower Road  
Denver, CO 80249

**Re: Technical Submission Review** – Antelope Creek (Kings Point North) – Site Plan and Plat  
**Application Number:** DA-1609-23  
**Case Numbers:** 2022-6050-00, 2022-3081-00

Dear Mr. Bauer:

Thank you for your technical submission, which we started to process on September 5, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since some comments remain, you will need to make another technical submission. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner

cc: Layla Rosales, Terracina Design  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1600-1699\1609-23tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Numerous labeling comments remain. See the Plat **and** Site Plan for full redline comments. [Land Development Services]
- Storm drain development fees due: \$42,159.69 [TAPS]

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments, and Concerns

- 1A. There are no community comments on this review cycle.

#### 2. Planning Comments

- 2A. There were no more Planning comments on this review.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. Aurora Water (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

- 3A. There were no more comments from Aurora Water on this review. **Noted**

#### 4. Aurora Water/TAPS (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

- 4A. Storm drain development fees due: **\$42,159.69**. **Will be paid prior to recording the plat**

#### 5. Land Development Services (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 5A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed. **Noted**
- 5B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b. **Noted**
- 5C. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment. **Noted**
- 5D. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a. **Noted**
- 5E. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording. **Noted**
- 5F. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 5G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e. **Noted**
- 5H. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical) **Noted**
- 5I. See the full red line comments on the plat and site plan. **Responses provided on redlines**
- [Plat Page 1]
- 5J. Vicinity Map – Show existing public roads to match graphics and add a bar scale. **Added**
- 5K. Dedication - The written property description must match the graphics and closure report. **Revised**
- 5L. Dedication – Reference the recording information for East Prairie Point Drive. **Added**
- 5M. Dedication – Be consistent with which Tract is being dedicated to the City of Aurora. **Revised to be Tract A**
- 5N. Covenants – Revise to match the COA 2024 Subdivision Plat Checklist requirements and add required covenants. **Revised**



- 5O. Notes – Note 8 – Revise to list out the Tracts that will be privately owned. [Revised](#)
- 5P. Notes – Note 9 – Be consistent with the Tract that is being dedicated to the COA. [Revised to be Tract A](#)
- 5Q. Notes – Adds required notes depending on there being a Trail Easement. [Not needed](#)
- 5R. Notes - Adds required note for Tracts adjacent to roadways. [Added](#)
- 5S. City of Aurora Approvals – Be consistent with the Tract that is being dedicated to the COA. [Revised to be Tract A](#)
- [Plat Page 2]
- 5T. All Tracts must have public access. [Access provided through Tract A](#)
- 5U. Show controlling monuments for the labeled aliquot section lines. [Shown for reference they do not control the boundary](#)
- 5V. Confirm the L10 distance to match the written and closure report. [Revised](#)
- [Plat Page 3]
- 5W. Easement Detail – Add distances along the Tract lines to the easements that cross or intersect. [Added, if proposed](#)
- 5X. Easement Detail – Label existing easements. [Added](#)
- 5Y. Easement Detail – Either remove easements by separate document or provide the recording information for those easements. [Removed easements](#)
- 5Z. Easement Detail – Add the set monument symbols. [Added](#)
- 5AA. Legend – Add “RSN” and “Rec. No.” to the legend. (Typical) [Revised](#) [Revised to 14' Access Esmt](#)
- 5BB. Legend – Be consistent between the Site Plan and Subdivision Plat regarding the “Access Easement”. (Typical)
- 5CC. Legend – Be consistent with the easement names “Storm Sewer Easement”. (Typical) [Revised](#)
- 5DD. Label the distances along the Tract lines to easement crossings. [Added](#)
- 5EE. If there are road center line control monuments, show those monuments. [None found](#)
- 5FF. Be consistent with the “Access”, “Trail” and “Regional Trail” labels between the Plat and Site Plan.
- 5GG. Label the bold line in Tract B. [Removed line](#) [Revised to 14' Access Esmt](#)
- 5HH. Label all easements. (Typical) [Added](#)
- 5II. Remove easements that are vacated by separate documents, if they are vacated prior to Plat acceptance. (Typical) [Will remove once vacated](#)
- [Plat Page 4]
- 5JJ. All Tracts must have public access. [Access provided through Tract A](#)
- 5KK. Provide the recording information for E. Prairie Point Drive. [Added](#)
- [Plat Page 5]
- 5LL. Detail A - Be consistent between the Site Plan and Plat regarding the “Regional Trail”. [Revised to 14' Access Esmt](#)
- 5MM. Detail A - Add tic marks where lines change bearings. [Easement sheet, tics are on another sheet](#)
- 5NN. Detail A - All Tracts must have public access. [Access provided through Tract A](#)
- 5OO. Detail B – separate text to avoid overplotting. [Revised](#)
- 5PP. Detail B - Be consistent between the Site Plan and Plat regarding the “Regional Trail”. [Revised to 14' Access Esmt](#)
- 5QQ. Detail B – Add a north arrow. [Added](#)
- [Plat Page 6]
- 5RR. Label exterior plat B&D’s all Details. [Sheet removed](#)
- 5SS. Show distances along the Tract lines to the easement crossings all Details. [Sheet removed](#)



# 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) BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S EASEMENTS AND 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 BE 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.

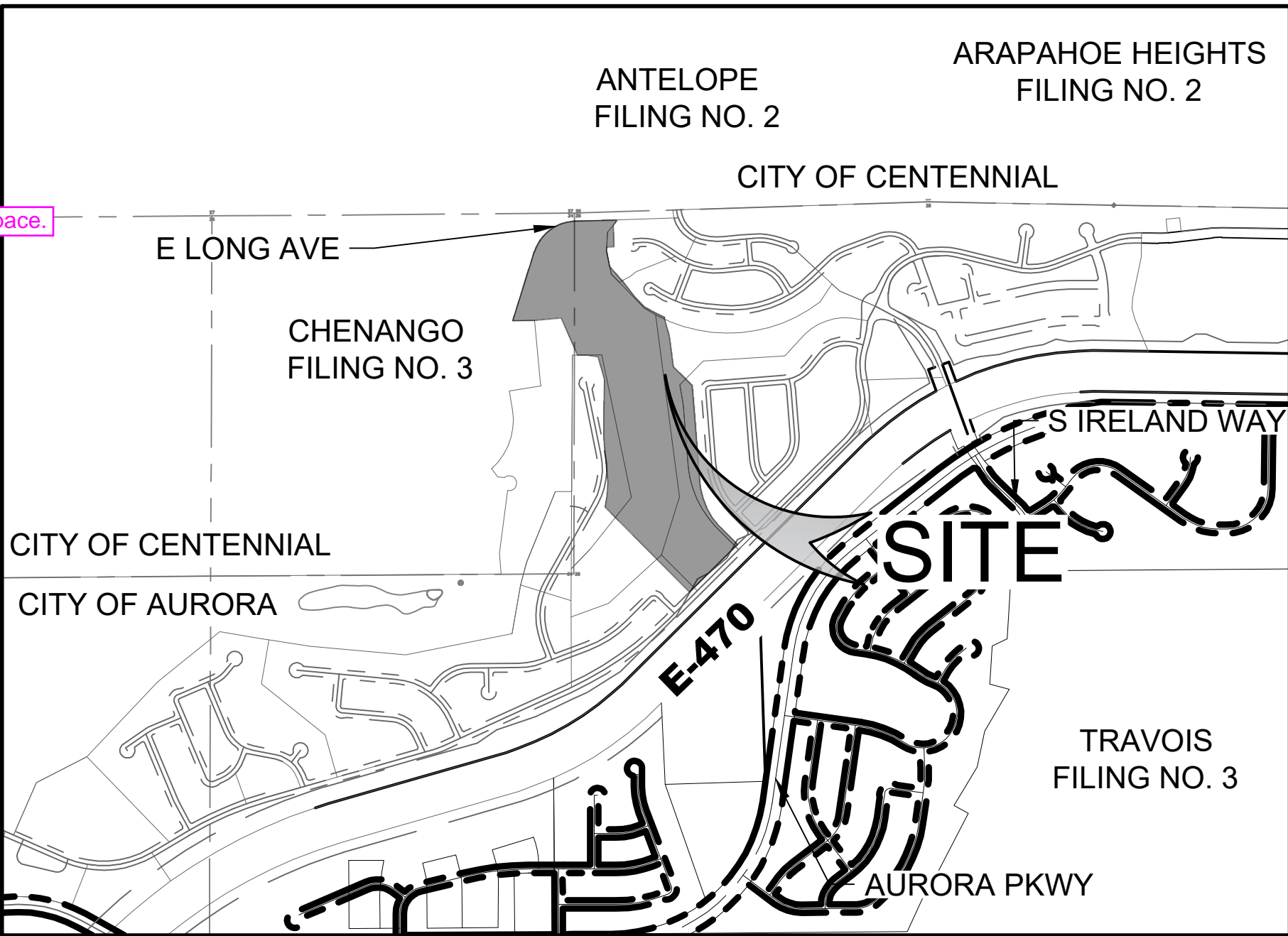
### ABBREVIATIONS:

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  
E 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  
PVI PAVEMENT  
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  
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 REINFORCED CONCRETE PIPE  
R RADIUS / RIGHT  
RD ROAD  
RE REFERENCE  
RET RETAINING  
REV REVISION  
RT RIGHT-OF-WAY  
RT RIGHT

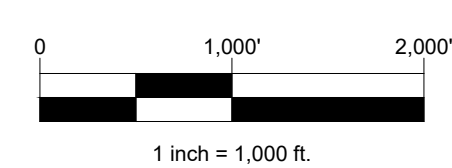
RW RAW WATER  
S SOUTH  
SANS SANITARY SEWER  
SC SURVEY CONTROL  
SD STORM DRAIN  
SEC SECTION  
SS SANITARY SEWER  
ST STREET / STORM  
STA STATION  
STD STANDARD  
SV SERVICE  
SW SIDEWALK  
SWL SWALE  
T TELEPHONE  
TC TOP OF CURB / TRAFFIC CONTROL  
TBC TOP BACK OF CURB  
TELE TELEPHONE / COMMUNICATIONS  
TOB TOP OF BANK  
TOE TOE OF SLOPE  
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

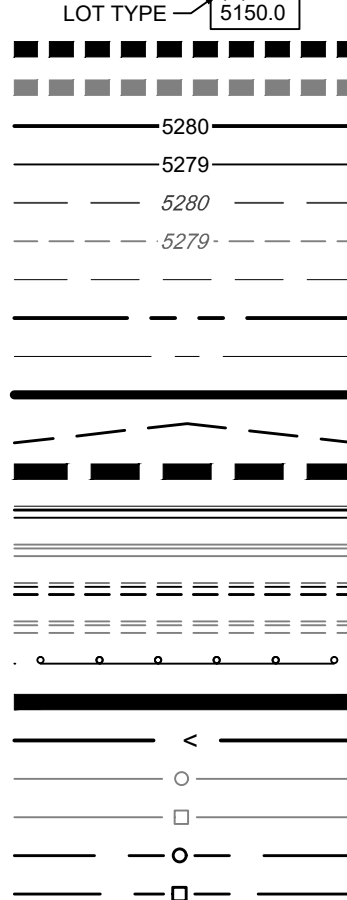
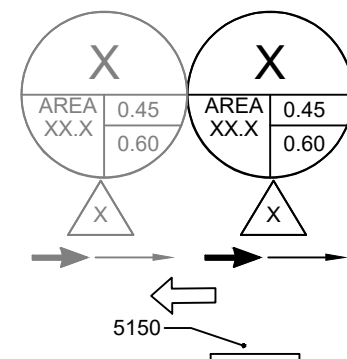


DATA TABLE	
LAND AREA (AC)	39.8
NUMBER UNITS PROPOSED	N/A
NUMBER OF STORIES	N/A
MAX HEIGHT OF BLDGS	N/A
HARD SURFACE AREA (AC)	0.1
OPEN SPACE	34.0
LANDSCAPE AREA	33.9
PHASED NATIVE GRASSES	33.9
PRESENT ZONING CLASSIFICATION	R-1/ R-2
PERMITTED MAX SIGN AREA	N/A
PROPOSED SIGN TYPES AND S.F.	N/A
PARKING 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

Property Description:  
See Sheet 2 of 14

Noted.

### LEGEND



BASIN DESIGNATION  
5 YEAR COEFFICIENTS  
100 YEAR COEFFICIENTS

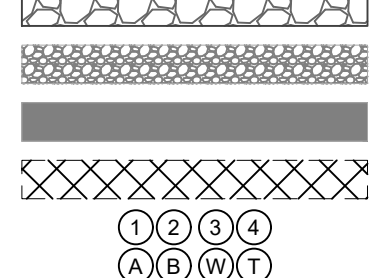
DESIGN POINT  
DIRECTIONAL FLOW ARROW  
EMERGENCY OVERFLOW ROUTE  
SPOT ELEVATION

TOP OF FOUNDATION ELEVATION  
PROPOSED DRAINAGE BASIN  
EXISTING DRAINAGE BASIN  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EASEMENT  
RIGHT OF WAY (R.O.W.)  
CENTERLINE  
PROJECT BOUNDARY  
SIGHT TRIANGLE  
LIMITS OF CONSTRUCTION  
PROPOSED CURB & GUTTER  
EXISTING CURB & GUTTER  
REMOVE CURB & GUTTER  
FUTURE CURB & GUTTER  
GUARD RAIL  
RETAINING WALL  
DRAINAGE SWALE  
EXISTING FENCE - CHAIN LINK  
EXISTING FENCE - WOOD POST  
EXISTING FENCE - CHAIN LINK  
DEMO FENCE - WOOD POST

STREET LIGHT POLES  
STREET SIGNS  
RAMPS  
POWER POLES  
GUY WIRE  
SANITARY MANHOLES  
SANITARY CLEAN OUT  
WATER VALVES  
BEND AND THRUST BLOCK  
FIRE HYDRANTS  
WATERLINE REDUCER  
WATER STUB WITH BLOW OFF  
AIR RELEASE VALVE MH & VENT PIPE

IRRIGATION SERVICE  
SANITARY SERVICE  
WATER SERVICE  
STORM MANHOLES  
STORM INLETS  
FES, FOREBAY, & TRICKLE CHANNEL  
OUTLET STRUCTURE  
PROPOSED STORM & STUB OUT  
EXISTING STORM & STUB OUT  
DEMO STORM & STUB OUT  
FUTURE STORM & STUB OUT  
STORM MAJOR HGL  
STORM MINOR HGL  
STORM UNDERDRAIN  
100 YEAR FLOODPLAIN

WETLAND  
PROPOSED IRRIGATION & STUB OUT  
PROPOSED STORM & STUB OUT  
PROPOSED SANITARY & STUB OUT  
PROPOSED WATER & STUB OUT  
EXISTING IRRIGATION & STUB OUT  
EXISTING STORM & STUB OUT  
EXISTING SANITARY & STUB OUT  
EXISTING WATER & STUB OUT  
EXISTING RAW WATER & STUB OUT  
DEMO IRRIGATION & STUB OUT  
DEMO STORM & STUB OUT  
DEMO SANITARY & STUB OUT  
DEMO WATER & STUB OUT  
FUTURE IRRIGATION & STUB OUT  
FUTURE SANITARY & STUB OUT  
FUTURE STORM & STUB OUT  
FUTURE WATER & STUB OUT  
CRUSHER FINES  
MAINTENANCE ACCESS  
CONCRETE  
RIPRAP  
EXISTING GRAVEL ROAD  
EXISTING ASPHALT PAVEMENT  
APPROXIMATE SAWCUT LIMITS  
BLOCK NUMBER  
A LOT, B LOT, WALKOUT, TRANSITION



### EXISTING DRY UTILITIES

EXISTING ELECTRIC  
EXISTING TELEPHONE  
EXISTING FIBER OPTIC  
EXISTING GAS

### SHEET INDEX

Sheet Number	Sheet Title
1	COVER
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8	SITE PLAN
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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) (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@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 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  
ENGLEWOOD, 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



**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 557.50 FEET, NORTHERLY RIGHT-OF-WAY OF EAST PRAIRIE POINT DRIVE 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 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:

- 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.

See plat comments regarding the property description and match those comments.

98.83' is correct, plat to be revised.

Recordation information added.

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



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

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

# CHANNEL CROSSING DETAILS

See required note  
on subdivision plat.





All Tracts require public access (Typical)

Tract A has been designated as access for the other tracts, and has been labeled accordingly

Add line type to the legend?

This is riprap. Both riprap hatches now shown in legend.

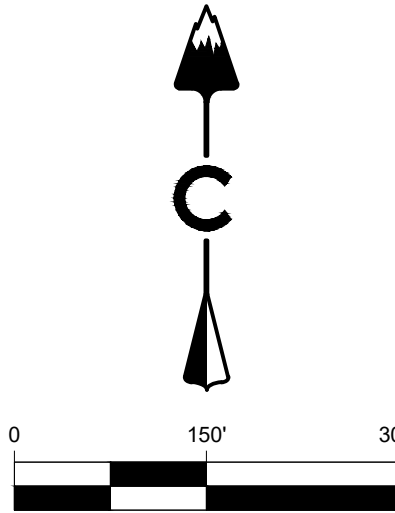
All Exterior B&D boundaries now match plat.

Exterior boundary must match the plat (Typical)

Revised.

Label all exterior boundary B&D's (Typical)

All Exterior B&D boundaries are now labeled.



#### LEGEND

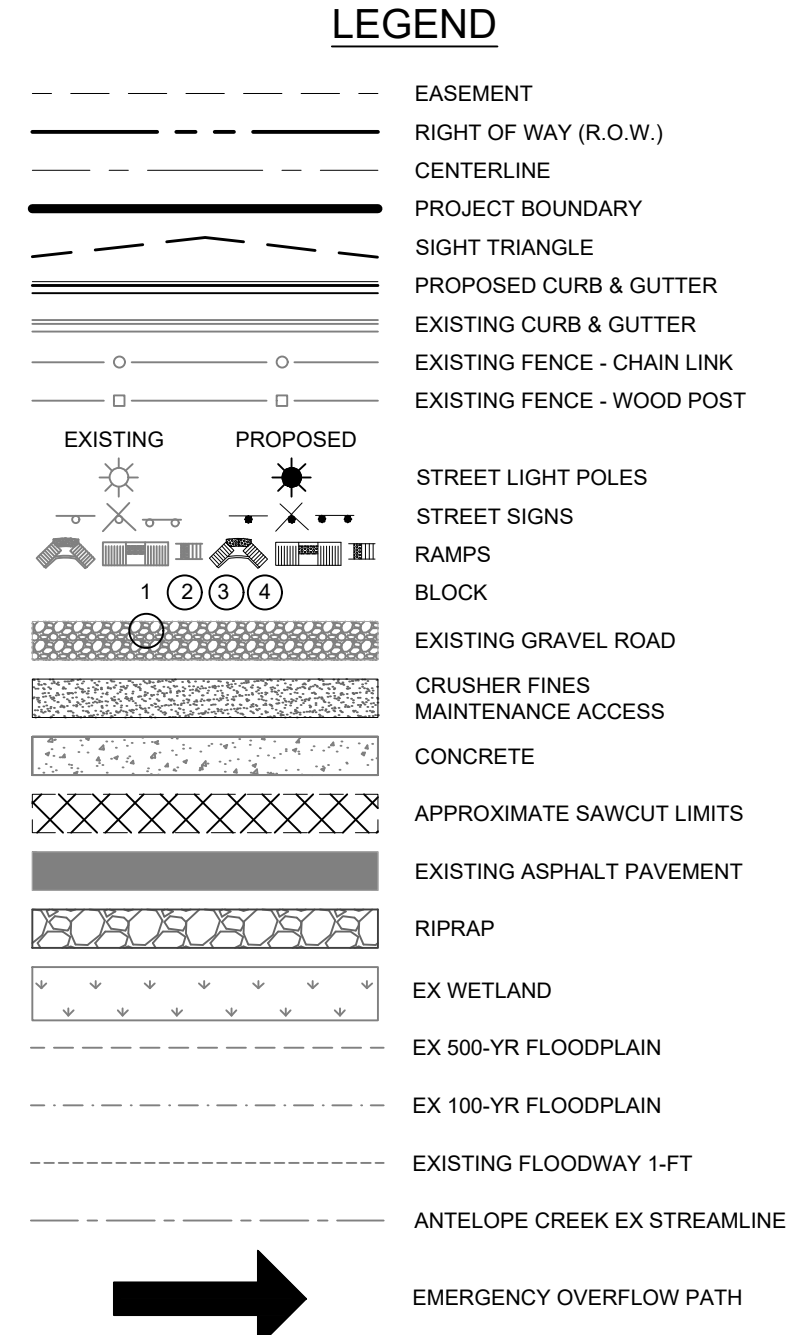
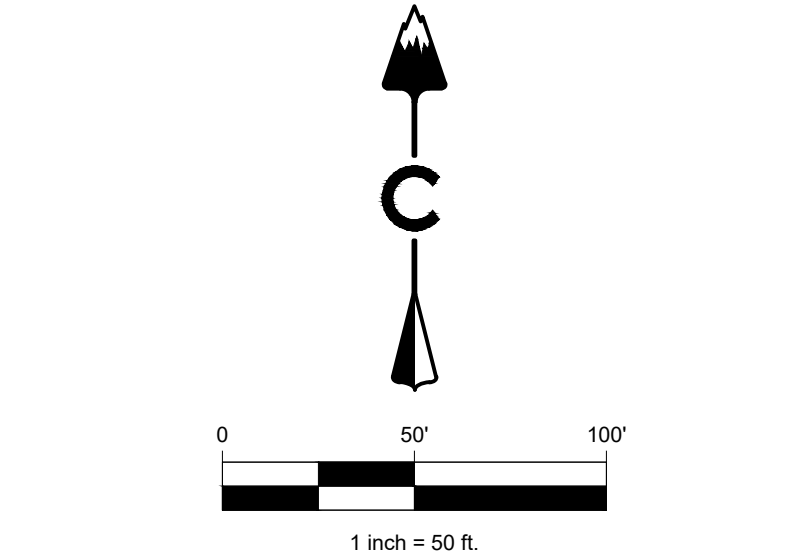
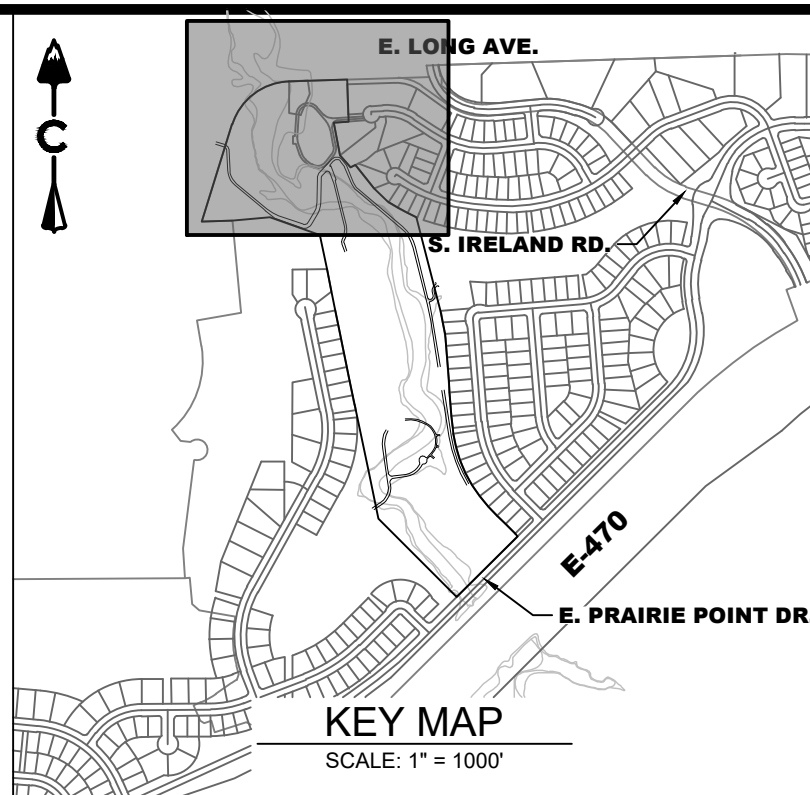
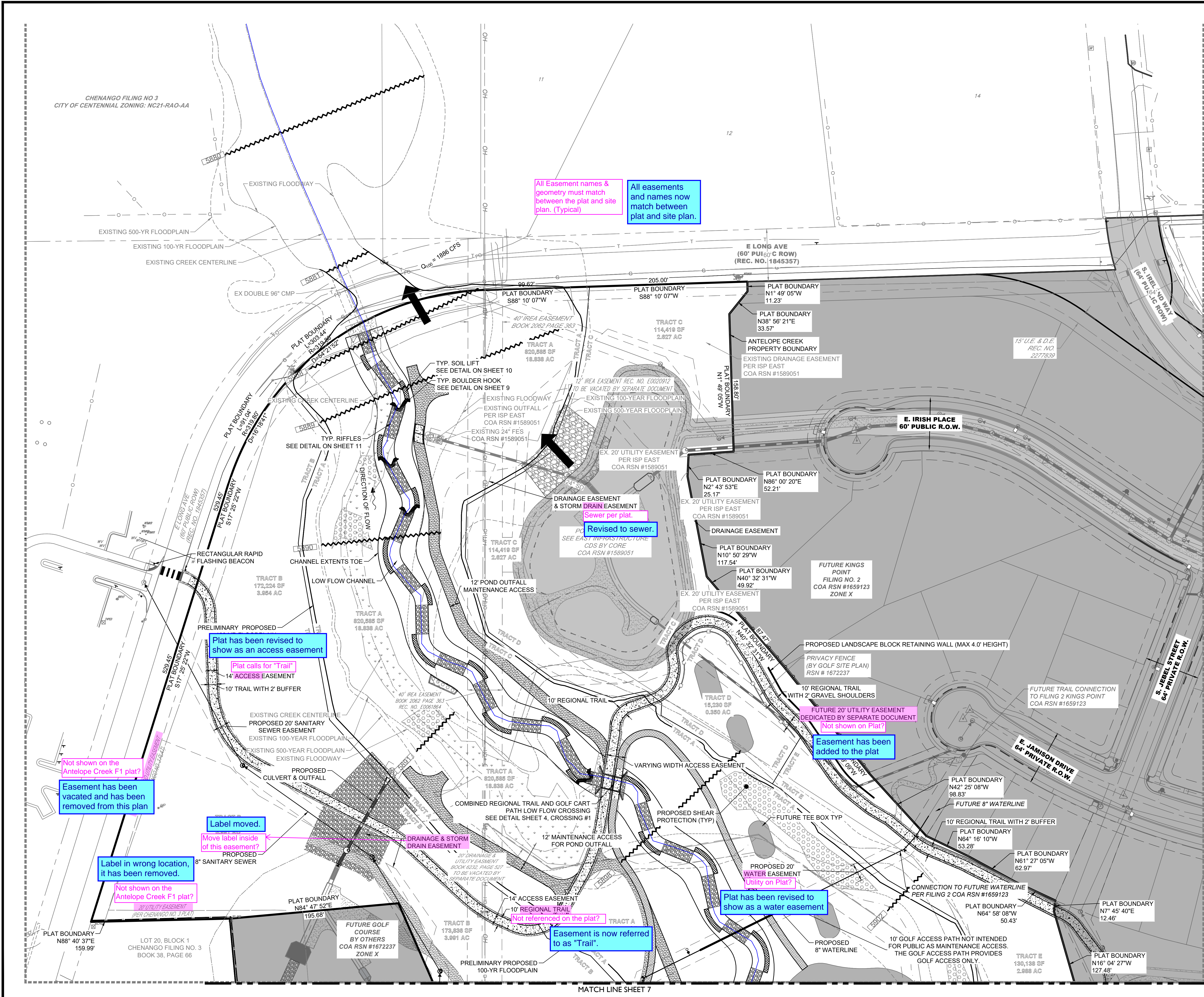
- |  |                                  |
|--|----------------------------------|
|  | EASEMENT                         |
|  | RIGHT OF WAY (R.O.W.)            |
|  | CENTERLINE                       |
|  | PROJECT BOUNDARY                 |
|  | SIGHT TRIANGLE                   |
|  | PROPOSED CURB & 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 LICENSE AGREEMENTS WILL BE COMPLETED.
4. 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 MAINTENANCE ELIGIBLE. THE METRO DISTRICT AND/OR THE DEVELOPER WILL ENTER INTO A LICENSE AND MAINTENANCE AGREEMENT FOR GOLF IMPROVEMENTS AND LOW FLOW CROSSINGS.

<b>CORE</b>		CORE CONSULTANTS, INC. 34733 S. BROADWAY AURORA, CO 80013 303.703.4444 LIVEYOURCORE.COM		LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE	
<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		JOB NO. 19-032	
CHECKED BY: MHN				SHEET 5	





- NOTES:**
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  - EFFECTIVE SPECIAL FLOOD HAZARDS AREAS ARE PER FIRM 080500484L, DATED FEBRUARY 17, 2017.
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**CORE**

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.  
34733 S. BROADWAY  
AURORA, CO 80013  
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

**PRAIRIE POINT SUBDIVISION**  
AURORA, CO

**ANTELOPE CREEK INFRASTRUCTURE SITE PLAN**  
SITE PLAN

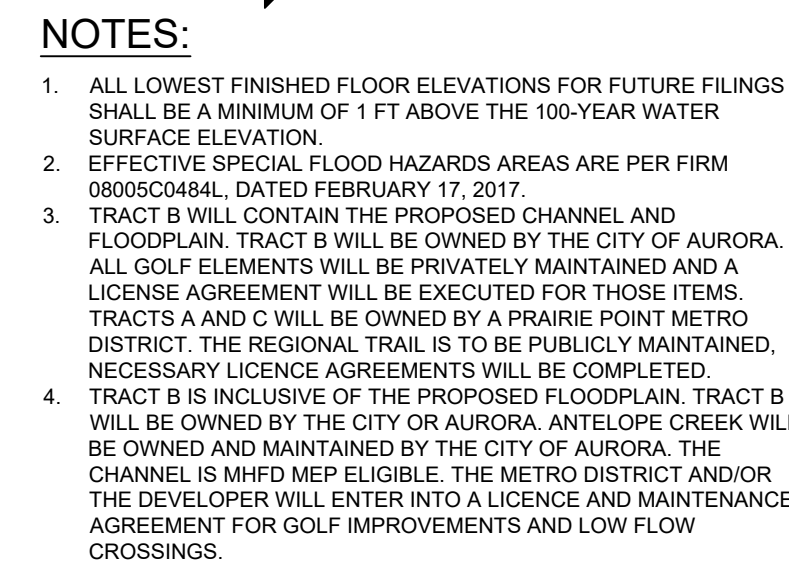
DESIGNED BY: MJH  
DRAWN BY: MJH  
CHECKED BY: MHN

JOB NO.  
19-032

SHEET  
6

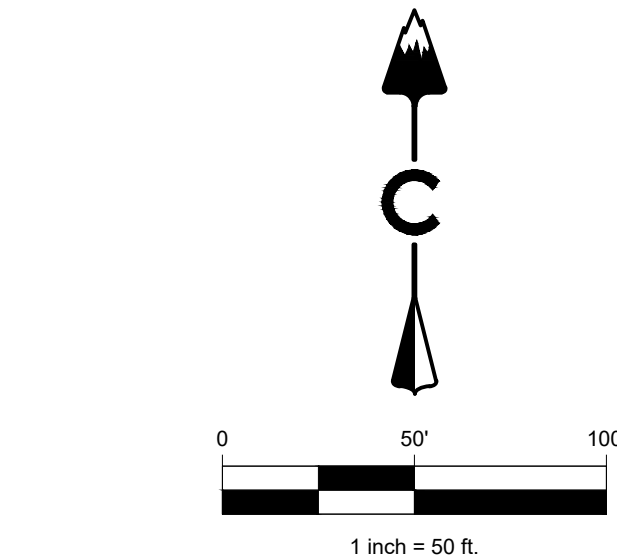
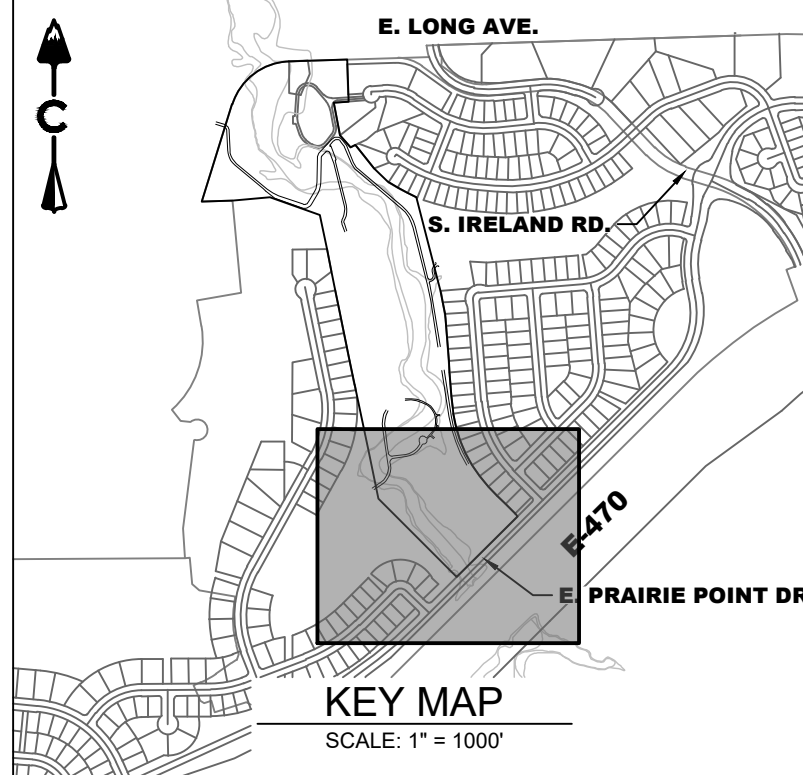
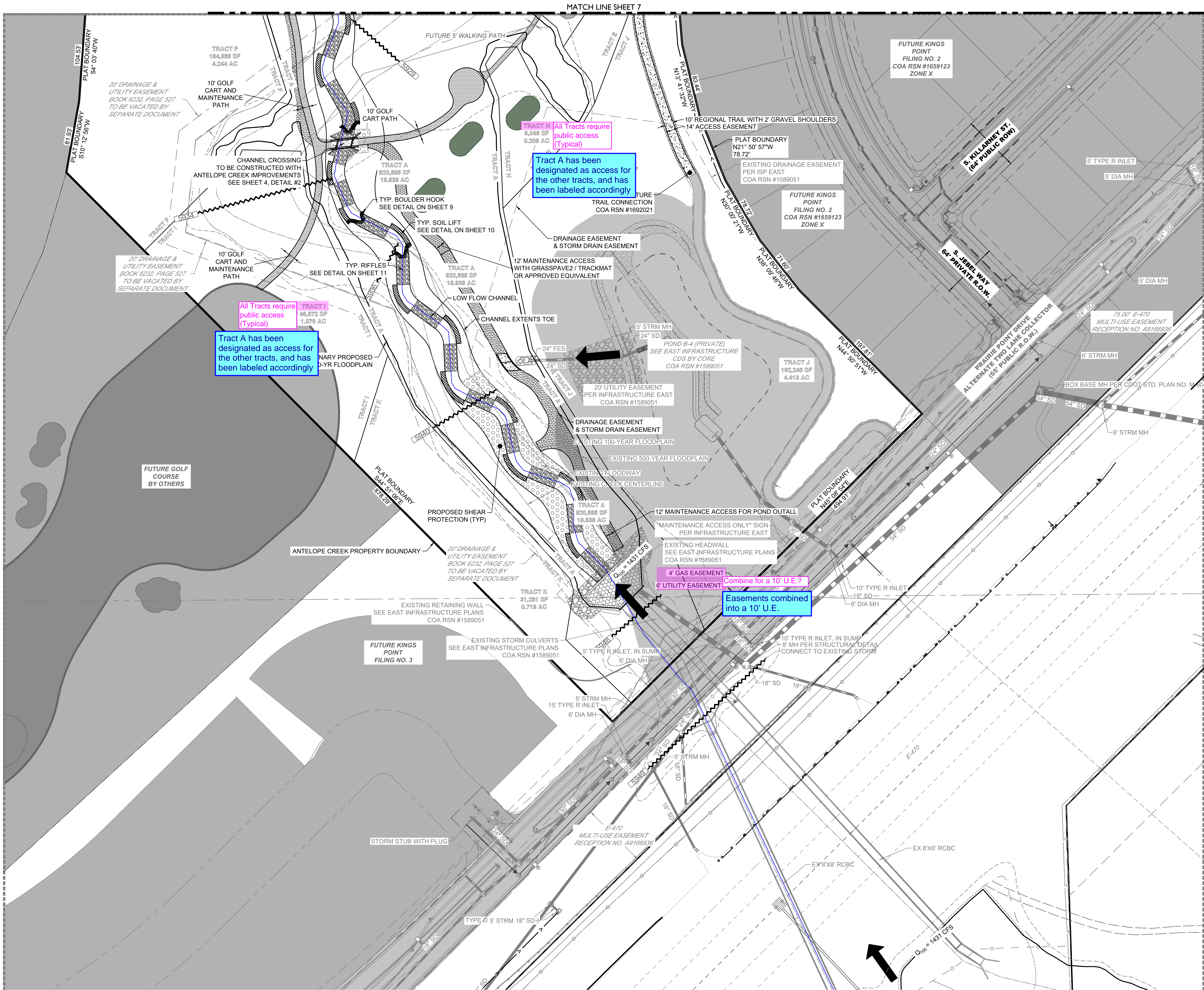
NOT FOR CONSTRUCTION





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
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	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.
  - 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 MHD 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

Know what's below. Call before you dig.

811

Know what's below. Call before you dig.

DESIGNED BY: MJH

DRAWN BY: MJH

CHECKED BY: MHN

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

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5/16/23

RH

THIRD SUBMITTAL TO THE CITY OF AURORA

PRAIRIE POINT SUBDIVISION

AURORA, CO

ANTELOPE CREEK INFRASTRUCTURE SITE PLAN

SITE PLAN

NOT FOR CONSTRUCTION

LAND DEVELOPMENT

ENERGY

CORE CONSULTANTS INC.

34733 S. BROADWAY

AURORA, CO 80113

303.703.4444

LIVEYOURCORE.COM

JOB NO.

19-032

SHEET

8



# 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.

## 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**;

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THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 01°49'05" EAST, A DISTANCE OF 11.23 FEET;

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

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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; **81.13' in the line table?**

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;

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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**; **Recording information?** **ADDED**

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;

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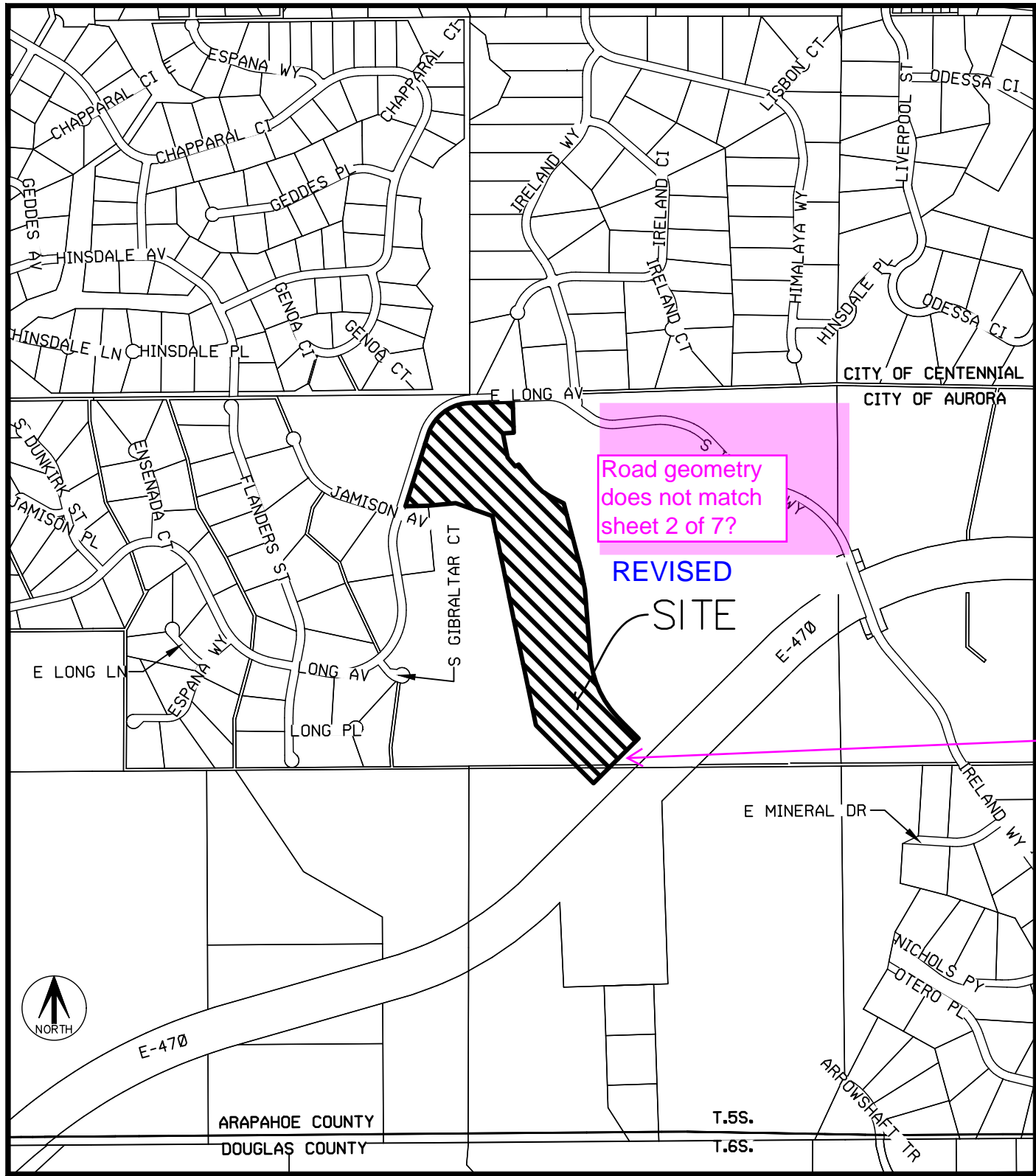
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

- 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 C** AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

**Tract A?** **REVISED TO A**



**VICINITY MAP**  
**SCALE 1"= 1000'**  
**Add a bar scale.** **ADDED**

## COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA **City?** **ADDED**

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.

**Add 2024 Covenants for the following: Drainage Easement, Water Easement, Sanitary Sewer Easement, Storm Sewer Easement, & Utility Easement.**

### OWNER

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ } SS

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. **ADDED**
- 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. **A, B, D, E, F, G, H, I, J, & K?** **REVISED**
- TRACTS ~~B-K~~ ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- TRACT A** IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO THE CITY OF AURORA SPECIFICATIONS. **Tract C?** **A IS CORRECT**

Depending on the final purpose for some easements shown in the graphics the following note may be required:  
Non-exclusive trail easements are hereby granted to the City of Aurora for the purpose of maintaining, reconstructing, and using such trails together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements.

**Also may require exclusive gas easement note?** **NOT NEEDED**

All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.

**ADDED**

(Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

(Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

See the red line comments on the plat and site plan.

## NOTED

## 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 A~~ 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. **REVISED TO A**

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

**AzTEC**  
CONSULTANTS, INC.

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Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

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

**DEVELOPER**  
**OAKWOOD HOMES**

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

DATE OF PREPARATION: 08-10-2022

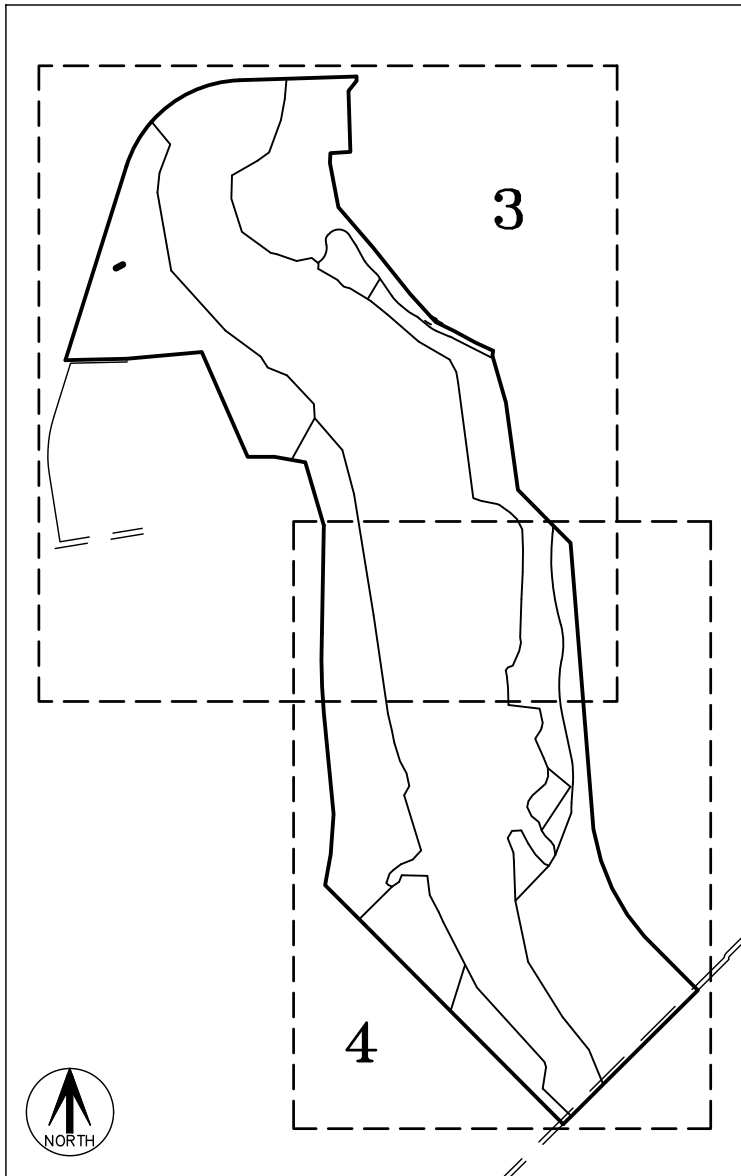
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SHEET 1 OF 7



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.



KEY MAP  
SCALE: 1" = 500'

LEGEND

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°10'07"E	304.62'
L2	S01°49'05"E	11.23'
L3	S38°56'21"W	33.57'
L4	S01°49'05"E	158.80'
L5	S86°00'20"W	52.21'
L6	S02°43'53"W	25.17'
L7	S10°50'29"E	117.54'
L8	S40°32'31"E	137.39'
L9	S38°39'09"E	156.18'
L10	S42°25'08"E	81.13'
L11	S64°16'10"E	53.28'
L12	S61°27'05"E	62.97'
L13	S64°58'08"E	50.43'
L14	S07°45'40"W	12.46'
L15	S16°04'27"E	127.48'
L16	S07°48'12"E	229.11'
L17	S44°40'58"E	194.75'
L18	S04°33'37"E	748.02'
L19	S13°41'32"E	83.44'
L20	S21°50'57"E	78.72'

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

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

AzTEC CONSULTANTS, INC.

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DEVELOPER  
OAKWOOD HOMES

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

DATE OF PREPARATION: 08-10-2022

SCALE: 1" = 200'

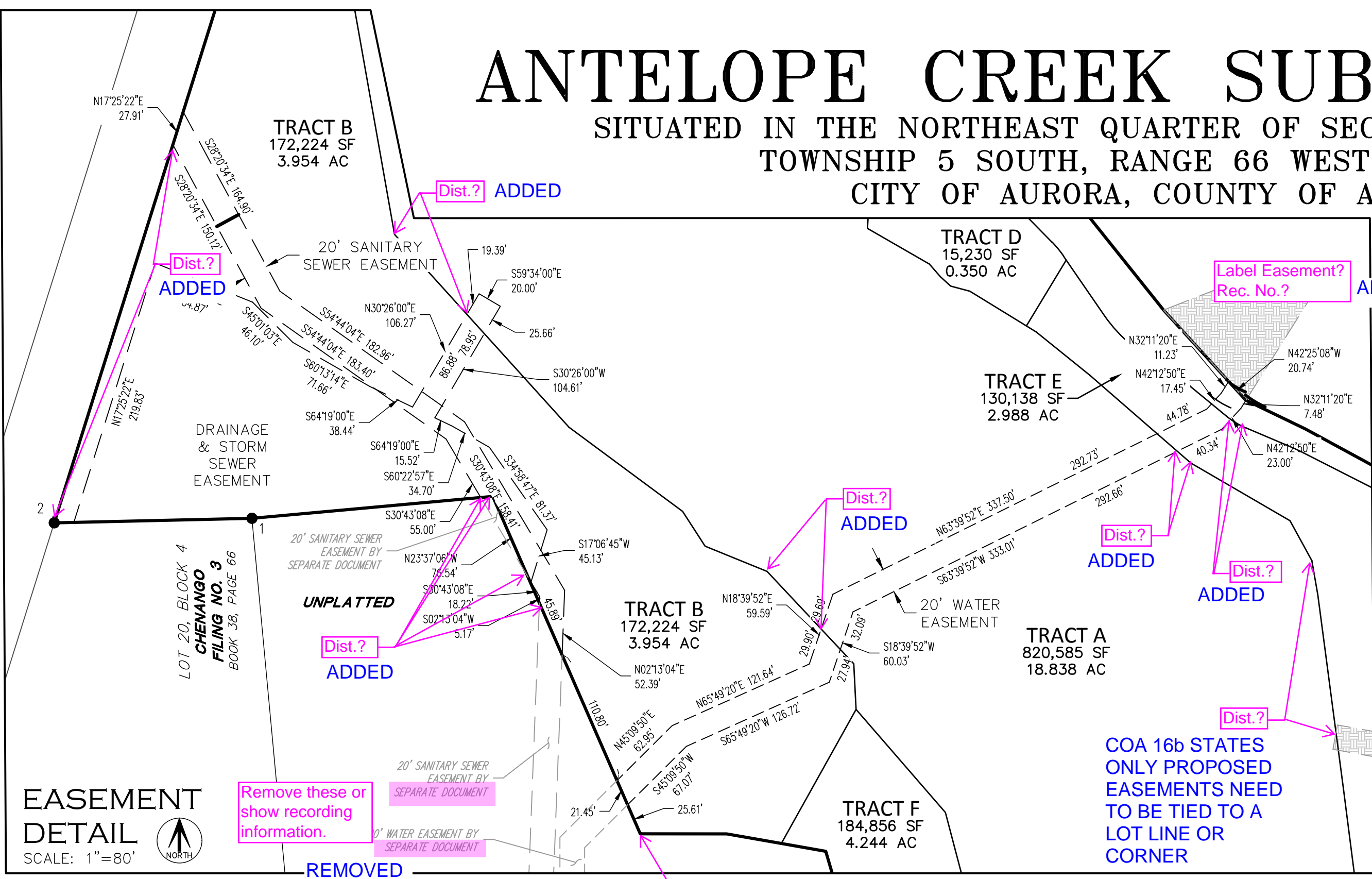
SHEET 2 OF 7

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



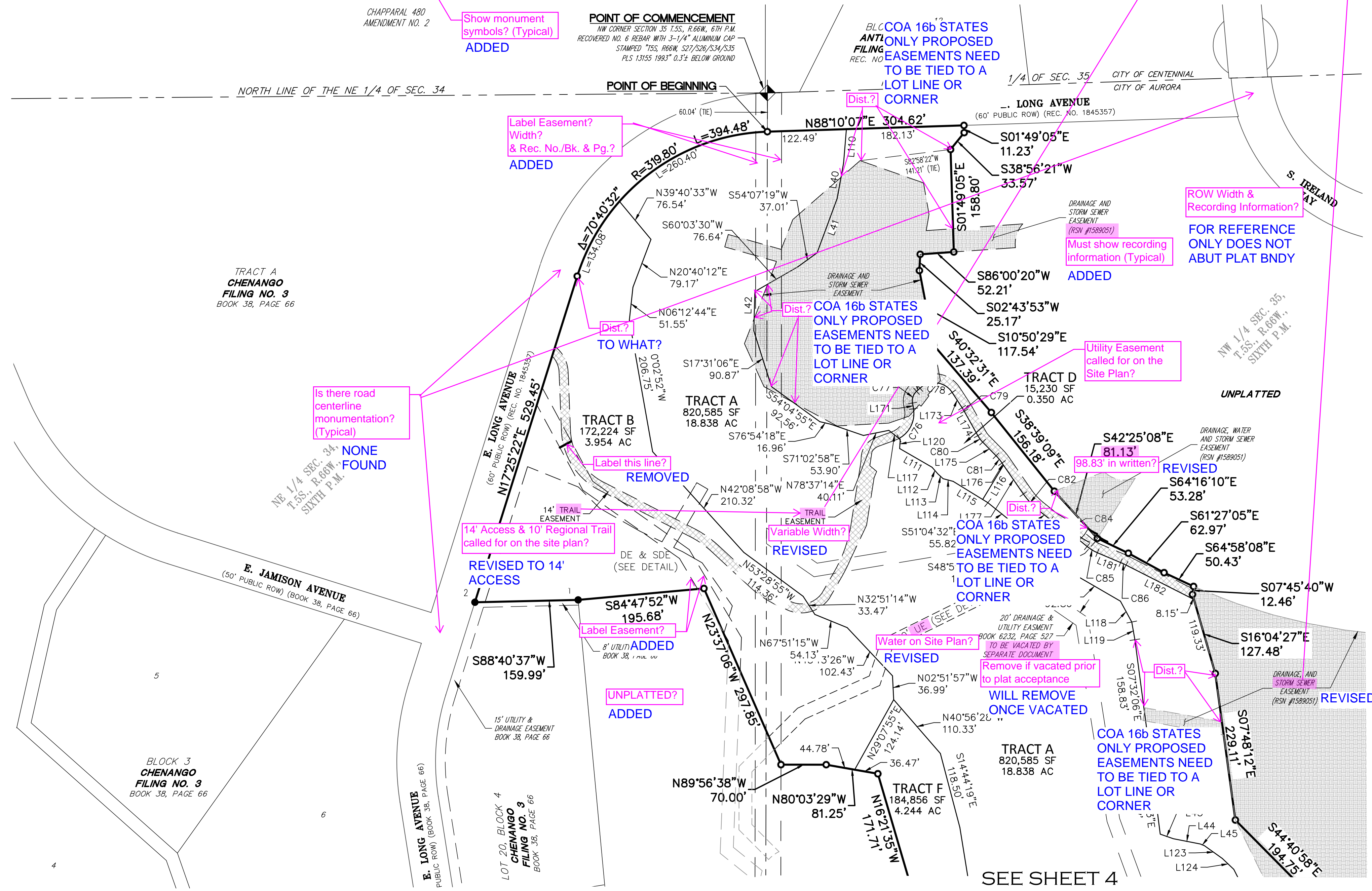
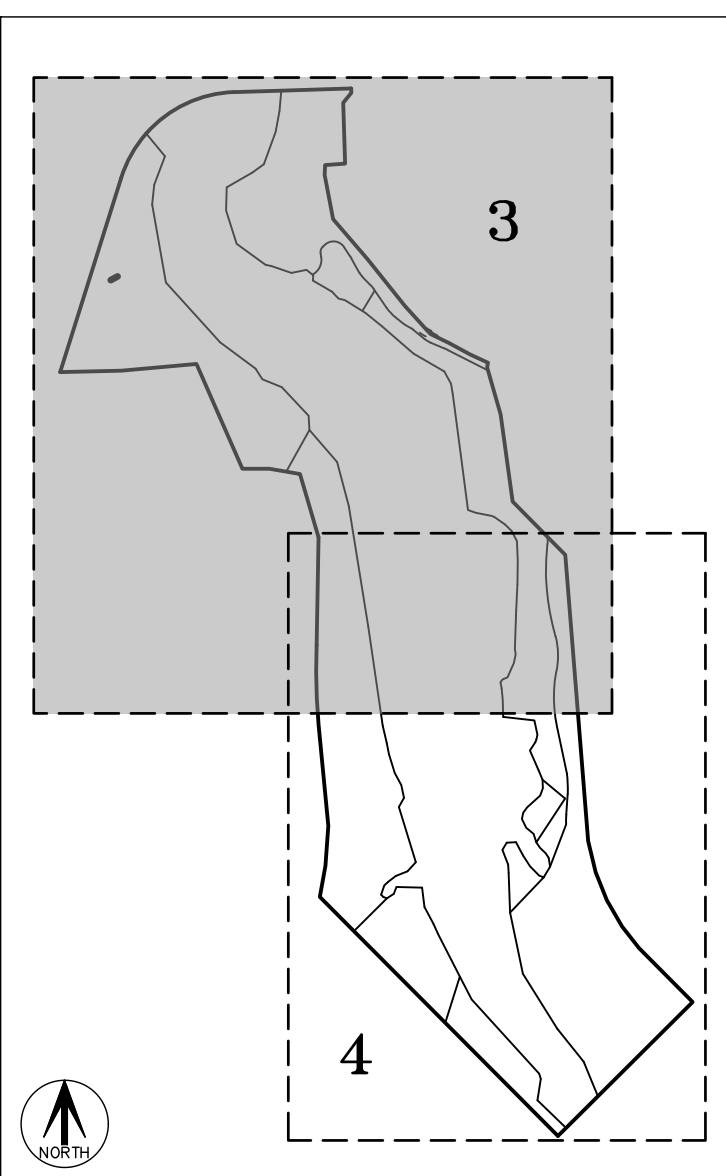
# ANTELOPE CREEK SUBDIVISION FILING NO. 1

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.



**LEGEND**

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



RSN = Reception Number?  
Rec. No. = Reception Number?  
REVIS

Match text in the graphics and legend (Typical)  
REVIS

14' Access & 10' Regional Trail called for on the site plan?  
REVIS

REVIS

REVIS

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SEE SHEET 7  
FOR LINE &  
CURVE TABLES

SEE SHEET 4

**AzTEC**  
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Fax: (303) 713-1897  
www.aztecconsultants.com

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

DEVELOPER OAKWOOD HOMES		DATE OF PREPARATION:	08-10-2022
18655 GREEN VALLEY RANCH BOULEVARD DENVER, COLORADO (303) 486-8600		SCALE:	1" = 100'
		SHEET 3 OF 7	

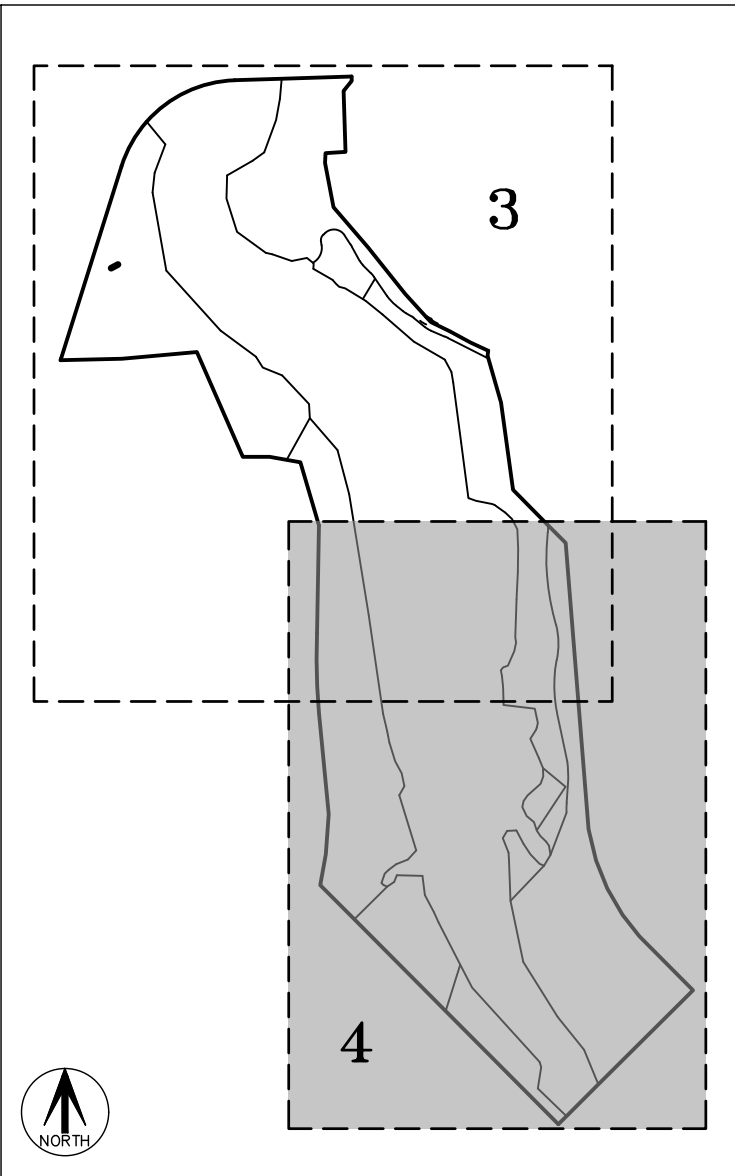
FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

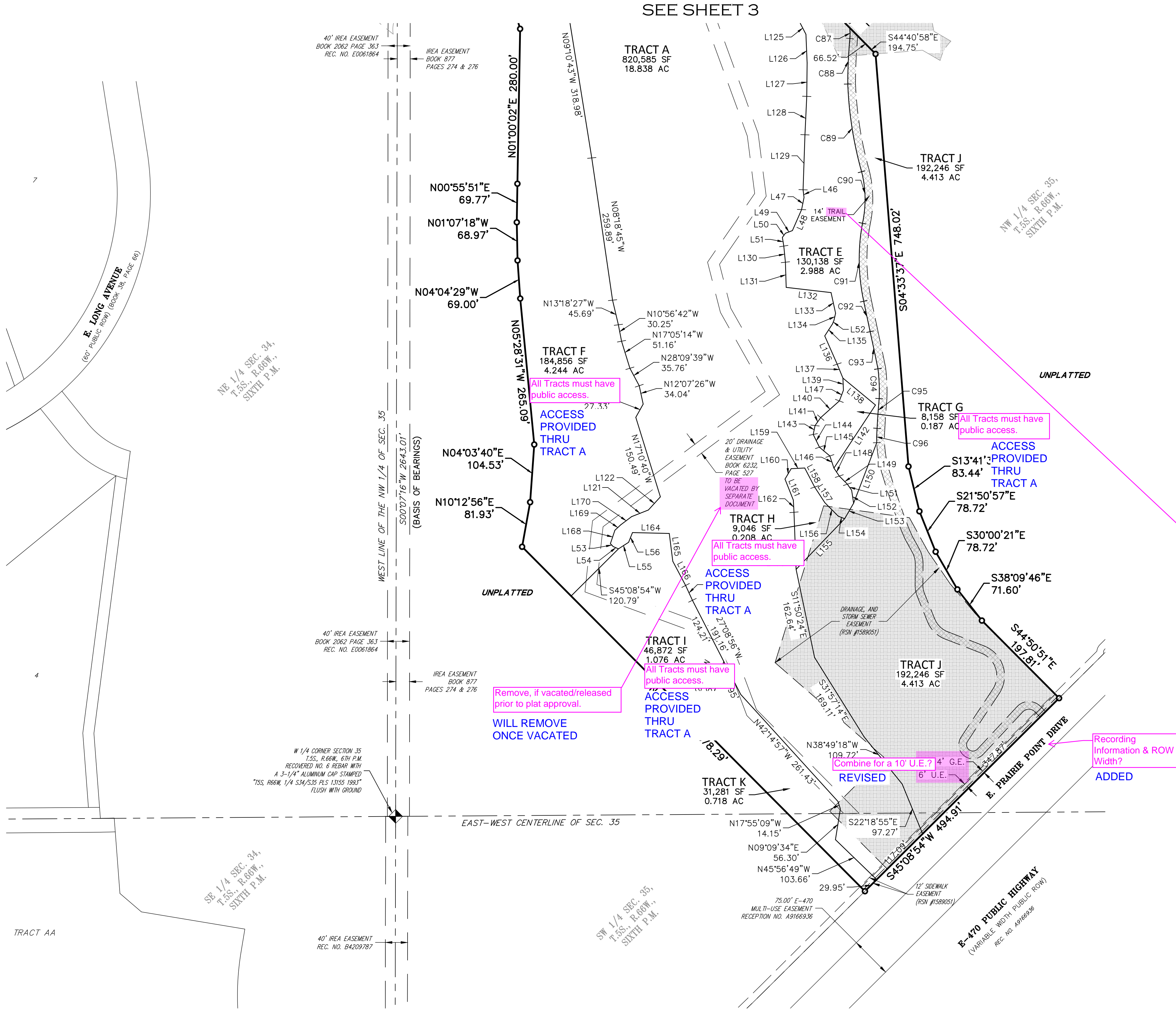


ANTELOPE CREEK SUBDIVISION FILING NO. 1

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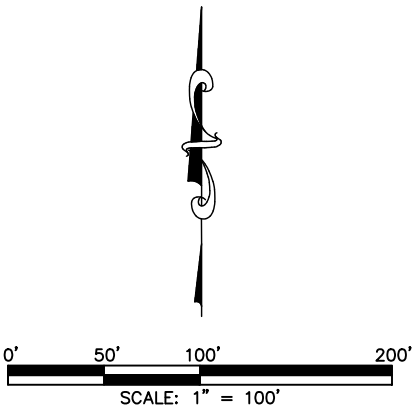
KEY MAP  
SCALE: 1" = 500'



**LEGEND**

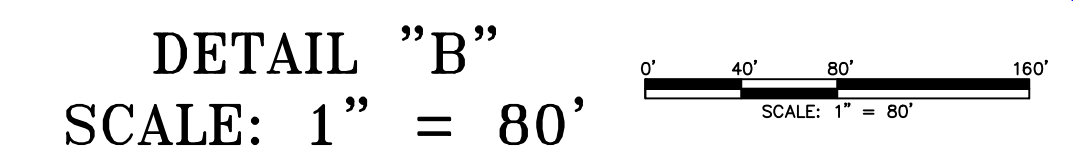
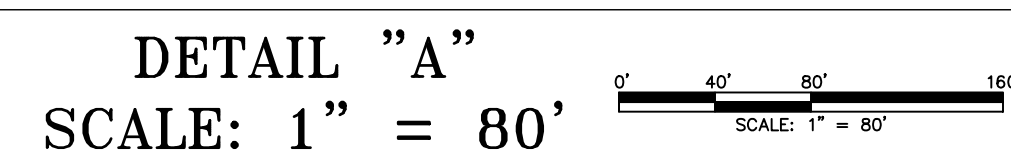
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- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- ACCESS EASEMENT SEE SHEET 5 FOR EASEMENT DETAILS
- DRAINAGE & STORM DRAIN EASEMENT SEE SHEET 6 FOR EASEMENT DETAILS

SEE SHEET 7  
FOR LINE &  
CURVE TABLES





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.



REVISED TO 14'

ACCESS

TRAIL EASEMENT

All Tracts must have public access (Typical)?

ACCESS PROVIDED

THRU

TRACT A

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

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

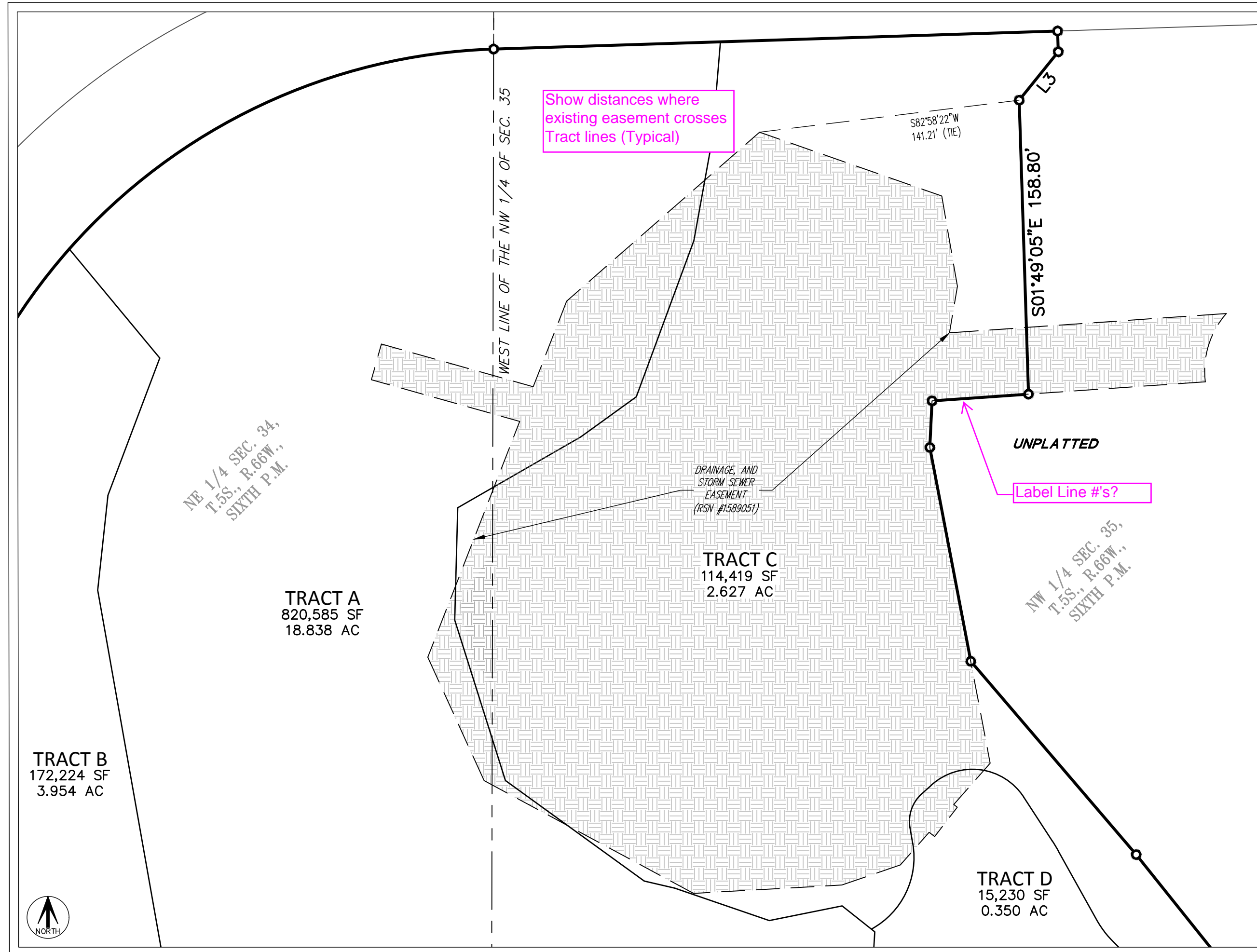
18655 GREEN VALLEY RANCH BOULEVARD  
DENVER, COLORADO  
(303) 486-8600

DATE OF PREPARATION:	08-10-2022
SCALE:	1" = 80'
SHEET 5 OF 7	

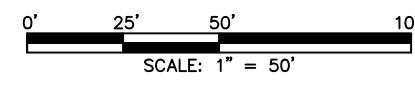


ANTELOPE CREEK SUBDIVISION FILING NO. 1

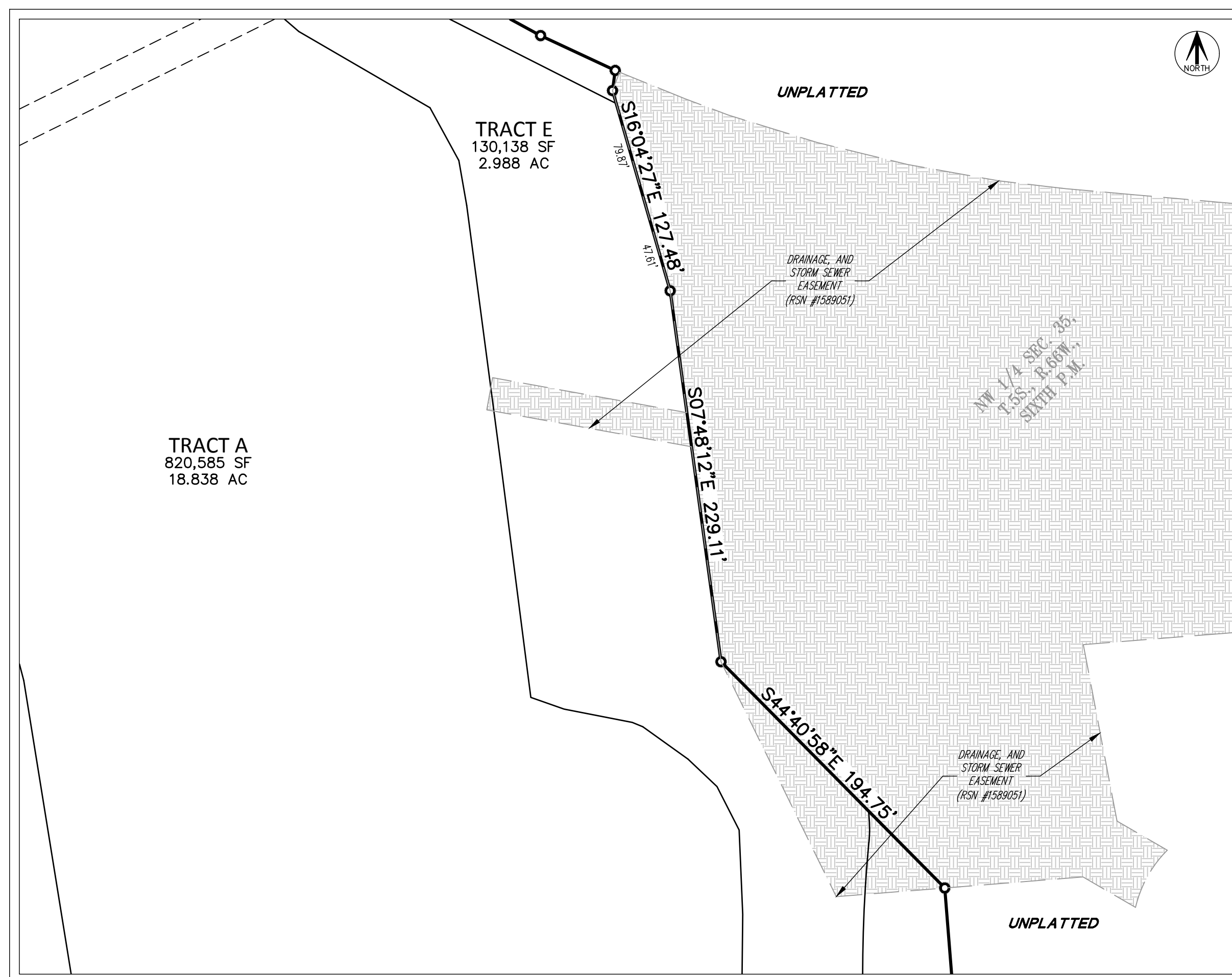
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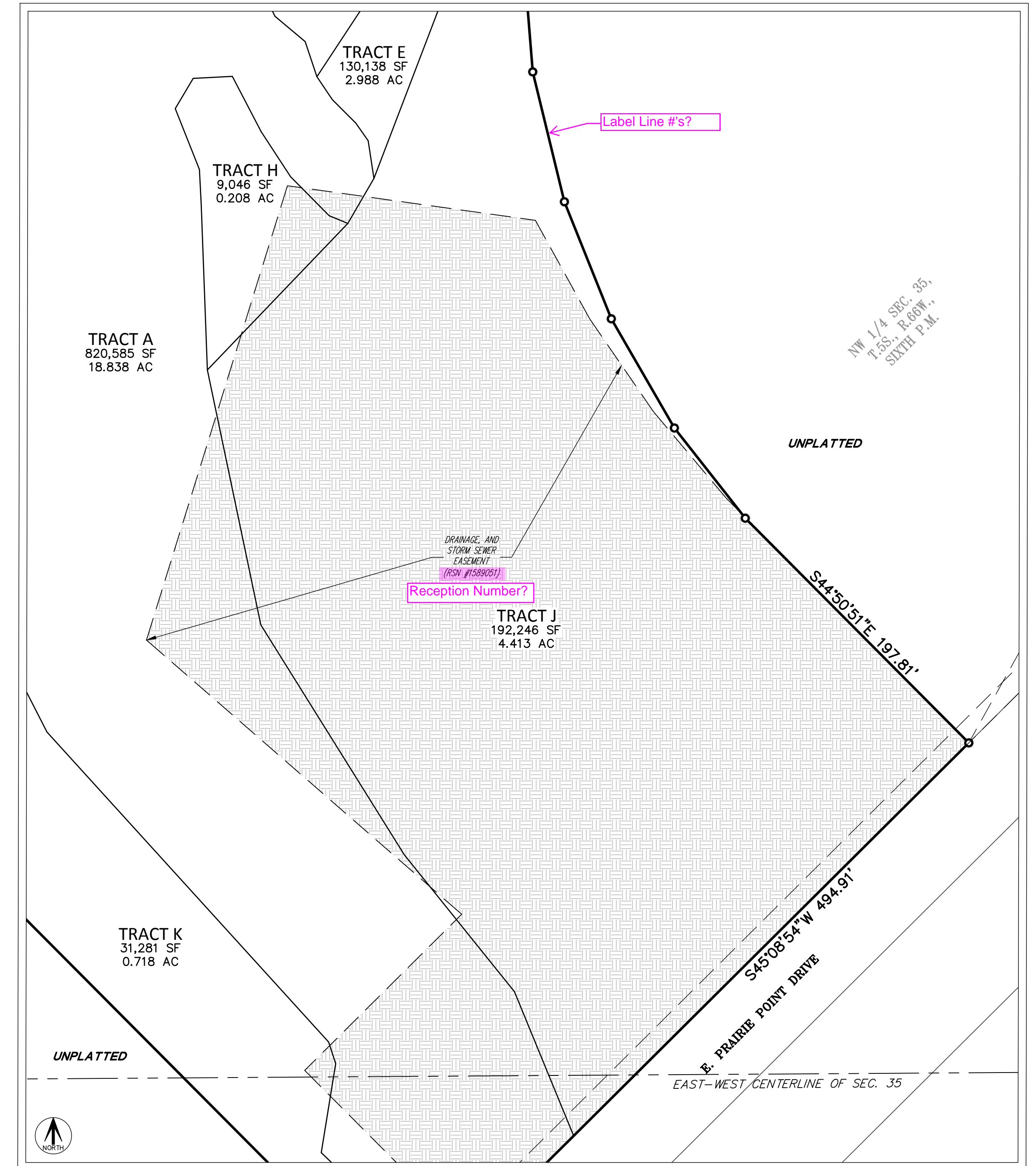
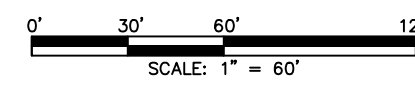
DETAIL "C"  
SCALE: 1" = 50'



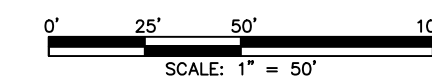
SHEET NO  
LONGER  
NEEDED AND  
HAS BEEN  
REMOVED  
FROM THE  
PLAT SET



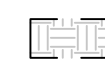
DETAIL "D"  
SCALE: 1" = 60'



DETAIL "E"  
SCALE: 1" = 50'



SEE SHEET 7  
FOR LINE &  
CURVE TABLES

 DRAINAGE & STORM  
DRAIN EASEMENT

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.

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

DEVELOPER  
OAKWOOD HOMES

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

DATE OF REPAIR:	08-10-2022
-----------------	------------

SCALE:	VARIABLES
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SHEET 6 OF 7