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September 17, 2021

Ms. Heather Lamboy
City of Aurora Planning Department
15151 Alameda Parkway, Ste. 2300
Aurora, CO 80012

Re: Initial Submission Review – Enclave at Saddle Rock – Site Plan
Application Number: **DA-1074-15**
Case Number: **2019-4016-00; 2019-3048-00**

Dear Ms. Lamboy,

Please find included comment responses from the 2nd review comments dated August 31, 2021. Our comment responses are included in *red italics*.

We look forward to any additional comments the City may have. Please do not hesitate to contact me with any questions or comments.

Regards,

Julie Gamec
Senior Landscape Architect
THK Associates, Inc.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please provide elevations with the next submittal. Please remember that the Saddle Rock Design Committee approval/review letter should also be included with the next submittal. *Elevations have not been provided. Thrive Homebuilders are under contract for the property and are developing new elevations to match the fabric of the neighborhood. At this time, 100% ranch style homes are anticipated. Elevations and DRC approval/review letter will be provided as soon as possible.*
- Street sections must match those illustrated in the GDP. *Noted. Street section has been updated to match a Class I facility. Per the GDP, a Class I road can be used when vehicle trips are anticipated to be less than 500. Per our traffic letter, only 238 will be generated. Additionally, we have provided a street width (flow line to flow line) of 24' and a ROW of 30'. The GDP states that sidewalks are optional. In an effort to match Saddle Rock North Filing 4, sidewalks have been provided on one side of the street. We have elected to increase the width of the sidewalk from the 4.5' called for in the GDP to 5' to provide a better walk for the residents.*

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

A. Name: Fernando Rivera
Address: 6587 S Winnipeg Court Aurora, CO 80016 Email: ltrivera68@hotmail.com
Comment: We are extremely concerned about the safety of our neighborhood, adding 30 houses in such a small area. The traffic speed limit is not being obeyed, and we witnessed several accidents in the same area.

Additionally, the proposed square footage for these new houses is less than the existing ones, negatively impacting our houses. Traffic flow will cause stress, noise, and possible delays to our daily commute to work. We recommend building a park instead or a 50% reduction to the current proposal. Also, we are concerned about multiple plan changes without our input not following the initial proposals from your company in our initial meeting. It is critical to establish a green boundary between our homes and the proposed plan. Please keep the quality of life of our current residents ahead of your financial goals.

Resident comments are noted.

B. Name: Lesleigh Potter

Address: 6576 S Versailles Ct Aurora CO 80016 Email: lesleighpotter@gmail.com

Comment: Concerns from an Aurora resident of 20 years.

1. Trees: The property is home to many wildlife including deer, raccoons, ducks & wild turkeys just to name a few. Request that all trees removed be replaced in lieu of allowance fund. *Trees are being replaced.*
2. Landscaping between subdivisions: Developer's response to previous comment does not address the previously proposed plans to blend the two subdivisions together as proposed to current homeowners. Although a landscaping buffer may not be required, the now removal of the area separating the two neighborhoods now far exceeds utility easements into the existing homeowner's property line. *No encroachment for easements will occur. Previously shown area was due to drainage requirements, with the updated layout of the site, the grading allows all drainage to flow to the street.*
3. Utility easement: Request an evaluation of proposed new utility easement that pushes the required 8 feet easement into the existing homeowner's property line and is no longer a consideration for the new development. New plan pushing the required 8 ft into the existing developed properties do not match with existing property lot lines with regard to existing utility easements. Pushing the entire utility would cause undue expense for current homeowner's and Utility companies such as Xcel. Propose 4ft/4 ft split as originally designed. *Utility easements do not encroach into adjacent lots.*
4. Proposed Bonds for funding: Will proposed bond be paid solely by the homeowners in the Enclave development or become the responsibility for all of the Metro District? *The development will be a part of the overall Metro District.*

Resident comments are noted.

C. Name: Lori McHale

Address: 22921 E Euclid Circle Aurora CO 80016 Phone: 815-575-0970

Email: Irish1965jl@aol.com

Comment: Please see attached document.

Resident comments are noted.

Comment: banderson197415@gmail.com

Comment: This new subdivision should use rod iron fences to keep the appearance the same as Saddle Rock North houses. The use of wooden fences will not maintain the overall appearance and there are large concerns of the up keep of wooden fences and the effects of the weather. All adjacent subdivision use rod iron fences. *Iron fence will be used in all areas that are not directly adjacent to existing fence lines. Where proposed lots abut existing lots, fencing will be up to the homeowner(s).*

E. Name: James Mattson

Address: 6596 Versailles Ct, Aurora CO 80016 Phone: 303-916-4854

Email: mattsonhome@gmail.com

5. Comment: This development will require substantial infrastructure to complete. I would like to understand the responsibility of the Saddle Rock North Metro District in regards to this infrastructure

development.

Additionally, I would like to understand the nature of any bond issue the developer may be undertaking to raise funds for this infrastructure development. Lastly, I would like to understand how repayment of such bonds would be apportioned to the homes being developed in "The Enclave" as well as homes already established within the Saddle Rock North Metro District.

Resident comments are noted. The development will be a part of the overall Metro District.

F. Name: James Mattson

Address: 6596 Versailles Ct, Aurora CO 80016 Phone: 303-916-4854

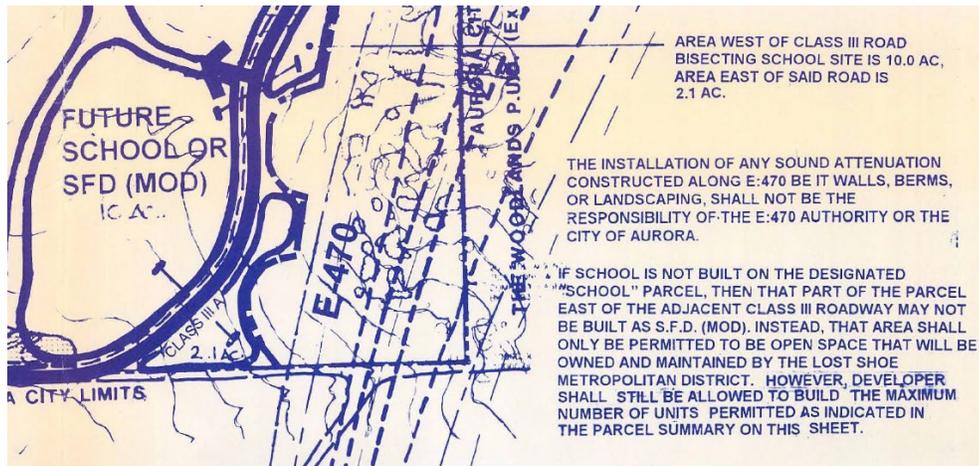
Email: mattsonhome@gmail.com

Comment: This comment/query is for City officials. The attached is an official City of Aurora document from the Office of Development Assistance (Mr. Mark Geyer) in Oct 2016. This document describes 3 properties that CCSD was putting on the market for purchase and development. Page 31 begins to describe the lot being used for development of The Enclave at Saddle Rock Golf North. That description states that a developer would be entitled to a maximum of 24 dwelling units on this property. The current design is for 30 dwelling units. This design proposal moves the density from the current zoning of 3.1 du/acre to almost 3.8 du/acre which would be out of character for this area of Aurora. Has there been a change from the City's original position of 24 dwelling units on this property, and, if so, what is the basis for the change? [Preapplication notes are attached from October 2016]

Resident comments are noted. This was discussed at the Neighborhood Meeting. See below in the Zoning and Land Use comments provided by the City on allowable units.

3. Zoning and Land Use Comments

- A. The GDP permits up to 33 units on the site. There is a note on the GDP stating that, if the school is not constructed, the overall density can be determined using the 2.1 acres on the east side of Ponderosa Trail. Please see graphic taken from the GDP plan set. *30 units are proposed and so meets the requirements of the GDP.*



elevations, a material/sample exhibit, and a letter from the design review committee stating either approval for concept approval. *Models are still being developed. Elevations and material samples will be provided when available. The Design Team has contacted the Design Review Committee.*

- B. The GDP setbacks are noted, and all lots must comply. The standards that apply are the SFD-Moderate. *Setbacks per the SFD-Moderate are being met.*
- C. Thank you for providing guest parking areas as required by the GDP. *Noted.*

4. Streets and Pedestrian Issues

A. Is the illustration at the end of the cul-de-sac on Street C a pedestrian connection to Ponderosa Trail? If so, please label. *Label added on site plan. Dimension also added.*

5. Open Space and Recreational Amenities

A. Please program the pocket park that is being provided. Thank you for providing some benches, is there a possibility for some type of game installation. For instance, here's a graphic of a permanent cornhole installation. *Cornhole has been added to the pocket park as an additional amenity.*

6. Landscape Design Issues

Kelly Bish / 303-739-7189 / kbish@auroragov.org / PDF comments in teal.

A. Sheet L-1

- Provide street names where indicated. *Current street names have been added. Proposed street names will be added when they are provided by the City. Addressing files have been provided as a part of this submittal.*
- Adjust the plant material species identified within the sight distance triangles. It must only attain heights of 26" or less. *Species adjusted.*
- Hatching needs adjusted adjacent to the sidewalk. *Hatch adjusted.*
- Label and dimension the easement along the streets. *Labels and dimensions (typical) have been added.*
- Adjust the width of the landscape beds provided along the exterior roads as the landscaping is extending over the sidewalk. *Updated.*
- Cottonwood trees shall only be permitted to be planted along riparian corridors or in association with naturalizing a drainage corridor. *Cottonwoods have been removed and replaced with Linden trees.*
- There are two tract labels identified within one tract. *Labels updated.*
- Add the word parking to the tract areas that are parking spots. *Added.*
- Label and dimension the existing 30' drainage easement. *Added.*
- Adjust the location of the proposed trees within the drainage easement. *Updated.*
- A tract landscape table is required. There appear to be four tracts. One is a detention pond which should be listed in its own table to document the detention pond landscaping. The other three tracts should be listed in the tract landscape table with the required and provided landscaping. Only include landscaped tracts and not parking lot tracts. *Added.*
- Make the existing fence linework more visible. *Fencing is a mis-match of type and locations. It is hard to depict, so start and end points have been added for clarity.*

B. Sheet L-2

- Adjust the landscape note to remove the reference to the previous landscape code. *Updated.*

C. Sheet L-3

- Ensure that 400 sf of sod minimum will work within the front yards. *Noted. Of the lots specified in the redlines, two do not meet the 400 SF between the street and the building setback, but are close – per the redlines, the following lots were questionable:*

17 = 487 SF

16 = 369 SF

9 = 320 SF

8 = 307 SF

7 = 276 SF

The 35' minimum lot frontage is being met and the lots are a minimum of 6,000 SF. 400 SF will be easily met in all cases. Charts have been updated to note 400 SF minimum is required.

- Provide street names on the graphic. *Existing streets are labeled. New street names will be added when they become available from the City.*

- Include a north arrow and a note that it is not to scale. *North arrow and scale bar have been added (drawing is to scale).*
- Rotate the numbers to read correctly. *Updated on all sheets.*
- Provide lot typicals per the example provided. *Building footprints are not available at this time. No typicals have been provided. Charts have been updated as requested.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Addressing

Phil Turner, Planner, pcturner@auroragov.org, 303-739-7271

A. *Repeat comment:* Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

Addressing file has been emailed directly to Mr. Turner

8. Civil Engineering Kristin Tanabe / (303) 739-7306 / ktanabe@auroragov.org

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. *Noted.*
- Comments were provided 10/22/19 and no subsequent submittal has been made. If a drainage resubmittal is not made to the DR folder soon, the folder will be considered inactive and will be closed. *Noted.*
- Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce the selectability of the items. *Noted.*
- Add the following notes:
 - 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 of above ground utilities within a drainage easement requires prior written approval by the City Engineer. *Added.*
 - The streetlight 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 photometrics 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 plan showing site location of lights, electrical one line and grounding details shall be submitting 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. *Added.*
- Remove these labels on the site plan. Include on tree preservation plan. *Updated.*

- F. Show/label internal streetlights. Add a note that streetlight locations are conceptual. Final streetlight locations will be determined by photometric analysis provided with the street lighting plan in the civil plan submittal. *Updated.*
- G. Minimum 15' curb return radius required. *Updated.*
- H. Directional ramps required. A receiving ramp is also required. *Updated where appropriate. No ramps have been added across from the cul-de-sac or across Ponderosa Dr. except for at crosswalk.*
- I. Label/dimension ROW. *Updated.*
- J. ADA access is required to all residential mailboxes. Will these be paired? How will access be provided? Paved surfaces are not permitted within 2' of the property line. *Noted. One side of the primary street and both sides of the cul-de-sac's have a sidewalk. Per the GDP a Class I street is intended to provide access for residents on the street. This condition also matches what is existing in Saddle Rock North Filing 4.*
- K. Maintenance access is required to the top of the outlet structure outside of the pond bottom. *Updated.*
- L. Directional ramps required. Include the COA standard detail number with the call out. *Ramps have been added. However, the condition does not match any COA standard and so no call out has been added. This has been discussed with engineering.*
- M. Minimum 2% slope in pond bottom. *Updated.*
- N. Show/label 100-year water surface elevation. Adjacent lowest FFE must be a minimum of 2' above the 100-year water surface elevation. *Updated.*
- O. There are no proposed alleys. *Correct.*
- P. Streetlights on all public streets must meet COA standards. *Streetlights meet the aesthetic intent of the Saddle Rock Design Guidelines. Lights will be public. Additional information for lights along Ponderosa has been added.*
- Q. 5.5' sidewalk is required. *GDP requires a 4.5' sidewalk and a sidewalk is optional. The design shows a 5' wide sidewalk.*
- R. ROW needs to be 0.5' from the back of sidewalk to allow for maintenance. *Sections from the GDP have been used.*
- S. What is the north street and south street distinction? 5.5' sidewalks required for public streets. Grading does not reflect a super-elevated section. *GDP requires a 4.5' sidewalk and a sidewalk is optional. The design shows a 5' wide sidewalk.*

Plat *Plat will be revised as soon as possible.*

- A. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items. *Noted.*
- B. *Sheet 2*
- C. Minimum 250' centerline radius required. *Per GDP, Class I streets require a minimum of a 100' radius.*
- D. 15' lot corner radius required. *Updated on site plan*
- E. Min 45' radius required at the cul-de-sac. *Updated on site plan*
- F. *Sheet 3*
- G. Minimum 250' centerline radius required. *Per GDP, Class I streets require a minimum of a 100' radius.*
- H. 15' lot corner radius required. *Updated on site plan*

8. Life Safety

William Polk / 303-739-7371 / wpolk@auroragov.org / See blue redlines

Site Plan Comments Sheet 1

- A. Are these proposed parking stalls? If so, will any be accessible parking stalls? *Yes, parking is required per the GDP. No accessible stalls are proposed.*

Sheet 9

- B. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal

regulations. *Kiosks are not being proposed. A pair of individual mailboxes as outlined in the Design Guidelines are being proposed. No contact has been made with the USPS.*

9. Parks, Recreation & Open Space Department

Curt Bish/303-739-7131/ cbish@auroragov.org

A. POPULATION DESIGNATION

The revised unit count for the project has resulted in changes to the following PROS-related requirements (which vary from those in your letter of response): *Noted.*

B. LAND DEDICATION AND PARK DEVELOPMENT FEES

Required land dedication for neighborhood park, community park, and open space purposes is 0.24 acres, 0.09 acres, and 0.62 acres, respectively. Therefore, a total land dedication requirement of 0.95 acres shall be satisfied by a cash-in-lieu payment. At your request, PROS will coordinate with Real Property Services staff in Public Works and then forward a per-acre value that could be used for this payment for your consideration. A \$1,936.91 per unit fee will still apply as long as the building permits are pulled this year. If permits for your project are pulled next year, the per-unit fee will be slightly higher to account for 2022 adjustments to park construction costs. *Noted.*

Please add notes somewhere on the site plan to acknowledge the above requirements and how they are proposed to be satisfied. *Added -See the cover sheet.*

10. Parks, Recreation & Open Space Department - Forestry

Rebecca Lamphear/303-739-7139/ rlamphea@auroragov.org

A. No additional comments.

11. Real Property Maurice Brooks / (303) 739-7294 / mbrooks@auroragov.org

A. There are some License Agreement issues. See the comments on the document(s). Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed. *Items that create license agreement issues (i.e., stone columns) have been relocated or removed to eliminate issues.*

Sheet 1

A. Add the new plat name and filing no. on Sheet 1. *Label will be updated when Plat is updated*

Sheet 2

A. The noted stone columns will need to be covered by a License Agreement. Contact Grace Gray at ggray@auroragov.org to start the License process. *Items that create license agreement issues (i.e., stone columns) have been relocated or removed to eliminate issues.*

B. Add the rear 8' utility easement (per Checklist). *Updated.*

C. Add block where noted. *Updated.*

D. Add street names. *Proposed street names will be added when available.*

E. Move the measuring line where noted. *Updated.*

F. Show set monument where noted. *Monument has not been shown on the site plan. Will be shown on the plat. Confirmed that this is only needed on the plat.*

Plat *All plat comments will be addressed when Plat is updated. No additional responses are being provided at this time.*

A. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date. *Title commitment has been ordered and will be provided when available.*

B. Send in the State Monument Records for the aliquot corners used in the plat. *Will be updated with Plat.*

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- C. 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. *Certificate of Taxes due has been ordered and will be provided when available.*

Sheet 1

- A. Update note: 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, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora.
- B. Add the full stamping on the caps found.
- C. Delete the logo in the North Arrow (typ.)
- D. Add: 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. (See AES Board Rule 1.6.B.2.)
- E. What about the other tracts?
- F. Check the redlined information.
- G. Label all the public streets within 1/2 mile of the site.

Sheet 2

- A. Add the monument symbol (typ.)
- B. Send in the state monument record.
- C. Tie out two section corners to the boundary of the plat (pick one of these).
- D. Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument. (see AES Rule 1.6.E.4.a.) City of Aurora, typ.
- E. Delete the logo in the north arrow (typ.).
- F. Add monuments along the subdivision line (typ.).
- G. Add B & D, match description.
- H. Add monuments along the subdivision line (typ.). BB. Label this Lot, Block and Subdivision.
- I. Add the rear 8' utility easement (per Checklist).
- J. These streets look very narrow - check with our Engineering Dept. for the proper width of public streets. *[Heather's note: The proposed street section complies with Saddle Rock Design Guidelines]*
- K. Add block.
- L. Add the acre areas for the Lots and Tracts. GG. Add the width for the R.O.W. (typ).
- M. Renumber these Lots for this Block.
- N. Add Section Corner Monument symbol. JJ. Update Monument note to state 2020. *Sheet 3*
- O. Delete the logo in the North Arrow (typ.) LL. City of Aurora, (typ.)
- P. Add the rear 8' Utility easement (per Checklist). NN. Change the noted line type.
- Q. Add the B&D for the easement within the platted area. PP. Add Block.
- R. Are there two curves in the redlined area? RR. Renumber these Lots for this Block.
- S. Add the acre areas for the Lots and Tracts.
- T. Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument. (see AES Rule 1.6.E.4.a.).

12. Traffic Engineering Carl Harline / (303) 739-7584 / charline@auroragov.org

Sheet 2

- A. Provide crossing here. install ramp on north side of street. Ensure that norther ramp location does not interfere with future driveway location. Edge-to-edge ramp alignment is allowable here if needed. *Ramp will only be provided to cross the cul-de-sac. No connection across the street will be provided. Sidewalk is only provided on one side.*
- B. Show sidewalk on west side of the street. *No additional walk will be provided. Per the GDP, sidewalks on Class I streets are optional.*
- C. Label sidewalk width. *Added.*
- D. Provide directional curb ramps. *Added where appropriate.*
- E. At the Ponderosa Trail crosswalk, construct new curb ramps, show detectable warning domes. *Updated.*
- F. Add RRFB on this side as well facing northwest. *Updated.*
- G. Build directional curb ramps for these three crossings. *Ramps at crossings have not been provided. We believe that it will be safer for pedestrians to cross at the Crosswalk with RRFB especially with neighbor concerns on traffic and speeding.*
- H. Revise to RRFB. *Updated.*
- I. Show all of adjacent access connection. Check for alignment. *Ramps at crossings have not been provided. We believe that it will be safer for pedestrians to cross at the Crosswalk with RRFB especially with neighbor concerns on traffic and speeding.*

Sheet 5

- A. Remove landscaping from walkway along Ponderosa Trail South (typ.) *Updated.*

Sheet 6

- A. RNW, CBR, RKO, and RDB appear to fall within sight triangles but do not meet COA maximum height requirements within sight triangles. Please revise these species where they fall within sight triangles. *Updated.*

Sheet 9

- A. Modify street names to match what is on the site plan. *Updated.*

9. Utilities Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org

Sheet 4

- A. Show sanitary and water services for each lot. Verify/dimension 10 Ft separation between sanitary and water. *Updated.*
- B. Please show sampling station in this area per the pre-app notes. *Updated.*
This is to be a Blow off per STD DTL 209. *Updated.*
- C. The pipes between inlets will hinder any tree requirements from the landscape department as well as potential locations for luminaires. *Noted.*

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

- A. Please see attached letter. *Noted. Utilities have not been combined.* Official Comments regarding development of Enclave at Saddle Rock
Resident comments are noted.

Adjacent Neighbor Letter

Fraud, Bait & Switch, Irresponsible. Words that come to mind when I think of the Cherry Creek School District and the City of Aurora and their support of this project. *Resident comments are noted.*

When a school district is given land by a developer those homeowners purchase homes on that property in anticipation of a school developing it. They do NOT anticipate the school selling and profiting, and then a

developer and builder profiting off of their LOSS in home value. *Resident comments are noted.*

30 homes shoved against our property lines with no fencing, no greenbelt, no plans for trees between us and them. All of the Saddle Rock properties along the south side of this vacant property are very shallow, and the developer wants to pile homes two per each of our properties. And jammed right up to our back yards. Loss of privacy, loss of view, loss of space, and loss of property value. Everything opposite of why we built or bought homes along this parcel. *Resident comments are noted.*

We specifically asked the developer for less homes, a green belt and many more trees between us and them. The developer was all about making us happy at the first meeting. None of our requests have been included. Bait and switch. *Resident comments are noted.*

Per my realtor, this development will greatly damage my property value. I enjoy a large open field of green grass and trees. My two-story living room of all windows looks across this field. The City of Aurora is supposed to be "arbor friendly", wants to eliminate the open grassy field, and add 30 concrete homes, surround them with rocks and not add any fir trees, deciduous trees or shrubs between the development and current homeowners. In fact the plan removes a beautiful maturing fir tree right behind my next door neighbor's house. For what? The developer added leafy trees along Ponderosa. Great! Does nothing for the residents who lose their view, who lose their privacy, and thus who lose their property values. *Resident comments are noted.*

It's almost criminal that the city allows developers to prosper at the demise of homeowners. It's fraudulent that the city allows builders and school districts to lie to homeowners about the land they build next to. Remember, we were defrauded. The people were deceived into believing they were building next to school property. This adds value. The bait and switch happens and the school district profits from the sale of land they never intended to use. The developer and builder profit by jamming in as many homes as possible. The city profits from more taxes, and the homeowners who purchased homes on this property in good faith get screwed. The City of Aurora not only goes along with it they support and encourage this fraudulent-type activity. *Resident comments are noted.*

The other three CCSD parcels this developer purchased are much larger and do not directly impact properties like the one behind us. *Resident comments are noted.*

As a civil engineer once told me, the more we remove grass, trees, and open space and add rocks and homes, the more we are altering the environment and the weather. We are making it even drier and even hotter. Living in an area that often has "red flag" warnings makes me wonder what the City has to gain from creating more condensed housing, more drought, more heat and more fire danger. *Resident comments are noted.*

A pathway to NOWHERE. My property is the ONLY one along the enclave property that has a public access route running through it. This is now an access to nowhere per the developer's drawings. I have a signed paper from my closing that permits public access through my side yard. I have no problem with kids going to and from school or a family going through for a school event or to play on the school playground. After all, when we purchased the home 7 years ago, we called the CCSD and asked about plans for the parcel. They said they had no plans to sell. Thus it was theirs to develop. So we signed in good faith. We were lied to and thus defrauded. This is apparently okay with the City of Aurora. The City or the developer should pay to have the public access removed from my property plat. I will NOT allow public access with the current plans. *No public access is being proposed into the adjacent areas that is not along a public street.*

The plans show 30 very small houses jammed together. What is their design? What is their value? Will they be

built to our area standards? Nothing has been presented thusfar. All houses on this side of Saddle Rock and around that field are all built on stilts. The ground was found to move in this area, and I can tell you from personal experience it does in fact move. Our concrete patio breaks apart every year and is almost destroyed since it was rebuilt just 5 years ago. All our homes are built on stilts and with subfloors in the basements. This wasn't done for fun. It was done for necessity. I do not want to see cheap houses built that will have faulty foundations and lose value. *Lot sizes and number are within the approved GDP standards and requirements. Building architecture will go through the Saddle Rock Design Review committee for approval.*

Speaking of value I know two homeowners who have sold their homes recently. One right against the proposed enclave, and one further up the street. The values were \$825,000 and \$1.15 million. I want to be sure if any homes are built in the proposed enclave they are comparable in value to our homes. Nothing less than \$700,000. We insist the homes are built with the same high quality and the prices are in the \$700's. From the looks of the proposal, this is nowhere close. Unacceptable. *Resident comments are noted.*

The vacant property is currently alive with animals, kids playing little baseball games, or kickball, people playing with their dogs, and fathers playing catch with their sons. There is nowhere else to go in this area to do these things. Nowhere that is close. Nowhere that doesn't involve a long walk or car ride crossing Smoky Hill, Arapahoe Road, or going to the other side of E470. When will the city do something for the people and not developers and builders? Arapahoe county is 161 square miles of mostly open space. Why jam us up? A developer wants to put in houses? Make them nice. Reduce the number of homes to 20. Make them a little larger. Make a nice greenbelt around the perimeter of the proposed enclave with a winding sidewalk lined with fir trees, deciduous trees, and shrubs. Something the people and wildlife can still enjoy. The homes need to be high value (\$700s), all ranches, no walkout basements, all built with subfloors like ours so the ground doesn't bust them up. Just like we requested of the developer two years ago. *Resident comments are noted.*

OR the responsible thing and the right thing the City of Aurora can do...

Leave it. Let the people and wildlife enjoy it. The City can own it. It only needs a mow twice each summer. The neighbors around the field could mow it for free. Many of us have already been mowing the field behind our houses for years. We have for sure.

The city needs to stop allowing the bait and switch process between developers and school districts. It's dishonest to the core. It hurts people. If a developer gives land to a school and they are not going to use it, it should go back to the community, or the city for a park development. We are close to retirement, as are some of our neighbors. Some are retired. Our homes are a huge investment, and it is about to be damaged by the CCSD, the developer, and the City of Aurora. Do you care about the people you serve or just money?

We first and foremost want to retain our property values. This development will not do that. We want what we were "sold" when built or purchased along this parcel. We want the open space.

Everyone involved in the proposed enclave has something to gain except for the people who invested first....the homeowners.

Jim and Lori McHale 22921 E. Euclid Circle Aurora, CO 80016
815-575-0970



Right of Way & Permits

1123 West 3rd Avenue Denver, Colorado 80223

Telephone: **303.571.3306**

Facsimile: 303. 571. 3284 donna.l.george@xcelenergy.com

August 18, 2021

City of Aurora Planning and Development Services 15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012 Attn: Heather Lamboy

Re: The Enclave at Saddle Rock Golf North - 2nd referral, Case # DA-1074-15

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests that the 4-foot and 6-foot easements are combined into one 10-foot-wide utility easement for **The Enclave at Saddle Rock Golf North**.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Comment responses:
Julie Gamec
THK Associates, Inc.
9/17/21

THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

SITE PLAN

Noted
Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

SHEET INDEX:

	SHEET	SHEET #
COVER SHEET	C-1	1
SITE PLAN	S-1	2
GRADING PLAN	G-1	3
UTILITY PLAN	U-1	4
LANDSCAPE PLAN	L-1	5
LANDSCAPE SCHEDULE AND DETAILS	L-2	6
TYPICAL FRONT YARD LANDSCAPE PLAN	TFY-1	7
TREE PROTECTION PLAN	TPP-1	8
SITE PLAN DETAILS	S-2	9

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	7.95 ACRES
NUMBER OF UNITS PROPOSED	30 UNITS
BUILDING HEIGHT	35' MAXIMUM
HARD SURFACE AREA	53,096 S.F. (SIDEWALKS AND ROADS)
LANDSCAPE AREA	41,148 S.F.
PRESENT ZONING CLASSIFICATION	GENERAL DEVELOPMENT PLAN - SADDLE ROCK GOLF CLUB NORTH
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 SQUARE FEET
TYPE OF SIGN	NEIGHBORHOOD I.D. SIGNS PER DESIGN GUIDELINES, 3 SF SIGN AREA. 6' TALL
PARKING SPACES REQUIRED	2 PER UNIT, 2 GUEST SPACES PER UNIT
PARKING SPACES PROVIDED	2 PER UNIT PROVIDED IN GARAGE, 2 GUEST SPACES PROVIDED IN DRIVEWAY
PHASED NATIVE GRASS AREA (IF APPLICABLE)	0 ACRES
PROPOSED USES	SFD RESIDENTIAL
OPEN SPACE	26,318 S.F. (EXCLUDES STREET BUFFER AREA)

STRUCTURES ARE NON-SPRINKLERED
STRUCTURES SHALL BE CONSTRUCTED UNDER THE 2015 IRC
CONSTRUCTION TYPE = V-N SINGLE FAMILY HOMES

CITY OF AURORA STANDARD NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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 LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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 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 RIGHTS-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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRoACH INTO ANY EASEMENT OR FIRE LANE.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH THE COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 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 AND 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 AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

GENERAL NOTES:

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED OTHERWISE ON THESE PLANS.
- SIGHT TRIANGLES AND SITE LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS OR ANY OTHER VISUAL OBSTACLE OF 26" IN HEIGHT DURING THE CONSTRUCTION OF PLANTS PER COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. NO PLANT MATERIAL OTHER THAN GRASS COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS PER 4.04.2.10 OF THE CITY OF AURORA ROADWAY SPECIFICATIONS.
- LOCAL, STATE AND FEDERAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER IF CONFLICTS OCCUR.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA CSP APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.
- FINAL STREET TREE PLACEMENT WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITIES AND INDIVIDUAL DRIVEWAY LOCATIONS.

ARCHITECTURAL REQUIREMENTS TYPICAL:

THE PROJECT IS GOVERNED BY THE SADDLE ROCK GDP ARCHITECTURAL STANDARDS AND THE SADDLE ROCK DESIGN GUIDELINES. THE PROPOSED HOUSE DESIGNS MUST BE APPROVED BY THE SADDLE ROCK ARCHITECTURAL CONTROL COMMITTEE. THE SADDLE ROCK GDP REQUIRES HIGH QUALITY DEVELOPMENT. THIS INCLUDES THAT ALL REAR AND SIDE ELEVATIONS REFLECT THE ARCHITECTURAL INTEGRITY OF THE FRONT ELEVATION. SIMILAR WOOD TRIM, ACCENT MATERIALS, AND ARCHITECTURAL CHARACTER SHALL BE EXTENDED TO THE REAR AND SIDE ELEVATIONS. SPECIAL DESIGN STANDARDS ALSO APPLY TO REAR YARD DECKS AND FENCES.

SECTION 146-405(F)8 OF THE CITY OF AURORA ZONING CODE ESTABLISHED THE APPROVAL CRITERIA FOR BUILDING ARCHITECTURE AN URBAN DESIGN.

Add the following notes:

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 of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

The streetlight 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 photometrics 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 plan showing site location of lights, electrical one line and grounding details shall be submitting 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.

LEGEND

	PROPOSED WATER METER
	PROPOSED EASEMENT
	PROPOSED SET BACK
	PROPOSED LOT LINE
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	STM. E. STORM SEWER EASEMENT
	SAN. E. SANITARY SEWER EASEMENT
	X' U. E. UTILITY EASEMENT
	X' G. E. GAS EASEMENT

LEGAL DESCRIPTION:

A RESUBDIVISION OF TRACT E, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Noted
The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Noted
Comments were provided 10/22/19 and no subsequent submittal has been made. If a drainage resubmittal is not made to the DR folder soon, the folder will be considered inactive and will be closed.

SIGNATURE BLOCK

(OFFICIAL PROJECT NAME) SITE PLAN *

LEGAL DESCRIPTION: _____

THIS 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 CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

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

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD, ____ BY
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL NOTARY
SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

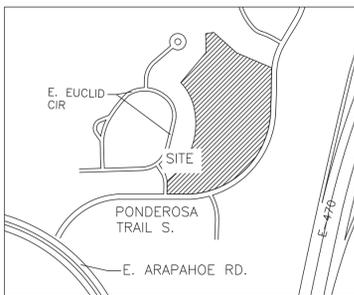
PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL 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, _____
CLERK AND RECORDER: _____
DEPUTY: _____



VICINITY MAP
SCALE: 1" = 500'

AMENDMENTS

REVISIONS

DATE

#

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

COVER SHEET

CITY OF AURORA

SCALE: _____
HORIZ: _____
VERT: _____

DATE: _____

JULIE GAMEC, PLA
JGAMEC@THKASSOC.COM
303-770-7201 EXT 113

associates inc.
2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

SHEET NUMBER

C-1

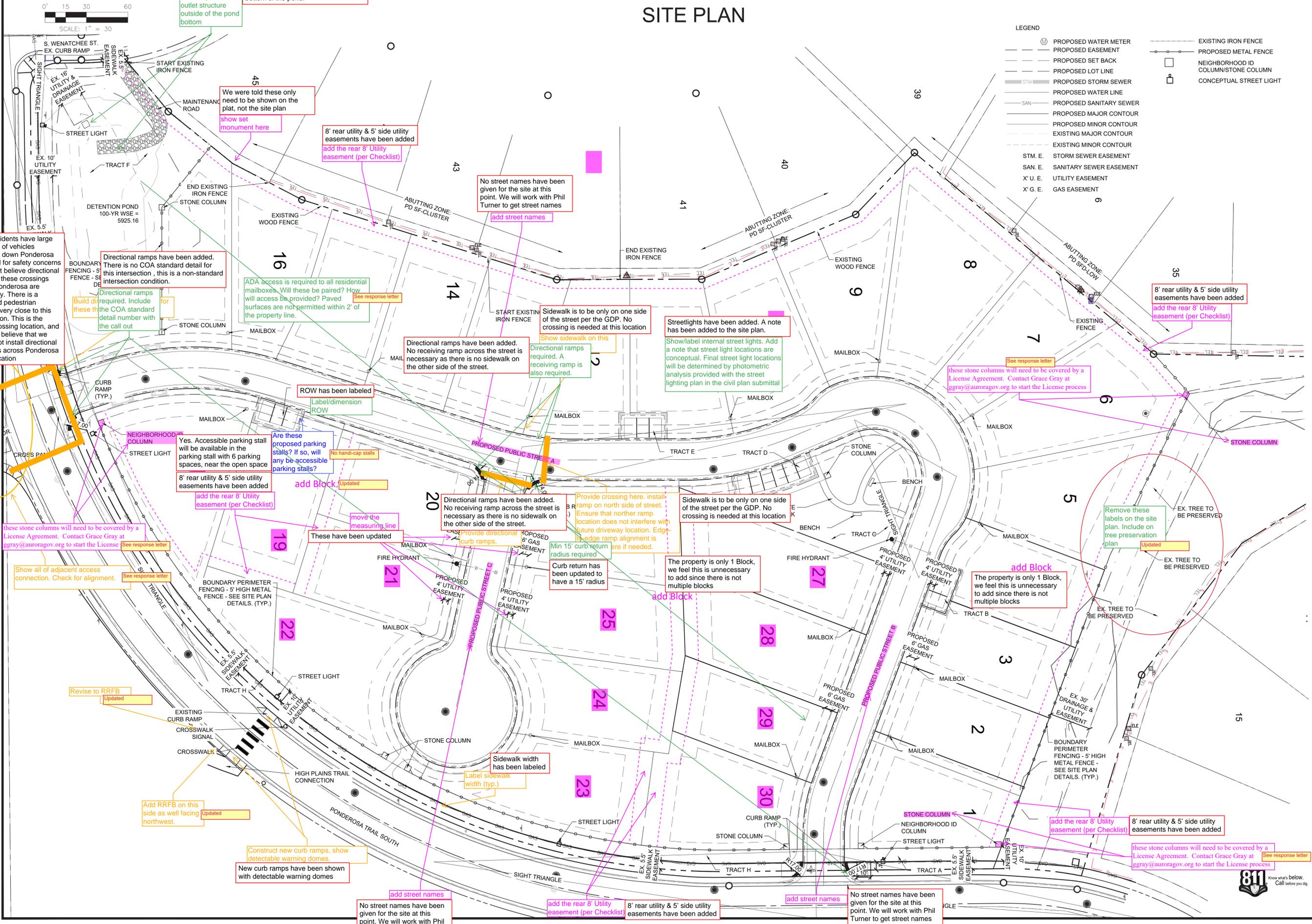
SHEET 1 OF 9
PROJECT NO. 8172.000

COMMENT RESPONSES PROVIDED BY ANDREW RENNER, PE HCL ENGINEERING & SURVEYING

THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

SITE PLAN

Comment responses: Julie Gamec, THK Associates, Inc. 9/17/21



LEGEND

	PROPOSED WATER METER		EXISTING IRON FENCE
	PROPOSED EASEMENT		PROPOSED METAL FENCE
	PROPOSED SET BACK		NEIGHBORHOOD ID COLUMN/STONE COLUMN
	PROPOSED LOT LINE		CONCEPTUAL STREET LIGHT
	PROPOSED STORM SEWER		
	PROPOSED WATER LINE		
	PROPOSED SANITARY SEWER		
	PROPOSED MAJOR CONTOUR		
	PROPOSED MINOR CONTOUR		
	EXISTING MAJOR CONTOUR		
	EXISTING MINOR CONTOUR		
	STM. E. STORM SEWER EASEMENT		
	SAN. E. SANITARY SEWER EASEMENT		
	X' U. E. UTILITY EASEMENT		
	X' G. E. GAS EASEMENT		

REVISIONS

#	DATE	DESCRIPTION

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

DRAWING: SITE PLAN

CITY OF AURORA

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: HORIZ: [Scale] VERT: [Scale]

DATE: [Date]

associates inc.

2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

JULIE GAMEC, PLA
JGAMEC@THKASSOC.COM
303-770-7201 EXT 113

SHEET NUMBER

S-1

SHEET 2 OF 9

PROJECT NO. 8172.000

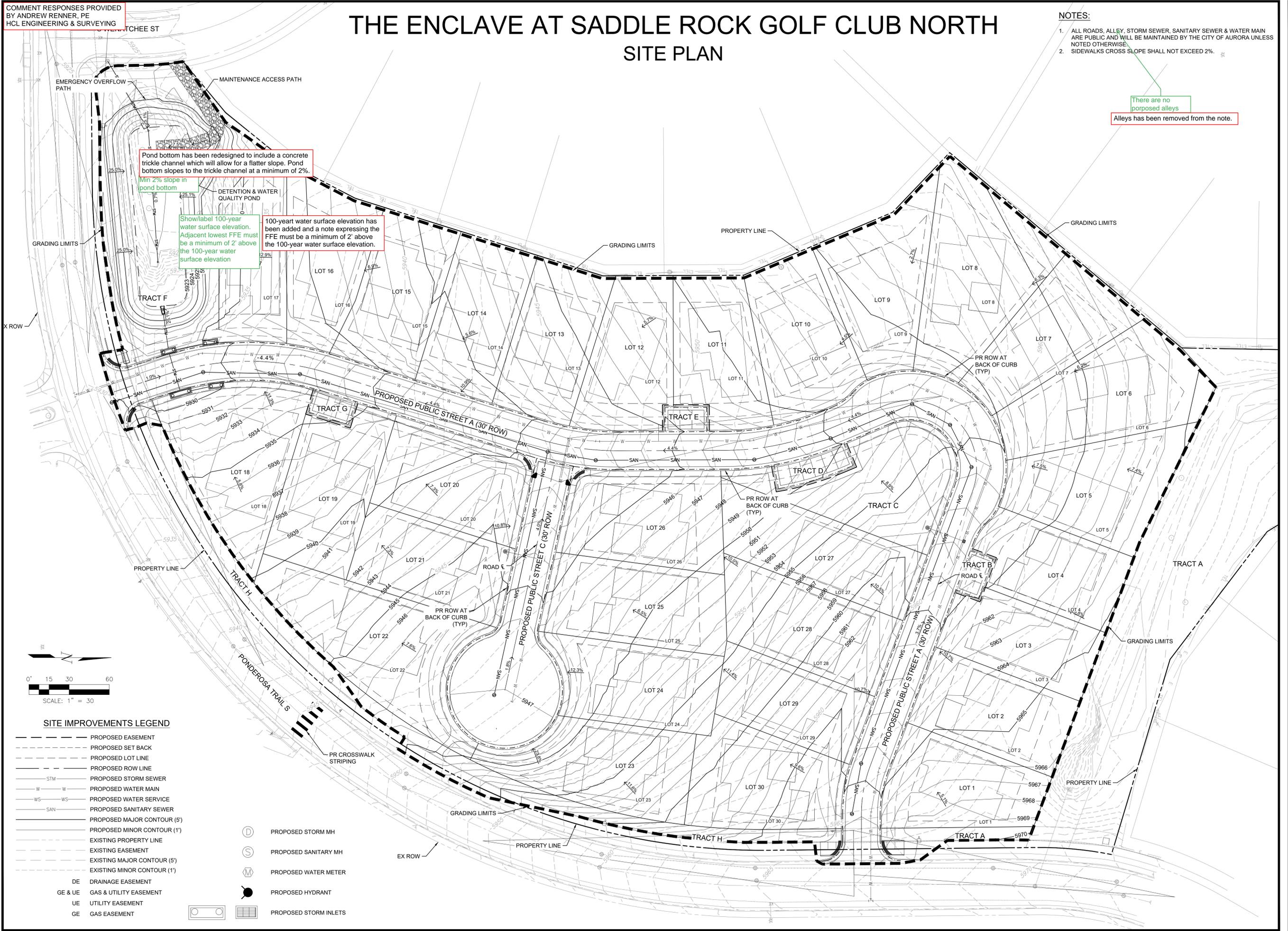
2021-07-30 2:12pm By: jgamec
 L:\8172-000\88 Capitol-Studies\88CA04_1_Sheets\210505_Site Plan.dwg

COMMENT RESPONSES PROVIDED BY ANDREW RENNER, PE
HCL ENGINEERING & SURVEYING

THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH SITE PLAN

- NOTES:**
- ALL ROADS, ALLEY, STORM SEWER, SANITARY SEWER & WATER MAIN ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS NOTED OTHERWISE.
 - SIDEWALKS CROSS SLOPE SHALL NOT EXCEED 2%.

There are no proposed alleys
Alleys has been removed from the note.



Pond bottom has been redesigned to include a concrete trickle channel which will allow for a flatter slope. Pond bottom slopes to the trickle channel at a minimum of 2%.

Min 2% slope in pond bottom

Show/label 100-year water surface elevation. Adjacent lowest FFE must be a minimum of 2' above the 100-year water surface elevation

100-year water surface elevation has been added and a note expressing the FFE must be a minimum of 2' above the 100-year water surface elevation.

SITE IMPROVEMENTS LEGEND

- PROPOSED EASEMENT
- PROPOSED SET BACK
- PROPOSED LOT LINE
- PROPOSED ROW LINE
- STM PROPOSED STORM SEWER
- W --- PROPOSED WATER MAIN
- WS --- PROPOSED WATER SERVICE
- SAN --- PROPOSED SANITARY SEWER
- PROPOSED MAJOR CONTOUR (5')
- PROPOSED MINOR CONTOUR (1')
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')
- DE DRAINAGE EASEMENT
- GE & UE GAS & UTILITY EASEMENT
- UE UTILITY EASEMENT
- GE GAS EASEMENT
- (D) PROPOSED STORM MH
- (S) PROPOSED SANITARY MH
- (M) PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED STORM INLETS

REVISIONS	DATE

PROJECT:	SADDLE ROCK
DRAWING:	GRADING PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	SCALE: HORIZ: SEE SHEET
DRAWN BY:	SCALE: VERT: SEE SHEET
CHECKED BY:	DATE:

HCL ENGINEERING & SURVEYING, L.L.C.
10000 GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

ENGINEERS • SURVEYORS • ARCHITECTS

SHEET NUMBER
G-1
SHEET 3 OF 9
PROJECT NO. 190016

2021-07-30 3:03pm By: cketler
I:\2019\06\190016 Saddle Rock\CD\Plan_Sets\CSP-PLAT\190016 SADDLE ROCK GRADING.dwg

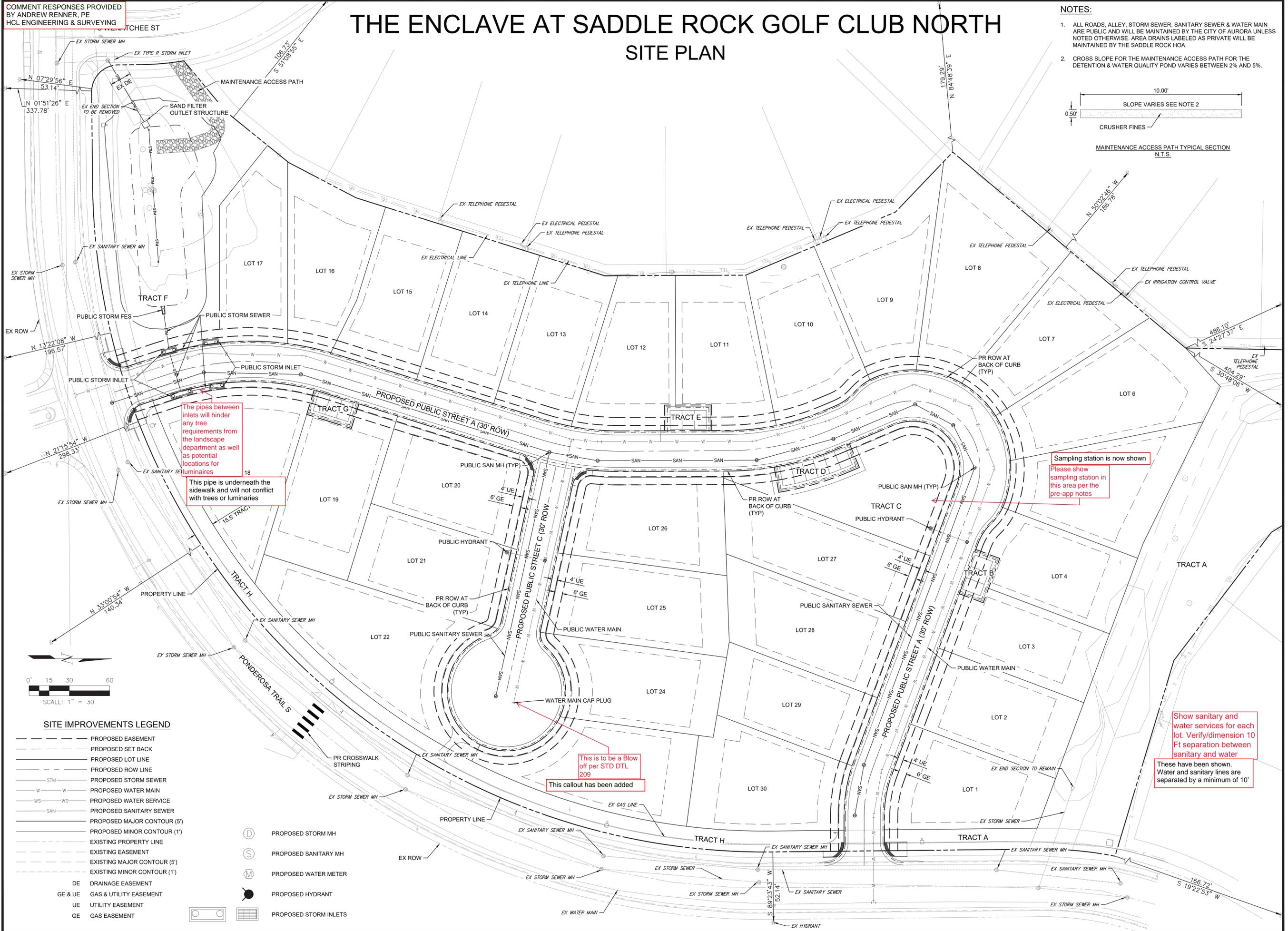
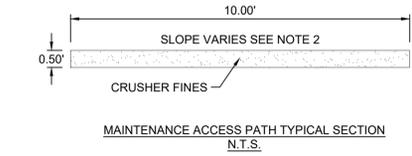
COMMENT RESPONSES PROVIDED BY ANDREW RENNER, PE HCL ENGINEERING & SURVEYING

THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

SITE PLAN

NOTES:

- ALL ROADS, ALLEY, STORM SEWER, SANITARY SEWER & WATER MAIN ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS NOTED OTHERWISE. AREA DRAINS LABELED AS PRIVATE WILL BE MAINTAINED BY THE SADDLE ROCK HOA.
- CROSS SLOPE FOR THE MAINTENANCE ACCESS PATH FOR THE DETENTION & WATER QUALITY POND VARIES BETWEEN 2% AND 5%.



The pipes between inlets will hinder any tree requirements from the landscape department as well as potential locations for luminaires

This pipe is underneath the sidewalk and will not conflict with trees or luminaires

Sampling station is now shown

Please show sampling station in this area per the pre-app notes

Show sanitary and water services for each lot. Verify/dimension 10 Ft separation between sanitary and water

These have been shown. Water and sanitary lines are separated by a minimum of 10'

This is to be a Blow off per STD DTL 209

This callout has been added

SITE IMPROVEMENTS LEGEND

---	PROPOSED EASEMENT	○	PROPOSED STORM MH
---	PROPOSED SET BACK	○	PROPOSED SANITARY MH
---	PROPOSED LOT LINE	○	PROPOSED WATER METER
---	PROPOSED ROW LINE	○	PROPOSED HYDRANT
---	PROPOSED STORM SEWER	○	PROPOSED STORM INLETS
---	PROPOSED WATER MAIN	○	
---	PROPOSED WATER SERVICE	○	
---	PROPOSED SANITARY SEWER	○	
---	PROPOSED MAJOR CONTOUR (5')	○	
---	PROPOSED MINOR CONTOUR (1')	○	
---	EXISTING PROPERTY LINE	○	
---	EXISTING EASEMENT	○	
---	EXISTING MAJOR CONTOUR (5')	○	
---	EXISTING MINOR CONTOUR (1')	○	
---	DE DRAINAGE EASEMENT	○	
---	GE & UE GAS & UTILITY EASEMENT	○	
---	UE UTILITY EASEMENT	○	
---	GE GAS EASEMENT	○	

PROJECT:	SADDLE ROCK
DRAWING:	UTILITY PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	SEE SHEET
DRAWN BY:	SCALE: HORIZ: VERT:
CHECKED BY:	DATE:

REVISIONS	DATE

HCL ENGINEERING & SURVEYING, L.L.C.
 10000 GREENWOOD VILLAGE, CO 80111
 PHONE: 303.773.1605
 FAX: 303.773.3297
 WWW.HCLENGINEERING.COM

HCL
 ENGINEERS • SURVEYORS • ARCHITECTS

SHEET NUMBER
U-1
 SHEET 4 OF 9
 PROJECT NO. 190016

2021-07-30 1:48pm By: c/weller
 H:\2019\08\190016 Saddle Rock\Drawings\Set\CDP-PLAT\190016 SADDLE ROCK-OVERALL UTILITY PLAN.dwg

THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

STREET FRONTAGE REQUIREMENTS

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1 / 40' LF)	TREES PROVIDED
A	PONDEROSA TRAIL S	1,100'	128' OF DRIVE EXCLUDED	25	27
B	S WENACHEE ST	50'	----	1	1
C	PROPOSED STREET A	902'	310' OF DRIVE EXCLUDED	23	26
E	PROPOSED STREET B	730'	220' OF DRIVE EXCLUDED	12	15
D	PROPOSED STREET C	501'	140' OF DRIVE EXCLUDED	9	9

NOTE: EXCLUDED DRIVEWAYS (20') AND PARKING LOTS (35').

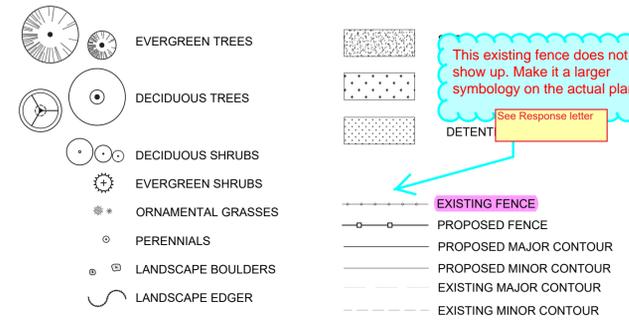
SITE PLAN

WATER CONSERVATION TABLE

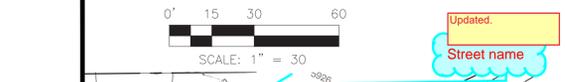
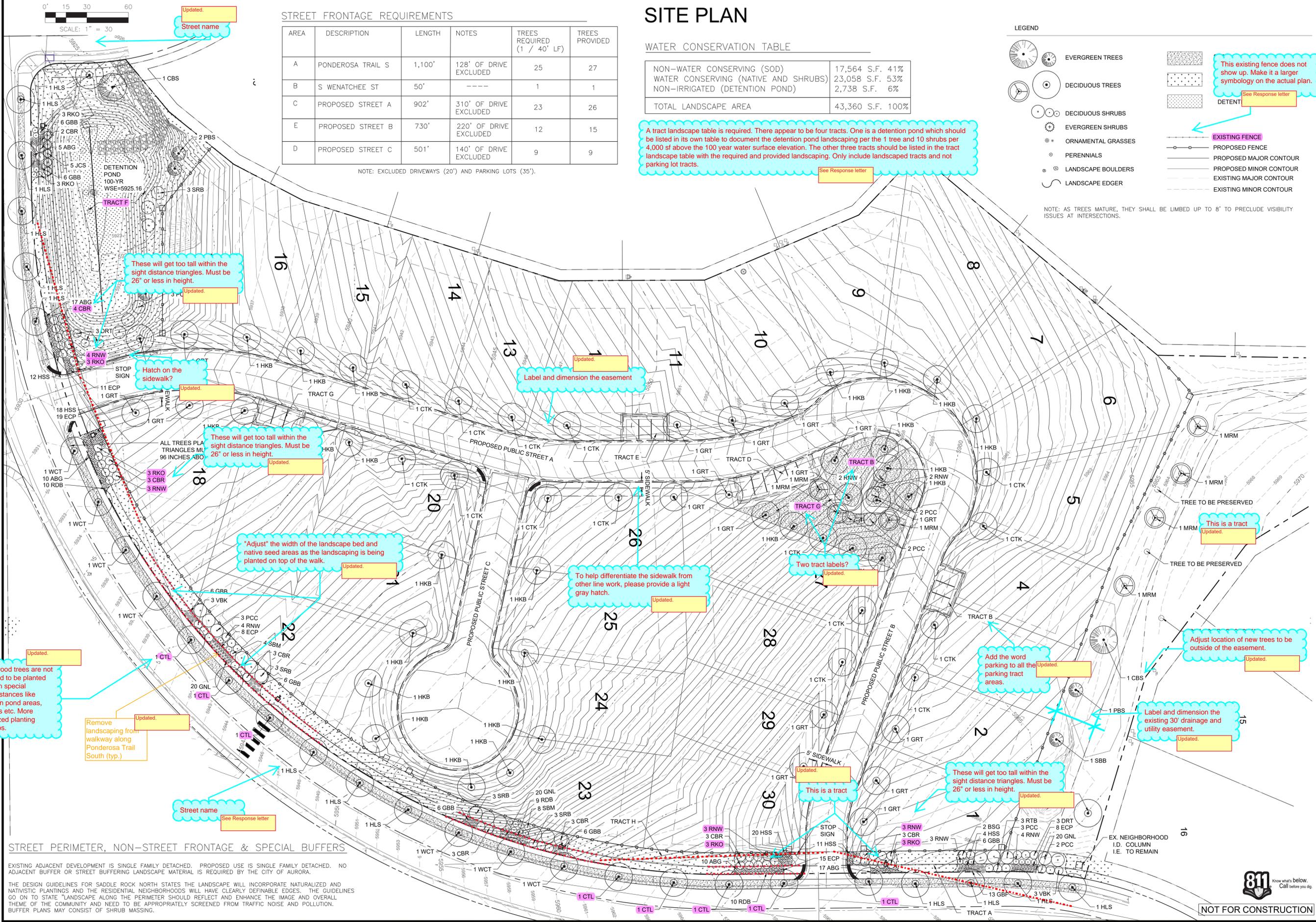
NON-WATER CONSERVING (SOD)	17,564 S.F. 41%
WATER CONSERVING (NATIVE AND SHRUBS)	23,058 S.F. 53%
NON-IRRIGATED (DETENTION POND)	2,738 S.F. 6%
TOTAL LANDSCAPE AREA	43,360 S.F. 100%

A tract landscape table is required. There appear to be four tracts. One is a detention pond which should be listed in its own table to document the detention pond landscaping per the 1 tree and 10 shrubs per 4,000 sf above the 100 year water surface elevation. The other three tracts should be listed in the tract landscape table with the required and provided landscaping. Only include landscaped tracts and not parking lot tracts.

LEGEND



NOTE: AS TREES MATURE, THEY SHALL BE LIMBED UP TO 8' TO PRECLUDE VISIBILITY ISSUES AT INTERSECTIONS.



Cottonwood trees are not permitted to be planted unless in special circumstances like detention pond areas, wetlands etc. More naturalized planting scenarios.

Remove landscaping from walkway along Ponderosa Trail South (typ.)

STREET PERIMETER, NON-STREET FRONTAGE & SPECIAL BUFFERS

EXISTING ADJACENT DEVELOPMENT IS SINGLE FAMILY DETACHED. PROPOSED USE IS SINGLE FAMILY DETACHED. NO ADJACENT BUFFER OR STREET BUFFERING LANDSCAPE MATERIAL IS REQUIRED BY THE CITY OF AURORA.

THE DESIGN GUIDELINES FOR SADDLE ROCK NORTH STATES THE LANDSCAPE WILL INCORPORATE NATURALIZED AND NATIVISTIC PLANTINGS AND THE RESIDENTIAL NEIGHBORHOODS WILL HAVE CLEARLY DEFINABLE EDGES. THE GUIDELINES GO ON TO STATE "LANDSCAPE ALONG THE PERIMETER SHOULD REFLECT AND ENHANCE THE IMAGE AND OVERALL THEME OF THE COMMUNITY AND NEED TO BE APPROPRIATELY SCREENED FROM TRAFFIC NOISE AND POLLUTION. BUFFER PLANS MAY CONSIST OF SHRUB MASSING."



NOT FOR CONSTRUCTION

Comment responses:
Julie Gamec
THK Associates, Inc.
9/17/21

#	DATE	REVISIONS

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

DRAWING: LANDSCAPE PLAN
CLIENT: CITY OF AURORA
DESIGNED BY:
DRAWN BY:
CHECKED BY:

associates inc.
2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

JULIE GAMEC, PLA
JGAMEC@THKASSOC.COM
303-770-7201 EXT 113

SHEET NUMBER
L-1
SHEET 5 OF 9
PROJECT NO. 8172.000

THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

SITE PLAN

Comment responses:
Julie Games
THK Associates, Inc.
9/17/21

PLANT SCHEDULE

Cottonwood trees are not permitted to be planted unless being used in a detention area, wetland or naturalized planting.

RNW, CBR, RKO, and RDB appear to fall within sight triangles but do not meet COA maximum height requirements within sight triangles. Please revise these species where they fall within sight triangles.

DECIDUOUS TREES	SCIENTIFIC NAME	COMMON NAME	SIZE	WATER REQ.
Updated.	Koeleruteria paniculata	Golden Rain Tree	3" CAL.	LOW
Updated.	Celtis occidentalis	Hackberry	3" CAL.	LOW
Updated.	Gymnocladus dioica	Kentucky Coffeetree	3" CAL.	LOW
Updated.	Populus acuminata	Lanceleaf Cottonwood	3" CAL.	MED
Updated.	Gleditsia tri. inermis 'Shademaster'	Shademaster Honeylocust	3" CAL.	LOW
Updated.	Catalpa speciosa	Western Catalpa	3" CAL.	LOW
TOTAL			87	
ORNAMENTAL TREES				
MRM	Acer glabrum	Rocky Mountain Maple	6' MULTI/2.0"	LOW
TOTAL			7	
EVERGREEN TREES				
PBS	Pinus heldreichii (leucodermis)	Bosnian Pine	6' TALL	LOW
CBS	Picea pungens	Colorado Spruce	6' TALL	MED
SBB	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	6' TALL	MED
TOTAL			8	
DECIDUOUS SHRUBS				
SRB	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	5 GAL.	MED
RKO	Rosa Knock Out Double	Knock Out Rose Double	5 GAL.	LOW
RNW	Rosa 'Nearly Wild'	Nearly Wild Rose	5 GAL.	LOW
SBM	Caryopteris x cladonensis	Blue Mist Spirea	5 GAL.	LOW
VAC	Viburnum trilobum 'Compactum'	Compact Amer. Cranberry	5 GAL.	MED
PCC	Prunus virginiana	Chokecherry	5 GAL.	LOW
BSG	Cytisus purgans Spanish Gold	Spanish Gold Broom	5 GAL.	LOW
VBK	Viburnum x burkwoodii	Burkwood Viburnum	5 GAL.	MED
CBR	Symphoricarpos orbiculatus	Red Coralberry	5 GAL.	LOW
DRT	Cornus stolonifera	Red-Twig Dogwood	5 GAL.	LOW
RTB	Chrysothamnus nauseosus ssp. albicaulis	Tall Blue Rabbitbrush	5 GAL.	MED
TOTAL			129	
EVERGREEN SHRUBS				
JCS	Juniperus chinensis 'Spartan'	Spartan Juniper	10 GAL.	LOW
TOTAL			5	
ORNAMENTAL GRASSES				
GBB	Andropogon gerardii	Big Blue Stem Grass	5 GAL.	LOW
GNL	Deschampsia cespitosa 'Northern Lights'	Northern Lights Grass	1 GAL.	MED
GBF	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	1 GAL.	LOW
TOTAL			115	
PERENNIALS				
ECP	Echinacea purpurea	Purple Coneflower	1 GAL.	LOW
HSS	Agastache cana Sonoran Sunset	Sonoran Sunset Hyssop	1 GAL.	LOW
RDB	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 GAL.	LOW
ABG	Alyssum montanum 'Mountain Gold'	Basket of Gold	1 GAL.	LOW
TOTAL			224	

NATIVE SEED AND SOD INFORMATION

NATIVE SEED - LOW GROW MIX:
30% EPHRAIM CRESTED WHEATGRASS
25% SHEEP FESCUE
20% PERENNIAL RYE
15% CHEWINGS FESCUE
10% CANADA BLUE GRASS
SEEDING RATE:
DRYLAND - 20-25 LBS/AC

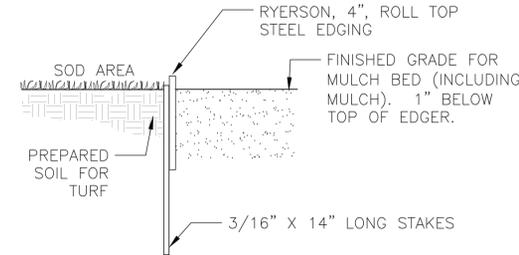
BUTTERFLY GARDEN NATIVE SEED - LOW GROW MIX WITH ALL PERENNIAL WILDFLOWER MIX:
15% BLACK EYED SUSAN
15% PERENNIAL LUPINE
10% LANCELEAF COREOPSIS
10% SWEET WILLIAM
10% BLUE FLAX
10% SIBERIAN WALL FLOWER
6% ROCKY MOUNTAIN PENSTEMON
6% PURPLE CONEFLOWER
6% GRAYHEADED CONEFLOWER
5% SHASTA DAISY
4% DWARF COLUMBINE
3% PRAIRIE CONEFLOWER

DETENTION POND SEED - USE 50% LOW GROW NATIVE SEED MIX (ABOVE) AND 50% OF THE FOLLOWING:

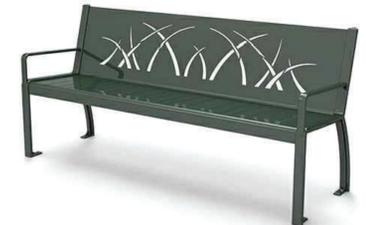
17% SWITCHGRASS (PATHFINDER)
63% WESTERN WHEATGRASS (ARRIBA)
8% INLAND SALTGRASS
2% WOOLY SEDGE
1% REDTOP
1% BALTIC RUSH
8% PRAIRIE CORDGRASS
SEEDING RATE:
12.4 LBS/AC
INCLUDE THE FOLLOWING WILDFLOWERS:
25% NUTTALL'S SUNFLOWER
30% WILD BERGAMOT
15% YARROW
30% BLUE VERBAIN
SEEDING RATE:
0.40 LBS/AC

AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.
4300 MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WEB: WWW.AVSEEDS.COM

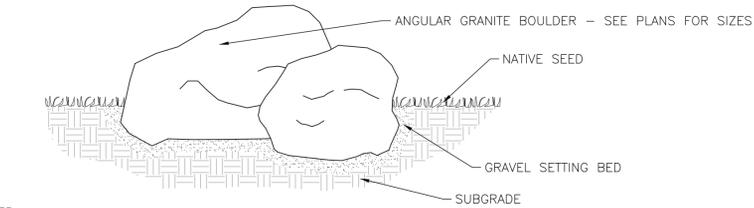
SOD - RTF SOD, OR APPROVED EQUAL
AVAILABLE THROUGH: GREEN VALLEY TURF CO.
13159 N. US HIGHWAY 85
LITTLETON, CO 80125
P: 303.798.6764
WEB: WWW.GVT.NET



EDGER DETAIL - SOD AND PLANT BED
N.T.S.

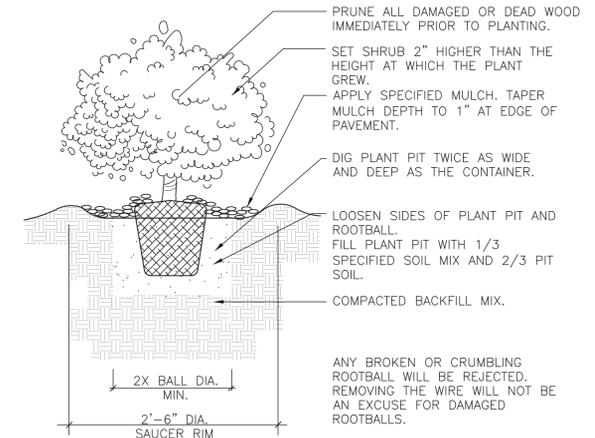


6' LONG BENCH
MAGLIN SITE FURNITURE
MODEL: MLB970-M
COLOR: CORE TEN
MAGLIN CORPORATION
877-260-9393
SALES@MAGLIN.COM

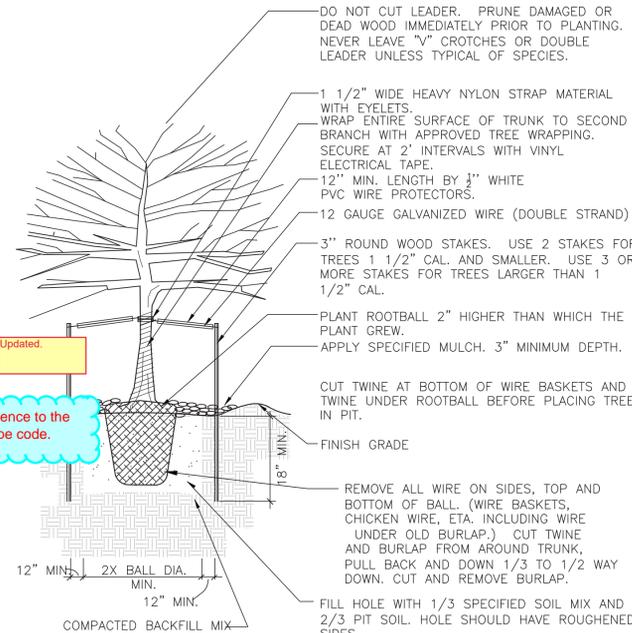


NOTES:
1. SEE PLANS FOR BOULDER LOCATIONS. 2'X2'X2' MIN AND 5'X5'X5' MAX ANGULAR GRANITE BOULDERS SHALL BE USED. SIZE AND SHAPE OF BOULDERS TO BE APPROVED BY OWNER PRIOR TO PLACEMENT. BURY 1/3 MIN. OF BOULDER.

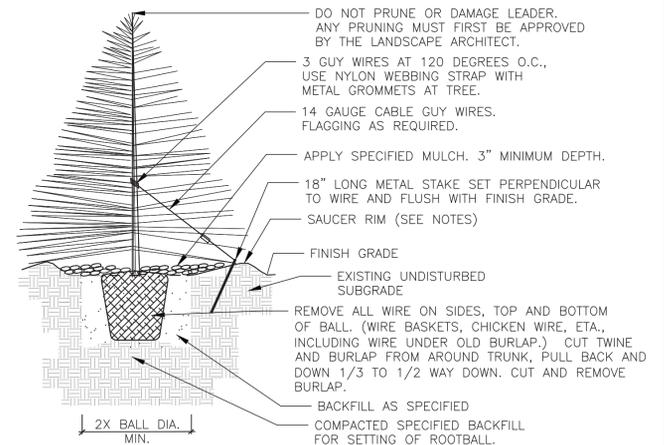
LANDSCAPE BOULDER
N.T.S.



SHRUB & PERENNIAL PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



NOTES:
1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

EVERGREEN TREE PLANTING DETAIL
N.T.S.

NOTE: ALL DECIDUOUS TREES HAVE BEEN UP SIZED TO 3.0" FOR A TOTAL OF 43.5 CALIPER INCHES MITIGATE.

GENERAL NOTES

- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
- ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
- DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- NO SLOPES TO EXCEED 3:1
- ANY PROPOSED PLANTING MATERIAL PLANTED IN THE SIGHT TRIANGLES MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

CITY OF AURORA STANDARD NOTES

- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: ANTIQUE STREET LAMPS MODEL LTL30 LED. FIXTURES SHALL MATCH THOSE DESCRIBED IN THE DESIGN GUIDELINES AND INSTALLED IN THE EXISTING NEIGHBORHOOD. SEE PHOTOMETRIC PLAN.
- SURFACE MATERIALS OF WALKS AND TRAILS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES SHALL BE ASPHALT. SURFACE MATERIAL AT BENCHES SHALL BE CRUSHER FINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 PRELIMINARY LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR PROP. FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR PROP. FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF PROP. FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- MULCHING FOR SHRUB BEDS TO BE GORILLA HAIR SHREDDED WOOD MULCH OR EQUAL AT MIN. 3" DEEP AND TREES TO BE GORILLA HAIR SHREDDED WOOD MULCH OR EQUAL AT MIN. 3" DEEP.
- ANY PROPOSED PLANTS WITHIN THE SIGHT TRIANGLE MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF THE CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- FINAL STREET TREE PLACEMENT WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITIES AND INDIVIDUAL DRIVEWAY LOCATIONS.

REVISIONS	#	DATE

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH
DRAWING: LANDSCAPE SCHEDULE AND DETAILS
CLIENT: CITY OF AURORA
DESIGNED BY: JGAMES@THKASSOC.COM
DRAWN BY: JGAMES@THKASSOC.COM
CHECKED BY: JGAMES@THKASSOC.COM
SCALE: HORIZ: VERT:
DATE:

associates inc.
2853 South Peoria Street, Ste 101
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303-770-7201 EXT 113

SHEET NUMBER
L-2
SHEET 6 OF 9
PROJECT NO. 8172.000

NOT FOR CONSTRUCTION

THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

SITE PLAN

Comment responses:
Julie Gamec
THK Associates, Inc.
9/17/21

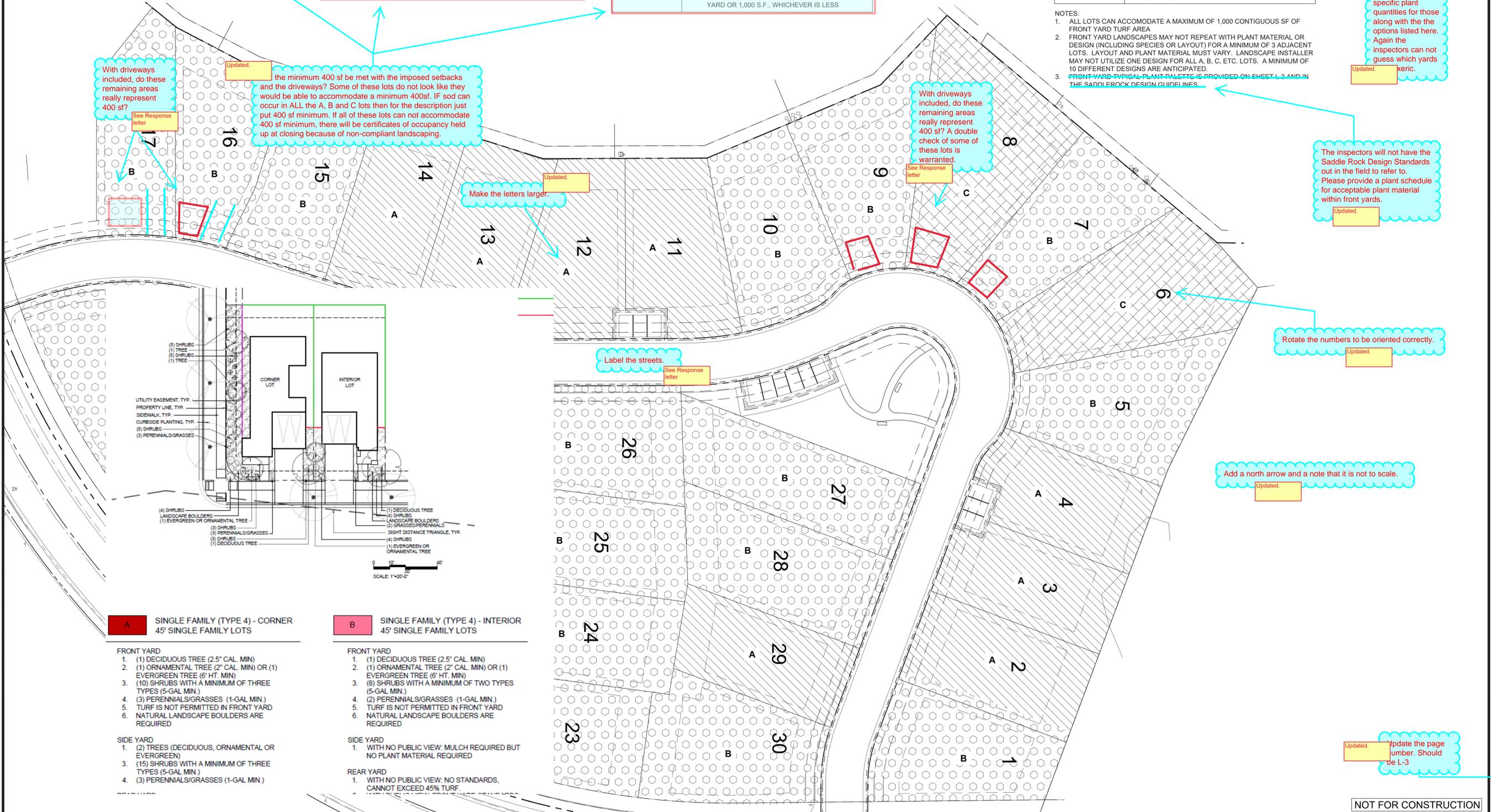
SINGLE-FAMILY STANDARD LOT (6,000 S.F.-7,000 S.F.)	
TREES	2 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥ 6' TALL)
SHRUBS	36 TOTAL MINIMUM: - MINIMUM OF FOUR (4) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	10 TOTAL MINIMUM - (OPTIONAL): - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	1,000 S.F. MAXIMUM: - TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

SINGLE-FAMILY MEDIUM SIZE LOT (7,000 S.F.-9,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	4 TOTAL MINIMUM: - ONE (1) TREE PER EVERY 25 LINEAR FEET. *
SHRUBS	62 TOTAL MINIMUM: - MINIMUM OF FIVE (5) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	18 TOTAL MINIMUM - (OPTIONAL): - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: - TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

SINGLE-FAMILY LARGE LOT (≥9,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	2 TOTAL MINIMUM: - ONE (1) TREE PER EVERY 25 LINEAR FEET. *
SHRUBS	68 TOTAL MINIMUM: - MINIMUM OF FIVE (5) PLANT SPECIES - SHRUBS ARE TO BE DISTRIBUTED BETWEEN THE FRONT AND SIDE YARD
ORNAMENTAL GRASSES / PERENNIALS	21 TOTAL MINIMUM - (OPTIONAL): - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	1,000 S.F. MAXIMUM: - TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

GENERAL STANDARDS (ALL LOTS)	
SIDE YARDS	- SIDE YARDS WITH NO PUBLIC VIEW - NO PLANT MATERIAL REQUIRED - MULCH REQUIRED - SIDE YARD WITH PUBLIC VIEW - FRONT YARD STANDARDS APPLY
REAR YARDS	- REAR YARDS WITH NO PUBLIC VIEW: - ≤ 45% TURF - REAR YARDS WITH PUBLIC VIEW - FRONT YARD STANDARDS APPLY
XERIC OPTION	- IF THE XERIC OPTION IS PROVIDED (NO SOD IN THE FRONT YARD) THAN ONE OF THE FOLLOWING MUST BE PROVIDED: - A WALL 1.5' - 2' TALL - BOULDERS - FENCE - EARTHEN BERM

- NOTES:
- ALL LOTS CAN ACCOMMODATE A MAXIMUM OF 1,000 CONTIGUOUS SF OF FRONT YARD TURF AREA
 - FRONT YARD LANDSCAPES MAY NOT REPEAT WITH PLANT MATERIAL OR DESIGN (INCLUDING SPECIES OR LAYOUT) FOR A MINIMUM OF 3 ADJACENT LOTS. LAYOUT AND PLANT MATERIAL MUST VARY. LANDSCAPE INSTALLER MAY NOT UTILIZE ONE DESIGN FOR ALL A, B, C, ETC. LOTS. A MINIMUM OF 10 DIFFERENT DESIGNS ARE ANTICIPATED.
 - FRONT YARD TYPICAL PLANT PALETTE IS PROVIDED ON SHEET L-2 AND IN THE SADDLE ROCK DESIGN GUIDELINES



Updated.
You need to identify which lots these are and figure how many plants will need to be provided in the side yards. See example this sheet.

Updated.
You need to determine if there will be any xeric yards and note which ones they are and specify specific plant quantities for those along with the the options listed here. Again the inspectors can not guess which yards xeric.

Updated.
The inspectors will not have the Saddle Rock Design Standards out in the field to refer to. Please provide a plant schedule for acceptable plant material within front yards.

Updated.
Rotate the numbers to be oriented correctly.

Updated.
Add a north arrow and a note that it is not to scale.

Updated.
Update the page number. Should be L-3

NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

DRAWING: LANDSCAPE SCHEDULE AND DETAILS

CLIENT: CITY OF AURORA

DESIGNED BY: JG

DRAWN BY: JG

CHECKED BY: JG

SCALE: HORZ: VERT:

DATE:

associates inc.
2853 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

JULIE GAMEC, PLA
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SHEET NUMBER

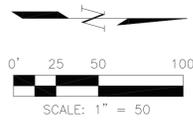
L-2

SHEET 7 OF 9
PROJECT NO. 8172.000

2021-07-30 2:20pm By: jgamec
L:\8172-000\88 Capitol-Saddle Rock\04_Landscaping\210505_Landscaping.dwg

THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

SITE PLAN



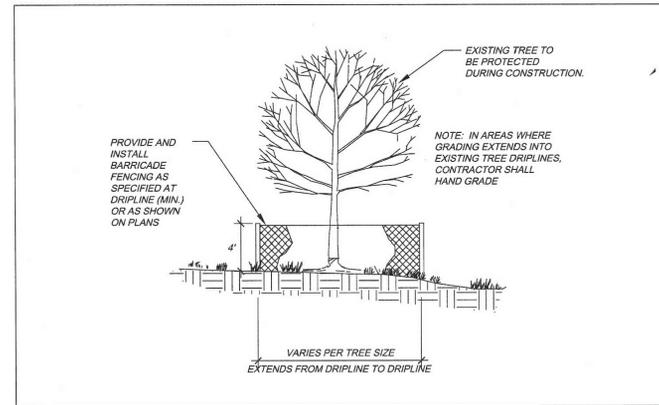
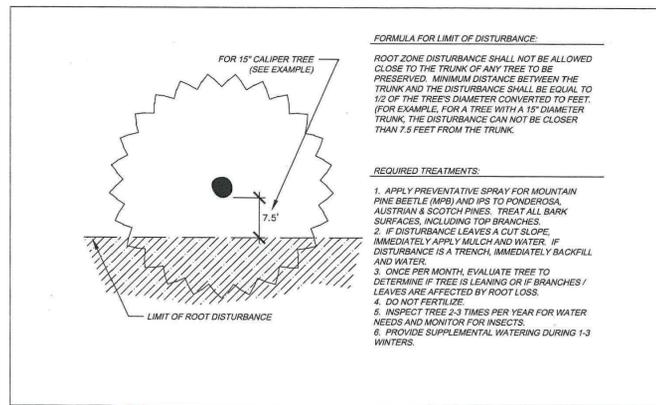
LEGEND

- TREE TO BE REMOVED
- TREE TO BE PRESERVED

TREE MITIGATION CHART				
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES
1	COLORADO BLUE SPRUCE	7	\$116.06	2
2	COTTONWOOD	4	\$31.99	1
3	COTTONWOOD	6	\$65.36	2
4	COTTONWOOD	10	\$172.12	3
5	COTTONWOOD	72	\$1924.09	22
6	COTTONWOOD	18	\$545.80	5
TOTAL		117	\$2,855.42	35



TREE PRESERVATION DETAILS



TREE PRESERVATION NOTES

1. TREES LOCATED ON THE ADJACENT PROPERTY LINES SHALL BE PROTECTED. SHOULD DAMAGE OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR THE TREES VALUES WITH THE CITY OF AURORA AND THE ADJACENT PROPERTY OWNER.
2. NO TREES ON THE SITE WILL BE PRESERVED. ONE TREE EXISTS ALONG E. ARIZONA AVE, AND TWO RUSSIAN OLIVE EXIST ON THE NORTHERN PROPERTY LINE.
3. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS.
4. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAY, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
5. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATIONS OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
6. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
7. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHED SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
8. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
9. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PRESERVATION MEASURES -- 1 SIDE

P&OS TP-2.0

City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PROTECTION FENCING

P&OS TP-3.0

REVISIONS

DATE

#

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

DRAWING: TREE PROTECTION PLAN

CLIENT: CITY OF AURORA

DESIGNED BY:

SCALE:

HORZ:

DRAWN BY:

VERT:

CHECKED BY:

DATE:

associates inc.
2853 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

JULIE GAMEC, PLA
JGAMEC@THKASSOC.COM
303-770-7201 EXT 113

SHEET NUMBER

TPP-1

NOT FOR CONSTRUCTION

SHEET 8 OF 9
PROJECT NO. 8172.000

Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

Send in the State Monument Records for the aliquot corners used in the plat.

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.

These items will be submitted prior to Site Plan/Plat approval

SADDLE ROCK NORTH SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT E, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

COMMENT RESPONSES PROVIDED BY ANDREW RENNERT, PE
HCL ENGINEERING & SURVEYING

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

AutoCAD SHX text items removed.

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT HE IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, KNOWN AS TRACT E, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4, RECORDED AT RECEPTION NO. A9156591, ON 09/24/1999 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP WITH "PLS 29039" AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND A 3-1/4" ALUMINUM CAP "PLS 10377" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 BEARING N00°08'57"W;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE N 1/4" ALUMINUM CAP WITH "PLS 29039" AT THE NORTHWEST CORNER OF SAID SECTION 24, A DISTANCE OF 1.466.04 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, N00°34'15"W, A DISTANCE OF 20.01 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PONDEROSA TRAIL SOUTH, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00" AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS N45°34'15"W, A DISTANCE OF 28.28 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH WENATCHEE STREET;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID SOUTH WENATCHEE STREET THE FOLLOWING TWO (2) COURSES:
1. N00°34'15"W, A DISTANCE OF 17.41 FEET TO A POINT OF CURVATURE;
2. ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 195.00 FEET, A DELTA ANGLE OF 09°15'07" AN ARC LENGTH OF 31.49 FEET, THE CHORD OF WHICH BEARS N05°11'48"W, A DISTANCE OF 31.45 FEET TO THE SOUTHWEST CORNER OF BLOCK 3 OF SAID SADDLE ROCK NORTH SUBDIVISION FILING NO. 4;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF SOUTH WENATCHEE STREET AND ALONG THE EAST LINE OF SAID BLOCK 3, THE FOLLOWING TEN (10) COURSES:

- N50°12'16"E, A DISTANCE OF 49.46 FEET;
- N38°51'05"E, A DISTANCE OF 59.64 FEET;
- N27°29'54"E, A DISTANCE OF 56.54 FEET;
- N17°19'14"E, A DISTANCE OF 193.48 FEET;
- N00°13'05"W, A DISTANCE OF 105.08 FEET;
- N22°47'20"W, A DISTANCE OF 120.72 FEET;
- N46°10'05"W, A DISTANCE OF 61.45 FEET;
- N39°57'14"E, A DISTANCE OF 225.90 FEET;
- N00°58'24"E, A DISTANCE OF 117.38 FEET;
- N26°54'24"W, A DISTANCE OF 26.72 FEET TO THE SOUTHWEST CORNER OF TRACT B, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4;

THENCE DEPARTING SAID EAST LINE OF BLOCK 3 AND ALONG THE SOUTHEASTERLY LINE OF SAID TRACT B, N57°49'20"E, A DISTANCE OF 83.62 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B, ALSO BEING A POINT ON THE SOUTH LINE OF BLOCK 2, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4;

THENCE DEPARTING SAID SOUTHEASTERLY LINE OF TRACT B AND ALONG SAID SOUTH LINE OF BLOCK 2 THE FOLLOWING FOUR (4) COURSES:
1. S32°10'40"E, A DISTANCE OF 83.61 FEET;
2. S31°23'09"E, A DISTANCE OF 60.00 FEET;
3. S52°37'39"E, A DISTANCE OF 119.37 FEET;
4. S73°12'01"E, A DISTANCE 151.37 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF SAID PONDEROSA TRAIL SOUTH;

THENCE DEPARTING SAID SOUTH LINE OF BLOCK 2 AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF PONDEROSA TRAIL SOUTH, THE FOLLOWING THREE (4) COURSES:

- ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 11°48'29" AN ARC LENGTH OF 56.68, THE CHORD OF WHICH BEARS S05°17'59"W, A DISTANCE OF 56.58 FEET TO A POINT OF TANGENCY;
- S00°36'17"E, A DISTANCE OF 198.87 FEET TO A POINT OF CURVATURE;
- ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 90°02'02" AN ARC LENGTH OF 785.69 FEET, THE CHORD OF WHICH BEARS S44°24'44"W, A DISTANCE OF 707.32 FEET TO A POINT OF TANGENCY;
- S89°25'45"W, A DISTANCE OF 67.59 FEET TO SAID POINT OF BEGINNING.

CONTAINING AN AREA OF 348,480 SQUARE FEET OR 8.00 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SADDLE ROCK NORTH SUBDIVISION FILING NO. 5, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

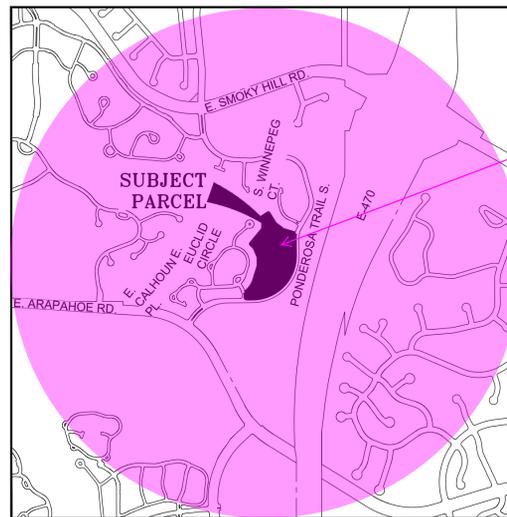
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 147 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED 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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

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, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora.

This will be updated on the next submittal.



VICINITY MAP
SCALE: 1" = 1,000'



delete the logo in the North Arrow (typ.)

This will be updated on the next submittal.

This will be updated on the next submittal.

label all the public streets within 1/2 mile of the site

GENERAL NOTES

1. 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 DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND SHALL BE POSTED "NO PARKING - FIRE LANE".

This will be updated on the next submittal.

add the full stamping on the cap found

2. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP WITH "PLS 29039" AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND A 3-1/4" ALUMINUM CAP "PLS 10377" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 BEARING N00°08'57"W;

This will be updated on the next submittal.

add the full stamping on the cap found

3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HCL ENGINEERING & SURVEYING, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. CT160499 WITH AN EFFECTIVE DATE OF 08/22/2019 PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

update this Title Commitment to be within 120 calendar days of the plat approval date.

5. THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. CUSTOMARY SYSTEM OF MEASUREMENT. THESE ITEMS WILL BE SUBMITTED PRIOR TO SITE PLAN/PLAT APPROVAL

6. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCE 96-74 AND 96-75.

7. THE EASEMENTS HEREON SHOWN AND LABELED AS EASEMENTS ARE FOR THE EXCLUSIVE USE AS A GAS EASEMENTS; EXCEPT OTHER UTILITIES. DRIVeways MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

This will be addressed on the next submittal.

what about the other Tracts

check this info

This will be addressed on the next submittal.

8. TRACTS A, B, C AND D ARE TO BE PRIVATELY OWNED AND MAINTAINED.

9. ALL OWNERS OF LOTS ADJACENT TO SOUTH DE GAULLE STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

10. 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. (13-80-105 C.R.S. 2012)

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 ADJUSTMENT; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON (INSERT DATE OF SURVEY)

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. (See AES Board Rule1.6.B.2.)

This will be updated on the next submittal.

OWNER

GB Capital, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
Geoffrey Babbitt

ITS MANAGER

STATE OF COLORADO)
) SS

ARAPAHOE COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY _____, AS

MANAGER OF GB Capital, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SELLER

CHERRY CREEK SCHOOL DISTRICT NO. 5

BY: _____
(NAME)

ITS MANAGER

STATE OF COLORADO)
) SS

ARAPAHOE COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY _____, AS

MANAGER OF CHERRY CREEK SCHOOL DISTRICT NO. 5

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVES FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2021 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____, 2021 AD AT _____ O'CLOCK _____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

PRELIMINARY PLAT
NOT FOR RECORPTION,
CONVEYANCES, OR SALES

JULIAN SISNEROS, REGISTERED LAND SURVEYOR
COLORADO NO. 38355
FOR AND ON BEHALF OF
HCL ENGINEERING & SURVEYING, LLC

DATE _____



HCL ENGINEERING & SURVEYING, L.L.C.
5600 S. QUEBEC ST., STE. 205B
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

SADDLE ROCK NORTH
SUBDIVISION FILING NO. 5
SE1/4, SECTION 24, T5S, R66W,
6TH P.M. ARAPAHOE COUNTY,
COLORADO

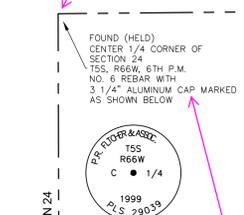
JOB NUMBER: 190016 DRAWN BY: AHE
DATE: 07/30/2021 CHECKED BY: JES
SHEET NUMBER: 1 OF 3 SHEETS

SADDLE ROCK NORTH SUBDIVISION FILING NO. 5

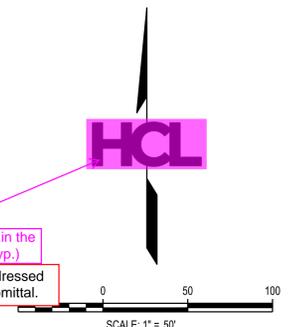
A RESUBDIVISION OF TRACT E, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 3

This will be addressed on the next submittal.
add the monument symbol (typ.)
tie out two section corners to the boundary of the plat (pick one of these)



NO.	DESCRIPTION
7002	FOUND BRASS TAG WITH NAIL
7006	FOUND BRASS TAG WITH NAIL
7008	FOUND BRASS TAG WITH NAIL
7009	FOUND BRASS TAG WITH NAIL
7010	FOUND BRASS TAG WITH NAIL DAMAGED
7049	FOUND BRASS TAG WITH NAIL ON A 10' OFFSET
7050	FOUND BRASS TAG WITH NAIL ON A 10' OFFSET "PLS 25942"
7051	FOUND BRASS TAG WITH NAIL ON A 2' OFFSET "PLS 25942"
7052	FOUND NO. 5 REBAR WITH GRAY PLASTIC CAP "ALTURA LAND CONSULTING PLS 38081"
7053	FOUND NO. 5 REBAR WITH GRAY PLASTIC CAP "ALTURA LAND CONSULTING PLS 38081"
7055	FOUND NO. 5 REBAR WITH GRAY PLASTIC CAP "ALTURA LAND CONSULTING PLS 38081"
7056	FOUND NO. 5 REBAR WITH GRAY PLASTIC CAP "ALTURA LAND CONSULTING PLS 38081"
7057	FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP "STANTEC PLS 25942"
7079	FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP "STANTEC PLS 25942"

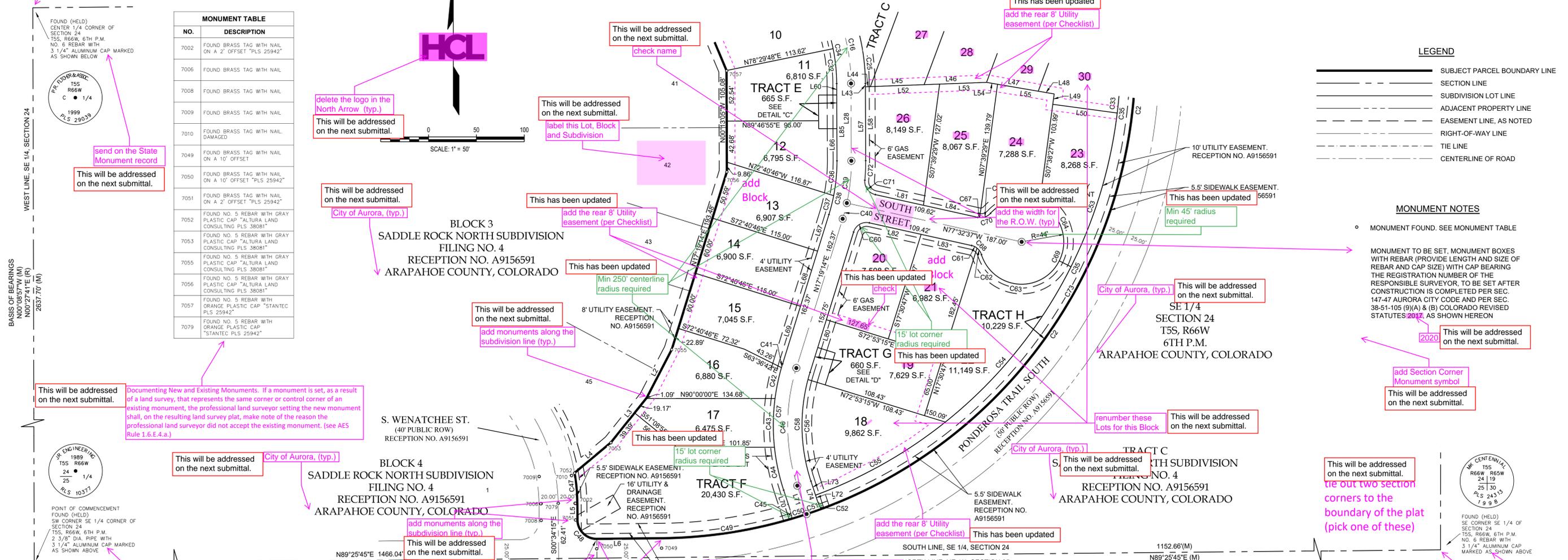


LEGEND

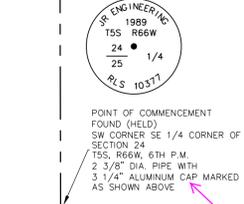
- SUBJECT PARCEL BOUNDARY LINE
- SECTION LINE
- SUBDIVISION LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- RIGHT-OF-WAY LINE
- TIE LINE
- CENTERLINE OF ROAD

MONUMENT NOTES

- MONUMENT FOUND. SEE MONUMENT TABLE
- MONUMENT TO BE SET. MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR. TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2017, AS SHOWN HEREON



This will be addressed on the next submittal.
Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument. (see AES Rule 1.6.E.4.a.)



This will be addressed on the next submittal.
add the monument symbol (typ.)
send on the State Monument record

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L2	N27°29'54"E	56.54'	L63	S00°13'05"E	8.30'
L3	N38°51'05"E	59.64'	L64	N89°46'55"E	19.00'
L4	N50°12'16"E	49.46'	L65	S00°13'05"E	35.00'
L5	N00°34'15"W	17.41'	L66	S00°13'05"E	33.44'
L6	S89°25'45"W	67.59'	L67	N17°19'14"E	39.80'
L7	N00°13'05"W	80.31'	L68	S17°19'14"W	60.00'
L8	S00°13'05"E	3.50'	L69	S17°19'14"W	62.58'
L9	S87°55'39"W	56.19'	L70	S18°14'53"E	24.51'
L10	S87°55'39"W	65.00'	L71	N18°14'53"W	31.08'
L11	N80°22'03"W	54.77'	L72	S18°14'53"E	8.99'
L12	N80°22'03"W	16.90'	L73	S18°14'53"E	15.34'
L13	N07°38'27"E	10.90'	L74	S18°14'53"E	24.34'
L14	N82°20'31"W	67.90'	L75	N17°19'14"E	95.56'
L15	S87°55'39"W	77.55'	L76	N17°19'14"E	27.00'
L16	S87°55'39"W	49.04'	L77	N72°40'46"W	19.00'
L17	N80°22'03"W	11.67'	L78	N17°19'14"E	34.74'
L18	N80°22'03"W	60.00'	L79	N72°53'15"W	18.84'
L19	S00°13'05"E	80.31'	L80	N17°19'14"E	30.19'
L20	S00°13'05"E	76.82'	L81	S77°32'37"E	51.45'
L21	S00°13'05"E	11.87'	L82	S77°32'37"E	55.41'
L22	N89°46'55"E	19.00'	L83	N77°32'37"W	54.00'
L23	S00°13'05"E	35.00'	L84	S77°32'37"E	58.17'
L24			L85	N00°13'05"W	80.31'

CURVE TABLE

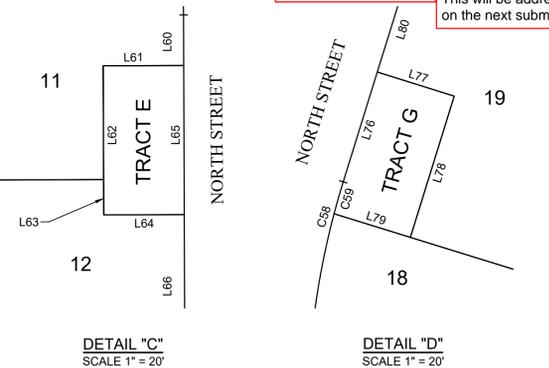
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	785.69'	500.00'	90°02'02"	N44°24'44"E	707.32'
C16	78.79'	200.00'	22°34'15"	N11°30'12"W	78.28'
C25	34.61'	215.00'	91°3'22"	S04°49'46"E	34.57'
C32	36.44'	185.00'	111°7'08"	S05°51'39"E	36.38'
C33	63.51'	484.50'	7°30'39"	S03°09'03"W	63.47'
C34	72.88'	185.00'	22°34'15"	N11°30'12"W	72.41'
C35	596.85'	484.50'	70°34'57"	N34°41'12"E	559.82'
C36	36.38'	185.00'	111°6'07"	S05°24'59"W	36.33'
C37	20.24'	185.00'	6°16'12"	N14°11'08"E	20.23'
C38	56.63'	185.00'	17°32'19"	N08°33'05"E	56.41'
C39	44.24'	200.00'	12°40'27"	N06°07'09"E	44.15'
C40	16.98'	200.00'	4°51'52"	N14°53'18"E	16.97'
C41	4.24'	215.00'	1°07'50"	S16°45'19"W	4.24'
C42	32.82'	215.00'	8°44'43"	S11°49'02"W	32.78'
C43	50.69'	215.00'	13°30'28"	S00°41'27"W	50.57'

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C44	45.72'	215.00'	12°11'06"	S12°09'20"E	45.64'
C45	6.53'	14.00'	26°43'21"	S04°53'12"E	6.47'
C46	124.16'	200.00'	35°34'07"	N00°27'49"W	122.17'
C47	31.49'	195.00'	91°5'07"	N05°11'48"W	31.45'
C48	31.42'	20.00'	90°00'00"	N45°34'15"W	28.28'
C49	137.76'	500.00'	15°47'12"	S81°32'09"W	137.33'
C50	16.50'	500.00'	1°53'26"	S72°41'50"W	16.50'
C51	16.58'	500.00'	1°54'01"	S70°48'07"W	16.58'
C52	6.72'	14.00'	27°29'31"	S31°59'38"E	6.65'
C53	167.69'	484.50'	19°49'50"	N16°49'18"E	166.85'
C54	209.61'	484.50'	24°47'17"	N39°07'51"E	207.98'
C55	156.04'	484.50'	18°27'11"	N60°45'05"E	155.37'
C56	107.04'	185.00'	33°08'59"	S01°40'23"E	105.55'
C57	133.47'	215.00'	35°34'07"	S00°27'49"E	131.34'
C58	114.85'	185.00'	35°34'07"	S00°27'49"E	113.01'

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C59	7.81'	185.00'	2°25'07"	N16°06'40"E	7.81'
C60	20.80'	14.00'	85°08'08"	N59°53'18"E	18.94'
C61	6.32'	14.00'	25°52'14"	N64°36'30"W	6.27'
C62	8.34'	14.00'	34°07'46"	S34°36'30"E	8.22'
C63	104.31'	44.00'	135°49'26"	S85°27'20"E	81.54'
C64	70.24'	44.00'	91°28'04"	S19°06'05"E	63.02'
C65	55.84'	44.00'	72°42'31"	N78°48'38"E	52.16'
C66	12.62'	14.00'	51°39'53"	N68°17'20"E	12.20'
C67	2.04'	14.00'	8°20'07"	S81°42'40"E	2.03'
C68	14.66'	14.00'	60°00'00"	N47°32'37"W	14.00'
C69	230.38'	44.00'	300°00'01"	N12°27'22"E	44.00'
C70	14.66'	14.00'	60°00'00"	N72°27'24"E	14.00'
C71	20.21'	14.00'	82°43'29"	S36°10'53"E	18.50'
C72	20.26'	215.00'	5°23'56"	S02°28'53"W	20.25'



2021-07-30 10:12am By: aestrada

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES



HCL ENGINEERING & SURVEYING, L.L.C.
5600 S. QUEBEC ST., STE. 205B
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1695
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

SADDLE ROCK NORTH SUBDIVISION FILING NO. 5
SE 1/4, SECTION 24, T5S, R66W, 6TH P.M. ARAPAHOE COUNTY, COLORADO

JOB NUMBER: 190016 DRAWN BY: AHE
DATE: 07/30/2021 CHECKED BY: JES
SHEET NUMBER: 2 OF 3 SHEETS

Parcel Map Check Report

Client:

SADDLE ROCK

Prepared by:

HCL ENGINEERING & SURVEYING

5600 SOUTH QUEBEC ST, STE 205B

Date: 7/30/2021 9:46:03 AM

Parcel Name: Site 1|1 - HCL_Boundary : TOTAL AREA

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,646,308.4855'

East: 3,229,156.1217'

Segment# 1: Line

Course: S0°36'17"E

Length: 198.87'

North: 1,646,109.6265'

East: 3,229,158.2207'

Segment# 2: Curve

Length: 785.69'

Radius: 500.00'

Delta: 90°02'02"

Tangent: 500.30'

Chord: 707.32'

Course: S44°24'44"W

Course In: S89°23'43"W

Course Out: S0°34'15"E

RP North: 1,646,104.3494'

East: 3,228,658.2485'

End North: 1,645,604.3743'

East: 3,228,663.2299'

Segment# 3: Line

Course: S89°25'45"W

Length: 67.59'

North: 1,645,603.7009'

East: 3,228,595.6432'

Segment# 4: Curve

Length: 31.42'

Radius: 20.00'

Delta: 90°00'00"

Tangent: 20.00'

Chord: 28.28'

Course: N45°34'15"W

Course In: N0°34'15"W

Course Out: S89°25'45"W

RP North: 1,645,623.6999'

East: 3,228,595.4440'

End North: 1,645,623.5006'

East: 3,228,575.4450'

Segment# 5: Line

Course: N0°34'15"W

Length: 17.41'

North: 1,645,640.9098'

East: 3,228,575.2715'

Segment# 6: Curve

Length: 31.49'

Radius: 195.00'

Delta: 9°15'07"	Tangent: 15.78'
Chord: 31.45'	Course: N5°11'48"W
Course In: S89°25'45"W	Course Out: N80°10'38"E
RP North: 1,645,638.9670'	East: 3,228,380.2812'
End North: 1,645,672.2343'	East: 3,228,572.4225'

Segment# 7: Line	
Course: N50°12'16"E	Length: 49.46'
North: 1,645,703.8911'	East: 3,228,610.4243'

Segment# 8: Line	
Course: N38°51'05"E	Length: 59.64'
North: 1,645,750.3373'	East: 3,228,647.8366'

Segment# 9: Line	
Course: N27°29'54"E	Length: 56.54'
North: 1,645,800.4897'	East: 3,228,673.9424'

Segment# 10: Line	
Course: N17°19'14"E	Length: 193.48'
North: 1,645,985.1961'	East: 3,228,731.5448'

Segment# 11: Line	
Course: N0°13'05"W	Length: 105.08'
North: 1,646,090.2754'	East: 3,228,731.1449'

Segment# 12: Line	
Course: N22°47'20"W	Length: 120.72'
North: 1,646,201.5718'	East: 3,228,684.3856'

Segment# 13: Line	
Course: N46°10'05"W	Length: 61.45'
North: 1,646,244.1287'	East: 3,228,640.0571'

Segment# 14: Line	
Course: N39°57'14"E	Length: 225.90'
North: 1,646,417.2949'	East: 3,228,785.1235'

Segment# 15: Line	
Course: N0°58'24"E	Length: 117.38'
North: 1,646,534.6580'	East: 3,228,787.1175'

Segment# 16: Line	
Course: N26°54'24"W	Length: 26.72'

North: 1,646,558.4854'

East: 3,228,775.0256'

Segment# 17: Line

Course: N57°49'20"E

Length: 83.62'

North: 1,646,603.0171'

East: 3,228,845.8016'

Segment# 18: Line

Course: S32°10'40"E

Length: 83.61'

North: 1,646,532.2496'

East: 3,228,890.3279'

Segment# 19: Line

Course: S31°23'09"E

Length: 60.00'

North: 1,646,481.0288'

East: 3,228,921.5759'

Segment# 20: Line

Course: S52°37'39"E

Length: 119.37'

North: 1,646,408.5719'

East: 3,229,016.4399'

Segment# 21: Line

Course: S73°12'01"E

Length: 151.37'

North: 1,646,364.8219'

East: 3,229,161.3496'

Segment# 22: Curve

Length: 56.68'

Radius: 275.00'

Delta: 11°48'32"

Tangent: 28.44'

Chord: 56.58'

Course: S5°17'59"W

Course In: S78°47'45"E

Course Out: S89°23'43"W

RP North: 1,646,311.3878'

East: 3,229,431.1084'

End North: 1,646,308.4854'

East: 3,229,156.1237'

Perimeter: 2,703.48'

Area: 348,480.31Sq.Ft.

Error Closure: 0.0019

Course: S87°37'42"E

Error North : -0.00008

East: 0.00193

Precision 1: 1,422,889.47

Parcel Name: Site - HCL_Boundary : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,643,652.4639'

East: 3,230,170.9498'

Segment# 1: Line

Course: N69°29'04"W

Length: 40.51'

North: 1,643,666.6612'

East: 3,230,133.0091'

Segment# 2: Line

Course: N20°30'56"E

Length: 115.00'

North: 1,643,774.3675'

East: 3,230,173.3122'

Segment# 3: Line

Course: S69°29'04"E

Length: 39.30'

North: 1,643,760.5944'

East: 3,230,210.1197'

Segment# 4: Line

Course: S0°36'17"E

Length: 113.53'

North: 1,643,647.0707'

East: 3,230,211.3179'

Segment# 5: Line

Course: N89°58'37"W

Length: 10.61'

North: 1,643,647.0750'

East: 3,230,200.7079'

Segment# 6: Curve

Length: 30.40'

Radius: 85.00'

Delta: 20°29'33"

Tangent: 15.36'

Chord: 30.24'

Course: N79°43'50"W

Course In: N0°01'23"E

Course Out: S20°30'56"W

RP North: 1,643,732.0750'

East: 3,230,200.7421'

End North: 1,643,652.4659'

East: 3,230,170.9528'

Perimeter: 349.36'

Area: 6,933.31Sq.Ft.

Error Closure: 0.0036

Course: N57°00'43"E

Error North : 0.00196

East: 0.00301

Precision 1: 97,041.67

Parcel Name: Site - HCL_Boundary : 10

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,643,544.0615'

East: 3,229,800.6238'

Segment# 1: Line

Course: N22°47'20"W

Length: 55.00'

North: 1,643,594.7681'

East: 3,229,779.3202'

Segment# 2: Line

Course: N67°12'40"E

Length: 107.19'

North: 1,643,636.2868'

East: 3,229,878.1428'

Segment# 3: Curve

Length: 14.60'

Radius: 41.00'

Delta: 20°23'49"

Tangent: 7.38'

Chord: 14.52'

Course: S38°25'56"E

Course In: N61°45'58"E

Course Out: S41°22'09"W

RP North: 1,643,655.6827'

East: 3,229,914.2648'

End North: 1,643,624.9136'

East: 3,229,887.1675'

Segment# 4: Curve

Length: 17.59'

Radius: 39.00'

Delta: 25°50'31"

Tangent: 8.95'

Chord: 17.44'

Course: S35°42'35"E

Course In: S41°22'09"W

Course Out: N67°12'40"E

RP North: 1,643,595.6454'

East: 3,229,861.3921'

End North: 1,643,610.7515'

East: 3,229,897.3477'

Segment# 5: Line

Course: S22°47'20"E

Length: 10.05'

North: 1,643,601.4860'

East: 3,229,901.2404'

Segment# 6: Curve

Length: 36.44'

Radius: 185.00'

Delta: 11°17'07"

Tangent: 18.28'

Chord: 36.38'

Course: S17°08'46"E

Course In: S67°12'40"W

Course Out: N78°29'48"E

RP North: 1,643,529.8287'

East: 3,229,730.6819'

End North: 1,643,566.7223'

East: 3,229,911.9658'

Segment# 7: Line

Course: S78°29'48"W

Length: 113.62'

North: 1,643,544.0637'

East: 3,229,800.6281'

Perimeter: 354.48'

Area: 7,490.35Sq.Ft.

Error Closure: 0.0048

Course: N63°36'14"E

Error North : 0.00214

East: 0.00431

Precision 1: 73,852.08

Parcel Name: Site - HCL_Boundary : 11

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,491.8872'

East:3,229,896.8230'

Segment# 1: Line

Course: S89°46'55"W

Length: 96.00'

North: 1,643,491.5219'

East: 3,229,800.8237'

Segment# 2: Line

Course: N0°13'05"W

Length: 52.54'

North: 1,643,544.0615'

East: 3,229,800.6237'

Segment# 3: Line

Course: N78°29'48"E

Length: 113.62'

North: 1,643,566.7201'

East: 3,229,911.9615'

Segment# 4: Curve

Length: 36.44'

Radius: 185.00'

Delta: 11°17'07"

Tangent: 18.28'

Chord: 36.38'

Course: S5°51'39"E

Course In: S78°29'48"W

Course Out: N89°46'55"E

RP North: 1,643,529.8265'

East: 3,229,730.6775'

End North: 1,643,530.5306'

East: 3,229,915.6762'

Segment# 5: Line

Course: S0°13'05"E

Length: 11.87'

North: 1,643,518.6607'

East: 3,229,915.7214'

Segment# 6: Line

Course: S89°46'55"W

Length: 19.00'

North: 1,643,518.5884'

East: 3,229,896.7215'

Segment# 7: Line

Course: S0°13'05"E

Length: 26.70'

North: 1,643,491.8886'

East: 3,229,896.8231'

Perimeter: 356.17'

Area: 6,810.06Sq.Ft.

Error Closure: 0.0014

Course: N5°27'12"E

Error North : 0.00135

East: 0.00013

Precision 1: 254,407.14

Parcel Name: Site - HCL_Boundary : 12

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,414.0538'

East:3,229,912.5528'

Segment# 1: Line

Course: N72°40'46"W

Length: 116.87'

North: 1,643,448.8480'

East: 3,229,800.9824'

Segment# 2: Line

Course: N0°13'05"W

Length: 42.68'

North: 1,643,491.5277'

East: 3,229,800.8199'

Segment# 3: Line

Course: N89°46'55"E

Length: 96.00'

North: 1,643,491.8931'

East: 3,229,896.8192'

Segment# 4: Line

Course: S0°13'05"E

Length: 8.30'

North: 1,643,483.5932'

East: 3,229,896.8508'

Segment# 5: Line

Course: N89°46'55"E

Length: 19.00'

North: 1,643,483.6655'

East: 3,229,915.8507'

Segment# 6: Line

Course: S0°13'05"E

Length: 33.44'

North: 1,643,450.2257'

East: 3,229,915.9779'

Segment# 7: Curve

Length: 36.38'

Radius: 185.00'

Delta: 11°16'07"

Tangent: 18.25'

Chord: 36.33'

Course: S5°24'59"W

Course In: S89°46'55"W

Course Out: S78°56'58"E

RP North: 1,643,449.5216'

East: 3,229,730.9793'

End North: 1,643,414.0618'

East: 3,229,912.5491'

Perimeter: 352.67'

Area: 6,794.97Sq.Ft.

Error Closure: 0.0087

Course: N24°52'45"W

Error North : 0.00793

East: -0.00368

Precision 1: 40,536.78

Parcel Name: Site - HCL_Boundary : 13

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,414.0538'

East:3,229,912.5528'

Segment# 1: Curve

Length: 20.24'

Radius: 185.00'

Delta: 6°16'12"

Tangent: 10.13'

Chord: 20.23'

Course: S14°11'08"W

Course In: N78°56'58"W

Course Out: S72°40'46"E

RP North: 1,643,449.5137'

East: 3,229,730.9830'

End North: 1,643,394.4360'

East: 3,229,907.5940'

Segment# 2: Line

Course: S17°19'14"W

Length: 39.80'

North: 1,643,356.4408'

East: 3,229,895.7448'

Segment# 3: Line

Course: N72°40'46"W

Length: 115.00'

North: 1,643,390.6783'

East: 3,229,785.9596'

Segment# 4: Line

Course: N17°19'14"E

Length: 50.59'

North: 1,643,438.9742'

East: 3,229,801.0211'

Segment# 5: Line

Course: N0°13'05"W

Length: 9.86'

North: 1,643,448.8341'

East: 3,229,800.9836'

Segment# 6: Line

Course: S72°40'46"E

Length: 116.87'

North: 1,643,414.0399'

East: 3,229,912.5540'

Perimeter: 352.37'

Area: 6,906.54Sq.Ft.

Error Closure: 0.0140

Course: S5°04'49"E

Error North : -0.01391

East: 0.00124

Precision 1: 25,168.57

Parcel Name: Site - HCL_Boundary : 14

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,333.4035'

East:3,229,768.0978'

Segment# 1: Line

Course: N17°19'14"E

Length: 60.00'

North: 1,643,390.6827'

East: 3,229,785.9609'

Segment# 2: Line

Course: S72°40'46"E

Length: 115.00'

North: 1,643,356.4452'

East: 3,229,895.7461'

Segment# 3: Line

Course: S17°19'14"W

Length: 60.00'

North: 1,643,299.1660'

East: 3,229,877.8831'

Segment# 4: Line

Course: N72°40'46"W

Length: 115.00'

North: 1,643,333.4035'

East: 3,229,768.0978'

Perimeter: 350.00'

Area: 6,900.00Sq.Ft.

Error Closure: 0.0000

Course: N0°00'00"E

Error North : 0.00000

East: 0.00000

Precision 1: 350,000,000.00

Parcel Name: Site - HCL_Boundary : 15

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,254.5923'

East:3,229,819.2785'

Segment# 1: Line

Course: N72°40'46"W

Length: 72.32'

North: 1,643,276.1232'

East: 3,229,750.2379'

Segment# 2: Line

Course: N17°19'14"E

Length: 60.00'

North: 1,643,333.4025'

East: 3,229,768.1009'

Segment# 3: Line

Course: S72°40'46"E

Length: 115.00'

North: 1,643,299.1650'

East: 3,229,877.8861'

Segment# 4: Line

Course: S17°19'14"W

Length: 62.58'

North: 1,643,239.4227'

East: 3,229,859.2550'

Segment# 5: Curve

Length: 4.24'

Radius: 215.00'

Delta: 1°07'50"	Tangent: 2.12'
Chord: 4.24'	Course: S16°45'19"W
Course In: S72°40'46"E	Course Out: N73°48'36"W
RP North: 1,643,175.4135'	East: 3,230,064.5056'
End North: 1,643,235.3605'	East: 3,229,858.0320'

Segment# 6: Line	
Course: N63°36'42"W	Length: 43.26'
North: 1,643,254.5875'	East: 3,229,819.2796'

Perimeter: 357.40'	Area: 7,045.40Sq.Ft.
Error Closure: 0.0049	Course: S13°23'59"E
Error North : -0.00474	East: 0.00113

Precision 1: 72,938.78

Parcel Name: Site - HCL_Boundary : 16

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,643,254.2759'	East: 3,229,743.4212'
------------------------	-----------------------

Segment# 1: Line	
Course: N17°19'14"E	Length: 22.89'
North: 1,643,276.1279'	East: 3,229,750.2359'

Segment# 2: Line	
Course: S72°40'46"E	Length: 72.32'
North: 1,643,254.5970'	East: 3,229,819.2765'

Segment# 3: Line	
Course: S63°36'42"E	Length: 43.26'
North: 1,643,235.3699'	East: 3,229,858.0289'

Segment# 4: Curve	
Length: 32.82'	Radius: 215.00'
Delta: 8°44'43"	Tangent: 16.44'
Chord: 32.78'	Course: S11°49'02"W
Course In: S73°48'36"E	Course Out: N82°33'19"W
RP North: 1,643,175.4229'	East: 3,230,064.5025'
End North: 1,643,203.2804'	East: 3,229,851.3149'

Segment# 5: Line	
Course: N90°00'00"W	Length: 134.68'

North: 1,643,203.2804'

East: 3,229,716.6349'

Segment# 6: Line

Course: N38°51'05"E

Length: 1.09'

North: 1,643,204.1292'

East: 3,229,717.3186'

Segment# 7: Line

Course: N27°29'54"E

Length: 56.54'

North: 1,643,254.2816'

East: 3,229,743.4244'

Perimeter: 363.60'

Area: 6,879.99Sq.Ft.

Error Closure: 0.0066

Course: N29°57'54"E

Error North : 0.00571

East: 0.00329

Precision 1: 55,090.91

Parcel Name: Site - HCL_Boundary : 17

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,188.3495'

East:3,229,704.6093'

Segment# 1: Line

Course: N38°51'05"E

Length: 19.17'

North: 1,643,203.2786'

East: 3,229,716.6347'

Segment# 2: Line

Course: N90°00'00"E

Length: 134.68'

North: 1,643,203.2786'

East: 3,229,851.3147'

Segment# 3: Curve

Length: 50.69'

Radius: 215.00'

Delta: 13°30'28"

Tangent: 25.46'

Chord: 50.57'

Course: S0°41'27"W

Course In: S82°33'19"E

Course Out: S83°56'13"W

RP North: 1,643,175.4211'

East: 3,230,064.5023'

End North: 1,643,152.7122'

East: 3,229,850.7050'

Segment# 4: Line

Course: N90°00'00"W

Length: 101.85'

North: 1,643,152.7122'

East: 3,229,748.8550'

Segment# 5: Line

Course: N51°08'55"W

Length: 56.81'

North: 1,643,188.3493'

East: 3,229,704.6128'

Perimeter: 363.20'

Area: 6,474.51Sq.Ft.

Error Closure: 0.0034

Course: S86°37'57"E

Error North : -0.00020

East: 0.00342

Precision 1: 106,823.53

Parcel Name: Site - HCL_Boundary : 18

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,178.8305'

East:3,230,029.1704'

Segment# 1: Curve

Length: 156.04'

Radius: 484.50'

Delta: 18°27'11"

Tangent: 78.70'

Chord: 155.37'

Course: S60°45'05"W

Course In: N38°28'30"W

Course Out: S20°01'20"E

RP North: 1,643,558.1358'

East: 3,229,727.7275'

End North: 1,643,102.9190'

East: 3,229,893.6129'

Segment# 2: Line

Course: N18°14'53"W

Length: 15.34'

North: 1,643,117.4875'

East: 3,229,888.8094'

Segment# 3: Curve

Length: 107.04'

Radius: 185.00'

Delta: 33°08'59"

Tangent: 55.06'

Chord: 105.55'

Course: N1°40'23"W

Course In: N71°45'07"E

Course Out: N75°05'53"W

RP North: 1,643,175.4169'

East: 3,230,064.5057'

End North: 1,643,222.9925'

East: 3,229,885.7278'

Segment# 4: Line

Course: S72°53'15"E

Length: 18.84'

North: 1,643,217.4489'

East: 3,229,903.7337'

Segment# 5: Line

Course: S72°53'15"E

Length: 108.43'

North: 1,643,185.5435'

East: 3,230,007.3634'

Segment# 6: Line

Course: S72°53'15"E

Length: 22.83'

North: 1,643,178.8258'

East: 3,230,029.1827'

Perimeter: 428.51'

Area: 9,862.27Sq.Ft.

Error Closure: 0.0132

Course: S68°42'27"E

Error North : -0.00478

East: 0.01227

Precision 1: 32,463.64

Parcel Name: Site - HCL_Boundary : 19

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,643,256.2722'

East: 3,229,895.9312'

Segment# 1: Line

Course: N17°19'14"E

Length: 30.19'

North: 1,643,285.0932'

East: 3,229,904.9193'

Segment# 2: Line

Course: S72°53'15"E

Length: 67.64'

North: 1,643,265.1902'

East: 3,229,969.5648'

Segment# 3: Line

Course: S72°53'15"E

Length: 60.00'

North: 1,643,247.5352'

East: 3,230,026.9085'

Segment# 4: Line

Course: S17°30'47"W

Length: 65.00'

North: 1,643,185.5481'

East: 3,230,007.3485'

Segment# 5: Line

Course: N72°53'15"W

Length: 108.43'

North: 1,643,217.4535'

East: 3,229,903.7189'

Segment# 6: Line

Course: N17°19'14"E

Length: 34.74'

North: 1,643,250.6182'

East: 3,229,914.0616'

Segment# 7: Line

Course: N72°40'46"W

Length: 19.00'

North: 1,643,256.2748'

East: 3,229,895.9231'

Perimeter: 385.01'

Area: 7,629.22Sq.Ft.

Error Closure: 0.0085

Course: N71°51'03"W

Error North : 0.00265

East: -0.00809

Precision 1: 45,294.12

Parcel Name: Site - HCL_Boundary : 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,795.3964'

East:3,230,117.1145'

Segment# 1: Line

Course: S69°29'04"E

Length: 60.00'

North: 1,643,774.3687'

East: 3,230,173.3091'

Segment# 2: Line

Course: S20°30'56"W

Length: 115.00'

North: 1,643,666.6624'

East: 3,230,133.0060'

Segment# 3: Line

Course: N69°29'04"W

Length: 60.00'

North: 1,643,687.6901'

East: 3,230,076.8114'

Segment# 4: Line

Course: N20°30'56"E

Length: 115.00'

North: 1,643,795.3964'

East: 3,230,117.1145'

Perimeter: 350.00'

Area: 6,900.00Sq.Ft.

Error Closure: 0.0000

Course: N0°00'00"E

Error North : 0.00000

East: 0.00000

Precision 1: 350,000,000.00

Parcel Name: Site - HCL_Boundary : 20

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,373.8745'

East:3,230,003.8649'

Segment# 1: Line

Course: S17°30'47"W

Length: 113.97'

North: 1,643,265.1872'

East: 3,229,969.5687'

Segment# 2: Line

Course: N72°53'15"W

Length: 67.64'

North: 1,643,285.0902'

East: 3,229,904.9232'

Segment# 3: Line

Course: N17°19'14"E

Length: 95.56'

North: 1,643,376.3169'

East: 3,229,933.3731'

Segment# 4: Curve

Length: 20.80'

Radius: 14.00'

Delta: 85°08'08"

Tangent: 12.86'

Chord: 18.94'

Course: N59°53'18"E

Course In: S72°40'46"E

Course Out: N12°27'23"E

RP North: 1,643,372.1489'

East: 3,229,946.7382'

End North: 1,643,385.8193'

East: 3,229,949.7580'

Segment# 5: Line

Course: S77°32'37"E

Length: 55.41'

North: 1,643,373.8676'

East: 3,230,003.8636'

Perimeter: 353.39'

Area: 7,507.89Sq.Ft.

Error Closure: 0.0070

Course: S10°15'18"W

Error North : -0.00691

East: -0.00125

Precision 1: 50,482.86

Parcel Name: Site - HCL_Boundary : 21

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,643,362.2267'

East: 3,230,056.5953'

Segment# 1: Curve

Length: 6.32'

Radius: 14.00'

Delta: 25°52'14"

Tangent: 3.22'

Chord: 6.27'

Course: S64°36'30"E

Course In: S12°27'23"W

Course Out: N38°19'37"E

RP North: 1,643,348.5562'

East: 3,230,053.5755'

End North: 1,643,359.5390'

East: 3,230,062.2576'

Segment# 2: Line

Course: S17°30'47"W

Length: 117.45'

North: 1,643,247.5330'

East: 3,230,026.9142'

Segment# 3: Line

Course: N72°53'15"W

Length: 60.00'

North: 1,643,265.1879'

East: 3,229,969.5704'

Segment# 4: Line

Course: N17°30'47"E

Length: 113.97'

North: 1,643,373.8753'

East: 3,230,003.8666'

Segment# 5: Line

Course: S77°32'37"E

Length: 54.00'

North: 1,643,362.2276'

East: 3,230,056.5955'

Perimeter: 351.74'

Area: 6,981.76Sq.Ft.

Error Closure: 0.0010

Course: N14°11'12"E

Error North : 0.00097

East: 0.00024

Precision 1: 351,740.00

Parcel Name: Site - HCL_Boundary : 22

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,643,346.3157'

East: 3,230,148.2094'

Segment# 1: Line

Course: S63°15'47"E

Length: 13.68'

North: 1,643,340.1611'

East: 3,230,160.4268'

Segment# 2: Curve

Length: 209.61'

Radius: 484.50'

Delta: 24°47'17"

Tangent: 106.47'

Chord: 207.98'

Course: S39°07'51"W

Course In: N63°15'47"W

Course Out: S38°28'30"E

RP North: 1,643,558.1353'

East: 3,229,727.7288'

End North: 1,643,178.8300'

East: 3,230,029.1717'

Segment# 3: Line

Course: N72°53'15"W

Length: 22.83'

North: 1,643,185.5477'

East: 3,230,007.3524'

Segment# 4: Line

Course: N17°30'47"E

Length: 65.00'

North: 1,643,247.5349'

East: 3,230,026.9124'

Segment# 5: Line

Course: N17°30'47"E

Length: 117.45'

North: 1,643,359.5409'

East: 3,230,062.2558'

Segment# 6: Curve

Length: 8.34'

Radius: 14.00'

Delta: 34°07'46"

Tangent: 4.30'

Chord: 8.22'

Course: S34°36'30"E

Course In: S38°19'37"W

Course Out: N72°27'23"E

RP North: 1,643,348.5581'

East: 3,230,053.5737'

End North: 1,643,352.7781'

East: 3,230,066.9225'

Segment# 7: Curve

Length: 104.31'

Radius: 44.00'

Delta: 135°49'26"

Tangent: 108.42'

Chord: 81.54'

Course: S85°27'20"E

Course In: N72°27'23"E

Course Out: S63°22'03"E

RP North: 1,643,366.0411'

East: 3,230,108.8760'

End North: 1,643,346.3174'

East: 3,230,148.2076'

Perimeter: 541.21'

Area: 11,149.13Sq.Ft.

Error Closure: 0.0025

Course: N46°26'14"W

Error North : 0.00171

East: -0.00180

Precision 1: 216,488.00

Parcel Name: Site - HCL_Boundary : 23

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,643,346.3157'

East: 3,230,148.2094'

Segment# 1: Curve

Length: 70.24'

Radius: 44.00'

Delta: 91°28'04"

Tangent: 45.14'

Chord: 63.02'

Course: N19°06'05"W

Course In: N63°22'03"W

Course Out: N25°09'53"E

RP North: 1,643,366.0394'

East: 3,230,108.8778'

End North: 1,643,405.8633'

East: 3,230,127.5876'

Segment# 2: Line

Course: N7°38'27"E

Length: 103.99'

North: 1,643,508.9300'

East: 3,230,141.4144'

Segment# 3: Line

Course: S82°20'31"E

Length: 67.90'

North: 1,643,499.8816'

East: 3,230,208.7088'

Segment# 4: Curve

Length: 167.69'

Radius: 484.50'

Delta: 19°49'50"

Tangent: 84.69'

Chord: 166.85'

Course: S16°49'18"W

Course In: N83°05'38"W

Course Out: S63°15'47"E

RP North: 1,643,558.1392'

East: 3,229,727.7241'

End North: 1,643,340.1651'

East: 3,230,160.4220'

Segment# 5: Line

Course: N63°15'47"W

Length: 13.68'

North: 1,643,346.3197'

East: 3,230,148.2047'

Perimeter: 423.50'

Area: 8,267.95Sq.Ft.

Error Closure: 0.0062

Course: N50°01'59"W

Error North : 0.00397

East: -0.00473

Precision 1: 68,306.45

Parcel Name: Site - HCL_Boundary : 24

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,519.7326'

East:3,230,142.8637'

Segment# 1: Line

Course: S7°38'27"W

Length: 10.90'

North: 1,643,508.9294'

East: 3,230,141.4144'

Segment# 2: Line

Course: S7°38'27"W

Length: 103.99'

North: 1,643,405.8627'

East: 3,230,127.5876'

Segment# 3: Curve

Length: 55.84'

Radius: 44.00'

Delta: 72°42'31"

Tangent: 32.39'

Chord: 52.16'

Course: S78°48'38"W

Course In: S25°09'53"W

Course Out: N47°32'38"W

RP North: 1,643,366.0388'

East: 3,230,108.8778'

End North: 1,643,395.7399'

East: 3,230,076.4149'

Segment# 4: Curve

Length: 12.62'

Radius: 14.00'

Delta: 51°39'53"	Tangent: 6.78'
Chord: 12.20'	Course: S68°17'20"W
Course In: N47°32'36"W	Course Out: S4°07'17"W
RP North: 1,643,405.1904'	East: 3,230,066.0858'
End North: 1,643,391.2266'	East: 3,230,065.0797'

Segment# 5: Line	
Course: N7°39'29"E	Length: 139.79'
North: 1,643,529.7698'	East: 3,230,083.7082'

Segment# 6: Line	
Course: S80°22'03"E	Length: 43.10'
North: 1,643,522.5579'	East: 3,230,126.2005'

Segment# 7: Line	
Course: S80°22'03"E	Length: 16.90'
North: 1,643,519.7301'	East: 3,230,142.8623'

Perimeter: 383.14'	Area: 7,287.68Sq.Ft.
Error Closure: 0.0029	Course: S30°02'37"W
Error North : -0.00251	East: -0.00145

Precision 1: 132,117.24

Parcel Name: Site - HCL_Boundary : 25

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,643,531.7255'	East: 3,230,072.2011'
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Segment# 1: Line	
Course: S80°22'03"E	Length: 11.67'
North: 1,643,529.7728'	East: 3,230,083.7066'

Segment# 2: Line	
Course: S7°39'29"W	Length: 139.79'
North: 1,643,391.2295'	East: 3,230,065.0781'

Segment# 3: Curve	
Length: 2.04'	Radius: 14.00'
Delta: 8°20'07"	Tangent: 1.02'
Chord: 2.03'	Course: N81°42'40"W
Course In: N4°07'17"E	Course Out: S12°27'24"W
RP North: 1,643,405.1933'	East: 3,230,066.0842'

End North: 1,643,391.5229'

East: 3,230,063.0644'

Segment# 4: Line

Course: N77°32'37"W

Length: 58.17'

North: 1,643,404.0700'

East: 3,230,006.2637'

Segment# 5: Line

Course: N7°39'29"E

Length: 127.02'

North: 1,643,529.9571'

East: 3,230,023.1905'

Segment# 6: Line

Course: N87°55'39"E

Length: 48.80'

North: 1,643,531.7219'

East: 3,230,071.9586'

Segment# 7: Line

Course: N87°55'39"E

Length: 0.24'

North: 1,643,531.7306'

East: 3,230,072.1984'

Perimeter: 387.73'

Area: 8,066.70Sq.Ft.

Error Closure: 0.0058

Course: N27°53'56"W

Error North : 0.00509

East: -0.00269

Precision 1: 66,850.00

Parcel Name: Site - HCL_Boundary : 26

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,643,450.3322'

East: 3,229,945.9815'

Segment# 1: Line

Course: N0°13'05"W

Length: 76.82'

North: 1,643,527.1516'

East: 3,229,945.6891'

Segment# 2: Line

Course: N87°55'39"E

Length: 5.17'

North: 1,643,527.3386'

East: 3,229,950.8557'

Segment# 3: Line

Course: N87°55'39"E

Length: 56.19'

North: 1,643,529.3706'

East: 3,230,007.0090'

Segment# 4: Line

Course: N87°55'39"E

Length: 16.20'

North: 1,643,529.9565'

East: 3,230,023.1984'

Segment# 5: Line

Course: S7°39'29"W

Length: 127.02'

North: 1,643,404.0694'

East: 3,230,006.2716'

Segment# 6: Line

Course: N77°32'37"W

Length: 51.45'

North: 1,643,415.1670'

East: 3,229,956.0327'

Segment# 7: Curve

Length: 20.21'

Radius: 14.00'

Delta: 82°43'29"

Tangent: 12.33'

Chord: 18.50'

Course: N36°10'53"W

Course In: N12°27'23"E

Course Out: N84°49'09"W

RP North: 1,643,428.8374'

East: 3,229,959.0525'

End North: 1,643,430.1016'

East: 3,229,945.1097'

Segment# 8: Curve

Length: 20.26'

Radius: 215.00'

Delta: 5°23'56"

Tangent: 10.14'

Chord: 20.25'

Course: N2°28'53"E

Course In: N84°49'09"W

Course Out: N89°46'55"E

RP North: 1,643,449.5160'

East: 3,229,730.9880'

End North: 1,643,450.3342'

East: 3,229,945.9864'

Perimeter: 373.31'

Area: 8,148.89Sq.Ft.

Error Closure: 0.0054

Course: N67°32'56"E

Error North : 0.00206

East: 0.00498

Precision 1: 69,133.33

Parcel Name: Site - HCL_Boundary : 27

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,643,527.3343'

East: 3,229,950.8546'

Segment# 1: Line

Course: N20°33'13"E

Length: 164.33'

North: 1,643,681.2037'

East: 3,230,008.5482'

Segment# 2: Line

Course: S69°29'04"E

Length: 51.86'

North: 1,643,663.0288'

East: 3,230,057.1191'

Segment# 3: Line

Course: S20°33'13"W

Length: 142.75'

North: 1,643,529.3656'

East: 3,230,007.0019'

Segment# 4: Line

Course: S87°55'39"W

Length: 56.19'

North: 1,643,527.3336'

East: 3,229,950.8486'

Perimeter: 415.12'

Area: 7,962.62Sq.Ft.

Error Closure: 0.0060

Course: S83°21'31"W

Error North : -0.00070

East: -0.00597

Precision 1: 69,188.33

Parcel Name: Site - HCL_Boundary : 28

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,663.0270'

East:3,230,057.1198'

Segment# 1: Line

Course: S69°29'04"W

Length: 60.22'

North: 1,643,641.9222'

East: 3,230,113.5205'

Segment# 2: Line

Course: S20°33'13"W

Length: 117.69'

North: 1,643,531.7239'

East: 3,230,072.2014'

Segment# 3: Line

Course: S87°55'39"W

Length: 0.24'

North: 1,643,531.7152'

East: 3,230,071.9616'

Segment# 4: Line

Course: S87°55'39"W

Length: 48.80'

North: 1,643,529.9504'

East: 3,230,023.1935'

Segment# 5: Line

Course: S87°55'39"W

Length: 16.20'

North: 1,643,529.3645'

East: 3,230,007.0041'

Segment# 6: Line

Course: N20°33'13"E

Length: 142.75'

North: 1,643,663.0277'

East: 3,230,057.1213'

Perimeter: 385.90'

Area: 7,841.66Sq.Ft.

Error Closure: 0.0016

Course: N67°00'56"E

Error North : 0.00064

East: 0.00150

Precision 1: 241,187.50

Parcel Name: Site - HCL_Boundary : 29

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,641.9224'

East:3,230,113.5199'

Segment# 1: Line

Course: S69°29'04"E

Length: 50.09'

North: 1,643,624.3678'

East: 3,230,160.4331'

Segment# 2: Curve

Length: 3.69'

Radius: 115.00'

Delta: 1°50'15"

Tangent: 1.84'

Chord: 3.69'

Course: S70°24'11"E

Course In: N20°30'56"E

Course Out: S18°40'41"W

RP North: 1,643,732.0741'

East: 3,230,200.7361'

End North: 1,643,623.1308'

East: 3,230,163.9074'

Segment# 3: Line

Course: S20°33'13"W

Length: 107.41'

North: 1,643,522.5581'

East: 3,230,126.1975'

Segment# 4: Line

Course: N80°22'03"W

Length: 43.10'

North: 1,643,529.7699'

East: 3,230,083.7051'

Segment# 5: Line

Course: N80°22'03"W

Length: 11.67'

North: 1,643,531.7227'

East: 3,230,072.1997'

Segment# 6: Line

Course: N20°33'13"E

Length: 117.69'

North: 1,643,641.9210'

East: 3,230,113.5187'

Perimeter: 333.65'

Area: 6,051.35Sq.Ft.

Error Closure: 0.0018

Course: S41°03'51"W

Error North : -0.00138

East: -0.00121

Precision 1: 185,361.11

Parcel Name: Site - HCL_Boundary : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,814.4609'

East:3,230,066.1665'

Segment# 1: Line

Course: S69°29'04"E

Length: 54.40'

North: 1,643,795.3958'

East: 3,230,117.1163'

Segment# 2: Line

Course: S20°30'56"W

Length: 115.00'

North: 1,643,687.6894'

East: 3,230,076.8132'

Segment# 3: Line

Course: N69°29'04"W

Length: 43.02'

North: 1,643,702.7663'

East: 3,230,036.5217'

Segment# 4: Line

Course: N20°30'56"E

Length: 19.00'

North: 1,643,720.5612'

East: 3,230,043.1804'

Segment# 5: Line

Course: N69°29'04"W

Length: 11.38'

North: 1,643,724.5495'

East: 3,230,032.5222'

Segment# 6: Line

Course: N20°30'56"E

Length: 96.00'

North: 1,643,814.4609'

East: 3,230,066.1665'

Perimeter: 338.80'

Area: 6,039.63Sq.Ft.

Error Closure: 0.0000

Course: S0°00'00"E

Error North : 0.00000

East: 0.00000

Precision 1: 338,800,000.00

Parcel Name: Site - HCL_Boundary : 30

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,563.2489'

East:3,230,212.2004'

Segment# 1: Curve

Length: 63.51'

Radius: 484.50'

Delta: 7°30'39"

Tangent: 31.80'

Chord: 63.47'

Course: S3°09'03"W

Course In: S89°23'43"W

Course Out: S83°05'38"E

RP North: 1,643,558.1354'

East: 3,229,727.7274'

End North: 1,643,499.8778'

East: 3,230,208.7121'

Segment# 2: Line

Course: N82°20'31"W

Length: 67.90'

North: 1,643,508.9262'

East: 3,230,141.4177'

Segment# 3: Line

Course: N7°38'27"E

Length: 10.90'

North: 1,643,519.7294'

East: 3,230,142.8670'

Segment# 4: Line

Course: N80°22'03"W

Length: 16.90'

North: 1,643,522.5572'

East: 3,230,126.2053'

Segment# 5: Line

Course: N20°33'13"E

Length: 107.41'

North: 1,643,623.1300'

East: 3,230,163.9152'

Segment# 6: Curve

Length: 37.44'

Radius: 115.00'

Delta: 18°39'18"

Tangent: 18.89'

Chord: 37.28'

Course: S80°38'58"E

Course In: N18°40'41"E

Course Out: S0°01'23"W

RP North: 1,643,732.0733'

East: 3,230,200.7439'

End North: 1,643,617.0733'

East: 3,230,200.6977'

Segment# 7: Line

Course: S89°58'37"E

Length: 10.94'

North: 1,643,617.0689'

East: 3,230,211.6377'

Segment# 8: Line

Course: S0°36'17"E

Length: 53.82'

North: 1,643,563.2519'

East: 3,230,212.2057'

Perimeter: 368.83'

Area: 7,764.75Sq.Ft.

Error Closure: 0.0061

Course: N60°38'30"E

Error North : 0.00297

East: 0.00529

Precision 1: 60,462.30

Parcel Name: Site - HCL_Boundary : 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,726.3414'

East:3,229,984.6475'

Segment# 1: Curve

Length: 14.90'

Radius: 41.00'

Delta: 20°49'18"

Tangent: 7.53'

Chord: 14.82'

Course: N54°03'12"W

Course In: S46°21'27"W

Course Out: N25°32'09"E

RP North: 1,643,698.0450'

East: 3,229,954.9775'

End North: 1,643,735.0399'

East: 3,229,972.6516'

Segment# 2: Line

Course: N20°30'56"E

Length: 107.16'

North: 1,643,835.4035'

East: 3,230,010.2070'

Segment# 3: Line

Course: S69°29'04"E

Length: 59.75'

North: 1,643,814.4634'

East: 3,230,066.1675'

Segment# 4: Line

Course: S20°30'56"W

Length: 96.00'

North: 1,643,724.5520'

East: 3,230,032.5232'

Segment# 5: Line

Course: N69°29'04"W

Length: 23.62'

North: 1,643,732.8299'

East: 3,230,010.4012'

Segment# 6: Line

Course: S20°30'56"W

Length: 19.00'

North: 1,643,715.0350'

East: 3,230,003.7425'

Segment# 7: Line

Course: N69°29'04"W

Length: 4.84'

North: 1,643,716.7312'

East: 3,229,999.2094'

Segment# 8: Curve

Length: 17.59'

Radius: 39.00'

Delta: 25°50'31"	Tangent: 8.95'
Chord: 17.44'	Course: N56°33'48"W
Course In: N20°30'56"E	Course Out: S46°21'27"W
RP North: 1,643,753.2577'	East: 3,230,012.8774'
End North: 1,643,726.3416'	East: 3,229,984.6547'
Perimeter: 342.86'	Area: 6,310.21Sq.Ft.
Error Closure: 0.0072	Course: N88°12'14"E
Error North : 0.00022	East: 0.00717

Precision 1: 47,619.44

Parcel Name: Site - HCL_Boundary : 5

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,643,735.0400'	East: 3,229,972.6515'
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Segment# 1: Curve

Length: 3.59'	Radius: 41.00'
Delta: 5°01'13"	Tangent: 1.80'
Chord: 3.59'	Course: N66°58'28"W
Course In: S25°32'09"W	Course Out: N20°30'56"E
RP North: 1,643,698.0450'	East: 3,229,954.9774'
End North: 1,643,736.4447'	East: 3,229,969.3463'

Segment# 2: Curve

Length: 31.97'	Radius: 73.00'
Delta: 25°05'28"	Tangent: 16.24'
Chord: 31.71'	Course: N82°01'48"W
Course In: S20°30'56"W	Course Out: N4°34'32"W
RP North: 1,643,668.0746'	East: 3,229,943.7626'
End North: 1,643,740.8419'	East: 3,229,937.9391'

Segment# 3: Line

Course: N11°19'29"W	Length: 146.11'
North: 1,643,884.1071'	East: 3,229,909.2476'

Segment# 4: Line

Course: S63°38'27"E	Length: 100.52'
North: 1,643,839.4766'	East: 3,229,999.3164'

Segment# 5: Line

Course: S69°29'04"E	Length: 11.62'
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North: 1,643,835.4042'

East: 3,230,010.1994'

Segment# 6: Line

Course: S20°30'56"W

Length: 107.16'

North: 1,643,735.0406'

East: 3,229,972.6440'

Perimeter: 400.97'

Area: 8,272.65Sq.Ft.

Error Closure: 0.0076

Course: N84°59'20"W

Error North : 0.00066

East: -0.00753

Precision 1: 52,759.21

Parcel Name: Site - HCL_Boundary : 6

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,871.0811'

East:3,229,854.6026'

Segment# 1: Line

Course: N47°51'23"E

Length: 38.62'

North: 1,643,896.9947'

East: 3,229,883.2380'

Segment# 2: Line

Course: S63°38'27"E

Length: 29.03'

North: 1,643,884.1055'

East: 3,229,909.2497'

Segment# 3: Line

Course: S11°19'29"E

Length: 146.11'

North: 1,643,740.8403'

East: 3,229,937.9412'

Segment# 4: Curve

Length: 35.37'

Radius: 73.00'

Delta: 27°45'28"

Tangent: 18.04'

Chord: 35.02'

Course: S71°32'44"W

Course In: S4°34'32"E

Course Out: N32°19'59"W

RP North: 1,643,668.0729'

East: 3,229,943.7647'

End North: 1,643,729.7545'

East: 3,229,904.7214'

Segment# 5: Line

Course: N32°18'58"W

Length: 135.61'

North: 1,643,844.3601'

East: 3,229,832.2256'

Segment# 6: Line

Course: N39°57'14"E

Length: 34.85'

North: 1,643,871.0748'

East: 3,229,854.6053'

Perimeter: 419.59'

Area: 9,449.03Sq.Ft.

Error Closure: 0.0068

Course: S23°01'28"E

Error North : -0.00629

East: 0.00267

Precision 1: 61,704.41

Parcel Name: Site - HCL_Boundary : 7

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,729.7561'

East:3,229,904.7192'

Segment# 1: Curve

Length: 35.31'

Radius: 73.00'

Delta: 27°42'43"

Tangent: 18.01'

Chord: 34.96'

Course: S43°48'39"W

Course In: S32°19'59"E

Course Out: N60°02'43"W

RP North: 1,643,668.0745'

East: 3,229,943.7626'

End North: 1,643,704.5245'

East: 3,229,880.5139'

Segment# 2: Line

Course: N50°02'46"W

Length: 126.82'

North: 1,643,785.9646'

East: 3,229,783.2985'

Segment# 3: Line

Course: N39°57'14"E

Length: 76.18'

North: 1,643,844.3613'

East: 3,229,832.2191'

Segment# 4: Line

Course: S32°18'58"E

Length: 135.61'

North: 1,643,729.7557'

East: 3,229,904.7149'

Perimeter: 373.93'

Area: 7,082.87Sq.Ft.

Error Closure: 0.0044

Course: S85°03'20"W

Error North : -0.00038

East: -0.00436

Precision 1: 84,981.82

Parcel Name: Site - HCL_Boundary : 8

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,670.6724'

East:3,229,870.8089'

Segment# 1: Line

Course: N82°25'39"W

Length: 155.61'

North: 1,643,691.1788'

East: 3,229,716.5560'

Segment# 2: Line

Course: N46°10'05"W

Length: 9.73'

North: 1,643,697.9173'

East: 3,229,709.5370'

Segment# 3: Line

Course: N39°57'14"E

Length: 114.86'

North: 1,643,785.9645'

East: 3,229,783.2968'

Segment# 4: Line

Course: S50°02'46"E

Length: 126.82'

North: 1,643,704.5244'

East: 3,229,880.5121'

Segment# 5: Curve

Length: 35.57'

Radius: 73.00'

Delta: 27°54'55"

Tangent: 18.14'

Chord: 35.22'

Course: S15°59'50"W

Course In: S60°02'43"E

Course Out: N87°57'38"W

RP North: 1,643,668.0744'

East: 3,229,943.7608'

End North: 1,643,670.6723'

East: 3,229,870.8070'

Perimeter: 442.59'

Area: 10,542.25Sq.Ft.

Error Closure: 0.0019

Course: S85°27'32"W

Error North : -0.00015

East: -0.00188

Precision 1: 232,942.11

Parcel Name: Site - HCL_Boundary : 9

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,643,636.2838'

East:3,229,878.1387'

Segment# 1: Line

Course: S67°12'40"W

Length: 107.19'

North: 1,643,594.7652'

East: 3,229,779.3161'

Segment# 2: Line

Course: N22°47'20"W

Length: 65.72'

North: 1,643,655.3550'

East: 3,229,753.8603'

Segment# 3: Line

Course: N46°10'05"W

Length: 51.72'

North: 1,643,691.1734'

East: 3,229,716.5508'

Segment# 4: Line

Course: S82°25'39"E

Length: 155.61'

North: 1,643,670.6670'

East: 3,229,870.8038'

Segment# 5: Curve

Length: 31.63'

Radius: 73.00'

Delta: 24°49'42"

Tangent: 16.07'

Chord: 31.39'

Course: S10°22'29"E

Course In: S87°57'38"E

Course Out: S67°12'40"W

RP North: 1,643,668.0691'

East: 3,229,943.7575'

End North: 1,643,639.7936'

East: 3,229,876.4560'

Segment# 6: Curve

Length: 3.90'

Radius: 41.00'

Delta: 5°26'42"

Tangent: 1.95'

Chord: 3.89'

Course: S25°30'41"E

Course In: N67°12'40"E

Course Out: S61°45'58"W

RP North: 1,643,655.6744'

East: 3,229,914.2555'

End North: 1,643,636.2784'

East: 3,229,878.1335'

Perimeter: 415.78'

Area: 7,917.47Sq.Ft.

Error Closure: 0.0075

Course: S43°38'35"W

Error North : -0.00540

East: -0.00515

Precision 1: 55,436.00

Parcel Name: Site - ROW

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,646,192.5440'

East: 3,231,108.8354'

Segment# 1: Curve

Length: 6.76'

Radius: 14.00'

Delta: 27°39'25"

Tangent: 3.45'

Chord: 6.69'

Course: N76°08'54"W

Course In: S27°40'48"W

Course Out: N0°01'23"E

RP North: 1,646,180.1462'

East: 3,231,102.3320'

End North: 1,646,194.1462'

East: 3,231,102.3376'

Segment# 2: Line

Course: N89°58'37"W

Length: 19.96'

North: 1,646,194.1543'

East: 3,231,082.3776'

Segment# 3: Curve

Length: 41.13'

Radius: 115.00'

Delta: 20°29'33"

Tangent: 20.79'

Chord: 40.91'

Course: N79°43'50"W

Course In: N0°01'23"E

Course Out: S20°30'56"W

RP North: 1,646,309.1542'

East: 3,231,082.4239'

End North: 1,646,201.4479'

East: 3,231,042.1208'

Segment# 4: Line

Course: N69°29'04"W

Length: 218.25'

North: 1,646,277.9361'

East: 3,230,837.7128'

Segment# 5: Curve

Length: 81.43'

Radius: 35.00'

Delta: 133°18'16"

Tangent: 81.08'

Chord: 64.27'

Course: S43°51'48"W

Course In: S20°30'56"W

Course Out: S67°12'40"W

RP North: 1,646,245.1559'

East: 3,230,825.4467'

End North: 1,646,231.5992'

East: 3,230,793.1788'

Segment# 6: Line

Course: S22°47'20"E

Length: 37.22'

North: 1,646,197.2846'

East: 3,230,807.5955'

Segment# 7: Line

Course: S22°47'20"E

Length: 7.70'

North: 1,646,190.1857'

East: 3,230,810.5780'

Segment# 8: Curve

Length: 49.09'

Radius: 215.00'

Delta: 13°04'54"

Tangent: 24.65'

Chord: 48.98'

Course: S16°14'53"E

Course In: S67°12'40"W

Course Out: N80°17'34"E

RP North: 1,646,106.9083'

East: 3,230,612.3613'

End North: 1,646,143.1602'

East: 3,230,824.2830'

Segment# 9: Curve

Length: 35.61'

Radius: 215.00'

Delta: 9°29'21"
 Chord: 35.57'
 Course In: S80°17'34"W
 RP North: 1,646,106.9083'
 End North: 1,646,107.7265'

Tangent: 17.84'
 Course: S4°57'45"E
 Course Out: N89°46'55"E
 East: 3,230,612.3613'
 East: 3,230,827.3597'

Segment# 10: Line
 Course: S0°13'05"E
 North: 1,646,027.4171'

Length: 80.31'
 East: 3,230,827.6654'

Segment# 11: Curve
 Length: 20.26'
 Delta: 5°23'56"
 Chord: 20.25'
 Course In: S89°46'55"W
 RP North: 1,646,026.5989'
 End North: 1,646,007.1845'

Radius: 215.00'
 Tangent: 10.14'
 Course: S2°28'53"W
 Course Out: S84°49'09"E
 East: 3,230,612.6669'
 East: 3,230,826.7886'

Segment# 12: Curve
 Length: 20.21'
 Delta: 82°43'29"
 Chord: 18.50'
 Course In: S84°49'09"E
 RP North: 1,646,005.9203'
 End North: 1,645,992.2498'

Radius: 14.00'
 Tangent: 12.33'
 Course: S36°10'53"E
 Course Out: S12°27'23"W
 East: 3,230,840.7314'
 East: 3,230,837.7116'

Segment# 13: Line
 Course: S77°32'37"E
 North: 1,645,968.6052'

Length: 109.62'
 East: 3,230,944.7512'

Segment# 14: Curve
 Length: 14.66'
 Delta: 60°00'00"
 Chord: 14.00'
 Course In: N12°27'24"E
 RP North: 1,645,982.2756'
 End North: 1,645,972.8252'

Radius: 14.00'
 Tangent: 8.08'
 Course: N72°27'24"E
 Course Out: S47°32'36"E
 East: 3,230,947.7710'
 East: 3,230,958.1001'

Segment# 15: Curve
 Length: 230.38'
 Delta: 300°00'01"
 Chord: 44.00'
 Course In: S47°32'38"E
 RP North: 1,645,943.1241'

Radius: 44.00'
 Tangent: 25.40'
 Course: S12°27'22"W
 Course Out: S72°27'23"W
 East: 3,230,990.5630'

End North: 1,645,929.8611'

East: 3,230,948.6096'

Segment# 16: Curve

Length: 14.66'

Radius: 14.00'

Delta: 60°00'00"

Tangent: 8.08'

Chord: 14.00'

Course: N47°32'37"W

Course In: S72°27'23"W

Course Out: N12°27'23"E

RP North: 1,645,925.6410'

East: 3,230,935.2607'

End North: 1,645,939.3115'

East: 3,230,938.2805'

Segment# 17: Line

Course: N77°32'37"W

Length: 109.42'

North: 1,645,962.9130'

East: 3,230,831.4362'

Segment# 18: Curve

Length: 20.80'

Radius: 14.00'

Delta: 85°08'08"

Tangent: 12.86'

Chord: 18.94'

Course: S59°53'18"W

Course In: S12°27'23"W

Course Out: N72°40'46"W

RP North: 1,645,949.2425'

East: 3,230,828.4164'

End North: 1,645,953.4106'

East: 3,230,815.0513'

Segment# 19: Line

Course: S17°19'14"W

Length: 152.75'

North: 1,645,807.5872'

East: 3,230,769.5750'

Segment# 20: Curve

Length: 6.00'

Radius: 185.00'

Delta: 1°51'31"

Tangent: 3.00'

Chord: 6.00'

Course: S16°23'29"W

Course In: S72°40'46"E

Course Out: N74°32'17"W

RP North: 1,645,752.5095'

East: 3,230,946.1860'

End North: 1,645,801.8301'

East: 3,230,767.8815'

Segment# 21: Curve

Length: 108.84'

Radius: 185.00'

Delta: 33°42'36"

Tangent: 56.05'

Chord: 107.28'

Course: S1°23'35"E

Course In: S74°32'17"E

Course Out: S71°45'07"W

RP North: 1,645,752.5095'

East: 3,230,946.1860'

End North: 1,645,694.5801'

East: 3,230,770.4897'

Segment# 22: Line

Course: S18°14'53"E

Length: 24.34'

North: 1,645,671.4642'

East: 3,230,778.1113'

Segment# 23: Curve

Length: 6.72'

Radius: 14.00'

Delta: 27°29'31"

Tangent: 3.42'

Chord: 6.65'

Course: S31°59'38"E

Course In: N71°45'07"E

Course Out: S44°15'37"W

RP North: 1,645,675.8480'

East: 3,230,791.4072'

End North: 1,645,665.8215'

East: 3,230,781.6363'

Segment# 24: Curve

Length: 33.08'

Radius: 500.00'

Delta: 3°47'27"

Tangent: 16.55'

Chord: 33.08'

Course: S71°44'50"W

Course In: N20°08'54"W

Course Out: S16°21'27"E

RP North: 1,646,135.2236'

East: 3,230,609.4105'

End North: 1,645,655.4620'

East: 3,230,750.2254'

Segment# 25: Curve

Length: 6.53'

Radius: 14.00'

Delta: 26°43'21"

Tangent: 3.33'

Chord: 6.47'

Course: N4°53'12"W

Course In: N81°31'31"W

Course Out: N71°45'07"E

RP North: 1,645,657.5252'

East: 3,230,736.3782'

End North: 1,645,661.9090'

East: 3,230,749.6742'

Segment# 26: Line

Course: N18°14'53"W

Length: 24.51'

North: 1,645,685.1864'

East: 3,230,741.9993'

Segment# 27: Curve

Length: 133.47'

Radius: 215.00'

Delta: 35°34'07"

Tangent: 68.96'

Chord: 131.34'

Course: N0°27'49"W

Course In: N71°45'07"E

Course Out: N72°40'46"W

RP North: 1,645,752.5097'

East: 3,230,946.1869'

End North: 1,645,816.5190'

East: 3,230,740.9363'

Segment# 28: Line

Course: N17°19'14"E

Length: 162.37'

North: 1,645,971.5261'

East: 3,230,789.2767'

Segment# 29: Curve

Length: 56.63'

Radius: 185.00'

Delta: 17°32'19"
 Chord: 56.41'
 Course In: N72°40'46"W
 RP North: 1,646,026.6039'
 End North: 1,646,027.3079'

Tangent: 28.54'
 Course: N8°33'05"E
 Course Out: N89°46'55"E
 East: 3,230,612.6657'
 East: 3,230,797.6643'

Segment# 30: Line

Course: N0°13'05"W
 North: 1,646,107.6173'

Length: 80.31'
 East: 3,230,797.3587'

Segment# 31: Curve

Length: 72.88'
 Delta: 22°34'15"
 Chord: 72.41'
 Course In: S89°46'55"W
 RP North: 1,646,106.9133'
 End North: 1,646,178.5706'

Radius: 185.00'
 Tangent: 36.92'
 Course: N11°30'12"W
 Course Out: N67°12'40"E
 East: 3,230,612.3600'
 East: 3,230,782.9186'

Segment# 32: Line

Course: N22°47'20"W
 North: 1,646,187.8361'

Length: 10.05'
 East: 3,230,779.0259'

Segment# 33: Curve

Length: 17.59'
 Delta: 25°50'31"
 Chord: 17.44'
 Course In: S67°12'40"W
 RP North: 1,646,172.7299'
 End North: 1,646,201.9981'

Radius: 39.00'
 Tangent: 8.95'
 Course: N35°42'35"W
 Course Out: N41°22'09"E
 East: 3,230,743.0703'
 East: 3,230,768.8457'

Segment# 34: Curve

Length: 18.49'
 Delta: 25°50'31"
 Chord: 18.34'
 Course In: N41°22'09"E
 RP North: 1,646,232.7673'
 End North: 1,646,216.8865'

Radius: 41.00'
 Tangent: 9.41'
 Course: N35°42'35"W
 Course Out: S67°12'40"W
 East: 3,230,795.9429'
 East: 3,230,758.1434'

Segment# 35: Curve

Length: 169.84'
 Delta: 133°18'16"
 Chord: 134.04'
 Course In: N67°12'40"E
 RP North: 1,646,245.1621'

Radius: 73.00'
 Tangent: 169.12'
 Course: N43°51'48"E
 Course Out: N20°30'56"E
 East: 3,230,825.4449'

End North: 1,646,313.5322'

East: 3,230,851.0286'

Segment# 36: Curve

Length: 18.49'

Radius: 41.00'

Delta: 25°50'31"

Tangent: 9.41'

Chord: 18.34'

Course: S56°33'48"E

Course In: S20°30'56"W

Course Out: N46°21'27"E

RP North: 1,646,275.1325'

East: 3,230,836.6597'

End North: 1,646,303.4289'

East: 3,230,866.3298'

Segment# 37: Curve

Length: 17.59'

Radius: 39.00'

Delta: 25°50'31"

Tangent: 8.95'

Chord: 17.44'

Course: S56°33'48"E

Course In: N46°21'27"E

Course Out: S20°30'56"W

RP North: 1,646,330.3450'

East: 3,230,894.5525'

End North: 1,646,293.8185'

East: 3,230,880.8845'

Segment# 38: Line

Course: S69°29'04"E

Length: 183.38'

North: 1,646,229.5509'

East: 3,231,052.6340'

Segment# 39: Curve

Length: 30.40'

Radius: 85.00'

Delta: 20°29'33"

Tangent: 15.36'

Chord: 30.24'

Course: S79°43'50"E

Course In: N20°30'56"E

Course Out: S0°01'23"W

RP North: 1,646,309.1599'

East: 3,231,082.4233'

End North: 1,646,224.1599'

East: 3,231,082.3891'

Segment# 40: Line

Course: S89°58'37"E

Length: 19.70'

North: 1,646,224.1520'

East: 3,231,102.0891'

Segment# 41: Curve

Length: 6.64'

Radius: 14.00'

Delta: 27°10'15"

Tangent: 3.38'

Chord: 6.58'

Course: N76°26'15"E

Course In: N0°01'23"E

Course Out: S27°08'52"E

RP North: 1,646,238.1520'

East: 3,231,102.0947'

End North: 1,646,225.6943'

East: 3,231,108.4827'

Segment# 42: Line

Course: S0°36'17"E

Length: 33.15'

North: 1,646,192.5462'

East: 3,231,108.8326'

Perimeter: 2,511.23'

Area: 41,005.79Sq.Ft.

Error Closure: 0.0036

Course: N52°29'52"W

Error North : 0.00218

East: -0.00285

Precision 1: 697,561.11

Parcel Name: Site - TRACT A

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,646,232.6720'

East: 3,230,088.8526'

Segment# 1: Line

Course: S0°36'17"E

Length: 113.67'

North: 1,646,119.0083'

East: 3,230,090.0522'

Segment# 2: Curve

Length: 6.64'

Radius: 14.00'

Delta: 27°10'15"

Tangent: 3.38'

Chord: 6.58'

Course: S76°26'15"W

Course In: N27°08'52"W

Course Out: S0°01'23"W

RP North: 1,646,131.4660'

East: 3,230,083.6642'

End North: 1,646,117.4660'

East: 3,230,083.6586'

Segment# 3: Line

Course: N89°58'37"W

Length: 9.09'

North: 1,646,117.4696'

East: 3,230,074.5686'

Segment# 4: Line

Course: N0°36'17"W

Length: 113.53'

North: 1,646,230.9933'

East: 3,230,073.3704'

Segment# 5: Line

Course: N69°29'04"W

Length: 225.07'

North: 1,646,309.8717'

East: 3,229,862.5750'

Segment# 6: Line

Course: N63°38'27"W

Length: 129.55'

North: 1,646,367.3915'

East: 3,229,746.4945'

Segment# 7: Line

Course: S47°51'23"W

Length: 38.62'

North: 1,646,341.4778'

East: 3,229,717.8591'

Segment# 8: Line

Course: N0°58'24"E

Length: 117.38'

North: 1,646,458.8409'

East: 3,229,719.8530'

Segment# 9: Line

Course: N26°54'24"W

Length: 26.72'

North: 1,646,482.6683'

East: 3,229,707.7612'

Segment# 10: Line

Course: N57°49'20"E

Length: 83.62'

North: 1,646,527.2000'

East: 3,229,778.5372'

Segment# 11: Line

Course: S32°10'40"E

Length: 83.61'

North: 1,646,456.4325'

East: 3,229,823.0635'

Segment# 12: Line

Course: S31°23'09"E

Length: 60.00'

North: 1,646,405.2117'

East: 3,229,854.3114'

Segment# 13: Line

Course: S52°37'39"E

Length: 119.37'

North: 1,646,332.7548'

East: 3,229,949.1755'

Segment# 14: Line

Course: S73°12'01"E

Length: 151.37'

North: 1,646,289.0047'

East: 3,230,094.0851'

Segment# 15: Curve

Length: 56.68'

Radius: 275.00'

Delta: 11°48'32"

Tangent: 28.44'

Chord: 56.58'

Course: S5°17'59"W

Course In: S78°47'45"E

Course Out: S89°23'43"W

RP North: 1,646,235.5707'

East: 3,230,363.8439'

End North: 1,646,232.6683'

East: 3,230,088.8592'

Perimeter: 1,334.92'

Area: 36,553.22Sq.Ft.

Error Closure: 0.0077

Course: S60°55'50"E

Error North : -0.00372

East: 0.00669

Precision 1: 173,366.23

Parcel Name: Site - TRACT B

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,646,502.1441'

East: 3,231,954.3504'

Segment# 1: Line

Course: N20°30'56"E

Length: 19.00'

North: 1,646,519.9391'

East: 3,231,961.0091'

Segment# 2: Line

Course: S69°29'04"E

Length: 35.00'

North: 1,646,507.6729'

East: 3,231,993.7893'

Segment# 3: Line

Course: S20°30'56"W

Length: 19.00'

North: 1,646,489.8779'

East: 3,231,987.1306'

Segment# 4: Line

Course: N69°29'04"W

Length: 35.00'

North: 1,646,502.1441'

East: 3,231,954.3504'

Perimeter: 108.00'

Area: 665.00Sq.Ft.

Error Closure: 0.0000

Course: N0°00'00"E

Error North : 0.00000

East: 0.00000

Precision 1: 108,000,000.00

Parcel Name: Site - TRACT C

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,646,332.7789'

East: 3,231,930.6779'

Segment# 1: Curve

Length: 81.43'

Radius: 35.00'

Delta: 133°18'16"

Tangent: 81.08'

Chord: 64.27'

Course: N43°51'48"E

Course In: N67°12'40"E

Course Out: N20°30'56"E

RP North: 1,646,346.3357'

East: 3,231,962.9457'

End North: 1,646,379.1159'

East: 3,231,975.2119'

Segment# 2: Line

Course: S69°29'04"E

Length: 56.08'

North: 1,646,359.4620'

East: 3,232,027.7351'

Segment# 3: Line

Course: S20°33'13"W

North: 1,646,205.5925'

Length: 164.33'

East: 3,231,970.0416'

Segment# 4: Line

Course: S87°55'39"W

North: 1,646,205.4056'

Length: 5.17'

East: 3,231,964.8749'

Segment# 5: Line

Course: N0°13'05"W

North: 1,646,208.9055'

Length: 3.50'

East: 3,231,964.8616'

Segment# 6: Curve

Length: 34.61'

Delta: 9°13'22"

Chord: 34.57'

Course In: S89°46'55"W

RP North: 1,646,208.0873'

End North: 1,646,243.3535'

Radius: 215.00'

Tangent: 17.34'

Course: N4°49'46"W

Course Out: N80°33'33"E

East: 3,231,749.8632'

East: 3,231,961.9511'

Segment# 7: Line

Course: N79°29'36"E

North: 1,646,246.8182'

Length: 19.00'

East: 3,231,980.6325'

Segment# 8: Curve

Length: 54.16'

Delta: 13°15'42"

Chord: 54.04'

Course In: S80°28'22"W

RP North: 1,646,208.0874'

End North: 1,646,298.7242'

Radius: 234.00'

Tangent: 27.20'

Course: N16°09'29"W

Course Out: N67°12'40"E

East: 3,231,749.8601'

East: 3,231,965.5937'

Segment# 9: Line

Course: N22°47'20"W

North: 1,646,306.7451'

Length: 8.70'

East: 3,231,962.2238'

Segment# 10: Line

Course: S67°12'40"W

North: 1,646,299.3857'

Length: 19.00'

East: 3,231,944.7070'

Segment# 11: Line

Course: N22°47'20"W

North: 1,646,332.7783'

Length: 36.22'

East: 3,231,930.6777'

Perimeter: 482.19' Area: 7,844.71Sq.Ft.
 Error Closure: 0.0006 Course: S22°07'30"W
 Error North : -0.00058 East: -0.00024

Precision 1: 803,666.67

Parcel Name: Site - TRACT D

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,646,028.6088' East:3,231,968.8030'

Segment# 1: Line

Course: N22°47'20"W Length: 8.70'
 North: 1,646,036.6297' East: 3,231,965.4331'

Segment# 2: Line

Course: N67°12'40"E Length: 19.00'
 North: 1,646,043.9891' East: 3,231,982.9500'

Segment# 3: Line

Course: S22°47'20"E Length: 8.70'
 North: 1,646,035.9682' East: 3,231,986.3198'

Segment# 4: Curve

Length: 54.16' Radius: 234.00'
 Delta: 13°15'42" Tangent: 27.20'
 Chord: 54.04' Course: S16°09'29"E
 Course In: S67°12'40"W Course Out: N80°28'22"E
 RP North: 1,645,945.3314' East: 3,231,770.5862'
 End North: 1,645,984.0622' East: 3,232,001.3587'

Segment# 5: Line

Course: S79°29'36"W Length: 19.00'
 North: 1,645,980.5976' East: 3,231,982.6773'

Segment# 6: Curve

Length: 50.09' Radius: 215.00'
 Delta: 13°20'53" Tangent: 25.16'
 Chord: 49.98' Course: N16°06'53"W
 Course In: S80°33'33"W Course Out: N67°12'40"E
 RP North: 1,645,945.3313' East: 3,231,770.5893'
 End North: 1,646,028.6087' East: 3,231,968.8060'

Segment# 2: Line

Course: S51°08'55"E
 North: 1,645,613.0630'

Length: 56.81'
 East: 3,231,975.1137'

Segment# 3: Line

Course: N90°00'00"E
 North: 1,645,613.0630'

Length: 101.85'
 East: 3,232,076.9637'

Segment# 4: Curve

Length: 45.72'
 Delta: 12°11'06"
 Chord: 45.64'
 Course In: N83°56'13"E
 RP North: 1,645,635.7719'
 End North: 1,645,568.4486'

Radius: 215.00'
 Tangent: 22.95'
 Course: S12°09'20"E
 Course Out: S71°45'07"W
 East: 3,232,290.7610'
 East: 3,232,086.5734'

Segment# 5: Line

Course: S18°14'53"E
 North: 1,645,545.1712'

Length: 24.51'
 East: 3,232,094.2483'

Segment# 6: Curve

Length: 6.53'
 Delta: 26°43'21"
 Chord: 6.47'
 Course In: S71°45'07"W
 RP North: 1,645,540.7874'
 End North: 1,645,538.7242'

Radius: 14.00'
 Tangent: 3.33'
 Course: S4°53'12"E
 Course Out: S81°31'31"E
 East: 3,232,080.9524'
 East: 3,232,094.7995'

Segment# 7: Curve

Length: 137.76'
 Delta: 15°47'12"
 Chord: 137.33'
 Course In: N16°21'27"W
 RP North: 1,646,018.4857'
 End North: 1,645,518.5106'

Radius: 500.00'
 Tangent: 69.32'
 Course: S81°32'09"W
 Course Out: S0°34'15"E
 East: 3,231,953.9846'
 East: 3,231,958.9660'

Segment# 8: Line

Course: S89°25'45"W
 North: 1,645,517.8372'

Length: 67.59'
 East: 3,231,891.3793'

Segment# 9: Curve

Length: 31.42'
 Delta: 90°00'00"

Radius: 20.00'
 Tangent: 20.00'

Chord: 28.28'
 Course In: N0°34'15"W
 RP North: 1,645,537.8362'
 End North: 1,645,537.6369'

Course: N45°34'15"W
 Course Out: S89°25'45"W
 East: 3,231,891.1801'
 East: 3,231,871.1811'

Segment# 10: Line

Course: N0°34'15"W
 North: 1,645,555.0461'

Length: 17.41'
 East: 3,231,871.0076'

Segment# 11: Curve

Length: 31.49'
 Delta: 9°15'07"
 Chord: 31.45'
 Course In: S89°25'45"W
 RP North: 1,645,553.1033'
 End North: 1,645,586.3706'

Radius: 195.00'
 Tangent: 15.78'
 Course: N5°11'48"W
 Course Out: N80°10'38"E
 East: 3,231,676.0173'
 East: 3,231,868.1586'

Segment# 12: Line

Course: N50°12'16"E
 North: 1,645,618.0274'

Length: 49.46'
 East: 3,231,906.1604'

Perimeter: 609.94'
 Error Closure: 0.0037
 Error North : 0.00337

Area: 20,430.44Sq.Ft.
 Course: N25°40'04"W
 East: -0.00162

Precision 1: 164,848.65

Parcel Name: Site - TRACT G

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,645,272.2488'

East:3,231,965.5213'

Segment# 1: Curve

Length: 7.81'
 Delta: 2°25'07"
 Chord: 7.81'
 Course In: S75°05'53"E
 RP North: 1,645,224.6731'
 End North: 1,645,279.7508'

Radius: 185.00'
 Tangent: 3.91'
 Course: N16°06'40"E
 Course Out: N72°40'46"W
 East: 3,232,144.2992'
 East: 3,231,967.6882'

Segment# 2: Line

Course: N17°19'14"E
 North: 1,645,305.5265'

Length: 27.00'
 East: 3,231,975.7266'

Segment# 3: Line

Course: S72°40'46"E Length: 19.00'
 North: 1,645,299.8699' East: 3,231,993.8650'

Segment# 4: Line

Course: S17°19'14"W Length: 34.74'
 North: 1,645,266.7052' East: 3,231,983.5223'

Segment# 5: Line

Course: N72°53'15"W Length: 18.84'
 North: 1,645,272.2488' East: 3,231,965.5164'

Perimeter: 107.38' Area: 660.27Sq.Ft.
 Error Closure: 0.0049 Course: N89°04'58"W
 Error North : 0.00008 East: -0.00488

Precision 1: 21,916.33

Parcel Name: Site - TRACT H

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,644,733.3034' East: 3,231,982.4953'

Segment# 1: Curve

Length: 596.85' Radius: 484.50'
 Delta: 70°34'57" Tangent: 342.93'
 Chord: 559.82' Course: N34°41'12"E
 Course In: N20°01'20"W Course Out: N89°23'43"E
 RP North: 1,645,188.5202' East: 3,231,816.6100'
 End North: 1,645,193.6337' East: 3,232,301.0830'

Segment# 2: Line

Course: N0°36'17"W Length: 53.82'
 North: 1,645,247.4507' East: 3,232,300.5150'

Segment# 3: Line

Course: S89°58'37"E Length: 9.02'
 North: 1,645,247.4471' East: 3,232,309.5350'

Segment# 4: Curve

Length: 6.76' Radius: 14.00'
 Delta: 27°39'25" Tangent: 3.45'

Chord: 6.69'
 Course In: S0°01'23"W
 RP North: 1,645,233.4471'
 End North: 1,645,245.8448'

Course: S76°08'54"E
 Course Out: N27°40'48"E
 East: 3,232,309.5294'
 East: 3,232,316.0328'

Segment# 5: Line

Course: S0°36'17"E
 North: 1,645,193.7977'

Length: 52.05'
 East: 3,232,316.5822'

Segment# 6: Curve

Length: 614.85'
 Delta: 70°27'23"
 Chord: 576.83'
 Course In: S89°23'43"W
 RP North: 1,645,188.5206'
 End North: 1,644,719.1186'

Radius: 500.00'
 Tangent: 353.08'
 Course: S34°37'25"W
 Course Out: S20°08'54"E
 East: 3,231,816.6100'
 East: 3,231,988.8359'

Segment# 7: Curve

Length: 6.72'
 Delta: 27°29'31"
 Chord: 6.65'
 Course In: N44°15'37"E
 RP North: 1,644,729.1451'
 End North: 1,644,724.7613'

Radius: 14.00'
 Tangent: 3.42'
 Course: N31°59'38"W
 Course Out: S71°45'07"W
 East: 3,231,998.6068'
 East: 3,231,985.3108'

Segment# 8: Line

Course: N18°14'53"W
 North: 1,644,733.2992'

Length: 8.99'
 East: 3,231,982.4958'

Perimeter: 1,349.07'
 Error Closure: 0.0043
 Error North : -0.00425

Area: 10,229.16Sq.Ft.
 Course: S5°56'06"E
 East: 0.00044

Precision 1: 313,734.88