



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

July 2, 2021

Mr Dan Osaba
City of Aurora, Planning
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: 1st Technical Submission Review – The Overlook at Sorrel Ranch – Preliminary Plat and Final Plat
Application Number: **DA-1379-26**
Case Number: **2019-4017-00; 2019-3050-00**

Dear Mr. Osaba:

This letter is in response to the City of Aurora's comments dated August 20, 2020. Please see the responses following the comments in *red italics*.

During the process of addressing comments, several minor design factors changed. Please note, the grading was revised at the southern end of the site to limit both the depth and the extent of grading performed on the adjacent property to the south. To accommodate proposed grading, a retaining wall is being proposed at the southeast corner. Side and rear dry utility easements have been moved to the front of the lots for consistency throughout the neighborhood to avoid conflicts with proposed retaining wall. The design team has also been made aware that Photometric Plans are no longer required as a part of site plans. As such, the photometric plans have been removed. However, the preliminary light pole locations, light fixture information and required Engineering notes remain in the plan set.

1st Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Code will not permit any less than 400 square feet of sod in the front yards. The lots shown on the redlines would have to be designed to the xeric front yards standards. That requires a feature like a fence, berming, boulders, etc. Please refer to Table 4.7-3 Residential Yard Landscaping Requirements for details. The category shown on the redlines would essentially say not permitted for sod.
Noted, this has been revised.
- Please do not submit the preliminary plat for another technical review until the preliminary drainage report is ready for approval.
Noted.
- Work with Andy Niquette (aniquett@auroragov.org) to complete the easement vacations on site. Please note that the preliminary plat and final plat will not be recorded until all the items needed are submitted, fully reviewed and ready to record.
Noted.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no additional community questions, comments or concerns received with this submission.

Noted.

2. Completeness and Clarity of the Application

Preliminary Plat Comments

Sheet C-1

2A. Correct the printing errors throughout the plan set.

Comment Response: This has been revised.

2B. Sheet S-1 was missing from the uploaded set. Please address comments from the 3rd Review Letter.

Comment Response: These comments have been addressed and this sheet will be included on the submittal.

Zoning and Land Use Comments

Sheet C-1

3A. Justification and mitigation for this request must also be listed on the cover sheet. Please summarize those and add them to the adjustments block.

Comment Response: This has been revised.

3B. The adjustment block must contain what the UDO standard is (i.e. 10 trees and 5 shrubs per 40 linear feet) and what the adjustment request is for (i.e. 8 trees and 4 shrubs per 40 linear feet). Please add these to the adjustment block.

Comment Response: This has been revised.

3C. Change the title to “Minor Adjustments” in the Adjustments table.

Comment Response: This has been revised.

3. Architectural and Urban Design Issues

Sheet S-2

4A. Add the two-rail fence detail on this sheet.

Comment Response: This detail was on the last submittal and is included on this set.

4B. Add: “and comply with the Sorrel Ranch Framework Development Plan” to Notes number 1 under the masonry wall detail.

Comment Response: This note has been added.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet L-1

5A. The gas line easement label that had been previously provided is missing.

Comment Response: This has been revised.

5B. The sanitary, stormwater, and water line symbology is barely visible on the legend and on the plans. Please revise for clarity.

Comment Response: This has been revised.

Sheet L-3

5C. Correct all highlighted printing errors.

Comment Response: This has been revised.

Sheet L-4

5D. Code will not permit any less than 400 square feet of sod in the front yards. The lots shown on the redlines would have to be designed to the xeric front yards standards. That requires a feature like a fence, berming, boulders, etc. Please refer to Table 4.7-3 Residential Yard Landscaping Requirements for details. The category shown on the redlines would essentially say not permitted for sod.

Comment Response: This has been revised.

5E. The tables and the plan on this sheet will be what the inspectors use for inspections and issuing certificates of occupancy. If the xeric option is required, as is the case with some of the options below, then the special landscape features (i.e. boulders, berming, fencing, etc.) should be included in the requirements under that lot type.

Comment Response: Noted, the xeric option has been added to the lot types with this requirement.

5F. Is the shrub total inclusive of the side yard? If so, add a note that either has X number of shrubs on the side yard or add a note that the 32 shrubs are distributed between the front and side yard.

Comment Response: Shrubs are to be distributed between the front and side yard.

5G. Modify the standard in the "General Standards (All Lots)" table per the redline comment.

Comment Response: This note has been added.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Sheet C-1

6A. This preliminary plat will not be approved by Public Works until the preliminary drainage letter/report is approved.

Comment Response: Noted.

6B. Please do not submit the preliminary plat for another technical review until the preliminary drainage report is ready for approval.

Comment Response: Noted.

6C. Sheet S-1 is not included in this set.

Comment Response: This has been revised.

Sheet P-1

6D. Please label the street lights as SL-1. Also include the fixture.

Comment Response: This has been revised.

6. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

7A. Traffic Engineering comments have been addressed.

Comment Response: Noted.

**7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
*Final Plat Comments***

8A. Send in the updated Titled Commitment to be dated within 120 calendar days of the plat approval date (final mylar set to be recorded).

Comment Response: Noted.

8B. Work with Andy Niquette (aniquett@auroragov.org) to complete the easement vacations on site. Please note that the preliminary plat and final plat will not be recorded until all the items needed are submitted, fully reviewed and ready to record.

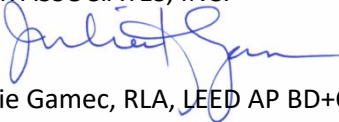
Comment Response: Noted.

8C. Make the corrections, additions, and general edits as shown on the redlined plat and associated documents.

Comment Response: Noted.

Sincerely,

THK ASSOCIATES, INC.



Julie Gamec, RLA, LEED AP BD+C, Assoc. AIA
303-770-7201

COMMENT RESPONSES:
DAVID OSBORNE, THK ASSOC.
11-11-20

This sheet is not
included

This sheet is now
included.

SHEET INDEX:

	SHEET	SHEET □
COVER SHEET	C-1	1
SITE PLAN	S-1	2
SITE PLAN DETAILS	S-2	3
GRADING PLANS	G-1	4
UTILITY PLANS	U-1	5
LANDSCAPE PLANS	L-1	6
LANDSCAPE SCHEDULE AND DETAILS	L-2 - L-3	7-8
FRONT YARD LANDSCAPE INSPECTION EXHIBIT	L-4	9
PHOTOMETRIC PLANS	P-1	10

ARCHITECTURAL REQUIREMENTS:

- DEVELOPER SHALL ADHERE TO ALL ARCHITECTURAL REQUIREMENTS SHOWN IN THE SORREL RANCH FRAMEWORK DEVELOPMENT PLAN IN ADDITION TO THE CITY OF AURORA REQUIREMENTS FOUND IN SECTION 146-4.8.
- ALL ARCHITECTURAL DETAIL STANDARDS FROM THE FDP MUST BE INCORPORATED IN ALL BUILDING ELEVATION DESIGNS.

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	7.98 ACRES
NUMBER OF UNITS PROPOSED	41 UNITS
BUILDING HEIGHT	38' MAXIMUM
HARD SURFACE AREA	59,693 S.F.
LANDSCAPE AREA	74,728 S.F.
PRESENT ZONING CLASSIFICATION	R-2 MEDIUM DENSITY RESIDENTIAL
MAXIMUM PERMITTED ALLOWABLE SIGN AREA	96 SQUARE FEET
TYPE OF SIGN	NONE
PARKING SPACES REQUIRED	2 SPACES PER UNIT, 1 GUEST SPACE PER 5 UNITS □
PARKING SPACES PROVIDED	2 PER UNIT PROVIDED IN GARAGE, 2 GUEST SPACES PROVIDED IN DRIVEWAY
PROPOSED USES	SFD SMALL, SFD STANDARD
OPEN SPACE	32,961 S.F. (EXCLUDES STREET BUFFER AREA)
CONSTRUCTION TYPE	V-N CONSTRUCTION, SINGLE FAMILY HOMES (ALL STRUCTURES WILL BE CONSTRUCTED UNDER THE 2015 IRC). STRUCTURES WILL BE NON-SPRINKLERED.

□ GUEST PARKING IS ACCOUNTED FOR ON THE PUBLIC STREETS.

GENERAL NOTES:

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SITE LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIALS OR ANY OTHER VISUAL OBSTACLE PER COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. CONSTRUCTION PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY GENERAL STANDARDS WITHIN SECTION 4.7.9. OF THE UDO.
- 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 PRODUCT TYPES ARE TO BE DETERMINED, THEREFORE BUILDING ELEVATIONS CANNOT BE SHOWN.

Label "Minor
Adjustments"

Completed

ADJUSTMENTS:

SECTION 146.47.5.C.2: MINIMUM PLANT MATERIAL QUANTITIES.

Justification and
mitigation for this
request must also be
listed on the cover
sheet here.

Completed

The adjustment block
must contain what the
standard is from code,
and what is being
adjusted. Please add
these to the
adjustments block

Completed

OVERLOOK AT SORREL RANCH PRELIMINARY PLAT

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.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AN 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.
- 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 LIGHTS AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATIONS OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS OF THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS IS REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED AND INITIALLY ACCEPTED.

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

Noted.

Please do not submit the preliminary plat again
until the preliminary drainage report is ready for
approval

Noted.

OWNER:

GB CAPITAL LLC.
ATTN: GEOFFREY BABBITT
2993 S. PEORIA STREET, SUITE 105
AURORA, CO 80014
303-901-1414

ENGINEER/DESIGNER:

HCL ENGINEERING & SURVEYING, LLC.
ATTN: ANDREW RENNER, P.E.
5600 S. QUEBEC STREET, SUITE 205B
GREENWOOD VILLAGE, CO 80111
303-773-1605 EXT. 124

SURVEYOR:

HCL ENGINEERING & SURVEYING, LLC.
ATTN: JULIAN SISNEROS, P.L.S.
5600 S. QUEBEC STREET, SUITE 205B
GREENWOOD VILLAGE, CO 80111
303-773-1605 EXT 122

LANDSCAPE ARCHITECT:

THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
303-770-7201

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

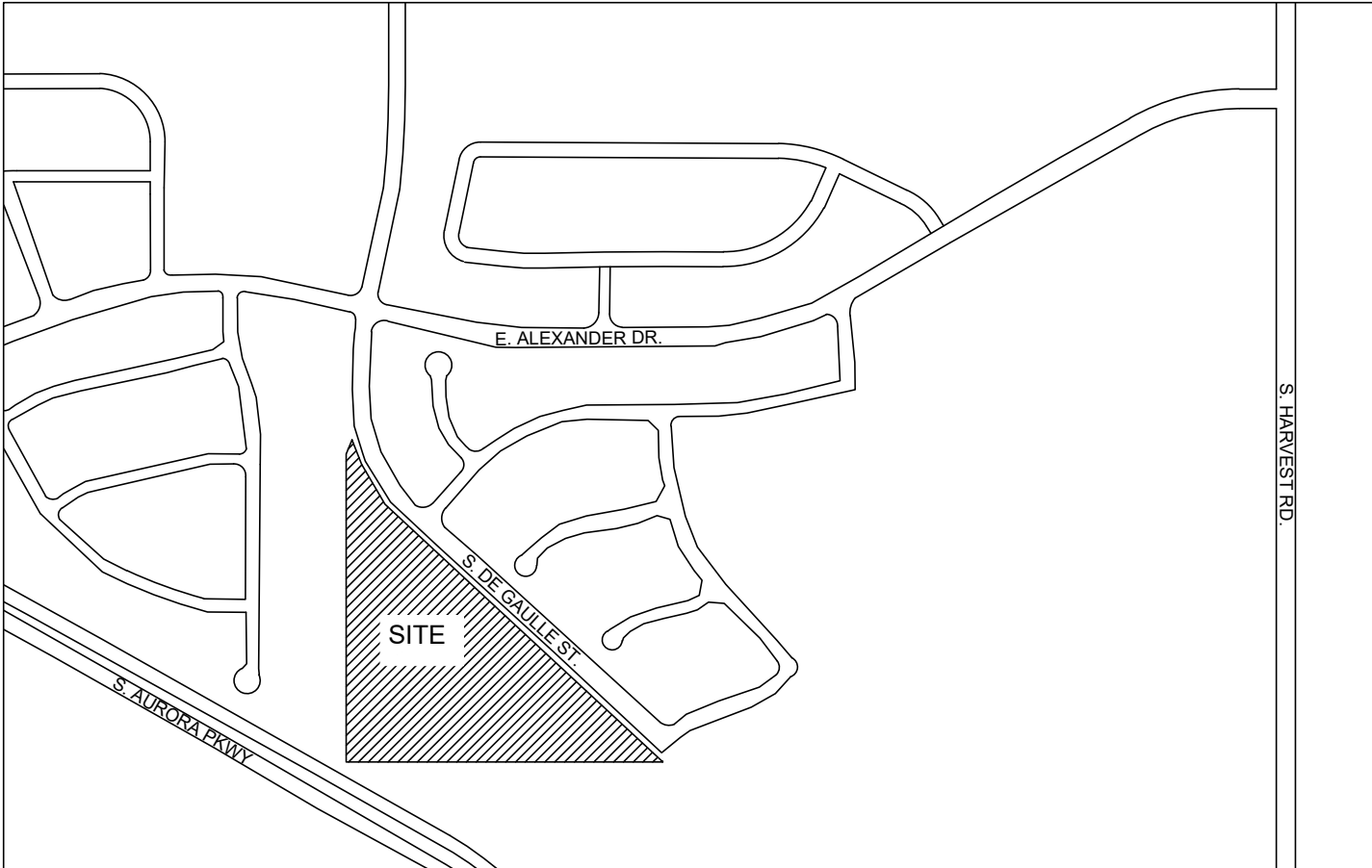
PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____.

LEGAL DESCRIPTION:

SORREL RANCH SUBDIVISION FILING NO. 11
A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH
SUBDIVISION FILING NO. 5.
SITUATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 18, T5S, R65W, 6TH PM
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 500'

AMENDMENTS

REVISIONS

3RD COA SUBMITTAL
1ST TECHNICAL SUBMITTAL

#	DATE
2	3-24-2020
3	7-15-20

PROJECT: OVERLOOK AT SORREL RANCH

DRAWING: COVER SHEET

CITY OF AURORA

DESIGNED BY: CW
DRAWN BY: CW
SCALE: N/A
DATE: 03-13-2020

associates inc.



2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
303-770-7201 FAX 770-7132

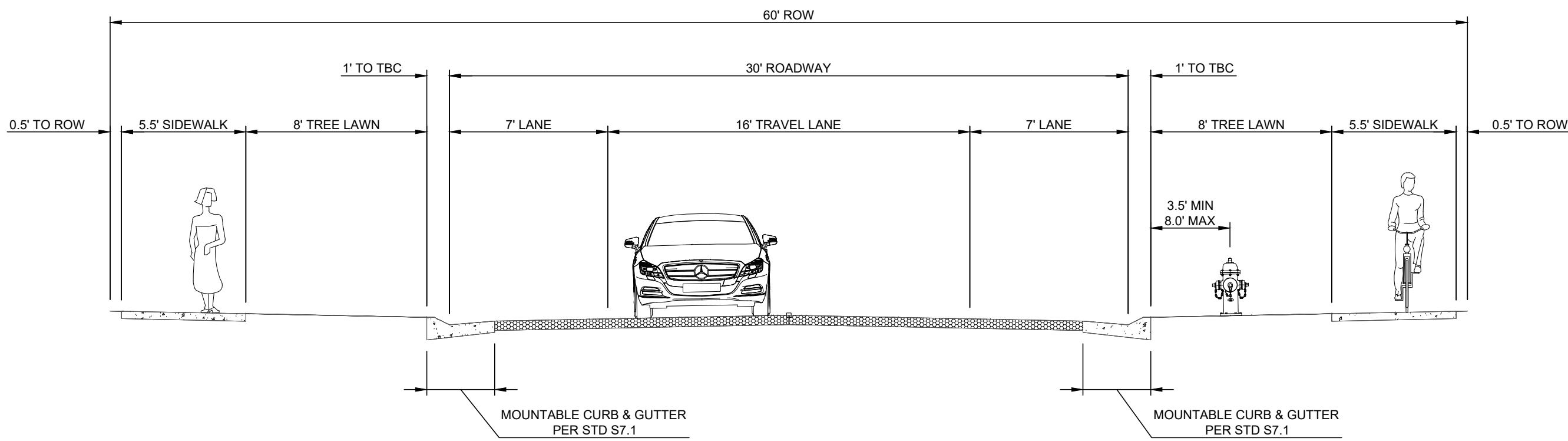
SHEET NUMBER

C-1

PROJECT NO. 8173-000

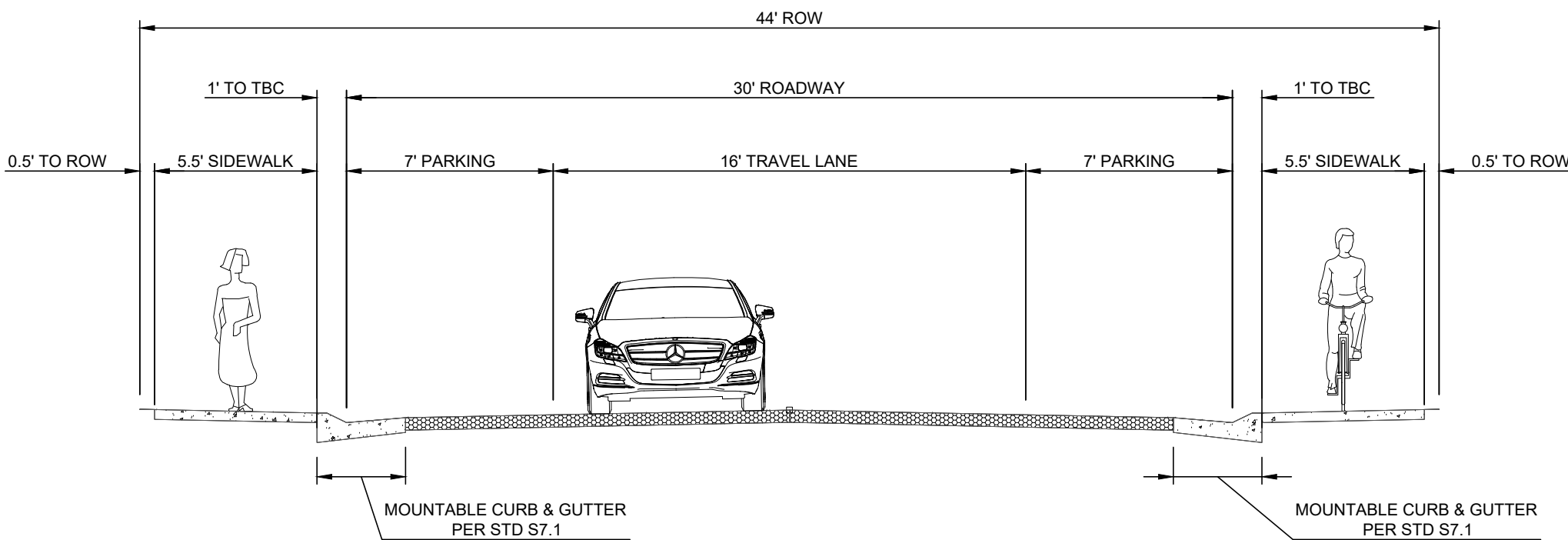
OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT

EAST IDA PLACE TYPICAL SECTION
LOCAL STREET TYPE 2 (PER STD. S1.1)

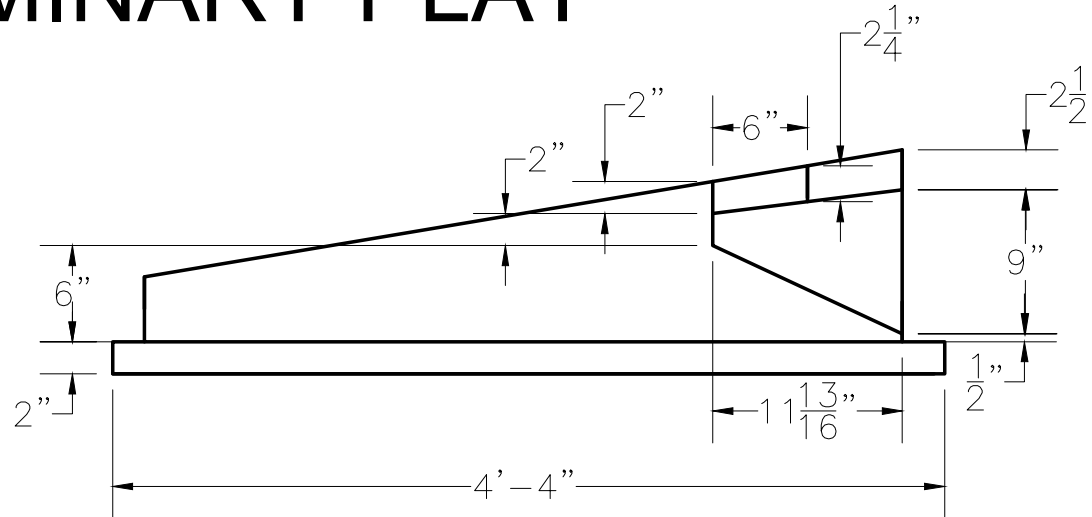


PRIMARY ROAD TYPICAL CROSS SECTION
N.T.S.

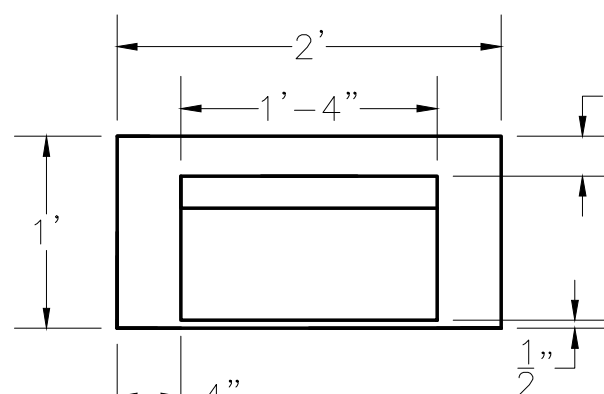
EAST PLATTE COURT (CUL DE SAC) TYPICAL SECTION
LOCAL STREET TYPE 2 ALTERNATE (PER STD. S1.1)



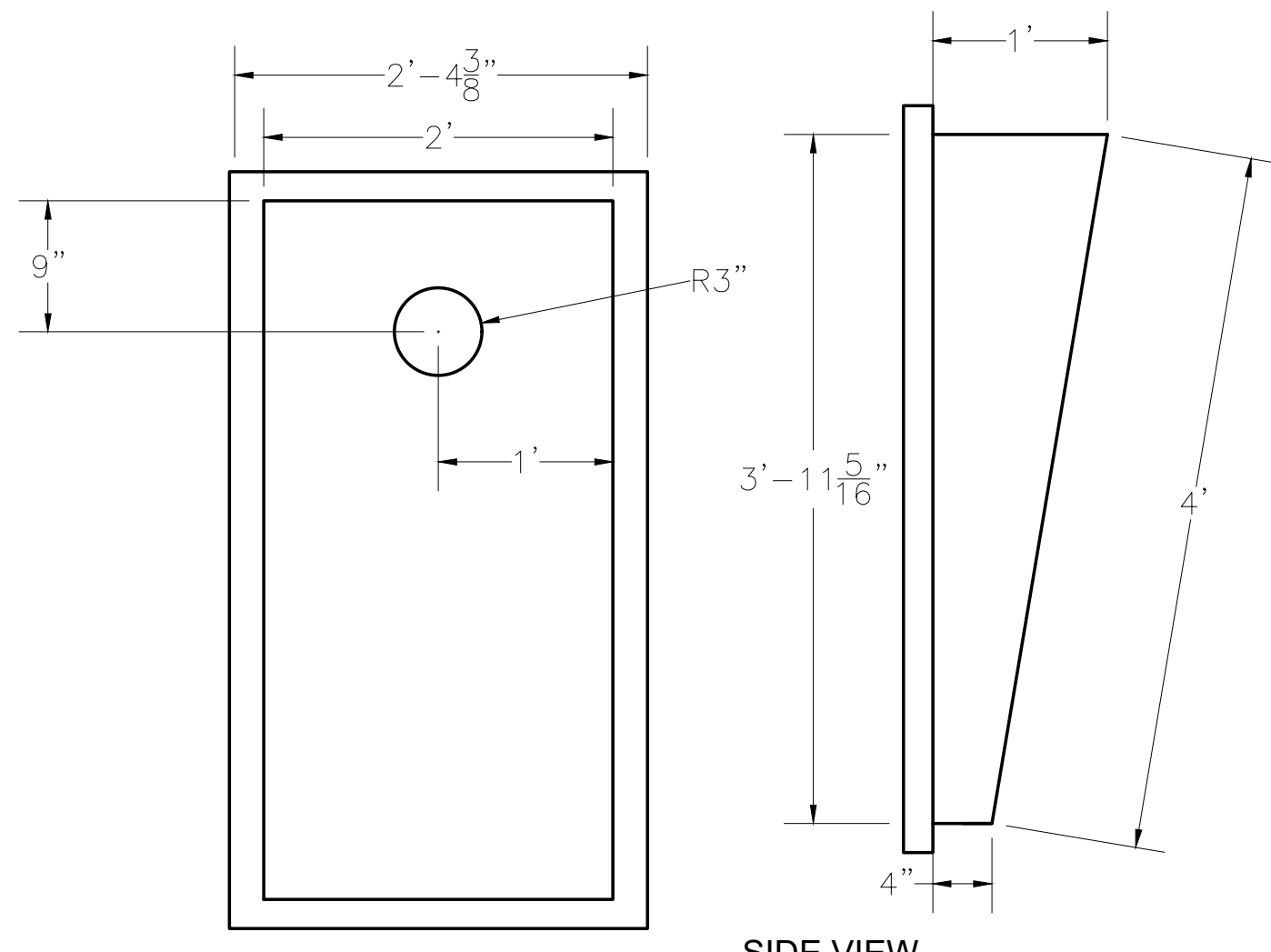
CUL-DE-SAC ROAD TYPICAL CROSS SECTION
N.T.S.



SECTIONAL VIEW



BACK VIEW



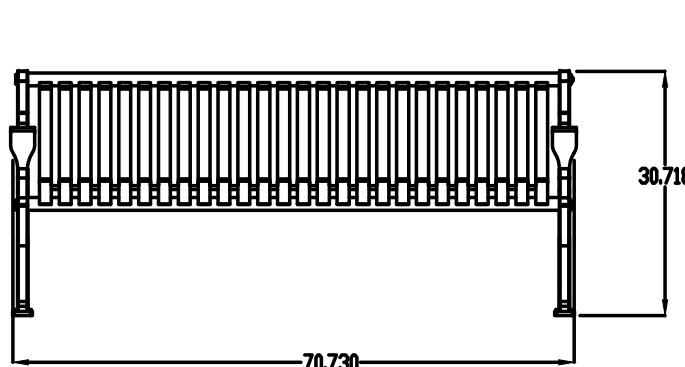
TOP VIEW

SIDE VIEW

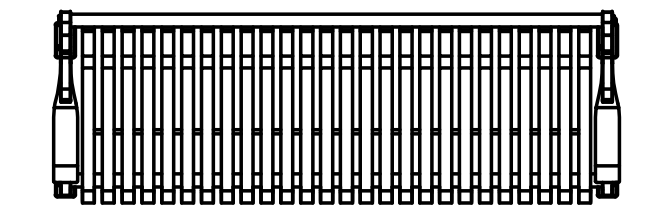
NOTE:
1. CORNHOLE SETS ARE TO BE PERMANENT.

CONCRETE CORNHOLE - ARCO CONCRETE INC.
N.T.S.

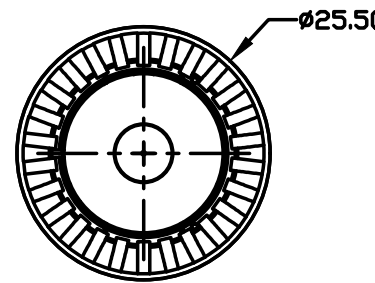
BURIED 2" DEEP



BLACK GLOSS POWDERCOAT FINISH

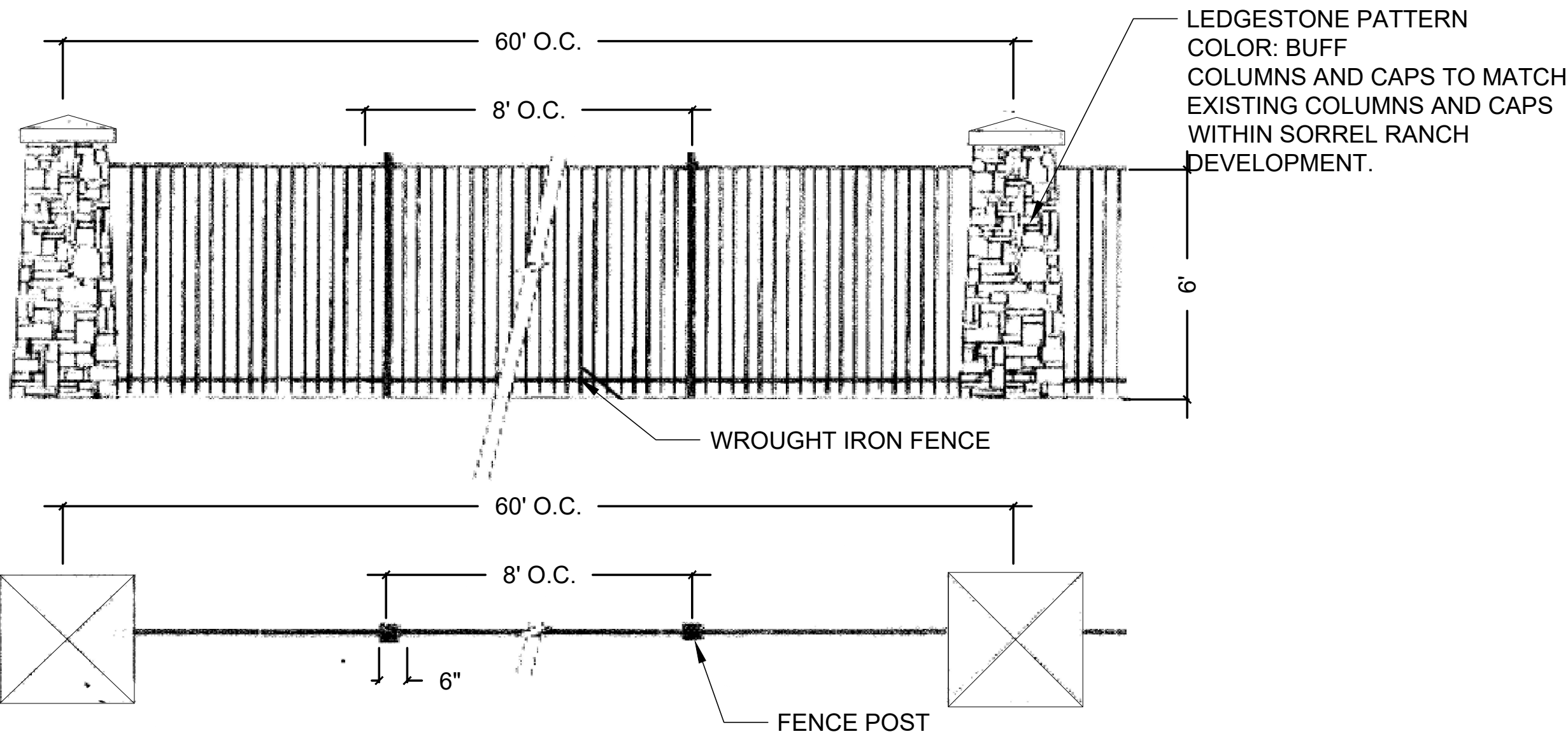


BENCH DETAIL 2 - MAGLIN MLB300M
N.T.S.

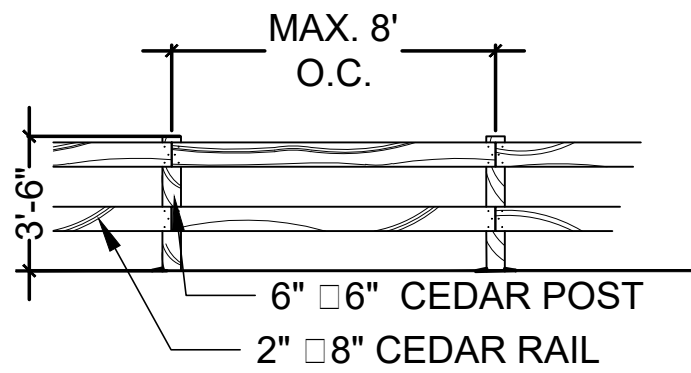


BLACK GLOSS POWDERCOAT FINISH

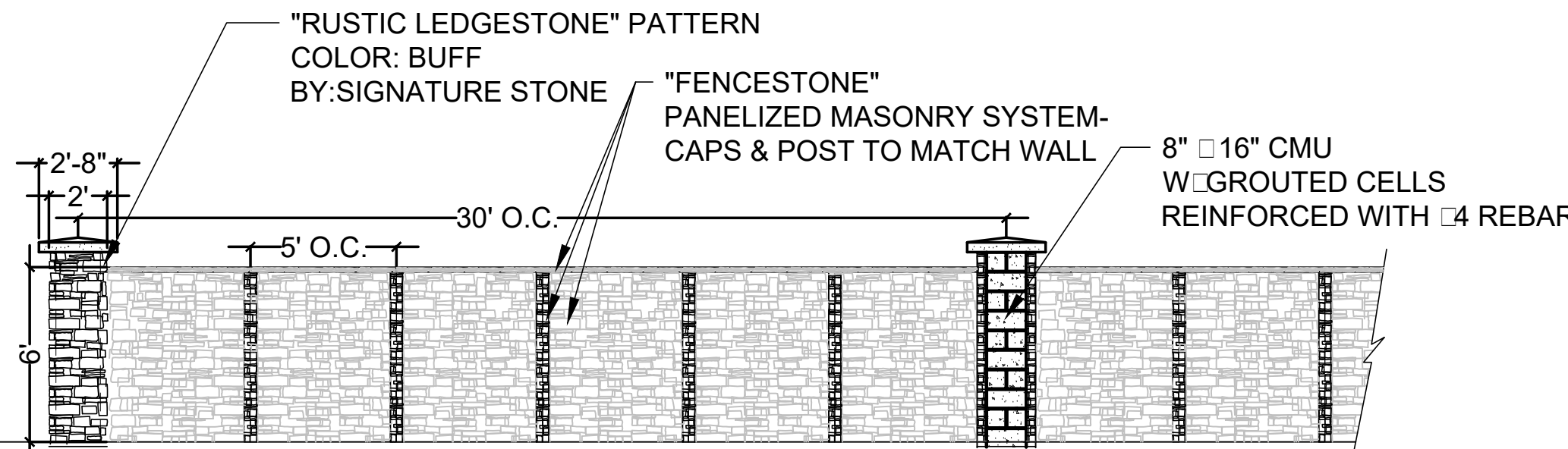
TRASH RECEPTACLE DETAIL - MAGLIN MLWR200-20
N.T.S.



WROUGHT IRON FENCE WITH COLUMNS
N.T.S.

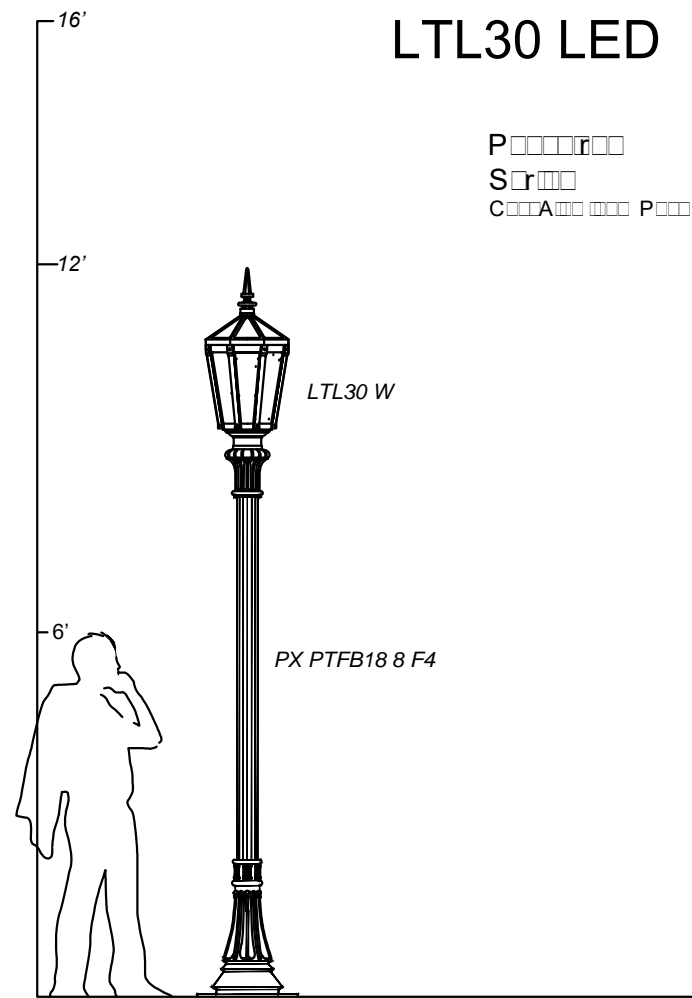


TWO RAIL WOOD FENCE
N.T.S.



NOTES:
1. COLOR, MATERIAL, AND DIMENSIONS SHALL MATCH EXISTING MASONRY WALLS BUILT IN SORREL RANCH.

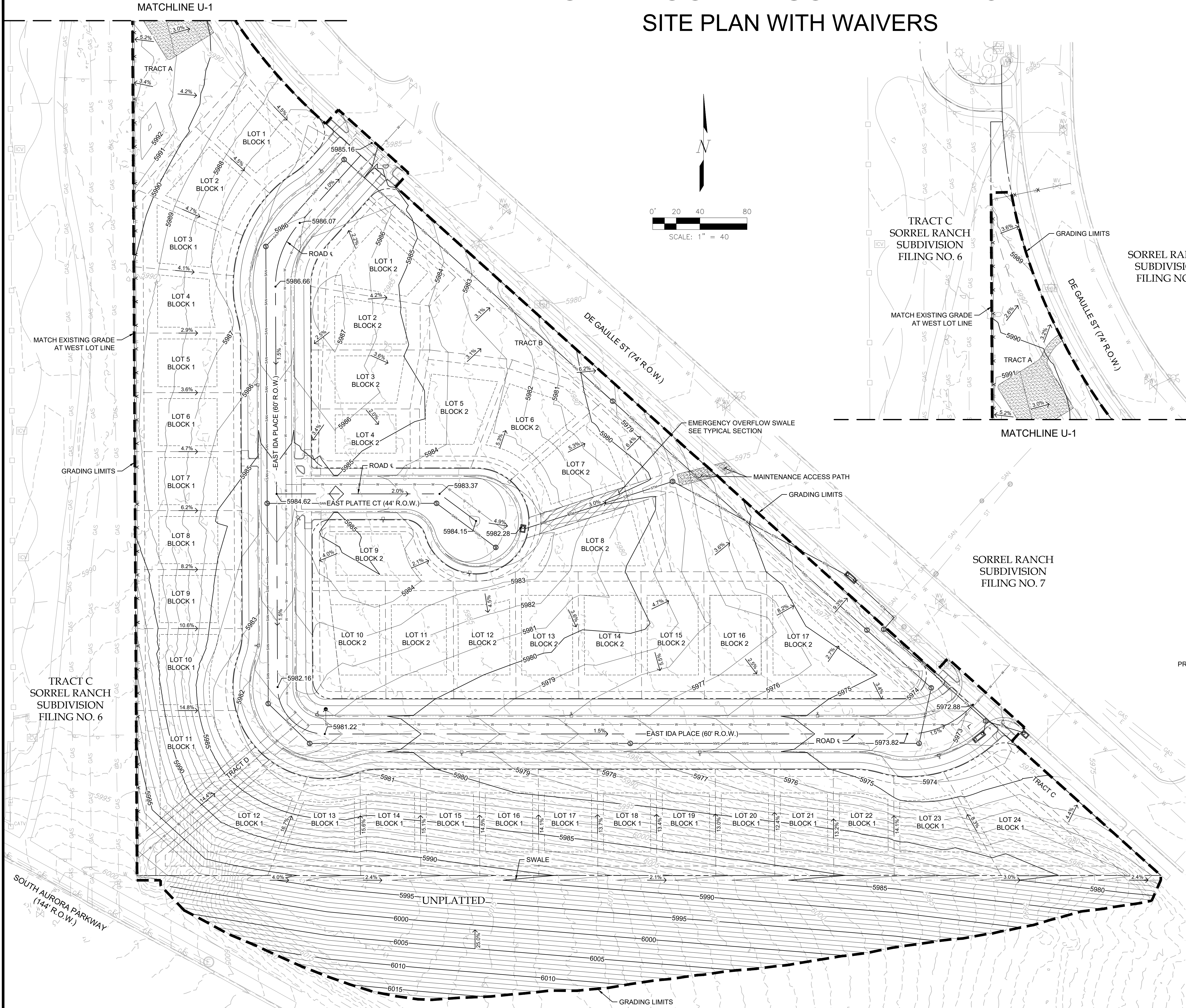
MASONRY WALL
N.T.S.



SITE LIGHTING
N.T.S.

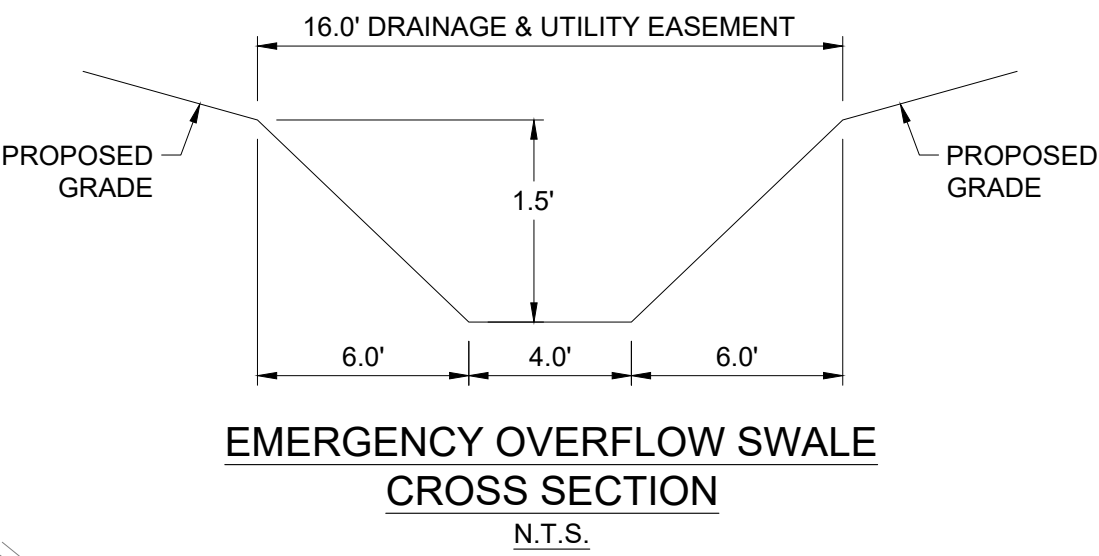
REVISIONS		DATE	#
3RD COA SUBMITTAL	2	3-24-2020	
1ST TECHNICAL SUBMITTAL	3	7-15-20	
PROJECT:		OVERLOOK AT SORREL RANCH	
DRAWING:		SITE DETAILS	
CLIENT:		CITY OF AURORA	
DESIGNED BY: CW		SCALE: N/A	
DRAWN BY: CW		DATE: 03-13-2020	
CHECKED BY: JG			

OVERLOOK AT SORREL RANCH
SITE PLAN WITH WAIVERS



SITE IMPROVEMENTS LEGEND	
---	PROPOSED EASEMENT
---	PROPOSED SET BACK
---	PROPOSED LOT LINE
---	PROPOSED ROW LINE
---	STM
---	PROPOSED STORM SEWER
W	PROPOSED WATER MAIN
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')
UE	UTILITY EASEMENT
GE	GAS EASEMENT
DE & UE	DRAINAGE & UTILITY EASEMENT
⊙	PROPOSED STORM MH
⊙	PROPOSED SANITARY MH
⊙	PROPOSED WATER METER
●	PROPOSED HYDRANT
⊠	PROPOSED STORM INLETS

- NOTES:
- ALL ROADS, STORM SEWER, SANITARY SEWER & WATER MAIN ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS NOTED OTHERWISE.
 - OWNER TO OBTAIN LETTER AUTHORIZING PERMISSION TO GRADE ONTO ADJACENT PROPERTY. LETTER TO BE PROVIDED TO THE CITY PRIOR TO APPROVAL OF CONSTRUCTION DOCUMENTS.
 - FINISHED FLOOR ELEVATIONS SHALL BE SET AT LEAST 12-INCHES ABOVE THE 100-YR WATER SURFACE ELEVATION FOR THE EMERGENCY OVERFLOW CONVEYANCE.
 - SIDEWALKS CROSS SLOPE SHALL NOT EXCEED 2%.



REVISIONS		#	DATE	DESCRIPTION
	SECOND SUBMITTAL OF CSP PER REDLINES	1	02/07/20	
	THIRD SUBMITTAL OF CSP PER REDLINES	2	03/20/20	
	FOURTH SUBMITTAL OF CSP PER REDLINES	3	05/08/20	

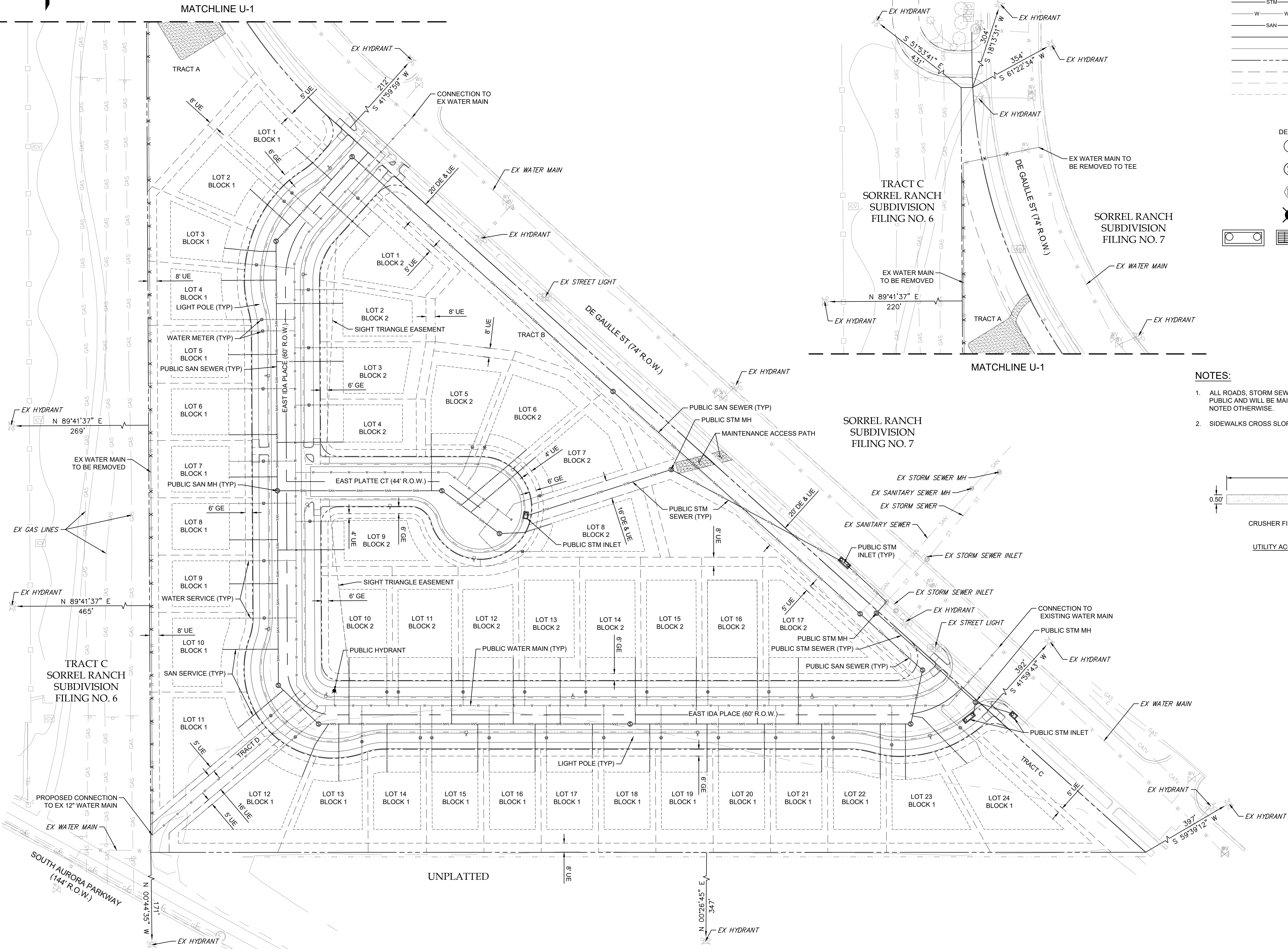
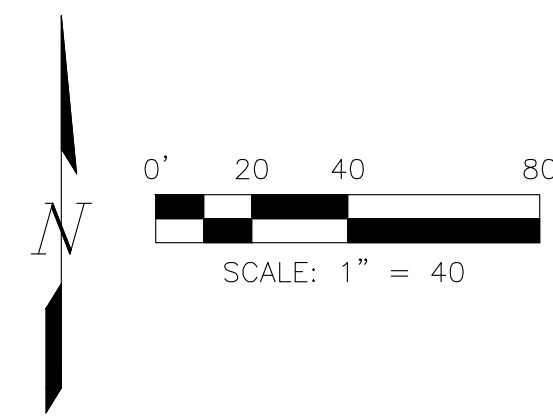
PROJECT:	SORREL RANCH
DRAWING:	GRADING PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	ARR
DRAWN BY:	CJK
CHECKED BY:	JLH
DATE:	

HCL ENGINEERING & SURVEYING, L.L.C. 1000 WEST 10TH AVE, SUITE 200 GREENWOOD VILLAGE, CO 80111 PHONE: 303.773.1805 FAX: 303.773.3297 WWW.HCLENGINEERING.COM
HCL ENGINEERS • SURVEYORS
SHEET NUMBER G-1
PROJECT NO. 8173-000

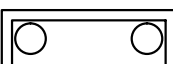
2020-06-15 3:55pm By: ARenner
H:\2019 Jobs\190017 Sorrel Ranch Civil Plan Set\190017 Sorrel Ranch Grading.dwg

OVERLOOK AT SORREL RANCH

SITE PLAN WITH WAIVERS

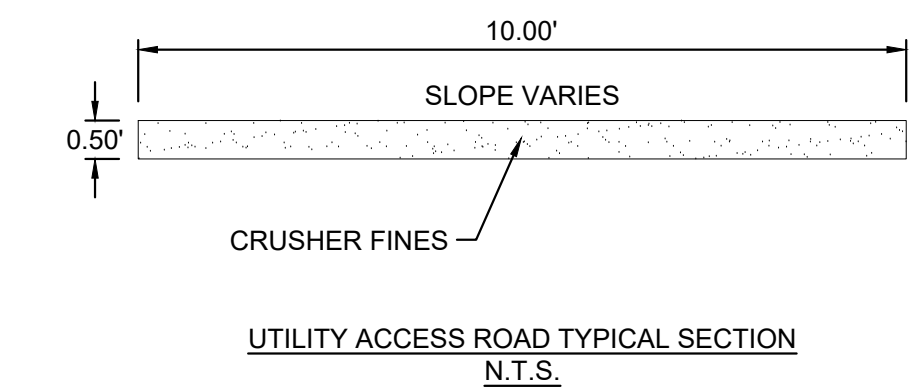


SITE IMPROVEMENTS LEGEND

- | | |
|---|-----------------------------|
| ----- | PROPOSED EASEMENT |
| ----- | PROPOSED SET BACK |
| ----- | PROPOSED LOT LINE |
| ----- | PROPOSED ROW LINE |
| -----STM----- | PROPOSED STORM SEWER |
| -----W-----W----- | PROPOSED WATER MAIN |
| -----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') |
| UE | UTILITY EASEMENT |
| GE | GAS EASEMENT |
| DE & UE | DRAINAGE & UTILITY EASEMENT |
| (D) | PROPOSED STORM MH |
| (S) | PROPOSED SANITARY MH |
| (M) | PROPOSED WATER METER |
| ● | PROPOSED HYDRANT |
|  | PROPOSED STORM INLETS |

NOTES:

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



1	02/07/20	SECOND SUBMITTAL OF CSP PER REDLINES
2	03/20/20	THIRD SUBMITTAL OF CSP PER REDLINES
3	05/08/20	FOURTH SUBMITTAL OF CSP PER REDLINES

DRAWING:		OVERALL UTILITY PLAN	
CLIENT:		CITY OF AURORA	
DESIGNED BY:	ARR	HORIZ:	
DRAWN BY:	CJK	SCALE:	
CHECKED BY:	JLH	VERT:	
		DATE:	

ENGINEERS • SURVEYORS

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 5600 SOUTH QUEBEC ST., STE 205B
 DENVER, CO 80111
 PHONE: 303.773.1605
 FAX: 303.773.3297
 WWW.HCLENGINEERING.COM

SHEET NUMBER

U-1

PROJECT NO. 8173--000

OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT

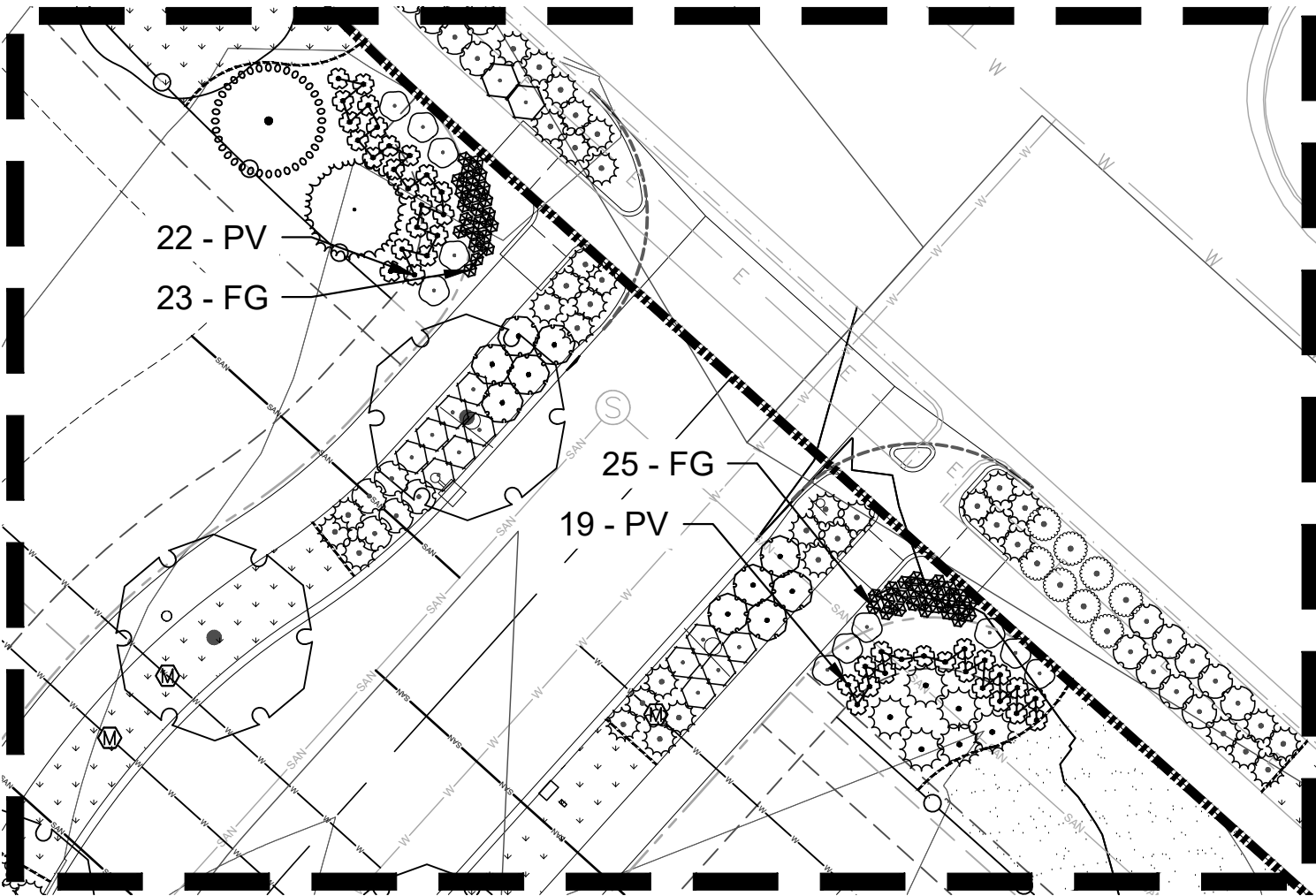
NOT FOR CONSTRUCTION

The gas line easement label that had been previously provided is missing

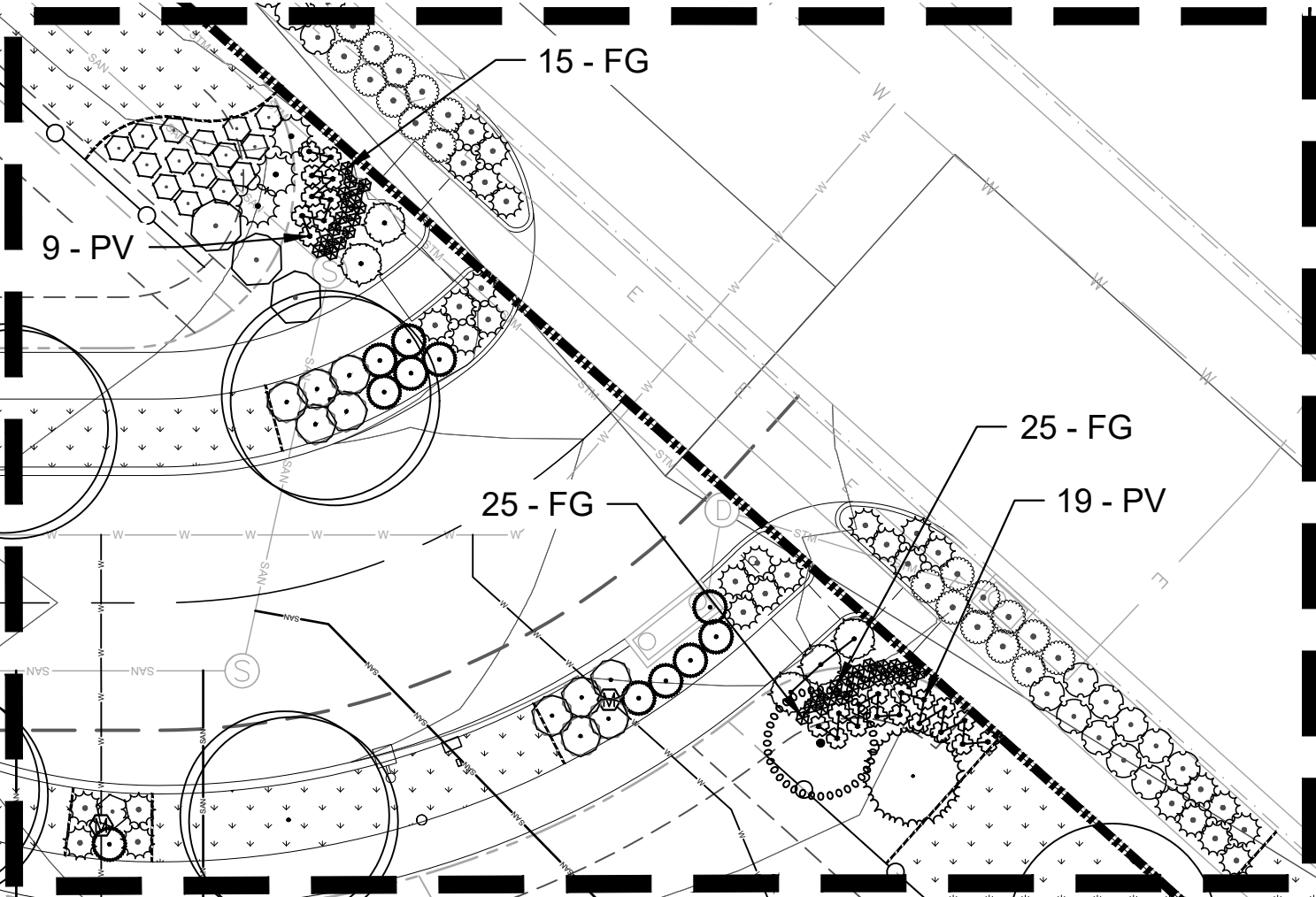
Completed

MATCHLINE: THIS SHEET

- NOTES:
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF INDIVIDUAL DRIVEWAY LOCATIONS.
 2. MULCH BEDS TO BE 1 1/2" DIA. RIVER ROCK MULCH OR APPROVED EQUAL, AT A 3" DEPTH.



DETAIL PLAN A



DETAIL PLAN B

- LEGEND
- DECIDUOUS SHADE TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - SOD
 - NATIVE SEED
 - CRUSHER FINES
 - METAL EDGER
 - 6' WROUGHT IRON FENCING WITH COLUMNS
 - 6' PANELIZED MASONRY RENCING
 - 3/6" TWO RAIL WOOD FENCING
 - SITE LIGHTING
 - PROPERTY LINE
 - LOT LINE
 - LOT SETBACK
 - PROPOSED EASEMENT
 - SANITARY LINE
 - STORMWATER LINE
 - WATER LINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED STREET LIGHT
 - MASONRY COLUMN IN 3/6" TWO RAIL WOOD FENCING

Completed

These here and on the plan are barely visible.

REVISIONS		DATE	
2	3RD COA SUBMITTAL	3-24-2020	
3	1ST TECHNICAL SUBMITTAL	7-15-20	

OVERLOOK AT SORREL RANCH		LANDSCAPE PLAN	
PROJECT:		CLIENT:	CITY OF AURORA
DRAWING:		DESIGNED BY: CW	SCALE: 1" = 40'
		DRAWN BY: CW	HORIZ: N/A
		CHECKED BY: JC	DATE: 03-13-2020

associates inc.

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

SHEET NUMBER
L-1

PROJECT NO. 8173-000

GENERAL NOTES

1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
3. 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.
4. NO SLOPES TO EXCEED 3:1
5. ANY PROPOSED PLANTING MATERIAL PLANTED IN THE SIGHT TRIANGLES MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
6. STREET TREES SHALL BE LIMBED UP TO 8' ABOVE WALKS AS THEY MATURE.

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6. STREET TREES SHALL BE LIMBED UP TO 8' ABOVE WALKS AS THEY MATURE.

1. SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
2. FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: ANTIQUE STREET LAMPS MODEL LTL30 LED. SEE LIGHTING PLAN.
3. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT. SURFACE MATERIAL AT BIKE RACKS SHALL BE CONCRETE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. 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.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS 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.
7. 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.
8. A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF PROP. FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. MULCHING FOR SHRUB BEDS TO BE 1 ½" RIVER ROCK MULCH OR APPROVED EQUAL AT MIN. 3" DEEP AND TREES TO BE GORILLA HAIR SHREDDED WOOD MULCH OR EQUAL AT MIN. 3" DEEP.
11. FINAL STREET TREE PLACEMENT WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITIES AND INDIVIDUAL DRIVEWAY LOCATIONS.

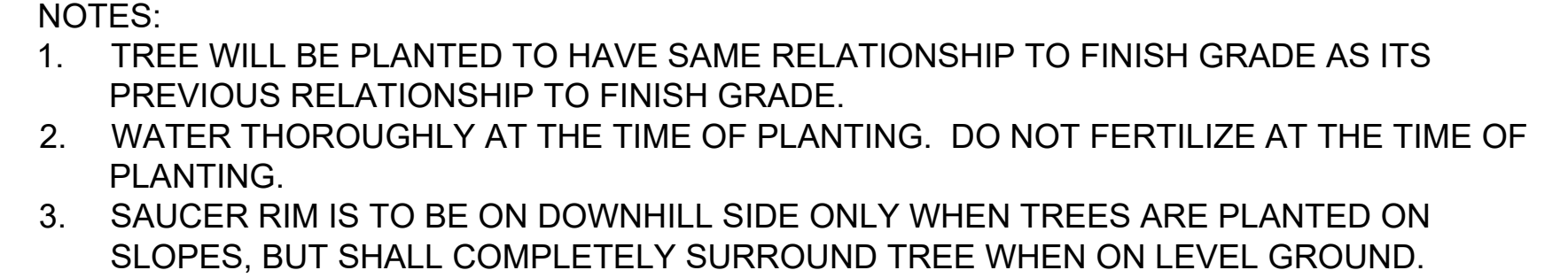


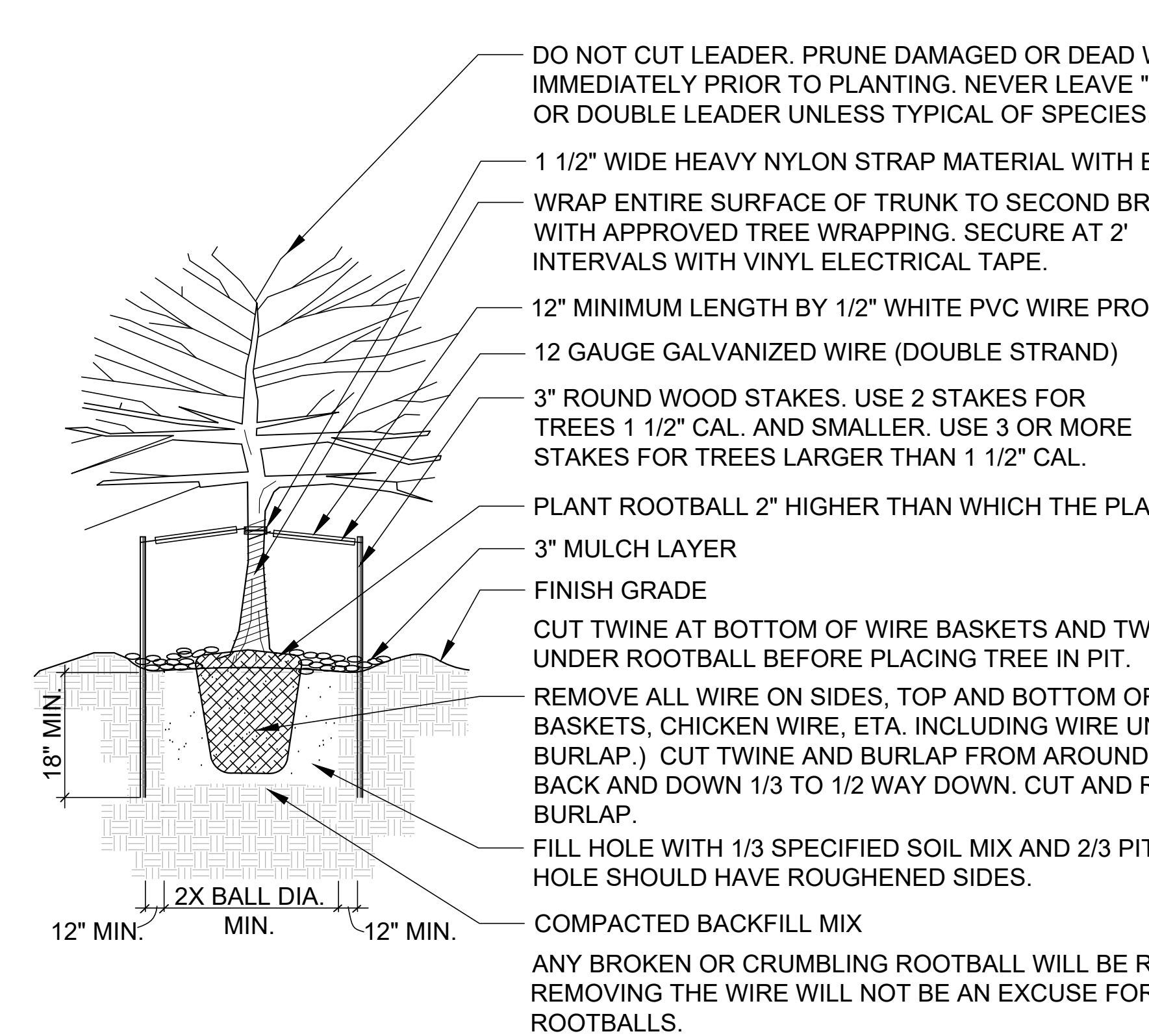
Diagram illustrating the planting specifications for a shrub:

- PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.
- SET SHRUB 2" HIGHER THAN THE HEIGHT AT WHICH THE PLANT GREW.
- APPLY SPECIFIED MULCH. TAPER MULCH DEPTH TO 1" AT EDGE OF PAVEMENT.
- DIG PLANT PIT TWICE AS WIDE AND DEEP AS THE CONTAINER.
- LOOSEN SIDES OF PLANT PIT AND ROOTBALL. FILL PLANT PIT WITH 1/3 SPECIFIED SOIL MIX AND 2/3 PIT SOIL.
- COMPACTED BACKFILL MIX.

Additional specifications shown in the diagram:

- 2X BALL DIA. MIN.
- 2'-6" DIA. SAUCER RIM

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.



OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT

NOT FOR CONSTRUCTION

STANDARD RIGHTS OF WAY AND CURBSIDE LANDSCAPE

						REQUIRED □ PROVIDED	
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA (S.F.)	TREES (1 EVERY 40 FT.)	SHRUBS (1 PER 40 S.F.)
A	S. DE GAULLE ST. - NORTHWEST	294'	N/A	8'	2,625	8 □ □	66 □ 146 □
B	S. DE GAULLE ST. - CENTRAL	627'	N/A	8'	4,988	16 □ □	125 □ 285 □
C	S. DE GAULLE ST. - SOUTHEAST	180'	N/A	8'	1,507	5 □ □	38 □ 89 □
D	E. IDA PLACE - BLOCK 1	1,143'	N/A	8'	9,118	29 □ 28 □	228 □ 228
E	E. IDA PLACE - NORTH, BLOCK 2	190'	N/A	8'	2,133	5 □ 5	54 □ 64
F	E. IDA PLACE - SOUTH, BLOCK 2	692'	N/A	8'	5,698	18 □ 17	147 □ 167
G	E. PLATTE COURT	420'	N/A	N/A	N/A	11 □ 10 □	N/A

1. 50' SETBACK FROM STOP SIGN ELIMINATES TREES IN THIS AREA.

□ TREE REMOVED DUE TO CONFLICT WITH MANDATORY 50' STOP SIGN CLEARANCE.
□ SHRUB EQUIVALENT OF 10 SHRUBS PER 1 TREE USED DUE TO UTILITY LINE CONFLICT.
□ TREE REMOVED TO AVOID UTILITIES AND EASEMENT.

20' MINIMUM BUFFER TABLE

		REQUIRED □ PROVIDED	
AREA	AREA	TREES (1 TREE PER 3,000 SF)	SHRUBS (10 SHRUBS PER 3,000 SF)
S. DE GAULLE ST. (NORTHWEST)	7,386 S.F.	3 □ 11	25 □ 57 □
S. DE GAULLE ST. (CENTRAL)	13,041 S.F.	5 □ □	44 □ 142 □ □
S. DE GAULLE ST. (SOUTHEAST)	3,595 S.F.	2 □ 6	12 □ 40 □

□ SHRUB EQUIVALENT OF 10 SHRUBS PER 1 TREE USED, DUE TO UTILITY LINE CONFLICTS

□ ORNAMENTAL GRASS EQUIVALENT OF THREE (3) 1 GAL. ORNAMENTAL GRASSES PER ONE (1) 5 GAL. SHRUB USED, PER SECTION 4.7.3.B.7. □ □

LANDSCAPE TRACT TABLE

		REQUIRED □ PROVIDED	
TRACT	AREA	TREES (1 TREE PER 4,000 SF)	SHRUBS (10 SHRUBS PER 4,000 SF)
A	19,616 S.F.	5 □ 15	50 □ 108
B	24,549 S.F.	7 □ 33	62 □ 133
C	3,300 S.F.	1 □ 6	9 □ 28

NATIVE SEED INFORMATION

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

FRONT YARD TYPICAL PLANT PALETTE

TREES COLORADO SPRUCE PONDEROSA PINE ROCKY MOUNTAIN JUNIPER WESTERN CATALPA KENTUCKY COFFEE TREE COMMON HACKBERRY GREENSPIRE LINDEN LITTLELEAF LINDEN REDMOND LINDEN RED SUNSET MAPLE ROYAL RED MAPLE BURR OAK CHOKECHERRY GINNALA MAPLE RADIANT CRABAPPLE	PICEA PUNGENS PINUS PONDEROSA JUNIPERUS SCOPULORUM CATALPA SPECIOSA GYMNOCLADUS DIOICA CELTIS OCCIDENTALIS TILIA CORDATA 'GREENSPIRE' TILIA CORDATA TILIA EUCLORA 'REDMOND' ACER RUBRUM 'RED SUNSET' ACER PLATANOIDES 'ROYAL RED' QUERCUS MACROCARPA PRUNUS VIRGINIANA ACER GINNALA MALUS 'RADIANT'
--	---

SHRUBS BUFFALO JUNIPER HUGHES JUNIPER APACHE PLUME BLUE MIST SPIREA YELLOW CURRANT LEADPLANT LILAC MOUNTAIN MAHOGANY POTENTILLA LODENSE PRIVET NANNYBERRY NEW MEXICAN PRIVET BAILEY REDTWIG DOGWOOD RUSSIAN SAGE TALL WESTERN SAGE SHRUB ROSE WESTERN SAND CHERRY SASKATOON SERVICEBERRY VANHOUTTE SPIREA THREE-LEAF SUMAC WASATCH MAPLE WAYFARING TREE ORNAMENTAL GRASSES	JUNIPERUS SABINA 'BUFFALO' JUNIPERUS HORIZONTALIS 'HUGHES' FALLUGIA PARADOXA CARYOPTERIS X CLANDONENSIS RIBES AUREUM AMORPHA CANESCENS SYRINGA VULGARIS CEROCARPUS LEDIFOLIUS POTENTILLA FRUTICOSA LIGUSTRUM VULGARE 'LODENSE' VIBURNUM LENTAGO FORESTIERA NEOMEXICANA CORNUS STOLONIFERA 'BAILEY' PEROVSKIA ATRIPLICIFOLIA ARTEMISIA TRIDENTATA ROSA X 'WINNIPEG PARKS' PRUNUS BESSEYI AMELANCHIER ALNIFOLIA SPIREA X VANHOUTTEI RHUS TRILOBATA ACER GRANDIDENTATUM VIBURNUM LANTANA
--	--

LANDSCAPE ADJUSTMENT

ONE ADJUSTMENT IS REQUIRED FROM THE LANDSCAPE CODE - SECTION 146-4.7.5.C.2. □ MINIMUM PLANT QUANTITIES.

Printing error

Completed

REVISIONS			
#	DATE	3RD COA SUBMITTAL	1ST TECHNICAL SUBMITTAL
2	3-24-2020		
3	7-15-20		

PROJECT: OVERLOOK AT SORREL RANCH		LANDSCAPE TABLES AND DETAILS	
DRAWING:		CITY OF AURORA	
CLIENT:		HORIZ: N/A	SCALE: VERT: N/A
DESIGNED BY: CW		DRAWN BY: CW	CHECKED BY: JG
		DATE: 03-13-2020	

associates inc.

2953 S
ALTA
303-770-7201

P
C
80014

S
770-7132

SHEET NUMBER

L-3

PROJECT NO. 8173-000

OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT

RESIDENTIAL LOT TYPE LEGEND

These tables and the plan on this sheet will be what the inspectors use for inspections and issuing certificates of occupancy. If the xeric option is required as is the case with some of the options below, then the special landscape features i.e. boulders, berming, fence etc. should be included in the landscape requirements under that lot type.

A	
50' x 90' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (4,500 S.F. - 7,000 S.F.)	
TREES	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) ORONE (1) EVERGREEN TREE (≥ 6' TALL)
SHRUBS	28 TOTAL MINIMUM: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	4 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none">TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,250 S.F. FOOTPRINT AND A 16' x 20' DRIVEWAY.

B	
50' x 95' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (4,500 S.F. - 5,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) ORONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) TREE PER EVERY 25 LINEAR FEET. *
SHRUBS	28 TOTAL MINIMUM: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	4 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none">TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

* SIDE YARD USES AN ASSUMPTION OF A 30' WIDE BY 40' LONG SIDE YARD.

E	
50' x 95' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (≥ 7,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) ORONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) TREE PER EVERY 25 LINEAR FEET. *
SHRUBS	70 TOTAL MINIMUM: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	21 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none">TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

* SIDE YARD USES AN ASSUMPTION OF A 30' WIDE BY 40' LONG SIDE YARD.

C	
50' x 90' SINGLE-FAMILY SMALL UNIT (INTERIOR LOT) (4,500 S.F. - 5,000 S.F.)	
TREES	1 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥ 2.5" CALIPER) ORONE (1) ORNAMENTAL TREE (≥ 2" CALIPER)
SHRUBS	32 TOTAL MINIMUM: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	10 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	150 S.F. MINIMUM - 210 S.F. MAXIMUM: <ul style="list-style-type: none">TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 210 S.F., WHICHEVER IS LESS

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,000 S.F. FOOTPRINT.

D	
50' x 95' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (4,500 S.F. - 5,000 S.F.)	
TREES (FRONT YARD)	1 TOTAL MINIMUM: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥ 2.5" CALIPER) ORONE (1) ORNAMENTAL TREE (≥ 2" CALIPER)
TREES (SIDE YARD)	1 TOTAL MINIMUM: <ul style="list-style-type: none">ONE ORNAMENTAL TREE
SHRUBS	28 TOTAL MINIMUM: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	10 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	150 S.F. MINIMUM - 210 S.F. MAXIMUM: <ul style="list-style-type: none">TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 210 S.F., WHICHEVER IS LESS

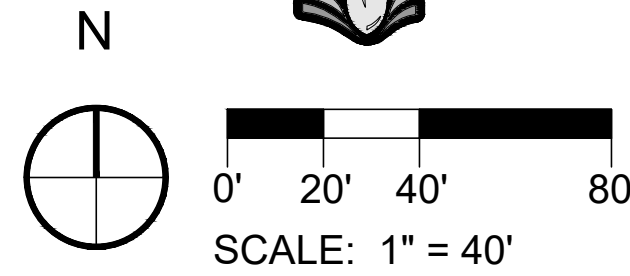
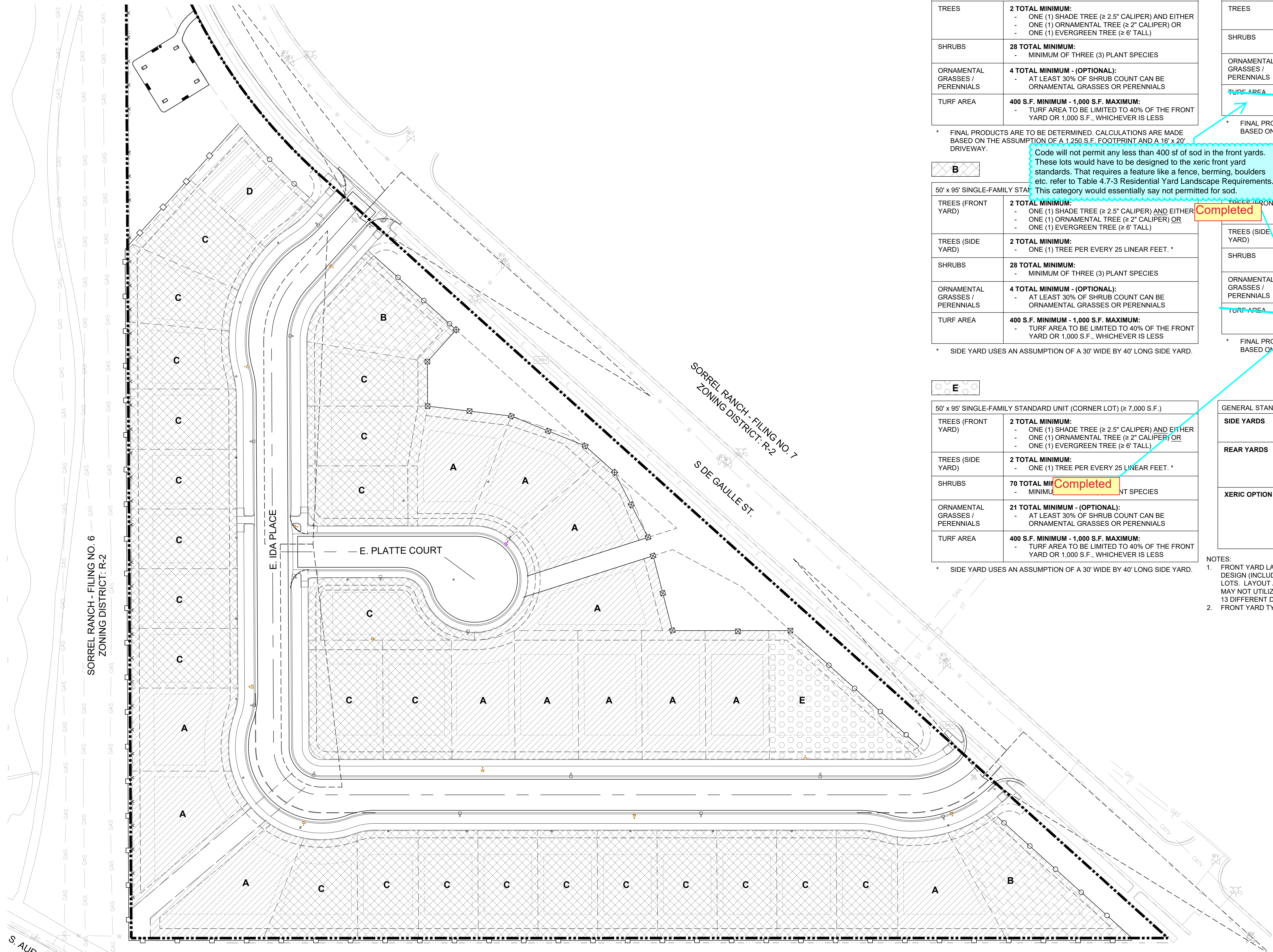
* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,000 S.F. FOOTPRINT.

GENERAL STANDARDS (ALL LOTS)	
SIDE YARDS	SIDE YARDS WITH NO PUBLIC VIEW: <ul style="list-style-type: none">NO PLANT MATERIAL REQUIREDMULCH REQUIRED
REAR YARDS	REAR YARDS WITH NO PUBLIC VIEW: <ul style="list-style-type: none">≤ 45% TURF REAR YARDS WITH PUBLIC VIEW: <ul style="list-style-type: none">FRONT YARD STANDARDS APPLY
XERIC OPTION	IF THE XERIC OPTION IS PROVIDED (NO SOD IN THE FRONT YARD) THEN ONE OF THE FOLLOWING MUST BE PROVIDED: <ul style="list-style-type: none">A WALL 1.5' - 2' TALLBOULDERSFENCEEARTHEN BERM

- NOTES:
- 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 13 DIFFERENT DESIGNS ARE ANTICIPATED.
 - FRONT YARD TYPICAL PLANT PALETTE IS PROVIDED ON SHEET L-3.

Is this shrub total inclusive of the side yard? If so, add a note that either has X amount shrubs go to the side yard or add a note that the 32 shrubs are to be distributed between the front and side yard.

Add..side yards with public view...front yard standards apply.



PROJECT: OVERLOOK AT SORREL RANCH

DRAWING: RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT

CLIENT: CITY OF AURORA

DESIGNED BY: CW

DRAWN BY: CW

CHECKED BY: JG

DATE: 3-24-2020

2

DATE: 7-15-20

3

REVISIONS

3RD COA SUBMITTAL

1ST TECHNICAL SUBMITTAL

associates inc.

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

SHEET NUMBER

L-4

PROJECT NO. 8173-000

OVERLOOK AT SORREL RANCH

PRELIMINARY PLAT

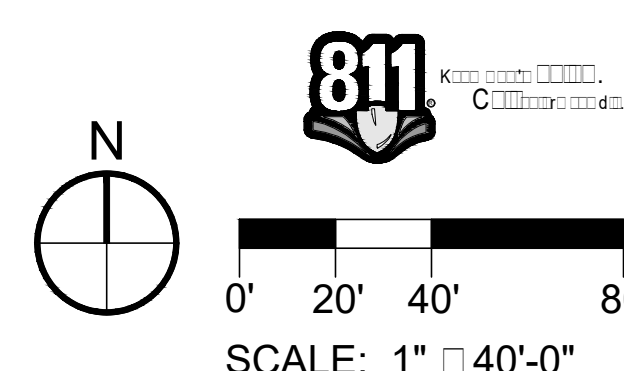
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S						
$\square\square\square\square\square\square\square$	$S\square\square\square\square$	$A\square\square$	$M\square\square$	$M\square\square$	$M\square\square M\square\square$	$A\square\square M\square\square$
$\square\square\square\square\square\square\square\square$	$+$	$\square\square\square\square$	$\square\square\square\square$	$\square\square\square\square$	$N A$	$N A$

GENERAL NOTES:

1. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL , AND CONTINUING TO THE "PUBLIC WAY".
2. ALL FIXTURES, POLES AND BASES SHALL BE BLACK IN COLOR.
3. ALL ON-SITE STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA.
4. THE PHOTOMETRIC PLAN IS REQUIRED WITH THE LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS.

NOTE: SHEET HAS BEEN REMOVED.
FIXTURE INFORMATION AND REQUIRED
NOTES INCLUDED ON SITE PLAN DETAILS
SHEET.



REVISIONS
3RD COA SUBMITTAL
1ST TECHNICAL SUBMITTAL


#	DATE
2	3-24-2020
3	7-15-20

PROJECT:	OVERLOOK AT SORREL RANCH	
DRAWING:	PHOTOMETRIC PLAN	
CLIENT:	CITY OF AURORA	
DESIGNED BY:	CW	HORIZ: 1" = 40'
DRAWN BY:	JG	SCALE: VERT: N/A
CHECKED BY:	JG	DATE: 01-13-2020

SHEET NUMBER

P-1

PROJECT NO. 8173--000



associates inc.

2953 S ■■■■ P ■■■■ ST ■■■■, S ■■■ 101
 A ■■■ C ■■■ 80014
 303-770-7132 FAX 770-7132

2020-05-08 7:53am By: aestrada
\\2019-05-15-07 Sorrel Ranch Survey CAD\\TEMP-WORKING\\10017_Sorrel_Ranch.dwg

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

TITLE COMMITMENT HAS BEEN
UPDATED WITH THIS SUBMITTAL.

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, KNOWN AS LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. B4216554, ON 12/17/2004 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, BEING MONUMENTED WITH A FOUND 1-1/2" COPPER WELD CAP SET IN A 4" DIAMETER CONCRETE PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW" AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18 AS SHOWN ON MONUMENT RECORD BY MARK W. ELLIS, RECORDED ON 04/02/1985 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AND A CALCULATED POINT FROM FOUND REFERENCE MONUMENTS AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18 AS SHOWN ON MONUMENT RECORD BY FREDRICK L. EASTON, RECORDED ON 09/30/2008 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO. SAID BEARING IS N89°37'06"E;

COMMENCING AT SAID NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SECTION 18;
THENCE S00°18'10"E, ALONG WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 18, A DISTANCE OF 1,041.91 FEET TO A CALCULATED POINT;
THENCE N89°41'50"E, DEPARTING SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 18, THROUGH TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, RECEPTION NO. B4219604, RECORDED ON 12/22/2004 IN THE RECORDS OF ARAPAHOE COUNTY, A DISTANCE OF 89.95 FEET TO THE EASTERLY LINE OF SAID TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, SAME BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTHWEST CORNER OF CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373, RECORDED ON 10/15/2010, IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO, ALSO BEING THE POINT OF BEGINNING;
THENCE, N89°41'28"E, DEPARTING SAID EASTERLY LINE OF TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6 AND ALONG WITH THE NORTH LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTH LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373 A DISTANCE OF 10.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373, SAME BEING THE WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET;
THENCE, ALONG WITH THE EASTERLY LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5 AND WITH SAID WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET THE FOLLOWING TWO COURSES:
1. ALONG WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 462.00, A DELTA ANGLE OF 44°48'08", AN ARC LENGTH OF 361.26 FEET, THE CHORD OF WHICH BEARS N25°36'00"W, A DISTANCE OF 352.13 FEET TO A POINT OF TANGENCY;
2. S48°00'04"E, A DISTANCE OF 955.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING ON THE NORTH LINE OF CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, ON 03/27/2018, IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO;

THENCE, S89°59'48"W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET, ALONG WITH THE SOUTH LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, A DISTANCE OF 867.70 FEET TO THE SOUTH SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5;
THENCE, N00°18'10"W, DEPARTING SAID NORTH LINE OF CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, AND ALONG WITH THE EASTERLY LINE OF SAID TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, A DISTANCE OF 957.23 FEET TO SAID POINT OF BEGINNING.

CONTAINING AN AREA OF 347,787 SQUARE FEET OR 7.98 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 SORREL RANCH SUBDIVISION FILING NO. 11, 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;

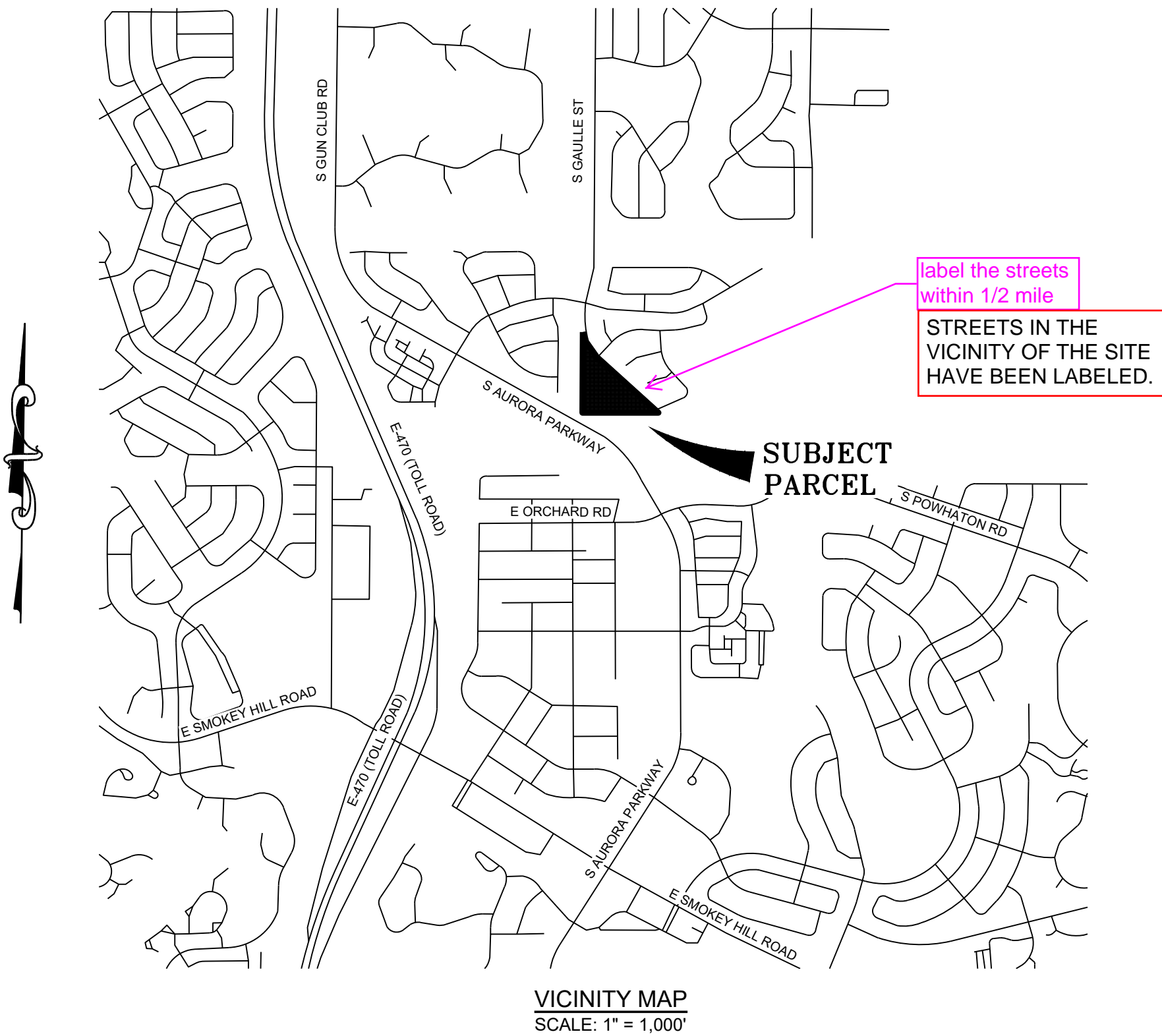
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY, THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

SORREL RANCH SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5 SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



GENERAL NOTES

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, T5S, R65W, 6TH PRINCIPAL MERIDIAN BEING MONUMENTED WITH A FOUND 1-1/2" COPPER WELD CAP SET IN A 4" DIAMETER CONCRETE PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW" AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 18 AND A CALCULATED POINT FROM FOUND REFERENCE MONUMENTS AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18, SAID BEARING IS N89°37'06"E.
- 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.
- 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. CT160498 WITH AN EFFECTIVE DATE OF 03/17/2020 PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
- ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCE 96-74 AND 96-75.
- THE EASEMENTS HEREON SHOWN AND LABELED 6" GAS EASEMENTS ARE FOR THE EXCLUSIVE USE AS A GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- 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)
- TRACTS A, B, C, AND D ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- CENTERLINE MONUMENTS WILL BE SET BY OTHERS AFTER THE COMPLETION OF CONSTRUCTION.

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 04/12/2019.

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

DATE

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 ____, 2019, 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: _____

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 ____, 20____ 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 ____, 20____ AD AT ____ O'CLOCK ____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____



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

SORREL RANCH SUBDIVISION
FILING NO. 11
SE 1/4, SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA
ARAPAHOE COUNTY, CO

JOB NUMBER: 100017	DRAWN BY: AHERWH
DATE: 05/08/2020	CHECKED BY: RWH/AME
SHEET NUMBER: 1	OF 3 SHEETS

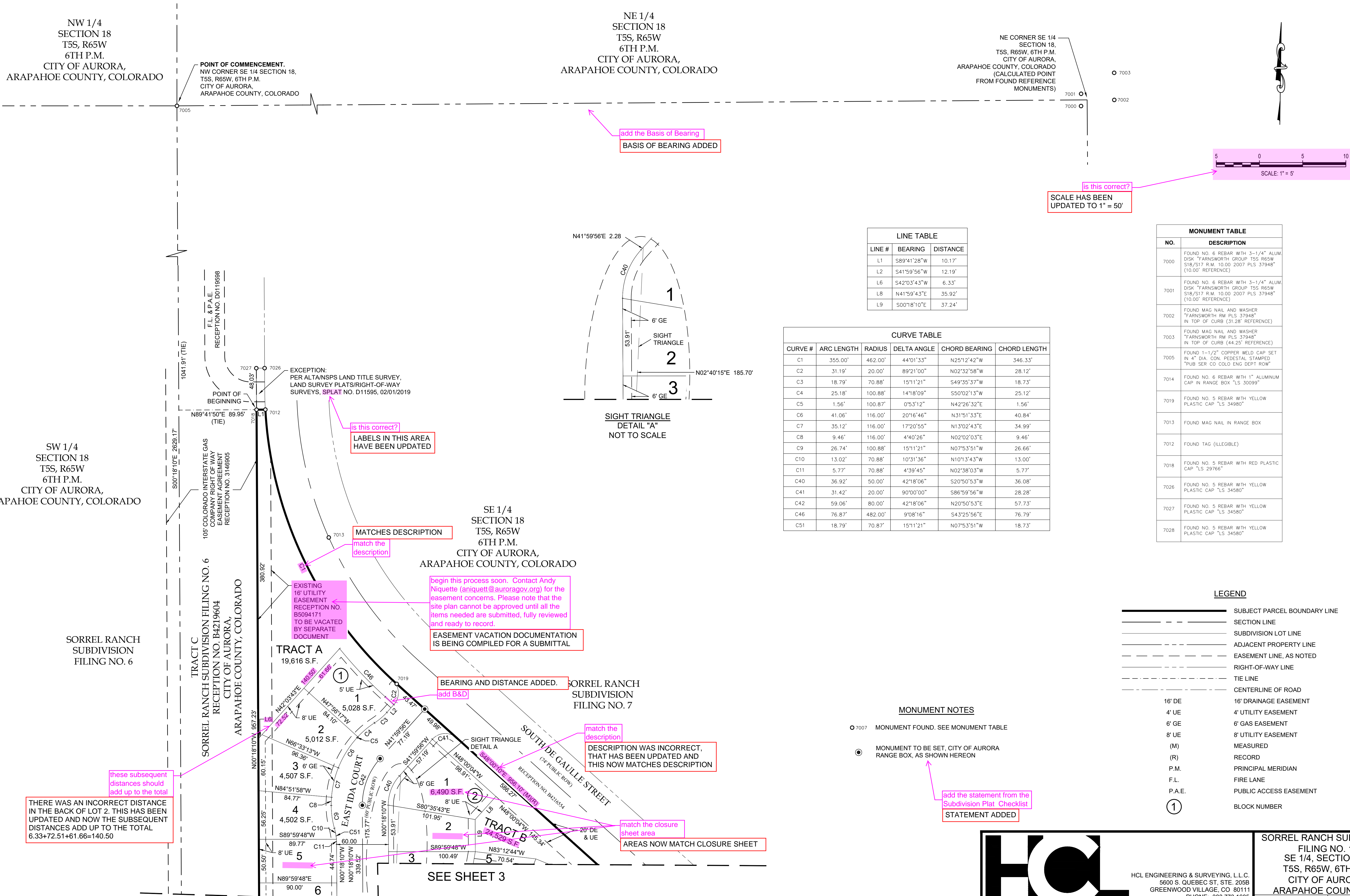
SORREL RANCH SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5

SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

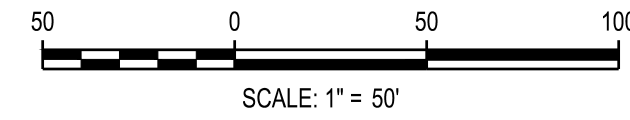
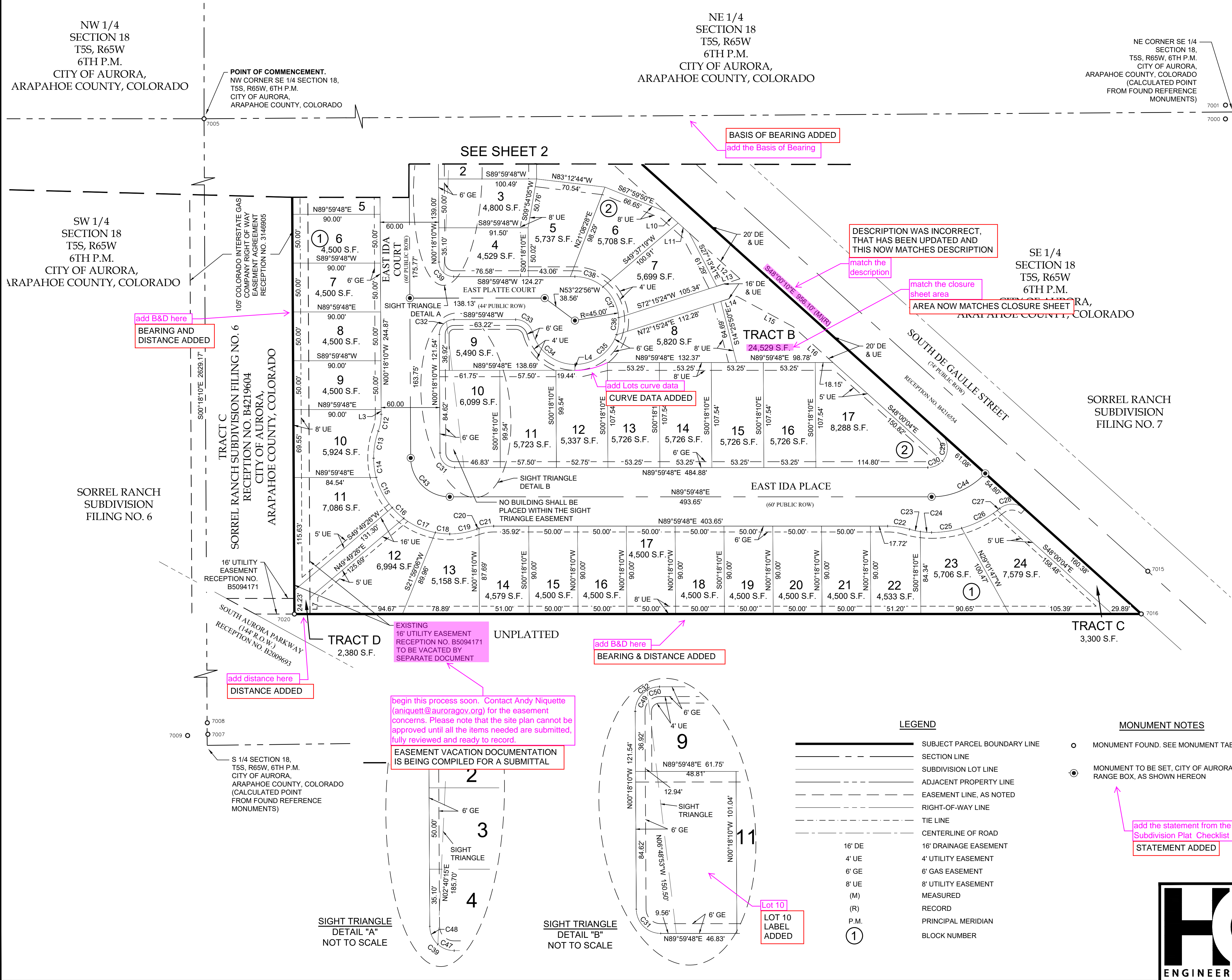
COMMENT RESPONSES PROVIDED
BY ANDREW RENNER, PE
HCL ENGINEERING & SURVEYING



SORREL RANCH SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5
SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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



LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S00°18'10"E	4.77'
L4	N00°03'12"W	6.00'
L5	N89°59'48"E	4.63'
L7	N00°18'10"W	16.83'
L10	S48°00'04"E	17.68'
L11	S48°00'04"E	15.37'
L12	S48°00'04"E	69.99'
L13	N72°15'24"E	25.17'
L14	N72°15'24"E	17.10'
L15	S61°40'51"E	65.79'
L16	S48°00'04"E	54.77'

MONUMENT TABLE	
NO.	DESCRIPTION
7000	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37948" (10.00' REFERENCE)
7001	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37948" (10.00' REFERENCE)
7002	FOUND MAG NAIL AND WASHER "FARNWORTH RM PLS 37948" IN TOP OF CURB (31.28' REFERENCE)
7003	FOUND MAG NAIL AND WASHER "FARNWORTH RM PLS 37948" IN TOP OF CURB (44.25' REFERENCE)
7005	FOUND 1-1/2" COPPER WELD CAP SET IN 4" DIA. CON. PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW"
7007	FOUND CHISELED "X" ON S/ SIDE OF 2' X 2' CONCRETE PAD FOR "P TEST" BOX
7008	FOUND DOUBLE HEADED NAIL & BRASS DISC "CITY OF AURORA"
7009	FOUND NO. 5 REBAR
7020	FOUND NO. 5 REBAR WITH ALUMINUM CAP "LS 30099"
7015	FOUND NO. 6 REBAR WITH 1" ALUMINUM CAP IN RANGE BOX "LS 30099"
7016	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"
7017	FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP "LS 38449"

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	17.69'	50.28'	20°09'40"	S09°46'40"W	17.60'
C13	28.25'	80.28'	20°09'40"	S09°46'40"W	28.10'
C14	19.97'	78.00'	14°39'59"	S07°38'10"E	19.91'
C15	35.30'	78.00'	25°55'39"	S27°55'59"E	35.00'
C16	16.14'	78.00'	11°51'13"	S46°49'25"E	16.11'
C17	35.81'	78.00'	26°18'30"	S65°54'17"E	35.50'
C18	14.90'	78.00'	10°56'41"	S84°31'52"E	14.88'
C19	28.25'	80.28'	20°09'40"	N79°54'58"E	28.10'
C20	2.39'	50.28'	2°43'42"	N71°11'59"E	2.39'
C21	15.30'	50.28'	17°25'58"	N81°16'49"E	15.24'
C22	22.81'	79.57'	16°25'30"	S81°47'03"E	22.73'
C23	11.28'	79.57'	8°07'28"	S77°38'02"E	11.27'
C24	11.53'	79.57'	8°18'03"	S85°50'47"E	11.52'
C25	31.26'	111.50'	16°03'53"	N81°57'51"E	31.16'
C26	40.90'	111.50'	21°01'00"	N63°25'25"E	40.67'
C27	3.26'	111.50'	1°40'34"	S52°04'37"W	3.26'
C28	28.19'	20.00'	80°45'36"	N88°22'52"W	25.91'
C29	31.42'	20.00'	90°00'00"	N03°00'04"W	28.28'
C30	16.75'	20.00'	47°59'52"	N65°59'52"E	16.27'
C31	23.48'	15.00'	89°42'02"	N45°09'11"W	21.16'
C32	23.64'	15.00'	90°17'58"	S44°50'49"W	21.27'
C33	23.36'	18.00'	74°20'43"	N52°49'51"W	21.75'
C34	58.39'	45.00'	74°20'19"	N52°49'39"W	54.38'
C35	55.87'	45.00'	71°07'53"	N54°26'15"E	52.35'
C36	17.81'	45.00'	22°40'36"	S07°32'01"W	17.69'
C37	36.33'	45.00'	46°15'16"	N26°55'55"W	35.35'
C38	31.37'	45.00'	39°56'38"	N70°01'53"W	30.74'
C39	23.48'	15.00'	89°42'02"	S45°09'11"E	21.16'
C43	62.62'	40.00'	89°42'02"	S45°09'11"E	56.42'
C44	61.71'	75.00'	47°08'45"	N66°25'25"E	59.99'
C45	34.54'	73.17'	27°02'37"	S76°28'29"W	34.22'
C47	10.97'	15.00'	41°55'08"	S69°02'38"E	10.73'
C48	12.51'	15.00'	47°46'54"	S24°11'37"E	12.15'
C49	15.61'	15.00'	59°36'32"	S29°30'06"W	14.91'
C50	8.03'	15.00'	30°41'26"	S74°39'05"W	7.94'

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
---	16" DRAINAGE EASEMENT
---	4" UTILITY EASEMENT
---	6" GAS EASEMENT
---	8" UTILITY EASEMENT
(M)	MEASURED
(R)	RECORD
P.M.	PRINCIPAL MERIDIAN
①	BLOCK NUMBER

MONUMENT NOTES

- MONUMENT FOUND. SEE MONUMENT TABLE
 - MONUMENT TO BE SET, CITY OF AURORA RANGE BOX, AS SHOWN HEREON
- add the statement from the Subdivision Plat Checklist
STATEMENT ADDED



HCL ENGINEERING & SURVEYING, L.L.C.
6800 S. QUEBEC ST. STE. 205B
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

SORREL RANCH SUBDIVISION
FILING NO. 11
SE 1/4, SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, CO

JOB NUMBER: 190017 DRAWN BY: AHERWH
DATE: 05/08/2020 CHECKED BY: RWH/HE
SHEET NUMBER: 3 OF 3 SHEETS

Parcel Map Check Report

Client:

SORREL RANCH

Prepared by:

ANDRES ESTRADA

HCL ENGINEERING & SURVEYING

5600 SOUTH QUEBEC ST, STE 205B

Date: 6/1/2020 12:39:54 PM

Parcel Name: Site 1 - LOT 1 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,826.0363'

East: 3,230,097.7762'

Segment# 1: Curve

Length: 25.181'

Radius: 100.875'

Delta: 14.3026 (d)

Tangent: 12.656'

Chord: 25.116'

Course: S50° 02' 12.74"W

Course In: S32° 48' 42.57"E

Course Out: N47° 06' 51.94"W

RP North: 1,648,741.2554'

East: 3,230,152.4385'

End North: 1,648,809.9045'

East: 3,230,078.5260'

Segment# 2: Line

Course: N47° 56' 17.41"W

Length: 84.095'

North: 1,648,866.2425'

East: 3,230,016.0920'

Segment# 3: Line

Course: N42° 03' 42.59"E

Length: 61.656'

North: 1,648,912.0173'

East: 3,230,057.3973'

Segment# 4: Curve

Length: 76.872'

Radius: 482.000'

Delta: 9.1379 (d)

Tangent: 38.518'

Chord: 76.791'

Course: S43° 25' 55.79"E

Course In: N51° 08' 12.41"E

Course Out: S41° 59' 56.00"W

RP North: 1,649,214.4546'

East: 3,230,432.7047'

End North: 1,648,856.2525'

East: 3,230,110.1907'

Segment# 5: Line

Course: S48° 00' 04.00"E

Length: 13.468'

North: 1,648,847.2409'

East: 3,230,120.1996'

Segment# 6: Line

Course: S41° 59' 56.00"W

Length: 12.192'

North: 1,648,838.1803'

East: 3,230,112.0417'

Segment# 7: Curve

Length: 18.789'

Radius: 70.875'

Delta: 15.1893 (d)

Tangent: 9.450'

Chord: 18.734'

Course: S49° 35' 36.72"W

Course In: N48° 00' 04.00"W

Course Out: S32° 48' 42.57"E

RP North: 1,648,885.6039'

East: 3,230,059.3704'

End North: 1,648,826.0367'

East: 3,230,097.7763'

Perimeter: 292.254'

Area: 5,027.94Sq.Ft.

Error Closure: 0.0004

Course: N7° 40' 30.70"E

Error North : 0.00038

East: 0.00005

Precision 1: 730,632.500

Parcel Name: Site 1 - LOT 1 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,730.8708'

East: 3,230,113.6795'

Segment# 1: Curve

Length: 36.915'

Radius: 50.000'

Delta: 42.3017 (d)

Tangent: 19.344'

Chord: 36.082'

Course: N20° 50' 53.00"E

Course In: N89° 41' 50.00"E

Course Out: N48° 00' 04.00"W

RP North: 1,648,731.1350'

East: 3,230,163.6788'

End North: 1,648,764.5908'

East: 3,230,126.5209'

Segment# 2: Line

Course: N41° 59' 56.00"E

Length: 54.192'

North: 1,648,804.8640'

East: 3,230,162.7816'

Segment# 3: Line

Course: S48° 00' 04.00"E

Length: 98.912'

North: 1,648,738.6804'

East: 3,230,236.2889'

Segment# 4: Line

Course: S41° 59' 41.86"W

Length: 32.924'

North: 1,648,714.2112'

East: 3,230,214.2606'

Segment# 5: Line

Course: N80° 35' 42.59"W

Length: 101.952'

North: 1,648,730.8711'

East: 3,230,113.6790'

Perimeter: 324.896'

Area: 6,192.86Sq.Ft.

Error Closure: 0.0006

Course: N61° 52' 47.25"W

Error North : 0.00028

East: -0.00052

Precision 1: 541,491.667

Parcel Name: Site 1 - LOT 10 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,978.4751'

East: 3,229,865.5354'

Segment# 1: Line

Course: S0° 18' 10.00"E

Length: 4.772'

North: 1,647,973.7032'

East: 3,229,865.5607'

Segment# 2: Curve

Length: 17.693'

Radius: 50.281'

Delta: 20.1612 (d)

Tangent: 8.939'

Chord: 17.602'

Course: S9° 46' 40.15"W

Course In: S89° 41' 50.00"W

Course Out: S70° 08' 29.69"E

RP North: 1,647,973.4375'

East: 3,229,815.2804'

End North: 1,647,956.3571'

East: 3,229,862.5714'

Segment# 3: Curve

Length: 28.249'

Radius: 80.281'

Delta: 20.1612 (d)

Tangent: 14.272'

Chord: 28.104'

Course: S9° 46' 40.15"W

Course In: S70° 08' 29.69"E

Course Out: S89° 41' 50.00"W

RP North: 1,647,929.0859'

East: 3,229,938.0785'

End North: 1,647,928.6617'

East: 3,229,857.7986'

Segment# 4: Curve

Length: 19.966'

Radius: 78.000'

Delta: 14.6664 (d)

Tangent: 10.038'

Chord: 19.912'

Course: S7° 38' 09.60"E

Course In: N89° 41' 50.00"E

Course Out: S75° 01' 50.80"W

RP North: 1,647,929.0739'

East: 3,229,935.7975'

End North: 1,647,908.9265'

East: 3,229,860.4445'

Segment# 5: Line

Course: S89° 59' 48.00"W

Length: 84.543'

North: 1,647,908.9215'

East: 3,229,775.9015'

Segment# 6: Line

Course: N0° 18' 10.00"W

Length: 69.550'

North: 1,647,978.4706'

East: 3,229,775.5339'

Segment# 7: Line

Course: N89° 59' 48.00"E

Length: 90.001'

North: 1,647,978.4758'

East: 3,229,865.5349'

Perimeter: 314.774'

Area: 5,923.88Sq.Ft.

Error Closure: 0.0009

Course: N35° 45' 23.39"W

Error North : 0.00071

East: -0.00051

Precision 1: 349,748.889

Parcel Name: Site 1 - LOT 10 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,381.4131'

East: 3,230,130.4480'

Segment# 1: Curve

Length: 23.484'

Radius: 15.000'

Delta: 89.7006 (d)

Tangent: 14.922'

Chord: 21.158'

Course: N45° 09' 11.00"W

Course In: N0° 00' 12.00"W

Course Out: S89° 41' 50.00"W

RP North: 1,648,396.4131'

East: 3,230,130.4472'

End North: 1,648,396.3338'

East: 3,230,115.4474'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 84.616'

North: 1,648,480.9486'

East: 3,230,115.0002'

Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 61.751'

North: 1,648,480.9522'

East: 3,230,176.7512'

Segment# 4: Line

Course: S0° 18' 10.00"E

Length: 99.538'

North: 1,648,381.4156'

East: 3,230,177.2772'

Segment# 5: Line

Course: S89° 59' 48.00"W

Length: 46.830'

North: 1,648,381.4129'

East: 3,230,130.4472'

Perimeter: 316.219'

Area: 6,098.84Sq.Ft.

Error Closure: 0.0008

Course: S76° 45' 40.47"W

Error North : -0.00019

East: -0.00081

Precision 1: 395,273.750

Parcel Name: Site 1 - LOT 11 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,908.9261'

East: 3,229,860.4444'

Segment# 1: Curve

Length: 35.297'

Radius: 78.000'

Delta: 25.9276 (d)

Tangent: 17.956'

Chord: 34.996'

Course: S27° 55' 58.87"E

Course In: N75° 01' 50.80"E

Course Out: S49° 06' 11.45"W

RP North: 1,647,929.0736'

East: 3,229,935.7975'

End North: 1,647,878.0070'

East: 3,229,876.8381'

Segment# 2: Line

Course: S49° 49' 25.87"W

Length: 131.305'

North: 1,647,793.2970'

East: 3,229,776.5126'

Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 115.626'

North: 1,647,908.9214'

East: 3,229,775.9015'

Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 84.543'

North: 1,647,908.9263'

East: 3,229,860.4445'

Perimeter: 366.770'

Area: 7,086.42Sq.Ft.

Error Closure: 0.0002

Course: N38° 11' 00.54"E

Error North : 0.00014

East: 0.00011

Precision 1: 1,833,855.000

Parcel Name: Site 1 - LOT 11 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,648,381.4192'

East:3,230,234.7776'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 57.500'

North: 1,648,381.4158'

East: 3,230,177.2776'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 99.538'

North: 1,648,480.9524'

East: 3,230,176.7516'

Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 57.500'

North: 1,648,480.9558'

East: 3,230,234.2516'

Segment# 4: Line

Course: S0° 18' 10.00"E

Length: 99.538'

North: 1,648,381.4192'

East: 3,230,234.7776'

Perimeter: 314.076'

Area: 5,723.37Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 314,076,000.000

Parcel Name: Site 1 - LOT 12 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,647,852.4914'

East:3,229,920.9929'

Segment# 1: Line

Course: S21° 59' 05.88"W

Length: 89.963'

North: 1,647,769.0703'

East: 3,229,887.3140'

Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 94.673'

North: 1,647,769.0648'

East: 3,229,792.6410'

Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 16.834'

North: 1,647,785.8986'

East: 3,229,792.5521'

Segment# 4: Line

Course: N49° 49' 25.87"E

Length: 125.687'

North: 1,647,866.9843'

East: 3,229,888.5851'

Segment# 5: Curve

Length: 35.815'

Radius: 78.000'

Delta: 26.3083 (d)

Tangent: 18.229'

Chord: 35.501'

Course: S65° 54' 16.58"E

Course In: N37° 14' 58.28"E

Course Out: S10° 56' 28.56"W

RP North: 1,647,929.0728'

East: 3,229,935.7975'

End North: 1,647,852.4907'

East: 3,229,920.9929'

Perimeter: 362.972'

Area: 6,994.08Sq.Ft.

Error Closure: 0.0007

Course: S0° 00' 54.22"W

Error North : -0.00074

East: 0.00000

Precision 1: 518,531.429

Parcel Name: Site 1 - LOT 12 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,381.4222'

East: 3,230,287.5284'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 52.751'

North: 1,648,381.4192'

East: 3,230,234.7774'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 99.538'

North: 1,648,480.9558'

East: 3,230,234.2514'

Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 19.440'

North: 1,648,480.9569'

East: 3,230,253.6914'

Segment# 4: Curve

Length: 34.537'

Radius: 73.172'

Delta: 27.0437 (d)

Tangent: 17.597'

Chord: 34.217'

Course: N76° 28' 29.26"E

Course In: N0° 00' 12.00"W

Course Out: S27° 02' 49.48"E

RP North: 1,648,554.1289'

East: 3,230,253.6871'

End North: 1,648,488.9595'

East: 3,230,286.9601'

Segment# 5: Line

Course: S0° 18' 10.00"E

Length: 107.539'

North: 1,648,381.4220'

East: 3,230,287.5284'

Perimeter: 313.805'

Area: 5,337.50Sq.Ft.

Error Closure: 0.0002

Course: S5° 55' 26.42"W

Error North : -0.00024

East: -0.00002

Precision 1: 1,569,025.000

Parcel Name: Site 1 - LOT 13 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,769.0753'

East: 3,229,966.2014'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 78.887'

North: 1,647,769.0707'

East: 3,229,887.3144'

Segment# 2: Line

Course: N21° 59' 05.88"E

Length: 89.963'

North: 1,647,852.4918'

East: 3,229,920.9933'

Segment# 3: Curve

Length: 14.900'

Radius: 78.000'

Delta: 10.9446 (d)

Tangent: 7.472'

Chord: 14.877'

Course: S84° 31' 51.72"E

Course In: N10° 56' 28.56"E

Course Out: S0° 00' 12.00"E

RP North: 1,647,929.0740'

East: 3,229,935.7979'

End North: 1,647,851.0740'

East: 3,229,935.8024'

Segment# 4: Curve

Length: 28.249'

Radius: 80.281'

Delta: 20.1612 (d)

Tangent: 14.272'

Chord: 28.104'

Course: N79° 54' 57.85"E

Course In: N0° 00' 12.00"W

Course Out: S20° 09' 52.31"E

RP North: 1,647,931.3550'

East: 3,229,935.7978'

End North: 1,647,855.9947'

East: 3,229,963.4720'

Segment# 5: Curve

Length: 2.394'

Radius: 50.281'

Delta: 2.7284 (d)

Tangent: 1.197'

Chord: 2.394'

Course: N71° 11' 58.75"E

Course In: S20° 09' 52.31"E

Course Out: N17° 26' 10.19"W

RP North: 1,647,808.7955'

East: 3,229,980.8047'

End North: 1,647,856.7662'

East: 3,229,965.7384'

Segment# 6: Line

Course: S0° 18' 10.00"E

Length: 87.692'

North: 1,647,769.0754'

East: 3,229,966.2018'

Perimeter: 302.085'

Area: 5,157.96Sq.Ft.

Error Closure: 0.0003

Course: N73° 27' 12.92"E

Error North : 0.00010

East: 0.00033

Precision 1: 1,006,950.000

Parcel Name: Site 1 - LOT 13 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,648,488.9627'

East:3,230,340.2109'

Segment# 1: Line

Course: S0° 18' 10.00"E

Length: 107.539'

North: 1,648,381.4252'

East: 3,230,340.7792'

Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 53.251'

North: 1,648,381.4221'

East: 3,230,287.5282'

Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 107.539'

North: 1,648,488.9596'

East: 3,230,286.9599'

Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 53.251'

North: 1,648,488.9627'

East: 3,230,340.2109'

Perimeter: 321.579'

Area: 5,726.45Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 321,580,000.000

Parcel Name: Site 1 - LOT 14 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,647,769.0783'

East:3,230,017.2021'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 51.001'

North: 1,647,769.0753'

East: 3,229,966.2011'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 87.692'

North: 1,647,856.7661'

East: 3,229,965.7377'

Segment# 3: Curve

Length: 15.299'

Radius: 50.281'

Delta: 17.4328 (d)

Tangent: 7.709'

Chord: 15.240'

Course: N81° 16' 48.90"E

Course In: S17° 26' 10.19"E

Course Out: N0° 00' 12.00"W

RP North: 1,647,808.7954'

East: 3,229,980.8041'

End North: 1,647,859.0764'

East: 3,229,980.8012'

Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 35.925'

North: 1,647,859.0785'

East: 3,230,016.7262'

Segment# 5: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0788'

East: 3,230,017.2018'

Perimeter: 279.917'

Area: 4,578.56Sq.Ft.

Error Closure: 0.0006

Course: N36° 49' 42.82"W

Error North : 0.00050

East: -0.00037

Precision 1: 466,530.000

Parcel Name: Site 1 - LOT 14 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,648,488.9658'

East:3,230,393.4616'

Segment# 1: Line

Course: S0° 18' 10.00"E

Length: 107.539'

North: 1,648,381.4283'

East: 3,230,394.0299'

Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 53.251'

North: 1,648,381.4252'

East: 3,230,340.7789'

Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 107.539'

North: 1,648,488.9627'

East: 3,230,340.2106'

Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 53.251'

North: 1,648,488.9658'

East: 3,230,393.4616'

Perimeter: 321.579'

Area: 5,726.45Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 321,580,000.000

Parcel Name: Site 1 - LOT 15 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,769.0812'

East: 3,230,067.2028'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 50.001'

North: 1,647,769.0783'

East: 3,230,017.2018'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0780'

East: 3,230,016.7262'

Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 50.001'

North: 1,647,859.0809'

East: 3,230,066.7272'

Segment# 4: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0812'

East: 3,230,067.2028'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 15 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,488.9673'

East: 3,230,419.3323'

Segment# 1: Line

Course: N89° 59' 48.00"E

Length: 27.380'

North: 1,648,488.9689'

East: 3,230,446.7123'

Segment# 2: Line

Course: S0° 18' 10.00"E

Length: 107.539'

North: 1,648,381.4314'

East: 3,230,447.2806'

Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 53.251'

North: 1,648,381.4283'

East: 3,230,394.0296'

Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 107.539'

North: 1,648,488.9658'

East: 3,230,393.4613'

Segment# 5: Line

Course: N89° 59' 48.00"E

Length: 25.871'

North: 1,648,488.9673'

East: 3,230,419.3323'

Perimeter: 321.579'

Area: 5,726.45Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 321,580,000.000

Parcel Name: Site 1 - LOT 16 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,859.0812'

East: 3,230,066.7272'

Segment# 1: Line

Course: N89° 59' 48.00"E

Length: 50.001'

North: 1,647,859.0841'

East: 3,230,116.7282'

Segment# 2: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0843'

East: 3,230,117.2038'

Segment# 3: Line

Course: S89° 59' 48.00"W

North: 1,647,769.0814'

Length: 50.001'

East: 3,230,067.2028'

Segment# 4: Line

Course: N0° 18' 10.00"W

North: 1,647,859.0812'

Length: 90.001'

East: 3,230,066.7272'

Perimeter: 280.004'

Error Closure: 0.0000

Error North : 0.00000

Area: 4,500.06Sq.Ft.

Course: N0° 00' 00.00"E

East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 16 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,488.9689'

East: 3,230,446.7124'

Segment# 1: Line

Course: N89° 59' 48.00"E

North: 1,648,488.9720'

Length: 53.251'

East: 3,230,499.9634'

Segment# 2: Line

Course: S0° 18' 10.00"E

North: 1,648,381.4345'

Length: 107.539'

East: 3,230,500.5317'

Segment# 3: Line

Course: S89° 59' 48.00"W

North: 1,648,381.4314'

Length: 53.251'

East: 3,230,447.2807'

Segment# 4: Line

Course: N0° 18' 10.00"W

North: 1,648,488.9689'

Length: 107.539'

East: 3,230,446.7124'

Perimeter: 321.579'

Error Closure: 0.0000

Error North : 0.00000

Area: 5,726.45Sq.Ft.

Course: N0° 00' 00.00"E

East: 0.00000

Precision 1: 321,580,000.000

Parcel Name: Site 1 - LOT 17 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,859.0841'

East: 3,230,116.7279'

Segment# 1: Line

Course: N89° 59' 48.00"E

Length: 50.001'

North: 1,647,859.0870'

East: 3,230,166.7289'

Segment# 2: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0873'

East: 3,230,167.2045'

Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 50.001'

North: 1,647,769.0843'

East: 3,230,117.2035'

Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0841'

East: 3,230,116.7279'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 17 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,488.9720'

East: 3,230,499.9632'

Segment# 1: Line

Course: N89° 59' 48.00"E

Length: 13.665'

North: 1,648,488.9728'

East: 3,230,513.6282'

Segment# 2: Line

Course: S48° 00' 04.00"E

Length: 153.922'

North: 1,648,385.9811'

East: 3,230,628.0165'

Segment# 3: Curve

Length: 13.743'

Radius: 20.000'

Delta: 39.3709 (d)

Tangent: 7.155'

Chord: 13.474'
Course In: N39° 22' 27.06"W
RP North: 1,648,401.4415'
End North: 1,648,381.4415'

Course: S70° 18' 40.47"W
Course Out: S0° 00' 12.00"E
East: 3,230,615.3289'
East: 3,230,615.3300'

Segment# 4: Line

Course: S89° 59' 48.00"W
North: 1,648,381.4348'

Length: 114.799'
East: 3,230,500.5310'

Segment# 5: Line

Course: N0° 18' 10.00"W
North: 1,648,488.9723'

Length: 107.539'
East: 3,230,499.9628'

Perimeter: 403.668'
Error Closure: 0.0005
Error North : 0.00030

Area: 7,830.86Sq.Ft.
Course: N54° 57' 52.34"W
East: -0.00043

Precision 1: 807,336.000

Parcel Name: Site 1 - LOT 18 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,647,859.0870'

East:3,230,166.7286'

Segment# 1: Line

Course: N89° 59' 48.00"E
North: 1,647,859.0899'

Length: 50.001'
East: 3,230,216.7296'

Segment# 2: Line

Course: S0° 18' 10.00"E
North: 1,647,769.0902'

Length: 90.001'
East: 3,230,217.2052'

Segment# 3: Line

Course: S89° 59' 48.00"W
North: 1,647,769.0873'

Length: 50.001'
East: 3,230,167.2042'

Segment# 4: Line

Course: N0° 18' 10.00"W
North: 1,647,859.0870'

Length: 90.001'
East: 3,230,166.7286'

Perimeter: 280.004'
Error Closure: 0.0000
Error North : 0.00000

Area: 4,500.06Sq.Ft.
Course: N0° 00' 00.00"E
East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 19 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,859.0899'

East: 3,230,216.7293'

Segment# 1: Line

Course: N89° 59' 48.00"E

Length: 50.001'

North: 1,647,859.0928'

East: 3,230,266.7303'

Segment# 2: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0931'

East: 3,230,267.2059'

Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 50.001'

North: 1,647,769.0902'

East: 3,230,217.2049'

Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0899'

East: 3,230,216.7293'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 2 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,809.9045'

East: 3,230,078.5260'

Segment# 1: Curve

Length: 1.561'

Radius: 100.875'

Delta: 0.8867 (d)

Tangent: 0.781'

Chord: 1.561'

Course: S42° 26' 32.03"W

Course In: S47° 06' 51.94"E

Course Out: N48° 00' 04.00"W

RP North: 1,648,741.2554'

East: 3,230,152.4385'

End North: 1,648,808.7525'

East: 3,230,077.4725'

Segment# 2: Curve

Length: 41.057'	Radius: 116.000'
Delta: 20.2793 (d)	Tangent: 20.746'
Chord: 40.843'	Course: S31° 51' 33.18"W
Course In: S48° 00' 04.00"E	Course Out: N68° 16' 49.63"W
RP North: 1,648,731.1350'	East: 3,230,163.6788'
End North: 1,648,774.0624'	East: 3,230,055.9141'

Segment# 3: Line

Course: N66° 33' 12.50"W	Length: 96.361'
North: 1,648,812.4038'	East: 3,229,967.5094'

Segment# 4: Line

Course: N42° 03' 42.59"E	Length: 72.518'
North: 1,648,866.2428'	East: 3,230,016.0915'

Segment# 5: Line

Course: S47° 56' 17.41"E	Length: 84.095'
North: 1,648,809.9048'	East: 3,230,078.5256'

Perimeter: 295.592'	Area: 5,011.72Sq.Ft.
Error Closure: 0.0005	Course: N54° 15' 18.16"W
Error North : 0.00031	East: -0.00043

Precision 1: 591,184.000

Parcel Name: Site 1 - LOT 2 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,730.8708'	East: 3,230,113.6795'
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Segment# 1: Line

Course: S80° 35' 42.59"E	Length: 101.952'
North: 1,648,714.2109'	East: 3,230,214.2611'

Segment# 2: Line

Course: S0° 18' 10.00"E	Length: 37.240'
North: 1,648,676.9714'	East: 3,230,214.4579'

Segment# 3: Line

Course: S89° 59' 48.00"W	Length: 100.493'
North: 1,648,676.9656'	East: 3,230,113.9649'

Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 53.906'

North: 1,648,730.8708'

East: 3,230,113.6800'

Perimeter: 293.592'

Area: 4,579.75Sq.Ft.

Error Closure: 0.0005

Course: N87° 33' 12.97"E

Error North : 0.00002

East: 0.00053

Precision 1: 587,182.000

Parcel Name: Site 1 - LOT 20 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,647,769.0957'

East:3,230,317.2062'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 50.001'

North: 1,647,769.0928'

East: 3,230,267.2052'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0926'

East: 3,230,266.7296'

Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 50.001'

North: 1,647,859.0955'

East: 3,230,316.7306'

Segment# 4: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0957'

East: 3,230,317.2062'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 21 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,647,769.0987'

East:3,230,367.2069'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 50.001'

North: 1,647,769.0957'

East: 3,230,317.2059'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0955'

East: 3,230,316.7303'

Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 50.001'

North: 1,647,859.0984'

East: 3,230,366.7313'

Segment# 4: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0987'

East: 3,230,367.2069'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 22 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,647,769.1016'

East:3,230,418.4076'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 51.201'

North: 1,647,769.0987'

East: 3,230,367.2066'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0984'

East: 3,230,366.7310'

Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 17.718'

North: 1,647,859.0994'

East: 3,230,384.4490'

Segment# 4: Curve

Length: 22.812'

Radius: 79.574'

Delta: 16.4251 (d)

Tangent: 11.485'

Chord: 22.734'	Course: S81° 47' 02.85"E
Course In: S0° 00' 12.00"W	Course Out: N16° 25' 42.31"E
RP North: 1,647,779.5254'	East: 3,230,384.4444'
End North: 1,647,855.8507'	East: 3,230,406.9493'

Segment# 5: Curve

Length: 11.283'	Radius: 79.574'
Delta: 8.1244 (d)	Tangent: 5.651'
Chord: 11.274'	Course: S77° 38' 01.55"E
Course In: N16° 25' 42.31"E	Course Out: S8° 18' 14.60"W
RP North: 1,647,932.1760'	East: 3,230,429.4542'
End North: 1,647,853.4363'	East: 3,230,417.9616'

Segment# 6: Line

Course: S0° 18' 10.00"E	Length: 84.336'
North: 1,647,769.1015'	East: 3,230,418.4073'

Perimeter: 277.351'	Area: 4,533.37Sq.Ft.
Error Closure: 0.0004	Course: S66° 50' 53.89"W
Error North : -0.00015	East: -0.00034

Precision 1: 693,377.500

Parcel Name: Site 1 - LOT 23 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,853.4366'	East: 3,230,417.9620'
------------------------	-----------------------

Segment# 1: Curve

Length: 11.528'	Radius: 79.574'
Delta: 8.3007 (d)	Tangent: 5.774'
Chord: 11.518'	Course: S85° 50' 46.70"E
Course In: N8° 18' 14.60"E	Course Out: S0° 00' 12.00"W
RP North: 1,647,932.1763'	East: 3,230,429.4545'
End North: 1,647,852.6023'	East: 3,230,429.4499'

Segment# 2: Curve

Length: 31.263'	Radius: 111.500'
Delta: 16.0648 (d)	Tangent: 15.735'
Chord: 31.160'	Course: N81° 57' 51.41"E
Course In: N0° 00' 12.00"W	Course Out: S16° 04' 05.19"E
RP North: 1,647,964.1023'	East: 3,230,429.4434'
End North: 1,647,856.9582'	East: 3,230,460.3044'

Segment# 3: Line

Course: S29° 01' 47.32"E	Length: 100.474'
North: 1,647,769.1070'	East: 3,230,509.0608'

Segment# 4: Line

Course: S89° 59' 48.00"W	Length: 90.653'
North: 1,647,769.1017'	East: 3,230,418.4078'

Segment# 5: Line

Course: N0° 18' 10.00"W	Length: 84.336'
North: 1,647,853.4366'	East: 3,230,417.9622'

Perimeter: 318.254'	Area: 5,706.15Sq.Ft.
Error Closure: 0.0002	Course: N88° 23' 51.36"E
Error North : 0.00001	East: 0.00022

Precision 1: 1,591,270.000

Parcel Name: Site 1 - LOT 24 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,856.9582'	East: 3,230,460.3043'
------------------------	-----------------------

Segment# 1: Curve

Length: 40.900'	Radius: 111.500'
Delta: 21.0168 (d)	Tangent: 20.682'
Chord: 40.671'	Course: N63° 25' 24.59"E
Course In: N16° 04' 05.19"W	Course Out: S37° 05' 05.64"E
RP North: 1,647,964.1023'	East: 3,230,429.4434'
End North: 1,647,875.1539'	East: 3,230,496.6776'

Segment# 2: Line

Course: S48° 00' 04.00"E	Length: 158.479'
North: 1,647,769.1131'	East: 3,230,614.4525'

Segment# 3: Line

Course: S89° 59' 48.00"W	Length: 105.392'
North: 1,647,769.1070'	East: 3,230,509.0605'

Segment# 4: Line

Course: N29° 01' 47.32"W	Length: 100.474'
North: 1,647,856.9581'	East: 3,230,460.3040'

Perimeter: 405.244'	Area: 7,578.79Sq.Ft.
Error Closure: 0.0003	Course: S74° 56' 44.18"W
Error North : -0.00007	East: -0.00027

Precision 1: 1,350,816.667

Parcel Name: Site 1 - LOT 3 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,774.0624'	East: 3,230,055.9141'
------------------------	-----------------------

Segment# 1: Curve

Length: 35.123'	Radius: 116.000'
Delta: 17.3485 (d)	Tangent: 17.697'
Chord: 34.989'	Course: S13° 02' 43.03"W
Course In: S68° 16' 49.63"E	Course Out: N85° 37' 44.30"W
RP North: 1,648,731.1350'	East: 3,230,163.6788'
End North: 1,648,739.9760'	East: 3,230,048.0162'

Segment# 2: Line

Course: N84° 51' 57.62"W	Length: 84.767'
North: 1,648,747.5613'	East: 3,229,963.5893'

Segment# 3: Line

Course: N0° 18' 10.00"W	Length: 60.146'
North: 1,648,807.7065'	East: 3,229,963.2714'

Segment# 4: Line

Course: N42° 03' 42.59"E	Length: 6.327'
North: 1,648,812.4038'	East: 3,229,967.5101'

Segment# 5: Line

Course: S66° 33' 12.50"E	Length: 96.361'
North: 1,648,774.0624'	East: 3,230,055.9147'

Perimeter: 282.724'	Area: 4,507.41Sq.Ft.
Error Closure: 0.0007	Course: N88° 08' 08.38"E
Error North : 0.00002	East: 0.00068

Precision 1: 403,891.429

Parcel Name: Site 1 - LOT 3 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,676.9711'

East: 3,230,214.4575'

Segment# 1: Line

Course: S9° 54' 04.86"W

Length: 50.757'

North: 1,648,626.9701'

East: 3,230,205.7297'

Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 91.501'

North: 1,648,626.9648'

East: 3,230,114.2287'

Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 50.001'

North: 1,648,676.9651'

East: 3,230,113.9645'

Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 100.493'

North: 1,648,676.9709'

East: 3,230,214.4575'

Perimeter: 292.752'

Area: 4,799.86Sq.Ft.

Error Closure: 0.0002

Course: S3° 50' 49.71"W

Error North : -0.00016

East: -0.00001

Precision 1: 1,463,760.000

Parcel Name: Site 1 - LOT 4 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,739.9760'

East: 3,230,048.0162'

Segment# 1: Curve

Length: 9.463'

Radius: 116.000'

Delta: 4.6738 (d)

Tangent: 4.734'

Chord: 9.460'

Course: S2° 02' 02.85"W

Course In: S85° 37' 44.30"E

Course Out: S89° 41' 50.00"W

RP North: 1,648,731.1350'

East: 3,230,163.6788'

End North: 1,648,730.5220'

East: 3,230,047.6804'

Segment# 2: Curve

Length: 26.742'

Radius: 100.875'

Delta: 15.1893 (d)

Tangent: 13.450'

Chord: 26.664'	Course: S7° 53' 50.72"E
Course In: N89° 41' 50.00"E	Course Out: S74° 30' 28.57"W
RP North: 1,648,731.0551'	East: 3,230,148.5540'
End North: 1,648,704.1109'	East: 3,230,051.3441'

Segment# 3: Curve

Length: 13.022'	Radius: 70.875'
Delta: 10.5268 (d)	Tangent: 6.529'
Chord: 13.003'	Course: S10° 13' 43.26"E
Course In: S74° 30' 28.57"W	Course Out: N85° 02' 04.90"E
RP North: 1,648,685.1798'	East: 3,229,983.0441'
End North: 1,648,691.3142'	East: 3,230,053.6531'

Segment# 4: Line

Course: S89° 59' 48.00"W	Length: 89.767'
North: 1,648,691.3090'	East: 3,229,963.8861'

Segment# 5: Line

Course: N0° 18' 10.00"W	Length: 56.253'
North: 1,648,747.5612'	East: 3,229,963.5889'

Segment# 6: Line

Course: S84° 51' 57.62"E	Length: 84.767'
North: 1,648,739.9758'	East: 3,230,048.0158'

Perimeter: 280.013'	Area: 4,501.97Sq.Ft.
Error Closure: 0.0004	Course: S73° 42' 48.91"W
Error North : -0.00011	East: -0.00038

Precision 1: 700,035.000

Parcel Name: Site 1 - LOT 4 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,626.9706'	East: 3,230,205.7298'
------------------------	-----------------------

Segment# 1: Line

Course: S0° 18' 10.00"E	Length: 50.017'
North: 1,648,576.9543'	East: 3,230,205.9941'

Segment# 2: Line

Course: S89° 59' 48.00"W	Length: 76.579'
North: 1,648,576.9498'	East: 3,230,129.4151'

Segment# 3: Curve

Length: 23.484'	Radius: 15.000'
Delta: 89.7006 (d)	Tangent: 14.922'
Chord: 21.158'	Course: N45° 09' 11.00"W
Course In: N0° 00' 12.00"W	Course Out: S89° 41' 50.00"W
RP North: 1,648,591.9498'	East: 3,230,129.4143'
End North: 1,648,591.8706'	East: 3,230,114.4145'

Segment# 4: Line

Course: N0° 18' 10.00"W	Length: 35.095'
North: 1,648,626.9651'	East: 3,230,114.2290'

Segment# 5: Line

Course: N89° 59' 48.00"E	Length: 91.501'
North: 1,648,626.9704'	East: 3,230,205.7300'

Perimeter: 276.676'	Area: 4,528.85Sq.Ft.
Error Closure: 0.0003	Course: S45° 09' 10.82"E
Error North : -0.00019	East: 0.00019

Precision 1: 922,253.333

Parcel Name: Site 1 - LOT 5 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,691.3142'	East: 3,230,053.6531'
------------------------	-----------------------

Segment# 1: Curve

Length: 5.768'	Radius: 70.875'
Delta: 4.6625 (d)	Tangent: 2.885'
Chord: 5.766'	Course: S2° 38' 02.55"E
Course In: S85° 02' 04.90"W	Course Out: N89° 41' 50.00"E
RP North: 1,648,685.1798'	East: 3,229,983.0441'
End North: 1,648,685.5544'	East: 3,230,053.9181'

Segment# 2: Line

Course: S0° 18' 10.00"E	Length: 44.741'
North: 1,648,640.8140'	East: 3,230,054.1546'

Segment# 3: Line

Course: S89° 59' 48.00"W	Length: 90.001'
North: 1,648,640.8088'	East: 3,229,964.1536'

Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 50.501'

North: 1,648,691.3091'

East: 3,229,963.8867'

Segment# 5: Line

Course: N89° 59' 48.00"E

Length: 89.767'

North: 1,648,691.3143'

East: 3,230,053.6537'

Perimeter: 280.777'

Area: 4,544.61Sq.Ft.

Error Closure: 0.0005

Course: N86° 34' 35.15"E

Error North : 0.00003

East: 0.00055

Precision 1: 561,556.000

Parcel Name: Site 1 - LOT 5 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,676.9711'

East: 3,230,214.4575'

Segment# 1: Line

Course: S83° 12' 44.14"E

Length: 70.543'

North: 1,648,668.6335'

East: 3,230,284.5061'

Segment# 2: Line

Course: S21° 08' 27.79"W

Length: 98.292'

North: 1,648,576.9570'

East: 3,230,249.0556'

Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 43.062'

North: 1,648,576.9545'

East: 3,230,205.9936'

Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 50.017'

North: 1,648,626.9708'

East: 3,230,205.7293'

Segment# 5: Line

Course: N9° 54' 04.86"E

Length: 50.757'

North: 1,648,676.9718'

East: 3,230,214.4571'

Perimeter: 312.671'

Area: 5,737.03Sq.Ft.

Error Closure: 0.0009

Course: N33° 56' 19.74"W

Error North : 0.00071

East: -0.00048

Precision 1: 347,412.222

Parcel Name: Site 1 - LOT 6 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,128.4750'

East: 3,229,864.7428'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 90.001'

North: 1,648,128.4698'

East: 3,229,774.7418'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 50.001'

North: 1,648,178.4701'

East: 3,229,774.4775'

Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 90.001'

North: 1,648,178.4753'

East: 3,229,864.4785'

Segment# 4: Line

Course: S0° 18' 10.00"E

Length: 50.001'

North: 1,648,128.4750'

East: 3,229,864.7428'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 6 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,566.4590'

East: 3,230,282.5783'

Segment# 1: Curve

Length: 31.372'

Radius: 45.000'

Delta: 39.9440 (d)

Tangent: 16.354'

Chord: 30.740'

Course: N70° 01' 52.78"W

Course In: S39° 56' 26.43"W

Course Out: N0° 00' 12.00"W

RP North: 1,648,531.9571'

East: 3,230,253.6886'

End North: 1,648,576.9571'

East: 3,230,253.6860'

Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 4.630'

North: 1,648,576.9568'

East: 3,230,249.0560'

Segment# 3: Line

Course: N21° 08' 27.79"E

Length: 98.292'

North: 1,648,668.6333'

East: 3,230,284.5065'

Segment# 4: Line

Course: S71° 20' 16.77"E

Length: 49.965'

North: 1,648,652.6453'

East: 3,230,331.8445'

Segment# 5: Line

Course: S48° 00' 04.00"E

Length: 34.040'

North: 1,648,629.8685'

East: 3,230,357.1415'

Segment# 6: Line

Course: S49° 37' 18.76"W

Length: 97.880'

North: 1,648,566.4590'

East: 3,230,282.5780'

Perimeter: 316.179'

Area: 5,727.57Sq.Ft.

Error Closure: 0.0004

Course: N86° 20' 03.44"W

Error North : 0.00002

East: -0.00037

Precision 1: 790,447.500

Parcel Name: Site 1 - LOT 7 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,128.4750'

East: 3,229,864.7428'

Segment# 1: Line

Course: S0° 18' 10.00"E

Length: 50.001'

North: 1,648,078.4747'

East: 3,229,865.0070'

Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 90.001'

North: 1,648,078.4695'

East: 3,229,775.0060'

Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 50.001'

North: 1,648,128.4698'

East: 3,229,774.7418'

Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 90.001'

North: 1,648,128.4750'

East: 3,229,864.7428'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 7 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,648,534.9431'

East:3,230,298.5894'

Segment# 1: Curve

Length: 36.328'

Radius: 45.000'

Delta: 46.2546 (d)

Tangent: 19.219'

Chord: 35.350'

Course: N26° 55' 55.35"W

Course In: S86° 11' 42.86"W

Course Out: N39° 56' 26.43"E

RP North: 1,648,531.9571'

East: 3,230,253.6886'

End North: 1,648,566.4590'

East: 3,230,282.5783'

Segment# 2: Line

Course: N49° 37' 18.76"E

Length: 97.880'

North: 1,648,629.8685'

East: 3,230,357.1419'

Segment# 3: Line

Course: S48° 00' 04.00"E

Length: 33.634'

North: 1,648,607.3635'

East: 3,230,382.1373'

Segment# 4: Line

Course: S22° 35' 31.43"E

Length: 43.670'

North: 1,648,567.0445'

East: 3,230,398.9139'

Segment# 5: Line

Course: S72° 15' 23.57"W

Length: 105.335'

North: 1,648,534.9431'

East: 3,230,298.5896'

Perimeter: 316.847'

Area: 5,733.63Sq.Ft.

Error Closure: 0.0002

Course: S89° 31' 36.33"E

Error North : 0.00000

East: 0.00018

Precision 1: 1,584,235.000

Parcel Name: Site 1 - LOT 8 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,028.4751'

East: 3,229,865.2712'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 90.001'

North: 1,648,028.4698'

East: 3,229,775.2702'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 50.001'

North: 1,648,078.4701'

East: 3,229,775.0060'

Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 90.001'

North: 1,648,078.4754'

East: 3,229,865.0070'

Segment# 4: Line

Course: S0° 18' 10.00"E

Length: 50.001'

North: 1,648,028.4751'

East: 3,229,865.2712'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 8 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,551.6202'

East: 3,230,403.2101'

Segment# 1: Line

Course: S14° 25' 50.26"E

Length: 64.694'

North: 1,648,488.9673'

East: 3,230,419.3323'

Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 25.871'

North: 1,648,488.9657'

East: 3,230,393.4613'

Segment# 3: Line

Course: S89° 59' 48.00"W

North: 1,648,488.9626'

Length: 53.251'

East: 3,230,340.2103'

Segment# 4: Line

Course: S89° 59' 48.00"W

North: 1,648,488.9596'

Length: 53.251'

East: 3,230,286.9593'

Segment# 5: Curve

Length: 34.537'

Delta: 27.0437 (d)

Chord: 34.217'

Course In: N27° 02' 49.48"W

RP North: 1,648,554.1290'

End North: 1,648,480.9570'

Radius: 73.172'

Tangent: 17.597'

Course: S76° 28' 29.26"W

Course Out: S0° 00' 12.00"E

East: 3,230,253.6863'

East: 3,230,253.6906'

Segment# 6: Line

Course: N0° 03' 11.74"W

North: 1,648,486.9570'

Length: 6.000'

East: 3,230,253.6850'

Segment# 7: Curve

Length: 55.867'

Delta: 71.1315 (d)

Chord: 52.347'

Course In: N0° 00' 11.97"E

RP North: 1,648,531.9570'

End North: 1,648,517.4016'

Radius: 45.000'

Tangent: 32.176'

Course: N54° 26' 15.29"E

Course Out: S71° 07' 41.39"E

East: 3,230,253.6876'

East: 3,230,296.2686'

Segment# 8: Line

Course: N72° 15' 23.57"E

North: 1,648,551.6202'

Length: 112.282'

East: 3,230,403.2095'

Perimeter: 405.751'

Error Closure: 0.0006

Error North : 0.00000

Area: 5,819.53Sq.Ft.

Course: S89° 44' 41.96"W

East: -0.00061

Precision 1: 676,255.000

Parcel Name: Site 1 - LOT 9 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,978.4699'

East: 3,229,775.5342'

Segment# 1: Line

Course: N0° 18' 10.00"W

Length: 50.001'

North: 1,648,028.4702'

East: 3,229,775.2700'

Segment# 2: Line

Course: N89° 59' 48.00"E

Length: 90.001'

North: 1,648,028.4754'

East: 3,229,865.2710'

Segment# 3: Line

Course: S0° 18' 10.00"E

Length: 50.001'

North: 1,647,978.4751'

East: 3,229,865.5352'

Segment# 4: Line

Course: S89° 59' 48.00"W

Length: 90.001'

North: 1,647,978.4699'

East: 3,229,775.5342'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 9 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,648,480.9571'

East:3,230,253.6916'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 19.440'

North: 1,648,480.9559'

East: 3,230,234.2516'

Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 57.500'

North: 1,648,480.9526'

East: 3,230,176.7516'

Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 61.751'

North: 1,648,480.9490'

East: 3,230,115.0006'

Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 36.922'

North: 1,648,517.8705'

East: 3,230,114.8054'

Segment# 5: Curve

Length: 23.640'

Delta: 90.2994 (d)

Chord: 21.269'

Course In: N89° 41' 50.00"E

RP North: 1,648,517.9498'

End North: 1,648,532.9498'

Radius: 15.000'

Tangent: 15.079'

Course: N44° 50' 49.00"E

Course Out: N0° 00' 12.00"W

East: 3,230,129.8052'

East: 3,230,129.8044'

Segment# 6: Line

Course: N89° 59' 48.00"E

North: 1,648,532.9534'

Length: 63.222'

East: 3,230,193.0264'

Segment# 7: Curve

Length: 23.356'

Delta: 74.3452 (d)

Chord: 21.752'

Course In: S0° 00' 12.00"E

RP North: 1,648,514.9534'

End North: 1,648,519.8116'

Radius: 18.000'

Tangent: 13.649'

Course: S52° 49' 50.68"E

Course Out: N74° 20' 30.64"E

East: 3,230,193.0274'

East: 3,230,210.3594'

Segment# 8: Curve

Length: 58.385'

Delta: 74.3385 (d)

Chord: 54.375'

Course In: N74° 20' 30.64"E

RP North: 1,648,531.9570'

End North: 1,648,486.9570'

Radius: 45.000'

Tangent: 34.119'

Course: S52° 49' 38.70"E

Course Out: S0° 00' 11.97"W

East: 3,230,253.6894'

East: 3,230,253.6868'

Segment# 9: Line

Course: S0° 03' 11.74"E

North: 1,648,480.9570'

Length: 6.000'

East: 3,230,253.6924'

Perimeter: 350.217'

Error Closure: 0.0008

Error North : -0.00011

Area: 5,490.24Sq.Ft.

Course: S82° 40' 45.69"E

East: 0.00083

Precision 1: 437,770.000

Parcel Name: Site 1 - OVERALL

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,650,752.8533'

East: 3,229,918.3417'

Segment# 1: Line

Course: N89° 41' 28.00"E	Length: 10.166'
North: 1,650,752.9081'	East: 3,229,928.5075'

Segment# 2: Curve

Length: 361.260'	Radius: 462.000'
Delta: 44.8023 (d)	Tangent: 190.434'
Chord: 352.126'	Course: S25° 35' 59.79"E
Course In: N86° 48' 04.42"E	Course Out: S41° 59' 56.00"W
RP North: 1,650,778.6877'	East: 3,230,389.7877'
End North: 1,650,435.3488'	East: 3,230,080.6560'

Segment# 3: Line

Course: S48° 00' 04.00"E	Length: 955.980'
North: 1,649,795.6871'	East: 3,230,791.1000'

Segment# 4: Line

Course: S89° 59' 48.00"W	Length: 867.700'
North: 1,649,795.6366'	East: 3,229,923.4000'

Segment# 5: Line

Course: N0° 18' 10.00"W	Length: 957.230'
North: 1,650,752.8533'	East: 3,229,918.3416'

Perimeter: 3,152.336'	Area: 347,787.45Sq.Ft.
Error Closure: 0.0001	Course: N85° 25' 44.85"W
Error North : 0.00001	East: -0.00008

Precision 1: 31,523,360.000

Parcel Name: Site 1 - RIGHT OF WAY

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,030.2190'	East: 3,231,154.0797'
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Segment# 1: Line

Course: N89° 59' 48.00"E	Length: 124.271'
North: 1,648,030.2263'	East: 3,231,278.3507'

Segment# 2: Curve

Length: 199.762'	Radius: 45.000'
Delta: 254.3452 (d)	Tangent: 59.344'

Chord: 71.714'
Course In: S0° 00' 12.00"E
RP North: 1,647,985.2263'
End North: 1,647,973.0809'

Course: S37° 10' 09.32"W
Course Out: S74° 20' 30.64"W
East: 3,231,278.3533'
East: 3,231,235.0233'

Segment# 3: Curve

Length: 23.356'
Delta: 74.3452 (d)
Chord: 21.752'
Course In: S74° 20' 30.64"W
RP North: 1,647,968.2227'
End North: 1,647,986.2227'

Radius: 18.000'
Tangent: 13.649'
Course: N52° 49' 50.68"W
Course Out: N0° 00' 12.00"W
East: 3,231,217.6913'
East: 3,231,217.6903'

Segment# 4: Line

Course: S89° 59' 48.00"W
North: 1,647,986.2191'

Length: 63.222'
East: 3,231,154.4683'

Segment# 5: Curve

Length: 23.640'
Delta: 90.2994 (d)
Chord: 21.269'
Course In: S0° 00' 12.00"E
RP North: 1,647,971.2191'
End North: 1,647,971.1398'

Radius: 15.000'
Tangent: 15.079'
Course: S44° 50' 49.00"W
Course Out: S89° 41' 50.00"W
East: 3,231,154.4691'
East: 3,231,139.4693'

Segment# 6: Line

Course: S0° 18' 10.00"E
North: 1,647,849.6035'

Length: 121.538'
East: 3,231,140.1116'

Segment# 7: Curve

Length: 23.484'
Delta: 89.7006 (d)
Chord: 21.158'
Course In: N89° 41' 50.00"E
RP North: 1,647,849.6828'
End North: 1,647,834.6828'

Radius: 15.000'
Tangent: 14.922'
Course: S45° 09' 11.00"E
Course Out: S0° 00' 12.00"E
East: 3,231,155.1114'
East: 3,231,155.1123'

Segment# 8: Line

Course: N89° 59' 48.00"E
North: 1,647,834.7110'

Length: 484.882'
East: 3,231,639.9943'

Segment# 9: Curve

Length: 48.170'
Delta: 137.9978 (d)

Radius: 20.000'
Tangent: 52.099'

Chord: 37.343'
Course In: N0° 00' 12.00"W
RP North: 1,647,854.7110'
End North: 1,647,869.5741'

Course: N20° 59' 52.00"E
Course Out: N41° 59' 56.00"E
East: 3,231,639.9931'
East: 3,231,653.3754'

Segment# 10: Line

Course: S48° 00' 04.00"E
North: 1,647,792.0356'

Length: 115.882'
East: 3,231,739.4940'

Segment# 11: Curve

Length: 28.191'
Delta: 80.7599 (d)
Chord: 25.914'
Course In: S41° 59' 56.00"W
RP North: 1,647,777.1724'
End North: 1,647,792.7677'

Radius: 20.000'
Tangent: 17.009'
Course: N88° 22' 51.90"W
Course Out: N38° 45' 39.80"W
East: 3,231,726.1117'
East: 3,231,713.5902'

Segment# 12: Curve

Length: 3.262'
Delta: 1.6762 (d)
Chord: 3.262'
Course In: N38° 45' 39.80"W
RP North: 1,647,879.7114'
End North: 1,647,790.7630'

Radius: 111.500'
Tangent: 1.631'
Course: S52° 04' 37.28"W
Course Out: S37° 05' 05.64"E
East: 3,231,643.7830'
East: 3,231,711.0172'

Segment# 13: Curve

Length: 40.900'
Delta: 21.0168 (d)
Chord: 40.671'
Course In: N37° 05' 05.64"W
RP North: 1,647,879.7114'
End North: 1,647,772.5673'

Radius: 111.500'
Tangent: 20.682'
Course: S63° 25' 24.59"W
Course Out: S16° 04' 05.19"E
East: 3,231,643.7830'
East: 3,231,674.6439'

Segment# 14: Curve

Length: 31.263'
Delta: 16.0648 (d)
Chord: 31.160'
Course In: N16° 04' 05.19"W
RP North: 1,647,879.7114'
End North: 1,647,768.2114'

Radius: 111.500'
Tangent: 15.735'
Course: S81° 57' 51.41"W
Course Out: S0° 00' 12.00"E
East: 3,231,643.7830'
East: 3,231,643.7895'

Segment# 15: Curve

Length: 11.528'
Delta: 8.3007 (d)

Radius: 79.574'
Tangent: 5.774'

Chord: 11.518'
Course In: N0° 00' 12.00"E
RP North: 1,647,847.7854'
End North: 1,647,769.0457'

Course: N85° 50' 46.70"W
Course Out: S8° 18' 14.60"W
East: 3,231,643.7941'
East: 3,231,632.3015'

Segment# 16: Curve

Length: 11.283'
Delta: 8.1244 (d)
Chord: 11.274'
Course In: N8° 18' 14.60"E
RP North: 1,647,847.7854'
End North: 1,647,771.4601'

Radius: 79.574'
Tangent: 5.651'
Course: N77° 38' 01.55"W
Course Out: S16° 25' 42.31"W
East: 3,231,643.7941'
East: 3,231,621.2892'

Segment# 17: Curve

Length: 22.812'
Delta: 16.4251 (d)
Chord: 22.734'
Course In: S16° 25' 42.31"W
RP North: 1,647,695.1348'
End North: 1,647,774.7088'

Radius: 79.574'
Tangent: 11.485'
Course: N81° 47' 02.85"W
Course Out: N0° 00' 12.00"E
East: 3,231,598.7843'
East: 3,231,598.7889'

Segment# 18: Line

Course: S89° 59' 48.00"W
North: 1,647,774.6853'

Length: 403.648'
East: 3,231,195.1409'

Segment# 19: Curve

Length: 15.299'
Delta: 17.4328 (d)
Chord: 15.240'
Course In: S0° 00' 12.00"E
RP North: 1,647,724.4043'
End North: 1,647,772.3749'

Radius: 50.281'
Tangent: 7.709'
Course: S81° 16' 48.90"W
Course Out: N17° 26' 10.19"W
East: 3,231,195.1439'
East: 3,231,180.0775'

Segment# 20: Curve

Length: 2.394'
Delta: 2.7284 (d)
Chord: 2.394'
Course In: S17° 26' 10.19"E
RP North: 1,647,724.4043'
End North: 1,647,771.6034'

Radius: 50.281'
Tangent: 1.197'
Course: S71° 11' 58.75"W
Course Out: N20° 09' 52.31"W
East: 3,231,195.1439'
East: 3,231,177.8111'

Segment# 21: Curve

Length: 28.249'
Delta: 20.1612 (d)

Radius: 80.281'
Tangent: 14.272'

Chord: 28.104'
Course In: N20° 09' 52.31"W
RP North: 1,647,846.9637'
End North: 1,647,766.6827'

Course: S79° 54' 57.85"W
Course Out: S0° 00' 12.00"E
East: 3,231,150.1369'
East: 3,231,150.1416'

Segment# 22: Curve

Length: 14.900'
Delta: 10.9446 (d)
Chord: 14.877'
Course In: N0° 00' 12.00"W
RP North: 1,647,844.6827'
End North: 1,647,768.1006'

Radius: 78.000'
Tangent: 7.472'
Course: N84° 31' 51.72"W
Course Out: S10° 56' 28.56"W
East: 3,231,150.1370'
East: 3,231,135.3324'

Segment# 23: Curve

Length: 35.815'
Delta: 26.3083 (d)
Chord: 35.501'
Course In: N10° 56' 28.56"E
RP North: 1,647,844.6827'
End North: 1,647,782.5942'

Radius: 78.000'
Tangent: 18.229'
Course: N65° 54' 16.58"W
Course Out: S37° 14' 58.28"W
East: 3,231,150.1370'
East: 3,231,102.9246'

Segment# 24: Curve

Length: 16.137'
Delta: 11.8537 (d)
Chord: 16.108'
Course In: N37° 14' 58.28"E
RP North: 1,647,844.6827'
End North: 1,647,793.6162'

Radius: 78.000'
Tangent: 8.097'
Course: N46° 49' 25.13"W
Course Out: S49° 06' 11.45"W
East: 3,231,150.1370'
East: 3,231,091.1776'

Segment# 25: Curve

Length: 55.263'
Delta: 40.5940 (d)
Chord: 54.114'
Course In: N49° 06' 11.45"E
RP North: 1,647,844.6827'
End North: 1,647,844.2705'

Radius: 78.000'
Tangent: 28.848'
Course: N20° 35' 59.27"W
Course Out: S89° 41' 50.00"W
East: 3,231,150.1370'
East: 3,231,072.1381'

Segment# 26: Curve

Length: 28.249'
Delta: 20.1612 (d)
Chord: 28.104'
Course In: N89° 41' 50.00"E
RP North: 1,647,844.6948'
End North: 1,647,871.9660'

Radius: 80.281'
Tangent: 14.272'
Course: N9° 46' 40.15"E
Course Out: N70° 08' 29.69"W
East: 3,231,152.4180'
East: 3,231,076.9109'

Segment# 27: Curve

Length: 17.693'	Radius: 50.281'
Delta: 20.1612 (d)	Tangent: 8.939'
Chord: 17.602'	Course: N9° 46' 40.15"E
Course In: N70° 08' 29.69"W	Course Out: N89° 41' 50.00"E
RP North: 1,647,889.0463'	East: 3,231,029.6199'
End North: 1,647,889.3120'	East: 3,231,079.9002'

Segment# 28: Line

Course: N0° 18' 10.00"W	Length: 249.516'
North: 1,648,138.8245'	East: 3,231,078.5816'

Segment# 29: Curve

Length: 18.789'	Radius: 70.875'
Delta: 15.1893 (d)	Tangent: 9.450'
Chord: 18.734'	Course: N7° 53' 50.72"W
Course In: S89° 41' 50.00"W	Course Out: N74° 30' 28.57"E
RP North: 1,648,138.4500'	East: 3,231,007.7076'
End North: 1,648,157.3810'	East: 3,231,076.0075'

Segment# 30: Curve

Length: 26.742'	Radius: 100.875'
Delta: 15.1893 (d)	Tangent: 13.450'
Chord: 26.664'	Course: N7° 53' 50.72"W
Course In: N74° 30' 28.57"E	Course Out: S89° 41' 50.00"W
RP North: 1,648,184.3252'	East: 3,231,173.2175'
End North: 1,648,183.7922'	East: 3,231,072.3439'

Segment# 31: Curve

Length: 44.586'	Radius: 116.000'
Delta: 22.0223 (d)	Tangent: 22.572'
Chord: 44.312'	Course: N10° 42' 30.18"E
Course In: N89° 41' 50.00"E	Course Out: N68° 16' 49.63"W
RP North: 1,648,184.4052'	East: 3,231,188.3423'
End North: 1,648,227.3326'	East: 3,231,080.5775'

Segment# 32: Curve

Length: 41.057'	Radius: 116.000'
Delta: 20.2793 (d)	Tangent: 20.746'
Chord: 40.843'	Course: N31° 51' 33.18"E
Course In: S68° 16' 49.63"E	Course Out: N48° 00' 04.00"W
RP North: 1,648,184.4052'	East: 3,231,188.3423'
End North: 1,648,262.0226'	East: 3,231,102.1360'

Segment# 33: Curve

Length: 26.742'

Delta: 15.1893 (d)

Chord: 26.664'

Course In: S48° 00' 04.00"E

RP North: 1,648,194.5255'

End North: 1,648,279.3064'

Radius: 100.875'

Tangent: 13.450'

Course: N49° 35' 36.72"E

Course Out: N32° 48' 42.57"W

East: 3,231,177.1020'

East: 3,231,122.4397'

Segment# 34: Curve

Length: 18.789'

Delta: 15.1893 (d)

Chord: 18.734'

Course In: N32° 48' 42.57"W

RP North: 1,648,338.8737'

End North: 1,648,291.4500'

Radius: 70.875'

Tangent: 9.450'

Course: N49° 35' 36.72"E

Course Out: S48° 00' 04.00"E

East: 3,231,084.0338'

East: 3,231,136.7052'

Segment# 35: Line

Course: N41° 59' 56.00"E

North: 1,648,300.5106'

Length: 12.192'

East: 3,231,144.8630'

Segment# 36: Curve

Length: 31.189'

Delta: 89.3500 (d)

Chord: 28.123'

Course In: N47° 52' 28.44"W

RP North: 1,648,313.9257'

End North: 1,648,328.6062'

Radius: 20.000'

Tangent: 19.774'

Course: N2° 32' 58.44"W

Course Out: N42° 46' 31.55"E

East: 3,231,130.0295'

East: 3,231,143.6120'

Segment# 37: Line

Course: S47° 36' 46.41"E

North: 1,648,324.3854'

Length: 6.261'

East: 3,231,148.2364'

Segment# 38: Line

Course: S48° 00' 04.00"E

North: 1,648,295.3003'

Length: 43.468'

East: 3,231,180.5400'

Segment# 39: Line

Course: S48° 00' 04.00"E

North: 1,648,261.8592'

Length: 49.978'

East: 3,231,217.6815'

Segment# 40: Curve

Length: 31.394'

Delta: 89.9367 (d)

Radius: 20.000'

Tangent: 19.978'

Chord: 28.269'	Course: S86° 58' 02.17"W
Course In: S41° 56' 08.25"W	Course Out: N48° 00' 03.91"W
RP North: 1,648,246.9812'	East: 3,231,204.3156'
End North: 1,648,260.3636'	East: 3,231,189.4525'

Segment# 41: Line

Course: S41° 59' 56.00"W	Length: 57.192'
North: 1,648,217.8609'	East: 3,231,151.1844'

Segment# 42: Curve

Length: 36.915'	Radius: 50.000'
Delta: 42.3017 (d)	Tangent: 19.344'
Chord: 36.082'	Course: S20° 50' 53.00"W
Course In: S48° 00' 04.00"E	Course Out: S89° 41' 50.00"W
RP North: 1,648,184.4051'	East: 3,231,188.3423'
End North: 1,648,184.1409'	East: 3,231,138.3430'

Segment# 43: Line

Course: S0° 18' 10.00"E	Length: 139.002'
North: 1,648,045.1408'	East: 3,231,139.0775'

Segment# 44: Curve

Length: 23.484'	Radius: 15.000'
Delta: 89.7006 (d)	Tangent: 14.922'
Chord: 21.158'	Course: S45° 09' 11.00"E
Course In: N89° 41' 50.00"E	Course Out: S0° 00' 12.00"E
RP North: 1,648,045.2201'	East: 3,231,154.0773'
End North: 1,648,030.2201'	East: 3,231,154.0782'

Perimeter: 2,852.390'	Area: 80,103.34Sq.Ft.
Error Closure: 0.0018	Course: N55° 35' 05.34"W
Error North : 0.00104	East: -0.00151

Precision 1: 1,584,660.556

Parcel Name: Site 1 - TRACT A

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,812.2787'	East: 3,230,654.1070'
------------------------	-----------------------

Segment# 1: Line

Course: N0° 18' 10.00"W	Length: 380.919'
North: 1,649,193.1924'	East: 3,230,652.0941'

Segment# 2: Line

Course: N89° 41' 28.00"E

North: 1,649,193.2472'

Length: 10.166'

East: 3,230,662.2599'

Segment# 3: Curve

Length: 354.999'

Delta: 44.0259 (d)

Chord: 346.330'

Course In: N86° 48' 04.42"E

RP North: 1,649,219.0269'

End North: 1,648,879.9086'

Radius: 462.000'

Tangent: 186.782'

Course: S25° 12' 42.19"E

Course Out: S42° 46' 31.19"W

East: 3,231,123.5401'

East: 3,230,809.7842'

Segment# 4: Curve

Length: 31.189'

Delta: 89.3500 (d)

Chord: 28.123'

Course In: S42° 46' 31.55"W

RP North: 1,648,865.2281'

End North: 1,648,851.8130'

Radius: 20.000'

Tangent: 19.774'

Course: S2° 32' 58.44"E

Course Out: S47° 52' 28.44"E

East: 3,230,796.2017'

East: 3,230,811.0352'

Segment# 5: Line

Course: N48° 00' 04.00"W

North: 1,648,860.8247'

Length: 13.468'

East: 3,230,801.0264'

Segment# 6: Curve

Length: 76.872'

Delta: 9.1379 (d)

Chord: 76.791'

Course In: N41° 59' 56.00"E

RP North: 1,649,219.0267'

End North: 1,648,916.5894'

Radius: 482.000'

Tangent: 38.518'

Course: N43° 25' 55.79"W

Course Out: S51° 08' 12.41"W

East: 3,231,123.5404'

East: 3,230,748.2330'

Segment# 7: Line

Course: S42° 03' 42.59"W

North: 1,648,812.2791'

Length: 140.500'

East: 3,230,654.1075'

Perimeter: 1,008.115'

Error Closure: 0.0006

Error North : 0.00033

Area: 19,616.46Sq.Ft.

Course: N55° 57' 52.91"E

East: 0.00049

Precision 1: 1,680,188.333

Parcel Name: Site 1 - TRACT B

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,503.7224'

East: 3,231,458.3351'

Segment# 1: Curve

Length: 34.427'

Radius: 20.000'

Delta: 98.6269 (d)

Tangent: 23.263'

Chord: 30.332'

Course: S1° 18' 44.47"W

Course In: S41° 59' 56.00"W

Course Out: S39° 22' 27.06"E

RP North: 1,648,488.8593'

East: 3,231,444.9528'

End North: 1,648,473.3989'

East: 3,231,457.6405'

Segment# 2: Line

Course: N48° 00' 04.00"W

Length: 153.922'

North: 1,648,576.3906'

East: 3,231,343.2521'

Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 94.296'

North: 1,648,576.3851'

East: 3,231,248.9561'

Segment# 4: Line

Course: N14° 25' 50.26"W

Length: 64.694'

North: 1,648,639.0380'

East: 3,231,232.8339'

Segment# 5: Line

Course: S72° 15' 23.57"W

Length: 112.282'

North: 1,648,604.8195'

East: 3,231,125.8931'

Segment# 6: Curve

Length: 17.810'

Radius: 45.000'

Delta: 22.6766 (d)

Tangent: 9.023'

Chord: 17.694'

Course: N7° 32' 00.73"E

Course In: N71° 07' 41.39"W

Course Out: N86° 11' 42.86"E

RP North: 1,648,619.3748'

East: 3,231,083.3121'

End North: 1,648,622.3609'

East: 3,231,128.2129'

Segment# 7: Line

Course: N72° 15' 23.57"E

Length: 105.335'

North: 1,648,654.4623'

East: 3,231,228.5372'

Segment# 8: Line

Course: N22° 35' 31.43"W

Length: 43.670'

North: 1,648,694.7812'

East: 3,231,211.7606'

Segment# 9: Line

Course: N48° 00' 04.00"W

North: 1,648,740.0636'

Length: 67.675'

East: 3,231,161.4674'

Segment# 10: Line

Course: N71° 20' 16.77"W

North: 1,648,756.0517'

Length: 49.965'

East: 3,231,114.1294'

Segment# 11: Line

Course: N83° 12' 44.14"W

North: 1,648,764.3893'

Length: 70.543'

East: 3,231,044.0809'

Segment# 12: Line

Course: N0° 18' 10.00"W

North: 1,648,801.6287'

Length: 37.240'

East: 3,231,043.8841'

Segment# 13: Line

Course: N41° 59' 41.86"E

North: 1,648,826.0980'

Length: 32.924'

East: 3,231,065.9124'

Segment# 14: Line

Course: N48° 00' 04.00"W

North: 1,648,892.2816'

Length: 98.912'

East: 3,230,992.4051'

Segment# 15: Line

Course: N41° 59' 56.00"E

North: 1,648,894.5111'

Length: 3.000'

East: 3,230,994.4125'

Segment# 16: Curve

Length: 31.416'

Delta: 90.0000 (d)

Chord: 28.284'

Course In: S48° 00' 04.00"E

RP North: 1,648,881.1288'

End North: 1,648,895.9919'

Radius: 20.000'

Tangent: 20.000'

Course: N86° 59' 56.00"E

Course Out: N41° 59' 56.00"E

East: 3,231,009.2756'

East: 3,231,022.6580'

Segment# 17: Line

Course: S48° 00' 04.00"E

North: 1,648,503.7219'

Length: 586.251'

East: 3,231,458.3350'

Perimeter: 1,604.363'

Error Closure: 0.0006

Error North : -0.00056

Area: 25,228.52Sq.Ft.

Course: S16° 56' 21.74"W

East: -0.00017

Precision 1: 2,673,936.667

Parcel Name: Site 1 - TRACT C

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,002.6515' East: 3,232,872.9016'

Segment# 1: Line

Course: S89° 59' 48.00"W Length: 29.888'
North: 1,648,002.6497' East: 3,232,843.0136'

Segment# 2: Line

Course: N48° 00' 04.00"W Length: 158.479'
North: 1,648,108.6906' East: 3,232,725.2386'

Segment# 3: Curve

Length: 3.262' Radius: 111.500'
Delta: 1.6762 (d) Tangent: 1.631'
Chord: 3.262' Course: N52° 04' 37.28"E
Course In: N37° 05' 05.64"W Course Out: S38° 45' 39.80"E
RP North: 1,648,197.6389' East: 3,232,658.0044'
End North: 1,648,110.6953' East: 3,232,727.8116'

Segment# 4: Curve

Length: 28.191' Radius: 20.000'
Delta: 80.7599 (d) Tangent: 17.009'
Chord: 25.914' Course: S88° 22' 51.90"E
Course In: S38° 45' 39.80"E Course Out: N41° 59' 56.00"E
RP North: 1,648,095.1000' East: 3,232,740.3331'
End North: 1,648,109.9632' East: 3,232,753.7154'

Segment# 5: Line

Course: S48° 00' 04.00"E Length: 160.378'
North: 1,648,002.6517' East: 3,232,872.9016'

Perimeter: 380.198' Area: 3,299.95Sq.Ft.
Error Closure: 0.0002 Course: N17° 19' 12.35"E
Error North : 0.00017 East: 0.00005

Precision 1: 1,900,990.000

Parcel Name: Site 1 - TRACT D

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,090.6610'

East: 3,233,240.8901'

Segment# 1: Curve

Length: 16.137'

Radius: 78.000'

Delta: 11.8537 (d)

Tangent: 8.097'

Chord: 16.108'

Course: S46° 49' 25.13"E

Course In: N49° 06' 11.45"E

Course Out: S37° 14' 58.28"W

RP North: 1,648,141.7275'

East: 3,233,299.8495'

End North: 1,648,079.6389'

East: 3,233,252.6371'

Segment# 2: Line

Course: S49° 49' 25.87"W

Length: 125.687'

North: 1,647,998.5533'

East: 3,233,156.6041'

Segment# 3: Line

Course: S0° 18' 10.00"E

Length: 16.834'

North: 1,647,981.7195'

East: 3,233,156.6930'

Segment# 4: Line

Course: S89° 59' 48.00"W

Length: 16.000'

North: 1,647,981.7186'

East: 3,233,140.6930'

Segment# 5: Line

Course: N0° 18' 10.00"W

Length: 24.233'

North: 1,648,005.9512'

East: 3,233,140.5650'

Segment# 6: Line

Course: N49° 49' 25.87"E

Length: 131.305'

North: 1,648,090.6613'

East: 3,233,240.8905'

Perimeter: 330.197'

Area: 2,379.99Sq.Ft.

Error Closure: 0.0005

Course: N51° 46' 51.70"E

Error North : 0.00032

East: 0.00041

Precision 1: 660,392.000

Parcel Map Check Report

Client:

SORREL RANCH

Prepared by:

ANDRES ESTRADA

HCL ENGINEERING & SURVEYING

5600 SOUTH QUEBEC ST, STE 205B

Date: 5/7/2020 1:40:52 PM

Parcel Name: Site 1 - OVERALL

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,650,752.8533'

East: 3,229,918.3417'

Segment# 1: Line

Course: N89° 41' 28.00"E

Length: 10.166'

North: 1,650,752.9081'

East: 3,229,928.5075'

Segment# 2: Curve

Length: 361.260'

Radius: 462.000'

Delta: 44.8023 (d)

Tangent: 190.434'

Chord: 352.126'

Course: S25° 35' 59.79"E

Course In: N86° 48' 04.42"E

Course Out: S41° 59' 56.00"W

RP North: 1,650,778.6877'

East: 3,230,389.7877'

End North: 1,650,435.3488'

East: 3,230,080.6560'

Segment# 3: Line

Course: S48° 00' 04.00"E

Length: 955.980'

North: 1,649,795.6871'

East: 3,230,791.1000'

Segment# 4: Line

Course: S89° 59' 48.00"W

Length: 867.700'

North: 1,649,795.6366'

East: 3,229,923.4000'

Segment# 5: Line

Course: N0° 18' 10.00"W

Length: 957.230'

North: 1,650,752.8533'

East: 3,229,918.3416'

Perimeter: 3,152.336'

Area: 347,787.45Sq.Ft.

Error Closure: 0.0001

Course: N85° 25' 44.85"W

Error North : 0.00001

East: -0.00008

Precision 1: 31,523,360.000