

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

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

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

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

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

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

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION CONTINUED ON SHEET 2.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 33, 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, 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, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS DAY OF 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

New Covenant language added per the new cheklist.

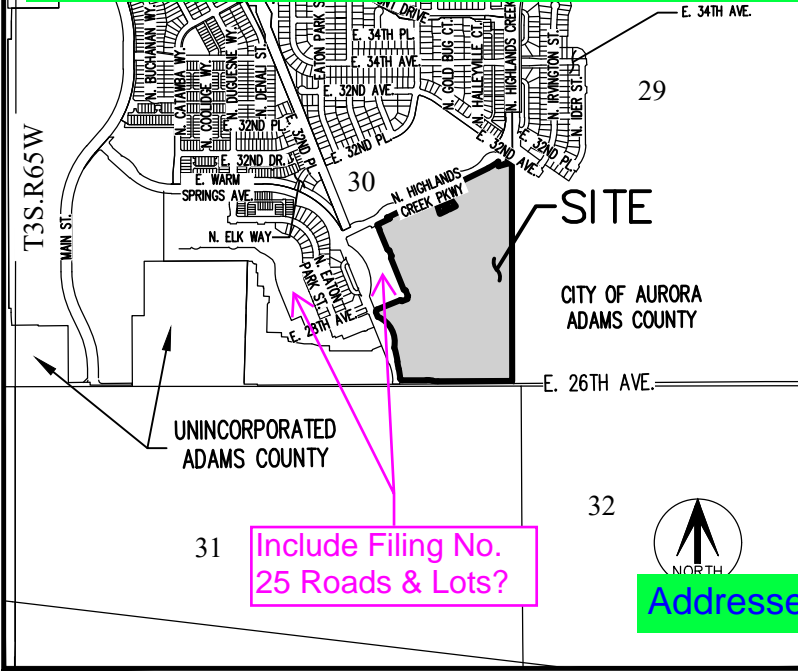
An updated titel commitmnet will be ordered whne we get closer to this Plat recording

Tax certs will be ordered whne we get closer to this Plat recording

Margins were checked.

Monument records will be sent in with this submittal

Comment Noted. Thank You!



VICINITY MAP

SCALE 1" = 2000'

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

20 AD. BY _____

AS _____ OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS, AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN DESCRIBED ON

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BRADY J. MOORHEAD, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-23

Drawn By: RBA

DATE OF
PREPARATION:

05/31/2024

SCALE:

N/A

SHEET 1 OF 13

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 33
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 13

LEGAL DESCRIPTION – CONT'D

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, WHENCE THE SOUTH LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 89°37'56" WEST, A DISTANCE OF 2653.23, ALL BEARINGS HEREIN ARE REFERENCED TO THE **Addressed** **00°08'27" ? Graphics**

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°07'18" WEST, A DISTANCE OF 57.00 FEET TO THE **Addressed** **as recorded in special warranty deed at reception number ?**

THENCE ALONG SAID **Addressed** NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

1. DEPARTING SAID EAST LINE, SOUTH 89°37'56" WEST, A DISTANCE OF 774.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 276.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.29 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 324.00 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 64.91 FEET;
4. TANGENT TO SAID CURVE, SOUTH 89°37'56" WEST, A DISTANCE OF 275.29 FEET TO THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 AS RECORDED AT RECEPTION NO. 2023000042190 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES;

1. NORTH 00°30'57" WEST, A DISTANCE OF 3.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 558.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°30'03" WEST;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'13", AN ARC LENGTH OF 116.90 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 767.50 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°45'23", AN ARC LENGTH OF 77.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 913.50 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°14'41", AN ARC LENGTH OF 147.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 77°51'59" WEST;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°23'14", AN ARC LENGTH OF 395.58 FEET;
6. NON-TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 54.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 67°48'51" EAST, A DISTANCE OF 257.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 2.50 FEET;

THENCE NORTH 67°48'51" EAST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 22°11'09" WEST, A DISTANCE OF 10.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°11'09" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 357.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°11'09" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 216.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 532.00 FEET;

LEGAL DESCRIPTION – CONT'D

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'51", AN ARC LENGTH OF 35.88 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 26°03'00" WEST, A DISTANCE OF 22.97 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9;

THENCE ALONG SAID SOUTHEAST BOUNDARY THE FOLLOWING TWENTY-SEVEN (27) COURSES;

Addressed 26°03'00" WEST, A DISTANCE OF 3.50 FEET;

2. NORTH 63°57'00" EAST, A DISTANCE OF 146.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 79.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°19'17" EAST;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'32", AN ARC LENGTH OF 2.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET;
5. TANGENT TO SAID CURVE, NORTH 63°57'00" EAST, A DISTANCE OF 450.43 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 26°03'00" EAST;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 79.00 FEET;
7. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°45'05", AN ARC LENGTH OF 16.20 FEET;
8. NON-TANGENT TO SAID CURVE, NORTH 77°26'17" EAST, A DISTANCE OF 110.51 FEET;
9. SOUTH 17°03'42" EAST, A DISTANCE OF 149.13 FEET;
10. NORTH 63°57'00" EAST, A DISTANCE OF 75.31 FEET;
11. NORTH 29°51'50" WEST, A DISTANCE OF 94.84 FEET;
12. NORTH 26°03'00" WEST, A DISTANCE OF 97.37 FEET;
13. NORTH 63°57'00" EAST, A DISTANCE OF 46.00 FEET;
14. SOUTH 26°03'00" EAST, A DISTANCE OF 97.37 FEET;
15. SOUTH 22°14'09" EAST, A DISTANCE OF 94.84 FEET;
16. NORTH 63°57'00" EAST, A DISTANCE OF 75.31 FEET;
17. NORTH 35°02'18" WEST, A DISTANCE OF 188.82 FEET;
18. NORTH 63°57'00" EAST, A DISTANCE OF 109.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 79.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°19'17" EAST;
19. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'32", AN ARC LENGTH OF 2.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
20. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET;
21. TANGENT TO SAID CURVE, NORTH 63°57'00" EAST, A DISTANCE OF 416.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 585.00 FEET;
22. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°02'25", AN ARC LENGTH OF 122.93 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 38°05'25" EAST;
23. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°56'13", AN ARC LENGTH OF 29.30 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 79.00 FEET;
24. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'05", AN ARC LENGTH OF 21.30 FEET;
25. NON-TANGENT TO SAID CURVE, NORTH 73°25'27" EAST, A DISTANCE OF 110.24 FEET;
26. NORTH 16°33'24" WEST, A DISTANCE OF 42.63 FEET;
27. SOUTH 60°11'11" EAST, A DISTANCE OF 49.99 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 30;

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, ALONG SAID EAST LINE, SOUTH 00°08'27" EAST, A DISTANCE OF 2,282.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 57.419 ACRES, (2,501,151 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW 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".
2. BEARINGS ARE BASED ON THE ASSUMED BEARING OF SOUTH 89°37'56" WEST, A DISTANCE OF 2653.23 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND 3" BRASS CAP STAMPING ILLEGIBLE IN RANGE BOX AT THE SOUTHWEST CORNER AND A FOUND 3" BRASS CAP STAMPED "CITY OF AURORA, T3S, 1/4, 30/31, R65W, 1989, LS 16848" IN A RANGE BOX AT THE SOUTHEAST CORNER AS **Addressed**. WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. **Standard Plat note. I do not see any 8' wide GE's.** **some are 8'?**
4. THE EASEMENT AREAS, EASEMENTS, AND 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD. **TC will be updated when we get closer to Plat recording**
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS. **Revise street names to match plat graphics**
8. ALL OWNERS OF LOTS ADJACENT TO NORTH JACKSON GAP STREET, NORTH JAMESTOWN STREET, NORTH KEWAUNEE STREET, EAST 33RD DRIVE, AND EAST 34TH AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS. **Addressed**
9. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N AND O ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
11. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
12. A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
13. A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
14. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

Comment Noted. Thank You!

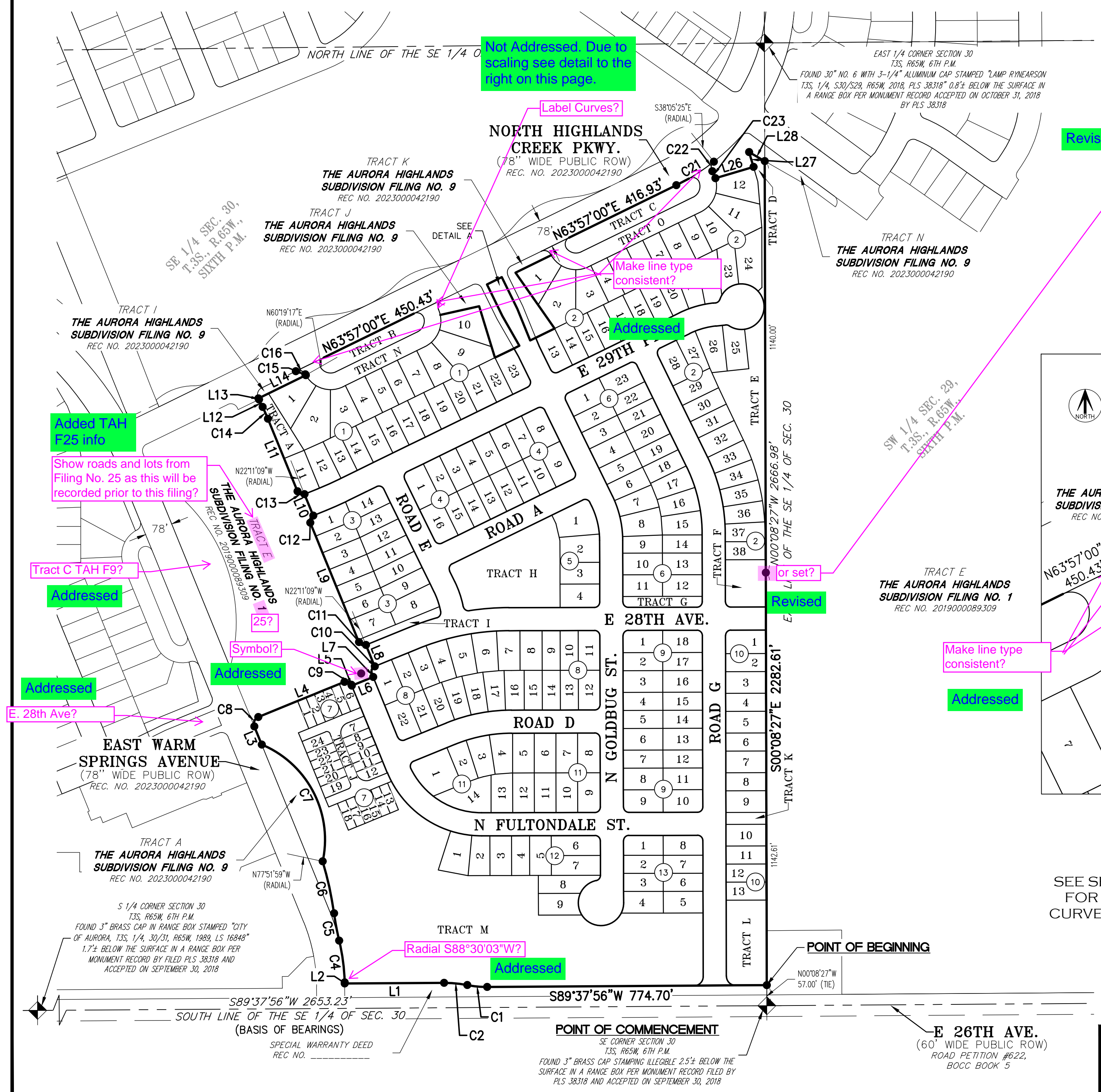
This easement will need to be restricted or released prior to plat approval.
Contact deceptionproperty@auroragov.org and releaseeasements@auroragov.org for the easement concerns and Contact ggray@auroragov.org for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

<div><div>AZTEC</div><div>CONSULTANTS, INC.</div></div> <div>AzTec Proj. No.: 24224-23</div>	<div>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Drawn By: RBA</div>	DATE OF PREPARATION:	05/31/2024
		SCALE:	N/A
		SHEET 2 OF 13	

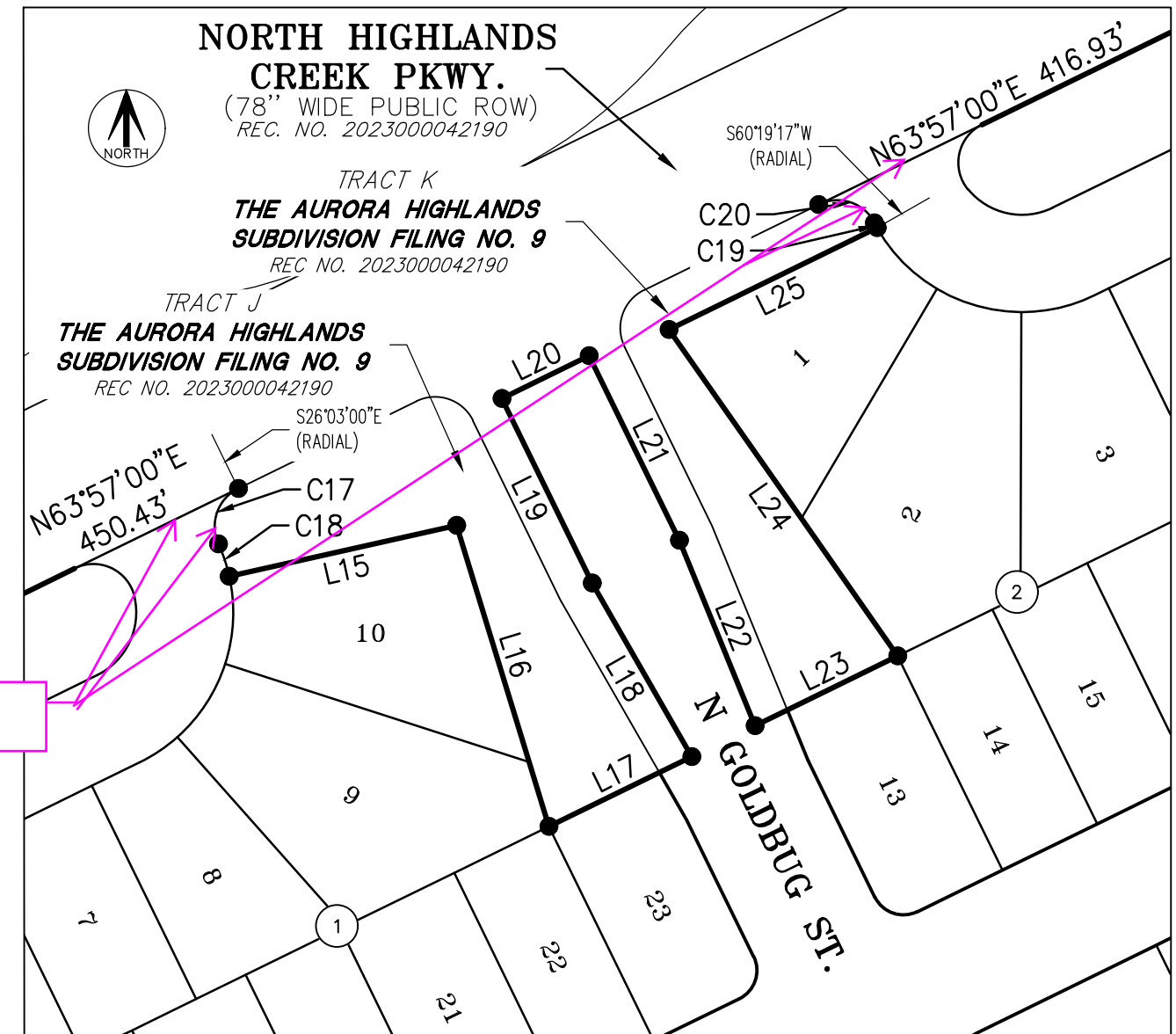
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 33

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 13



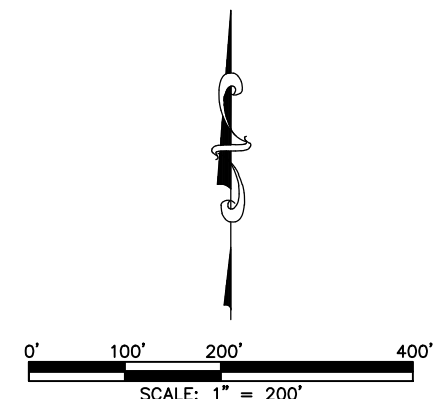
MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- ◆ FOUND SECTION CORNER AS SHOWN HEREON



DETAIL A
1" = 80'

SEE SHEET 13
FOR LINE &
CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
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Phone: (303) 713-1898
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www.aztecconsultants.com
AzTec Proj. No.: 24224-23
Drawn By: RBA

DATE OF PREPARATION:	05/31/2024
SCALE:	VARIES
SHEET 3 OF 13	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 33

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 13

Per Filing 9 Plat this easement
was to be dedicated by separate
document. It never was so we
are dedicating it on this Plat.

Confirm that easement names match
between the site plan and plat.
(Typical)

We are not in control of
what is shown on the
site plan. We send a
CAD base to the
engineer and they
need to make sure it
matches the Plat.

Site Plan calls for
existing U.E.?

Site Plan shows a
proposed drainage
easement?

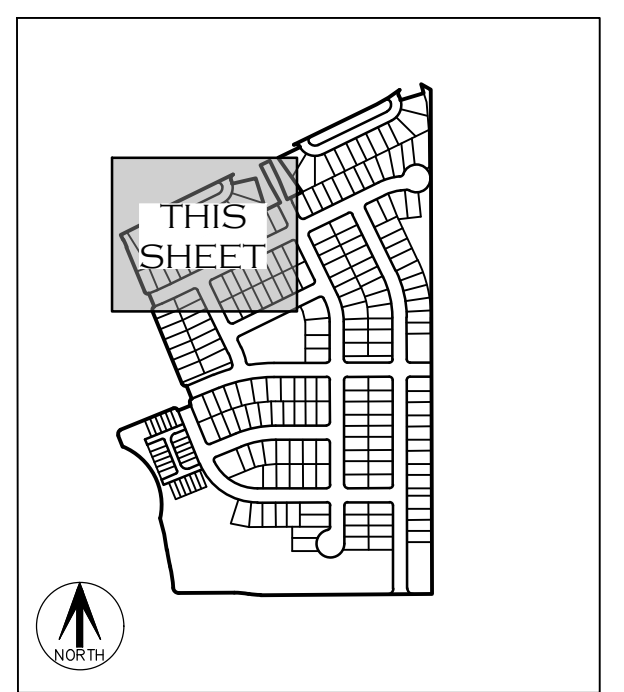
These are not a drainage
easement of record within the
title commitment, so I believe
these easements were never
dedicated by separate document.

Site Plan shows 29th?

Label Easement?
Addressed

These are not a drainage
easement of record within the
title commitment, so I believe
these easements were never
dedicated by separate document.

Site Plan shows a
existing drainage
easement?



KEY MAP
N.T.S.

SEE SHEET 13
FOR LINE &
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
S.W.E.	SIDEWALK EASEMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

Tract N in it's entirety is a Private Access
Easement and Utility Easement?

Note Added
to Legend

FOR REVIEW

SCALE: 1" = 50'

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 24224-23
Drawn By: RBA

DATE OF PREPARATION:	05/31/2024
SCALE:	1" = 50'
SHEET 4 OF 13	

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 13

SEE SHEET 4



SEE SHEET 3
FOR MONUMENT
LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
S.W.E.	SIDEWALK EASEMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SCALE:	1" = 50'
--------	----------

SHEET 5 OF 13

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Drawn By: RBA

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 33

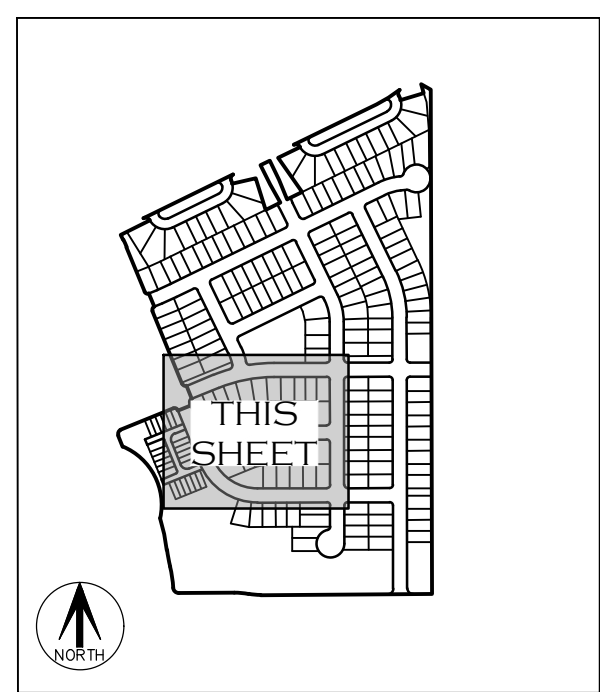
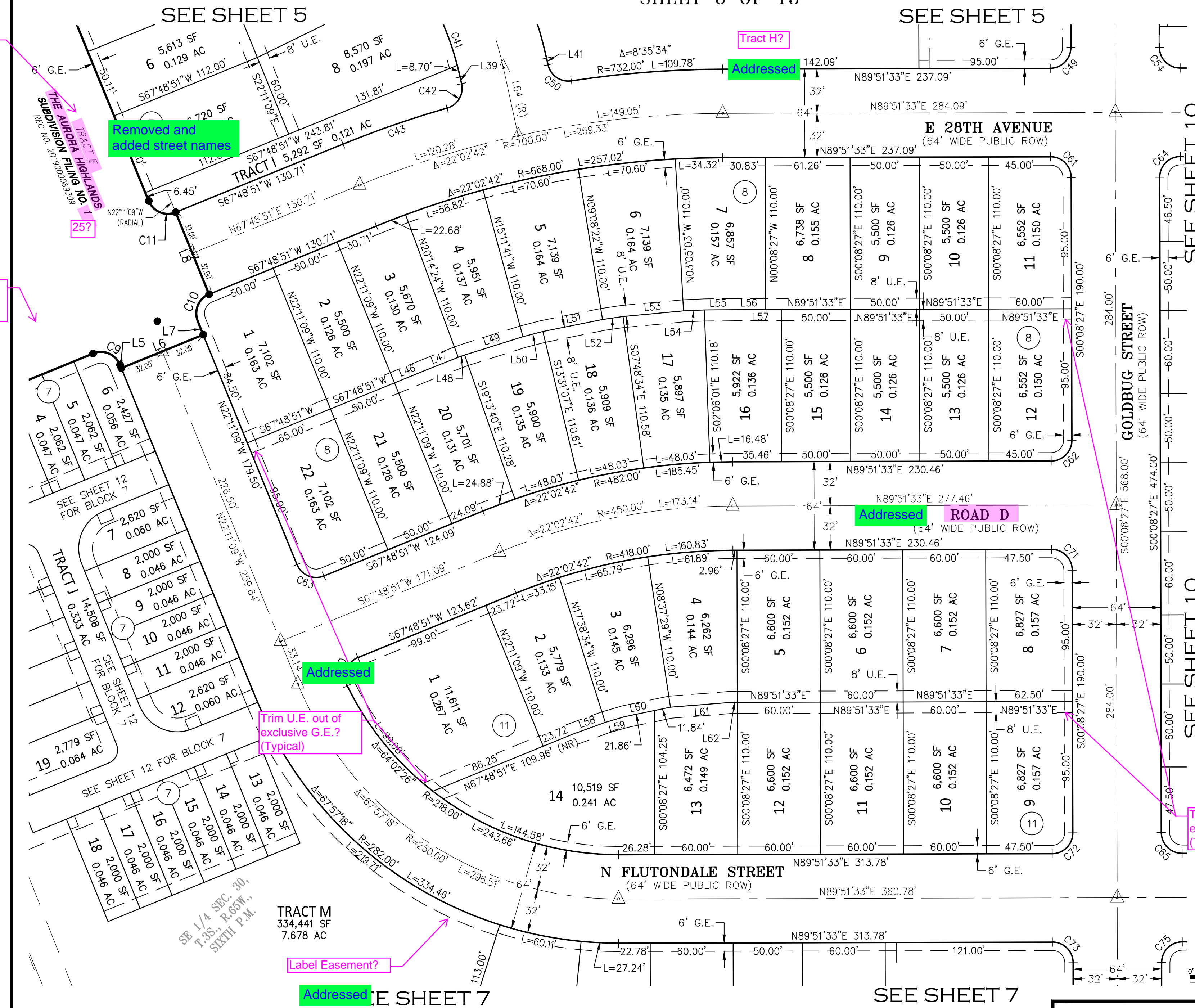
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 13

Addressed

N. Fultondale St.?
ROW Width & Rec.
No.?

Addressed

E. 28th Avenue
ROW Width
Rec. No.?



KEY MAP
N.T.S.

SEE SHEET 13
FOR LINE &
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
S.W.E.	SIDEWALK EASEMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

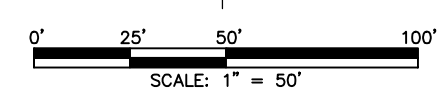
Tract J in it's entirety is a Private Access
Easement and Utility Easement?

Trim U.E. out of
exclusive G.E.?
(Typical)

Note Added
to Legend

Addressed

FOR REVIEW



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AzTec Proj. No.: 24224-23
Drawn By: RBA

DATE OF PREPARATION:	05/31/2024
SCALE:	1" = 50'
SHEET 6 OF 13	

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 13
FOR LINE &
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
S.W.E.	SIDEWALK EASEMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

Note Added
to Legend

FOR REVIEW

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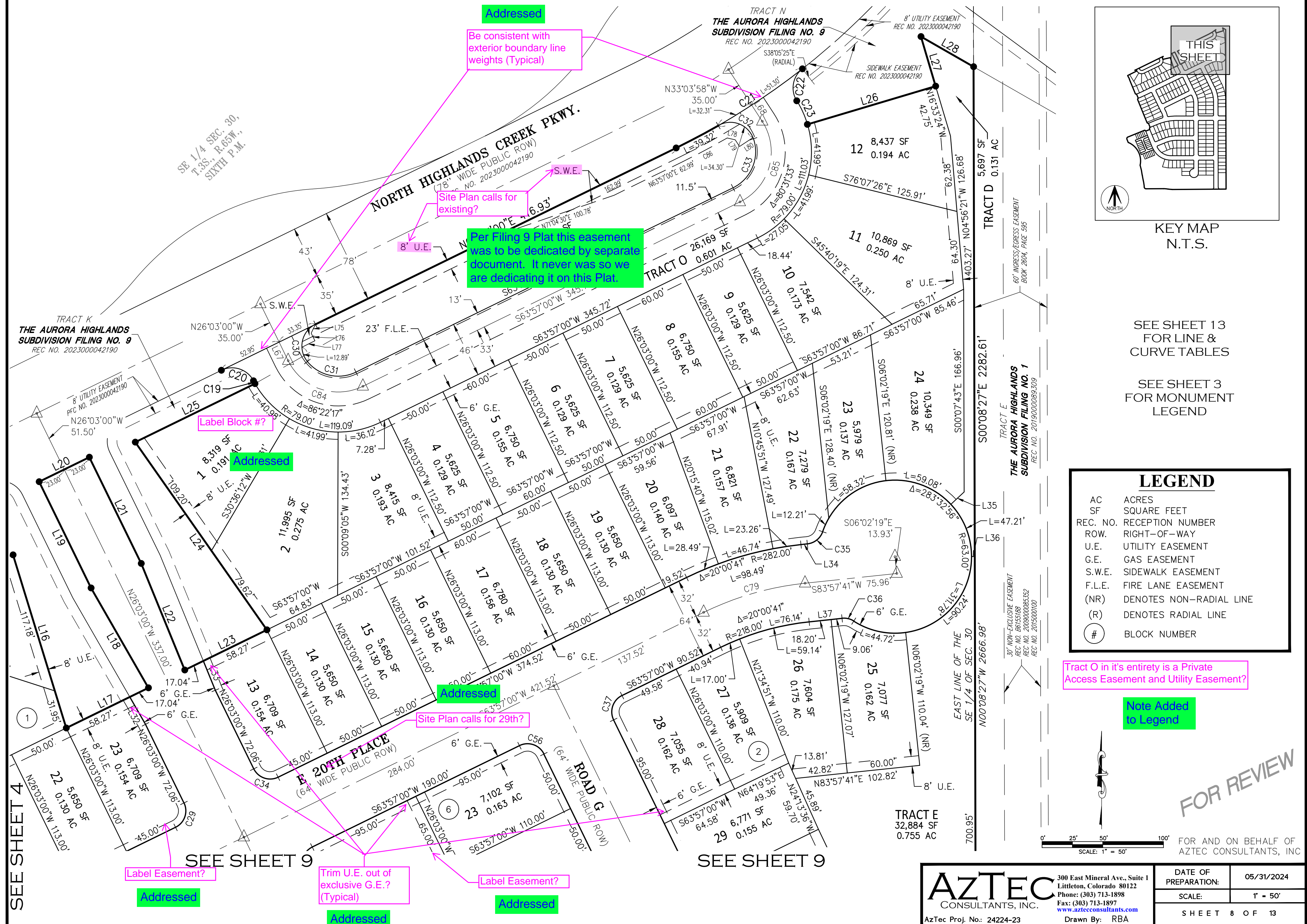
DATE OF PREPARATION:	05/31/2024
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SCALE:	1" = 50'
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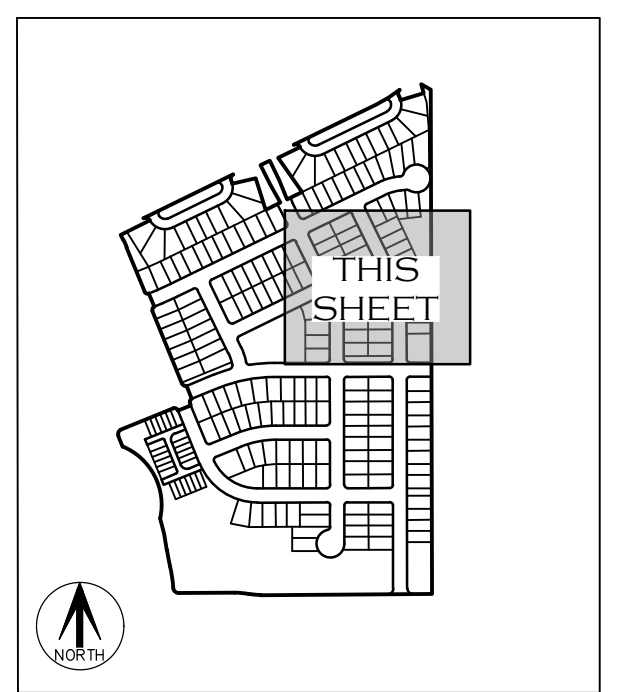
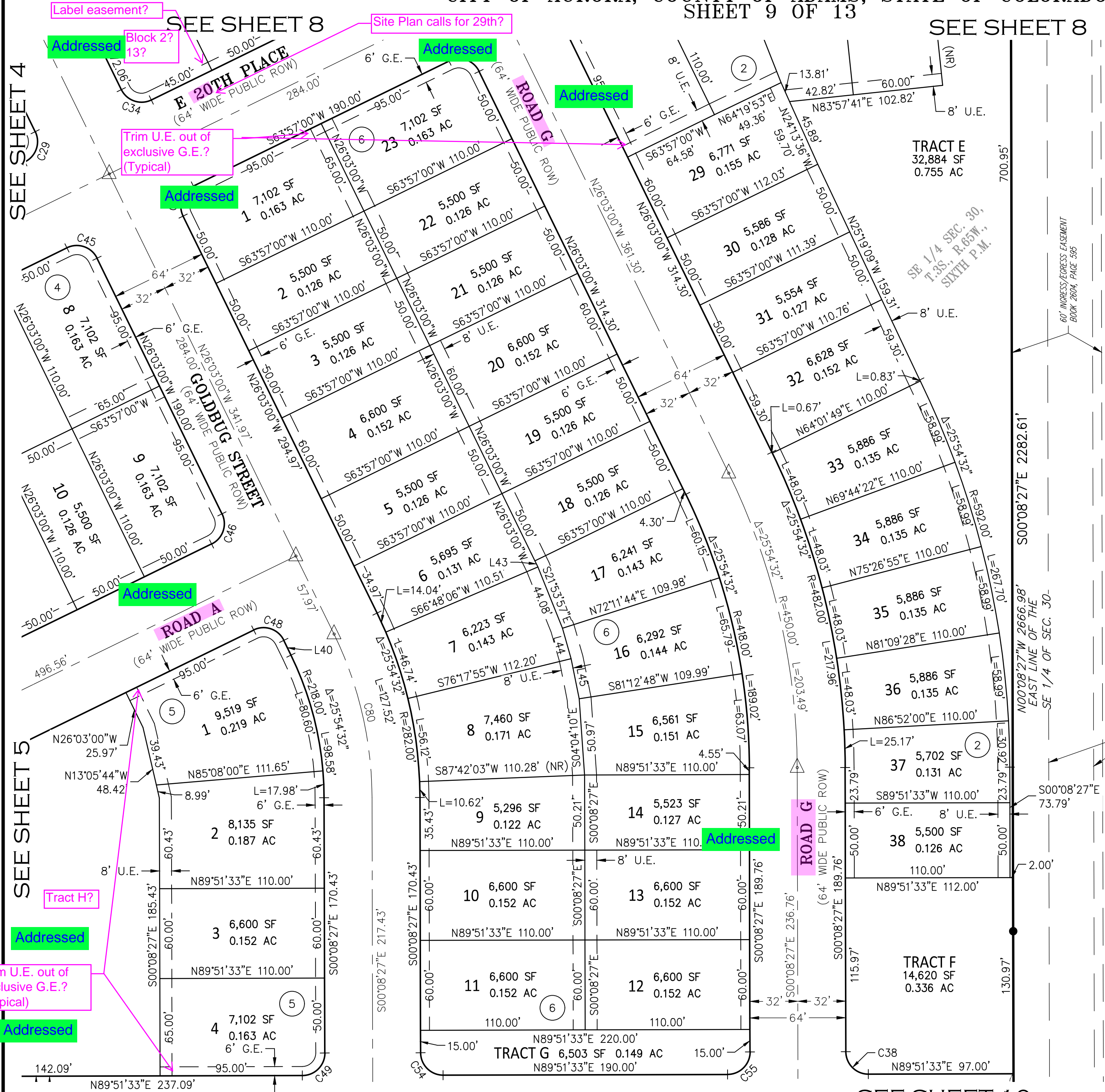
S H E E T 7 O F 13

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 13



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 33

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITuated IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 13

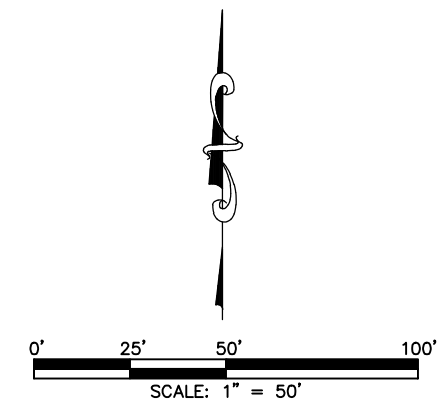


SEE SHEET 13
FOR LINE &
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
S.W.E.	SIDEWALK EASEMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

Note Added
to Legend



FOR REVIEW

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Aztec Proj. No.: 24224-23
Drawn By: RBA

DATE OF PREPARATION:	05/31/2024
SCALE:	1" = 50'
SHEET 9 OF 13	

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 13

—Label Easement?

Addressed

Trim U.E. out of
exclusive G.E.?
(Typical)

Addressed

Trim U.E. out of
exclusive G.E.?
(Typical)

Adressen

A stylized map of a residential neighborhood, tilted at an angle. The map shows a grid of streets and blocks. A central area is highlighted with a grey rectangle, and the text "THIS SHEET" is written in white capital letters across it. In the bottom left corner, there is a circular icon with an upward-pointing arrow and the word "NORTH" below it.

KEY MAP
N.T.S.

SEE SHEET 13
FOR LINE &
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
S.W.E.	SIDEWALK EASEMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER

Note Added
to Legend

FOR REVIEW

0' 25' 50' 100'

SCALE: 1" = 50'

FOR AND ON BEHALF OF
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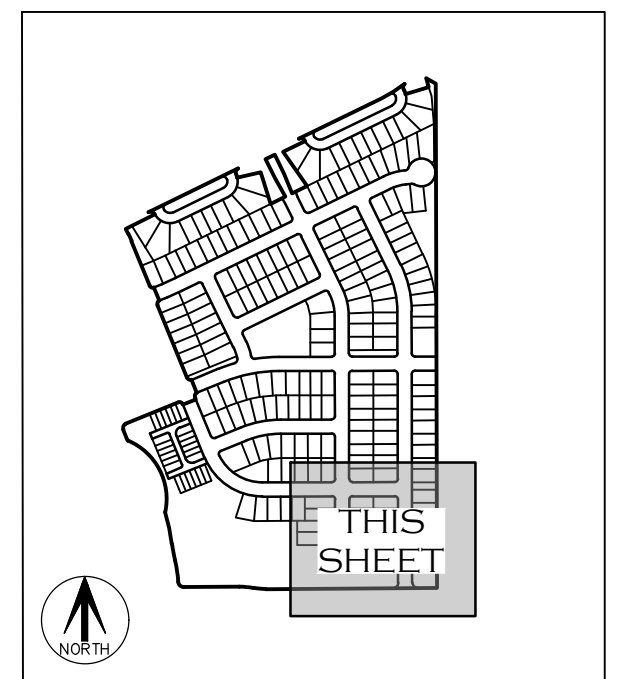
DATE OF PREPARATION	05/31/2024
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SCALE:	1" = 50'
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S H E E T 10 O F 13

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 10



KEY MAP
N.T.S.

SEE SHEET 13
FOR LINE &
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
S.W.E.	SIDEWALK EASEMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

Note Added
to Legend

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Drawn By: RBA

DATE OF PREPARATION:	05/31/2024
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SCALE:	1" = 50'
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3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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S H E E T 11 O F 13

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 33

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 13 SEE SHEET 6

These is not a drainage easement of record within the title commitment, so I believe these easements were never dedicated by separate document.

Site Plan calls for Drainage, Utility, & Access?

UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

Please identify and label the fire lane easement in this area.

Site Plan calls for 23' F.L.E.?

U.E. on site plan?

Addressed

Addressed

Addressed

Addressed

Addressed

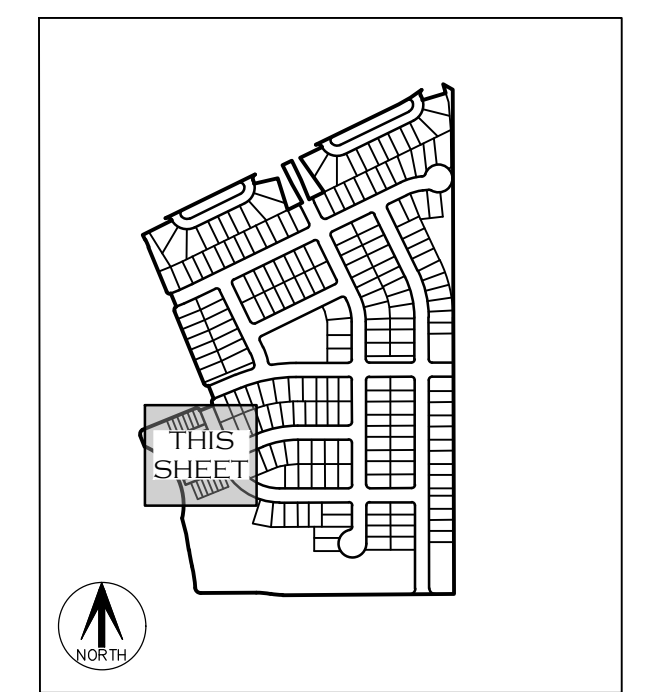
Label Easement?

Extended to match into 10' UE

Confirm easement type?

Revised to 10' wide UE

Does this easement need to tie into another U.E.?



KEY MAP N.T.S.

SEE SHEET 13 FOR LINE & CURVE TABLES

SEE SHEET 3 FOR MONUMENT LEGEND

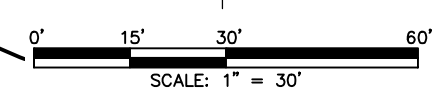
LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
S.W.E.	SIDEWALK EASEMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

Tract J is a Public Access Easement & Utility Easement in it's entirety?

Note Added to Legend

FOR REVIEW



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Aztec Proj. No.: 24224-23
Drawn By: RBA

DATE OF PREPARATION:	05/31/2024
SCALE:	1" = 30'
SHEET	12 OF 13

SEE SHEET 7

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 33

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 13

Addressed

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°37'56"W	275.29'
L2	N00°30'57"W	3.07'
L3	N22°11'09"W	54.48'
L4	N67°48'51"E	257.70'
L5	S22°11'09"E	2.50'
L6	N67°48'51"E	64.00'
L7	N22°11'09"W	10.50'
L8	N22°11'09"W	64.00'
L9	N22°11'09"W	357.02'
L10	N22°11'09"W	64.00'
L11	N22°11'09"W	216.86'
L12	N26°03'00"W	22.97'
L13	N26°03'00"W	3.50'
L14	N63°57'00"E	146.01'
L15	N77°26'17"E	110.51'
L16	S17°03'42"E	149.13'
L17	N63°57'00"E	75.31'
L18	N29°51'50"W	94.84'
L19	N26°03'00"W	97.37'
L20	N63°57'00"E	46.00'
L21	S26°03'00"E	97.37'
L22	S22°14'09"E	94.84'
L23	N63°57'00"E	75.31'
L24	N35°02'18"W	188.82'
L25	N63°57'00"E	109.72'
L26	N73°25'27"E	110.24'
L27	N16°33'24"W	42.63'
L28	S60°11'11"E	49.99'
L29	S65°42'05"W	5.88'
L30	S63°57'00"W	22.27'
L31	S67°48'51"W	39.12'
L32	S29°51'50"E	25.99'
L33	S22°14'09"E	25.99'
L34	N83°57'41"E	5.32'
L35	N46°55'26"E	15.00'
L36	N89°51'33"E	2.73'
L37	S83°57'41"W	27.26'
L38	S67°48'51"W	39.12'
L39	N12°20'28"W	4.91'
L40	N26°03'00"W	10.97'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N12°20'28"W	4.91'
L42	N26°03'00"W	33.00'
L43	S26°20'25"E	4.50'
L44	S15°49'42"E	21.14'
L45	S11°19'09"E	27.32'
L46	S67°48'51"W	24.09'
L47	N68°32'07"E	25.57'
L48	N70°01'00"E	5.00'
L49	N72°32'22"E	44.13'
L50	N75°34'13"E	14.90'
L51	N78°35'52"E	44.06'
L52	N81°37'47"E	14.98'
L53	N84°39'26"E	43.98'
L54	N87°41'16"E	15.04'
L55	N89°23'18"E	20.25'
L56	N89°51'33"E	24.21'
L57	N89°51'33"E	35.46'
L58	N70°05'09"E	24.42'
L59	S73°43'48"W	14.76'
L60	N78°14'21"E	33.70'
L61	N85°31'12"E	44.52'
L62	S89°50'02"W	4.01'
L63	S67°48'51"W	39.12'
L64	N12°20'28"W	50.43'
L65	N26°03'00"W	17.00'
L66	N26°03'00"W	17.00'
L67	N26°03'00"W	17.00'
L68	N33°03'58"W	15.88'
L69	N25°44'13"E	8.08'
L70	S26°03'00"E	7.00'
L71	N63°57'00"E	11.98'
L72	S77°50'13"E	8.08'
L73	S26°03'00"E	19.00'
L74	N63°57'00"E	13.25'
L75	N25°44'13"E	8.08'
L76	N26°03'00"W	7.00'
L77	N63°57'00"E	11.98'
L78	S77°05'39"E	6.70'
L79	S33°13'18"E	6.60'
L80	N56°46'42"E	13.19'

LINE TABLE		
LINE	BEARING	LENGTH
L81	S22°11'09"E	8.00'
L82	N67°48'51"E	12.50'
L83	S22°11'09"E	8.00'
L84	S22°11'09"E	8.00'
L85	N67°48'51"E	12.50'
L86	S22°11'09"E	8.00'
L87	S22°11'09"E	8.00'
L88	N67°48'51"E	12.50'
L89	S22°11'09"E	8.00'
L90	N22°11'09"W	8.00'
L91	N67°48'51"E	10.00'
L92	N22°11'09"W	7.52'
L93	S67°48'51"W	8.00'
L94	S22°11'09"E	12.50'
L95	S67°48'51"W	8.00'
L96	S67°48'51"W	8.00'
L97	S22°11'09"E	12.50'
L98	S67°48'51"W	8.00'
L99	S22°11'09"E	7.89'
L100	N67°48'51"E	10.00'
L101	S22°11'09"E	8.00'
L102	N22°11'09"W	8.00'
L103	S67°48'51"W	6.25'
L104	N22°11'09"W	8.00'
L105	S67°48'51"W	12.50'
L106	N22°11'09"W	8.00'
L107	N22°11'09"W	8.00'
L108	S67°48'51"W	12.50'
L109	N22°11'09"W	8.00'
L110	N22°11'09"W	8.00'
L111	S67°48'51"W	6.25'
L112	N67°48'51"E	8.00'
L113	N22°11'09"W	12.50'
L114	N67°48'51"E	8.00'
L115	N67°48'51"E	8.00'
L116	N22°11'09"W	12.50'
L117	N67°48'51"E	8.00'
L118	N67°48'51"E	8.00'
L119	N22°11'09"W	12.50'
L120	N67°48'51"E	8.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°28'42"	276.00'	55.29'
C2	11°28'42"	324.00'	64.91'
C4	12°00'14"	558.00'	116.90'
C5	5°45'23"	767.50'	77.11'
C6	9°14'41"	913.50'	147.40'
C7	79°23'14"	285.50'	395.58'
C8	90°00'00"	20.00'	31.42'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	3°51'51"	532.00'	35.88'
C15	1°53'32"	79.00'	2.61'
C16	88°15'49"	20.00'	30.81'
C17	88°15'49"	20.00'	30.81'
C18	11°45'05"	79.00'	16.20'
C19	1°53'32"	79.00'	2.61'
C20	88°15'49"	20.00'	30.81'
C21	12°02'25"	585.00'	122.93'
C22	83°56'13"	20.00'	29.30'
C23	15°27'05"	79.00'	21.30'
C24	103°20'33"	20.00'	36.07'
C25	76°39'27"	33.00'	44.15'
C26	103°20'33"	20.00'	36.07'
C27	76°39'27"	33.00'	44.15'
C28	3°51'51"	968.00'	65.28'
C29	90°00'00"	15.00'	23.56'
C30	103°20'33"	20.00'	36.07'
C31	76°39'27"	33.00'	44.15'
C32	101°04'14"	20.00'	35.28'
C33	82°46'51"	33.00'	47.68'
C34	90°00'00"	15.00'	23.56'
C35	64°54'44"	15.00'	16.99'
C36	38°38'12"	15.00'	10.12'
C37	90°00'00"	15.00'	23.56'
C38	90°00'00"	15.00'	23.56'
C39	3°51'51"	1032.00'	69.60'
C40	90°00'00"	15.00'	23.56'
C41	13°42'31"	218.00'	52.16'

13" per record & written?

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C42	86°23'34"	15.00'	22.62'
C43	6°14'14"	732.00'	79.69'
C44	90°00'00"	15.00'	23.56'
C45	90°00'00"	15.00'	23.56'
C46	90°00'00"	15.00'	23.56'
C47	90°00'00"	15.00'	23.56'
C48	90°00'00"	15.00'	23.56'
C49	90°00'00"	15.00'	23.56'
C50	86°23'34"	15.00'	22.62'
C51	13°42'31"	282.00'	67.47'
C52	90°00'00"	15.00'	23.56'
C53	90°00'00"	15.00'	23.56'
C54	90°00'00"	15.00'	23.56'
C55	90°00'00"	15.00'	23.56'
C56	90°00'00"	15.00'	23.56'
C57	90°00'00"	29.00'	45.55'
C58	90°00'00"	29.00'	45.55'
C59	90°00'00"	10.00'	15.71'
C60	90°00'00"	10.00'	15.71'
C61	90°00'00"	15.00'	23.56'
C62	90°00'00"	15.00'	23.56'
C63	90°00'00"	15.00'	23.56'
C64	90°00'00"	15.00'	23.56'
C65	90°00'00"	15.00'	23.56'
C66	90°00'00"	15.00'	23.56'
C67	90°00'00"	15.00'	23.56'
C68	90°00'00"	15.00'	23.56'
C69	90°13'36"	25.00'	39.37'
C70	93°54'52"	15.00'	24.59'
C71	90°00'00"	15.00'	23.56'
C72	90°00'00"	15.00'	23.56'
C73	90°00'00"	15.00'	23.56'
C74	78°09'47"	15.00'	20.46'
C75	90°00'00"	15.00'	23.56'
C76	90°00'00"	15.00'	23.56'
C77	89°46'23"	25.00'	39.17'
C78	3°51'51"	1000.00'	67.44'
C79	20°00'41"	250.00'	87.32'
C80	25°54'32"	250.00'	113.05'
C81	13°42'31"	250.00'	59.82'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C82	90°00'00"	46.00'	72.26'
C83	90°00'00"	46.00'	72.26'
C84	90°00'00"	46.00'	72.26'
C85	97°00'58"	46.00'	77.89'
C86	3°58'44"	597.50'	41.49'

NOTE: C3 HAS BEEN INTENTIONALLY OMITTED FROM THIS PLAT

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



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

AuroraGov.org

August 28, 2024

Jack Beckwitt
Lennar
9193 Jamaica Street, 4th Floor
Englewood, CO 80112

Re: Initial Submission Review: The Aurora Highlands Lennar Phase 1 Site Plan - Site Plan and Plat
Application Number: DA-2062-61
Case Numbers: 2024-4018-00; 2024-3038-00

Dear Mr. Nelson:

Thank you for your initial submission. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and referral agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 30, 2024.

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

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Patrick Chelin – Aerotropolis Area Coordinating Metro District
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-61rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add open space intervening tracts, a connection for future access to the east, provide access to green court lots, revise double-fronted lots, provide a Letter of Introduction (Planning)
- Add landscape and access in Tract M, conform with UDO for lot landscape (Landscape)
- Update TIS, align Road G at 26th Ave, show mail kiosks, revise signage (Traffic)
- Show fire lane easement(s), clarify phasing, coordinate with USPS (Life/Safety)
- Add a loop lane section, provide alley slopes, and show streetlights (Public Works/Engineering)
- Provide a utility conformance letter, label pipe diameter(s), label connections to existing mains (Water)
- Revise road names, label easements, and label adjacent subdivision plats (Land Review Services)
- Remit application fees of \$46,900.90 before the next submittal

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Notification was sent to twenty-three (23) adjacent property owners, seven (7) outside agencies, and five (5) registered community associations. Comments were received from three (3) outside agencies and are attached to or included in this letter. No comments were received from adjacent property owners or community associations. Please include responses to each of the comments with your next submittal.

2. Zoning and Land Use

- 2A. Numerous adjacent site plans need to be identified for context. Please add the names of the site plans and case numbers on the plans. Show and identify pertinent infrastructure and improvements, including fences and walls.
- 2B. The loop lanes result in double-fronted lots adjacent to Goldbug Street and Fultondale Street. Per Section 146-4.3.10.C, double-frontage lots shall not be permitted adjacent to local or collector streets. Is anything proposed, such as additional landscape or screening, to mitigate the impact of the double-fronted lot? As proposed, an adjustment may be required.
- 2C. Three blocks exceed the maximum 700-foot block length (Section 146-4.3.9.B). Provide an intervening open space tract at least 30 feet in width in Blocks 2 and 6.
- 2D. Per Section 146-4.3.11.A.1, each subdivision shall include an integrated system of streets that provides for movement to and from adjacent development. Remove the cul-de-sac on E. 29th Place and provide thorough access to future development to the east.
- 2E. Lots fronting the Tract M open space are considered green court lots. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space.

3. Completeness and Clarity of the Application

Letter of Introduction

- 3A. Provide a letter of introduction that includes the project name, location, acreage, number and type of proposed dwelling units, and list the project team. Identify any requested adjustments with a justification.



Access and Streets

- 3B. Provide a section for the proposed loop lanes.
- 3C. Label all existing and proposed streets. Include the name, right-of-way width, street classification, and reception number. Show full intersections and the names of opposing streets. Expand the plans to include the full intersection of Highlands Creek Parkway and N. Goldbug Street.
- 3D. Show the linework of the adjacent streets, including laneage and directional arrows, as applicable. Clarify the linework for Highlands Creek Parkway and show the alignment of right-of-way and sidewalks. There appears to be a misalignment at the north end of Loop Lane J.
- 3E. Provide sidewalk access to all alley loaded lots fronting open space tracts.
- 3F. Label and dimension all internal and adjacent sidewalks.
- 3G. Identify all adjacent subdivisions. Include name, lot, block tract, area and reception number.
- 3H. Please relocate the mail kiosks on streets that are not collectors.

Lot Types, Quantity and Standards

- 3I. Revise the lot totals in the Data Block.
- 3J. Revise the Lot Dimensional Table per the redlines.
- 3K. The lot typical for the rear-loaded, two-family (duplex) lots includes an intervening tract adjacent to the corner lot. This is not typical to the proposed lotting plan. Please remove the tract from the typical.
- 3L. Some alley-loaded lots will front open space. Please review the typical and the proposed utilities to ensure there are no differences from lots that will front a public street.
- 3M. Add the notes provided on Sheet 3.
- 3N. Provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves.

General

- 3O. Verify the applicant. Lennar was listed when the application was started.
- 3P. Show lots from approved plats in the Location Map and remove unplatted lots.
- 3Q. Show, label, and dimension all existing and proposed easements. Include associated subdivision plat information and reception numbers for existing easements.
- 3R. Revise the Key Map on Sheet 5 to read in black and white. Use hatches and/or other label/symbol.
- 3S. Clarify whether the existing drainage easement noted on Sheet 14 is to be vacated.
- 3T. Show and label all fences and/or walls provided by an adjacent site plan.
- 3U. Add a detail for a privacy fence.
- 3V. Add the setback from the back of walk for each proposed fence type.
- 3W. Specify the Roadway Manual fixture type for streetlights. Use the detail to label the pole height. Clarify the application for the two different lights. Only one is shown in the site plan legend.

4. Landscaping

- 4A. In accordance with city code Section 138-191 pertaining to the use of turf, as well as the pending amendment to the Master Plan, please revise the lot requirements to follow the requirements of Section 146-4.7 and Table 4.7-3. A summary of the residential front yard landscape requirement is:
 - One tree
 - Minimum number of shrubs = (front yard landscaped area in sq. ft. – turf area in sq. ft.) x 0.025.
 - 30% of shrub count can be ornamental grasses or perennials.
 - When 9 or more shrubs are required, at least 3 plant species must be included to provide seasonal/visual interest.



- Two different types of mulch
 - One special feature
- 4B. Itemize the lot landscape requirements under each lot typical. The required plant quantities per lot type need to be on the same sheet as the typicals. See the example provided on redlines.
- 4C. Each small residential lot shall incorporate a private outdoor space consisting of a minimum of 180 square feet. Demonstrate on the lot typicals where this will be available for each proposed lot type.
- 4D. Identify the types and quantities of plant material proposed in the curbside landscape typicals. As illustrated, they appear to be overplanted. Also, identify what type of mulch is proposed. Include all hatches in the legend.
- 4E. Remove or shade the tree outlines in the curbside landscape typicals. Add a note that trees are specified on the overall landscape plans.
- 4F. Add the size of plant material at the time of installation to the Plant Schedule.
- 4G. Where landscape is provided by an adjacent site plan, label the site plan and include the case number. Show the landscape shaded back and include any proposed fences or walls.
- 4H. Revise the proposed fencing and/or walls adjacent to N. Gold Bug Street and Highlands Creek Parkway. There appear to be duplicates.
- 4I. Label all streets and classification on all landscape sheets.
- 4J. Label all tracts and include the area (sf).
- 4K. Show and label all stop signs.
- 4L. Provide landscape for all of Tract M and include sidewalks for all green court lots. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space.
- 4M. Provide the site data on Sheet 23.
- 4N. Show sight triangles.
- 4O. Remove pothole information. Eliminate text overwrites.
- 4P. Show grading and label major contours.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

Site Plan

- 5A. Provide a typical section for the private roads (loop lanes) H and J.
- 5B. Remove ROW reference from private roads/ loop lanes.
- 5C. Add street names to the section for the public streets.
- 5D. Show the conceptual locations of the streetlights on the site plan.
- 5E. Label and dimension existing sidewalks.
- 5F. Dimension the curbside landscape area.
- 5G. The plat shows E. 29th Place as E. 20th Place.
- 5H. Provide the alley slopes, minimum 0.5%.
- 5I. Public street light pole detail will be reviewed in the civil plans.

6. Traffic (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Impact Study

- 6A. Assuming ITE's Trip Gen Ver 10 used in prior study (confirmed from Aldridge's 2020 report), just need text stating such in Table 1.



6B. Note that you used the linear equation for generation values.

Site Plan

- 6C. Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:
- Outside-of-sight triangles as defined by COA Roadway Manual, standard TE-13.
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal-controlled, or otherwise).
 - A minimum of 30' away from stop signs (for stop sign visibility).
 - A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of the roadway).
 - Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.
- 6D. Remove duplicate notes on Sheet 2.
- 6E. Identify "EX" and "7". Neither is included in the key notes.
- 6F. The point of intersection for sight triangle(s) needs to be aligned with a stop sign(s).
- 6G. Add/revise signage per comments on the redlines.
- 6H. Resolve the sidewalk and curb alignment issue of Road G at E. 26th Avenue.

7. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan

- 7A. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Department's site plan and the Public Works Department's civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will always implement the required two points of access and a looped water supply during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 7B. If this site will be gated the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division before the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.
- 7C. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosk locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.

Plat

- 7D. Identify and label the fire lane easement within the alley tracts.

8. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

Site Plan

- 8A. Submit a Utility Conformance Letter to verify that the number of dwelling units is consistent with the approved MUS (EDN 219069) and that revisions to the design of water and sanitary mains will not be required.
- 8B. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 8C. Label the connections to existing mains.
- 8D. Show the diameters of existing and proposed water and sanitary mains.
- 8E. Provide water and sanitary easements within the private roadways.



- 8F. The hydrant noted on Sheet 17 is on a 320 ft. dead-end main with another hydrant on it. We'd prefer that this dead-end main only serves one hydrant. Please move this hydrant across the street to the west.
- 8G. Replace the 90-degree bend in the cul-de-sacs with two 45-degree bends per the redline comments.
- 8H. Easements dedicated to Aurora Water shall be named after the types of utilities they contain. Revise to water and/or sanitary easement per comments on the redlines.
- 8I. For ease of maintenance, investigate eliminating the manhole noted on Sheet 19 and making a straight connection to the FES.
- 8J. Show drainage outlet structures.
- 8K. Show the 100-year WSEL and pond bottom slope(s).
- 8J. Provide a maintenance access easement and path to the manhole in Tract J.
- 8K. Show water and sanitary services in the landscape details. Ensure minimum clearance is provided between landscaping items and the service lines and water meters.

9. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

Site Plan

- 9A. Drainage infrastructure cannot be counted for land dedication. Please update for Tract M.
- 9B. Include a separate tracking chart for the tracts in this plan set.
- 9C. Revise the tracking chart to separate by "village."
- 9D. The play surface must be ADA-compliant.
- 9E. Label grades and widths on all sidewalks, trails, and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.

10. Land Review Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

Site Plan

- 10A. See Plat comments about the legal description and apply those comments.
- 10B. Make sure that easement names match the plat and vice versa.
- 10C. Some easements are shown as existing, and the plat shows they are being dedicated via plat. Clarify.
- 10D. Remove "ROW" from "PrivateDrives".
- 10E. Match road names as shown on the plat.
- 10F. Label Tracts from adjacent subdivision filings.
- 10G. Label the fire lane easement(s) on all sheets.
- 10H. Trim U.E.'s out of exclusive G.E.'s on all sheets.
- 10I. Match tract labels as shown on the plat.

Plat

- 10J. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

Aztec – Monument records will be sent in with this submittal

- 10K. Show roads that were created by TAH Filing No. 25 in the Vicinity Map.

Aztec – Addressed

- 10L. Edit/revise the text per the redlines. See the COA 2024 Subdivision Plat Checklist and match the required covenant language verbatim.

Aztec – Addressed

- 10M. Legal description – Graphics and written tie B&D do not match. Do not refer to "proposed" in a legal description as there is no certainty that it will happen (Revise to reference the recording information once achieved). Revise the bearing to match the graphics and closure report.

Aztec – Addressed

- 10N. Revise the General Notes as follows:



- Note 2 to reference the correct Range, Revise the aliquot section part reference to agree with the described monument.

Aztec – Addressed

- Note 4 as the plat shows some 8' gas easements.

Aztec – Revised shown 8' GE to a 10' UE on map sheets.

- Note 6 to reflect a title commitment date within 30 days of the plat acceptance date. Revise Note 8 to reflect the correct street names.

Aztec – Updated title commitment will be ordered when we get closer to this Plat recording.

- Note 12 this easement will need to be restricted or released before plat acceptance.

Aztec – Comment Noted. Thank You.

10O. Maintain the same line weight for the subdivision's exterior boundary.

Aztec – Addressed

10P. Show geometry, roads, lots, tracts, and blocks from TAH Filing No. 25.

Aztec – Addressed

10Q. Label the radial bearing near the SW corner of the plat on Sheet3.

Aztec – Addressed

10R. Confirm that point on-line monument was found.

Aztec – Addressed

10S. Confirm that all easement names match between the site plan and the plat.

Aztec – We have no control over what is shown on the site plan.

10T. The site plan shows some proposed and existing drainage easements that are not reflected on the plat. Have these easements been released?

Aztec – It appears these easements were never dedicated by separate document, so they are not shown on the Plat. They also do not need to be released as they are not of record in the title commitment we were provided.

10U. Revise the plans to reflect the approved road names.

Aztec – Addressed

10V. Make a note for the purpose of Tract N and all access tracts on all sheets.

Aztec – Tracts note added to Legend

10W. All missing reception numbers will need to be inserted before plat acceptance.

Aztec – Comment Noted. Thank You. TAH Filing No. 25 info has been added.

10X. Dimension to the deeded ROW for E. 26th Avenue.

Aztec – Added a call to special warranty that will dedicate the additional ROW for the E 26th Avenue widening.

10Y. The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

Aztec – Addressed

10Z. Provide an updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.

Aztec – Repeat comment. See above note 10N. Updated title commitment will be ordered when we get closer to this Plat recording.

10AA. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

Aztec – Comment Noted. Thank You.

10BB. Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted no later than your second submittal of the plat.

Aztec – Tax Certs will be ordered when we get closer to this Plat recording.

10CC. Please be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day



time limit. **Please check these items before sending the plat in for recording.**

Aztec – Margins were checked.

11. Revenue/Aurora Water/TAPs (Melody Oestmann / moestman@auroragov.org)

11A. Storm Drain Development fees due: 57.419 acres x \$1,242.00 = \$71,314.40

12. Energy & Environment (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

12A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface.

The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

13. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

13A. See attached comment letter.

Aztec – General Note 15 added to the Plat on sheet 2.

14. Denver International Airport-Planning (denplanningreferrals@flydenver.com)

14A. The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will assist with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

14B. This development will experience significant impacts from aircraft noise and overflights. This development requires an Avigation Easement.

Aztec – Existing Avigation Easement (Rec No. 2019000099141) will be sent in with this submittal. It has been in place and referenced on all recorded Plats on this project since 2019.

15. Aurora Public Schools (Joshua Hensley / 303-365-7812 / jd hensley@aurorak12.org)

15A. School land dedication requirement based on the 12,487 approved residential units in the approved Aurora Highlands Master Plan is approximately 160 acres. The land use plan includes four P-8 school sites totaling approximately 70 acres. The master plan also states that a high school site will be located within the Aurora Highlands boundary. Aurora Public Schools, the City of Aurora, and the Aurora Highlands developer collectively agreed that a 65-acre site in PA-37 is acceptable as the proposed high school site.

The current high school serving the northeast section of the E-470 corridor, including the Aurora Highlands, is currently operating at 90% capacity. Enrollment in the high school will exceed the building's designed capacity within the next couple of years. Contingent upon a successful bond measure in November, APS is prepared to begin design and construction on the planned high school in the Aurora Highlands. Without the new school, the school district will not have the capacity to serve new development in the northeast E-470 corridor.



APS respectfully requests that the location for the new high school within the Aurora Highlands boundary be finalized before the City approves any additional residential development applications in the area.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
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July 25, 2024

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

Attn: Debbie Bickmire

Re: The Aurora Highlands Lennar Phase 1, Case # DA-2062-61

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **The Aurora Highlands Lennar Phase 1**. As always, thank you for the opportunity to take part in the review process. To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: ReferralsXcelDistribution@xcelenergy.com.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing overhead electric distribution facilities along East 26th Avenue. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the

Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
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