

March 14, 2025

Jacob Cox, Project Manager
Office of Development Assistance
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Aurora Reference
DA-2062-32
Case No. 2022-6020-00
FDR RSN: 1819828

RE: The Aurora Highlands Parkway Phase 2 (38th Pkwy to 26th Ave) (DA-2062-32) ISP Response Letter

Dear Mr. Cox,

Thank you for your review of the Infrastructure Site Plan (ISP) for The Aurora Highlands Parkway Phase 2 between 38th Parkway and 26th Avenue (DA-2062-32). The comments have been reviewed and we have summarized how each comment was addressed in the table starting on the following page. These issues are addressed in our current plan submittal and as described in the comment response table attached on the following pages.

This project has been going through the City's civil plans review process since our previous technical corrections review. We have also continued coordination with the adjacent projects and developer site plans. A summary of the major changes follows:

1. The drainage and stormwater have been updated throughout the civil review and follows the Final Drainage Report (RSN 1819828).
2. Increased radius of SB curve C7 from 300' to 617' in response to coordination with Carl Harline and variance added to civil plans for reduction in standard design speed as southbound TAH Pkwy approaches 3-way intersection with 26th Avenue.
3. Local road access points to developments that have not yet submitted site plans have been removed. This includes four RI/RO from northbound TAH Pkwy and one from southbound TAH Pkwy. One local road RI/RO access point to Area C of The Aurora Highlands have been added to northbound TAH Pkwy. One RI/RO on northbound and one on southbound TAH Pkwy have been retained.
4. Splitter islands at RI/RO access points were removed.
5. Grading along Filing 21 has been adjusted in coordination with builder for access points into neighborhood.
6. Walls at 32nd Ave bridge have been adjusted as bridge design was advanced in civil plans.
7. Two inline detention ponds were added to median and grading, floodplain, and maintenance access were adjusted.
8. Temporary unloading area for park was removed from 32nd Ave.
9. Entire median area is designated as drainage easement for ponds, access, maintenance, and storm drain outlets. Multiple individual drainage easements were removed.
10. Regional Pond 8550, WQ Pond 514, and Regional Pond 8515 have been adjusted to reflect adjacent projects and developer coordination.
11. The south tie-in was revised to reflect connection to Aerotropolis Pkwy & 26th Ave Interchange (DDI) (RSN 1818109) project.



We look forward to further discussing this project and these key issues at our next meeting after you have reviewed our plans. Thank you for your comments and feedback.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Margie Krell", is positioned above the printed name.

Margie Krell, PE, Env SP
Project Manager

AECOM

T: 1-303-796-4631

E: Margie.Krell@aecom.com

Submittal Package:		Preliminary Development Application					A = Accept Comment - Correct, Add to, or Clarify plans D = Dismiss Comment C = Clarify or Discuss and resolve prior to next design phase R = Resolve comment in next design phase			TAH Parkway (38th Ave to 26th Ave)	
Package Description:		ISP (site plans, grading & utility plans, landscaping plans)									
			Reviewer:	Development Review Team		Agency:	City of Aurora		Date:	06-Mar-25	
Reviewer	Item Number	COA Number	Drawing or Page	Comments		Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
Infrastructure Site Plan											
Letter Comments											
	1A		Sheet 1	The Site plan acreage differs from the plat acreage. What accounts for the difference? Is the off-site area included in the site plan data?		A	Will make sure we are matching the plat	General	A	13-Mar-25	IMW
	1B		Sheet 1	Revise the blue line used for the proposed 100-year floodplain. It is too light		A	Will update to darker line	General	A	13-Mar-25	IMW
	1C		Sheet 1	What is the structure noted on sheet 9? Does it have mass? There is no indication of what it is on the grading sheet and it is not shown at all on the landscape sheet. Please clarify and identify the material and purpose.		A	Label as area reserved for potential future restroom for neighborhood park per FDP not concrete, only flat-ish grading.	General	A	12-Mar-25	IMW
	1D		Sheet 1	Veirfy Note 5 is referencing easements for ponds outside of the plat area. Have those easements been submitted? The review period os 8-10 weeks for approval.		R	We are working to prepare the easement submittal package for ponds outside the plat boundary for the City's review prior to our final Civil Plans submittal	General	R	14-Mar-25	IMW
	1E		Sheet 1	Per the notes, Tracts B, D, and E will be designed in a future site plan. Why does the plat note these tracts will be dedicated to the city?		D	Updated in new PLAT	General	D	18-Mar-25	IMW
	1F		Sheet 1	Add notations per comments on the redlines.		A	Added	General	A	18-Mar-25	IMW
	1G		Sheet 1	Please remit the payment of \$6,808.00 for the addition of the subdivision plat prior to the next submittal		A	Will pay invoice	General			
	2A		Sheet 24	Note 8 on Sheet 24 implies the landscape will be installed after roadway and acceptance. The note needs to be more specific and address the following: . Who will be installing landscape around off site ponds? Who will be responsible for maintenance and irrigation? Will the landscape be installed at the time of pond construction by the developer of adjacent land at the time of that development?		A	The landscape will be installed at time of construction of TAHF, after the installation of the roadway and utility infrastructure has been completed. Curbside landscape will be maintained by The Aurora Highlands metro district. All ponds not landscaped as part of this ISP will be designed and landscaped at the time of adjacent development. Notes have been added to the sheet indicating which ponds will be designed and landscaped as part of a future site plan.	Landscape	A	14-Mar-25	JSM
- Who will be responsible for the installation and maintenance of the curbside landscape and buffer within The Aurora Highlands? Landscape must be installed at the time of the roadway and pond construction unless otherwise noted.				A	14-Mar-25				JSM		
- Who will be installing landscape around off site ponds? Who will be responsible for maintenance and irrigation? Will the landscape be installed at the time of pond construction by the developer of adjacent land at the time of that development?				A	14-Mar-25				JSM		
This information should be noted on applicable sheets.				A	14-Mar-25				JSM		
	2B		Site Plan	Revise the irrigation note to reference the UDO		D	The Aurora Highlands FDP was accepted prior to the UDO and is therefore not subject to it. We have provided the COA Standard Landscape Notes that reference the applicable code per the FDP.	Landscape	D	14-Mar-25	JSM
Chris Eravelly	3A		Site Plan	The Site Plan will not be approved by Public Works until the preliminary Drainage Report is approved.		A	PDR was approved, EDN 224051. Changes in the course of civil plan review are reflected in the FDR RSN 1819828	Civil Engineering	A	13-Mar-25	IMW

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Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response		Final Disposition		Verified (Initials)	
								Code	Date		
Chris Eravelly	3B		Site Plan	Show 32nd Avenue as a normal crown 2% crowned street. Note: Street will need to be warped at intersections with Aurora Parkway per COA standards. The street design will be submitted with the Civil Plan submittal.	A	Will update to normal crown	Civil Engineering	A	13-Mar-25	IMW	
Carl Harline	4A		Site Plan	Remove the drop-off pull-out. For the proposed use, travelers doing a parallel parking maneuver in this internal link between two signals is not operationally feasible.	A	Will remove	Roadway	A	17-Mar-25	IMW	
Carl Harline	4B		Sheet 11	The radius identified on Sheet 11 is not labeled but does not appear to meet the minimum criteria for the design speed. This curve will likely need to be flattened to meet the criteria	A	R=300' meets AASHTO low-speed urban design speed 30 mph. Reducing from standard minor arterial speed due to approaching intersection, close to FDP layout. Larger radius would reduce SB tangent & perpendicular approach to intersection, which are also City criteria.	Roadway	A	17-Mar-25	IMW	
Maurice Brooks	5A		Site Plan	Include "subdivision" with the legal description title	A	Will update	Real Property	A	13-Mar-25	IMW	
Maurice Brooks	5B		Site Plan	Change Tract lines to be a solid line	A	Will update to be a solid linestyle	Real Property	A	13-Mar-25	IMW	
Maurice Brooks	5C		Site Plan	change right of way lines to be solid lines	D	Will keep proposed ROW line as is	Real Property	D	13-Mar-25	IMW	
Maurice Brooks	5D		Plat	add "Subdivision" to the plat line.	A	Added	Real Property	A	18-Mar-25	IMW	
Maurice Brooks	5E		Plat	Revise text per redline comments	A	Revised	Real Property	A	18-Mar-25	IMW	
Maurice Brooks	5F		Plat	Confirm that the tracts are being dedicated to the city	D	Tracts will not be dedicated to the city, the note on plat has been updated.	Real Property	D	18-Mar-25	IMW	
Maurice Brooks	5G		Plat	Add boundary bearing, distances and curve data per the redlines	A	Added	Real Property	A	18-Mar-25	IMW	
Maurice Brooks	5H		Plat	Confirm the accuracy of the notes in the Legend	A	Confirmed	Real Property	A	18-Mar-25	IMW	
Maurice Brooks	5I		Plat	Label adjacent streets.	A	Labeled	Real Property	A	18-Mar-25	IMW	
Maurice Brooks	5J		Plat	(Advisory Comment) Send in the updated Title Commitment, 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)	R	Noted.	Real Property	R	18-Mar-25	IMW	
Maurice Brooks	5K		Plat	(Advisory Comment) Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing they are paid in full up to and through the plat approval date of recording. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording).	R	Noted.	Real Property	R	18-Mar-25	IMW	
Plan Comments											

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Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
Chris Eravelly	1		Sheet 1	The Site Plan will not be approved by Public Works until the preliminary Drainage Report is approved.	R	Noted.		R	13-Mar-25	IMW
Deborah Bickmire	2		Sheet 1	The plat is for 60.17 ac. What is the off-site area?	A	Will make sure we are matching the plat	Roadway	A	13-Mar-25	IMW
Deborah Bickmire	3		Sheet 1	Crossed out Legal Description	D			D	13-Mar-25	IMW
Maurice Brooks	4		Sheet 1	"Infrastructure" change to "Subdivision"	A	Will update	Roadway	A	13-Mar-25	IMW
Maurice Brooks	5		Sheet 2	"Infrastructure" change to "Subdivision"	A	Will update	Roadway	A	13-Mar-25	IMW
Chris Eravelly	6		Sheet 3	Show as normal 2% crowned street. Note: Street will need to be warped at intersections with Aurora Parkway per COA standards. Street design will be submitted with the Civil Plan submittal.	A	Will update to normal crown	Roadway	A	13-Mar-25	IMW
Deborah Bickmire	7		Sheet 6	Too light. Make line a darker color	A	Will update to darker line	Roadway	A	13-Mar-25	IMW
Deborah Bickmire	8		Sheet 6	Label widths, TYP	A	Will add trail dimension	Roadway	A	13-Mar-25	IMW
Deborah Bickmire	9		Sheet 6	Too light. Make line a darker color	A	Will update to darker line	Roadway	A	13-Mar-25	IMW
Deborah Bickmire	10		Sheet 7	Add area TYP all tracts, all sheets	A	Will add areas to tract callouts	Roadway	A	13-Mar-25	IMW
Maurice Brooks	11		Sheet 7	Change the R.O.W line to be a solid line (typ.)	D	Will keep proposed ROW line as is	Roadway	D	13-Mar-25	IMW
Maurice Brooks	12		Sheet 7	Change the Tract Line to be a solid line (typ.)	A	Will update to be a solid linestyle	Roadway	A	13-Mar-25	IMW
Maurice Brooks	13		Sheet 8	Change the R.O.W line to be a solid line (typ.)	D	Will keep proposed ROW line as is	Roadway	D	13-Mar-25	IMW
Maurice Brooks	14		Sheet 8	Change the Tract Line to be a solid line (typ.)	A	Will update to be a solid linestyle	Roadway	A	13-Mar-25	IMW
Maurice Brooks	15		Sheet 9	Change the R.O.W line to be a solid line (typ.)	D	Will keep proposed ROW line as is	Roadway	D	13-Mar-25	IMW
Maurice Brooks	16		Sheet 9	Change the Tract Line to be a solid line (typ.)	A	Will update to be a solid linestyle	Roadway	A	13-Mar-25	IMW
Deborah Bickmire	17		Sheet 9	What kind of structure? Material?	A	Will update callout to "Reserved for potential neighborhood park restroom"	Roadway	A	13-Mar-25	IMW
Deborah Bickmire	18		Sheet 9	Whats going on here? Do paths meet at grade with sidewalks? Doesn't read on grading sheets either	A	Trails tie in with sidewalk. Grading should reflect that	Roadway	A	13-Mar-25	IMW
Deborah Bickmire	19		Sheet 9	Is this referencing areas outside the plat boundary? Have these easements been submitted?	R	We are working to prepare the easement submittal package for ponds outside the plat boundary for the City's review prior to our final Civil Plans submittal	Roadway	R	13-Mar-25	IMW
Deborah Bickmire	20		Sheet 9	Public??	R	We are working to prepare the easement submittal package for ponds outside the plat boundary for the City's review prior to our final Civil Plans submittal	Roadway	R	13-Mar-25	IMW
Carl Harline	21		Sheet 9	Remove the drop-off pull-out. For the proposed use, travelers doing a parallel parking maneuver in this internal link between two signals is not operationally feasible.	A	Removed	Roadway	A	13-Mar-25	IMW

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Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response		Discipline	Final Disposition Code	Verified Date	Verified (Initials)
Maurice Brooks	22		Sheet 10	Change the R.O.W line to be a solid line (typ.)	D	Will keep proposed ROW line as is	Roadway		D	13-Mar-25	IMW
Carl Harline	23		Sheet 11	This radius is not labeled but does not appear to meet minimum criteria for the design speed. This curve will likely need to be flattened to meet criteria.	A	Following AASHTO Low-Speed Urban Design Standard, radius has been updated to be larger. Variance has been submitted	Roadway		A	13-Mar-25	IMW
Deborah Bickmire	24		Sheet 16	This is labeled as a structure on the site plan. What is it?	A	This is a pad for a future restroom building. It is now called out as such.	Grading & Utility		A	18-Mar-25	GA
Deborah Bickmire	25		Sheet 24	Why is there a note that these tracts are being dedicated to the city? For what purpose	A	Tracts will not be dedicated to the city, the note on plat has been updated.	Landscape		A	14-Mar-25	JSM
Deborah Bickmire	26		Sheet 24	Use UDO reference instead	D	The Aurora Highlands FDP was accepted prior to the UDO and is therefore not subject to it. We have referenced the applicable code per the FDP.	Landscape		D	14-Mar-25	JSM
Deborah Bickmire	27		Sheet 24	This implies landscape will be installed after roadway and acceptance.	A	The landscape will be installed at time of construction of TAHP, after the installation of the roadway and utility infrastructure has been completed. Curbside landscape will be maintained by The Aurora Highlands metro district. All ponds not landscaped as part of this ISP will be designed and landscaped at the time of adjacent development. Notes have been added to the sheet indicating which ponds will be designed and landscaped as part of a future site plan.	Landscape	A	14-Mar-25	JSM	
				1. Who will be responsible for installation and maintenance of curbside landscape and buffer? landscape must be installed at time of construction.				A	14-Mar-25	JSM	
				2. Who will be installing landscape around off-site ponds? Who will provide maintenance and irrigation. Will the landscape be installed at time of pond construction by developer of adjacent land at time of that development?				A	14-Mar-25	JSM	
				This information should be noted on applicable sheets.				A	14-Mar-25	JSM	
Plat Comments											
Deborah Bickmire	28		Sheet 1	DELETE. Causes confusion with ISP	A	Addressed.	Survey		A	20-Mar-25	BM
Maurice Brooks	29		Sheet 1	Subdivision	A	Addressed.	Survey		A	20-Mar-25	BM
Maurice Brooks	30		Sheet 1	Add the public streets within 1/2 mile of the site	A	Addressed.	Survey		A	20-Mar-25	BM
Maurice Brooks	31		Sheet 1	(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.) (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 at the time of your final submittal of the electronic Plat for recording.)	R	Comment Noted. Thank You	Survey		R	20-Mar-25	BM
Maurice Brooks	32		Sheet 1	Subdivision	A	Addressed.	Survey		A	20-Mar-25	BM
Maurice Brooks	33		Sheet 1	Tracts?	A	Addressed.	Survey		A	20-Mar-25	BM
Maurice Brooks	34		Sheet 1	Is this correct?	A	Addressed.	Survey		A	20-Mar-25	BM
Maurice Brooks	35		Sheet 2	Subdivision	A	Addressed.	Survey		A	20-Mar-25	BM
Deborah Bickmire	36		Sheet 2	The use of this in the plat title causes confusion	A	Addressed.	Survey		A	20-Mar-25	BM

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Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)	
								Code	Date		
Maurice Brooks	37		Sheet 2	See the advisory comments on the first page of the plot	R	Comment Noted. Thank You	Survey	R	20-Mar-25	BM	
Maurice Brooks	38		Sheet 2	8. ?	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	39		Sheet 2	or tracts	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	40		Sheet 2	Add street names	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	41		Sheet 2	Check this note	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	42		Sheet 2	Change this to match the Plat Checklist language	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	43		Sheet 3	Infrastructure	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	44		Sheet 3	Add a tie bearing and distance to separate Section corner (per subdivision checklist)	A	Added tie to southerly section corner. There are plenty of other control corenrs we are tied to so we do not need to tie to another sectiulon corner per the subdivision checklist	Survey	A	20-Mar-25	BM	
Maurice Brooks	45		Sheet 3	8' U.E.	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	46		Sheet 3	12' U.E.	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	47		Sheet 3	Add Rec No.	R	No recording infromation available at this item.	Survey	R	20-Mar-25	BM	
Maurice Brooks	48		Sheet 3	Street names	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	49		Sheet 3	Add the boundary bearing, distances and curve data	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	50		Sgeet 4	Infrastructure	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	51		Sheet 4	Legend question mark about the Notes	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	52		Sheet 4	Add Street Names	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	53		Sheet 4	Add Rec No.	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	54		Sheet 5	Infrastructure	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	55		Sheet 5	Add tie B & D	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	56		Sheet 5	Traffic Signalization (2)	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	57		Sheet 5	Legend question mark about the Notes	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	58		Sheet 5	Add street names	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	59		Sheet 6	Infrastructure	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	60		Sheet 6	Add tie B & D	A	Addressed.	Survey	A	20-Mar-25	BM	
Maurice Brooks	61		Sheet 6	Legend question mark about the Notes	A	Addressed.	Survey	A	20-Mar-25	BM	

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THE AURORA HIGHLANDS PARKWAY INFRASTRUTURE FILING NO. 1

An updated title commitment will be ordered when we get closer to this Plat recording.

Tax Certs will be ordered when this Plat gets closer to recording.

(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.)

(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 at the time of your final submittal of the electronic Plat for recording.)

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 RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089309, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, LYING IN THE NORTHWEST QUARTER, SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, 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 PARKWAY INFRASTRUCTURE FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

Subdivision
Addressed

Tracts?
Addressed

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;

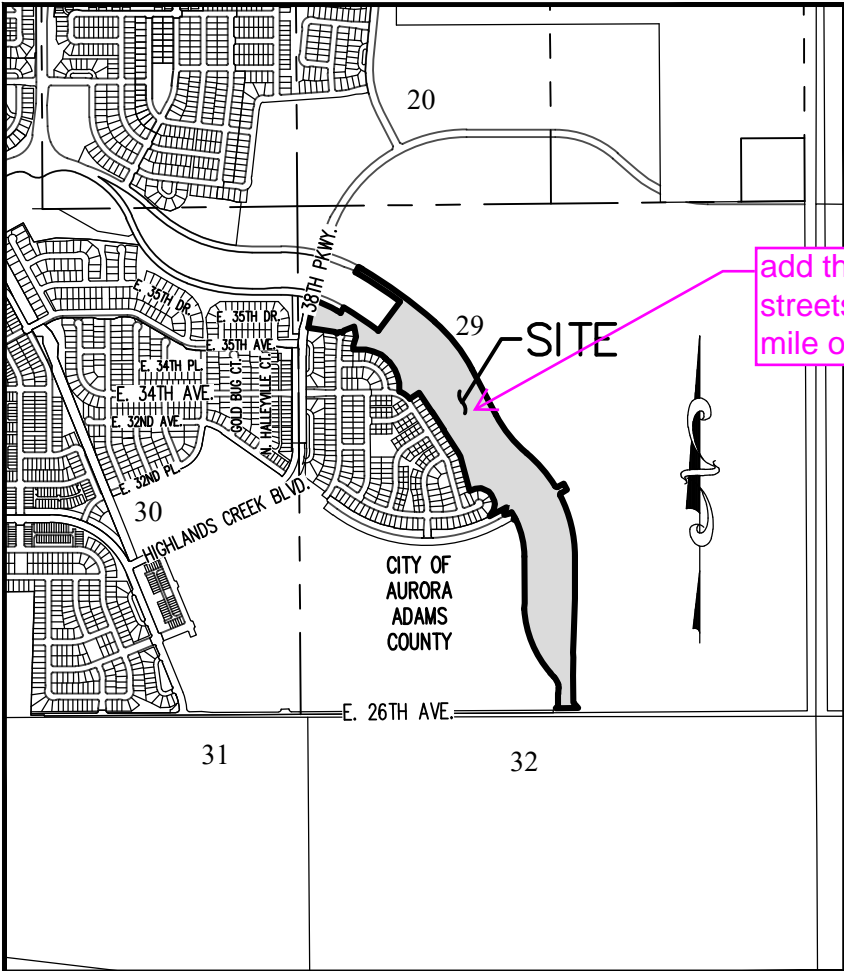
ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. 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 AND TRACTS B, D, AND E AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS DAY OF 20 A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER DATE
PLANNING DIRECTOR DATE

RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
ATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 7



VICINITY MAP
SCALE 1" = 2000'

OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY:

NAME: CARLO G. FERREIRA

IT'S: PRESIDENT

STATE OF)
COUNTY OF)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
20 AD. BY CARLO FERREIRA, AS PRESIDENT

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:

Subdivision
Addressed

DELETE. Causes
confusion with ISP

Comment Noted.
Thank You

add the public
streets within 1/2
mile of the site

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION, GENERAL NOTES
SHEET 3	OVERALL BOUNDARY, LINE AND CURVE TABLES
SHEETS 4-6	LOT DETAILS
SHEET 7	LINE AND CURVE TABLES AND DETAILS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON , 20.

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

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

is this correct?

Revised to
remove
Tract E.

THE AURORA HIGHLANDS PARKWAY INFRASTRUTURE FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 7

LEGAL DESCRIPTION

BEGINNING AT THE MOST SOUTHERLY CORNER OF TRACT J, SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, WHENCE THE SOUTHEASTERLY BOUNDARY OF SAID TRACT J BEARS NORTH 36°31'52" EAST, A DISTANCE OF 377.49 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF TRACT J, NORTH 36°31'52" EAST, A DISTANCE OF 377.49 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT J, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5,189.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°28'35" WEST;

THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT J, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°41'33", AN ARC LENGTH OF 515.55 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,613.00 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY BOUNDARY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'22", AN ARC LENGTH OF 39.59 FEET TO THE SOUTHEAST RIGHT-OF-WAY OF THE AURORA HIGHLANDS PARKWAY, AS SHOWN ON SAID PLAT OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG SAID SOUTHEAST RIGHT-OF-WAY AND THE NORTHEAST PROLONGATION THEREOF, BEING RADIAL TO SAID LAST DESCRIBED CURVE, NORTH 29°22'39" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,677.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 29°20'34" WEST;

THENCE DEPARTING SAID NORTHEAST PROLONGATION, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'37", AN ARC LENGTH OF 41.76 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5,253.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°13'33", AN ARC LENGTH OF 937.52 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,678.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°34'03", AN ARC LENGTH OF 631.64 FEET;

THENCE SOUTH 27°26'18" EAST, A DISTANCE OF 536.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,304.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°36'28", AN ARC LENGTH OF 514.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,408.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°54'00", AN ARC LENGTH OF 439.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°55'08", AN ARC LENGTH OF 37.93 FEET;

THENCE NORTH 60°56'05" EAST, A DISTANCE OF 68.02 FEET;

THENCE SOUTH 29°03'55" EAST, A DISTANCE OF 86.00 FEET;

THENCE SOUTH 60°56'05" WEST, A DISTANCE OF 67.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°38'29", AN ARC LENGTH OF 38.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,408.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°28'10", AN ARC LENGTH OF 650.46 FEET;

THENCE SOUTH 00°14'14" EAST, A DISTANCE OF 442.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5,245.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°18'50", AN ARC LENGTH OF 394.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5,155.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°50'38", AN ARC LENGTH OF 165.90 FEET;

THENCE SOUTH 04°53'24" EAST, A DISTANCE OF 50.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5,149.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°19'23" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°05'01", AN ARC LENGTH OF 187.25 FEET;

THENCE SOUTH 00°24'24" EAST, A DISTANCE OF 282.48 FEET;

THENCE SOUTH 40°47'10" EAST, A DISTANCE OF 77.18 FEET;

THENCE SOUTH 89°35'36" WEST, A DISTANCE OF 233.63 FEET;

THENCE NORTH 48°32'20" EAST, A DISTANCE OF 57.86 FEET;

THENCE NORTH 00°24'24" WEST, A DISTANCE OF 112.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 393.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°13'31", AN ARC LENGTH OF 56.42 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 104.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°57'18", AN ARC LENGTH OF 47.11 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 249.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°09'52", AN ARC LENGTH OF 96.32 FEET;

THENCE NORTH 41°13'45" WEST, A DISTANCE OF 53.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,094.03 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 48°50'59" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°53'16", AN ARC LENGTH OF 723.44 FEET;

LEGAL DESCRIPTION – CONT'D

THENCE NORTH 04°22'55" EAST, A DISTANCE OF 56.44 FEET;

THENCE NORTH 00°14'14" WEST, A DISTANCE OF 488.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 902.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°45'43" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°58'17", AN ARC LENGTH OF 393.12 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°51'22", AN ARC LENGTH OF 40.95 FEET;

THENCE SOUTH 60°56'05" WEST, A DISTANCE OF 0.74 FEET;

THENCE NORTH 29°03'55" WEST, A DISTANCE OF 78.00 FEET;

THENCE SOUTH 60°55'58" WEST, A DISTANCE OF 18.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 191.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°55'17" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'57", AN ARC LENGTH OF 48.50 FEET;

THENCE SOUTH 79°11'04" WEST, A DISTANCE OF 7.88 FEET;

THENCE NORTH 15°39'35" EAST, A DISTANCE OF 81.50 FEET;

THENCE SOUTH 61°24'24" WEST, A DISTANCE OF 198.93 FEET;

THENCE NORTH 32°52'14" EAST, A DISTANCE OF 80.10 FEET;

THENCE NORTH 11°07'25" EAST, A DISTANCE OF 63.00 FEET;

THENCE NORTH 10°37'23" WEST, A DISTANCE OF 31.50 FEET;

THENCE NORTH 26°33'47" WEST, A DISTANCE OF 72.11 FEET;

THENCE NORTH 36°18'08" WEST, A DISTANCE OF 42.87 FEET;

THENCE NORTH 66°18'08" WEST, A DISTANCE OF 85.74 FEET;

THENCE SOUTH 83°41'52" WEST, A DISTANCE OF 65.74 FEET;

THENCE SOUTH 67°25'50" WEST, A DISTANCE OF 59.50 FEET;

THENCE NORTH 14°56'37" WEST, A DISTANCE OF 373.15 FEET;

THENCE NORTH 31°09'50" WEST, A DISTANCE OF 56.57 FEET;

THENCE NORTH 32°42'54" WEST, A DISTANCE OF 33.88 FEET;

THENCE NORTH 33°05'50" WEST, A DISTANCE OF 240.00 FEET;

THENCE NORTH 56°54'10" EAST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 33°05'50" WEST, A DISTANCE OF 220.00 FEET;

THENCE SOUTH 56°54'10" WEST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 33°05'50" WEST, A DISTANCE OF 240.00 FEET;

THENCE SOUTH 56°54'10" WEST, A DISTANCE OF 117.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 49°17'28" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°20'40", AN ARC LENGTH OF 134.59 FEET;

THENCE NORTH 00°15'28" WEST, A DISTANCE OF 90.08 FEET;

THENCE NORTH 15°13'49" WEST, A DISTANCE OF 80.69 FEET;

THENCE NORTH 23°26'50" WEST, A DISTANCE OF 67.08 FEET;

THENCE NORTH 34°32'41" WEST, A DISTANCE OF 93.31 FEET;

THENCE NORTH 50°14'52" WEST, A DISTANCE OF 54.75 FEET;

THENCE NORTH 39°45'08" EAST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 50°14'52" WEST, A DISTANCE OF 59.29 FEET;

THENCE NORTH 67°04'07" WEST, A DISTANCE OF 90.36 FEET;

THENCE NORTH 75°55'51" WEST, A DISTANCE OF 81.47 FEET;

THENCE SOUTH 89°44'32" WEST, A DISTANCE OF 133.35 FEET;

THENCE NORTH 01°41'23" EAST, A DISTANCE OF 34.99 FEET;

THENCE NORTH 18°01'11" EAST, A DISTANCE OF 103.44 FEET;

THENCE NORTH 12°17'54" WEST, A DISTANCE OF 108.42 FEET;

THENCE SOUTH 68°51'46" WEST, A DISTANCE OF 116.37 FEET;

THENCE SOUTH 30°38'16" WEST, A DISTANCE OF 27.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 45.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°38'16" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°13'14", AN ARC LENGTH OF 60.65 FEET;

THENCE NORTH 46°34'58" WEST, A DISTANCE OF 22.72 FEET;

Subdivision

Addressed

LEGAL DESCRIPTION – CONT'D

THENCE NORTH 80°24'05" WEST, A DISTANCE OF 129.44 FEET;

THENCE NORTH 81°35'39" WEST, A DISTANCE OF 157.25 FEET TO THE EAST LINE OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 11, PER PLAT RECORDED APRIL 28, 2022 AT RECEPTION NO. 2022000038217, IN SAID OFFICE THE OF THE CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,945.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 81°35'39" EAST;

THENCE ALONG SAID EAST LINE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°01'32", AN ARC LENGTH OF 238.50 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, TANGENT TO SAID CURVE, NORTH 15°25'54" EAST, A DISTANCE OF 53.98 FEET TO THE SOUTHWEST RIGHT-OF-WAY OF SAID THE AURORA HIGHLANDS PARKWAY BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,172.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°08'04" WEST;

THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°38'48", AN ARC LENGTH OF 258.69 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 4,718.50 FEET;

THENCE CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'11", AN ARC LENGTH OF 45.54 FEET TO THE SOUTHEAST RIGHT-OF-WAY OF SAID THE AURORA HIGHLANDS PARKWAY;

THENCE ALONG SAID SOUTHEAST RIGHT-OF-WAY, BEING RADIAL TO SAID LOST DESCRIBED CURVE, NORTH 31°20'03" EAST, A DISTANCE OF 64.00 FEET TO THE NORTHEAST RIGHT-OF-WAY OF SIAD THE AURORA HIGHLANDS PARKWAY, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 4,782.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 31°20'03" WEST;

THENCE DEPARTING SAID NORTHEAST RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'49", AN ARC LENGTH OF 433.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 60.170 ACRES, (2,621,019 SQUARE FEET), MORE OR LESS.

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".
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF NORTH 36°31'52" EAST, A DISTANCE OF 377.49 FEET ALONG A PORTION OF THE SOUTHEASTERLY BOUNDARY OF TRACT J, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 BEING MONUMENTED ON EACH END BY A NO. 5 REBAR WITH A 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- THE EASEMENTS HEREON SHOWN AND LABELED 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.
- 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.
- FIRST-AMERICAN TITLE INSURANCE COMPANY FILE NO. _____ DATED _____, 20____ AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- ← ? → or Tracts add street names
- ALL OWNERS OF LOTS ADJACENT TO STREET A, STREET B, STREET C, STREET D 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.
- TRACTS A AND C ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- TRACTS B, D AND E WILL BE DEDICATED TO THE CITY OF AURORA.
- 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.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
- 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.
- 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.

An updated title commitment will be ordered when we get closer to this Plat recording.

See the Advisory Comments on the first page of the plat

Revised note

check this note

change this to match the Plat Checklist language

Addressed

FOR REVIEW

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
Drawn By: RDR

DATE OF PREPARATION:	06-23-2022
SCALE:	N/A
SHEET 2 OF 7	

INFRASTRUCTURE

SHEET 3 OF 7



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION:	06-23-2022
SCALE:	1"=300'
S H E E T 3 O F 7	

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. 167832-02

Drawn By: DDP

INFRASTRUTURE

Addressed



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC NO. 2019000089309

KEY MAP
SCALE 1" = 1200'

LEGEND

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

NOTE: TRACTS A & M ARE PUBLIC AND UTILITY EASEMENTS IN THEIR ENTIRETY

NOTE: TRACTS F, H, I, K, L AND N ARE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY

Revised

POINT OF BEGINNING
MOST SOUTHERLY CORNER OF SAID —
TRACT J

TRACT B
629,719 SF
14.456 AC

Removed and made Tract D a drainage easement in its entirety

DRAINAGE EASEMENT
- TO BE DEDICATED BY
SEPARATE DOCUMENT

S 1/2, NW 1/4 SEC. 29,
T.3S., R.65W., SIXTH P.M.

POND EASEMENT
TO BE DEDICATED BY
SEPARATE DOCUMENT

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC NO. 2019000089309

DRAINAGE EASEMENT
TO BE DEDICATED
SEPARATE DOCUMENT

SEE SHEET 5

MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- SET 18" LONG 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.
- ◆ ALIQUOT MONUMENT AS SHOWN

SEE SHEET 7 FOR
LINE AND CURVE TABLES

AZTEC
CONSULTANTS INC.

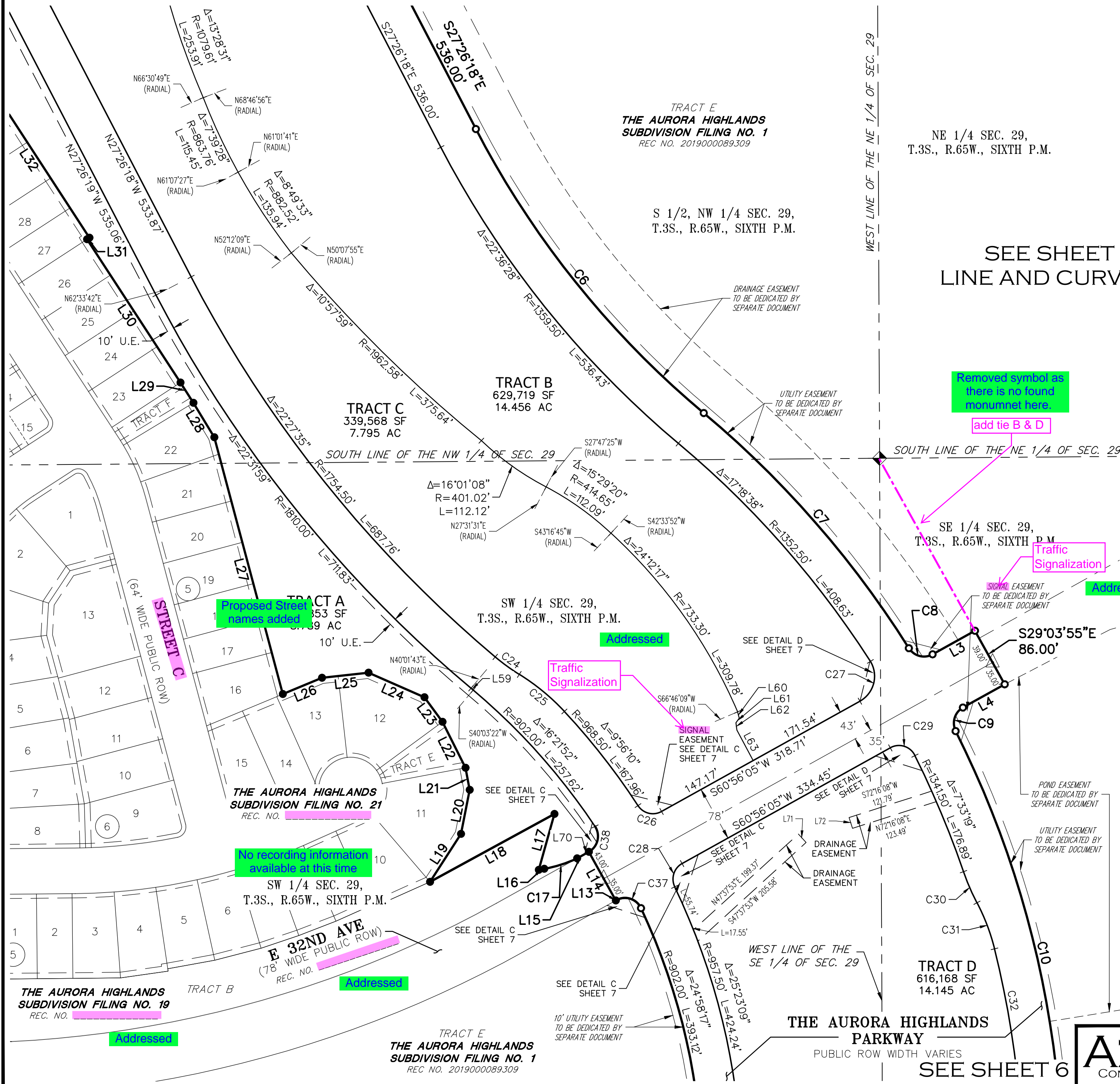
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	06-23-2022
SCALE:	1"=100'
S H E E T 4 O F 7	

THE AURORA HIGHLANDS PARKWAY INFRASTRUCTURE FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 7

SEE SHEET 4



NE 1/4 SEC. 29,
T.3S., R.65W., SIXTH P.M.

S 1/2, NW 1/4 SEC. 29,
T.3S., R.65W., SIXTH P.M.

TRACT B
629,719 SF
14.456 AC

TRACT C
339,568 SF
7.795 AC

TRACT A
353 SF
0.008 AC

SW 1/4 SEC. 29,
T.3S., R.65W., SIXTH P.M.

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 21
REC. NO. [REDACTED]

SW 1/4 SEC. 29,
T.3S., R.65W., SIXTH P.M.

E 32ND AVE
(78' WIDE PUBLIC ROW)
REC. NO. [REDACTED]

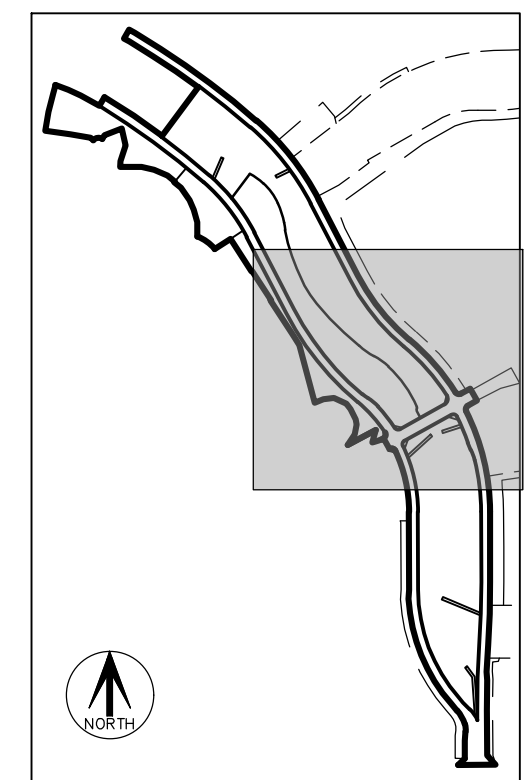
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 19
REC. NO. [REDACTED]

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

THE AURORA HIGHLANDS
PARKWAY
PUBLIC ROW WIDTH VARIES

SEE SHEET 6

SEE SHEET 7 FOR
LINE AND CURVE TABLES



KEY MAP
SCALE 1" = 1200'

MONUMENT SYMBOL LEGEND

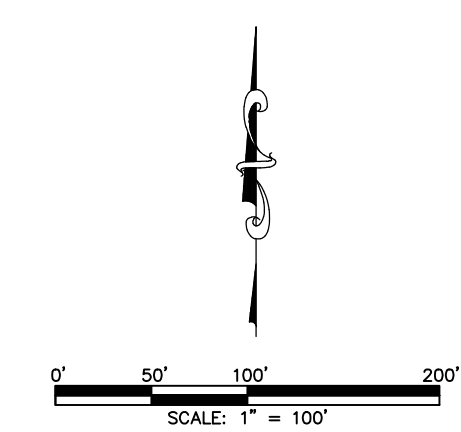
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- ◆ ALIQUOT MONUMENT AS SHOWN

LEGEND

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

NOTE: TRACTS A & M ARE PUBLIC AND UTILITY EASEMENTS IN THEIR ENTIRETY

NOTE: TRACTS F, H, I, K, L AND N ARE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY



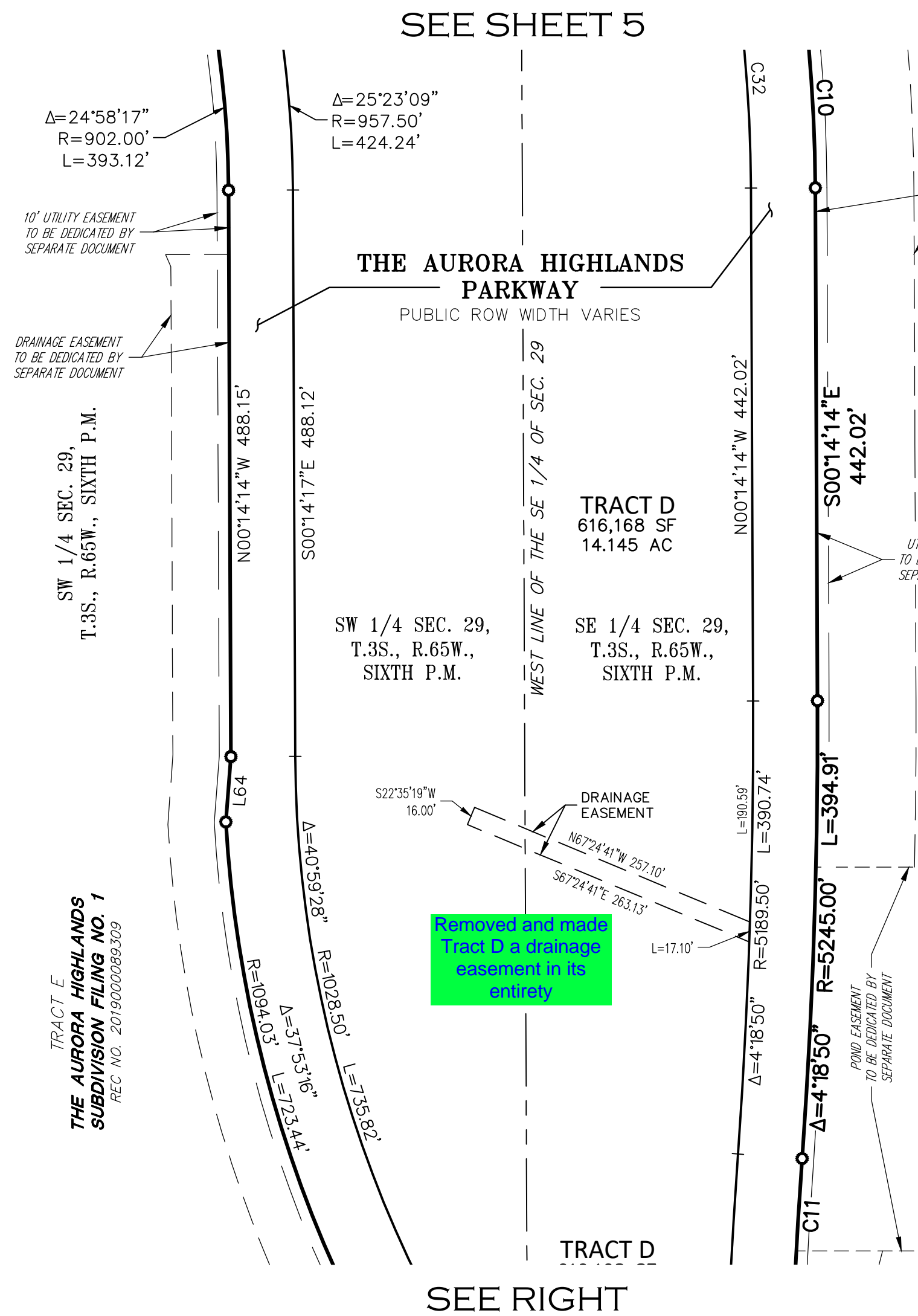
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC. Aztec Proj. No.: 167822-02	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 06-23-2022
	Drawn By: RDR	SCALE: 1"=100'
	SHEET 5 OF 7	

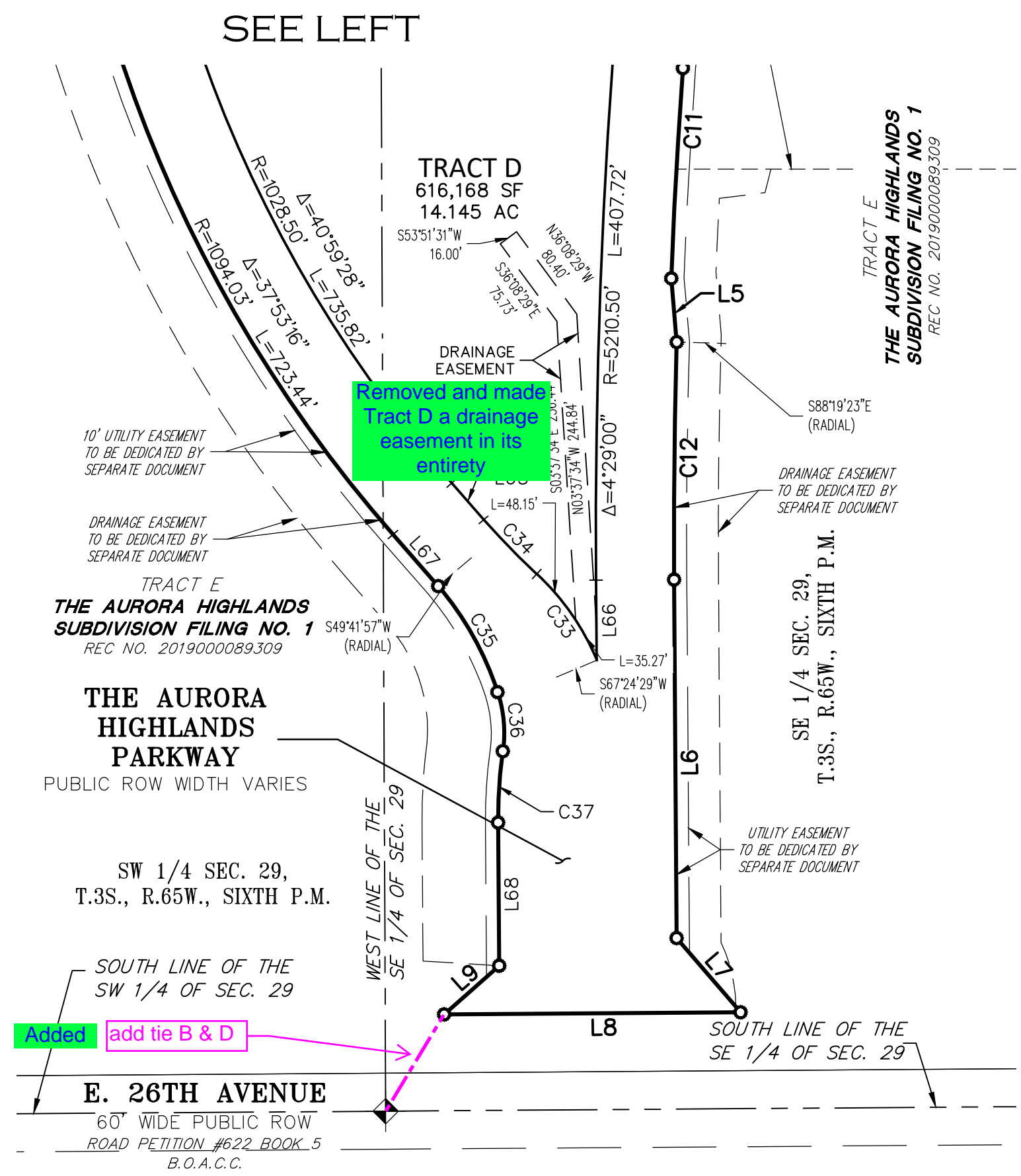
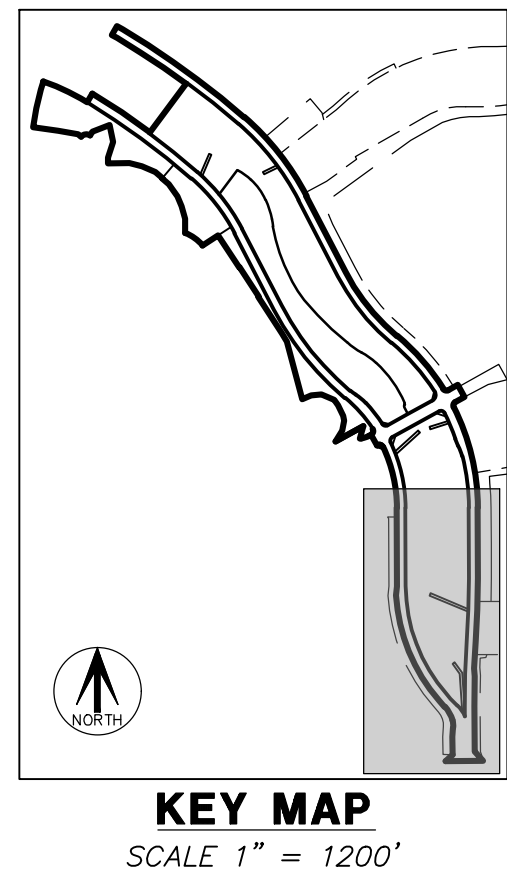
THE AURORA HIGHLANDS PARKWAY **INFRASTRUTURE** FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS **Addressed** SUBDIVISION FILING NO. 1
SITUATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 7



MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- SET 18" LONG 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.
- ◆ ALIQUOT MONUMENT AS SHOWN



LEGEND

AC ACRES
SF SQUARE FEET
REC. NO. RECEPTION NUMBER
ROW. RIGHT-OF-WAY
U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
(NR) DENOTES NON-RADIAL LINE
(R) DENOTES RADIAL LINE
BLOCK NUMBER

NOTE: TRACTS A & M ARE PUBLIC AND UTILITY EASEMENTS IN THEIR ENTIRETY
NOTE: TRACTS F, H, I, K, L AND N ARE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY

SEE SHEET 7 FOR
LINE AND CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC. AzTec Proj. No.: 167822-02	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 06-23-2022
	SCALE: 1"=100'	
	SHEET 6 OF 7	

THE AURORA HIGHLANDS PARKWAY **INFRASTRUTURE** FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS **Addressed** SUBDIVISION FILING NO. 1
SITUATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 7

LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°31'52"E	377.49'
L2	N29°22'39"E	64.00'
L3	N60°56'05"E	68.02'
L4	S60°56'05"W	67.16'
L5	S04°53'24"E	50.34'
L6	S00°24'24"E	282.48'
L7	S40°47'10"E	77.18'
L8	S89°35'36"W	233.63'
L9	N48°32'20"E	57.86'
L13	N60°56'05"E	0.74'
L14	N29°03'55"W	78.00'
L15	S60°55'58"W	18.83'
L16	S79°11'04"W	7.88'
L17	N15°39'35"E	81.50'
L18	S61°24'24"W	198.93'
L19	N32°52'14"E	80.10'
L20	N11°07'25"E	63.00'
L21	N10°37'23"W	31.50'
L22	N26°33'47"W	72.11'
L23	N36°18'08"W	42.87'
L24	N66°18'08"W	85.74'
L25	S83°41'52"W	65.74'
L26	S67°25'50"W	59.50'
L27	N14°56'37"W	373.15'
L28	N31°09'50"W	56.57'
L29	N32°42'54"W	33.88'
L30	N33°05'50"W	240.00'
L31	N56°54'10"E	4.00'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N33°05'50"W	220.00'
L33	S56°54'10"W	4.00'
L34	N33°05'50"W	240.00'
L35	S56°54'10"W	117.48'
L36	N00°15'28"W	90.08'
L37	N15°13'49"W	80.69'
L38	N23°26'50"W	67.08'
L39	N34°32'41"W	93.31'
L40	N50°14'52"W	54.75'
L41	N39°45'08"E	4.00'
L42	N50°14'52"W	59.29'
L43	N67°04'07"W	90.36'
L44	N75°55'51"W	81.47'
L45	S89°44'32"W	133.35'
L46	N01°41'23"E	34.99'
L47	N18°01'11"E	103.44'
L48	N12°17'54"W	108.42'
L49	S68°51'46"W	116.37'
L50	S30°38'16"W	27.41'
L51	N46°34'58"W	22.72'
L52	N80°24'05"W	129.44'
L53	N81°35'39"W	157.25'
L54	N15°25'54"E	53.98'
L55	N31°20'03"E	64.00'
L56	S36°31'52"W	8.49'
L57	S36°31'52"W	8.73'
L58	N27°29'07"W	4.02'
L59	N50°00'12"W	3.98'

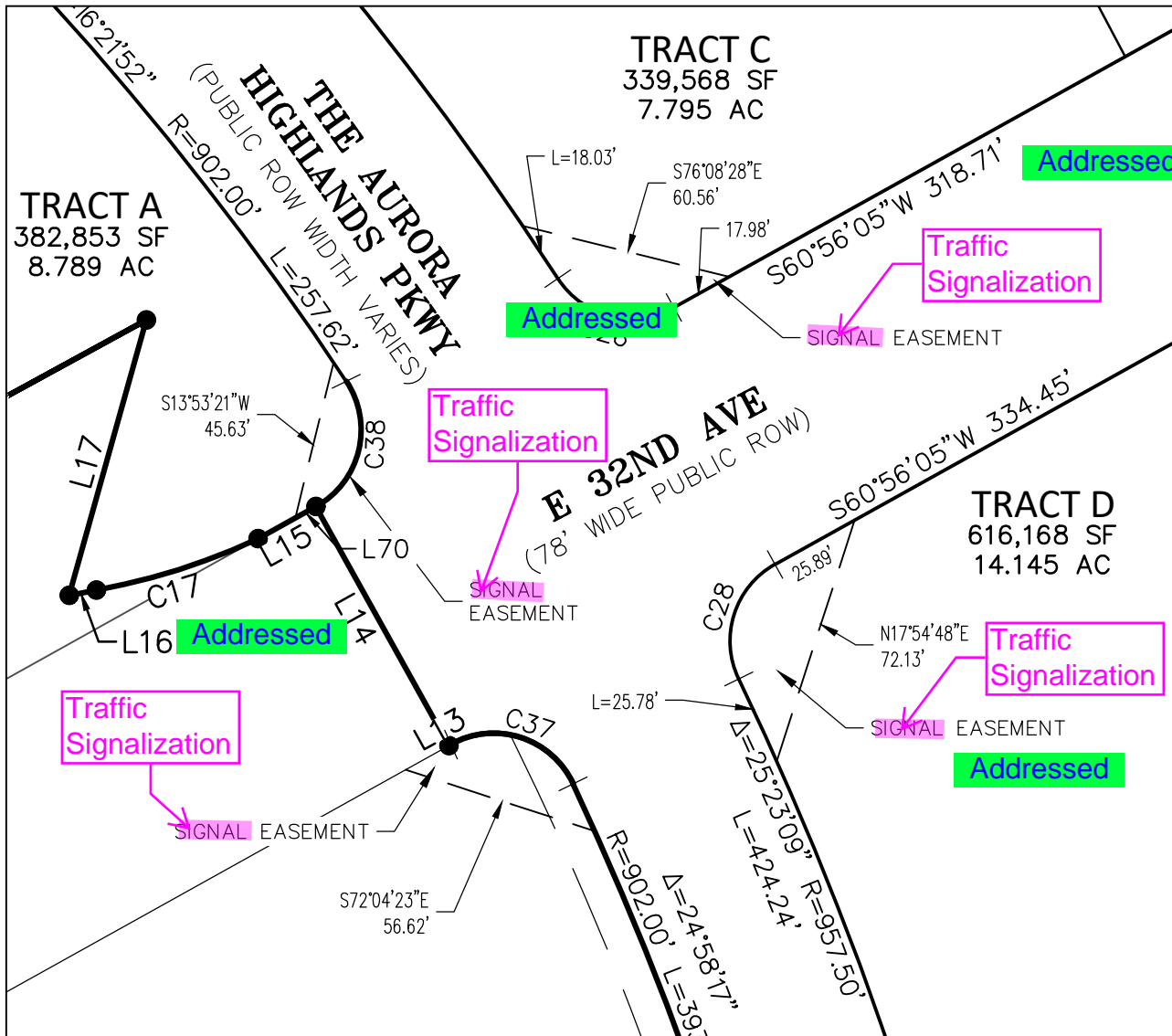
LINE TABLE		
LINE	BEARING	LENGTH
L60	S14°52'35"E	9.20'
L61	S36°13'13"W	7.93'
L62	S07°38'22"E	10.23'
L63	S28°01'52"E	48.60'
L64	N04°22'55"E	56.44'
L65	S41°13'45"E	38.29'
L66	N00°24'24"W	63.14'
L67	N41°13'45"W	53.99'
L68	N00°24'24"W	112.83'
L70	N60°55'58"E	18.83'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°41'33"	5189.00'	515.55'
C2	1°24'22"	1613.00'	39.59'
C3	1°25'37"	1677.00'	41.76'
C4	10°13'33"	5253.00'	937.52'
C5	21°34'03"	1678.00'	631.64'
C6	22°36'28"	1304.00'	514.54'
C7	17°54'00"	1408.00'	439.88'
C8	86°55'08"	25.00'	37.93'
C9	87°38'29"	25.00'	38.24'
C10	26°28'10"	1408.00'	650.46'

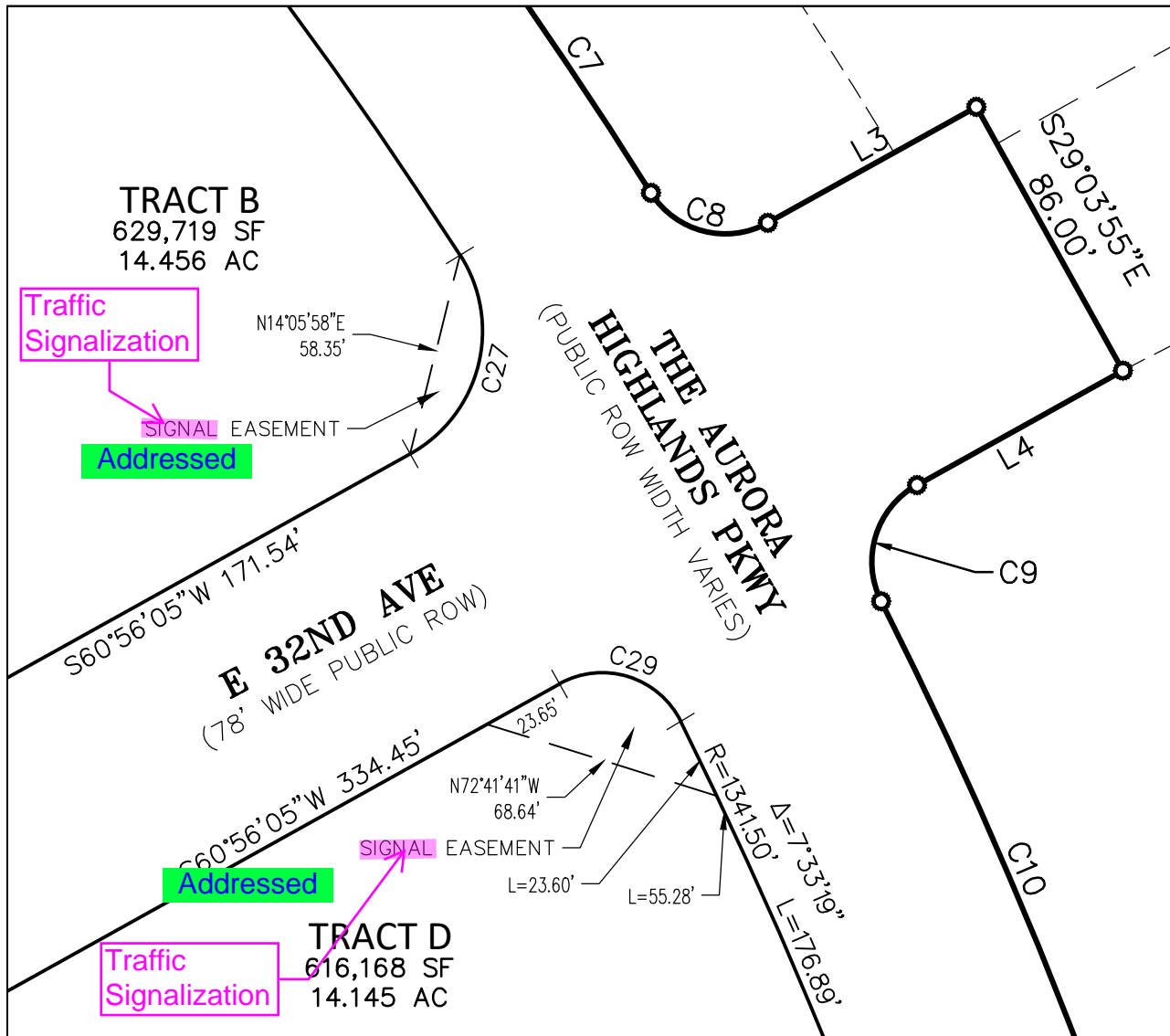
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	1°50'38"	5155.00'	165.90'
C12	2°05'01"	5149.00'	187.25'
C17	14°32'57"	191.00'	48.50'
C18	27°20'40"	282.00'	134.59'
C19	77°13'14"	45.00'	60.65'
C20	7°01'32"	1945.00'	238.50'
C21	12°38'48"	1172.00'	258.69'
C22	0°33'11"	4718.50'	45.54'
C23	5°11'49"	4782.50'	433.79'
C24	8°15'40"	289.50'	41.74'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C25	15°10'26"	310.50'	82.23'
C26	86°00'58"	25.00'	37.53'
C27	93°40'14"	40.00'	65.39'
C28	86°33'31"	25.00'	37.77'
C29	92°34'03"	25.00'	40.39'
C30	8°47'12"	310.50'	47.62'
C31	13°43'58"	289.50'	69.39'
C32	13°45'32"	1352.50'	324.79'
C33	24°26'57"	195.50'	83.42'
C34	5°48'44"	589.50'	59.80'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C35	22°09'52"	249.00'	96.32'
C36	25°57'18"	104.00'	47.11'
C37	8°13'31"	393.00'	56.42'
C37	93°51'22"	25.00'	40.95'
C38	94°30'48"	25.00'	41.24'



DETAIL 'C'
SCALE 1" = 50'



DETAIL 'D'
SCALE 1" = 50'

LEGEND

AC ACRES
SF SQUARE FEET
REC. NO. RECEPTION NUMBER
ROW. RIGHT-OF-WAY
U.E. UTILITY EASEMENT
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(NR) DENOTES NON-RADIAL LINE
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AzTec Proj. No.: 167822-02

Drawn By: RDR

DATE OF PREPARATION:	06-23-2022
SCALE:	1" = 50'
SHEET 7 OF 7	