



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

AuroraGov.org

August 22, 2024

Carlo Ferreira
The Aurora Highlands, LLC
141 Union Blvd Ste 150
Lakewood, CO 89228

Re: Initial Submission Review: The Aurora Highlands Subdivision Filing No 35 - Plat
Application Number: DA-2062-63
Case Numbers: 2024-3032-00

Dear Mr. Ferreira:

Thank you for your initial submission, which we started to process on June 24, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and 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 12, 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

cc: Patrick Chelin, Bowman
Jeff Killion, Matrix Design Group
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-63rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to fourteen (14) adjacent property owners, four (4) outside agencies, and two (2) registered community associations. There were no comments received from adjacent property owners or community associations. Comments were received from one (1) outside agency and are included in this letter.

2. Completeness and Clarity of the Application

2A. Update the Vicinity Map to include The Aurora Highlands Subdivision Flg. No. 16 and label all streets.
2B. Add N, S, E, and W references to street names. Coordinate with Phil Turner.

3. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

3A. Please provide a preliminary digital .shp or .dwg file for addressing and other GIS mapping purposes. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the parcels, street lines, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Chris Eravelly / 303-739-7547 / ceravell@auroragov.org / Comments in green)

4A. The fire lane inside and outside radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual.

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

5A. Please revise fire lane radii to meet COA Roadway minimum standard. Ensure to coordinate with the associated site plan to reflect revised radii.

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

6A. The site plan shows a public storm in the area of Tract H. Dedicate a storm easement within the tract.
6B. Revise the name of the easement in the Tract Legend.

7. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

7A. Send in the State Monument Records for the aliquot corners used in the plat.

AZTEC – State Monument records will be sent in with this submittal.

7B. The owner's name should match what is shown in the title commitment.

AZTEC – Addressed

7C. Revise “Owner” to “Owners” in the covenants, edit the text to add a space and closed quotes in “Aurora(“City)” revise “Are” to “Area” and add a date for Adams County recorded document.

AZTEC – Addressed

7D. Revise Note 2 of the General Notes to include the correct Range, full monument description, and correct monuments for the referenced aliquot part.

AZTEC – Addressed

7E. Revise notes per comments on the redlines.

AZTEC – Addressed

7F. The blanket easement referenced in Note 12 needs to be released prior to plat approval.

AZTEC – Comment Noted. Thank You!



7G. Confirm the cap stamping does not include the year.

AZTEC – Confirmed. See Monument record.

7H. Either remove or show recording information of the “Utility Easement To be dedicated by separate document.”

AZTEC – This will not be removed till the recording information is available. If this easement is not recorded by the time we go to record this Plat then it will be removed.

7I. Show existing road centerline control monuments along the westerly side of the subdivision.

AZTEC – Addressed

7J. Revise the description for the SW Corner of Section 20.

AZTEC – Addressed



7K. Revise the CRS reference date on the Monument Symbol Legend on all sheets.

AZTEC – Addressed

7L. Label, dimension, and trim out easements per the comments on the redlines.

AZTEC – Addressed

7M. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

AZTEC – Comment Noted. Thank You!

7N. The Title Commitment will need to be updated within 30 calendar days of the plat approval date. The commitment should be submitted at the time of final submission of the electronic plat for recording.

AZTEC – Comment Noted. Thank You!

7O. Provide the Certificate of Taxes Due obtained from the County Treasurer's Office showing taxes 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.

AZTEC – Comment Noted. Thank You!

7P. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated on the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

AZTEC – Comment Noted. Thank You!

7Q. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.

AZTEC – Comment Noted. Thank You!

8. Revenue (Aurora Water/TAPS / 303-739-7395 / moestman@auroragov.org)

8A. Storm Drainage Development Fees Due: \$1,242 x 20.125 acres = \$24,995.25
Fees are due before plat recordation.

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

9A. See attached comment letter.

AZTEC – PSCO Note not added to Plat. The City's covenant note should cover their language. We can add the note if it needs to be added. The City needs to confirm if PSCO's note will be acceptable on the Plat.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

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 Subdivision Filing No. 35, Case # DA-2062-63

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F35**. 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 natural gas distribution facilities along Reserve Boulevard. 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
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 6

COVENANTS:

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

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 DRAINS, OR
PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF
AURORA.

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORITY FOR THE PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGE ARISING THEREFROM.

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO, REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

COVENANTS CONTINUED:

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES. TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

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 SOUTH 00°22'39" EAST, A DISTANCE OF 2658.28 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM CAP STAMPED "GES PLS 17488" 0.5'± BELOW THE SURFACE PER MONUMENT RECORD ACCEPTED ON APRIL 3, 1995 BY PLS 24960 AT THE WEST QUARTER CORNER OF SAID SECTION 20, FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA PLS 16848 (1989)" 1.0'± BELOW SURFACE PER MONUMENT RECORD ACCEPTED ON SEPTEMBER 30, 2018 BY PLS 38318 AT THE SOUTH QUARTER CORNER OF SAID SECTION 20 AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STIPULATIONS 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. NCS-1222502-CO, DATED JUNE 11, 2024 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.
- ALL OWNERS OF LOTS ADJACENT TO JACKSON GAP STREET, KEWAUNEE STREET, EAST 41ST WAY, AND EAST 42ND 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, B, C, D, E, F, G, AND H ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.

DEDICATION: Legal Description?

BEGINNING AT THE NORTHEAST CORNER OF RESERVE BOULEVARD, AS SHOWN ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID RESERVE BOULEVARD, SOUTH 05°32'35" WEST, A DISTANCE OF 817.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 965.00 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'11", AN ARC LENGTH OF 342.23 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°13'24" EAST;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°09'15", AN ARC LENGTH OF 32.52 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 78°22'39" EAST, A DISTANCE OF 165.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 682.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°57'03", AN ARC LENGTH OF 368.41 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 34°03'52" EAST, A DISTANCE OF 108.98 FEET;

THENCE NORTH 43°26'30" EAST, A DISTANCE OF 84.00 FEET;

THENCE NORTH 38°31'10" EAST, A DISTANCE OF 67.68 FEET;

THENCE NORTH 34°07'55" EAST, A DISTANCE OF 67.54 FEET;

THENCE NORTH 29°45'04" EAST, A DISTANCE OF 67.47 FEET;

THENCE NORTH 25°22'24" EAST, A DISTANCE OF 67.45 FEET;

THENCE NORTH 20°59'41" EAST, A DISTANCE OF 67.50 FEET;

THENCE NORTH 17°41'03" EAST, A DISTANCE OF 34.53 FEET;

THENCE NORTH 14°22'04" EAST, A DISTANCE OF 67.69 FEET;

THENCE NORTH 09°58'26" EAST, A DISTANCE OF 67.72 FEET;

THENCE NORTH 07°47'35" EAST, A DISTANCE OF 60.05 FEET;

THENCE NORTH 10°06'31" EAST, A DISTANCE OF 60.19 FEET;

THENCE NORTH 12°34'39" EAST, A DISTANCE OF 60.46 FEET;

THENCE NORTH 15°09'20" EAST, A DISTANCE OF 65.52 FEET;

THENCE NORTH 18°34'32" EAST, A DISTANCE OF 101.59 FEET;

THENCE NORTH 21°36'09" EAST, A DISTANCE OF 46.31 FEET;

THENCE NORTH 56°01'24" WEST, A DISTANCE OF 288.94 FEET;

THENCE NORTH 70°41'31" WEST, A DISTANCE OF 51.87 FEET;

THENCE NORTH 74°35'04" WEST, A DISTANCE OF 51.20 FEET;

THENCE NORTH 78°40'36" WEST, A DISTANCE OF 36.09 FEET;

THENCE NORTH 82°35'35" WEST, A DISTANCE OF 52.48 FEET;

THENCE NORTH 87°13'00" WEST, A DISTANCE OF 52.08 FEET;

THENCE NORTH 89°55'05" WEST, A DISTANCE OF 9.02 FEET;

THENCE SOUTH 89°40'59" WEST, A DISTANCE OF 354.98 FEET;

THENCE NORTH 84°27'25" WEST, A DISTANCE OF 23.22 FEET TO THE NORTHERLY PROLONGATION OF SAID EASTERLY RIGHT-OF-WAY OF RESERVE BOULEVARD;

THENCE ALONG SAID NORTHERLY PROLONGATION, SOUTH 05°32'35" WEST, A DISTANCE OF 87.84 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 876,661 SQUARE FEET OR 20.125 ACRES, MORE OR LESS.

Comment noted. Thank You.

This easement will need to be restricted or released. Contact dedicationproperty@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

AZTEC
CONSULTANTS, INC.
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AzTec Proj. No.: 136624-08
Drawn By: RBA

DATE OF PREPARATION:	06-10-2024
SCALE:	N/A
SHEET 2 OF 6	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 6

There is no date on the cap

No Year?

W 1/4 CORNER SECTION 20, T.3S., R.65W., 6TH P.M. FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM CAP STAMPED "G.E.S., 1/4, S19/S20, T3S R65W, LS 17488, 0.5'± BELOW THE SURFACE PER MONUMENT RECORD ACCEPTED ON APRIL 3, 1995 BY PLS 24960

Westerly? Addressed
EASTERLY LINE OF REC. NO. 2020000096730

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" 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. 24? Addressed
- ◆ FOUND SECTION CORNER AS SHOWN HEREON

Roads are constructed and found Road Center line control monuments should be shown & tied to this survey? (Typical)

UNPLATTED SPECIAL WARRANTY DEED REC. NO. 2020000096730

LINE	BEARING	LENGTH
L1	N78°22'39"E	165.76'
L2	S34°03'52"E	108.98'
L3	N43°26'30"E	84.00'
L4	N38°31'10"E	67.68'
L5	N34°07'55"E	67.54'
L6	N29°45'04"E	67.47'
L7	N25°22'24"E	67.45'
L8	N20°59'41"E	67.50'
L9	N17°41'03"E	34.53'
L10	N14°22'04"E	67.69'
L11	N09°58'26"E	67.72'
L12	N07°47'35"E	60.05'
L13	N10°06'31"E	60.19'
L14	N12°34'39"E	60.46'
L15	N15°09'20"E	65.52'
L16	N18°34'32"E	101.59'
L17	N21°36'09"E	46.31'
L18	N70°41'31"W	51.87'

LINE	BEARING	LENGTH
L19	N74°35'04"W	51.20'
L20	N78°40'36"W	36.09'
L21	N82°35'35"W	52.48'
L22	N87°13'00"W	52.08'
L23	N89°55'05"W	9.02'
L24	N84°27'25"W	23.22'
L25	S05°32'35"W	87.84'
L26	N84°27'25"W	25.00'
L27	N05°32'35"E	47.95'
L28	S84°27'25"E	35.77'
L29	S46°24'51"E	30.94'
L30	S46°24'51"E	30.94'
L31	N43°44'12"E	25.82'
L32	S08°31'13"E	36.52'
L33	N05°32'35"E	11.48'
L34	N78°22'39"E	1.80'
L35	N84°27'25"W	25.00'

CURVE	DELTA	RADIUS	LENGTH
C1	93°09'15"	20.00'	32.52'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	15.00'	23.56'
C4	14°23'23"	160.00'	40.18'
C5	14°23'23"	160.00'	40.18'
C6	11°46'39"	160.00'	32.89'
C7	11°46'39"	160.00'	32.89'
C8	87°18'50"	23.00'	35.05'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	94°28'13"	15.00'	24.73'
C12	22°07'03"	218.00'	84.15'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'

CURVE	DELTA	RADIUS	LENGTH
C15	82°02'36"	15.00'	21.48'
C16	105°20'06"	15.00'	27.58'
C17	90°00'00"	61.00'	95.82'
C18	90°00'00"	15.00'	23.56'
C19	51°57'26"	61.00'	55.32'
C20	51°57'26"	15.00'	13.60'
C21	93°36'47"	15.00'	24.51'
C22	93°36'47"	15.00'	24.51'
C23	93°09'16"	20.00'	32.52'
C24	0°29'30"	618.00'	5.20'
C25	94°28'13"	15.00'	24.73'
C26	22°07'03"	282.00'	108.86'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	20.00'	31.42'

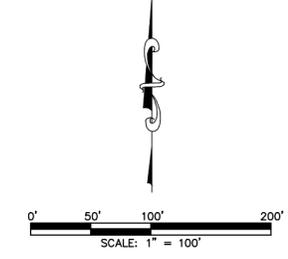
Add N, S, E, W references to street names. Consult Phil Turner

Addressed

SW 1/4 SEC. 20, T.3S., R.65W., SIXTH P.M.

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

S 1/4 CORNER SECTION 20, T.3S., R.65W., 6TH P.M. FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM CAP STAMPED "G.E.S., T3S R65W, 1/4 S20/S29, LS 17488, 1985" FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON DECEMBER 5, 1988 BY PLS 16848



FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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DATE OF PREPARATION:	06-10-2024
SCALE:	1" = 100'
SHEET 3 OF 6	

This legal and exhibit has not been prepared yet.

SOUTH LINE OF THE SW 1/4 OF SEC. 20 N89°23'48"E 2641.74'

WEST LINE OF THE SW 1/4 OF SEC. 20 (BASIS OF BEARINGS) S00°22'39"E 2658.28'

E 42ND AVE (VARIABLE WIDTH PUBLIC ROW) REC. NO. 2019000089309

E 41ST AVE (VARIABLE WIDTH PUBLIC ROW) REC. NO. 2021000148457

E 38TH AVE (VARIABLE WIDTH PUBLIC ROW) REC. NO. 2021000148457

POINT OF BEGINNING NORTHEAST CORNER OF RESERVE BOULEVARD

UTILITY EASEMENT REC. NO. 2019000089309

RESERVE BLVD (VARIABLE WIDTH PUBLIC ROW) REC. NO. 2019000089309

6" GAS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

SW CORNER SECTION 20, T.3S., R.65W., 6TH P.M. FOUND 3" BRASS CAP RANGE BOX STAMPED "CITY OF AURORA LS 16848, T3S, 19/20/30/29, R65W, 1989" 1.0'± BELOW SURFACE IN A RANGE BOX PER MONUMENT RECORD ACCEPTED ON SEPTEMBER 30, 2018 BY PLS 38318

Addressed

Addressed

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWN AND RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 5

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

Removed Tract Legend
and added to Legend

TRACT LEGEND

TRACT G IS ACCESS & WATER
EASEMENT IN ITS ENTIRETY



KEY MAP
N.T.S.

UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 2020000096730

SEE SHEET 2 FOR
LINE AND CURVE
TABLES

SEE SHEET 2 FOR
MONUMENT
LEGEND

0' 25' 50' 100'
SCALE: 1" = 50'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

LEGEND

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

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SCALE:	1" = 50'
SHEET 4 OF 5	

AzTec Proj. No.: 136624-08

Drawn By: RBA

U.E.'s should be trimmed to not
cross exclusive G.E.'s (Typical)

Addressed

Trim U.E. lines?

Addressed

Trim U.E. line?

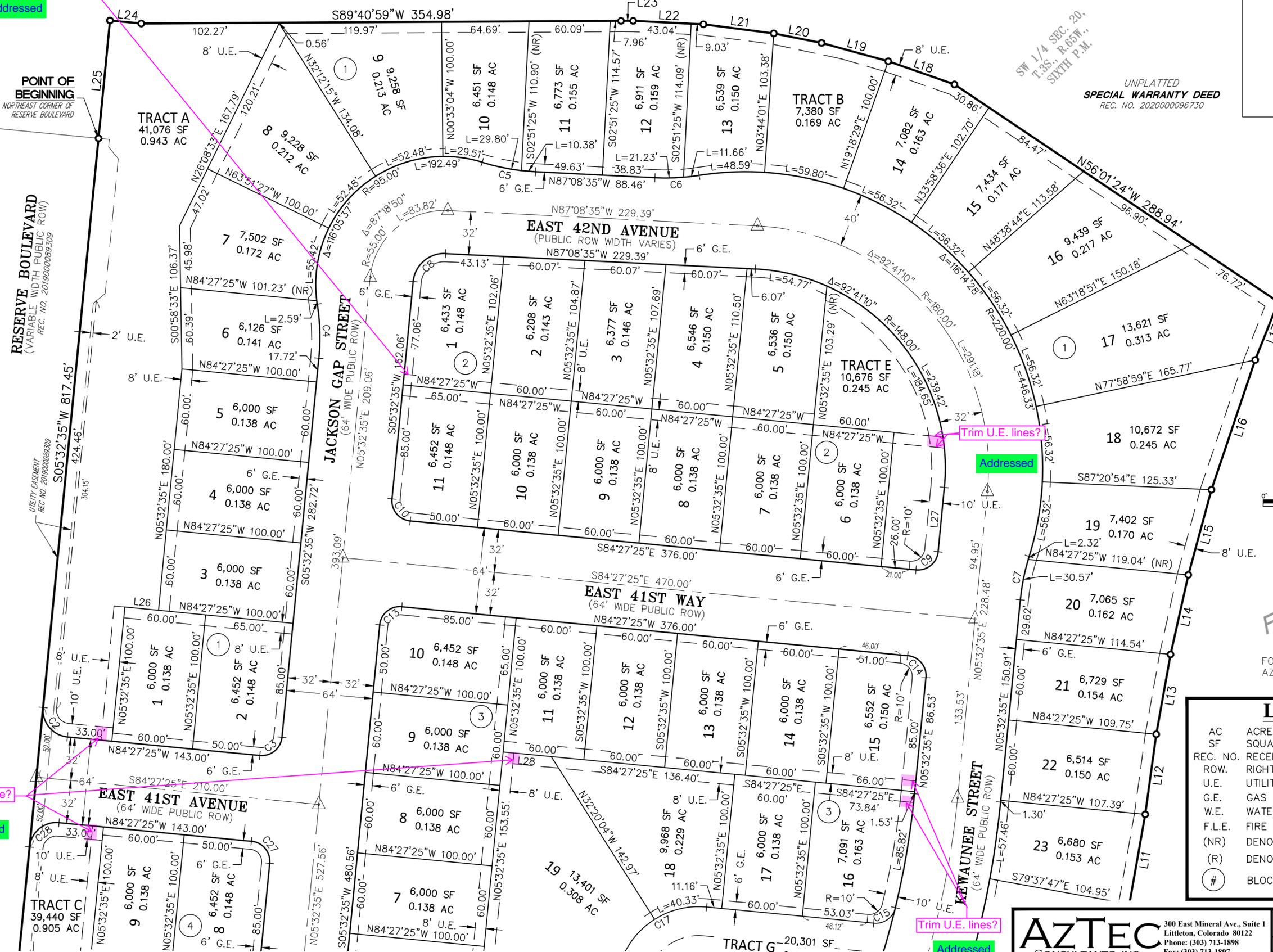
Addressed

Trim U.E. lines?

Addressed

SEE SHEET 5

SEE SHEET 5



POINT OF BEGINNING
NORTHEAST CORNER OF
RESERVE BOULEVARD

RESERVE BOULEVARD
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. 2019000089309

UTILITY EASEMENT
REC. NO. 2019000089309

EAST 42ND AVENUE
(PUBLIC ROW WIDTH VARIES)
N87°08'35"W 229.39'

EAST 41ST AVENUE
(64' WIDE PUBLIC ROW)
N84°27'25"W 376.00'

KEWAUNEE STREET
(64' WIDE PUBLIC ROW)

TRACT C
39,440 SF
0.905 AC

TRACT A
41,076 SF
0.943 AC

TRACT B
7,380 SF
0.169 AC

TRACT E
10,676 SF
0.245 AC

TRACT G
20,301 SF
0.466 AC

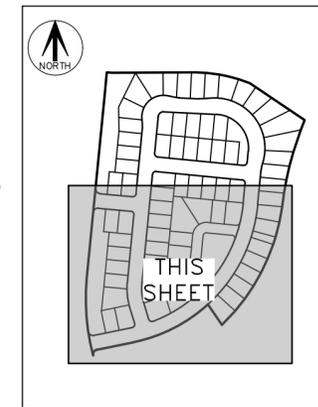
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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 6

SEE SHEET 4

SEE SHEET 4



KEY MAP
N.T.S.

U.E.'s should be trimmed to not cross exclusive G.E.'s (Typical)

Addressed

RESERVE BOULEVARD
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. 2019000089309



Revise to "water, sanitary and storm easement"

Removed Tract Legend and added to Legend

TRACT LEGEND
TRACT G IS A ACCESS & WATER EASEMENT IN ITS ENTIRETY

RSN 1619783 shows public storm in this area; dedicate a storm easement within this tract

Storm Easement Added

Trim U.E. lines?

Addressed

This legal and exhibit has not been prepared yet.

This legal and exhibit has not been prepared yet.

SEE SHEET 2 FOR LINE AND CURVE TABLES

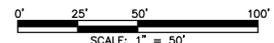
SEE SHEET 2 FOR MONUMENT LEGEND

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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

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

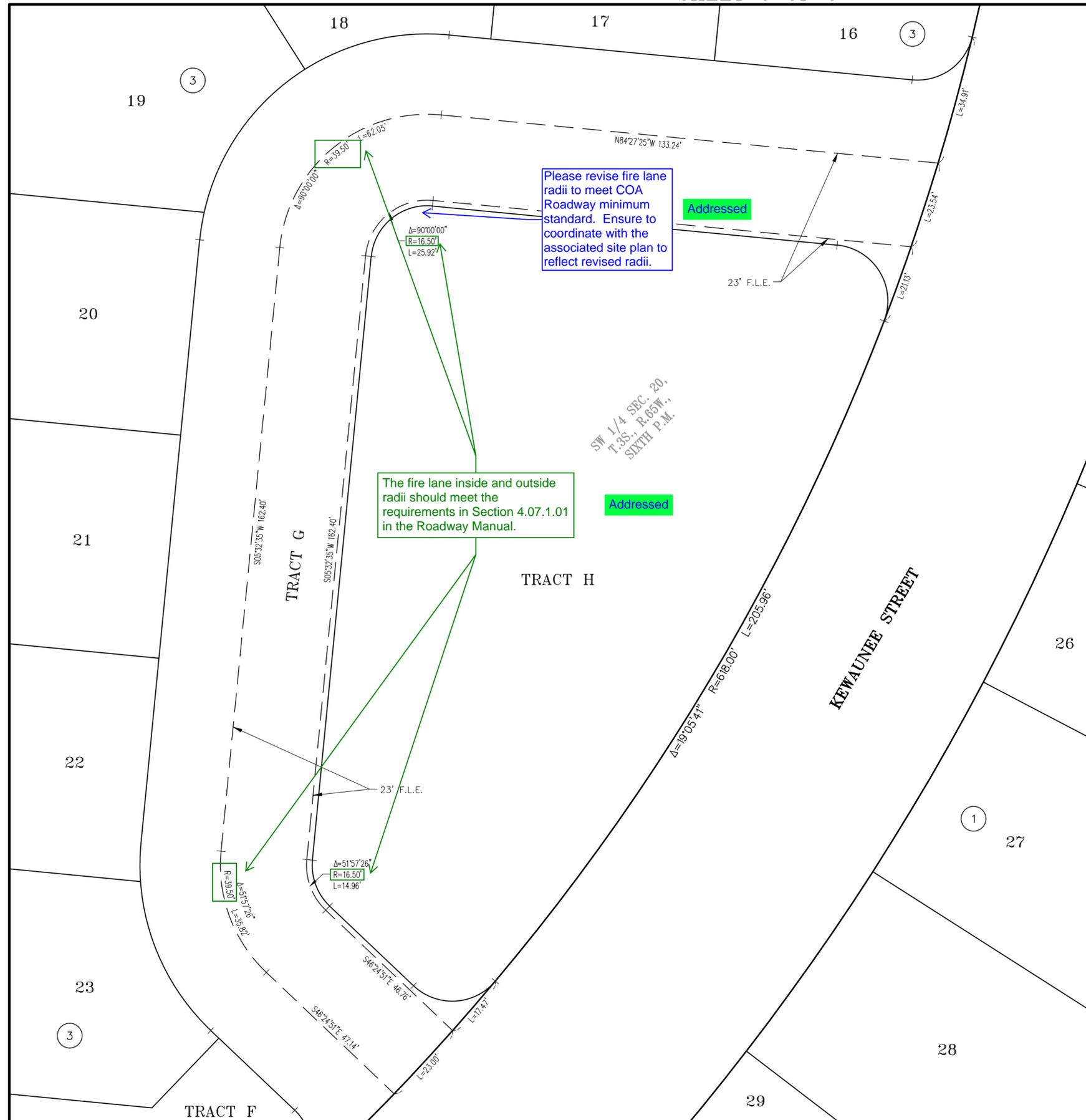


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SHEET 5 OF 6	

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 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 6 OF 6



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

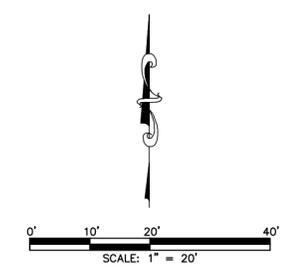
TRACT LEGEND
 TRACT G IS ACCESS & WATER EASEMENT IN ITS ENTIRETY

See comments on the previous sheet

Removed Tract Legend and added to Legend

SEE SHEET 2 FOR LINE AND CURVE TABLES

SEE SHEET 2 FOR MONUMENT LEGEND



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SHEET 6 OF 6	