

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



September 3, 2024

Keegan McCormack
Kimley-Horn
6200 S Syracuse, 300
Greenwood Village, CO 80111

Re: Technical Submission Review – Harvest Crossing PA 5, 6, & 7 – Master Plan Amendment, Site Plan, & Plat
Application Number: **DA-1786-03**
Case Numbers: **2005-7007-03, 2022-4017-00, 2022-3049-00**

Dear Mr. McCormack:

Thank you for your technical submission which we began to process on July 29, 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 community members.

Since several issues remain, you will need to make a technical submission. 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) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner II

cc: Allison Hibbs, Plan West.
Cesarina Dancy, ODA
Filed: K:\\$DA\1700-1799\1786-03tech2

Applicant responses to technical review comments provided below, 2024-08-30:

Planning: Plan West

Civil: Kimley Horn

Plat: Aztec

Traffic: FHU



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are some remaining maximum slope and grading comments. [Civil Engineering]
- See the comments throughout the Traffic Impact Study. [Traffic Engineering]
- To minimize issues for homeowners in the future, consider relocating trees at least 2 ft away from service lines. [Aurora Water]
- Numerous labeling comments remain. See the site plan and plat for the full redlines. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There are no community comments on this first review cycle.

RE: Acknowledged

2. Completeness and Clarity of the Application

- 2A. There were no more Planning Comments on this review

RE: Acknowledged

3. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

- 3A. There were no more Landscaping comments on this review.

RE: Acknowledged

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 15]

- 4A. Remove the second grading surface from these sheets.

RE: Apologies, the second surface has been removed from all sheets.

[Site Plan Page 22]

- 4B. Repeat: Max 3:1 slope for grading outside of the ROW.

RE: Acknowledged, the grading has been revised to not exceed 3:1 slope for grading in any areas.

- 4C. Show railing on the wall. Correct note 3 on this retaining wall detail, there is no detail 10 on sheet 28.

RE: Acknowledged, proposed railing has been added to the retaining wall detail and the reference detail 31 updated and provided on Sheet 43

5. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

[Site Plan Page 12]

- 5A. Update 100' taper to 7.5:1.

RE: Acknowledged, the taper has been revised to state 7.5:1.

[Traffic Impact Study Page 4]

- 5B. Previous comment still not addressed. The Site Plan has Caspian Ave.

RE: Caspian Avenue was corrected throughout the report.

[Traffic Impact Study Page 31]

- 5C. Previous comment not addressed. Table 3 is not consistent with the Appendix worksheets.

RE: RE: Table 3 was updated to match the appendix worksheets. The only adjustment was to the southbound left-turn queue at Intersection 1, Harvest Road & E Jewell Avenue, during the AM peak. The queue length was adjusted from 150' to 175'. The SHAC recommended storage length and the overall recommended storage lengths did not require any corrections.

For clarification, 95th percentile queues for left-turning movements were calculated using the greater of the HCM 6th Edition and the Synchro methodology. For through movements and right-turn movements, synchro



methodology was used to calculate the 95th percentile queues. All queue calculations were rounded up to the nearest 25'.

[Traffic Impact Study Page 234]

5D. Previous comment still not addressed. Highlight all LOS E/F operations.

RE: LOS E/F were highlighted in Appendix. F Level of Service and Delay Summary Table.

6. Aurora Water (Iman Ghazali / ighazali@auroragov.org)

[Site Plan Page 12]

6A. All easements dedicated to the City for Aurora Water shall be named after the utilities they cover, ie. water, sanitary, storm, and/or drainage easements (TYP).

RE: Acknowledged, the easement naming conventions have been updated to detail the utility the easement covers.

[Site Plan Page 30]

6B. Relocate this tree near the south end of Kewaunee St at least 8 ft away from the water main.

RE: Completed

[Site Plan Page 36]

6C. Advisory: To minimize issues for the homeowner in the future, consider relocating trees at least 2 ft away from service lines.

RE: Completed

[Plat Page 9]

6D. All easements dedicated to the City for Aurora Water shall be named after the utilities they cover, ie. water, sanitary, storm and/or drainage easements (TYP)

RE: Noted

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

7A. (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.

RE: Title commitment to be updated closer to recordation.

7B. (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.

RE: Noted.

7C. (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.**

RE: Noted.

[Site Plan Overall]

7D. Match the Plat info for the Lots and Tracts. Add labels where missing. Change the mis-labeling of Blocks.

RE/RE: Completed

[Plat Overall]

7E. Add the Tract Notes 5 & 6 information to the Legend and throughout the rest of the pages.

RE: Added.

7F. Double check and label lots correctly. See comments throughout the Plat.

RE: Lot labels corrected.



[Plat Page 1]

- 7G. Description: add the word “Subdivision” as indicated. (Plat and Site Plan)
RE: Added.
- 7H. General Notes: Include reference to Tracts W, X, Y, & Z as to the purpose of those tracts.
RE: Note revised.
- 7I. General Notes: delete the Notes 5 & 6 as to the purpose of those tracts. Move them to the Legend on the subsequent pages.
RE: Notes removed, added to legend.
- 7J. General Notes: Eliminate the Gas Easement note. No gas easements shown hereon.
RE: Removed.
- 7K. See advisory comments: Revised title work required.
RE: Title work to be updated closer to recordation.
- 7L. City of Aurora Approvals: delete the reference to private Tracts F, G, H, & J and Tract B. No private Tracts are being given to the City.
RE: Deleted.

[Plat Page 2]

- 7M. Add Subdivision to the Northern subdivision.
RE: Added.
- 7N. Address overplotting.
RE: Revised.
- 7O. Address the missing or mislabeled Lots and Tracts.
RE: Corrected.

[Plat Page 3]

- 7P. Add the Recording info for the E. Warren Ave. R.O.W.
RE: Added.
- 7Q. Delete the G.E. reference on all the Legends
RE: Deleted.

[Plat Page 4]

- 7R. Add the Recording info for the E. Warren Ave. R.O.W.
RE: Added.
- 7S. Label the easements in Tract G, Lots 1, 2, & 8, Block 7.
RE: Labels added.

[Plat Page 8]

- 7T. Address overplotting.
RE: Revised.

[Plat Page 10]

- 7U. Address overplotting.
RE: Revised.
- 7V. The curve data in the “eyebrow” do not add up correctly.
RE: Revised.
- 7W. The curve data in the “cul-de-sac” S. Jamestown Court do not add up correctly.
RE: Revised.

HARVEST CROSSING SUBDIVISION FILING NO. 3

SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Aztec responses in
blue
Jim Lynch 2024-08-22

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER(S) OF A PARCEL OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER B8090223 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO, CLERK AND RECORDER; SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 00°02'41" WEST, A DISTANCE OF 2650.64 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 00°02'41" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 2,051.37 FEET;

THENCE SOUTH 89°57'19" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD AS DEDICATED IN THE DOCUMENT RECORDED AT RECEPTION NO. E2030267 AND THE SOUTHERLY RIGHT-OF-WAY OF EAST WARREN AVENUE AS SHOWN ON HARVEST CROSSING FILING NO. 1 AS RECORDED AT RECEPTION NO. E3047352, BOTH IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 89°57'16" EAST, A DISTANCE OF 1,590.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'59", AN ARC LENGTH OF 31.41 FEET;
3. SOUTH 89°58'17" EAST, A DISTANCE OF 32.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER B8090223;

THENCE SOUTH 00°01'43" WEST, ALONG SAID EAST LINE, A DISTANCE OF 3,232.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE NORTH 89°48'06" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,722.18 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29;

THENCE NORTH 00°00'48" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 815.56 FEET TO SOUTHWEST CORNER OF SAID SOUTH HARVEST ROAD;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH HARVEST ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°00'48" EAST, A DISTANCE OF 1833.22 FEET;
2. NORTH 00°02'41" EAST, A DISTANCE OF 599.33 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 124.054 ACRES, (5,403,808 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HARVEST CROSSING SUBDIVISION FILING NO. 3, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

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

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

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

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, 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.

OWNER

JEN COLORADO 20 LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

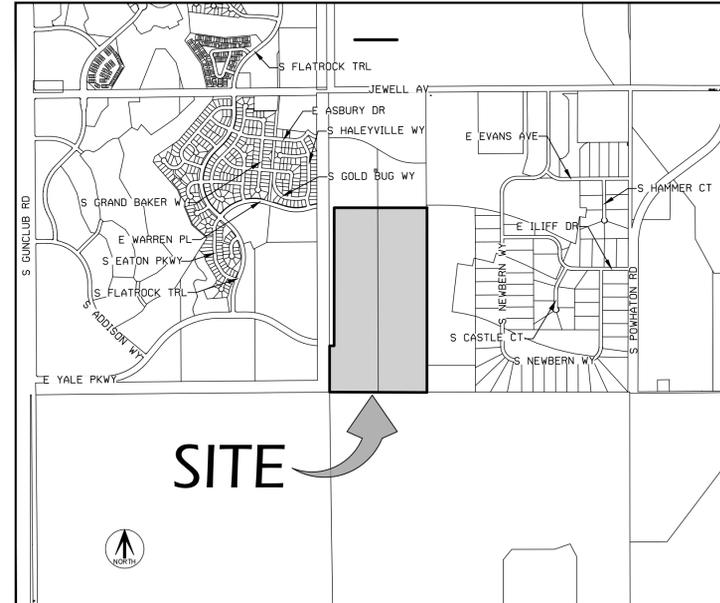
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ AD. BY _____, AS

OF JEN COLORADO 20 LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:



VICINITY MAP
SCALE 1" = 1500'

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. BASIS OF BEARINGS - BEARINGS ARE BASED UPON THE ASSUMED BEARING S00°02'41"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND METAL PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "145 R65W S19 S20 S30 S29 1984 PLS 13155" IN RANGE BOX AT THE NORTHWEST CORNER AND BY A FOUND NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPING ILLEGIBLE AT THE WEST QUARTER CORNER, 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. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. TRACTS A THROUGH V, AA, AB AND AC ARE TO BE PRIVATELY OWNED AND MAINTAINED.
5. TRACTS F AND U SHALL BE DEDICATED AS DRAINAGE EASEMENTS IN THEIR ENTIRETY.
6. TRACTS L, M AND N SHALL BE DEDICATED AS PUBLIC ACCESS EASEMENTS IN THEIR ENTIRETY.
7. 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.
8. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC7016282-6 WITH AN EFFECTIVE DATE OF 05/31/2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(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.
9. 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 MISDEMEANOR PURSUANT TO 18-4-508 CRS.
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. 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.
12. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST CASPIAN AVENUE, EAST WESLEY PLACE, EAST DICKENSON PLACE, EAST HARVARD AVENUE, EAST HARVARD PLACE, EAST LASALLE PLACE, EAST VASSAR PLACE, SOUTH IDER WAY, SOUTH JACKSON GAP COURT, SOUTH JACKSON GAP STREET, SOUTH JACKSON GAP WAY, EAST ILLIFF PLACE, EAST BALTIC PLACE, SOUTH JAMESTOWN COURT AND SOUTH JAMESTOWN STREET 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.
13. 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.

(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) 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.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS F, G, H, AND J 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 MAINTENANCE OF ANY SUCH STREETS AND TRACTS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

noted

no privately owned Tracts here

no privately owned Tracts here

block revised

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.

JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37933
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 GUARANTEE, 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.

move these Notes to the Legend on the subsequent pages - delete them here

what about Tracts W, X, Y, and Z? Add those Tracts

revised

moved

update - see Advisory comments

to be updated closer to recordation

deleted

no Gas Easement shown hereon (delete Note)

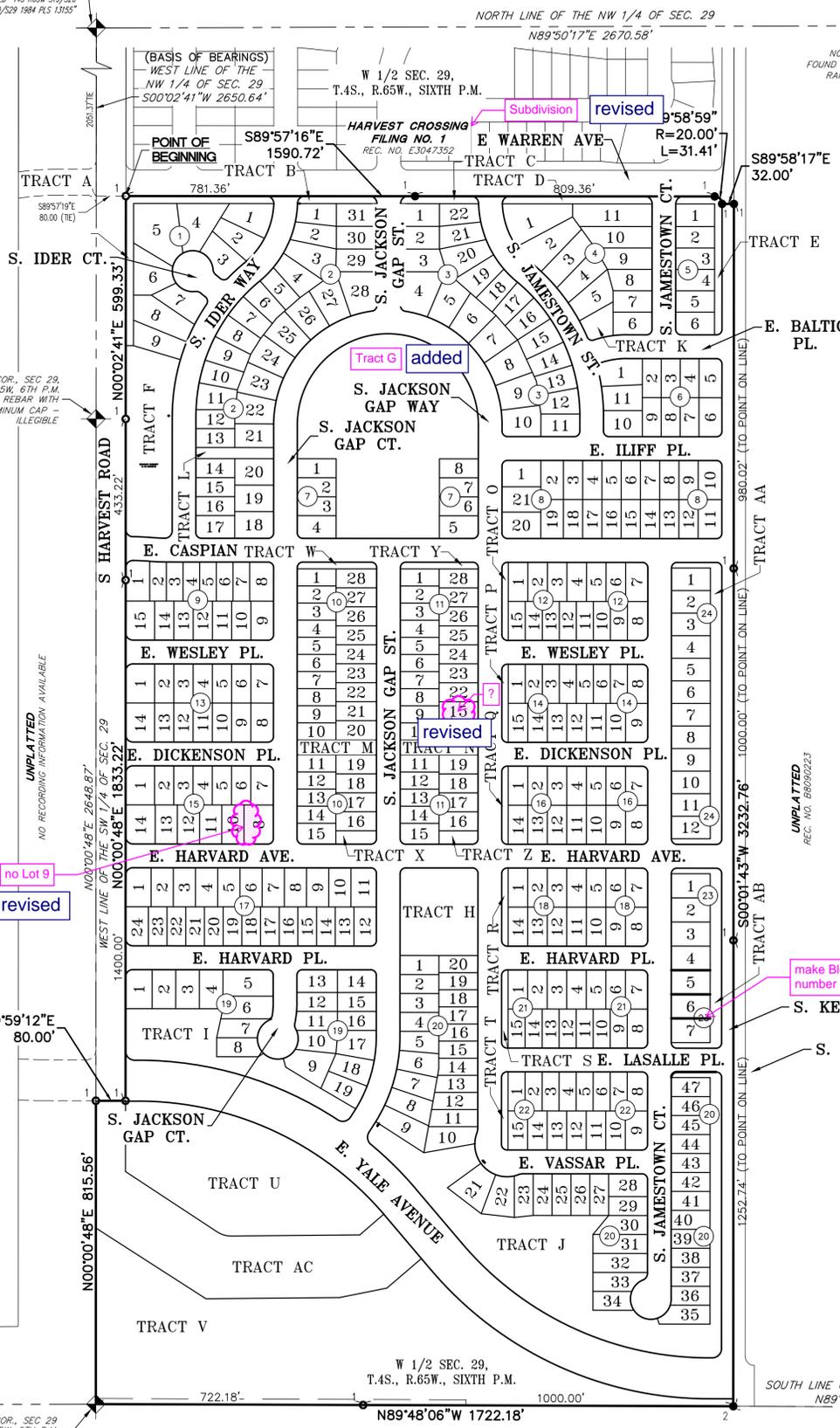
FOR REVIEW

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: 03/26/2024
	SCALE: N/A
DEVELOPER INTEGRITY LAND VENTURES, LLC 7200 S. ALTON WAY CENTENNIAL, CO 80112	SHEET 1 OF 12

HARVEST CROSSING SUBDIVISION FILING NO. 3

SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

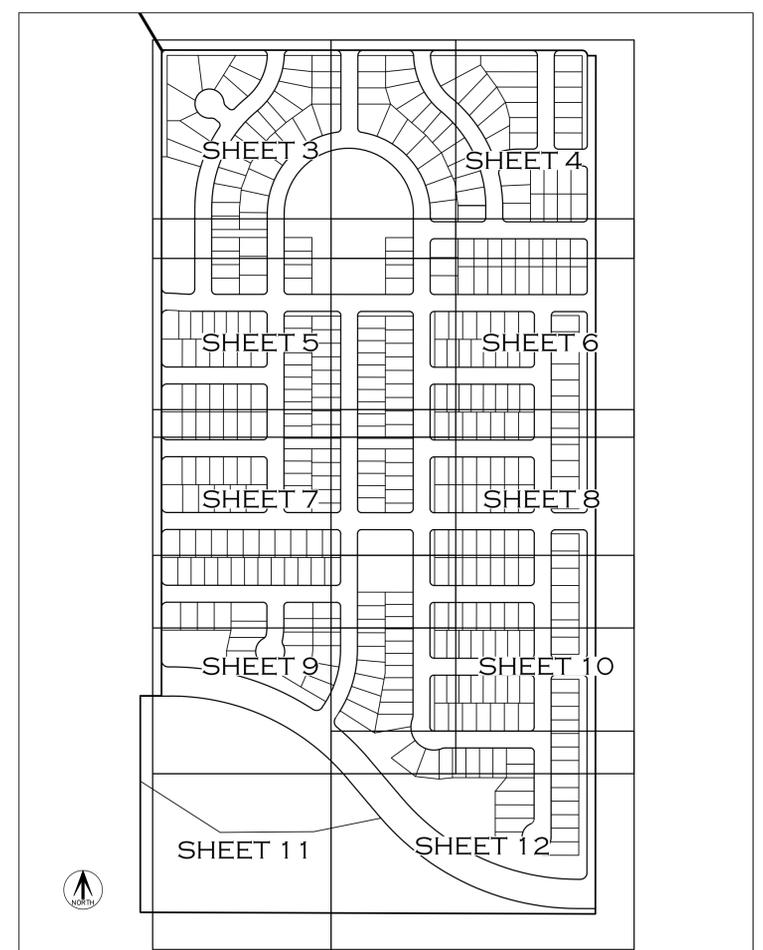
POINT OF COMMENCEMENT
NW COR., SEC. 29, T4S, R65W, 6TH P.M.
FOUND METAL PIPE WITH 2-1/2" ALUMINUM CAP
IN RANGE BOX STAMPED "T4S R65W 519/520
530/529 1984 PLS 13155"



LINE	BEARING	LENGTH
L1	S50°45'44"E	16.43'
L2	S50°45'44"E	16.43'
L3	N00°02'44"E	16.45'
L4	S05°14'46"W	5.79'
L5	S20°39'26"W	22.22'
L6	S38°18'28"W	18.19'
L7	N48°55'12"E	33.01'
L8	N00°02'44"E	40.16'
L9	N00°02'44"E	16.76'
L10	S89°57'16"E	54.02'
L11	N00°02'33"E	35.00'
L12	N00°02'44"E	40.16'
L13	N00°02'44"E	16.89'
L14	S58°06'21"W	17.41'
L15	S14°25'56"E	24.30'
L16	N00°02'44"E	11.25'
L17	N00°02'44"E	11.25'
L18	S89°56'51"E	23.00'
L19	N89°48'06"W	69.85'
L20	S32°53'45"W	26.52'
L21	N32°53'45"E	19.59'
L22	S10°10'08"W	17.27'
L23	N00°02'44"E	29.00'
L24	S00°01'44"W	11.12'
L25	S00°01'44"W	6.70'
L26	S44°58'17"E	14.24'
L27	S44°58'17"E	22.52'
L28	S72°54'17"W	4.42'
L29	N72°54'17"E	5.29'

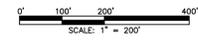
CURVE	DELTA	RADIUS	LENGTH
C1	92°32'00"	20.00'	32.30'
C2	85°04'15"	15.00'	22.27'
C3	46°06'20"	20.00'	16.09'
C4	46°06'20"	20.00'	16.09'
C5	85°04'15"	15.00'	22.27'
C6	91°03'16"	20.00'	31.40'
C7	89°27'50"	20.00'	31.23'
C8	90°00'03"	20.00'	31.42'
C9	90°00'00"	20.00'	31.42'
C10	82°00'15"	15.00'	21.47'
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	15.00'	23.56'
C13	88°20'22"	20.00'	30.84'
C14	88°20'22"	20.00'	30.84'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	81°17'17"	15.00'	21.28'
C18	90°00'00"	20.00'	31.42'
C19	90°00'00"	20.00'	31.42'
C20	90°00'00"	15.00'	23.56'
C21	84°33'41"	15.00'	22.14'
C22	92°32'00"	20.00'	32.30'
C23	89°58'59"	15.00'	23.56'
C24	90°01'01"	15.00'	23.57'
C25	90°00'00"	15.00'	23.56'
C26	90°00'00"	20.00'	31.42'
C27	89°58'59"	15.00'	23.56'
C28	90°01'01"	15.00'	23.57'
C29	90°00'00"	15.00'	23.56'
C30	85°48'57"	15.00'	22.47'
C31	17°55'49"	218.00'	68.22'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	89°58'59"	15.00'	23.56'
C35	90°01'01"	15.00'	23.57'
C36	90°00'00"	15.00'	23.56'
C37	90°00'00"	15.00'	23.56'
C38	90°00'00"	15.00'	23.56'
C39	90°00'00"	15.00'	23.56'
C40	89°58'04"	20.00'	31.40'
C41	90°37'36"	20.00'	31.63'
C42	90°00'00"	15.00'	23.56'
C43	90°00'00"	15.00'	23.56'
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	90°00'00"	15.00'	23.56'

CURVE	DELTA	RADIUS	LENGTH
C51	89°58'59"	15.00'	23.56'
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	89°58'04"	20.00'	31.40'
C57	90°01'56"	20.00'	31.43'
C58	90°01'01"	15.00'	23.57'
C59	89°58'59"	15.00'	23.56'
C60	90°00'00"	15.00'	23.56'
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	89°58'04"	20.00'	31.40'
C65	90°01'56"	20.00'	31.43'
C66	90°01'01"	15.00'	23.57'
C67	90°01'01"	15.00'	23.57'
C68	90°00'00"	15.00'	23.56'
C69	90°00'00"	15.00'	23.56'
C70	90°00'00"	15.00'	23.56'
C71	90°00'00"	15.00'	23.56'
C72	89°58'04"	20.00'	31.40'
C73	90°01'56"	20.00'	31.43'
C74	89°58'59"	15.00'	23.56'
C75	89°58'59"	15.00'	23.56'
C76	90°00'00"	15.00'	23.56'
C77	90°00'00"	15.00'	23.56'
C78	90°00'00"	15.00'	23.56'
C79	90°14'08"	25.00'	39.37'
C80	89°58'59"	25.00'	39.27'
C81	90°01'56"	20.00'	31.43'
C82	90°00'00"	15.00'	23.56'
C83	85°23'23"	218.00'	33.76'
C84	53°29'19"	20.00'	18.67'
C85	40°43'41"	20.00'	14.22'
C86	11°32'16"	282.00'	56.79'
C87	90°00'00"	15.00'	23.56'
C88	90°00'00"	15.00'	23.56'
C89	20°03'00"	45.00'	15.75'
C90	20°03'00"	45.00'	15.75'
C91	90°00'00"	15.00'	23.56'
C92	67°15'10"	20.00'	23.48'
C93	90°01'01"	15.00'	23.57'
C94	89°58'59"	15.00'	23.56'
C95	88°59'21"	25.00'	38.83'
C96	83°16'55"	25.00'	36.34'
C97	90°00'00"	15.00'	23.56'
C98	89°58'59"	15.00'	23.56'
C99	90°01'01"	15.00'	23.57'
C100	90°00'00"	15.00'	23.56'



KEY MAP
N.T.S.

MONUMENT SYMBOL LEGEND	
○	SET 18" LONG NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
●	FOUND NO. 4 REBAR
◆	SECTION CORNER AS SHOWN HEREON



SOUTH 1/4 COR., SEC. 29
T4S, R65W, 6TH P.M.
FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "T4S R65W
1/4 529/532 1993 LS 27609"

FOR REVIEW

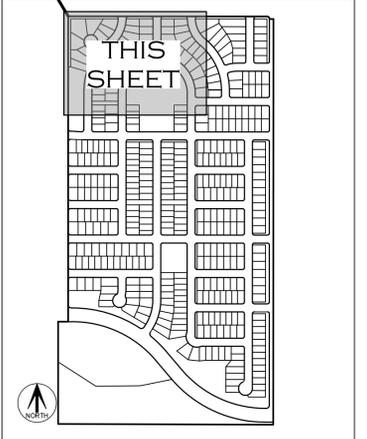
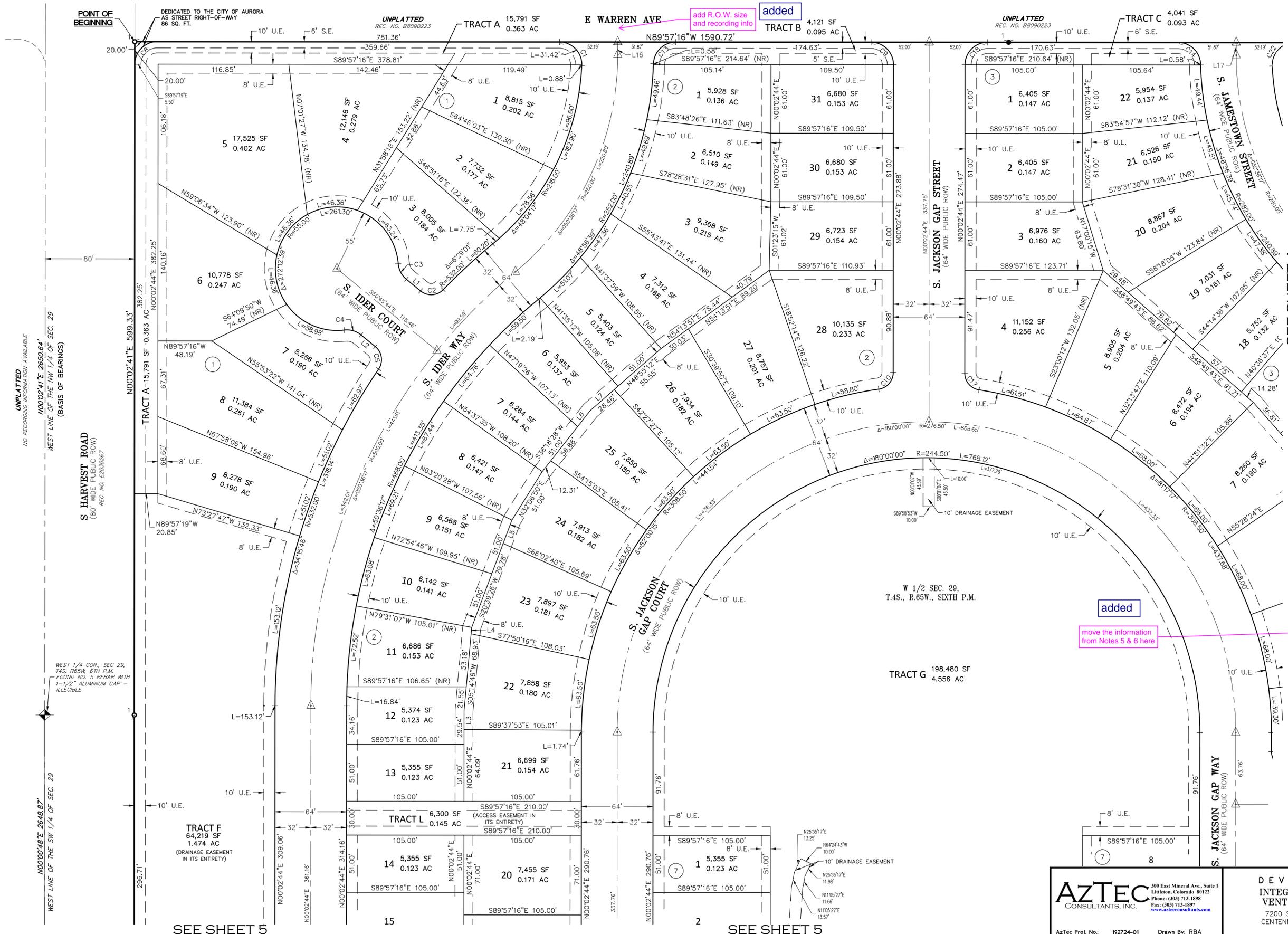
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 03/26/2024
	SCALE: 1" = 200'
AzTec Proj. No.: 192724-01 Drawn By: RBA	SHEET 2 OF 12

DEVELOPER
INTEGRITY LAND
VENTURES, LLC
7200 S. ALTON WAY
CENTENNIAL, CO 80112

HARVEST CROSSING SUBDIVISION FILING NO. 3

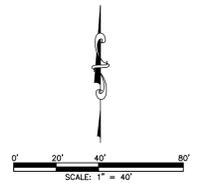
SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
N.T.S.
SEE SHEET 2 FOR
MONUMENT LEGEND
SEE SHEET 2 FOR LINE
AND CURVE TABLES

LEGEND

- ## BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL
- 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.



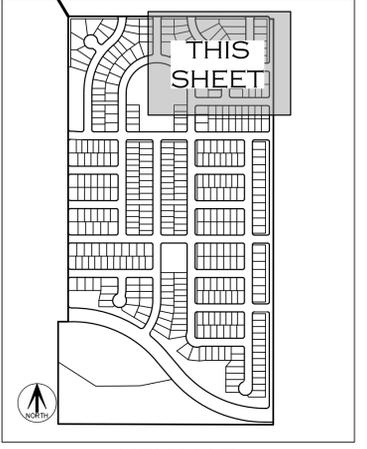
FOR REVIEW

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	DATE OF PREPARATION:	03/26/2024
	SCALE:	1" = 40'
AzTec Proj. No.: 192724-01 Drawn By: RBA	DEVELOPER INTEGRITY LAND VENTURES, LLC 7200 S. ALTON WAY CENTENNIAL, CO 80112	
SHEET 3 OF 12		

HARVEST CROSSING SUBDIVISION FILING NO. 3

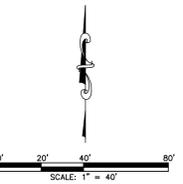
SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



SEE SHEET 2 FOR MONUMENT LEGEND
SEE SHEET 2 FOR LINE AND CURVE TABLES

LEGEND

- # BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- (ROW) RIGHT-OF-WAY
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FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 192724-01 Drawn By: RBA

DEVELOPER	DATE OF PREPARATION:	03/26/2024
INTEGRITY LAND VENTURES, LLC	SCALE:	1" = 40'
7200 S. ALTON WAY CENTENNIAL, CO 80112	SHEET 4 OF 12	

SEE SHEET 3

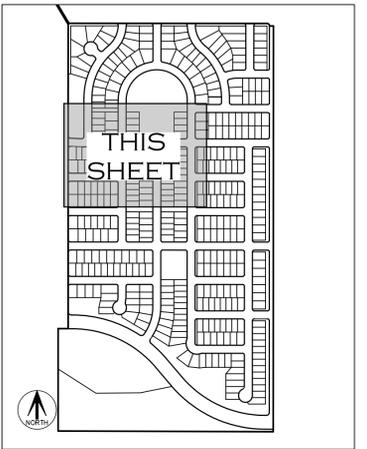
SEE SHEET 3

SEE SHEET 6

HARVEST CROSSING SUBDIVISION FILING NO. 3

SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

FOR REVIEW



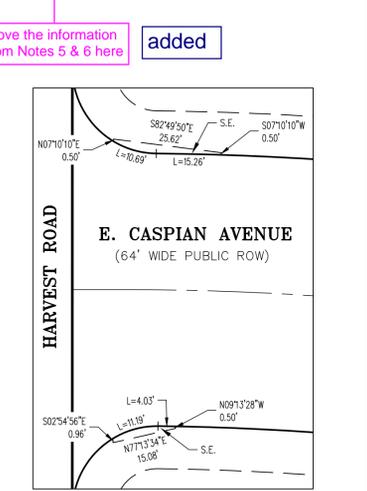
KEY MAP
N.T.S.

SEE SHEET 2 FOR MONUMENT LEGEND
SEE SHEET 2 FOR LINE AND CURVE TABLES

LEGEND

- ## BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL

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. 39-51-105-(9) (c) & (b) COLORADO REVISED STATUTES 2020.



revised

DATE OF PREPARATION:	03/26/2024
SCALE:	1" = 40'
SHEET 5 OF 12	

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.: 192724-01 Drawn By: RBA

UNPLATTED
NO RECORDING INFORMATION AVAILABLE

SEE SHEET 3

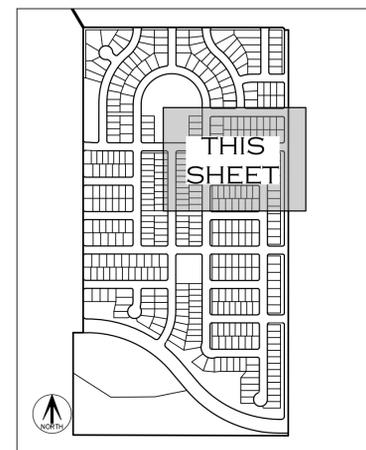
SEE SHEET 3

SEE SHEET 7

SEE SHEET 7

HARVEST CROSSING SUBDIVISION FILING NO. 3

SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



SEE SHEET 2 FOR
MONUMENT LEGEND

SEE SHEET 2 FOR LINE
AND CURVE TABLES

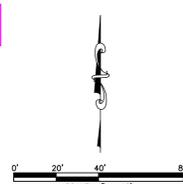
LEGEND

- ## BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- (ROW) RIGHT-OF-WAY
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- 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.

UNPLATTED
REC. NO. 8680223

move the information
from Notes 5 & 6 here

added



FOR REVIEW

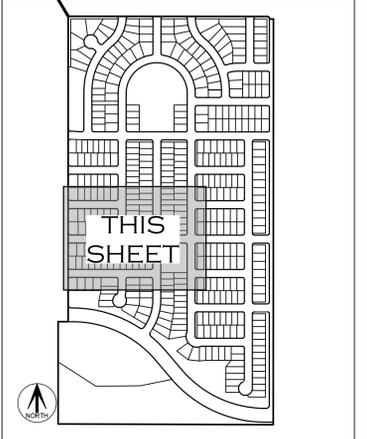
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 03/26/2024
	SCALE: 1" = 40'
AzTec Proj. No.: 192724-01 Drawn By: RBA	SHEET 6 OF 12

DEVELOPER
INTEGRITY LAND
VENTURES, LLC
7200 S. ALTON WAY
CENTENNIAL, CO 80112

HARVEST CROSSING SUBDIVISION FILING NO. 3

SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
N.T.S.

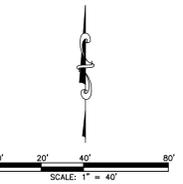
SEE SHEET 2 FOR
MONUMENT LEGEND

SEE SHEET 2 FOR LINE
AND CURVE TABLES

LEGEND	
#	BLOCK NUMBER
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
G.E.	GAS EASEMENT
S.E.	SIDEWALK EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL
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) (c) & (b) COLORADO REVISED STATUTES 2020.

move the information from Notes 5 & 6 here

added



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

AzTec Proj. No.: 192724-01 Drawn By: RBA

DATE OF PREPARATION:	03/26/2024
SCALE:	1" = 40'
SHEET 7 OF 12	

UNPLATTED
NO RECORDING INFORMATION AVAILABLE
N0002048 E 2648.87'

revised

revised

removed

no Gas Easement shown hereon

added

SEE SHEET 9

SEE SHEET 9

SEE SHEET 8

SEE SHEET 8

WEST LINE OF THE SW 1/4 OF SEC. 29

S HARVEST ROAD
(60' WIDE PUBLIC ROW)
REC. NO. E2020267

SEE SHEET 5

SEE SHEET 5

E. DICKENSON PLACE
(64' WIDE PUBLIC ROW)

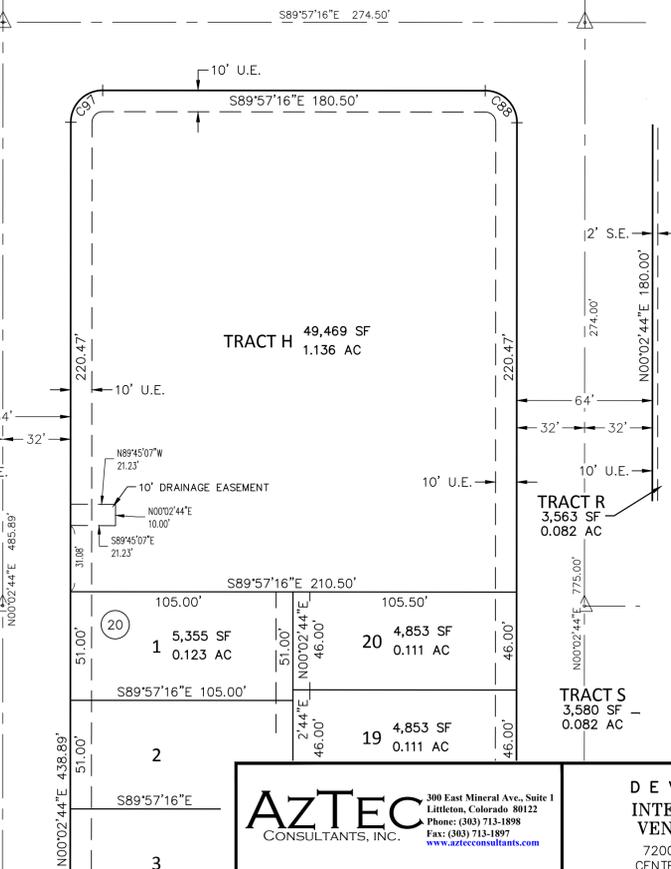
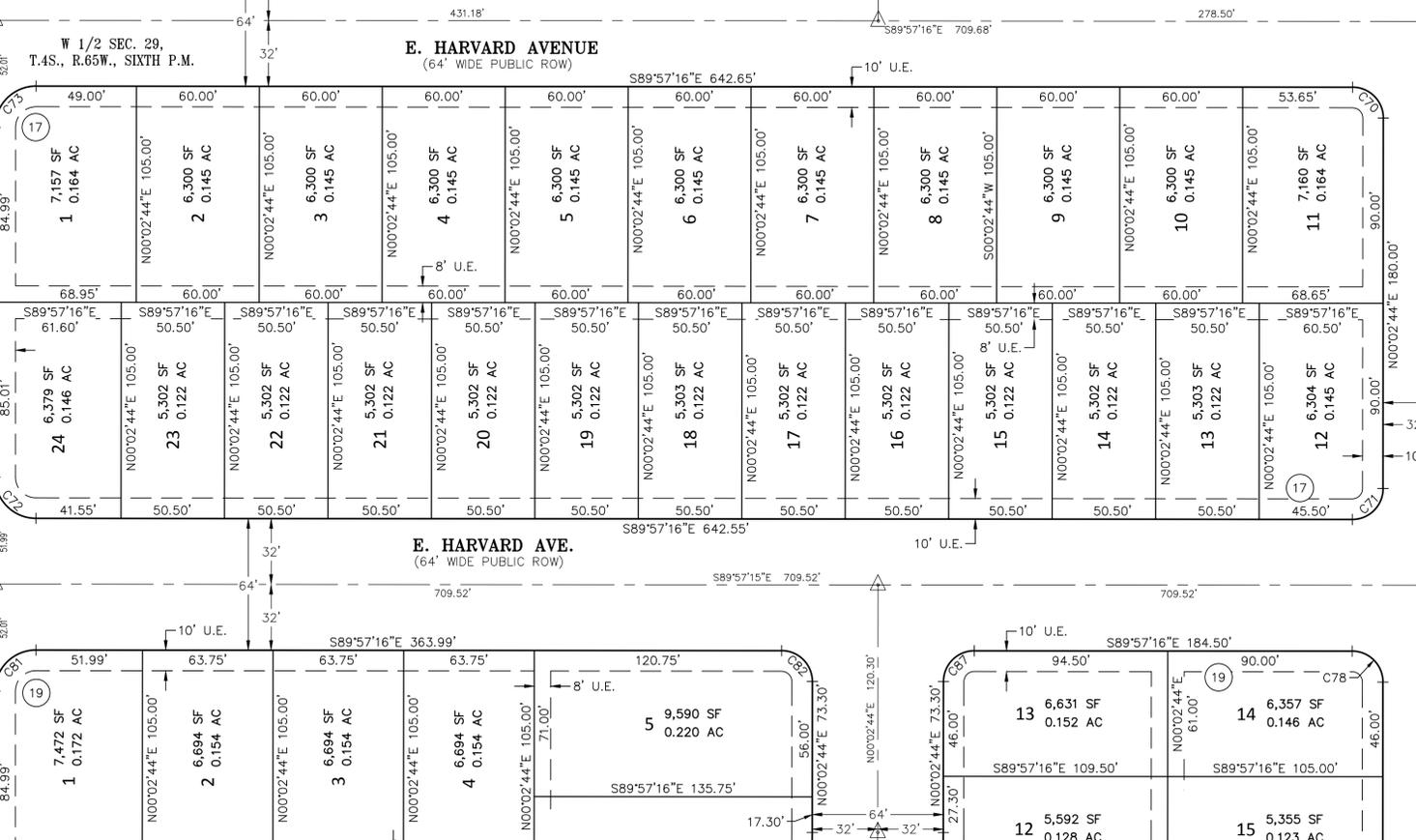
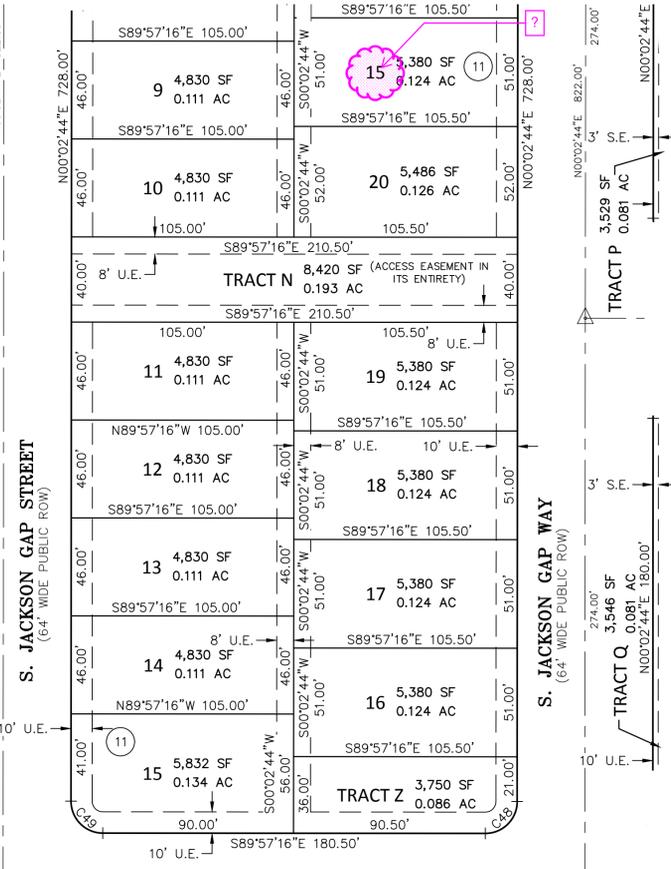
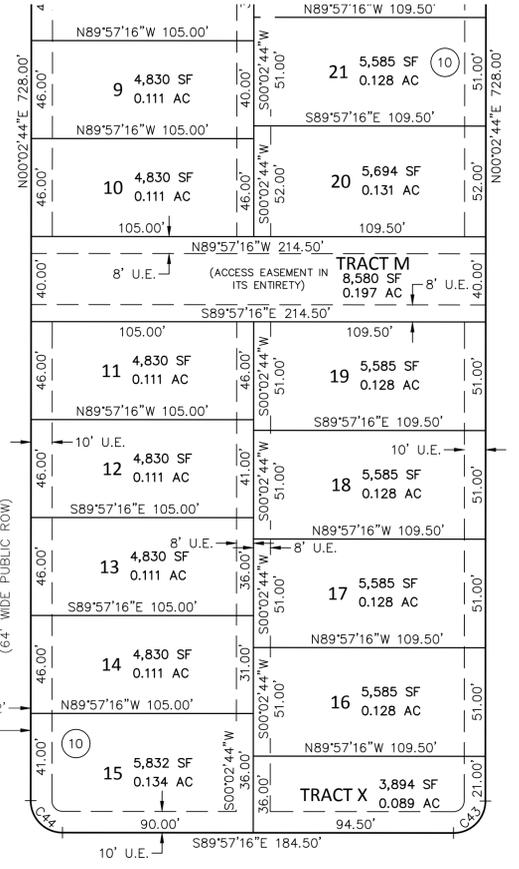
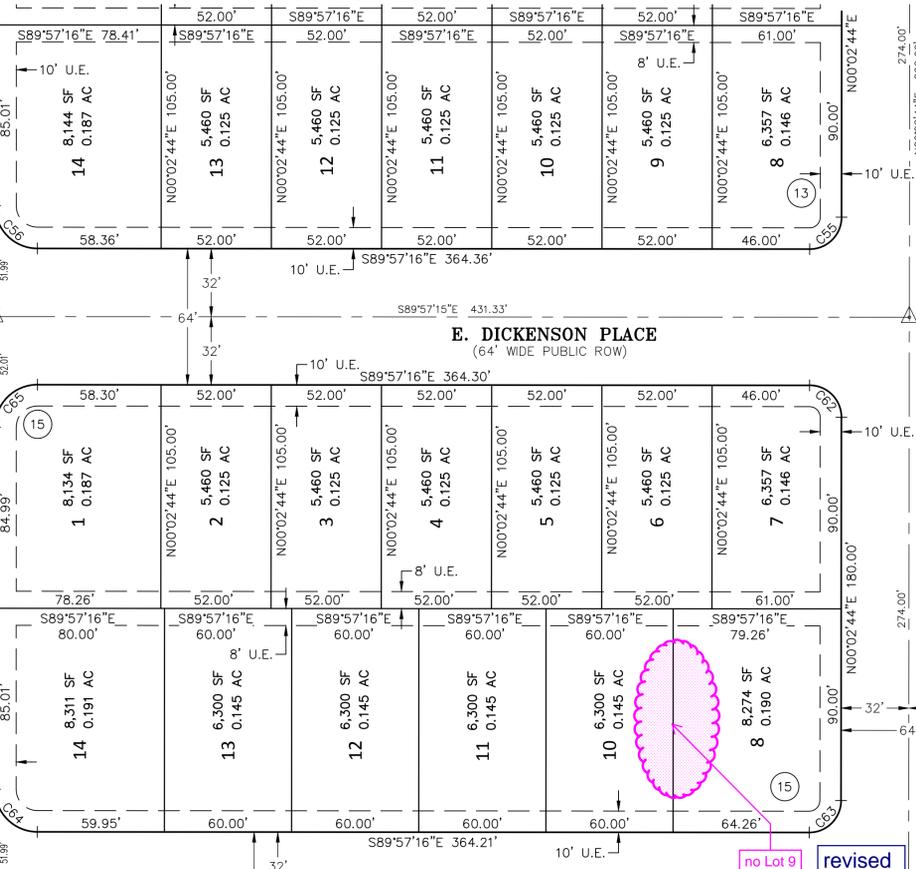
E. HARVARD AVENUE
(64' WIDE PUBLIC ROW)

E. HARVARD AVE.
(64' WIDE PUBLIC ROW)

S. JACKSON GAP COURT
(64' WIDE PUBLIC ROW)

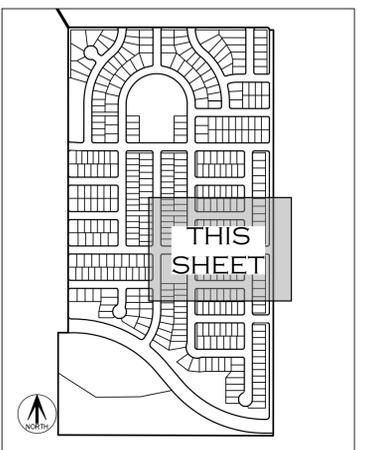
S. JACKSON GAP STREET
(64' WIDE PUBLIC ROW)

S. JACKSON GAP WAY
(64' WIDE PUBLIC ROW)



HARVEST CROSSING SUBDIVISION FILING NO. 3

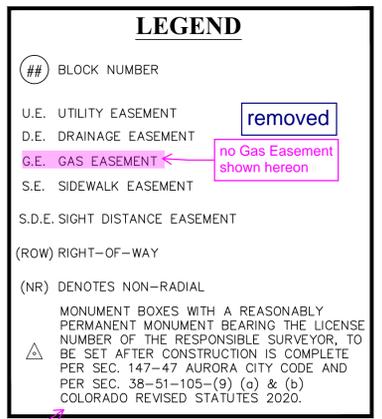
SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
N.T.S.

SEE SHEET 2 FOR
MONUMENT LEGEND

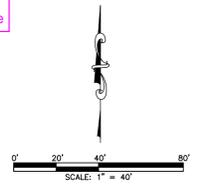
SEE SHEET 2 FOR LINE
AND CURVE TABLES



UNPLATTED
REC. NO. 86802023

move the information
from Notes 5 & 6 here

added



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

AzTec Proj. No.: 192724-01 Drawn By: RBA

DEVELOPER
INTEGRITY LAND
VENTURES, LLC

7200 S. ALTON WAY
CENTENNIAL, CO 80112

DATE OF PREPARATION:	03/26/2024
SCALE:	1" = 40'
SHEET 8 OF 12	

SEE SHEET 6

SEE SHEET 6

SEE SHEET 7

SEE SHEET 7

SEE SHEET 10

SEE SHEET 10

revised

text overlap

revised

removed

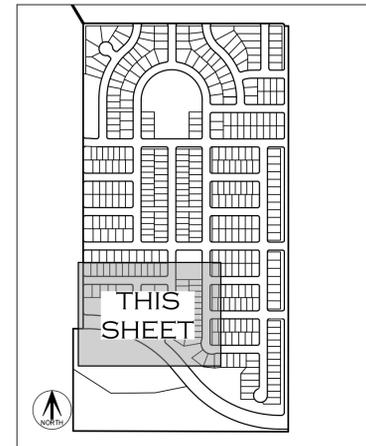
no Gas Easement
shown hereon

HARVEST CROSSING SUBDIVISION FILING NO. 3

SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

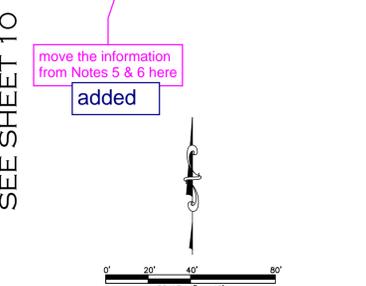
SEE SHEET 7

SEE SHEET 7



LEGEND

- ## BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL
- 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.



FOR REVIEW

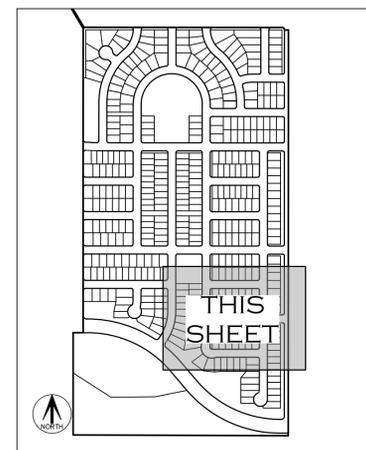
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AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 03/26/2024
	SCALE: 1" = 40'
AzTec Proj. No.: 192724-01 Drawn By: RBA	DEVELOPER INTEGRITY LAND VENTURES, LLC 7200 S. ALTON WAY CENTENNIAL, CO 80112

SHEET 9 OF 12

HARVEST CROSSING SUBDIVISION FILING NO. 3

SITUATED IN THE WEST HALF OF SECTION 29,
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KEY MAP
N.T.S.

LEGEND	
##	BLOCK NUMBER
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
G.E.	GAS EASEMENT
S.E.	SIDEWALK EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL
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.	

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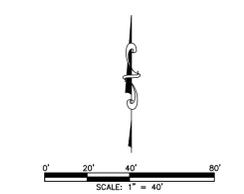
no Gas Easement shown hereon

move the information from Notes 5 & 6 here

added

SEE SHEET 2 FOR MONUMENT LEGEND

SEE SHEET 2 FOR LINE AND CURVE TABLES



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

AzTec Proj. No.: 192724-01 Drawn By: RBA

DEVELOPER
INTEGRITY LAND
VENTURES, LLC

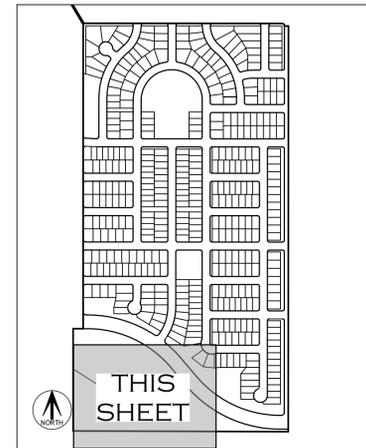
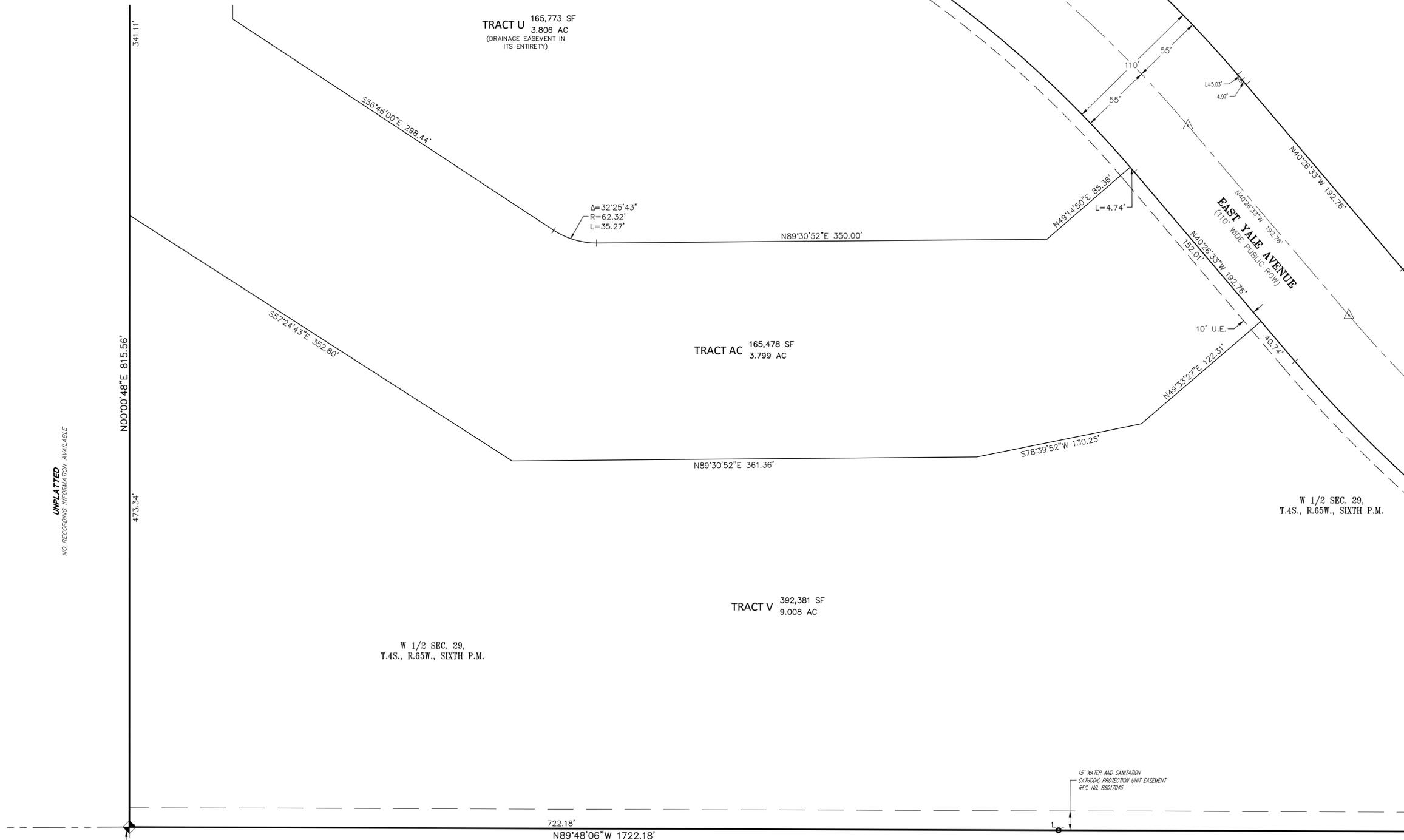
7200 S. ALTON WAY
CENTENNIAL, CO 80112

DATE OF PREPARATION:	03/26/2024
SCALE:	1" = 40'
SHEET 10 OF 12	

HARVEST CROSSING SUBDIVISION FILING NO. 3

SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 9



KEY MAP
N.T.S.

SEE SHEET 2 FOR
MONUMENT LEGEND

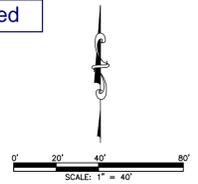
SEE SHEET 2 FOR LINE
AND CURVE TABLES

SEE SHEET 12

LEGEND	
##	BLOCK NUMBER
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
G.E.	GAS EASEMENT
S.E.	SIDEWALK EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL
▲	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.

move the information from Notes 5 & 6 here

added



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

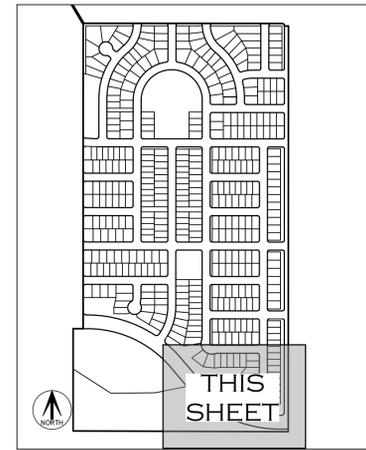
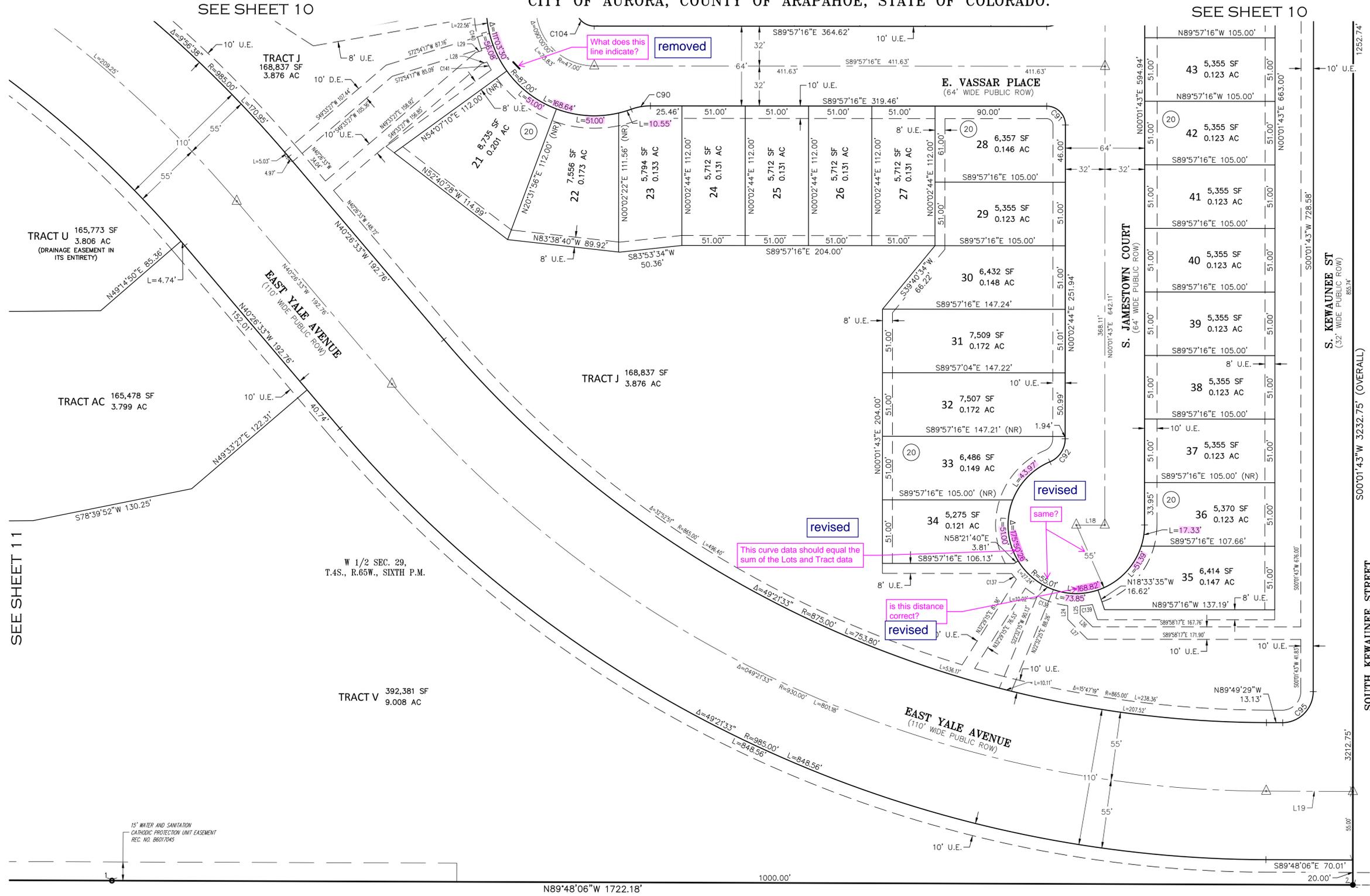
SW COR., SEC 29
T4S, R65W, 6TH P.M.
FOUND 1-1/2" ALUMINUM CAP
IN 2-1/2" PIPE-ILLEGIBLE

UNPLATTED
NO RECORDING INFORMATION AVAILABLE

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER INTEGRITY LAND VENTURES, LLC 7200 S. ALTON WAY CENTENNIAL, CO 80112	DATE OF PREPARATION: 03/26/2024 SCALE: 1" = 40'
	AzTec Proj. No.: 192724-01 Drawn By: RBA	SHEET 11 OF 12

HARVEST CROSSING SUBDIVISION FILING NO. 3

SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
N.T.S.

SEE SHEET 2 FOR
MONUMENT LEGEND

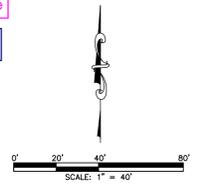
SEE SHEET 2 FOR LINE
AND CURVE TABLES

LEGEND

- # BLOCK NUMBER
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - G.E. GAS EASEMENT
 - S.E. SIDEWALK EASEMENT
 - S.D.E. SIGHT DISTANCE EASEMENT
 - (ROW) RIGHT-OF-WAY
 - (NR) DENOTES NON-RADIAL
- 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.

UNPLATTED
REC. NO. 89690223

SOUTH KEWAUNEE STREET (32' WIDE PUBLIC ROW)
REC. NO. E2091470



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

UNPLATTED
NO RECORDING INFORMATION AVAILABLE

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: 03/26/2024
	SCALE: 1" = 40'
AzTec Proj. No.: 192724-01 Drawn By: RBA	DEVELOPER INTEGRITY LAND VENTURES, LLC 7200 S. ALTON WAY CENTENNIAL, CO 80112
SHEET 12 OF 12	