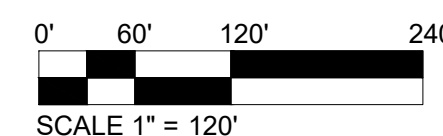


1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 3 CY PER 1000 SF FOR SHRUB, ORNAMENTAL GRASS, AND/OR TREE AREAS, 4 CY PER 1000 SF FOR TURF FOR SOD AND/OR SEED AREAS, AND TILLED TO A DEPTH OF 6 INCHES.
2. ALL FREE-STANDING LIGHTS LOCATED WITHIN THE PARK SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE. IN THE MEDIUM DENSITY RESIDENTIAL SUBAREA, ON-SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE LIGHTING FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHALL BE OF THE DOWNCAST TYPE.
3. ALL NEW PAVED ROADWAY SURFACES SHALL BE ASPHALT; SIDEWALKS, WALKS THROUGH THE PARK, AND THE PARK PLAZA SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED. THICKNESS WILL BE DETERMINED AS PART OF THE CONSTRUCTION DOCUMENT SUBMITTAL SET AND PROVIDED TO THE CITY ENGINEER IN THE DEFAULT ASPHALT PAVING LETTER.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3' - 6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5' - 0").
8. WATER QUALITY ENHANCEMENT FOR THE NEW IMPERVIOUS SURFACES IS BEING PROVIDED BY TWO FULL-SPECTRUM REGIONAL DETENTION POND BMPS AS SHOWN ON THESE PLANS. THE DETENTION POND BMPS WILL CONSIST OF A RELATIVELY FLAT AREA WITH TRICKLE CHANNELS TO THE OUTLET STRUCTURE PROVIDING WATER QUALITY AND EXCESS URBAN RUNOFF VOLUME (EURV) TREATMENT, AND MAJOR STORM (HISTORIC CONDITION) OVERFLOW DRAINING TO THE STORM SEWER. THESE TWO EXTENDED DETENTION BASINS USE MAINLY SEDIMENTATION SETTLING TO REMOVE POLLUTANTS.
9. NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 146-4.2.3.I THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE.
10. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 146-4.2.3.I.

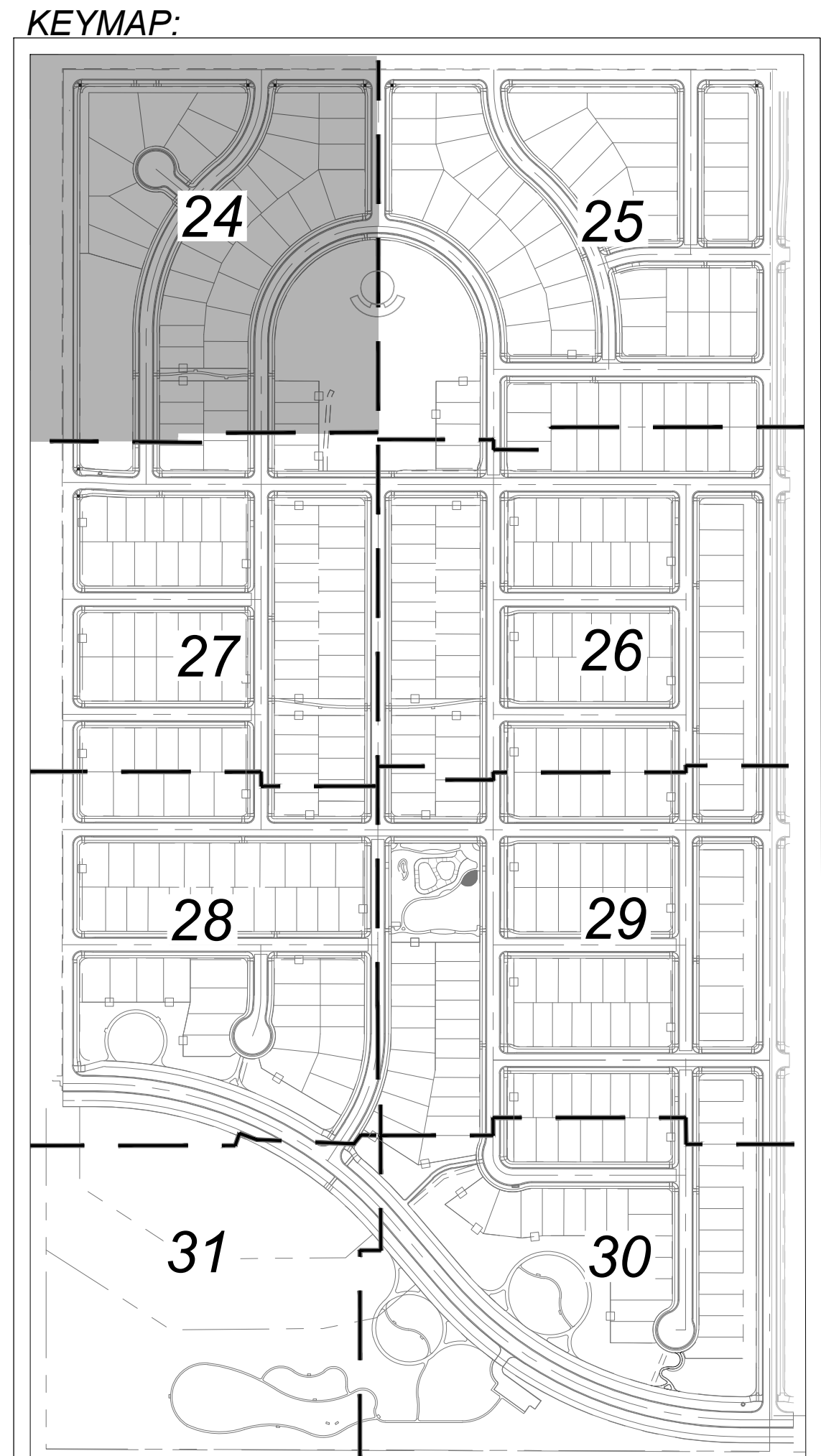
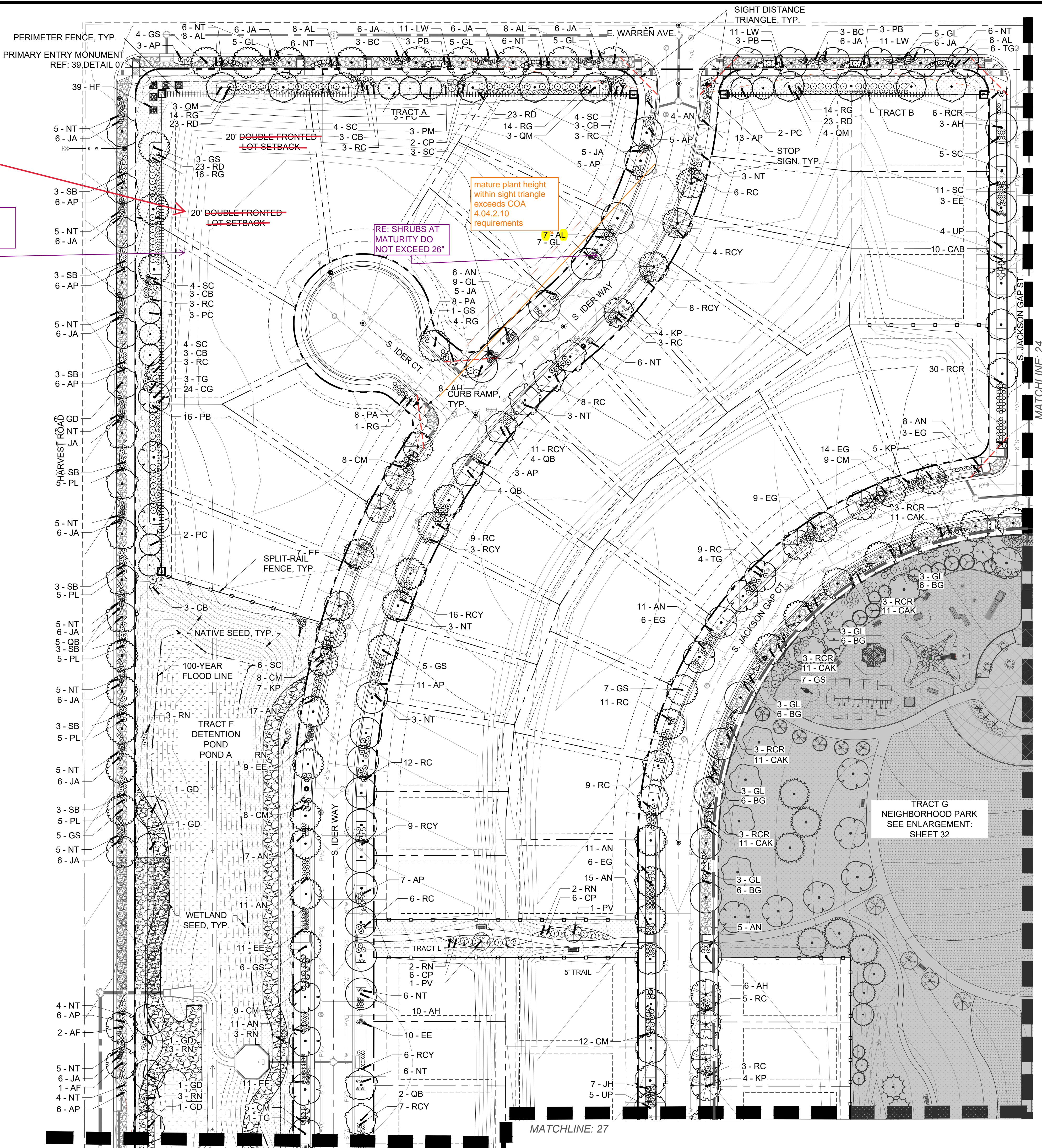


Street frontage buffers for residential developments are required where the "Rear" lots of residential homes abut an arterial and/or collector street. Both Harvest Road and Warren Avenue are collector streets. Please label these Street Frontage Buffers.

RE: LABELED STREET FRONTAGE BUFFER

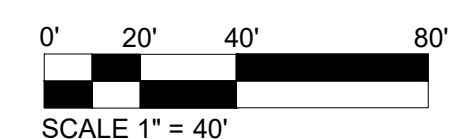
RE: SHRUBS AT MATURITY DO NOT EXCEED 28"

mature plant height within sight triangle exceeds COA 4.04.2.10 requirements



LANDSCAPE LEGEND:	
	SHREDDED CEDAR MULCH
	ROCK MULCH
	TURF
	NATIVE SEED
	WETLAND SEED
	CRUSHER FINES
	CONCRETE WALK/PLAZA
	FIBER PLAY SURFACE REF: 39, DETAIL 06
	DOG TUFF TURF
	LANDSCAPE BOULDER
	BENCH REF: 39, DETAIL 01
	WASTE RECEPTACLE REF: 39, DETAIL 02
	PEDESTRIAN LIGHT REF: 41, DETAIL 20
	DOG WASTE STATION REF: 39, DETAIL 04
	BIKE RACKS REF: 39, DETAIL 05
	MAILBOX CLUSTER REF: 40, DETAIL 08
	ROLL TOP STEEL EDGE REF: 41, DETAIL 16
	SIGHT TRIANGLE
	FILING NO. 3 BOUNDARY
	SPLIT RAIL FENCE REF: 40, DETAIL 11
	PERIMETER FENCE REF: 40, DETAIL 12
	CHAIN-LINK FENCE REF: 40, DETAIL 13

- NOTES:**
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planwest.com

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Centennial, CO 80112
JEN@JENCOLORADO.COM

ENGINEER
KIMLEY-HORN
1500 WESTER STREET, STE 1500
DENVER, CO 80202
303-228-2500

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

ISSUE RECORD

ISSUE	DATE	DESCRIPTION
SUBMITTAL # 1	06/08/2022	
SUBMITTAL # 2	09/10/2022	
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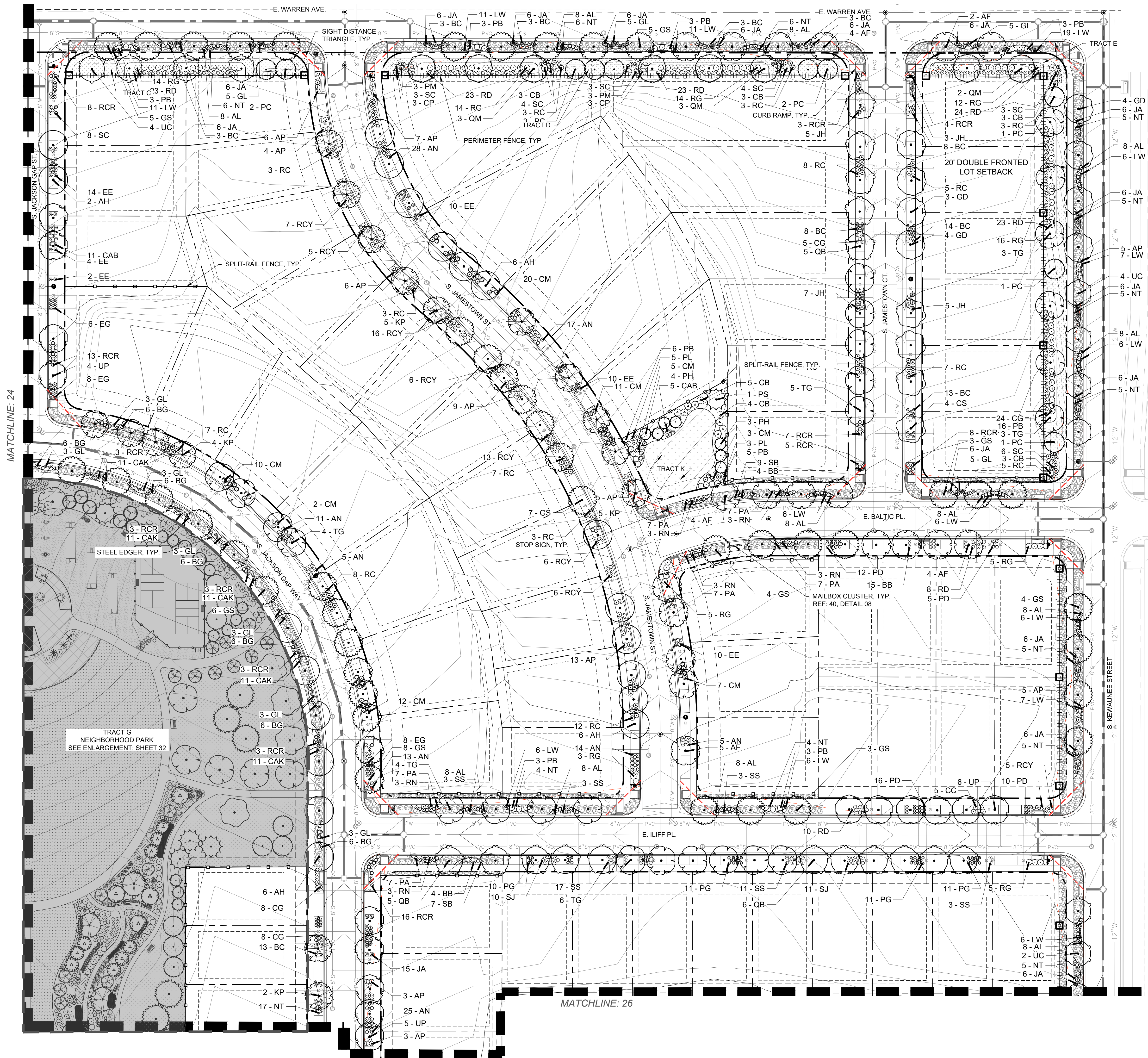
PROJECT INFORMATION

PROJECT #:	2021-40	CD	AH
DRAWN BY:			
CHECKED BY:			

LANDSCAPE PLAN

24

24 OF 45



KEYMAP:

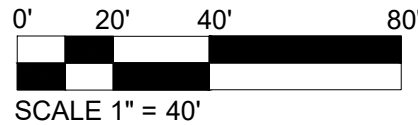


LANDSCAPE LEGEND:

	SHREDDED CEDAR MULCH		PEDESTRIAN LIGHT REF: 41, DETAIL 20
	ROCK MULCH		DOG WASTE STATION REF: 39, DETAIL 04
	TURF		BIKE RACKS REF: 39, DETAIL 05
	NATIVE SEED		MAILBOX CLUSTER REF: 40, DETAIL 08
	WETLAND SEED		ROLL TOP STEEL EDGE REF: 41, DETAIL 16
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	DOG TURF		PERIMETER FENCE REF: 40, DETAIL 12
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JEN@JENWEST.COM

ENGINEER
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Denver, CO 80204
303-741-1411
kimh@kimley-horn.com

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

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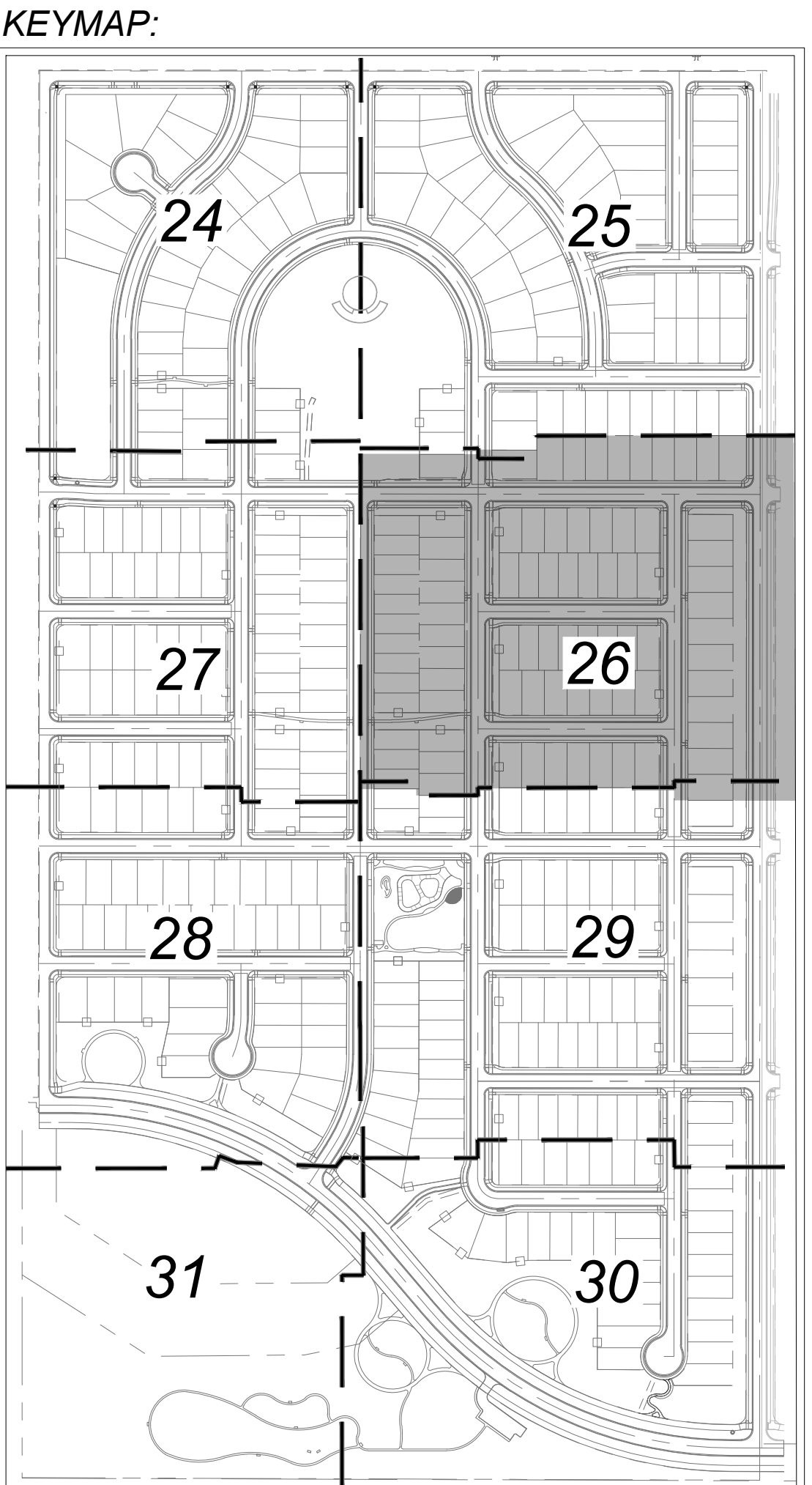
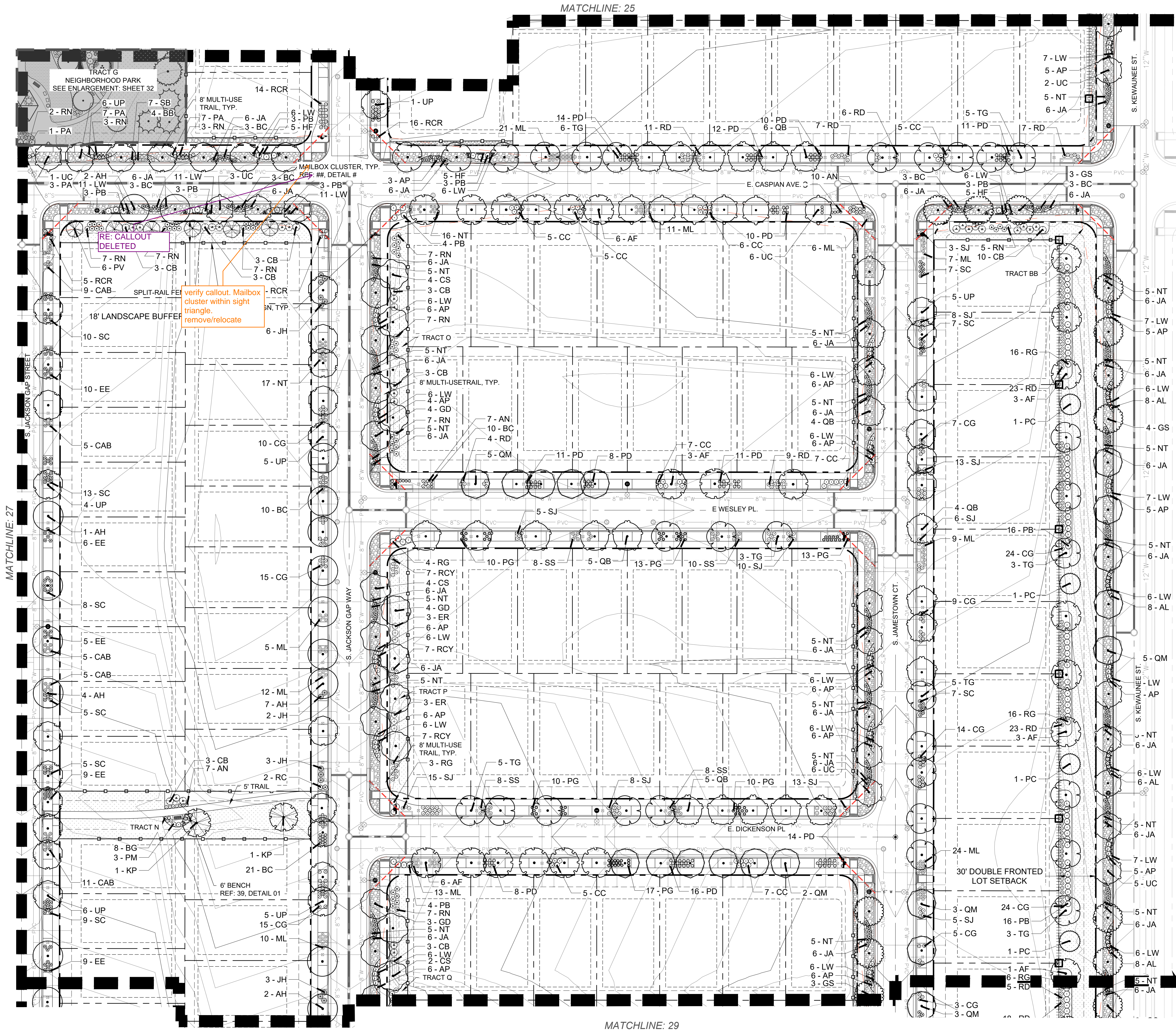
PROJECT INFORMATION

PROJECT #:	2021-40
DRAWN BY:	CD
CHECKED BY:	AH

LANDSCAPE PLAN

25

25 OF 45



LANDSCAPE LEGEND:

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	ROCK MULCH		DOG WASTE STATION REF: 39, DETAIL 04
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HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

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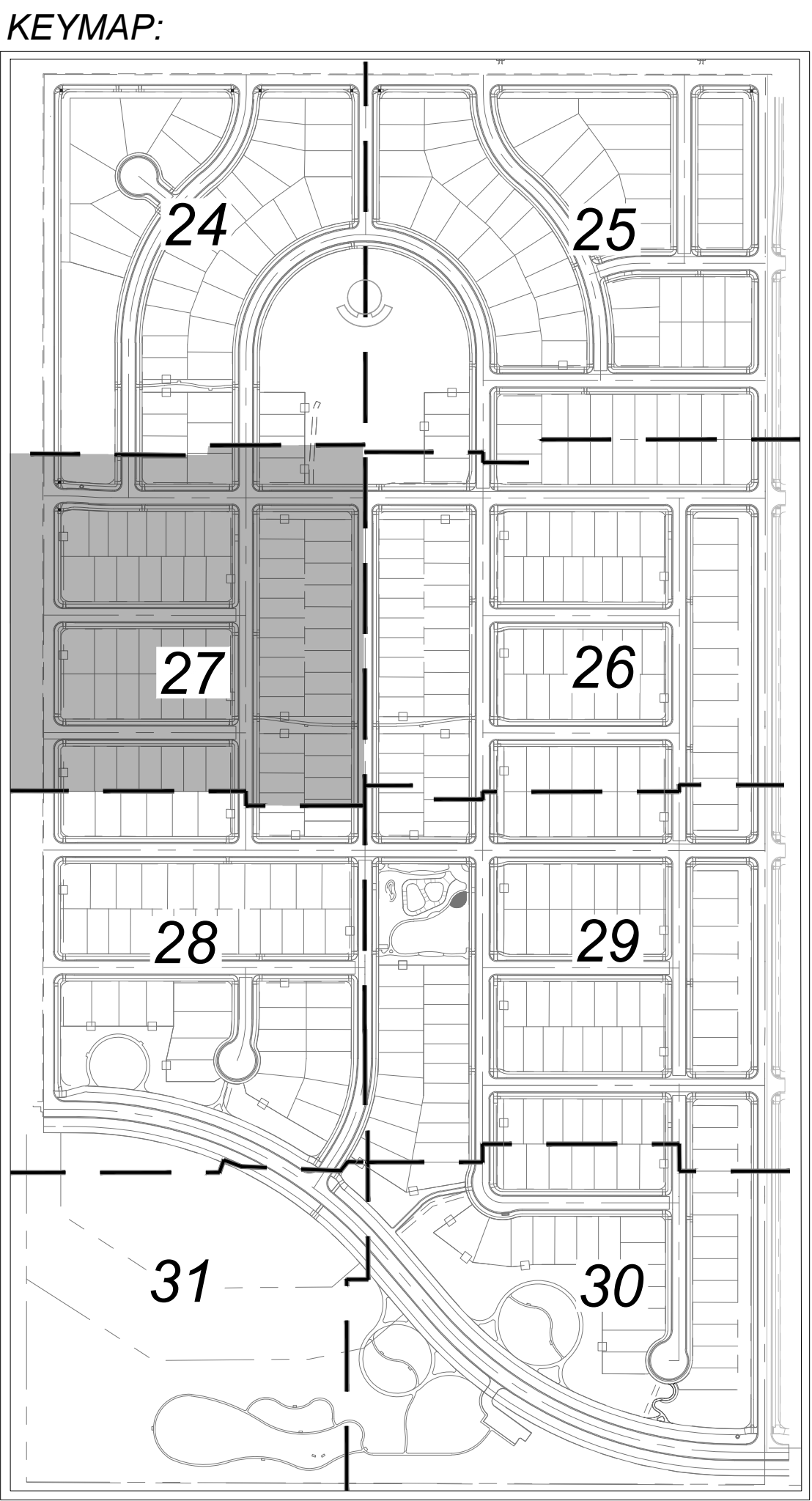
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PROJECT #:	2021-40
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CHECKED BY:	AH

LANDSCAPE PLAN

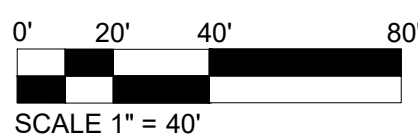
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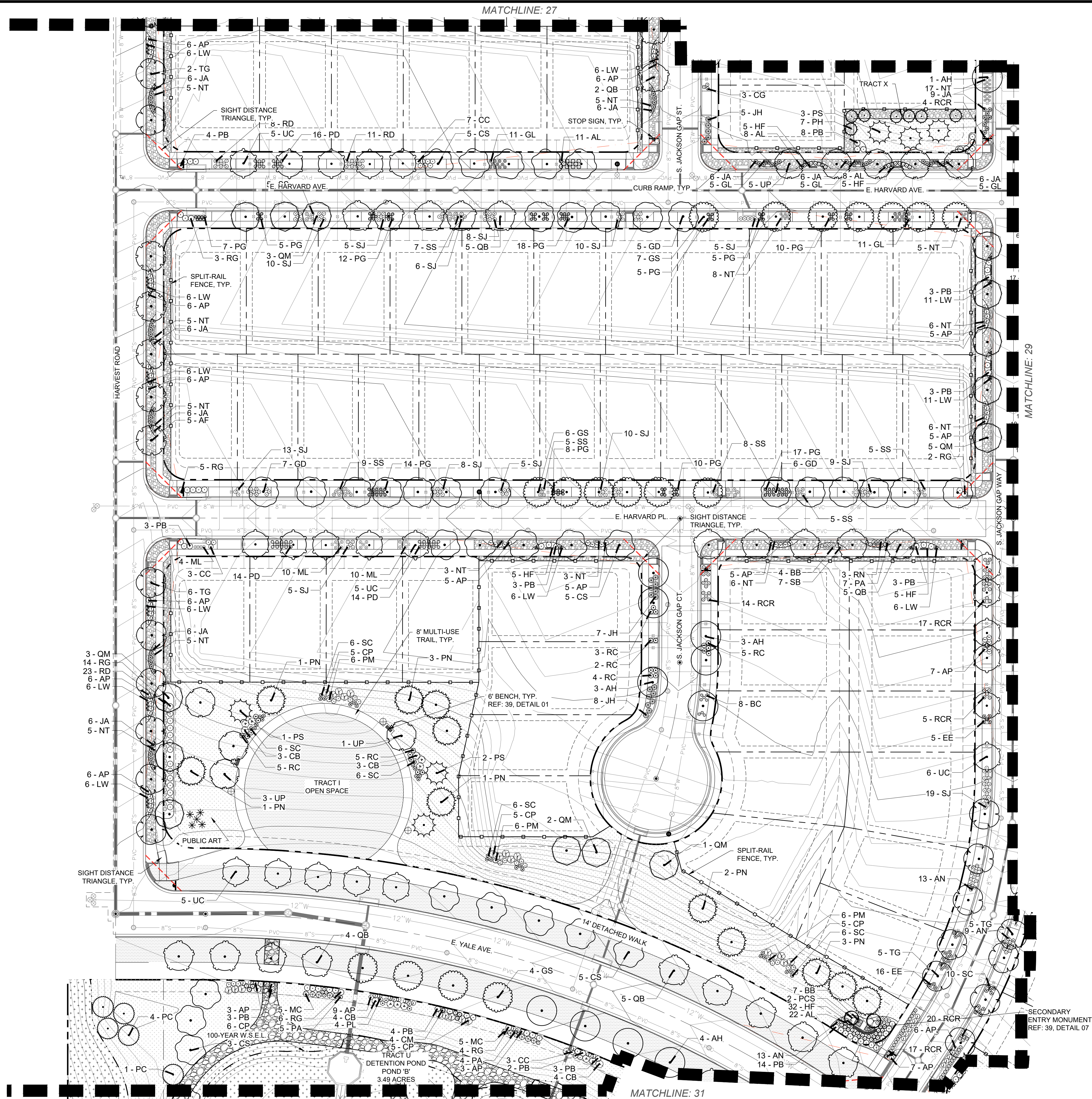
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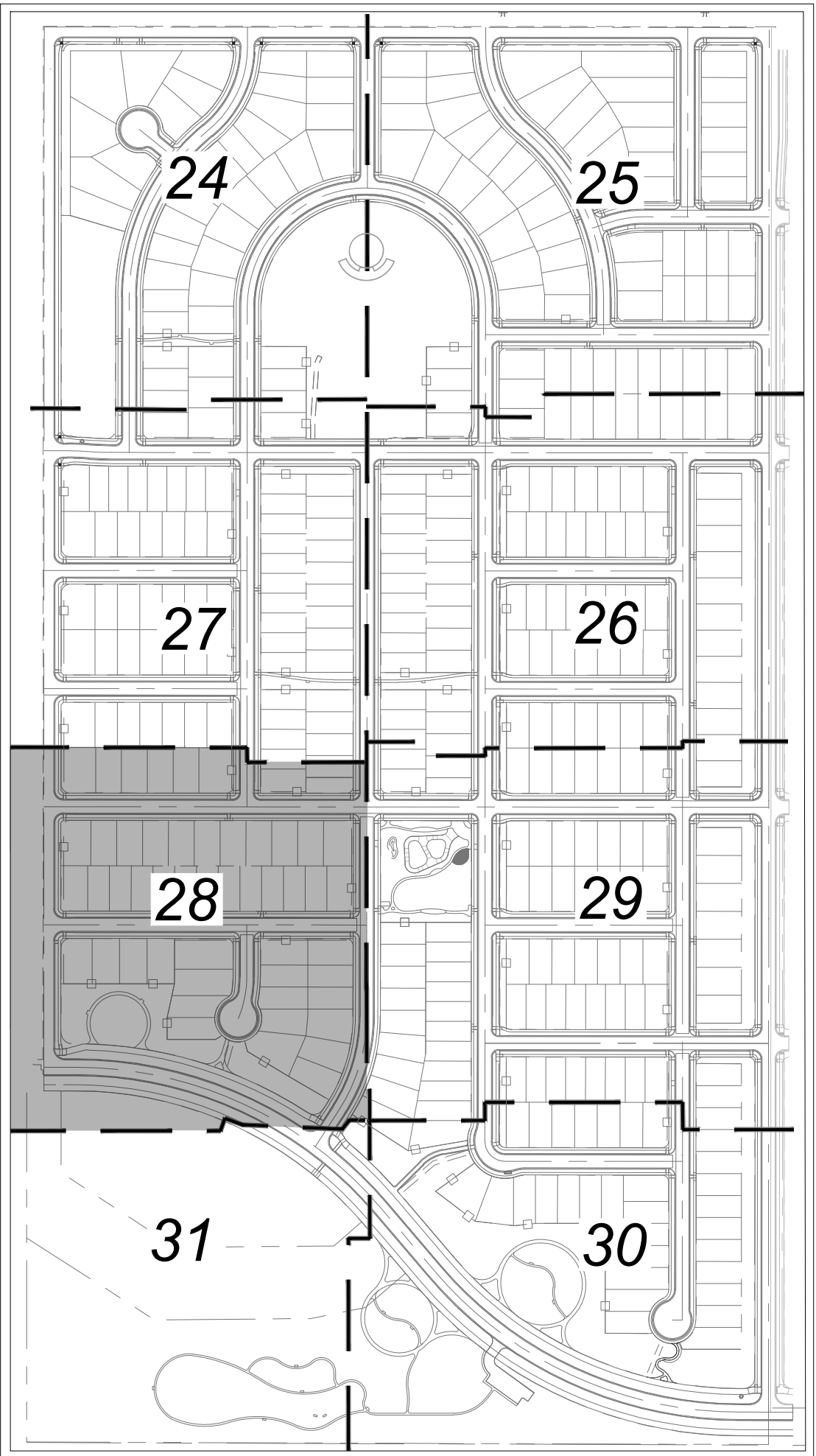
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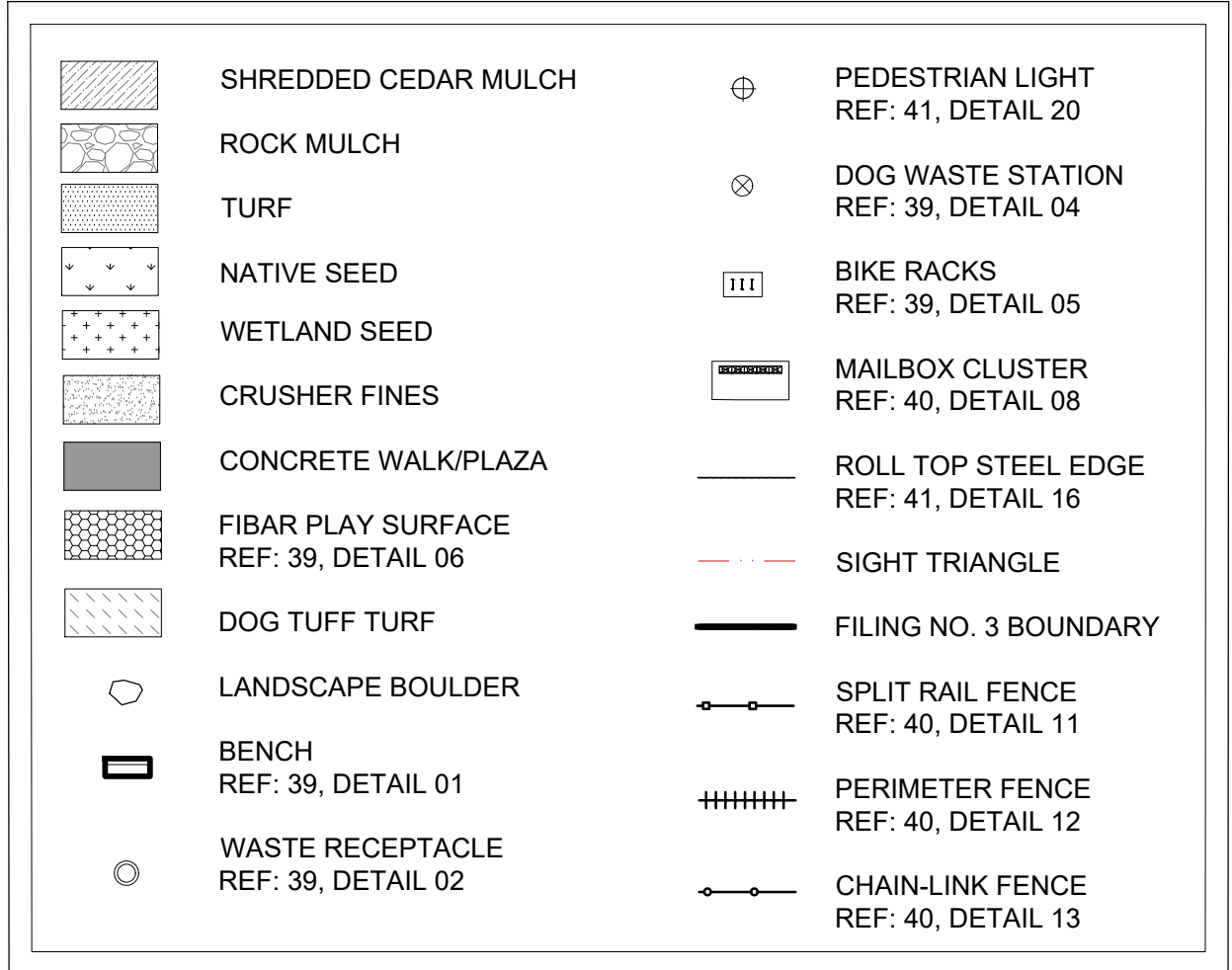




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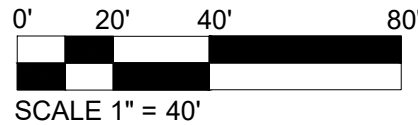


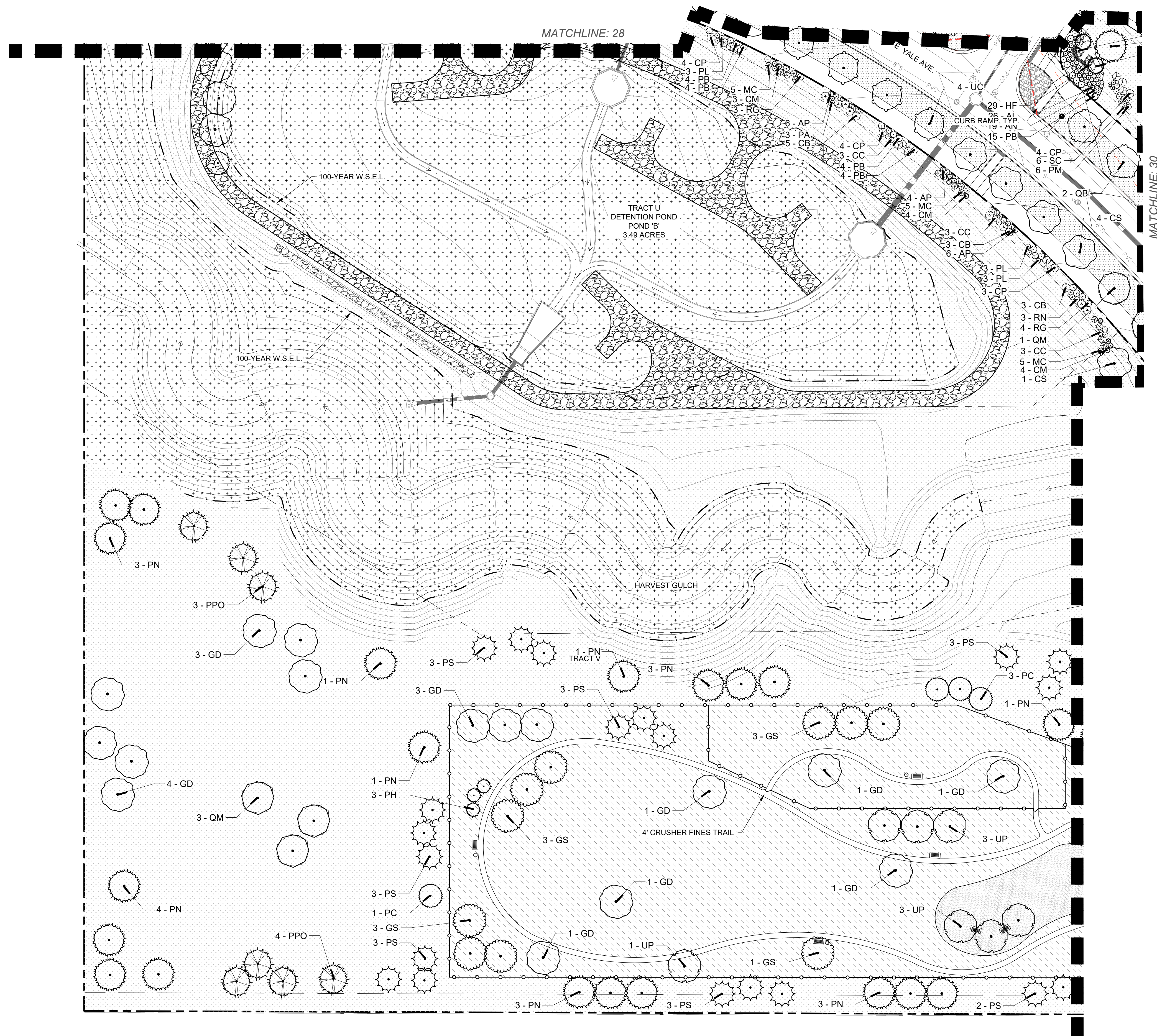
LANDSCAPE LEGEND:



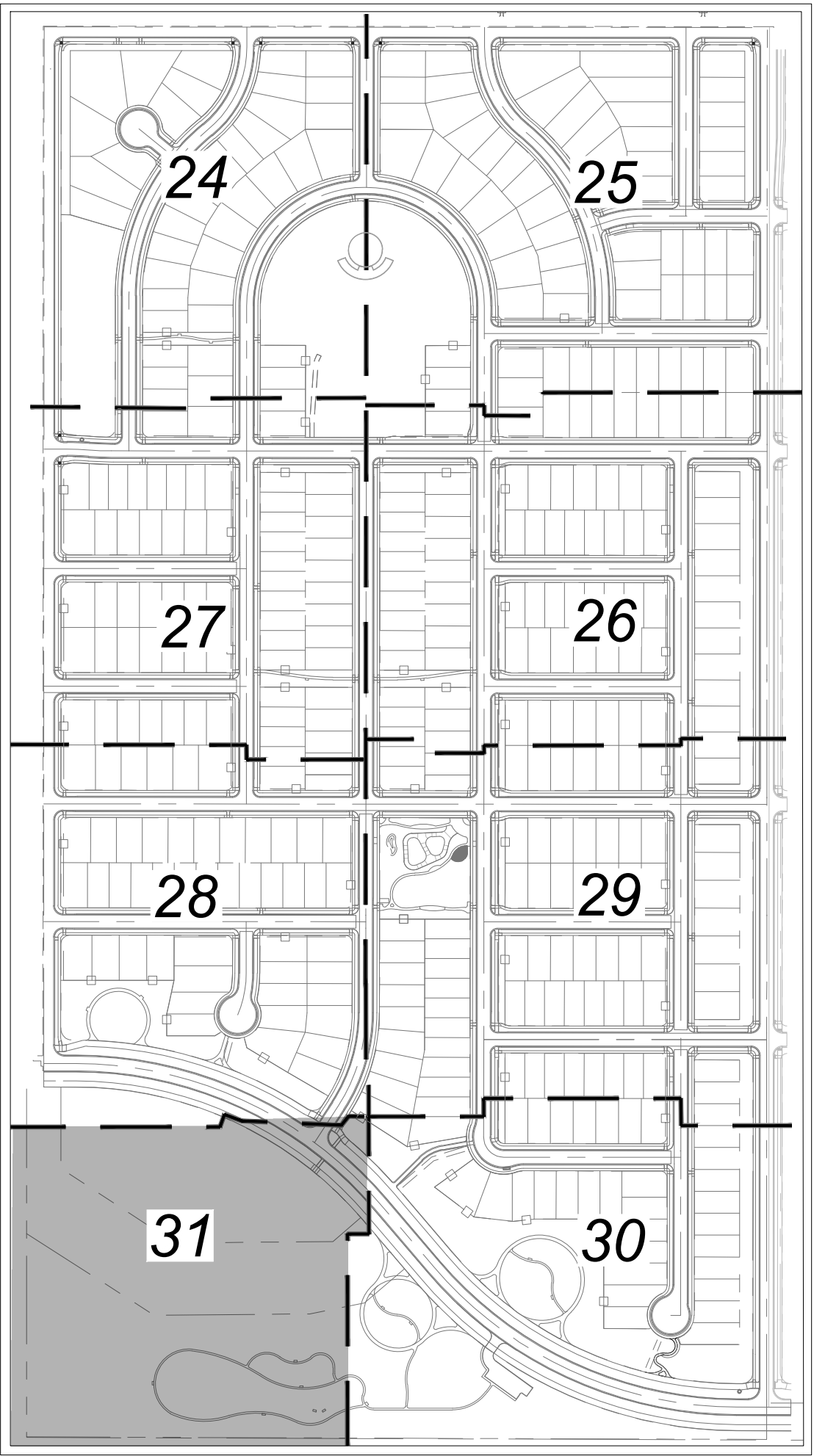
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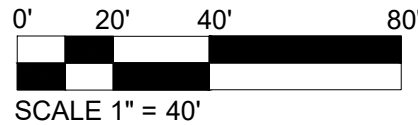


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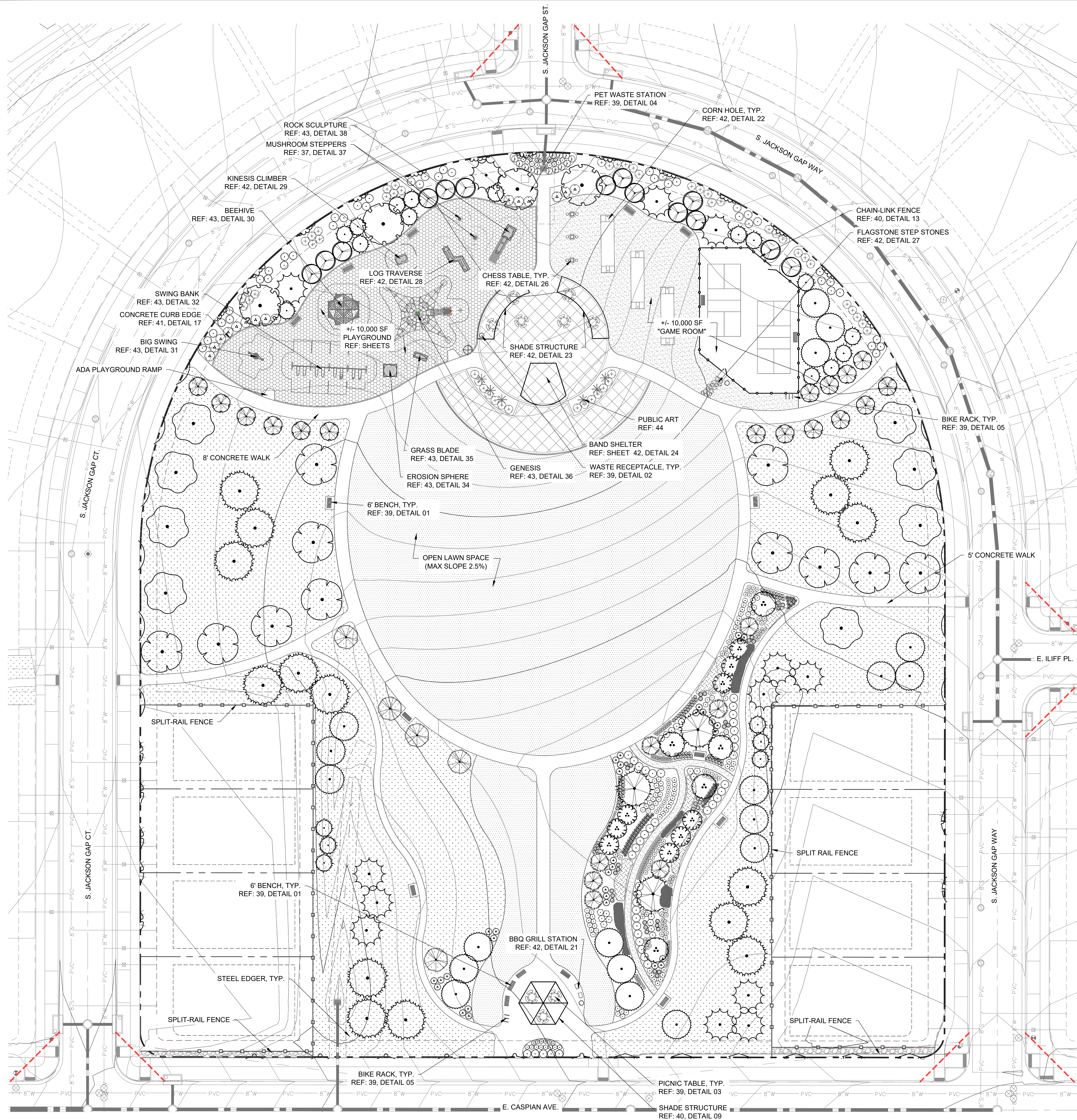


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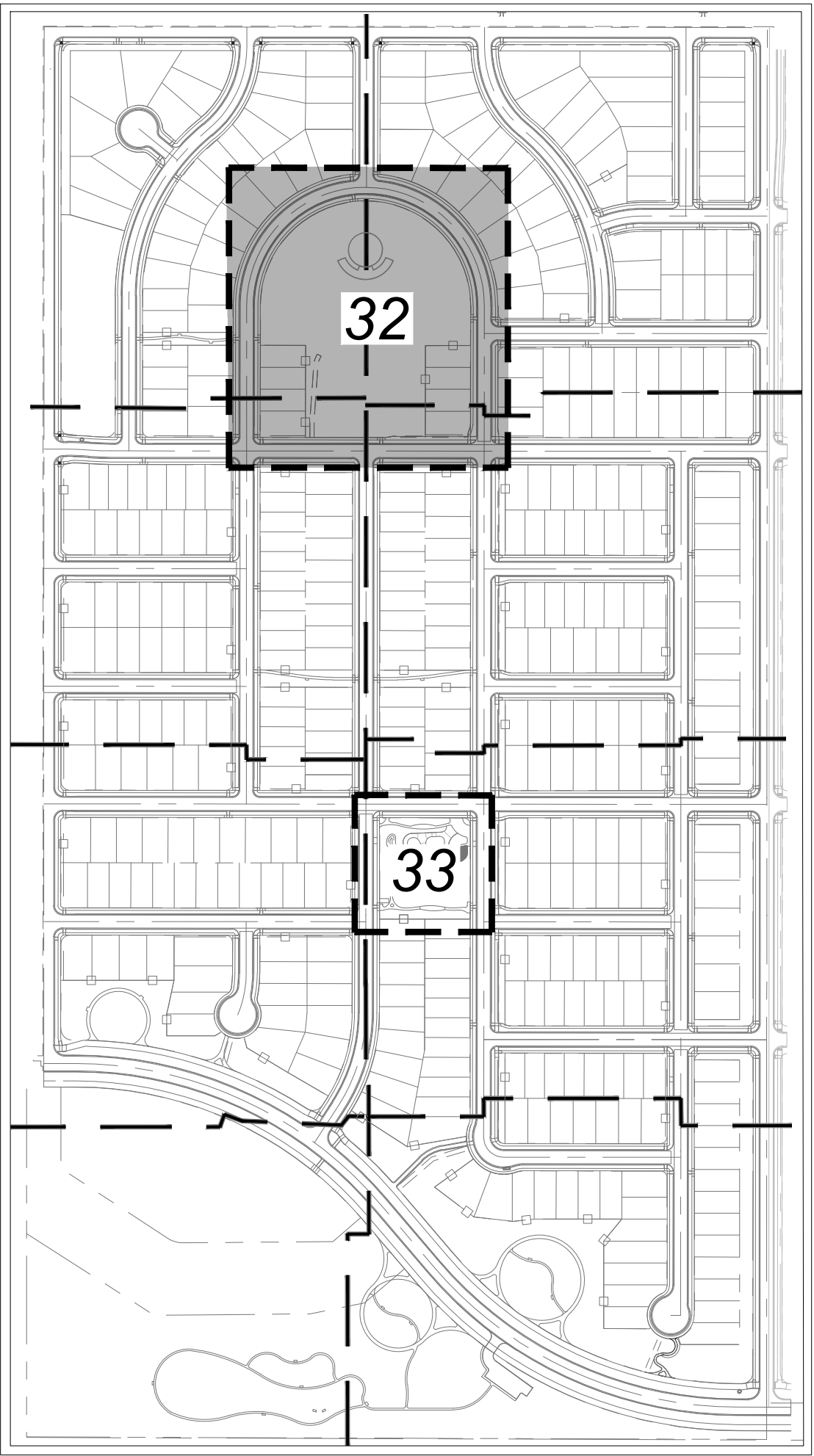
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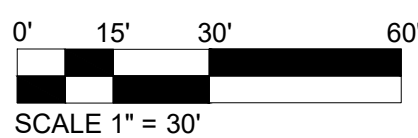


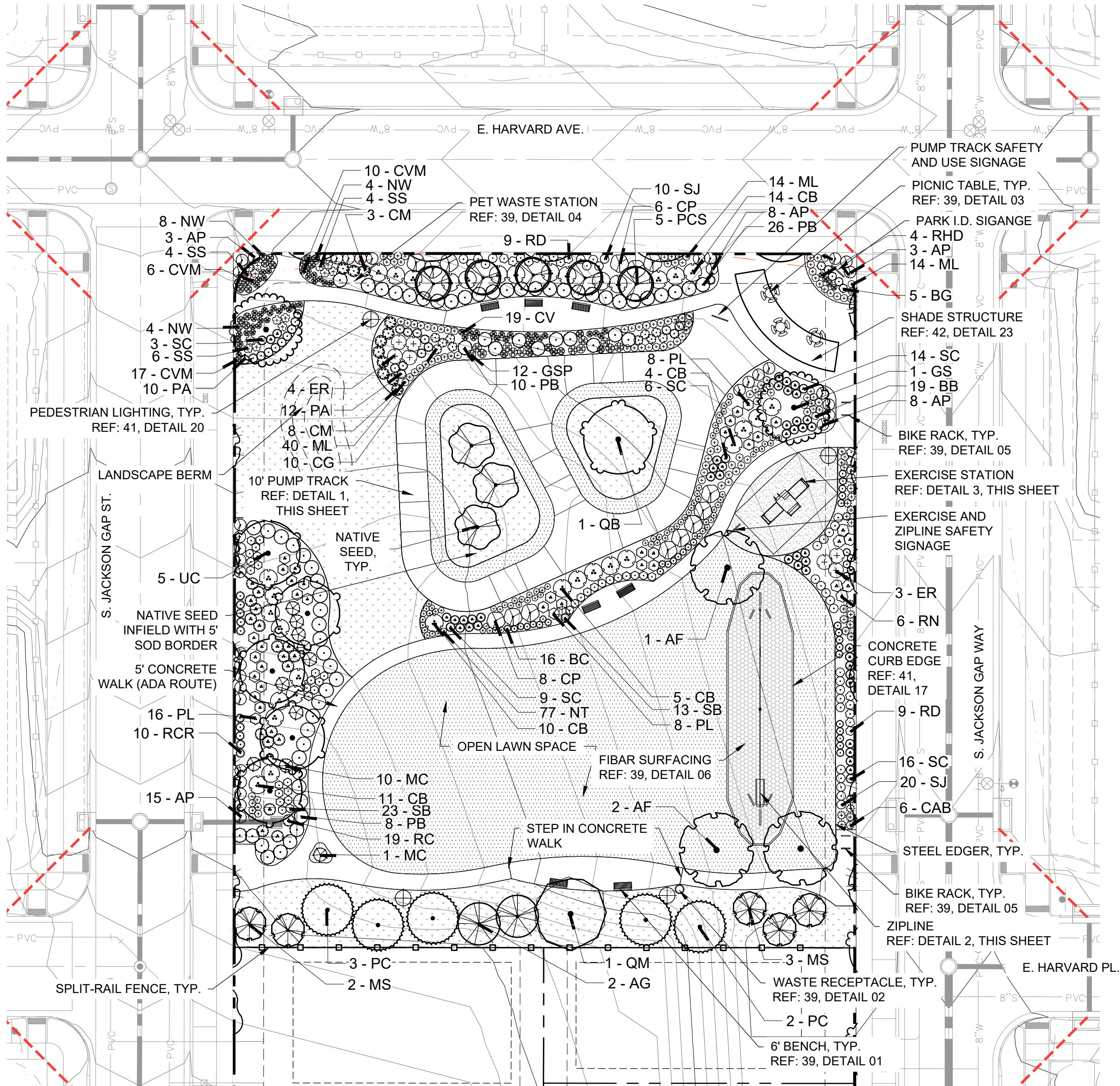
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1 PUMP TRACK

PRODUCT: PUMP TRACK (CUSTOM)
MANUFACTURER: AVID TRAILS
PRODUCT NUMBER:
CONTACT: JAY HOESCHLER
CONTACT NUMBER:

QTY: 1
Not To Scale



2 ZIP LINE

PRODUCT: MANTIS ZIPLINE
MANUFACTURER: LITTLE TIKES, COMMERCIAL
PRODUCT NUMBER:200203287
CONTACT: CATHY WEISSBERG (RECREATION PLUS)
CONTACT NUMBER: 303-278-1455

QTY: 1
Not To Scale

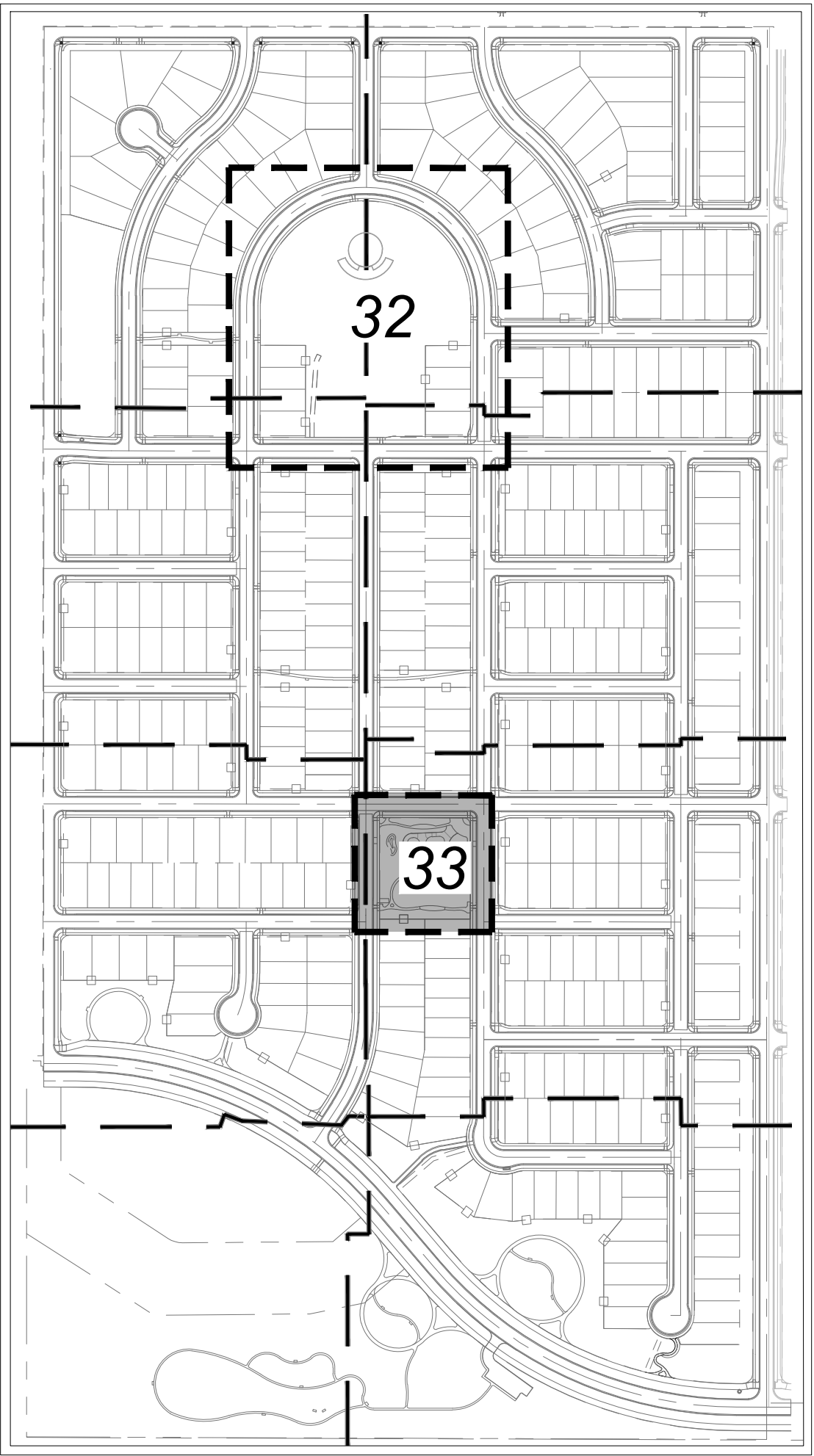


3 AVID TRAILS EXERCISE STATION

PRODUCT: PUSH-PULL PAVILION
MANUFACTURER: AVID TRAILS AND FITNESS
CONTACT: JAY HOESCHLER
CONTACT NUMBER: 435-659-4979

Not To Scale

KEYMAP:

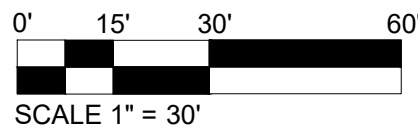


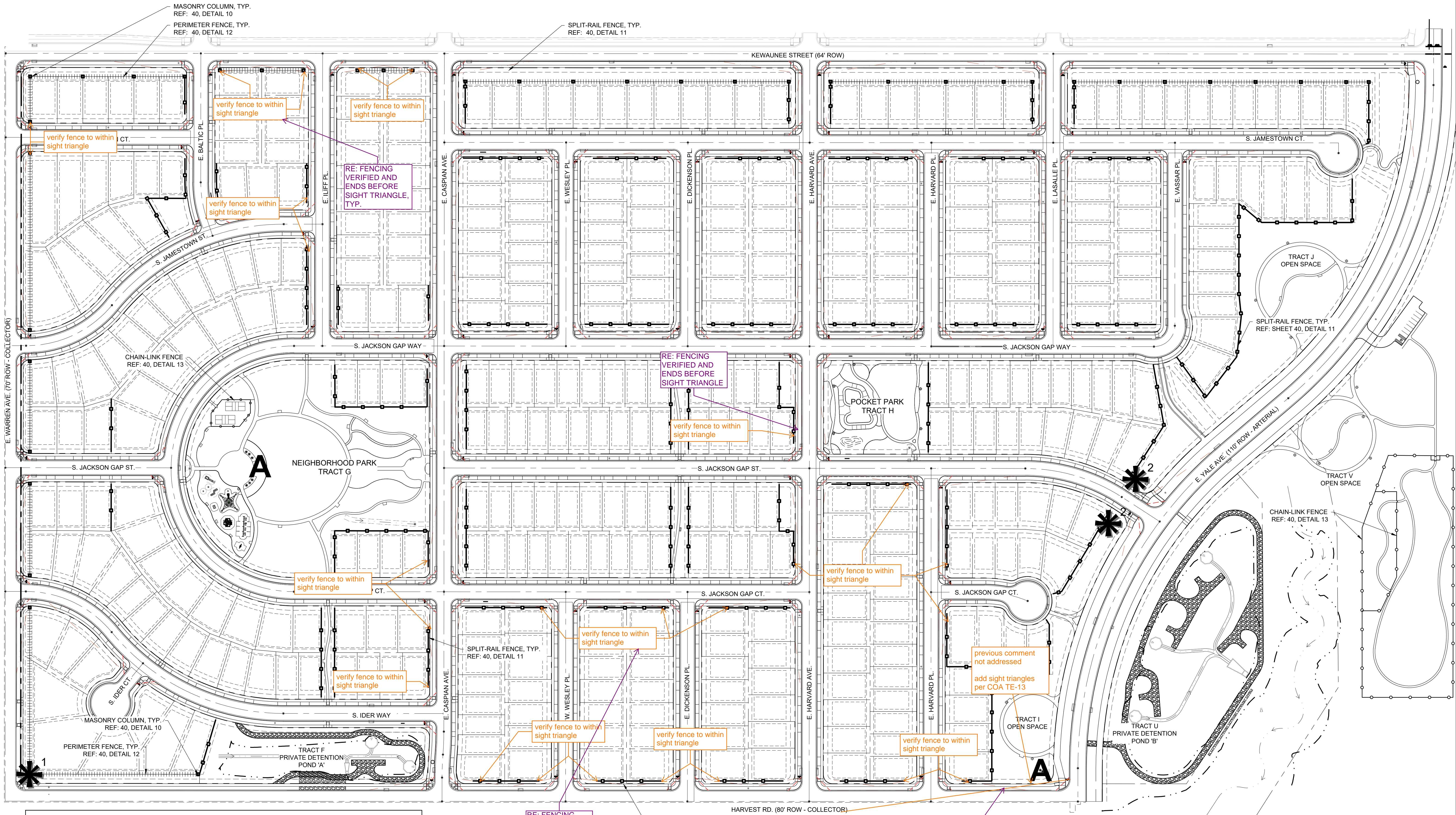
LANDSCAPE LEGEND:

	SHREDDED CEDAR MULCH		PEDESTRIAN LIGHT REF: 41, DETAIL 20
	ROCK MULCH		DOG WASTE STATION REF: 39, DETAIL 04
	TURF		BIKE RACKS REF: 39, DETAIL 05
	NATIVE SEED		MAILBOX CLUSTER REF: 40, DETAIL 08
	WETLAND SEED		ROLL TOP STEEL EDGE REF: 41, DETAIL 16
	CRUSHER FINES		SIGHT TRIANGLE
	CONCRETE WALK/PLAZA		FILING NO. 3 BOUNDARY
	FIBAR PLAY SURFACE REF: 39, DETAIL 06		SPLIT RAIL FENCE REF: 40, DETAIL 11
	DOG TUFF TURF		PERIMETER FENCE REF: 40, DETAIL 12
	LANDSCAPE BOULDER		CHAIN-LINK FENCE REF: 40, DETAIL 13
	BENCH REF: 39, DETAIL 01		
	WASTE RECEPTACLE REF: 39, DETAIL 02		

NOTES:

- INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO APPROVAL OF FUTURE SITE PLAN.
- THE FINAL LOCATION OF STREET TREES AND CURBSIDE LANDSCAPE WILL BE FIELD ADJUSTED UPON THE ULTIMATE LOCATION OF DRIVEWAYS AND UTILITIES TO EACH LOT. LOCATION SHOWN ARE APPROXIMATE. TREES SHALL BE PLACED MIN. 5' FROM WATER METERS. SHRUBS SHALL BE PLACED MIN. 3' FROM WATER METERS. ALL PLANTING BEDS SHALL CONTAIN ROCK MULCH UNLESS OTHERWISE SPECIFIED ON PLANS.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- PARKS, RECREATION IMPROVEMENTS: TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.





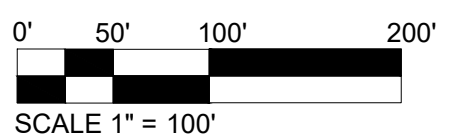
LEGEND

- | | | | |
|--|---|--|---|
| | MASONRY COLUMN
(REF: 40, DETAIL 10) | | PRIMARY MONUMENT
LOCATION (REF: 39, DETAIL 07) |
| | SPLIT-RAIL FENCE
(REF: 40, DETAIL 11) | | SECONDARY MONUMENT
LOCATION (REF: 39, DETAIL 07) |
| | 5' PERIMETER FENCE
(REF: 40, DETAIL 12) | | PUBLIC ART
LOCATION (REF: 44) |
| | 4' CHAIN-LINK FENCE
(REF: 40, DETAIL 13) | | |

SITE PLAN W/ ADJUSTMENT
HARVEST CROSSING PA. 5, 6, 7 & 9
AURORA, COLORADO

ISSUE RECORD	
SUBMITTAL # 1	06/08/2022
SUBMITTAL # 2	09/10/2022
SUBMITTAL # 3	09/29/2022
SUBMITTAL # 4	03/27/2024
TECH. SUB # 1	05/22/2024

PROJECT INFORMATION	
PROJECT #:	2021-40
DRAWN BY:	CD
CHECKED BY:	AH



RESIDENTIAL LOT TYPE LEGEND

LARGE LOTS

A

TYPE A:
61' x 105' MINIMUM - SINGLE FAMILY CORNER LOTS
REF: SHEET 36

B

TYPE B:
61' x 105' MINIMUM - SINGLE FAMILY INTERIOR LOTS
REF: SHEET 36

STANDARD LOTS

C

TYPE C:
51' x 105' MINIMUM - SINGLE FAMILY CORNER LOTS
REF: SHEET 36

D

TYPE D:
51' x 105' MINIMUM - SINGLE FAMILY INTERIOR LOTS
REF: SHEET 36

SMALL LOTS

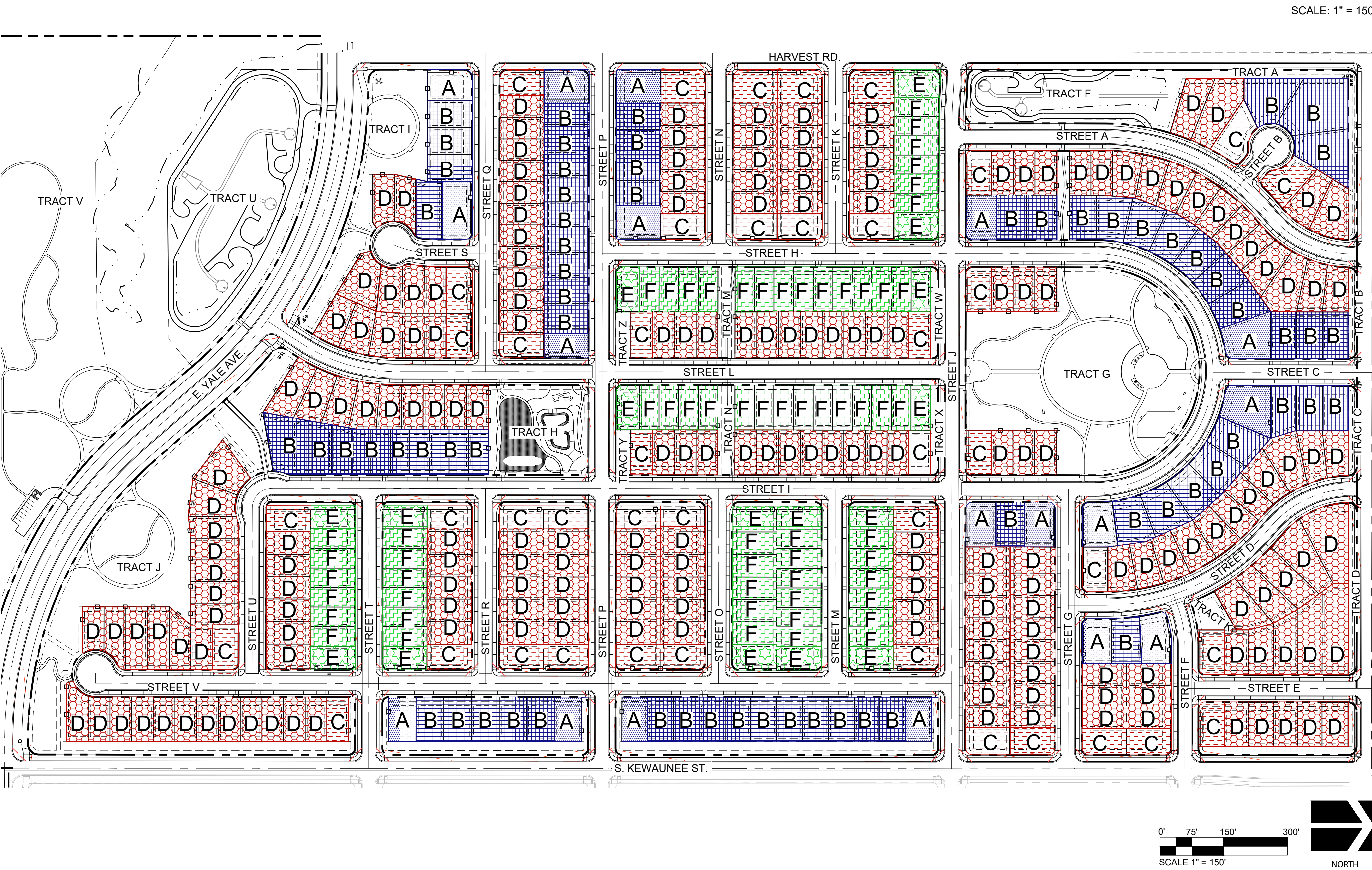
E

TYPE E:
46' x 103' MINIMUM - SINGLE FAMILY CORNER LOTS
REF: SHEET 37

F

TYPE F:
46' x 103' MINIMUM - SINGLE FAMILY INTERIOR LOTS
REF: SHEET 37

RESIDENTIAL LOT TYPE PLAN



RESIDENTIAL LOT RECOMMENDED PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL
	AH	Highland Park Maple	Acer grandidentatum x saccharum 'Higzam' TM	B & B	2.5'Cal
	AR	Red Maple	Acer rubrum	B & B	2.5'Cal
	CE	Purple Hybrid Catalpa	Catalpa x erubescens 'Purplea'	B & B	2.5'Cal
	GI	Imperial Honey Locust	Gleditsia triacanthos nemis 'Impcole' TM	B & B	2.5'Cal
	GT	Sunburst Honey Locust	Gleditsia triacanthos nemis 'Sunburst'	B & B	2.5'Cal
	GD	Kentucky Coffeetree	Gymnocladia dioica 'Eclipse'	B & B	2.5'Cal
	QC	Scarlet Oak	Quercus coccinea	B & B	2.5'Cal
	QM	Burr Oak	Quercus macrocarpa	B & B	2.5'Cal
	QR	Red Oak	Quercus rubra	B & B	2.5'Cal
	OG	Heritage Oak	Quercus x macdonnellii 'Clemens' TM	B & B	2.5'Cal
	TO	Greenspire Linden	Tilia cordata 'Greenspire'	B & B	2.5'Cal
	UC	Frontier Elm	Ulmus x 'Frontier'	B & B	2.5'Cal
	UP	Triumph Elm	Ulmus x 'Morton Glossy' TM	B & B	2.5'Cal
EVERGREEN TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	PC	Colorado Spruce	Picea pungens	B & B	6-8' Tall
	PH	Bosnian Pine	Pinus heldreichii	B & B	6-8' Tall
	PN	Austrian Black Pine	Pinus nigra	B & B	6-8' Tall
	PP	Ponderosa Pine	Pinus ponderosa	B & B	6-8' Tall
ORNAMENTAL TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL
	CJ	June Snow Giant Dogwood	Cornus controversa 'June Snow-JFS' TM	15 gal	2'Cal
	CI	Thornless Hawthorn	Crataegus crus-galli 'Thornless'	15 gal	2'Cal
	KP	Golden Rain Tree	Koeleruteria paniculata	15 gal	2'Cal
	MS	Spring Snow Crabapple	Malus x 'Spring Snow'	15 gal	2'Cal
	PV	Sucker Punch Red Chokecherry	Prunus x virginiana 'POOSE' TM	15 gal	2'Cal
	PCS	Charlottesville Calery Pear	Pyrus calleryana 'Cleveland Select'	15 gal	2'Cal
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	SIZE	
	AN	False Indigo	Amorpha nana	5 gal	
	BC	Crimson Pygmy Japanese Barberry	Berberis thunbergii 'Crimson Pygmy'	5 gal	
	BG	Golden Rocket Japanese Barberry	Berberis thunbergii 'Golden Rocket'	5 gal	
	CG	Globe Pashrub	Caragana arborescens 'Globosa'	5 gal	
	CC	Bluebeard	Caryopteris x clandonensis	5 gal	
	CM	Desert Sweet	Chamaebatiaria millefolium	5 gal	
	CR	Rubber Rabbitbrush	Chrysothamnus nauseosus	5 gal	
	CN	Dwarf Blue Rabbitbrush	Chrysothamnus nauseosus nauseosus	5 gal	
	CF	Mongolian Gold Bush Clematis	Clematis fluticosa 'Mongolian Gold'	5 gal	
	CB	Red Twig Dogwood	Cornus sericea 'Bailey'	5 gal	
	DD	Eternal Fragrance Daphne	Daphne x transatlantica 'BLAFRA'	5 gal	
	EG	Emerald 'n Gold Wintercreeper	Euonymus fortunei 'Emerald 'n Gold'	5 gal	
	LW	Wee One English Lavender	Lavandula angustifolia 'Wee One'	5 gal	
	PA	Russian Sage	Perovskia atropurpurea	5 gal	
	PM	Mountain Ninebark	Physocarpus monogynus	5 gal	
	PL	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	5 gal	
	PG	Gold Star Bush Cinquifol	Potentilla fruticosa 'Gold Star'	5 gal	
	PD	Shrubby Cinquifol	Potentilla fruticosa 'Dakota Sunspot'	5 gal	
	PB	Pawnee Buttes Sand Cherry	Prunus besseyi 'P0115' TM	5 gal	
	RG	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 gal	
SHRUBS CONT.	CODE	COMMON NAME	BOTANICAL NAME	CONT	
	RC	Wax Currant	Ribes cereum	5 gal	
	RN	Nearly Wild Floribunda Rose	Rosa x 'Nearly Wild'	5 gal	
	RCY	Flower Carpet Yellow Rose	Rosa x 'Nolesis' TM	5 gal	
	RCR	Flower Carpet Red Groundcover Rose	Rosa x 'Nolesis' TM	5 gal	
	RD	Pink Double Knock Out Rose	Rosa x 'Radtopink' TM	5 gal	
	SJ	Little Princess Japanese Spirea	Spiraea japonica 'Little Princess'	5 gal	
	SB	Gold Mound Spirea	Spiraea x bumalda 'Goldmound'	5 gal	
	SC	Blooming Dwarf Purple Lilac	Syringa x 'SMNRPUR' TM	5 gal	
	WE	Midnight Wine Weigela	Weigela florida 'Evers' TM	5 gal	
EVERGREEN SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	SIZE	
	AC	Mock Blueberry Manzanita	Arctostaphylos x colcordensis	5 gal	
	AP	Panchito Manzanita	Arctostaphylos x colcordensis 'Panchito'	5 gal	
	CP	Spanish Gold Broom	Cytisus pugnans 'Spanish Gold'	5 gal	
	EE	Ma Huang	Ephedra equisetina	5 gal	
	JH	Andorra Juniper	Juniperus horizontalis 'Andorra'	5 gal	
	JA	Arceuthobium Juniper	Juniperus sabina 'Arceuth'	5 gal	
	MC	Compact Oregon Grape	Mahonia aquilifolium 'Compacta'	5 gal	
ORNAMENTAL GRASSES	CODE	COMMON NAME	BOTANICAL NAME	SIZE	
	BB	Blonde Ambition Blue Grama	Bouteloua gracilis 'Blonde Ambition'	5 gal	
	CAB	Korean Feather Reed Grass	Calamagrostis arundinacea brachytricha	5 gal	
	CAK	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	5 gal	
	ER	Ravenna Grass	Eriochloa ravenscroftii	5 gal	
	ML	Regal Mist Pink Murfy Grass	Muhlenbergia capillaris 'Lencor' TM	5 gal	
	NT	Mexican Feather Grass	Nassella tenuissima	5 gal	
	PF	Hamel Fountain Grass	Pennisetum alopecuroides 'Hamel'	5 gal	
	HF	Little Bunny Fountain Grass	Pennisetum alopecuroides 'Little Bunny'	5 gal	
	SS	The Blues Little Bluestem	Schizachyrium scoparium 'The Blues'	5 gal	

NOTE:

- THE ABOVE LIST OF RECOMMENDED PLANTS SHALL BE USED TO CREATE VARIATION BETWEEN LOTS.
- INSTALLATION OF THE SAME PLANT MATERIAL OR SAME FRONT YARD LANDSCAPE DESIGN IN ADJOINING LOTS IS PROHIBITED. LOT TYPICAL LANDSCAPE GRAPHICS ARE TO ILLUSTRATE INTENT ONLY. PLANS SHALL BE ADJUSTED TO ACCOMMODATE VARIOUS FOOTPRINTS AND LOT SHAPES.

PLANWEST

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Denver, CO 80204
303-741-1411
planwest.com

OWNER / CLIENT

JEN COLORADO 20, LLC
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Centennial, CO 80112
JEN@JENCOLORADO.COM

ENGINEER

KIMLEY-HORN
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Denver, CO 80204
303-228-2500

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

ISSUE RECORD				
SUBMITTAL # 1	06/08/2022			
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SUBMITTAL # 3	09/29/2022			
SUBMITTAL # 4	03/27/2024			
TECH. SUB # 1	05/22/2024			

PROJECT INFORMATION				
PROJECT #:	2021-40	CD	AH	
DRAWN BY:				
CHECKED BY:				

LOT TYPICALS

35

35 OF 45

A

61' x 105' SINGLE FAMILY DETACHED - CORNER LOTS

FRONT YARD:

- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 16 SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS
- MIN. 2 LANDSCAPE BOULDERS PER FRONT YARD

SIDE YARD:

- 2 SHADE TREE(S) (MIN. 2.5" CAL.) -OR- ORNAMENTAL TREE(S) (MIN. 2" CAL.) -OR- EVERGREEN TREE(S) (MIN. 6' TALL)
- 11 SHRUBS MINIMUM (MIN. 5-GAL.)
- 3 DIFFERENT SPECIES IN EACH SIDE YARD
- 30% OF SHRUB COUNT (4 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

REAR YARD:

- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY

B

61' x 105' SINGLE FAMILY DETACHED - INTERIOR LOTS

FRONT YARD:

- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 12 SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS
- 2 LANDSCAPE BOULDERS MIN. PER FRONT YARD

SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED; NO PLANT MATERIAL REQUIRED

REAR YARD:

- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY

C

51' x 105' SINGLE FAMILY DETACHED - CORNER LOTS

FRONT YARD:

- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 13 SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS
- MIN. 2 LANDSCAPE BOULDERS PER FRONT YARD

SIDE YARD:

- 2 SHADE TREE(S) (MIN. 2.5" CAL.) -OR- ORNAMENTAL TREE(S) (MIN. 2" CAL.) -OR- EVERGREEN TREE(S) (MIN. 6' TALL)
- 9 SHRUBS MINIMUM (MIN. 5-GAL.)
- 3 DIFFERENT SPECIES IN EACH SIDE YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

REAR YARD:

- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY

D

51' x 105' SINGLE FAMILY DETACHED - INTERIOR LOTS

FRONT YARD:

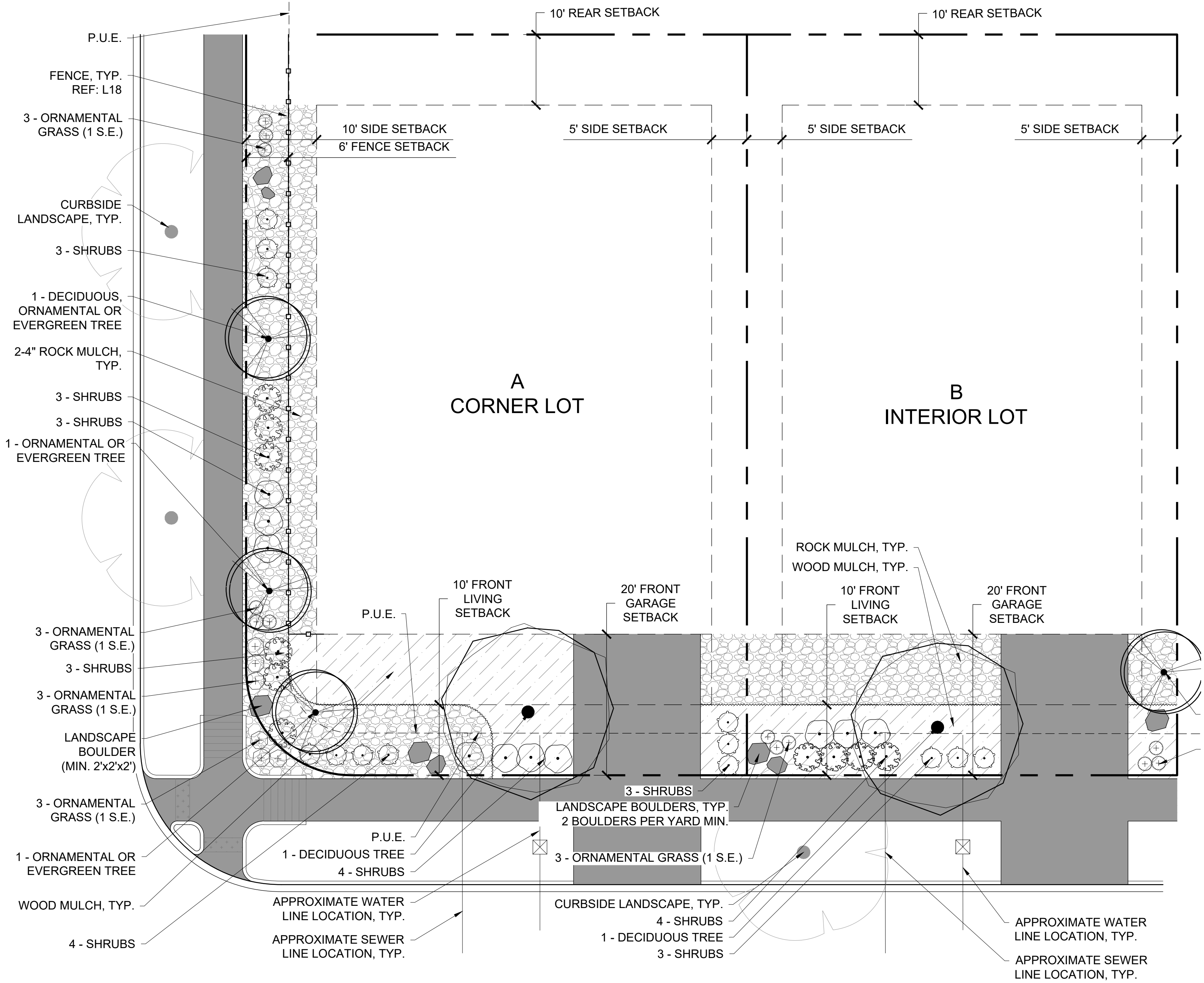
- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 11 SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS
- MIN. 2 LANDSCAPE BOULDERS PER FRONT YARD

SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED; NO PLANT MATERIAL REQUIRED

REAR YARD:

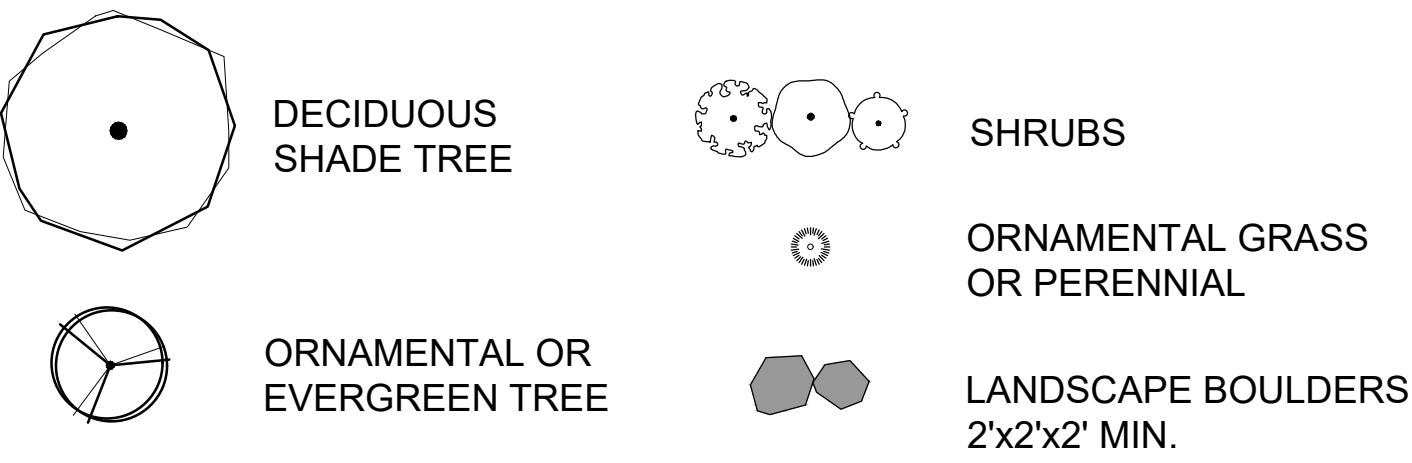
- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY



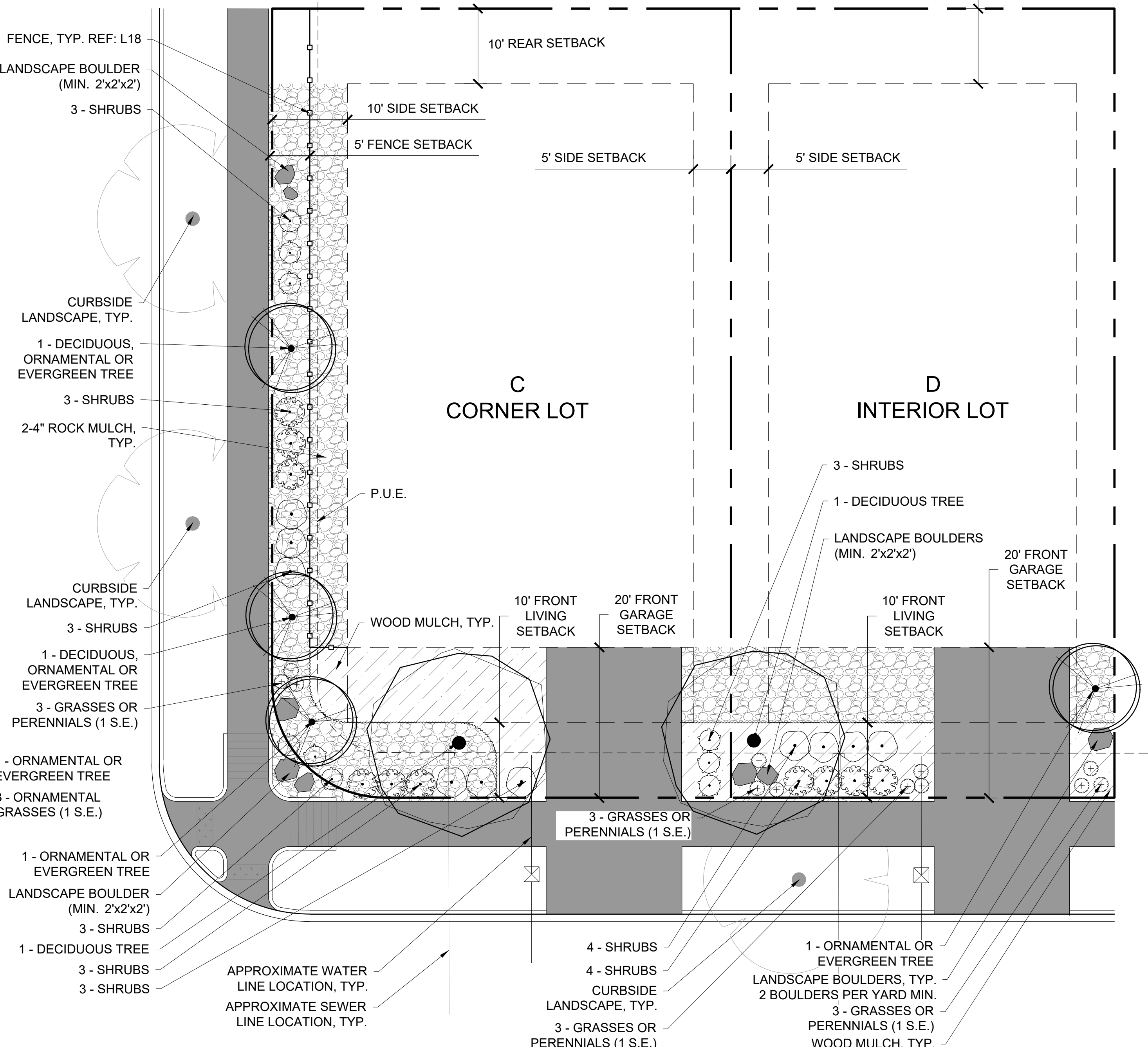
SFD - LARGE LOTS - 61 x 105' SFD

Scale 1" = 10'

LANDSCAPE LEGEND



NOTE: REFER TO RECOMMENDED PLANT SPECIES, SHEET L.15



SFD - STANDARD LOTS - 51' x 105'

Scale 1" = 10'

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

ISSUE RECORD

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TECH. SUB # 1	05/22/2024

PROJECT INFORMATION

PROJECT #:	2021-40	CD	AH
DRAWN BY:			
CHECKED BY:			

LOT TYPICALS

36

36 OF 45

OWNER / CLIENT

JEN COLORADO 20, LLC
7200 S. Alton Way, STE C-400
Centennial, CO 80112
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ENGINEER

KIMLEY-HORN
767 Santa Fe Drive
Denver, CO 80204
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kimwest.com



PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE



46' x 103' SINGLE FAMILY DETACHED - CORNER LOTS

FRONT YARD:

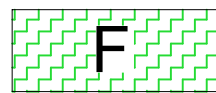
- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 12 SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS
- MIN. 2 LANDSCAPE BOULDERS PER FRONT YARD

SIDE YARD:

- 2 SHADE TREE(S) (MIN. 2.5" CAL.) -OR- ORNAMENTAL TREE(S) (MIN. 2" CAL.) -OR- EVERGREEN TREE(S) (MIN. 6' TALL)
- 9 SHRUBS MINIMUM (MIN. 5-GAL.)
- 3 DIFFERENT SPECIES IN EACH SIDE YARD
- 30% OF SHRUB COUNT (4 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

REAR YARD:

- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY



46' x 103' SINGLE FAMILY DETACHED - INTERIOR LOTS

FRONT YARD:

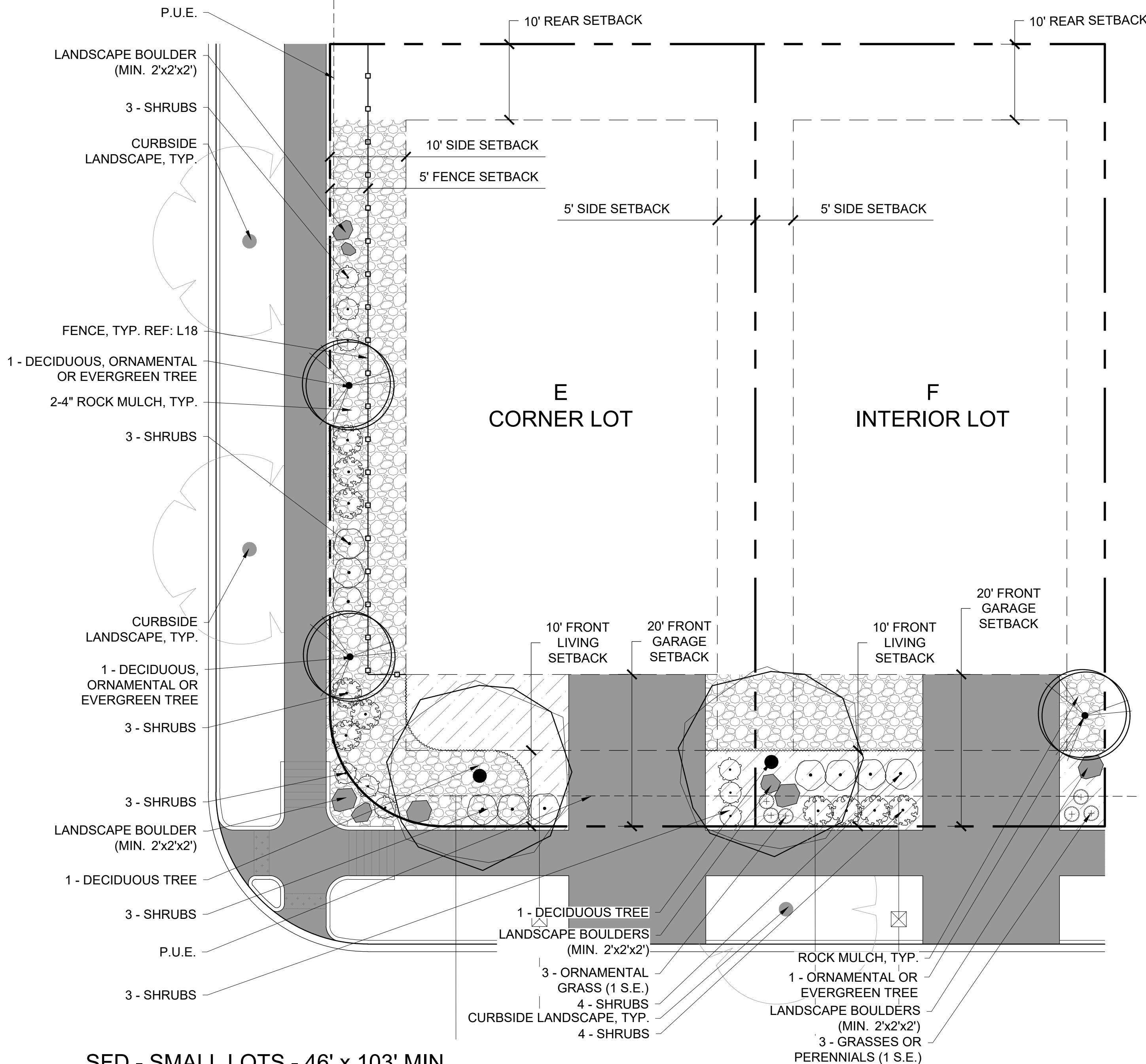
- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 10 SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS
- MIN. 2 LANDSCAPE BOULDERS PER FRONT YARD

SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED; NO PLANT MATERIAL REQUIRED

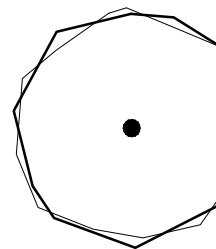
REAR YARD:

- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY



Scale 1" = 10'

LANDSCAPE LEGEND



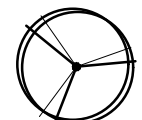
DECIDUOUS SHADE TREE



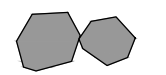
SHRUBS



ORNAMENTAL GRASS OR PERENNIAL



ORNAMENTAL OR EVERGREEN TREE



LANDSCAPE BOULDERS

NOTE: REFER TO RECOMMENDED PLANT SPECIES, SHEET L.15

OPEN SPACE TRACT LANDSCAPE REQUIREMENTS			
TRACT	AREA (S.F.)	REQUIRED LANDSCAPE 1 TREE, 10 SHRUBS / 4,000 S.F.	PROPOSED LANDSCAPE
I	57,361	14 TREES + 143 SHRUBS	23 TREES + 137 SHRUBS
J	168,837	42 TREES + 422 SHRUBS	67 TREES + 318 SHRUBS
L	6,300	2 TREES + 16 SHRUBS	2 TREES + 16 SHRUBS
M	8,580	2 TREES + 21 SHRUBS	2 TREES + 21 SHRUBS
N	8,420	2 TREES + 21 SHRUBS	2 TREES + 21 SHRUBS
V	382,100	96 TREES + 955 SHRUBS	163 TREES + 168 SHRUBS

LANDSCAPE TABLES

STANDARD RIGHTS-OF-WAY (CURBSIDE LANDSCAPE) TABLE

STREET NAME	CLASSIFICATION	LINEAR FEET	TREE ISLAND WIDTH	Area (SF)	TREES REQ. (1:40 LF)	TREES PROV.	SHRUBS REQ. (1:40 SF)	SHRUBS PROV.	ORNAMENTAL GRASS PROV.	TOTAL GRASS AND SHRUBS
HARVEST ROAD	COLLECTOR	2,016	8	16,128	50	35	403	279	183	462
EAST YALE AVE. (NORTH)	ARTERIAL	1,760	21	36,960	44	44	924	N/A	N/A	Turf provided (+38,036 SF)
EAST YALE AVE. (SOUTH)	ARTERIAL	1,883	21	39,543	47	48	989	N/A	N/A	Turf provided (+39,652 SF)
EAST WARREN AVE. (SOUTH)	COLLECTOR	1,232	8.5	10,472	31	31	262	220	42	262
SOUTH KEWAUNEE ST. (WEST)	LOCAL	2,267	8.5	19,270	57	63	482	393	155	548
SOUTH IDER WAY (WEST)	LOCAL	921	8	7,368	23	25	184	188	0	188
SOUT IDER WAY (EAST)	LOCAL	980	8	7,840	25	27	196	166	30	196
SOUTH IDER COURT (NORTH)	LOCAL	40	8	320	1	1	8	9	0	9
SOUTH IDER COURT (SOUTH)	LOCAL	40	8	320	1	0	8	9	0	9
SOUTH JACKSON GAP STREET (WEST)	LOCAL	1,658	8	13,264	41	44	332	290	75	365
SOUTH JACKSON GAP STREET (EAST)	LOCAL	1,760	8	14,080	44	45	352	316	63	379
SOUTH JAMESTOWN STREET (WEST)	LOCAL	703	8	5,624	18	18	141	141	0	141
SOUTH JAMESTOWN STREET (EAST)	LOCAL	637	8	5,096	16	16	127	135	0	135
SOUTH JAMESTOWN COURT (WEST)	LOCAL	1,870	8	14,960	47	46	374	291	83	374
SOUTH JAMESTOWN COURT (EAST)	LOCAL	2,158	8	17,264	54	53	432	364	46	410
EAST BALTIC PLACE (NORTH)	LOCAL	280	8	2,240	7	7	56	40	20	60
EAST BALTIC PLACE (SOUTH)	LOCAL	325	8	2,600	8	8	65	50	15	65
EAST ILIFF PLACE (NORTH)	LOCAL	516	8	4,128	13	13	103	86	17	103
EAST ILIFF PLACE (SOUTH)	LOCAL	576	8	4,608	14	17	115	86	35	121
SOUTH JACKSON GAP COURT (WEST)	LOCAL	1,504	8	12,032	38	38	301	266	35	301
SOUTH JACKSON GAP COURT (EAST)	LOCAL	1,504	8	12,032	38	43	301	240	61	301
SOUTH JACKSON GAP WAY (WEST)	LOCAL	2,193	8	17,544	55	55	439	310	144	454
SOUTH JACKSON GAP WAY (EAST)	LOCAL	1,935	8	15,480	48	47	387	323	64	387
EAST CASPIAN AVENUE (NORTH)	LOCAL	1,378	8	11,024	34	36	276	218	59	277
EAST CASPIAN AVENUE (SOUTH)	LOCAL	1,336	8	10,688	33	33	267	198	70	268
EAST WESLEY PLACE (NORTH)	LOCAL	767	8	6,136	19	20	153	140	13	153
EAST WESLEY PLACE (SOUTH)	LOCAL	767	8	6,136	19	20	153	122	31	153
EAST DICKENSON PLACE (NORTH)	LOCAL	767	8	6,136	19	19	153	119	38	157
EAST DICKENSON PLACE (SOUTH)	LOCAL	767	8	6,136	19	24	153	130	24	154
EAST HARVARD AVENUE (NORTH)	LOCAL	1,283	8	10,264	32	35	257	232	25	257
EAST HARVARD AVENUE (SOUTH)	LOCAL	1,361	8	10,888	34	40	272	214	58	272
EAST HARVARD PLACE (NORTH)	LOCAL	1,045	8	8,360	26	29	209	160	50	210
EAST HARVARD PLACE (SOUTH)	LOCAL	984	8	7,872	25	26	197	121	76	197
EAST LASALLE PLACE (NORTH)	LOCAL	504	8	4,032	13	14	101	94	9	103
EAST LASALLE PLACE (SOUTH)	LOCAL	504	8	4,032	13	13	101	73	30	103
EAST VASSAR PLACE (NORTH)	LOCAL	388	8	3,104	10	11	78	69	18	87
EAST VASSAR PLACE (SOUTH)	LOCAL	479	8	3,832	12	10	96	111	19	130

* Note: TOTAL TREE REQUIREMENT NOT PROVIDED DUE TO CONFLICTS WITH UNDERGROUND UTILITIES

Note: 50 LF REDUCED FROM STREETS CONTAINING STOP SIGNS TO ADHERE TO REQUIRED STOP SIGN SETBACKS

BUFFER TABLE

	BUFFER WIDTH:	LINEAR FEET:	LANDSCAPE REQUIRED:		LANDSCAPE PROVIDED:	
			(1 TREE/10 SHRUBS PER 40 LF) TREES	SHRUBS	TREES	SHRUBS
HARVEST ROAD: STREET FRONTAGE BUFFER	20'	397	10	100	11	100
WARREN AVENUE: STREET FRONTAGE BUFFER	20' (walk located w/in buffer)	1,354	34	339	34	341
KEWAUNEE STREET: STREET FRONTAGE BUFFER	20'	783	20	195	23	199

WATER USE TABLE

	SQUARE FOOTAGE:	PERCENTAGE:
TOTAL LANDSCAPE AREA	1,346,004 SF	100%
HIGH WATER USE AREA (MANICURED TURF)*	185,916 SF	13.8%
MEDIUM WATER USE AREA (SHRUB BED)	182,912 SF	13.6%
LOW WATER USE AREA (NATIVE SEED)	977,176 SF	72.6%

*NOTE: TURF AREAS USED AS RECREATION SPACES (INCLUDING ALL TURF WITHIN PARK BOUNDARIES) DOES NOT APPLY TO ALLOWED MANICURED TURF MAXIMUM OF 33%.

DETENTION LANDSCAPE REQUIREMENTS

TRACT 'F' DETENTION (A):	AREA IN SF:	%
TOTAL AREA	64,911 SF	100 %
DETENTION POND (ELEVATION: 5725)	49,198 SF	76 %
LANDSCAPE AREA AT POND (ABOVE 100 YR STORM ELEV.)	15,632 SF	24 %

	AREA IN SF:	REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AT POND	15,632 SF		
TREE REQUIREMENT (1 TREE PER 4000 SF)	NA	4	4
SHRUB REQUIREMENT (10 SHRUBS PER 4000 SF)	NA	39	39

TRACT 'U' DETENTION (B):	AREA IN SF:	%
TOTAL AREA	318,793 SF	100 %
DETENTION POND (ELEVATION: 5701)	231,295 SF	73 %
LANDSCAPE AREA AT POND (ABOVE 100 YR STORM ELEV.)	87,398 SF	27 %

	AREA IN SF:	REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AT POND	87,398 SF		
TREE REQUIREMENT (1 TREE PER 4000 SF)	NA	22	24
SHRUB REQUIREMENT (10 SHRUBS PER 4000 SF)	NA	219	220

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

ISSUE RECORD

SUBMITTAL # 1	06/08/2022
SUBMITTAL # 2	09/10/2022
SUBMITTAL # 3	09/29/2022
SUBMITTAL # 4	03/27/2024
TECH. SUB # 1	05/22/2024

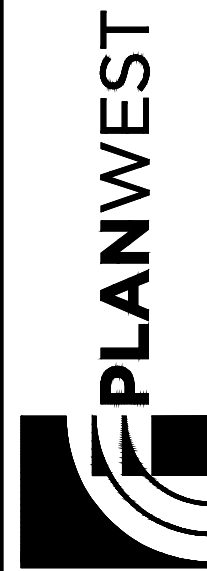
PROJECT INFORMATION

PROJECT #:	2021-40	CD	AH
DRAWN BY:			
CHECKED BY:			

LOT TYPICALS

37

37 OF 45



767 Santa Fe Drive
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ENGINEER

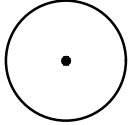
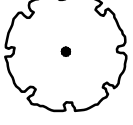
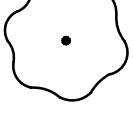
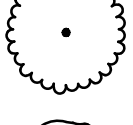
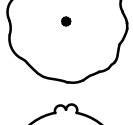
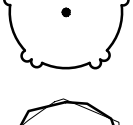

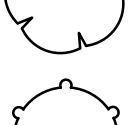
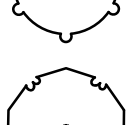

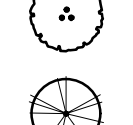
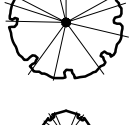
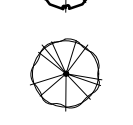
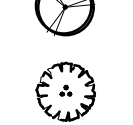

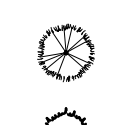
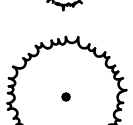
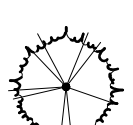
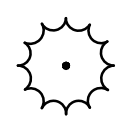




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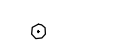

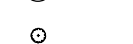
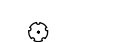









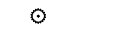


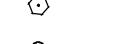


OWNER / CLIENT

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JEN@JENCOLORADO.COM

PLANT SCHEDULE






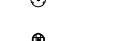




PLANT SCHEDULE

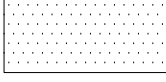

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	AH	134	Highland Park Maple	Acer grandidentatum x saccharum 'Hipzam' TM	B & B	2.5"Cal	
	AF	98	Redpointe® Maple	Acer rubrum 'Frank Jr.'	B & B	2.5"Cal	
	CS	95	Northern Catalpa	Catalpa speciosa	B & B	2.5"Cal	
	GS	184	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B & B	2.5"Cal	
	GD	130	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	B & B	2.5"Cal	
	QB	127	Buckley Oak	Quercus buckleyi	B & B	2.5"Cal	
	QM	100	Burr Oak	Quercus macrocarpa	B & B	2.5"Cal	
	TG	140	Greenspire Linden	Tilia cordata 'Greenspire'	B & B	2.5"Cal	
	UC	118	Frontier Elm	Ulmus x 'Frontier'	B & B	2.5"Cal	
	UP	120	Triumph Elm	Ulmus x 'Morton Glossy' TM	B & B	2.5"Cal	
ORNAMENTAL TREES							
	AW	5	Bigtooth Maple	Acer grandidentatum	B & B	Multi Trunk	6-8' Tall
	AG	2	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	15 gal	2"Cal	
	CI	3	Thornless Hawthorn	Crataegus crus-galli 'Inermis'	15 gal	2"Cal	
	KP	52	Golden Rain Tree	Koelreuteria paniculata	15 gal	2"Cal	
	MS	30	Spring Snow Crabapple	Malus x 'Spring Snow'	15 gal	2"Cal	
	PV	23	Sucker Punch Red Chokecherry	Prunus x virginiana 'P002S' TM	15 gal	2"Cal	
	PCS	38	Chanticleer Callery Pear	Pyrus calleryana 'Cleveland Select'	15 gal	2"Cal	
	QGO	9	Gambel Oak	Quercus gambelii	B & B	Multi Trunk	6-8' Tall
EVERGREEN TREES							
	PC	89	Colorado Spruce	Picea pungens	B & B		6-8' Tall
	PP	7	Pinyon Pine	Pinus edulis	B & B		6-8' Tall
	PH	49	Bosnian Pine	Pinus heldreichii	B & B		6-8' Tall
	PN	71	Austrian Black Pine	Pinus nigra	B & B		6-8' Tall
	PPO	10	Ponderosa Pine	Pinus ponderosa	B & B		6-8' Tall
	PS	60	Southwestern White Pine	Pinus strobiformis	B & B		6-8' Tall

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS					
	AN	404	False Indigo	Amorpha nana	5 gal
	AL	314	Low Scape Mound® Black Chokeberry	Aronia melanocarpa 'UCONNAM165'	5 gal
	BC	304	Crimson Pygmy Japanese Barberry	Berberis thunbergii 'Crimson Pygmy'	5 gal
	BG	93	Golden Rocket Japanese Barberry	Berberis thunbergii 'Golden Rocket'	5 gal
	CG	417	Globe Peashrub	Caragana arborescens 'Globosa'	5 gal
	CC	161	Bluebeard	Caryopteris x clandonensis	5 gal
	CM	234	Desert Sweet	Chamaebatiaia millefolium	5 gal
	CR	63	Rubber Rabbitbrush	Chrysothamnus nauseosus	5 gal
	CB	235	Red Twig Dogwood	Cornus sericea 'Bailey'	5 gal
	PA	136	Russian Sage	Perovskia atriplicifolia	5 gal
	PM	61	Mountain Ninebark	Physocarpus monogynus	5 gal
	PL	85	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	5 gal
	PD	371	Shrubby Cinquefoil	Potentilla fruticosa 'Dakota Sunspot'	5 gal
	PG	403	Gold Star Bush Cinquefoil	Potentilla fruticosa 'Gold Star'	5 gal
	PB	432	Pawnee Buttes Sand Cherry	Prunus besseyi 'P011S' TM	5 gal
	RG	443	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 gal
	RC	337	Wax Currant	Ribes cereum	5 gal
	RD	601	Pink Double Knock Out Rose	Rosa x 'Radtkopink' TM	5 gal
	RN	213	Nearly Wild Floribunda Rose	Rosa x 'Nearly Wild'	5 gal
	RCY	209	Flower Carpet Yellow Rose	Rosa x 'Noalesa' TM	5 gal
	RCR	380	Flower Carpet Red Groundcover Rose	Rosa x 'Noare' TM	5 gal
	SJ	475	Little Princess Japanese Spirea	Spiraea japonica 'Little Princess'	5 gal
	SB	105	Gold Mound Spirea	Spiraea x bumalda 'Goldmound'	5 gal
	SO	17	Western Snowberry	Symphoricarpos occidentalis	5 gal
	SC	437	Bloomerang Dwarf Purple Lilac	Syringa x 'SMNJRPU' TM	5 gal

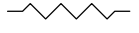
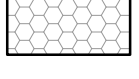
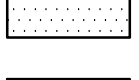
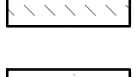
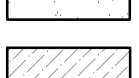

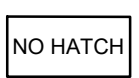

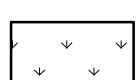

EVERGREEN SHRUBS					
	AP	682	Panchito Manzanita	Arctostaphylos x coloradensis 'Panchito'	5 gal
	CP	90	Spanish Gold Broom	Cytisus purgans 'Spanish Gold'	5 gal
	EE	224	Ephedra	Ephedra equisetina	5 gal
	EG	60	Emerald 'n Gold Wintercreeper	Euonymus fortunei 'Emerald 'n Gold'	5 gal
	GL	197	Lydia Broom	Genista lydia	5 gal
	JH	96	Andorra Juniper	Juniperus horizontalis 'Andorra'	5 gal
	JA	862	Arcadia Juniper	Juniperus sabina 'Arcadia'	5 gal
	MC	35	Compact Oregon Grape	Mahonia aquifolium 'Compacta'	5 gal
	MR	84	Creeping Mahonia	Mahonia repens	5 gal
	YG	35	Soapweed	Yucca glauca	5 gal

ORNAMENTAL GRASSES					
	BB	122	Blonde Ambition Blue Grama	Bouteloua gracilis 'Blonde Ambition'	5 gal
	CAB	122	Korean Feather Reed Grass	Calamagrostis arundinacea brachytricha	5 gal
	CAK	162	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	5 gal
	ER	76	Ravenna Grass	Erianthus ravennae	5 gal
	ML	308	Regal Mist Pink Muhly Grass	Muhlenbergia capillaris 'Lenca' TM	5 gal
	NT	784	Mexican Feather Grass	Nassella tenuissima	5 gal
	HF	224	Little Bunny Fountain Grass	Pennisetum alopecuroides 'Little Bunny'	5 gal
	SS	265	The Blues Little Bluestem	Schizachyrium scoparium 'The Blues'	5 gal

PERENNIALS					
	ACR	54	Rocky Mountain Columbine	Aquilegia caerulea	1 gal
	BL	75	Chocolate Daisy	Berlandiera lyrata	1 gal
	CV	29	Red Valerian	Centranthus ruber	1 gal
	CVM	31	Moonbeam Tickseed	Coreopsis verticillata 'Moonbeam'	1 gal
	GSP	12	Siskiyou Pink Gaura	Gaura lindheimeri 'Siskiyou Pink'	1 gal
	LW	804	Wee One English Lavender	Lavandula angustifolia 'Wee One'	1 gal
	MM	29	Colorado Four O'Clock	Mirabilis multiflora	1 gal
	NW	24	Walker's Low Catmint	Nepeta x faassenii 'Walker's Low'	1 gal
	PRM	30	Rocky Mountain Penstemon	Penstemon strictus	1 gal
	RHD	67	Denver Daisy Black-eyed Susan	Rudbeckia hirta 'Denver Daisy'	1 gal

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT
	403 sf	Small-leaf Pussytoes	Antennaria parvifolia	1 gal
	656 sf	Purple Poppymallow	Callirhoe involucrata	1 gal

LANDSCAPE MATERIALS

	+/- 10,100 LF	STEEL EDGER REF: 16/L.19
	+/- 12,00 SF	FIBAR PLAY SURFACE
	+/- 180,000 SF	'RTF' WATER SAVER SOD
	+/- 94,250 SF	DOG TUFF LOW WATER TURF
	+/- 12,500 SF	CRUSHER FINES
	+/- 156,000 SF	SHREDDED CEDAR MULCH
	+/- 79,400 SF	3 - 6" COBBLE ROCK MULCH
	+/- 314,000 SF	2 - 4" ROCK MULCH All perennial and ornamental grass beds to contain rock mulch except where otherwise specified.
	+/- 313,500 SF	NATIVE SEED MIX: Arkansas Valley Seed - Multi-Color High Altitude Mix: 30% Ephraim Crested Wheatgrass 25% Sheep Fescue 15% Perennial Rye 15% Chewings Fescue 10% Canada Bluegrass 5% SHREDDED CEDARY Mountain Wildflower Mix
	+/- 280,000 SF	WETLAND SEED MIX: Arkansas Valley Seed - Wetland Mix: 7% Woolly Sedge 7% Nebraska Sedge 2% Blue Grama 7% Inland Saltgrass 7% Baltic Rush 13% Prairie Cordgrass 20% Switchgrass 20% Western Wheatgrass 17% Green Needlegrass

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

ISSUE RECORD

SUBMITTAL # 1	06/08/2022
SUBMITTAL # 2	09/10/2022
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TECH. SUB # 1	05/22/2024

PROJECT INFORMATION

PROJECT #:	2021-40
DRAWN BY:	CD
CHECKED BY:	AH

PLANT SCHEDULE
38

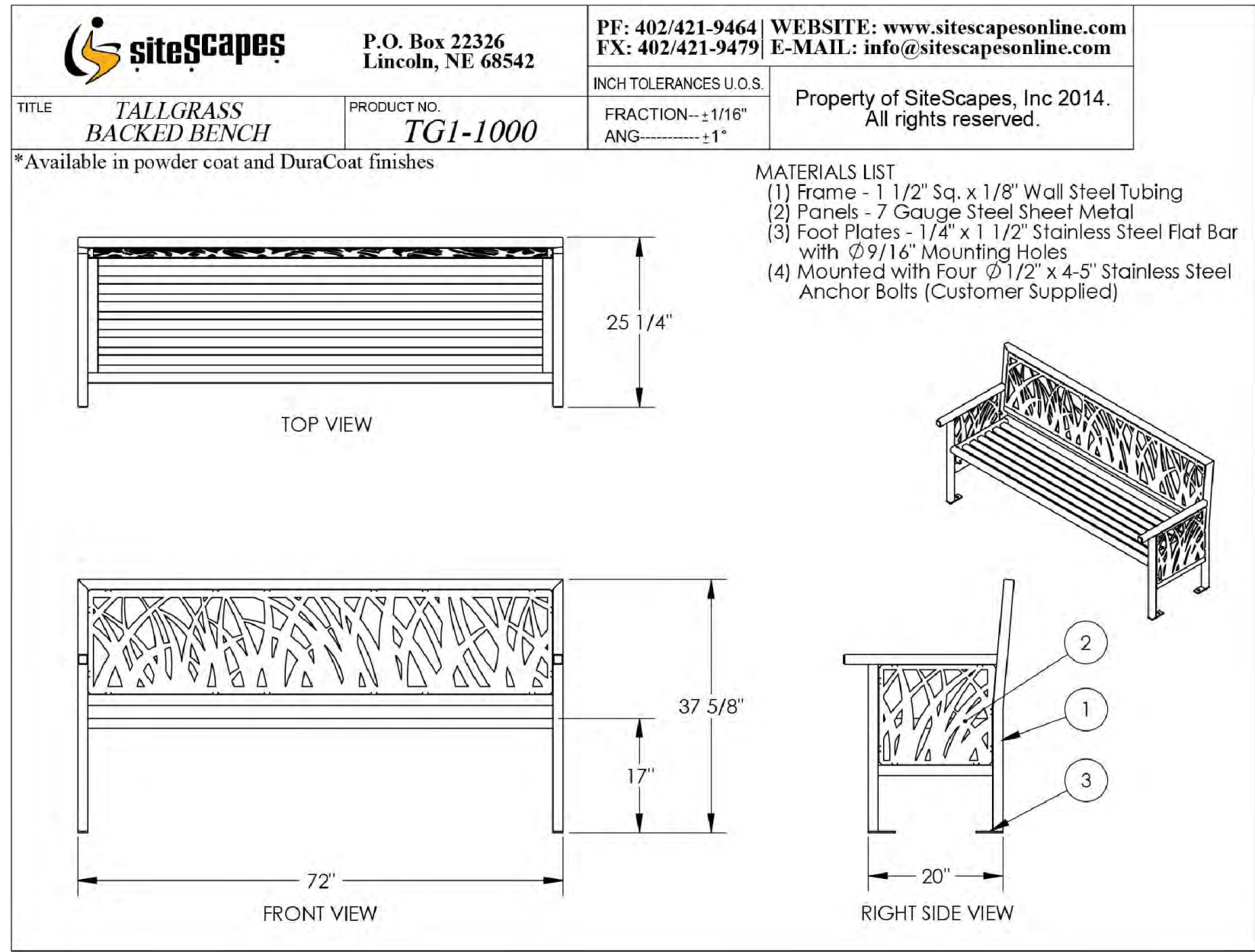


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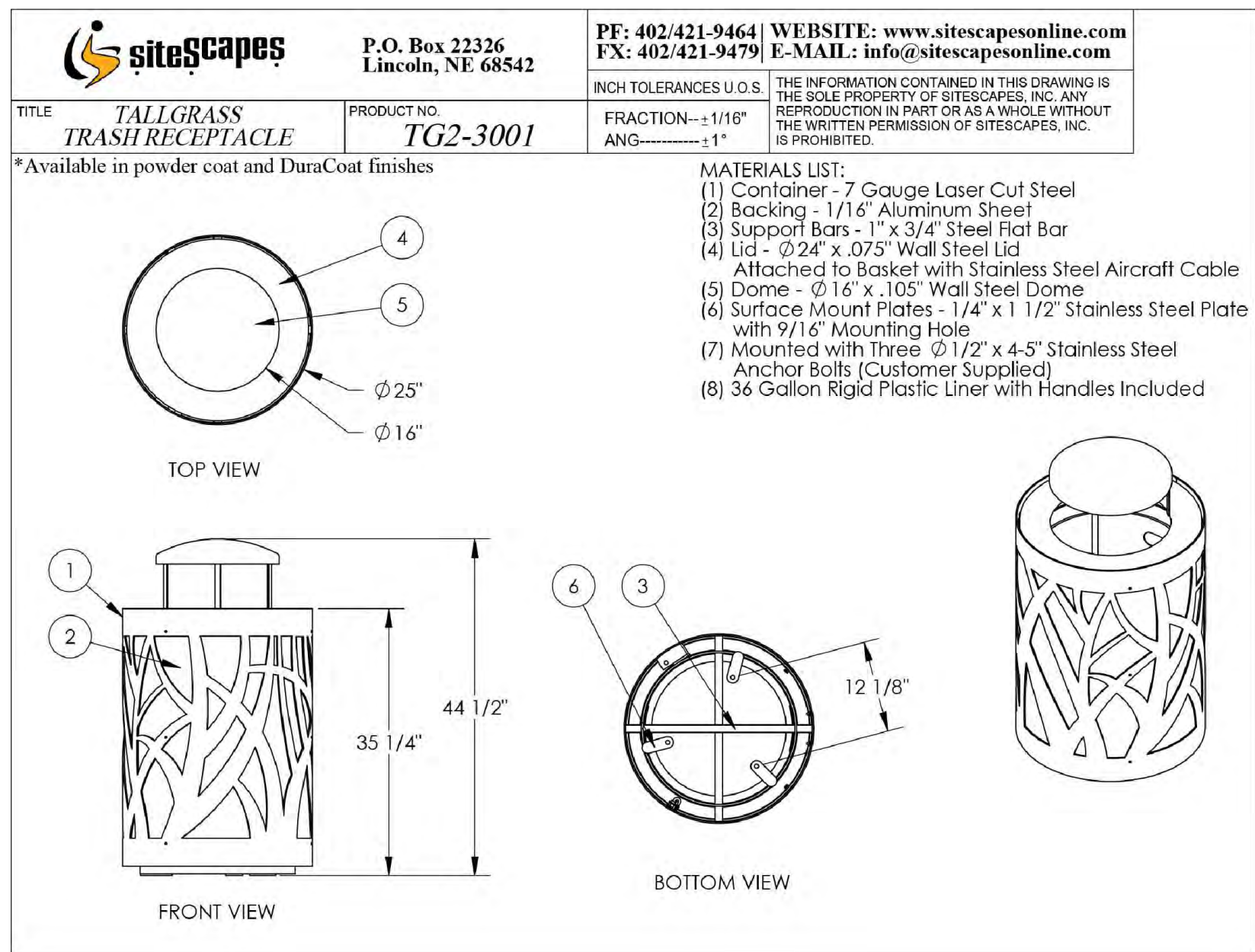
767 Santa Fe Drive
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OWNER / CLIENT
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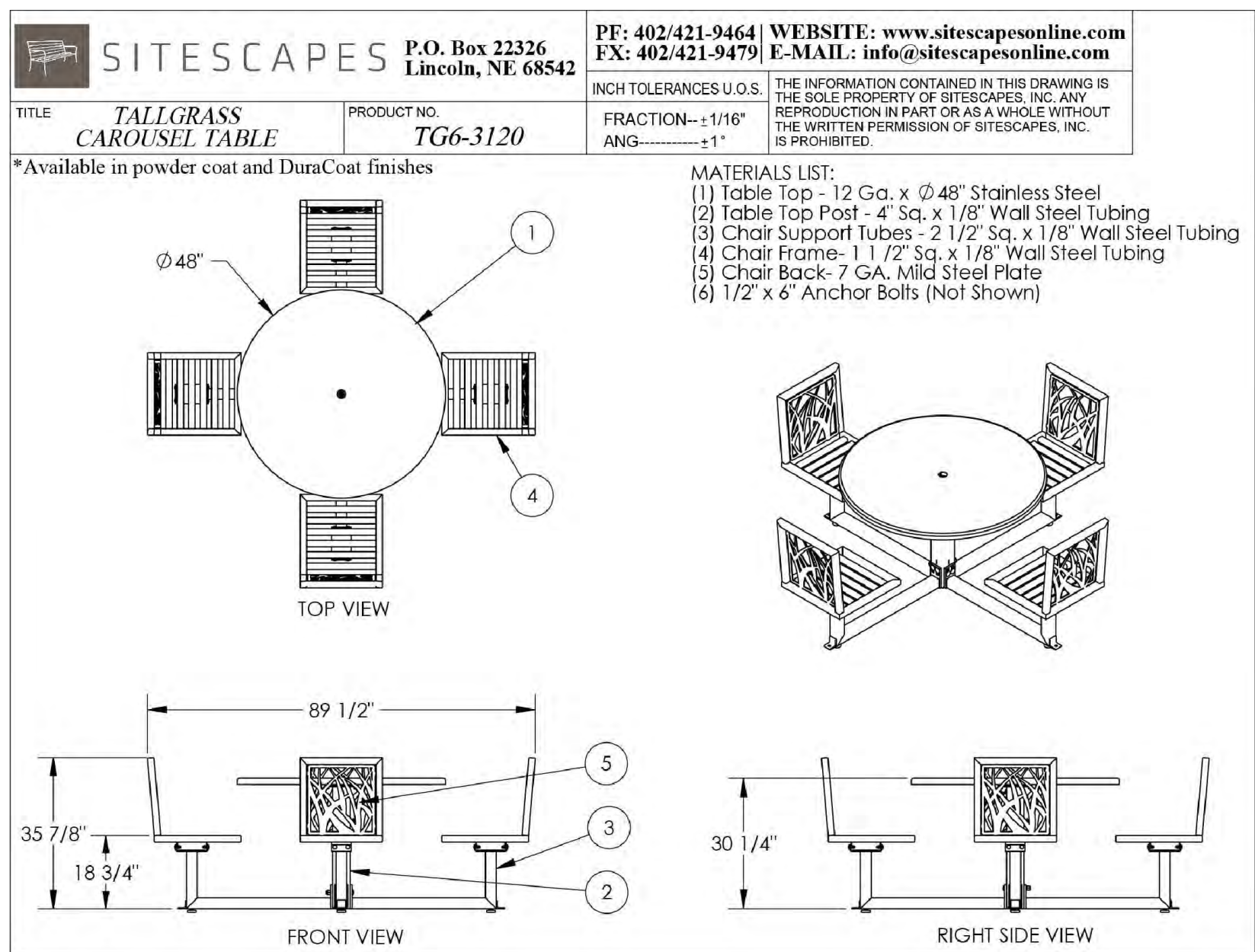
ENGINEER
KIMLEY-HORN
1500 W. CENTER STREET, STE 100
DENVER, CO 80207
303-228-2500



01 6' BENCH QTY: TBD
COLOR: BRONZE POWDER COATED FINISH Not To Scale



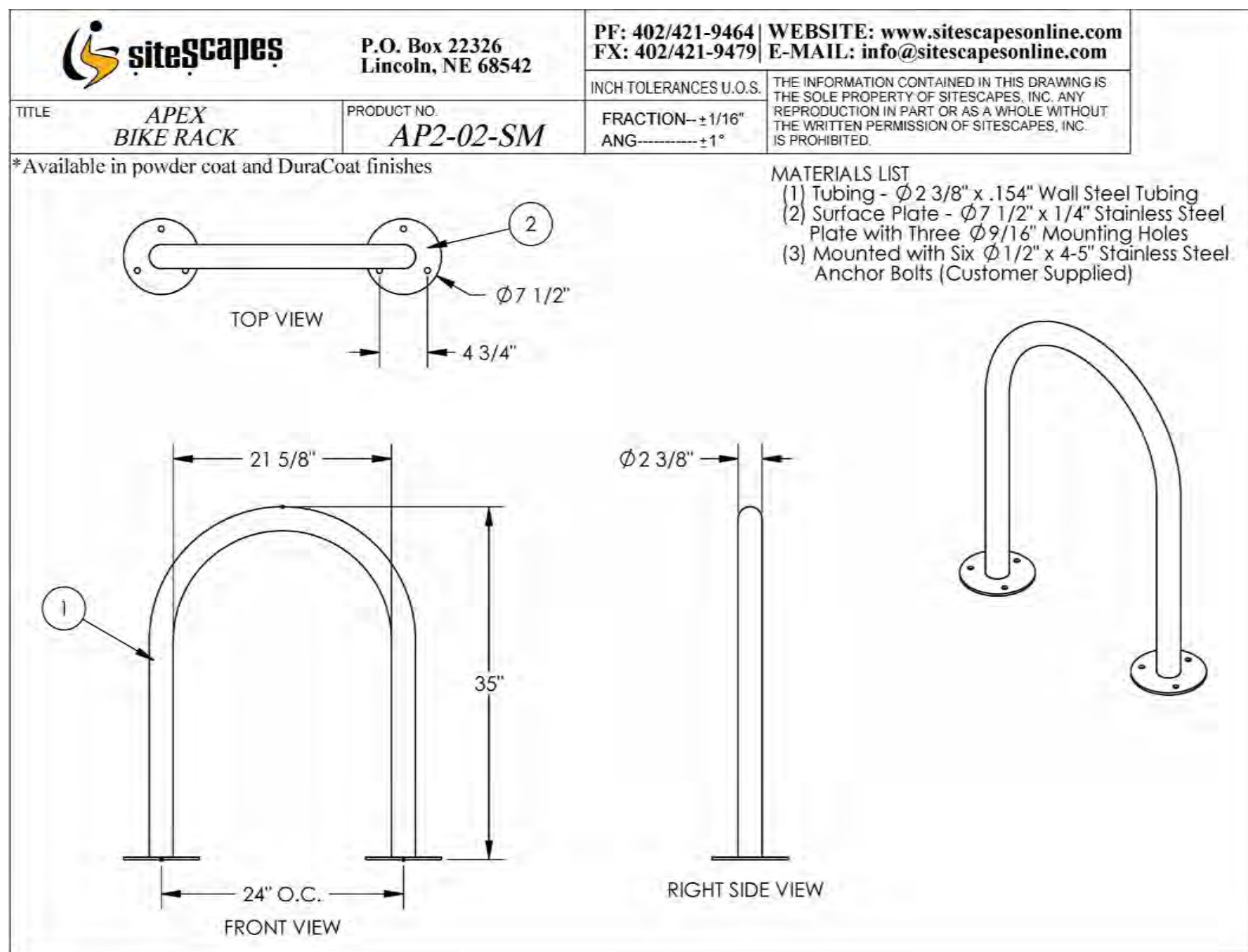
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COLOR: BRONZE POWDER COATED FINISH Not To Scale



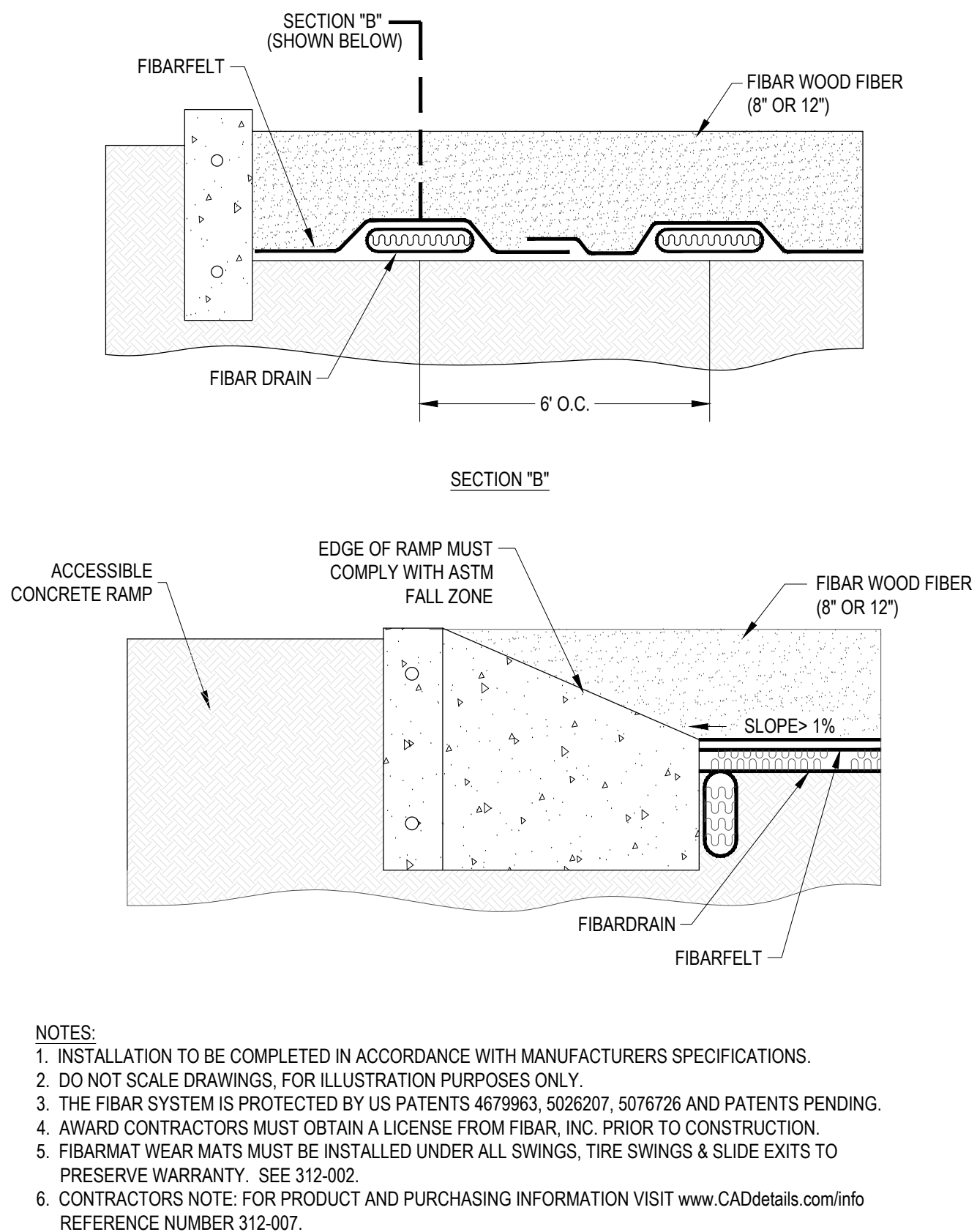
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COLOR: BRONZE POWDER COATED FINISH Not To Scale



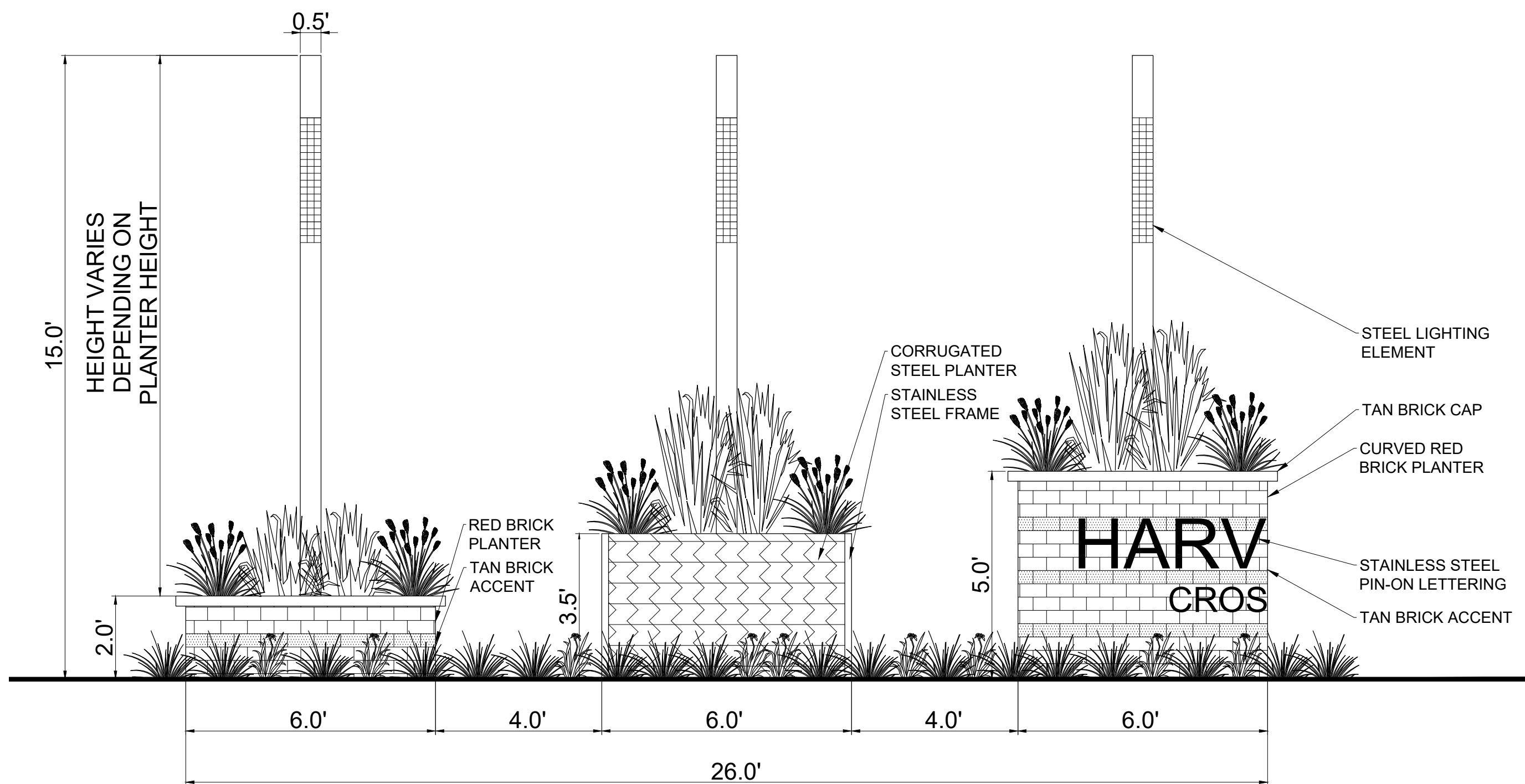
04 DOG WASTE STATION QTY: TBD
COLOR: GREEN Not To Scale



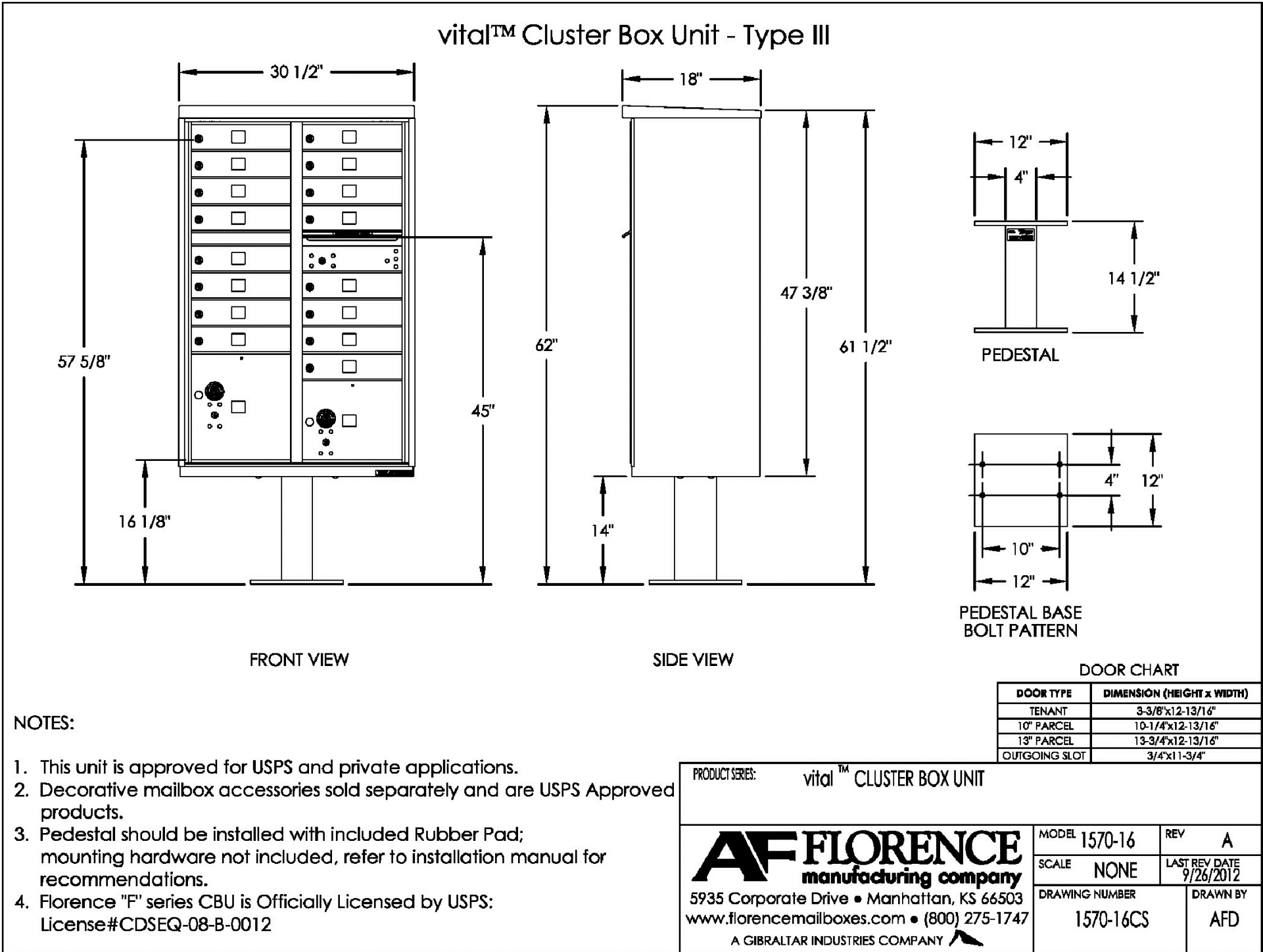
05 BIKE RACK QTY: TBD
COLOR: BRONZE POWDER COATED FINISH Not To Scale



06 FIBAR PLAY SURFACE Not To Scale



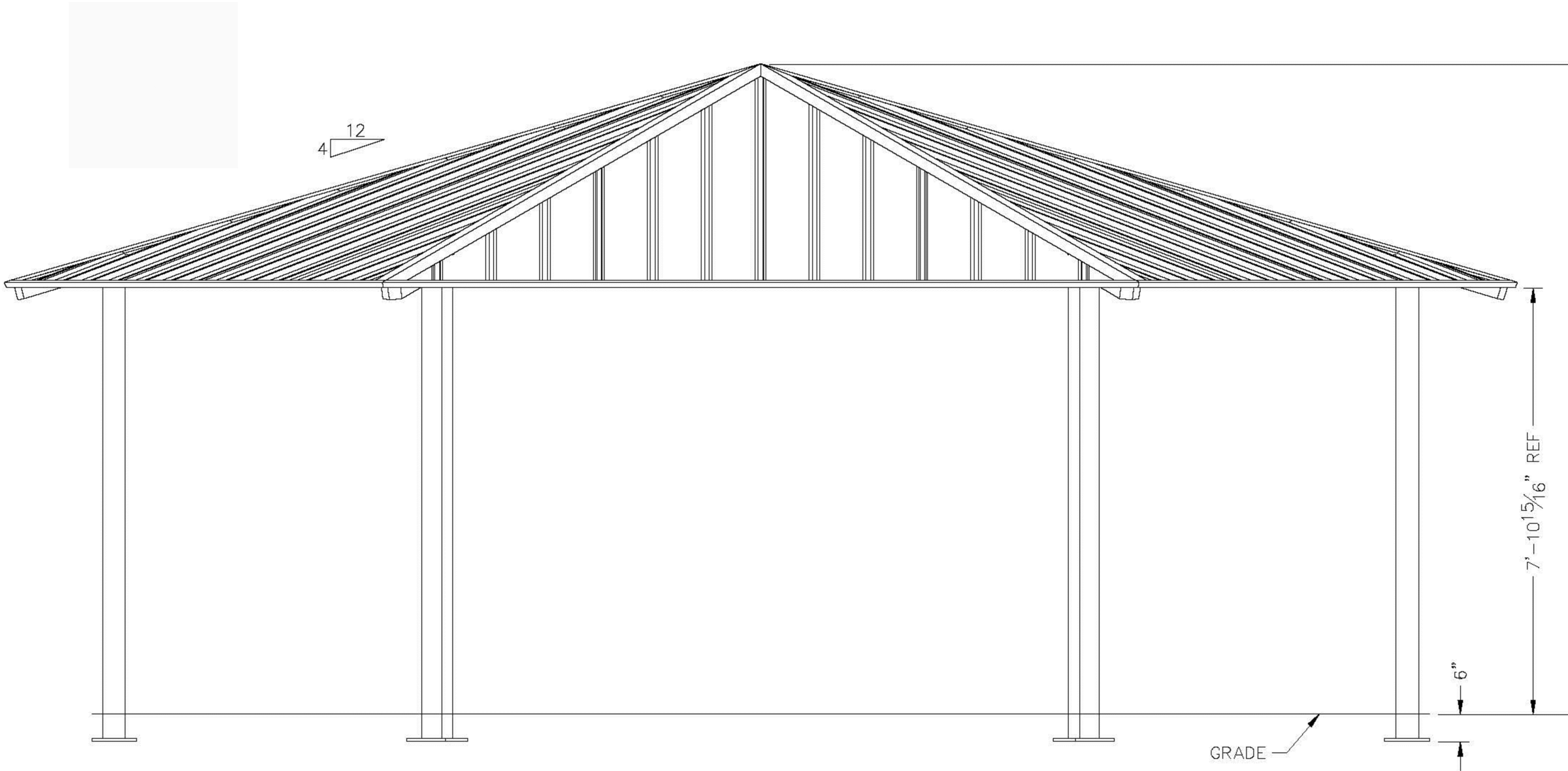
07 TYPICAL MONUMENT ELEVATION Not To Scale



08

16 UNIT MAILBOX CLUSTER
COLOR: BRONZE

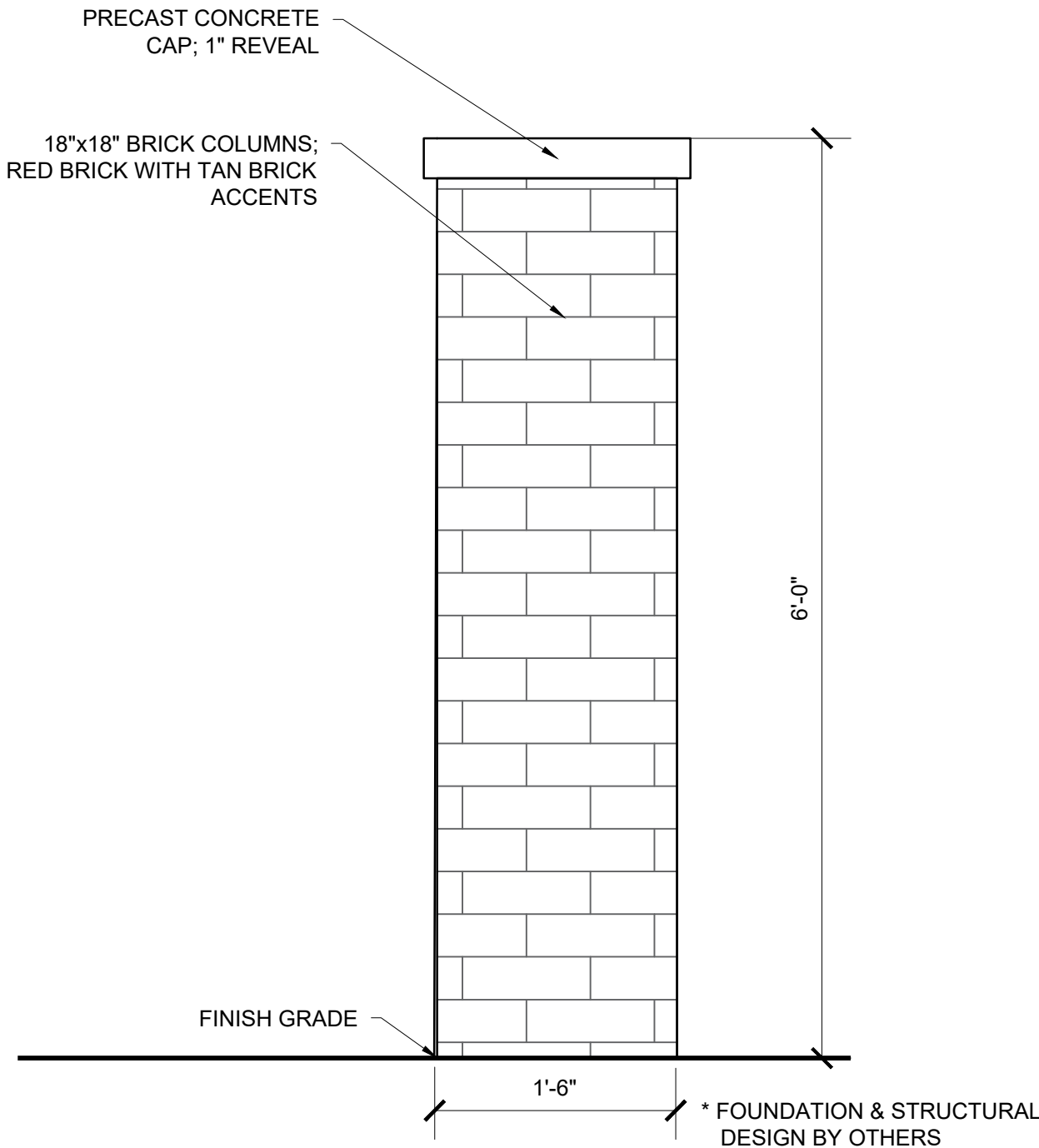
QTY: 27
Not To Scale



09

SHADE STRUCTURE
LOCATION: CENTRAL PARK, SOUTHERN PLAZA

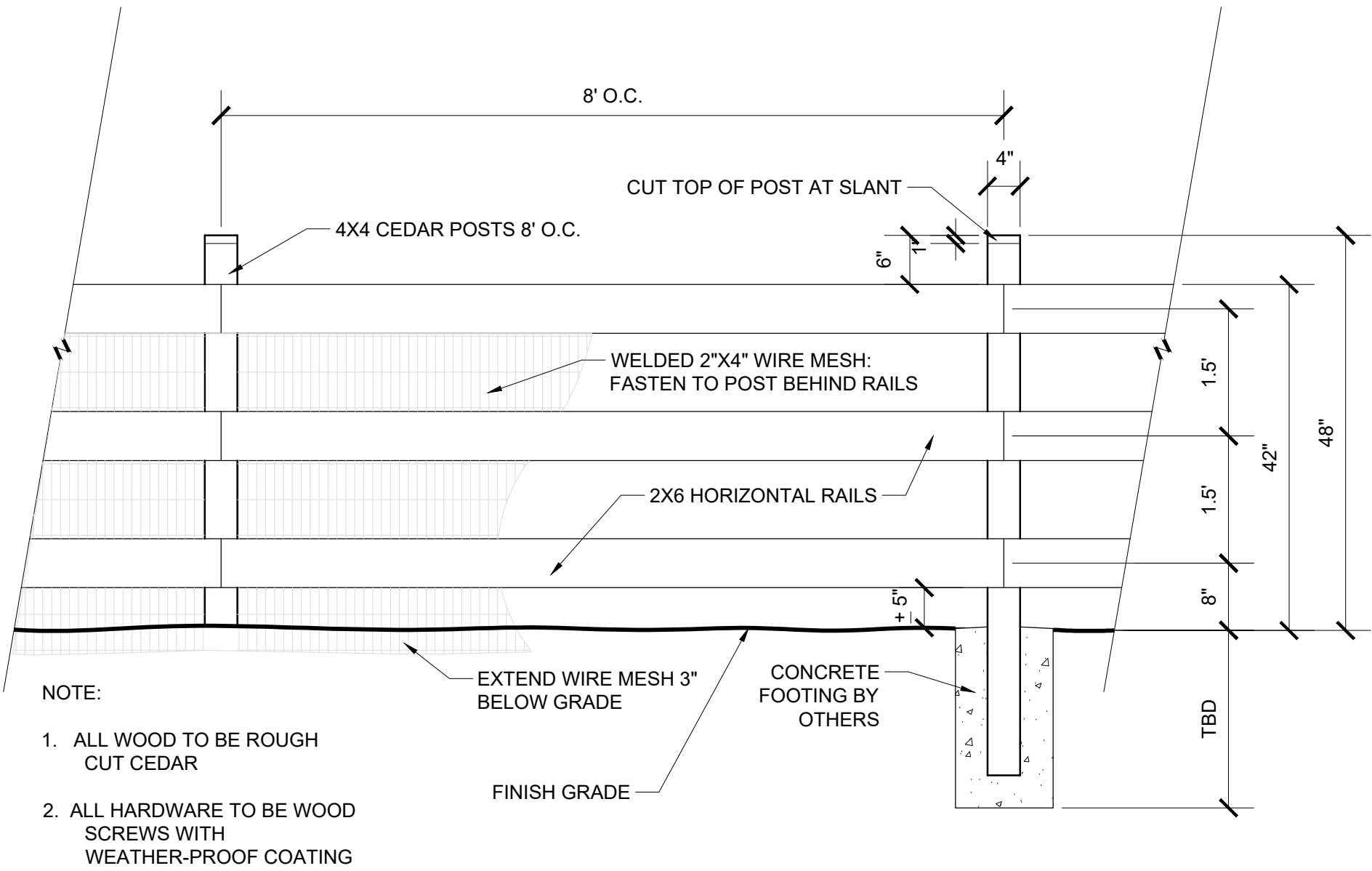
QTY: 2
Not To Scale



10

6' MASONRY COLUMN
COLOR: RED BRICK W/ TAN ACCENT

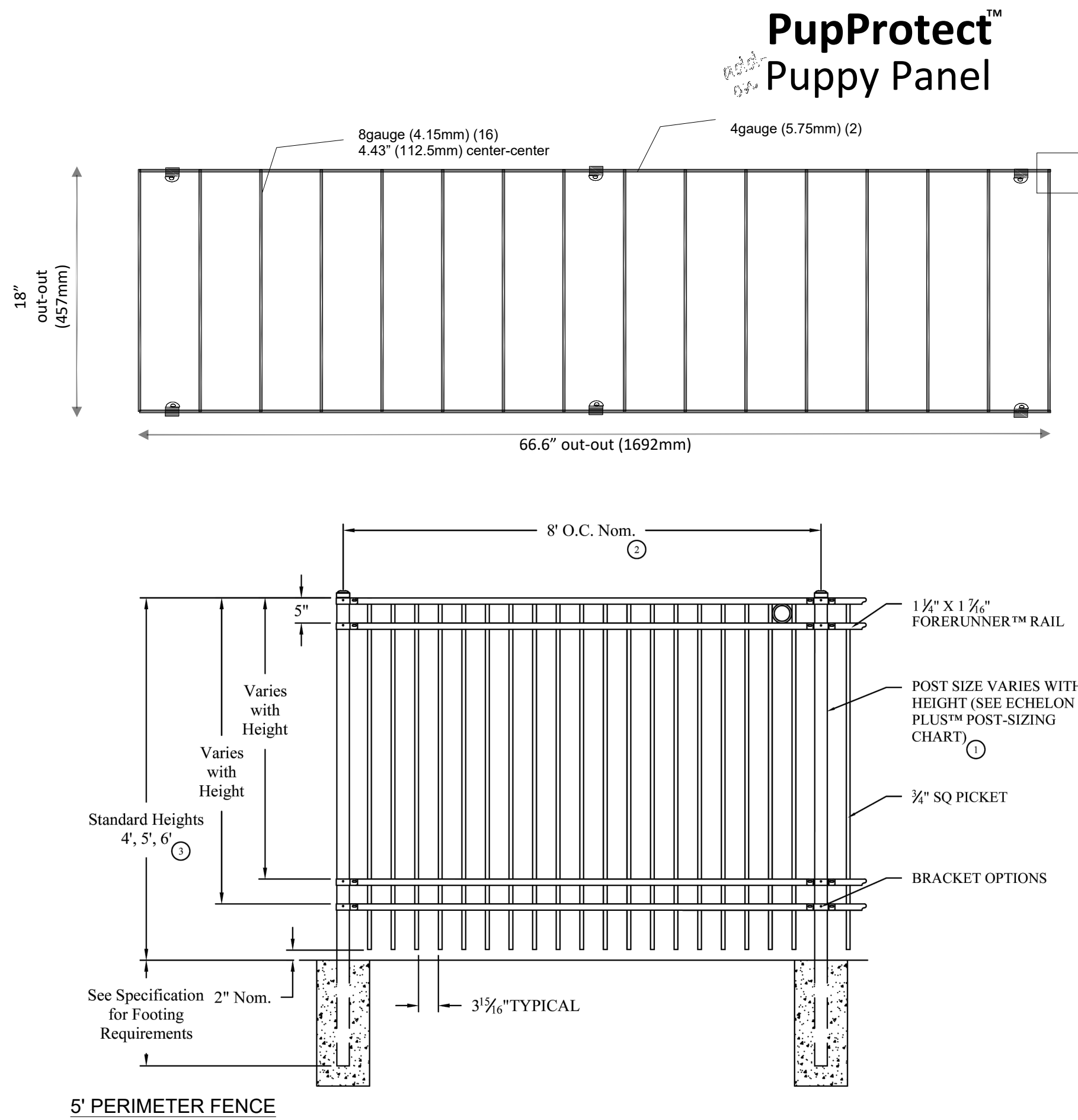
QTY: 40
Not To Scale



11

SPLIT RAIL FENCE WITH MESH

Not To Scale



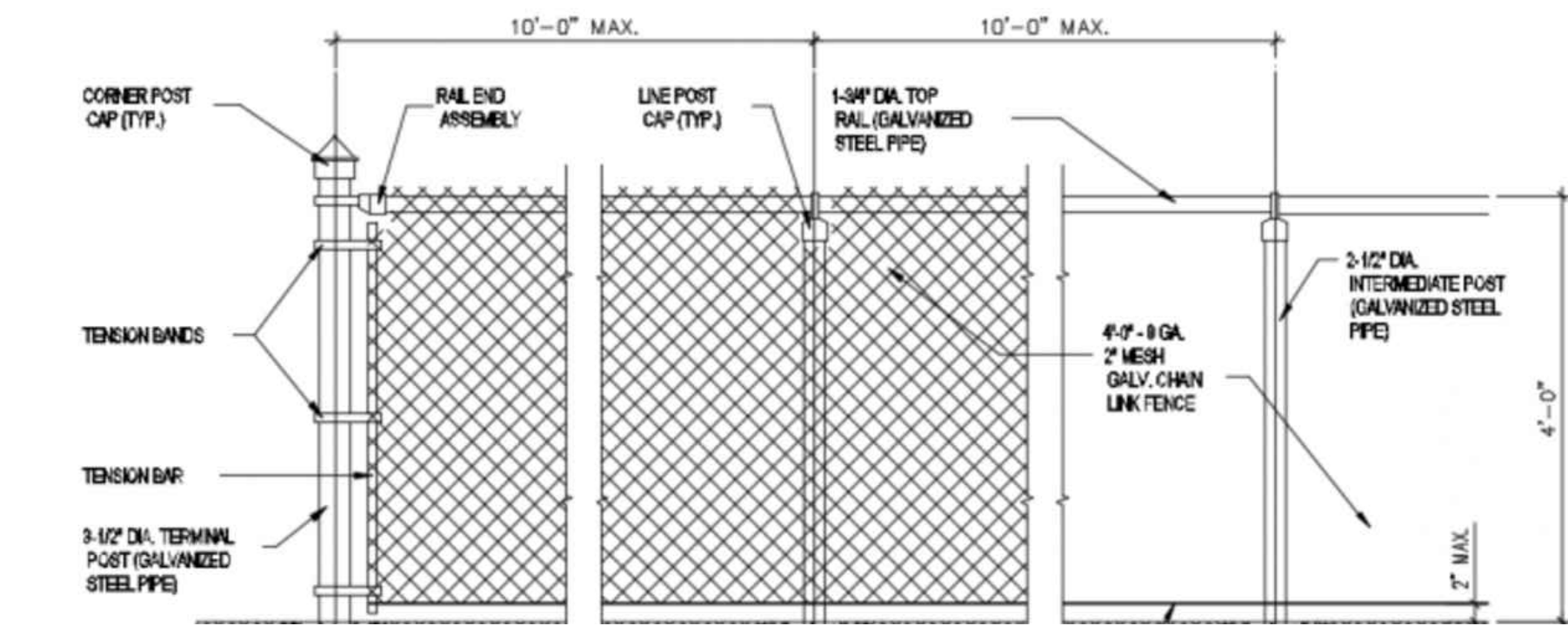
12

5' PERIMETER FENCE WITH PUPPY GUARD

AMERISTAR ECHELON PLUS MAJESTIC 4-RAIL FENCE
COLOR: BLACK

NOTES:
FOUNDATION & STRUCTURAL DESIGN BY OTHERS.
FENCE PANEL POSTS NOT TO EXCEED 3" DISTANCE FROM BRICK COLUMN. DO NOT ATTACH.

Not To Scale



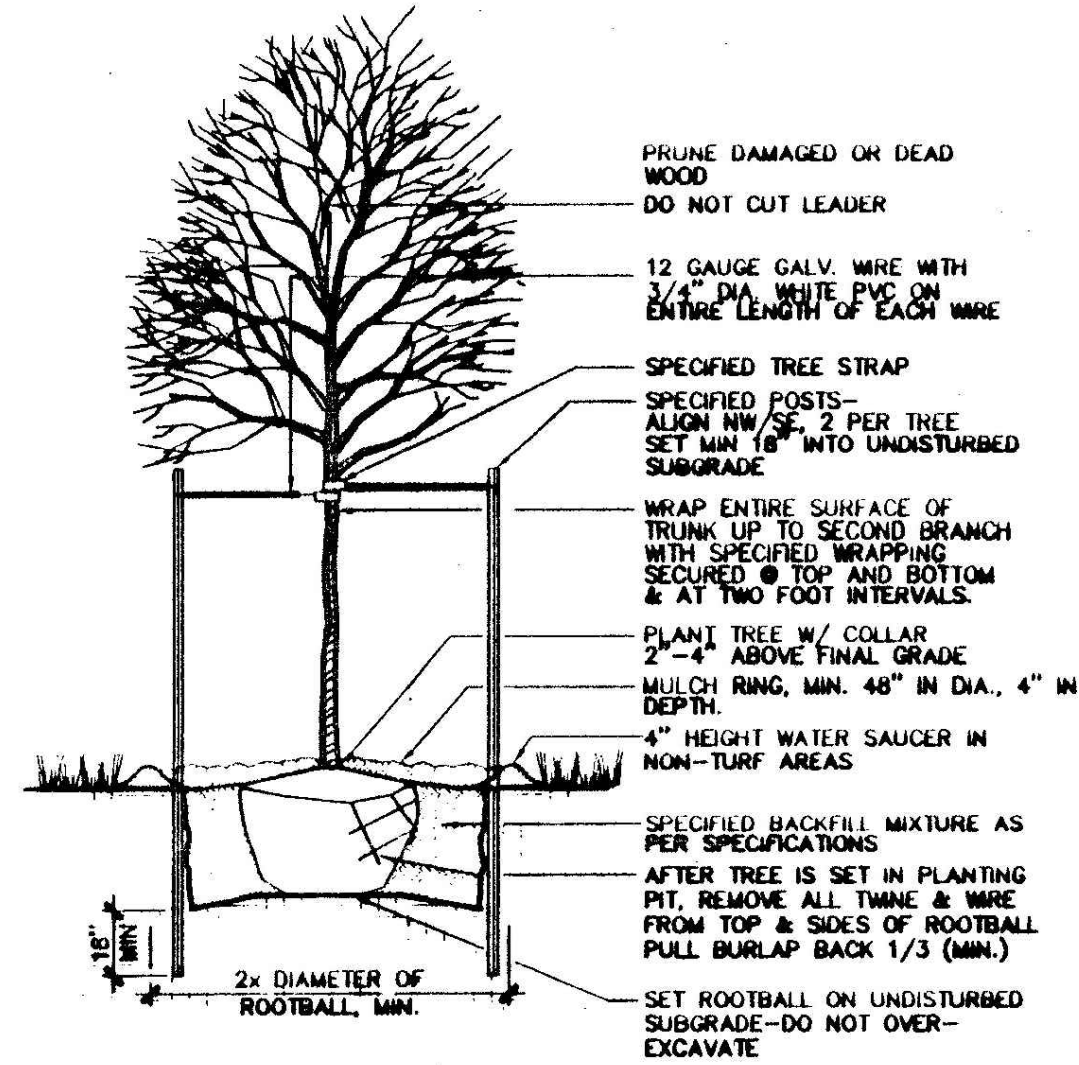
13

CHAIN-LINK FENCE

COLOR: POWDER COAT BROWN
NOTES:
FOUNDATION & STRUCTURAL DESIGN BY OTHERS

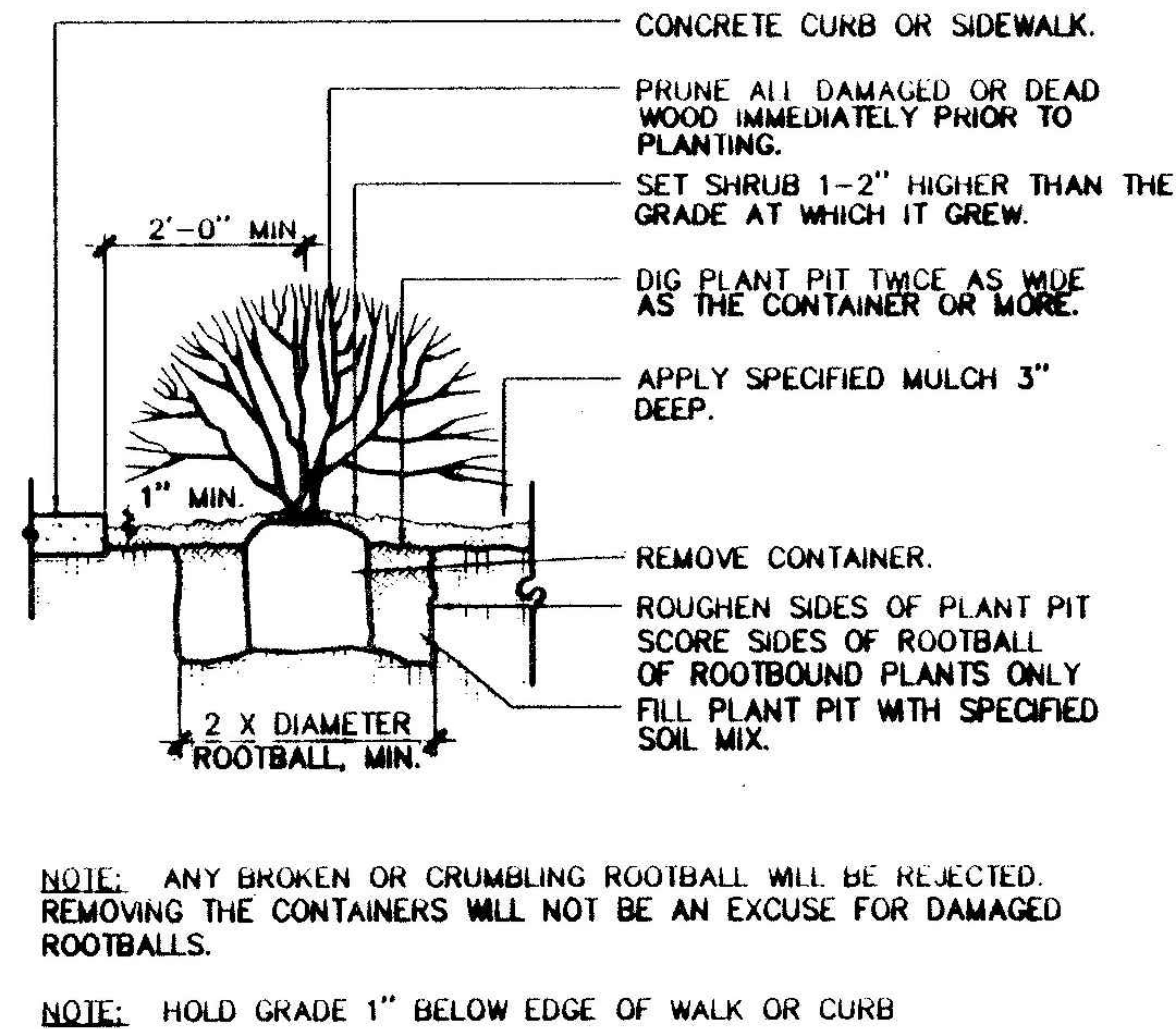
Not To Scale

- TREE WRAP - THE CONTRACTOR WILL WRAP EACH TREE IN CREPE NURSERY WRAP, SPIRALLY APPLIED WITH ONE (1) INCH OVERLAP AND DOUBLE WRAPPED AT TOP AND BOTTOM, AS MANUFACTURED BY KRAFT OR 3M. WATERPROOF TAPE WILL BE USED TO HOLD THE WRAP IN PLACE.
- RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.



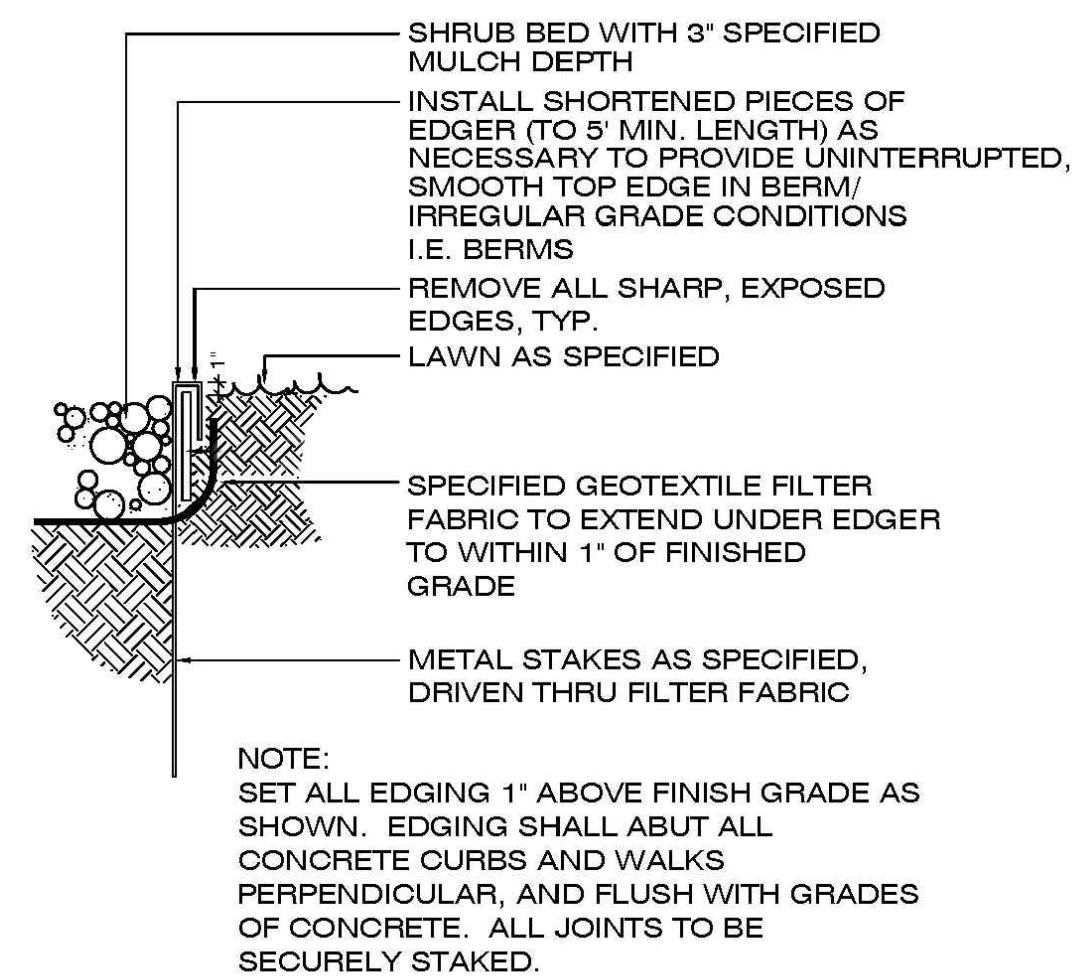
14 TYPICAL TREE PLANTING

Not To Scale



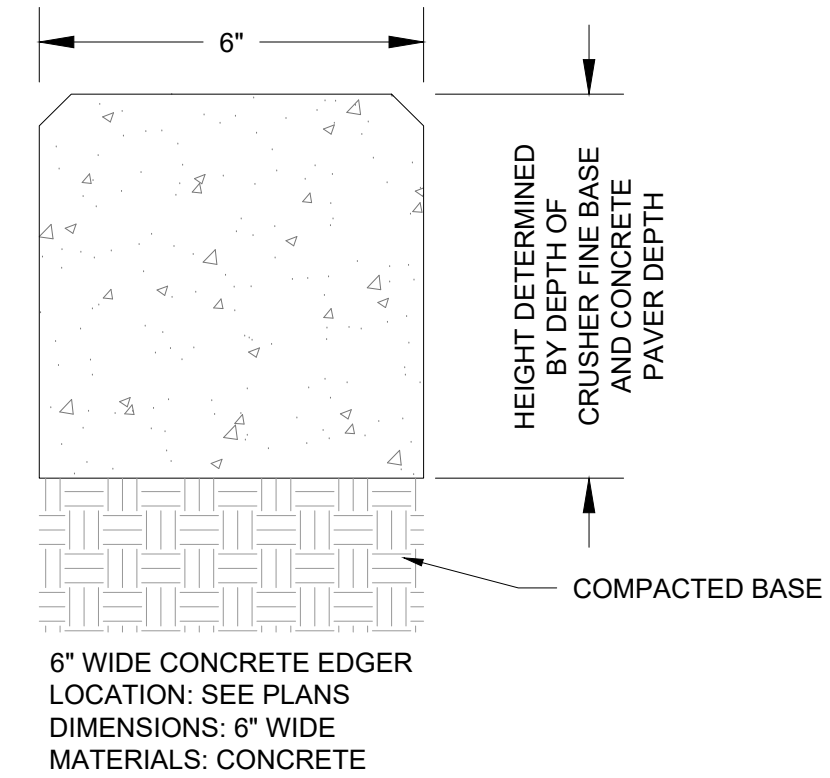
15 TYPICAL SHRUB PLANTING

Not To Scale



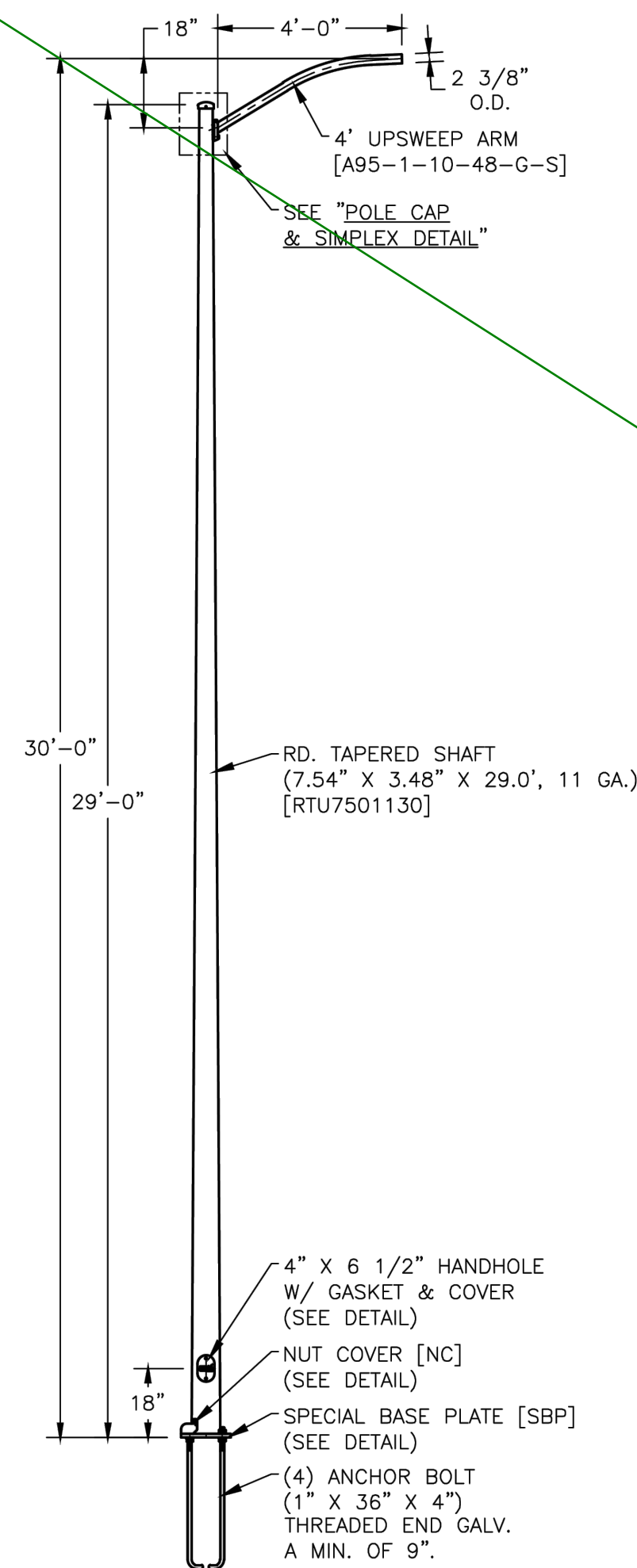
16 STEEL EDGING

Not To Scale



17 CONCRETE EDGE

Not To Scale

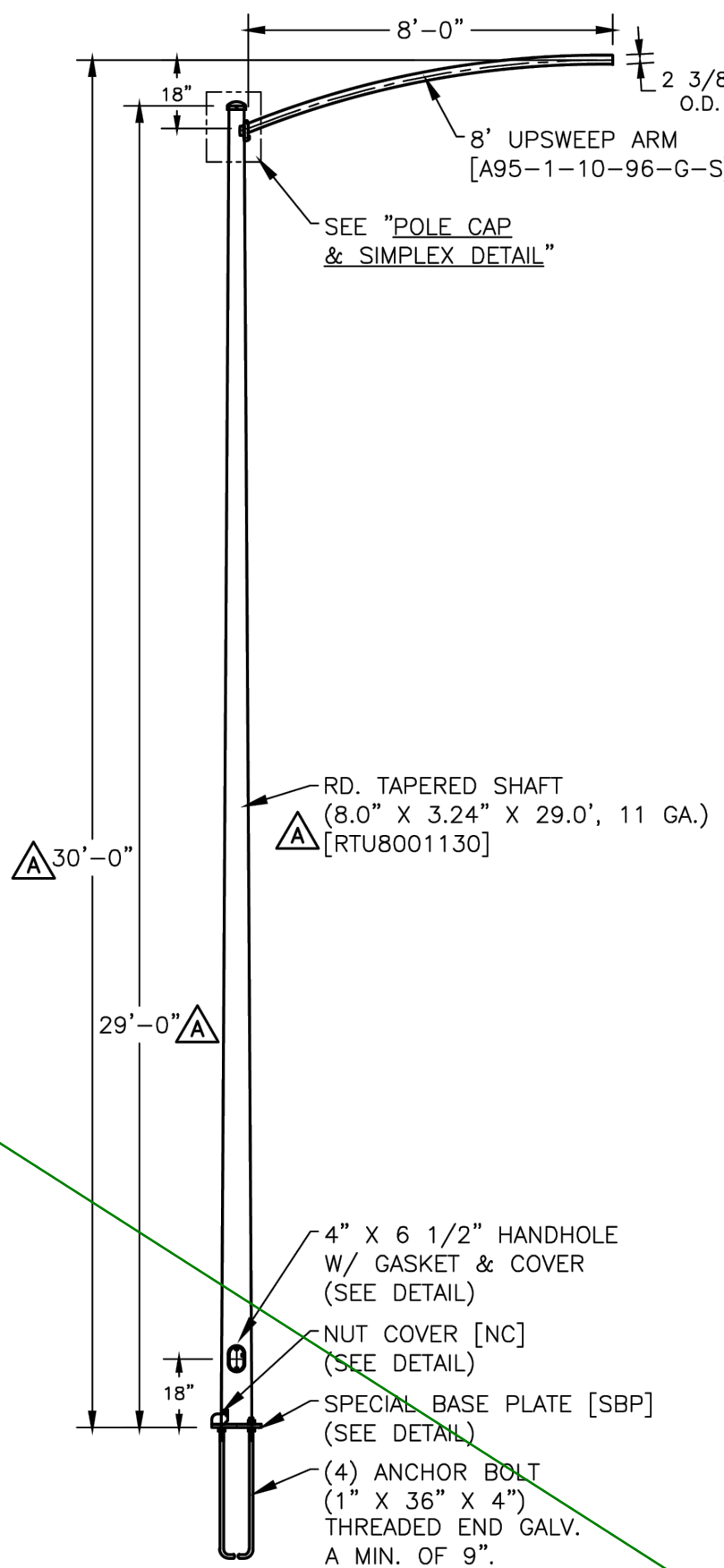


18 STREET LIGHTING - LOCAL STREET

100 Watt HPS, side mount rectilinear luminaire fixture Not To Scale

Remove. Public light fixtures will be approved with civil plans.

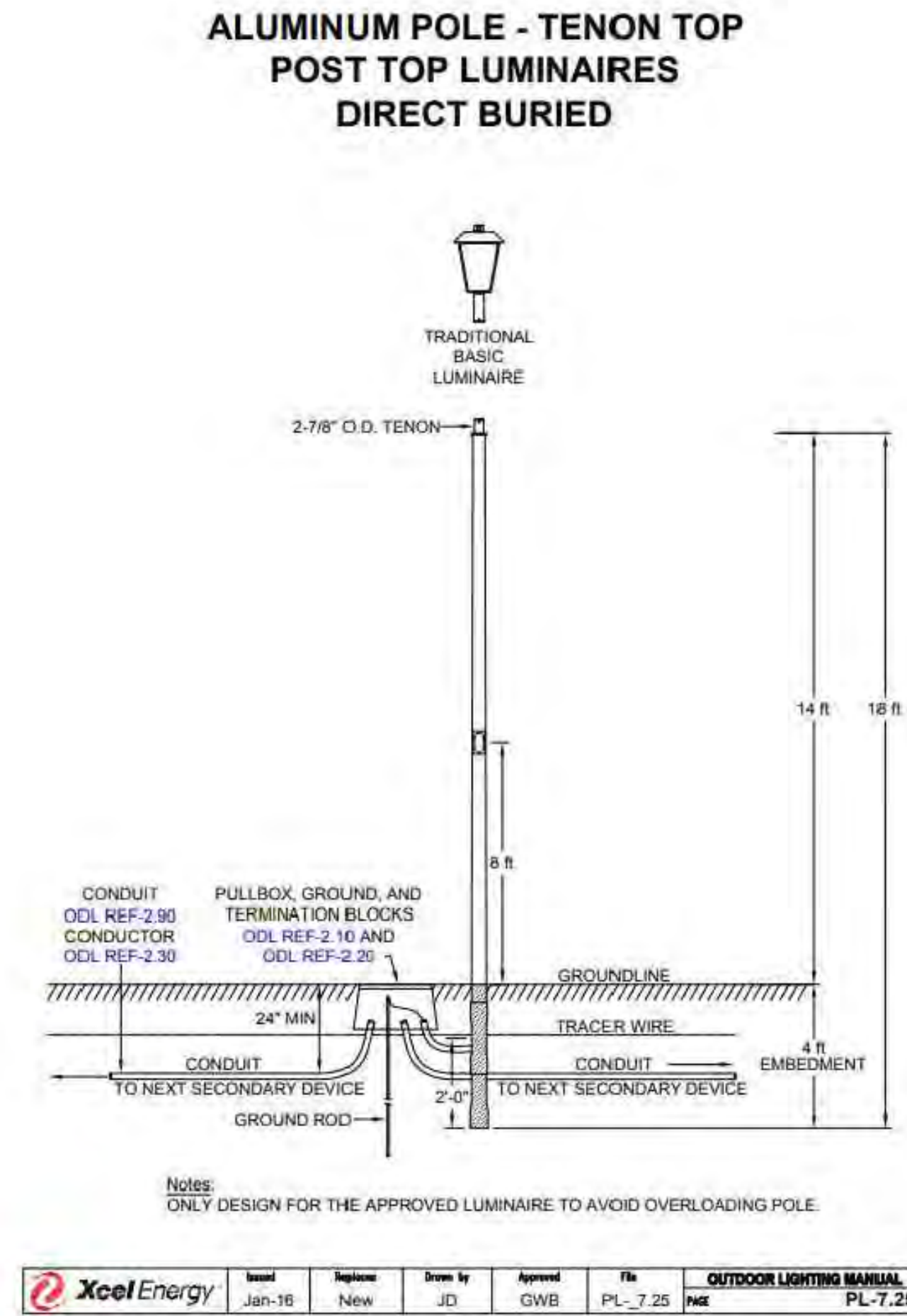
RE: REMOVED



18 STREET LIGHTING - LOCAL STREET

155 Watt LED, cobra head fixture

Not To Scale



20 PEDESTRIAN LIGHTING

Not To Scale

Inground Mounting:
Dig hole per footing detail. Take the end of the post base that has 2 holes in it and place the opposite end into the center of the hole and shim from below. Plumb the post and pour concrete up to within 2" of finish grade for field install or to finish grade. Allow concrete to set for 3 days before removal of bracing and completion of installation. Cover footing with turf.

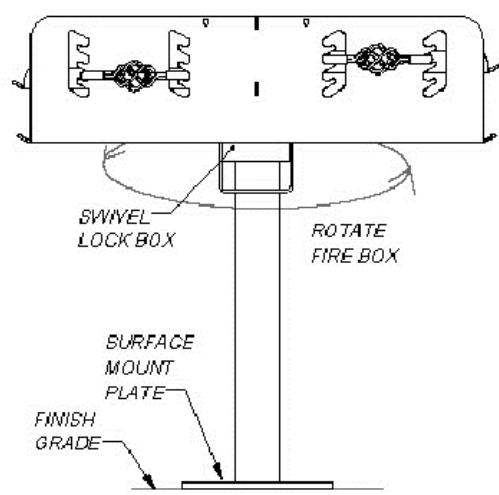
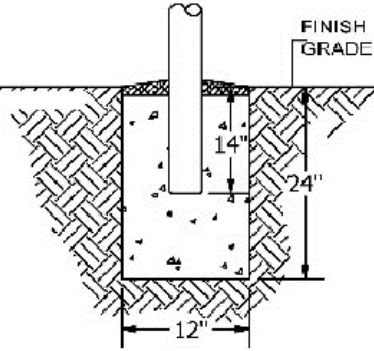
Surface Mounting:
Anchor grill to concrete pavement using 3/8" anchor bolts and secure tight

Install the grill on the post base. Line up the holes in the grill swivel mechanism with the holes in the post base. Insert the locking pin provided through the aligned holes leaving an equal length of pin protruding from each side of the swivel mechanism. Rotate the grill one complete turn the locking pin will be bent and drawn into the swivel mechanism to lock the grill onto the post base.

For 10" Shelf, attach to top of grill with (2) 3/8" x 3/4" Hex bolts
For 36" Shelf, attach to the bottom flange of grill with (3) 3/8" x 3/4" Hex bolts

COMPONENT DESCRIPTION	QTY
1/8" X 6" LOCKING PIN	1
OPTIONAL SHELF	
7" X 10" OR 7" X 36" SHELF	1
3/8" X 3/4" HEX BOLT	3
3/8" NYLOCK NUT	3
3/8" FLAT WASHERS	6

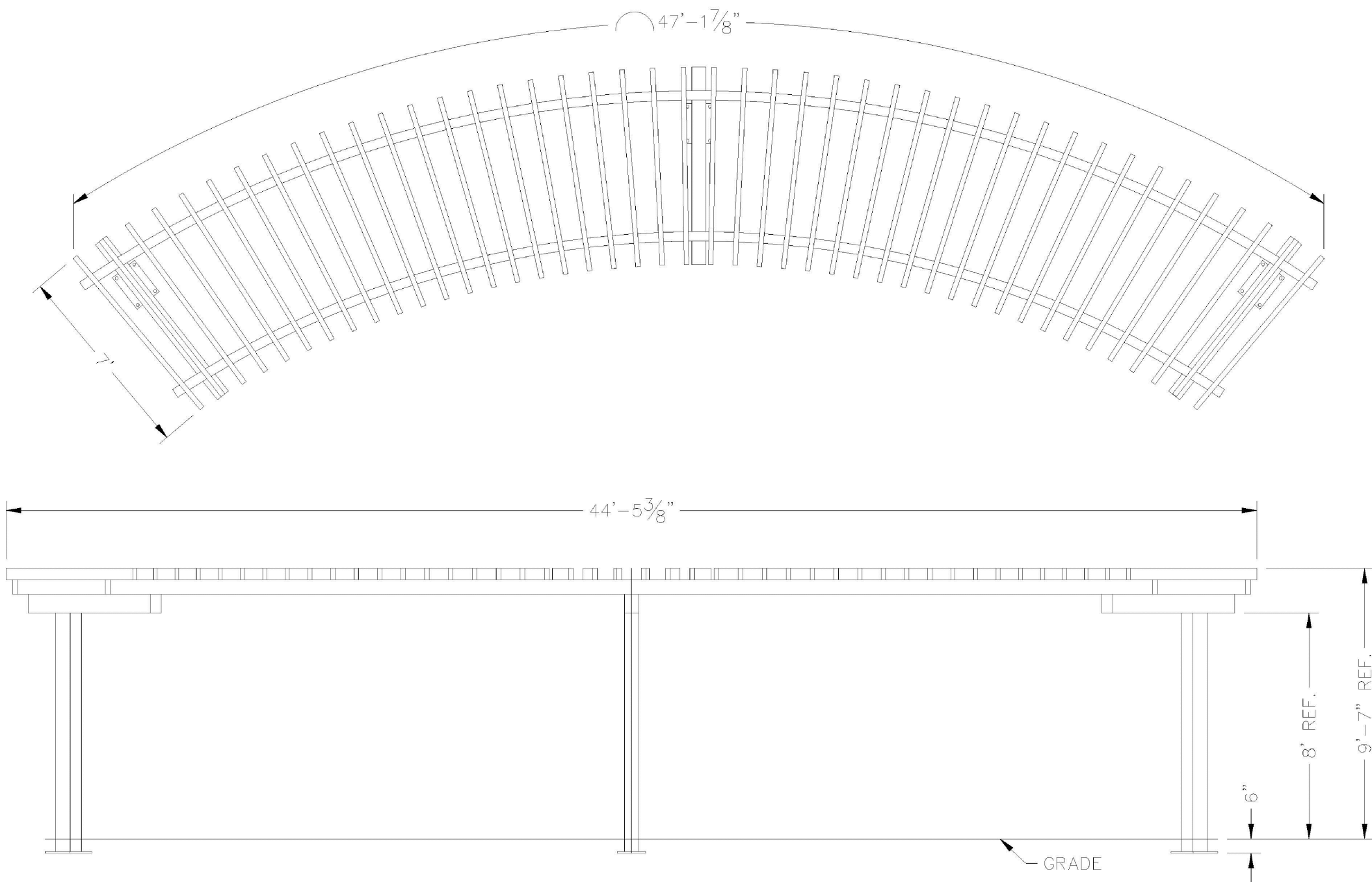
TYPICAL FOOTING DETAIL



40" POST FOR PERMANENT MOUNTING
27" POST FOR SURFACE MOUNTING

Patterson-Williams
SITE FURNISHINGS

SCALE:	N.T.S.	SPECIFICATION / INSTALLATION INSTRUCTIONS
DATE:	3/14/16	1140 SERIES GRILLS
DRAWN BY:	INT	
REV:	5/17/17	
SHEET:	2 of 2	1140-20



21 BARBEQUE GRILL STATION

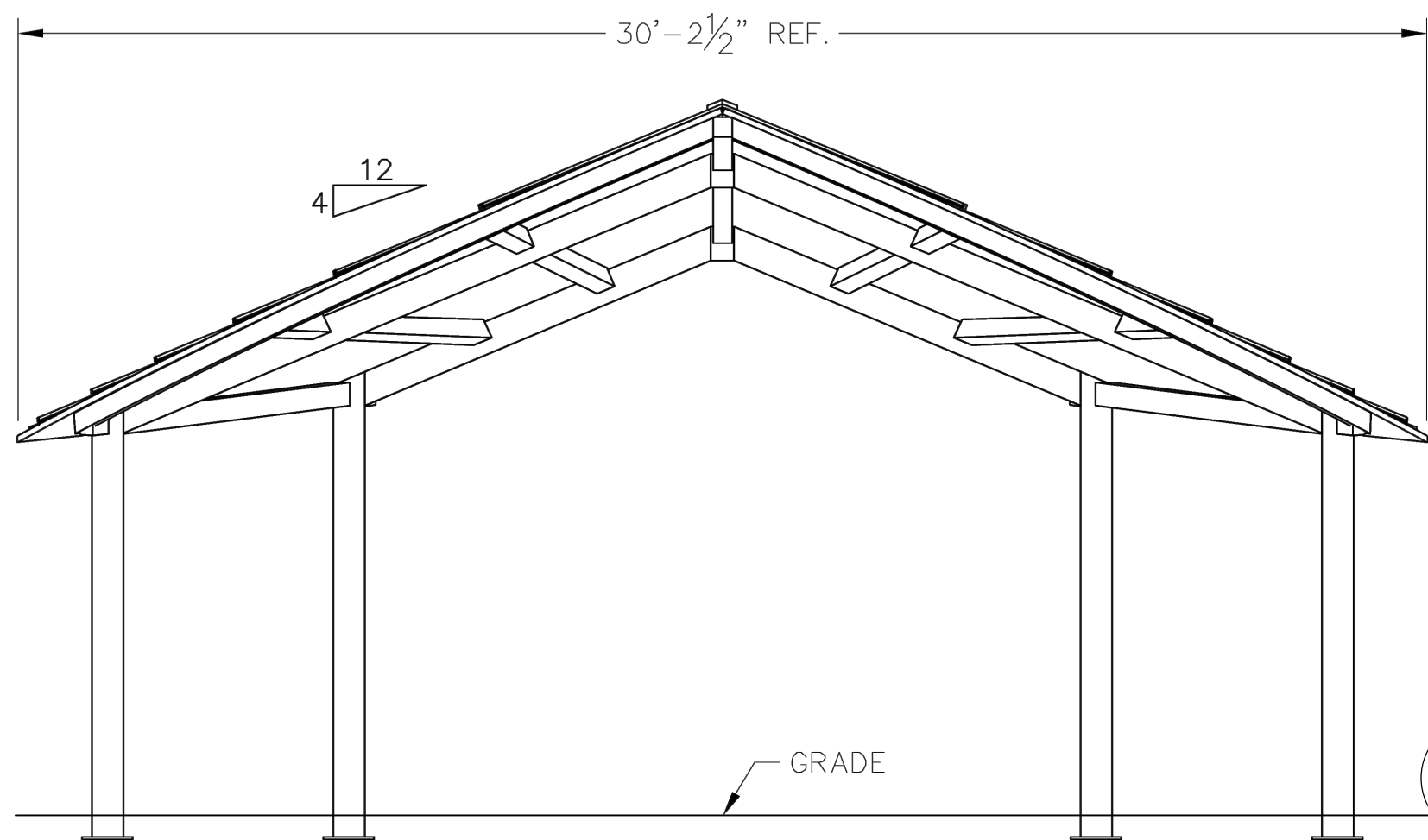
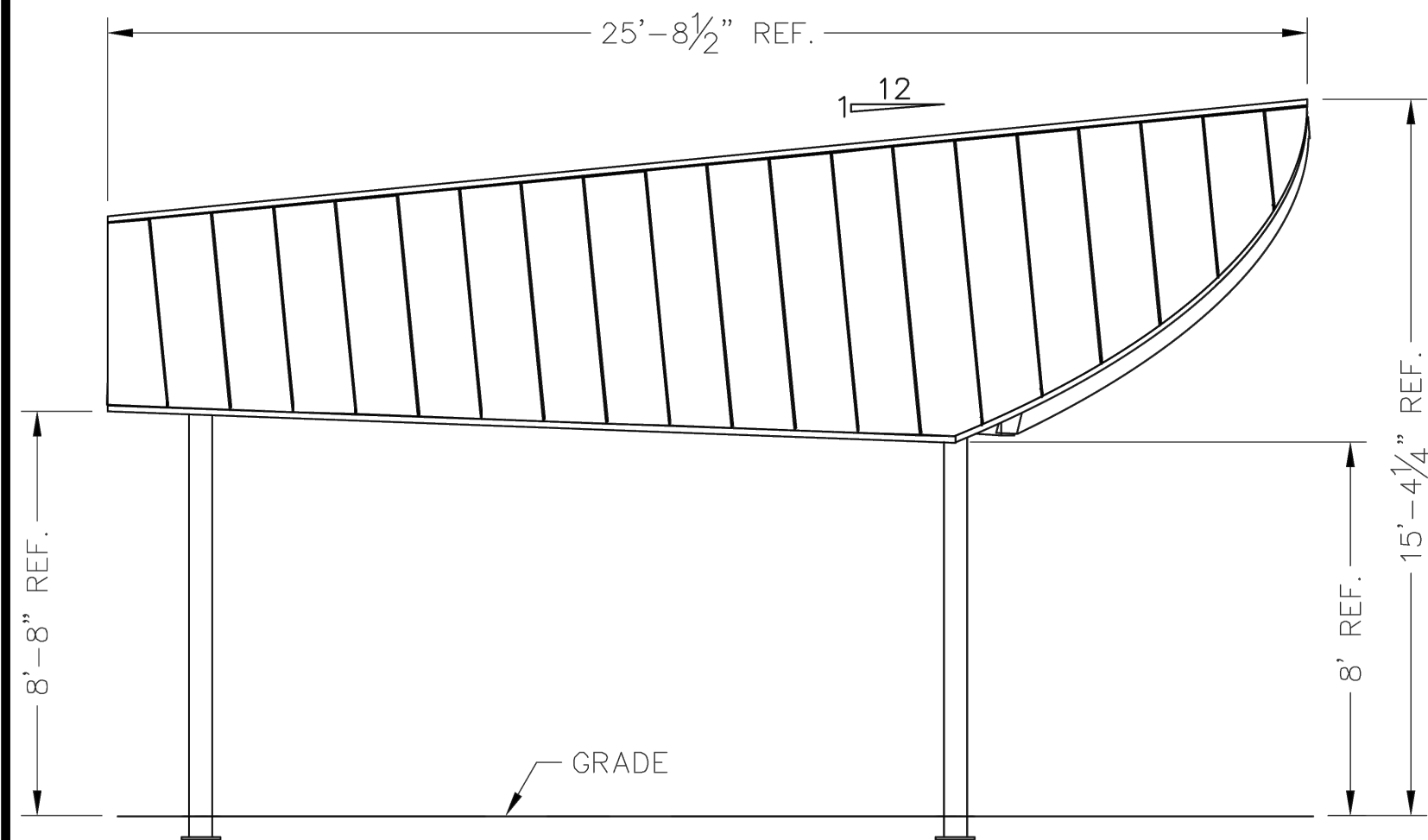
Qty: 4
Not To Scale

22 CONCRETE CORNHOLE - CONCEPTUAL IMAGE

Not To Scale

23 CURVED SHELTER

Not To Scale



25 PICKLEBALL COURT - CONCEPTUAL IMAGE

Not To Scale



26 CHESS TABLE - CONCEPTUAL IMAGE

Not To Scale

24 BAND SHELTER

Not To Scale



PRODUCT: IDAHO QUARTZITE STEPPERS
MANUFACTURER: BEDROCK
LANDSCAPING MATERIALS
CONTACT NUMBER: 303-432-7222

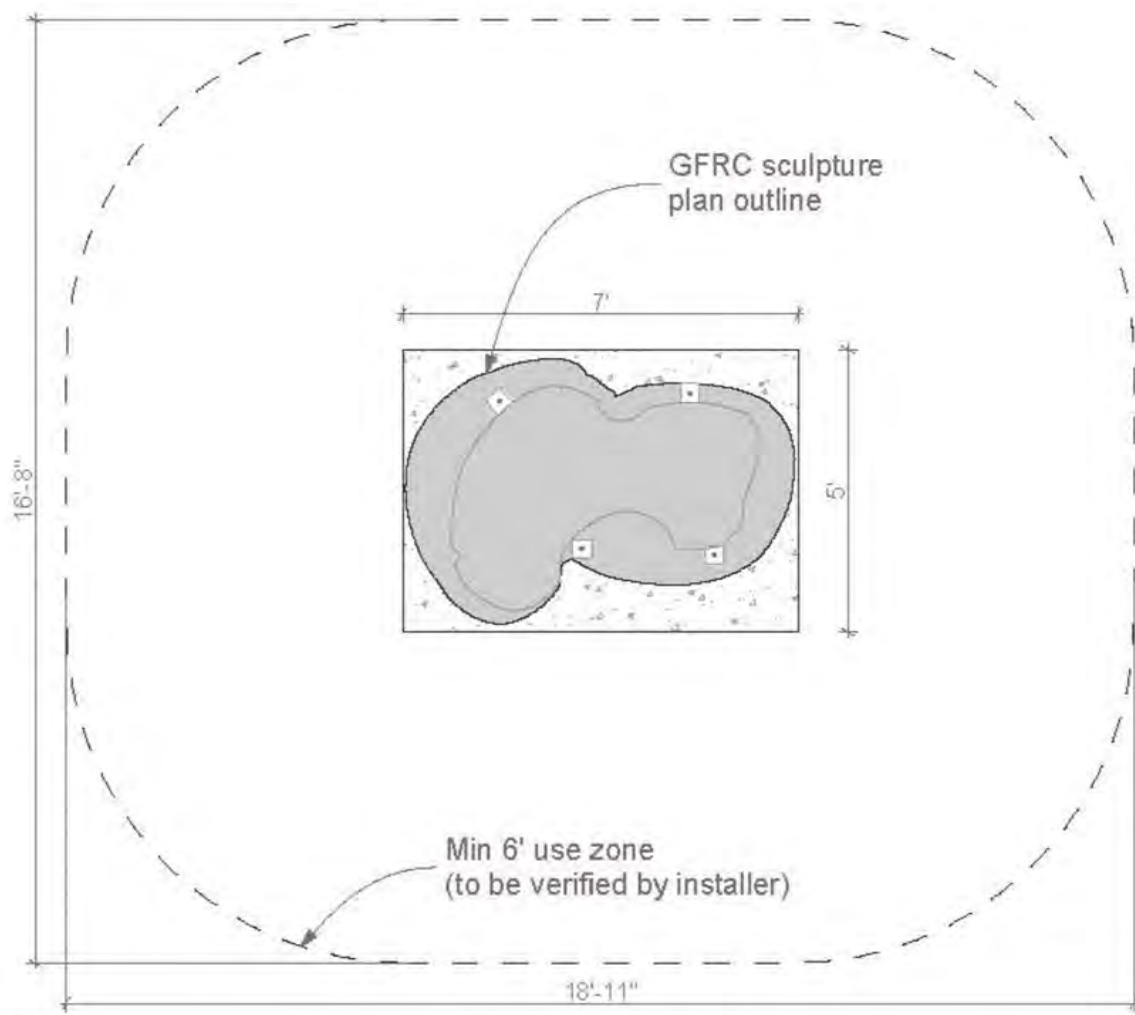
27 FLAGSTONE STEP STONES

Not To Scale



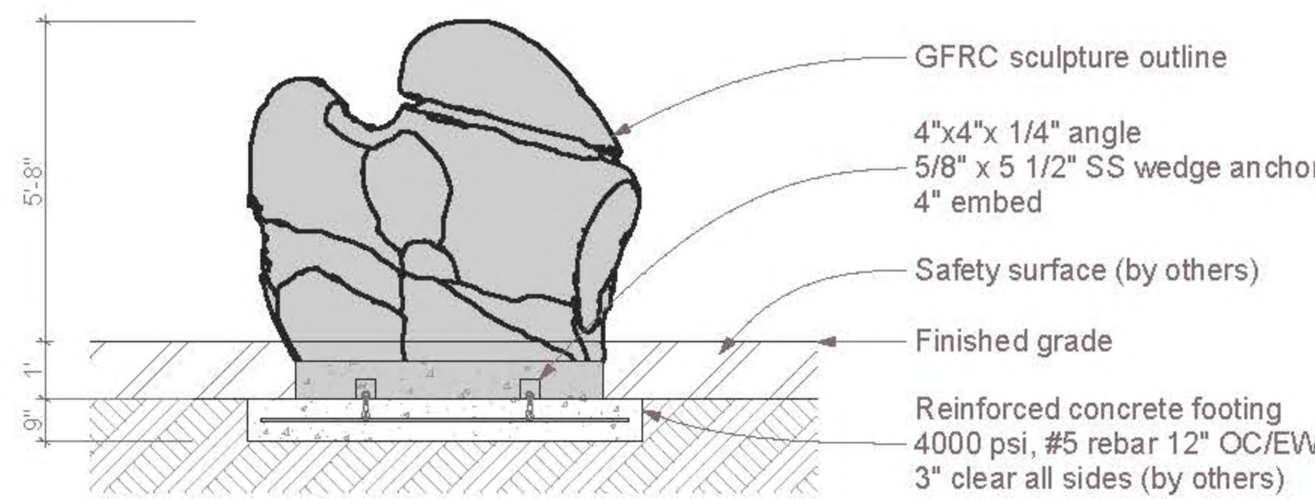
28 ID SCULPTURE - LOG TRAVERSE

Not To Scale



29 ID SCULPTURE - KINESIS CLIMBER

Not To Scale



SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

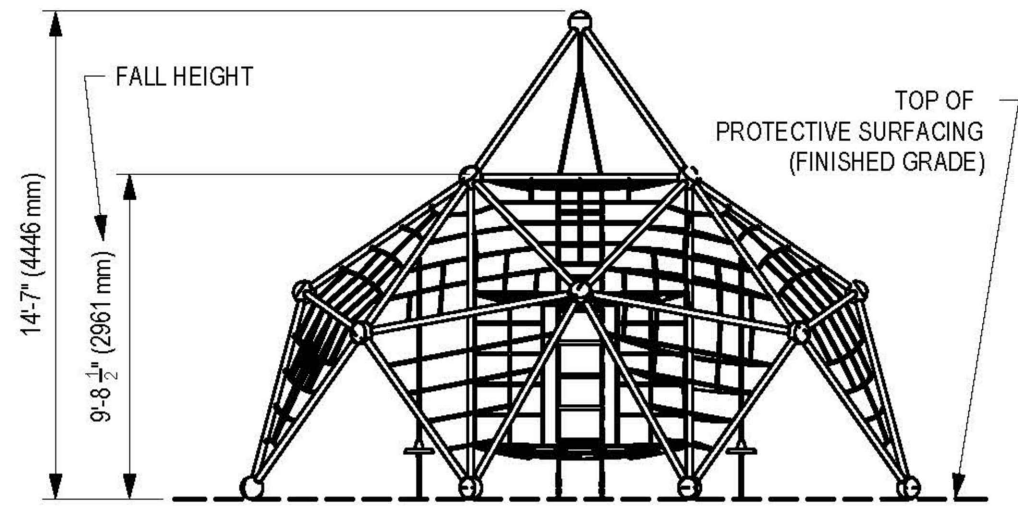
ISSUE RECORD	06/08/2022
SUBMITTAL # 1	06/10/2022
SUBMITTAL # 2	09/29/2022
SUBMITTAL # 3	03/27/2024
SUBMITTAL # 4	05/22/2024
TECH. SUB # 1	

PROJECT INFORMATION	2021-40	CD	AH
PROJECT #:			
DRAWN BY:			
CHECKED BY:			

SITE DETAILS

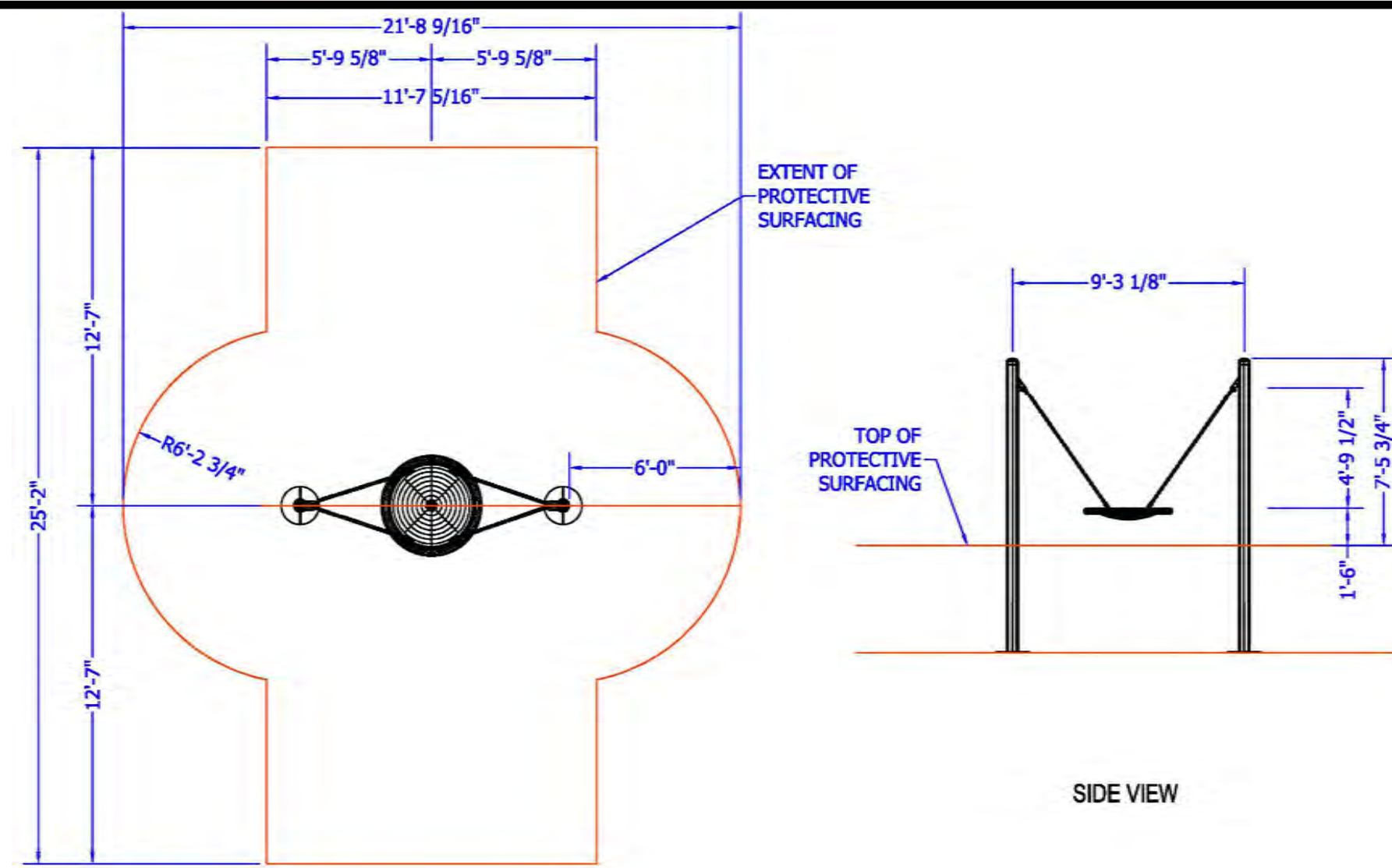
42

42 OF 45



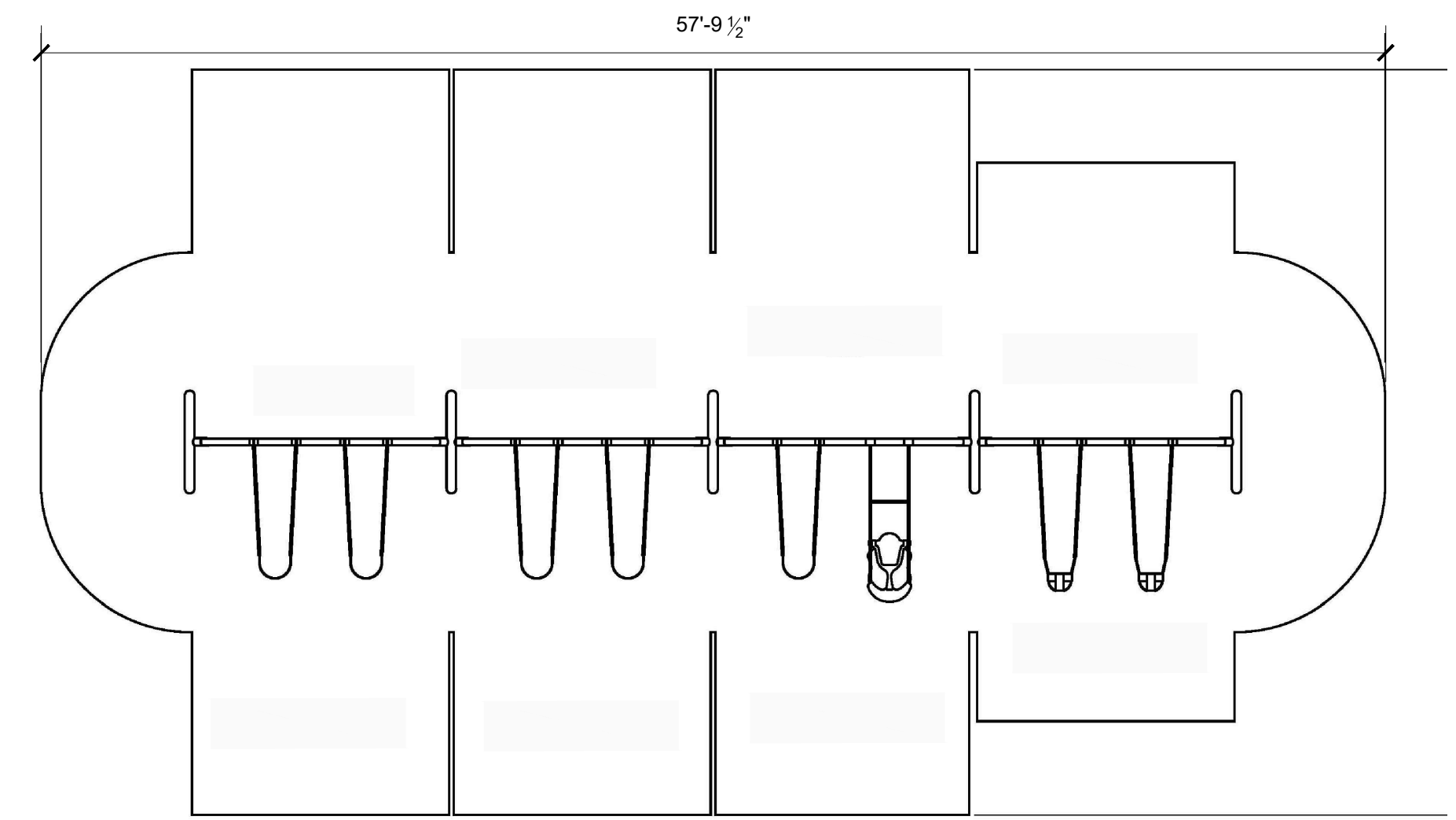
30 DYNAMO - BEEHIVE

Not To Scale



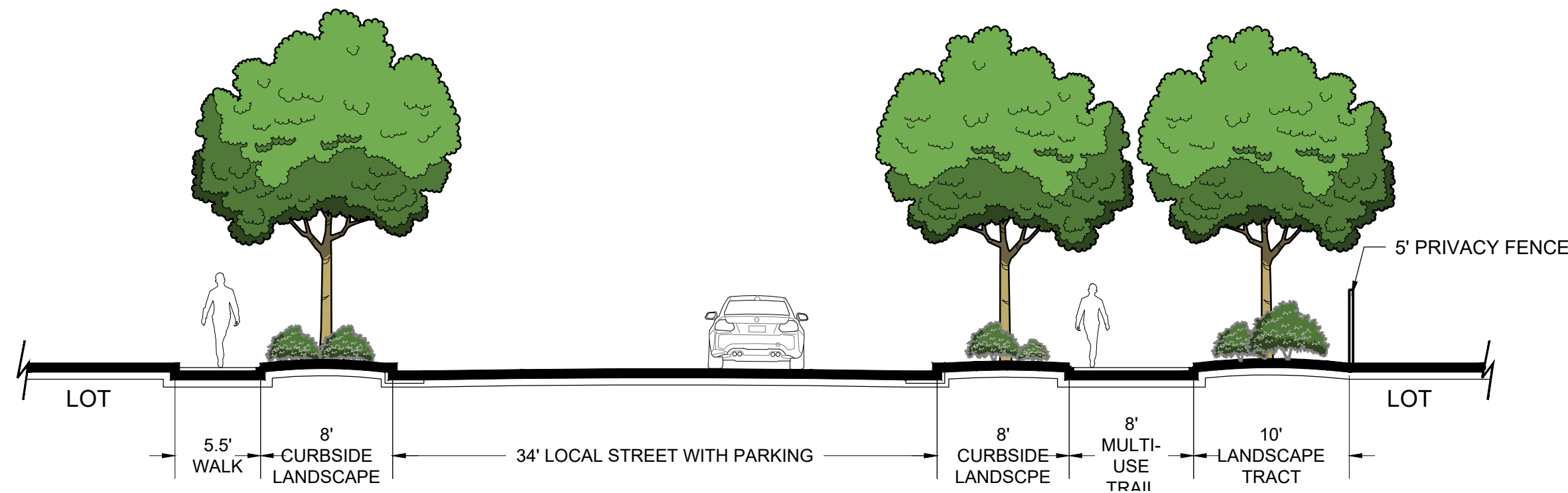
31 DYNAMO - BIG-O SWING

Not To Scale



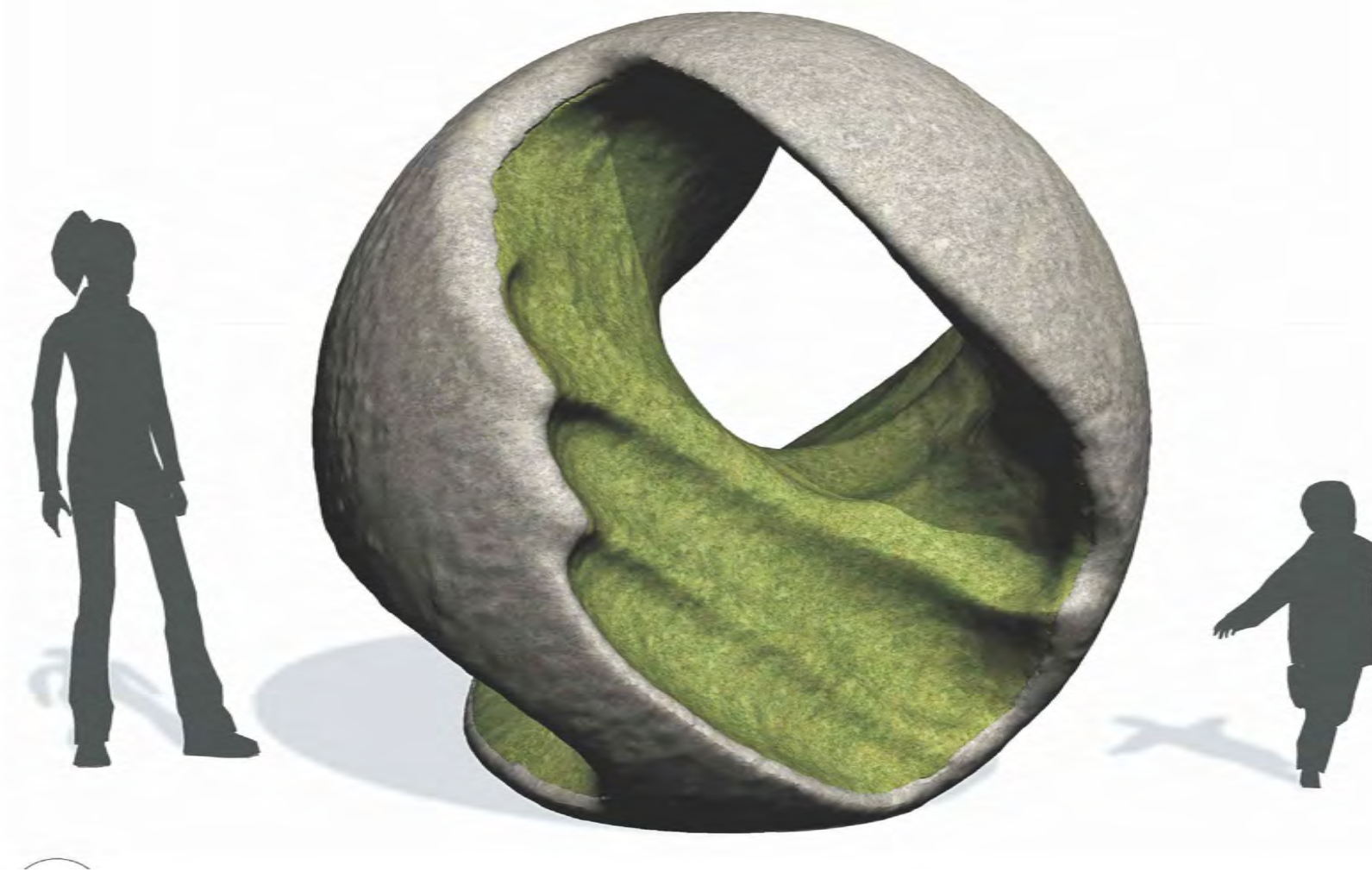
32 LITTLE TIKES - SWING BANK

Not To Scale



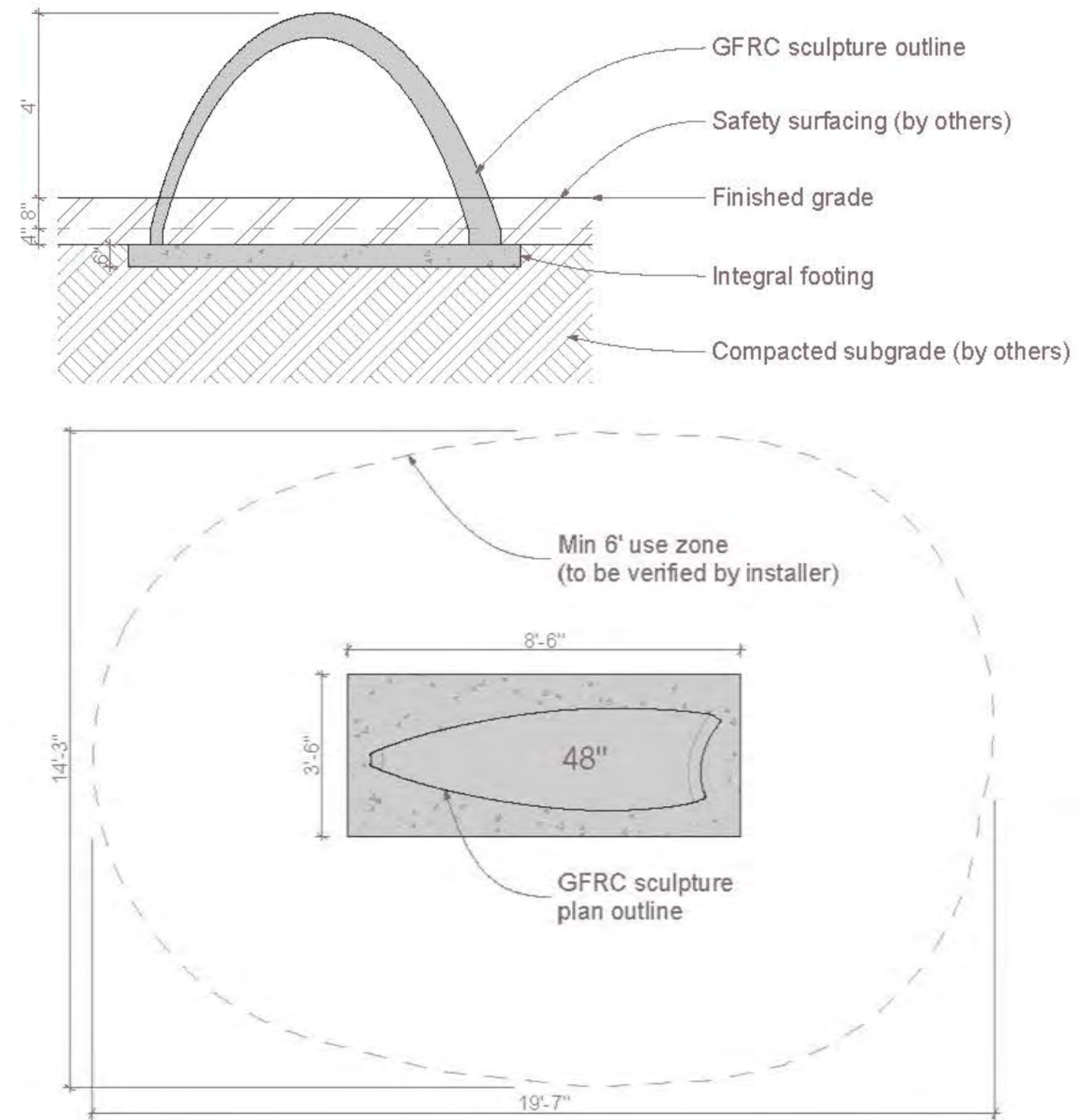
33 MULTI-USE TRAIL SECTION

Scale: 1" = 10'



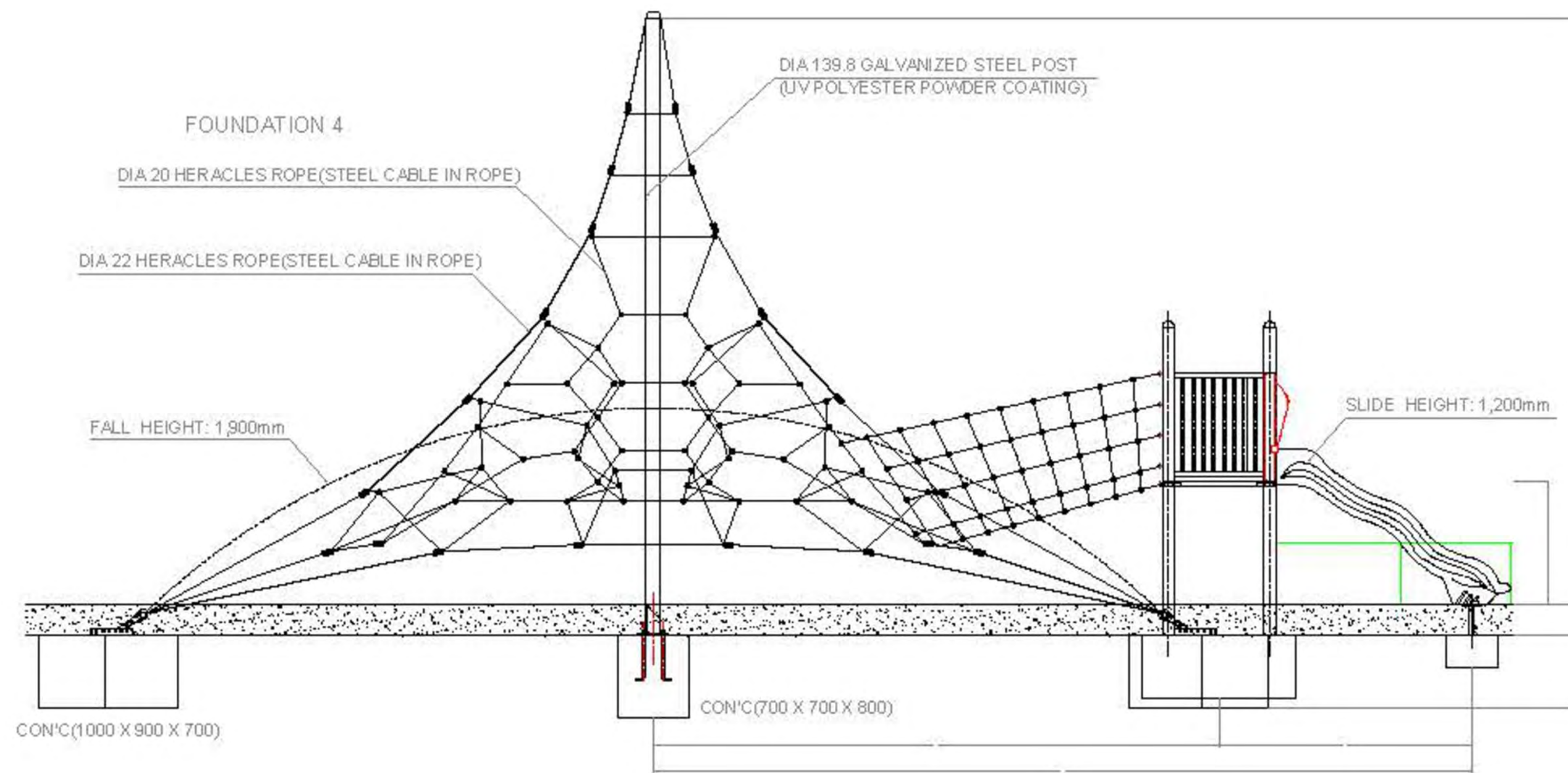
34 ID SCULPTURE - EROSION SPHERE

Not To Scale



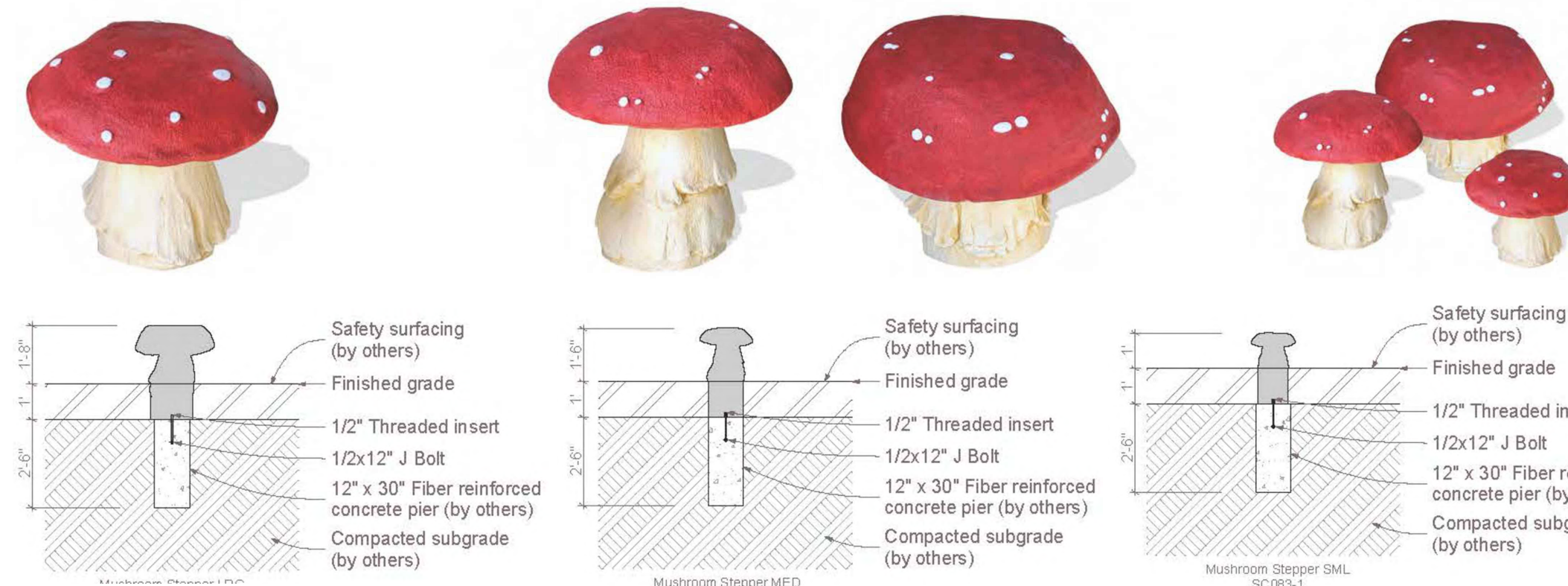
35 ID SCULPTURE - GRASS BLADE - LARGE

Not To Scale



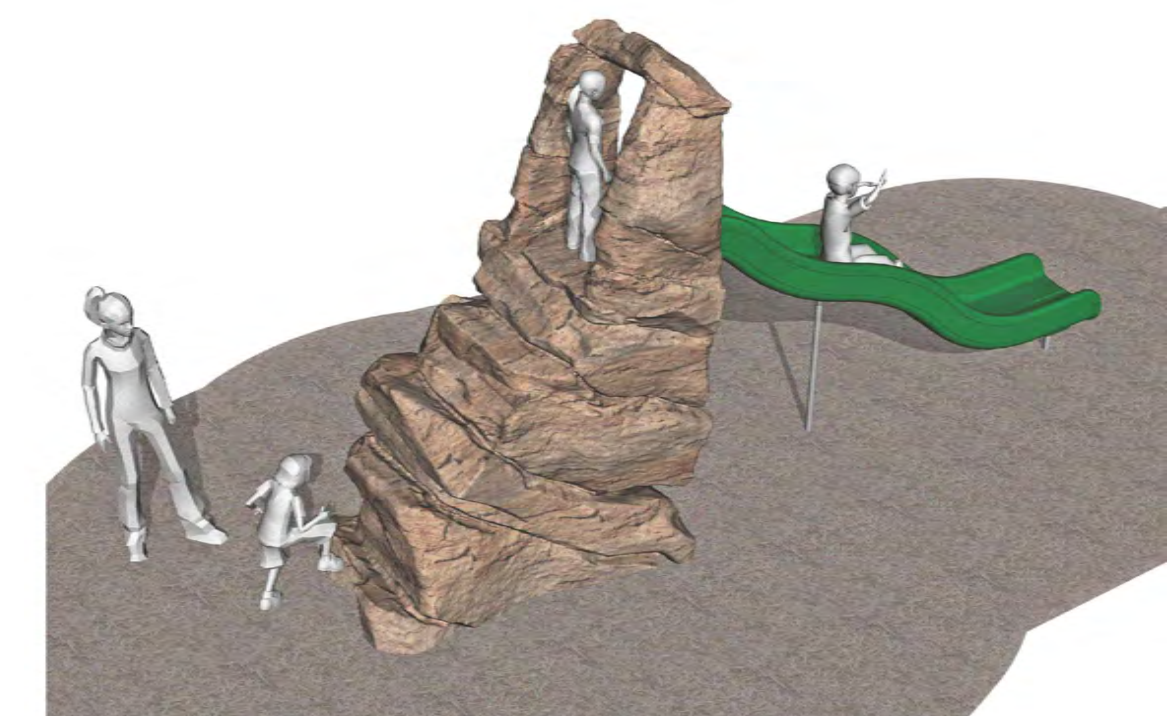
36 DYNAMO - GENESIS - MEDIUM

Not To Scale



37 ID SCULPTURE - MUSHROOM STEPPERS

Not To Scale



38 ID SCULPTURE - ROCK SLIDE

Not To Scale

PUBLIC ART NARRATIVE

THE HARVEST CROSSING DEVELOPMENT PLAN IS A 208-ACRE SUBDIVISION LOCATED IN AURORA, COLORADO. THE SITE IS SITUATED NORTH OF YALE AVENUE, SOUTH OF JEWELL AVENUE, EAST OF HARVEST ROAD, AND WEST OF KEWAUNEE STREET. WITH THE ESTABLISHMENT OF A NEIGHBORHOOD AND COMMUNITY COMES THE OPPORTUNITY TO PROVIDE ITS RESIDENTS WITH PUBLIC ART, WHICH REFLECTS THE UNIQUE QUALITIES OF THE SITE AND ADDS MEANING TO THE COMMUNITY. THE SELECTED PIECES WORK IN HARMONY WITH THE DEVELOPMENT AS A WHOLE, WITH COMPLEMENTARY PIECES REPEATED THROUGHOUT FILINGS AND A CENTRAL THEME OF 'HARVEST-RELATED' CONCEPTS. A CENTRALIZED SCULPTURE LOCATED IN THE NEIGHBORHOOD PARK DRAWS VIEWERS INTO THE HIGHLIGHT OF THE DEVELOPMENT, WHILE THE THEME OF 'WHEAT' IS CARRIED INTO MULTIPLE FILINGS, CREATING A GATEWAY INTO THE NEIGHBORHOOD FROM MULTIPLE ENTRIES.

BUDGET

Harvest Crossing Public Art Budget	
Total Site Area	208 AC
Residential Rate	\$330.77/AC
Total Public Art Budget	\$68,800.16

Project Expenditures		
75%	Professional Artist Budget	\$51,600.12
5%	Public Art Plan Application Fee	\$3,440.00
10%	Future Maintenance & Repairs	\$6,880.02
10%	Project Coordination	\$6,880.02
	Total	\$68,800.16*

IMPLEMENTATION

ARTIST SELECTION -

THE ARTIST SHALL BE SELECTED VIA AN INVITATIONAL APPROACH. HARVEST CROSSING HAS SELECTED CHRIS WEED TO DESIGN AND PRODUCE THE CUSTOM SCULPTURES IN THE CENTRAL PARK. CHRIS WILL PREPARE A DESIGN FOR HARVEST CROSSING, UTILIZING A 'WHEAT' AND 'HARVEST' THEME.

Artist Contact Information:
Website: <http://christopherweedsculpture.com/>
Email: Chrisjweed@comcast.net
Phone: 720-224-4366

PRELIMINARY SCHEDULE -

THE SELECTED PIECES OF ARTWORK SHALL BE INSTALLED IN THE NEIGHBORHOOD PARK AT HARVEST CROSSING PLANNING AREA-6, THE CORNER OF YALE AND HARVEST IN PLANNING AREA-5, AND THE OPEN SPACE IN PLANNING AREA-2. THE PUBLIC ART PIECE PANEL SHOULD ANTICIPATE A MINIMUM OF 3-4 MONTHS FOR DESIGN, CONSTRUCTION, AND INSTALLATION. FINAL ART PIECE(S) SELECTION MUST BE CONFIRMED PRIOR TO THE BEGINNING OF PARK CONSTRUCTION. FINAL INSTALLATION SHALL BE WITHIN ONE (1) YEAR OF PARK COMPLETION. A MAINTENANCE PLAN TO FOLLOW UPON COMPLETION OF THE PROJECT.

ARTISTIC THEME

MATERIALS -

HARVEST CROSSING IS A COMMUNITY DEFINED BY THE VAST PLAINS OF CENTRAL COLORADO. LARGE SWATHS OF LAND WITH MOUNTAIN VIEWS TO THE WEST CREATE THE CHARACTER OF THIS SITE. A 'HARVEST' THEME HAS BEEN SELECTED TO CELEBRATE THESE DISTINCTIVE ATTRIBUTES AT HARVEST CROSSING. THE MAIN ELEMENTS THAT ARE REPEATED WITHIN THE DEVELOPMENT ARE STEEL AND WHEAT GRASS PATTERNS. PARKS WITHIN THE DEVELOPMENT MAY CONTAIN NATURAL THEMES AND/OR ORCHARDS, CELEBRATING THE FARMLAND QUALITY OF THE SITE. THE ACCOMPANYING PUBLIC ART SHOULD ALSO FEATURE ONE OR MORE OF THESE SAME ELEMENTS, TO REMAIN CONSISTENT WITH PROPOSED INFRASTRUCTURE.

STYLE -

THE INCLUSION OF PUBLIC ART AT HARVEST CROSSING IS EXPECTED TO ENHANCE THE ENVIRONMENT, TRANSFORM THE LANDSCAPE, AND HEIGHTEN AWARENESS OF THE NATURE THAT SURROUNDS THIS DISTINCTIVE SITE. GIVEN THESE GUIDELINES, THE HARVEST CROSSING PUBLIC ART PLAN RECOMMENDS THE ART TAKE ON A MORE SCULPTURAL FORM, CREATING GATEWAYS INTO PARKS AND OTHER NEIGHBORHOOD SPACES. REVERENCE WILL BE GIVEN TO PIECES HIGHLIGHTING METAL, STEEL, OR BRONZE, WITH A WHIMSICAL, NATURAL CHARACTER.

SAMPLE IMAGES -

THE FOLLOWING IMAGE SERVES AS AN EXAMPLE OF THE DESIRED MATERIALS AND THEMES FOR THE PUBLIC ART AT HARVEST CROSSING:

SAMPLE IMAGES (CONT.)



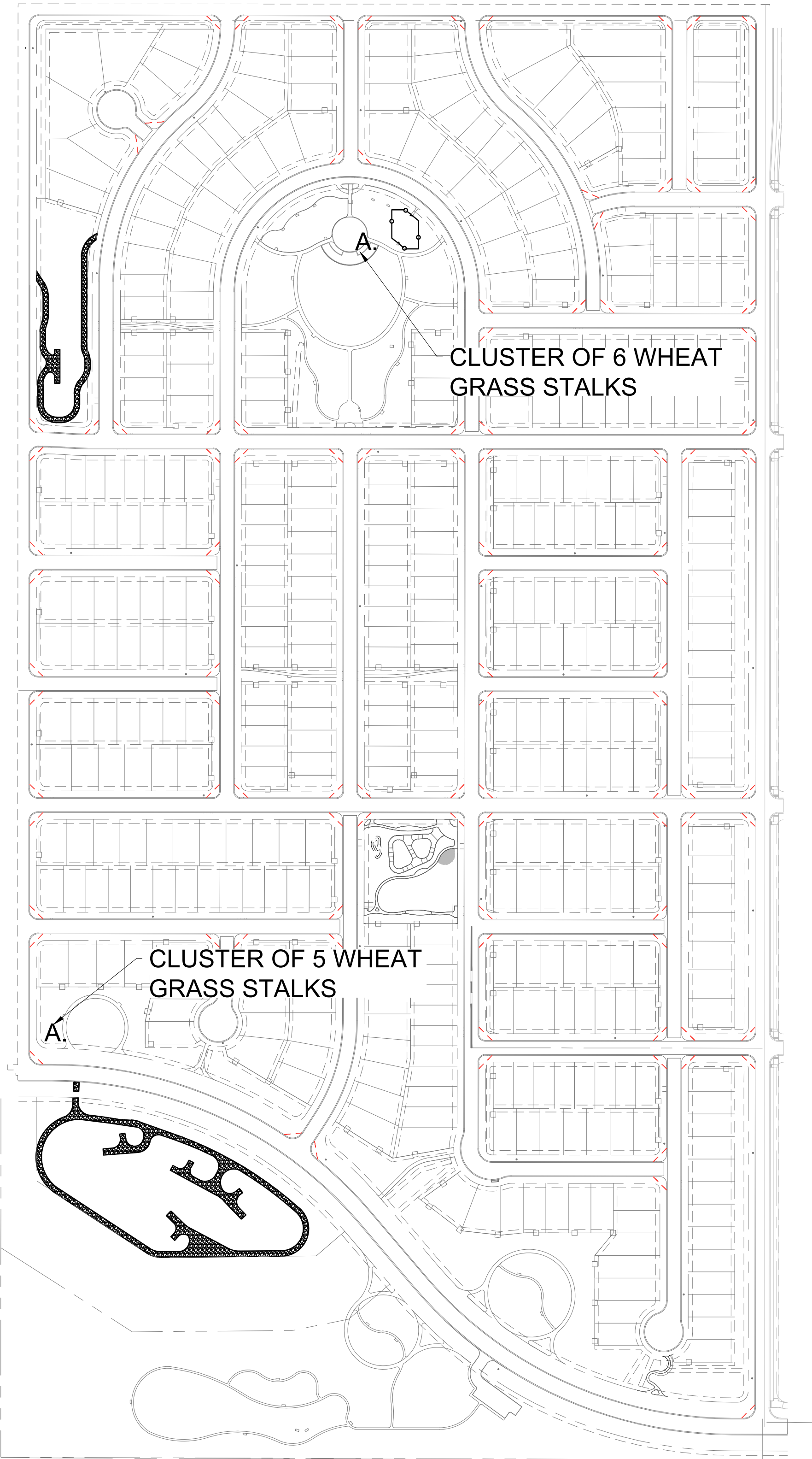
LOCATED IN CENTRAL PARK / PA-5 & 6

OVERALL LOCATIONS

THE SITE LOCATIONS HAVE BEEN IDENTIFIED FOR THE ART INSTALLATION. THE SITES ARE LOCATED WITHIN THE NEIGHBORHOOD PARK (PLANNING AREA-6) AT THE CULMINATIONS OF THE CENTRAL SPINE ROAD, IN THE OPEN SPACE IN PLANNING AREA-2, AND AT THE CORNER OF YALE AVENUE AND HARVEST ROAD. AT THESE LOCATIONS, THE ART SERVES AS BOTH A GATEWAY AND A FOCAL POINT, INVITING PARKGOERS AND PEDESTRIANS, AS WELL AS VISITORS IN VEHICLES, INTO THE NEIGHBORHOOD AND PROVING YEAR-ROUND VISUAL INTEREST

- a. PLANNING AREA-6 PUBLIC ART SITE (PARK)
THIS NEIGHBORHOOD PARK SERVES AS THE CENTRAL FEATURE TO HARVEST CROSSING RESIDENTS. THE SELECTED PIECE SHALL BE PLACED WITHIN THE VICINITY OF THE SOUTHERN PLAZA AND THE NORTHERN PLAZA, VISIBLE FROM THE SPINE ROAD THAT RUNS THROUGH THE CENTER OF THE SITE AND CULMINATES IN THE LARGE PARK. THE LANDSCAPE ARCHITECT SHALL IDENTIFY THE FINAL LOCATION DURING THE SITE PLAN PROCESS. THE NEIGHBORHOOD PARK IS TO REMAIN PART OF THE METRO DISTRICT.
- b. PLANNING AREA-5 PUBLIC ART SITE (OPEN SPACE)
THIS OPEN SPACE IS LOCATED AT THE CORNER OF HARVEST ROAD AND YALE AVENUE, AND WILL SERVE AS A MAJOR GATEWAY INTO THE HARVEST CROSSING NEIGHBORHOOD. ART IN THIS LOCATION WILL HELP TO ACTIVATE THE OPEN SPACE AND BE AN EYE-CATCHING AND ICONIC LANDMARK, SETTING THE DEFINING THE CHARACTER OF THE NEIGHBORHOOD TO VEHICULAR TRAFFIC AND PEDESTRIANS. LOCATION IDENTIFIED WITH THIS PA-5 SITE PLAN. THE OPEN SPACE IS TO REMAIN PART OF THE METRO DISTRICT
- c. PLANNING AREA-2 PUBLIC ART SITE (OPEN SPACE / POCKET PARK)
THIS OPEN SPACE IS LOCATED ADJACENT TO ONE OF THE PRIMARY ENTRIES INTO THE SITE OFF OF KEWAUNEE STREET. ART IN THIS LOCATION WILL HELP TO ACTIVATE THE OPEN SPACE AND BE AN ICONIC VISUAL POINT AT A CENTRAL LOCATION WHERE IT CAN BE ENJOYED BY MANY. THE SOUTHERN END OF THIS PARK, VISIBLE FROM THE ROADWAY IS THE SPECIFIC LOCATION IDENTIFIED FOR THIS FILING. THE THE OPEN SPACE IS TO REMAIN PART OF THE METRO DISTRICT.

LOCATIONS:



REVISED SFD ELEVATIONS WILL BE PROVIDED WITH NEXT SUBMITTAL, PRIOR TO RECORDING & APPROVALS. 3/27/2024

(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.

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.

ACKNOWLEDGED

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

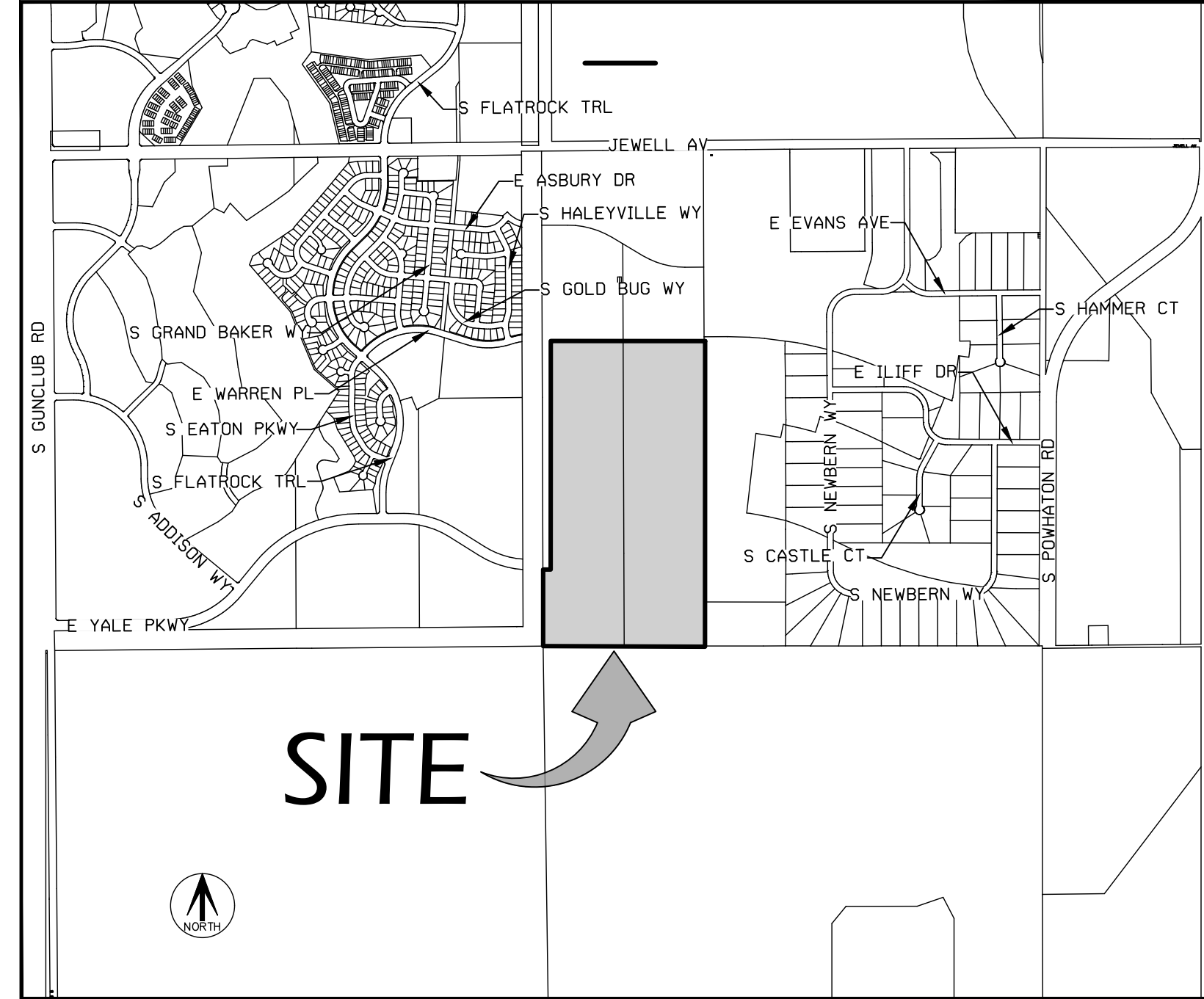
NOTARY PUBLIC

MY COMMISSION EXPIRES:

UPDATED AND
ADDED

REVISED

Tract AA, AB, AC?



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 "T4S 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 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. ABC70716282-6 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.

All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) 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. Per COA 2024 Subdivision Plat Checklist Item # 12.h.

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.

AZTEC
RESPONSES IN
BLUE
JIM LYNCH
2024-06-21

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 TRACT B ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

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.

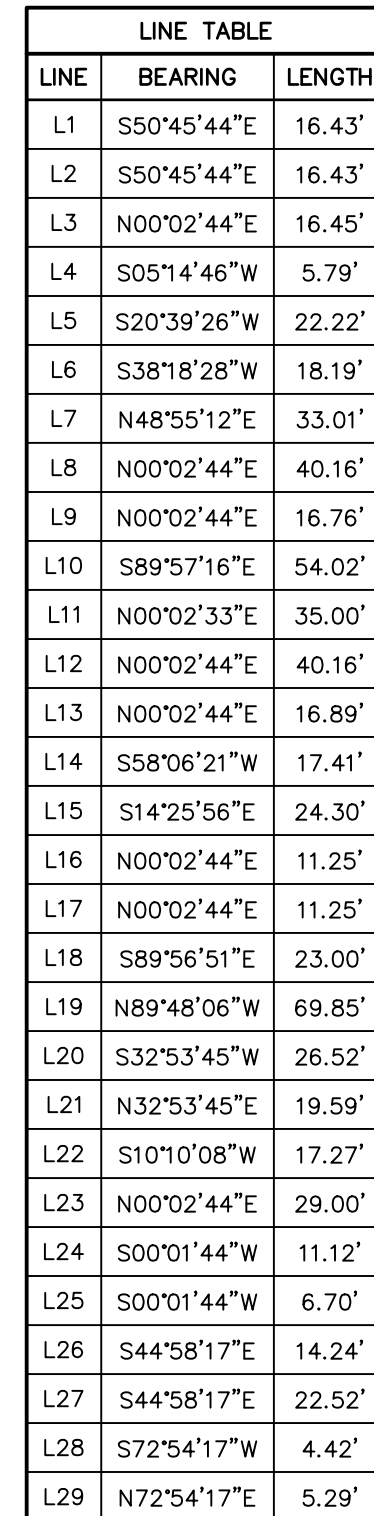
FOR REVIEW

AzTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER INTEGRITY LAND VENTURES, LLC 7200 S. ALTON WAY CENTENNIAL, CO 80112	
	DATE OF PREPARATION:	03/26/2024
	SCALE:	N/A
SHEET 1 OF 12		

LAST REVISED: 5/20/2024

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

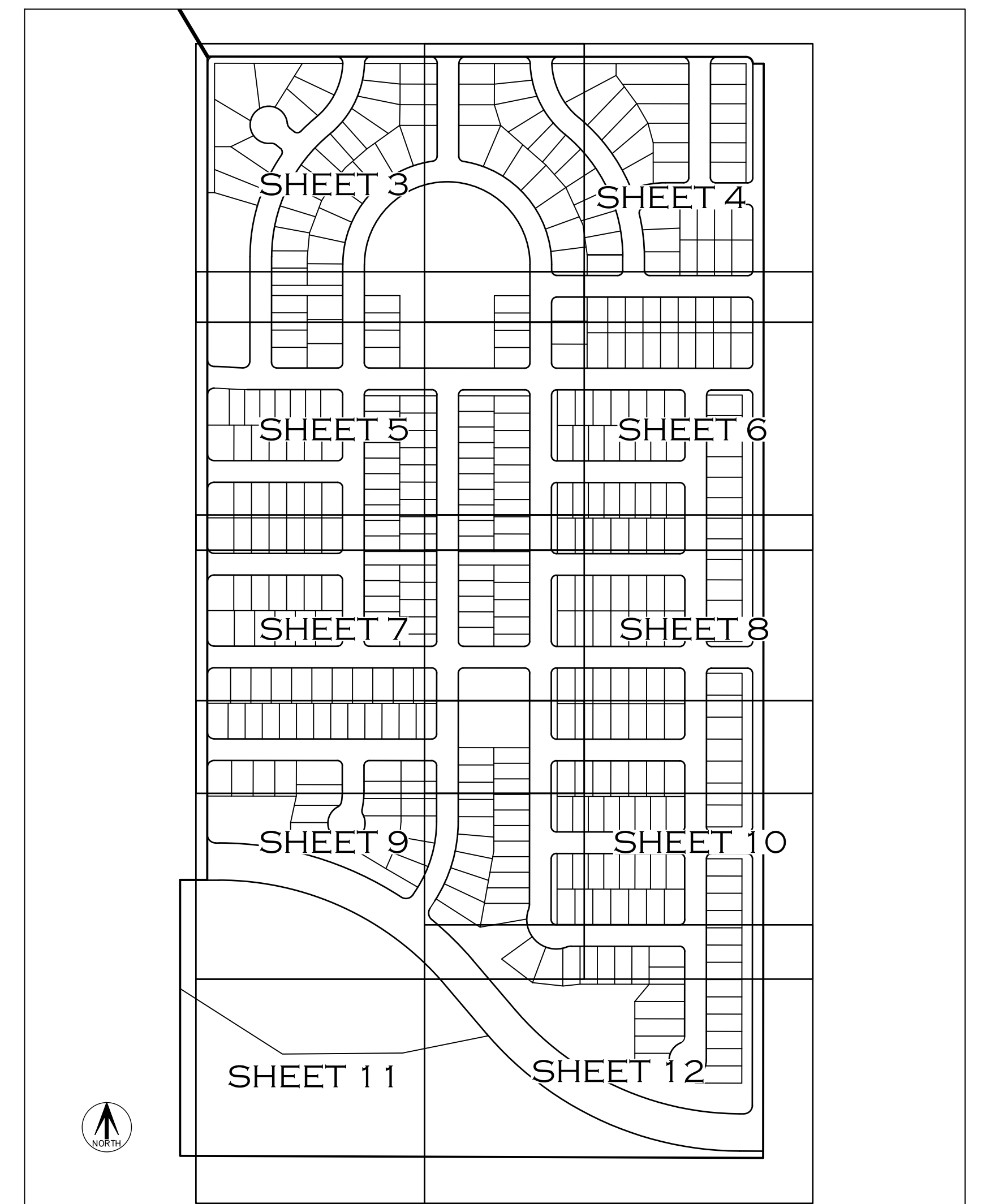
SITUATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



CURVE TABLE			
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'	31.78'
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 TABLE			
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°59'57"	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	5'29'19"	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'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C101	90'00"00"	15.00'	23.56'
C102	89'58"59"	15.00'	23.56'
C103	90'00"01"	15.00'	23.57'
C104	90'00"00"	15.00'	23.56'
C105	90'00"00"	15.00'	23.56'
C106	3'55"42"	700.75'	48.05'
C107	3'22"40"	636.75'	37.05'
C108	4'25"56"	700.75'	54.21'
C109	3'50"17"	636.75'	42.65'
C110	90'00"01"	15.00'	23.57'
C111	89'58"59"	15.00'	23.56'
C112	90'00"01"	15.00'	23.57'
C113	90'00"00"	15.00'	23.56'
C114	89'58"59"	15.00'	23.56'
C115	90'00"01"	15.00'	23.57'
C116	90'00"01"	15.00'	23.57'
C117	24'37"48"	36.50'	15.69'
C118	25'38"31"	29.50'	13.20'
C119	25'38"31"	29.50'	13.20'
C120	24'37"48"	36.50'	15.69'
C121	25'38"31"	29.50'	13.20'
C122	24'37"48"	36.50'	15.69'
C123	25'38"31"	29.50'	13.20'
C124	24'37"48"	36.50'	15.69'
C125	25'38"31"	29.50'	13.20'
C126	24'37"48"	36.50'	15.69'
C127	25'38"31"	29.50'	13.20'
C128	24'37"48"	36.50'	15.69'
C129	25'38"31"	29.50'	13.20'
C130	24'37"48"	36.50'	15.69'
C131	25'38"31"	29.50'	13.20'
C132	24'37"48"	36.50'	15.69'
C133	15'49"13"	29.50'	8.15'
C134	7'25"18"	36.50'	4.73'
C135	7'25"18"	36.50'	4.73'
C136	15'49"13"	29.50'	8.15'
C137	5'22"28"	65.01'	6.10'
C138	32'53"56"	65.01'	37.33'
C139	8'42"08"	65.01'	9.87'
C140	16'04"59"	97.00'	27.23'
C141	4'15"39"	97.00'	8.21'
C142	7'36"16"	65.00'	8.63'
C143	31'03"54"	65.00'	35.24'



KEY MAP
N.T.S.

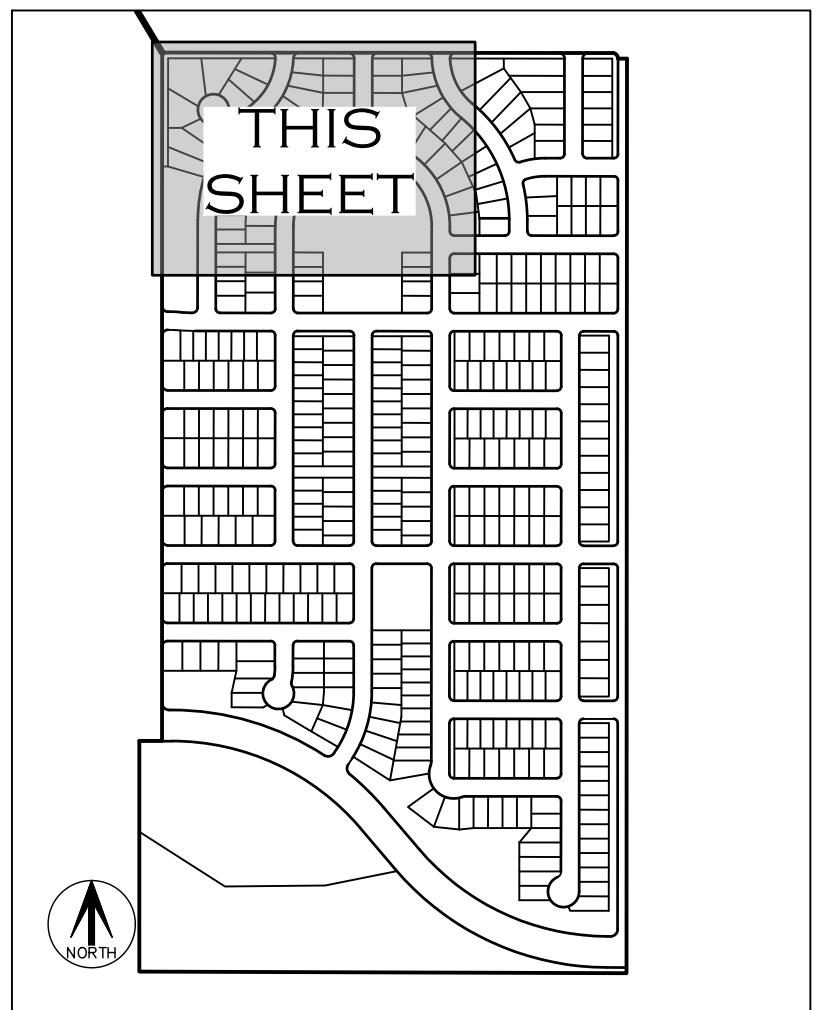
1 SET 18" LONG NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"

1 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"

2 FOUND NO. 4 REBAR

SECTION CORNER AS SHOWN HEREON

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.



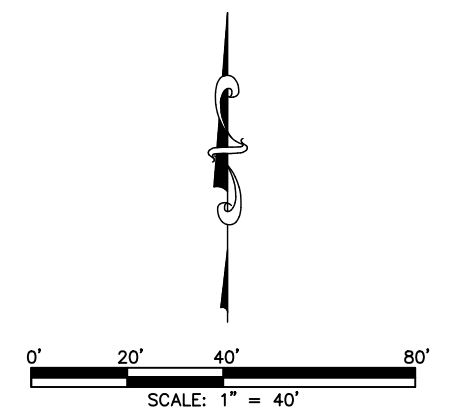
KEY MAP
N.T.S.

SEE SHEET 2 FOR
MONUMENT LEGEND

SEE SHEET 2 FOR LINE
AND CURVE TABLES

LEGEND

- ## BLOCK NUMBER
- ## 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
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www.aztecconsultants.com

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

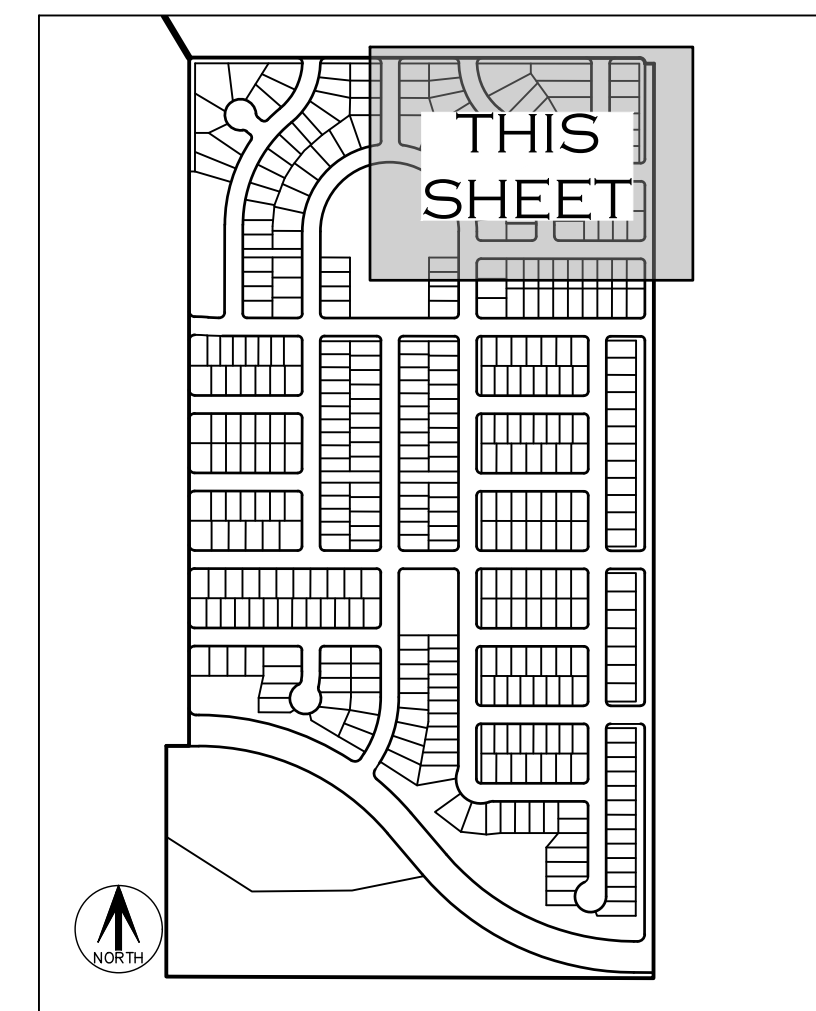
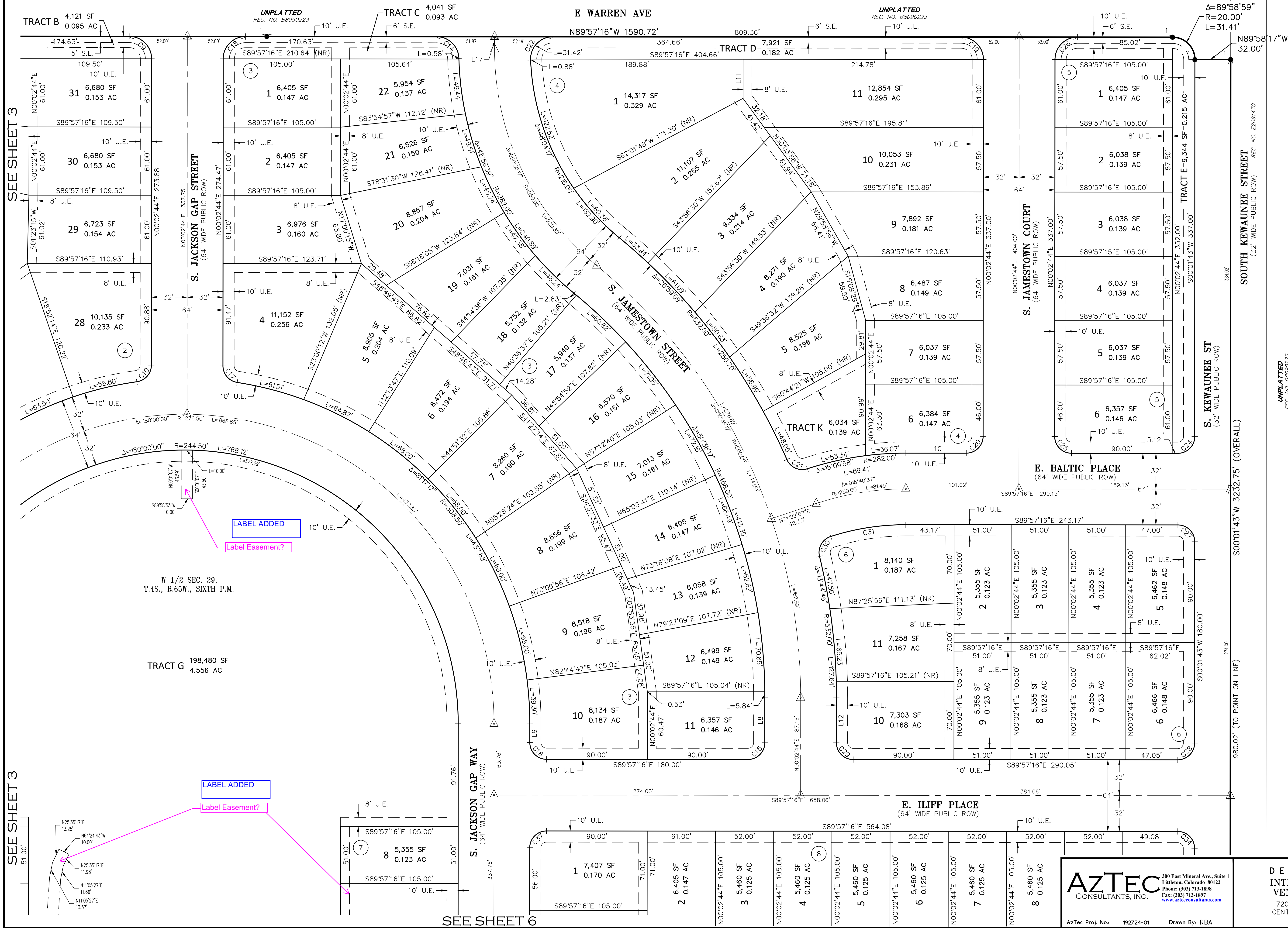
DATE OF PREPARATION:	03/26/2024
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SCALE: 1" = 40'

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.



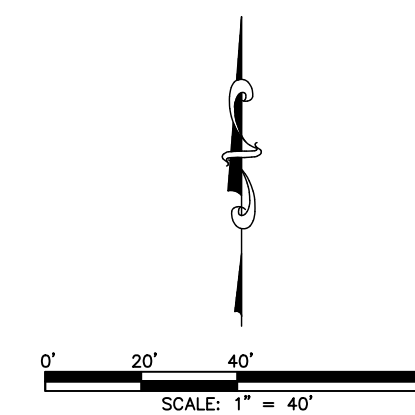
KEY MAP
N.T.S.

SEE SHEET 2 FOR
MONUMENT LEGEND

SEE SHEET 2 FOR LINE
AND CURVE TABLES

LEGEND

- ## BLOCK NUMBER
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- 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
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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

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 4 OF 12	

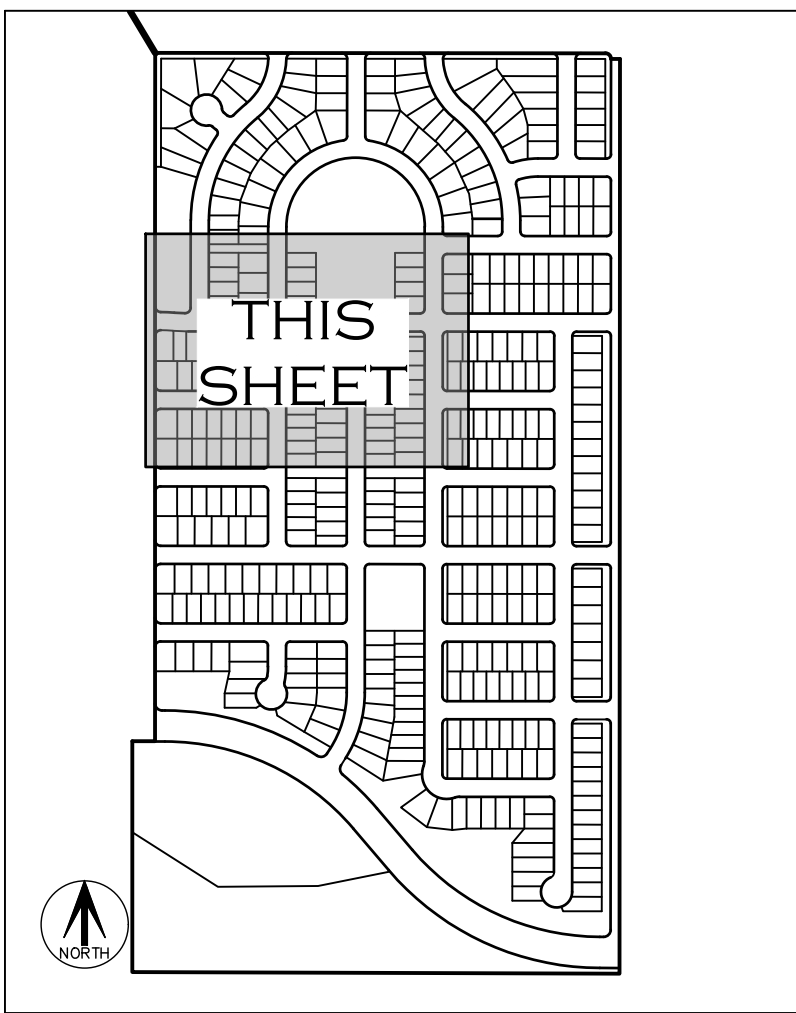
HARVEST CROSSING SUBDIVISION FILING NO. 3

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.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SCALE: 1" = 40'

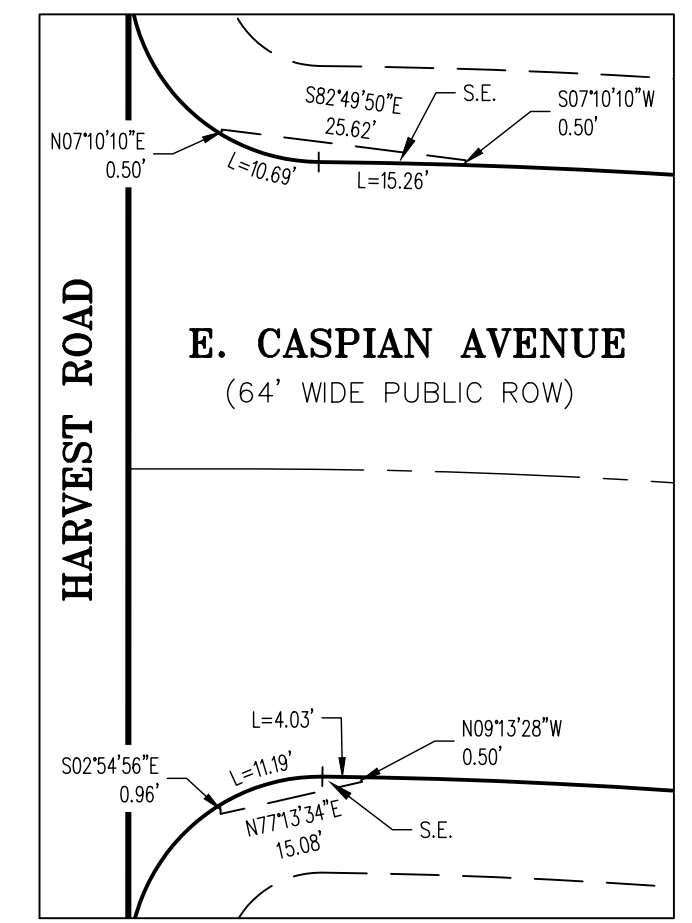


KEY MAP
N.T.S.

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

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DETAIL B
SCALE: 1" = 20'

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

SEE SHEET 3

SEE SHEET 3

SEE SHEET 6

SEE SHEET 6

SEE SHEET 7

SEE SHEET 7

AzTEC
CONSULTANTS, INC.

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

DATE OF PREPARATION: 03/26/2024

SCALE: 1" = 40'

SHEET 5 OF 12

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

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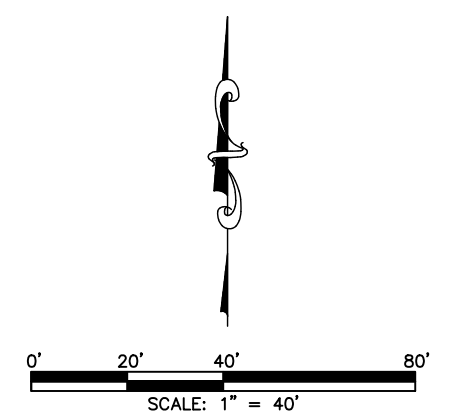
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G.E. GAS EASEMENT
S.E. SIDEWALK EASEMENT
S.D.E. SIGHT DISTANCE EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL

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

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
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SCALE: 1" = 40'

SHEET 6 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 5

SEE SHEET 5

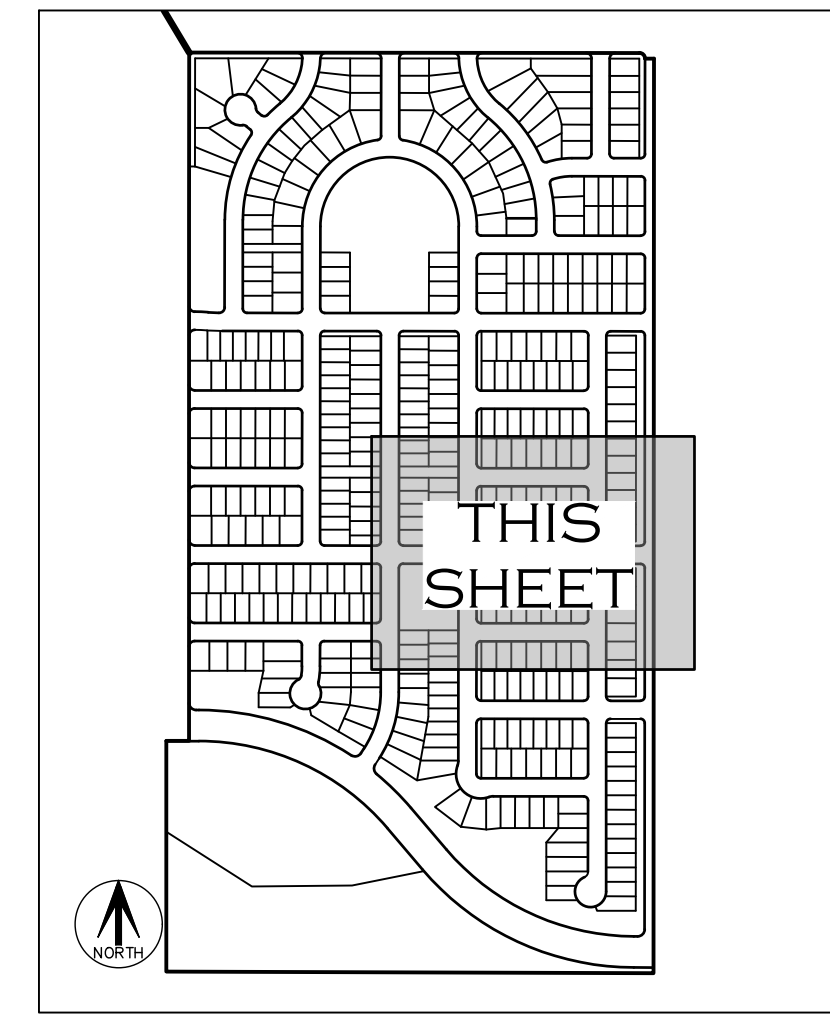


HARVEST CROSSING SUBDIVISION FILING NO. 3

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 6

SEE SHEET 6



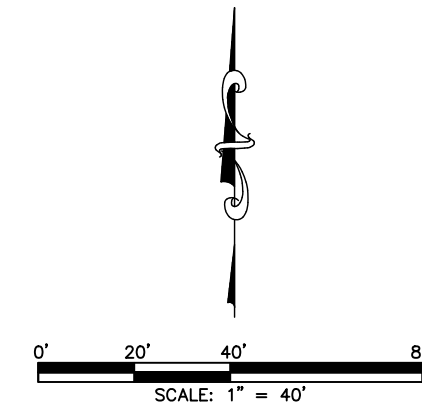
KEY MAP
N.T.S.

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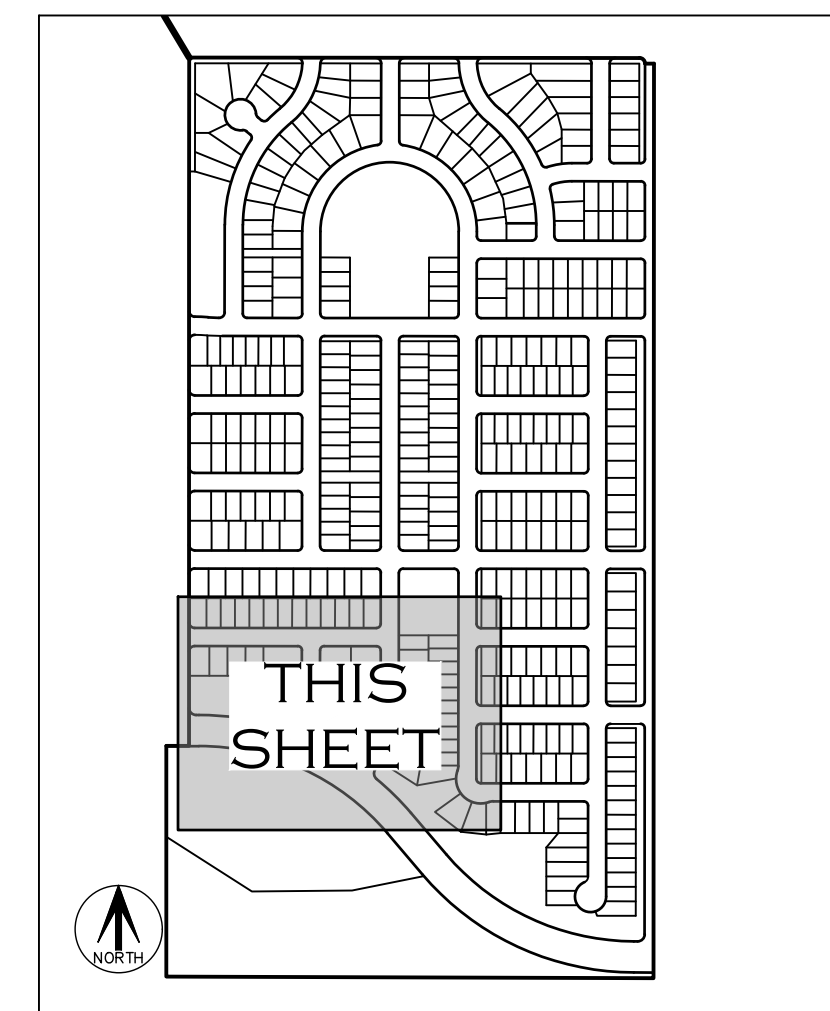
AzTec Proj. No.: 192724-01 Drawn By: RBA

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**INTEGRITY LAND
VENTURES, LLC**
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CENTENNIAL, CO 80112

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

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 7



SEE SHEET 2 FOR LINE
AND CURVE TABLES

BLOCK NUMBER

U.E. UTILITY EASEMENT

D.E. DRAINAGE EASEMENT

G.E. GAS EASEMENT

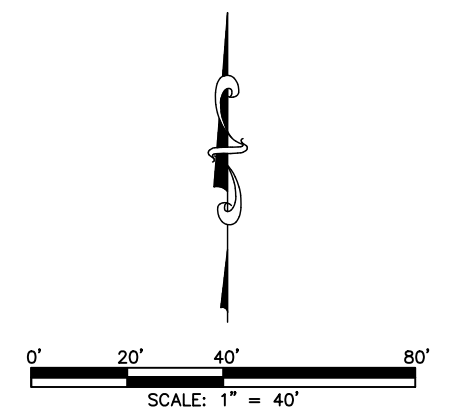
S.E. SIDEWALK EASEMENT

S.D.E. SIGHT DISTANCE EASEMENT

(ROW) RIGHT-OF-WAY

(NR) DENOTES NON-RADIAL

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FOR REVIEW

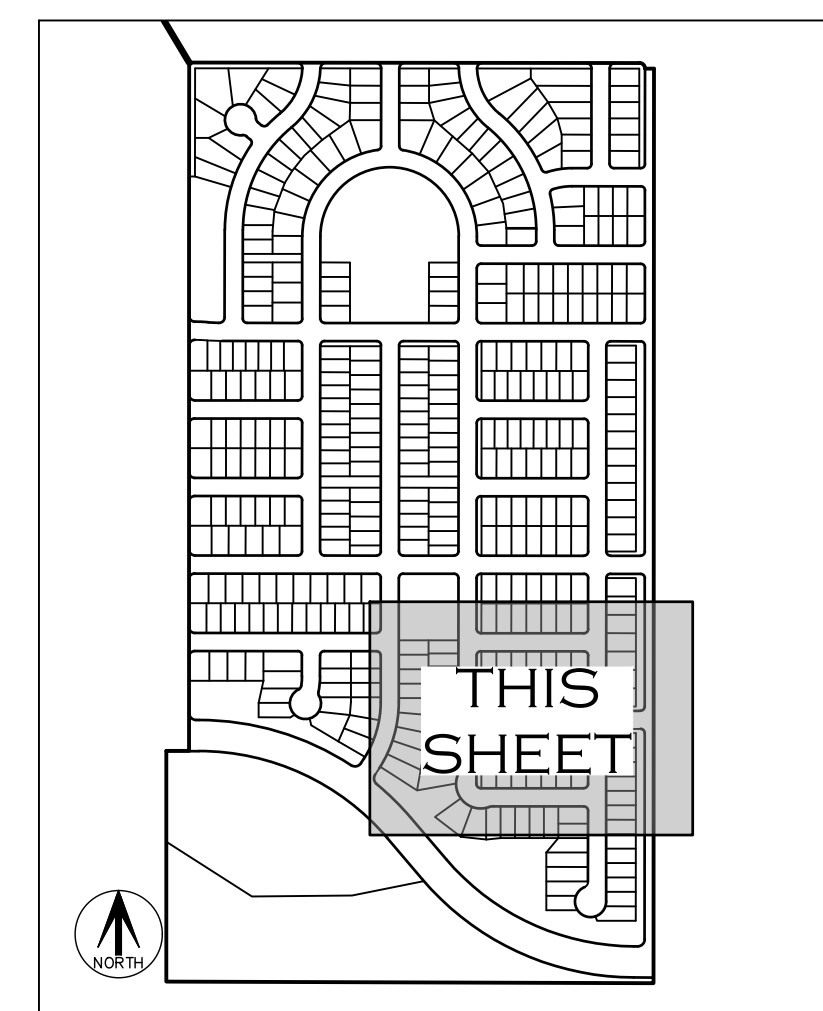
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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

SHEET 9 OF 12

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

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.



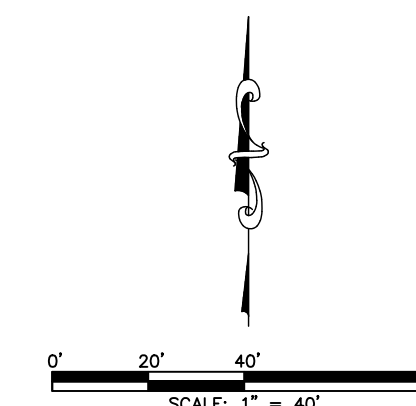
KEY MAP
N.T.S.

LEGEND

- ## BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- G.E. GAS EASEMENT
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COLORADO REVISED STATUTES 2020.

SEE SHEET 2 FOR
MONUMENT LEGEND

SEE SHEET 2 FOR LINE
AND CURVE TABLES



FOR REVIEW

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AzTec Proj. No.: 192724-0

Drawn By: RE

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

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

S H E E T 10 O F 12

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.

TRACT U 165,773 SF
3.806 AC
(DRAINAGE EASEMENT IN
ITS ENTIRETY)

TRACT V 392,381 SF
9.008 AC

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

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



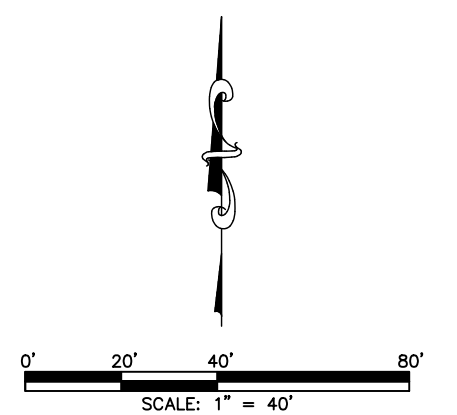
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BLOCK NUMBER

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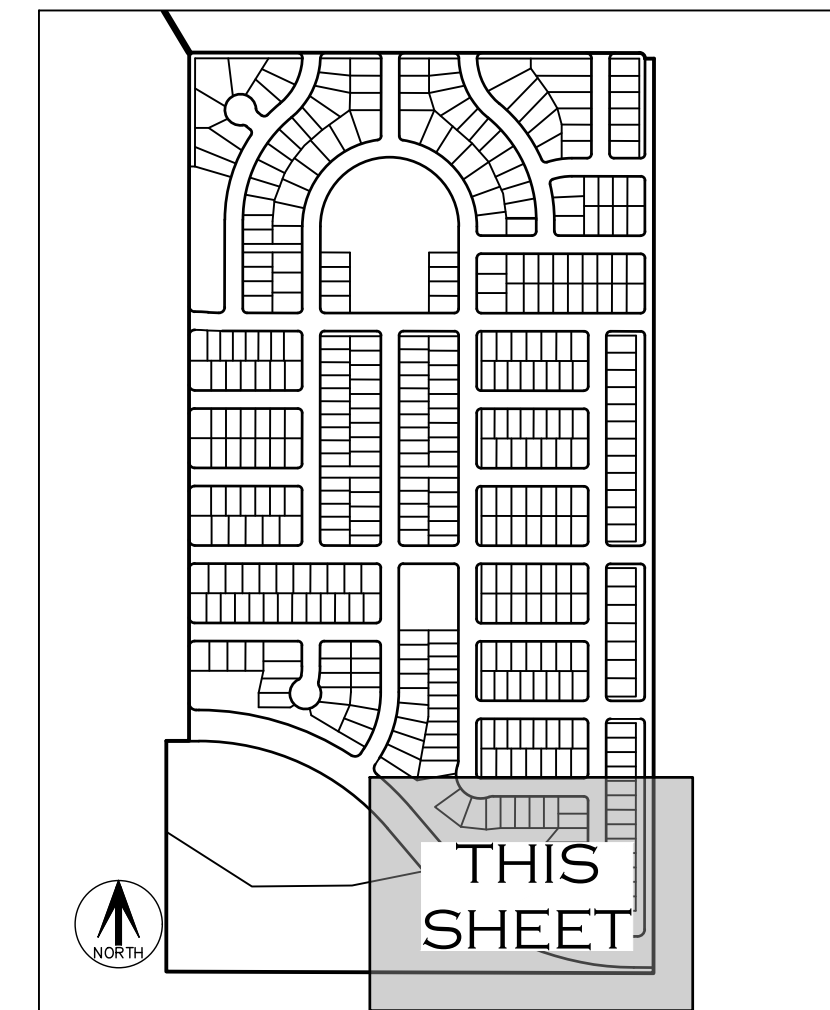
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SHEET 11 OF 12

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SEE SHEET 2 FOR LINE
AND CURVE TABLES

MONUMENT BOXES WITH A REASONABLY
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SHEET 12 OF 12

UNPLATTED
NO RECORDING INFORMATION AVAILABLE