

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



February 8, 2022

Jason Pock  
Richmond American Homes of CO, Inc  
4350 S Monaco St, Suite 500  
Denver, CO 80237-3400

**COMMENT RESPONSE PREPARED APRIL 20, 2022, BY THE CONSULTANT TEAM.**

**Re: Second Submission Review** – Waterstone Site Plan No 4 – Site Plan and Plat  
Application Number: **DA-1758-10**  
Case Numbers: **2021-4016-00**

Dear Mr. Pock:

Thank you for your second submission, which we started to process on Monday, January 3, 2022. 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, February 22, 2022.

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.

Your estimated Administrative Decision date is tentatively set for Wednesday, March 23, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Mick Kittle, Plan West, 767 Santa Fe Dr, Denver, CO 80204  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1758-10rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Landscaping comments will be provided with the third review.  
**Response: Acknowledged.**
- The Master Plan for Waterstone notes playground/active amenities within the north neighborhood. The tracts do not have active play features.  
**Response: Email sent to Alex 2/11 requesting clarity. Per our coordination with Alex, a swing set has been added to provide an active feature to the larger of the two pocket parks, adjacent the open play field.**
- Please continue to work with Arapahoe County and City of Aurora staff on ensuring all fire lane easements are met for the access road to the west of the property.  
**Response: Noted, we are continuing to do so for the fire lane.**

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

- 1A. No comments were received from the public during this review process.  
**Response: Acknowledged.**

#### 2. Completeness and Clarity of the Application

- 2A. Remove the retaining wall, grading, and general notes sections as they relate to civil drawings. Please keep the Site Plan note section, the tract summary, land summary, and all other exhibits on Sheet 2.  
**Response: Site plan and Sheet 2 have been updated.**
- 2B. Label all trails (all sheets).  
**Response: Trails have been labeled, all sheets.**
- 2C. On the sheets that illustrate the lots in unincorporated Arapahoe County, please label as such.  
**Response: Unincorporated Arapahoe County lots/parcels are labeled as such.**
- 2D. On the landscape sheet you have the note, "Individual lot development is subject to approval of future site plan." As you likely mean building permit, please remove this note.  
**Response: Note has been removed.**
- 2E. Please note the park in Planning Area 2 must be fully constructed prior to the 100<sup>th</sup> Certificate of Occupancy in Planning Area 1. Please add a note  
**Response: Acknowledged. Note added as note number 6 on sheet L.11.**
- 2F. On Sheet 2, please enlarge the Site Plan notes.  
**Response: Notes enlarged.**
- 2G. Thank you for providing a lot typical. Will there be any lots that need special consideration due to size?  
**Response: Not currently.**

#### 3. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

##### *Site Plan*

- 3A. No comments were received as the date of this letter; comments will be provided on the next review.  
**Response: Acknowledged.**

#### 4. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 4A. *Repeat comment:* Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.  
**Response: Comment noted. Cad file showing the site layout and buildings has been included with this submittal. The final cad file, showing all improvements, including utilities, will be provided once there are no additional site layout comments from the City.**



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **5. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

**Response:** Acknowledged.

#### *Sheet 2*

5B. Please remove the COA Stormwater Standard notes as they are not applicable to the Site Plan.

**Response:** Notes have been removed.

#### *Sheet 4*

5C. Indicate radius, typ.

**Response:** Radii have been labeled.

5D. Show/label the drainage easement.

**Response:** Entirety of Tracts B and L are drainage easements, labels added.

#### *Sheet 6*

5E. Revise text callouts.

**Response:** Text has been revised.

5F. Show ROW linework.

**Response:** ROW Linework is shown.

5G. Revise cut off text.

**Response:** Text has been revised.

5H. Please coordinate site plan sheets with the landscaping sheets to show locations of proposed sidewalks, walls, and hardscape, typical.

**Response:** Landscaping walk information has been added to sheets.

5I. Remove this linework if it is not relevant.

**Response:** Linework has been removed.

5J. Dimension ROW.

**Response:** R.O.W. dimensions added.

5K. Label curb return radii, typ.

**Response:** Radii labels added.

#### *Sheet 7*

5L. Label the 100-YR WSEL, typical.

**Response:** 100-YR WSEL added.

5M. Show/label drainage easement.

**Response:** Entirety of Tracts B and L are drainage easements, labels added.

5N. Label swale. Indicate slope. Minimum 2% for grass lined swales. Minimum 0.5% for concrete.

**Response:** Labeled.

5O. Minimum 2% in pond bottom.

**Response:** Slope labels added.

5P. Label the current effective flood hazard boundaries; add a note stating the panel number and effective date, typical all sheets. Please also show the CLOMR data as well.

**Response:** Flood hazard boundaries added with proposed CLOMR data shown as well.

5Q. Please add contour labels (existing and proposed) and slope labels. The grading does not match the section. Max 4% cross slope in fire lanes.

**Response:** Cross slope has been labeled at 2%, section has been updated to match grading.

5R. Label the name of the stream (Coal Creek) and indicate its direction of flow. Provide existing contour labels.

**Response:** Labels added.

5S. Minimum 2% slope in tracts.

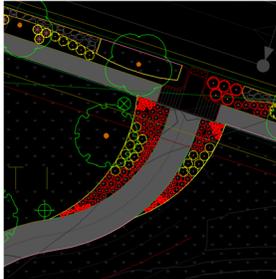
**Response:** Note added.

#### *Sheet 16*

5T. Please ensure there are no landscaping conflicts with the proposed maintenance path. Remove landscaping in front of the entrance to the path.



**Response:** Landscaping has been removed where conflicts were present.



Plat

Sheets 3 & 4

5U. Show/label drainage easement.

**Response:** Labeled.

5V. Correct curve table, C26, C27, C28?

**Response:** Corrected.

**6. Traffic Engineering** (Kyle Morris / 720-587-2668 / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / Comments in amber)

6A. Traffic calming measures will be required along Street A and Street J due to long uncontrolled distance. Consider bulb-outs, and speed cushions. Please reference the Traffic Calming Toolbox for appropriate measures.

**Response:** It cannot be assumed that Streets A and J (now E Virginia Ave and E Center Ave) will have a speeding problem. Before implementation of any traffic calming measure, the street(s) should be eligible based on a determination that the problem area meets speed and volume thresholds. Should a problem be confirmed by the City of Aurora, then the City shall enable their program with a 10-step process to develop and implement a traffic calming solution.

Sheet 3

6B. Check scale.

**Response:** The scale has been updated.

Sheet 5

6C. Call out stop sign and street name sign.

**Response:** Requested labels have been added to plans.

Sheet 6

6D. Provide shift taper length.  $L=W(S^2)/60$

**Response:** Taper length is shown and revised to the calculated distance.

6E. Move leaders where noted.

**Response:** This area has been cleaned up.

6F. Provide shift taper length.  $L=W(S^2)/60$

**Response:** Because there is a stop condition at Alameda Parkway, this portion of Harvest Road will only serve for the proposed development, and this current street configuration is temporary, a 15:1 taper length has been provided.

6G. The MTIS has identified 100' EB left turn lane at this location. Please provide.

**Response:** Requested turn lane has been striped at the entrances.

6H. The MTIS has identified NB left turn lane at this location. Please provide.

**Response:** The road ends at this intersection and there will be no northbound traffic to make this turn. No turn lane has been provided.

Traffic Impact Study

6I. Provide CDOT SHAC auxiliary lane warrant analysis. Provide a summary discussion section or table showing road category, volume threshold, projected volume, and any exceptions allowed by CDOT SHAC.

**Response:** Discussion included plus reference to the existing section turn lane dimensions.

6J. Provide internal circulation plan show stop control orientation of internal intersections.



**Response:** Two-way stop sign control is placed on the minor street approaches to Street A and J (now E Virginia Ave and E Center Ave) per the MUTCD standards.

- 6K. Provide discussion section: Traffic calming measures will be required along Street A and Street J due to long uncontrolled distance. Consider bulb-outs, and speed cushions. Please reference the Traffic Calming Toolbox for appropriate measures.

**Response:** It cannot be assumed that Streets A and J (now E Virginia Ave and E Center Ave) will have a speeding problem. Before implementation of any traffic calming measure, the street(s) should be eligible based on a determination that the problem area meets speed and volume thresholds. Should a problem be confirmed by the City of Aurora, then the City shall enable their program with a 10-step process to develop and implement a traffic calming solution.

Page 8

- 6L. Provide queuing table for both accesses as well. Show EB and NB lefts as shown in the appendices.

**Response:** The queuing table has been expanded to include the access locations.

- 6M. State why they are not necessary if they meet SHAC warrants. (auxiliary right turn lanes don't need to be provided when there are 3 through lines in each direction)

**Response:** Discussion regarding the SHAC requirements on right turn lanes on six-lane roadways has been added.

- 6N. Show CDOT SHAC auxiliary lane warrant specifics in this section. Provide street category (NR-B), along with warrant thresholds, and projected volumes.

**Response:** Discussion regarding the SHAC lane warrants for an NR-B has been added.

Page 9

- 6O. The city may require traffic calming measures during the development review process. Please revise.

**Response:** Paragraph has been added.

Page 11

- 6P. Hide scale if not to scale.

**Response:** Drawing is to scale.

## 7. Fire / Life Safety (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

Sheet 2

- 7A. Advisory comment: Plat document must reflect the actual widths of the fire lane easements and they must match the site plan widths.

**Response:** Comment noted.

- 7B. The widths of the fire lane are inconsistent with details. Revise labels to reflect actual widths.

**Response:** Details and plans have been updated.

Sheet 3

- 7C. The fire lane section does not match this width. Revise the label so they match.

**Response:** Details and plans have been updated.

Sheet 4

- 7D. The amount of fire lane signs can be reduced. See sheet for example.

**Response:** Acknowledged.

- 7E. Gate details calls out a 29' width. Please revise the labels to match.

**Response:** Gate detail has been updated.

Plat

Sheet 2

- 7F. *Second request:* Show the fire lane easement within the plat. The width of the fire lane shall be included.

**Response:** Fire lane and width now shown on the plat.

## 8. Aurora Water (Steven Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

Sheet 8

- 8A. Vehicle maintenance access is needed along Aurora Water's utility easements and to the top of the outlet structure for each pond. Access to the outlet structures needs to be above the 100yr. wsel. Both Ponds must be located in a drainage easement.



**Response:** Maintenance paths are shown on the plans and the ponds are located within a drainage easement.

8B. 12" water main.

**Response:** Label added.

8C. An I&M plan is required to cover the private detention facilities.

**Response:** Acknowledged, this will be done with the CDs.

*Sheet 9*

8D. Permission required for grading work in the CIG Gas utility easements.

**Response:** Acknowledged, we are working through this with CIG now, but they do require construction document level design prior to granting permission.

8E. Please contact ECCV regarding requirements and notifications about working in their utility easements.

**Response:** Noted, ECCV has been looped in for the proposed work.

8F. Install water sampling station to be located in Tract A. See detail 230 in the AW spec book.

**Response:** Sampling station has been added to the plans as requested.

8G. Wet tap connections on PVC water transmission mains (24" PVC main) are to be performed by a licensed third party contractor.

**Response:** Acknowledged, note added.

8H. If possible, install the fire hydrant out of the CIG easement.

**Response:** Harvest Road proposed ROW is located adjacent, but not within the CIG easement and the fire hydrant is within ROW.

## **9. Forestry** (Rebecca Lamphear / 303-739-7178 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

*Site Plan*

9A. The tree mitigation table should only include trees that require removal due to development or grading within the drip zone of the tree. Most of the trees listed in this table are crossed out. Was this a formatting issue with the file?

**Response:** Table has been revised to list the only tree being removed – a Siberian Elm.

9B. Will there be grading in the southeast area of the project where most of the trees are located? If so a lot of these trees will require removal. Please include grading on this sheet and indicate which trees will be impacted. Tree mitigation table will have to include trees impacted by grading and that will require removal.

**Response:** No changes to the existing grading are proposed in the southeast corner of the property. All existing and proposed contours are shown to the extents of proposed grading.

9C. Please remove the word invasive tree within the legend. The symbol indicates dead and/or invasive trees, cottonwood trees are not considered invasive.

**Response:** 'Invasive' has been removed so only 'dead' trees are utilizing this symbol.

## **10. PROS** (Alex Grimsman / 303-739-7154 / [agrimisma@auroragov.org](mailto:agrimisma@auroragov.org) / Comments in mauve)

10A. Please note, this is not an exhaustive written list of comments. Please refer to redlines for further, specific comments.

**Response:** Acknowledged

*Key Issues*

10B. Show how the requirements of the FDP/Masterplan are being met by the site plan.

10C. Tract L is not listed in the table. What is the intent with this tract? Provide information on both site plan and plat documents.

**Response:** Table has been updated .

10D. Where did the acreage from the removed housing go? Is this included in Tract L or absorbed into Tracts G/C?

**Response:** The acreage from the removed housing was dispersed amongst a larger detention pond, an additional segment of local street, the pocket park, and the open space. Tract delineation and tract summary tables have been revised to reflect accurate acreage.

10E. The FDP for Waterstone notes playground/active amenities within the north neighborhood. There are two pocket parks solely providing interpretive signage and passive recreation. Please respond with how this



FDP requirement is being met with this plan.

**Response:** An email was sent to Alex on 2/11. A swing set has been proposed to provide an active feature in the larger of the two pocket parks, adjacent to the open play field. Please reference the email from 2/11 for an exhibit and further detailing of how the parks meet the FDP criteria.

#### *Open Space and Circulation*

10F. Provide width of all trails/sidewalks within the development and ensure all are labeled correctly, i.e. community trail, regional trail, etc.

**Response:** Trail types and width labels have been updated

10G. Show two-foot recovery areas on either side of the regional trail. Indicated material.

**Response:** Recovery areas have been added to either side of the regional trail.

10H. Clearly label the region trail on the south end of the site. Is this being installed as part of the development? Include material types, widths, and slopes of all trails.

**Response:** A portion of the regional trail is being installed with this Filing 4.

10I. Pocket Parks – Provide exact acreage of each pocket park.

**Response:** Pocket parks are now platted separately, providing exact acreage for each park.

10J. Open Space – Limit disturbance of open space areas.

**Response:** Grading and disturbance of open space areas has been limited to the best of our abilities. Due to the existing slope and drainage patterns of the site, necessary roadway improvements, and maintaining reasonable slopes, grading is necessary within certain areas of open space.

10K. Provide crosswalks in areas connecting to parks.

**Response:** Crosswalk striping has been added where near parks.

#### *Park Design*

10L. There is only one bench provided in the western part of the Tract C pocket park – can more benches be provided in this area? There is seating, but benches along the scenic viewing area would be beneficial.

**Response:** There are eight (8) benches in this plaza. The I-Beam bench from the FDP is located on each side of the shade trees and linework has been darkened for clarity. Four (4) benches are located for scenic viewing of the floodplain, while four benches are located internally, for viewing the animal tracts. Boulders adjacent the benches provide secondary seating for gatherings or outdoor learning.

10M. Provide PDF copies of all interpretive signage for review. Please send directly to Alex Grimsman, [agrimisma@auroragov.org](mailto:agrimisma@auroragov.org)

**Response:** Email sent to Alex 2/15, containing exhibit of 4 signs and associated locations.

#### *Sheet 2*

10N. Do tracts C include the pocket park with the redesign? Where did the additional acreage go after the removal of the residential?

**Response:** Yes, Tract C includes the pocket park. Please see open space exhibit sent 2/11 for additional clarity. With the removal of residential lots, the acreage was distributed amongst a new roadway connection, expansion of detention ponds, additional lot width

#### *Sheet 4*

10O. Key map does not match Site Plan.

**Response:** Key map now matches current Site Plan configuration.

### **11. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

11A. No additional comments. The plan will be signed and approved by Midori Clark, the

**Response:** Acknowledged. Thank you.

### **12. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

12A. Make sure the dimension on the Lot lines and the areas of the Lots match the plat. Some of the Lot line dimensions were truncated or completely different than the plat dimensions. Send in the separate document listed on the first page of the plat. These will be needed for further reviews of these submitted documents. If there are any off-site easements needed, then dedicate those by separate document. Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the processes. There are some gates crossing the Fire Lane, these will need to be covered by a License Agreement. Contact Grace Gray at



ggray@auroragov.org to start the process.

**Response:** Acknowledged.

*Site Plan*

*Sheet 1*

12B. This is part of the Subdivision plat language - it does not belong on the site plan. (delete)

**Response:** Removed.

*Sheet 3*

12C. Add ROW width and recording information.

**Response:** ROW width added.

12D. Renumber lots as redlined.

**Response:** Lots renumbered.

12E. Reverse these Lot numbers to be consecutive with the rest of the Lots.

**Response:** Lots renumbered.

*Sheet 4*

12F. If needed, this Fire Lane can be dedicated by the plat. And the off- site Fire Lane can be dedicated by separate document.

**Response:** Acknowledged.

12G. Check the noted names.

**Response:** Street names updated.

12H. Confirm the gate with Fire/Life Safety.

**Response:** Acknowledged.

12I. If this easement is needed, then a License Agreement will be needed for the gates crossing the Fire Lanes (on and off site).

**Response:** Acknowledged.

12J. Match the plat curve length.

**Response:** Length has been updated.

*Sheet 5*

12K. Match the plat curve length.

**Response:** Length has been updated.

12L. Change these Lot numbers to be consecutive with the other Lots.

**Response:** Lots renumbered.

*Plat*

*Sheet 1*

12M. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

**Response:** Title commitment to be updated closer to recordation.

12N. Send in the closure sheet for the description.

**Response:** Added to submittal.

12O. Send in the State Monument Records for the aliquot corners used in the plat.

**Response:** Added to submittal.

12P. 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.

**Response:** Added to submittal.

12Q. Correct to say "situated" in the legal description. Please also correct formatting noted on the sheet.

**Response:** Corrected.

12R. Add the full stamping on the cap - match the State Monument Record.

**Response:** Added.

12S. Add "or Tract" in note 3.

**Response:** Added.

12T. What about "L" in note 4?

**Response:** Added.

12U. Make corrections in the final statement of the legal description to add "and". Only add this when the Tracts are being dedicated to the City by this plat (delete).



- Response: Corrected.**
- 12V. Replace with the actual street names and any other streets that may apply in Note 9.  
**Response: Street names added.**
- 12W. Delete the County signature block.  
**Response: Deleted.**
- 12X. Delete the Site Plan notes that should not be included on the plat.  
**Response: Deleted.**
- 12Y. Add the owner's name - match the Title Commitment.  
**Response: Added.**
- 12Z. Correct spelling to "GUARANTY"  
**Response: Corrected.**

*Sheet 2*

- 12AA. Apply approved street names (typical)  
**Response: Street names added.**
- 12BB. Renumber lots as noted.  
**Response: Renumbered.**
- 12CC. Switch these Lot numbers to be consecutive with the rest of the Block.  
**Response: Revised.**

*Sheet 3*

- 12DD. Show the line of delineation between the two easements (multiple places).  
**Response: These easements are for the same utilities.**
- 12EE. Add the distances between the pins on the subdivision boundary line - with no length over 1400 feet.  
**Response: Added.**
- 12FF. Add B&D for the easement boundary.  
**Response: Added.**
- 12GG. If second fire access is needed, this may have to be dedicated by separate document.  
**Response: Added.**
- 12HH. Add street names.  
**Response: Added.**
- 12II. There is a 24' Fire Lane shown here on the site plan - dedicate it on this plat, if needed.  
**Response: Added.**

*Sheet 4*

- 12JJ. Show the line of delineation between the two easements.  
**Response: These easements are for the same utilities.**
- 12KK. Add the distances between the pins on the subdivision boundary line - with no length over 1400 feet.  
**Response: Added.**
- 12LL. Switch these Lot numbers to be consecutive with the rest of the Block.  
**Response: Revised.**
- 12MM. Add street names.  
**Response: Added.**
- 12NN. Label easements.  
**Response: Labeled.**

**13. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

- 13A. No additional comments. Please see attached letter.  
**Response: Acknowledged, thank you.**

**14. Mile High Flood District (Mark Schutte /303-455-6277)**

- 14A. Several comments were provided on the public works/engineering review of this project at RSN 1548778. In addition to those comments, we request the Fluvial Hazard Zone (FHZ) Active Stream Corridor (ASC) delineation be shown on the plans provided  
**Response: This line is shown and labeled on the plans.**

**15. Arapahoe Planning Division** (Terri Maulik / (720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

15A. There are no comments from Engineering Services, but CIP has comments in attached letter regarding work in the area.

**Response:** Acknowledged, thank you.

15B. From CIP Division (Letter attached):

Please find the comments related to the referenced development project from the Transportation-CIP division. As the PM for the Gun Club-Alameda Improvements project that the County and Aurora are jointly funding, the comments relate to this project. This project consists of conceptual design services to address capacity and safety improvements for Gun Club Road from 6th Ave. to Mississippi Ave and Alameda Ave. from Gun Club Road to Harvest Road. The project has been coordinated with Gary Vidlock, Aurora CIP Engineer, and will begin in February and extend thru the end of 2022.

**Response:** Acknowledged.

1. Sheet C.03 – The Fire Lane Access alignment (approx. 1,334' to west) shows a 24' easement along north boundary of Parcel 1977-00-0-00-279 (505 Biloxi) and then turns north btw 23600 and 23700 E. Alameda properties to connect to Alameda Ave., have these access easements been obtained?

**Response:** The north-south easement to Alameda Ave. already exists. We are working on the east-west easement from the project site to the existing easement now.

2. Sheet C.03 - County is working to consolidate accesses onto Alameda, development will need to coordinate Fire Access onto Alameda with County.

**Response:** Noted.

Additional Comments to City of Aurora.

1. COA- Is there a schedule for the extension of Harvest south to Mississippi?

**Response (COA):**

2. COA- Earlier Filings of Waterstone have been developed to the south, is the extension of Harvest part of their development obligation and if so when are the improvements required to be complete? If not what will spur the extension of Harvest to Mississippi?

**Response (COA):**

3. COA- Is the bridge over Coal Creek on a CIP schedule or will the bridge be constructed based on regional developments?

**Response (COA):**

4. COA- Can the County obtain a copy and provide review comments related to the most current Traffic Impact Study associated with this development?

**Response (COA):**

15C. Response to comments can be sent directly to John Wannigman, the County Project Manager for the Gun Club-Alameda Improvements project at [jwannigman@arapahoegov.com](mailto:jwannigman@arapahoegov.com).

**Response (COA):**

Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date. updated title will be submitted closer to recordation

Send in the closure sheet for the description. acknowledged

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

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. acknowledged

# WATERSTONE SUBDIVISION FILING NO. 4

SITUATED IN THE EAST HALF OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN; ← revised

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED PLS 36850, 2004, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED PLS 36850, 2004 BEARS S 0°12'27" E, A DISTANCE OF 1,325.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, S 0°12'27" E, A DISTANCE OF 1325.70 FEET TO SAID EAST QUARTER CORNER OF SECTION 18;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, S 0°14'55" E, A DISTANCE OF 237.00 FEET;

THENCE N 36°29'11" W, A DISTANCE OF 84.53 FEET;

THENCE N 58°15'00" W, A DISTANCE OF 480.00 FEET;

THENCE N 73°00'00" W, A DISTANCE OF 195.00 FEET;

THENCE N 79°00'00" W, A DISTANCE OF 220.00 FEET;

THENCE N 69°15'00" W, A DISTANCE OF 360.00 FEET;

THENCE N 74°45'00" W, A DISTANCE OF 225.00 FEET;

THENCE S 70°00'00" W, A DISTANCE OF 30.00 FEET;

THENCE N 82°00'00" W, A DISTANCE OF 495.00 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 46°49'42" AND AN ARC LENGTH OF 425.00 FEET, THE CHORD OF WHICH BEARS N 59°45'05" W, A DISTANCE OF 413.27 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 34°01'10" AND AN ARC LENGTH OF 190.00 FEET, THE CHORD OF WHICH BEARS N 69°59'25" W, A DISTANCE OF 187.22 FEET;

THENCE N 87°00'00" W, A DISTANCE OF 190.00 FEET TO THE WEST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18;

THENCE ALONG THE WEST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, N 00°27'39" W, A DISTANCE OF 601.38 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18;

THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, N 89°41'33" E, A DISTANCE OF 2654.68 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 61.512 ACRES, (2,679,478 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 WATERSTONE SUBDIVISION FILING NO. 4, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACTS A THROUGH K AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18 BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 28668 2006", AND AT THE EAST QUARTER CORNER OF SAID SECTION 18 BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 23527 COA-2005" IN A MONUMENT BOX TAKEN TO BEAR SOUTH 00°12'27" EAST, A DISTANCE OF 1325.70 FEET.

## COVENANTS

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

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

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

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

## OWNER

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ } SS

COUNTY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_ 20\_\_\_\_ AD. BY \_\_\_\_\_, AS

OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

situated revised

Aztec responses in Blue Jim Lynch 4/12/22

## SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	OVERALL BOUNDARY SHEET
SHEET 3-4	LOT DETAIL SHEETS

## GENERAL NOTES

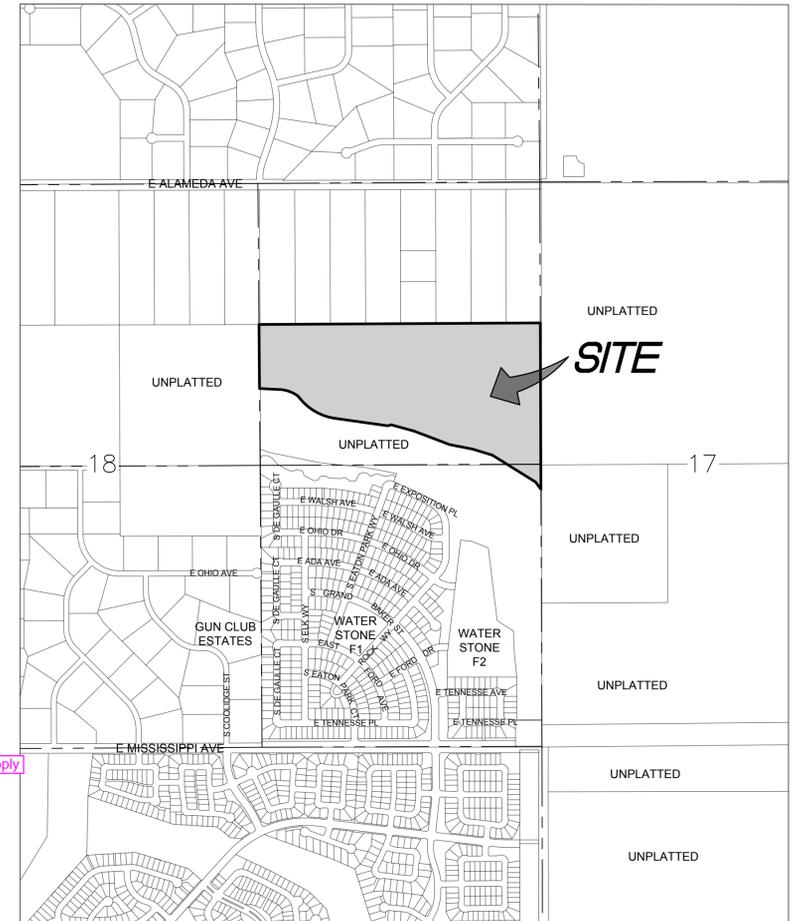
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18 BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 28668 2006", AND AT THE EAST QUARTER CORNER OF SAID SECTION 18 BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 23527 COA-2005" IN A MONUMENT BOX TAKEN TO BEAR SOUTH 00°12'27" EAST, A DISTANCE OF 1325.70 FEET. acknowledged
- THE EASEMENT AREA WITHIN EACH LOT 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. or Tract what about "L"? revised
- TRACTS A, B, C, D, E, F, G, H, I, J, AND K ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. 450-H0624159-072-AWO WITH AN EFFECTIVE DATE OF NOVEMBER 11, 2020 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.
- 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. revised
- ALL OWNERS OF LOTS ADJACENT TO STREET A, STREET B, AND STREET H 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. replace with the actual street names and any other streets that may apply
- 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.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA (CITY) IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE. deleted delete this County signature block

## CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP SCALE: 1" = 800'

## CLERK AND RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

BOOK NO.: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

## 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\_\_\_\_.

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.

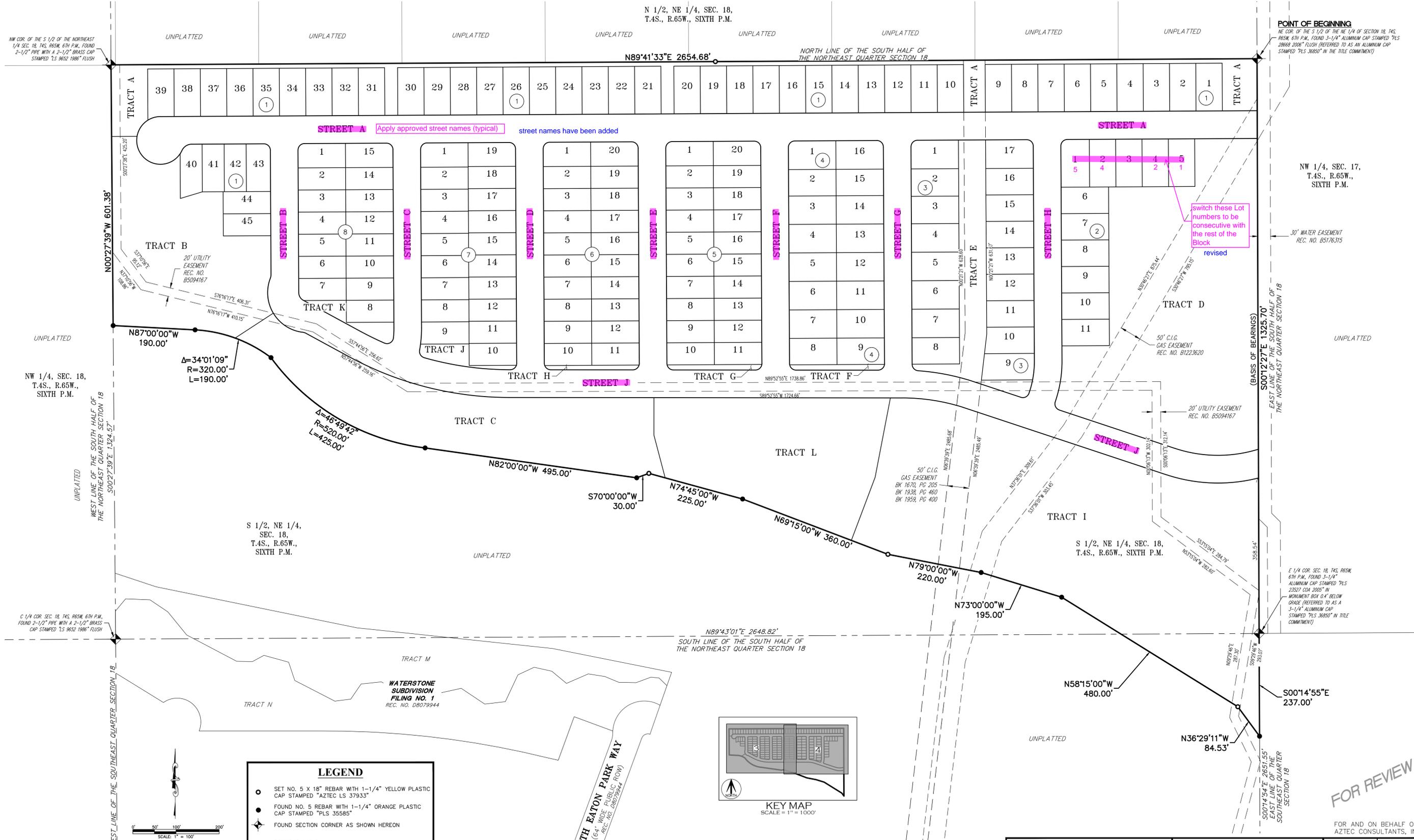
NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. EXPRESSED OR IMPLIED, THE SURVEY REPRESENTED 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. GUARANTY revised

<b>AzTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO (720)-943-6475		DATE OF PREPARATION: 05-18-2021
	AzTec Proj. No.: 21420-12	Drawn By: AMB	SCALE: N/A
LAST REVISED: 12/29/2021			SHEET 1 OF 4

FOR REVIEW

# WATERSTONE SUBDIVISION FILING NO. 4

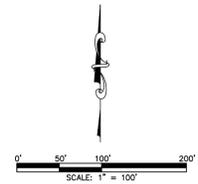
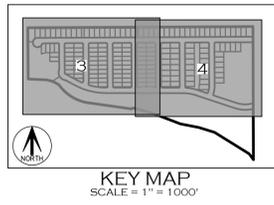
SITUATED IN THE EAST HALF OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



switch these Lot numbers to be consecutive with the rest of the Block revised

**LEGEND**

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 35585"
- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- BOUNDARY LINE
- - - LOT AND TRACT LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE



FOR REVIEW

<p><b>AZTEC</b> CONSULTANTS, INC.</p> <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p><b>DEVELOPER</b></p> <p><b>RICHMOND AMERICAN HOMES</b></p> <p>4350 S. MONACO STREET DENVER, CO (720)-943-6475</p>	<p>DATE OF PREPARATION: 05-18-2021</p>	<p>SCALE: 1" = 100'</p>
	<p>AzTec Proj. No.: 21420-12    Drawn By: AMB</p>		<p>SHEET 2 OF 4</p>



# WATERSTONE SUBDIVISION FILING NO. 4

SITUATED IN THE EAST HALF OF SECTION 18, 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
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	90°22'18"	15.00'	23.66'
C20	89°37'42"	15.00'	23.46'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	90°00'00"	15.00'	23.56'
C24	85°42'42"	15.00'	22.44'
C25	90°00'00"	15.00'	23.56'
C29	18°34'55"	250.00'	81.08'



LEGEND	
	FOUND SECTION CORNER AS SHOWN HEREON
	MONUMENT BOX WITH A 30", NO. 5 REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER 38-51-105 (9)(c) & (b) C.R.S. 2020
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
D.E.	DRAINAGE EASEMENT

<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER <b>RICHMOND AMERICAN HOMES</b> 4350 S. MONACO STREET DENVER, CO (720)-943-6475	DATE OF PREPARATION: 05-18-2021
	SCALE: 1" = 60'	SHEET 4 OF 4

AzTec Proj. No: 21420-12 Drawn By: AMB