

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



September 30, 2022

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

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

Dear Mr. Pock.

Thank you for your second submission, which we started to process on August 11, 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 September 21, 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 Planning Commission date is set for October 26, 2022. Please remember that all abutter notices and 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 your hearing decision 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) 739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner

cc: Allison Hibbs, Plan West.  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1700-1799\1786-03rev2

Applicant Responses Provided Below on 9/28/2022  
Plan West responses in **RED**  
Kimley Horn responses in **BLUE**  
FHU Responses in **PURPLE**  
Aztec responses in **GREEN**



*Second Submission Review*

**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Double-fronted lots are not permitted along local or collector streets even with a buffer, an adjustment request will be needed to be approved by the Planning Commission for these lots.
- Add a legend to a landscaping lot typical sheet that depicts what the plant symbols represent i.e. shrubs, grasses, etc.
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- Several grading issues have been identified by Civil Engineering.
- Add pedestrian ramps where identified in the site plan and show receiving ramps.
- A phasing plan with a descriptive narrative must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal.
- Storm drain development fees due: 124.054 acres x \$1,242.00 = \$154,075.07.
- PROS has raised a question regarding where a deficit in land dedication will be made up.
- Send in the Certificate of Taxes Due, State Monument Records for the aliquot corners used in the plat, and the copy of the Deed of Trust document to Real Property.
- See the comment letter provided by Mile High Flood District.

**PLANNING DEPARTMENT COMMENTS**

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

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

**PW: Acknowledge, thank you.**

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

2A. There were no completeness or clarity comments on this review.

**PW: Acknowledge, thank you.**

**3. Zoning and Land Use Comments**

[Site Plan Page 1]

3A. This number does not match the 23% number found on the third page.

**PW: Revised to match. (23% is the accurate number)**

[Site Plan Page 3]

3B. This number does not match the 29% number on the first page data block.

**PW: Revised to match. (23% is the accurate number)**

**4. Streets and Pedestrian Issues**

[Site Plan Page 3]

4A. The UDO does not permit double-fronted lots on local or collector streets even with a buffer. Both Harvest and Kewaunee are classified as a collector and local respectively. An adjustment request will need to be made and reviewed by the Planning Commission for these lots.

**PW: An adjustment request will be made and is scheduled to be reviewed through planning commission on October 26<sup>th</sup>. Staff has clarified that they support the adjustment request and overall site plan, but code dictates a form adjustment must be recorded.**

[Letter of Introduction]

4B. An adjustment request will need to be made and reviewed by the Planning Commission for the double-fronted lots. Please update your letter of introduction to address the approval criteria found in [Section 146-5.4.4.D.3](#) of the UDO.

**PW: Acknowledged. Letter of introduction has been updated to include this adjustment request.**

**5. Parking Issues**

5A. There were no Parking comments on this review.

**PW: Acknowledge, thank you.**



## **6. Architectural and Urban Design Issues**

[Site Plan Throughout]

- 6A. Ensure all privacy fencing is set back 4ft from the back of the sidewalk. The lot typicals appear to show this, but the landscaping sheets themselves seem to show this space inconsistently.

**PW: Completed**

[Site Plan Page 35]

- 6B. Dimension the fence setback. Should be at least 4 ft.

**PW: Completed**

[Site Plan Page 36]

- 6C. Dimension the fence setback. Should be at least 4 ft.

**PW: Completed**

[Site Plan Page 39]

- 6D. All wood fencing needs to have a top rail.

**PW: Completed, detail revised.**

## **7. Signage Issues**

[Site Plan Page 1]

- 7A. Provide a detail of the monument signs with dimensions. Do not include sign copy.

**PW: A detail is provided on L.17. Dimensions are included in this detail and have been enlarged with this submittal for clarity.**

## **8. Landscaping Issues (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)**

[Site Plan Page 28]

- 8A. This tree is within 50 feet of a stop sign, please remove it.

**PW: Completed**

[Site Plan Page 34]

- 8B. Add the plant symbology here.

**PW: Completed**

[Site Plan Page 35]

- 8C. All lot typicals should include any proposed easements and the approximate locations of the utilities i.e. water and sewer.

**PW: Lot typicals depicting utilities are located on sheet C.01. Typicals on sheet 35 demonstrate typical lot landscaping only. Easements have been included to show no conflicts will exist between easements and landscape.**

- 8D. Add a legend to this sheet that depicts what the plant symbols represent i.e. shrubs, grasses etc.

**PW: Completed**

- 8E. Only 50% of the mulch treatment may be rock. The remainder must be inorganic.

**PW: Completed**

- 8F. P.U.E.

**PW: Completed**

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

- 9A. There were no more comments from Public Art on this review.

**PW: Acknowledged, thank you**

## **10. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org) / Comments in light blue)**

- 10A. There were no comments from Transportation Planning in this review cycle.

**PW: Acknowledged, thank you**



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **11. Civil Engineering** (Julie Bingham / 303-739-7300 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

[Site Plan Page 1]

11A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

**PW: Acknowledged, thank you**

[Site Plan Page 2]

11B. Label as a sidewalk easement.

**KH: Sidewalk easement labeled.**

11C. If the tracts are not dedicated as drainage tracts, a drainage easement needs to be provided to encompass the proposed detention ponds.

**KH: Noted – tract dedication table updated.**

11D. Include the RSN for the plan set constructing this half.

**KH: RSN's have been added for this area.**

[Site Plan Page 4]

11E. Provide receiving ramps for these ramps.

**KH: Ramps now shown.**

11F. The sidewalk should remain detached around the cul-de-sac.

**KH: Sidewalk updated.**

[Site Plan Page 5]

11G. Include the RSN if there is one.

**KH: RSN added.**

11H. Will there be enough room for a driveway for this lot?

**KH: Curb ramps updated per comments.**

11I. Curb ramps are required to be shown at all T intersections on one side, typical.

**KH: Curb ramps updated per comments.**

[Site Plan Page 6]

11J. Will there be enough room for a driveway for this lot?

**KH: Curb ramps updated per comments.**

[Site Plan Page 7]

11K. Curb ramps are required to be shown at all T intersections on one side, typical. [2 comments]

**KH: Curb ramps updated per comments.**

[Site Plan Page 8]

11L. Dimension the walks, typical.

**KH: Dimensions added.**

11M. The sidewalk should remain detached around the cul-de-sac.

**KH: Sidewalk updated.**

[Site Plan Page 10]

11N. Provide a receiving ramp at this T intersection.

**KH: Curb ramps updated per comments.**

[Site Plan Page 11]

11O. The sidewalk should remain detached around the cul-de-sac.

**KH: Sidewalk updated.**



[Site Plan Page 14]

- 11P. The max approach grade of intersecting streets with a through street shall be 3% for 100' per Section 4.05.4 in the roadway manual. [2 comments]  
**KH: Grading has been updated to match code at a maximum 3% slope.**
- 11Q. Ensure the landscape plan matches the grading here.  
**KH/PW: Grading now matches between the LS and GD plans.**
- 11R. Show/label the 100-year WSEL. Show/label the maintenance access to the bottom of the pond and to the top of the outlet structure.  
**KH: 100-yr WSEL is now hatched and shown on the GD plans.**
- 11S. Label as private, and add a note indicating who will maintain private storm sewer, typical for all inlets within tracts.  
**KH: Note added.**
- 11T. Provide a longitudinal slope here.  
**KH: Slope added.**
- 11U. Dimension the path and provide a slope label - max 10%. Maintenance is also required to the top of the outlet structure from outside of the pond.  
**KH: Labels added.**

[Site Plan Page 15]

- 11V. Is this grading correct?  
**KH: Grading updated.**
- 11W. The max approach grade of intersecting streets with a through street shall be 3% for 100' per Section 4.05.4 in the roadway manual.  
**KH: Grading updated.**
- 11X. At a street intersection where two streets slope down to the intersection an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return.  
**KH: Per CoA drainage code 6.53 (Inlet Location): "In order to eliminate the use of cross-pans as much as possible, inlets shall be required at the upstream of streets intersection and drive entrances when there is an existing or proposed public storm sewer available."**

**We have eliminated cross-pans and added additional inlets where there is proposed storm sewer available, however we are not proposing storm drain in all locations on the site (this would be extremely costly), therefor some cross-pans are proposed. To reduce undesirable driving conditions, proposed cross pans are only proposed at stop-controlled areas.**

- 11Y. Max 4:1 slopes in ROW.  
**KH: Grading updated.**

[Site Plan Page 16]

- 11Z. Revise text cutoff.  
**KH: Text updated**

[Site Plan Page 17]

- 11AA. At a street intersection where two streets slope down to the intersection an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return. [2 comments]  
**KH: Per CoA drainage code 6.53 (Inlet Location): "In order to eliminate the use of cross-pans as much as possible, inlets shall be required at the upstream of streets intersection and drive entrances when there is an existing or proposed public storm sewer available."**

**We have eliminated cross-pans and added additional inlets where there is proposed storm sewer available, however we are not proposing storm drain in all locations on the site (this would be extremely costly), therefor**



some cross-pans are proposed. To reduce undesirable driving conditions, proposed cross pans are only proposed at stop-controlled areas.

[Site Plan Page 18]

11BB. At a street intersection where two streets slope down to the intersection an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return.

KH: Per CoA drainage code 6.53 (Inlet Location): "In order to eliminate the use of cross-pans as much as possible, inlets shall be required at the upstream of streets intersection and drive entrances when there is an existing or proposed public storm sewer available."

We have eliminated cross-pans and added additional inlets where there is proposed storm sewer available, however we are not proposing storm drain in all locations on the site (this would be extremely costly), therefore some cross-pans are proposed. To reduce undesirable driving conditions, proposed cross pans are only proposed at stop-controlled areas.

11CC. Is there a wall proposed here?

KH: No – grading updated.

11DD. Label all proposed easements.

KH: Labels updated

[Site Plan Page 19]

11EE. This grading looks steep for proposed sidewalks.

KH: Grading updated

11FF. Max 3:1 slopes.

KH: Grading updated

[Site Plan Page 20]

11GG. The max approach grade of intersecting streets with a through street shall be 3% for 100' per Section 4.05.4 in the roadway manual.

KH: Grading updated

11HH. Cross pans are not permitted on roadways with storm sewers.

KH: Per CoA drainage code 6.53 (Inlet Location): "In order to eliminate the use of cross-pans as much as possible, inlets shall be required at the upstream of streets intersection and drive entrances when there is an existing or proposed public storm sewer available."

We have eliminated cross-pans and added additional inlets where there is proposed storm sewer available, however we are not proposing storm drain in all locations on the site (this would be extremely costly), therefore some cross-pans are proposed. To reduce undesirable driving conditions, proposed cross pans are only proposed at stop-controlled areas.

11II. Minimum 2% slope in the pond bottom.

KH: Grading updated.

11JJ. If Tract U is not dedicated as a drainage easement in its entirety, a drainage easement should be provided.

KH: Grading updated.

11KK. Show/label the 100-year WSEL in the pond.

KH: 100-yr WSEL is now hatched and shown on the GD plans

11LL. Maintenance access is required to the top of the outlet structure from outside of the pond.

KH: Maintenance access is provided. Structures are not show on our site plan GD sheets, but the structure will be located near the 5700 contour above the pipe right inline with the 16' access road.

[Site Plan Page 21]

11MM. Max 3:1 slopes. The pedestrian railing is required adjacent to 3:1 slopes.

KH: Grading updated

11NN. There is now a hole here.

KH: Grading updated



[Site Plan Page 23]

1100. Show the location of the maintenance access on this plan.

**KH: Maintenance access callout added**

[Site Plan Page 30]

11PP. Show/label the 100-year WSEL in the pond. Ensure all plantings are above the 100-year WSEL.

**KH: 100-yr WSEL is now hatched and shown on the GD plans**

[Site Plan Page 40]

11QQ. Provide a luminaire per the draft standards. Please reach out to me if you need a copy of the standards or the approved equipment list.

**KH: Luminaire provided**

**12. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

[Site Plan Throughout]

12A. Label all access types.

**KH: Access types added**

12B. Add pedestrian ramps where indicated.

**KH: Pedestrian ramps updated**

[Site Plan Page 2]

12C. Add a note:

‘The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.’

**KH: Note added**

[Site Plan Page 4]

12D. Show receiving ped ramp.

**KH: Pedestrian ramps updated.**

12E. Align N-S ped ramps or at a minimum provided edge-to-edge alignment. [2 comments]

**KH: Pedestrian ramps updated.**

12F. Provide sight triangles per COA TE-13.

**KH: Site triangles updated**

[Site Plan Page 5]

12G. Show the east leg of Warren Street for reference only.

**KH: An eastern leg is not planned currently to our knowledge. If a leg is planned, please provide the documentation so we can add it for reference**

12H. Adjust the sight triangle for the driver’s continuous view of the center of the opposing lane.

**KH: Site triangles updated**

[Site Plan Page 7]

12I. Remove ramps if tee intersection.

**KH: Pedestrian ramps updated.**

12J. Show east leg if planned.

**KH: An eastern leg is not planned currently to our knowledge. If a leg is planned, please provide the documentation so we can add it for reference**





12K. Show truncated domes for all ramps.

**KH:** Pedestrian ramps updated.

12L. Relocate kiosk out of the intersection area.

**PW:** Mail kiosks relocated to opposite side of trail to keep intersection clear.

[Site Plan Page 9]

12M. Remove ramps if tee intersection.

**KH:** Pedestrian ramps updated.

12N. Show east leg if planned.

**KH:** An eastern leg is not planned currently to our knowledge. If a leg is planned, please provide the documentation so we can add it for reference

12O. Show truncated domes for all ramps.

**KH:** Pedestrian ramps updated

[Site Plan Page 11]

12P. Add a STOP sign.

**KH:** Stop sign added

[Site Plan Page 22]

12Q. Move out of the intersection influence area.

**KH:** Kiosk locations updated

[Site Plan Page 23]

12R. Add sight triangles at all intersections that include public ROW.

**KH:** Site triangles updated

12S. Verify mature plant height within sight triangles meets COA 4.04.2.10 requirements.

**PW:** Verified

[Site Plan Page 24]

12T. 50' min spacing between STOP sign and tree, typical.

**PW:** Acknowledged

[Site Plan Page 25]

12U. 50' min spacing between STOP sign and tree, typical.

**PW:** Completed

[Site Plan Page 27]

12V. 50' min spacing between STOP sign and tree, typical.

**PW:** Acknowledged

[Site Plan Page 29]

12W. 50' min spacing between STOP sign and tree, typical.

**PW:** Acknowledged

[Site Plan Page 33]

12X. Split rail fence not allowed within sight triangles.

**PW:** Acknowledged and revised.

[TIS Page 1]

12Y. If TIS is for Filing 2 only then update text/tables/graphics and/or add notes to reflect as such. If for Filings 1& 2, then update text/tables/graphics and/or add notes accordingly.

**FHU:** The TIS is for Filing 2. Text and analysis have been updated as needed throughout.





12Z. See comments throughout the report.

FHU: Completed (see below).

[TIS Page 13]

12AA. Does background include Filing 1 traffic?

FHU: Yes. Text revised accordingly.

[TIS Page 16]

12BB. Does background include Filing 1 traffic?

FHU: Yes. Text revised accordingly.

[TIS Page 21]

12CC. Having Filing 1 site traffic makes this table a little confusing since the TIS is for Filing 2.

FHU: The table has been revised to clarify background, short term, and long term. We are continuing to report all Harvest Crossing trips (in separate categories) to demonstrate consistency with the master TIS.

12DD. Consider removing Filing 1 site traffic and/or add a note that Filing 1 site trips were accounted for in background traffic.

FHU: The table has been revised to clarify background, short term, and long term. We are continuing to report all Harvest Crossing trips (in separate categories) to demonstrate consistency with the master TIS.

12EE. Clarify/Verify what Total Trips (long term) represent.

FHU: The table has been revised to clarify background, short term, and long term. We are continuing to report all Harvest Crossing trips (in separate categories) to demonstrate consistency with the master TIS.

[TIS Page 23]

12FF. Short term assignment is for Filing 2 only.

FHU: Concur. No change.

[TIS Page 24]

12GG. Long term assignment is for Filings 1 AND 2.

FHU: Concur. This figure has been revised to only reflect Filing 2.

[TIS Page 26]

12HH. Update traffic volumes based on previous comments, as needed.

FHU: Math has been reviewed. No revisions needed.

12II. ADT seems low relative to peak hour.

FHU: The incorrect ADT was shown on the figure. The figure has been updated.

[TIS Page 27]

12JJ. Update analysis based on previous comments, as needed.

FHU: Math has been reviewed. No revisions needed.

[TIS Page 29]

12KK. Update traffic volumes based on previous comments, as needed.

FHU: Math has been reviewed. No revisions needed.

12LL. ADT seems low relative to peak hour.

FHU: The incorrect ADT was shown on the figure. The figure has been updated.

[TIS Page 30]

12MM. Update analysis based on previous comments, as needed.

FHU: Math has been reviewed. No revisions needed.

[TIS Page 31]



12NN. LOS not consistent with delay.

FHU: LOS values incorrectly reported. The table has been updated.

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

[Site Plan Page 3]

13A. A phasing plan with a descriptive narrative must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. **For example, describe where the water connections will be established to form the looped water supply and what streets will be constructed to provide the two approved points of access.** Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

KH: A phasing narrative is now provided

[Site Plan Page 13]

13B. See fire hydrant relocation comments.

KH: Fire hydrants have been updated

**14. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

14A. There were no more comments from Aurora Water on this review.

PW: Acknowledged, thank you

**15. Aurora Water/TAPS** (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

15A. Storm drain development fees due: 124.054 acres x \$1,242.00 = \$154,075.07

PW: Acknowledged

15B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

PW: Acknowledged

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

[Site Plan Page 1]

16A. If you have a deficit in your land dedication and are planning to make it up in PA-9, which is already fully dedicated in the master plan, where will the additional acreage come from?

PW: Plan West met with PROS on 9/26 to clarify where open space dedications are being made and provided an exhibit.

[Site Plan Page 2]

16B. Add Note:

'Parks, Recreation & Open Space

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.

PW: Completed

16C. It needs to be noted somewhere what specific tracts are being requested for credit. use an asterisk if being used to meet open space or park requirements.

PW: A column has been added to the tract summary table clarifying which tracts are being counted towards credit.

16D. 'Neighborhood Park'

PW: Completed



[Site Plan Page 18]

16E. This grade is excessive for areas being used for land dedication requirements. Please ensure areas being requested for credit are not exceeding 4:1 slope.

**KH: Grading updated**

16F. Note the cross and longitudinal slope for all trails within the plan set. Trails and sidewalks cannot exceed 2% cross slope or more than 5% longitudinal slope.

**KH: Noted – slopes have been reduced in this area to provide useable open space**

[Site Plan Page 29]

16G. Call out the 14' trail on the south side.

**PW: Completed**

[Site Plan Page 30]

16H. Where is the 14' trail?

**PW: The 14' trail is located on both sides of Yale ave. Additional tree lawn landscaping has been provided and trail called out.**

16I. The Murphy Creek Regional Trail will need to be within a 70' corridor, please coordinate further with PROS staff on the trail continuation on the north or south, PROS preference is on the south, however, additional coordination with developments to the west will be needed as well.

**PW: Plan West coordinated with PROS on 9-26 to clarify that the detached 14' trail per the FDP (with 20+ ft tree lawn serves this neighborhood and region as an adequate east-west trail.**

[Site Plan Page 31]

16J. Note the slope of all trails/walks in the park. Since these areas are not included in the grading plan, show them here to ensure they are meeting PROS and ADA standards.

**KH: Noted – slopes have been reduced in this area to provide useable open space. Final construction documents will conform to PROS and ADA standards**

**17. Real Property** (Carlos Pietri / 303-318-6342 / [cpietri@auroragov.org](mailto:cpietri@auroragov.org) / Comments in magenta)

[Plat Page 1]

17A. Send in the State Monument Records for the aliquot corners used in the plat.

**Aztec: Monuments records included with submittal.**

17B. 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.

**Aztec: Certificate of Taxes Due will be submitted with the following submittal.**

17C. Need reception #.

**Aztec: Plat yet to be recorded**

17D. Need a date here.

**Aztec: To be added when mylars are printed**

17E. Send in the copy of the Deed of Trust document showing this Mortgage Holder, this is not shown in the Title Commitment.

**Aztec: Signature block removed**

[Plat Page 2]

17F. Add recording info.

**Aztec: Plat yet to be recorded**

17G. Are there street names instead of street letters?

**Aztec: Street names added**

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

17A. Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses for Harvest Crossing PA 5 6 7 - Harvest Crossing F3. No additional referrals are necessary.

**PW: Acknowledged, thank you**



**19. Mile High Flood District** (Derek Clark / 303-455-6277 / [submittals@udfcd.org](mailto:submittals@udfcd.org))

19A. The comment response letter states that the proposed Harvest Gulch cross-section and the flow rate were approved in the Master Drainage Report by ILC, Inc. and approved in April 2021. It should be noted that the cross-section and flow rate being presented within this report were from the Master Drainage Report for the downstream Murphy Creek East compiled by CVL Consultants and approved on 11/30/2020. This documentation should be included with this report as a reference appendix and text modified as needed.

**PW: Acknowledged**

19B. While this information is sufficient for this submittal, a more detailed geomorphic analysis will need to be included with the final design. The slope is presented in this document is much steeper than the one presented in that report and analysis will need to be completed to determine the impact of that increase. The intent of the channel should be designed to be a high functioning, low maintenance stream per MHFD criteria in order to qualify for maintenance eligibility.

**KH: Noted, additional hydraulic design will need to be considered during the final design reports**



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

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.

# HARVEST CROSSING SUBDIVISION FILING NO. 2

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. \_\_\_\_\_ 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. 2**, 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

HARVEST & JEWELL, 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 HARVEST & JEWELL, LLC, A COLORADO LIMITED LIABILITY COMPANY..

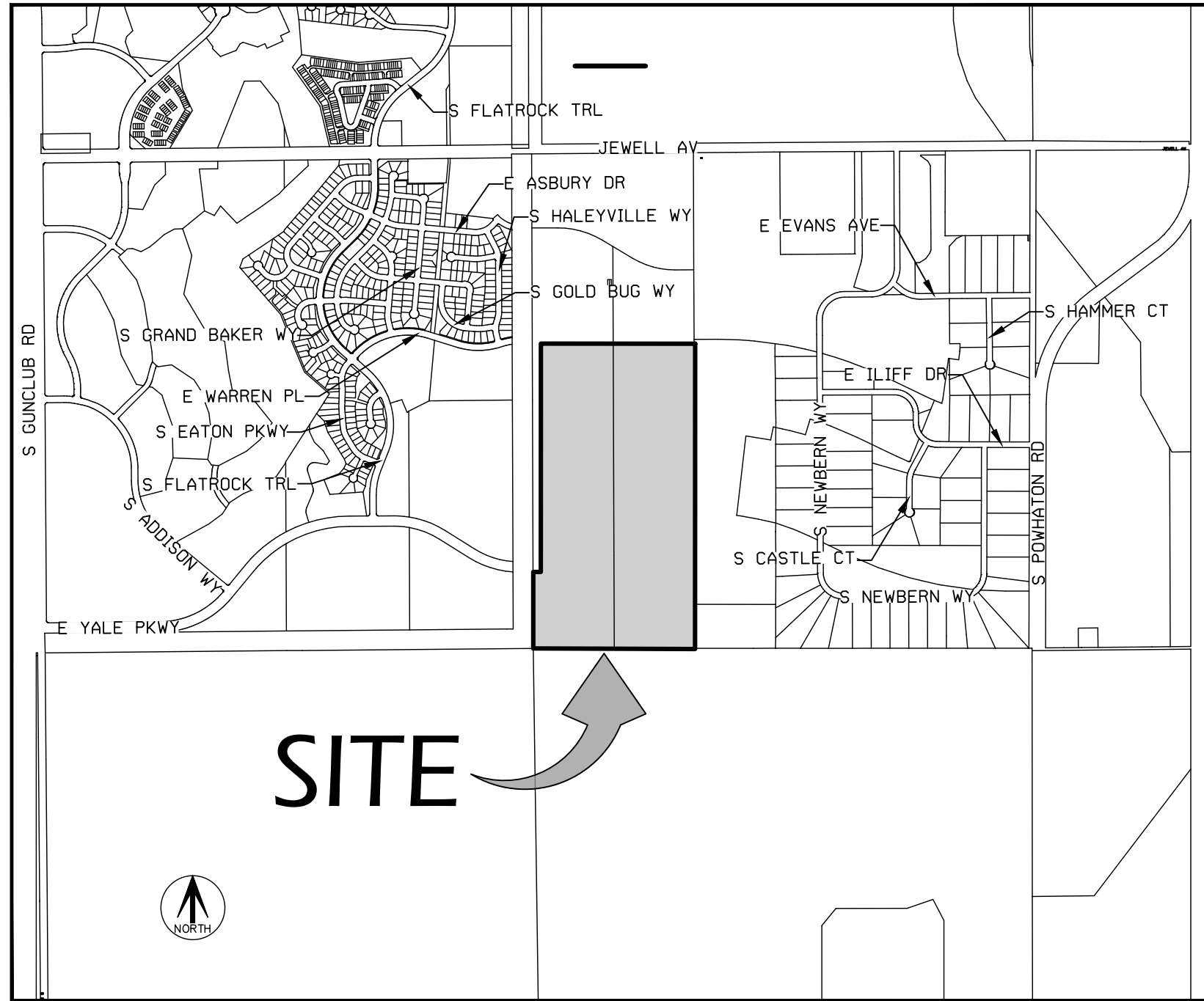
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Need reception #

plat yet to be recorded



VICINITY MAP

SCALE 1" = 1500'

## CONTRACT PURCHASER

RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION

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

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

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

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )SS

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

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

OF RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

## MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

JEWELL DEVELOPERS, INC., A COLORADO CORPORATION

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

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

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

Send in the copy of Deed of Trust document showing this Mortgage Holder, this is not shown in the Title Commitment

signature block removed

Aztec responses in blue  
Jim Lynch 9/27/22

## 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 \_\_\_\_\_

to be added when printed to mylars

Need a 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

LAST REVISED: 8/9/2022

**AzTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
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AzTec Proj. No: 21421-37 Drawn By: RBA

**DEVELOPER**  
**RICHMOND AMERICAN HOMES**  
**OF COLORADO, INC.**  
4350 S. MONACO STREET #500  
DENVER, COLORADO  
(720) 977-3841

DATE OF PREPARATION: 03-17-2022

SCALE: N/A

SHEET 1 OF 12



# HARVEST CROSSING SUBDIVISION FILING NO. 2

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

POINT OF COMMENCEMENT  
NW COR., SEC. 29, T4S, R65W, 6TH P.M.  
FOUND METAL PIPE WITH 2-1/2" ALUMINUM CAP  
IN RANGE BOX STAMPED "T4S R65W S19/20  
S30/29 1984 PLS 13155"

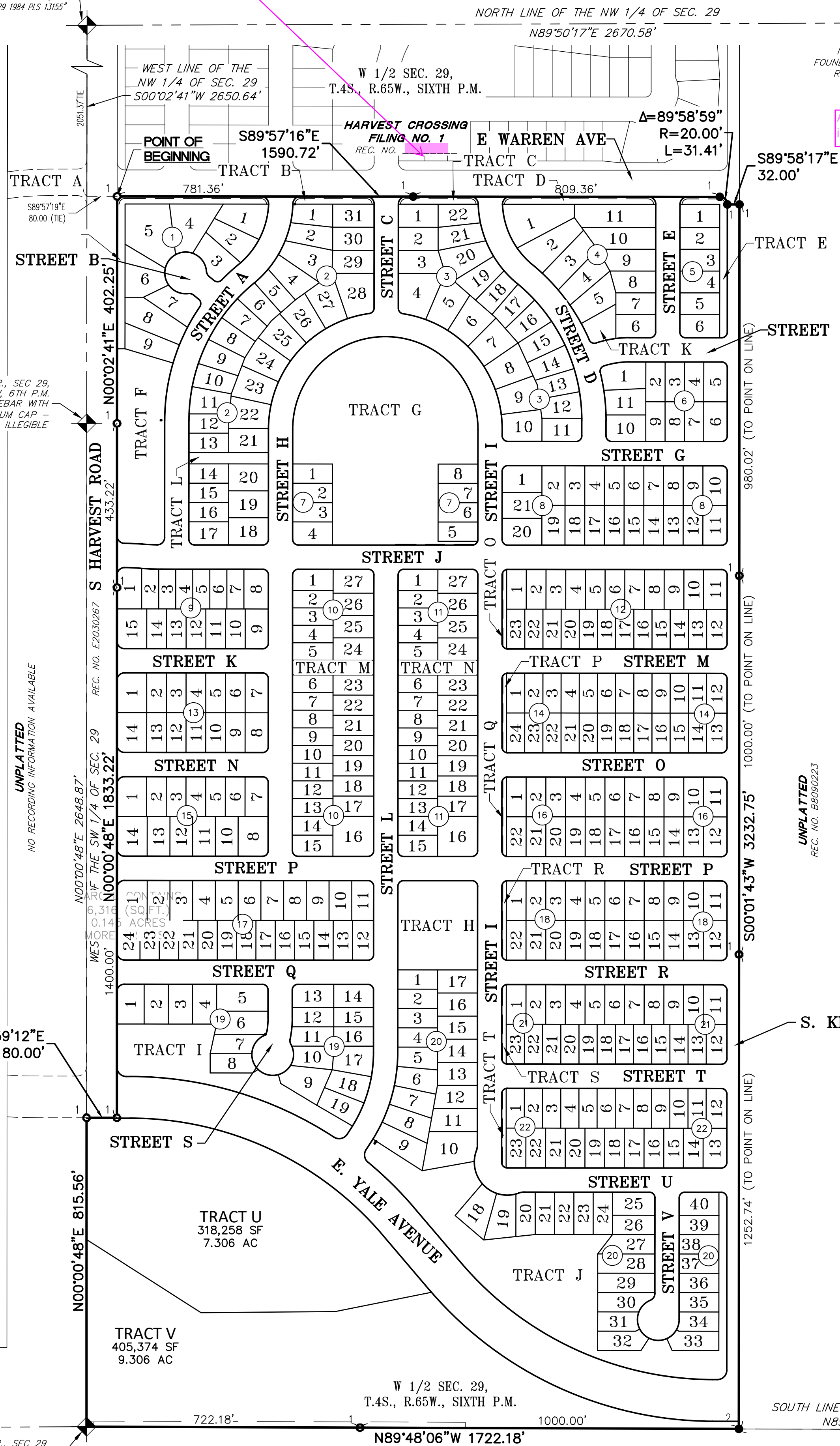
plat yet to be  
recorded

Add recording info

NORTH 1/4 COR., SEC. 29, T4S, R65W, 6TH P.M.  
FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP IN  
RANGE BOX STAMPED "CITY OF AURORA T4S 1/4  
20/29 R65W 1994 LS 15244"

Are there street names  
instead of street letters?

street names added

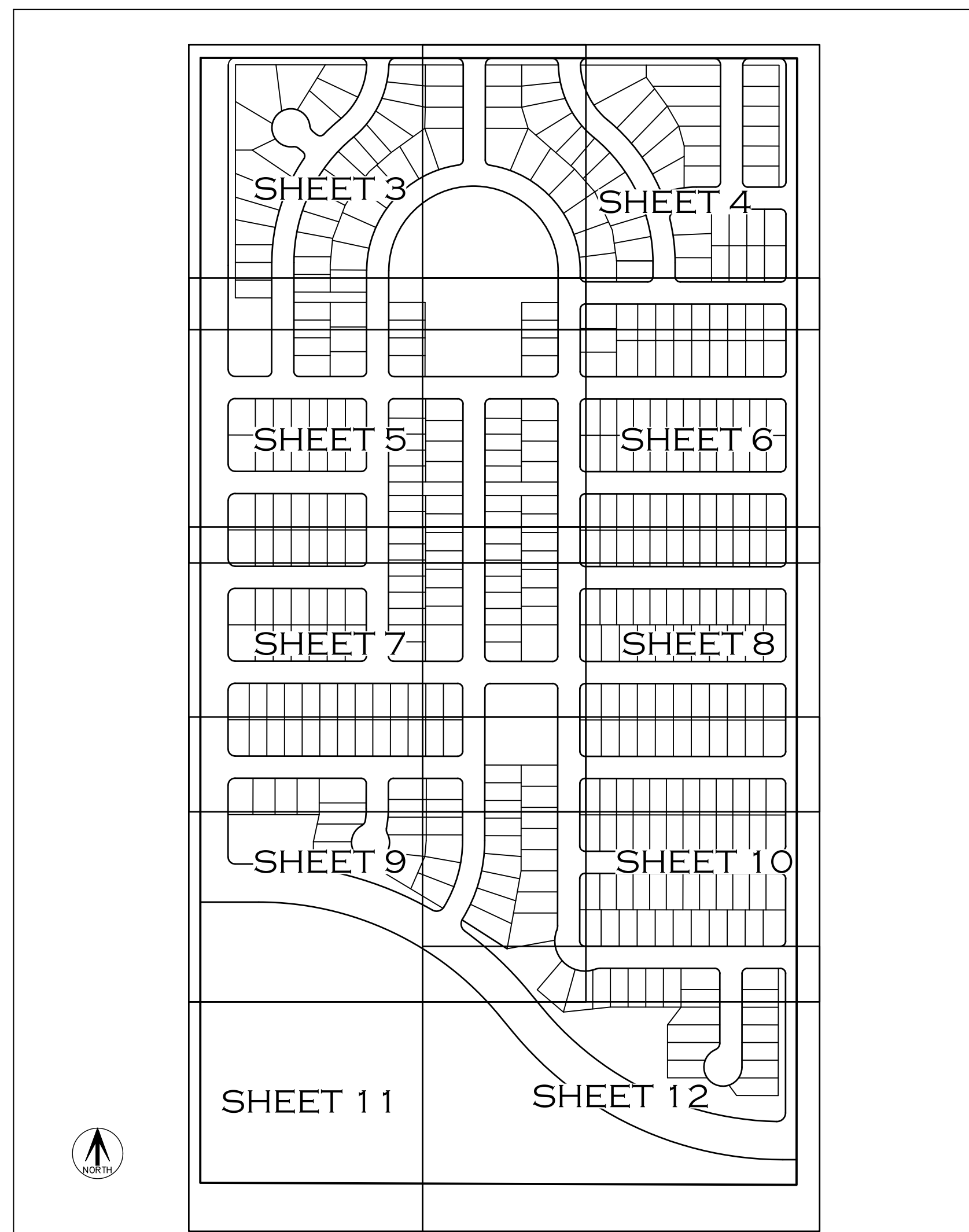


LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°45'44\"E	16.43'
L2	S50°45'44\"E	16.43'
L3	N00°02'44\"E	16.45'
L4	S05°14'46\"W	5.79'
L5	S20°39'26\"W	22.22'
L6	S38°18'28\"W	18.19'
L7	N48°55'12\"E	33.01'
L8	N00°02'44\"E	40.16'
L9	N00°02'44\"E	16.76'
L10	S89°57'16\"E	54.02'
L11	N00°02'33\"E	35.00'
L12	N00°02'44\"E	40.16'
L13	N00°02'44\"E	16.89'
L14	S58°06'21\"W	17.41'
L15	S14°25'56\"E	24.30'
L16	N00°02'44\"E	11.25'
L17	N00°02'44\"E	11.25'
L18	S89°57'16\"E	23.00'
L19	N89°48'06\"W	69.85'
L20	S32°53'45\"E	26.52'
L21	N32°53'45\"E	19.59'

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'
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'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
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'
C51	89°58'59\"	15.00'	23.56'
C52	90°01'01\"	15.00'	23.57'
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	89°58'59\"	15.00'	23.56'
C59	90°01'01\"	15.00'	23.57'
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	89°58'59\"	15.00'	23.56'
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	90°01'01\"	15.00'	23.57'
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	88°19'13\"	25.43'	39.19'
C80	89°59'57\"	25.00'	39.27'
C81	90°01'56\"	20.00'	31.43'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C82	90°00'00\"	15.00'	23.56'
C83	8°52'23\"	218.00'	33.76'
C84	53°29'19\"	20.00'	18.67'
C85	40°43'41\"	20.00'	14.22'
C86	11°32'16\"	282.00'	56.79'
C87	90°00'00\"	15.00'	23.56'
C88	90°00'00\"	15.00'	23.56'
C89	20°03'00\"	45.00'	15.75'
C90	20°03'00\"	45.00'	15.75'
C91	90°00'00\"	15.00'	23.56'
C92	67°15'10\"	20.00'	23.48'
C93	90°00'00\"	15.00'	23.56'
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'
C101	90°00'00\"	15.00'	23.56'
C102	89°58'59\"	15.00'	23.56'
C103	90°01'01\"	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'	37.54'
C108	4°25'56\"	700.75'	54.21'
C109	3°50'17\"	636.75'	42.65'



## MONUMENT SYMBOL LEGEND

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

0' 100' 200' 400'  
SCALE: 1" = 200'

SOUTH 1/4 COR., SEC. 29, T4S, R65W, 6TH P.M.  
FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "LS 27609"

SOUTH LINE OF THE SW 1/4 SEC. 29  
N89°48'06\"W 2654.32'

UNPLATTED  
NO RECORDING INFORMATION AVAILABLE

NW 1/4 SEC. 32,  
T4S., R.65W., SIXTH P.M.

**AzTEC**  
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www.aztecconsultants.com

DEVELOPER  
**RICHMOND AMERICAN HOMES  
OF COLORADO, INC.**  
4350 S. MONACO STREET #500  
DENVER, COLORADO  
(720) 977-3841

DATE OF PREPARATION: 03-17-2022

SCALE: 1" = 200'

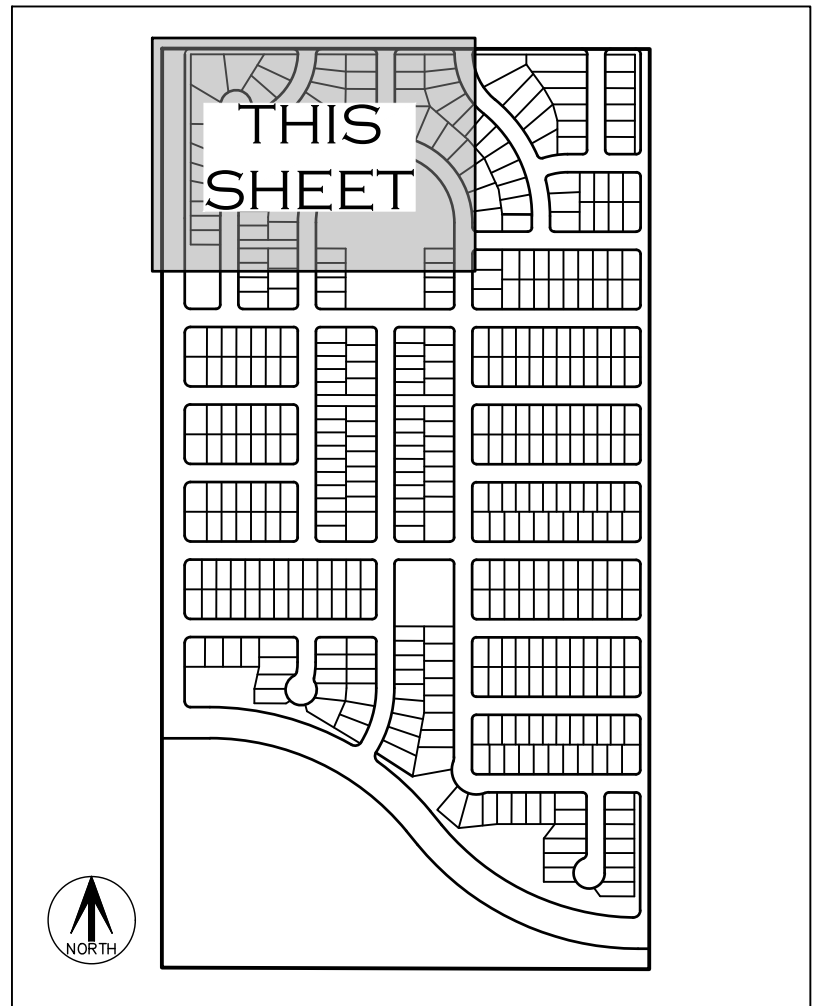
SHEET 2 OF 12

AzTec Proj. No: 21421-37

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.



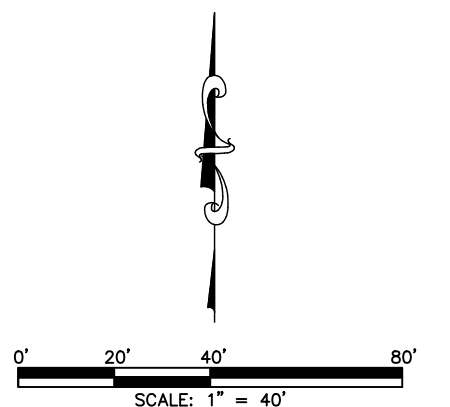
KEY MAP  
N.T.S.

SEE SHEET 2 FOR  
MONUMENT LEGEND

SEE SHEET 2 FOR LINE  
AND CURVE TABLES

## LEGEND

- ## BLOCK NUMBER
- U.E. UTILITY 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

DEVELOPER  
HIMOND AMERICAN HOMES  
OF COLORADO, INC.

4350 S. MONACO STREET #500  
DENVER, COLORADO  
(720) 977-3841

DATE OF PREPARATION:	03-17-2022
----------------------	------------

SCALE: 1" = 40'

SHEET 3 OF 12

**AZTEC**  
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AzTec Proj. No.: 21421-37 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.



SEE SHEET 3

SEE SHEET 6

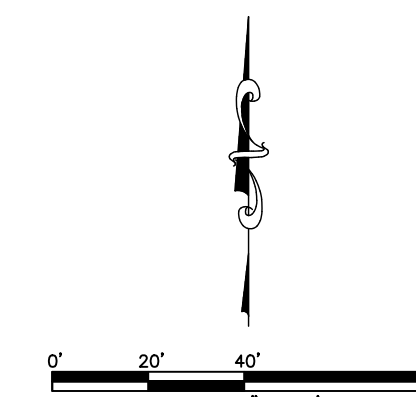


SEE SHEET 2 FOR  
MONUMENT LEGEND

SEE SHEET 2 FOR LINE  
AND CURVE TABLES

## LEGEND

- ## BLOCK NUMBER
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
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FOR REVIEW

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DATE OF PREPARATION:	03-17-2022
SCALE:	1" = 40'
S H E E T   4   O F   12	

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[www.aztecconsultants.com](http://www.aztecconsultants.com)

As-Tec Recd. No.: 31421-27 Drawn By: RPA

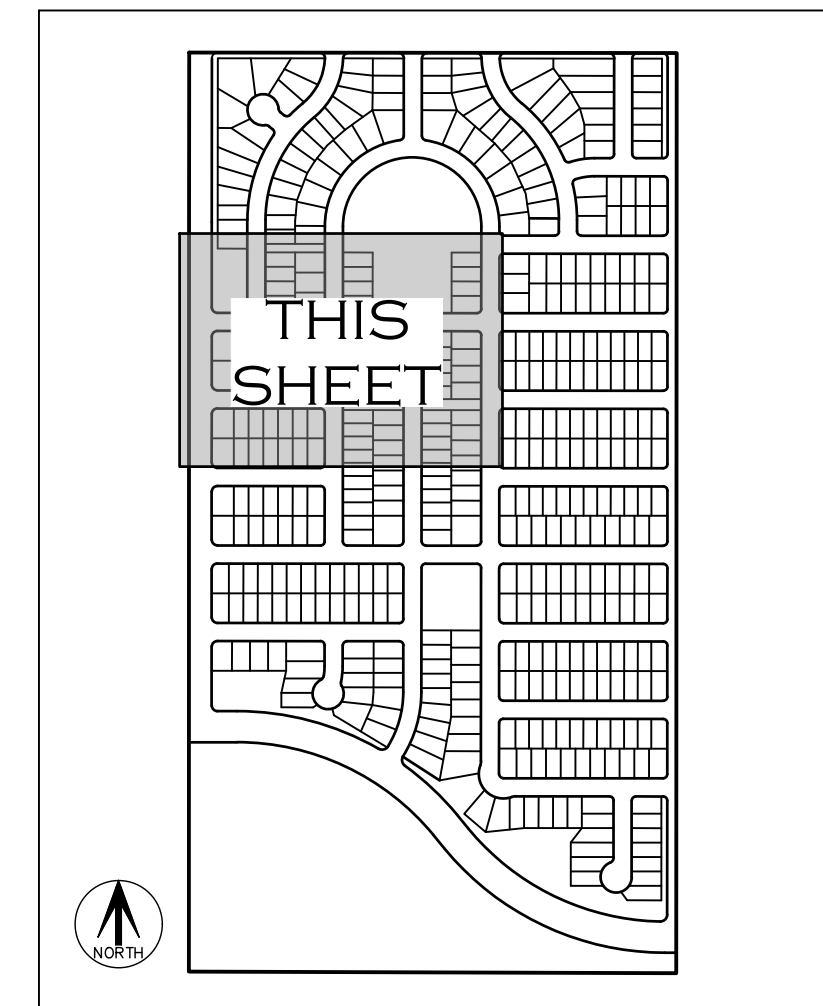


# HARVEST CROSSING SUBDIVISION FILING NO. 2

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 3

SEE SHEET 3



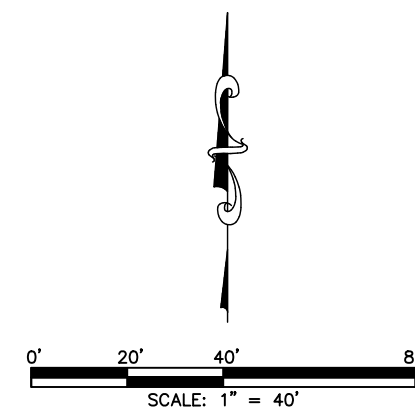
KEY MAP  
N.T.S.

SEE SHEET 2 FOR  
MONUMENT LEGEND

SEE SHEET 2 FOR LINE  
AND CURVE TABLES

## LEGEND

- ## BLOCK NUMBER
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (c) & (b) COLORADO REVISED STATUTES 2020.



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

**DEVELOPER**  
**RICHMOND AMERICAN HOMES**  
**OF COLORADO, INC.**  
4350 S. MONACO STREET #500  
DENVER, COLORADO  
(720) 977-3841

DATE OF PREPARATION:	03-17-2022
SCALE:	1" = 40'
SHEET 5 OF 12	

AzTec Proj. No.: 21421-37 Drawn By: RBA

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

SEE SHEET 7

SEE SHEET 7

SEE SHEET 6

SEE SHEET 6

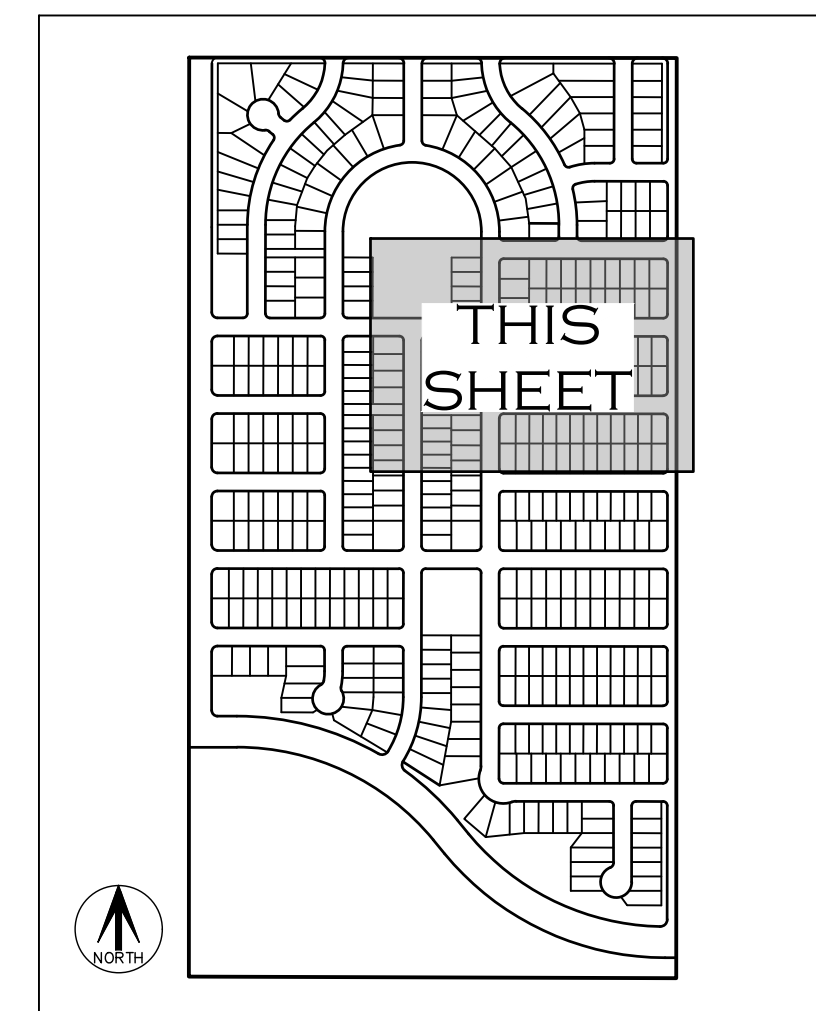
WEST LINE OF THE SW 1/4 OF SEC. 29

UNPLATTED  
NO RECORDING INFORMATION AVAILABLE



# HARVEST CROSSING SUBDIVISION FILING NO. 2

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

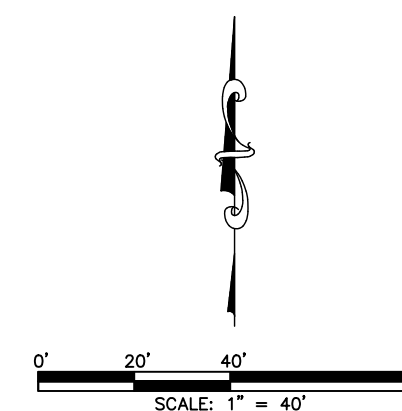


SEE SHEET 2 FOR  
MONUMENT LEGEND

SEE SHEET 2 FOR LINE  
AND CURVE TABLES

## LEGEND

- ## BLOCK NUMBER
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- G.E. GAS EASEMENT
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AzTec Proj. No.: 21421-37 Drawn By: RBA

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(720) 977-3841

DATE OF PREPARATION: 03-17-2022  
SCALE: 1" = 40'  
SHEET 6 OF 12

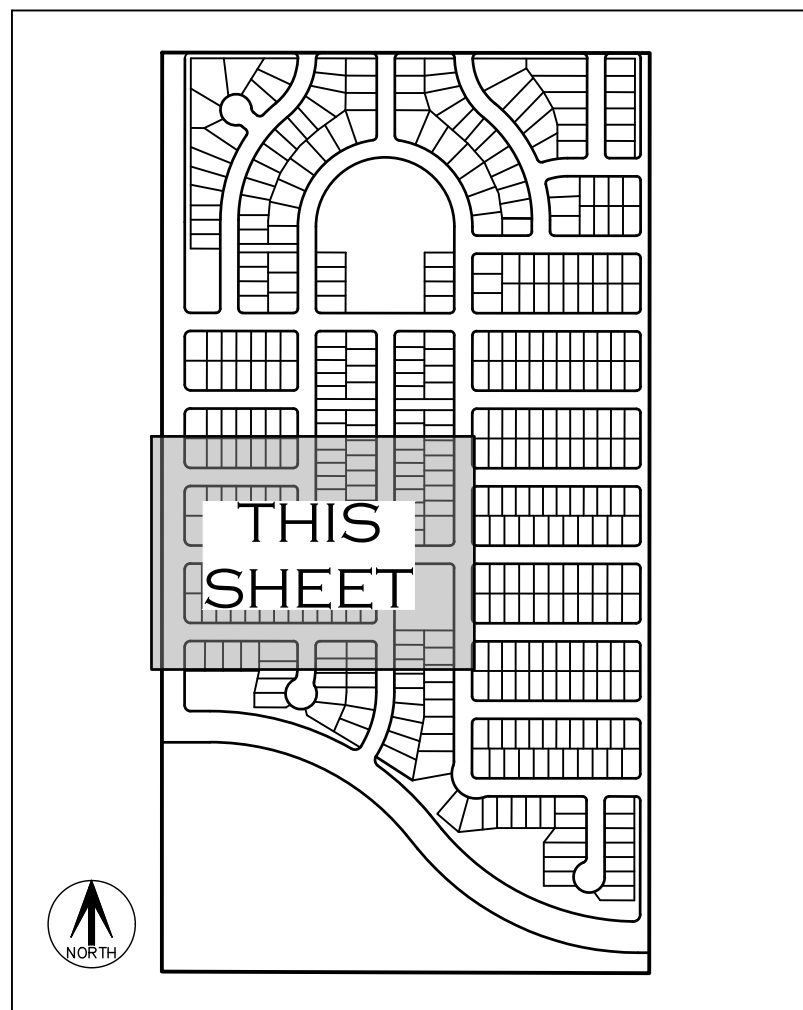


# HARVEST CROSSING SUBDIVISION FILING NO. 2

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



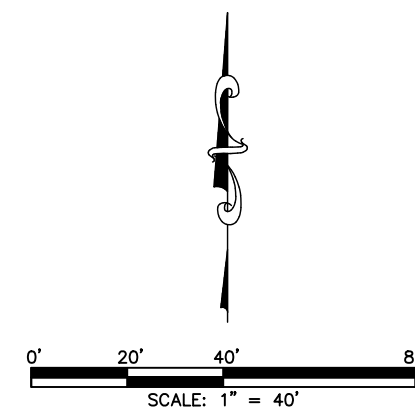
KEY MAP  
N.T.S.

SEE SHEET 2 FOR  
MONUMENT LEGEND

SEE SHEET 2 FOR LINE  
AND CURVE TABLES

## LEGEND

- ## BLOCK NUMBER
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
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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.

<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> <b>RICHMOND AMERICAN HOMES</b> <b>OF COLORADO, INC.</b> 4350 S. MONACO STREET #500 DENVER, COLORADO (720) 977-3841	
	DATE OF PREPARATION:	03-17-2022
	SCALE:	1" = 40'
AzTec Proj. No.: 21421-37 Drawn By: RBA		
SHEET 7 OF 12		

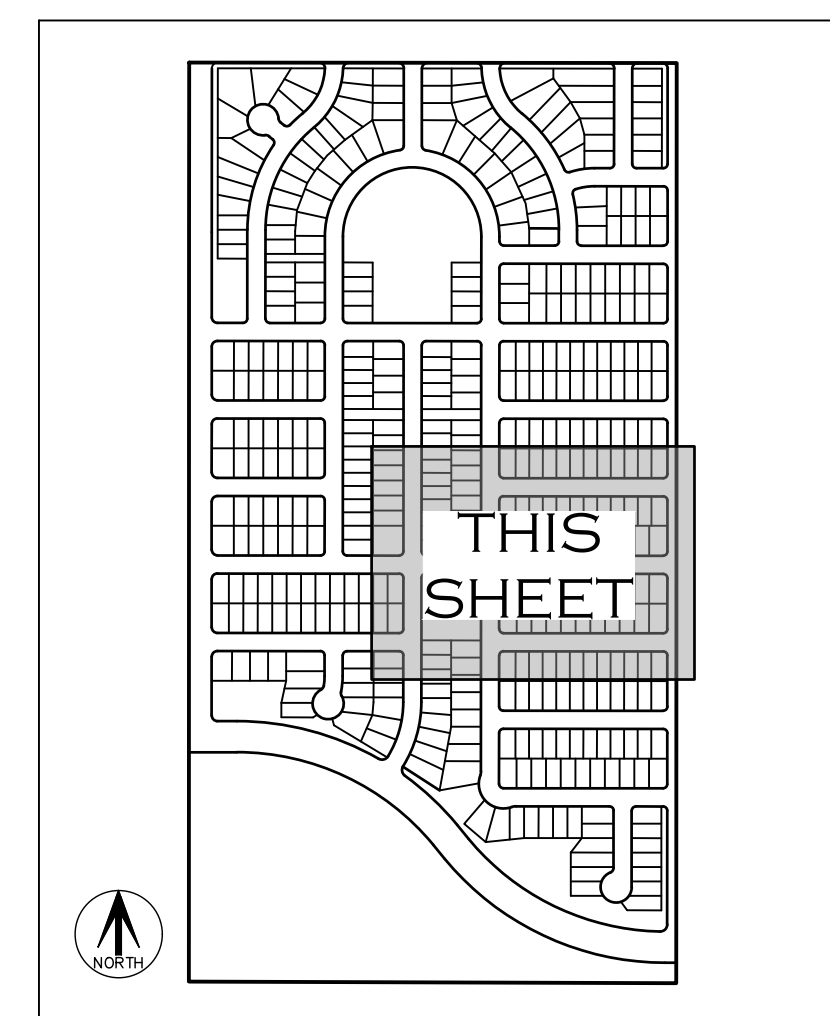


# HARVEST CROSSING SUBDIVISION FILING NO. 2

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 6

SEE SHEET 6



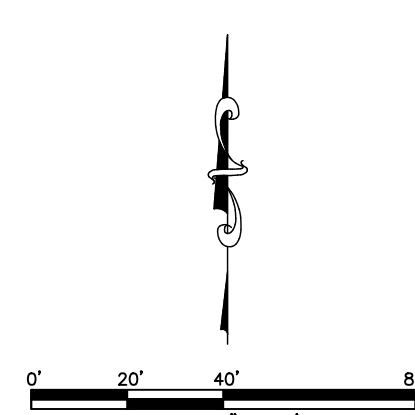
SEE SHEET 2 FOR  
MONUMENT LEGEND

SEE SHEET 2 FOR LINE  
AND CURVE TABLES

**LEGEND**

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

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 39-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

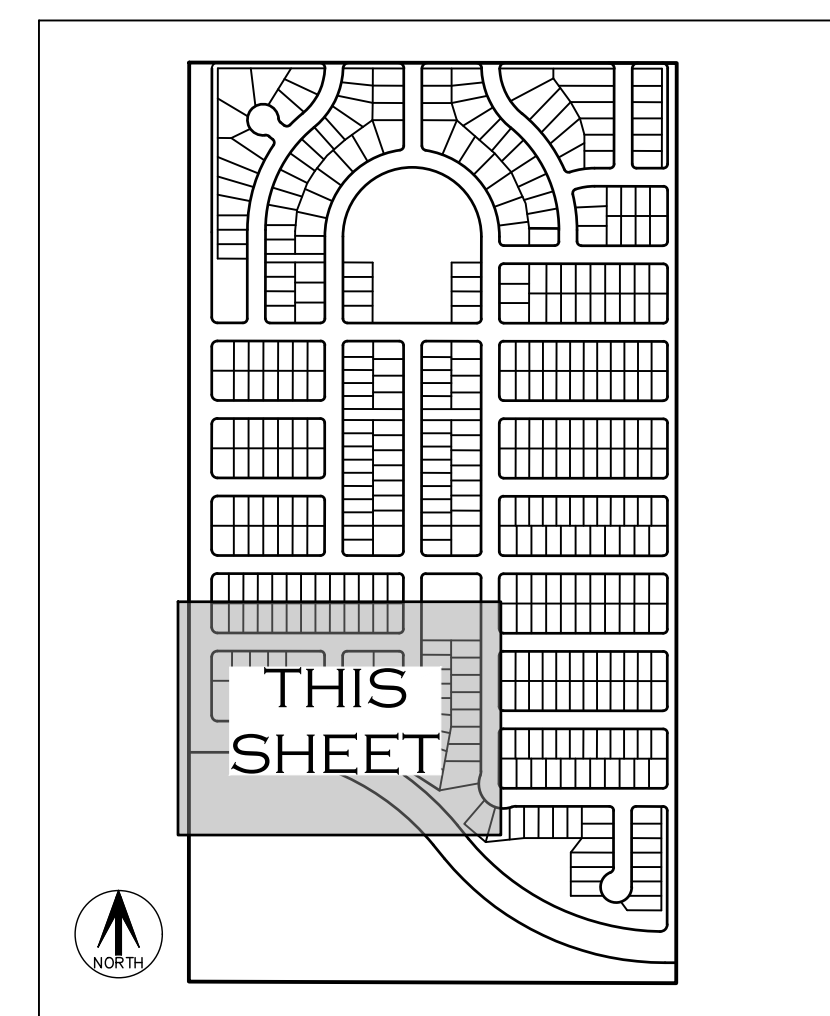
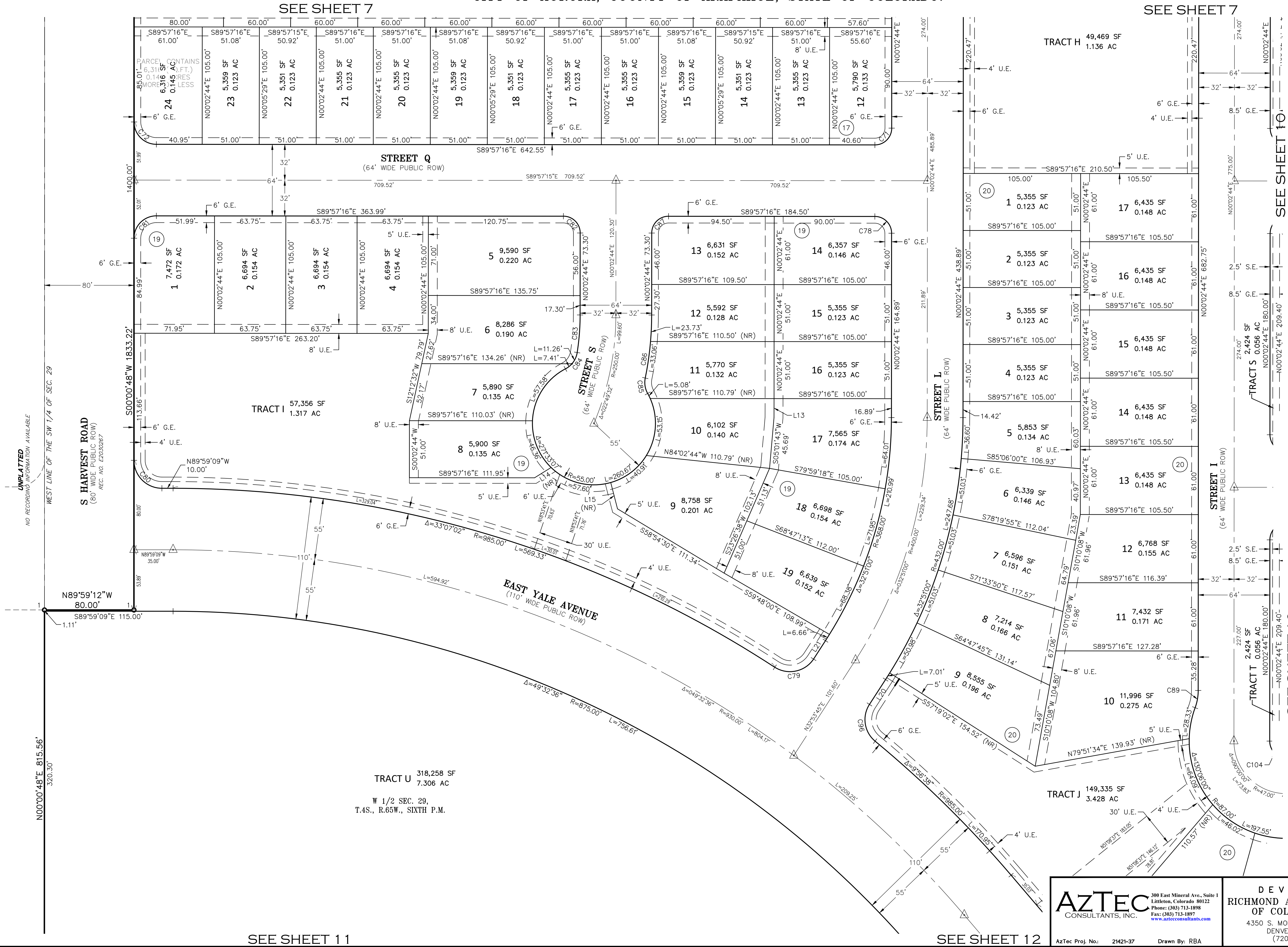
<b>AzTEC</b> CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> <b>RICHMOND AMERICAN HOMES OF COLORADO, INC.</b> 4350 S. MONACO STREET #500 DENVER, COLORADO (720) 977-3841	
	DATE OF PREPARATION: 03-17-2022		
	SCALE: 1" = 40'		
AzTec Proj. No: 21421-37		Drawn By: RBA	

SHEET 8 OF 12



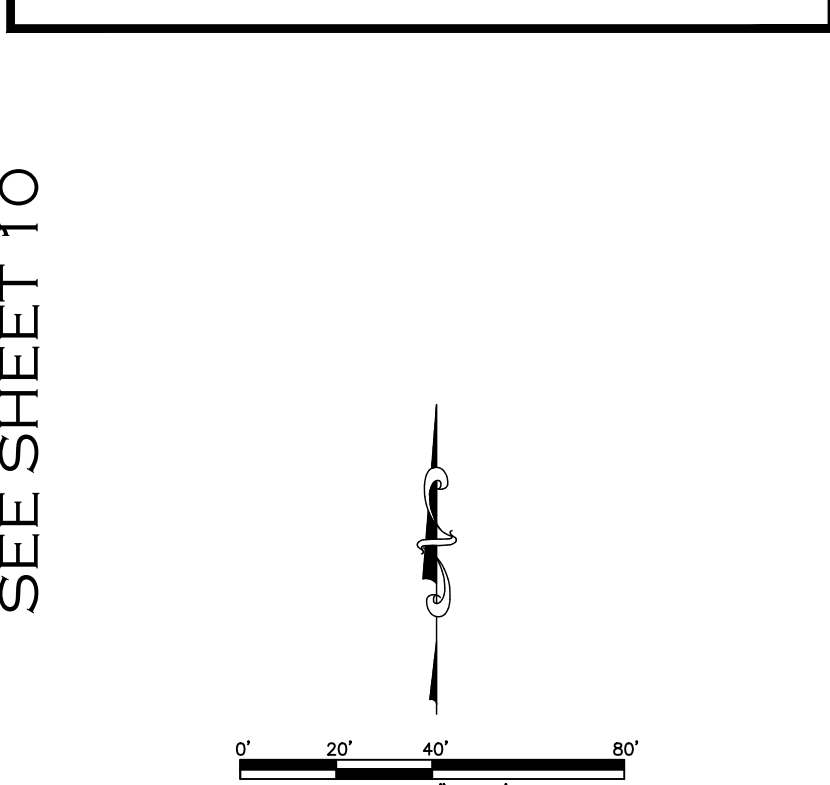
# HARVEST CROSSING SUBDIVISION FILING NO. 2

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



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

LEGEND	
##	BLOCK NUMBER
U.E.	UTILITY EASEMENT
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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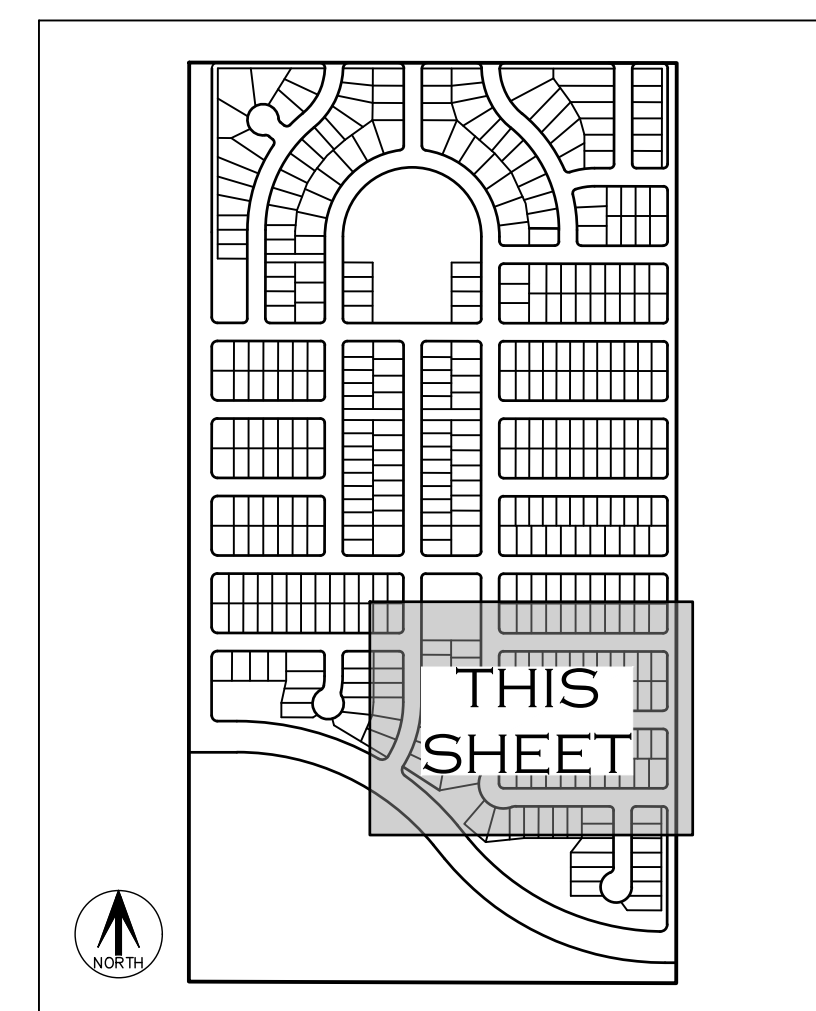


FOR REVIEW  
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

<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 OF COLORADO, INC.</b> 4350 S. MONACO STREET #500 DENVER, COLORADO (720) 977-3841		DATE OF PREPARATION: 03-17-2022
	AzTec Proj. No.: 21421-37 Drawn By: RBA		SCALE: 1" = 40'
	SEE SHEET 12		SHEET 9 OF 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.



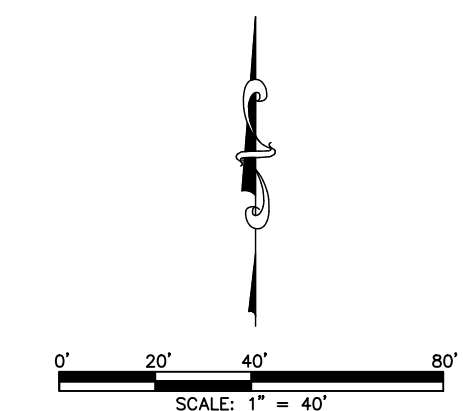
KEY MAP  
N.T.S.

## LEGEND

- ## BLOCK NUMBER
- U.E. UTILITY EASEMENT
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PER SEC. 147-47 AURORA CITY CODE AND  
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COLORADO REVISED STATUTES 2020.

SEE SHEET 2 FOR  
MONUMENT LEGEND

SEE SHEET 2 FOR LINE  
AND CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.

AzTec Proj. No.: 21421-37 Drawn By: RBA

**DEVELOPER**  
**RICHMOND AMERICAN HOMES**  
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4350 S. MONACO STREET #500  
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(720) 977-3841

DATE OF PREPARATION:	03-17-2022
SCALE:	1" = 40'

S H E E T   10   O F   12



# HARVEST CROSSING SUBDIVISION FILING NO. 2

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

SEE SHEET 9

TRACT U  
318,258 SF  
7.306 AC

TRACT V  
405,374 SF  
9.306 AC

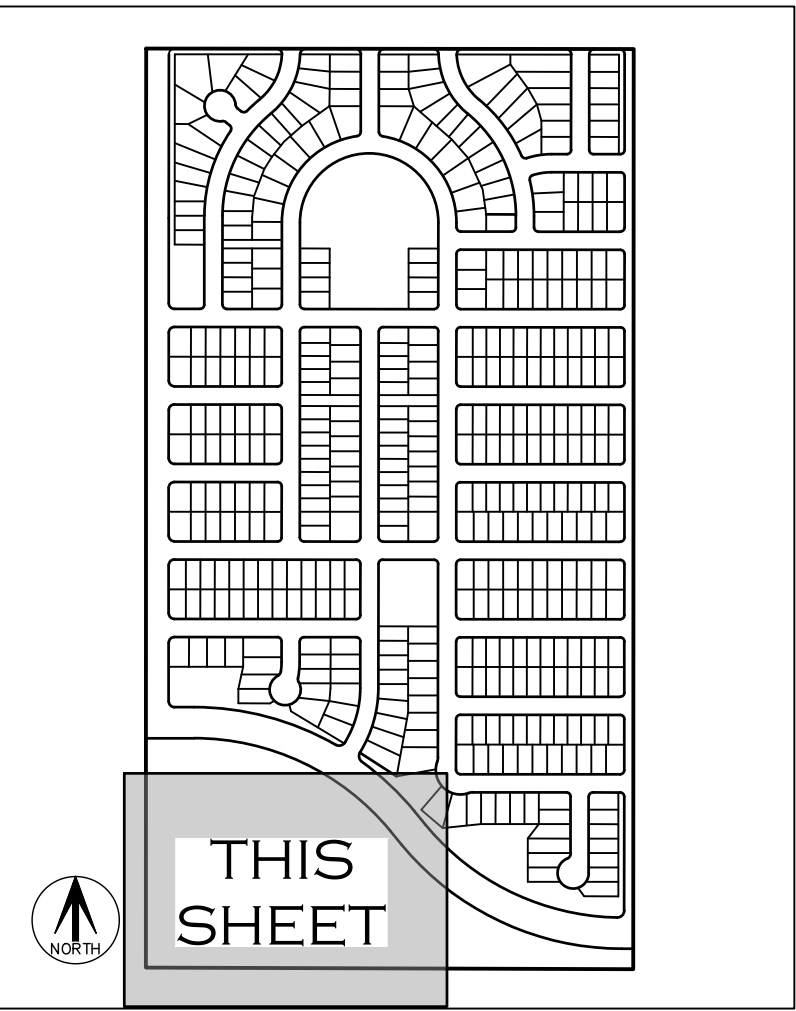
W 1/2 SEC. 29,  
T.4S., R.65W., SIXTH P.M.

15" WATER AND SANITATION  
CATHODIC PROTECTION UNIT EASEMENT  
REC. NO. 06017045

722.18'  
N89°48'06"W 1722.18'

SW COR., SEC 29  
T.4S., R.65W., 6TH P.M.  
FOUND 1-1/2" ALUMINUM CAP  
IN 2-1/2" PIPE-ILLEGIBLE

SEE SHEET 12



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

G.E. GAS EASEMENT

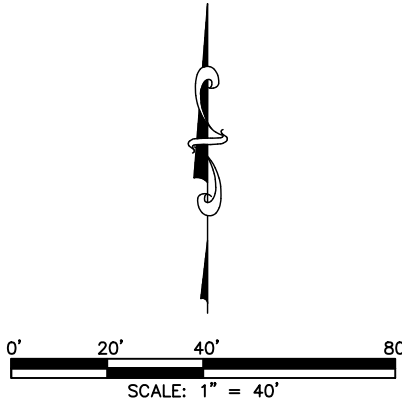
S.E. SIDEWALK EASEMENT

S.D.E. SIGHT DISTANCE EASEMENT

(ROW) RIGHT-OF-WAY

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MONUMENT BOXES WITH A REASONABLY  
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FOR REVIEW

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AzTec Proj. No: 21421-37 Drawn By: RBA

DEVELOPER  
**RICHMOND AMERICAN HOMES  
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4350 S. MONACO STREET #500  
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(720) 977-3841

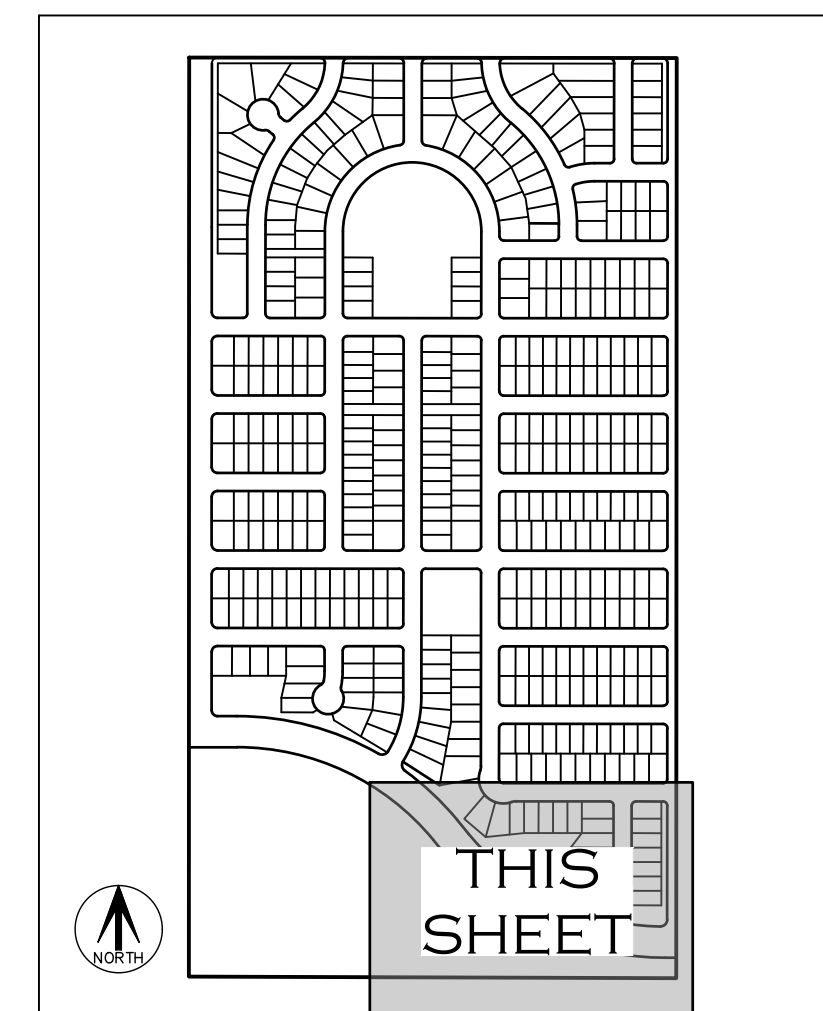
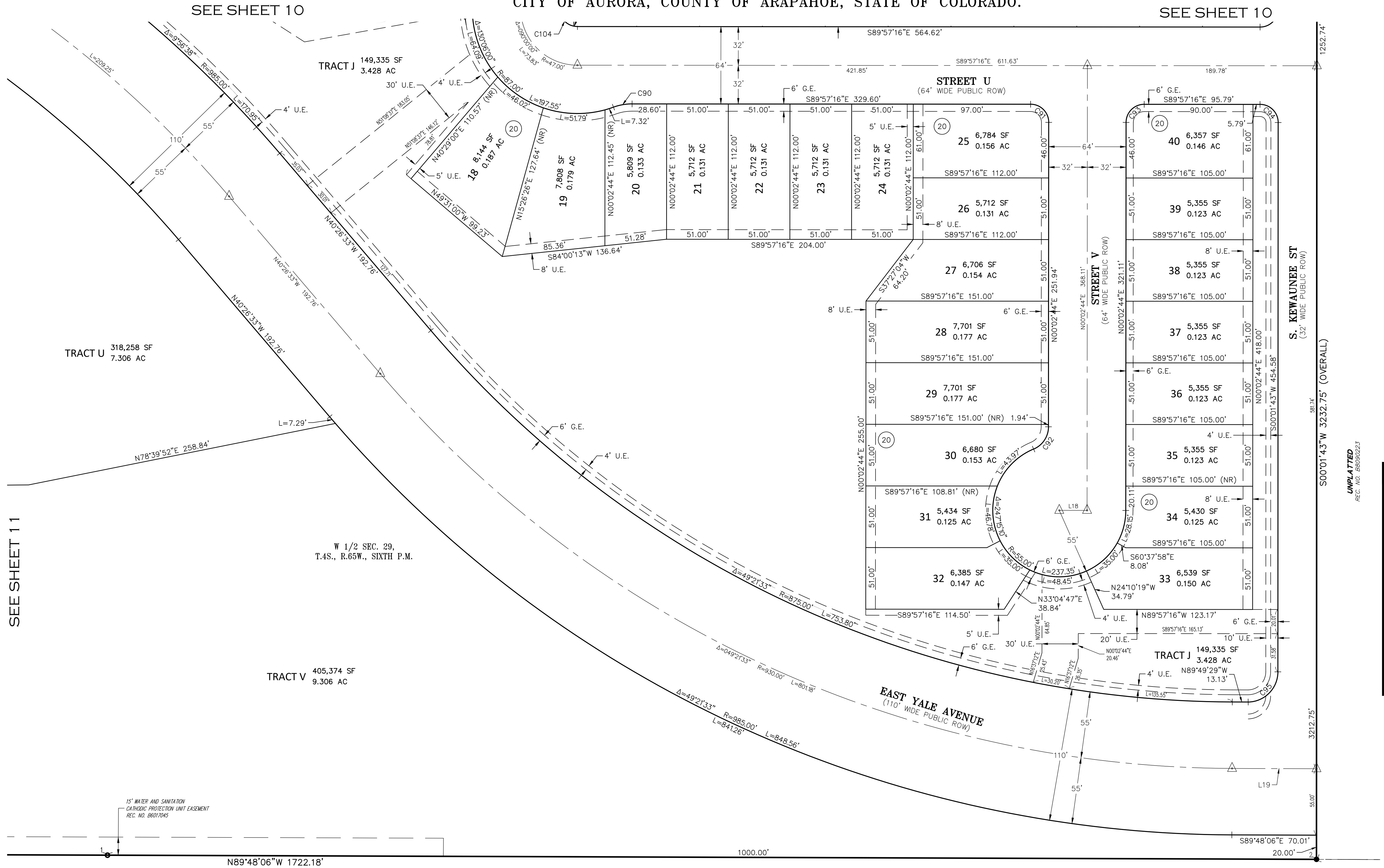
DATE OF  
PREPARATION: 03-17-2022

SCALE: 1" = 40'

SHEET 11 OF 12

# HARVEST CROSSING SUBDIVISION FILING NO. 2

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



KEY MAP  
N.T.S.

SEE SHEET 2 FOR  
MONUMENT LEGEND

SEE SHEET 2 FOR LINE  
AND CURVE TABLES

## LEGEND

## BLOCK NUMBER

U.E. UTILITY EASEMENT

G.E. GAS EASEMENT

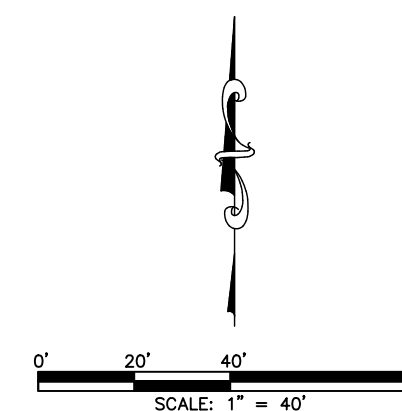
S.E. SIDEWALK EASEMENT

S.D.E. SIGHT DISTANCE EASEMENT

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DATE OF PREPARATION:	03-17-2022
SCALE:	1" = 40'
SHEET 12 OF 12	

UNPLATTED  
NO RECORDING INFORMATION AVAILABLE