

***Aperio***  
*Property Consultants, llc*

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May 14, 2023

Mr. Dan Osoba  
City of Aurora  
Planning and Development Services  
15151 E. Alameda Ave  
Aurora, CO 80012

**RE: Landings at Jewell**  
**Infrastructure Site Plan and Subdivision Plat Application**  
**Case Numbers 2005-6048-06; 2022-3705-00**  
*Response to 1<sup>st</sup> Technical Review comments (April 11, 2023)*

Mr. Osoba,

Following are responses to comments issued by the City of Aurora on April 11, 2023 for the proposed Landings at Jewell project (the "Project") located at the southwest corner of E. Jewell Avenue at S. Rome Street.

**PLANNING DEPARTMENT COMMENTS**

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

1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups.

***Noted.***

1B. No comments were received from outside agency organizations during this review.

***Noted.***

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

*Generally*

2A. Please provide a completed avigation easement for this property. The avigation easement must be recorded prior to the recordation of the associated subdivision plat.

***Submitted.***

**3. Zoning and Subdivision Comments**

3A. Zoning comments have been addressed.

***Noted.***

#### **4. Streets and Pedestrian Comments**

4A. Streets and pedestrian comments have been addressed.

**Noted.**

#### **5. Signage & Lighting Comments**

*Site Plan Comments*

*Sheet 2*

5A. Ensure the easement area shown on the site plan is outside of the MUE and matches the plat.

**Revised.**

5B. Similar to the other sign, please provide a dimension (or a +4') verifying that the sign shall be setback at least 4' from the sidewalk.

**Added.**

#### **6. Energy and Environment Review** (Maria Alvarez / [malvarez@auroragov.org](mailto:malvarez@auroragov.org))

6A. / 6B.

**Noted**

#### **7. Civil Engineering** (Brianna Medema / 303-739-7310 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org)) / (Comments in green)

7A. Civil Engineering comments have been resolved.

**Noted**

#### **8. Traffic Engineering** (Sylvia Lopo & / 303-330-0440 / [slopo@auroragov.org](mailto:slopo@auroragov.org)) / Comments in amber)

*Traffic Impact Study Comments*

Comment 8A - Trip Gen for Retail noted as 8,200 sf, but only calculated 7,000 in the computed trips. Signal warrant analysis was not done with Landings traffic, only referenced Pioneer's site (from the 2021 report).

**Response: The correct square footage for the strip retail plaza is 7,000 square feet. The revised report now reflects the correct size of the strip retail plaza.**

Comment 8B - Appendix F.

**Response: The correction has been made.**

Comment 8C - Providing update to Nov?

***Response: The footer is the report reviewed by the City of Aurora has the incorrect date. This foot should have been November 25, 2022. The revised TIA has been dated May 15, 2023.***

Comment 8D - This duplicates what's stated in #2 above.

***Response: The duplication has been removed.***

Comment 8E - 7-year build out? Only 3 years in the prior report.

***Response: It was not realistic to expect the proposed development to be fully built out in two years, so the Year 2030 was selected as the year the site is expected to fully build out.***

Comment 8F - STOP sign should be on the right side of the approach.

***Response: The location of the Stop Sign has been moved to the south side of East Atlantic Place.***

Comment 8G - 8,200 square foot shopping center.

***Response: The revised report now shows that the size of the building has been changed to 7,000 square feet and the type of development has been changed from a shopping center to a strip retail plaza. This land use category more accurately reflects what will be built on the site.***

Comment 8H - Table 3 only indicates 7,000 sf.

***Response: Table 3 had the correct square footage. The analysis completed for the revised report used 7,000 square feet.***

Comment 8I - Text on pg 14 stated 8,200 sf.

***Response: The text has been changed to 7,000 square feet.***

Comment 8J - Review and make edits to Table 3 as noted on the redlines.

***Response: Table 3 has been revised to reflect the correct land use number. In addition, ITE does not provide any information to estimate the number of passby trips on a daily basis, so no passby estimates are made for the daily portion of Table 3.***

Comment 8K - Matches DRCOG.

***Response: No change is needed to the report to respond to this comment.***

Comment 8L - Why is a whole copy of the report attached?

***Response: The full report was included in Appendix B when it should have been selected pages from the Pioneer Business Park traffic impact analysis report.***

Comment 8M - Change 2045 to 2050 for figure 16.

***Response: This change has been made to the revised report.***

Comment 8N - Warrant analysis required WITH Landings at Jewell traffic. Pioneer did not have Landings traffic in it.

***Response: The traffic signal warrant analysis included in the Pioneer Business Park traffic impact study only included the growth in background traffic and the build out of the proposed Pioneer Business Park. Under this assumption, the intersection of East Jewell Avenue and South Rome Way warranted the installation of a traffic signal. There would be no benefit in redoing the traffic signal warrant analysis to include the proposed Landing at Jewell commercial project. In addition, the Year 2030 is not the year in which the proposed Landing at Jewell is expected to be fully built out. The intersection of East Jewell Avenue and South Rome Way should be signalized before the Year 2030.***

Comment 8O - Need to know if it will be triggered by Landings traffic in 2030.

***Response: See the response to Comment 8N.***

Comment 8P – Label “Road A”

***Response: Labeled.***

**9. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

*Site Plan Comments*

*Sheet 4*

9A. Remove #3 from the location shown, the proposed fire hydrant will not be installed.

***Removed.***

9B. The fire hydrant called out on the redlines should be facing Rome Way.

***Revised.***

9B. The fire hydrant should be facing E Jewell Ave.

***Revised.***

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

*Site Plan Comments*

*Sheet 1*

9A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

**Noted.**

**11. Land Development Review Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

11A. See the red line comments on the plat and site plan.

**Addressed.**

11B. Ensure the legal description on the site plan matches the plat description information.

**Revised.**

11C. Send in the separate documents listed on the first page of the plat.

***Updated title commitment and certificate of taxes due will be provided prior to plat recording which cannot occur until civil plans are approved. The civil plan process takes several weeks.***

11D. Change the name of the utility easements to Water easement as indicated throughout both documents.

**Revised.**

11E. The proposed island in the street R.O.W. will need to be covered by a License Agreement. Send the documents into [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) to start the process.

***The curb island is a public improvement, not private, subject to City maintenance in perpetuity, and fully contained within the R.O.W. and therefore should not be subject to a private ownership license agreement. Furthermore, the requirements of a license agreement stipulate that the property owner provide liability insurance on the property where any improvement covered under a license agreement is located for the life of the improvement. The property owner cannot provide insurance on public property, nor be subject to liability for general public use of a city maintained public improvement.***

11F. The rest of the comments are out of the Subdivision Plat checklist and should be referenced if there are any questions.

**Addressed.**

11G. Please provide a Statement of Authority for the entity called out in the redlines.

**Provided.**

If you should have any questions, please don't hesitate to call me at (303) 317-3000 or email me at [Aaron@aperiopc.com](mailto:Aaron@aperiopc.com).

Sincerely,



Aaron Thompson  
Aperio Property Consultants, LLC

Cc: Mike Humphrey, Landings at Jewell, LLC

# LANDINGS AT JEWELL INFRASTRUCTURE SITE PLAN

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP  
1"=2000'

The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

## SITE DATA

GROSS PROPERTY AREA (PER SUBDIVISION PLAT)	11.33 AC (493,558 S.F.)	100.0%
R.O.W. DEDICATION AREA	0.84 AC (36,449 S.F.)	7.4%
NET PROPERTY AREA (AFTER R.O.W. DEDICATION)	10.49 AC (457,109 S.F.)	92.6%
TOTAL BUILDING COVERAGE	TBD (INFRASTRUCTURE ONLY)	
PUBLIC ACCESS EASEMENT AREA	0.35 AC (15,357 S.F.)	3.3%
LANDSCAPE AREA	10.11 AC (440,452 S.F.)	96.4%
PAVED AREA	0.03 AC (1,300 S.F.)	0.3%
LOT 1, BLOCK 1 AREA	1.96 AC (85,451 S.F.)	
LOT 2, BLOCK 1 AREA	2.32 AC (100,996 S.F.)	
LOT 3, BLOCK 1 AREA	1.52 AC (66,352 S.F.)	
LOT 4, BLOCK 1 AREA	1.36 AC (59,444 S.F.)	
LOT 1, BLOCK 2 AREA	3.33 AC (144,866 S.F.)	
PRESENT ZONING CLASSIFICATIONS	AD/APZ I-SOUTH	
PROPOSED ZONING CLASSIFICATION	AD/APZ I-SOUTH	
PROPOSED USES	TBD (INFRASTRUCTURE ONLY)	
NUMBER OF PROPOSED SIGNS	2 MONUMENT SIGNS	
ALLOWABLE SIGN AREA	100 S.F. PER SIGN FACE (MAX.)	
PROPOSED SIGN AREA	100 S.F. PER SIGN FACE	
ALLOWABLE SIGN HEIGHT	14' (MAX.)	
PROPOSED SIGN HEIGHT	14'	

### APPLICANT

LANDINGS AT JEWELL, LLC  
2407 MORNINGVIEW TRAIL  
CASTLE ROCK, CO 80109  
CONTACT: MIKE HUMPHREY  
PHONE: (303) 594-1194  
mike@poloproperties.net

### OWNER

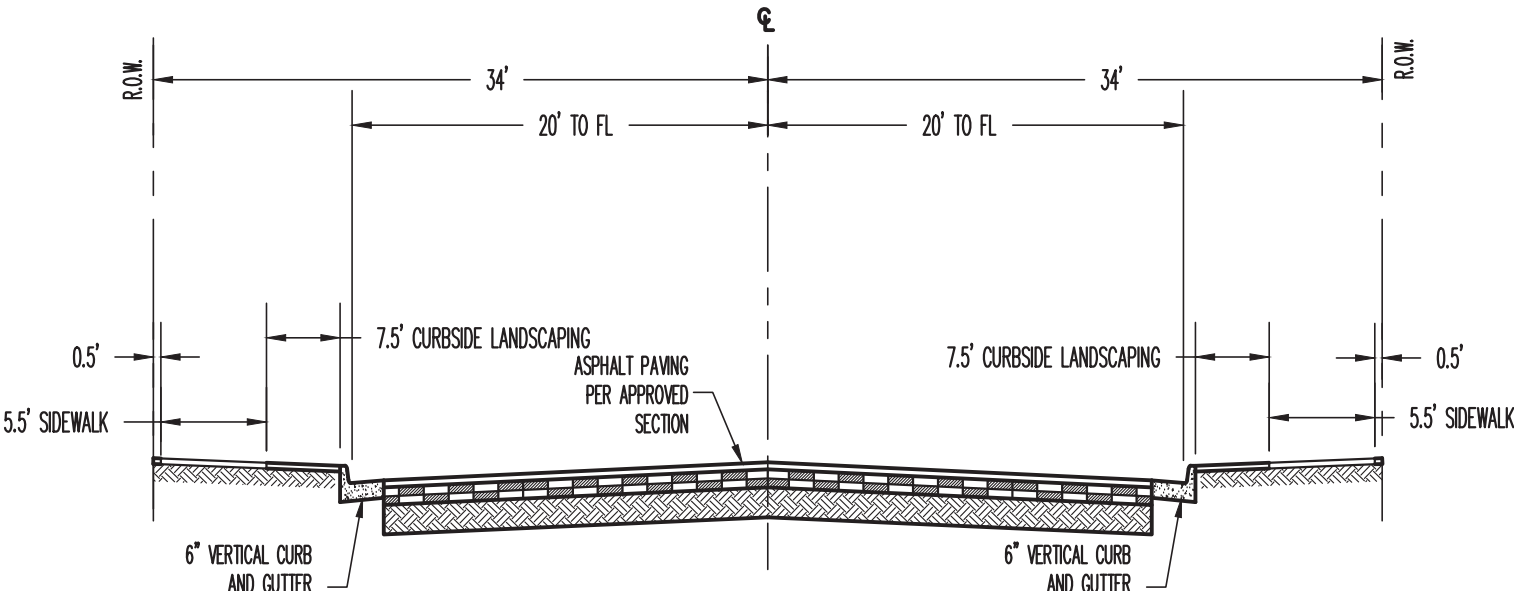
JEWELL STORAGE, LLC  
2407 MORNINGVIEW TRAIL  
CASTLE ROCK, CO 80109  
CONTACT: MIKE HUMPHREY  
PHONE: (303) 594-1194  
mike@poloproperties.net

### PLANNER

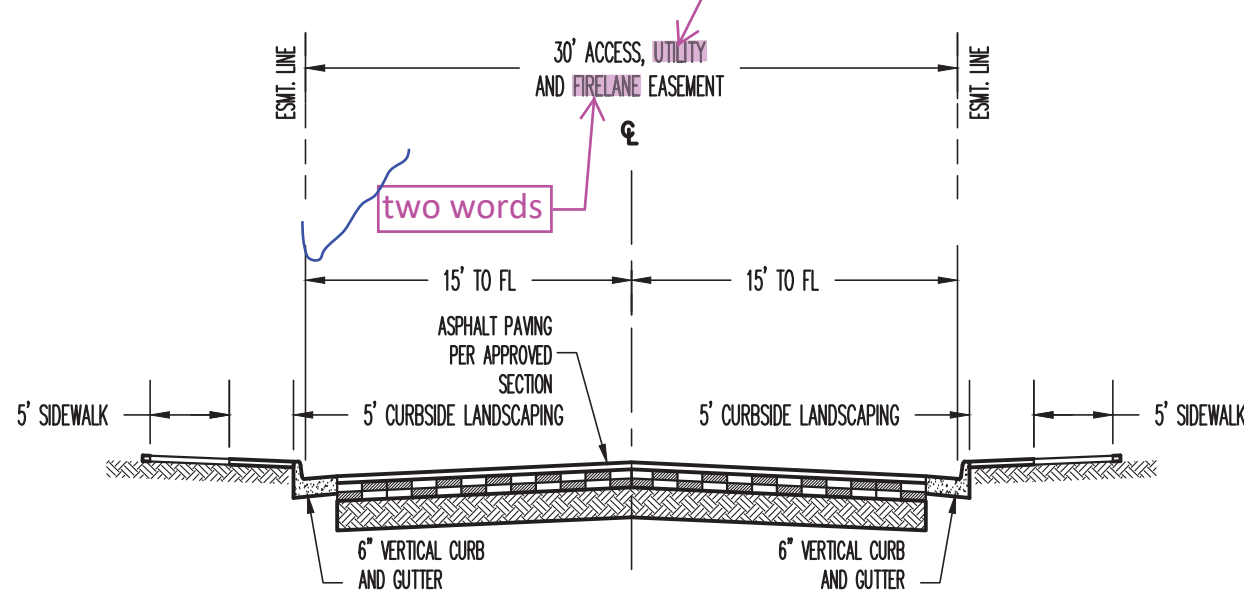
APERIO PROPERTY CONSULTING  
4032 DEFOE ST.  
STRASBURG, CO 80136  
CONTACT: AARON THOMPSON  
PHONE: (303) 317-3000  
aaron@aperiopc.com

### CIVIL ENGINEER

KELLY DEVELOPMENT SERVICES  
9301 SCRUB OAK LANE  
LONE TREE, CO 80124  
CONTACT: GREG KELLY  
PHONE: (303) 888-6338  
greg@kellydev.com



RIVERA STREET  
TYPICAL SECTION (TYPE 3 LOCAL)



PUBLIC ACCESS  
TYPICAL SECTION

## LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A FOUND ALUMINUM CAP MARKED LS 38046; THENCE S70°17'21"E A DISTANCE OF 58.23 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NORTH CHAMBERS ROAD AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST 35' AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE N89°37'21"E A DISTANCE OF 570.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HELENA STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S011.1°01'E A DISTANCE OF 310.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, BEING THE NORTHERLY RIGHT OF WAY LINE OF EAST 33RD PLACE, A FOUND REBAR AND PLASTIC CAP, PLS 26298; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S89°34'10"W A DISTANCE OF 548.35 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH CHAMBERS ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES; THENCE N00°31'08"E A DISTANCE OF 34.01 FEET; THENCE 39.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°56'58", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N44°57'20"W FOR 35.65 FEET; THENCE N00°31'08"E A DISTANCE OF 251.67 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 185377.1 SQUARE FEET, 4.256 ACRES MORE OR LESS.

## SITE PLAN NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE 2009 ICC A117.1.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE CURRENTLY ADOPTED 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- 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.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "NO PARKING - FIRE LANE". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORKS DEPARTMENT STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSERVED MEANS FOR EMERGENCY ACCESS THROUGHOUT THE YEAR INCLUDING THE REMOVAL OF SNOW DURING THE WINTER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER.
- FIRE LANE AND HANDICAPPED PARKING SIGN, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLAN AND SITE PLAN, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
- THE STREET LIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

## SIGNATURE BLOCK:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE  
(Corporation, Company, or Individual)

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
(Principal or Owner) (Principal or Owner)

STATE OF COLORADO )  
COUNTY OF ADAMS )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_ BY \_\_\_\_\_.  
(Principal or Owner)

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

ADDRESS

## CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

DATABASE APPROVAL DATE \_\_\_\_\_

## RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COUNTY, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

## SHEET INDEX

- COVER SHEET
- INFRASTRUCTURE SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITY PLAN
- SITE DETAILS

## AMENDMENTS

IS AURORA WATER OK WITH THIS  
EVEN IF THERE IS ALSO SANITARY SEWER?  
NOT AWARE OF A CHANGE IN NOMENCLATURE

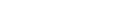
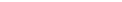
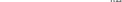
*Aperio*  
Property Consultants, LLC  
4032 DEFOE ST.  
STRASBURG, CO 80136  
PHONE 303.317.3000

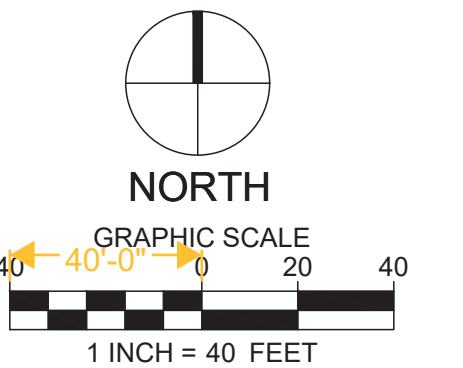
COVER SHEET  
SHEET 1 OF 4  
MARCH 14, 2023

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- ① 6" CURB AND GUTTER
- ② SIDEWALK
- ③ PROPOSED PAVEMENT MARKING
- ④ HANDICAP ACCESSIBLE RAMP
- ⑤ STOP SIGN
- ⑥ 8' CONCRETE CROSSSPAN (C.O.A. STD. DTL. S4.1)
- ⑦ PAINTED CROSSWALK
- ⑧ PROPOSED STREET LIGHT\*
- ⑨ EXISTING EDGE OF ASPHALT
- ⑩ FUTURE JEWELL AVE. IMPROVEMENTS  
(DEFERRAL AGREEMENT REC. NO. B6090523)
- ⑪ MONUMENT SIGN
- ⑫ R1-1 STOP SIGN W/ STREET BLADES
- ⑬ R3-2 LEFT TURN PROHIBITED SIGN
- ⑭ R3-8 R LEFT ONLY/RIGHT ONLY SIGN
- ⑮ EXISTING STOP SIGN W/ STREET BLADES
- ⑯ EXISTING SPEED LIMIT SIGN (30 MPH)
- ⑰ PROPOSED R2-1-25 SPEED LIMIT SIGN (25 MPH)

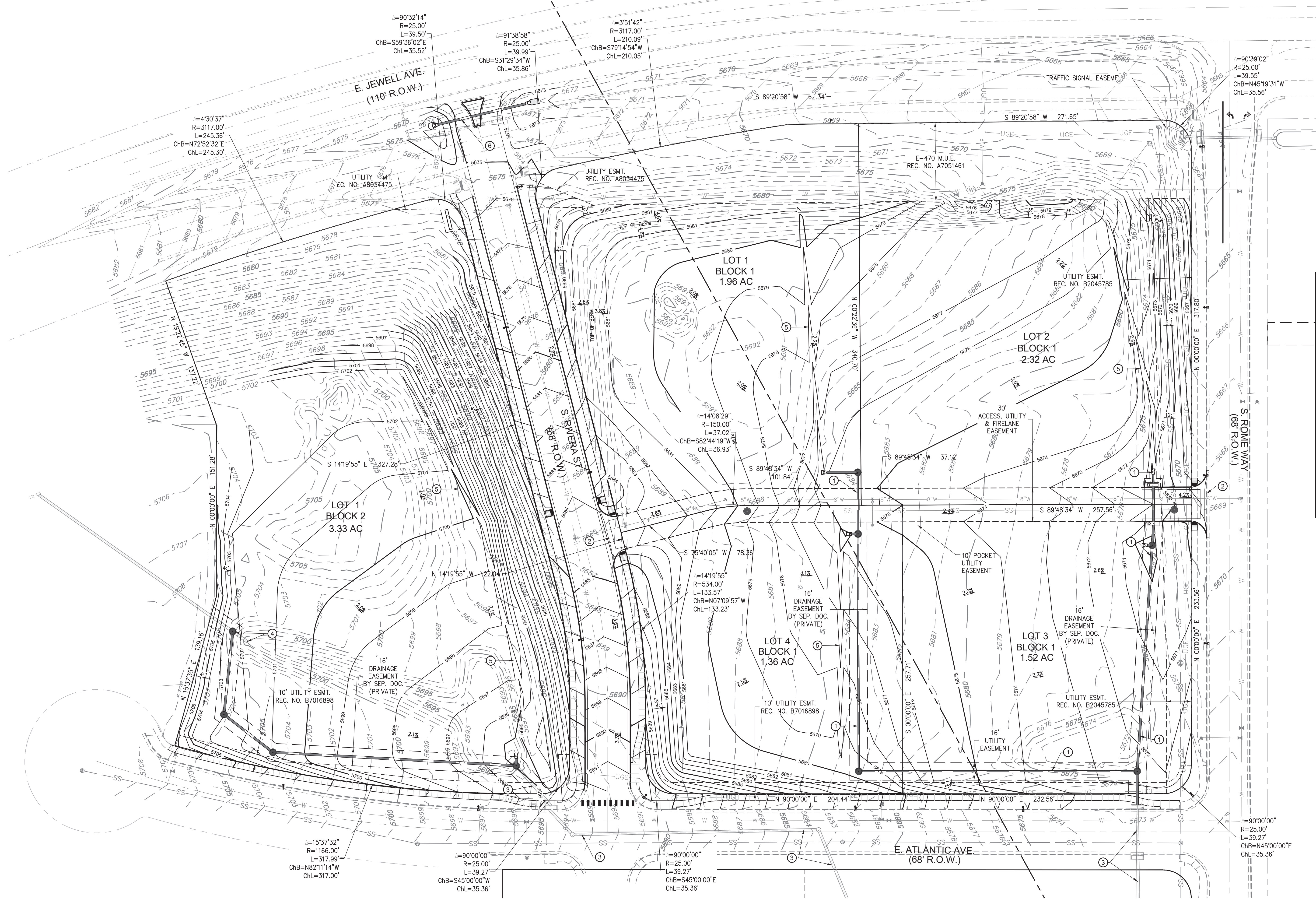
PROPOSED		EXISTING
	PROPERTY LINE	
	R.O.W. LINE	
	EASEMENT	
	SIGHT TRIANGLE	
	BACK OF CURB	
	CONCRETE HATCH	
	EDGE OF PAVEMENT / PAN	
	FLOWLINE	
	SIDEWALK	
	SIDEWALK HATCH	
	PAVEMENT MARKING	
	LIGHT POLE	
	RETAINING WALL	



*Aperio*  
*Property Consultants, llc*  
4032 DEFOE ST.  
STRASBURG, CO 80136  
PHONE 303.317.3000

# LANDINGS AT JEWELL INFRASTRUCTURE SITE PLAN

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



## GRADING AND UTILITY PLAN KEY NOTES

- 1 PROPOSED STORM SEWER (PRIVATE)
- 2 PROPOSED CONCRETE CROSS PAN, (C.O.A. STD. DETAIL S7.6)
- 3 EXISTING STORM SEWER
- 4 EXISTING STORM SEWER (TO BE REMOVED)
- 5 PROPOSED INTERIM DRAINAGE SWALE
- 6 PROPOSED CULVERT (PUBLIC)

NOTE  
ALL STORM SEWER IS PRIVATE AND TO BE MAINTAINED BY  
OWNER'S ASSOCIATION UNLESS OTHERWISE NOTED.

## LEGEND

PROPOSED	EXISTING

**KELLY DEVELOPMENT  
SERVICES, LLC**  
9301 SCRUB OAK DR  
LONE TREE, CO 80124  
303-888-6338  
greg@kellydev.com  
PRELIMINARY GRADING PLAN  
SHEET 3 OF 5  
MARCH 14, 2023

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### UTILITY PLAN KEY NOTES

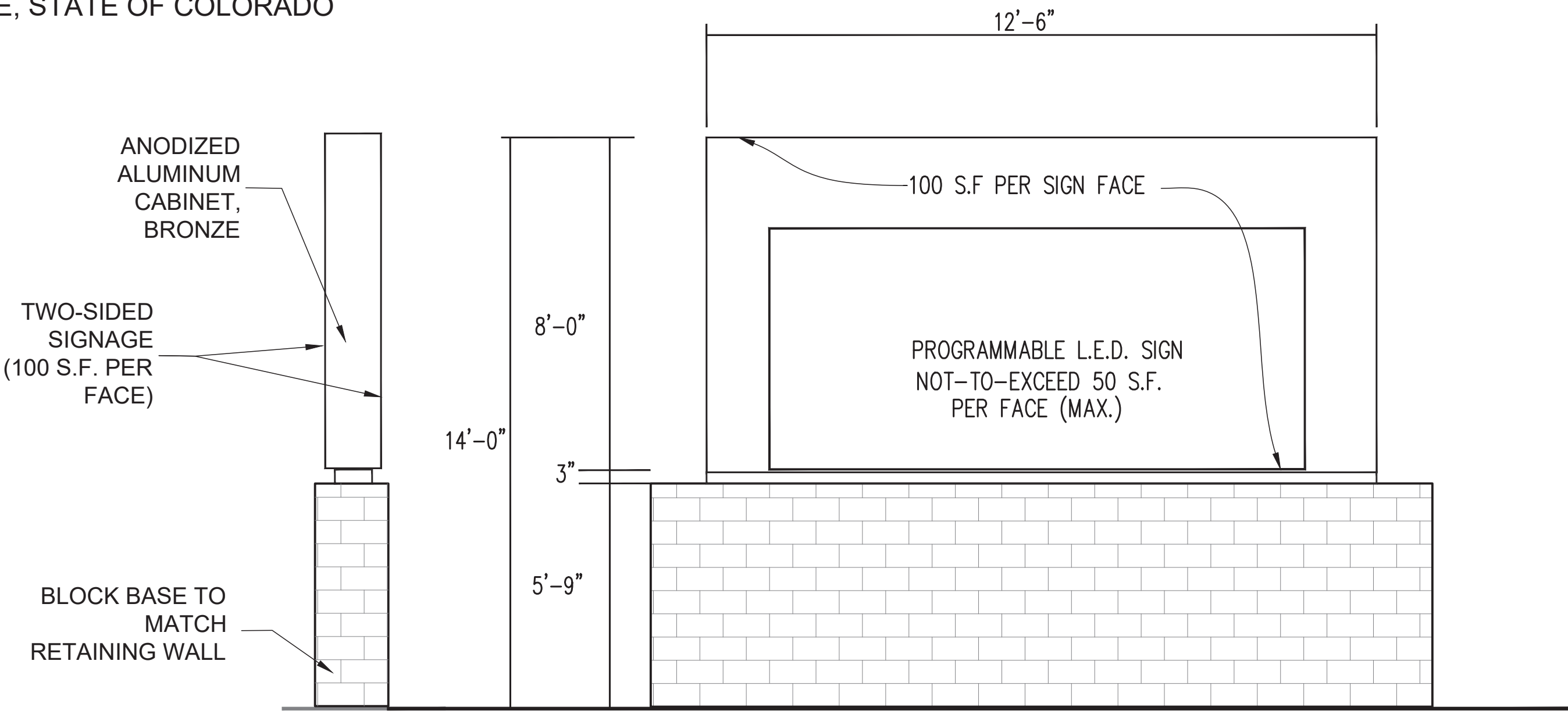
- ### LEGEND

**KELLY DEVELOPMENT  
SERVICES, LLC**  
9301 SCRUB OAK DR  
LONE TREE, CO 80124  
303-888-6338  
greg@kellydev.com

PRELIMINARY UTILITY PLAN  
SHEET 4 OF 5  
MARCH 14, 2023

# LANDINGS AT JEWELL INFRASTRUCTURE SITE PLAN

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LED SIGN DATA  
SIGN ADVERTISEMENT/MESSAGE SHALL BE RELATIVE TO APPROVED USE ONLY AND SHALL NOT CHANGE IN LESS THAN ONE 30-MIN PERIOD

LED NITS RATING SHALL NOT EXCEED:  
DAYTIME – 3,150 (RED) / 4,690 (AMBER)  
NIGHTTIME – 1,125 (RED) / 1,675 (AMBER)  
OR 0.3 FOOT CANDLES ABOVE AMBIENT LIGHT AT 63' FROM SIGN

SIGNS SHALL BE APPROVED BY LANDINGS AT JEWELL ARCHITECTURAL REVIEW COMMITTEE

MONUMENT SIGN 'A' AND 'B' DETAIL  
N.T.S.



STREET SIGNS  
N.T.S.

Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date.

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.

DEDICATION: **situated**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND **SITUATE** IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25 AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE WEST LINE OF SAID NORTH HALF OF NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH BEARS S00°26'24"E AS SHOWN ON THE RECORDED PLAT OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING No. 2 AS RECORDED UNDER RECEPTION No. D1122947 AND IS MONUMENTED AT THE NORTHWEST CORNER BY A TWO INCH ALUMINUM CAP LS 24960 AND MONUMENTED AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER BY A TWO INCH CITY OF AURORA ALUMINUM CAP 16848; THENCE S66°54'43"E, A DISTANCE OF 579.63 FEET TO THE NORTHEASTERLY MOST CORNER OF LOT 1, BLOCK 1, THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING No. 2, RECORDED UNDER RECEPTION No. D1122947 OF THE RECORDS OF SAID COUNTY, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST JEWELL AVENUE AS RECORDED UNDER RECEPTION No. A9080450 OF THE RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST JEWELL AVENUE BEING THE SOUTHERLY LINE AS RECORDED UNDER RECEPTION Nos. A9080450, B6010276 AND B6010275 OF THE RECORDS OF SAID COUNTY THE FOLLOWING TWO (2) COURSES

1) 574.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,117.00 FEET, A CENTRAL ANGLE OF 10°33'32", SUBTENDING A CHORD BEARING OF N75°54'00"E, A CHORD DISTANCE OF 573.61 FEET

2) THENCE N89°20'58"E A DISTANCE OF 333.99 FEET TO A POINT OF CURVATURE, SAID POINT BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST JEWELL AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ROME WAY AS SHOWN ON THE RECORDED PLAT OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING No. 1 UNDER RECEPTION No. B6086993 OF THE RECORDS OF SAID COUNTY; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF SOUTH ROME WAY AND THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ATLANTIC PLACE AS SHOWN ON THE RECORDED PLAT OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING No. 1 UNDER RECEPTION No. B6086993 OF THE RECORDS OF SAID COUNTY THE FOLLOWING NINE (9) COURSES

1) 39.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°39'02", SUBTENDING A CHORD BEARING OF S45°19'31"E, A CHORD DISTANCE OF 35.56 FEET;

2) THENCE S00°00'00"W A DISTANCE OF 551.36 FEET TO A POINT OF CURVATURE;

3) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", SUBTENDING A CHORD BEARING OF S45°00'00"W, A CHORD DISTANCE OF 35.36 FEET;

4) THENCE S90°00'00"W A DISTANCE OF 437.00 FEET TO A POINT OF CURVATURE;

5) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", SUBTENDING A CHORD BEARING OF N45°00'00"W, A CHORD DISTANCE OF 35.36 FEET;

6) THENCE S90°00'00"W A DISTANCE OF 68.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

7) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", SUBTENDING A CHORD BEARING OF S45°00'00"W, A CHORD DISTANCE OF 35.36 FEET;

8) THENCE S90°00'00"W A DISTANCE OF 13.47 FEET TO A POINT OF CURVATURE;

9) THENCE 317.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,166.00 FEET, A CENTRAL ANGLE OF 15°37'32", SUBTENDING A CHORD BEARING OF N82°11'14"W, A CHORD DISTANCE OF 317.00 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ATLANTIC PLACE AND THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING No. 1;

THENCE ALONG EASTERLY LINE OF SAID LOT 1, LYING NORTH OF SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ATLANTIC AVENUE, THE FOLLOWING THREE (3) COURSES

1) N15°37'35"E A DISTANCE OF 139.16 FEET;

2) THENCE N00°00'00"E A DISTANCE OF 151.28 FEET;

3) THENCE N19°22'45"W A DISTANCE OF 137.22 FEET TO THE POINT OF BEGINNING, CONTAINING 493,588 SQUARE FEET OR 11.3305 ACRES MORE OR LESS

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

#### COVENANTS:

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

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

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND; ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND, AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

#### OWNER:

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

JEWELL STORAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MICHAEL S. HUMPHREY, AS MANAGER OF JEWELL STORAGE, LLC,  
A COLORADO LIMITED LIABILITY COMPANY.

#### NOTARIAL

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

\_\_\_\_\_ )

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ A.D.,  
BY OWNER

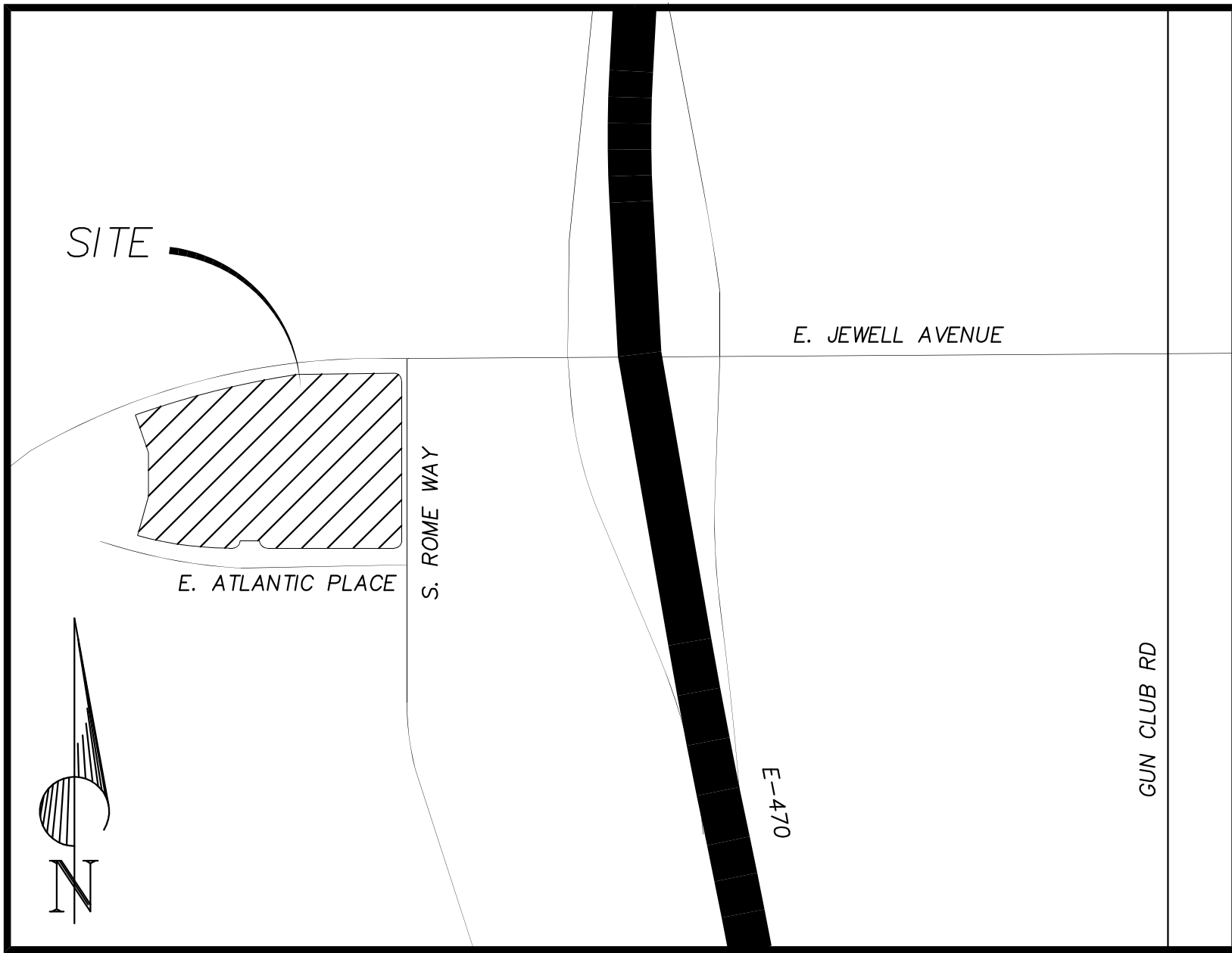
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSIONS EXPIRES \_\_\_\_\_

# THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING NO. 3

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
SHEET 1 OF 2



VICINITY MAP  
N.T.S.

#### 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 8/11/2021.

I FURTHER CERTIFY THAT I, HAROLD J. PONSERELLA, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF COTTONWOOD SURVEYING AND ASSOCIATES, INC. 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 EXPRESS OR IMPLIED.

DATE: 8/11/2021

HAROLD J. PONSERELLA, LS No. 29766  
FOR AND ON BEHALF OF COTTONWOOD SURVEYING  
AND ASSOCIATES, INC.

#### NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CS&A, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CS&A, INC. RELIED UPON COMMITMENT NO. 5506-3815934 REVISION 2 BY FIRST AMERICAN TITLE INSURANCE COMPANY, **COMMITMENT DATE: MAY 16, 2022 8:00 AM**

2. 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.

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO(2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.

4. BENCH MARK: COA BENCH MARK NO.4S6625NW001 NAVD88 ELEV: 5,717.85 DESCRIPTION: A 3" DIAM. BRASS CAP ATOP A 30" LONG STEEL PIPE SET IN CONC. 1/4 MILE SOUTH OF THE COR. TO SECS. 23,24,25,26, T4S,R66W,. MONUMENT ON EAST SIDE OF NORTH-SOUTH BARBWIRE FENCE (PICADILLY RD. EXTENDED).

5. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

6. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

7. ALL OWNERS OF LOTS ADJACENT TO EAST JEWELL AVENUE, SOUTH ROME WAY AND SOUTH RIVIERA COURT 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.

8. 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.

9. 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".

10. BASIS OF BEARINGS: ALL BEARINGS CONTAINED HEREIN AREA RELATIVE TO THE WEST LINE OF THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH BEARS S00°26'24"E AS SHOWN ON THE RECORDED PLAT OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING No. 2 AS RECORDED UNDER RECEPTION No. D1122947 AND IS MONUMENTED AT THE NORTHWEST CORNER BY A TWO INCH ALUMINUM CAP LS 24960 AND MONUMENTED AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER BY A TWO INCH CITY OF AURORA ALUMINUM CAP 16848;

11. DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200 / 3937 METERS.

12. 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.

#### CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND DESIGNATION OF STREETS AND CORRIDORS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ A.D., AND HEREBY NOTIFIES THE PUBLIC AT LARGE OF THESE CORRIDORS AND STREET DESIGNATIONS BY RECORDING THIS SUBDIVISION PLAT AT THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, STATE OF COLORADO.

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

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

The foregoing instrument is approved for filing and conveyance of streets, easements, as shown hereon and is accepted by the City of Aurora, Colorado, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ AD, subject to the condition that the City shall undertake maintenance of any such streets only after construction has been completed by the subdivider to City of Aurora specifications.

delete this rectangle and leave enough space for the County Recorder's stamp

delete this note - not a plat note

delete this note - no sidewalk being granted hereon

delete one of these notes - these are the same note

send in the updated Title work - dated within 30 days of plat recording date

add the full stamping on the cap (typ.) (see AES Rule 1.6.H.2)

**COTTONWOOD SURVEYING  
AND ASSOCIATES, INC.**

PHONE: (303) 549-7992,  
EMAIL: PONS.CSA@GMAIL.COM  
P.O. BOX 694, STRASBURG, CO 80136

DRAWN BY: PONS

DATE: 5/4/2022

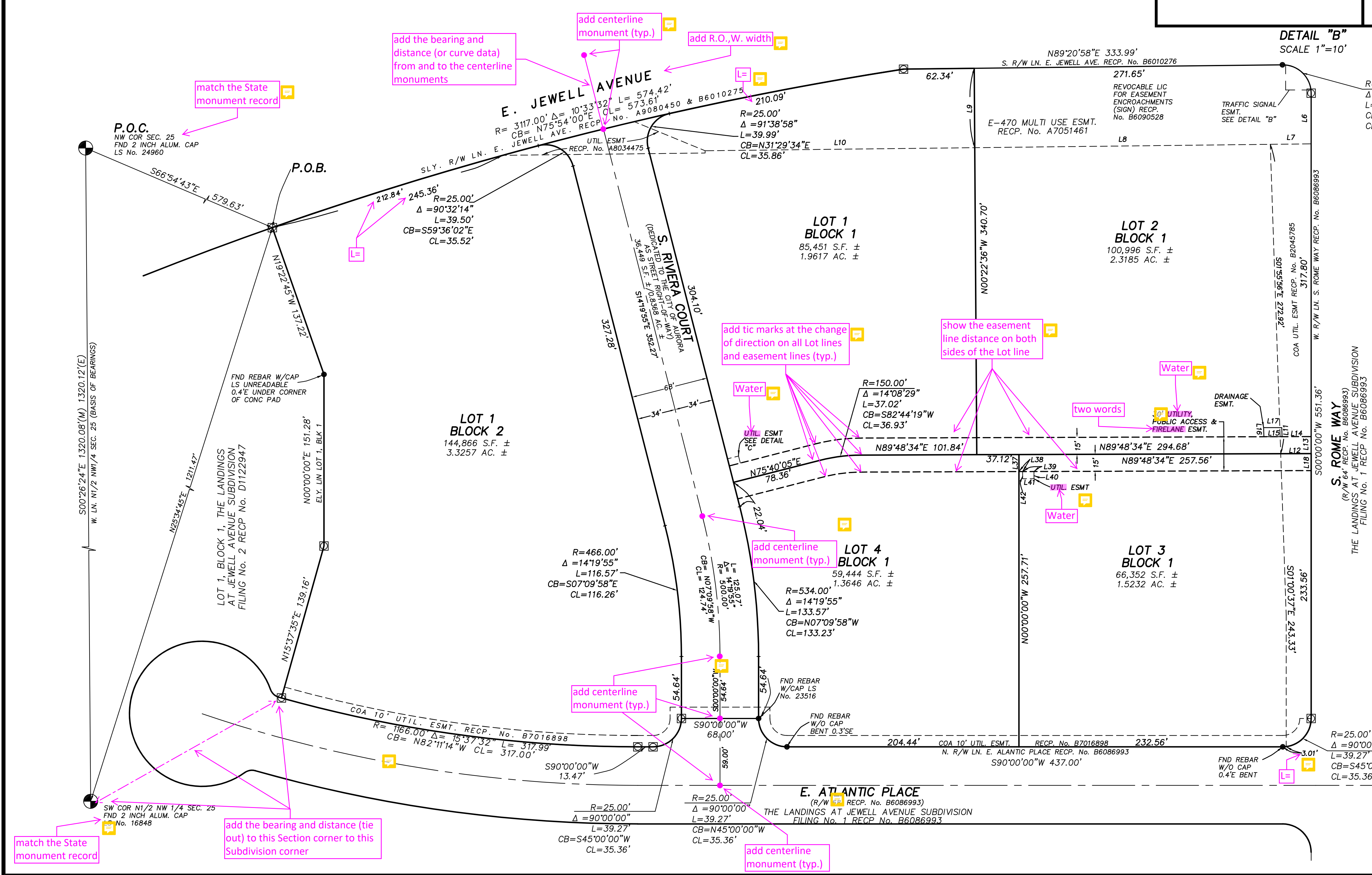
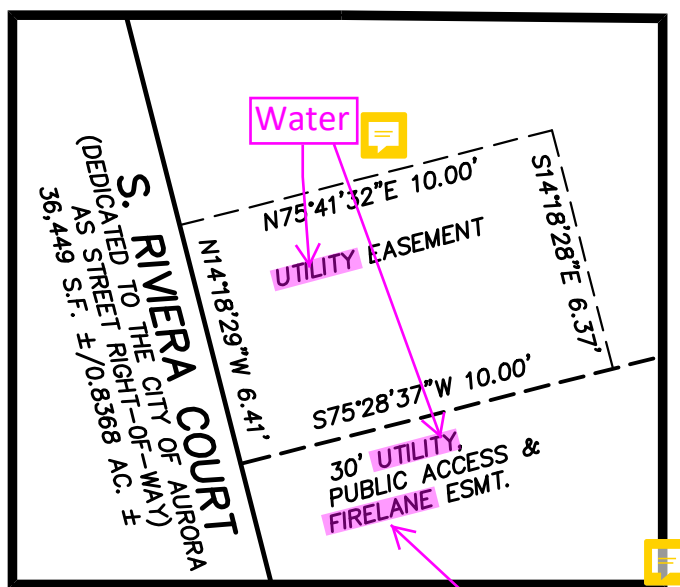
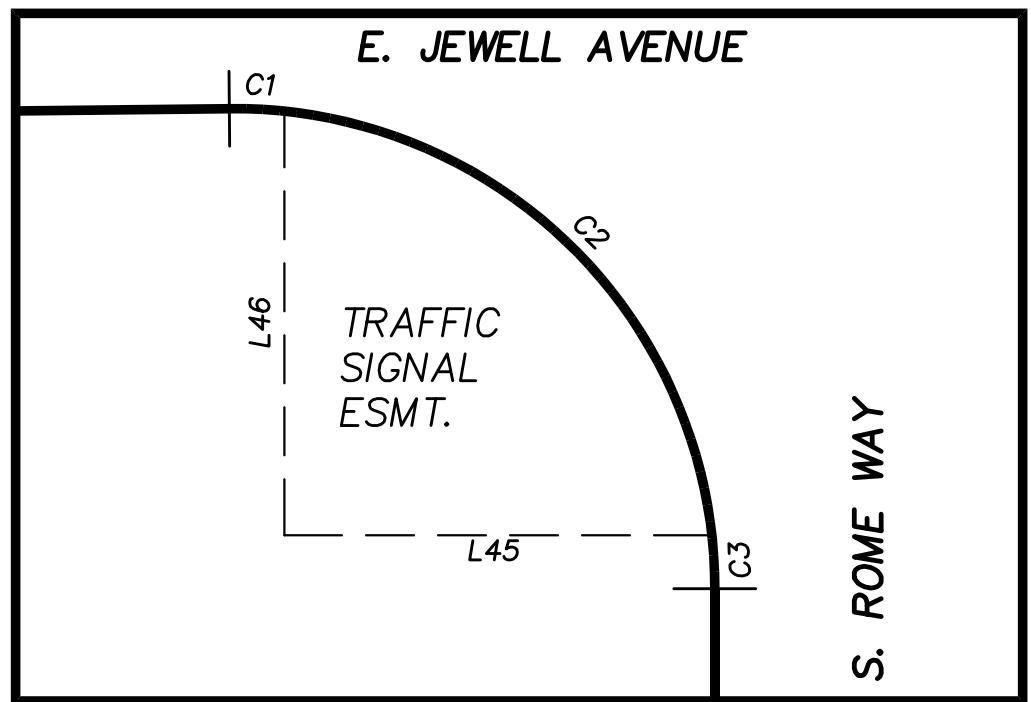
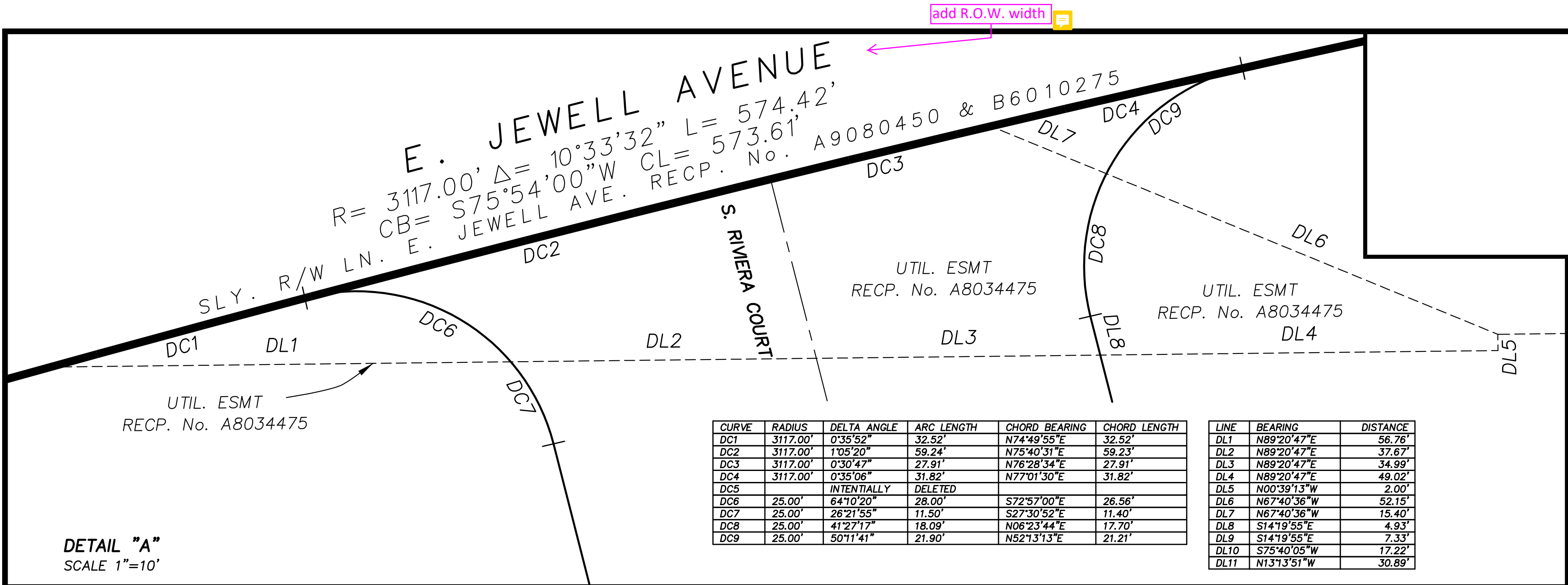
FILENAME: 2021-19FP

JOB NO.: 2021-19

REV. DATE: 3/17/2023  
REV. DATE: 12/11/2022

# THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING NO. 3

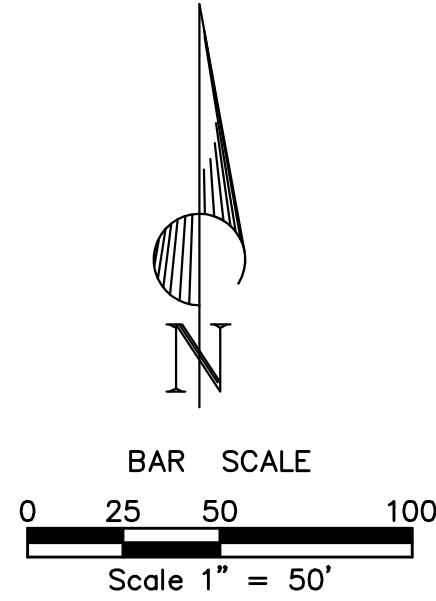
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE  
NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
SHEET 2 OF 2



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	6°34'02"	2.87'	S87°22'01"E	2.86'
C2	25.00'	77°42'15"	33.90'	S45°13'53"E	31.37'
C3	25.00'	6°22'46"	2.78'	S03°11'22"E	2.78'

LINE	BEARING	DISTANCE
L1	INTENTIONALLY DELETED	
L2	INTENTIONALLY DELETED	
L3	INTENTIONALLY DELETED	
L4	INTENTIONALLY DELETED	
L5	INTENTIONALLY DELETED	
L6	S00°00'00"W	44.71'
L7	S89°20'58"W	36.00'
L8	S89°20'58"W	260.47'
L9	N00°22'36"W	70.00'
L10	S89°20'58"W	237.70'
L11	S01°35'27"E	8.00'
L12	N89°48'34"E	26.80'
L13	N00°11'26"W	15.00'
L14	S89°48'34"W	25.59'
L15	S89°48'34"W	16.00'
L16	N01°35'27"E	8.00'
L17	N89°48'34"E	16.00'
L18	S00°11'26"E	15.00'
L19	S00°00'00"E	15.00'
L20	N89°46'22"E	3.30'
L21	N89°50'00"E	10.00'
L22	S00°10'00"E	6.37'
L23	S89°50'00"W	10.00'
L24	N00°10'00"W	6.37'
L25	N80°00'00"W	22.27'
L26	N00°00'00"W	22.09'

NOTE: LABELS L19 THRU L26, L43 AND L44 HAVE BEEN INTERNALLY DELETED



## LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- INDICATES SET 24 INCH No. 4 REBAR W/ GREEN PLASTIC CAP OR NAIL WITH 2 INCH STEEL DISK LS No. 29766

## COTTONWOOD SURVEYING AND ASSOCIATES, INC.

PHONE: (303) 549-7992,  
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P.O. BOX 694, STRASBURG, CO 80136  
DRAWN BY: PONS DATE: 5/4/2022  
FILENAME: 2021-19FP JOB NO.: 2021-19

REV. DATE: 3/17/2023  
REV. DATE: 12/11/2022