

REQUIRED SITE PLAN NOTES

1. 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, IF APPLICABLE.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - 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".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPE WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. 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.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED 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.
- 10.FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 11.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.
- 12.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.
- 13.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.
- 14.ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANDS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 15.THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- 16.THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- 17.STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- 18.ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
19. THE STREETLIGHT 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 APPROVED 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.
20. 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 THE CITY ENGINEER.
- 21.NEATS REFRESH (2018) IDENTIFIES A FUTURE TYPE I MOBILITY HUB IN THE VICINITY OF THE 38TH AVENUE AND PICADILLY ROAD INTERSECTION TO SUPPORT FUTURE HIGH FREQUENCY TRANSIT ROUTES ALONG BOTH PICADILLY ROAD AND 38TH AVENUE. THE FUTURE TRANSIT STOP LOCATIONS WILL BE DETERMINED WITH FUTURE COORDINATION WITH RTD. CIRCULATION WILL SUPPORT WALKING AND BIKING TO THE MOBILITY HUB. THE MOBILITY HUB WILL INCORPORATE A COMBINATION OF AREAS ON THE FAR SIDE OF THE INTERSECTION RESERVED FOR TRANSIT STOPS, LONG TERM BIKE PARKING SUCH AS BIKE LOCKERS, PARKING LOCATIONS FOR DOCKED OR DOCKLESS SHARED MOBILITY VEHICLES (I.E. BIKE SHARE OR E-SCOOTER SHARE), INFORMATION KISKS, AND PARKING SPACES RESERVED FOR PUBLICLY-AVAILABLE ELECTRIC VEHICLE CHARGING, AND CAR SHARING.

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____
COLORADO AT _____ O'CLOCK ____ M, THIS _____ DAY OF _____ AD, _____.
CLERK AND RECORDER: _____ DEPUTY: _____

AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT
C/O TERRA FORMA SOLUTIONS, INC.
TODD JOHNSON
141 UNION BLVD #150
LAKEWOOD, CO 80228
PH: 303-257-7653

ENGINEER CONTACT(S):

HR GREEN DEVELOPMENT, LLC
RYAN LITTLETON, P.E.
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PH: 720-602-4999
rlittleton@hrgreen.com

Dial 811 or 1-800-892-0123



Know what's below.
Call before you dig.

WITH THE FOLLOWING:
COUNTY ADAMS
CITY-TOWNSHIP AURORA-TOWNSHIP 3 SOUTH
SEC. & 1/4 SEC. NO.# SEC 23, 24, 25, 26

Two (2) working days before you dig
(Excluding Sat., Sun. & Holidays)

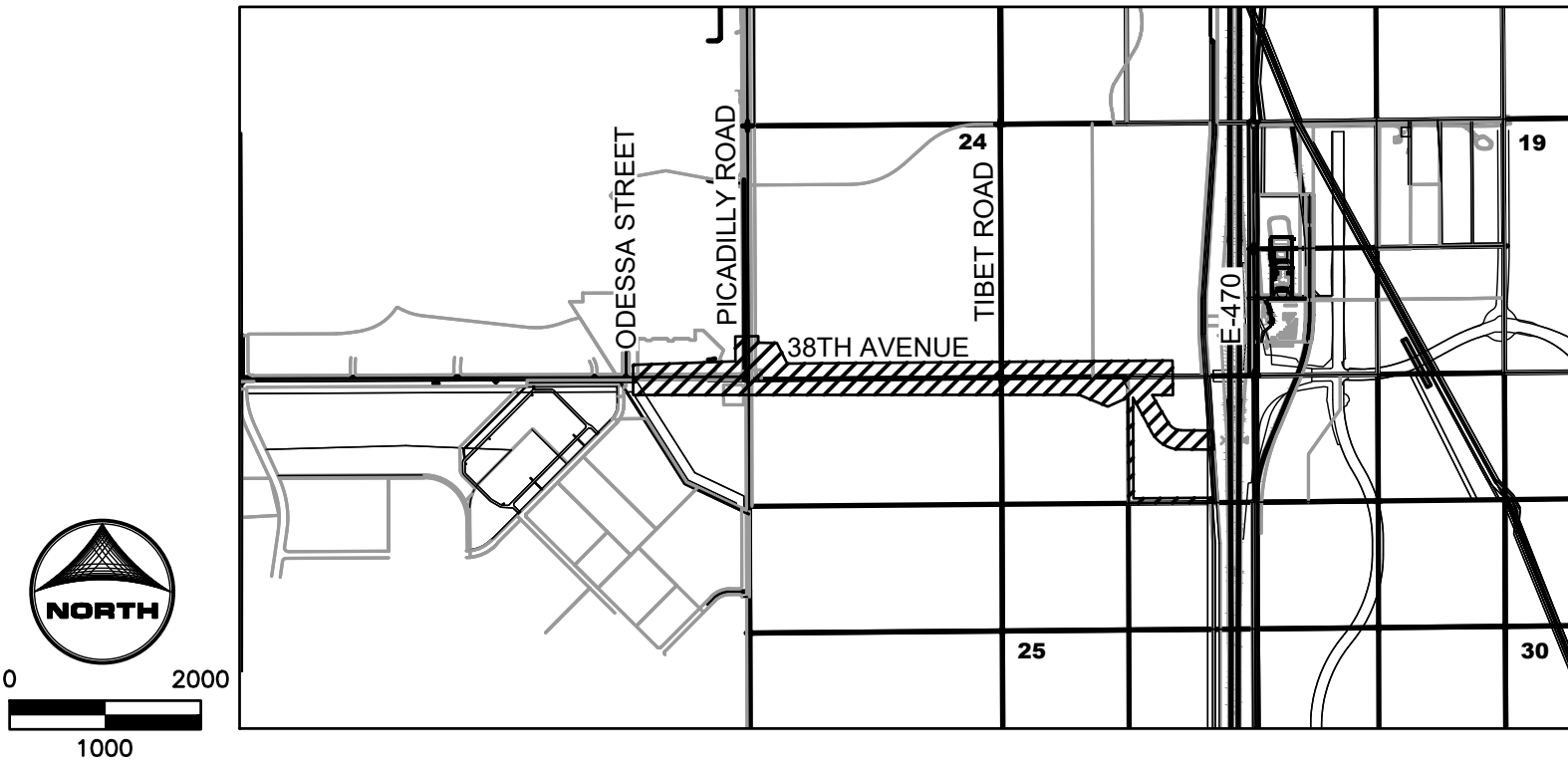
PDR has now been
approved

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

38TH AVENUE - ODESSA STREET TO E-470
INFRASTRUCTURE SITE PLAN

LOCATED IN SECTIONS 23-26, TOWNSHIP 3 SOUTH ,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

LOCATION MAP



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OWNERS SIGNATURES

THIS SITE PLAN AND ANY AMENDENTS 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.

SEE SHEET C-2 FOR OWNER SIGNATURES,

LEGAL DESCRIPTION:

AURORA HIGHLANDS DRAINAGE EASEMENT

A DRAINAGE EASEMENT VARYING IN WIDTH, SITUATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF PARCEL "B" AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000103795 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE NORTHWEST CORNER OF SAID PARCEL "B" AND THE NORTHEAST CORNER OF E 38TH AVENUE, DESCRIBED AS "EXHIBIT B" IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000051243 IN SAID OFFICIAL RECORDS, WHENCE THE NORTH LINE OF SAID PARCEL "B", BEARS NORTH 89°32'35" EAST, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO; THENCE ALONG THE WEST LINE OF SAID PARCEL "B" SOUTH 00°13'09" EAST, A DISTANCE OF 118.66 FEET TO THE **POINT OF BEGINNING**. THENCE DEPARTING SAID WEST LINE NORTH 89°47'26" EAST, A DISTANCE OF 17.92 FEET; THENCE SOUTH 30°19'08" EAST, A DISTANCE OF 35.99 FEET; THENCE SOUTH 11°21'53" EAST, A DISTANCE OF 50.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 45.79 FEET TO THE WEST LINE OF SAID PARCEL "B"; THENCE ALONG SAID WEST LINE NORTH 00°13'09" WEST, A DISTANCE OF 80.81 FEET; CONTAINING AN AREA OF 0.066 ACRES, (2,872 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

AURORA HIGHLANDS ROW

A PARCEL OF LAND VARYING IN WIDTH, SITUATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF PARCEL NO. "B" AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000103795 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT THE NORTHWEST CORNER OF SAID PARCEL "B" AND NORTHEAST CORNER OF E 38TH AVENUE, DESCRIBED AS "EXHIBIT B" IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000051243 IN SAID OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL "B" THE FOLLOWING TWO (2) COURSES: NORTH 89°32'35" EAST, A DISTANCE OF 848.26 FEET; SOUTH 03°48'30" EAST, A DISTANCE OF 79.14 FEET TO A LINE PARALLEL WITH AND DISTANT 79.00 FEET SOUTHERLY TO THE NORTH LINE OF SAID PARCEL "B"; THENCE DEPARTING SAID EASTERLY BOUNDARY ALONG SAID PARALLEL LINE, SOUTH 89°32'35" WEST, A DISTANCE OF 546.94 FEET; THENCE DEPARTING SAID PARALLEL LINE NORTH 86°27'20" WEST, A DISTANCE OF 107.48 FEET TO A LINE PARALLEL WITH AND DISTANT 71.50 FEET SOUTHERLY TO THE NORTH LINE OF SAID PARCEL "B"; THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE SOUTH 89°32'35" WEST, A DISTANCE OF 199.02 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL "B"; THENCE ALONG SAID WESTERLY BOUNDARY AND THE EASTERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE, NORTH 00°13'09" WEST, A DISTANCE OF 71.50 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 1.499 ACRES, (65,313 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

AURORA HIGHLANDS UTILITY EASEMENT

A UTILITY EASEMENT VARYING IN WIDTH, SITUATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF PARCEL "B" AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000103795 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE NORTHWEST CORNER OF SAID PARCEL "B" AND THE NORTHEAST CORNER OF E 38TH AVENUE, DESCRIBED AS "EXHIBIT B" IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000051243 IN SAID OFFICIAL RECORDS, WHENCE THE NORTH LINE OF SAID PARCEL "B", BEARS NORTH 89°32'35" EAST, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO; THENCE ALONG THE WEST LINE OF SAID PARCEL "B" SOUTH 00°13'09" EAST, A DISTANCE OF 156.77 FEET TO THE **POINT OF BEGINNING**. THENCE DEPARTING SAID WEST LINE SOUTH 30°27'25" EAST, A DISTANCE OF 39.71 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET EASTERLY TO THE WEST LINE OF SAID PARCEL "B"; THENCE ALONG SAID PARALLEL LINE SOUTH 00°13'09" EAST, A DISTANCE OF 1109.47 FEET TO A LINE PARALLEL WITH AND DISTANT 23.50 FEET NORTHERLY TO THE SOUTH LINE OF SAID PARCEL "B"; THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE NORTH 89°32'38" EAST, A DISTANCE OF 909.82 FEET TO THE EAST LINE OF SAID PARCEL "B"; THENCE ALONG SAID EAST LINE SOUTH 03°48'30" EAST, A DISTANCE OF 23.54 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE ALONG THE SOUTH AND WEST LINE OF SAID PARCEL NO. "B" THE FOLLOWING TWO COURSES: SOUTH 89°32'38" WEST, A DISTANCE OF 931.29 FEET TO THE SOUTHWEST CORNER THEREOF; NORTH 00°13'09" WEST, A DISTANCE OF 1167.36 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 1.019 ACRES, (44,401 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

CLAYTON DRAINAGE EASEMENT

A DRAINAGE EASEMENT, VARYING IN WIDTH, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2018000015451 IN THE OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°33'43" EAST, A DISTANCE OF 72.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD RECORDED AT RECEPTION NO. 20060417000386390 IN SAID OFFICIAL RECORDS AND THE **POINT OF BEGINNING**; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°16'48" WEST, A DISTANCE OF 374.94 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, NORTH 89°57'46" EAST, A DISTANCE OF 113.92 FEET; THENCE SOUTH 59°36'14" EAST, A DISTANCE OF 197.34 FEET; THENCE SOUTH 24°20'48" EAST, A DISTANCE OF 236.26 FEET; THENCE SOUTH 00°26'17" EAST, A DISTANCE OF 57.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89°33'43" WEST, A DISTANCE OF 380.15 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 2.605 ACRES, (113,487 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

38TH AVENUE ISP

TITLE: COVER SHEET

DATE: 1/20/2021



5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRRGREEN.COM

SHEET: C-1

SITE BENCHMARK:

CITY OF AURORA BENCHMARK 3S8636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A)
ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP
AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD88)

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR NORTH 89°36'22" EAST, A MODIFIED STATE PLANE DISTANCE OF 2,643.20 FEET.

LEGAL DESCRIPTION, CONT'D:

CLAYTON ROW

A PARCEL OF LAND, VARYING IN WIDTH, SITUATED IN THE SOUTH ONE-HALF OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2018000015451 IN THE OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°33'43" EAST, A DISTANCE OF 72.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20060417000386390 IN SAID OFFICIAL RECORDS AND THE **POINT OF BEGINNING**; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°16'48" WEST, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°50'25" EAST, A DISTANCE OF 3.99 FEET; THENCE SOUTH 33°17'20" EAST, A DISTANCE OF 36.92 FEET; THENCE NORTH 89°33'02" EAST, A DISTANCE OF 195.89 FEET; THENCE SOUTH 86°09'08" EAST, A DISTANCE OF 160.41 FEET TO A LINE PARALLEL WITH AND DISTANT 57.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID PARALLEL LINE, NORTH 89°33'43" EAST, A DISTANCE OF 2,109.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID PARALLEL LINE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'23", AN ARC LENGTH OF 39.19 FEET; THENCE NORTH 00°15'39" WEST, A DISTANCE OF 29.03 FEET; THENCE NORTH 89°44'21" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°15'39" EAST, A DISTANCE OF 16.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'46", AND AN ARC LENGTH OF 39.36 FEET TO A LINE PARALLEL WITH AND DISTANT 69.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE ALONG SAID PARALLEL, LINE NORTH 89°32'35" EAST, A DISTANCE OF 81.62 FEET; THENCE DEPARTING SAID LAST DESCRIBED PARALLEL LINE, SOUTH 86°10'04" EAST, A DISTANCE OF 167.13 FEET TO A LINE PARALLEL WITH AND DISTANT 57.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID PARALLEL LINE, NORTH 89°32'35" EAST, A DISTANCE OF 432.33 FEET; THENCE DEPARTING SAID LAST DESCRIBED PARALLEL LINE, NORTH 87°32'35" EAST, A DISTANCE OF 570.51 FEET; THENCE NORTH 89°20'50" EAST, A DISTANCE OF 834.31 FEET TO THE WESTERLY RIGHT-OF-WAY OF E-470, AS DESCRIBED IN RULE AND ORDER RECORDED AT RECEPTION NO. C0568698 IN SAID OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 03°45'03" EAST, A DISTANCE OF 79.90 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE ALONG SAID SOUTH LINE, SOUTH 89°32'35" WEST, A DISTANCE OF 2,170.01 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°33'43" WEST, A DISTANCE OF 2,569.79 FEET THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 7.029 ACRES, (306,165 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

MAJESTIC COMMERCE DRAINAGE EASEMENT

A DRAINAGE EASEMENT, VARYING IN WIDTH, SITUATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2015000097359, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE NORTHEAST CORNER OF EAST 38TH AVE RIGHT-OF-WAY, DESCRIBED AS "EXHIBIT B" IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000051243 IN SAID OFFICIAL RECORDS, WHENCE THE NORTH LINE OF SAID RIGHT-OF-WAY BEARS SOUTH 89°32'35" WEST, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE AND THE EAST LINE OF SAID QUIT CLAIM DEED SOUTH 00°13'09" EAST, A DISTANCE OF 118.66 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°13'09" EAST, A DISTANCE OF 70.37 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 67°26'13" WEST, A DISTANCE OF 253.00 FEET; THENCE NORTH 62°14'13" WEST, A DISTANCE OF 334.64 FEET TO A LINE PARALLEL WITH AND DISTANT 69.00 FEET SOUTHERLY TO THE SOUTH RIGHT-OF-WAY OF SAID EAST 38TH AVENUE; THENCE ALONG SAID PARALLEL LINE SOUTH 89°32'35" WEST, A DISTANCE OF 670.49 FEET TO THE EAST LINE OF LOT 1, BLOCK 1, MAJESTIC COMMERCCENTER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. _____, SAID OFFICIAL RECORDS; THENCE ALONG SAID EAST LINE NORTH 00°13'02" WEST, A DISTANCE OF 69.00 FEET TO THE SOUTHWEST CORNER OF SAID EAST 38TH AVENUE RIGHT-OF-WAY; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID EAST 38TH AVENUE NORTH 89°32'35" EAST, A DISTANCE OF 1075.58; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY SOUTH 24°57'05" EAST, A DISTANCE OF 67.30 FEET; THENCE NORTH 89°47'26" EAST, A DISTANCE OF 96.29 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 2.876 ACRES, (125,291 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

MAJESTIC COMMERCE SIDEWALK EASEMENT

A SIDEWALK EASEMENT VARYING IN WIDTH, SITUATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2015000097359, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE NORTHWEST CORNER OF EAST 38TH AVE RIGHT-OF-WAY, DESCRIBED AS "EXHIBIT B" IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000051243 AND THE NORTHEAST CORNER OF EAST 38TH AVENUE AS DEPICTED ON MAJESTIC COMMERCCENTER II SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. _____ BOTH IN SAID OFFICIAL RECORDS, WHENCE THE NORTHERLY RIGHT-OF-WAY OF SAID E 38TH AVENUE BEARS, NORTH 89°32'35" EAST, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO; THENCE ALONG THE WESTERLY AND EASTERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE SOUTH 00°13'02" EAST, A DISTANCE OF 57.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SAID MAJESTIC COMMERCCENTER II SUBDIVISION FILING NO. 1 AND THE **POINT OF BEGINNING**; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF EAST 38TH AVENUE, DESCRIBED AS "EXHIBIT A" IN SAID SPECIAL WARRANTY DEED NORTH 89°32'35" EAST, A DISTANCE OF 326.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 959.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°36'54", AN ARC LENGTH OF 110.72 FEET; THENCE SOUTH 82°55'40" WEST, A DISTANCE OF 11.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 945.99 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°36'54", AN ARC LENGTH OF 109.22 FEET; THENCE SOUTH 89°29'47" WEST, A DISTANCE OF 95.38 FEET TO THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID EAST LINE NORTH 00°13'02" WEST, A DISTANCE OF 14.08 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 0.068 ACRES, (2,951 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

MAJESTIC COMMERCE SIDEWALK EASEMENT

A SIDEWALK EASEMENT VARYING IN WIDTH, SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2015000097359, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF EAST 38TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000051243, IN SAID OFFICIAL RECORDS THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE, NORTH 89°33'43" EAST, A DISTANCE OF 45.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°33'43" EAST, A DISTANCE OF 46.13 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 57°44'20" WEST, A DISTANCE OF 38.94 FEET; THENCE SOUTH 00°10'44" EAST, A DISTANCE OF 23.27 FEET; THENCE NORTH 89°55'42" WEST, A DISTANCE OF 13.13 FEET TO A LINE PARALLEL WITH AND DISTANT 45.00 FEET EASTERLY TO THE EAST RIGHT-OF-WAY OF PICADILLY ROAD; THENCE ALONG SAID PARALLEL LINE NORTH 00°10'44" WEST, A DISTANCE OF 43.69 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 0.021 ACRES, (913 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

MAJESTIC COMMERCE UTILITY EASEMENT

A UTILITY EASEMENT VARYING IN WIDTH, SITUATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2015000097359, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** NORTHEAST CORNER OF EAST 38TH AVE RIGHT-OF-WAY, DESCRIBED AS "EXHIBIT B" IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000051243 AND THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000103795, BOTH IN SAID OFFICIAL RECORDS; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE AND THE WEST LINE OF SAID PARCEL "B" SOUTH 00°13'09" EAST, A DISTANCE OF 57.00 FEET TO THE SOUTHEAST CORNER OF SAID EAST 38TH AVENUE RIGHT-OF-WAY AND THE **POINT OF BEGINNING**; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, CONTINUING ALONG THE WEST LINE OF SAID PARCEL "B" SOUTH 00°13'09" EAST, A DISTANCE OF 139.49 FEET; THENCE DEPARTING WEST LINE NORTH 31°02'32" WEST, A DISTANCE OF 39.03 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET WESTERLY TO THE WEST LINE OF SAID PARCEL "B"; THENCE ALONG SAID PARALLEL LINE NORTH 00°13'09" WEST, A DISTANCE OF 105.89 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°32'35" EAST, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 0.056 ACRES, (2,454 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

MAJESTIC REALTY SIDEWALK EASEMENT

A SIDEWALK EASEMENT VARYING IN WIDTH, SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000051431 AND A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AT BOOK 4301, PAGE 722, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHEAST CORNER OF EAST 38TH AVENUE RIGHT-OF-WAY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000051242, IN SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE SOUTH 89°49'01" WEST, A DISTANCE OF 45.00 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°10'44" EAST, A DISTANCE OF 25.28 FEET; THENCE NORTH 31°50'44" WEST, A DISTANCE OF 19.11 FEET; THENCE SOUTH 89°49'01" WEST, A DISTANCE OF 109.69 FEET; THENCE NORTH 85°49'50" WEST, A DISTANCE OF 118.76 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°49'01" EAST, A DISTANCE OF 238.14 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 0.039 ACRES, (1,694 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

SHAMROCK DRAINAGE EASEMENT

A DRAINAGE EASEMENT, 28.70 FEET IN WIDTH, SITUATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF LOT 1, BLOCK 1, MAJESTIC COMMERCCENTER II SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. _____. IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 00°13'02" EAST, A DISTANCE OF 69.00 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°32'35" WEST, A DISTANCE OF 28.70 FEET; THENCE NORTH 00°13'02" WEST, A DISTANCE OF 69.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE NORTH 89°32'35" EAST, A DISTANCE OF 28.70 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 0.045 ACRES, (1,980 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

SHAMROCK SIDEWALK EASEMENT

TWO (2) SIDEWALK EASEMENTS VARYING IN WIDTH, SITUATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF LOT 1, BLOCK 1, MAJESTIC COMMERCCENTER II SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. _____, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **PARCEL A COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 00°13'02" EAST, A DISTANCE OF 14.15 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN SIDEWALK EASEMENT DEPICTED ON SAID MAJESTIC COMMERCCENTER II SUBDIVISION FILING NO. 1; THENCE DEPARTING SAID EAST LINE ALONG THE SOUTHERLY LINE OF SAID SIDEWALK EASEMENT SOUTH 89°37'05" WEST, A DISTANCE OF 40.23 TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 00°46'34" EAST, A DISTANCE OF 0.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 14.41 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°12'17" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°50'33", AN ARC LENGTH OF 16.81 FEET; THENCE SOUTH 89°44'40" WEST, A DISTANCE OF 23.33 FEET; THENCE NORTH 00°22'58" WEST, A DISTANCE OF 8.79 FEET TO THE SOUTHERLY LINE OF SAID SIDEWALK EASEMENT; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°37'05" EAST, A DISTANCE OF 36.60 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 0.006 ACRES, (240 SQUARE FEET), MORE OR LESS. **PARCEL B COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 00°13'02" EAST, A DISTANCE OF 14.15 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN SIDEWALK EASEMENT DEPICTED ON SAID MAJESTIC COMMERCCENTER II SUBDIVISION FILING NO. 1; THENCE DEPARTING SAID EAST LINE ALONG THE SOUTHERLY LINE OF SAID SIDEWALK EASEMENT SOUTH 89°37'05" WEST, A DISTANCE OF 154.89 TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 00°22'58" EAST, A DISTANCE OF 8.54 FEET; THENCE SOUTH 88°59'32" WEST, A DISTANCE OF 18.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°46'16" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°31'06", AN ARC LENGTH OF 10.09 FEET; THENCE NORTH 55°48'21" WEST, A DISTANCE OF 1.46 FEET TO THE SOUTHERLY LINE OF SAID SIDEWALK EASEMENT; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°37'05" EAST, A DISTANCE OF 25.97 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 0.004 ACRES, (188 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET. EXHIBIT ATTACHED AND MADE A PART HEREOF.

38TH AVENUE ISP
TITLE: COVER SHEET

DATE: 1/20/2021



5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

SHEET: C-2

OWNER:

MAJESTIC REALTY CO.

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

Revised

ACKNOWLEDGED BEFORE ME ON _____, 2020 BY _____
OF MAJESTIC REALTY CO.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER:

CITY AND COUNTY OF DENVER

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

Revised

ACKNOWLEDGED BEFORE ME ON _____, 2020 BY _____
OF CITY AND COUNTY OF DENVER

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER:

GREEN VALLEY AURORA, LLC
C/O GEORGE MCELROY & ASSOCIATES, INC.

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

Revised

ACKNOWLEDGED BEFORE ME ON _____, 2020 BY _____
OF GREEN VALLEY AURORA, LLC

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER:

CLAYTON PROPERTIES GROUP II, INC.

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

Revised

ACKNOWLEDGED BEFORE ME ON _____, 2020 BY _____
OF CLAYTON PROPERTIES GROUP II, INC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER:

MAJESTIC COMMERCECENTER II LLC

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

Revised

ACKNOWLEDGED BEFORE ME ON _____, 2020 BY _____
OF MAJESTIC COMMERCECENTER II LLC

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER:

AURORA HIGHLANDS, LLC

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

Revised

ACKNOWLEDGED BEFORE ME ON _____, 2020 BY _____
OF AURORA HIGHLANDS, LLC

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER:

SHAMROCK FOODS COMPANY

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

Revised

ACKNOWLEDGED BEFORE ME ON _____, 2020 BY _____
OF SHAMROCK FOODS COMPANY

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

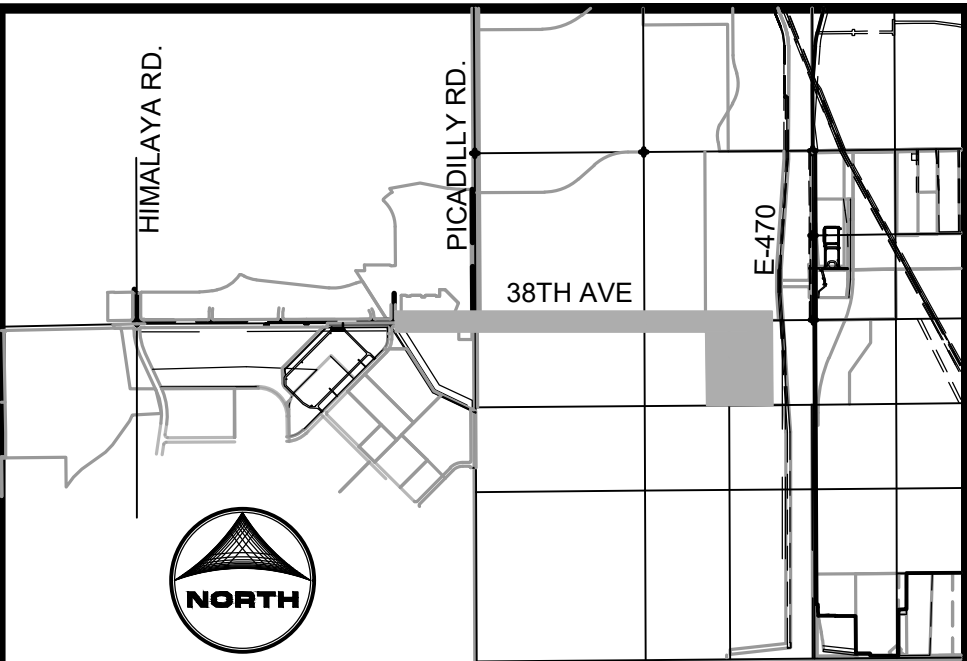
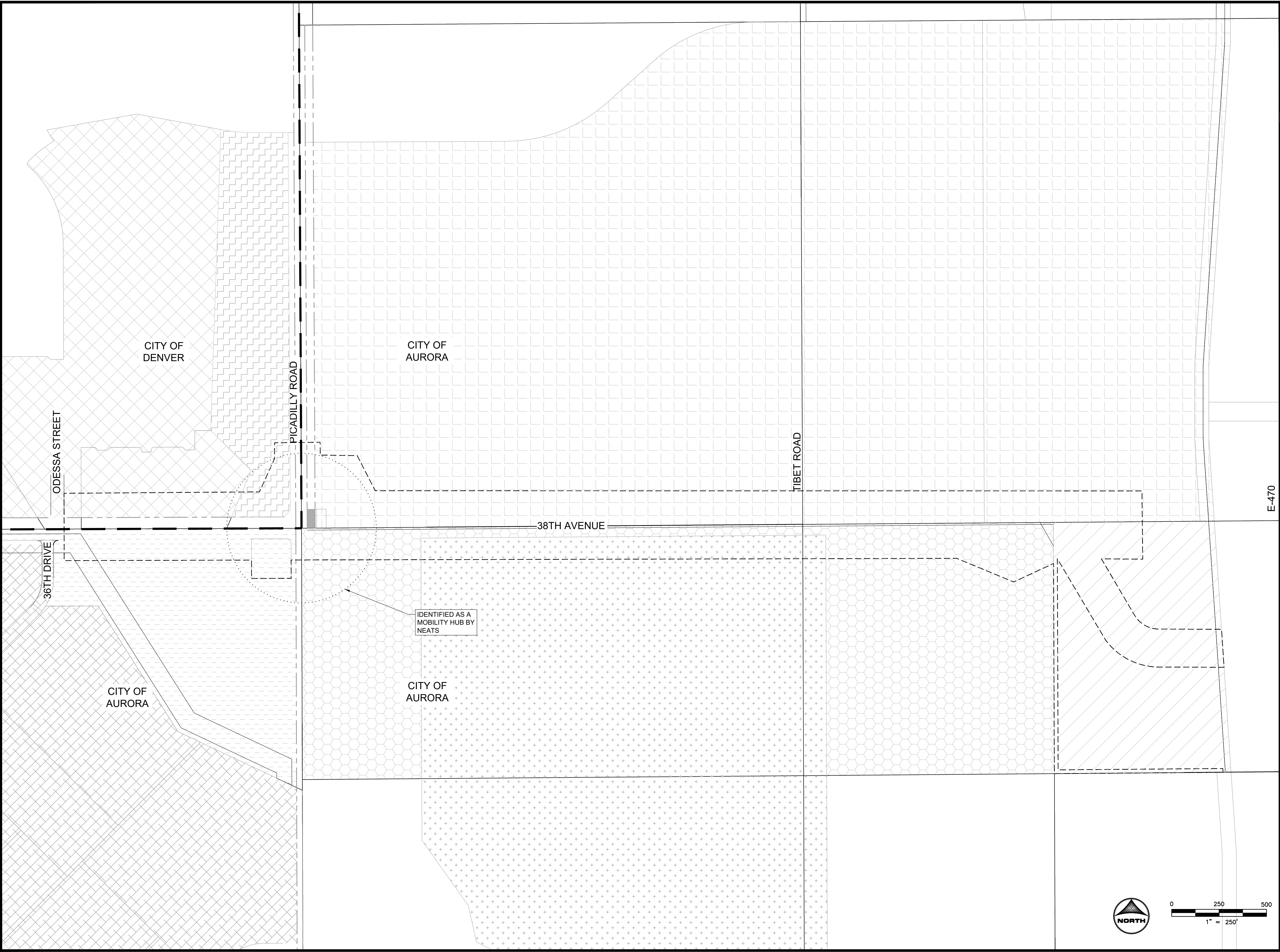
38TH AVENUE ISP
TITLE: OWNER SIGNATURE

DATE: 1/20/2021



5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

SHEET: C-3



KEYMAP

LEGEND:

- ISP BOUNDARY
- JURISDICTIONAL BOUNDARY
- GREEN VALLEY RANCH
- CLAYTON PROPERTIES GROUP II, INC.
- CITY AND COUNTY OF DENVER
- GREEN VALLEY AURORA, LLC
- MAJESTIC REALTY COMPANY
- MAJESTIC COMMERCE CENTER II, LLC
- AURORA HIGHLANDS, LLC
- SHAMROCK FOOD COMPANY
- AURORA BUSINESS CENTER

LANDSCAPE SHALL BE PROVIDED TO MEET CODE AT TIME OF ADJACENT SITE PLANS.

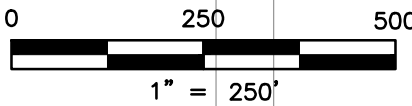
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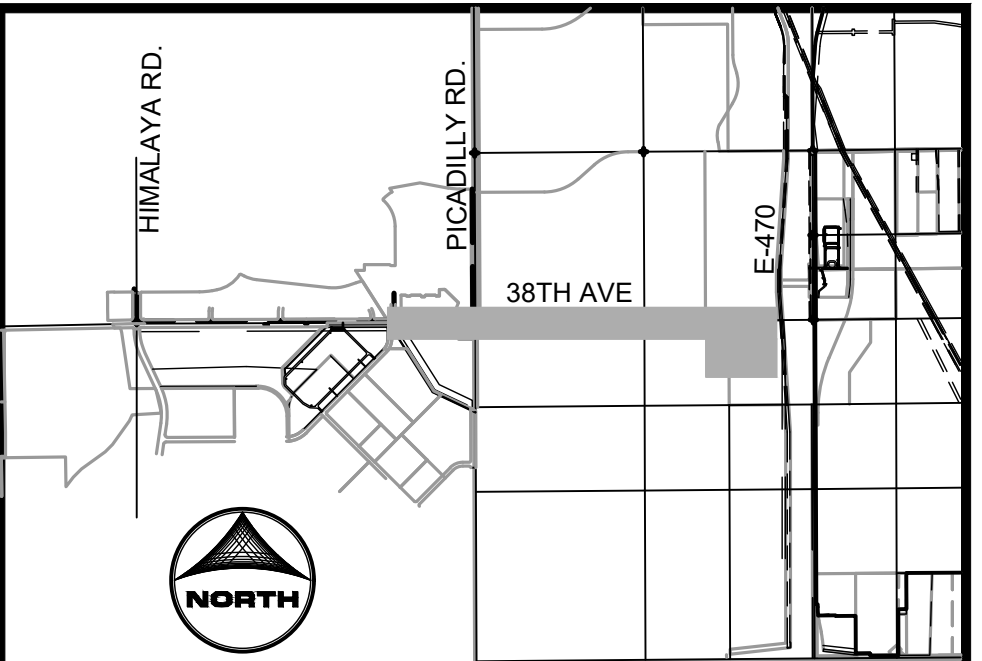
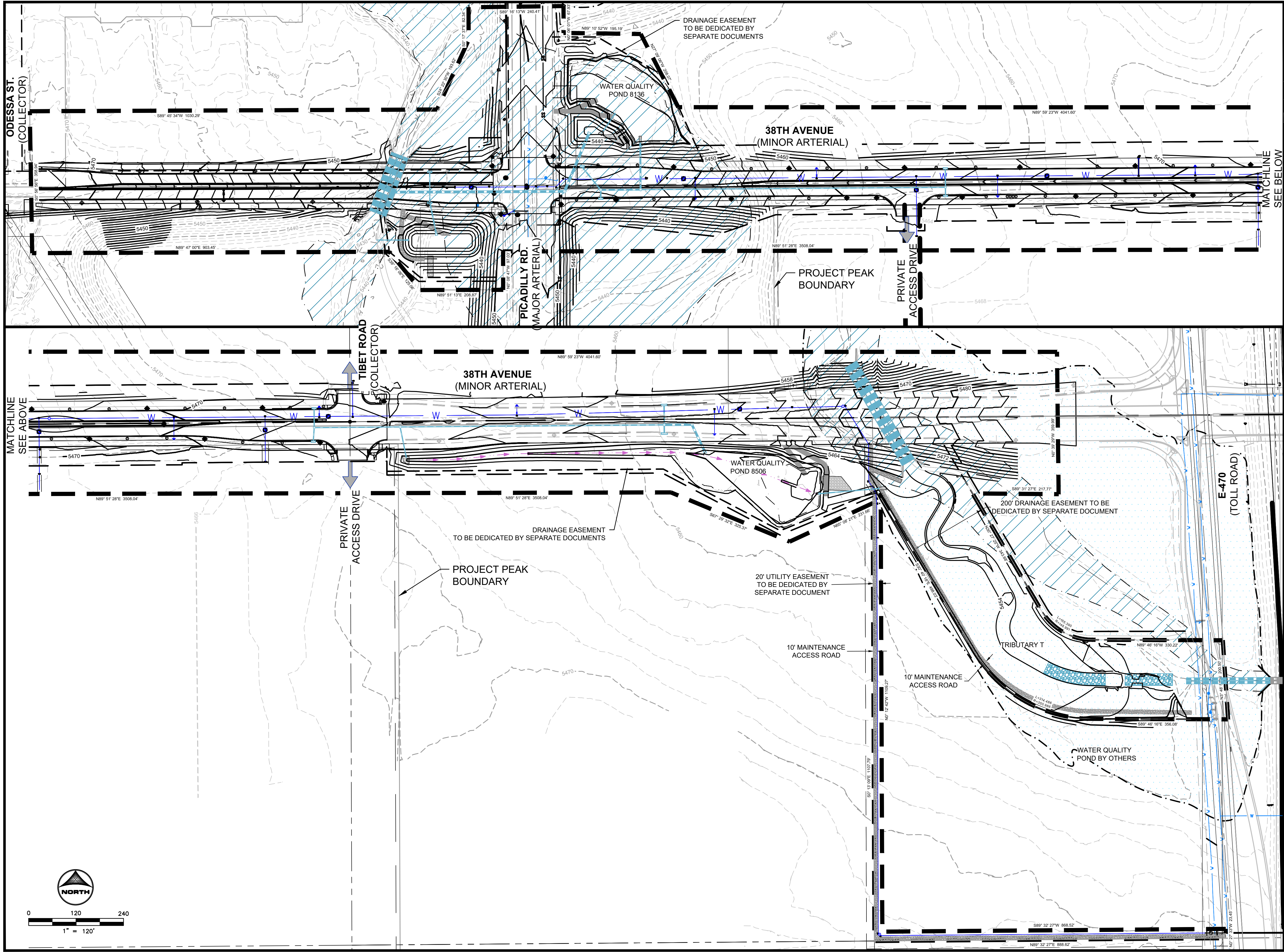
DATE: 1/20/2021



5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

SHEET: C-4





KEYMAP

LEGEND:

- EX. 1 FT. CONTOUR
- EX. 5 FT. CONTOUR
- PR. 1 FT. CONTOUR
- PR. 5 FT. CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED WATER
- PROPOSED STORM LINE
- STORM MANHOLE
- RIGHT OF WAY
- EXISTING WATER
- ISP BOUNDARY
- FLOODWAY
- 100-YR FLOODPLAIN
- POTENTIAL PLANNING AREA ACCESS

LANDSCAPE SHALL BE PROVIDED TO MEET CODE AT TIME OF ADJACENT SITE PLANS.

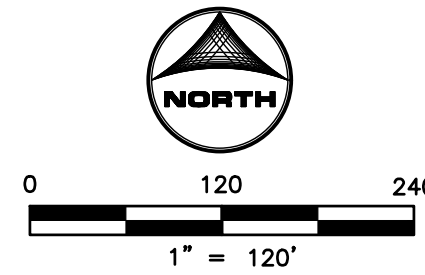
38TH AVENUE ISP
TITLE: OVERALL SITE PLAN

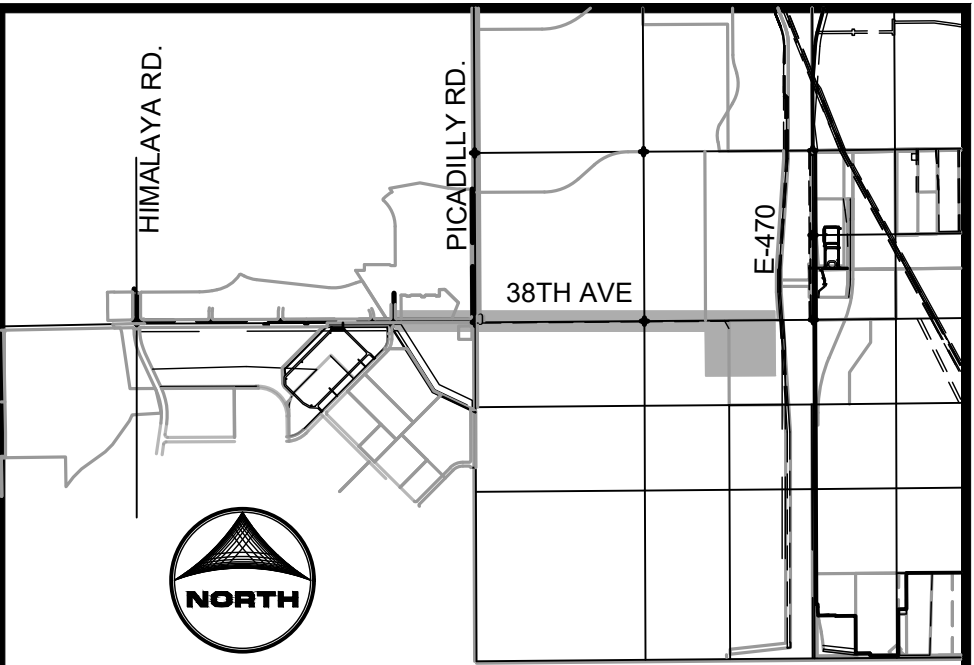
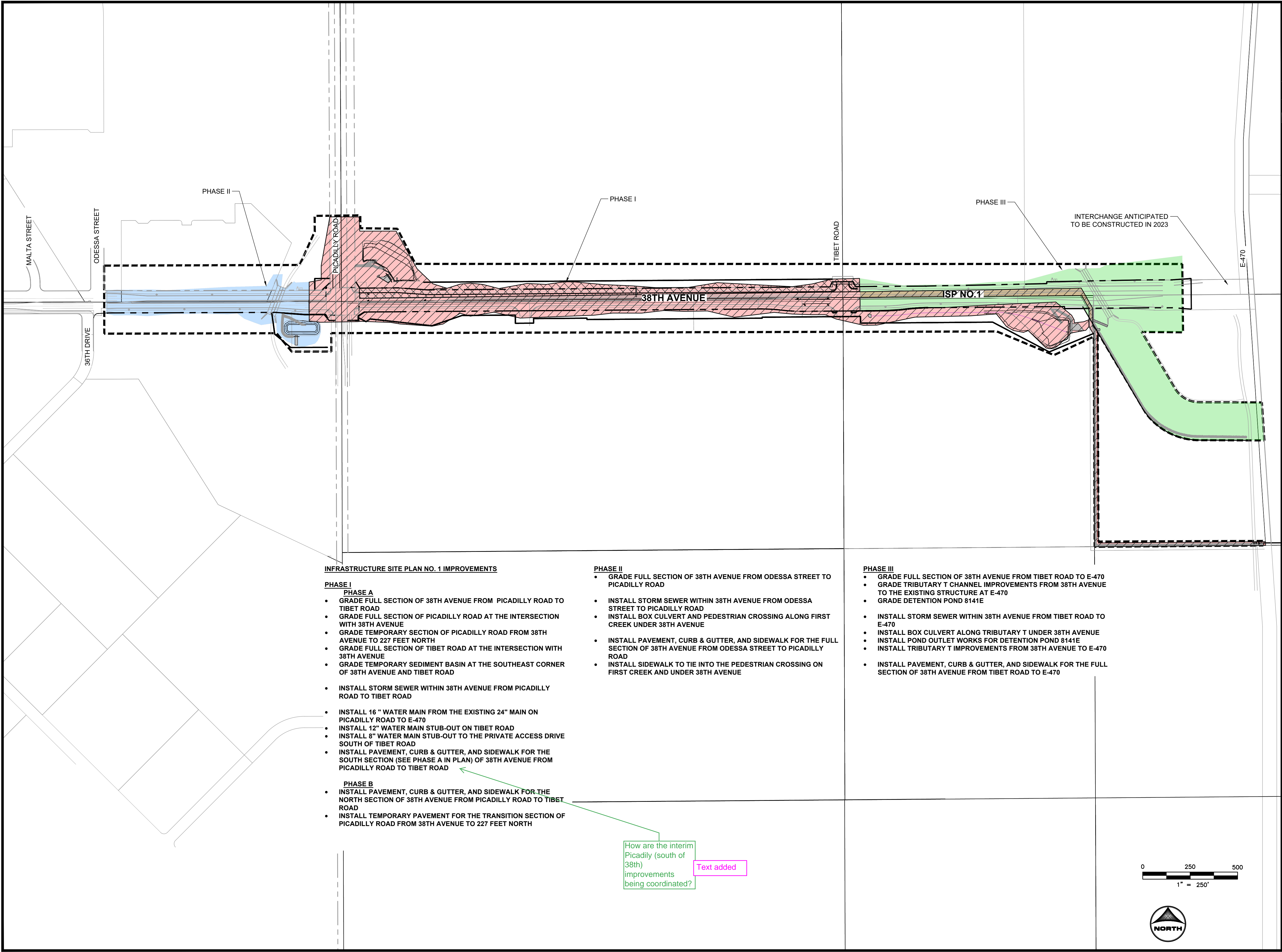
DATE: 1/20/2021



5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

SHEET: C-6





KEYMAP

LEGEND:

- PR. RIGHT-OF-WAY
- ISP BOUNDARY
- PHASE I IMPROVEMENTS
 - PHASE A
 - PHASE B
- PHASE II IMPROVEMENTS
- PHASE III IMPROVEMENTS

LANDSCAPE SHALL BE PROVIDED TO MEET CODE AT TIME OF ADJACENT SITE PLANS.

INFRASTRUCTURE SITE PLAN NO. 1 IMPROVEMENTS

PHASE I

- PHASE A**
 - GRADE FULL SECTION OF 38TH AVENUE FROM PICADILLY ROAD TO TIBET ROAD
 - GRADE FULL SECTION OF PICADILLY ROAD AT THE INTERSECTION WITH 38TH AVENUE
 - GRADE TEMPORARY SECTION OF PICADILLY ROAD FROM 38TH AVENUE TO 227 FEET NORTH
 - GRADE FULL SECTION OF TIBET ROAD AT THE INTERSECTION WITH 38TH AVENUE
 - GRADE TEMPORARY SEDIMENT BASIN AT THE SOUTHEAST CORNER OF 38TH AVENUE AND TIBET ROAD
- INSTALL STORM SEWER WITHIN 38TH AVENUE FROM PICADILLY ROAD TO TIBET ROAD
- INSTALL 16" WATER MAIN FROM THE EXISTING 24" MAIN ON PICADILLY ROAD TO E-470
- INSTALL 12" WATER MAIN STUB-OUT ON TIBET ROAD
- INSTALL 8" WATER MAIN STUB-OUT TO THE PRIVATE ACCESS DRIVE SOUTH OF TIBET ROAD
- INSTALL PAVEMENT, CURB & GUTTER, AND SIDEWALK FOR THE SOUTH SECTION (SEE PHASE A IN PLAN) OF 38TH AVENUE FROM PICADILLY ROAD TO TIBET ROAD
- PHASE B**
 - INSTALL PAVEMENT, CURB & GUTTER, AND SIDEWALK FOR THE NORTH SECTION OF 38TH AVENUE FROM PICADILLY ROAD TO TIBET ROAD
 - INSTALL TEMPORARY PAVEMENT FOR THE TRANSITION SECTION OF PICADILLY ROAD FROM 38TH AVENUE TO 227 FEET NORTH

PHASE II

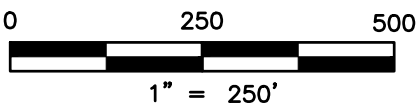
- GRADE FULL SECTION OF 38TH AVENUE FROM ODESSA STREET TO PICADILLY ROAD
- INSTALL STORM SEWER WITHIN 38TH AVENUE FROM ODESSA STREET TO PICADILLY ROAD
- INSTALL BOX CULVERT AND PEDESTRIAN CROSSING ALONG FIRST CREEK UNDER 38TH AVENUE
- INSTALL PAVEMENT, CURB & GUTTER, AND SIDEWALK FOR THE FULL SECTION OF 38TH AVENUE FROM ODESSA STREET TO PICADILLY ROAD
- INSTALL SIDEWALK TO TIE INTO THE PEDESTRIAN CROSSING ON FIRST CREEK AND UNDER 38TH AVENUE

PHASE III

- GRADE FULL SECTION OF 38TH AVENUE FROM TIBET ROAD TO E-470
- GRADE TRIBUTARY T CHANNEL IMPROVEMENTS FROM 38TH AVENUE TO THE EXISTING STRUCTURE AT E-470
- GRADE DETENTION POND 8141E
- INSTALL STORM SEWER WITHIN 38TH AVENUE FROM TIBET ROAD TO E-470
- INSTALL BOX CULVERT ALONG TRIBUTARY T UNDER 38TH AVENUE
- INSTALL POND OUTLET WORKS FOR DETENTION POND 8141E
- INSTALL TRIBUTARY T IMPROVEMENTS FROM 38TH AVENUE TO E-470
- INSTALL PAVEMENT, CURB & GUTTER, AND SIDEWALK FOR THE FULL SECTION OF 38TH AVENUE FROM TIBET ROAD TO E-470

How are the interim Picadilly (south of 38th) improvements being coordinated?

Text added



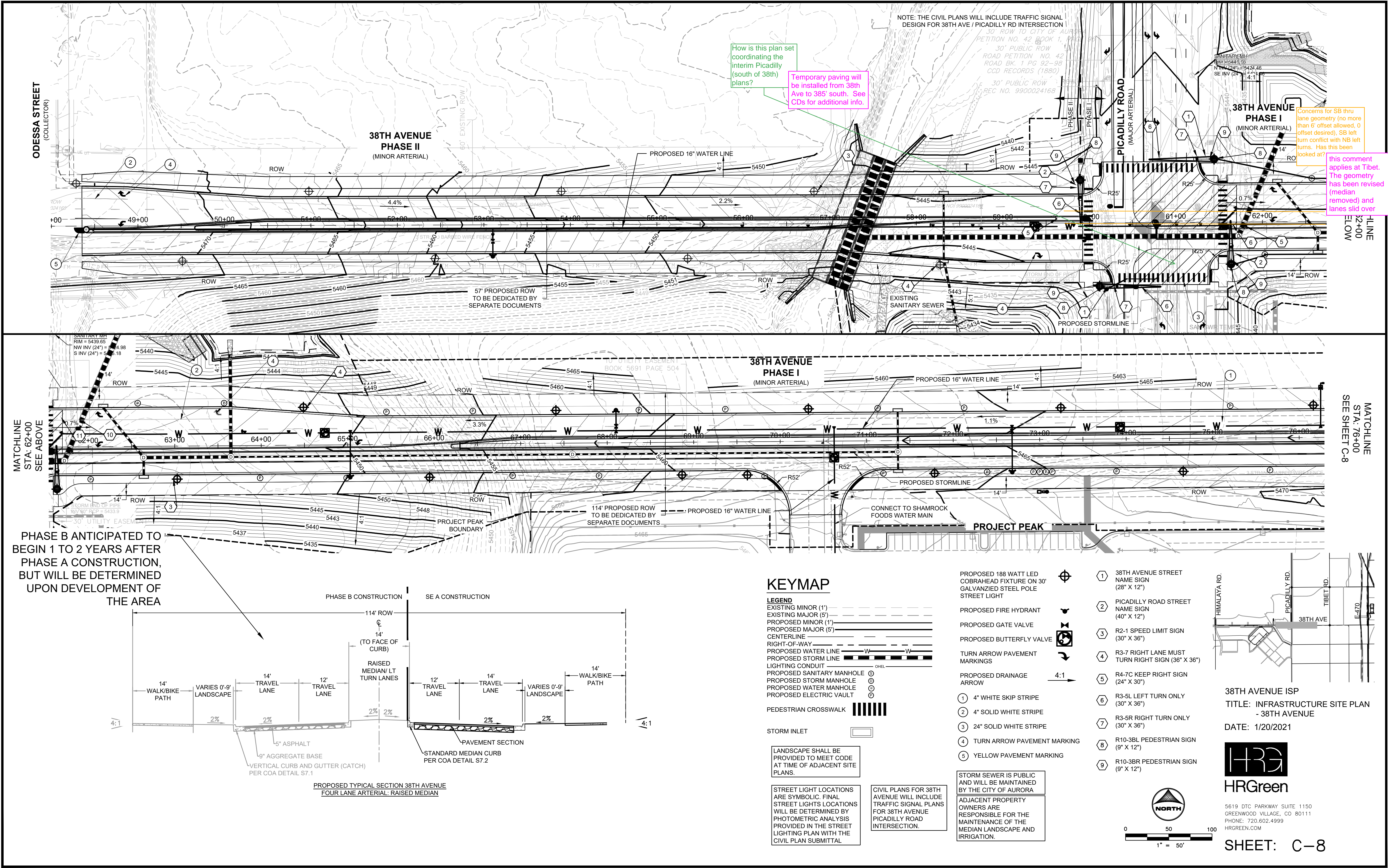
38TH AVENUE ISP
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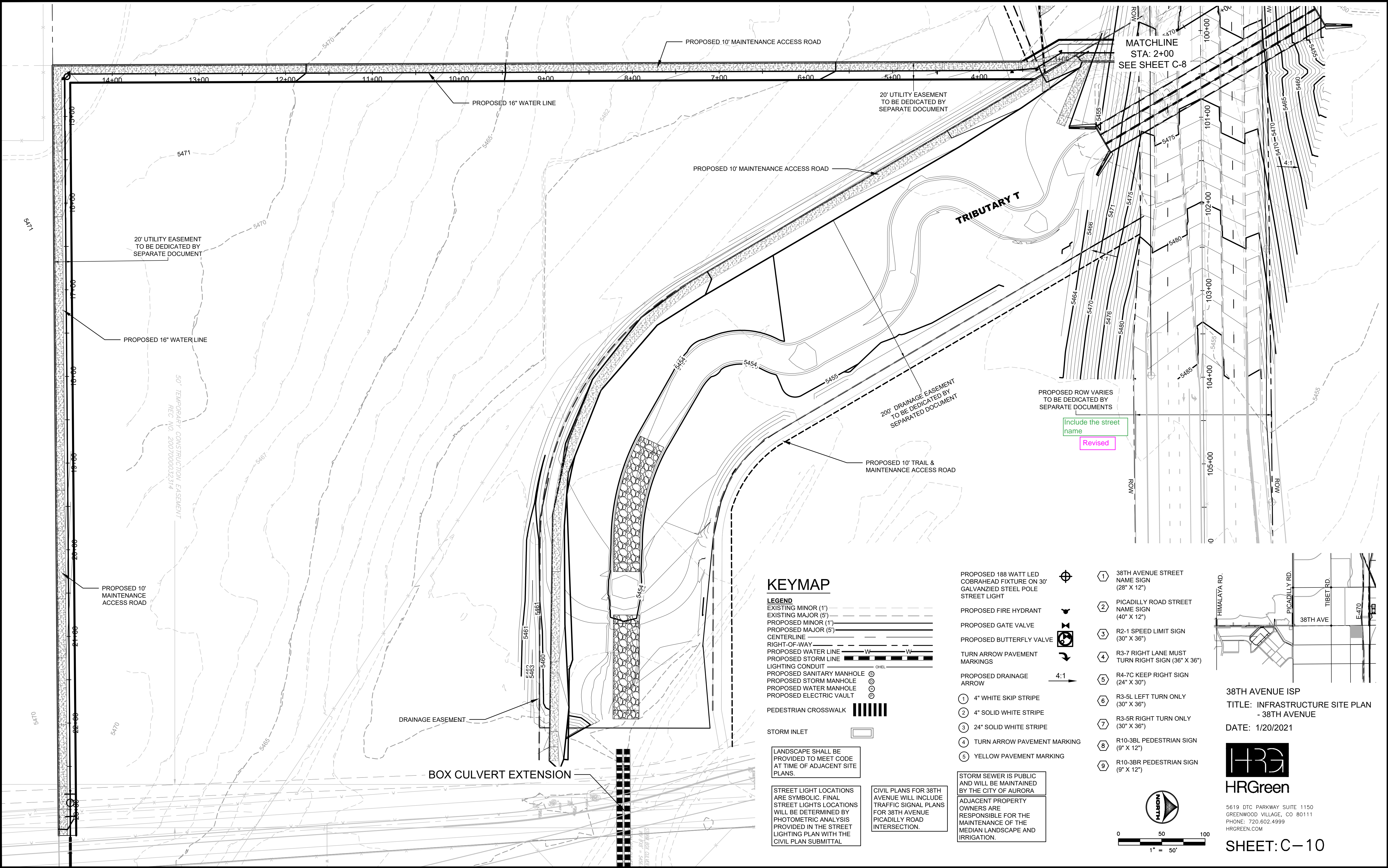
DATE: 1/20/2021



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SHEET: C-7





MATCHLINE
STA: 2+00
SEE SHEET C-8

PROPOSED ROW VARIES
TO BE DEDICATED BY
SEPARATE DOCUMENTS

Include the street
name
Revised

KEYMAP

- LEGEND
- EXISTING MINOR (1')
 - EXISTING MAJOR (5')
 - PROPOSED MINOR (1')
 - PROPOSED MAJOR (5')
 - CENTERLINE
 - RIGHT-OF-WAY
 - PROPOSED WATER LINE
 - PROPOSED STORM LINE
 - LIGHTING CONDUIT
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED WATER MANHOLE
 - PROPOSED ELECTRIC VAULT
 - PEDESTRIAN CROSSWALK
 - STORM INLET

LANDSCAPE SHALL BE
PROVIDED TO MEET CODE
AT TIME OF ADJACENT SITE
PLANS.

STREET LIGHT LOCATIONS
ARE SYMBOLIC. FINAL
STREET LIGHTS LOCATIONS
WILL BE DETERMINED BY
PHOTOMETRIC ANALYSIS
PROVIDED IN THE STREET
LIGHTING PLAN WITH THE
CIVIL PLAN SUBMITTAL

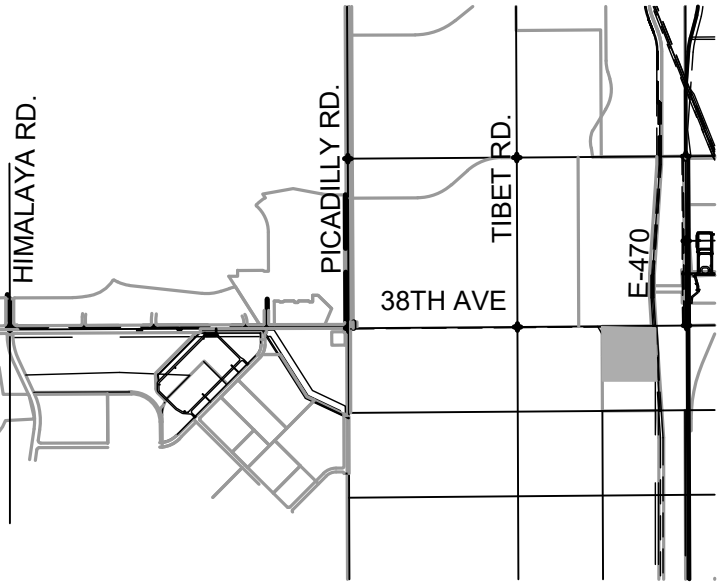
CIVIL PLANS FOR 38TH
AVENUE WILL INCLUDE
TRAFFIC SIGNAL PLANS
FOR 38TH AVENUE
PICADILLY ROAD
INTERSECTION.

- PROPOSED 188 WATT LED
COBRAHEAD FIXTURE ON 30'
GALVANIZED STEEL POLE
STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED BUTTERFLY VALVE
- TURN ARROW PAVEMENT
MARKINGS
- PROPOSED DRAINAGE
ARROW
- 4" WHITE SKIP STRIPE
- 4" SOLID WHITE STRIPE
- 24" SOLID WHITE STRIPE
- TURN ARROW PAVEMENT MARKING
- YELLOW PAVEMENT MARKING

STORM SEWER IS PUBLIC
AND WILL BE MAINTAINED
BY THE CITY OF AURORA

ADJACENT PROPERTY
OWNERS ARE
RESPONSIBLE FOR THE
MAINTENANCE OF THE
MEDIAN LANDSCAPE AND
IRRIGATION.

- 38TH AVENUE STREET
NAME SIGN
(28" X 12")
- PICADILLY ROAD STREET
NAME SIGN
(40" X 12")
- R2-1 SPEED LIMIT SIGN
(30" X 36")
- R3-7 RIGHT LANE MUST
TURN RIGHT SIGN (36" X 36")
- R4-7C KEEP RIGHT SIGN
(24" X 30")
- R3-5L LEFT TURN ONLY
(30" X 36")
- R3-5R RIGHT TURN ONLY
(30" X 36")
- R10-3BL PEDESTRIAN SIGN
(9" X 12")
- R10-3BR PEDESTRIAN SIGN
(9" X 12")

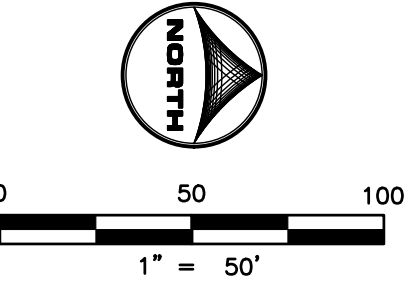


38TH AVENUE ISP
TITLE: INFRASTRUCTURE SITE PLAN
- 38TH AVENUE
DATE: 1/20/2021

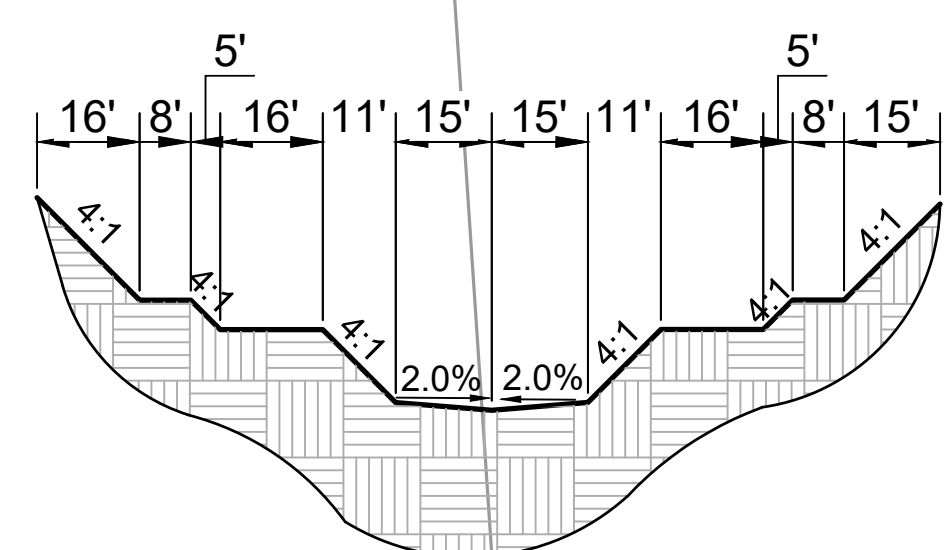
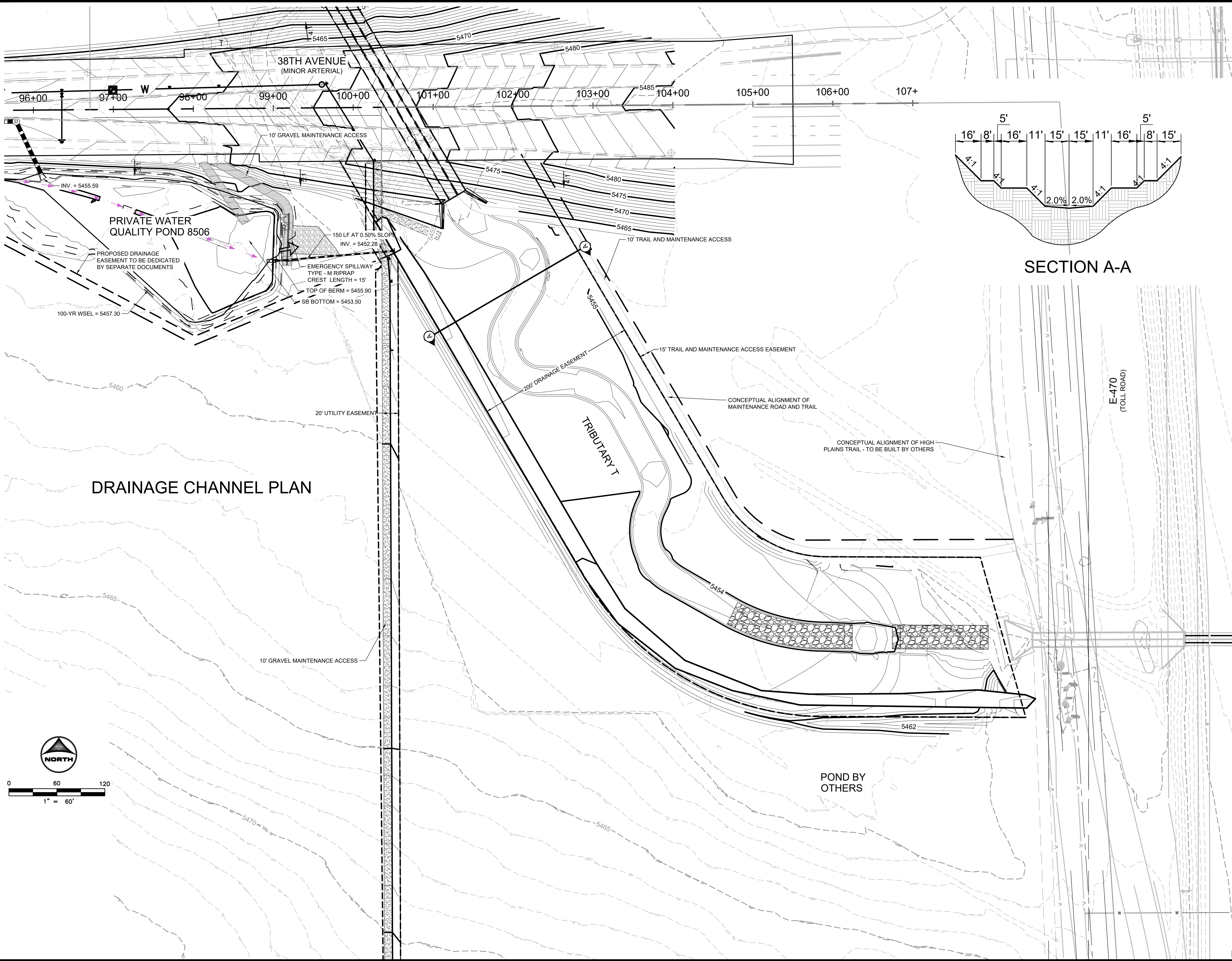


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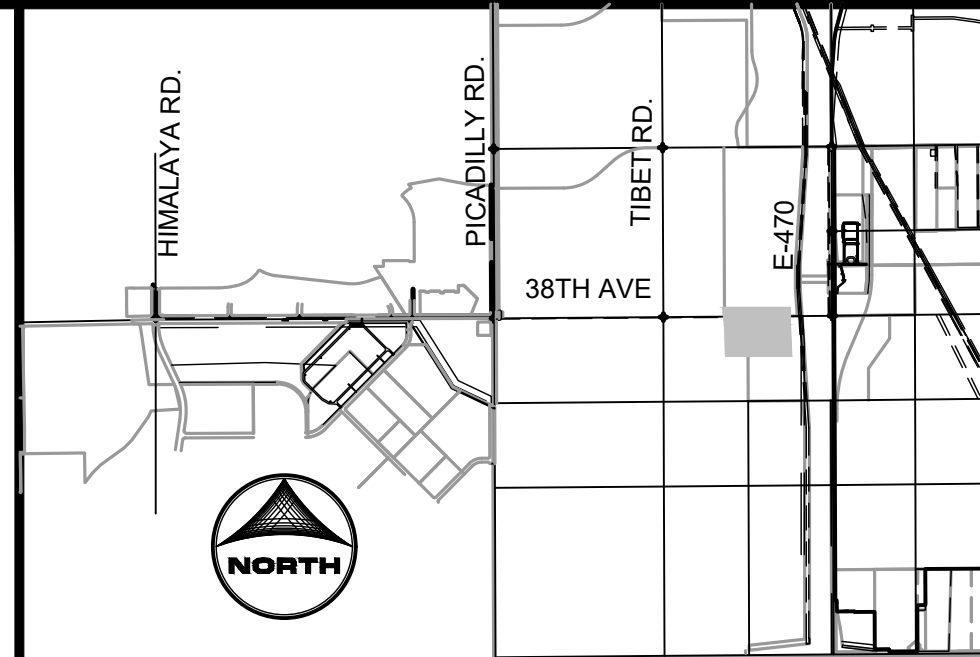
SHEET: C-10



Xref(s): xgt-1-dh01-ISP; 23-XC-KEYMAP-POND; 00-XC-KEY MAP; 00-XC-DSGN-2D; 23-XC-STRM-POND-2D; 00-XC-BASE; 00-XV-BASE; 00-XC-DSGN-ROW; 10-XC-DSGN-ROW; 10-XC-DSGN-TRIB; 11-XC-DSGN-TRIB; 10-XC-DSGN-2D-TAH; 01-XC-ROW; 00-XV-Survey; 00-XC-E470-Interchange; 00-XC-E470-Interchange



SECTION A-A



KEYMAP

CONSTRUCTION NOTES
1. REGIONAL PONDING AND CONVEYANCE ELEMENTS WERE SIZED PER CITY OF AURORA STANDARDS.

- LEGEND**
- EXISTING MINOR (1')
 - EXISTING MAJOR (5')
 - PROPOSED MINOR (1')
 - PROPOSED MAJOR (5')
 - CENTERLINE
 - RIGHT-OF-WAY
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED WATER LINE
 - PROPOSED STORM LINE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE

PEDESTRIAN CROSSWALK

PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE

TURN ARROW PAVEMENT MARKINGS

PROPOSED DRAINAGE ARROW

PUBLIC STORM SEWER WILL BE MAINTAINED BY CITY OF AURORA

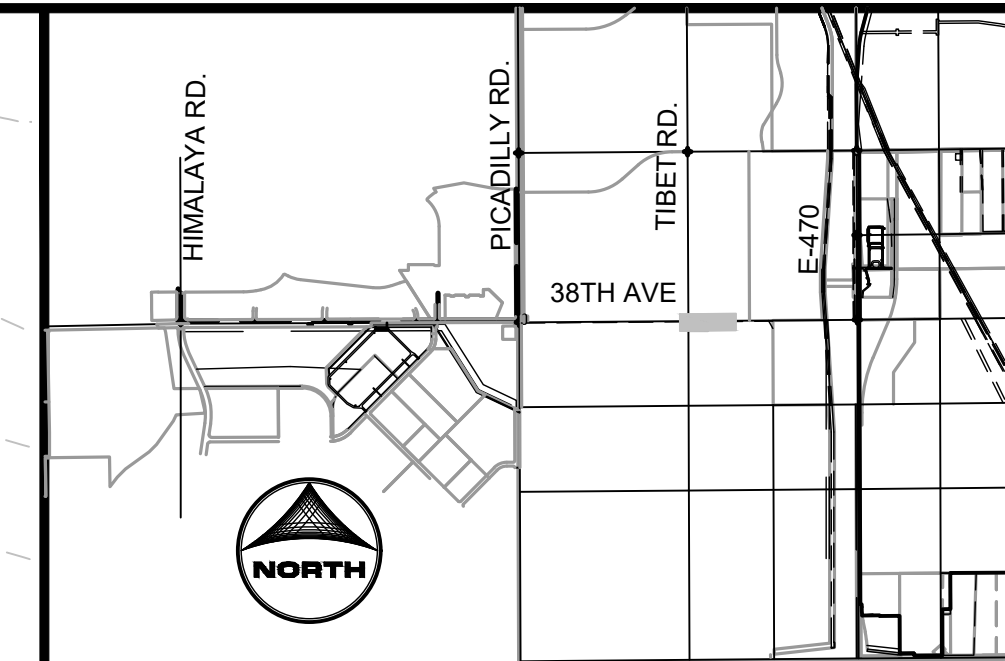
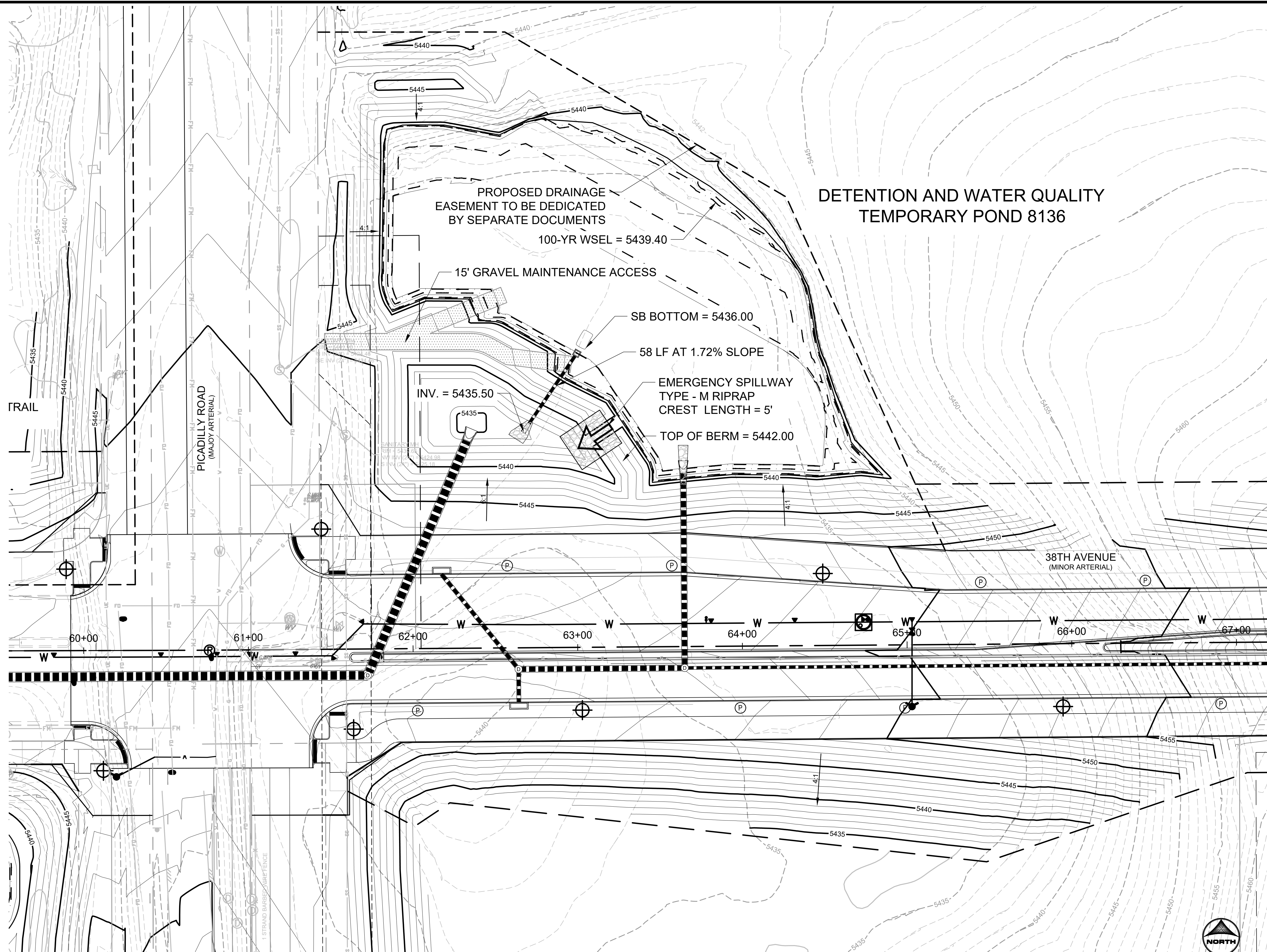
38TH AVENUE ISP
TITLE: DRAINAGE CHANNEL

DATE: 1/20/2021



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SHEET: C-11



KEYMAP

CONSTRUCTION NOTES
1. REGIONAL PONDING AND CONVEYANCE ELEMENTS WERE SIZED PER CITY OF AURORA STANDARDS.

- LEGEND**
- EXISTING MINOR (1')
 - EXISTING MAJOR (5')
 - PROPOSED MINOR (1')
 - PROPOSED MAJOR (5')
 - CENTERLINE
 - RIGHT-OF-WAY
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED WATER LINE
 - PROPOSED STORM LINE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE

- PEDESTRIAN CROSSWALK
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS

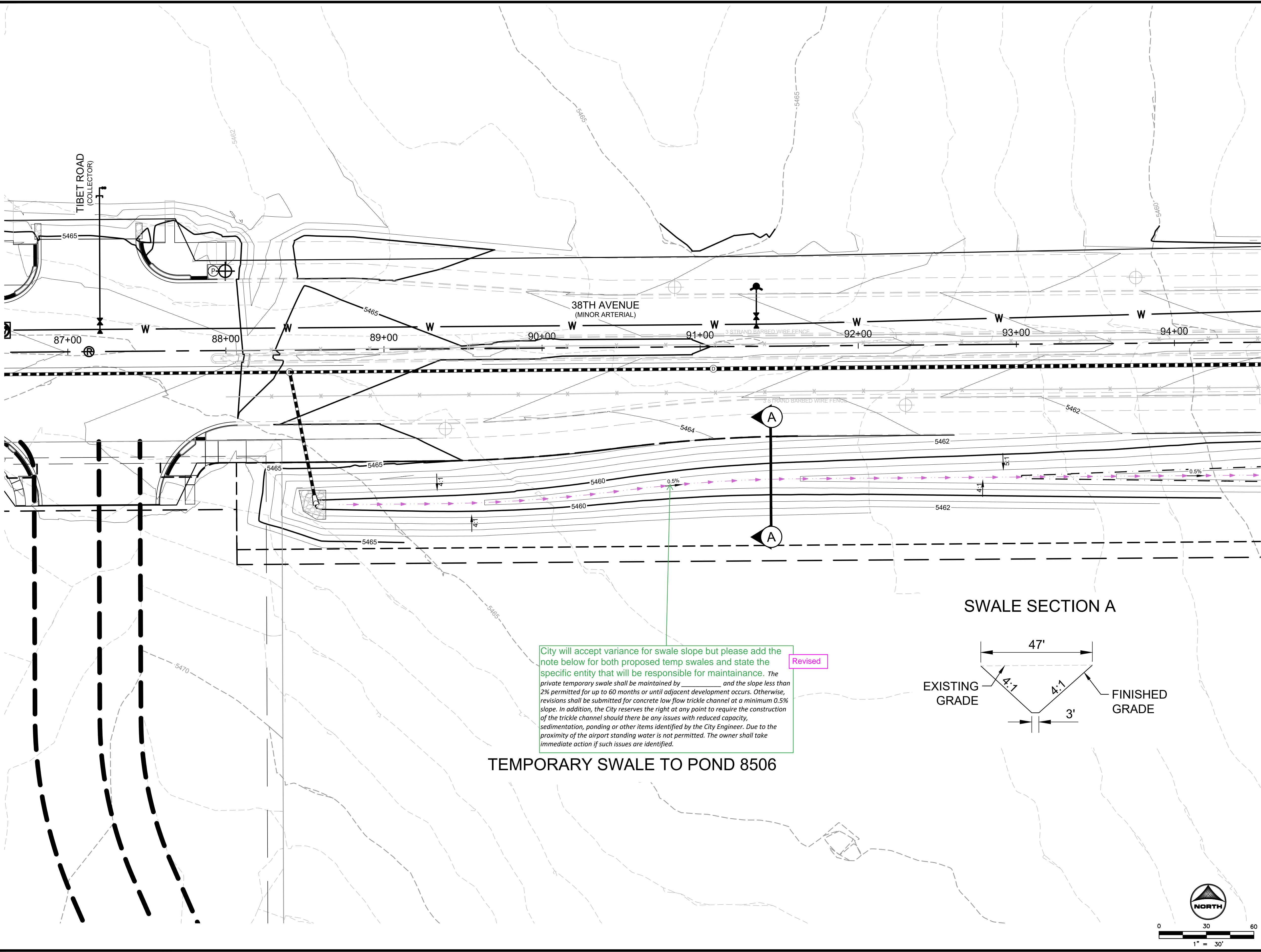
PROPOSED DRAINAGE ARROW 4:1

PUBLIC STORM SEWER WILL BE MAINTAINED BY CITY OF AURORA

38TH AVENUE ISP
TITLE: DETENTION & WATER QUALITY POND 8136
DATE: 1/20/2021

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PHONE: 720.602.4999
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SHEET: C-12



KEYMAP

CONSTRUCTION NOTES
1. REGIONAL PONDING AND CONVEYANCE ELEMENTS WERE SIZED PER CITY OF AURORA STANDARDS.

LEGEND
EXISTING MINOR (1')
EXISTING MAJOR (5')
PROPOSED MINOR (1')
PROPOSED MAJOR (5')
CENTERLINE
RIGHT-OF-WAY
EXISTING EASEMENT
PROPOSED EASEMENT
PROPOSED WATER LINE
PROPOSED STORM LINE
PROPOSED SANITARY MANHOLE
PROPOSED STORM MANHOLE

PEDESTRIAN CROSSWALK

PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE

TURN ARROW PAVEMENT MARKINGS

PROPOSED DRAINAGE ARROW

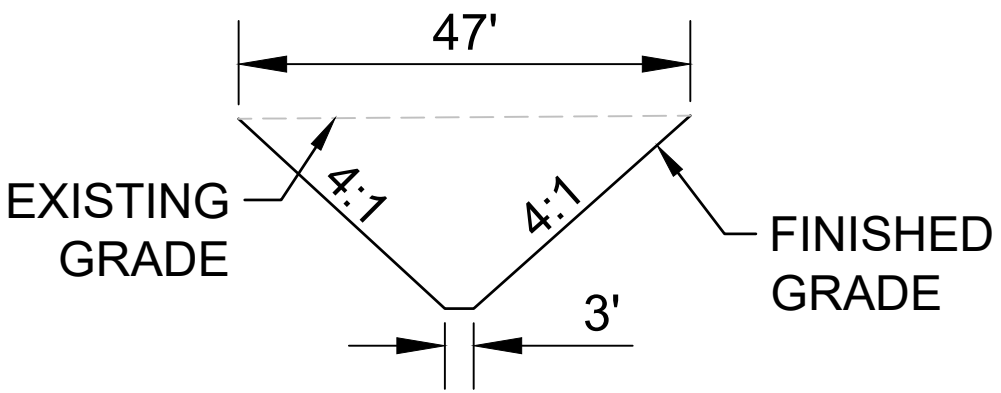
PUBLIC STORM SEWER WILL BE MAINTAINED BY CITY OF AURORA

City will accept variance for swale slope but please add the note below for both proposed temp swales and state the specific entity that will be responsible for maintenance. The private temporary swale shall be maintained by _____ and the slope less than 2% permitted for up to 60 months or until adjacent development occurs. Otherwise, revisions shall be submitted for concrete low flow trickle channel at a minimum 0.5% slope. In addition, the City reserves the right at any point to require the construction of the trickle channel should there be any issues with reduced capacity, sedimentation, ponding or other items identified by the City Engineer. Due to the proximity of the airport standing water is not permitted. The owner shall take immediate action if such issues are identified.

Revised

TEMPORARY SWALE TO POND 8506

SWALE SECTION A

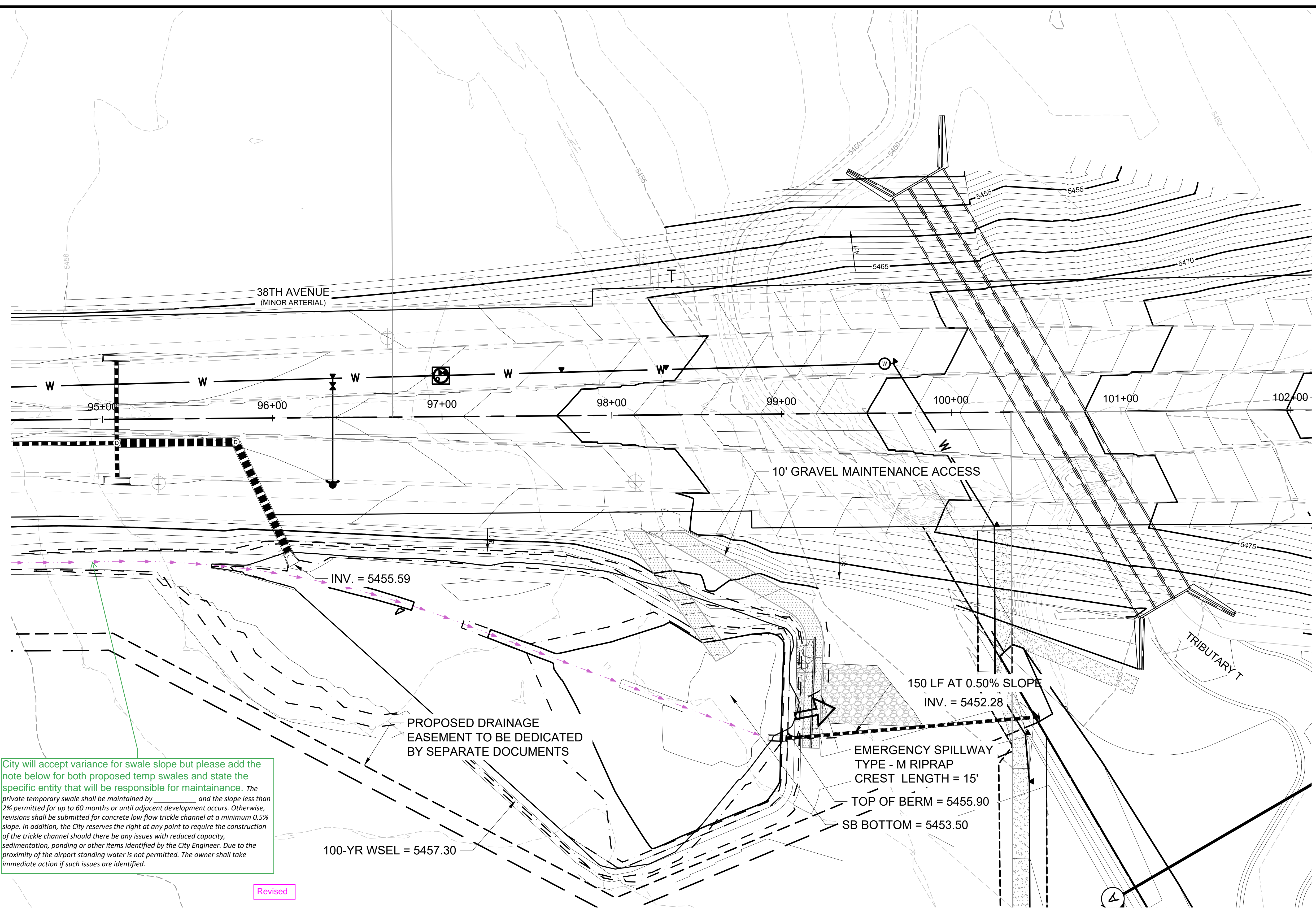


38TH AVENUE ISP
TITLE: DETENTION AND WATER QUALITY POND 8506
DATE: 1/20/2021



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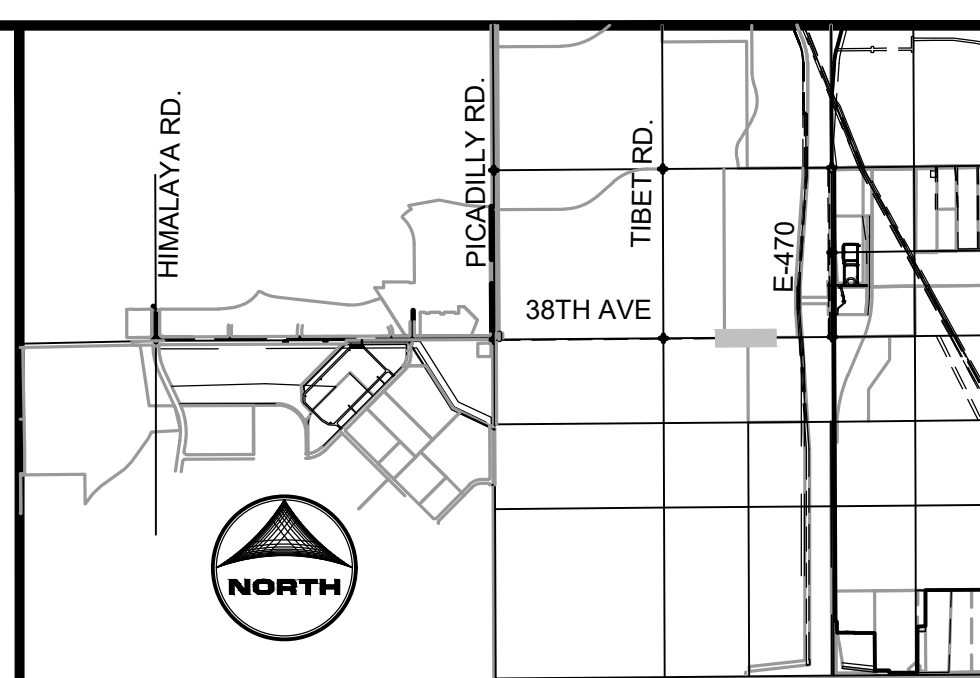
SHEET: C-14



City will accept variance for swale slope but please add the note below for both proposed temp swales and state the specific entity that will be responsible for maintenance. The private temporary swale shall be maintained by _____ and the slope less than 2% permitted for up to 60 months or until adjacent development occurs. Otherwise, revisions shall be submitted for concrete low flow trickle channel at a minimum 0.5% slope. In addition, the City reserves the right at any point to require the construction of the trickle channel should there be any issues with reduced capacity, sedimentation, ponding or other items identified by the City Engineer. Due to the proximity of the airport standing water is not permitted. The owner shall take immediate action if such issues are identified.

Revised

DETENTION AND WATER QUALITY
POND 8506



KEYMAP

CONSTRUCTION NOTES
1. REGIONAL PONDING AND CONVEYANCE
ELEMENTS WERE SIZED PER CITY OF
AURORA STANDARDS.

- LEGEND
- EXISTING MINOR (1')
 - EXISTING MAJOR (5')
 - PROPOSED MINOR (1')
 - PROPOSED MAJOR (5')
 - CENTERLINE
 - RIGHT-OF-WAY
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED WATER LINE
 - PROPOSED STORM LINE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE

- PEDESTRIAN CROSSWALK
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW

PUBLIC STORM SEWER WILL
BE MAINTAINED BY CITY OF
AURORA

38TH AVENUE ISP
TITLE: DETENTION AND WATER
QUALITY POND 8506
DATE: 1/20/2021



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SHEET: C-15