

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 PLANING 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:

ATTEST: DATE:

(CITY CLERK)

PROJECT OWNER/OPERATOR(S):

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 CO

HR GREEN DEVEL
RYAN LITTLE
5619 DTC PARKWA
GREENWOOD VILL
PH: 720-602-4999
rlittleton@hrgreen.com

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 _____ day of _____ AD, →
Clerk and Recorder: _____ Deputy: _____

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

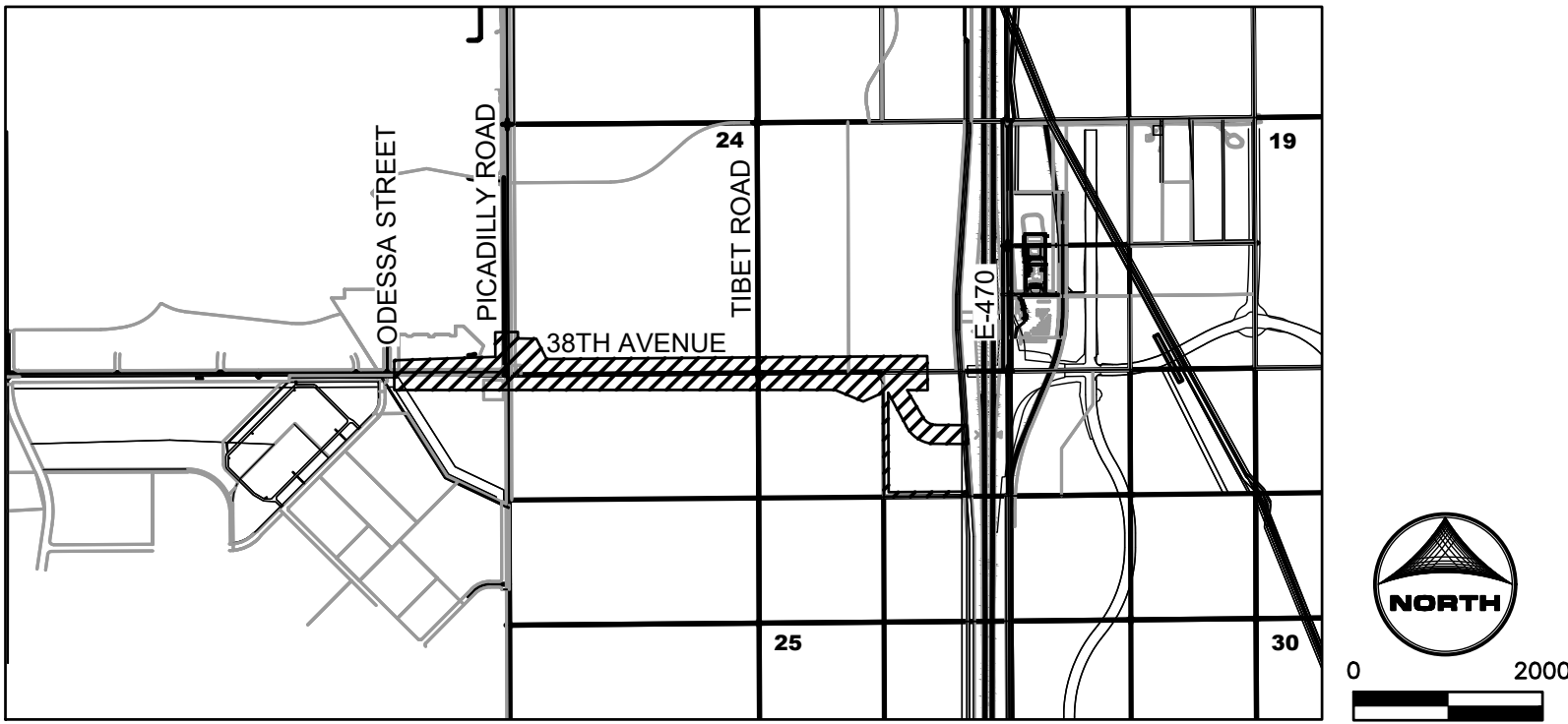
Two (2) working days before you dig
(Excluding Sat., Sun. & Holidays)

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, STATE OF COLORADO

add county Revised

LOCATION MAP



SHEET INDEX

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C-11	DETENTION & WATER QUALITY POND 8136
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C-14	DETENTION AND WATER QUALITY POND 8506

make sure this
description matches
the dedicating
document exactly

Revised

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:

A PARCEL OF LAND, VARYING IN WIDTH, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 26 ALL IN TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING PORTIONS OF THOSE CERTAIN PARCELS OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451, QUIT CLAIM DEED RECORDED NOVEMBER 19, 2015 AT RECEPTION NO. 2015000097359, SPECIAL WARRANTY DEED RECORDED APRIL 26, 2019 AT RECEPTION NO. 2019000030975, RULE AND ORDER RECORDED DECEMBER 19, 1997 AT RECEPTION NO. C0347111, SPECIAL WARRANTY DEED RECORDED DECEMBER 22, 1995 AT REC NO. C0133094, EAST 38TH AVENUE AND PICADILLY ROAD RIGHT-OF-WAY AS DEPICTED ON GREEN VALLEY RANCH FILING NO. 24 RECORDED FEBRUARY 5, 1999 AT RECEPTIO NO. 9900021768, TRACT C, SAID GREEN VALLEY RANCH FILING NO. 24, EAST 38TH AVE RIGHT-OF-WAY AS DEPICTED ON GREEN VALLEY RANCH FILING NO. 29 RECORDED MARCH 30, 2000 AT RECEPTION NO. 2000044825 AND A PORTION OF PICADILLY ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 20060417000386390, ALL RECORDED 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 SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20060417000386390; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°16'48" WEST, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°50'25" EAST, A DISTANCE OF 3.98 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°09'07" EAST, A DISTANCE OF 160.55 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 2,122.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, NORTH 25°22'55" EAST, A DISTANCE OF 29.33 FEET; THENCE NORTH 00°15'39" WEST, A DISTANCE OF 27.55 FEET; THENCE NORTH 89°44'21" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°15'39" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 25°18'01" EAST, A DISTANCE OF 28.75 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 94.54 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 SAID RULE AND ORDER; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 03°45'03" EAST, A DISTANCE OF 157.24 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°20'50" WEST, A DISTANCE OF 545.90 FEET; THENCE NORTH 86°27'20" WEST, A DISTANCE OF 119.23 FEET; THENCE SOUTH 89°20'50" WEST, A DISTANCE OF 323.35 FEET; THENCE NORTH 88°27'25" WEST, A DISTANCE OF 425.76 FEET TO A LINE PARALLEL WITH AND DISTANT 57.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG SAID PARALLEL LINE, SOUTH 89°32'35" WEST, A DISTANCE OF 313.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 959.00 FEET; THENCE 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 946.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°36'54", AN ARC LENGTH OF 109.22 FEET TO A LINE PARALLEL WITH AND DISTANT 71.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID PARALLEL LINE, SOUTH 89°32'35" WEST, A DISTANCE OF 217.12 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 AND A LINE PARALLEL WITH AND DISTANT 71.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE ALONG SAID PARALLEL LINE, SOUTH 89°33'43" WEST, A DISTANCE OF 208.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 923.27 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°08'00", AN ARC LENGTH OF 114.95 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 885.50 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°08'00", AN ARC LENGTH OF 110.24 FEET TO A LINE PARALLEL WITH AND DISTANT 57.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID PARALLEL LINE, SOUTH 89°33'43" WEST, A DISTANCE OF 2,087.65 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTH 57°44'20" WEST, A DISTANCE OF 38.94 FEET; THENCE SOUTH 00°10'54" EAST, A DISTANCE OF 23.27 FEET; THENCE SOUTH 89°52'35" WEST, A DISTANCE OF 153.91 FEET; THENCE NORTH 31°50'52" WEST, A DISTANCE OF 36.71 FEET; THENCE SOUTH 89°51'08" WEST, A DISTANCE OF 109.69 FEET; THENCE NORTH 85°51'49" WEST, A DISTANCE OF 77.17 FEET; THENCE NORTH 85°53'52" WEST, A DISTANCE OF 41.92 FEET TO A LINE PARALLEL WITH AND DISTANT 60.00 FEET SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 38TH AVENUE AS DEPICTED ON SAID GREEN VALLEY RANCH FILING NO. 24 AND SAID GREEN VALLEY RANCH FILING NO. 29; THENCE ALONG SAID PARALLEL LINE SOUTH 89°49'01" WEST, A DISTANCE OF 922.63 FEET; THENCE NORTH 00°10'59" WEST, A DISTANCE OF 120.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 38TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 89°49'01" EAST, A DISTANCE OF 1133.22 FEET; THENCE NORTH 47°52'32" EAST, A DISTANCE OF 53.60 FEET; THENCE NORTH 89°43'12" EAST, A DISTANCE OF 2.86 FEET TO THE WESTERLY RIGHT-OF-WAY OF PICADILLY ROAD AS DEPICTED ON SAID GREEN VALLEY RANCH FILING NO. 24; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY NORTH 00°16'48" WEST, A DISTANCE OF 369.59 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY NORTH 89°43'12" EAST, A DISTANCE OF 132.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD AS DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20060417000386390; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 00°16'48" EAST, A DISTANCE OF 365.32 FEET TO THE **POINT OF BEGINNING**.
CONTAINING AN AREA OF 18.987 ACRES, (827,052 SQUARE FEET), MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

38TH AVENUE ISP

TITLE: COVER SHEET

DATE: 10/7/2020



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

OWNER:

MAJESTIC REALTY CO.

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

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

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER:

CLAYTON PROPERTIES, II

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER:

MAJESTIC COMMERCECENTER II LLC

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER:

E-470 HIGHWAY AUTHORITY

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME ON _____, 2020 BY _____
OF E-470 HIGHWAY AUTHORITY

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER:

SHAMROCK FOODS COMPANY

BY: _____
ITS: _____

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Verify you have all entities-
GVA...

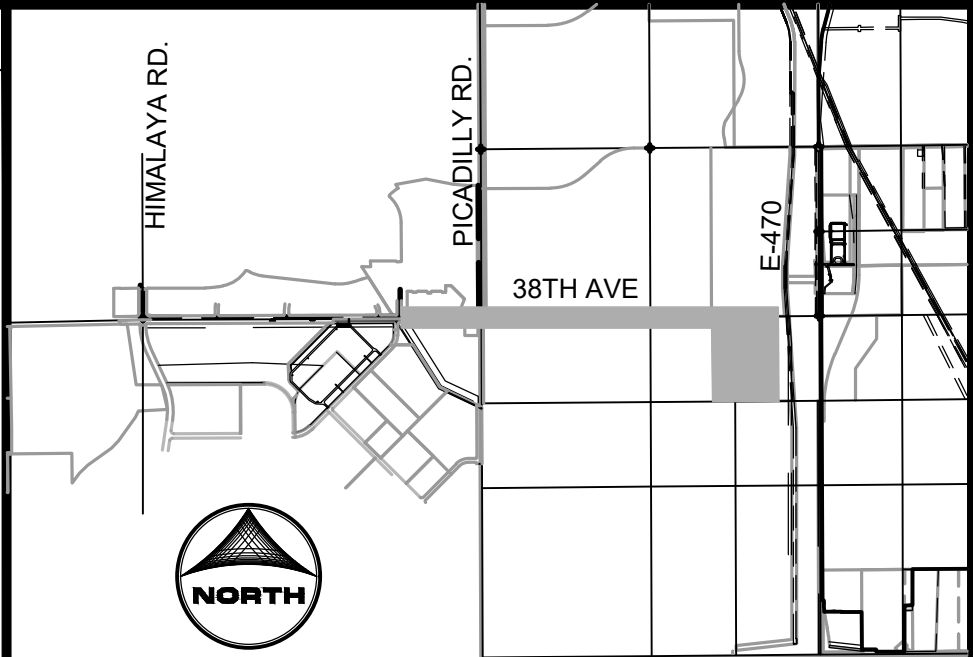
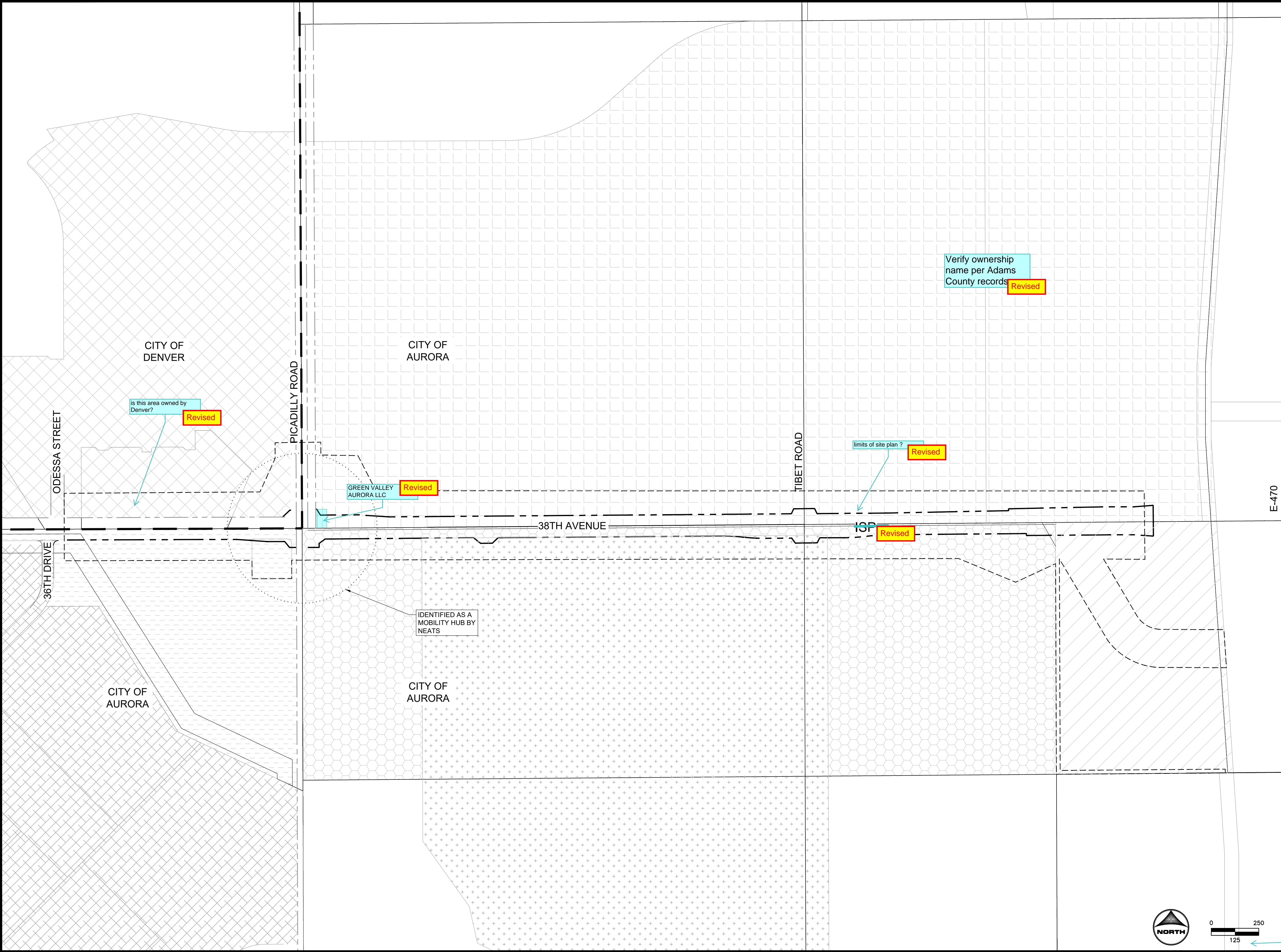
Revised

38TH AVENUE ISP
TITLE: OWNER SIGNATURE

DATE: 10/7/2020



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



KEYMAP

LEGEND:

- PR. RIGHT-OF-WAY
- ISP BOUNDARY
- JURISDICTIONAL BOUNDARY
- GREEN VALLEY RANCH
- GREEN VALLEY AURORA, LLC
- MAJESTIC REALTY COMPANY
- MAJESTIC COMMERCE CENTER, LLC
- E-470 PUBLIC HIGHWAY AUTHORITY
- SHAMROCK FOOD COMPANY
- AURORA BUSINESS CENTER

CLAYTON PROPERTIES GROUP II INC ? (Revised)

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

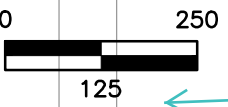
38TH AVENUE ISP
TITLE: EXISTING OWNERSHIP MAP

DATE: 10/8/2020

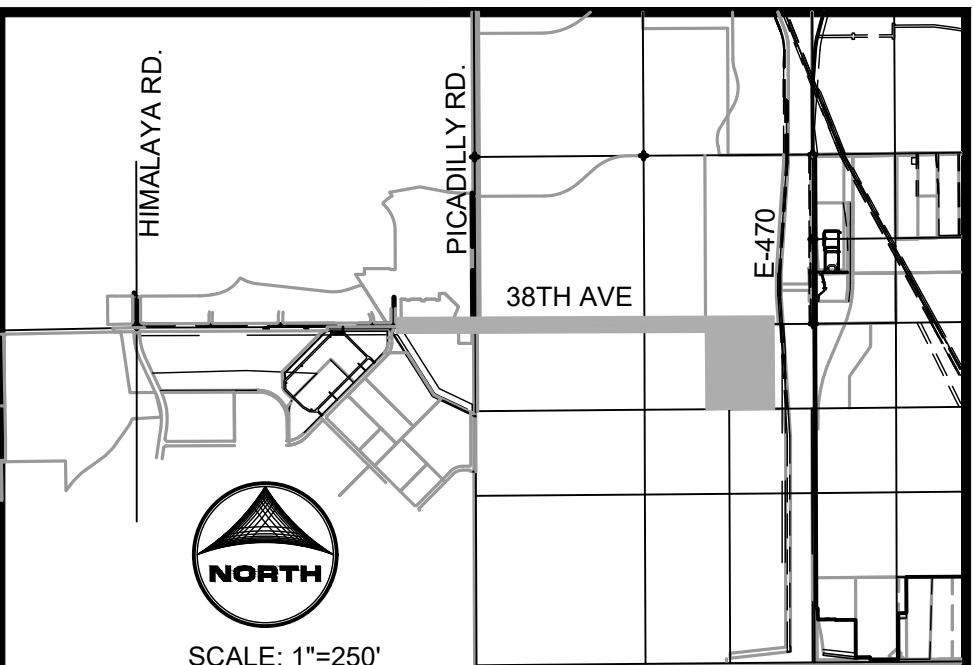
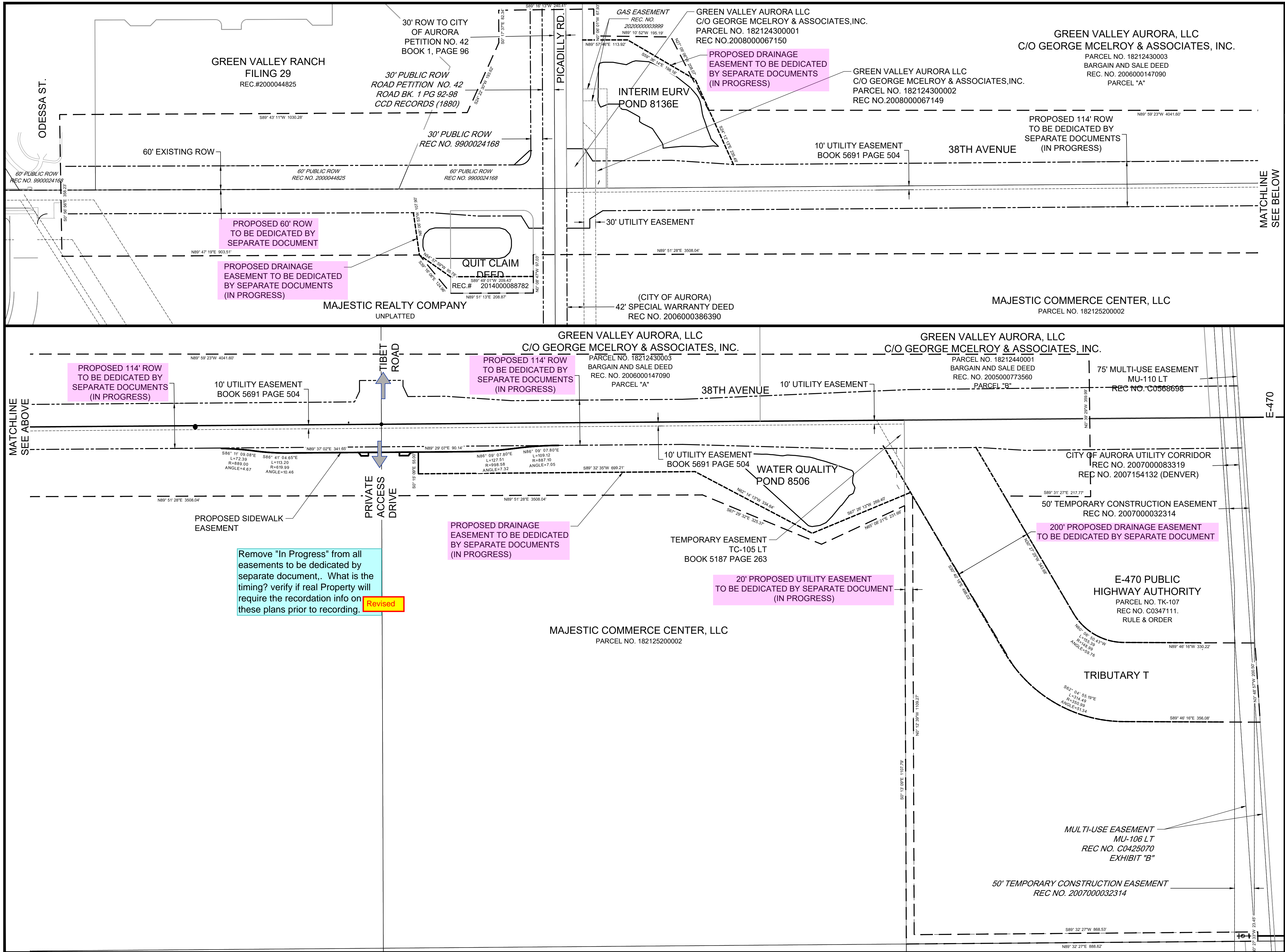


5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

SHEET: C-3



(Revised) please expand to 2 inches and add scale ratio below



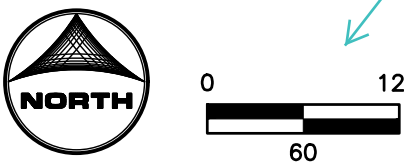
KEYMAP

LEGEND:

- RIGHT-OF-WAY
- EXISTING EASEMENT
- PR. UTILITY EASEMENT
- PR. DRAINAGE EASEMENT
- PR. SIDEWALK EASEMENT
- ISP BOUNDARY

POTENTIAL PLANNING AREA ACCESS

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



38TH AVENUE ISP
TITLE: RIGHT OF WAY AND EASEMENT EXHIBIT
DATE: 10/7/2020



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

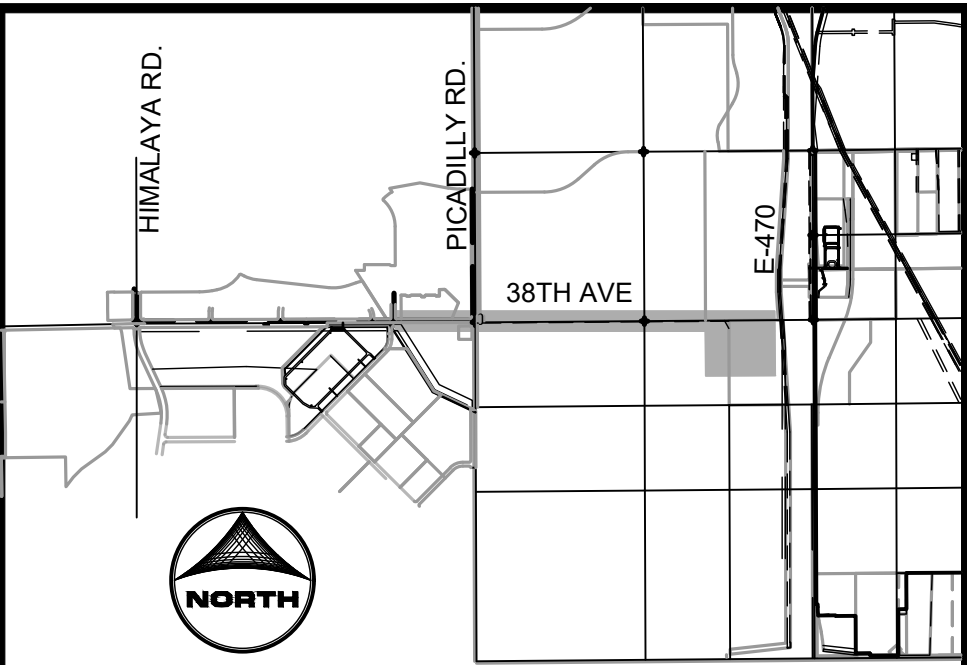
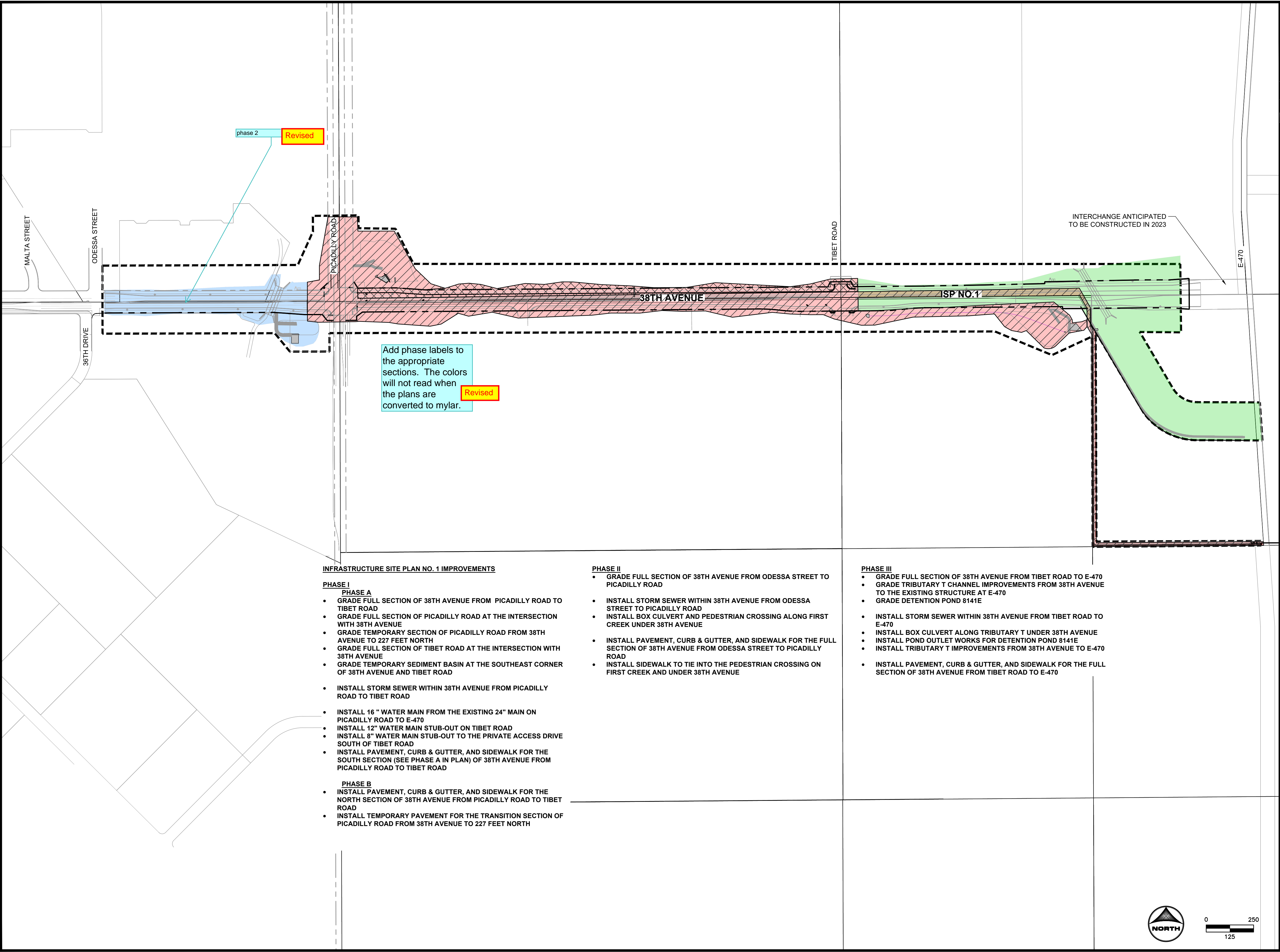
SHEET: C-4

Revised

please expand to 2 inches and add scale ratio below. TYP

Remove "In Progress" from all easements to be dedicated by separate document,. What is the timing? verify if real Property will require the recordation info on these plans prior to recording.

Revised



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



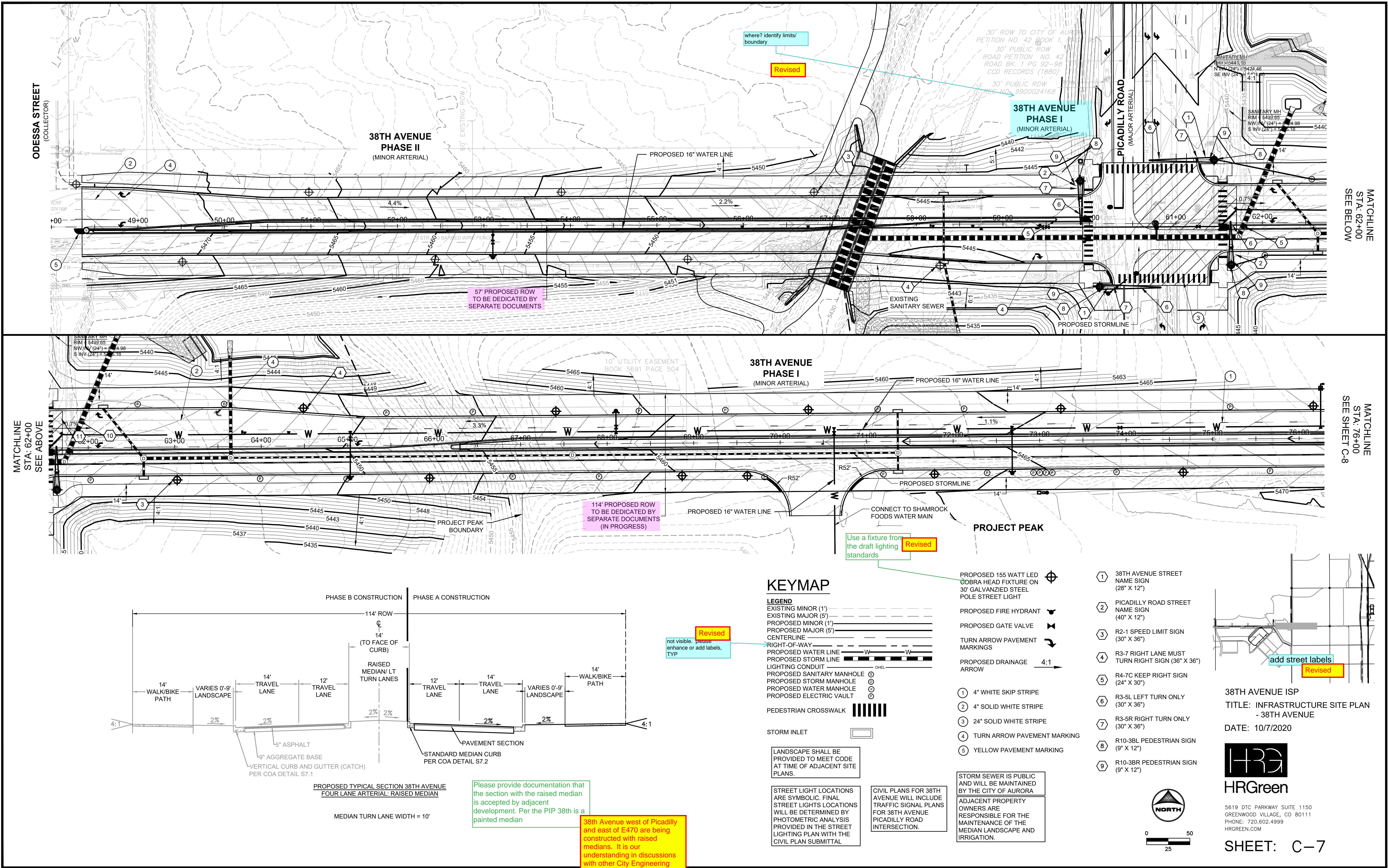
38TH AVENUE ISP
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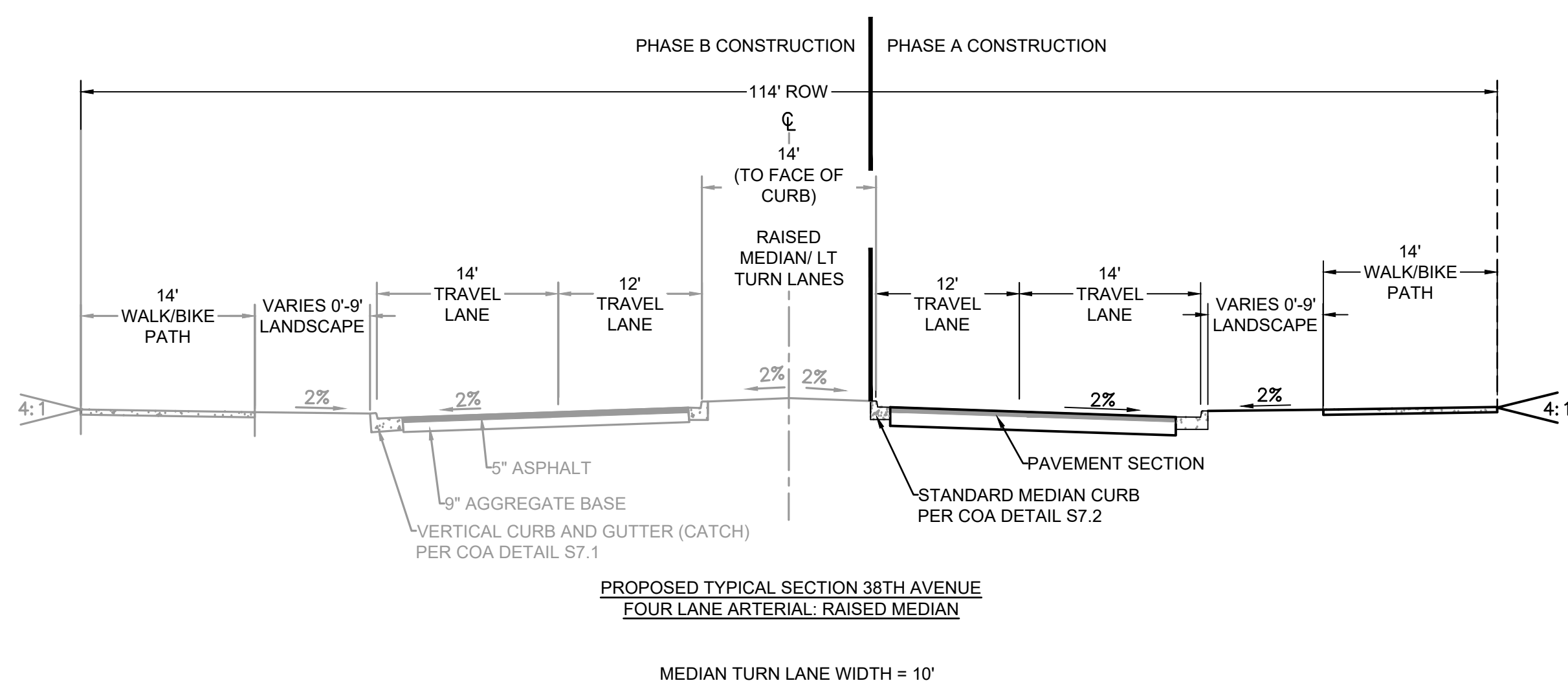
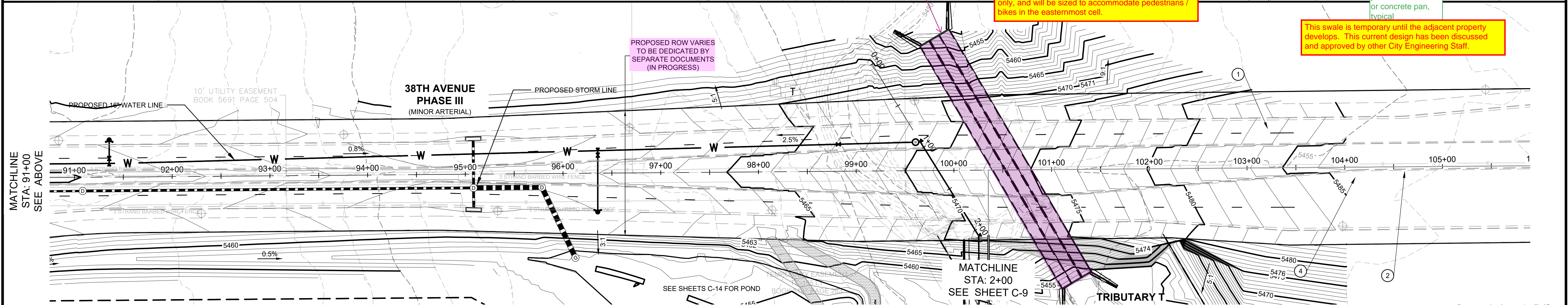
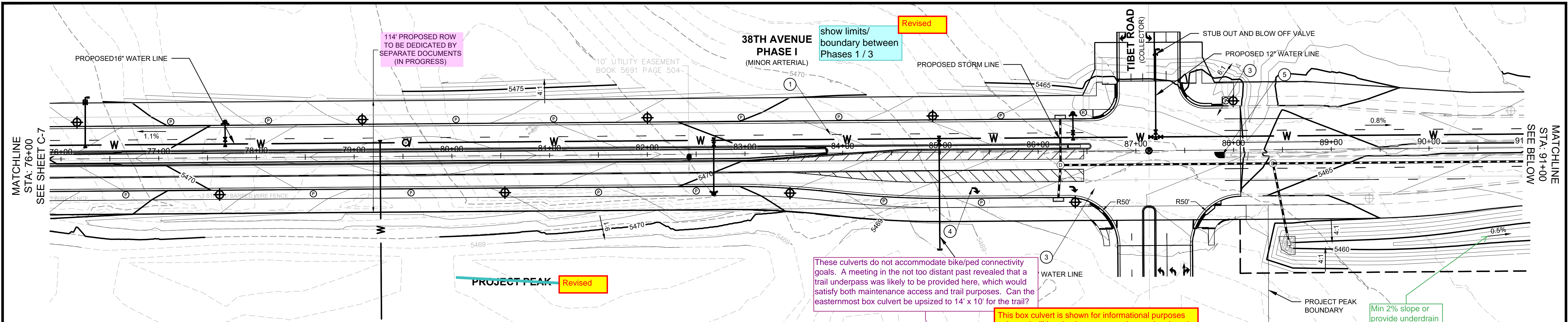
DATE: 10/7/2020



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SHEET: C-6





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 155 WATT LED COBRA HEAD FIXTURE ON 30" GALVANIZED STEEL POLE STREET LIGHT

PROPOSED FIRE HYDRANT

PROPOSED GATE VALVE

TURN ARROW PAVEMENT MARKINGS

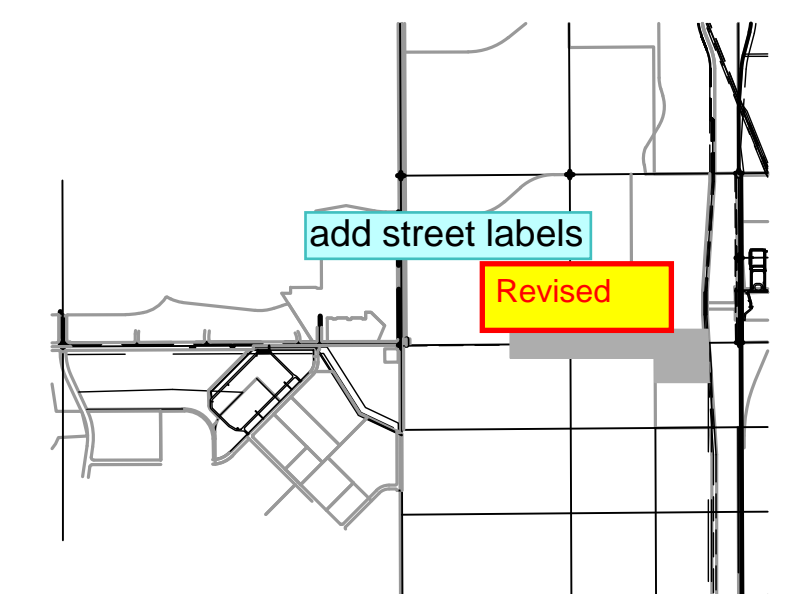
PROPOSED DRAINAGE ARROW

- 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")

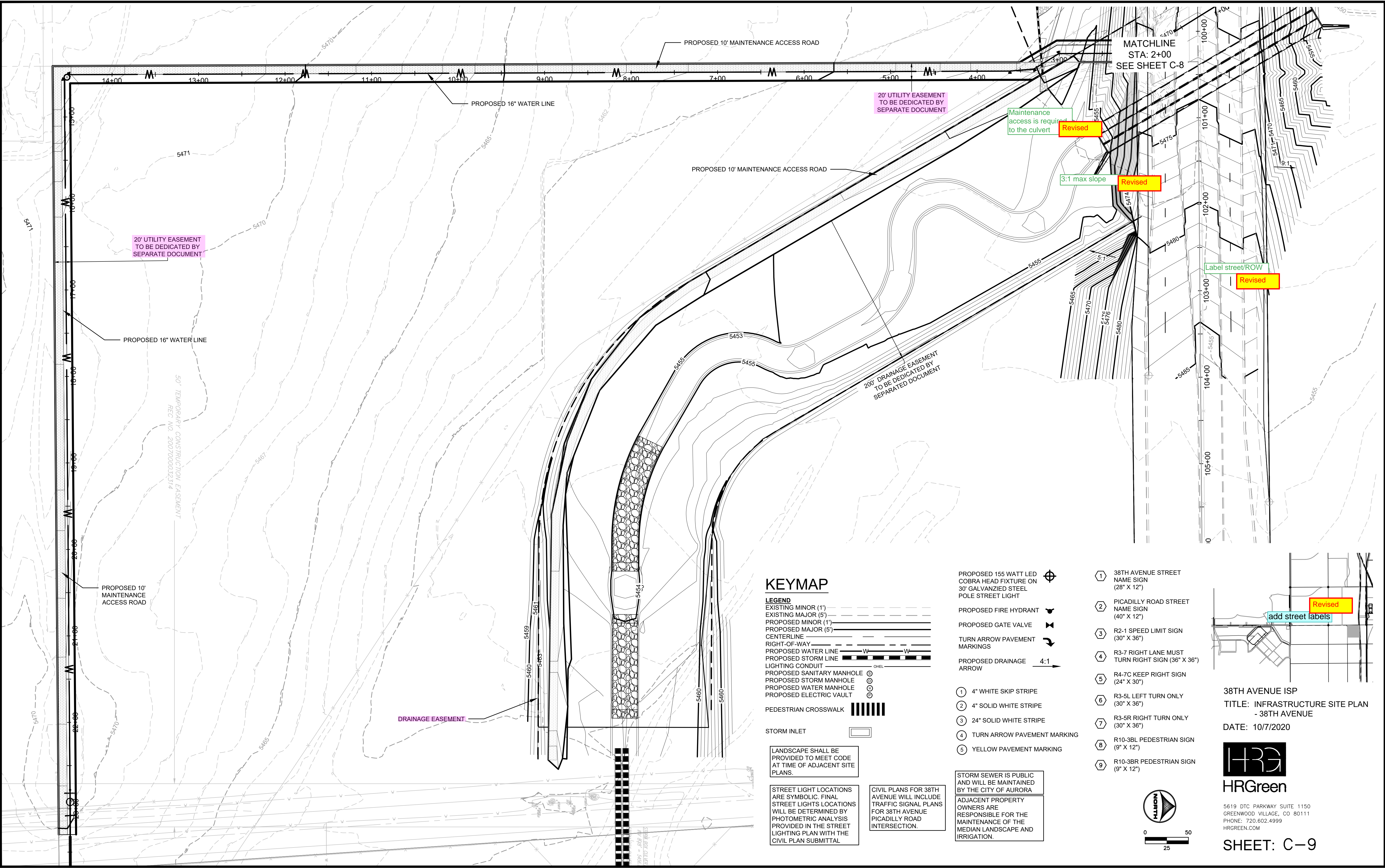


38TH AVENUE ISP
TITLE: INFRASTRUCTURE SITE PLAN - 38TH AVENUE
DATE: 10/7/2020



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SHEET: C-8



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

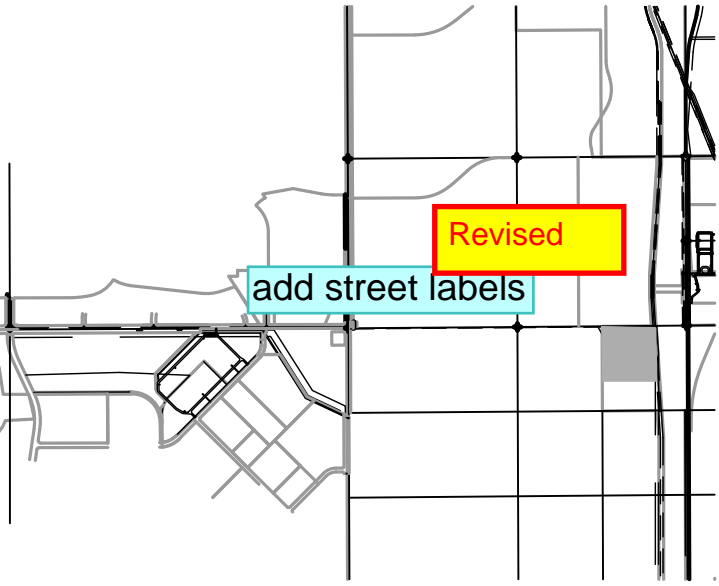
CIVIL PLANS FOR 38TH AVENUE WILL INCLUDE TRAFFIC SIGNAL PLANS FOR 38TH AVENUE PICADILLY ROAD INTERSECTION.

- PROPOSED 155 WATT LED COBRA HEAD FIXTURE ON 30' GALVANIZED STEEL POLE STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW
- 1 4" WHITE SKIP STRIPE
- 2 4" SOLID WHITE STRIPE
- 3 24" SOLID WHITE STRIPE
- 4 TURN ARROW PAVEMENT MARKING
- 5 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.

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

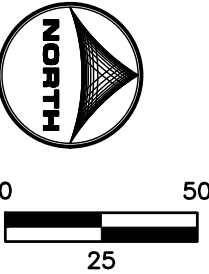


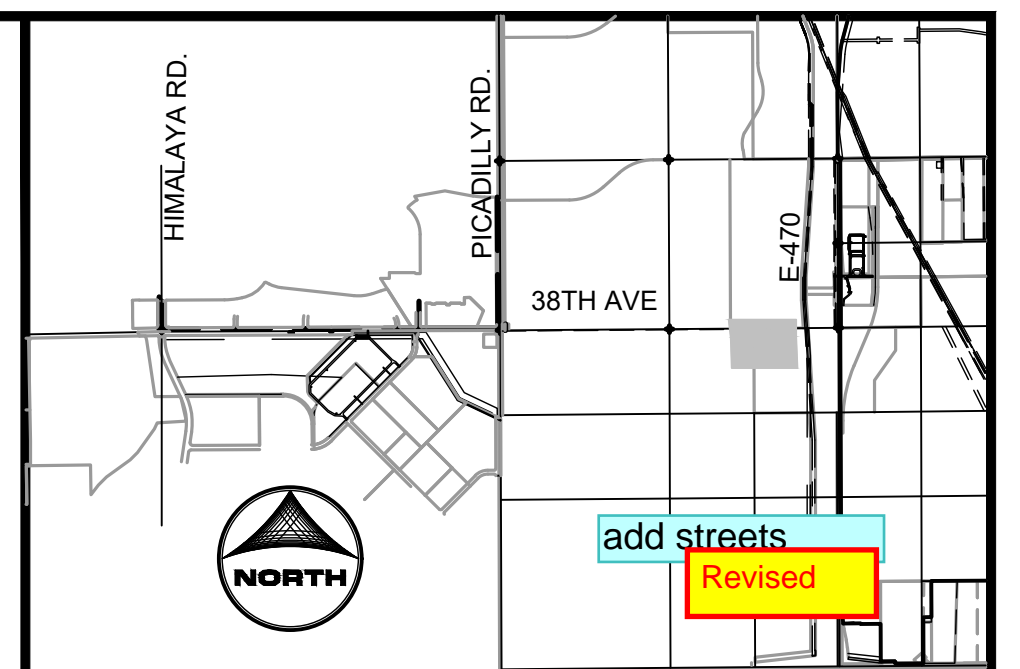
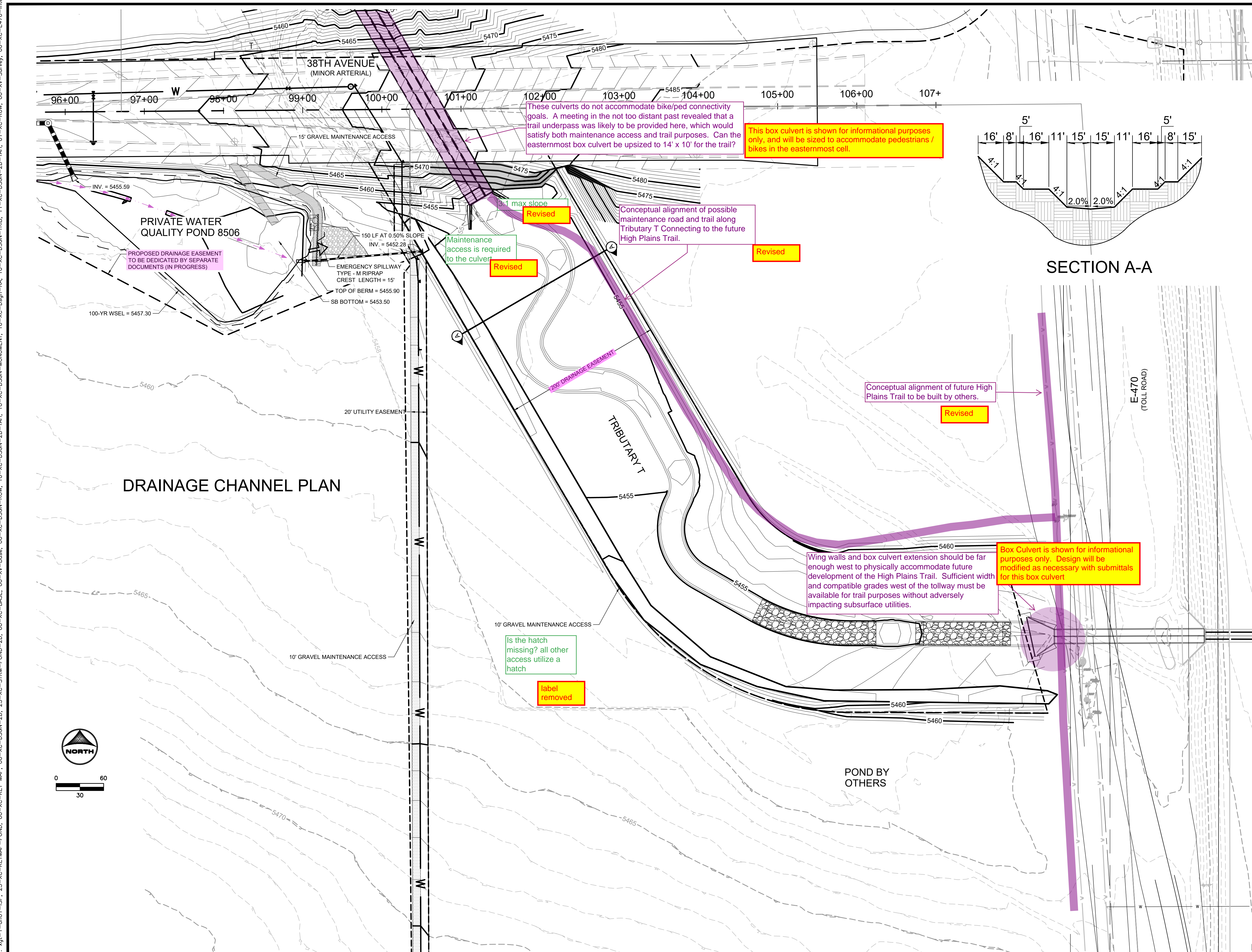
38TH AVENUE ISP
TITLE: INFRASTRUCTURE SITE PLAN - 38TH AVENUE
DATE: 10/7/2020



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SHEET: C-9





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 (S) _____
 PROPOSED STORM MANHOLE (M) _____

PEDESTRIAN CROSSWALK

PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE

TURN ARROW PAVEMENT
MARKINGS

PROPOSED DRAINAGE
ARROW $\xrightarrow{4:1}$

PUBLIC STORM SEWER WILL
BE MAINTAINED BY CITY OF
AURORA

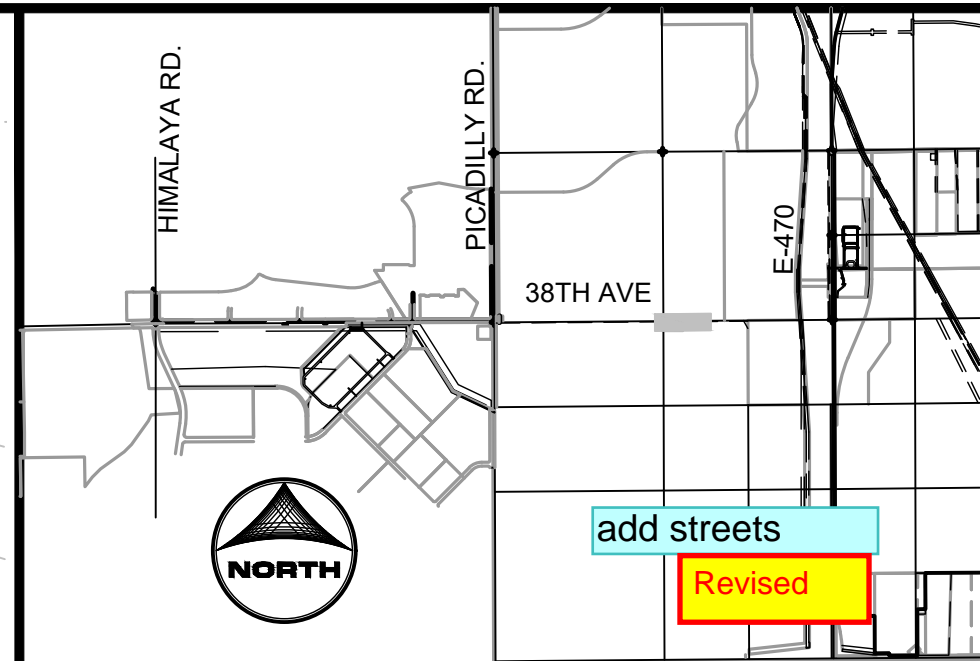
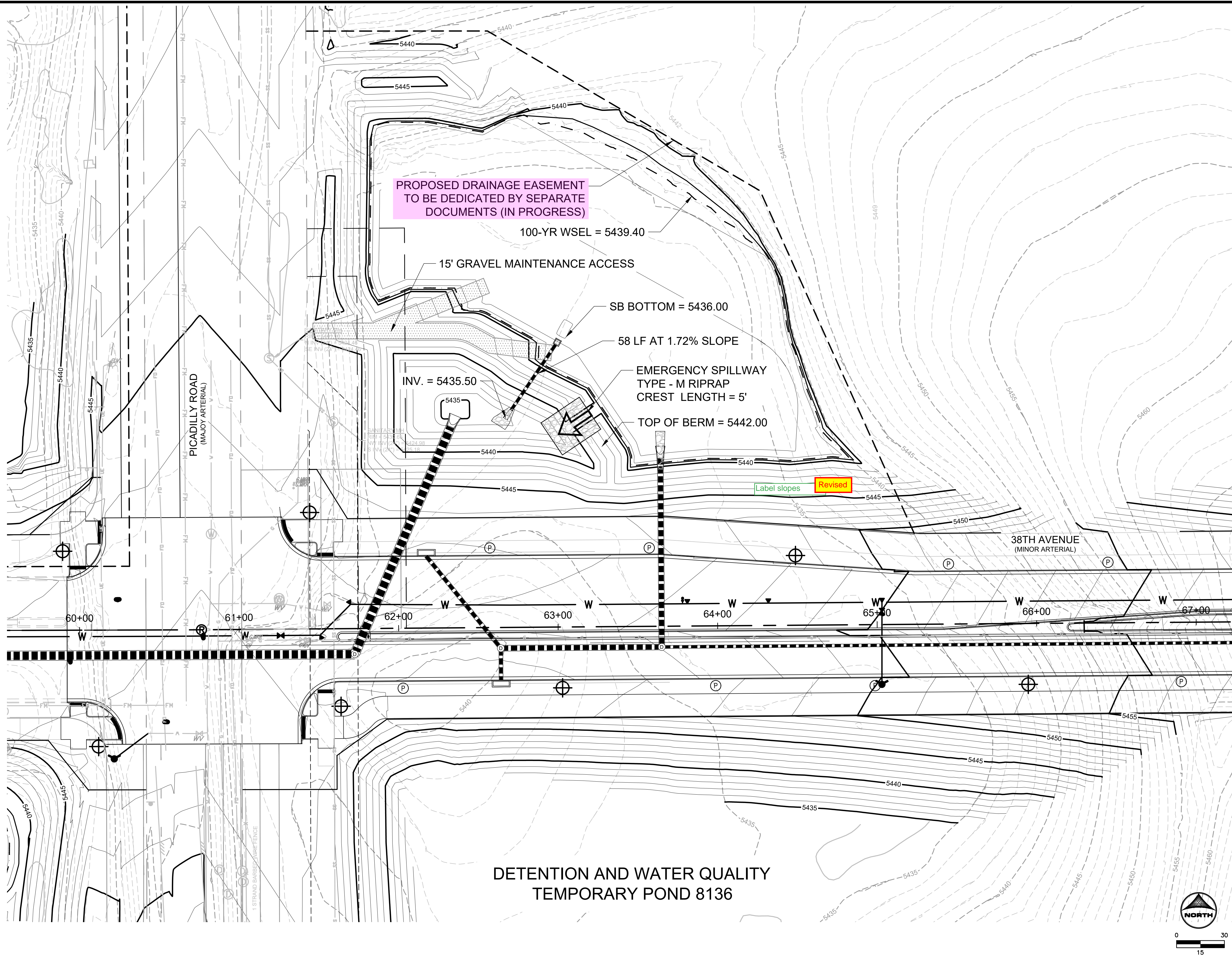
38TH AVENUE ISP
TITLE: DRAINAGE CHANNEL

DATE: 10/7/2020



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SHEET: C-10



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 (S)
 - PROPOSED STORM MANHOLE (M)

- PEDESTRIAN CROSSWALK
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW 4:1

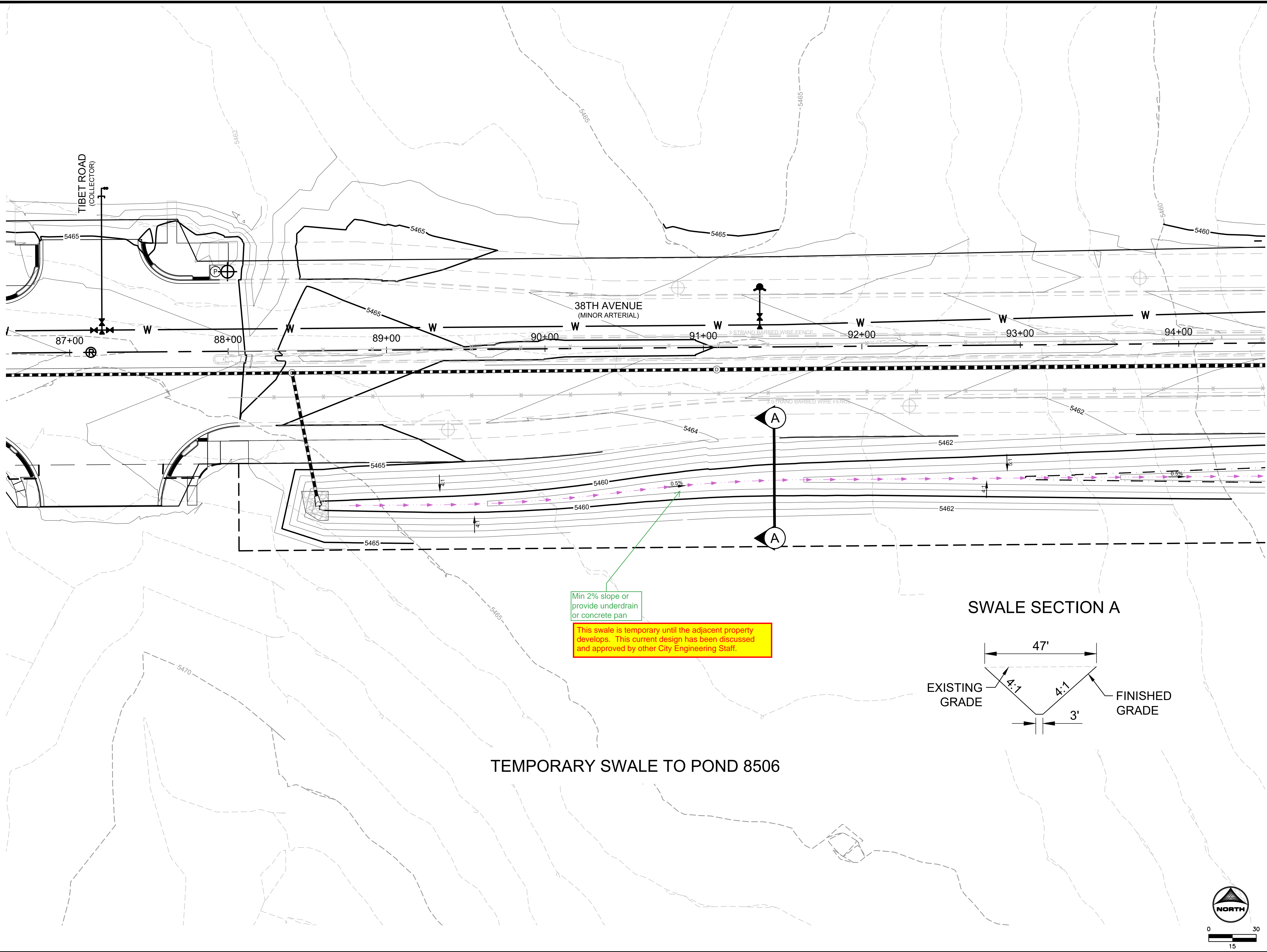
PUBLIC STORM SEWER WILL BE MAINTAINED BY CITY OF AURORA

38TH AVENUE ISP
TITLE: DETENTION & WATER QUALITY POND 8136
DATE: 10/7/2020



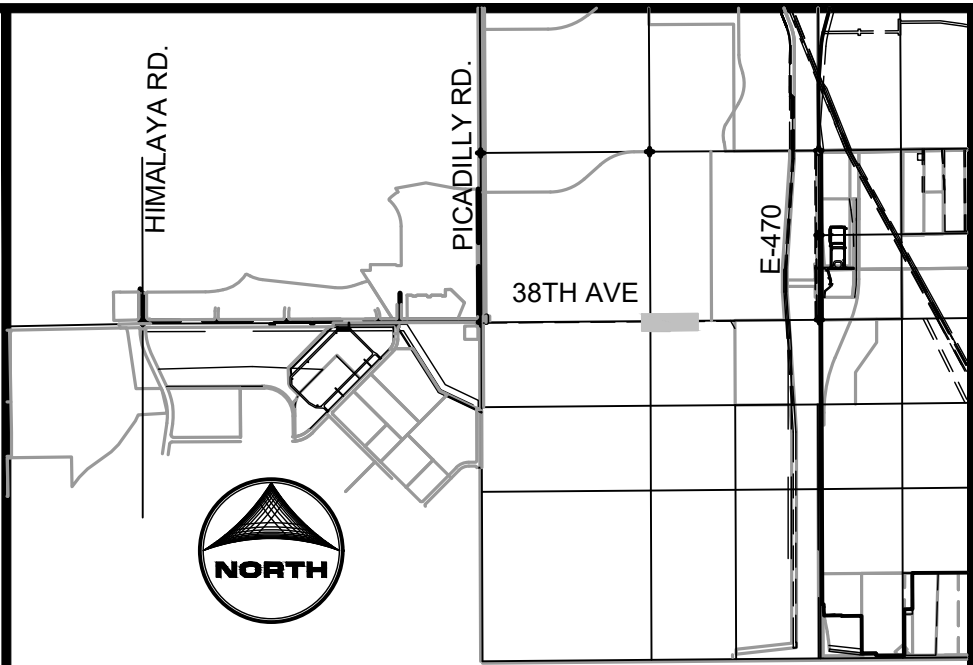
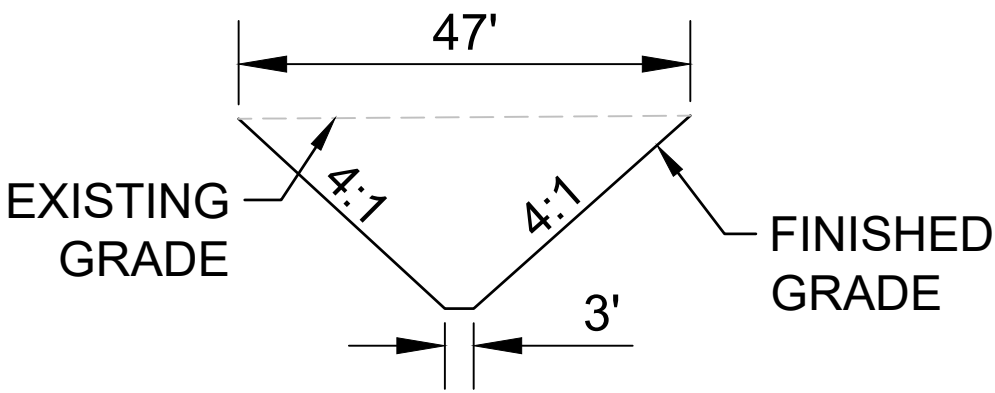
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SHEET: C-11



TEMPORARY SWALE TO POND 8506

SWALE SECTION 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

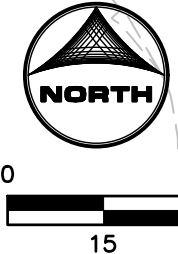
PUBLIC STORM SEWER WILL
BE MAINTAINED BY CITY OF
AURORA

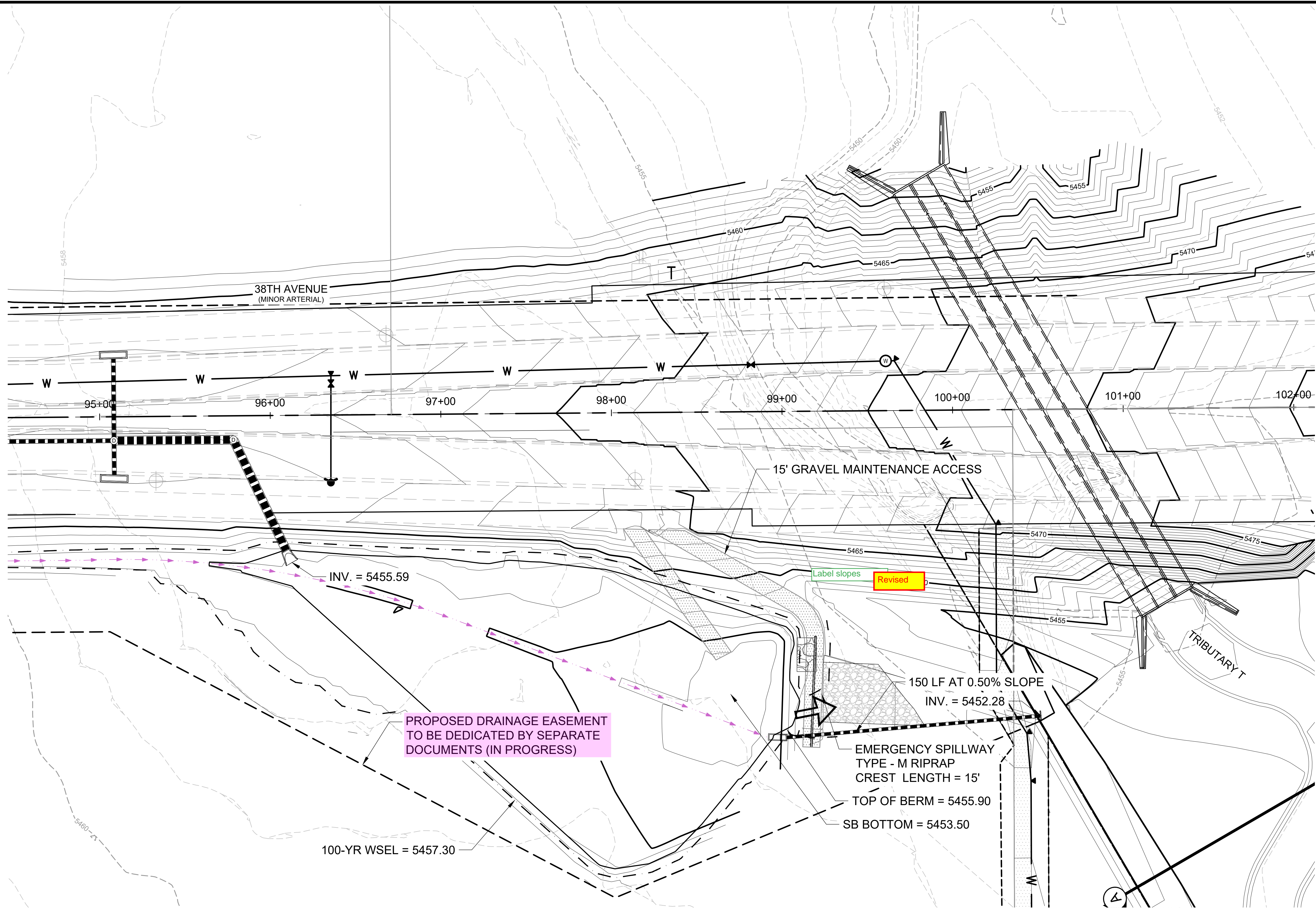
38TH AVENUE ISP
TITLE: DETENTION AND WATER
QUALITY POND 8506
DATE: 10/7/2020



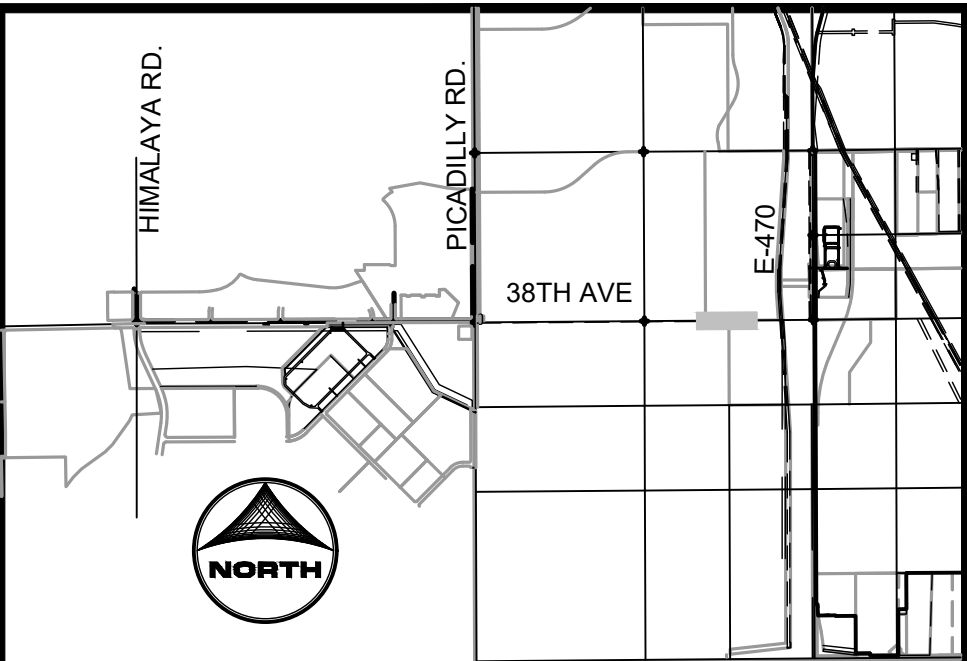
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SHEET: C-13





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 4:1

PUBLIC STORM SEWER WILL
BE MAINTAINED BY CITY OF
AURORA

38TH AVENUE ISP
TITLE: DETENTION AND WATER
QUALITY POND 8506

DATE: 10/7/2020



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