

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 201900089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29, WHENCE THE WEST LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 00°08'27" EAST, ALL BEARINGS ARE HEREON REFERENCED TO THIS LINE;

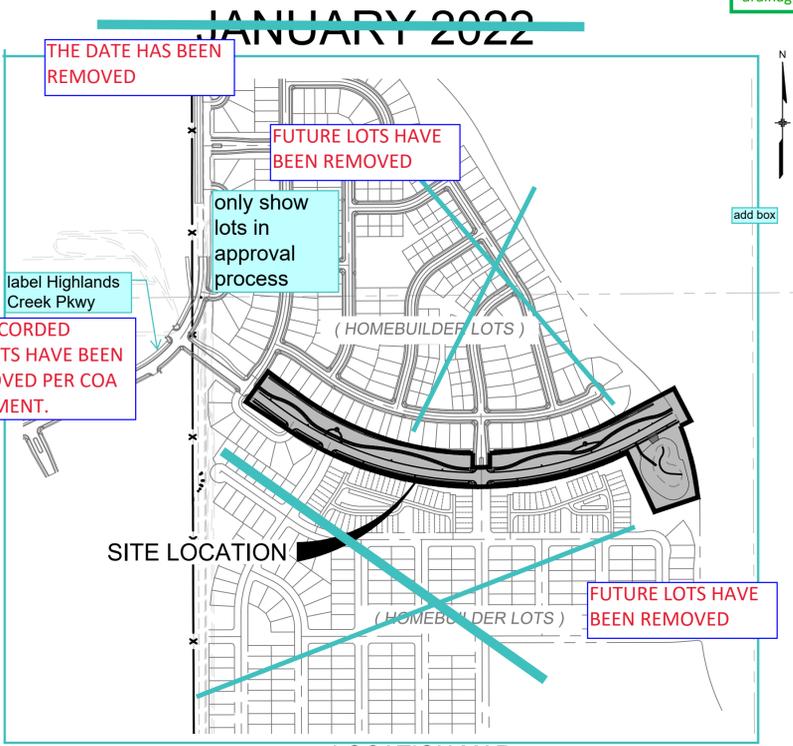
THENCE SOUTH 44°22'03" EAST, A DISTANCE OF 498.28 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 55°54'14" EAST, A DISTANCE OF 65.33 FEET;
THENCE SOUTH 55°11'36" EAST, A DISTANCE OF 49.31 FEET;
THENCE SOUTH 54°38'54" EAST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 56°09'26" EAST, A DISTANCE OF 65.58 FEET;
THENCE NORTH 32°16'44" EAST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 59°17'17" EAST, A DISTANCE OF 65.47 FEET;
THENCE SOUTH 62°25'20" EAST, A DISTANCE OF 65.47 FEET;
THENCE SOUTH 65°17'43" EAST, A DISTANCE OF 54.56 FEET;
THENCE SOUTH 67°54'25" EAST, A DISTANCE OF 54.56 FEET;
THENCE SOUTH 70°46'48" EAST, A DISTANCE OF 65.47 FEET;
THENCE SOUTH 73°13'21" EAST, A DISTANCE OF 36.58 FEET;
THENCE SOUTH 75°24'15" EAST, A DISTANCE OF 54.56 FEET;
THENCE SOUTH 78°00'57" EAST, A DISTANCE OF 54.56 FEET;
THENCE SOUTH 10°40'42" WEST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 80°53'19" EAST, A DISTANCE OF 65.69 FEET;
THENCE SOUTH 84°01'22" EAST, A DISTANCE OF 65.69 FEET;
THENCE SOUTH 87°09'25" EAST, A DISTANCE OF 65.69 FEET;
THENCE SOUTH 89°53'44" EAST, A DISTANCE OF 53.32 FEET;
THENCE NORTH 89°26'51" EAST, A DISTANCE OF 58.93 FEET;
THENCE SOUTH 03°15'41" WEST, A DISTANCE OF 21.55 FEET;
THENCE SOUTH 00°33'09" EAST, A DISTANCE OF 46.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,557.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'28", AN ARC LENGTH OF 121.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET;
THENCE NORTH 00°33'09" WEST, A DISTANCE OF 46.33 FEET;
THENCE NORTH 04°22'00" WEST, A DISTANCE OF 21.55 FEET;
THENCE NORTH 89°26'51" EAST, A DISTANCE OF 175.85 FEET;
THENCE NORTH 81°55'40" EAST, A DISTANCE OF 67.47 FEET;
THENCE NORTH 08°21'58" WEST, A DISTANCE OF 3.41 FEET;
THENCE NORTH 79°36'14" EAST, A DISTANCE OF 67.13 FEET;
THENCE NORTH 75°32'40" EAST, A DISTANCE OF 67.13 FEET;
THENCE NORTH 71°29'05" EAST, A DISTANCE OF 55.93 FEET;
THENCE NORTH 68°46'44" EAST, A DISTANCE OF 55.93 FEET;
THENCE NORTH 65°53'00" EAST, A DISTANCE OF 51.52 FEET;
THENCE SOUTH 24°07'00" EAST, A DISTANCE OF 3.51 FEET;
THENCE NORTH 65°53'00" EAST, A DISTANCE OF 91.50 FEET;
THENCE NORTH 61°24'24" EAST, A DISTANCE OF 237.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 902.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 53°45'42" WEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'49", AN ARC LENGTH OF 147.93 FEET;
THENCE SOUTH 60°56'05" WEST, A DISTANCE OF 176.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,635.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°28'41", AN ARC LENGTH OF 1,868.49 FEET;
THENCE NORTH 53°35'11" WEST, A DISTANCE OF 115.37 FEET TO THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 RECORDED AT RECEPTION NO. [REDACTED] IN SAID RECORDS;
THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FIVE () COURSES:

- 1. NORTH 36°24'49" EAST, A DISTANCE OF 78.00 FEET;
2. NORTH 53°35'11" WEST, A DISTANCE OF 6.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
4. NORTH 36°24'49" EAST, A DISTANCE OF 19.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 732.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'03", AN ARC LENGTH OF 29.61 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.135 ACRES, (310,809 SQUARE FEET), MORE OR LESS

THE AURORA HIGHLANDS SITE PLAN

32ND AVENUE Between "get street name" to The Aurora Highland Parkway
CITY OF AURORA, DAMS, STATE OF COLORADO
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LOCATION MAP
SCALE: 1" = 400'
Location map needs broader context -show 26th Ave, TAH Pkwy, Main St...

PROJECT CONTROL:

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002542620) - 1000000.00'
PROJECT EASTING = (STATE PLANE EASTING * 1.0002542620) - 3000000.00'

BENCHMARK:

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAMETER BRASS CAP STAMPED "COA BM, 19-020B, E-090A" LOCATED ON TOP OF THE SOUTH WALL AT THE SOUTHEAST CORNER OF THE EAST 26TH AVENUE BRIDGE CROSSING OVER E-470. AKA 19-020B.

ELEVATION = 5521.54 (NAVD88)

BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR NORTH 89°87'56" EAST, A DISTANCE OF 2653.23 FEET.

Basis of bearing does not match the subdivision plat? BASIS OF BEARINGS HAVE BEEN REVISED

PROJECT APPLICANT

AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT
8390 EAST CRESCENT PARKWAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PH: (303) 339-4938
CONTACT: MATT HOPPER

LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
PH: (303) 892-1166
CONTACT: SEAN MALONE

DEVELOPER

AURORA HIGHLANDS, LLC
250 S PILOT ROAD
LAS VEGAS, NV 89119
CONTACT: CARLO FERREIRA

CIVIL ENGINEER

MATRIX DESIGN GROUP, INC.
707 17th STREET, SUITE 3150
DENVER, CO. 80302
PH: 303-572-0200
CONTACT: JEFF KILLION, P.E.
JEFF_KILLION@MATRIXDESIGNGROUP.COM

LIGHTING

CLANTON & ASSOCIATES, INC.
4699 NAUTILUS COURT SOUTH, STE. 102
BOULDER, CO. 80301
PH: 303-530-7229
CONTACT: ANNIE KUCZKOWSKI
ANNIE@CLANTONASSOCIATES.COM

OWNERS SIGNATURES

32ND AVENUE [REDACTED] match site plan title at top of sheet
LEGAL DESCRIPTION: THE AURORA [REDACTED] THIS TITLE HAS BEEN REVISED (SEE DESCRIPTION THIS SHEET)
THIS SITE PLAN AND ANY AMENDMENT [REDACTED] VAL 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, AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS CAUSED [REDACTED] PRESENTS TO BE EXECUTED THIS [REDACTED] DAY OF [REDACTED] AD. [REDACTED]
LO G. FERREIRA, PRESIDENT
NOTED
STATE OF COLORADO [REDACTED])SS
COUNTY OF [REDACTED])
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME TH [REDACTED] AD.
[REDACTED] BY CARLO G. FERREIRA, PRESIDENT.
WITNESS MY HAND AND OFFICIAL SEAL
(NOTARY PUBLIC)
MY COMISSION EXPIRES [REDACTED]
NOTARY BUSINESS ADDRESS: [REDACTED]

MATRIX DESIGN GROUP RESPONSE

CITY OF AURORA APPROVALS

CITY ATTORNEY: [REDACTED] DATE: [REDACTED]
PLANNING DIRECTOR: [REDACTED] DATE: [REDACTED]
PLANNING & ZONING COMMISSION: [REDACTED] (CHAIRPERSON) DATE: [REDACTED]
CITY COUNCIL: [REDACTED] (MAYOR) DATE: [REDACTED]
ATTEST: [REDACTED] (CITY CLERK) DATE: [REDACTED]
DATABASE APPROVAL DATE: [REDACTED]

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS [REDACTED] DAY OF [REDACTED] 20 [REDACTED] AD AT [REDACTED] O'CLOCK [REDACTED] M.

COUNTY CLERK AND RECORDER [REDACTED] DEPUTY [REDACTED]
INSTRUMENT NO.: [REDACTED]

Table with 2 columns: SITE PLAN DATA BLOCK, values. Includes rows for Land Area, Number of Units, Number of Buildings, etc.

32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

COVER SHEET
DATE: JANUARY 21, 2022
PREPARED BY:



707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

R:\21.1229.005 (The Aurora Highlands, 32nd Avenue)\500 CADD\504 Plan Set\Development Plan\COVER Sheet.dwg

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES 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".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, ITS 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.
- 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, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- 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 (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ~~Note 18 is not a standard Cover~~ **THIS NOTE HAS BEEN REMOVED** ~~REMOVE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE PURCHASER OF A SHEET note, please remove.~~ AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE DEVELOPER IS 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.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS...(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2016 IFC D104.3)
- ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
- 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.
- TRAFFIC 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.

ADDITIONAL NOTES

- ~~delete note 1~~ SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- 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 PHOTOMETRIC 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.

Note 1 appears to be a redundant note, check with your case manager to determine if it needs to be removed.

THIS NOTE HAS BEEN REMOVED

SYMBOLS

	EXISTING PAVED ROAD
	EXISTING UNDERGROUND UTILITY
	PROPOSED UNDERGROUND UTILITY
	DRAINAGE
	RIGHT OF WAY
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	DECIDUOUS TREE
	CONIFEROUS TREE
	EXISTING RESIDENTIAL LIGHT
	PROPOSED RESIDENTIAL LIGHT
	EXISTING PEDESTRIAN LIGHT
	PROPOSED PEDESTRIAN LIGHT
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING POWER POLE
	PROPOSED BEND W/ THRUST BLOCK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED BUTTERFLY VALVE
	EXISTING VALVE
	PROPOSED CROSS W/THRUST BLOCK
	WATER SERVICE W/ METER
	FLOW ARROW
	PROPOSED STORM DRAIN/INLET
	EXISTING STORM DRAIN/INLET
	SANITARY SEWER SERVICE
	PLUG PIPE
	PROPOSED BLOWOFF ASSEMBLY
	PROPOSED TEE W/ THRUST BLOCK
	EXISTING SIGN
	PROPOSED SIGN

SITE SPECIFIC NOTES:

- CONTRACTOR TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROJECTS.
- WATER QUALITY WILL BE PROVIDED IN THREE (3) OFF-SITE FACILITIES (ONE WILL BE DESIGNED AND BUILT WITH THIS PROJECT), AND DETENTION WILL BE PROVIDED AT THE SUB-REGIONAL FACILITY.

ABBREVIATIONS

AB	AS-BUILT	LP	LOW POINT
ASSY	ASSEMBLY	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	MFGR	MANUFACTURER
APPROX	APPROXIMATE OR APPROXIMATELY	MH	MANHOLE
AVE	AVENUE	MID	MIDDLE OR MIDPOINT
B OR B/L	BASELINE BLVD BOULEVARD	MIN	MINIMUM
CI	CAST IRON	MJ	MECHANICAL JOINT
CEN	CENTER	MOD	MODIFIED
C OR C/L	CENTERLINE	MSL	MEAN SEA LEVEL
CLR	CLEAR	NIC	NOT IN CONTRACT
CMP	CORRUGATED METAL PIPE	NO	NUMBER
CONC	CONCRETE	NOM	NOMINAL
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CFS	CUBIC FEET PER SECOND	PR OR PP	PROPOSED
CY	CUBIC YARD	PGL	PROFILE GRADE LINE
DWMD	DENVER WASTEWATER MANAGEMENT DISTRICT	P OR P/L	PROPERTY LINE
DIA	DIAMETER	PVC	POINT OF VERTICAL CURVE
DN	DOWN	PVC	POLYVINYL CHLORIDE
DTL	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	PVMT OR PVT	PAVEMENT
DWG	DRAWING	R OR RAD	RADIUS
EA	EACH	RBCB	REINFORCED CONCRETE BOX CULVERT
ELEV OR EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT	RED	REDUCER
ESMT	EASEMENT	REF	REFERENCE
EW	EACH WAY	REINF	REINFORCING
EX. OR EXIST	EXISTING	REQ	REQUIRED
FIN	FINISHED	REV	REVISION
Q	FLOW (CFS)	RT	RIGHT
P OR F/L	FLOWLINE	SCH	SCHEDULE
FLG	FLANGE	SD OR STM	STORM SEWER
FPS	FEET PER SECOND	SWK / SDWK / SW	SIDEWALK
FH	FIRE HYDRANT	SQ	SQUARE
FT	FOOT/FEET	ST	STREET
FRP	FIBERGLASS REINFORCED PIPE	STA	STATION
FUT	FUTURE	STD	STANDARD
GAL	GALLON	STL	STEEL
GALV	GALVANIZED	SS OR SAN	SANITARY SEWER
GAU	GAUGE (MATERIAL)	TB	THRUST BLOCK
GB	GRADE BREAK	THD	THREADED
GV	GATE VALVE	THICK	THICKNESS
GW	GROUNDWATER	T.O.P.	TOP OF PIPE
HBP	HOT BITUMINOUS PAVEMENT	TYP	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE	VERT	VERTICAL
HGL	HYDRAULIC GRADE LINE	VGC	VERTICAL GRANITE CURB
HP	HIGH POINT	w/	WITH
HORIZ	HORIZONTAL	WSE	WATER SURFACE ELEVATION
HCL	HORIZONTAL CONTROL LINE		
HR	HOUR		
IN	INCH		
INV	INVERT		
JT	JOINT		
LAT	LATERAL		
LBS	POUNDS		
LF	LINEAR FEET		
LT	LEFT		
BVCS	BEGINNING VERTICAL CURVE STATION		
BVCE	BEGINNING VERTICAL CURVE ELEVATION		
EVCS	ENDING VERTICAL CURVE STATION		
EVCE	ENDING VERTICAL CURVE ELEVATION		

32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

GENERAL NOTES & LEGEND

DATE: JANUARY 21, 2022

PREPARED BY:
Matrix
 Excellence by Design

707 17th Street, Suite 3150
 Denver, Colorado 80202
 P 303.572.0200
 www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET: 02 OF 27

SITE PLAN TRACKING CHARTS

Filing No.	Site Plan No.	Village	Acreage	No. Units
1	1	6	48.05	84
2	2	6	61.6	226
3	3	6	24.8	0
4	4	5	4.1	9
5	5	5	17.68	47
6	6	6	5.1	26
8	8	5	37.66	174
10	10	4	61.98	176
11	11	4	23.95	0
13	13	5	2.14	13
14	14	7	49.1	218
15	15	4	73.5	417
16	16	4	70.46	273
19	19	9	7.14	0
Total			476.84	1663

Lot Tracking Chart												
		Product Types										
		MF			Townhome			Paired Home			Standard Lots (>50')	
Filing No.	Site Plan No.	Traditional	Town Center	% of Total	Front-Load	Alt.-Load	% of Total	50'-59' Frontage	60'+ Frontage	% of Total	Total	
1	1	0	0	0.00%	0	0	0.00%	54	30	100.00%	84	
2	2	0	0	0.00%	0	44	19.47%	73	109	80.53%	226	
3	3	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	
4	4	0	0	0.00%	0	0	0.00%	3	6	100.00%	9	
5	5	0	0	0.00%	0	0	0.00%	32	15	100.00%	47	
6	6	0	0	0.00%	0	0	0.00%	0	26	100.00%	26	
8	8	0	0	0.00%	0	0	0.00%	72	40	58.62%	174	
10	10	0	0	0.00%	0	0	0.00%	0	176	100.00%	176	
11	11	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	
13	13	0	0	0.00%	0	0	0.00%	0	13	100.00%	13	
14	14	0	0	0.00%	0	62	28.44%	81	75	71.56%	218	
15	15	0	0	0.00%	0	122	94.48%	23	0	5.52%	417	
16	16	0	0	0.00%	0	0	16.85%	113	114	83.15%	273	
19	19	0	0	0.00%	0	0	0.00%	0	0	0%	0	
Total		0	0	0.00%	0	228	37.16%	0	626	33.63%	1663	

no lots in Flg 11

Noted

- Total number of units shall not exceed 12,487.
- Percentages of total are subject to the minimum/maximums as written under the FDP Urban Design Standards - Lot Standards.
- If no more than 35% of the total number of lots are small, the increased small lot percentage below does not apply. (Excludes master plan communities of less than 100 lots)
 - Up to 50% of the total number of lots may be Small Lots.
 - No more than 35% of the total number of lots may be small front loaded.
 - No more than 60% of the total number of lots may be a single type as described in the Product Mix Section of Tab 10.
 - Groupings of small lots should be distributed throughout a master plan and site plan.
 - A minimum of 40% of the total number of lots must be standard or larger.
 - If a master plan includes 200 lots or more a minimum 10% of the total number of lots must have a 60' minimum frontage and 6,000 sf of lot area.
- A maximum of 32% Multi-family allowed.

Maximum Amount of Units Permitted		12487	
	Min./Max. Permitted	Used to Date	Remaining Available
Multi-Family	Max. 32% of Total Units	3996	0
Small Lot Total	Max. 50% of Total Units	6244	618
Small Lot Front-Loaded	Max. 35% of Total Units	4370	65
Standard Total	Min. 40% of Total Units	4995	0

Population Tracking Chart			
Filing No. / Site Plan No.	Lot Totals	People Per Unit	Population
1	1	2.65	0
2	2	2.50	0
3	3	2.02	0
4	4	1.58	0
5	5	0	0
6	6	0	0
8	8	0	0
10	10	0	0
11	11	0	0
13	13	0	0
14	14	0	0
15	15	0	0
16	16	0	0
19	19	0	0
Total	0	0	0

Community Population Tracking Chart		
Filing	Site Plan	Population
1	1	222.6
2	2	598.9
3	3	0
4	4	23.85
5	5	124.55
6	6	68.9
8	8	461.1
10	10	466.4
11	11	0
13	13	34.45
14	14	577.7
15	15	1105.5
16	16	723.45
19	19	0
Total		4407.4

Lot Dimensions Table					
Lot Type	Min. Lot Size	Min. Lot Frontage	Minimum Setbacks		
			Front	Rear	Side
N/A	N/A	N/A	N/A	N/A	N/A

Parks, Recreation, and Open Space Tracking Chart											
				Neighborhood Park			Community Park			Open Space	
ISP No.	Site Plan No.	Filing No.	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided
1			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1 Am 01			0	0.00	0.00	0.00	0.00	0.00	0.00	3.55	3.55
	1	1	223	0.67	7.14	6.47	0.25	0.00	-0.25	1.74	2.37
	2	2	599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.60
	3	3	0	0.00	7.50	7.50	0.00	0.00	0.00	0.00	0.00
	4	4	24	0.07	0.00	-0.07	0.03	0.00	-0.03	0.19	0.00
	5	5	125	0.38	0.00	-0.38	0.14	0.00	-0.14	0.98	2.18
	6	6	69	0.21	0.00	-0.21	0.08	0.00	-0.08	0.54	0.00
	8	8	461	1.38	0.00	-1.38	0.51	0.00	-0.51	3.60	1.23
	10	10	466	1.40	0.00	-1.40	0.51	0.00	-0.51	3.64	4.12
	11	11	0	0.00	0.00	0.00	0.00	0.00	0.00	9.86	9.86
	13	13	35	0.11	0.00	-0.11	0.04	0.00	-0.04	0.27	0.00
	14	14	578	1.73	0.00	-1.73	0.64	0.00	-0.64	4.51	4.75
	15	15	1105	3.32	0.00	-3.32	1.22	0.00	-1.22	8.62	7.79
	16	16	723	2.17	0.00	-2.17	0.80	0.00	-0.80	5.64	3.27
	19	19	0	0.00	0.00	0.00	0.00	0.00	0.00	3.35	3.35
Totals			4409	13.23	14.64	1.41	4.85	0.00	-4.85	34.39	49.07

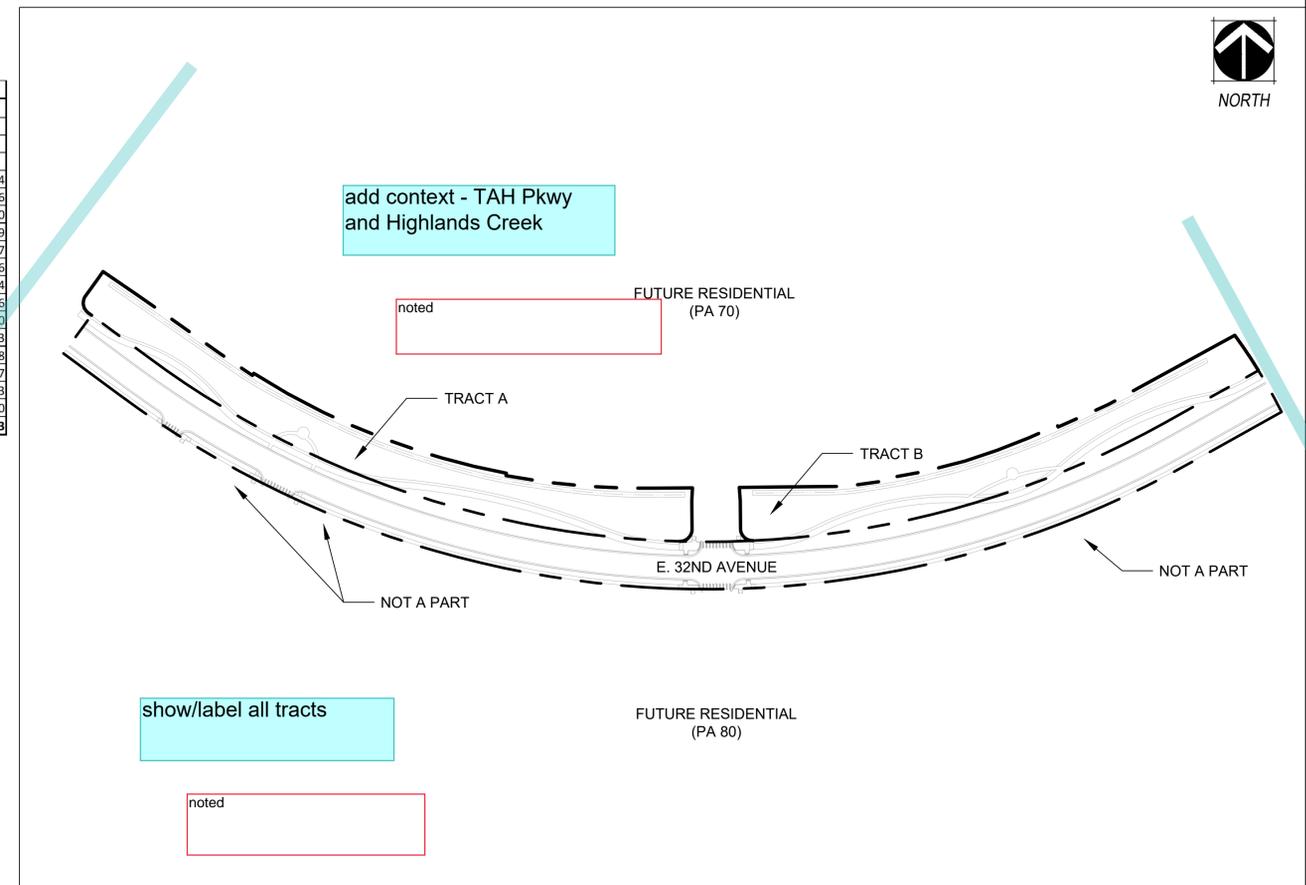
- Dedication requirements based off of then current code requirements and anticipated population.

Tract Dedication Table				
Tract	Filing	Dedication Type		
		Neigh. Park	Com. Park	Open Space
L	1			2.37
P	1	7.14		
CIG Esmt	ISP 01 Am			3.55
C	2			0.66
D	2			0.49
F	2			2.1
I*	2			3.35
A	3	4.91		
B	3	2.59		
A	5			0.88
C*	5			1.3
B*	8			0.37
I	8			0.86
A*	10			1.21
B	10			0.37
C	10			0.30
D*	10			1.82
H	10			0.42
A	11			2.32
B	11			4.59
C	11			0.77
F	11			0.69
G	11			1.49
C	14			0.87
N	14			3.88

E	15			1.29
G	15			0.32
J	15			0.32
K*	15			0.52
L	15			0.17
M	15			0.15
N	15			0.26
O	15			0.83
P	15			0.08
X	15			0.81
AA	15			0.97
CC	15			0.40
DD	15			0.80
EE	15			0.49
KK	15			0.13
LL	15			0.06
NN	15			0.08
PP	15			0.08
QQ	15			0.13
A	16			0.32
B*	16			1.06
F	16			1.38
H*	16			0.51
A	19			1.84
B	19			1.51
Total				49.07

* Indicates a portion of tract

SITE PLAN LOT TRACKING EXHIBIT



ACAD-X-TAH PDF_MDC24x36
ACAD-X-PR-Road
ACAD-X-PR-ROW
ACAD-X-PR-UTL
211215-10_P1 Mapping

32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

DATE: FEBRUARY 2, 2022

PREPARED BY:
NORRIS DESIGN
Planning | Landscape Architecture | Branding

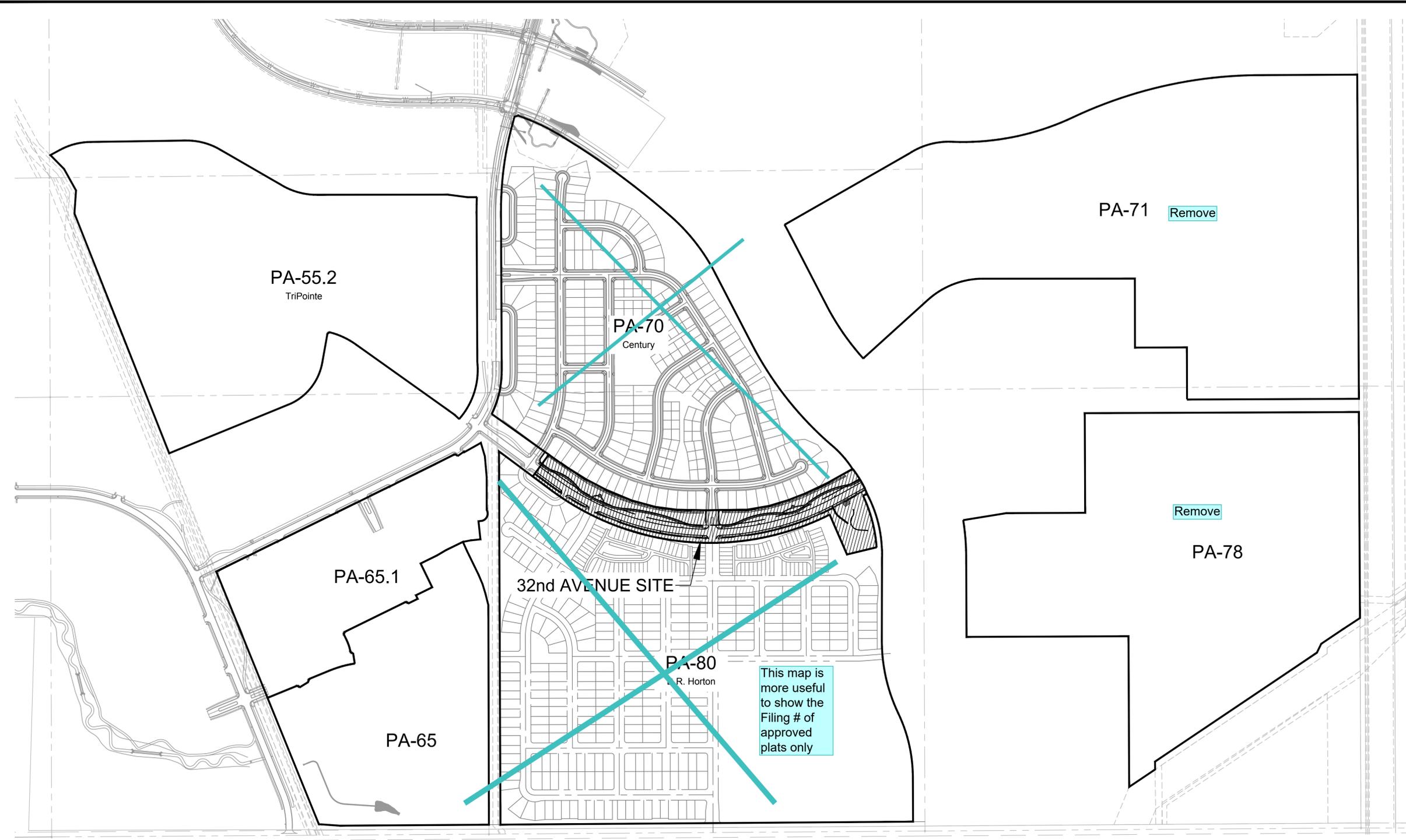
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

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SHEET: 3 OF 27

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PA-55.2
TriPointe

PA-70
Century

PA-71 Remove

PA-65.1

32nd AVENUE SITE

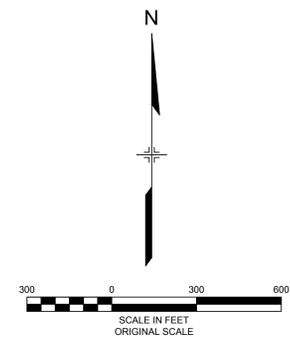
Remove

PA-78

PA-65

PA-80
R. Horton

This map is
more useful
to show the
Filing # of
approved
plats only



32ND AVENUE (HIGHLANDS
CREEK BLVD TO TAH PARKWAY)
AT THE AURORA HIGHLANDS

CONTEXT MAP

DATE: JANUARY 21, 2022

PREPARED BY:



707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

this sheet
doesn't have
any value

THIS SHEET HAS
BEEN REMOVED

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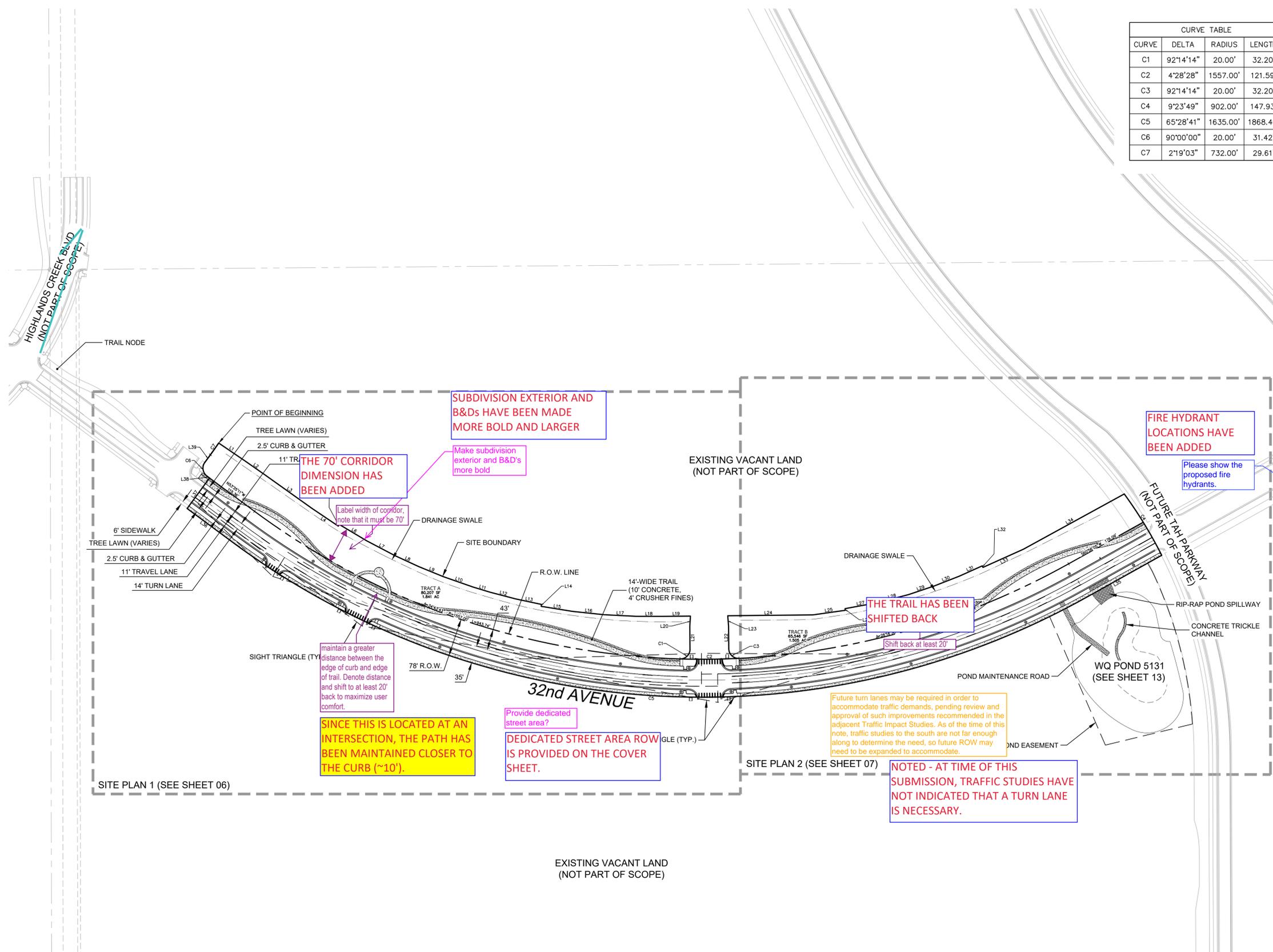
SHEET: 04 OF 27

R:\21.1229.005 (The Aurora Highlands, 32nd Avenue)\500 CADD\504 Plan Sets\Development Plan\Site Plan_O-ALL_PROPOSED.dwg

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	92°14'14"	20.00'	32.20'
C2	4°28'28"	1557.00'	121.59'
C3	92°14'14"	20.00'	32.20'
C4	9°23'49"	902.00'	147.93'
C5	65°28'41"	1635.00'	1868.49'
C6	90°00'00"	20.00'	31.42'
C7	2°19'03"	732.00'	29.61'

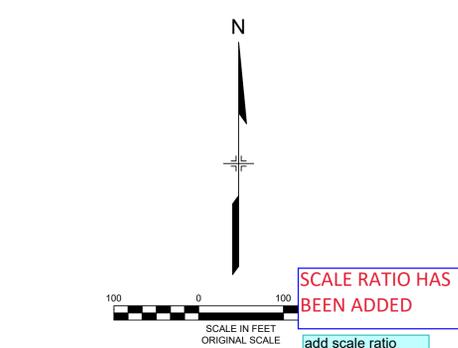
LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°54'14"E	65.33'
L2	S55°11'36"E	49.31'
L3	S54°38'54"E	120.00'
L4	S56°09'26"E	65.58'
L5	N32°16'44"E	4.00'
L6	S59°17'17"E	65.47'
L7	S62°25'20"E	65.47'
L8	S65°17'43"E	54.56'
L9	S67°54'25"E	54.56'
L10	S70°46'48"E	65.47'
L11	S73°13'21"E	36.58'
L12	S75°24'15"E	54.56'
L13	S78°00'57"E	54.56'
L14	S10°40'42"W	4.00'
L15	S80°53'19"E	65.69'
L16	S84°01'22"E	65.69'
L17	S87°09'25"E	65.69'
L18	S89°53'44"E	53.32'
L19	N89°26'51"E	58.93'
L20	S03°15'41"W	21.55'
L21	S00°33'09"E	46.33'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N00°33'09"W	46.33'
L23	N04°22'00"W	21.55'
L24	N89°26'51"E	175.85'
L25	N81°55'40"E	67.47'
L26	N08°21'58"W	3.41'
L27	N79°36'14"E	67.13'
L28	N75°32'40"E	67.13'
L29	N71°29'05"E	55.93'
L30	N68°46'44"E	55.93'
L31	N65°53'00"E	51.52'
L32	S24°07'00"E	3.51'
L33	N65°53'00"E	91.50'
L34	N61°24'24"E	237.07'
L35	S60°56'05"W	176.43'
L36	N53°35'11"W	115.37'
L37	N36°24'49"E	78.00'
L38	N53°35'11"W	6.83'
L39	N36°24'49"E	19.36'



LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- SITE BOUNDARY
- SIGHT TRIANGLE
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- RESTRICTED FIRE LANE ACCESS
- PROPOSED GRAVEL PATHWAY
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED RIPRAP POND SPILLWAY



32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

OVERALL SITE PLAN

DATE: JANUARY 21, 2022

PREPARED BY:



707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



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SHEET: 05 OF 27

NOTE:
THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

NOTED - AT TIME OF THIS SUBMISSION, TRAFFIC STUDIES HAVE NOT INDICATED THAT A TURN LANE IS NECESSARY.

Future turn lanes may be required in order to accommodate traffic demands, pending review and approval of such improvements recommended in the adjacent Traffic Impact Studies. As of the time of this note, traffic studies to the south are not far enough along to determine the need, so future ROW may need to be expanded to accommodate.

DEDICATED STREET AREA ROW IS PROVIDED ON THE COVER SHEET.

SINCE THIS IS LOCATED AT AN INTERSECTION, THE PATH HAS BEEN MAINTAINED CLOSER TO THE CURB (~10').

THE 70' CORRIDOR DIMENSION HAS BEEN ADDED

SUBDIVISION EXTERIOR AND B&Ds HAVE BEEN MADE MORE BOLD AND LARGER

FIRE HYDRANT LOCATIONS HAVE BEEN ADDED

THE TRAIL HAS BEEN SHIFTED BACK

Please show the proposed fire hydrants.

maintain a greater distance between the edge of curb and edge of trail. Denote distance and shift to at least 20' back to maximize user comfort.

Make subdivision exterior and B&D's more bold

Label width of corridor, note that it must be 70'

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ADJACENT PLANS ARE UNDER REVIEW - A LABEL HAS BEEN ADDED WITH THE RSN AND A BLANK FOR THE EDN ONCE RECEIVED.

Include plan references for adjacent public improvements

why are there items floating in space? Show easements, connections, etc.

DRAINAGE EASEMENTS HAVE BEEN ADDED

THIS HAS BEEN REMOVED

EXISTING VACANT LAND (NOT PART OF SCOPE)

NOTED - EASEMENT WILL ENCOMPASS ENTIRE 70' CORRIDOR.

Show and label sidewalk easement for sidewalk outside of ROW. The gravel path will not be maintained by the City. However, 0.5' is required between the back of walk and the sidewalk easement, so a license agreement is required for that portion of the gravel path within the sidewalk easement

ADJACENT PLAT INFORMATION HAS BEEN ADDED

Add adjacent Plat reference including Lot/Tract and Block

NOTE HAS BEEN ADDED

Add a note that all street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal

TRACT LABELS HAVE BEEN ADDED

label tracts. TYP

DRAINAGE EASEMENTS HAVE BEEN ADDED

Storm connection? Offsite easement?

CURB RADII HAVE BEEN ADDED

Label curb return radius, typical

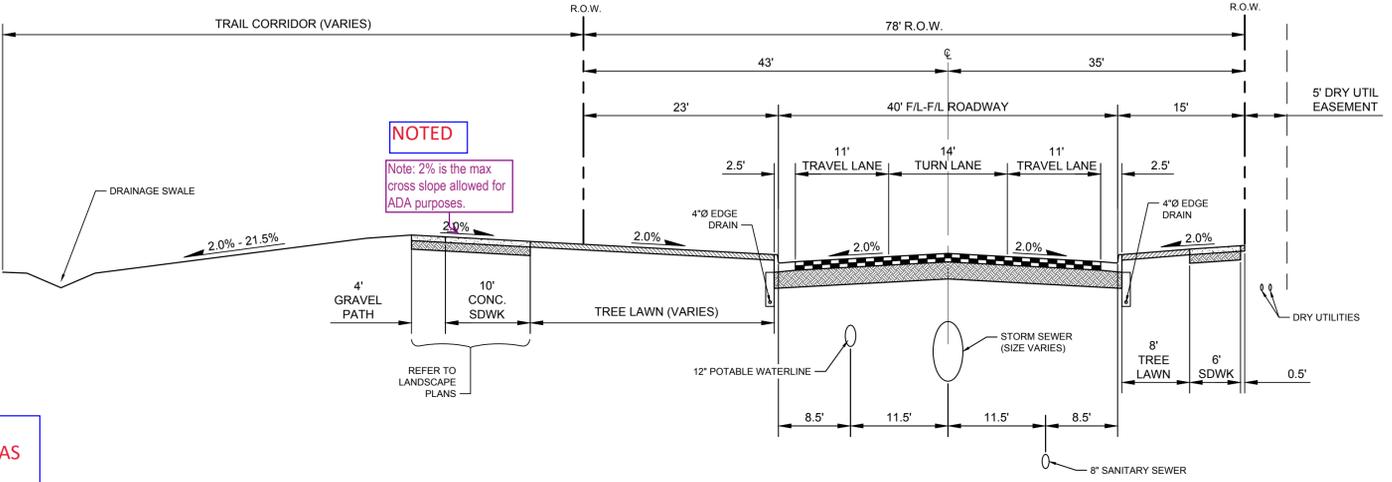
EXISTING VACANT LAND (NOT PART OF SCOPE)

Add adjacent Plat reference including Lot/Tract and Block

ADJACENT PLAT INFORMATION HAS BEEN ADDED

Add ROW width and street classification TYP

ROW WIDTH AND CLASSIFICATION HAVE BEEN ADDED



THREE LANE COLLECTOR

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- SITE BOUNDARY
- SIGHT TRIANGLE
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- RESTRICTED FIRE LANE ACCESS
- PROPOSED GRAVEL PATHWAY
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED RIPRAP POND SPILLWAY
- 1 R1-1 STOP SIGN w/ STREET NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- 2 R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI-LANE (30"x36")
- 3 PEDESTRIAN CROSSWALK SOLID WHITE STRIPS (24"x10', 4' SPACING EDGE TO EDGE) COA DETAIL TE-12
- 4 YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC)



SCALE RATIO HAS BEEN ADDED

SITE PLAN

DATE: JANUARY 21, 2022

PREPARED BY:



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Denver, Colorado 80202
P 303.572.0200

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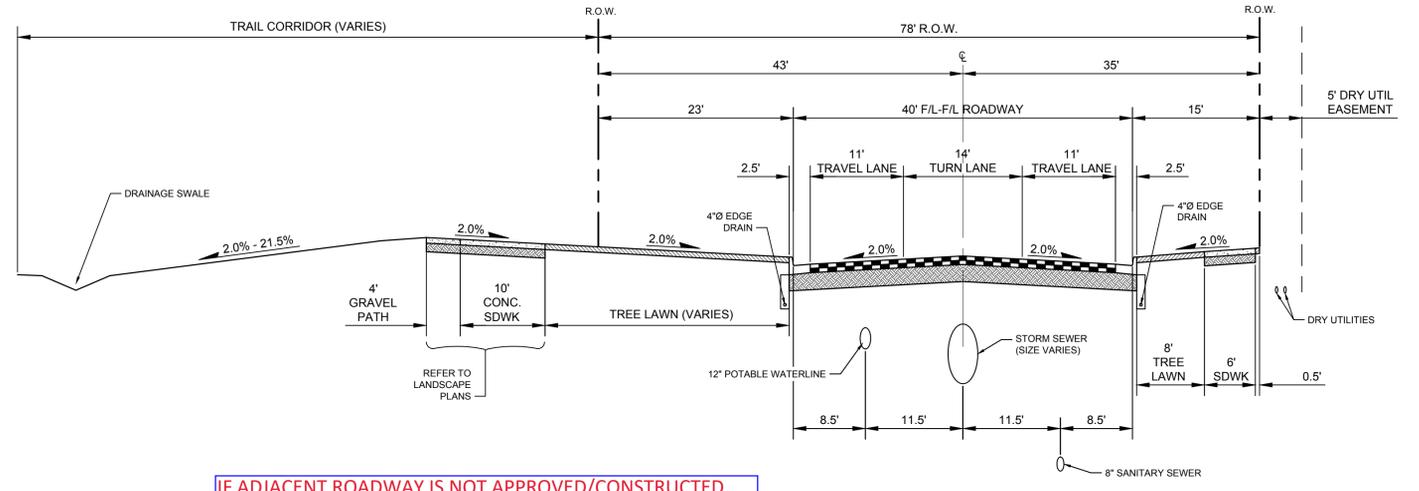


NOTE:
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SHEET: 06 OF 27

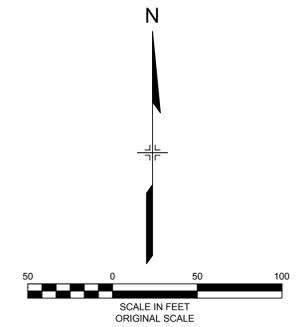
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THREE LANE COLLECTOR

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- SITE BOUNDARY
- SIGHT TRIANGLE
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- RESTRICTED FIRE LANE ACCESS
- PROPOSED GRAVEL PATHWAY
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED RIP-RAP POND SPILLWAY
- ① R1-1 STOP SIGN w/ STREET NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- ② R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI-LANE (30"x36")
- ③ PEDESTRIAN CROSSWALK SOLID WHITE STRIPS (24"x10', 4' SPACING EDGE TO EDGE) COA DETAIL TE-12
- ④ YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC)



32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

SITE PLAN

DATE: JANUARY 21, 2022

PREPARED BY:
Matrix
Excellence by Design

707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



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SHEET: 07 OF 27

~~EXISTING VACANT LAND (NOT PART OF SCOPE)~~
THIS HAS BEEN REMOVED

ADJACENT PLAT INFORMATION HAS BEEN ADDED
Add Plat reference including Lot/Tract and Block

TRACT LABELS HAVE BEEN ADDED
label tracts. TYP

Show and label sidewalk easement for sidewalk outside of ROW. The gravel path will not be maintained by the City. However, 0.5' is required between the back of walk and the sidewalk easement, so a license agreement is required for that portion of the gravel path within the sidewalk easement

NOTED - EASEMENT WILL ENCOMPASS ENTIRE 70' CORRIDOR.

LINework HAS BEEN MADE MORE BOLD
lineowrk is too light

NOTE HAS BEEN ADDED
Add a note that all street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal

THIS YARD DRAIN CONNECTS TO THE BACK OF THE STORM INLET IN 32ND AVE AS SHOWN ON THE GRADING & UTILITY PLANS (SITE PLAN DOES NOT SHOW UNDERGROUND UTILITIES)
STORM INLET (TYP.) - connection?

IF ADJACENT ROADWAY IS NOT APPROVED/CONSTRUCTED WHEN 32ND AVENUE IS CONSTRUCTED, THE ROADWAY EAST OF THE FURTHEST EAST INTERSECTION WILL NOT BE OPENED. BARRICADES WILL BE INSTALLED EAST OF THIS INTERSECTION IN ACCORDANCE WITH STANDARD ALTERNATIVE HAMMERHEAD CONFIGURATIONS SUCH THAT VEHICLES/ EMERGENCY VEHICLES CAN TURN AROUND IN THE TEMPORARY CONDITION.
Provide temporary turnaround if adjacent roadway plans not approved

THIS IS THE OUTFALL INTO THE TRIBUTARY FROM WQ POND 5131. A LABEL HAS BEEN ADDED, A DRAINAGE EASEMENT HAS BEEN ADDED, AND THE UNDERGROUND PIPING IS SHOWN ON THE GRADING & UTILITY PLAN.

STREET CLASSIFICATION AND ROW HAVE BEEN ADDED
include street classification and ROW width

Future turn lanes may be required in order to accommodate traffic demands, pending review and approval of such improvements recommended in the adjacent Traffic Impact Studies.

NOTED - AT TIME OF THIS SUBMISSION, TRAFFIC STUDIES HAVE NOT INDICATED THAT A TURN LANE IS NECESSARY.

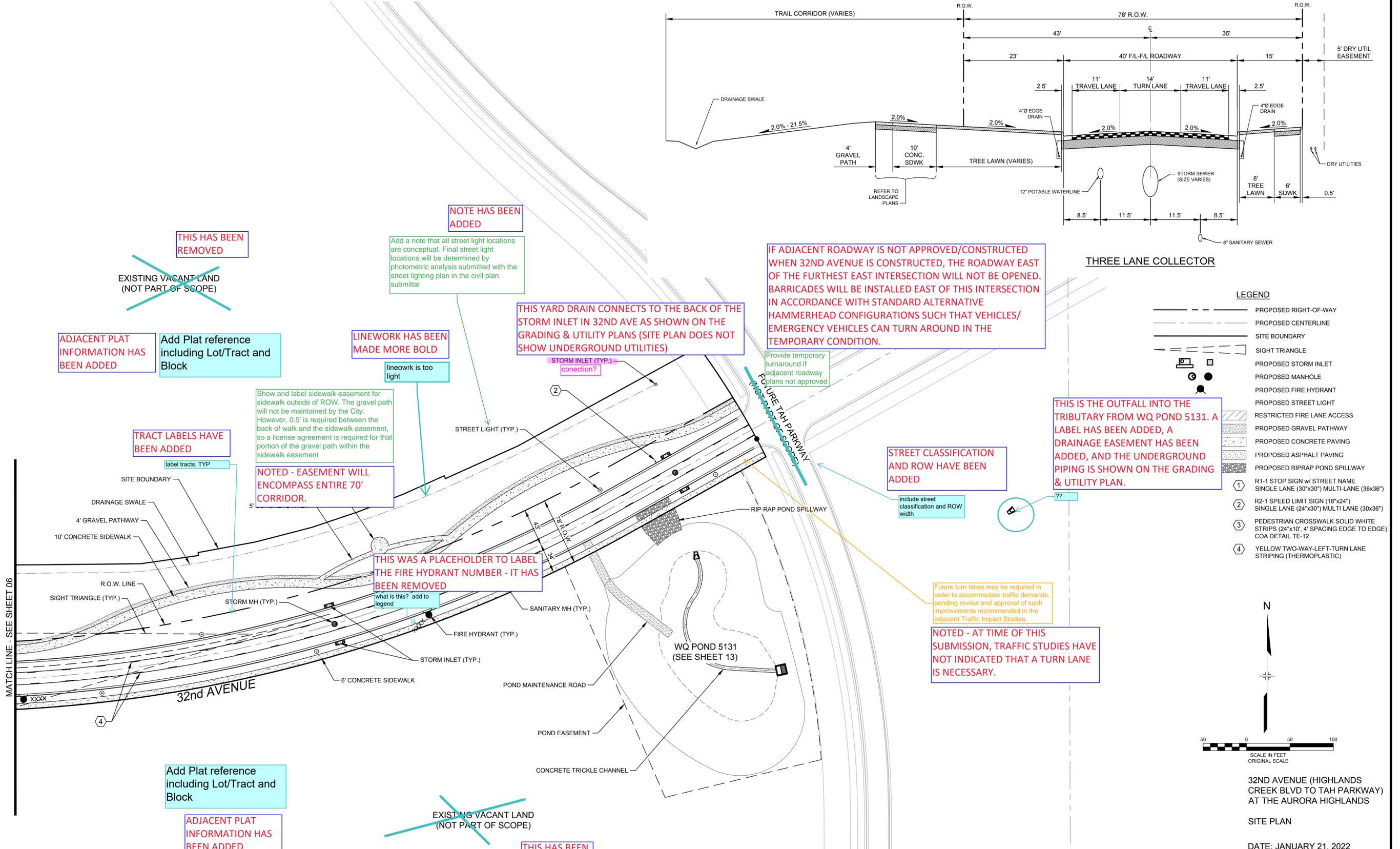
THIS WAS A PLACEHOLDER TO LABEL THE FIRE HYDRANT NUMBER - IT HAS BEEN REMOVED
what is this? add to legend

ADJACENT PLAT INFORMATION HAS BEEN ADDED
Add Plat reference including Lot/Tract and Block

~~EXISTING VACANT LAND (NOT PART OF SCOPE)~~
THIS HAS BEEN REMOVED

THIS HAS BEEN REMOVED

MATCH LINE - SEE SHEET 06



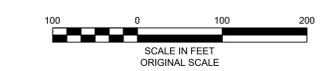
R:\21.1229.005 (The Aurora Highlands, 32nd Avenue)\500 CAD\504 Plan Sets\Development Plan\SITE PLAN_O-ALL_FUTURE.dwg

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	92°14'14"	20.00'	32.20'
C2	4°28'28"	1557.00'	121.59'
C3	92°14'14"	20.00'	32.20'
C4	9°23'49"	902.00'	147.93'
C5	65°28'41"	1635.00'	1868.49'
C6	90°00'00"	20.00'	31.42'
C7	2°19'03"	732.00'	29.61'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S55°54'14"E	65.33'	L22	N00°33'09"W	46.33'
L2	S55°11'36"E	49.31'	L23	N04°22'00"W	21.55'
L3	S54°38'54"E	120.00'	L24	N89°26'51"E	175.85'
L4	S56°09'26"E	65.58'	L25	N81°55'40"E	67.47'
L5	N32°16'44"W	4.00'	L26	N08°21'58"W	3.41'
L6	S59°17'17"E	65.47'	L27	N79°36'14"E	67.13'
L7	S62°25'20"E	65.47'	L28	N75°32'40"E	67.13'
L8	S65°17'43"E	54.56'	L29	N71°29'05"E	55.93'
L9	S67°54'25"E	54.56'	L30	N68°46'44"E	55.93'
L10	S70°46'48"E	65.47'	L31	N65°53'00"E	51.52'
L11	S73°13'21"E	36.58'	L32	S24°07'00"E	3.51'
L12	S75°24'15"E	54.56'	L33	N65°53'00"E	91.50'
L13	S78°00'57"E	54.56'	L34	N61°24'24"E	237.07'
L14	S10°40'42"W	4.00'	L35	S60°56'05"W	176.43'
L15	S80°53'19"E	65.69'	L36	N53°35'11"W	115.37'
L16	S84°01'22"E	65.69'	L37	N36°24'49"E	78.00'
L17	S87°09'25"E	65.69'	L38	N53°35'11"W	6.83'
L18	S89°53'44"E	53.32'	L39	N36°24'49"E	19.36'
L19	N89°26'51"E	58.93'			
L20	S03°15'41"W	21.55'			
L21	S00°33'09"E	46.33'			

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- SITE BOUNDARY
- △ SIGHT TRIANGLE
- ⊙ PROPOSED STORM INLET
- ⊙ PROPOSED MANHOLE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED STREET LIGHT
- ▨ RESTRICTED FIRE LANE ACCESS
- ▨ PROPOSED GRAVEL PATHWAY
- ▨ PROPOSED CONCRETE PAVING
- ▨ PROPOSED ASPHALT PAVING
- ▨ PROPOSED RIPRAP POND SPILLWAY



32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

OVERALL SITE PLAN - FUTURE

DATE: JANUARY 21, 2022

PREPARED BY:
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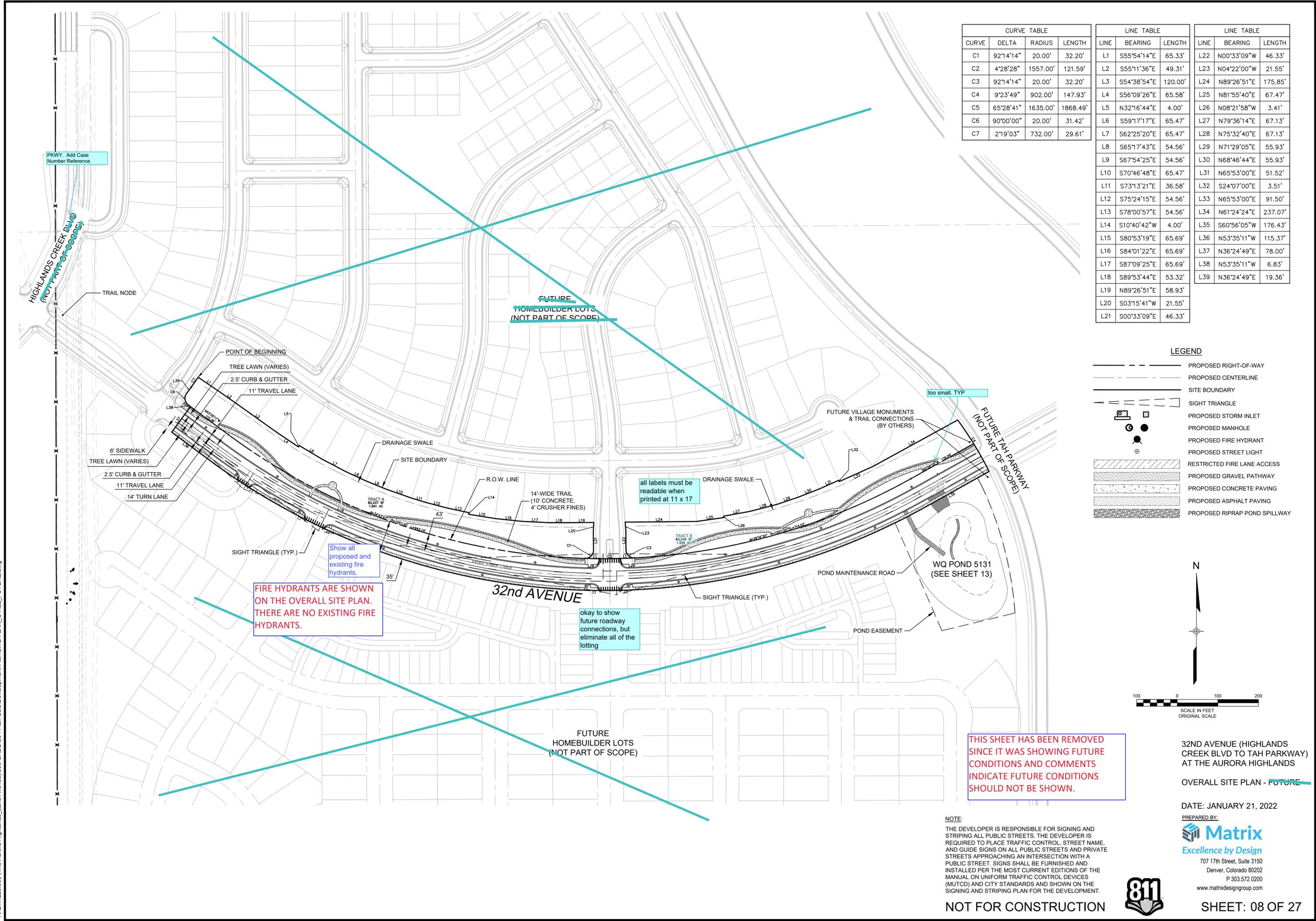


SHEET: 08 OF 27

THIS SHEET HAS BEEN REMOVED SINCE IT WAS SHOWING FUTURE CONDITIONS AND COMMENTS INDICATE FUTURE CONDITIONS SHOULD NOT BE SHOWN.

NOTE:
 THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

NOT FOR CONSTRUCTION



FIRE HYDRANTS ARE SHOWN ON THE OVERALL SITE PLAN. THERE ARE NO EXISTING FIRE HYDRANTS.

Show all proposed and existing fire hydrants.

okay to show future roadway connections, but eliminate all of the lotting

all labels must be readable when printed at 11 x 17

too small. TYP

FUTURE HOMEBUILDER LOTS (NOT PART OF SCOPE)

FUTURE HOMEBUILDER LOTS (NOT PART OF SCOPE)

PKWY. Add Case Number Reference

HIGHLANDS CREEK BLVD (NOT PART OF SCOPE)

FUTURE TAH PARKWAY (NOT PART OF SCOPE)

32nd AVENUE

WQ POND 5131 (SEE SHEET 13)

POND MAINTENANCE ROAD

POND EASEMENT

FUTURE VILLAGE MONUMENTS & TRAIL CONNECTIONS (BY OTHERS)

14'-WIDE TRAIL (10' CONCRETE, 4' CRUSHER FINES)

R.O.W. LINE

SITE BOUNDARY

DRAINAGE SWALE

11' TRAVEL LANE

2.5' CURB & GUTTER

6' SIDEWALK

14' TURN LANE

2.5' CURB & GUTTER

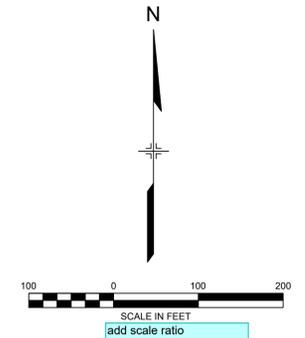
TREE LAWN (VARIES)

POINT OF BEGINNING

TREE LAWN (VARIES)

TRAIL NODE

LEGEND	
	SITE BOUNDARY
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE
	PROPOSED LIGHT POLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR (BY OTHERS)
	PROPOSED 5' CONTOUR (BY OTHERS)
	PROPOSED 1' CONTOUR (BY OTHERS)
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR



SCALE IN FEET
add scale ratio
SCALE RATIO HAS BEEN ADDED

A SHEET HAS BEEN ADDED
The extent of this swale needs to be included in this plan set

A CONCRETE PAN IS NOT PROPOSED IN THIS SWALE LOCATION SINCE THIS IS A TEMPORARY SWALE (UNTIL ADDITIONAL CENTURY LOTS ARE DEVELOPED, AT WHICH TIME THE FLOWS WILL BE PIPED.)
Min 2% slope or provide concrete pan

NOTED
Offsite grading requires a letter from the property owner

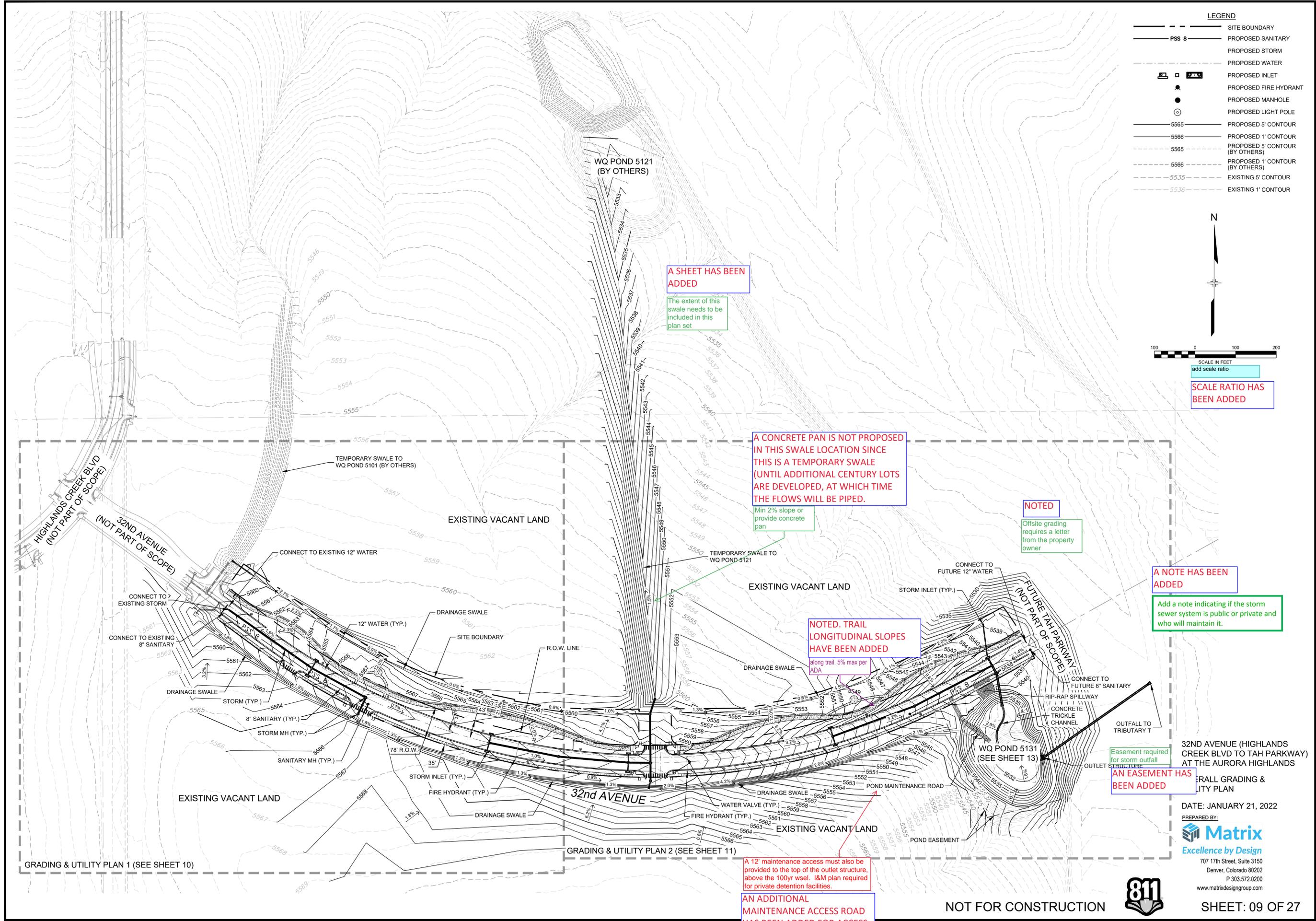
A NOTE HAS BEEN ADDED

Add a note indicating if the storm sewer system is public or private and who will maintain it.

NOTED. TRAIL LONGITUDINAL SLOPES HAVE BEEN ADDED
along trail. 5% max per ADA

AN EASEMENT HAS BEEN ADDED
Easement required for storm outfall structure

A 12' maintenance access road must also be provided to the top of the outlet structure, above the 100yr wsel. I&M plan required for private detention facilities.
AN ADDITIONAL MAINTENANCE ACCESS ROAD HAS BEEN ADDED FOR ACCESS TO THE OUTLET STRUCTURE



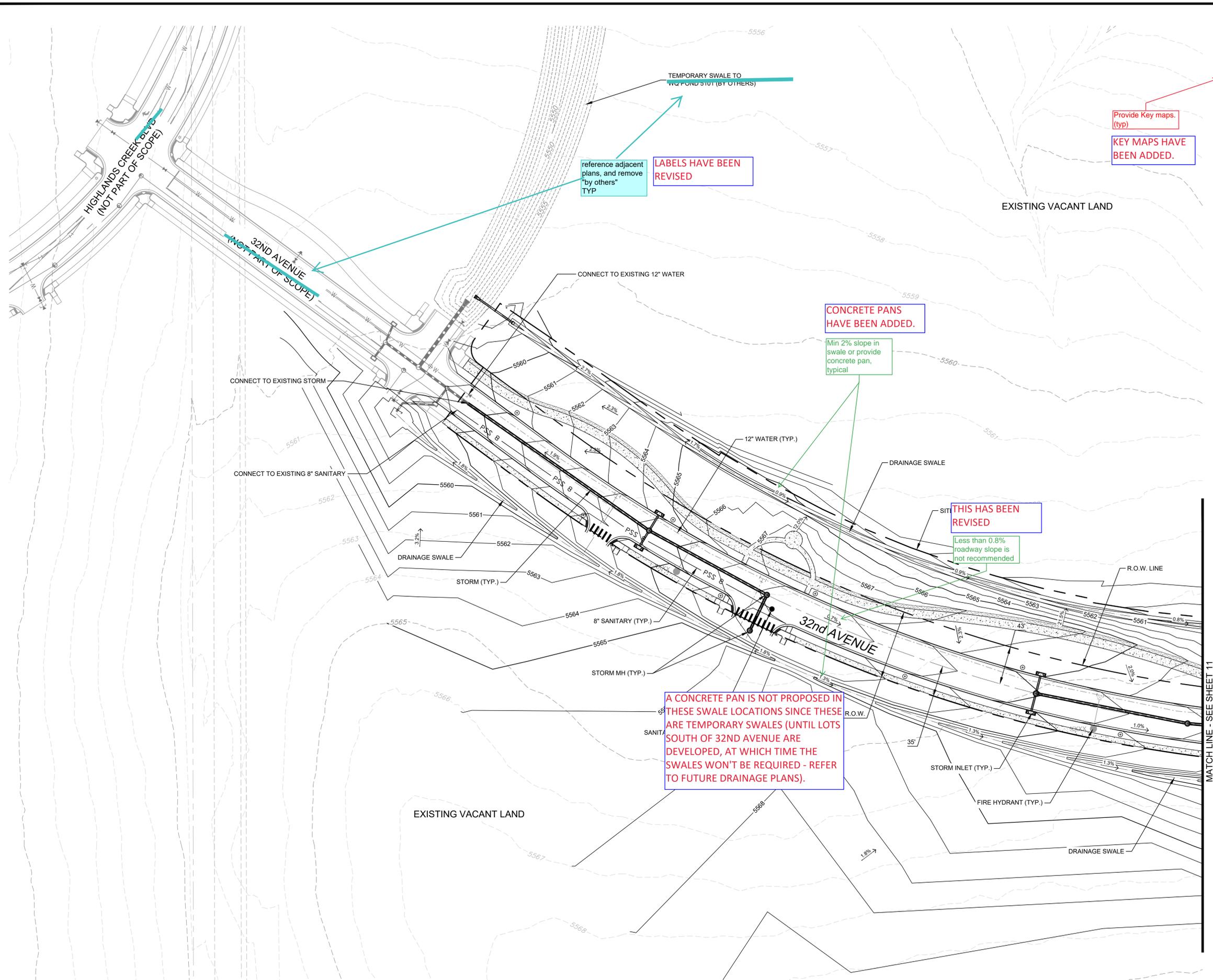
32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS OVERALL GRADING & UTILITY PLAN

DATE: JANUARY 21, 2022
PREPARED BY:
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SHEET: 09 OF 27



reference adjacent plans, and remove "by others" TYP

LABELS HAVE BEEN REVISED

Provide Key maps. (typ)

KEY MAPS HAVE BEEN ADDED.

CONCRETE PANS HAVE BEEN ADDED.

Min 2% slope in swale or provide concrete pan, typical

THIS HAS BEEN REVISED

Less than 0.8% roadway slope is not recommended

A CONCRETE PAN IS NOT PROPOSED IN THESE SWALE LOCATIONS SINCE THESE ARE TEMPORARY SWALES (UNTIL LOTS SOUTH OF 32ND AVENUE ARE DEVELOPED, AT WHICH TIME THE SWALES WON'T BE REQUIRED - REFER TO FUTURE DRAINAGE PLANS).

LEGEND

- SITE BOUNDARY
- PSS 8 --- PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED WATER
- PROPOSED INLET
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED LIGHT POLE
- 5565 --- PROPOSED 5' CONTOUR
- 5566 --- PROPOSED 1' CONTOUR
- 5565 --- PROPOSED 5' CONTOUR (BY OTHERS)
- 5566 --- PROPOSED 1' CONTOUR (BY OTHERS)
- 5535 --- EXISTING 5' CONTOUR
- 5536 --- EXISTING 1' CONTOUR

A NOTE HAS BEEN ADDED

Add a note indicating if the storm sewer system is public or private and who will maintain it.

SCALE BAR WAS INCORRECT - THIS HAS BEEN REVISED

Plans should not be less than 1"=50'



32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS
 GRADING & UTILITY PLAN

DATE: JANUARY 21, 2022

PREPARED BY:
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SHEET: 10 OF 27

LEGEND	
---	SITE BOUNDARY
---	PROPOSED SANITARY
---	PROPOSED STORM
---	PROPOSED WATER
□	PROPOSED INLET
●	PROPOSED FIRE HYDRANT
●	PROPOSED MANHOLE
○	PROPOSED LIGHT POLE
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED 5' CONTOUR (BY OTHERS)

NOTED. THE WATER LINE EAST OF THE DEVELOPMENT INTERSECTION WILL NOT BE ACTIVATED UNTIL THE CONNECTION TO TAH PARKWAY IS CONSTRUCTED. IF THE REMAINDER OF THE 32ND AVENUE WATER LINE NEEDS TO BECOME ACTIVATED, IT WILL BE LOOPED WITH THE SYSTEM WITHIN THE CENTURY DEVELOPMENT TO THE NORTH.

This water connection is critical to supporting the developed lots and fire hydrants served with in and from this filing. That also requires offsite water main extensions in E. 26th Ave. to provide a looped system.



A NOTE HAS BEEN ADDED

Add a note indicating if the storm sewer system is public or private and who will maintain it.

EASEMENT AND RIP-RAP HAVE BEEN ADDED

Some easement need to line. Rip rap required at discharge

Easement required for storm outfall

EASEMENT HAS BEEN ADDED

32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

AN ADDITIONAL MAINTENANCE ACCESS ROAD HAS BEEN ADDED FOR ACCESS TO THE OUTLET STRUCTURE

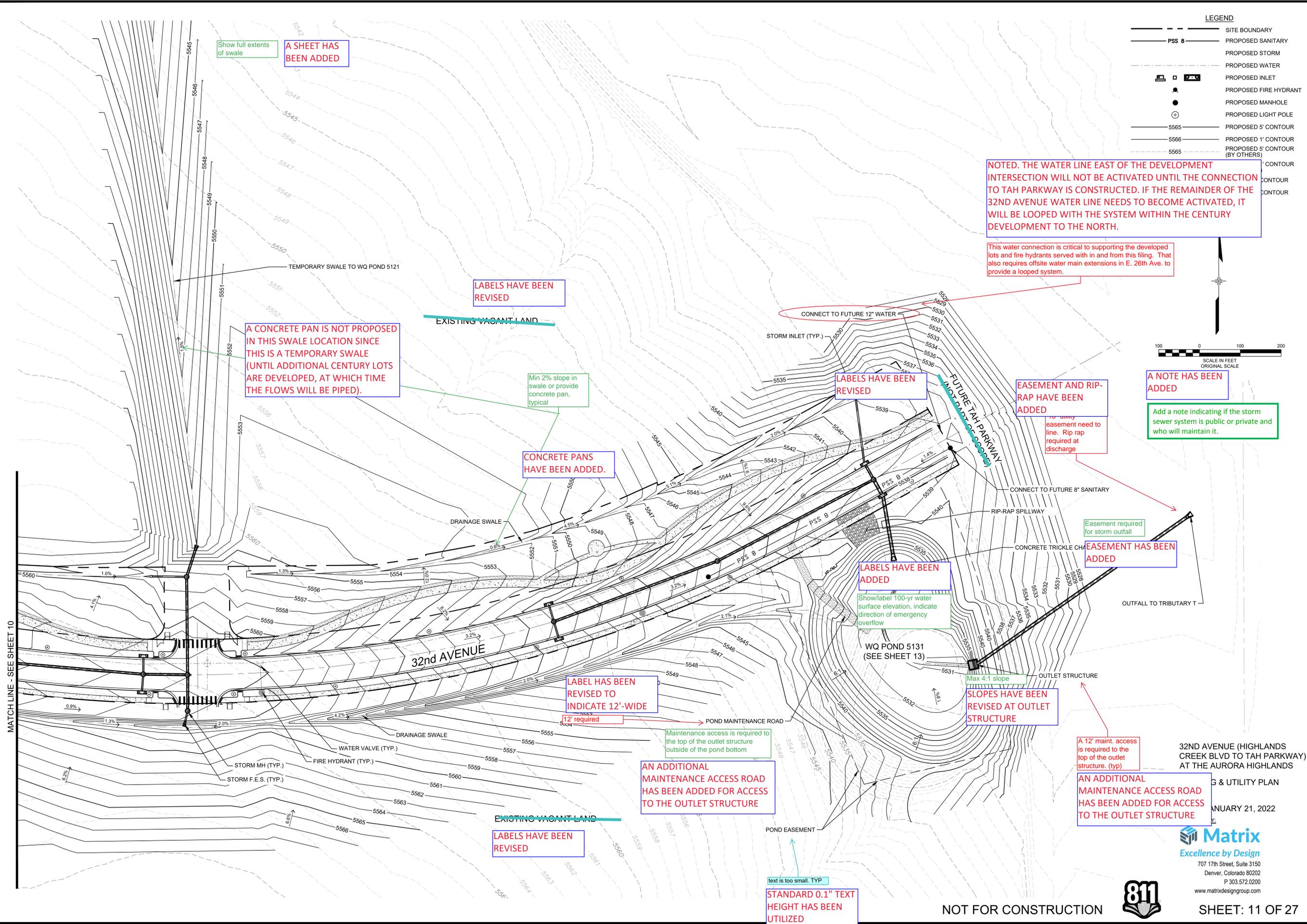
AN ADDITIONAL MAINTENANCE ACCESS ROAD HAS BEEN ADDED FOR ACCESS TO THE OUTLET STRUCTURE

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SHEET: 11 OF 27



A SHEET HAS BEEN ADDED

LABELS HAVE BEEN REVISED

A CONCRETE PAN IS NOT PROPOSED IN THIS SWALE LOCATION SINCE THIS IS A TEMPORARY SWALE (UNTIL ADDITIONAL CENTURY LOTS ARE DEVELOPED, AT WHICH TIME THE FLOWS WILL BE PIPED).

Min 2% slope in swale or provide concrete pan, typical

CONCRETE PANS HAVE BEEN ADDED.

LABELS HAVE BEEN REVISED

LABELS HAVE BEEN ADDED

Show/label 100-yr water surface elevation, indicate direction of emergency overflow

LABEL HAS BEEN REVISED TO INDICATE 12'-WIDE

12' required

Maintenance access is required to the top of the outlet structure outside of the pond bottom

AN ADDITIONAL MAINTENANCE ACCESS ROAD HAS BEEN ADDED FOR ACCESS TO THE OUTLET STRUCTURE

LABELS HAVE BEEN REVISED

text is too small. TYP
 STANDARD 0.1" TEXT HEIGHT HAS BEEN UTILIZED

MATCH LINE - SEE SHEET 10

ENGINEERING & UTILITY PLAN
 JANUARY 21, 2022

LEGEND	
---	SITE BOUNDARY
---	PROPOSED SANITARY
---	PROPOSED STORM
---	PROPOSED WATER
□	PROPOSED INLET
●	PROPOSED FIRE HYDRANT
●	PROPOSED MANHOLE
○	PROPOSED LIGHT POLE
---	5565 PROPOSED 5' CONTOUR
---	5566 PROPOSED 1' CONTOUR
---	5565 PROPOSED 5' CONTOUR (BY OTHERS)
---	5566 PROPOSED 1' CONTOUR (BY OTHERS)
---	5535 EXISTING 5' CONTOUR
---	5536 EXISTING 1' CONTOUR



FIRE HYDRANTS ABUTTING THE SITE ARE SHOWN ON 32ND AVENUE.

Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

NOTED. THE WATER LINE EAST OF THE DEVELOPMENT INTERSECTION WILL NOT BE ACTIVATED UNTIL THE CONNECTION TO TAH PARKWAY IS CONSTRUCTED. IF THE REMAINDER OF THE 32ND AVENUE WATER LINE NEEDS TO BECOME ACTIVATED, IT WILL BE LOOPED WITH THE SYSTEM WITHIN THE CENTURY DEVELOPMENT TO THE NORTH.

This is a critical connection point to serve these proposed lots, which requires water main extensions in TAH Pkwy and E. 26th Ave. Timing will be very important as we don't want this long 12" water line extension to be a dead end due to water quality concerns.

A WATER SAMPLING STATION HAS BEEN PROVIDED AT THE HYDRANT ON THE SOUTH SIDE OF 32ND AS SHOWN.

Provide a water sampling station per detail 230

Reconfigure the fire hydrants stating here. Fire hydrants shall be placed on average 500', on each side of 32nd and be arranged on an alternating basis. See example.

FIRE HYDRANTS HAVE BEEN RECONFIGURED AS SHOWN.

Add a note indicating if the storm sewer system is public or private and who will maintain it.

THIS SHEET HAS BEEN REMOVED SINCE IT WAS SHOWING FUTURE CONDITIONS AND COMMENTS INDICATE FUTURE CONDITIONS SHOULD NOT BE SHOWN.

32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

OVERALL GRADING & UTILITY PLAN - FUTURE

DATE: JANUARY 21, 2022

PREPARED BY:



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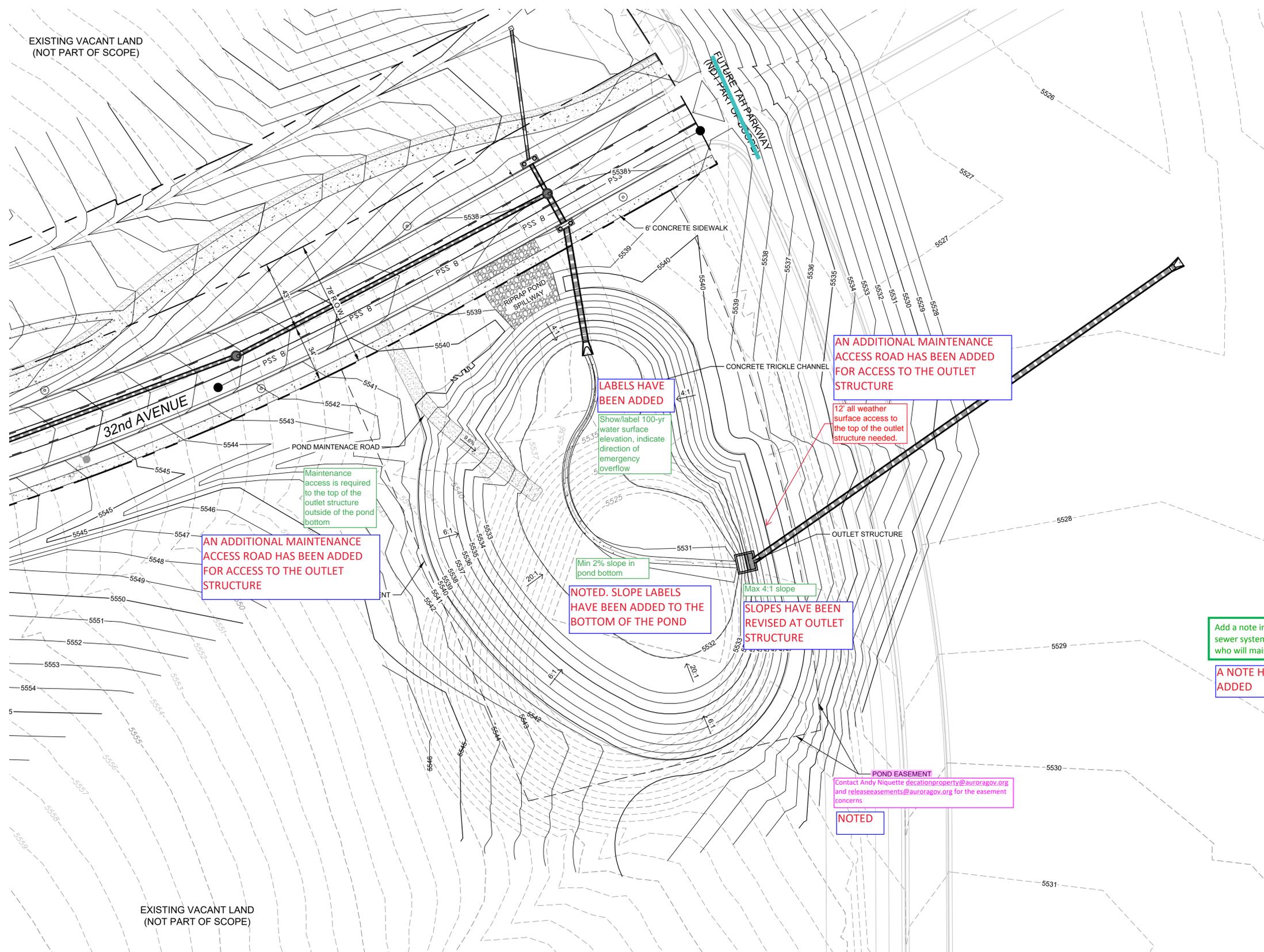
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SHEET: 12 OF 27

EXISTING VACANT LAND
(NOT PART OF SCOPE)



EXISTING VACANT LAND
(NOT PART OF SCOPE)

AN ADDITIONAL MAINTENANCE
ACCESS ROAD HAS BEEN ADDED
FOR ACCESS TO THE OUTLET
STRUCTURE

Maintenance
access is required
to the top of the
outlet structure
outside of the pond
bottom

LABELS HAVE
BEEN ADDED

Show/label 100-yr
water surface
elevation, indicate
direction of
emergency
overflow

Min 2% slope in
pond bottom

NOTED. SLOPE LABELS
HAVE BEEN ADDED TO THE
BOTTOM OF THE POND

Max 4:1 slope

SLOPES HAVE BEEN
REVISED AT OUTLET
STRUCTURE

AN ADDITIONAL MAINTENANCE
ACCESS ROAD HAS BEEN ADDED
FOR ACCESS TO THE OUTLET
STRUCTURE

12' all weather
surface access to
the top of the outlet
structure needed.

POND EASEMENT
Contact Andy Niquette decactionproperty@auroragov.org
and releasements@auroragov.org for the easement
concerns

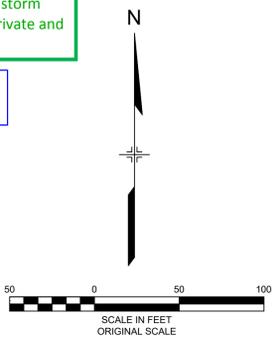
NOTED

Add a note indicating if the storm
sewer system is public or private and
who will maintain it.

A NOTE HAS BEEN
ADDED

LEGEND

- PROPOSED RIGHT-OF-WAY
- - - PROPOSED CENTERLINE
- SITE BOUNDARY
- SIGHT TRIANGLE
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- ▨ RESTRICTED FIRE LANE ACCESS
- ▨ PROPOSED GRAVEL PATHWAY
- ▨ PROPOSED CONCRETE PAVING
- ▨ PROPOSED ASPHALT PAVING
- ▨ PROPOSED RIPRAP POND SPILLWAY



32ND AVENUE (HIGHLANDS
CREEK BLVD TO TAH PARKWAY)
AT THE AURORA HIGHLANDS

WATER QUALITY
POND 5131 PLAN

DATE: JANUARY 21, 2022

PREPARED BY:

Matrix
Excellence by Design

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P 303.572.0200

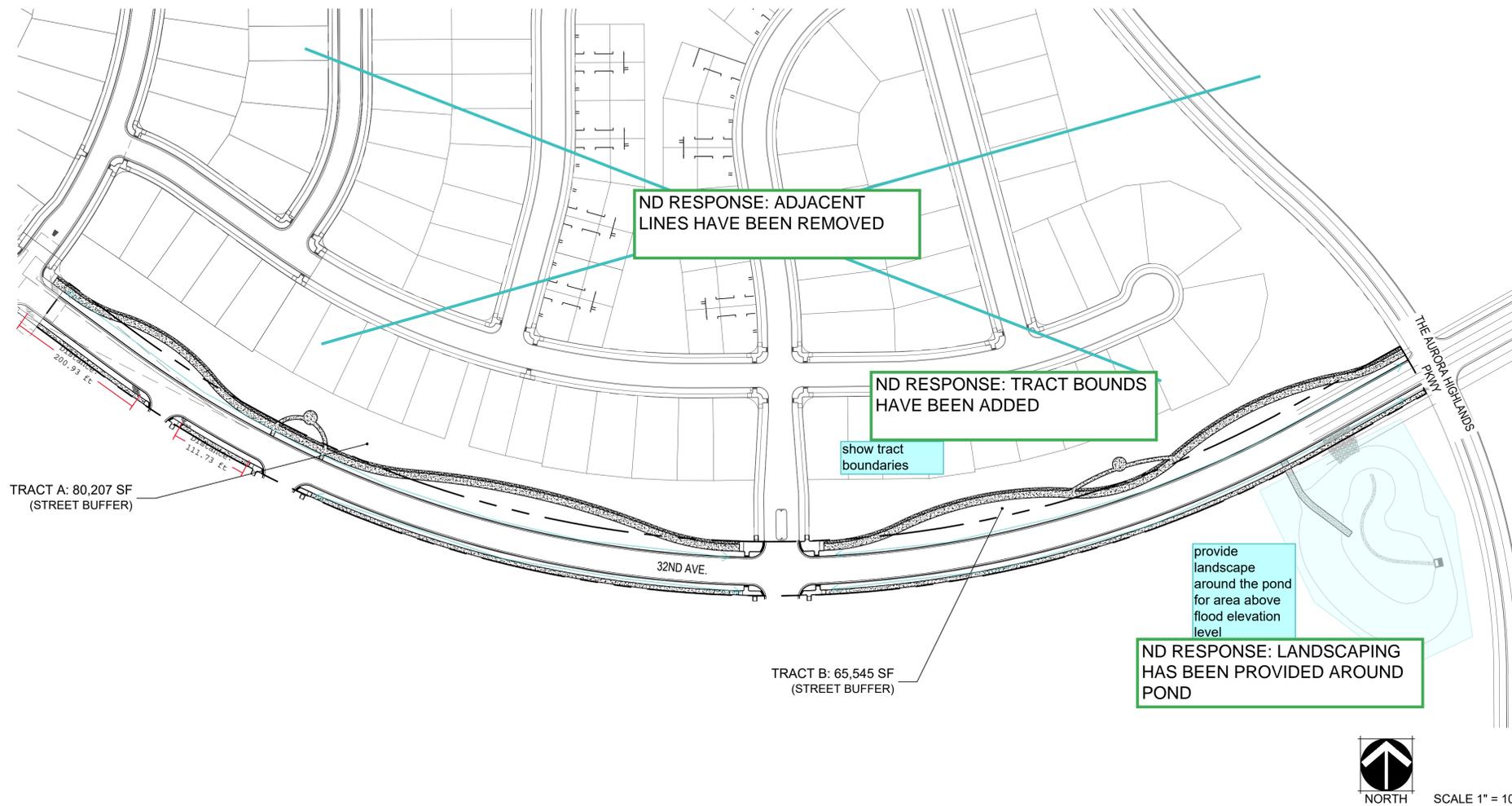
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SHEET: 13 OF 27

TRACT KEY MAP



SHEET INDEX

- L1.00 - COVER
- L1.01 - PLANT SCHEDULE
- L2.00 - LANDSCAPE PLAN
- L2.01 - LANDSCAPE PLAN
- L2.02 - LANDSCAPE PLAN
- L2.03 - LANDSCAPE PLAN
- L3.00 - HYDROZONE MAP
- L3.01 - MASTER FENCE & TRAIL PLAN
- L3.02 - TREE MITIGATION PLAN
- L4.00 - LANDSCAPE DETAIL
- L4.01 - LANDSCAPE DETAIL

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" LOCAL RIVER ROCK. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" COBBLESTONE (RIVER ROCK). WEED BARRIER IS REQUIRED UNDER RIVER ROCK AND COBBLE. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
11. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

STREET FRONTAGE BUFFER

Street Frontage Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: 32nd Ave - North Side (1 Tree and 10 Shrubs per 40 LF)	2,029	51	51	508	#5 Cont Shrubs 813 #1 Cont Grasses 2,564
Totals:	2,029	51	51	508	1,667

NOTES:

- 1.) Street Frontage Buffers are minimum 20' and maximum 100' wide.
- 2.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

Street Tree Description	Length (LF)	Trees Required	Trees Provided
32nd Ave North Side (1 Tree / 40 LF)	1,928	49	48
32nd Ave South Side (1 Tree / 40 LF)	1,676	42	44
Totals:	3,604	91	92

NOTES:

- 1.) Intersecting drives are excluded from linear foot calculations.

146-4.7.5.C.1.e. Street trees shall be set back at least 50 feet from the face of a stop sign in order to maintain a regulatory sign visibility zone as shown in Figure 4.7-2.
Revise calculations for trees in the curbside landscape. Trees have been set back from intersections where there are no stop signs.

ND RESPONSE: STREET LENGTHS HAVE BEEN ADJUSTED AND THE REQUIRED TREE COUNTS ARE BEING MET

Add note re: COA plantings in sight triangles. Max plant height 26"

ND RESPONSE: NOTE HAS BEEN ADDED

WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Non-Irrigated (Wetland Seed) (SF)	Non-Irrigated Area/Pavement (SF)	Total Area (SF)
A	48,719	6,295	-	25,193	80,207
B	37,022	6,705	-	21,818	65,545
ROW	28,349	20,647	-	(48,996)	-
Totals:	114,090	33,647	-	(1,985)	145,752

KEY MAP

SCALE: 1" = 400'



32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

DATE: JANUARY 21, 2022

PREPARED BY:
NORRIS DESIGN
Planning | Landscape Architecture | Branding

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NOT FOR CONSTRUCTION

L1.00 - COVER
SHEET: 14 OF 27

PLANTING SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
DECIDUOUS CANOPY TREE					
22	ESE	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BIEBERICH'	2 1/2" CAL. B&B	LOW
11	LAS	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2 1/2" CAL. B&B	MODERATE
19	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER'	2 1/2" CAL. B&B	VERY LOW
21	TEX	TEXAS RED OAK	QUERCUS BUCKLEYI	2 1/2" CAL. B&B	MODERATE
20	WHO	WHITE OAK	QUERCUS ALBA	2 1/2" CAL. B&B	VERY LOW
EVERGREEN TREES					
17	BOP	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6' HT. MIN (SPECIMEN)	MODERATE
9	PVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT. MIN (SPECIMEN)	VERY LOW
15	SBH	BLACK HILLS SPRUCE	PICEA PUNGENS 'DENSATA'	6' HT. MIN (SPECIMEN)	LOW
DECIDUOUS ORNAMENTAL TREE					
6	PRF	PRAIRIE FIRE CRAB APPLE	MALUS 'PRAIRIE FIRE'	2" CAL. B&B	LOW
8	TCH	COCKSPUR THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL. B&B	LOW
DECIDUOUS SHRUBS 2-4' SPREAD					
63	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	#5 CONT.	VERY LOW
30	KND	DOUBLE KNOCKOUT ROSE	ROSA 'RADTKO'	#5 CONT.	LOW
63	LED	DWARF LEADPLANT	AMORPHA NANA	#5 CONT.	VERY LOW
13	LMS	LIMEMOUND SPIREA	S. X BUMALDA 'LIMEMOUND'	#5 CONT.	LOW
16	ORB	ROCKET ORANGE BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	#5 CONT.	LOW
123	RSD	DWARF RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LACY BLUE'	#5 CONT.	VERY LOW
18	SLH	SWEETSPIRE 'LITTLE HENRY'	ITEA VIRGINICA 'SPRICH'	#5 CONT.	MODERATE
DECIDUOUS SHRUBS 5-6' SPREAD					
53	BPU	BUTTERFLY BUSH	BUDDLEIA DAVIDII	#5 CONT.	LOW
27	FER	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	#5 CONT.	LOW
20	GNI	GOLDEN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	#5 CONT.	LOW
10	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	VERY LOW
89	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	VERY LOW
4	RBA	RED BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'	#5 CONT.	LOW
18	REC	RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	#5 CONT.	LOW
21	RSB	RED SNOWBERRY	SYMPHORICARPOS ORBICULATUS	#5 CONT.	LOW
12	YCU	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.	VERY LOW
DECIDUOUS SHRUBS 7-9' SPREAD					
12	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	#5 CONT.	LOW
16	AMP	AMERICAN PLUM	PRUNUS AMERICANA	#5 CONT.	VERY LOW
29	CWL	COMMON WHITE LILAC	SYRINGA VULGARIS ALBA	#5 CONT.	VERY LOW
14	GST	GOLDEN SMOKE TREE	COTINUS COGGYGRIA 'ANCOT'	#5 CONT.	LOW
16	NAC	NANKING CHERRY	PRUNUS TOMENTOSA	#5 CONT.	LOW
12	NCC	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA	#5 CONT.	LOW
11	NCG	CENTER GLOW NINEBARK	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	#5 CONT.	LOW
21	SAA	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	VERY LOW
10	TWS	TALL WESTERN SAGE	ARTEMISIA TRIDENTATA	#5 CONT.	VERY LOW
EVERGREEN SHRUBS 2-4" SPREAD					
18	MAN	PANCHITO MANAZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	VERY LOW
EVERGREEN SHRUBS 5-6" SPREAD					
19	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	VERY LOW
3	CCB	CORAL BEAUTY COTONEASTER	CYTISUS DAMMERI 'CORAL BEAUTY'	#5 CONT.	MODERATE
2	CHI	CHIEFTAIN MANAZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.	VERY LOW
12	OGH	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	#5 CONT.	VERY LOW
EVERGREEN SHRUBS 7-9" SPREAD					
31	MTA	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	#5 CONT.	LOW
ORNAMENTAL GRASSES					
152	APG	UNDAUNTED ALPINE PLUME GRASS	ACHNATHERUM CALAMAGROSTIS 'PUND02S'	#1 CONT.	LOW
69	FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	LOW
699	GBA	BLONDE AMBITION GRAMA GRASS	BOUPELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	VERY LOW
367	GRM	MUHLY GRASS	MUHLENBERGIA HYBRIDS	#1 CONT.	VERY LOW
97	HFB	LITTLE BUNNY HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	#1 CONT.	VERY LOW
694	MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	#1 CONT.	VERY LOW
6	PAH	HARDY PAMPAS GRASS	ERIANTHUS RAVENNAE	#1 CONT.	LOW
116	PDG	PRAIRIE DROPSSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	VERY LOW
356	RSG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	LOW
PERENNIALS					
26	CFL	PURPLE CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.	VERY LOW
60	CLT	LITTLE TRUDY CATMINT	NEPETA 'PSIFKE'	#1 CONT.	LOW
67	DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.	VERY LOW
36	HSU	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONT.	VERY LOW
14	SEF	SEA FOAM SAGE	ARTEMISIA VERSICOLOR 'SEA FOAM'	#1 CONT.	VERY LOW

IRRIGATED NATIVE NON-IRRIGATED NATIVE

IRRIGATED AND NON-IRRIGATED NATIVE SEED MIX

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
C	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	25%	3.75 LBS.
C	CRESTED WHEATGRASS	AGROPYRON CRISTATUM	25%	3.75 LBS.
W	BLUE GRAMA	BOUPELOUA GRACILIS	10%	1.5 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	20%	3.0 LBS.
C	SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	15%	2.25 LBS.
W	ALKALI SACATON	SPOROBOLUS AIROIDES	5%	0.75 LBS.
W/C = WARM OR COOL SEASON MIX HAS BEEN APPROVED BY DENVER INTERNATIONAL AIRPORT			TOTAL	100% 15.0 LBS.

IRRIGATED MANICURED TURF SOD

TALL FESCUE BLEND OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

DATE: JANUARY 21, 2022

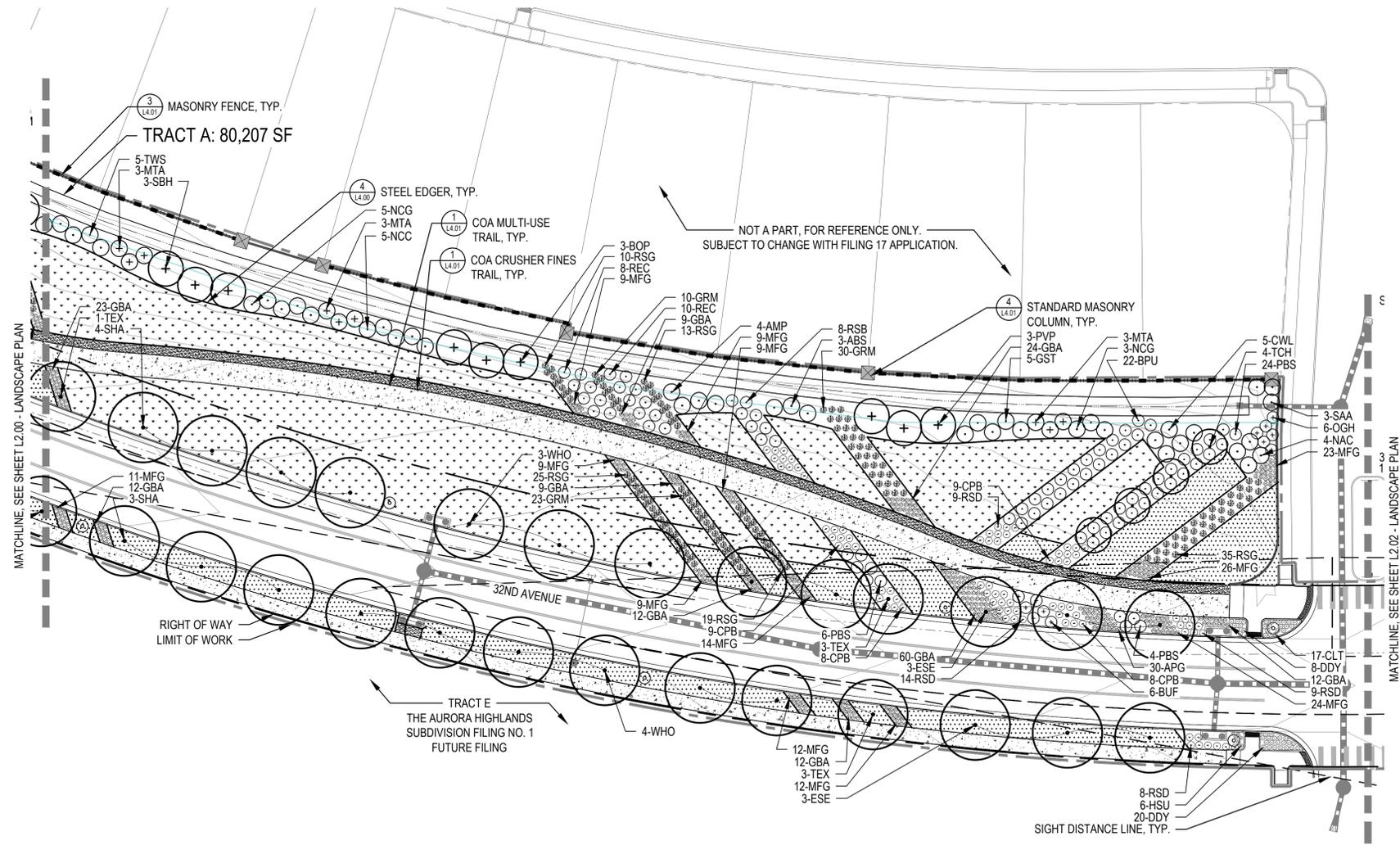
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L1.01 - PLANT SCHEDULE
SHEET: 15 OF 27

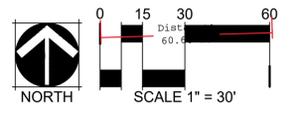
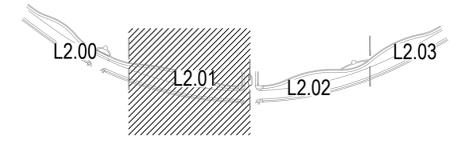


LEGEND

- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- RIGHT OF WAY (ROW)
- STEEL EDGER (4/L4.00)
- MASONRY FENCE (3/L4.01)
- IRRIGATED MANICURED TURF SOD (DEVELOPER)
- NON-IRRIGATED NATIVE SEED
- 100% IRRIGATED NATIVE GRASS SEED MIX
- CRUSHER FINES
- COBBLE
- DECIDUOUS CANOPY TREE (1/L4.00)
- ORNAMENTAL TREES (1/L4.00)
- EVERGREEN TREES (1/L4.00)
- DECIDUOUS SHRUBS (2/L4.00)
- EVERGREEN SHRUBS (2/L4.00)
- ORNAMENTAL GRASSES (3/L4.00)
- PERENNIALS (3/L4.00)
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL, 2/L4.01)
- BENCH (7/L4.00)
- BIKE RACK (5/L4.00)
- TRASH CAN (6/L4.00)
- STANDARD MASONRY COLUMN (4/L4.01)

- NOTES:**
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 2. FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.

KEY MAP SCALE: 1" = 400'



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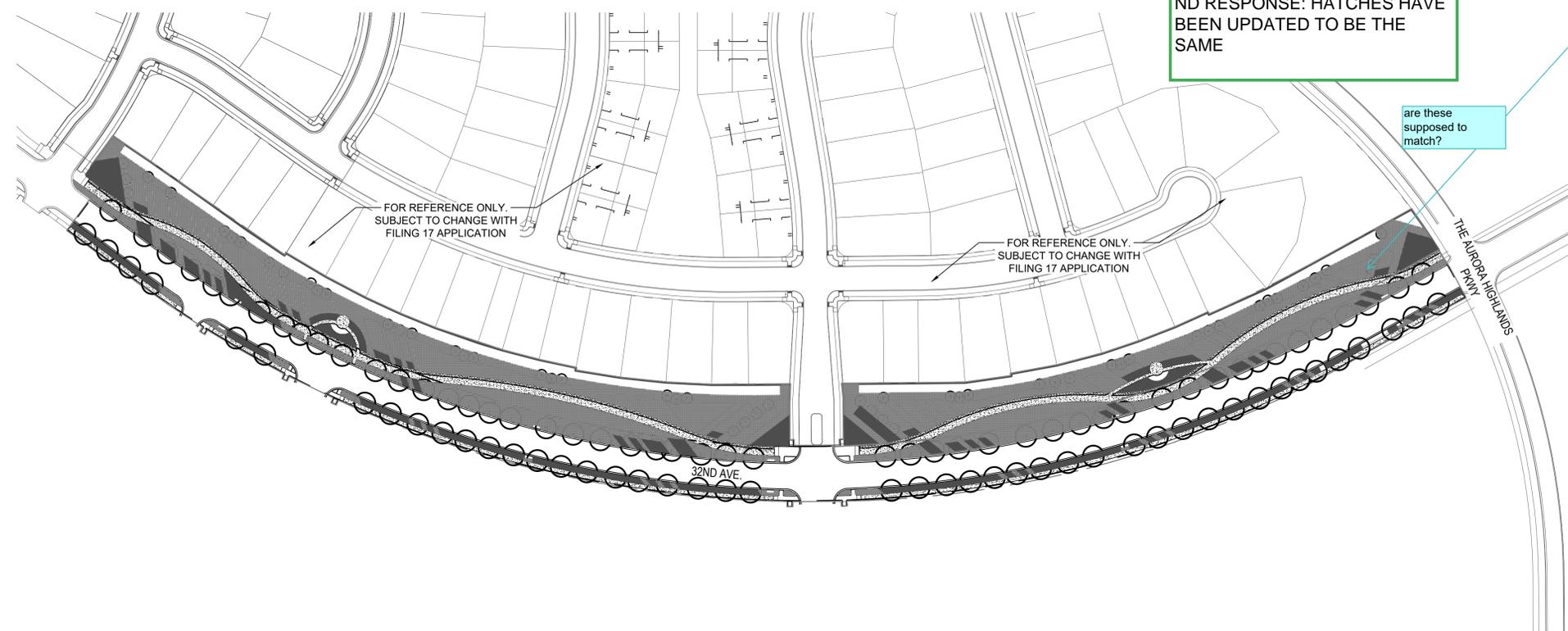
32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

DATE: JANUARY 21, 2022

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L2.01 - LANDSCAPE PLAN
 SHEET: 17 OF 27

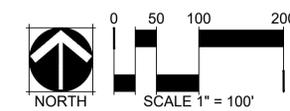


LEGEND

- LIMIT-OF-WORK
- PROPERTY LINE
- HIGH WATER USE: MANICURED TURF (IRRIGATED)
- ▨ LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- ⊕ EVERGREEN TREES

HYDRO-ZONE TABLES

WATER USE TYPE	AREA (SF)
HIGH WATER USE	33,421 SF
LOW WATER USE	172,801 SF
NON-IRRIGATED	146,328 SF
TOTAL IRRIGATED AREA	206,222 SF



32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

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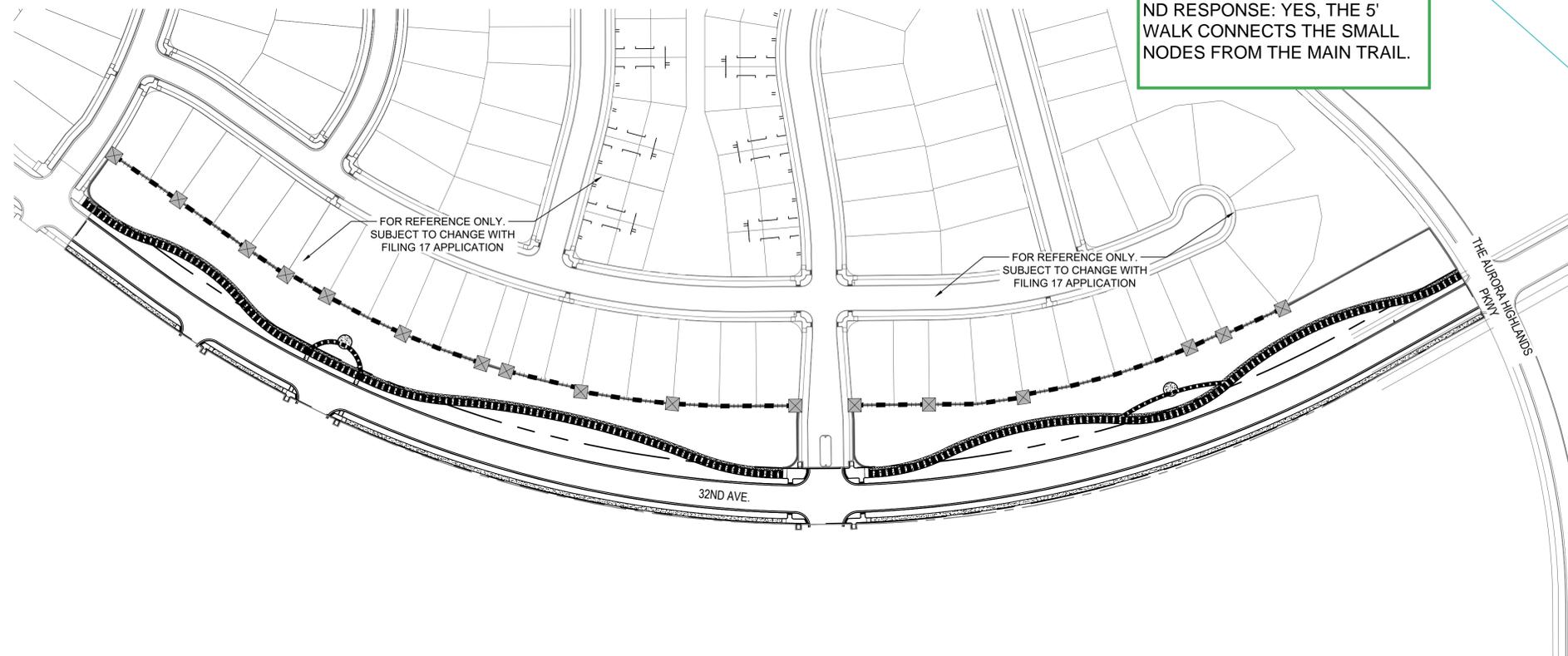
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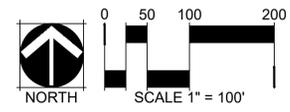
L3.00 - HYDROZONE MAP
 SHEET: 20 OF 27

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- LEGEND**
- PROPERTY LINE
 - 5' CONCRETE TRAIL (NOT INCLUDING SIDEWALKS)
 - 10' CONCRETE TRAIL
 - |—|—|—|— MASONRY FENCE (REFER TO XXX)
 - ⊠ STANDARD MASONRY COLUMN (XLX.XX)



32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

DATE: JANUARY 21, 2022

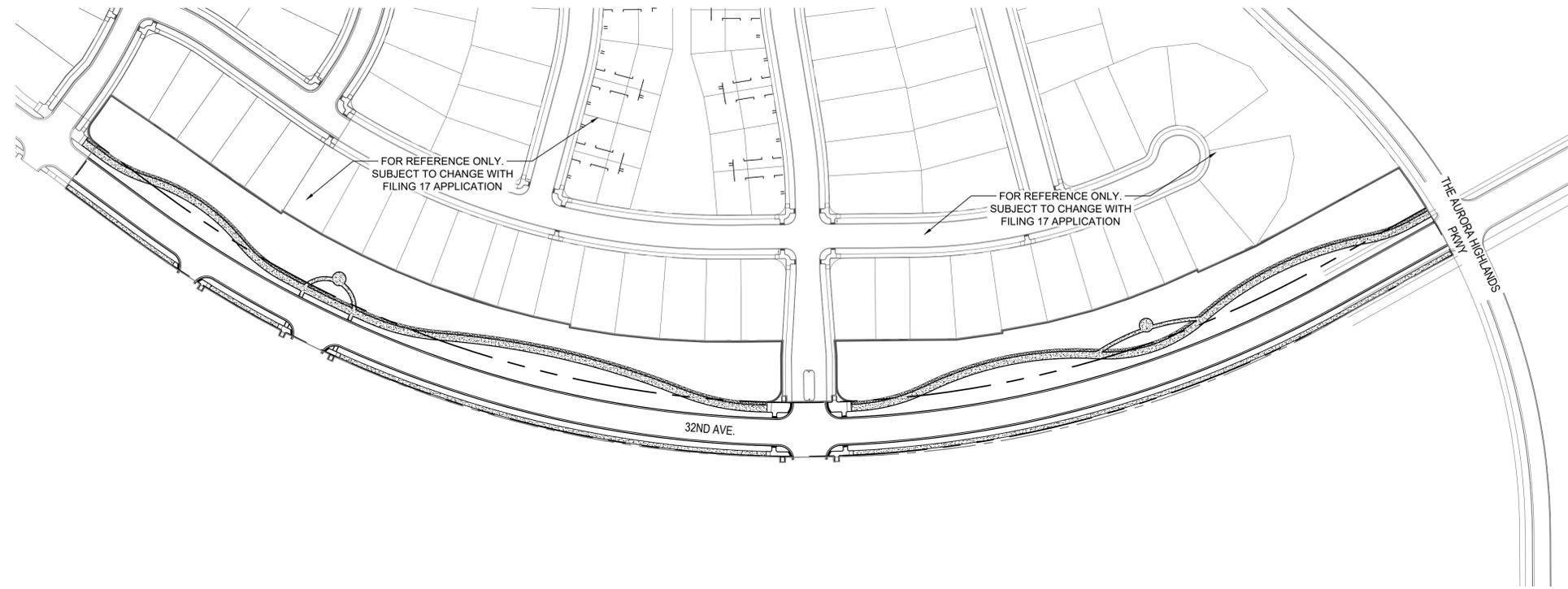
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L3.01 - MASTER FENCE & TRAIL PLAN
 SHEET: 21 OF 27



LEGEND

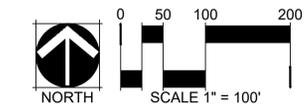
-  PROPERTY LINE
-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED

EXISTING TREE SUMMARY

NOTE: THERE ARE (0) EXISTING TREES WITHIN THIS CSP.

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
0"	0"	0"



32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

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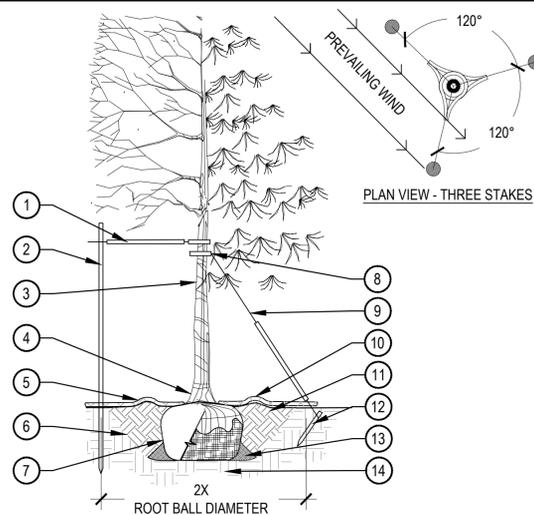


PRUNING NOTES:

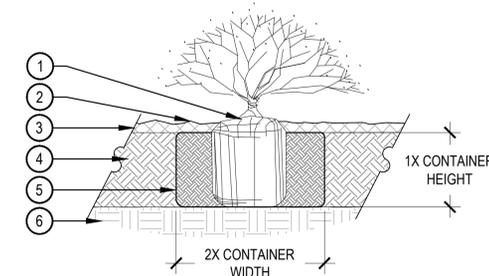
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



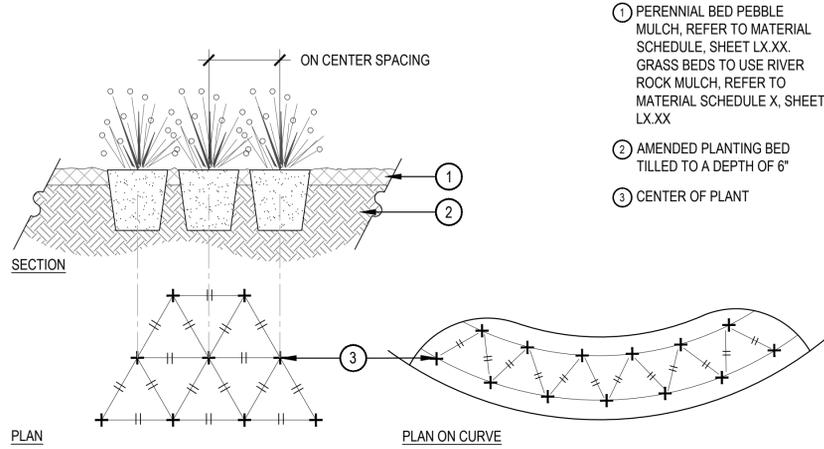
- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



- PERENNIAL BED PEBBLE MULCH, REFER TO MATERIAL SCHEDULE, SHEET LX.XX. GRASS BEDS TO USE RIVER ROCK MULCH, REFER TO MATERIAL SCHEDULE X, SHEET LX.XX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

NOTES:

- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



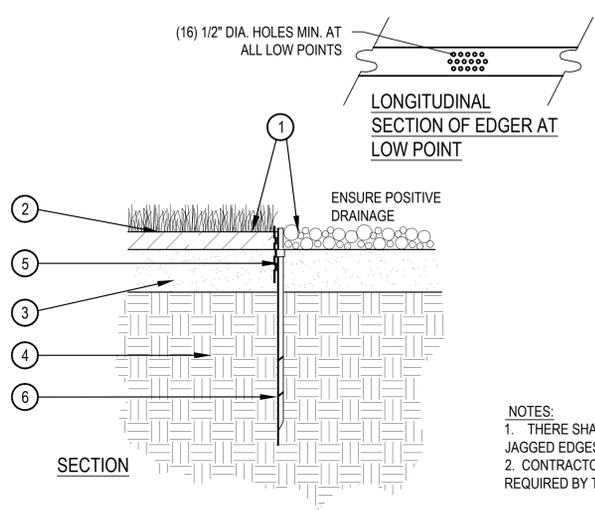
- FORMS + SURFACES
- PRODUCT: SLAPX-36S
- DESCRIPTION: APEX TRASH CAN
- SIZE: 41" HEIGHT, 32" WIDTH, 15" DEPTH
- BODY AND LID: SOLID ALUMINUM, INSET: STAINLESS STEEL
- BODY AND LID COLOR: SILVER TEXTURE, INSET: SATIN FINISH
- RECEPTACLES CAN BE USED FREESTANDING OR SURFACE MOUNTED

NOTES:

- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 TRASH CAN

SCALE: NTS



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
- AMENDED SOIL PER SPECIFICATIONS
- SUBGRADE
- STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE

NOTES:

- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
- CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 STEEL EDGER

SCALE: 1" = 1'-0"



- FORMS + SURFACES
- PRODUCT: SBKNI-072BA
- DESCRIPTION: KNIGHT BENCH
- SIZE: 72" LENGTH, 21.9" DEPTH, 31.1" HEIGHT
- FRAME MATERIAL: SOLID ALUMINUM, SLAT MATERIAL: EXTRUDED ALUMINUM WITH ZINC END CAPS
- FRAME COLOR: SILVER TEXTURE, SEAT COLOR: DARK CORTEN TEXTURE
- SURFACE MOUNT; PROVIDE 6" THICK, 5' LONG X 3' WIDE CONCRETE PAD WHEN IN CRUSHER FINES

NOTES:

- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7 BENCH

SCALE: NTS

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"



NOTES:

- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

5 BIKE RACK

SCALE: NTS

32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

DATE: JANUARY 21, 2022

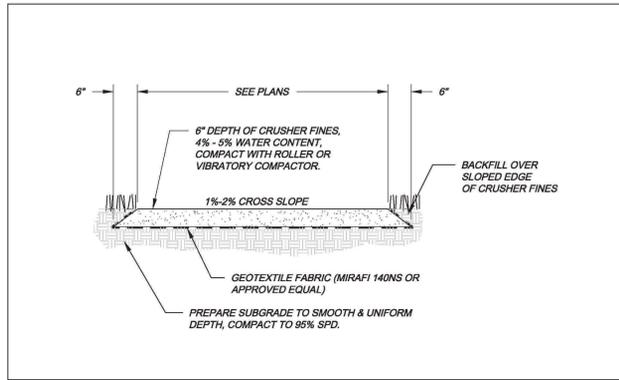
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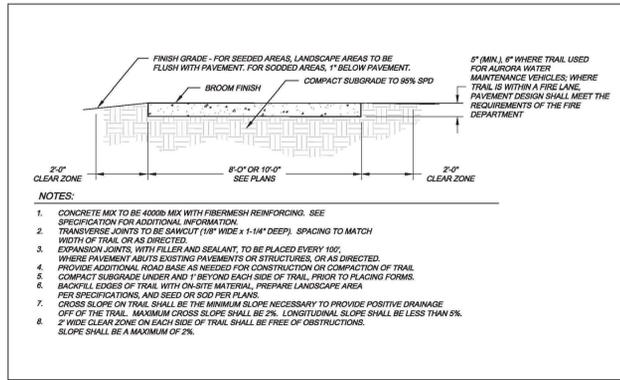


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L4.00 - LANDSCAPE DETAIL
SHEET: 23 OF 27



	City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: April 3, 2008	CRUSHER FINES TRAIL	P&OS T-2.0
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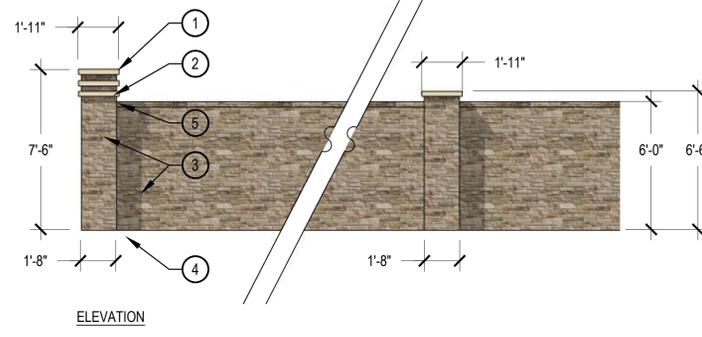
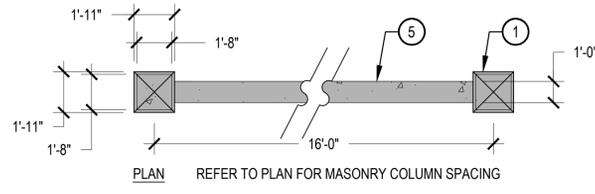
	City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: April 3, 2008	MULTI-USE TRAIL	P&OS T-1.0
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STREETWORKS GALLEON LED
 Arterial & Collector Streets: 25'-30" Mounting Height
 Local Streets: 20' Mounting Height
 Finish: Black

1 CITY OF AURORA STANDARD TRAIL DETAILS

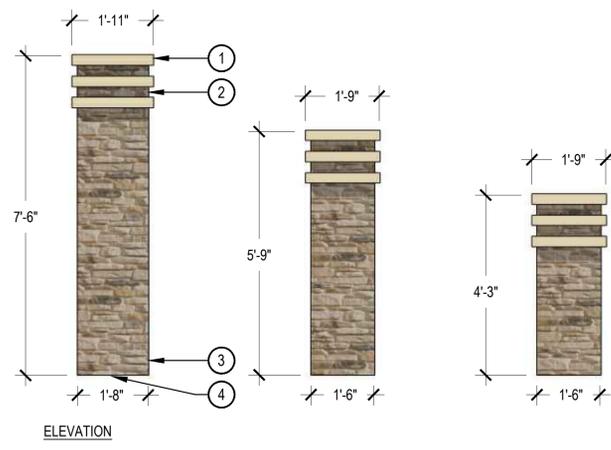
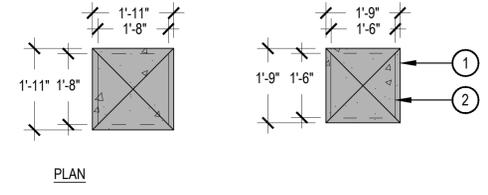
2 LOCAL STREET LIGHT



- 1 PRECAST CONCRETE COLUMN CAP
- 2 ACCENT STONE-LIKE VENEER
- 3 PRECAST CONCRETE STONE-LIKE COLUMN AND WALL
- 4 CONCRETE FOOTING ENGINEERED BY OTHERS
- 5 PRECAST CONCRETE WALL CAP

- NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
 2. CONCRETE FOOTING ENGINEERED BY OTHERS.

3 MASONRY FENCE



- 1 PRECAST CONCRETE COLUMN CAP
- 2 ACCENT STONE-LIKE VENEER
- 3 PRECAST CONCRETE STONE-LIKE COLUMN
- 4 CONCRETE FOOTING ENGINEERED BY OTHERS

- NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
 2. CONCRETE FOOTING ENGINEERED BY OTHERS.

4 STANDARD MASONRY COLUMN

32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

DATE: JANUARY 21, 2022

PREPARED BY:

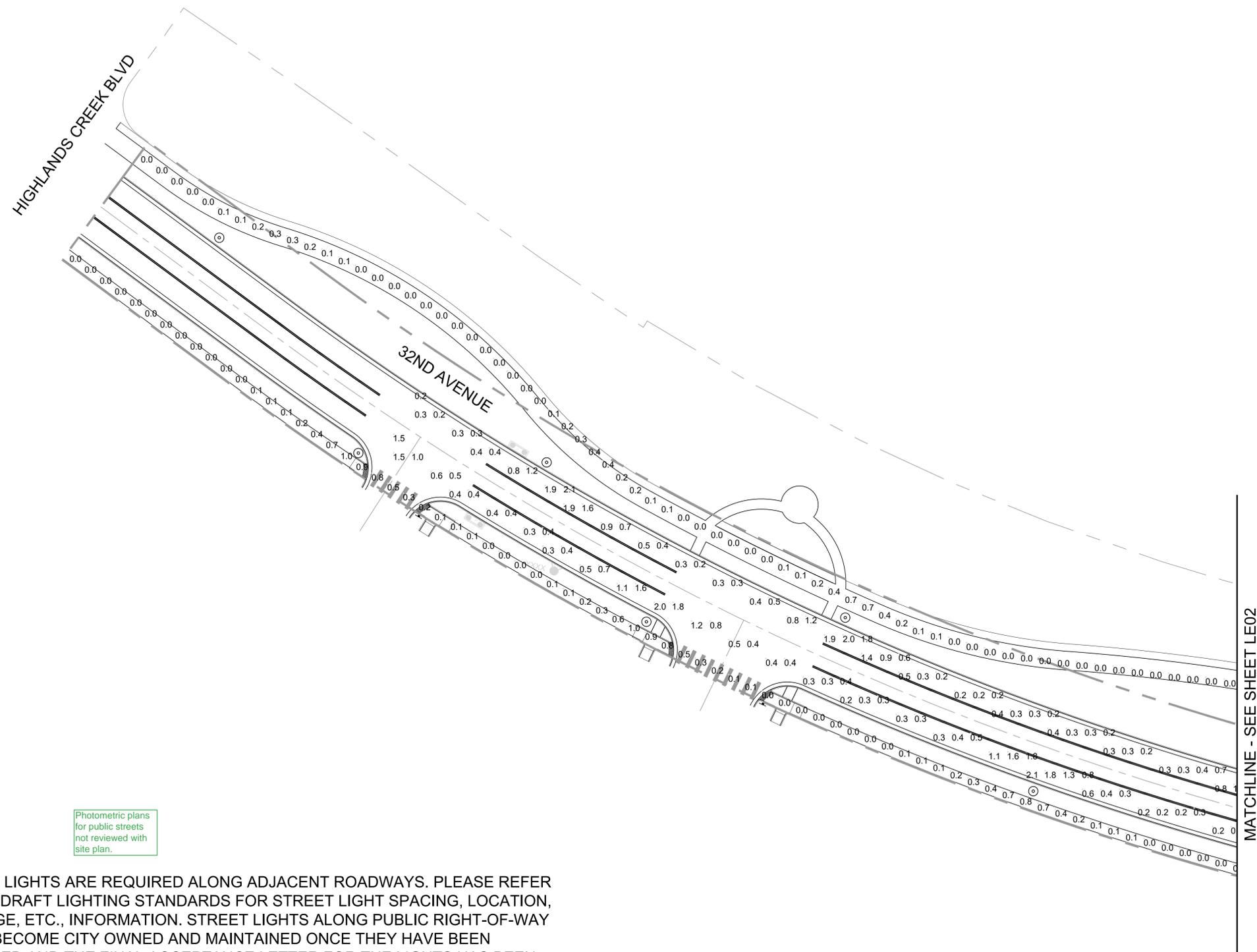
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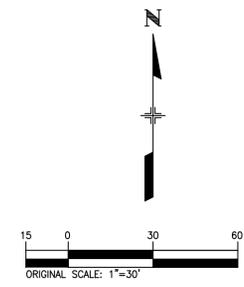
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L4.01 - LANDSCAPE DETAIL
 SHEET: 24 OF 27



Photometric plans for public streets not reviewed with site plan.

STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS. PLEASE REFER TO THE DRAFT LIGHTING STANDARDS FOR STREET LIGHT SPACING, LOCATION, WATTAGE, ETC., INFORMATION. STREET LIGHTS ALONG PUBLIC RIGHT-OF-WAY SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND THE FINAL ACCEPTANCE LETTER FOR THE LIGHTS HAS BEEN ISSUED. STREET LIGHT LOCATIONS SHOWN ON THE SITE PLAN ARE CONCEPTUAL. THE STREET LIGHTING PLAN SHALL BE INCLUDED WITH THE CIVIL PLAN SUBMITTAL AND WILL DETERMINE FINAL STREET LIGHT LOCATIONS BASED ON A PHOTOMETRIC ANALYSIS.



32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS LIGHTING PLANS
DATE: JANUARY 21, 2022

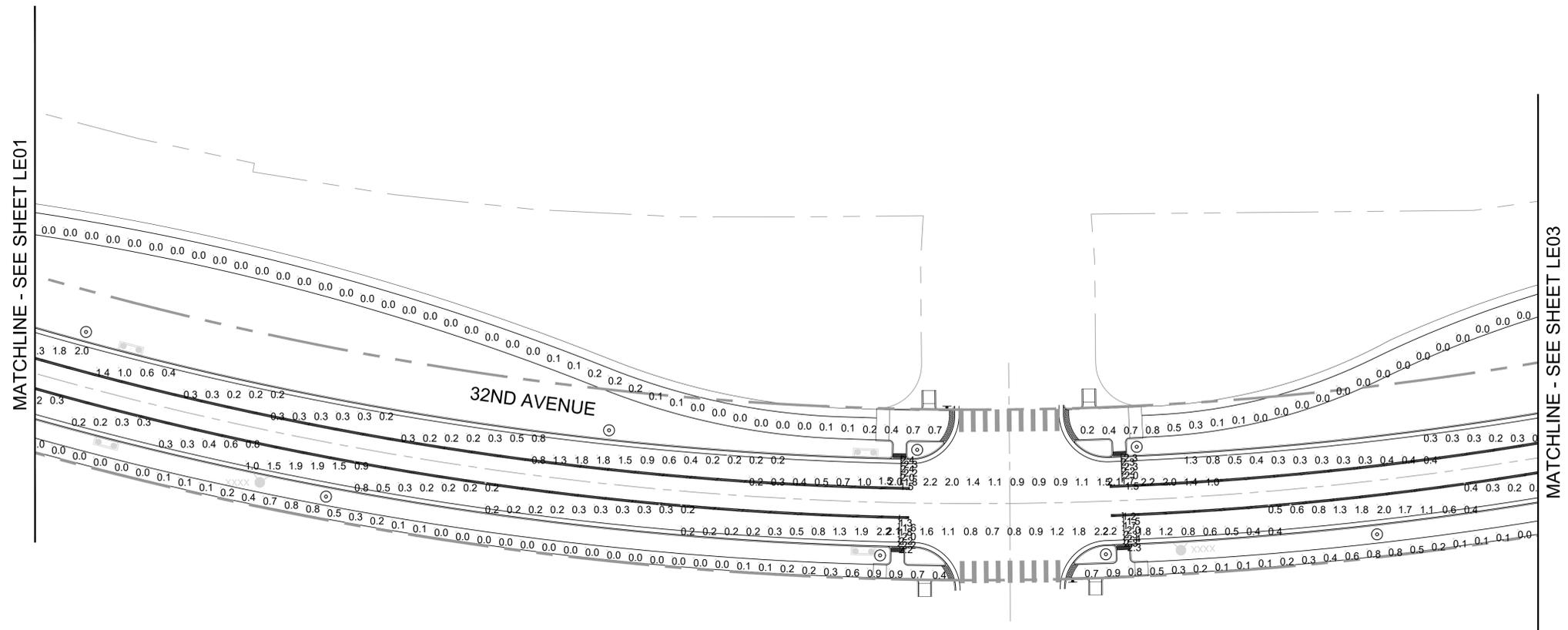
PREPARED BY:
CLANTON & ASSOCIATES
LIGHTING DESIGN AND ENGINEERING
4499 HAMILTON COURT SOUTH STE. 102
BOLLINGER, MO 63026
314-552-7229

LUMINAIRE SCHEDULE									
TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	FINISH	COLOR TEMP.	WATTAGE	LIGHT LOSS FACTOR	LUMINAIRE LUMENS
SL1		Urban Scope Post top decorative area luminaire on 20'-0" tapered pole. Type III distribution, B1-U0-G1 rating, photocell, suitable for wet locations, IP66.	Philips Lumec	MPTC-55W48LED3K-G3-LE3-PH8-DMG-BKTX	Black	3000K	53	0.8	6006

NOT FOR CONSTRUCTION



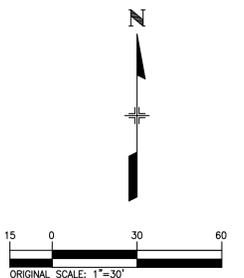
SHEET: 25 OF 27



STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS. PLEASE REFER TO THE DRAFT LIGHTING STANDARDS FOR STREET LIGHT SPACING, LOCATION, WATTAGE, ETC., INFORMATION. STREET LIGHTS ALONG PUBLIC RIGHT-OF-WAY SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND THE FINAL ACCEPTANCE LETTER FOR THE LIGHTS HAS BEEN ISSUED. STREET LIGHT LOCATIONS SHOWN ON THE SITE PLAN ARE CONCEPTUAL. THE STREET LIGHTING PLAN SHALL BE INCLUDED WITH THE CIVIL PLAN SUBMITTAL AND WILL DETERMINE FINAL STREET LIGHT LOCATIONS BASED ON A PHOTOMETRIC ANALYSIS.

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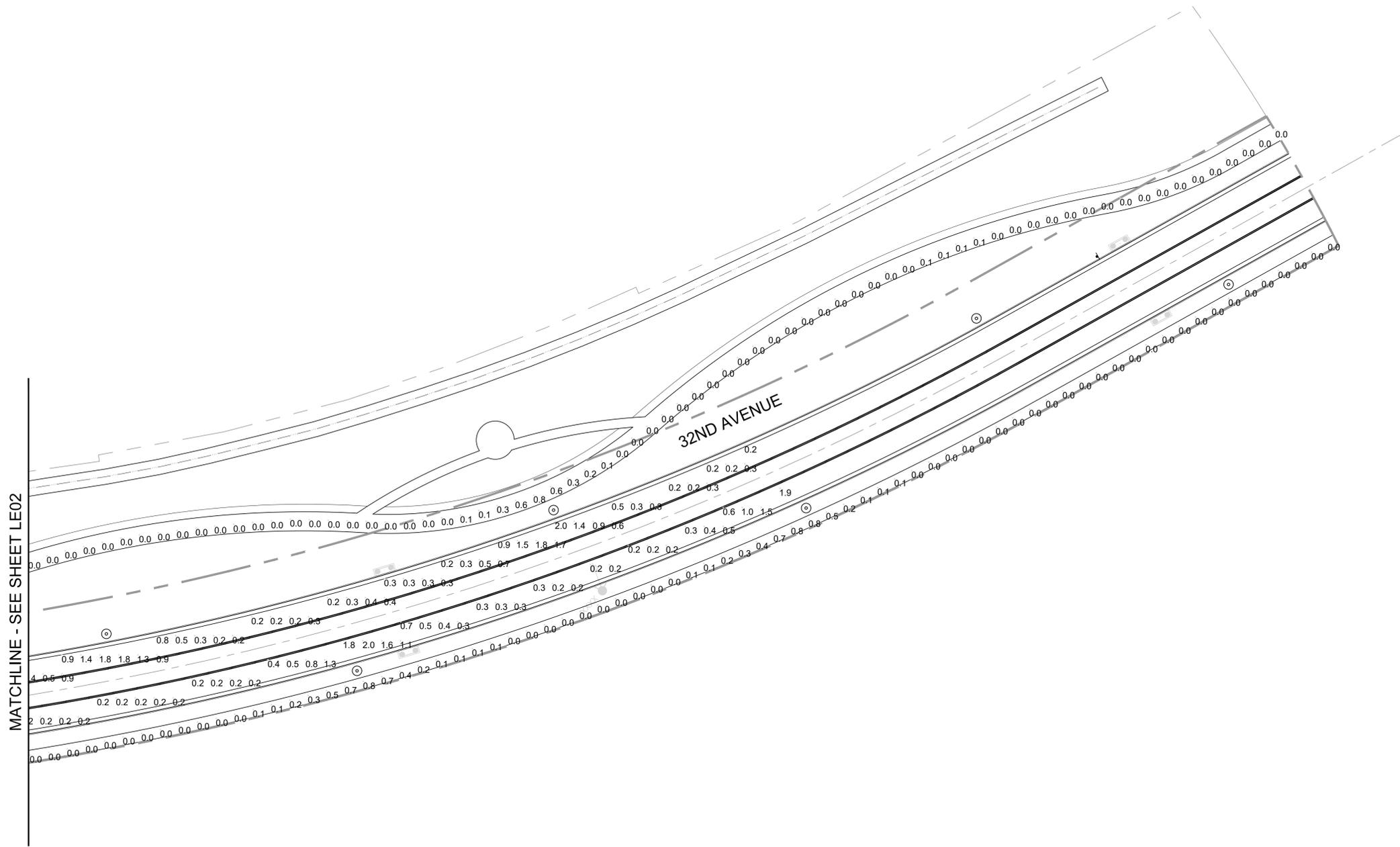
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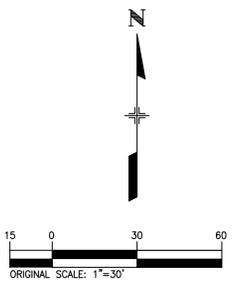
SHEET: 26 OF 27



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