

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 FOR THE OPERATION OF THE CITY. 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 UNOBTSTRUCTED AND FULLLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, ALTERATION, CHANGES OR REMOVAL OF ANY UTILITY EASEMENTS 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 PLAN 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.

EMERGENCY 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 ENCRACH INTO ANY EASEMENT OR FIRE LANE.

THE VENDOR OF A SIGN SHALL BE RESPONSIBLE FOR PROVIDING THE SIGN. 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 CROSSINGS. (2016 IFC D104.3)

ENTRY SIGNS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.

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.

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

2. 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 SCHEDULE, AND WIRING SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. THE CITY OF AURORA SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT FOR THE STREET LIGHTS. 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.

THIS NOTE HAS BEEN
REMOVED

[illegible]

PROPOSED SIGN

1. CONTRACTOR TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROJECTS.
2. 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.

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	RCBC	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	ST	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		

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SHEET: 02 OF 27

SITE PLAN TRACKING CHARTS

Filing/Site Plan Land Use Tracking Chart				
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	13.55	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	

no lots in Flg 11

Noted

Lot Tracking Chart													
		Product Types											
		MF			Small Lots					Standard Lots (>50')			
Filing No.	Site Plan No.	Traditional	Town Center	% of Total	Townhome	Paired Home	<50' Frontage		% of Total	50'-59' Frontage	60'+ Frontage	% of Total	Total
							Front-Load	Alt.-Load					
1	1	0	0	0.00%	0	0	0	0	0.00%	54	30	100.00%	84
2	2	0	0	0.00%	0	44	0	0	19.47%	73	109	80.53%	226
3	3	0	0	0.00%	0	0	0	0	0.00%	0	0	0.00%	0
4	4	0	0	0.00%	0	0	0	0	0.00%	3	6	100.00%	9
5	5	0	0	0.00%	0	0	0	0	0.00%	32	15	100.00%	47
6	6	0	0	0.00%	0	0	0	0	0.00%	0	26	100.00%	26
8	8	0	0	0.00%	0	0	0	72	41.38%	40	62	58.62%	174
10	10	0	0	0.00%	0	0	0	0	0.00%	0	176	100.00%	176
11	11	0	0	0.00%	0	0	0	0	0.00%	0	0	0.00%	0
13	13	0	0	0.00%	0	0	0	0	0.00%	0	13	100.00%	13
14	14	0	0	0.00%	0	62	0	0	28.44%	81	75	71.56%	218
15	15	0	0	0.00%	0	122	65	207	94.48%	23	0	5.52%	417
16	16	0	0	0.00%	0	0	0	46	16.85%	113	114	83.15%	273
19	19	0	0	0.00%	0	0	0	0	0.00%	0	0	0%	0
Total		0	0	0.00%	0	228	65	325	37.16%	0	626	33.63%	1663

- 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	3996
Small Lot Total	Max. 50% of Total Units	6244	618	5626
Small Lot Front-Loaded	Max. 35% of Total Units	4370	65	4305
Standard Total	Min. 40% of Total Units	4995	0	4310

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

Population Tracking Chart			
Filing No.19 / Site Plan No.19			
Product Type	Lot Totals	People Per Unit	Population
Single-Family	0	2.65	0
Multi-Family	0	2.50	0
Transit Station Area	0	2.02	0
Active Adult	0	1.58	0
Total	0		0

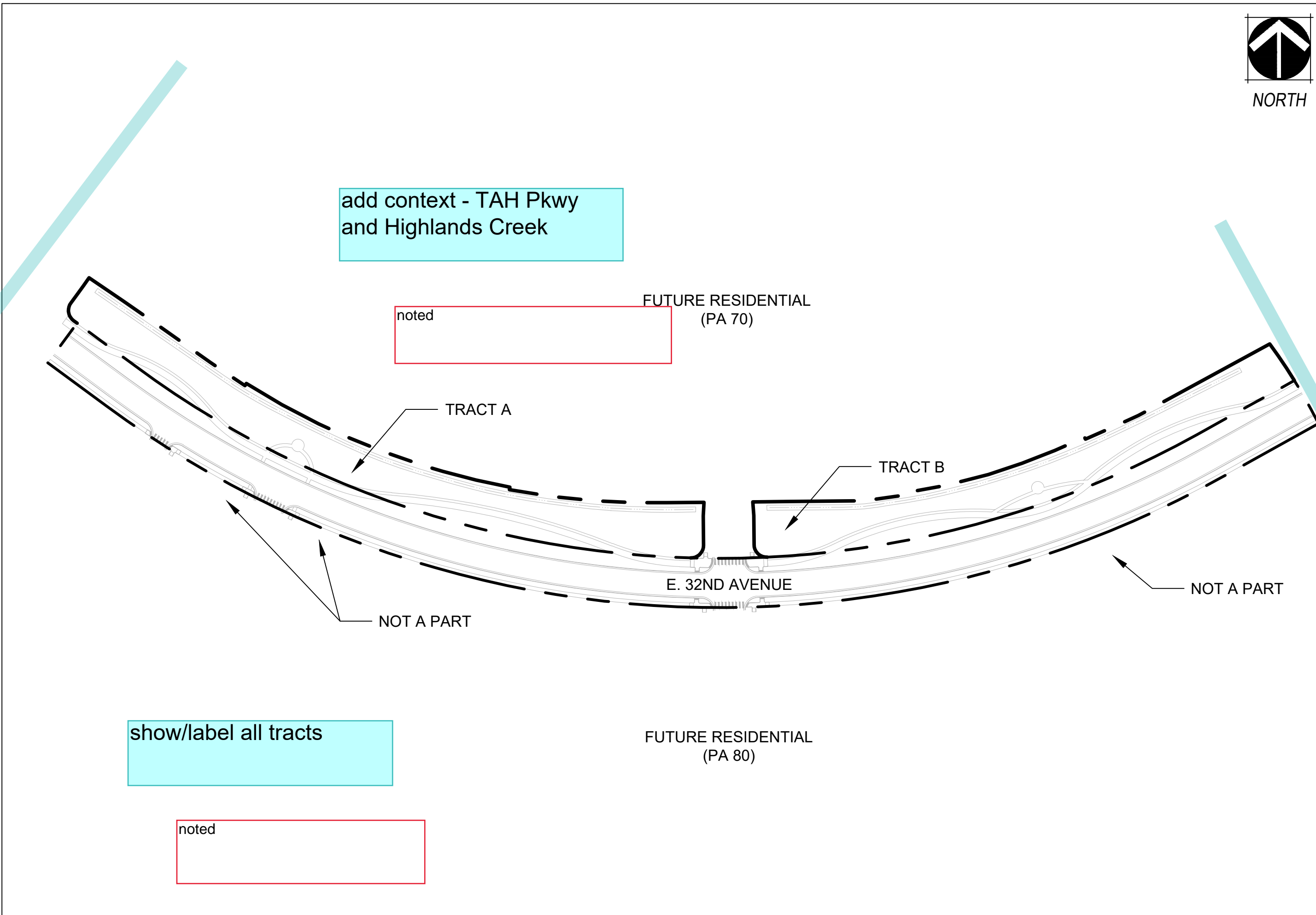
Community Population Tracking Chart			
Filing	Site Plan	Population	
1	1	222.6	
2	2	598.9	
3	3	0	
4	4	23.85	
5	5	124.55	
6	6	68.9	
8	8	461.1	
10	10	466.4	
11	11	0	
13	13	34.45	
14	14	577.7	
15	15	1105.5	
16	16	723.45	
19	19	0	
Total		4407.4	

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	Difference	
1			0	0.00	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	0.00	0.00	3.55	
	1	1	223	0.67	7.14	6.47	0.25	0.00	-0.25	1.74	2.37	0.63	
	2	2	599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.60	1.93	
	3	3	0	0.00	7.50	7.50	0.00	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	-0.19	
	5	5	125	0.38	0.00	-0.38	0.14	0.00	-0.14	0.98	2.18	1.21	
	6	6	69	0.21	0.00	-0.21	0.08	0.00	-0.08	0.54	0.00	-0.54	
	8	8	461	1.38	0.00	-1.38	0.51	0.00	-0.51	3.60	1.23	-2.37	
	10	10	466	1.40	0.00	-1.40	0.51	0.00	-0.51	3.64	4.12	0.48	
	11	11	0	0.00	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	-0.27	
	14	14	578	1.73	0.00	-1.73	0.64	0.00	-0.64	4.51	4.75	0.24	
	15	15	1105	3.32	0.00	-3.32	1.22	0.00	-1.22	8.62	7.79	-0.83	
	16	16	723	2.17	0.00	-2.17	0.80	0.00	-0.80	5.64	3.27	-2.37	
	19	19	0	0.00	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	14.68

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

ACAD-X-TAH PDP_MDG24x38
ACAD-X-PR-Road
ACAD-X-PR-ROW
ACAD-X-PR-UTL
211215-10_P1 Mapping

SITE PLAN LOT TRACKING EXHIBIT



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

* Indicates a portion of tract

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			0.09
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			0.09
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		14.64	0	49.07

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

DATE: FEBRUARY 2, 2022

PREPARED BY:
NORRIS DESIGN
Planning | Landscape Architecture | Branding

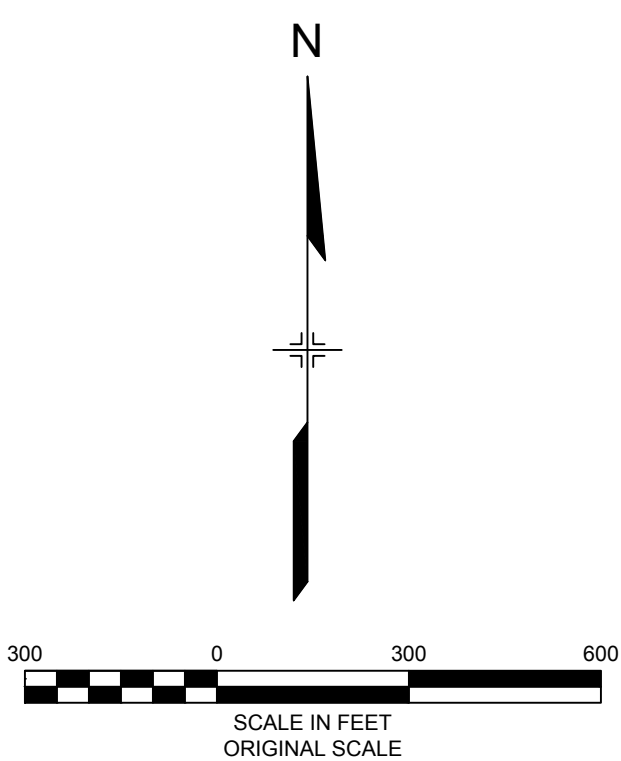
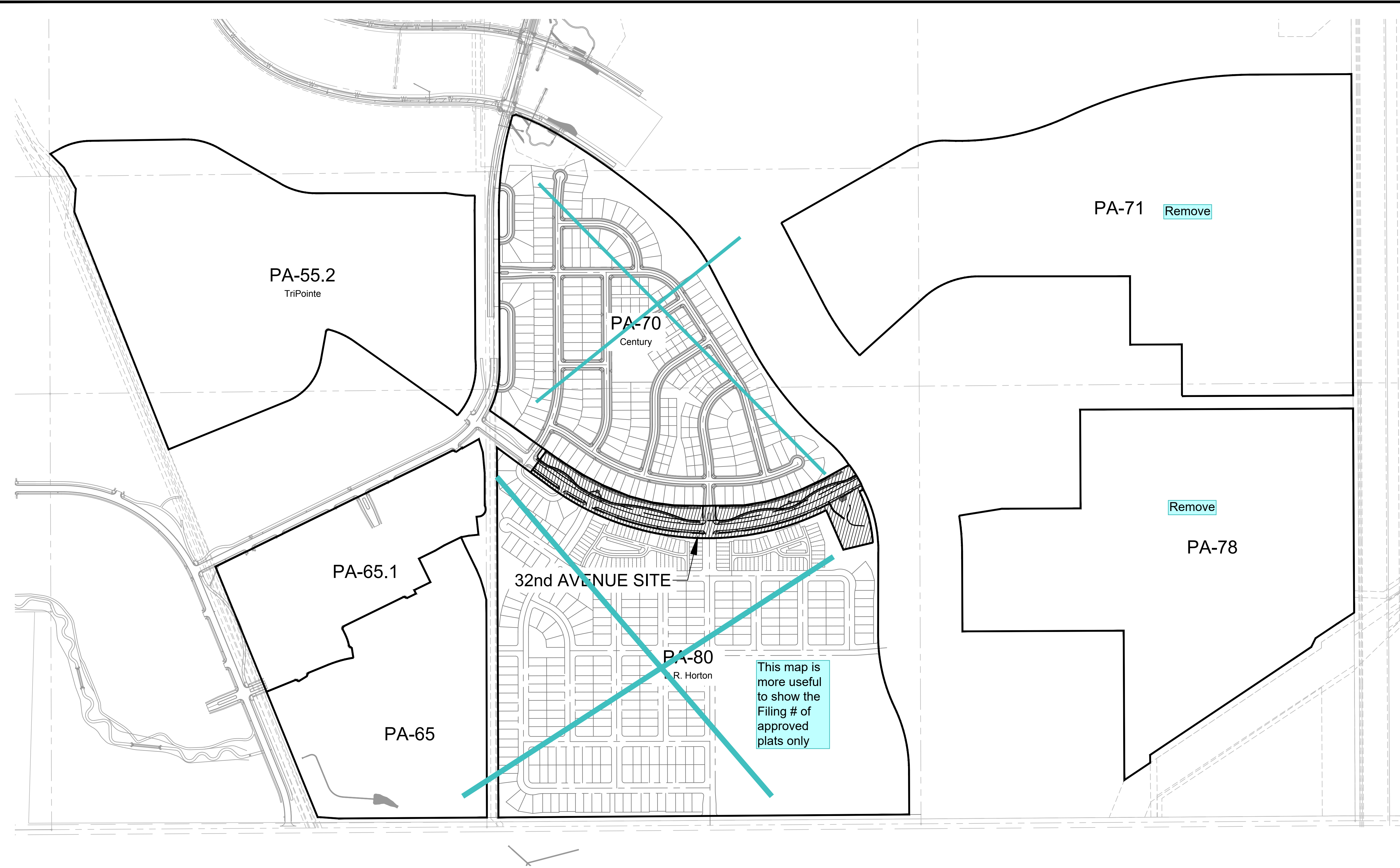
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Denver, Colorado 80204
P 303.892.1166
www.norris-design.com



NOT FOR CONSTRUCTION

SHEET: 3 OF 27

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

CONTEXT MAP

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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doesn't have
any value

THIS SHEET HAS
BEEN REMOVED

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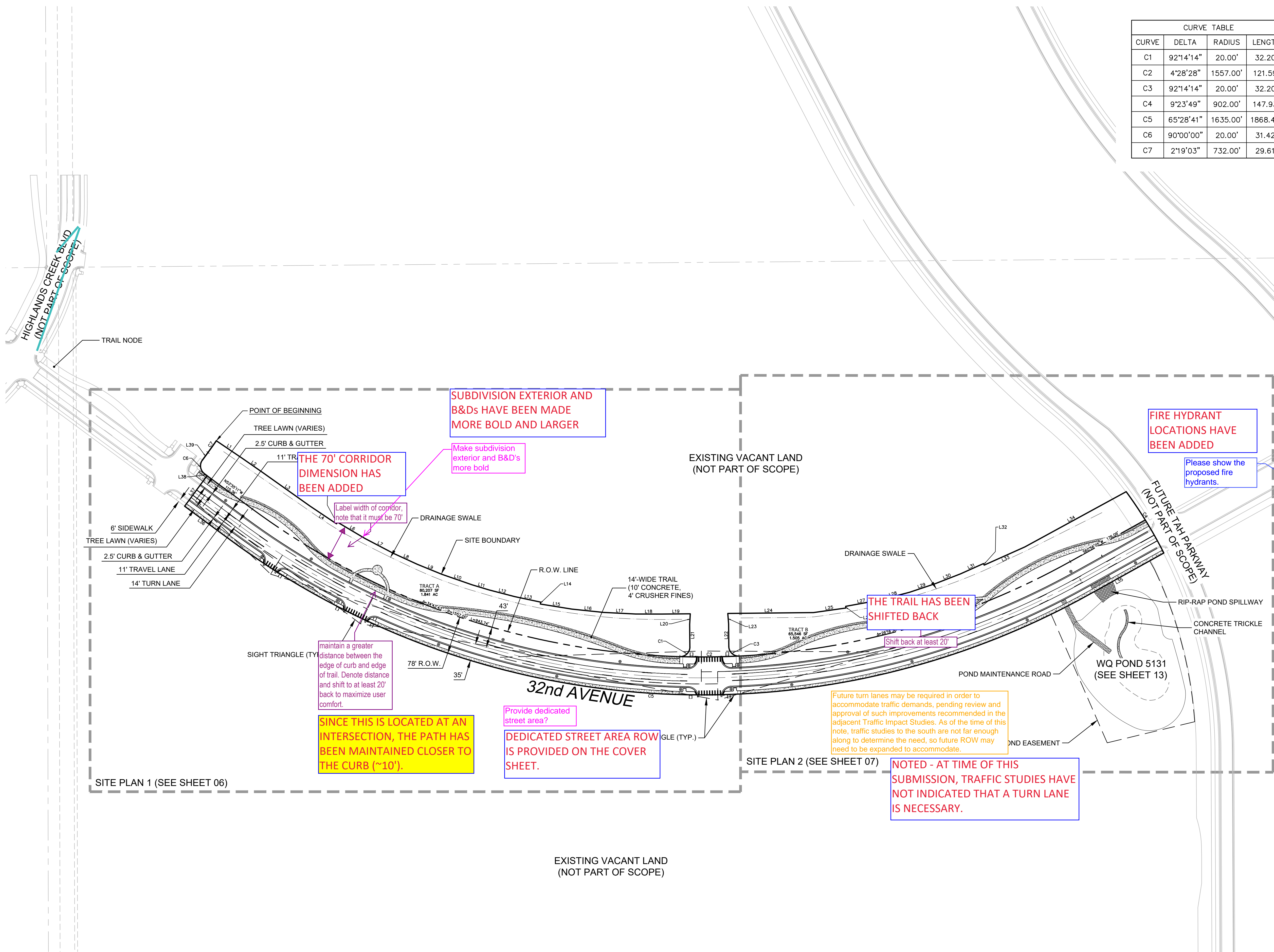
SHEET: 04 OF 27

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

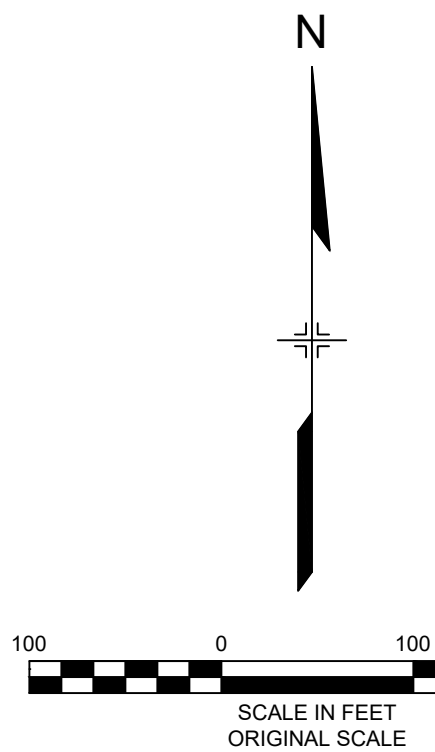
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	92°14'14"	20.00'	32.20'
C2	4°28'28"	1557.00'	121.59'
C3	92°14'14"	20.00'	32.20'
C4	9°23'49"	902.00'	147.93'
C5	65°28'41"	1635.00'	1868.49'
C6	90°00'00"	20.00'	31.42'
C7	2°19'03"	732.00'	29.61'

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:

Matrix
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

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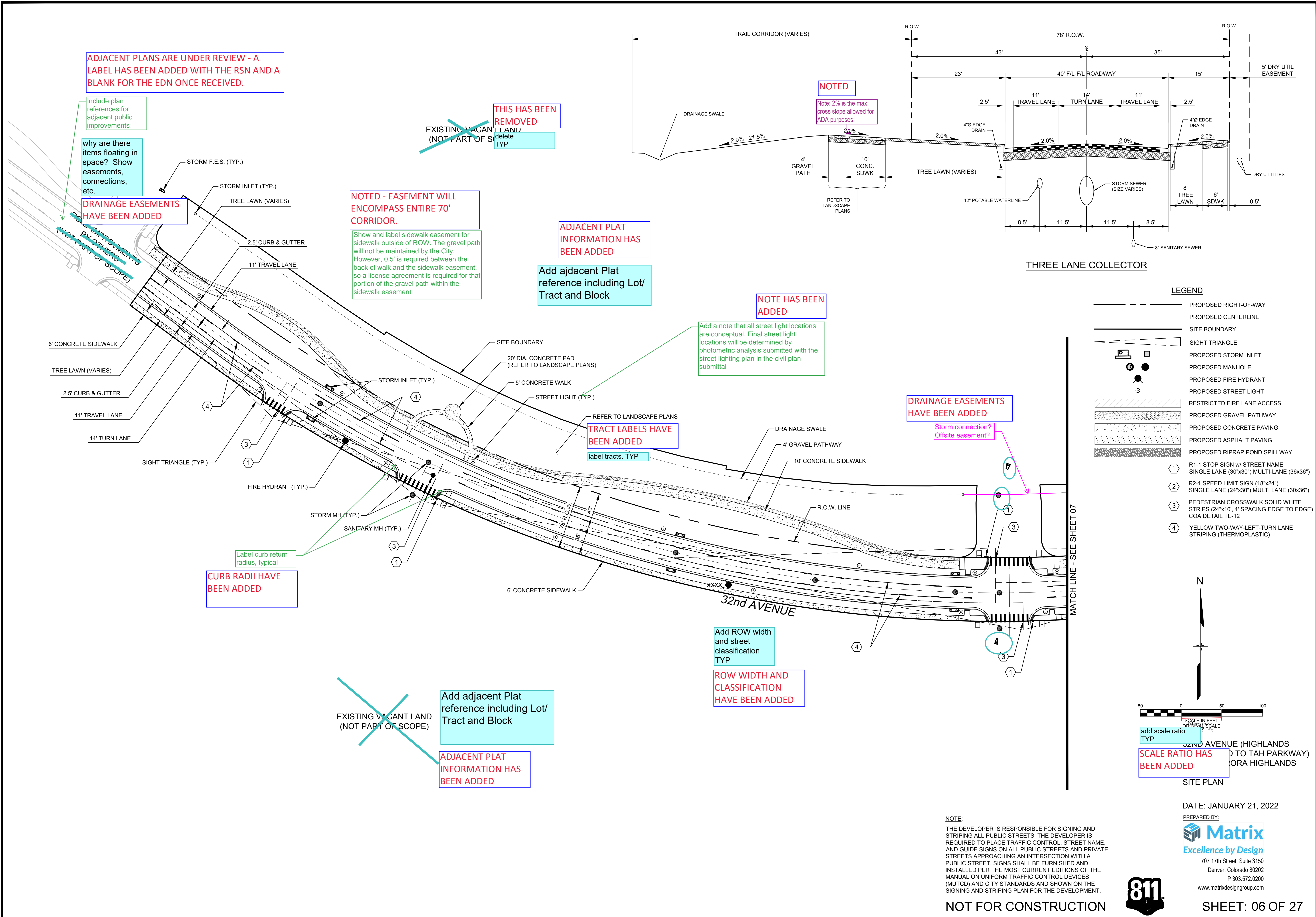


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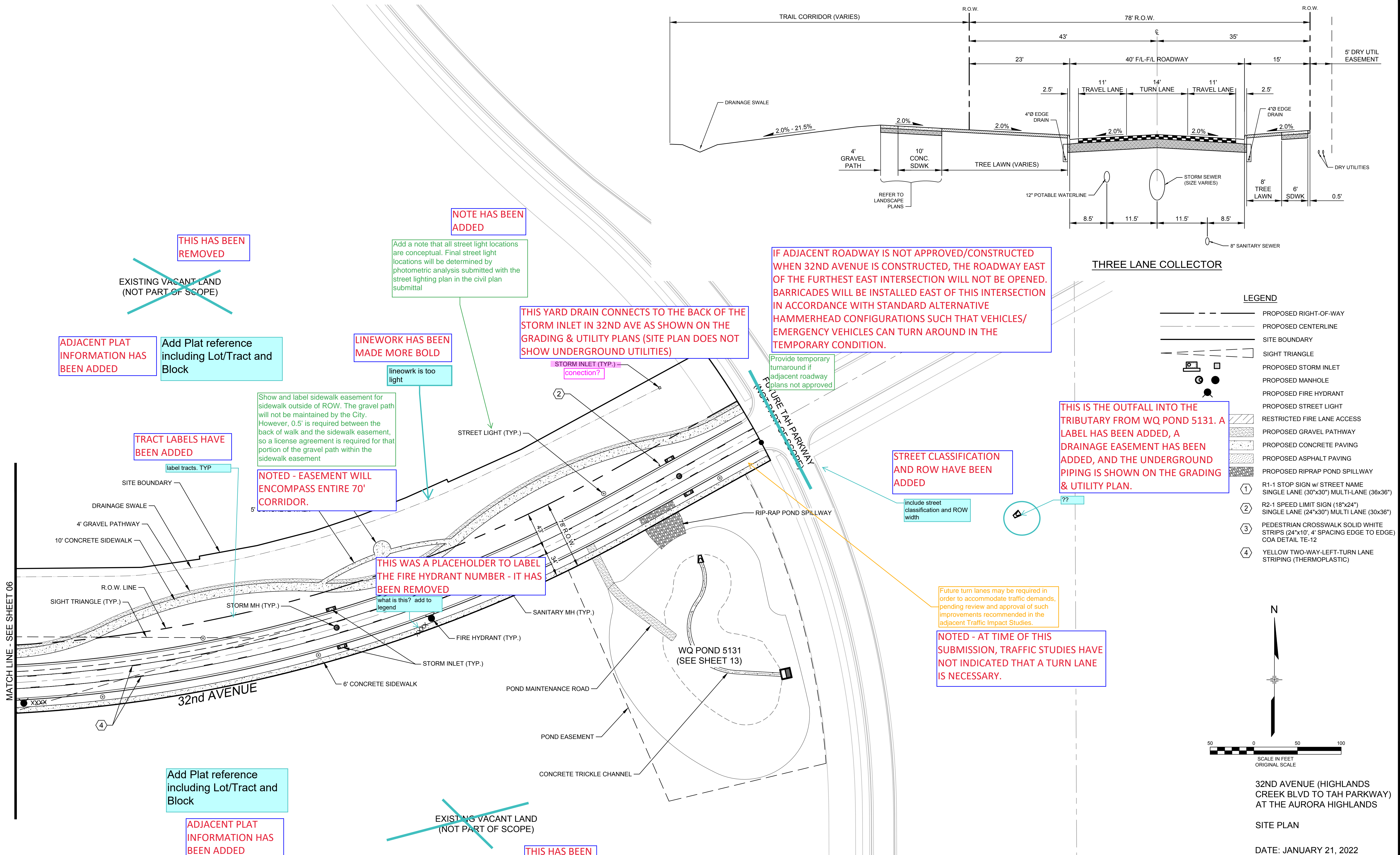
SHEET: 05 OF 27

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.

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

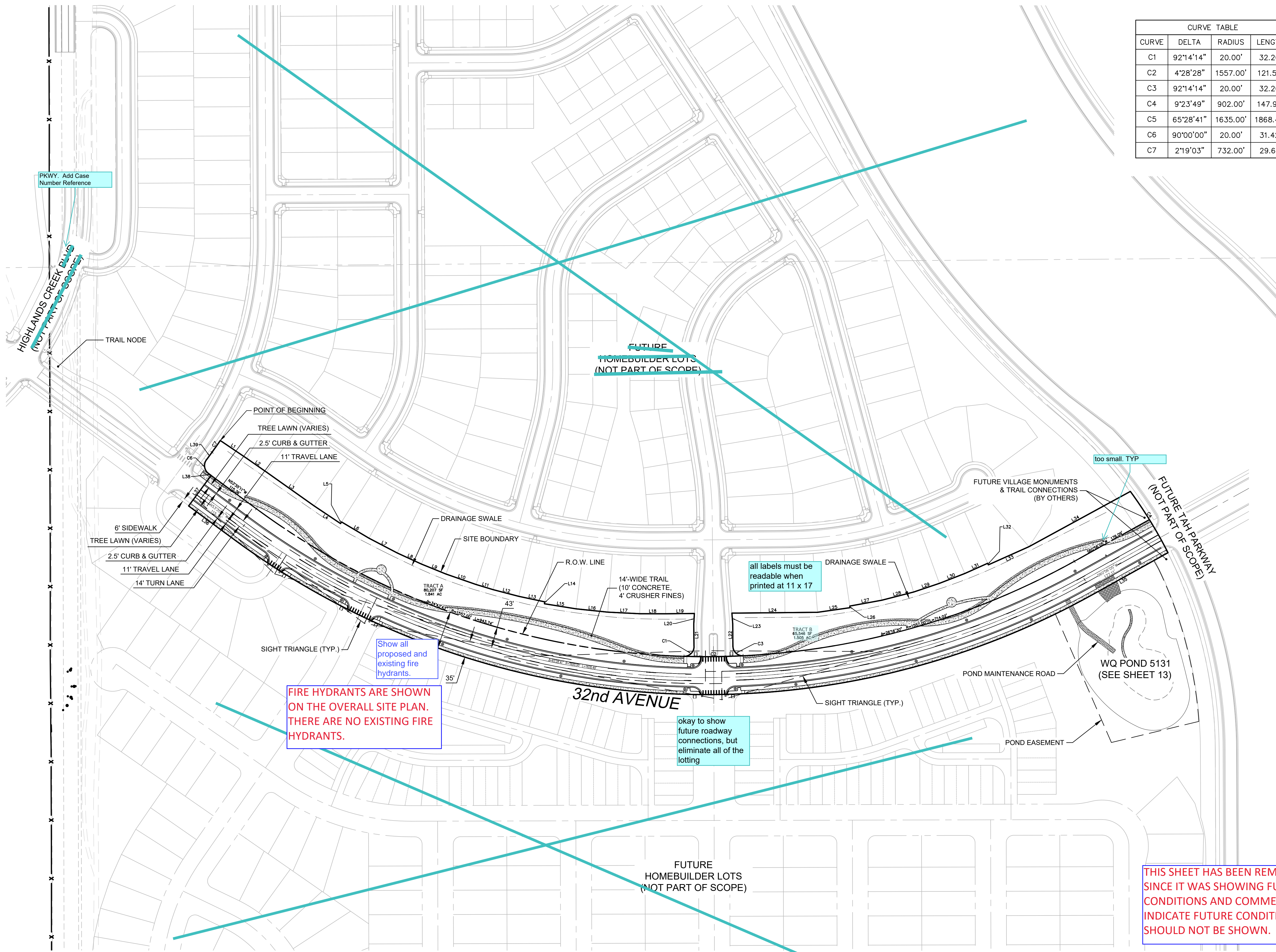


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SHEET: 07 OF 27

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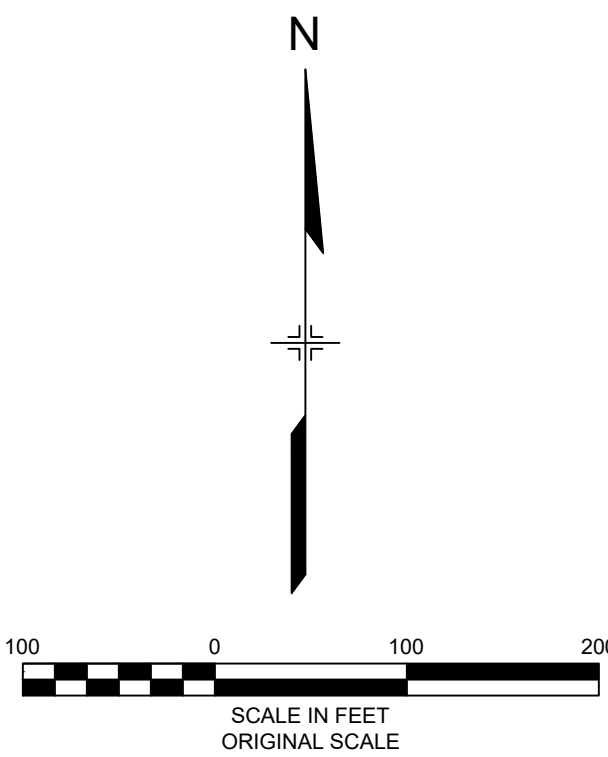
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	92°14'14"	20.00'	32.20'
C2	4°28'28"	1557.00'	121.59'
C3	92°14'14"	20.00'	32.20'
C4	9°23'49"	902.00'	147.93'
C5	65°28'41"	1635.00'	1868.49'
C6	90°00'00"	20.00'	31.42'
C7	2°19'03"	732.00'	29.61'

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



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

NOTE:
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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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Denver, Colorado 80202

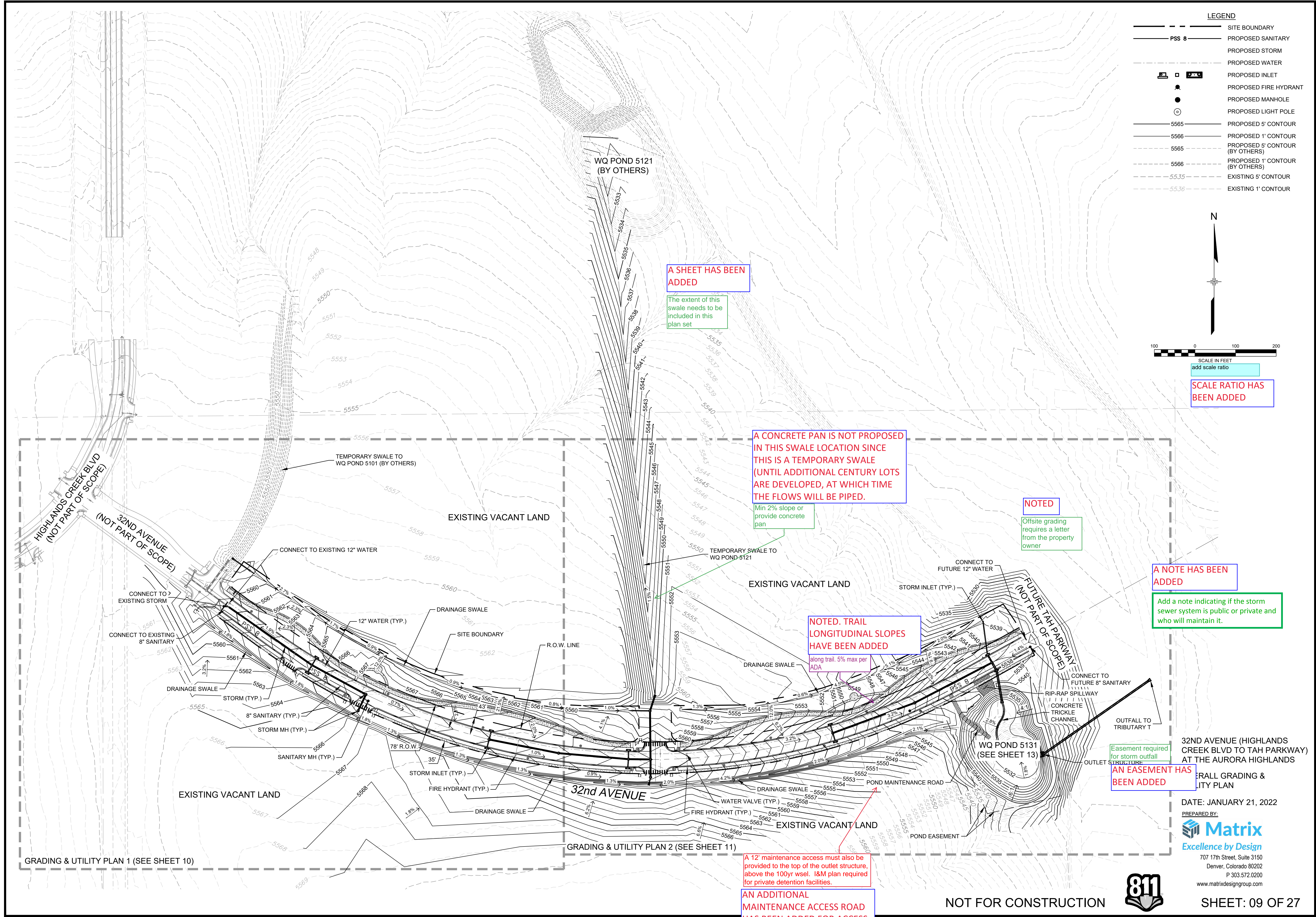
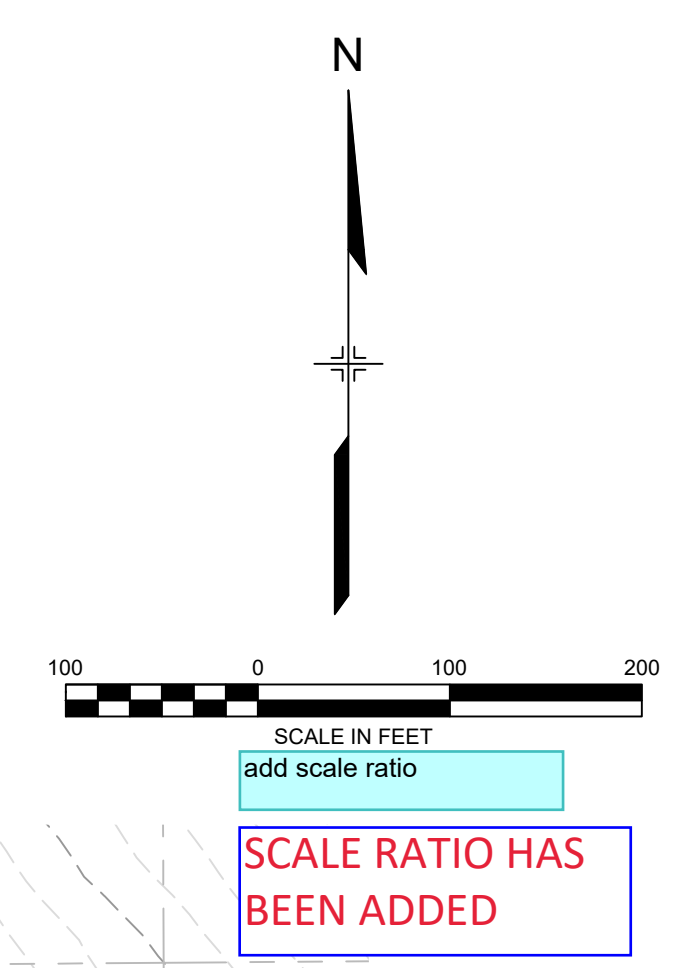
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SHEET: 08 OF 27

- LEGEND**
- SITE BOUNDARY
 - PSS 8
 - PROPOSED SANITARY
 - PROPOSED STORM
 - PROPOSED WATER
 - PROPOSED INLET
 - PROPOSED FIRE HYDRANT
 - PROPOSED MANHOLE
 - PROPOSED LIGHT POLE
 - 5565
 - 5566
 - 5565
 - 5566
 - 5535
 - 5536

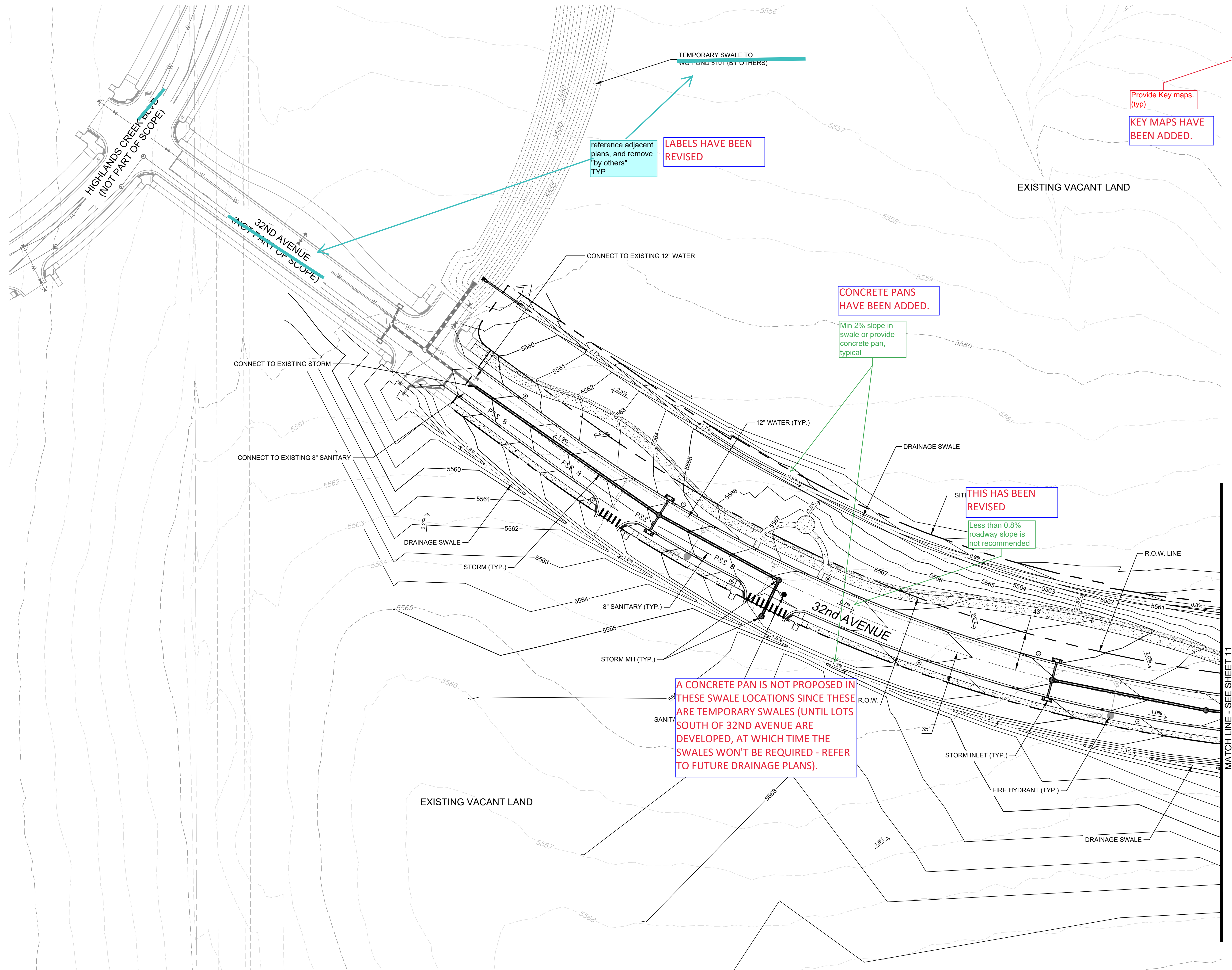


32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY) AT THE AURORA HIGHLANDS

DATE: JANUARY 21, 2022
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811

SHEET: 09 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)
---	PROPOSED 1' CONTOUR (BY OTHERS)
---	EXISTING 5' CONTOUR
---	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

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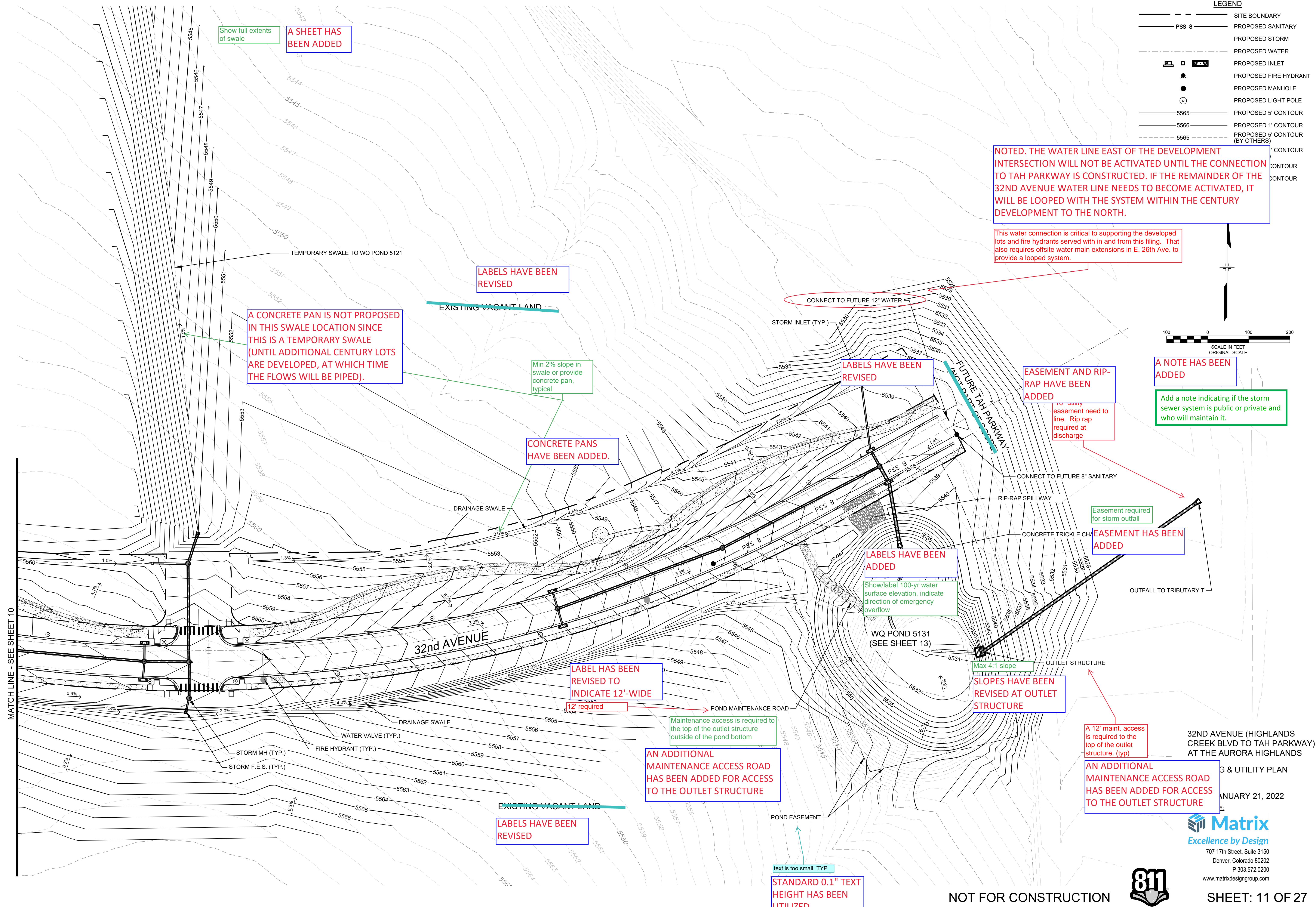
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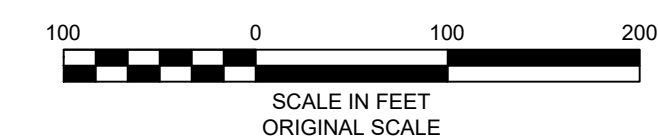
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SHEET: 10 OF 27



MATCH LINE - SEE SHEET 10

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



A NOTE HAS BEEN ADDED

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

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 LOOPEO 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.

EASEMENT AND RIP-RAP HAVE BEEN ADDED

to army easement need to line. Rip rap required at discharge

EASEMENT HAS BEEN ADDED

Easement required for storm outfall

SLOPES HAVE BEEN REVISED AT OUTLET STRUCTURE

A 12' maint. access is required to the top of the outlet structure. (typ)

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

ENGINEERING & UTILITY PLAN

JANUARY 21, 2022

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SHEET: 11 OF 27

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

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

LABEL HAS BEEN REVISED TO INDICATE 12'-WIDE

12' required

LABELS HAVE BEEN REVISED

EXISTING VACANT LAND

CONCRETE PANS HAVE BEEN ADDED.

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

LABELS HAVE BEEN REVISED

EXISTING VACANT LAND

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).

Show full extents of swale

A SHEET HAS BEEN ADDED

TEMPORARY SWALE TO WQ POND 5121

LABELS HAVE BEEN ADDED

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

Max 4:1 slope

OUTLET STRUCTURE

CONNECT TO FUTURE 8" SANITARY

RIP-RAP SPILLWAY

CONCRETE TRICKLE CH

OUTFALL TO TRIBUTARY T

CONNECT TO FUTURE 12" WATER

STORM INLET (TYP.)

LABELS HAVE BEEN REVISED

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

PSS 8

LEGEND	
	SITE BOUNDARY
	PSS 8
	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)
	PROPOSED 1' CONTOUR (BY OTHERS)
	EXISTING 5' CONTOUR
	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.

CONNECT TO FUTURE STORM PIPE TO WQ POND 5101 (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 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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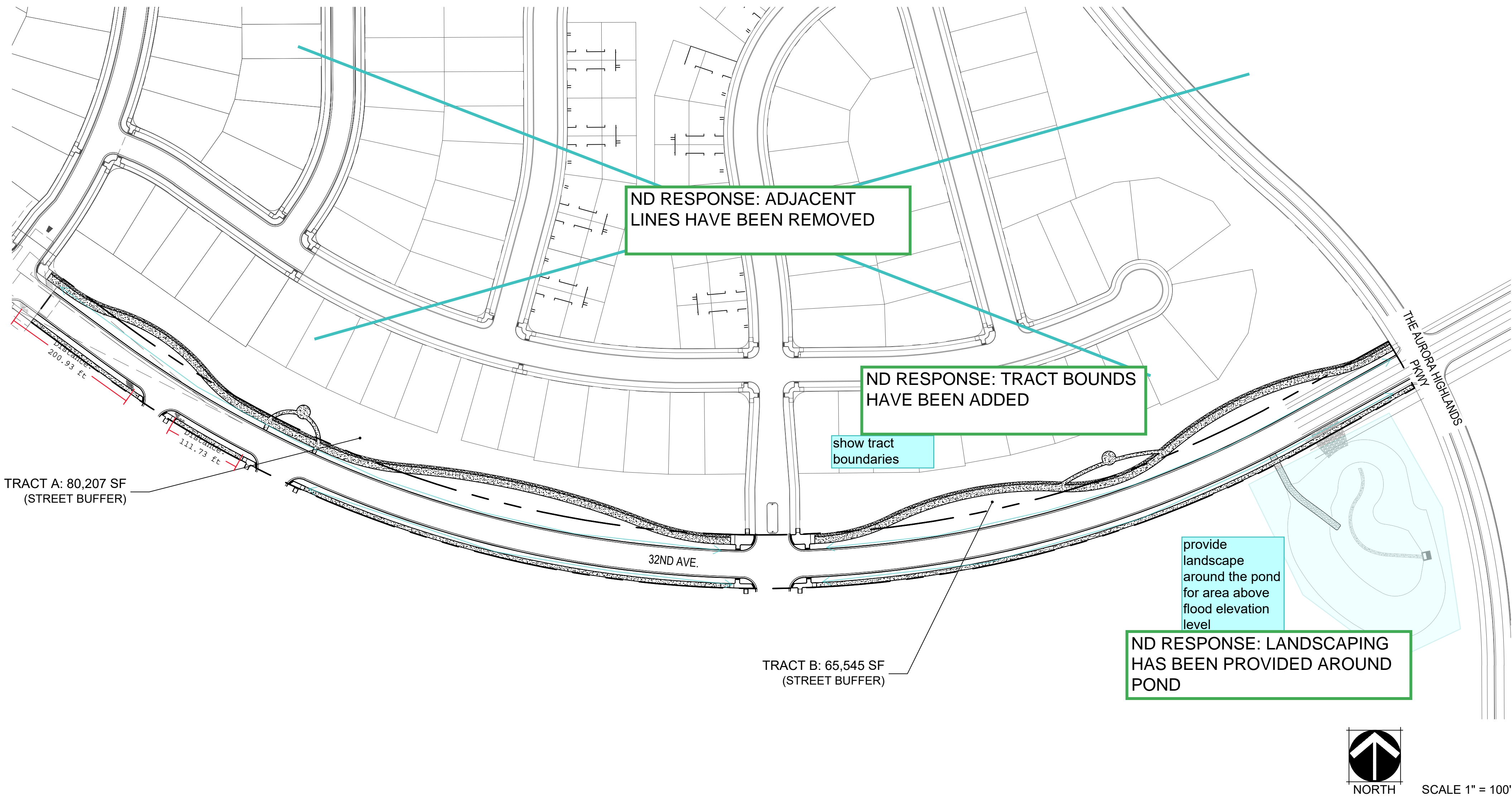
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SHEET: 12 OF 27

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

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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.
- 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.
- 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.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- 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.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
- 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"

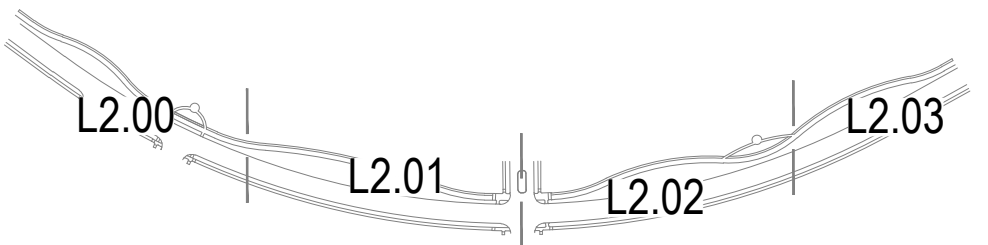
ND RESPONSE: NOTE HAS BEEN ADDED

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

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



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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 'VANDERWOLD'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 MANZANITA	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	BOUTELOUA 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 DROPSEED	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 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	BOUTELOUA 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

PREPARED BY:

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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



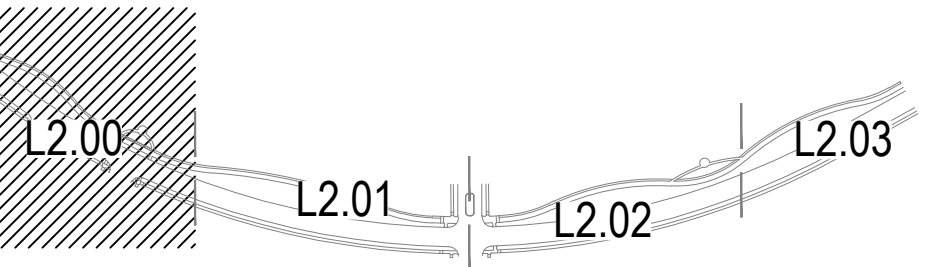
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LEGEND

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

KEY MAP SCALE: 1" = 400'



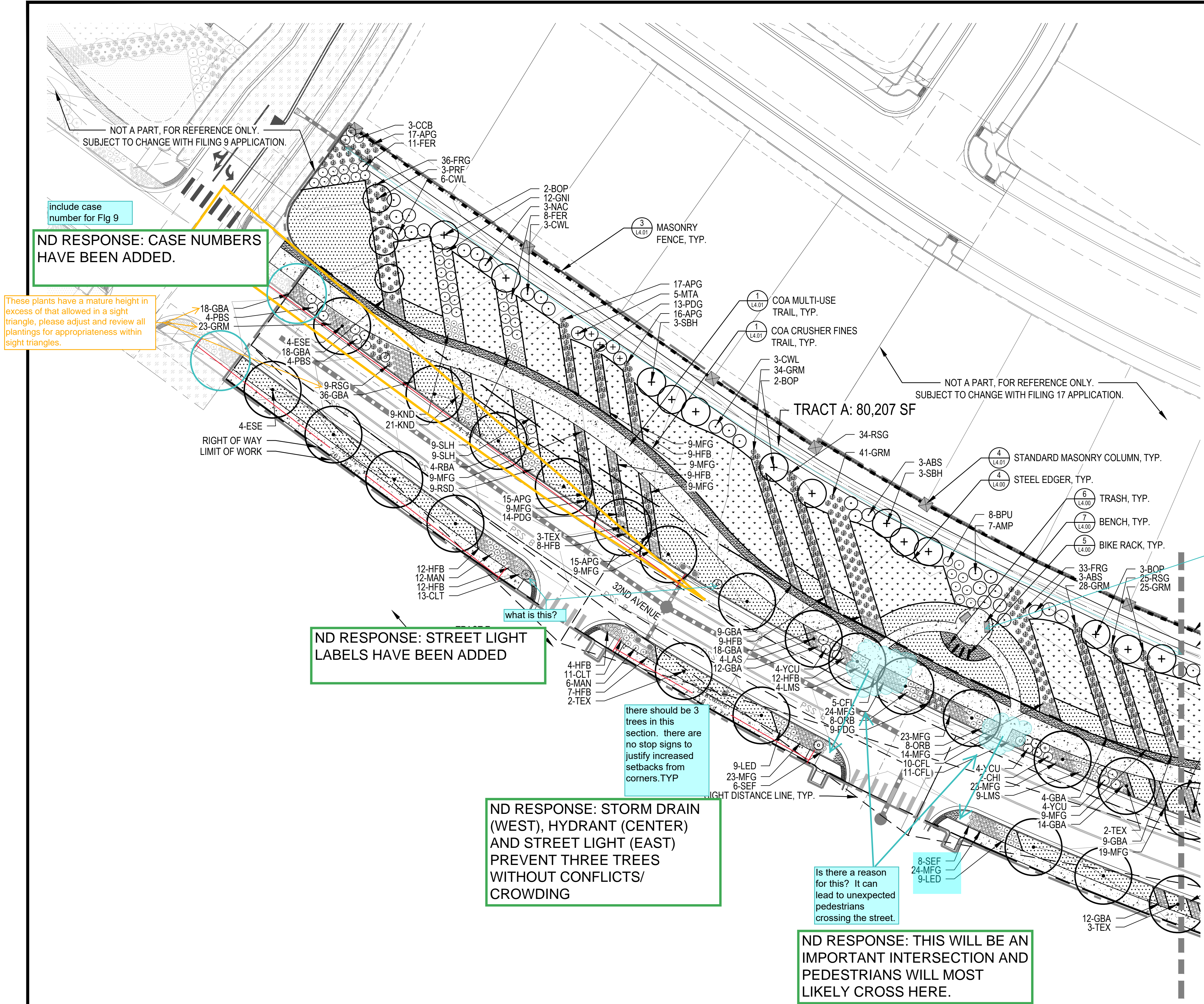
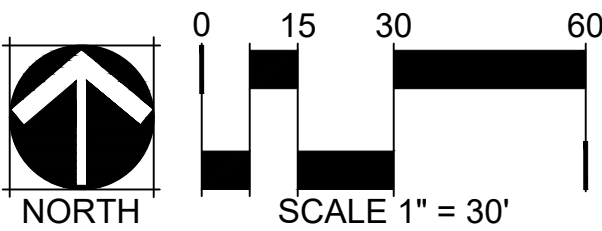
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L2.00 - LANDSCAPE PLAN
SHEET: 16 OF 27

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include case number for Fig 9

ND RESPONSE: CASE NUMBERS HAVE BEEN ADDED.

These plants have a mature height in excess of that allowed in a sight triangle, please adjust and review all plantings for appropriateness within sight triangles.

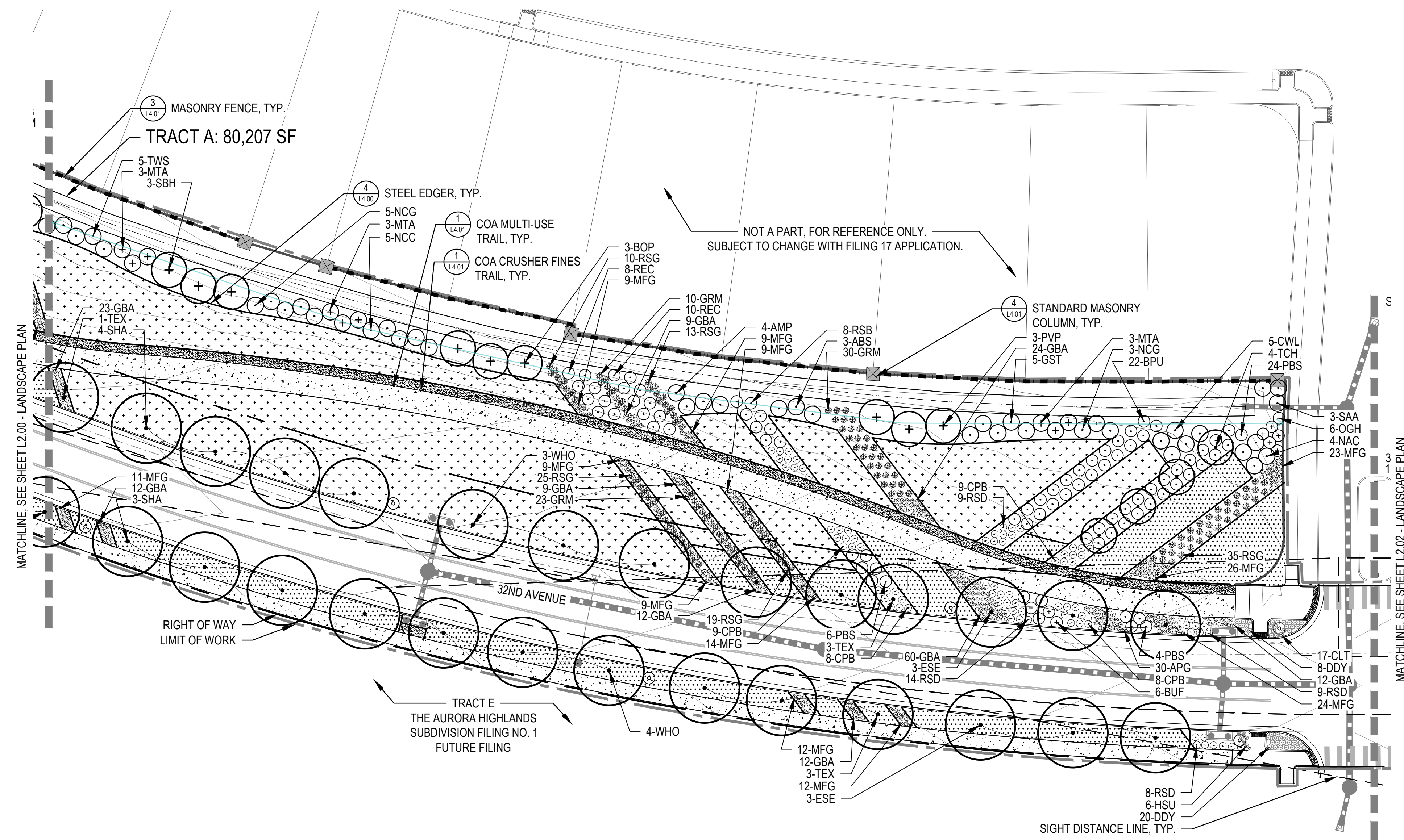
ND RESPONSE: STREET LIGHT LABELS HAVE BEEN ADDED

ND RESPONSE: STORM DRAIN (WEST), HYDRANT (CENTER) AND STREET LIGHT (EAST) PREVENT THREE TREES WITHOUT CONFLICTS/ CROWDING

ND RESPONSE: THIS WILL BE AN IMPORTANT INTERSECTION AND PEDESTRIANS WILL MOST LIKELY CROSS HERE.

consider providing shade around the seating area

ND RESPONSE: NOTED, THANK YOU

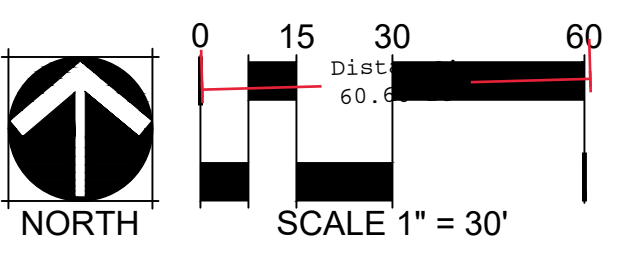
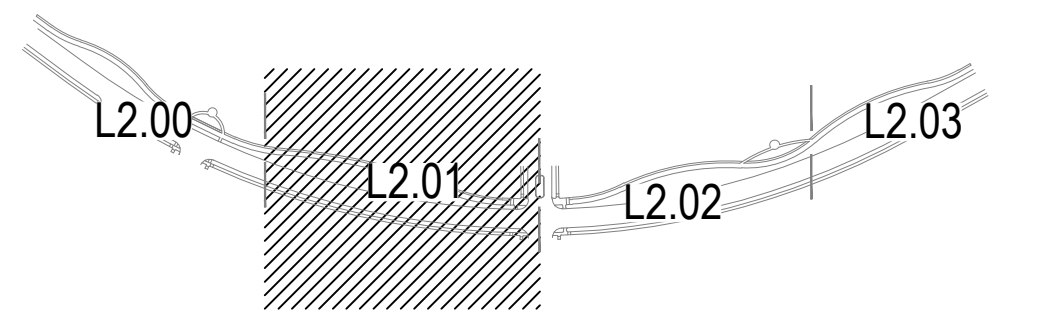


LEGEND

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

KEY MAP SCALE: 1" = 400'



NOT FOR CONSTRUCTION



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

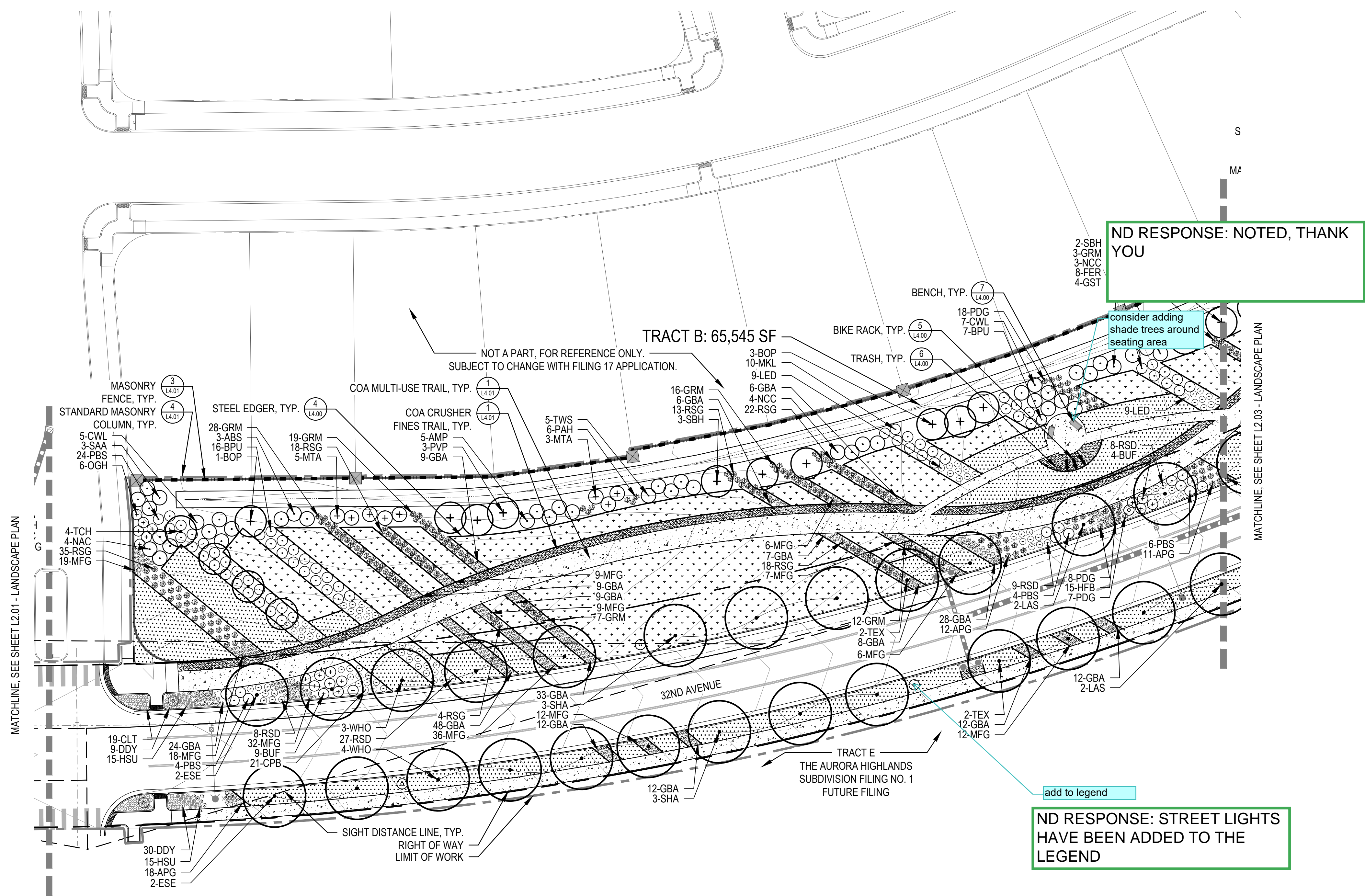
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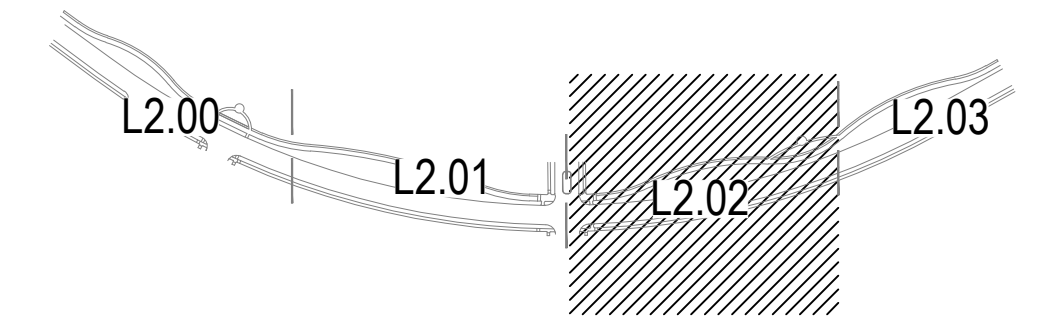
L2.01 - LANDSCAPE PLAN
SHEET: 17 OF 27



- 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)
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- NOTES:**
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 - FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.

KEY MAP SCALE: 1" = 400'



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

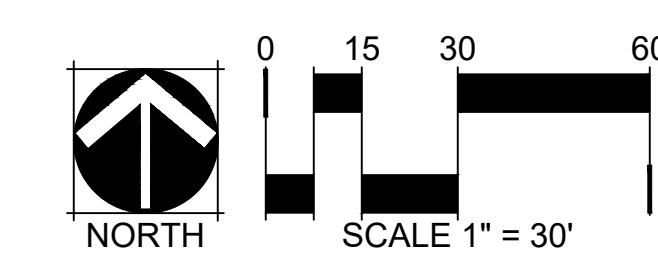
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L2.02 - LANDSCAPE PLAN
SHEET: 18 OF 27

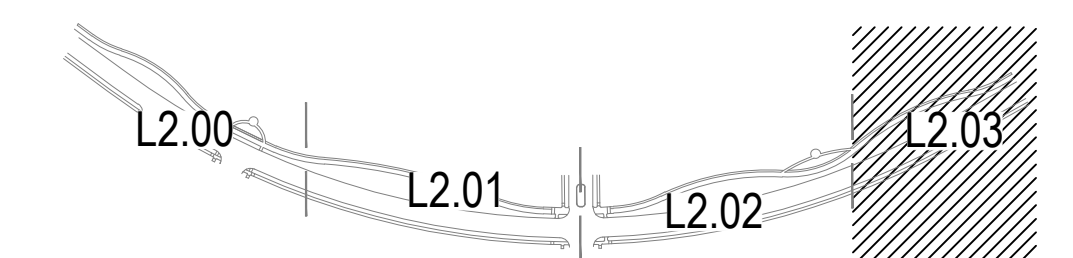
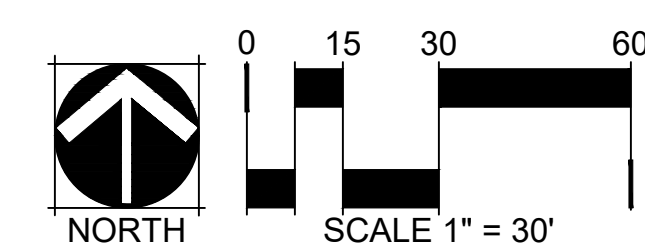


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- NOTES:**
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 2. FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.

KEY MAP

SCALE: 1" = 400'



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

DATE: JANUARY 21, 2022

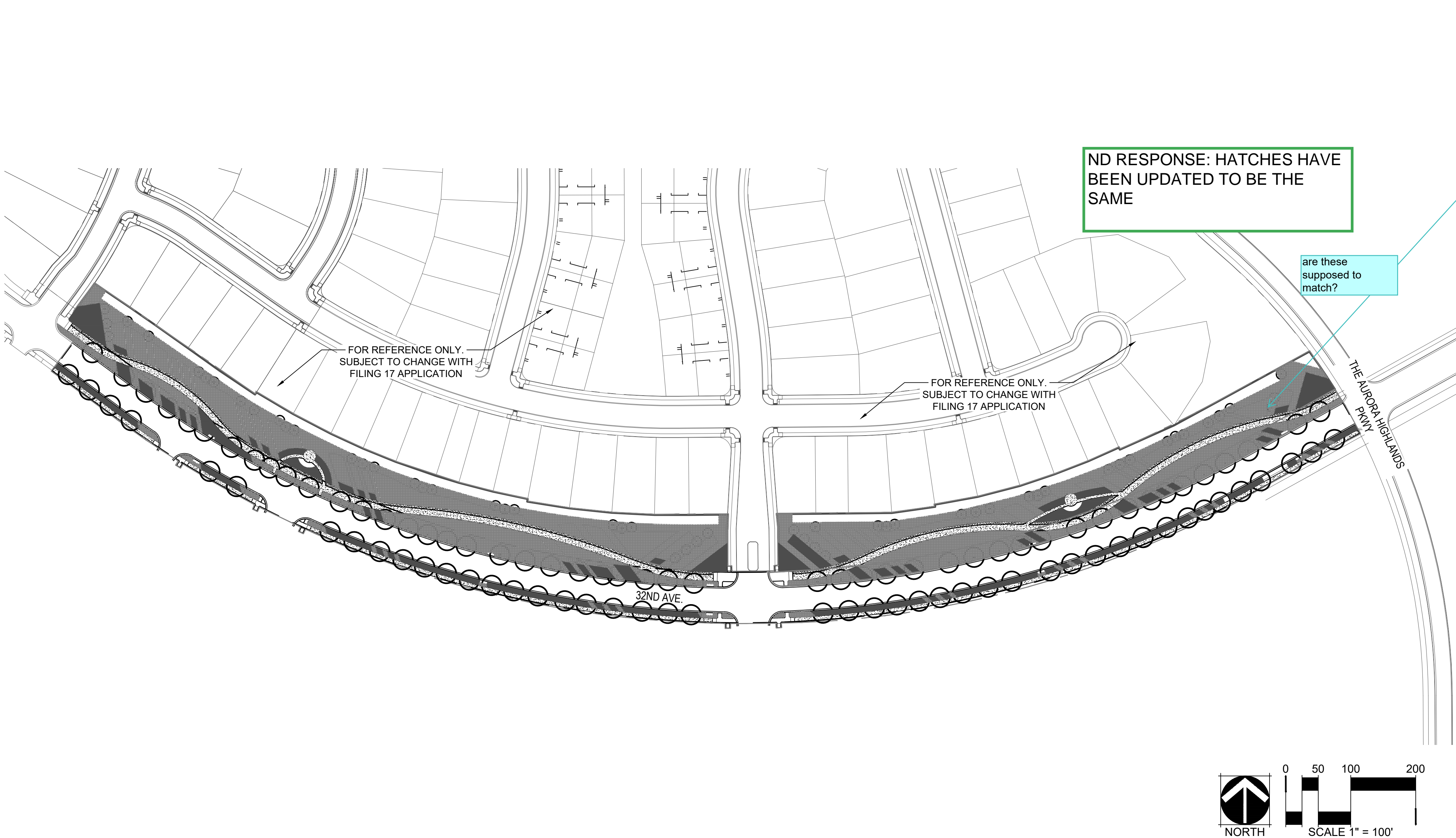
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L2.03 - LANDSCAPE PLAN
SHEET: 19 OF 27

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LEGEND

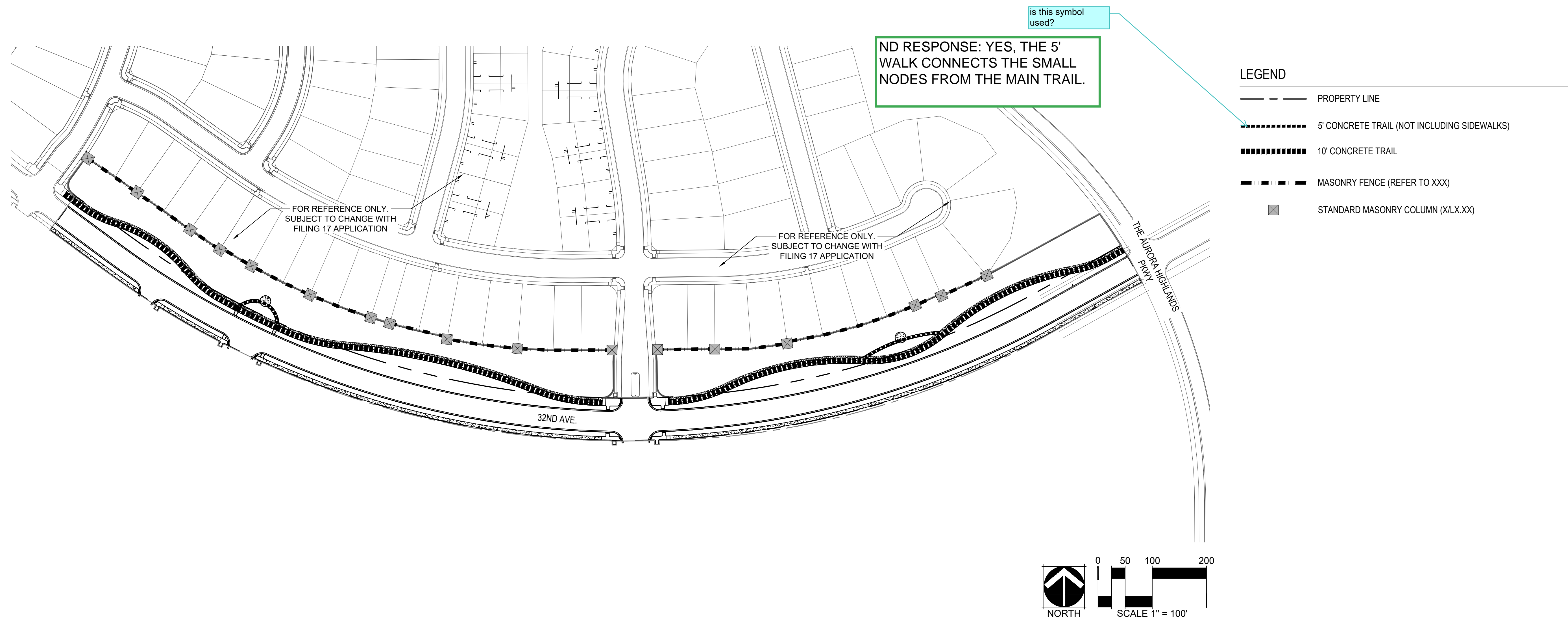
- LIMIT-OF-WORK
- PROPERTY LINE
- [Solid Grey Box] HIGH WATER USE: MANICURED TURF (IRRIGATED)
- [Hatched Box] LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- [Large Circle] DECIDUOUS CANOPY TREES
- [Small Circle] ORNAMENTAL TREES
- [Circle with +] EVERGREEN TREES

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

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

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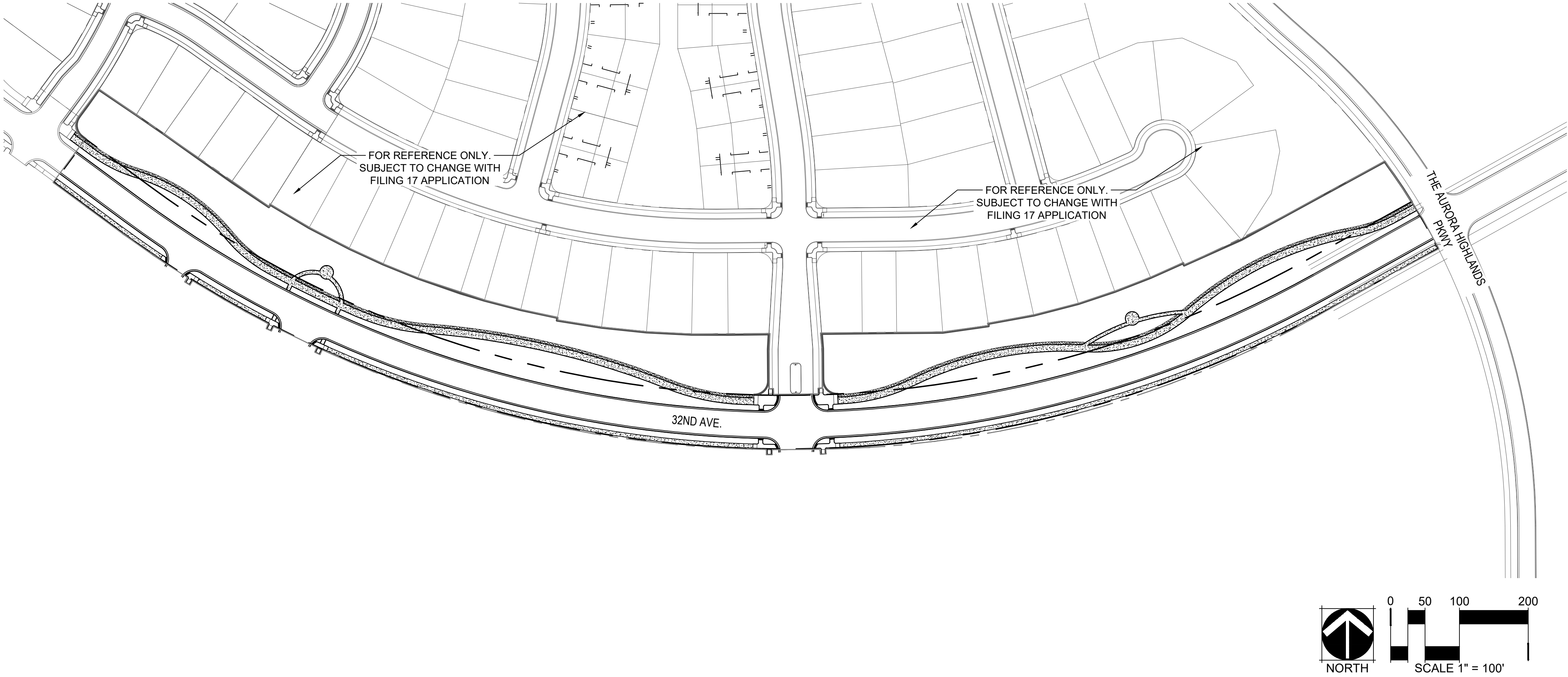
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L3.01 - MASTER FENCE & TRAIL PLAN
SHEET: 21 OF 27



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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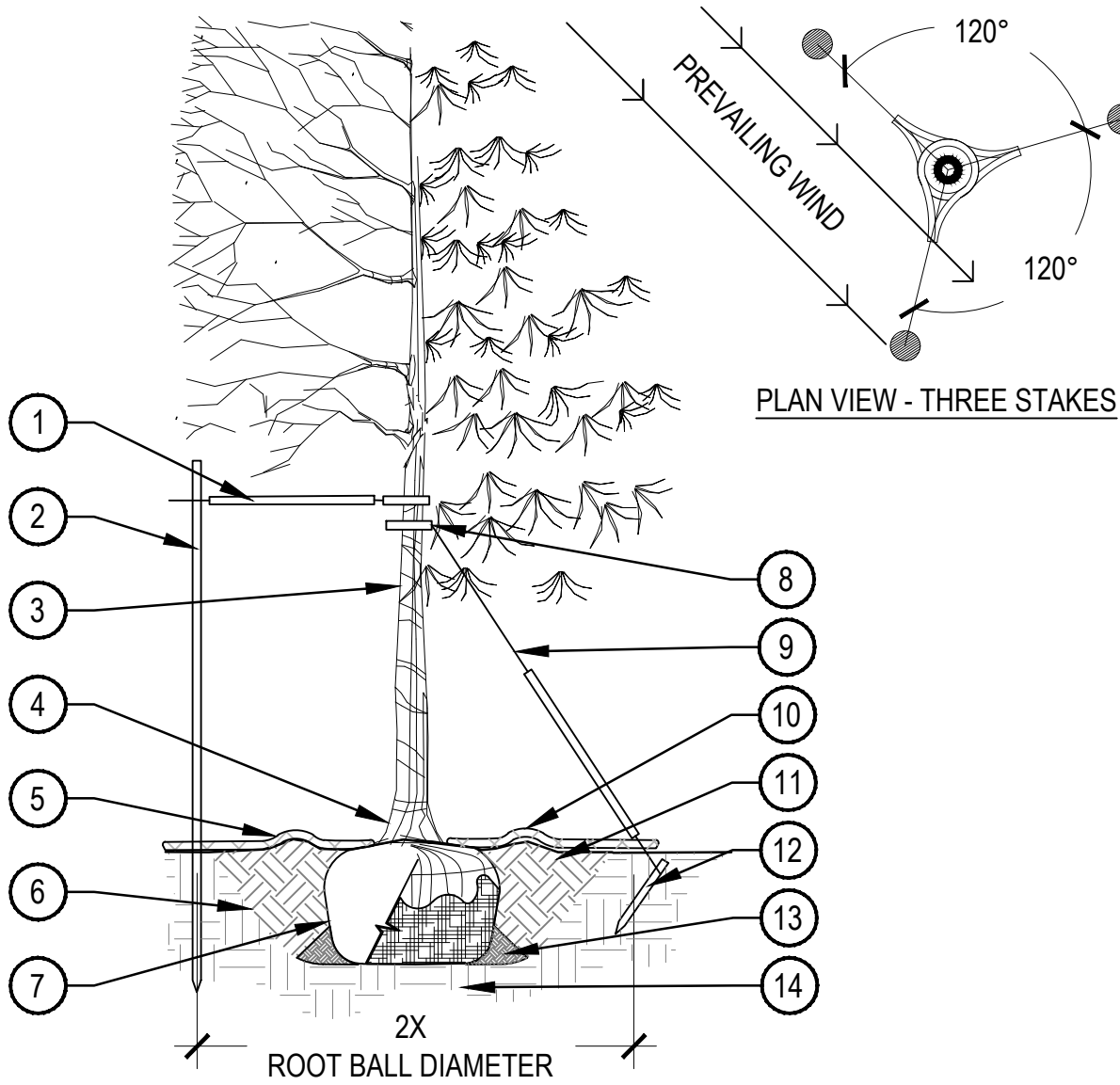
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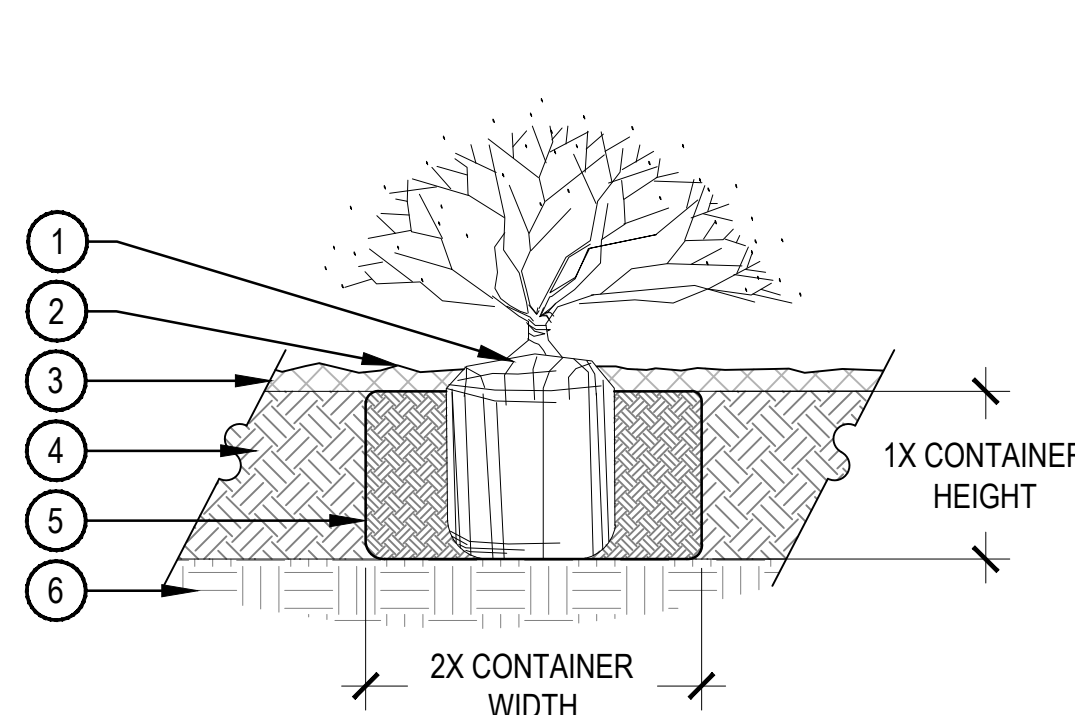
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- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, 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



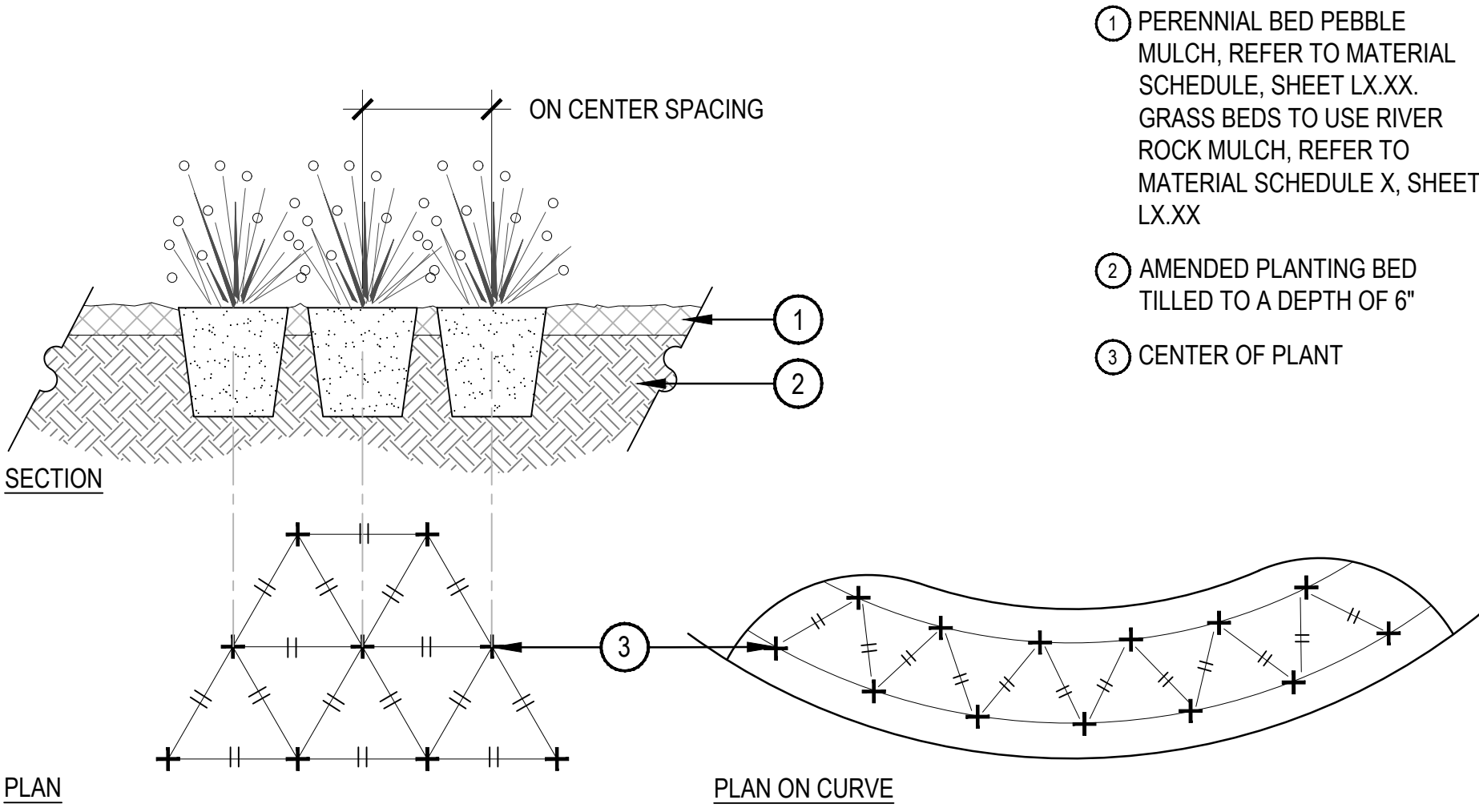
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND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

TREE PLANTING DETAIL

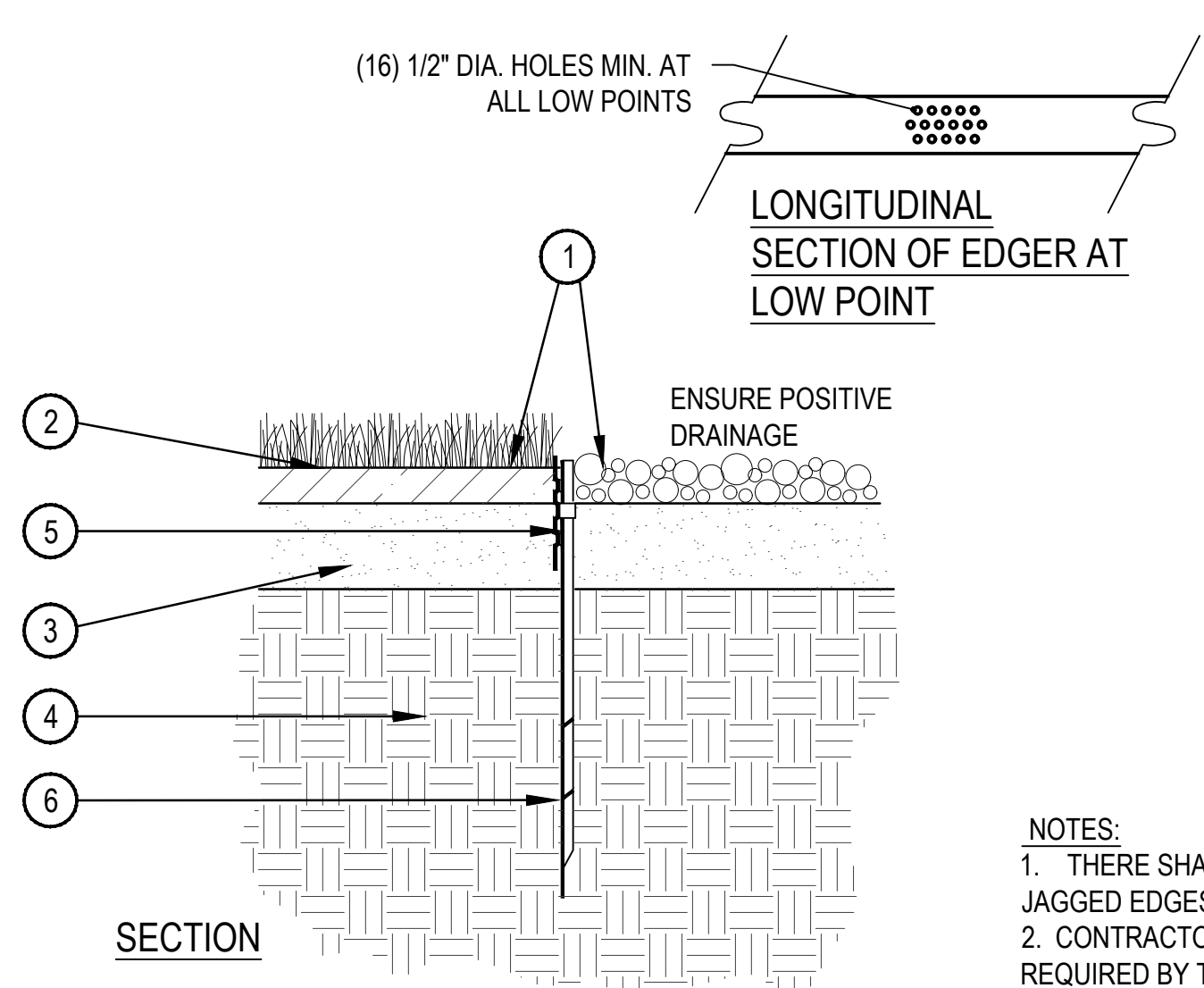
SCALE: 3/16" = 1'-0"

SHRUB PLANTING

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



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



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

PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

STEEL EDGER

SCALE: 1" = 1'-0"

BIKE RACK

SCALE: NTS



- NOTES:
- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

TRASH CAN

SCALE: NTS



- NOTES:
- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

BENCH

SCALE: NTS



- NOTES:
- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

ANOVA
PRODUCT: CIRBLEBR2
DESCRIPTION: CIRCLE BIKE RACK
SIZE: 32" HEIGHT, 6" WIDTH, 36" LENGTH
MATERIALS: STAINLESS STEEL
BIKE RACK TO BE SURFACE MOUNTED

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

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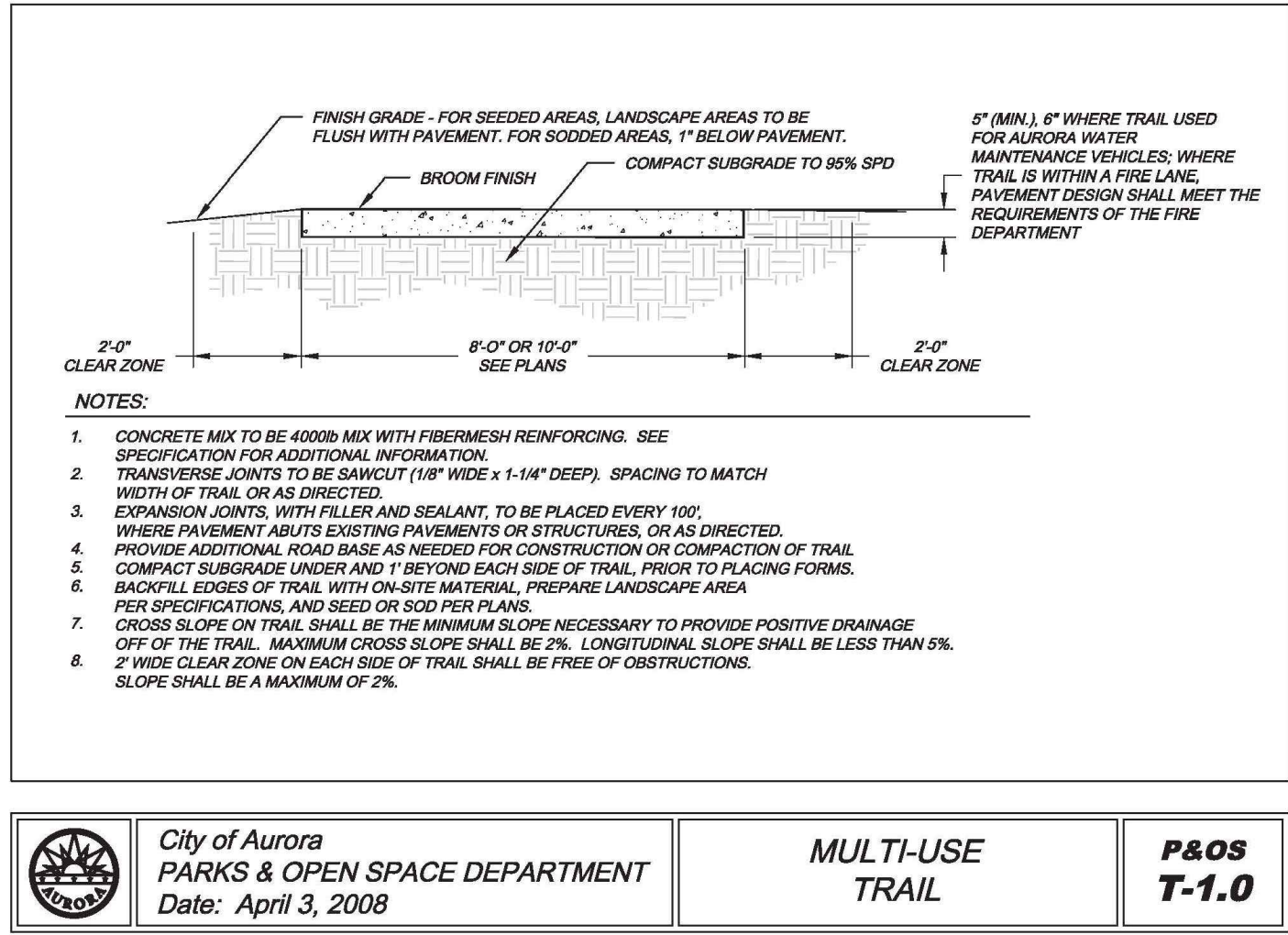
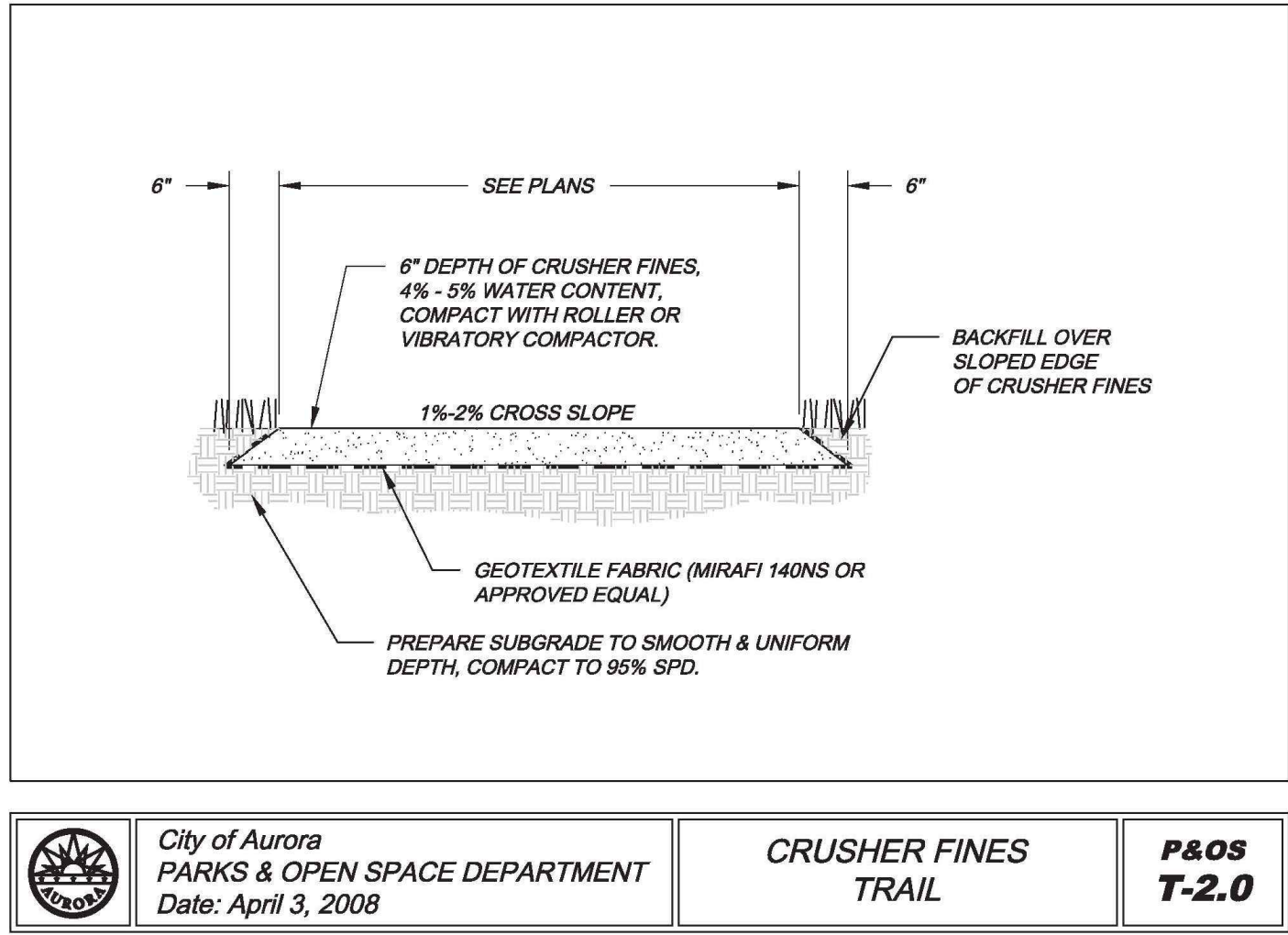
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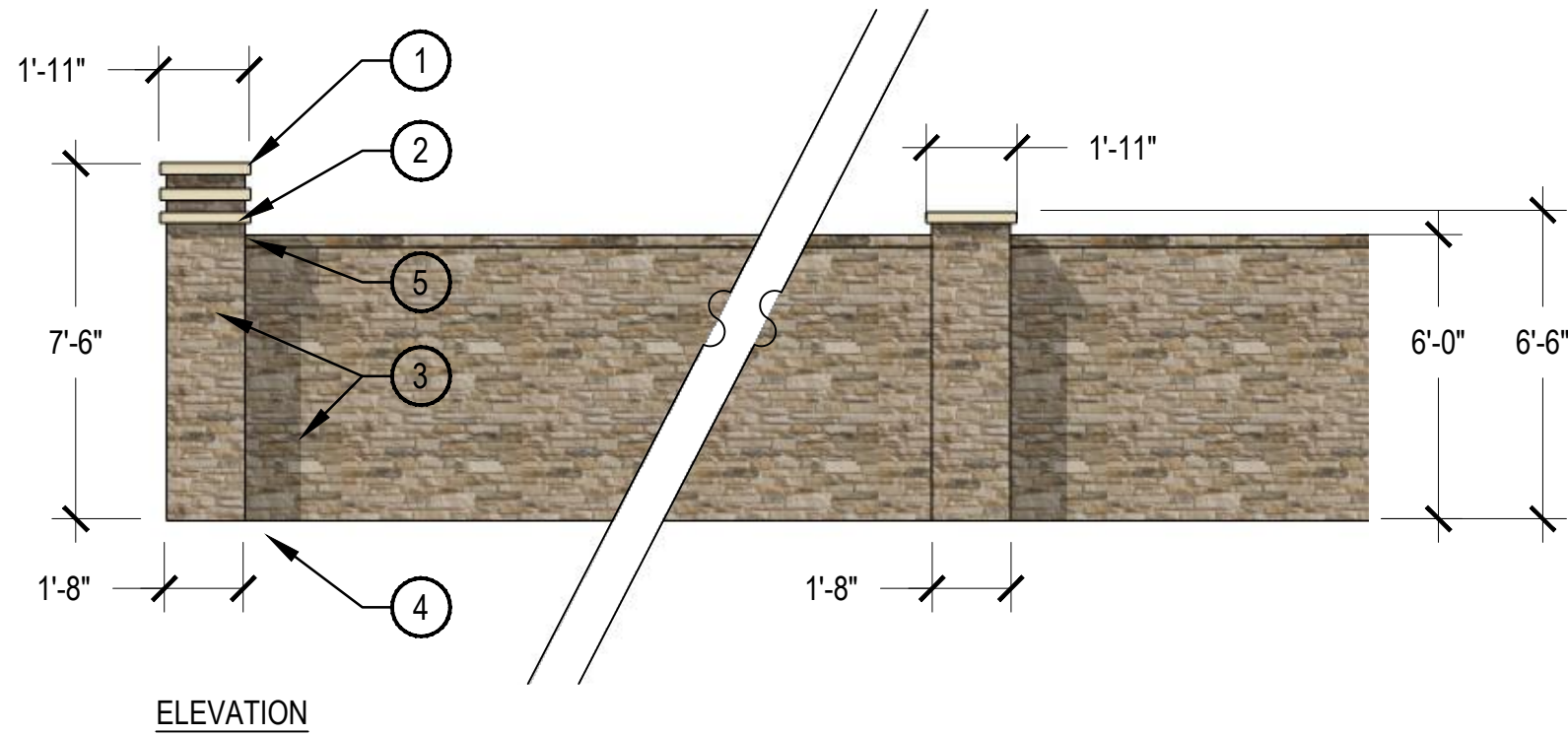
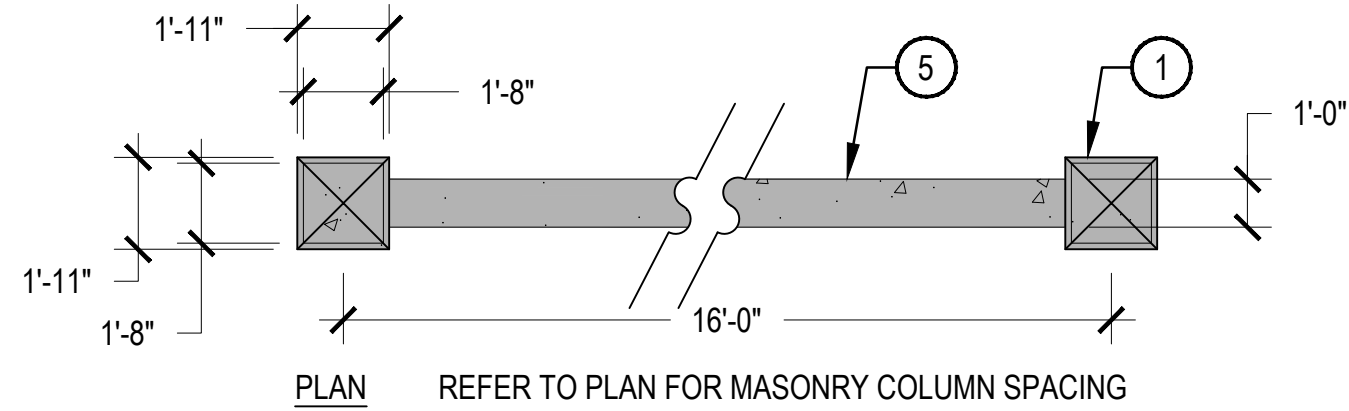
NOT FOR CONSTRUCTION

L4.00 - LANDSCAPE DETAIL
SHEET: 23 OF 27



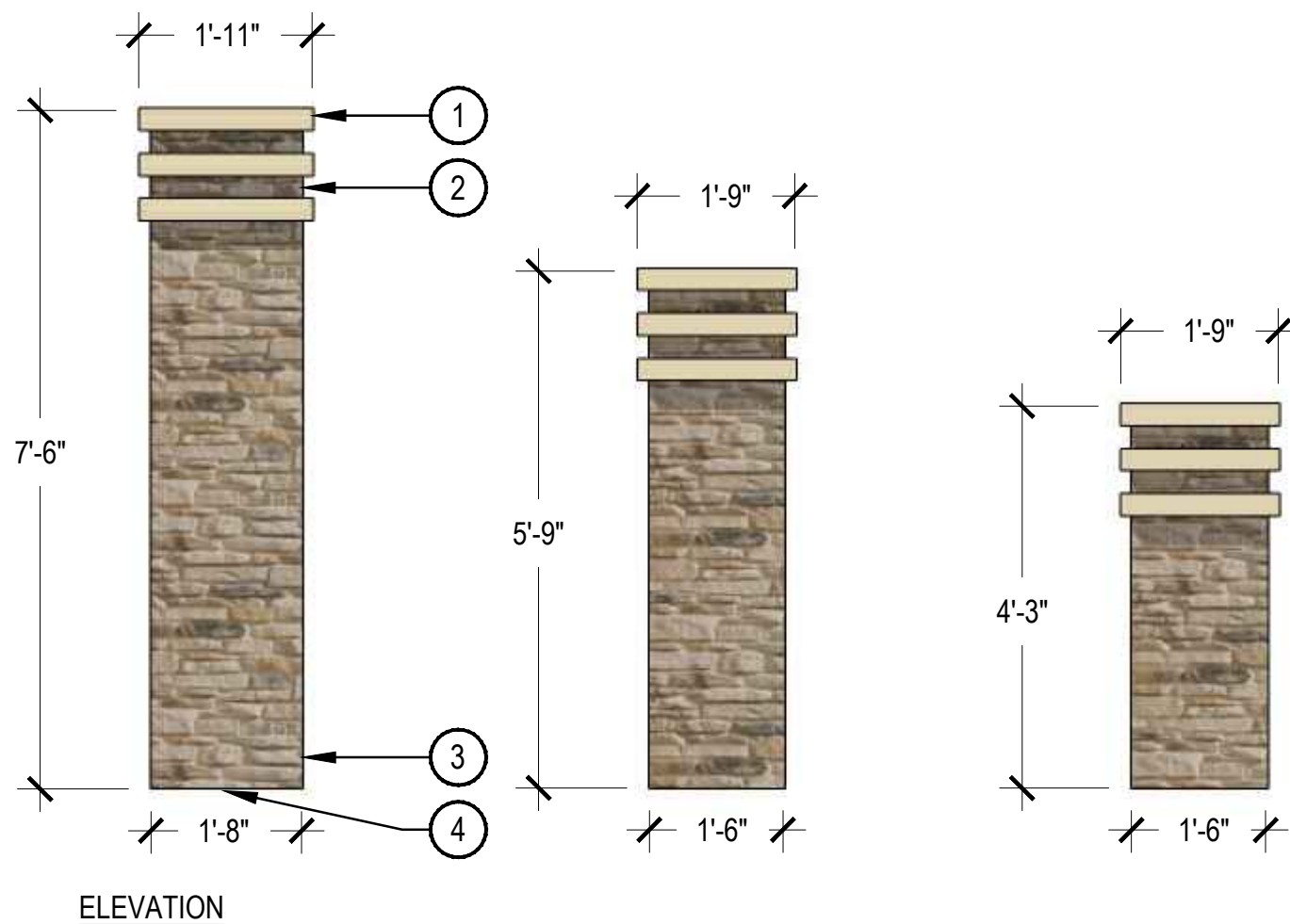
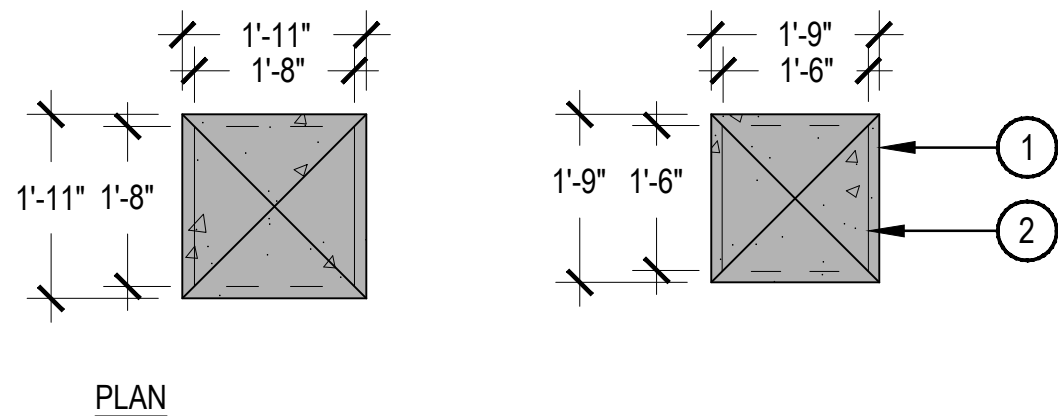
STREETWORKS GALLEON LED
Arterial & Collector Streets: 25'-30' Mounting Height
Local Streets: 20' Mounting Height
Finish: Black

1 CITY OF AURORA STANDARD TRAIL DETAILS



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

3 MASONRY FENCE



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

4 STANDARD MASONRY COLUMN

- NTS
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

- SCALE: 1/4" = 1'-0"
1. PRECAST CONCRETE COLUMN CAP
 2. ACCENT STONE-LIKE VENEER
 3. PRECAST CONCRETE STONE-LIKE COLUMN
 4. CONCRETE FOOTING ENGINEERED BY OTHERS

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

2 LOCAL STREET LIGHT

N.T.S

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

DATE: JANUARY 21, 2022

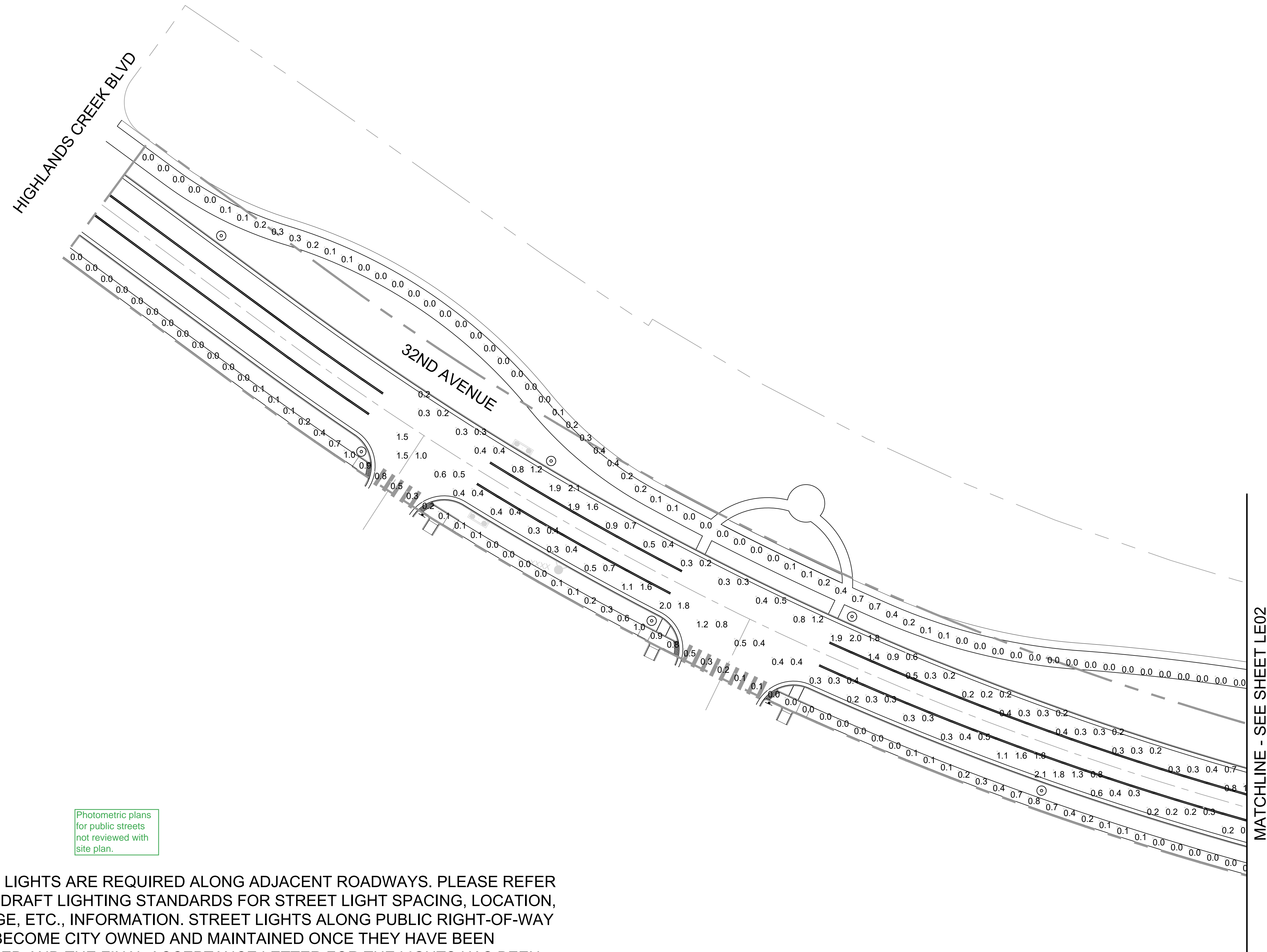
PREPARED BY:
NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

L4.01 - LANDSCAPE DETAIL
SHEET: 24 OF 27

NOT FOR CONSTRUCTION

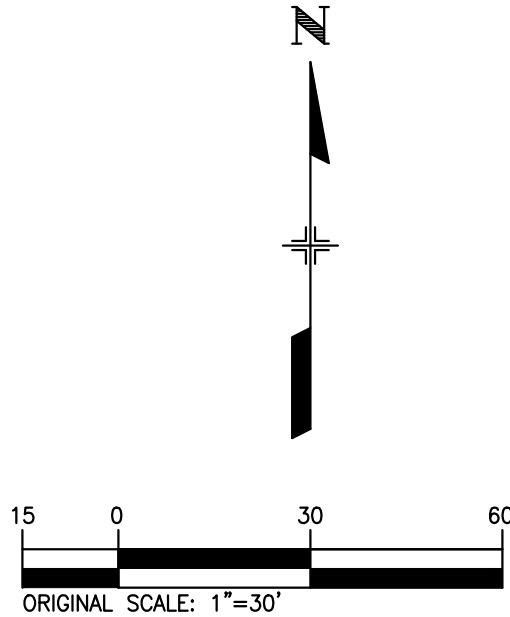




Photometric plans
for public streets
not reviewed with
site plan.

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.

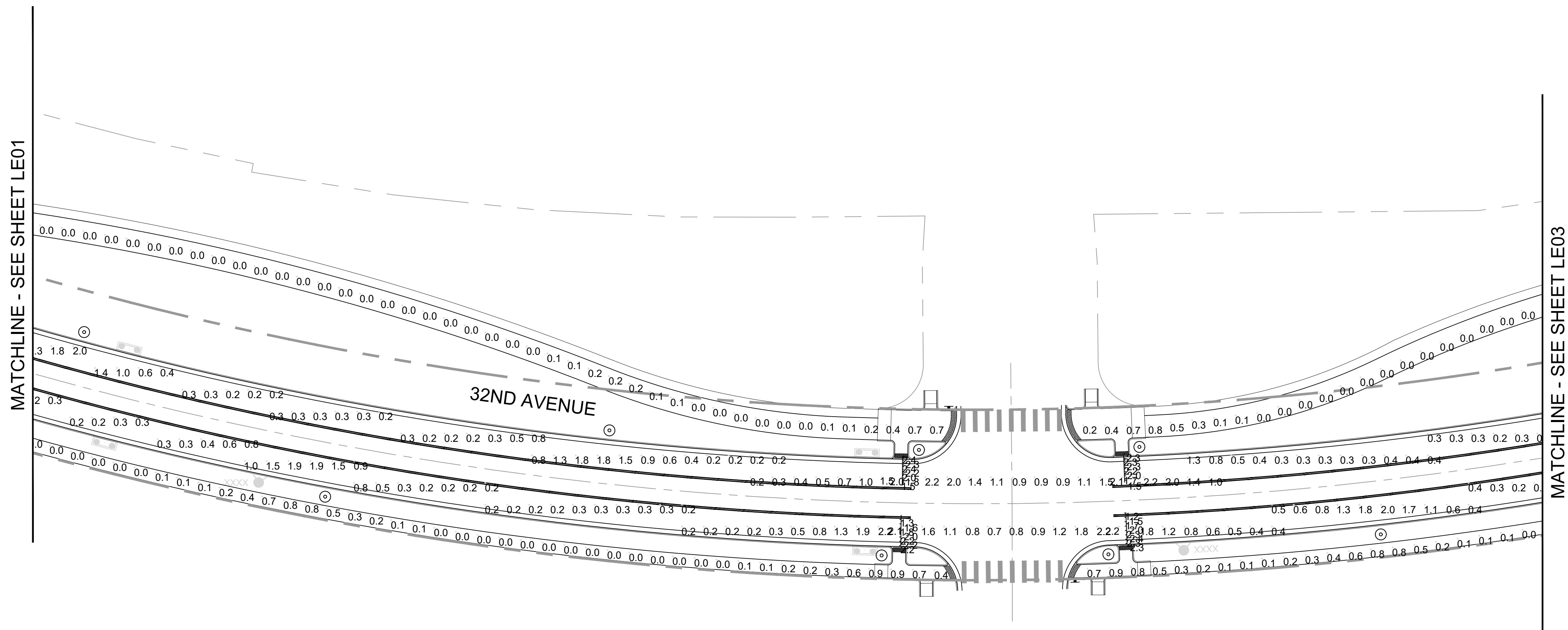
LUMINAIRE SCHEDULE									
TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	FINISH	COLOR TEMP.	WATTAGE	LIGHT LOSS FACTOR	LUMINAIRE LUMENS
SL1		Urban Scape Post top decorative area luminaire on 20'-0" tapered pole. Type III distribution, B1-U0-G1 rating, photocell, suitable for wet locations, IP66.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



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

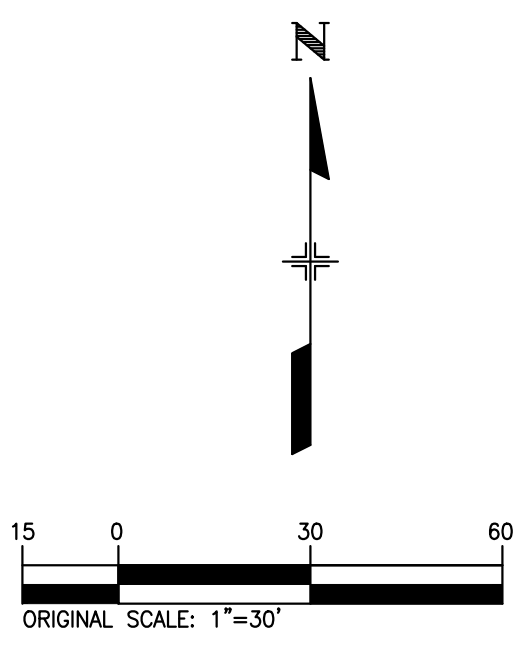
PREPARED BY:
CLANTON & ASSOCIATES
LIGHTING DESIGN AND ENGINEERING
4699 NAUTILUS COURT SOUTH STE. 102
BOLTON, CO. 80501
303-555-7229





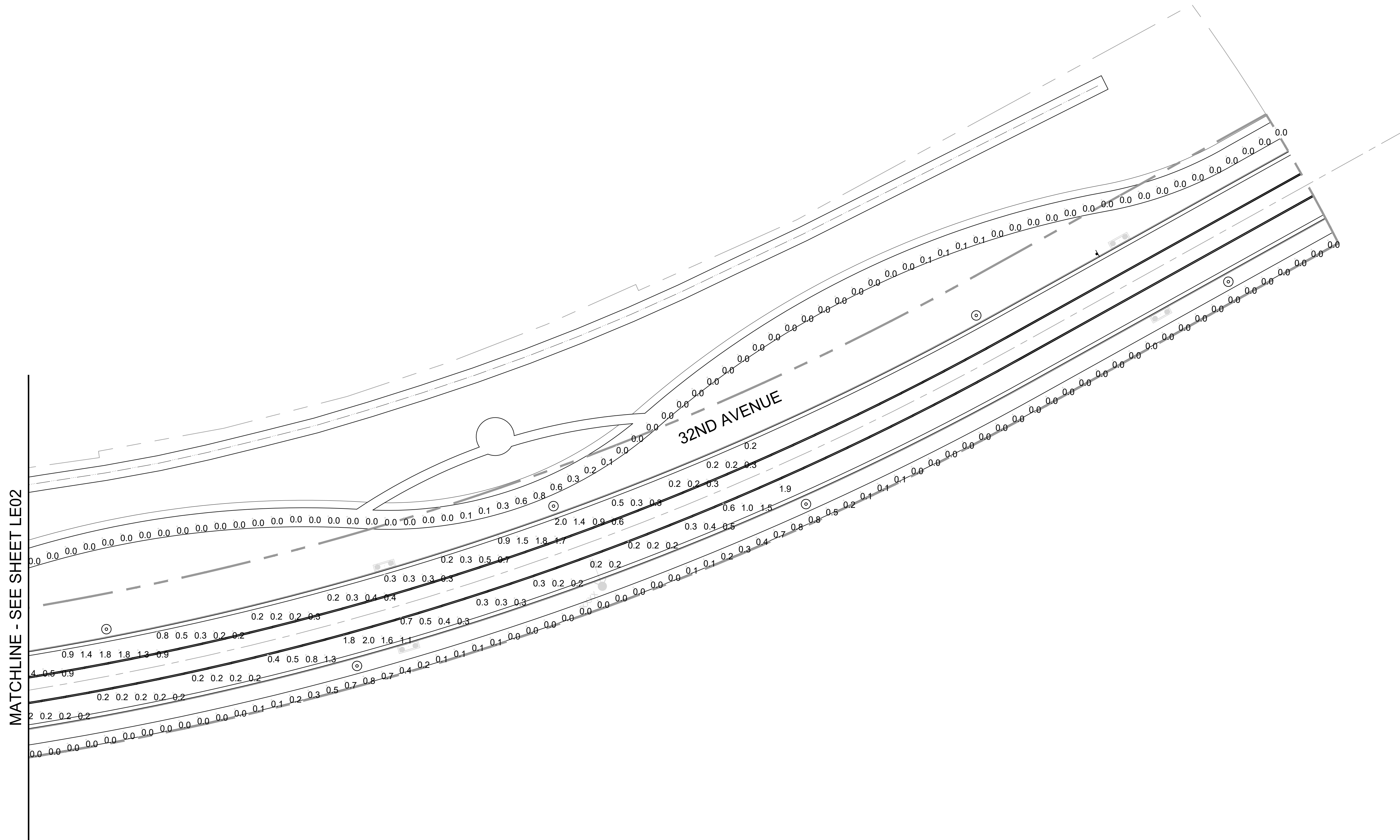
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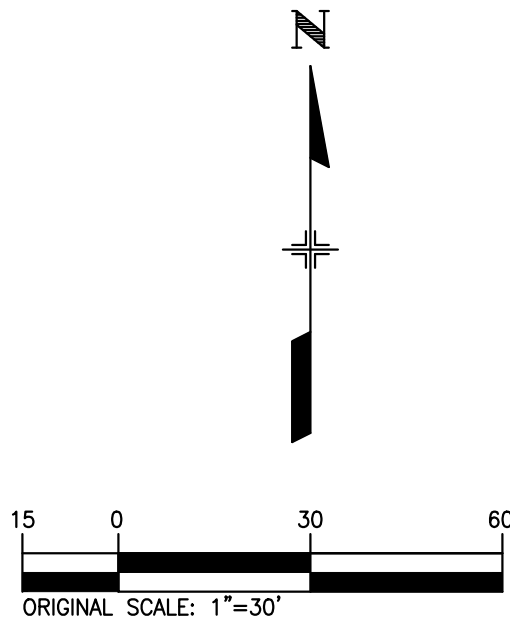
32ND AVENUE (HIGHLANDS CREEK BLVD TO TAH PARKWAY)
AT THE AURORA HIGHLANDS
LIGHTING PLANS
DATE: JANUARY 21, 2022

PREPARED BY:
CLANTON & ASSOCIATES
LIGHTING DESIGN AND ENGINEERING
4699 NAUTILUS COURT SOUTH STE. 102
BOLLEAUX, CO. 80501
303-550-7229



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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 NAUTILE COURT SOUTH STE. 102
BOULDER, CO 80501
303-555-7229