

August 26, 2022

City of Aurora – Planning Department
Debbie Bickmire
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Letter of Introduction for The Aurora Highlands Site Plan No.21 / Filing No.21

Ms. Bickmire:

On behalf of the Applicant, Century Communities, I am pleased to submit this Letter of Introduction for Site Plan No.21 at The Aurora Highlands.

The following team of consultants has been assembled to complete this application:

Owner / Master Developer: The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 carlo@theaurorahighlands.com	Applicant / Builder: Century Communities Cindy Myers 8390 Crescent Pkwy, STE 650 Greenwood Village, CO 80111 303.551.8420 Cindy.Myers@centurycommunities.com	Civil Engineer: Cage Eric Pearson, P.E. 999 18 th Street, STE 2110 Denver, CO 80202 720.206.6625 epearson@cagecivil.com
Planner: Norris Design Diana Rael 1101 Bannock Street Denver, CO 80204 303.892.1166 drael@norris-design.com	Landscape Architect: Norris Design Sean Malone 1101 Bannock Street Denver, CO 80204 303.892.1166 smalone@norris-design.com	Surveyor: Aztec Consultants, Inc. Brady Moorhead 300 E. Mineral Ave, #1 Littleton, CO 80122 303.327.7499 bmoorhead@aztecconsultants.com

Site Location:

The Aurora Highlands is 2,497-acre mixed-use community located in northeastern Aurora, Colorado. The community is generally located east of E-470, between 48th Avenue and 26th Avenue. ~~The residential portion of the property is west of the future alignment of Powhatan Road.~~ Response: Text removed.

Site Plan No.21 is 34.4 acres located near the southwest ~~corner~~ ^{northwest?} ~~of the site~~ ^{Response: Revised.} 32nd Avenue and The Aurora Highlands Parkway in Village 9. The site is accessed by Highlands Creek Parkway to the west, through Filing 17 and E. 32nd Avenue to the south.

Project Overview:

revise all FDP references
to Master Plan

Response: All
references to
FDP have been
revised.

The site is comprised of a portion of Planning Area 70 of the approved Master Plan (MP) and is the second phase of two phases proposed for this neighborhood. Approximately 178 homes are proposed with a mix of single-family residential home types both front and alternatively-loaded. Proposed density with this filing is 5.2 du/ac (178 lots over 34.4 acres). Lots proposed with this filing primarily includes single-family detach front-loaded homes, ranging in size from 5,750 sf to upwards of 6,900 sf and alternatively-loaded (via a motor court) single-family homes. Homes are distributed among smaller, walkable blocks and are generally oriented in a north-south alignment. Single-family homes are served from front entrances located on local streets or accessed from private shared drives.

Amenities:

The site includes a variety of communal open spaces that are provided throughout the central area of the neighborhood creating a pedestrian corridor. Three areas (Tract A, B, and C) are proposed for credited open space. These areas include amenities such as recreational lawn zones, tables, shade structures, benches, playground activities, and other site furnishings to promote both passive and active recreation.

Nearby amenities for residents of this site include the following parks and open space:

- Future Neighborhood Activity Center located to directly to the east within the future second phase of this neighborhood.
- Future Neighborhood Park and shared elementary school site (PA.59 and PA.60 of the approved FDP), located to the southwest of the site.
- Future Neighborhood Park and Trail Corridor (PA.66, PA.72 and PA.53 of the approved FDP), located within the Aurora Highlands Parkway divided roadway.
- Future Neighborhood Park and shared school site (PA. 73 and PA.74 of the approved FDP), located east of the site, across Aurora Highlands Parkway.
- Future open space trail corridor which runs parallel to Highlands Creek Pkwy. and E. 32nd Avenue. Trail nodes and meandering paths are to be provided along this route.
- Future Commercial Activity Center (PA.82 of the approved FDP), located at the northeast corner of Aurora Highlands Parkway and E. 26th Avenue.

Architecture:

Proposed architecture will reflect the Modern Colorado style which includes pure forms and rich materials that create an aesthetic that embodies the Colorado vernacular. Character, forms, and materials are designed to be consistent with the FDP and the Master Plan. All homes will be served by two-car garages accessed from adjacent roadways and boast multiple front entrances to provide variety and visual interest within the neighborhood. All plans will comply with The Aurora Highlands MP and the Unified Development Code. Architecture will be coordinated with the City's planning and building permit review staff separate from this Site Plan application.

Response: All
references to
FDP have been
revised.

All motor court homes closest to
street shall have front doors
facing the street.

Response: Additional
language has been
added as directed.

Public Art:

Per the MP, no public art is proposed in this application.

Approval Criteria:

- A. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

The proposed Site Plan application retains compliance with the UDO, the approved FDP for the community as well as the City's Comprehensive Plan, Aurora Places. The proposal is consistent with Aurora Places Emerging Neighborhoods Placetype as the community provides a mix of residential options for buyers which will support future, planned retail, restaurants, commercial, and other neighborhood services. Walkable blocks are designed to provide easy pedestrian access to the future neighborhood activity center located within the second phase of the neighborhood as well as access to the larger regional trail system.

- B. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

A Public Improvements Phasing Plan was approved with the FDP in 2018. The streets and associated infrastructure to accommodate a maximum of 12,487 units in the site plans proposed with this application is consistent with planned densities/land use. The FDP have been revised. The site plans include and sustain the improvements as discussed in the Public Improvement Plan Utility Study. Infrastructure to serve the site will be provided through improvements planned with this Site Plan and corresponding Site Plan applications.

- C. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

The design of Site Plan No.21 intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved in the Master Drainage Study (approved with FDP), where applicable. There are no intended negative impacts to environmentally sensitive areas as outlined above.

- D. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

Site Plan No.21 is designed to successfully accommodate both pedestrian and vehicular connectivity at a high level. The open space and trail network are key design elements in every development parcel linking homes to adjacent community amenities such as nearby parks, schools, and future commercial centers.

- E. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

This application is compatible with the surrounding residential uses. The residences proposed in this application are similar in size, scale, and materials to those in surrounding filings.

- F. The application mitigates any adverse impacts on the surrounding area to the degree practicable.
There are no anticipated adverse impacts associated with the proposed Site Plan application.

Adjustments:

No adjustments are being requested at this time.

We look forward to working with the City of Aurora on the review and approval of this next phase of The Aurora Highlands community. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,
Norris Design



Samantha Pollmiller
Principal
Applicant's Representative

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

TAX CERTS WILL BE ORDERED WHEN WE GET CLOSER TO FINAL APPROVAL.

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF TRACT E AS DEPICTED ON PLAT OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



VICINITY MAP
SCALE 1" = 2000'

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

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

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

ADDRESSED

AND

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 20____AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

DATE _____

DATE _____

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION, GENERAL NOTES
SHEET 3	OVERALL BOUNDARY, LINE AND CURVE TABLES
SHEETS 4-9	LOT DETAILS

MY COMMISSION EXPIRES: _____

We do not set the boundary monuments till we sign the Plat. Per the language in the certificate we will not add the date till we sign the Plat.

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 20____. Provide date

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BRADY J. MOORHEAD, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE:

FOR REVIEW

 <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DATE OF PREPARATION:	03-15-2022
	SCALE:	N/A
	SHEET 1 OF 9	

AzTec Proj. No.: 65322-06 Drawn By: RDR

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 9

DEDICATION NO RECORDING INFORMATION AVAILABLE AT THIS TIME.

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET ON THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17 RECORDED AT RECEPTION NO. [redacted], IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIXTEEN (16) COURSES:

- 1. NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
- 2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'57", AN ARC LENGTH OF 23.56 FEET; [redacted]
- 3. NON-TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°15'28" WEST;
- 4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- 5. TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
- 6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- 7. NON-TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET;
- 8. SOUTH 89°44'32" WEST, A DISTANCE OF 12.73 FEET;
- 9. NORTH 00°15'28" WEST, A DISTANCE OF 51.83 FEET;
- 10. NORTH 36°17'19" WEST, A DISTANCE OF 54.57 FEET;
- 11. NORTH 67°05'49" WEST, A DISTANCE OF 54.76 FEET;
- 12. SOUTH 89°44'32" WEST, A DISTANCE OF 108.82 FEET;
- 13. NORTH 00°15'28" WEST, A DISTANCE OF 117.50 FEET;
- 14. NORTH 89°44'32" EAST, A DISTANCE OF 10.00 FEET;
- 15. NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET;
- 16. NORTH 01°41'23" EAST, A DISTANCE OF 119.07 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 89°44'32" EAST, A DISTANCE OF 133.35 FEET;

THENCE SOUTH 75°55'51" EAST, A DISTANCE OF 81.47 FEET;

THENCE SOUTH 67°04'07" EAST, A DISTANCE OF 90.36 FEET;

THENCE SOUTH 50°14'52" EAST, A DISTANCE OF 59.29 FEET;

THENCE SOUTH 39°45'08" WEST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 50°14'52" EAST, A DISTANCE OF 54.75 FEET;

THENCE SOUTH 34°32'41" EAST, A DISTANCE OF 93.31 FEET;

THENCE SOUTH 23°26'50" EAST, A DISTANCE OF 67.08 FEET;

THENCE SOUTH 15°13'49" EAST, A DISTANCE OF 80.69 FEET;

THENCE SOUTH 00°15'28" EAST, A DISTANCE OF 90.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 21°56'48" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°20'40", AN ARC LENGTH OF 134.59 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 56°54'10" EAST, A DISTANCE OF 117.48 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 240.00 FEET;

THENCE NORTH 56°54'10" EAST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 220.00 FEET;

THENCE SOUTH 56°54'10" WEST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 240.00 FEET;

THENCE SOUTH 32°42'54" EAST, A DISTANCE OF 33.88 FEET;

THENCE SOUTH 31°09'50" EAST, A DISTANCE OF 56.57 FEET;

THENCE SOUTH 14°56'37" EAST, A DISTANCE OF 373.15 FEET;

DEDICATION (CONT.)

THENCE NORTH 67°25'50" EAST, A DISTANCE OF 59.50 FEET;

THENCE NORTH 83°41'52" EAST, A DISTANCE OF 65.74 FEET;

THENCE SOUTH 66°18'08" EAST, A DISTANCE OF 85.74 FEET;

THENCE SOUTH 36°18'08" EAST, A DISTANCE OF 42.87 FEET;

THENCE SOUTH 26°33'47" EAST, A DISTANCE OF 72.11 FEET;

THENCE SOUTH 10°37'23" EAST, A DISTANCE OF 31.50 FEET;

THENCE SOUTH 11°07'25" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 32°52'14" WEST, A DISTANCE OF 80.10 FEET TO THE NORTHERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19 RECORDED AT RECEPTION NO. [redacted], IN SAID RECORDS;

NO RECORDING INFORMATION AVAILABLE AT THIS TIME. DARY THE FOLLOWING THIRTY-ONE (31) COURSES:

- 1. SOUTH 00°00'00" WEST, A DISTANCE OF 91.50 FEET;
- 2. NORTH 24°07'00" WEST, A DISTANCE OF 3.51 FEET;
- 3. SOUTH 65°53'00" WEST, A DISTANCE OF 51.52 FEET;
- 4. SOUTH 68°46'44" WEST, A DISTANCE OF 55.93 FEET;
- 5. SOUTH 71°29'05" WEST, A DISTANCE OF 55.93 FEET;
- 6. SOUTH 75°32'40" WEST, A DISTANCE OF 67.13 FEET;
- 7. SOUTH 79°36'14" WEST, A DISTANCE OF 67.13 FEET;
- 8. SOUTH 08°21'58" EAST, A DISTANCE OF 3.41 FEET;
- 9. SOUTH 81°55'40" WEST, A DISTANCE OF 67.47 FEET;
- 10. SOUTH 89°26'51" WEST, A DISTANCE OF 175.85 FEET;
- 11. SOUTH 04°22'00" EAST, A DISTANCE OF 21.55 FEET;
- 12. SOUTH 00°33'09" EAST, A DISTANCE OF 46.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- 13. SOUTHEASTERLY 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;
- 14. WESTERLY 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 NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
- 15. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET;
- 16. TANGENT TO SAID CURVE, NORTH 00°33'09" WEST, A DISTANCE OF 46.33 FEET;
- 17. NORTH 03°15'41" EAST, A DISTANCE OF 21.55 FEET;
- 18. SOUTH 89°26'51" WEST, A DISTANCE OF 58.93 FEET;
- 19. NORTH 89°53'44" WEST, A DISTANCE OF 53.32 FEET;
- 20. NORTH 87°09'25" WEST, A DISTANCE OF 65.69 FEET;
- 21. NORTH 84°01'22" WEST, A DISTANCE OF 65.69 FEET;
- 22. NORTH 80°53'19" WEST, A DISTANCE OF 65.69 FEET;
- 23. NORTH 10°40'42" EAST, A DISTANCE OF 4.00 FEET;
- 24. NORTH 78°00'57" WEST, A DISTANCE OF 54.56 FEET;
- 25. NORTH 75°24'15" WEST, A DISTANCE OF 54.56 FEET;
- 26. NORTH 73°13'21" WEST, A DISTANCE OF 36.58 FEET;
- 27. NORTH 70°46'48" WEST, A DISTANCE OF 65.47 FEET;
- 28. NORTH 67°54'25" WEST, A DISTANCE OF 54.56 FEET;
- 29. NORTH 65°17'43" WEST, A DISTANCE OF 54.56 FEET;
- 30. NORTH 62°25'20" WEST, A DISTANCE OF 65.47 FEET;
- 31. NORTH 59°17'17" WEST, A DISTANCE OF 65.47 FEET TO SAID EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES:

- 1. NORTH 32°16'44" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,082.00 FEET, THE

DEDICATION (CONT.)

RADIUS POINT OF SAID CURVE BEARS NORTH 32°16'44" EAST;

- 2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'14", AN ARC LENGTH OF 13.29 FEET;
- 3. NON-TANGENT TO SAID CURVE, NORTH 32°02'36" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 32°31'42" EAST;
- 4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°42'11", AN ARC LENGTH OF 24.00 FEET; [redacted] SEE REVISED CLOSURE REPORT
- 5. NON-TANGENT TO SAID CURVE, NORTH 34°12'59" EAST, A DISTANCE OF 21.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 332.00 FEET;
- 6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°28'28", AN ARC LENGTH OF 199.76 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 34.405 ACRES, (1,498,676 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

- 1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- 2. BEARINGS ARE BASED ON THE ASSUMED BEARING OF NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET ALONG A PORTION OF THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17 BEING MONUMENTED ON EACH END BY A NO. 5 REBAR WITH A 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITIES. ANY EASEMENTS INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED. AN UPDATED TITLE COMMITMENT WILL BE ORDERED WHEN GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS WE GET CLOSER TO'S AT SUBSTANTIALLY RIGHT ANGLES. FINAL APPROVAL.
- 5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200 [redacted] May require updated title commitment dated within 120 days of plat acceptance date.
- 6. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1141979-CO DATED AUGUST 10, 2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- 7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS. APPROVED STREET NAMES ADDED 1 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM. [redacted] Revise street names once approved street names are obtained.
- 9. ALL OWNERS OF LOTS ADJACENT TO STREET A, STREET B, STREET C, STREET D AND EAST 34TH AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- 10. TRACTS A, B, C, D, E, F, AND G ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 11. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- 12. A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
- 13. A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.

ADDRESSED

Consider grouping non-plottable easement notes?

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AzTec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 65322-06	DATE OF PREPARATION:	03-15-2022
	SCALE:	N/A
	SHEET 2 OF 9	

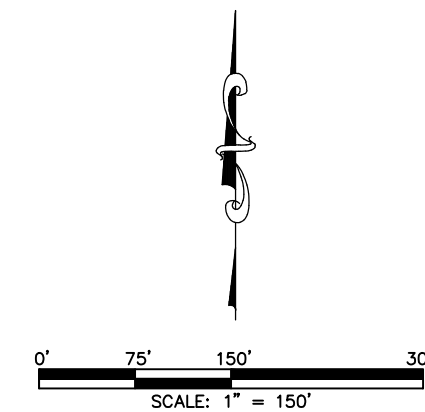
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SURVEYOR NOTE: ALL SECTION CORNER
MONUMENTATION IS NOT DESCRIBED HEREON
AS NONE OF THE SECTION CORNERS ARE
USED AS CONTROLLING CORNERS

Block numbering should be in logic sequence...

A map of the study area showing four study sites labeled S4, S5, S6, and S7. The sites are represented by stylized building footprints. A north arrow is located in the top right corner, pointing upwards and labeled 'NORTH'.

KEY MAP
SCALE 1" = 1000'



LINE TABLE		
LINE	BEARING	LENGTH
L51	N89°53'44"W	53.32'
L52	N87°09'25"W	65.69'
L53	N84°01'22"W	65.69'
L54	N80°53'19"W	65.69'
L55	N10°40'42"E	4.00'
L56	N78°00'57"W	54.56'
L57	N75°24'15"W	54.56'
L58	N73°13'21"W	36.58'
L59	N70°46'48"W	65.47'
L60	N67°54'25"W	54.56'
L61	N65°17'43"W	54.56'
L62	N62°25'20"W	65.47'
L63	N59°17'17"W	65.47'
L64	N32°16'44"E	115.00'
L65	N32°02'36"E	64.00'
L66	N34°12'59"E	21.21'
L67	N00°15'28"W	2.00'
L68	N00°15'28"W	2.07'
L69	N33°05'50"W	16.40'
L70	S00°33'09"E	4.44'
L71	S00°33'09"E	4.44'
L72	S00°33'09"E	0.50'
L73	S00°33'09"E	0.50'
L74	N65°53'00"E	30.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	94°18'46"	15.00'	24.69'
C19	92°41'09"	15.00'	24.27'
C20	92°41'09"	15.00'	24.27'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	90°00'00"	20.00'	31.42'
C24	90°00'00"	20.00'	31.42'
C25	93°34'43"	15.00'	24.50'
C26	93°34'43"	15.00'	24.50'
C27	55°28'55"	15.00'	14.53'

C 1/4 CORNER
SECTION 29
T.3S R.65W. 6TH P.M.

N LINE OF THE
SW 1/4 OF SEC. 29

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 1
REC. NO. 2019000089309

6
ADDRESSED

6 E 34TH PL.
(64' WIDE PUBLIC ROW)

E 34TH AVE.
VARIABLE WIDTH PUBLIC ROW)

ACT F
PROPOSED
URORA HIGHLANDS
SUBDIVISION
FILING NO. 17
NO.

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

W 1/4 CORNER
SECTION 29
T.3S R.65W. 6TH P.M.

POINT OF
BEGINNING

STREET
NAME ADDED

STREET
NAME ADDED

EAST 32ND PLACE

THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 9

THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 19
REC. NO. [REDACTED]

SW 1/4 SEC. 29,

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

E 32ND AVE

TRACT B
THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 19
REC. NO. [REDACTED]

AZTEC
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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	03-15-2022
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SCALE:	1"=150'
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SHEET 3 OF 9

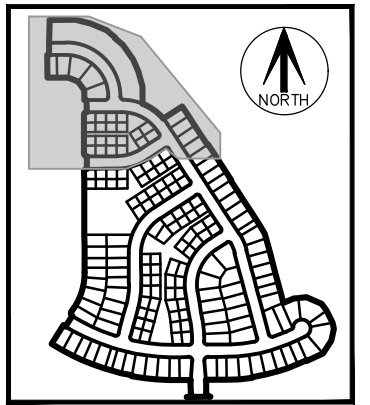
AzTec Proj. No.: 65322-06

Drawn By:

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 9



KEY MAP
SCALE 1" = 1000'

SEE SHEET 3 FOR LINE
AND CURVE TABLES

MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- ① BLOCK NUMBER
- ◆ ALIQUOT MONUMENT AS SHOWN

No monument descriptions provided? REMOVED

SEE SHEETS 8 & 9 FOR
BLOCKS 7, 8, & 9 DETAILS

REVISSED TO
NEW BLOCK
NUMBERING

REMOVED

What are these bold
arrows and line?

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

Label existing
easement?

ADDRESSED

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

ADDRESSED
overplotting?

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

ALREADY SAYS
SEE SHEETS 8 & 9
FOR DETAILS AT
THE RIGHT SIDE
OF THIS PAGE

See Sheet 8 for Lot Details

ADDRESSED

Check this
distance?

FOR REVIEW

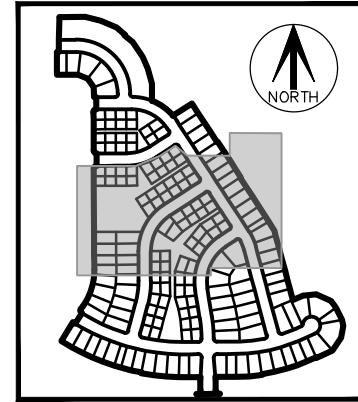
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 65322-06
Drawn By: RDR

DATE OF PREPARATION:	03-15-2022
SCALE:	1"=50'
SHEET 4 OF 9	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 9



KEY MAP

SCALE 1" = 1000'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
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- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- ① BLOCK NUMBER
- ◆ ALIQUOT MONUMENT AS SHOWN

SEE SHEET 3 FOR LINE
AND CURVE TABLES

SEE SHEETS 8 & 9 FOR
BLOCKS 7, 8, & 9 DETAILS

REVISED TO
NEW BLOCK
NUMBERING

TRACT B
73,152 SF
1.679 AC

NW 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.

SW 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.

TRACT C

TRACT F
0.084 AC

SEE SHEET 7

AZTEC
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Aztec Proj. No.: 65322-06

Drawn By: RDR

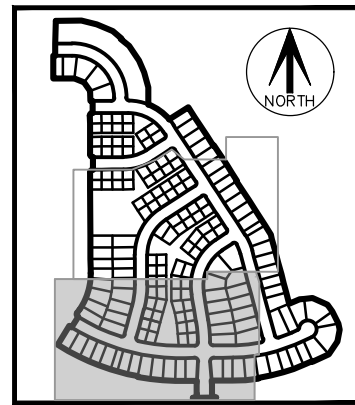
DATE OF
PREPARATION: 03-15-2022

SCALE: 1"=50'

SHEET 5 OF 9

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 9



KEY MAP
SCALE 1" = 1000'

THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 17
REC. NO. [REDACTED]

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

Δ=91°42'11"
R=15.00'
L=24.00'

Δ=0°42'14"
R=1082.00'
L=13.29'

TRACT A
THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 19
REC. NO. [REDACTED]

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- ① BLOCK NUMBER
- ◆ ALIQUOT MONUMENT AS SHOWN

E 32ND AVE
(78' WIDE PUBLIC ROW)
REC. NO. [REDACTED]

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

SEE SHEET 3 FOR LINE
AND CURVE TABLES
SEE SHEETS 8 & 9 FOR
BLOCKS 7, 8, & 9 DETAILS

SCALE: 1" = 50'

6.2

REVISED TO
NEW BLOCK
NUMBERING

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

Aztec Proj. No.: 65322-06

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www.aztecconsultants.com

Drawn By: RDR

DATE OF PREPARATION:	03-15-2022
SCALE:	1"=50'
SHEET	6 OF 9

SEE SHEET 5

STREET NAMES
ADDED

STREET B

STREET C

Radial or Non?
(Typical)

ADDRESSED. WE WILL
LABEL NON-RADIAL LOT
LINES AND BOUNDARY
LINES ONLY.

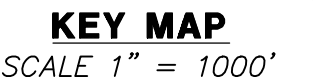
STREET NAMES
ADDED

STREET D

SEE SHEET 7

TRACT B
THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 19
REC. NO. [REDACTED]

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

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- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- 1 BLOCK NUMBER
- ▲ ALIQUOT MONUMENT AS SHOWN

AzTec Proj. No.: 65322-06

Drawn By: RDR

SCALE:	1"=50'
--------	--------

SHEET 7 OF 9

FOR REVIEW

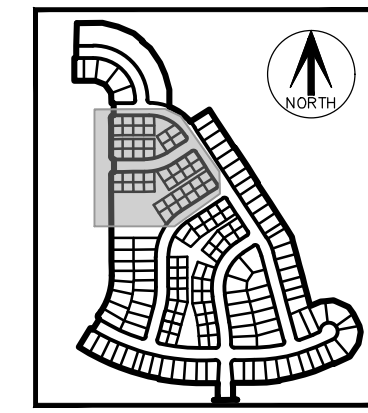
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 4

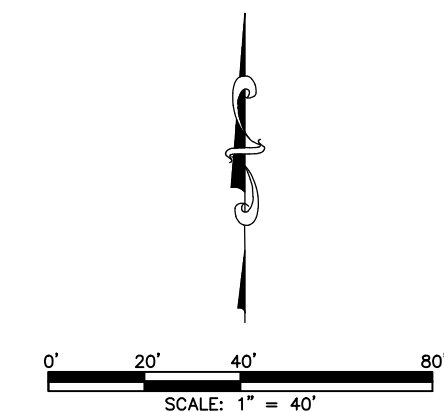
SHEET 8 OF 9



KEY MAP
SCALE 1" = 1000'

MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
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- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- A.E. ACCESS EASEMENT
- ① BLOCK NUMBER
- ◆ ALIQUOT MONUMENT AS SHOWN



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

Aztec
CONSULTANTS, INC.

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Littleton, Colorado 80122
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www.aztecconsultants.com

Aztec Proj. No.: 65322-06

DATE OF PREPARATION:	03-15-2022
SCALE:	1"=40'
SHEET 8 OF 9	

SEE SHEET 3 FOR LINE
AND CURVE TABLES

SEE SHEET 9

SEE SHEET 4

SEE SHEET 5

ADDED TO LEGEND
should this abbreviation
be included in the
Legend?

What are these
bold arrows and
line?
REMOVED

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

STREET NAMES
ADDED

STREET NAMES
ADDED

ADDED DETAIL TO RIGHT AS
NOT ENOUGH ROOM TO
SHOW MULTIPLE DIMENSIONS

Dimension one
side 4' to lot line?

Dimension one
side 4' to lot line?

ADDED DETAIL TO RIGHT AS
NOT ENOUGH ROOM TO
SHOW MULTIPLE DIMENSIONS

Trim U.E. overlaps

ADDRESSED

STREET NAMES
ADDED

TRACT B
73,152 SF
1.679 AC

TRACT A
16,107 SF
0.370 AC

THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 17

STREET E
(64' WIDE PUBLIC ROW)
REC. NO.

N00°15'28"W 525.33'
EASTERLY BOUNDARY OF
THE AURORA HIGHLANDS FILING NO. 17
(BASIS OF BEARINGS)

Δ=90°00'00"
R=15.00'
L=23.56'

Δ=90°00'00"
R=15.00'
L=23.56'

Δ=90°00'00"
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L=23.56'

Δ=90°00'57"
R=15.00'
L=23.56'

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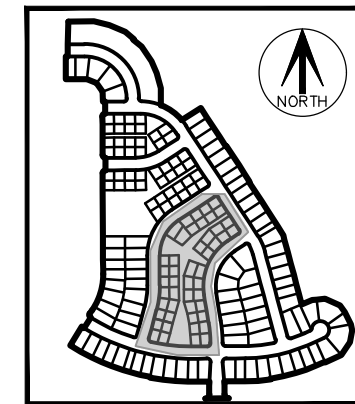
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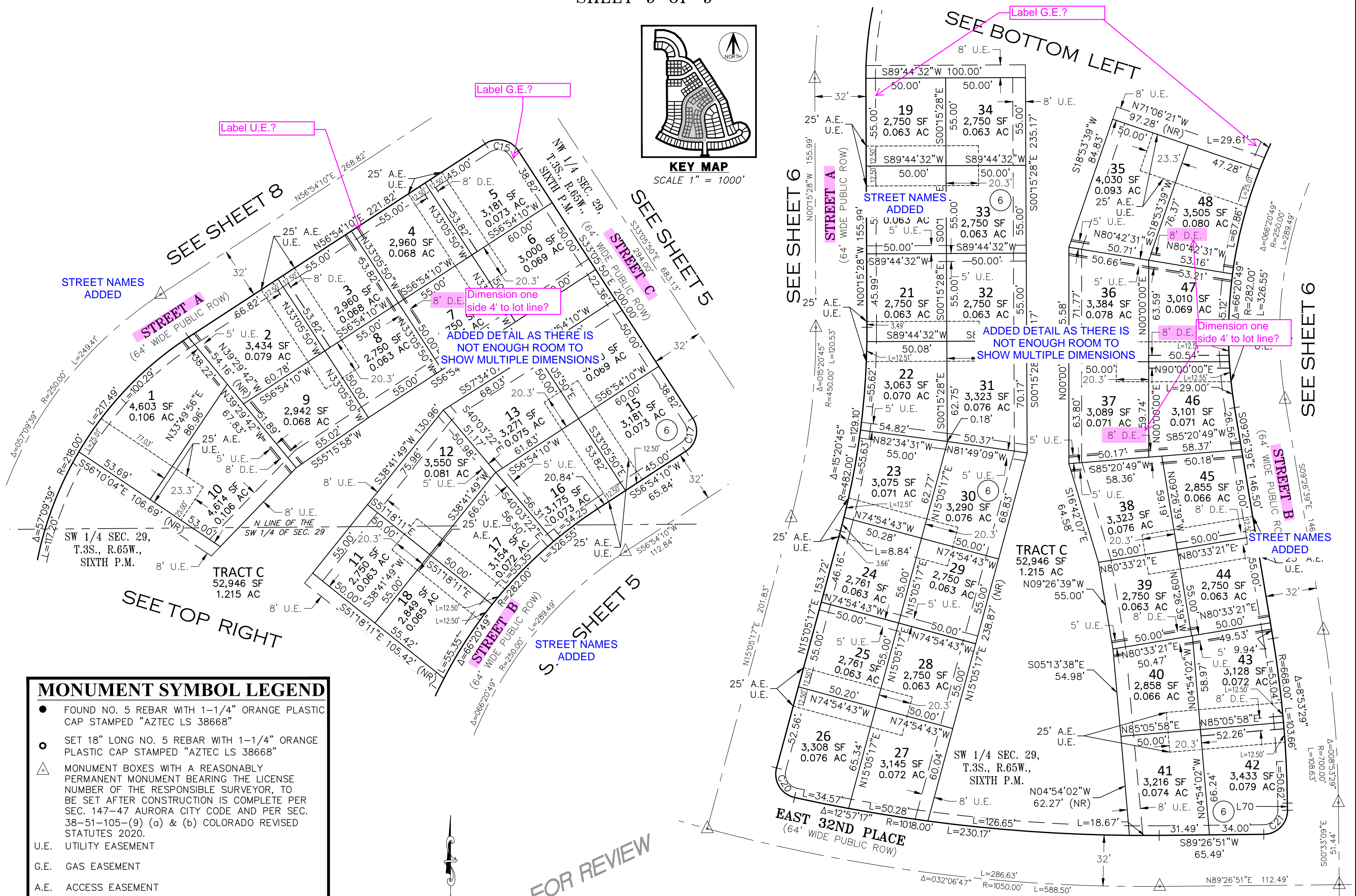
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THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 9

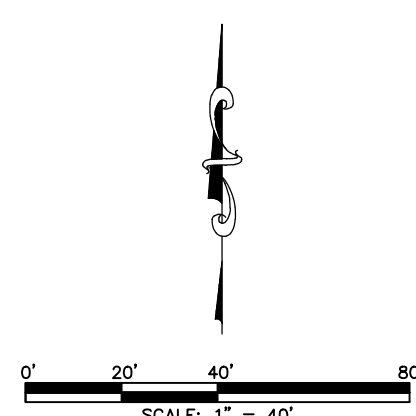


KEY MAP
SCALE 1" = 1000'



MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
 - SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
 - △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
A.E. ACCESS EASEMENT
- 1 BLOCK NUMBER
ALIQUOT MONUMENT AS SHOWN



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 3 FOR LINE
AND CURVE TABLES

SEE SHEET 6

Aztec
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Aztec Proj. No.: 65322-06
Drawn By: RDR

DATE OF PREPARATION:	03-15-2022
SCALE:	1"=40'
SHEET 9 OF 9	

LEGAL DESCRIPTION

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A PARCEL OF LAND BEING A PORTION OF TRACT E AS DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 00°15'28" WEST, A DISTANCE OF 15.00 FEET, TO THE BEGINNING OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17 RECORDED AT RECEPTION NO. _____ IN SAID _____, **Reception # will be added when plat is recorded.**

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIXTEEN (16) COURSES:

1. NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'57", AN ARC LENGTH OF **23.56 FEET**; **Closure report calls 23.57'?** **Text has been updated.**
3. NON-TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°15'28" WEST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
5. TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
7. NON-TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET;
8. SOUTH 89°44'32" WEST, A DISTANCE OF 12.73 FEET;
9. NORTH 00°15'28" WEST, A DISTANCE OF 51.83 FEET;
10. NORTH 36°17'19" WEST, A DISTANCE OF 54.57 FEET;
11. NORTH 67°05'49" WEST, A DISTANCE OF 54.76 FEET;
12. SOUTH 89°44'32" WEST, A DISTANCE OF 108.82 FEET;
13. NORTH 00°15'28" WEST, A DISTANCE OF 117.50 FEET;
14. NORTH 89°44'32" EAST, A DISTANCE OF 10.00 FEET;
15. NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET;
16. NORTH 01°41'23" EAST, A DISTANCE OF 119.07 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 89°44'32" EAST, A DISTANCE OF 133.35 FEET;
THENCE SOUTH 75°55'11" EAST, A DISTANCE OF 81.47 FEET;
THENCE SOUTH 67°04'07" EAST, A DISTANCE OF 90.36 FEET;
THENCE SOUTH 50°14'52" EAST, A DISTANCE OF 59.29 FEET;
THENCE SOUTH 39°45'08" WEST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 50°14'52" EAST, A DISTANCE OF 54.75 FEET;
THENCE SOUTH 34°32'41" EAST, A DISTANCE OF 93.31 FEET;
THENCE SOUTH 23°26'50" EAST, A DISTANCE OF 67.08 FEET;
THENCE SOUTH 15°13'49" EAST, A DISTANCE OF 80.69 FEET;

THENCE SOUTH 00°15'28" EAST, A DISTANCE OF 90.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 21°56'48" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°20'40", AN ARC LENGTH OF 134.59 FEET;
THENCE NON-TANGENT TO SAID CURVE, NORTH 56°54'10" EAST, A DISTANCE OF 117.48 FEET;
THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 240.00 FEET;
THENCE NORTH 56°54'10" EAST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 220.00 FEET;
THENCE SOUTH 56°54'10" WEST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 240.00 FEET;
THENCE SOUTH 32°42'54" EAST, A DISTANCE OF 33.88 FEET;
THENCE SOUTH 31°09'50" EAST, A DISTANCE OF 56.57 FEET;
THENCE SOUTH 14°56'37" EAST, A DISTANCE OF 373.15 FEET;
THENCE NORTH 67°25'50" EAST, A DISTANCE OF 59.50 FEET;
THENCE NORTH 83°41'52" EAST, A DISTANCE OF 65.74 FEET;
THENCE SOUTH 86°18'08" EAST, A DISTANCE OF 85.74 FEET;
THENCE SOUTH 36°18'08" EAST, A DISTANCE OF 42.87 FEET;
THENCE SOUTH 26°33'47" EAST, A DISTANCE OF 72.11 FEET;
THENCE SOUTH 10°37'23" EAST, A DISTANCE OF 31.50 FEET;
THENCE SOUTH 11°07'25" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 32°52'14" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19 RECORDED AT RECEPTION NO. _____ IN SAID _____, **Reception # will be added when plat is recorded.**

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THIRTY-ONE (31) COURSES:

1. SOUTH 65°53'00" WEST, A DISTANCE OF 91.50 FEET;
2. NORTH 24°07'00" WEST, A DISTANCE OF 3.51 FEET;
3. SOUTH 65°53'00" WEST, A DISTANCE OF 51.52 FEET;
4. SOUTH 68°46'44" WEST, A DISTANCE OF 55.93 FEET;
5. SOUTH 71°29'05" WEST, A DISTANCE OF 55.93 FEET;
6. SOUTH 75°32'40" WEST, A DISTANCE OF 67.13 FEET;
7. SOUTH 79°36'14" WEST, A DISTANCE OF 67.13 FEET;
8. SOUTH 08°21'58" EAST, A DISTANCE OF 3.41 FEET;
9. SOUTH 81°59'40" WEST, A DISTANCE OF 67.47 FEET;
10. SOUTH 89°26'51" WEST, A DISTANCE OF 175.85 FEET;
11. SOUTH 04°22'00" EAST, A DISTANCE OF 21.55 FEET;
12. SOUTH 00°33'09" EAST, A DISTANCE OF 46.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
13. SOUTHEASTERLY 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 1.597.00 FEET;
14. WESTERLY 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 NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
15. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET;
16. TANGENT TO SAID CURVE, NORTH 00°33'09" WEST, A DISTANCE OF 46.33 FEET;
17. NORTH 03°15'41" EAST, A DISTANCE OF 21.55 FEET;
18. SOUTH 89°26'51" WEST, A DISTANCE OF 58.93 FEET;
19. NORTH 89°53'44" WEST, A DISTANCE OF 53.32 FEET;
20. NORTH 87°09'25" WEST, A DISTANCE OF 65.69 FEET;
21. NORTH 84°01'22" WEST, A DISTANCE OF 65.69 FEET;
22. NORTH 80°53'19" WEST, A DISTANCE OF 65.69 FEET;
23. NORTH 10°40'42" EAST, A DISTANCE OF 4.00 FEET;
24. NORTH 78°00'57" WEST, A DISTANCE OF 54.56 FEET;
25. NORTH 75°24'15" WEST, A DISTANCE OF 54.56 FEET;
26. NORTH 73°13'21" WEST, A DISTANCE OF 36.58 FEET;
27. NORTH 70°46'48" WEST, A DISTANCE OF 65.47 FEET;
28. NORTH 67°54'25" WEST, A DISTANCE OF 54.56 FEET;
29. NORTH 65°17'43" WEST, A DISTANCE OF 54.56 FEET;
30. NORTH 62°25'20" WEST, A DISTANCE OF 65.47 FEET;
31. NORTH 59°17'17" WEST, A DISTANCE OF 65.47 FEET TO SAID EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES:

1. NORTH 32°16'44" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,082.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 32°16'44" EAST;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'14", AN ARC LENGTH OF 13.29 FEET;
3. NON-TANGENT TO SAID CURVE, NORTH 32°02'36" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 32°31'42" EAST;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°42'11", AN ARC LENGTH OF **24.00 FEET**; **Closure report calls 24.01'?** **Text has been updated.**
5. NON-TANGENT TO SAID CURVE, NORTH 34°12'59" EAST, A DISTANCE OF 21.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 332.00 FEET;
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°28'28", AN ARC LENGTH OF 199.76 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 34.405 ACRES, (1,498,676 SQUARE FEET), MORE OR LESS.

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD88)

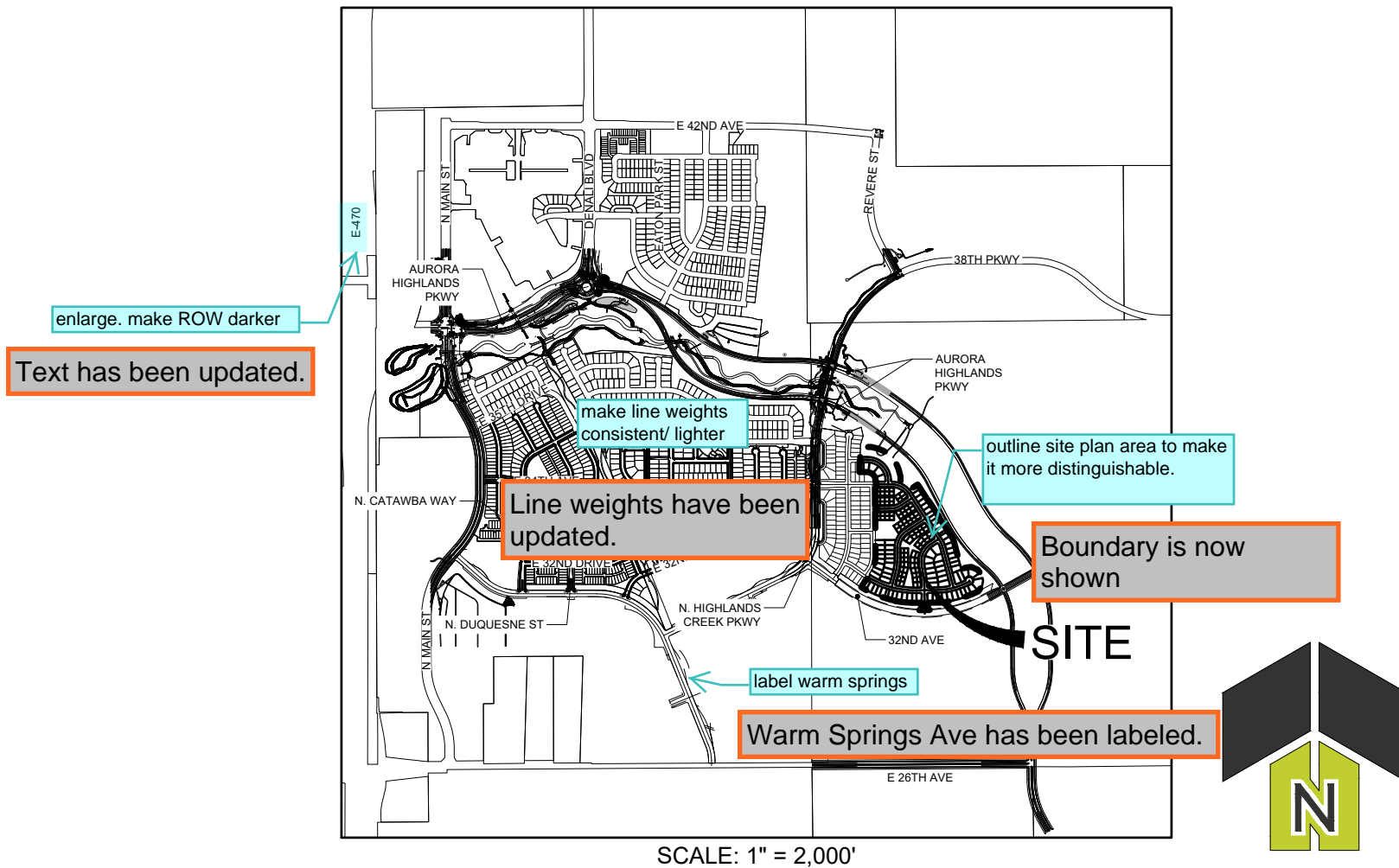
PROJECT CONTROL STATEMENT:

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'

THE AURORA HIGHLANDS

THE AURORA HIGHLANDS SITE PLAN #21

LOCATED IN THE NORTHWEST & SOUTHWEST QUARTERS OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2-3	GENERAL NOTES & TYPICAL SECTIONS
4	CSP TRACKING CHARTS
5	LOT AREA TABLES
6	CONTEXT MAP
7	OVERALL SITE PLAN
8-12	SITE PLAN
13	OVERALL UTILITY PLAN
14-16	GRADING & UTILITY PLAN
17	LANDSCAPE COVER SHEET
18	PLANT SCHEDULE
19	LOT TYPICALS
20-25	LANDSCAPE PLANS
26-27	LANDSCAPE ENLARGEMENT
28	HYDROZONE PLAN
29	MASTER FENCE & TRAIL PLAN
30-34	LANDSCAPE DETAILS

AMENDMENTS:

SITE DATA TABLE

LAND AREA WITHIN PROPERTY LINES	34.405 AC (1,498,676 SF)
SINGLE-FAMILY UNITS PROPOSED	82
DUPLEX UNITS PROPOSED	96
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	38 FT
CONSTRUCTION TYPE (2015 CODE EDITION)	V-B
IRC OCCUPANCY CLASSIFICATION (2015 CODE EDITION)	R-3 (NON-SPRINKLERED)
ZONING CLASIFICATION	R-2
LOT AREA	20,703 AC (901,809 SF)
TRACT AREA	5,294 AC (230,603 SF)
PUBLIC R.O.W. AREA	8,408 AC (366,264 SF)
OPEN SPACE AREA	3,270 AC (142,441 SF)
LANDSCAPE AREA	0.180 AC (7,841 SF)

duplexes are not included on the plans. Revise to all SFD lots

Updated to all SFD

Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

The site is not gated.

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER
OF _____ COLORADO _____ O'CLOCK M. THIS _____
DAY OF _____ 20 _____ A.D.
CLERK AND RECORDER: _____
DEPUTY: _____

Certificate has been removed.

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

Understood.

OWNER'S SIGNATURES

THE AURORA HIGHLANDS SITE PLAN #21 (SEE LEGAL DESCRIPTION THIS SHEET)

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREOF, 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

BY: CGF MANAGEMENT, INC.,
A NEVADA CORPORATION

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD. _____

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION.

NAME: CARLO G. FERREIRA.

ITS: PRESIDENT.

STATE OF _____

COUNTY OF _____

ACKNOWLEDGED BEFORE ME ON _____, 2022 BY CARLO FERREIRA, PRESIDENT OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

IN WITNESS THEREOF,

GREEN VALLEY EAST LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD. _____

BY: _____

NAME: _____

ITS: SENIOR VICE PRESIDENT.

STATE OF _____

COUNTY OF _____

ACKNOWLEDGED BEFORE ME ON _____, 2022 BY CARLO FERREIRA, PRESIDENT OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

CITY COUNCIL: _____

DATE: _____

DATE: _____

DATE: _____

(CHAIRPERSON)

DATE: _____

DATE: _____

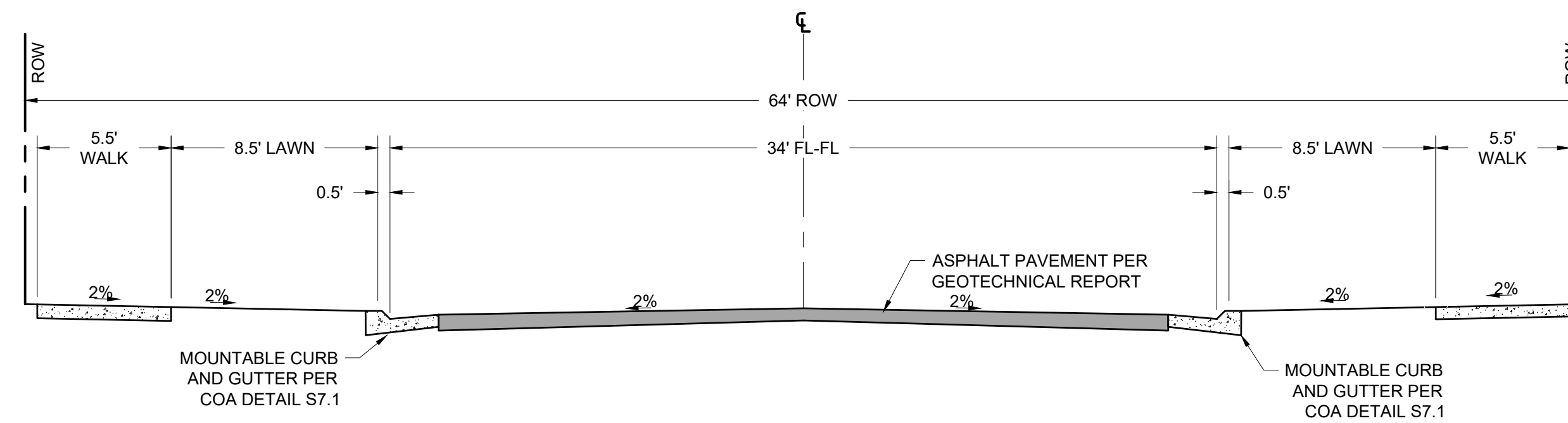
THE AURORA HIGHLANDS SP#21

TITLE: COVER SHEET

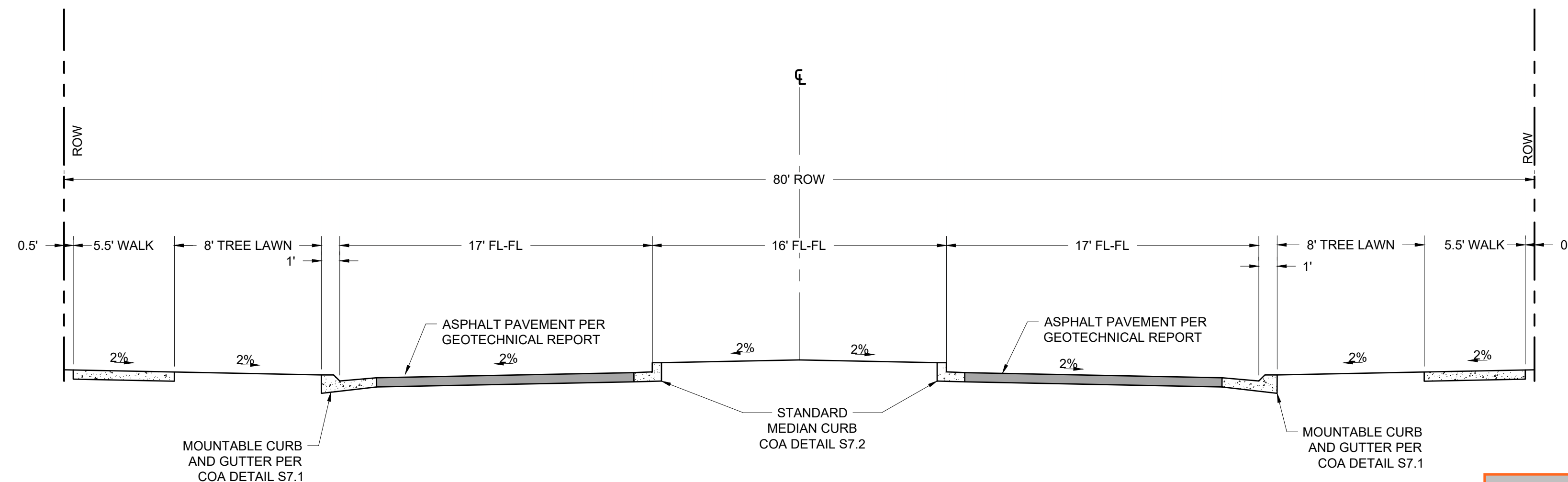
DATE: AUGUST 25, 2022



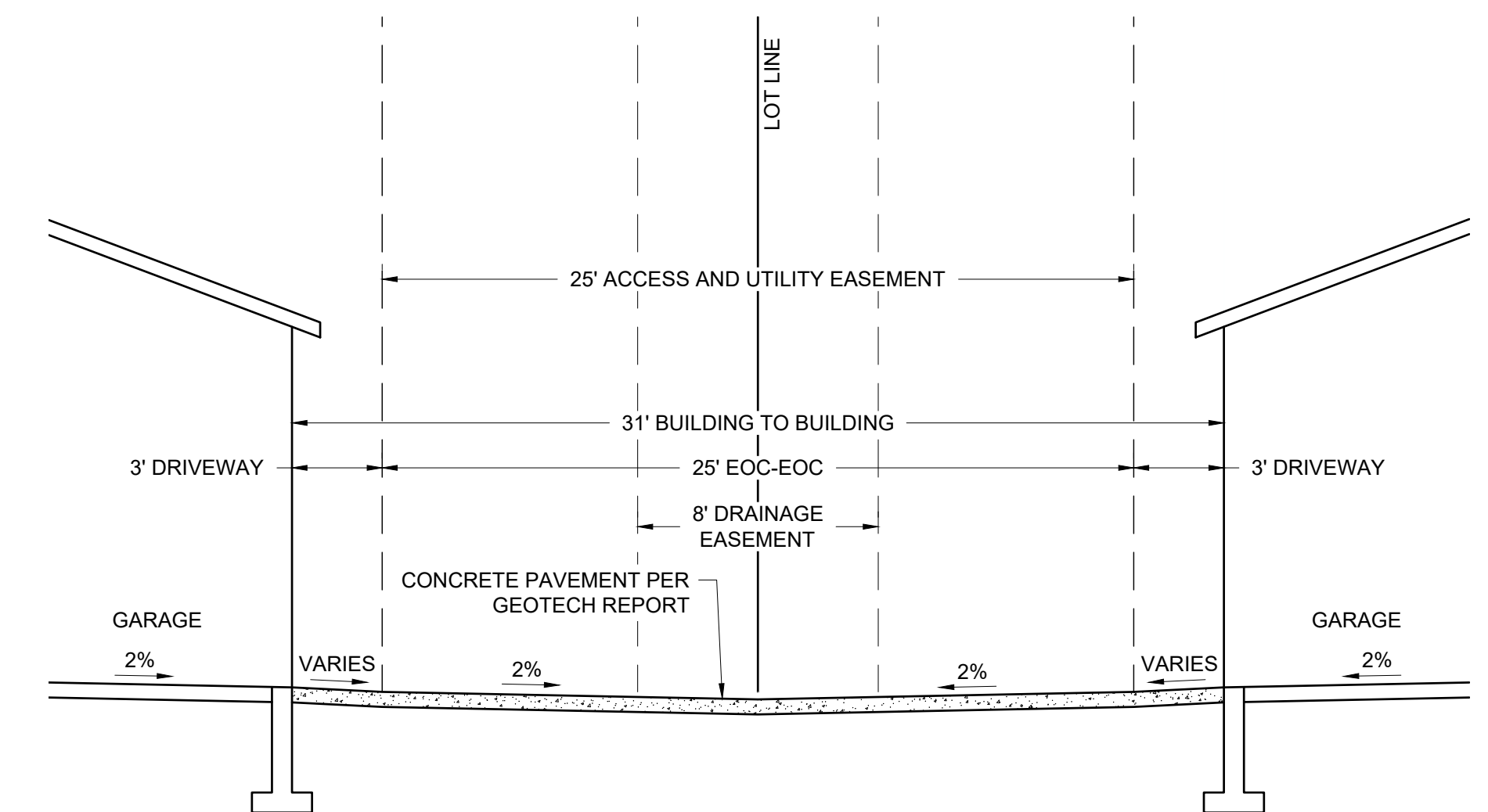
405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
WWW.CAGECIVIL.COM



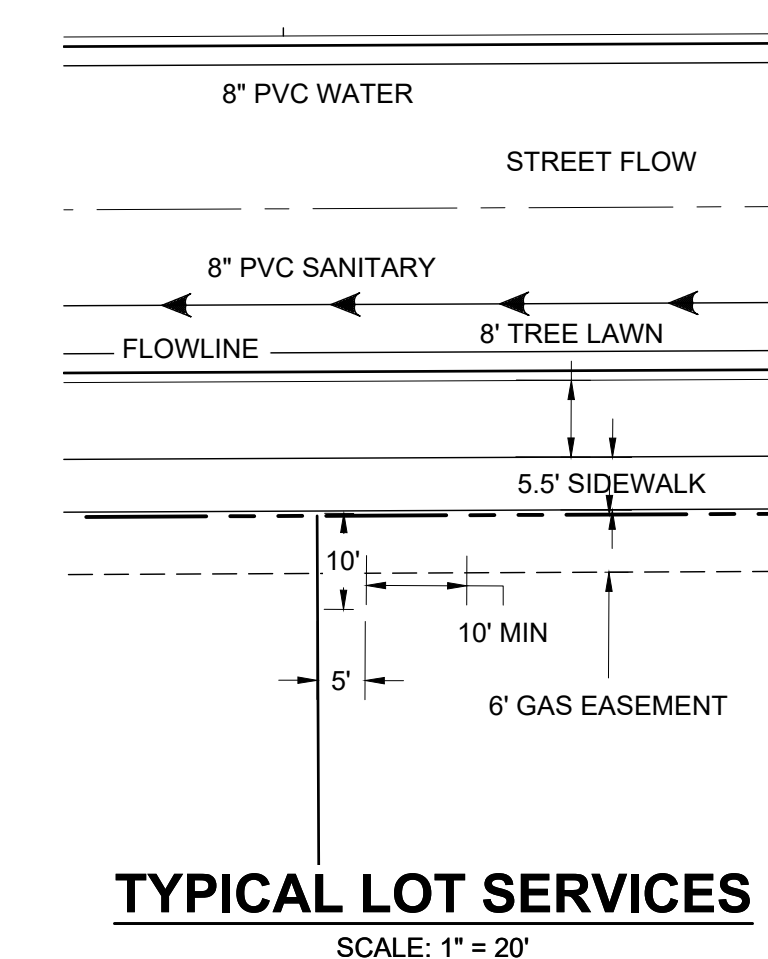
LOCAL TYPE 1 (64' ROW)
SCALE: 1"=5'



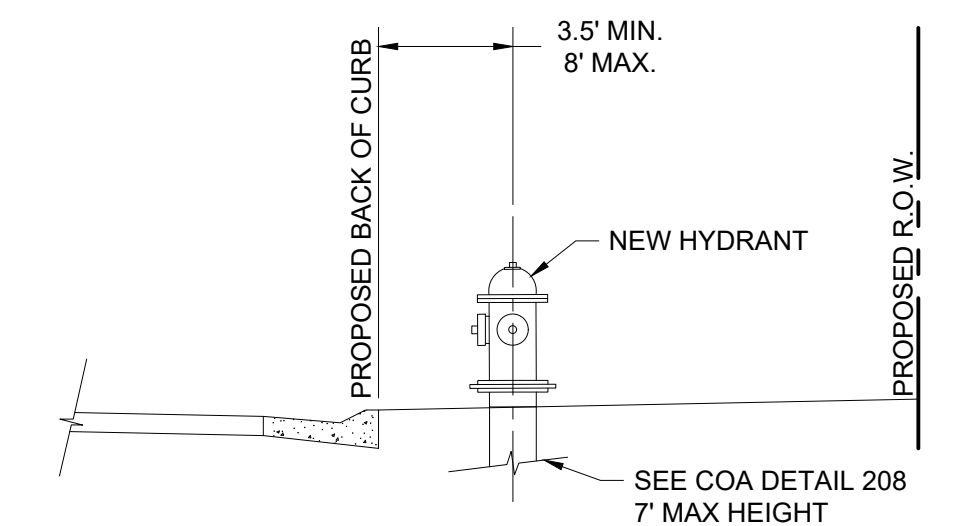
LOCAL TYPE 1 W/ MEDIAN (80' ROW)
SCALE: 1"=5'



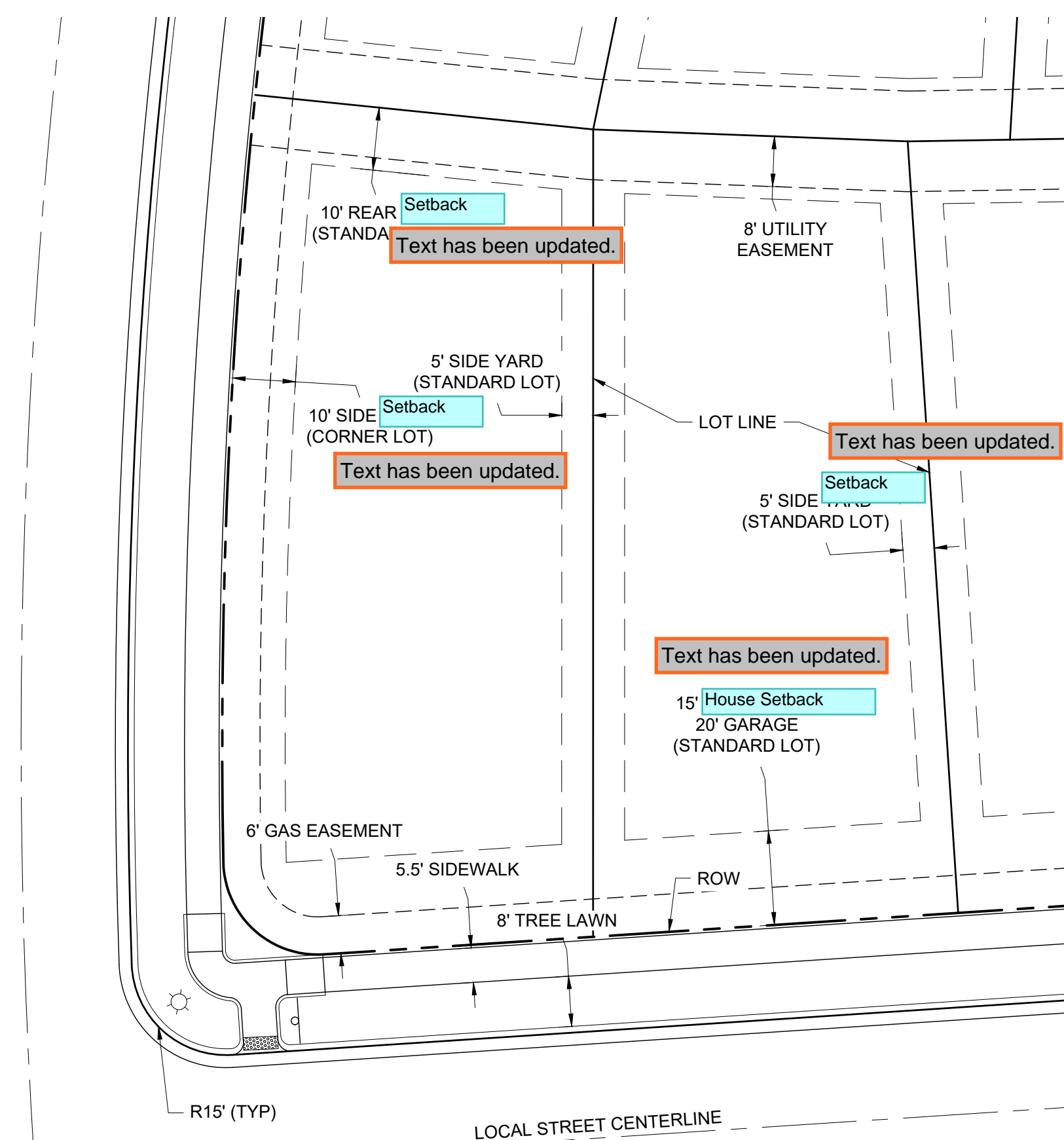
PRIVATE ALLEY (25' EOC-EOC)
SCALE: 1"=5'



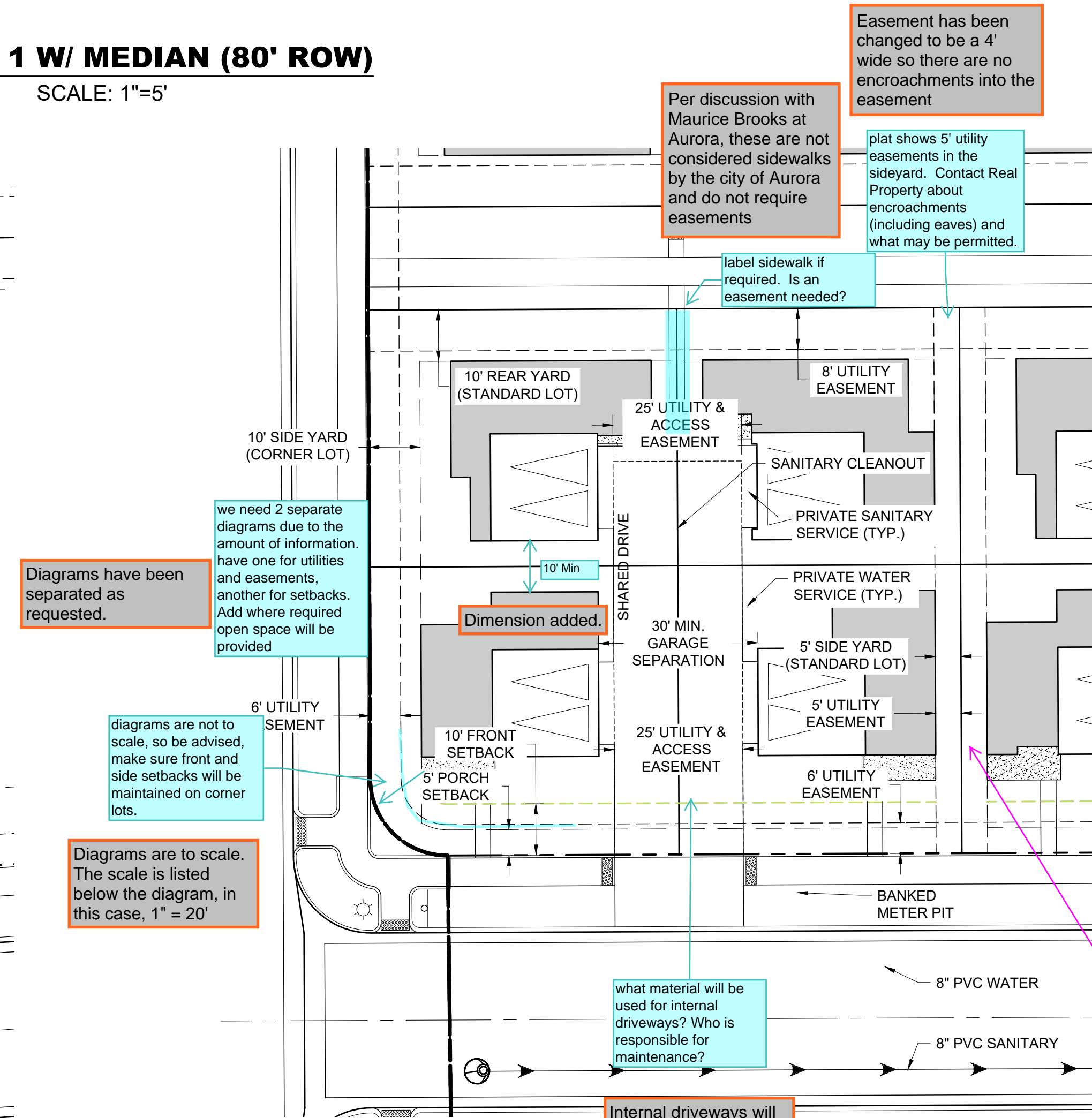
TYPICAL LOT SERVICES
SCALE: 1"=20'



TYPICAL FIRE HYDRANT PLACEMENT
SCALE: 1"=5'



SINGLE FAMILY - TYPICAL LOTTING SETBACKS AND EASEMENTS
SCALE: 1"=20'



MOTOR COURT - TYPICAL LOTTING SETBACKS AND EASEMENTS
SCALE: 1"=20'

Per discussion with Maurice Brooks at Aurora, these are not considered sidewalks by the city of Aurora and do not require easements

Easement has been changed to be a 4' wide so there are no encroachments into the easement

label sidewalk if required. Is an easement needed?

plat shows 5' utility easements in the sideyard. Contact Real Property about encroachments (including eaves) and what may be permitted.

we need 2 separate diagrams due to the amount of information, have one for utilities and easements, another for setbacks. Add where required open space will be provided

diagrams are not to scale, so be advised, make sure front and side setbacks will be maintained on corner lots.

Diagrams are to scale. The scale is listed below the diagram, in this case, 1"=20'

what material will be used for internal driveways? Who is responsible for maintenance?

Internal driveways will be 6" P.C.C. and maintained privately.

D.E.'s?

8" D.E. have been added.

Add note: Water services to be sleeved across the garage aprons for all motor court lots.

Note has been added.

THE AURORA HIGHLANDS SP#21
TITLE: GENERAL NOTES & TYPICAL SECTIONS
DATE: AUGUST 25, 2022

CAGE
CIVIL ENGINEERING
405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
WWW.CAGECIVIL.COM

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	13.53	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
21	21	9	34.41	178
Total			511.25	1841

Lot Tracking Chart														
		Product Types												
Filing No.	Site Plan No.	MF			Townhome	Paired Home	Small Lots			% of Total	Standard Lots (>50')			Total
		Traditional	Town Center	% of Total			<50' Frontage		% of Total		50'-59' Frontage	60+ Frontage	% of 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	0.00%	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	0.00%	0	
21	21	0	0	0.00%	0	0	0	96	34.91%	89	90	65.09%	275	
Total		0	0	0.00%	0	228	65	421	36.84%	0	716	33.63%	1938	

- Total number of units shall not exceed 12,487.
- Percentages of total are subject to the minimum/maximals 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% Mult-family allowed.

Maximum Amount of Units Permitted				12487
Min./Max. Permitted				Used to Date
Multi-Family	Max. 32% of Total Units	3996	0	3996
Small Lot Total	Max. 50% of Total Units	6244	596	5648
Small Lot Front-Loaded	Max. 35% of Total Units	4370	65	4305
Standard Total	Min. 40% of Total Units	4995	805	4190

Population Tracking Chart			
Filing No. 21 / Site Plan No. 21	Lot Totals	People Per Unit	Population
Product Type	275	2.65	728.75
Single-Family	0	2.50	0
Multi-Family	0	2.02	0
Transit Station Area	0	1.58	0
Active Adult	275		728.75

Community Population Tracking Chart		
Filing	Site Plan	Population
1	1	223.0
2	2	599.0
3	3	0.0
4	4	24.0
5	5	125.0
6	6	69.0
8	8	462.0
10	10	467.0
11	11	0.0
13	13	35.0
14	14	578.0
15	15	1106.0
16	16	724.0
19	19	0.0
21	21	729.0
Total		5141

Lot Dimensions Table						
Lot Type	Min. Lot Size	Min. Lot Frontage	Minimum Setbacks			
			Front	Rear	Side	
SFD - FL - 50'	5750	50'	15' House / 20' Garage	10'	5' / 10' Corners	
ALT- FL - 55'	2750	55'	10' House	10'	5' / 10' Corners	
SFD - FL - 60'	6900	60'	15' House / 20' Garage	10'	5' / 10' Corners	

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
1			0	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	3.55
	1	1	223	0.67	7.14	6.47	0.25	1.74	2.37
	2	2	599	1.80	0.00	-1.80	0.66	0.00	-0.66
	3	3	0	0.00	7.50	7.50	0.00	0.00	0.00
	4	4	24	0.07	0.00	-0.07	0.03	0.00	-0.03
	5	5	125	0.38	0.00	-0.38	0.14	0.00	-0.14
	6	6	69	0.21	0.00	-0.21	0.08	0.00	-0.08
	8	8	461	1.38	0.00	-1.38	0.51	0.00	-0.51
	10	10	466	1.40	0.00	-1.40	0.51	0.00	-0.51
	11	11	0	0.00	0.00	0.00	0.00	0.00	9.86
	13	13	35	0.11	0.00	-0.11	0.04	0.00	-0.04
	14	14	578	1.73	0.00	-1.73	0.64	0.00	-0.64
	15	15	1106	3.32	0.00	-3.32	1.22	0.00	-1.22
	16	16	723	2.17	0.00	-2.17	0.80	0.00	-0.80
	19	19	0	0.00	0.00	0.00	0.00	0.00	3.35
	21	21	275	0.83	0.00	-0.83	0.30	0.00	-0.30
Totals				4410	14.05	14.64	0.59	5.15	-9.49

- 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

* Indicates a portion of tract

Tract Dedication Table				
Tract	Filing	Dedication Type		
		Neigh. Park	Com. Park	Open Space
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			0.03
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			0.03
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
A	21			0.37
B	21			1.68
C	21			1.22
Total		14.64	0	52.34

* Indicates a portion of tract

SITE PLAN LOT TRACKING EXHIBIT



THE AURORA HIGHLANDS SP #21

TITLE:

DATE: AUGUST 25, 2022

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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



NOT FOR CONSTRUCTION

SHEET: 4 OF 34

Acknowledged. these tables duplicate information covered in the setback table on Sheet 4. Setbacks can be removed from this table so diagrams and a general setback table can be used instead.

Acknowledged. 5' porch/10' house

LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE	SETBACKS			CLASSIFICATION
				FRONT	SIDE	REAR	
				FT	FT	FT	
1	1	5875	50.00	15	5	10	INTERIOR
2	1	7711	72.53	15	5	10	INTERIOR
3	1	10409	119.88	15	5	10	INTERIOR
4	1	10427	119.88	15	5	10	INTERIOR
5	1	8823	79.15	15	10	10	CORNER
1	2	7007	60.93	15	5	10	INTERIOR
2	2	6900	60.00	15	5	10	INTERIOR
3	2	5750	50.00	15	5	10	INTERIOR
4	2	6236	49.82	15	5	10	INTERIOR
5	2	6606	47.88	15	5	10	INTERIOR
6	2	8175	57.48	15	5	10	INTERIOR
7	2	7122	47.88	15	5	10	INTERIOR
8	2	7633	42.91	15	10	10	CORNER
9	2	7627	42.94	15	10	10	CORNER
10	2	6791	58.18	15	5	10	INTERIOR
11	2	7292	60.00	15	5	10	INTERIOR
12	2	8498	84.07	15	5	10	INTERIOR
13	2	6152	55.68	15	5	10	INTERIOR
14	2	5750	50.00	15	5	10	INTERIOR
15	2	5750	50.00	15	5	10	INTERIOR
16	2	6936	60.12	15	5	10	INTERIOR
17	2	7577	63.04	15	5	10	INTERIOR
1	3	7149	59.18	15	5	10	INTERIOR
2	3	7149	59.19	15	5	10	INTERIOR
3	3	5962	49.32	15	5	10	INTERIOR
4	3	5962	49.32	15	5	10	INTERIOR
5	3	7149	59.19	15	5	10	INTERIOR
6	3	5962	49.32	15	5	10	INTERIOR
7	3	5962	49.32	15	5	10	INTERIOR
8	3	7411	59.19	15	5	10	INTERIOR
9	3	7411	59.19	15	5	10	INTERIOR
10	3	7411	59.19	15	5	10	INTERIOR
11	3	6111	48.52	15	5	10	INTERIOR
12	3	7385	45.50	15	10	10	CORNER
1	4	7385	45.50	15	10	10	CORNER
2	4	5950	50.00	15	5	10	INTERIOR
3	4	7531	59.03	15	5	10	INTERIOR
4	4	7559	58.95	15	5	10	INTERIOR
5	4	7261	58.95	15	5	10	INTERIOR
6	4	7261	58.95	15	5	10	INTERIOR
7	4	6048	49.12	15	5	10	INTERIOR
8	4	6048	49.12	15	5	10	INTERIOR
9	4	5849	49.77	15	5	10	INTERIOR
10	4	8799	55.86	15	5	10	INTERIOR
11	4	13258	47.12	15	5	10	INTERIOR
12	4	12659	47.12	15	5	10	INTERIOR
13	4	8820	63.90	15	5	10	INTERIOR
14	4	7424	52.40	15	5	10	INTERIOR
15	4	9366	61.45	15	10	10	CORNER
16	4	7847	75.93	15	5	10	INTERIOR
17	4	5750	50.00	15	5	10	INTERIOR
18	4	5750	50.00	15	5	10	INTERIOR
19	4	6900	60.00	15	5	10	INTERIOR
20	4	6900	60.00	15	5	10	INTERIOR
21	4	7311	58.81	15	5	10	INTERIOR
22	4	8037	57.07	15	5	10	INTERIOR
23	4	7120	60.01	15	5	10	INTERIOR
24	4	6900	60.00	15	5	10	INTERIOR
25	4	6900	60.00	15	5	10	INTERIOR
26	4	6900	60.00	15	5	10	INTERIOR
27	4	5950	50.00	15	5	10	INTERIOR
28	4	5950	50.00	15	5	10	INTERIOR
29	4	7140	60.00	15	5	10	INTERIOR
30	4	7140	60.00	15	5	10	INTERIOR
31	4	6900	60.00	15	5	10	INTERIOR
32	4	6900	60.00	15	5	10	INTERIOR
33	4	6900	60.00	15	5	10	INTERIOR
34	4	6931	60.11	15	5	10	INTERIOR
1	5	11412	95.28	15	10	10	CORNER
2	5	10055	117.16	15	5	10	INTERIOR
3	5	8352	97.26	15	5	10	INTERIOR
4	5	7381	63.85	15	5	10	INTERIOR
5	5	7528	60.00	15	5	10	INTERIOR
6	5	7996	59.41	15	5	10	INTERIOR
7	5	7063	49.01	15	5	10	INTERIOR
8	5	7845	40.26	15	10	10	CORNER
9	5	9942	64.07	15	10	10	CORNER
10	5	7650	60.00	15	5	10	INTERIOR
11	5	7350	60.00	15	5	10	INTERIOR
12	5	7200	60.00	15	5	10	INTERIOR
13	5	7200	60.00	15	5	10	INTERIOR
14	5	8220	81.47	15	5	10	INTERIOR

Entire setback column has been removed to avoid any confusion with sheet 4.

LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE	SETBACKS			CLASSIFICATION
				FRONT	SIDE	REAR	
				FT	FT	FT	
1	6	4603	100.29	5	5	N/A	INTERIOR
2	6	3434	66.82	5	5	N/A	INTERIOR
3	6	2960	55.00	5	5	N/A	INTERIOR
4	6	2960	55.00	5	5	N/A	INTERIOR
5	6	3181	45.00	5	10	N/A	CORNER
6	6	3000	32.83	N/A	10	10	CORNER
7	6	2750	32.83	N/A	5	10	INTERIOR
8	6	2750	32.83	N/A	5	10	INTERIOR
9	6	2942	32.83	N/A	5	10	INTERIOR
10	6	4614	48.33	N/A	5	10	INTERIOR
11	6	2750	32.83	N/A	5	10	INTERIOR
12	6	3550	32.83	N/A	5	10	INTERIOR
13	6	3271	32.83	N/A	5	10	INTERIOR
14	6	3000	32.83	N/A	10	10	CORNER
15	6	3181	45.00	5	10	N/A	CORNER
16	6	3175	55.09	5	5	N/A	INTERIOR
17	6	3154	89.61	5	5	N/A	INTERIOR
18	6	2849	55.35	5	5	N/A	INTERIOR
19	6	2750	55.00	5	5	N/A	INTERIOR
20	6	2750	55.00	5	5	N/A	INTERIOR
21	6	2750	55.00	5	5	N/A	INTERIOR
22	6	3063	55.62	5	5	N/A	INTERIOR
23	6	3075	55.63	5	5	N/A	INTERIOR
24	6	2761	55.00	5	5	N/A	INTERIOR
25	6	2761	55.00	5	5	N/A	INTERIOR
26	6	3308	52.56	5	10	N/A	CORNER
27	6	3145	32.83	N/A	10	10	CORNER
28	6	2750	32.83	N/A	5	10	INTERIOR
29	6	2750	32.83	N/A	5	10	INTERIOR
30	6	3290	32.83	N/A	5	10	INTERIOR
31	6	3323	32.83	N/A	5	10	INTERIOR
32	6	2750	32.83	N/A	5	10	INTERIOR
33	6	2750	32.83	N/A	5	10	INTERIOR
34	6	2750	32.83	N/A	5	10	INTERIOR
35	6	4030	48.33	N/A	5	10	INTERIOR
36	6	3384	32.83	N/A	5	10	INTERIOR
37	6	3089	32.83	N/A	5	10	INTERIOR
38	6	3323	32.83	N/A	5	10	INTERIOR
39	6	2750	32.83	N/A	5	10	INTERIOR
40	6	2858	32.83	N/A	5	10	INTERIOR
41	6	3216	32.83	N/A	10	10	CORNER
42	6	3433	55.06	5	10	N/A	CORNER
43	6	3128	62.98	5	5	N/A	INTERIOR
44	6	2750	55.00	5	5	N/A	INTERIOR
45	6	2855	55.00	5	5	N/A	INTERIOR
46	6	3101	55.56	5	5	N/A	INTERIOR
47	6	3010	55.12	5	5	N/A	INTERIOR
48	6	3505	67.86	5	5	N/A	INTERIOR
1	7	3181	45.00	5	10	N/A	CORNER
2	7	2960	55.00	5	5	N/A	INTERIOR
3	7	2960	55.00	5	5	N/A	INTERIOR
4	7	3041	55.29	5	5	N/A	INTERIOR
5	7	2750	32.83	N/A	5	10	INTERIOR
6	7	2750	32.83	N/A	5	10	INTERIOR
7	7	2750	32.83	N/A	5	10	INTERIOR
8	7	3000	32.83	N/A	10	10	CORNER
9	7	3476	56.91	5	5	N/A	INTERIOR
10	7	3006	55.17	5	5	N/A	INTERIOR
11	7	2960	55.00	5	5	N/A	INTERIOR
12	7	3181	45.00	5	10	N/A	CORNER
13	7	3000	32.83	N/A	10	10	CORNER
14	7	2750	32.83	N/A	5	10	INTERIOR
15	7	2750	32.83	N/A	5	10	INTERIOR
16	7	2750	32.83	N/A	5	10	INTERIOR
17	7	2750	32.83	N/A	5	10	INTERIOR
18	7	2750	32.83	N/A	5	10	INTERIOR
19	7	2750	32.83	N/A	5	10	INTERIOR
20	7	2750	32.83	N/A	5	10	INTERIOR
21	7	2750	32.83	N/A	5	10	INTERIOR
22	7	3000	32.83	N/A	10	10	CORNER
23	7	3181	45.00	5	10	N/A	CORNER
24	7	2960	55.00	5	5	N/A	INTERIOR
25	7	2960	55.00	5	5	N/A	INTERIOR
26	7	2960	55.00	5	5	N/A	INTERIOR
27	7	3008	55.17	5	5	N/A	INTERIOR
28	7	3482	56.93	5	5	N/A	INTERIOR
1	8	3181	45.00	5	10	N/A	CORNER
2	8	2960	55.00	5	5	N/A	INTERIOR
3	8	2960	55.00	5	5	N/A	INTERIOR
4	8	2946	55.07	5	5	N/A	INTERIOR
5	8	2750	32.83	N/A	5	10	INTERIOR
6	8	2750	32.83	N/A	5	10	INTERIOR
7	8	2750	32.83	N/A	5	10	INTERIOR
8	8	3000	32.83	N/A	10	10	CORNER
9	8	3000	32.83	N/A	10	10	CORNER
10	8	2750	32.83	N/A	5	10	INTERIOR
11	8	2750	32.83	N/A	5	10	INTERIOR
12	8	2750	32.83	N/A	5	10	INTERIOR
13	8	2984	55.49	5	5	N/A	INTERIOR
14	8	3089	55.00	5	5	N/A	INTERIOR
15	8	3089	55.00	5	5	N/A	INTERIOR
16	8	3322	45.00	5	10	N/A	CORNER
17	8	2750	55.00	5	5	N/A	INTERIOR
18	8	2750	32.83	N/A	5	10	INTERIOR
19	8	3322	32.83	N/A	10	10	CORNER
20	8	3514	56.35	5	10	N/A	CORNER

keep classification. Include Motor Court where applicable

Motor court classification added in addition to Interior/ Corner classification.

NOTE:
1. CORNER SIDE YARD SETBACKS FOR STANDARD LOTS ARE 10' ADJACENT TO THE R.O.W. ONLY.

THE AURORA HIGHLANDS SP#21

TITLE: LOT AREA TABLES

DATE: AUGUST 25, 2022



405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
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SEE SHEET 8

Marked crosswalks
incl W11-2 signs

Marked crosswalks
with W11-2 sign
have been added
where indicated

Call out updated
correctly

Does walk require
an access
easement.

Tract size
added.

Tract has
been labeled.

Fixed.

fix overwrites

there should be a
sidewalk connection to
the trail, extend walk or
provide an explanation
why they can't be
connected.

Grading constraints
make a sidewalk
connection difficult,
elevation difference
from TRACT D to 32
Ave ROW is about 6
foot difference

Ovelaps fixed

Opposing accesses on the other
side of 32nd now shown

Show opposing
accesses on the
other side of 32nd

E 33RD PLACE

Label ROW width
& Rec. No.

ROW width label
added, Rec No. not yet
available

THE AURORA
HIGHLANDS
SUBDIVISION
FILING NO. 17
RSN 1605348

Label ROW width
& Rec. No.

ROW width label
added, Rec No. not yet
available

Label ROW width
& Rec. No.

ROW width label
added, Rec No. not yet
available

Label Tract & Rec.
No.

Tract label added, Rec
No. not yet available

Label ROW width
& Rec. No.

ROW width label
added, Rec No. not yet
available



KEYMAP

LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- SIGHT TRIANGLE
- SETBACK
- PEDESTRIAN CROSSWALK
- PR. WATER LINE
- EX. WATER LINE
- PR. FIRE HYDRANT
- EX. FIRE HYDRANT
- TURN ARROW PAVEMENT MARKING
- BLOCK NUMBER
- LOT NUMBER
- STREET LIGHT
- EX. STREET LIGHT

A.U.E. = ACCESS AND UTILITY EASEMENT
U.E. = UTILITY EASEMENT
G.E. = GAS EASEMENT
D.E. = DRAINAGE EASEMENT

- 1 R1-1 STOP SIGN W/ STREET SIGN NAME
SINGLE LANE (30"X30") MULTI-LANE (36"X36")
- 2 R4-7 KEEP RIGHT SIGN
- 1 CURB RAMP, COA DETAIL S9.8
- 2 PROPOSED MOUNTABLE CURB AND GUTTER COA
DETAIL S7.1
- 3 PROPOSED MEDIAN CURB, COA DETAIL S7.2
- 4 MAIL KIOSK

NOTES:
1. SEE SHEET 10 FOR LINE AND CURVE INFO.
2. ALL STREET LIGHT LOCATION ARE CONCEPTUAL. FINAL
STREET LIGHT LOCATIONS WILL BE DETERMINED BY
PHOTOMETRIC ANALYSIS IN THE CONSTRUCTION
DOCUMENTS. ALL STREET LIGHTS IN THE PUBLIC
RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY
THE CITY OF AURORA.

0 50' 100'
1" = 50' (HORIZONTAL)

THE AURORA HIGHLANDS SP#21

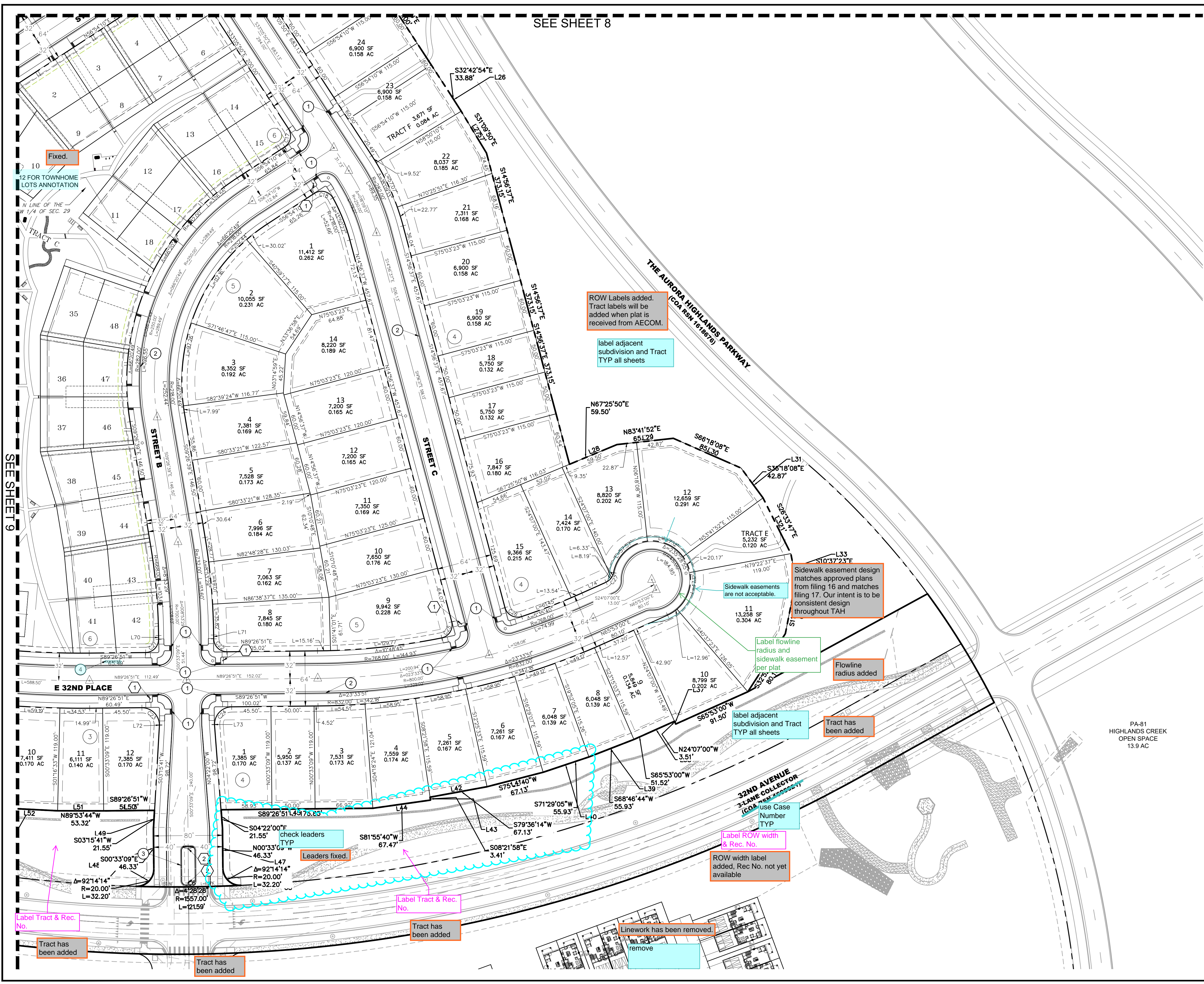
TITLE: SITE PLAN

DATE: AUGUST 25, 2022



405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
WWW.CAGECIVIL.COM

SHEET 9 OF 34



KEYMAP

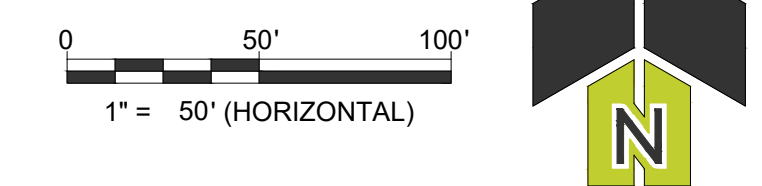
LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- SIGHT TRIANGLE
- SETBACK
- PEDESTRIAN CROSSWALK
- PR. WATER LINE
- EX. WATER LINE
- PR. FIRE HYDRANT
- EX. FIRE HYDRANT
- TURN ARROW PAVEMENT MARKING
- BLOCK NUMBER
- LOT NUMBER
- STREET LIGHT
- EX. STREET LIGHT

A.U.E. = ACCESS AND UTILITY EASEMENT
U.E. = UTILITY EASEMENT
G.E. = GAS EASEMENT
D.E. = DRAINAGE EASEMENT

- 1 R1-1 STOP SIGN W/ STREET SIGN NAME
SINGLE LANE (30'X30") MULTI-LANE (36'X36")
- 2 R4-7 KEEP RIGHT SIGN
- 1 CURB RAMP, COA DETAIL S9.8
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DETAIL S7.1
- 3 PROPOSED MEDIAN CURB, COA DETAIL S7.2
- 4 MAIL KIOSK

NOTES:
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RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY
THE CITY OF AURORA.



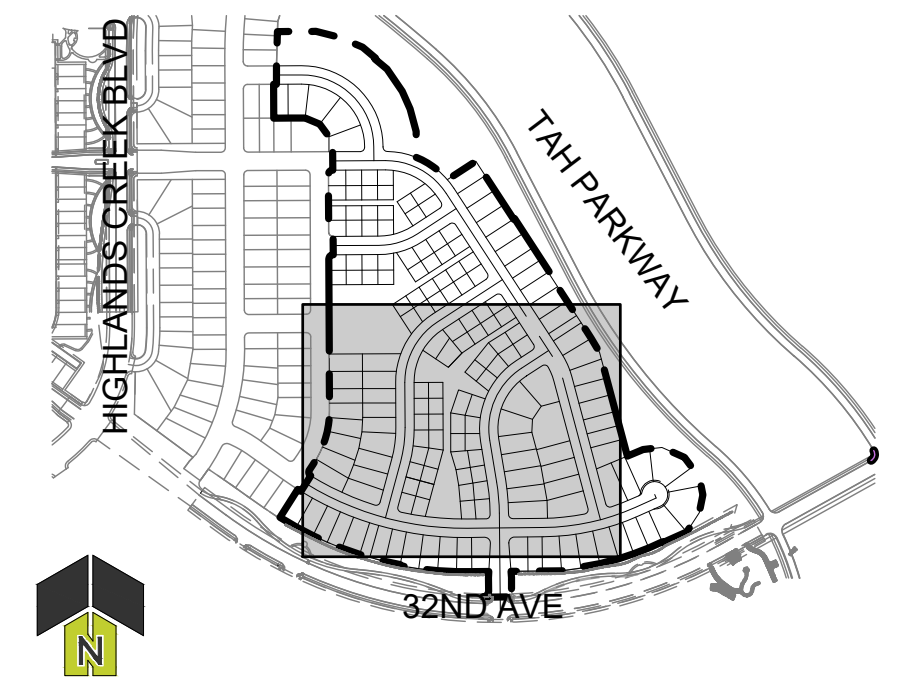
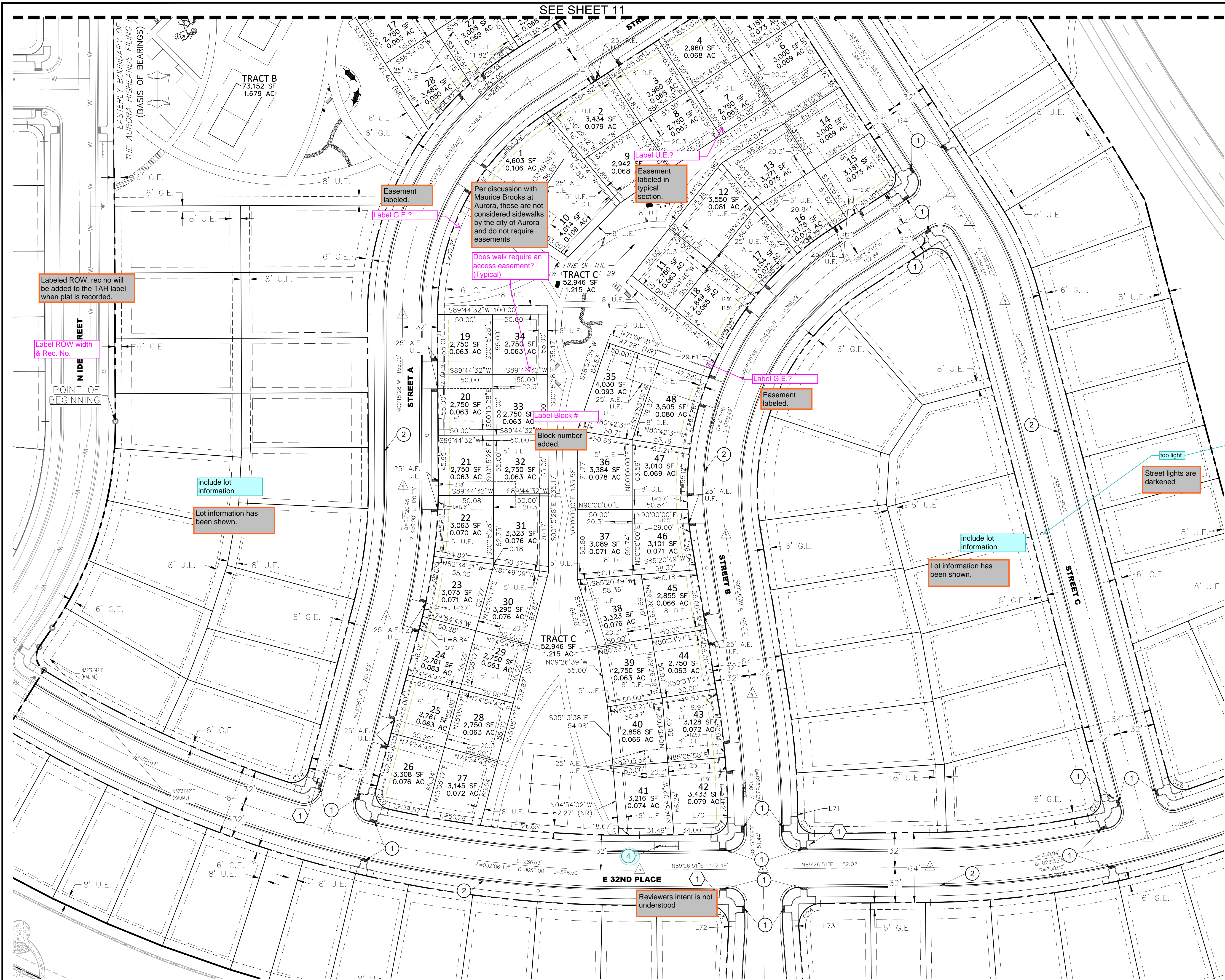
THE AURORA HIGHLANDS SP#21

TITLE: SITE PLAN

DATE: AUGUST 25, 2022



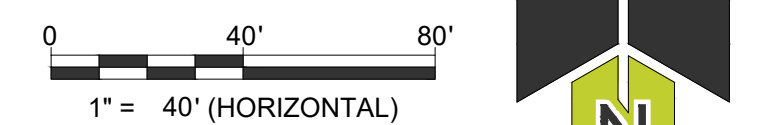
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LAKEWOOD, CO 80228
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LEGEND	
CENTERLINE	---
RIGHT-OF-WAY	---
EASEMENT	---
SIGHT TRIANGLE	---
SETBACK	---
PEDESTRIAN CROSSWALK	
PR. WATER LINE	W
EX. WATER LINE	W
PR. FIRE HYDRANT	not shown
EX. FIRE HYDRANT	Fire hydrants have been shown.
TURN ARROW PAVEMENT MARKING	---
BLOCK NUMBER	1
LOT NUMBER	#
STREET LIGHT	*
EX. STREET LIGHT	*
A.U.E. = ACCESS AND UTILITY EASEMENT U.E. = UTILITY EASEMENT G.E. = GAS EASEMENT D.E. = DRAINAGE EASEMENT	

- 1. R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30'X30") MULTI-LANE (36'X36")
- 2. R4-7 KEEP RIGHT SIGN
- 1. CURB RAMP, COA DETAIL S9.8
- 2. PROPOSED MOUNTABLE CURB AND GUTTER COA DETAIL S7.1
- 3. PROPOSED MEDIAN CURB, COA DETAIL S7.2
- 4. MAIL KIOSK

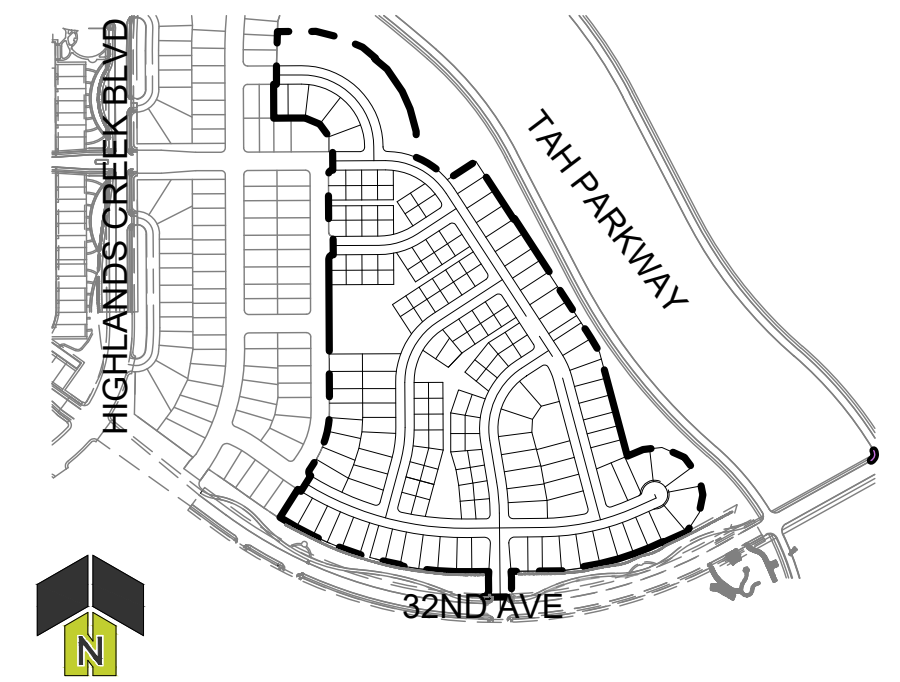
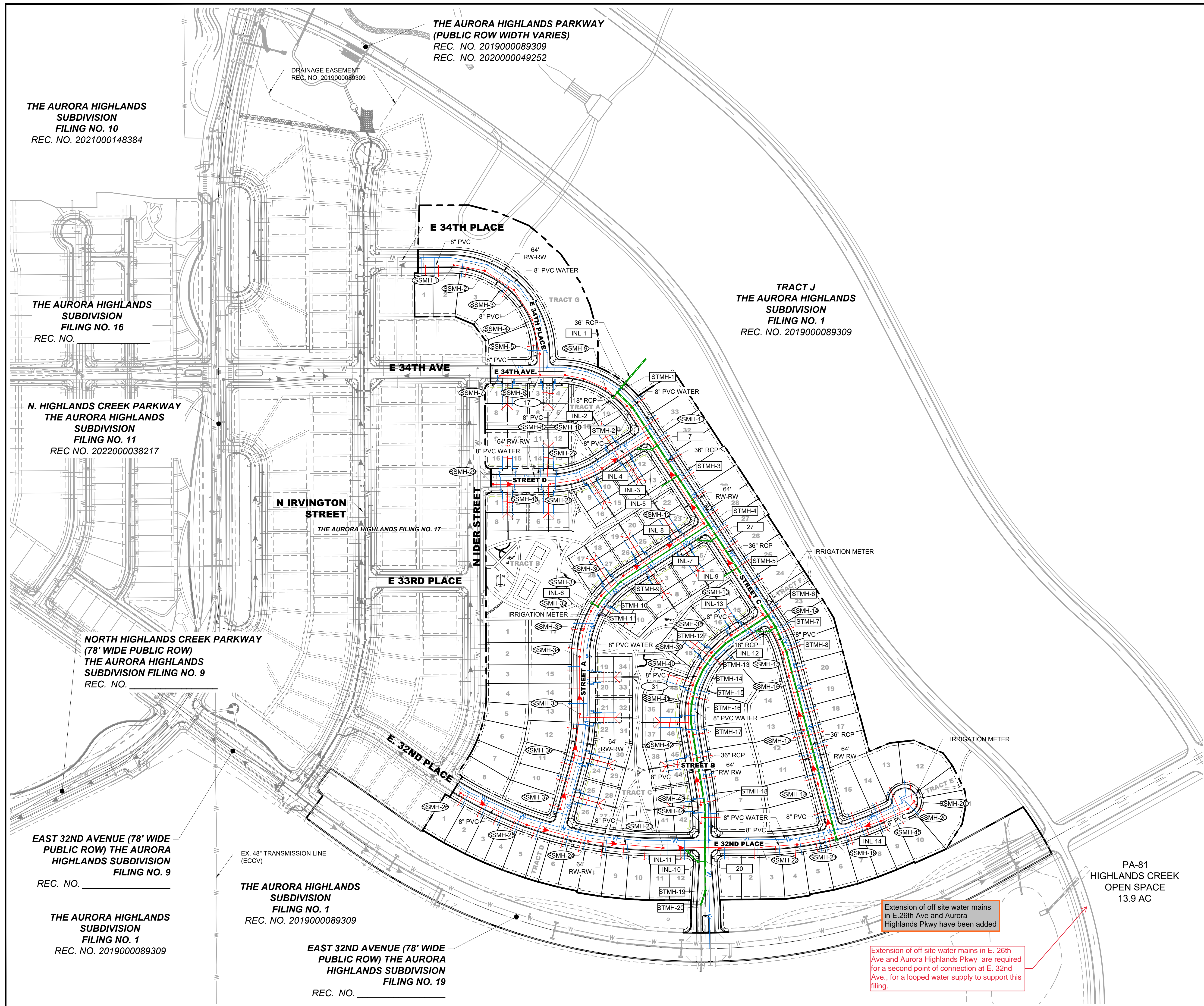
NOTES:
1. SEE SHEET 10 FOR LINE AND CURVE INFO.
2. ALL STREET LIGHT LOCATION ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS IN THE CONSTRUCTION DOCUMENTS. ALL STREET LIGHTS IN THE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA.



THE AURORA HIGHLANDS SP#21
TITLE: SITE PLAN (TOWNHOME ANNOTATION)
DATE: AUGUST 25, 2022



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KEYMAP

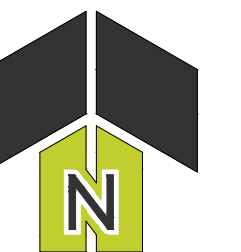
LEGEND:

PROPOSED SANITARY SEWER LINE	
PROPOSED SANITARY SEWER MANHOLE	
PROPOSED SANITARY CLEANOUT	
PROPOSED WATER LINE	
PROPOSED FIRE HYDRANT	
PROPOSED WATER METER	
PROPOSED WATER VALVE	
PROPOSED STORM PIPE	
PROPOSED STORM INLET	
PROPOSED STORM MANHOLE	
PROPOSED STORM FLAT TOP MANHOLE	
PROPOSED IRRIGATION LINE	
PROPOSED IRRIGATION METER	
EXISTING SANITARY SEWER LINE	
EXISTING WATER LINE	
EXISTING STORM PIPE	
EXISTING IRRIGATION LINE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING SANITARY MANHOLE	
CITY OF AURORA BOUNDARY	

NOTES:

1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEETS 2 & 3 FOR TYPICAL SECTIONS.

0 120' 240'
1" = 120' (HORIZONTAL)



THE AURORA HIGHLANDS SP#21

TITLE: OVERALL UTILITY PLAN

DATE: AUGUST 25, 2022



405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
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Label Major contours.
TYP all grading sheets

Major contours have been labeled. Minor contours are scarcely used in order to not clutter the sheet at this scale.

Slopes have been labeled.

Label slopes in alleys, min 0.5%, and slopes in tracts, min 2% slope for all non-paved areas. Typical all grading sheets

TRACT G

TRACT A

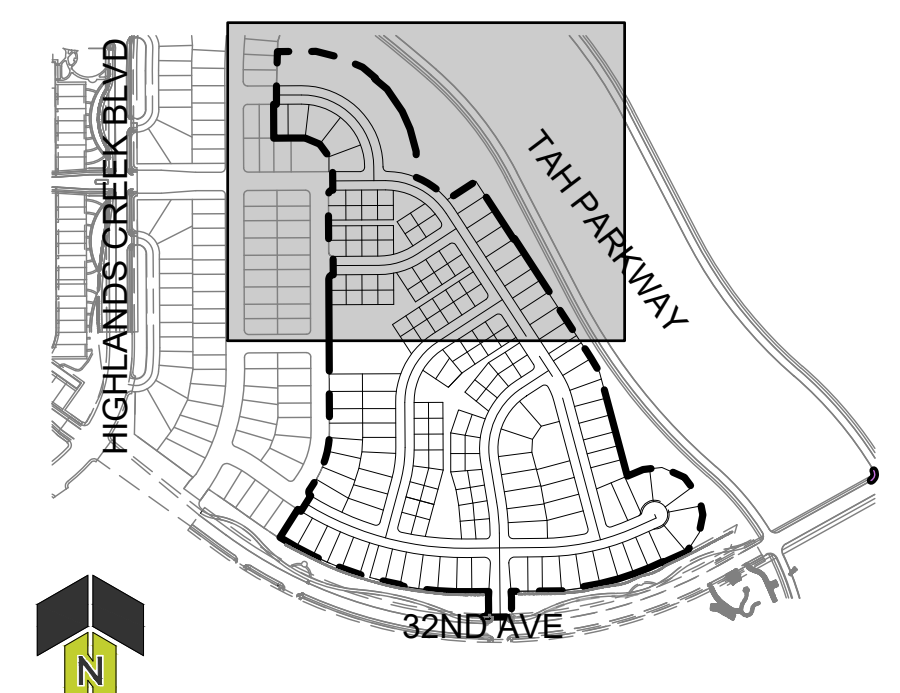
WATER QUALITY POND 5121
THE AURORA HIGHLANDS FILING NO. 24
RSN 1618676

THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 17
RSN 1605348

All water meters require individual tap connections to the main. 2" manifold tap connections are not permitted. (typical all sheets)

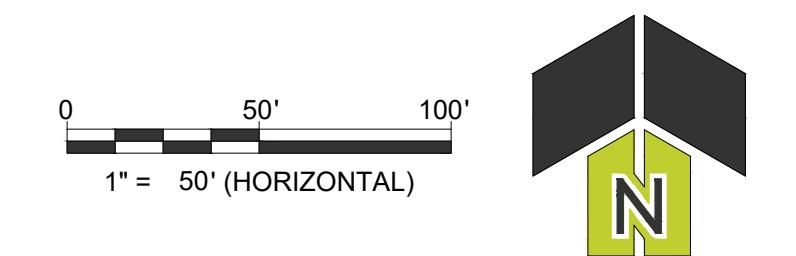
Water meters have been revised to have individual tap connections.

SEE SHEET 14 & 16



- LEGEND:**
- PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED WATER VALVE
 - PROPOSED STORM PIPE
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM FLAT TOP MANHOLE
 - PROPOSED IRRIGATION LINE
 - PROPOSED IRRIGATION METER
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING STORM PIPE
 - EXISTING IRRIGATION LINE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING SANITARY MANHOLE
 - SPOT ELEVATION
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - DRAINAGE FLOW ARROW
 - EMERGENCY OVERFLOW ARROW
 - A.U.E. = ACCESS AND UTILITY EASEMENT
 - U.E. = UTILITY EASEMENT
 - G.E. = GAS EASEMENT
 - D.E. = DRAINAGE EASEMENT

- NOTES:**
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 2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
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 4. SEE SHEETS 2 & 3 FOR TYPICAL SECTIONS.

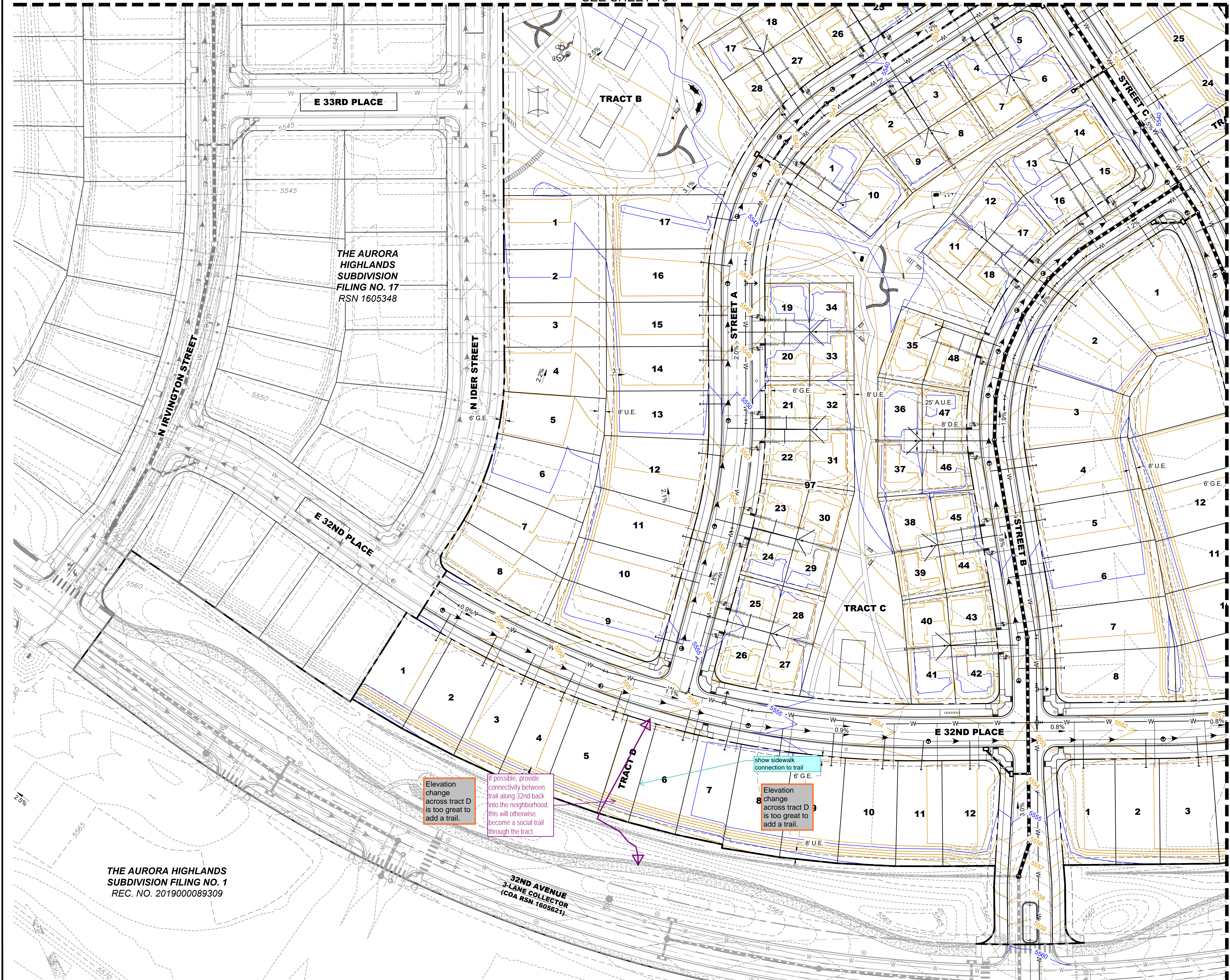


THE AURORA HIGHLANDS SP#21
TITLE: GRADING AND UTILITY
PLAN
DATE: AUGUST 25, 2022

CAGE
CIVIL ENGINEERING

405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
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SEE SHEET 15



E 33RD PLACE

TRACT B

THE AURORA
HIGHLANDS
SUBDIVISION
FILING NO. 17
RSN 1605348

E 32ND PLACE

TRACT C

SEE SHEET 16

Elevation
change
across tract D
is too great to
add a trail.

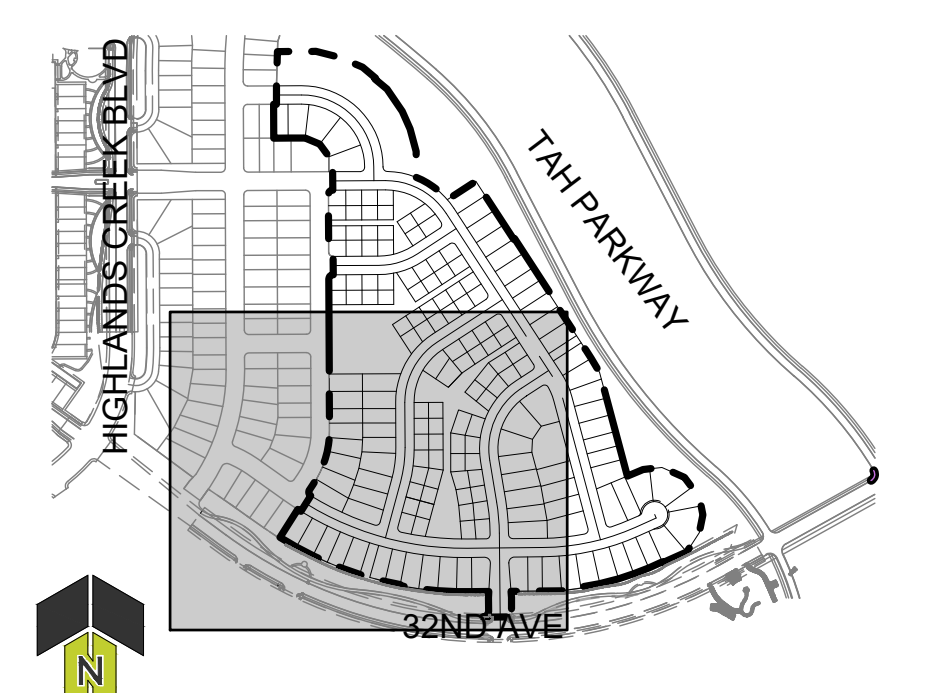
If possible, provide
connectivity between
trail along 32nd back
into the neighborhood.
this will otherwise
become a social trail
through the tract.

Elevation
change
across tract D
is too great to
add a trail.

show sidewalk
connection to trail
6' G.E.

32ND AVENUE
3-LANE COLLECTOR
(COA RSN 1605621)

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309



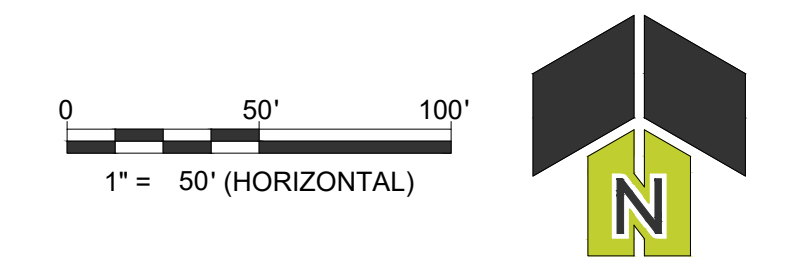
KEYMAP

LEGEND:

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM FLAT TOP MANHOLE
- PROPOSED IRRIGATION LINE
- PROPOSED IRRIGATION METER
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING IRRIGATION LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE FLOW ARROW
- EMERGENCY OVERFLOW ARROW
- A.U.E. = ACCESS AND UTILITY EASEMENT
- U.E. = UTILITY EASEMENT
- G.E. = GAS EASEMENT
- D.E. = DRAINAGE EASEMENT

NOTES:

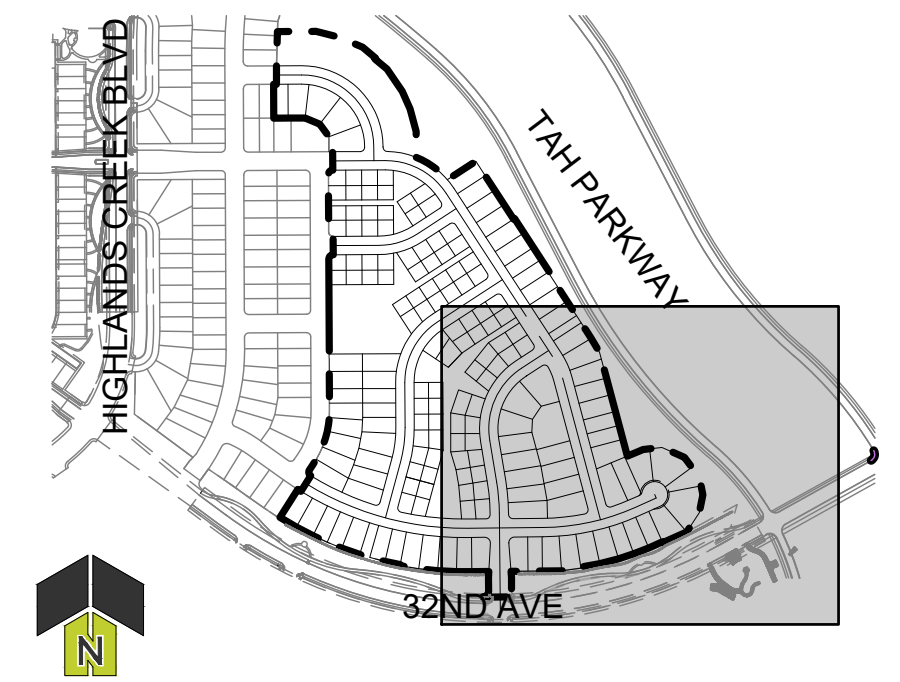
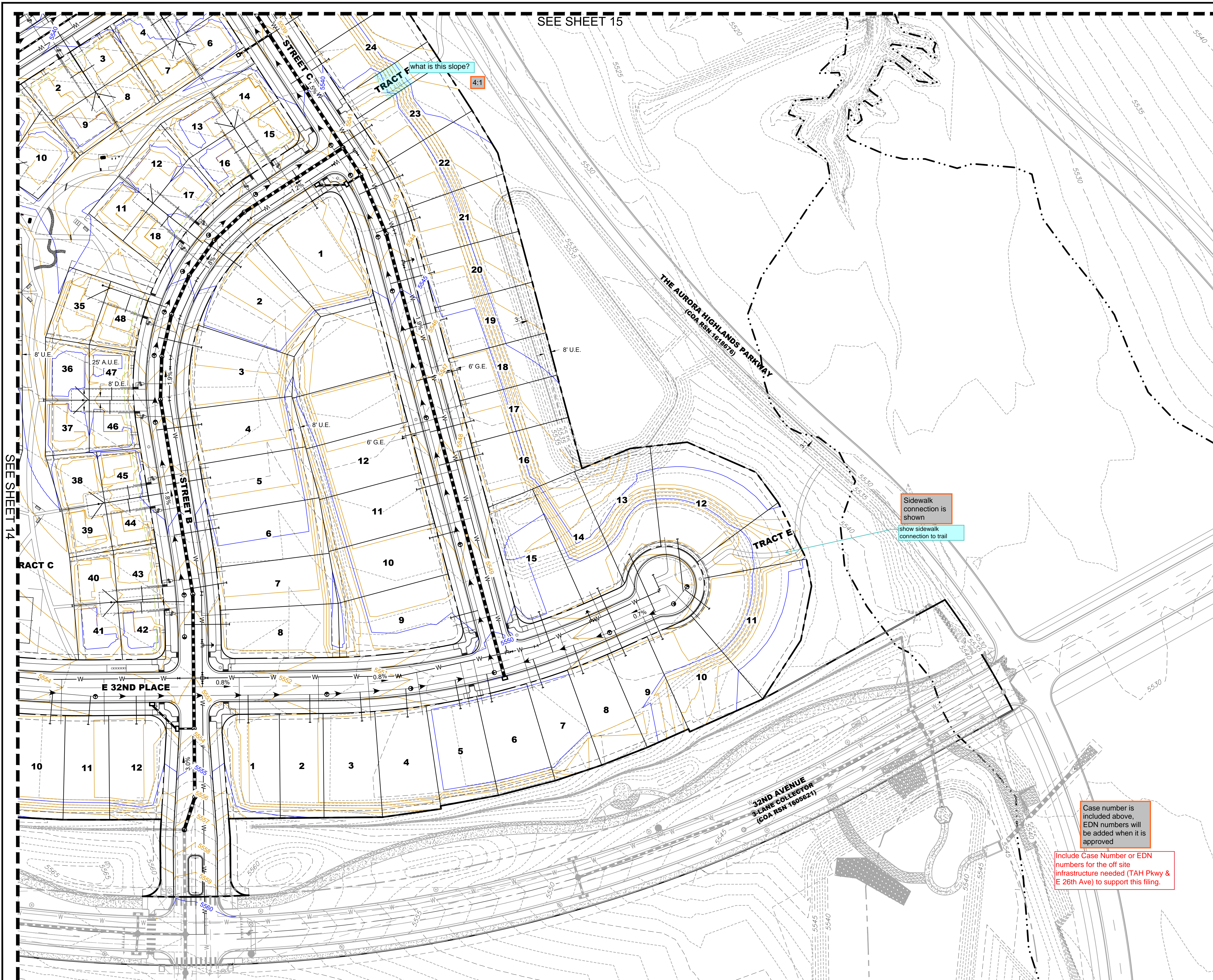
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
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4. SEE SHEETS 2 & 3 FOR TYPICAL SECTIONS.



THE AURORA HIGHLANDS SP#21
TITLE: GRADING AND UTILITY
PLAN
DATE: AUGUST 25, 2022



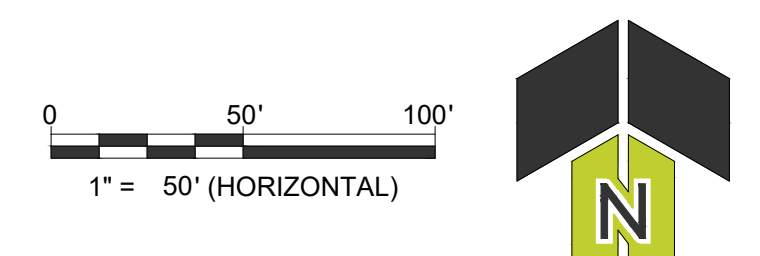
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LAKEWOOD, CO 80228
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LEGEND:

PROPOSED SANITARY SEWER LINE	
PROPOSED SANITARY SEWER MANHOLE	
PROPOSED SANITARY CLEANOUT	
PROPOSED WATER LINE	
PROPOSED FIRE HYDRANT	
PROPOSED WATER METER	
PROPOSED WATER VALVE	
PROPOSED STORM PIPE	
PROPOSED STORM INLET	
PROPOSED STORM MANHOLE	
PROPOSED STORM FLAT TOP MANHOLE	
PROPOSED IRRIGATION LINE	
PROPOSED IRRIGATION METER	
EXISTING SANITARY SEWER LINE	
EXISTING WATER LINE	
EXISTING STORM PIPE	
EXISTING IRRIGATION LINE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING SANITARY MANHOLE	
SPOT ELEVATION	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
DRAINAGE FLOW ARROW	
EMERGENCY OVERFLOW ARROW	
A.U.E. = ACCESS AND UTILITY EASEMENT	
U.E. = UTILITY EASEMENT	
G.E. = GAS EASEMENT	
D.E. = DRAINAGE EASEMENT	

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THE AURORA HIGHLANDS SP#21

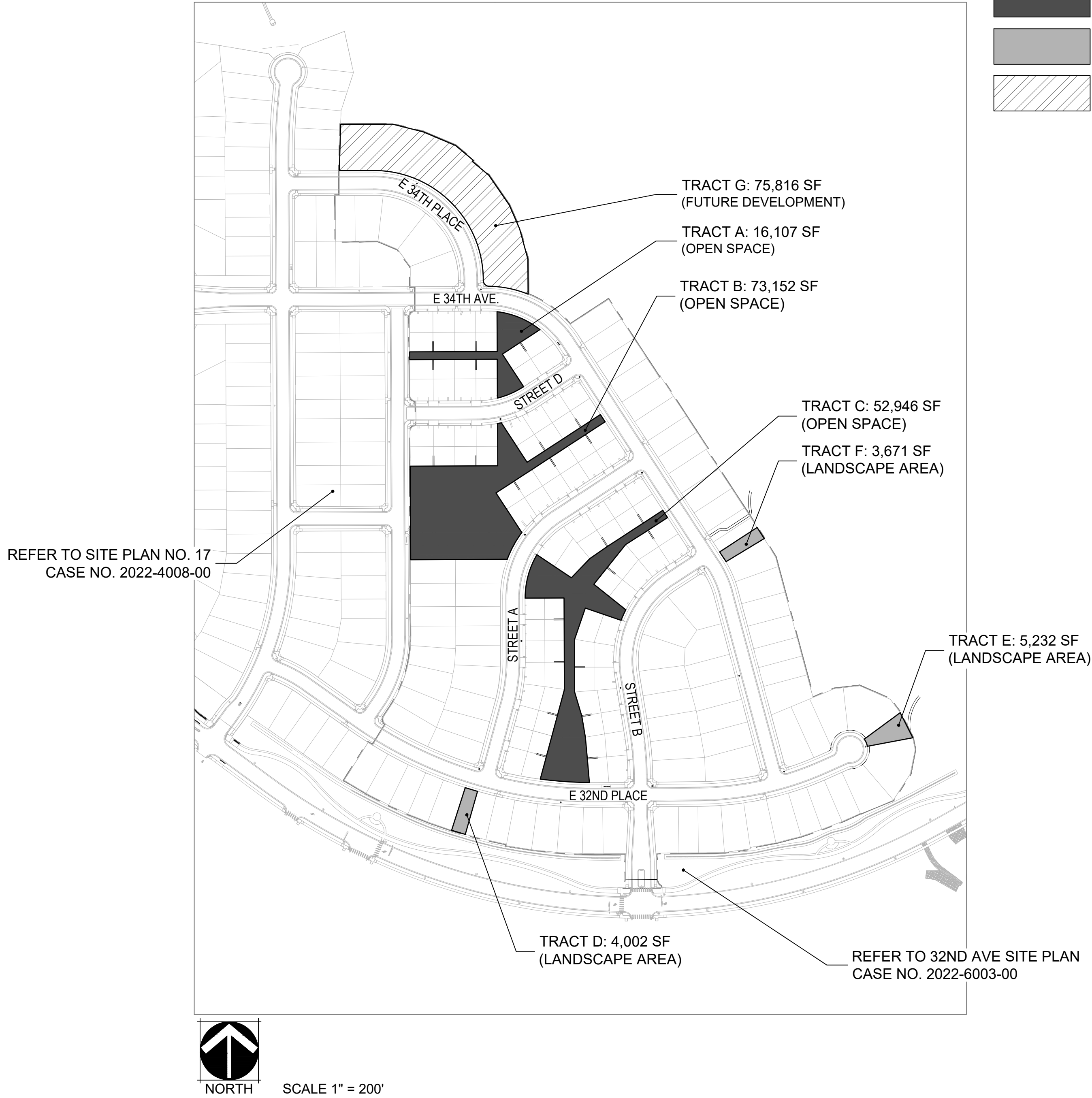
TITLE: GRADING AND UTILITY PLAN

DATE: AUGUST 25, 2022



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LAKEWOOD, CO 80228
PHONE: 630-598-0007
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TRACT KEY MAP



TRACT KEY MAP LEGEND

- LIMIT OF WORK
- FILING 21 - DEDICATED OPEN SPACE
LANDSCAPE CALCULATIONS INCLUDED IN THIS APPLICATION
- FILING 21 - LANDSCAPE AREA
LANDSCAPE CALCULATIONS INCLUDED IN THIS APPLICATION
- FILING 21 - FUTURE DEVELOPMENT

SHEET INDEX

- L0.00 COVER
- L1.00 PLANT SCHEDULE
- L1.01 LOT TYPICALS
- L2.00 LANDSCAPE PLAN
- L2.01 LANDSCAPE PLAN
- L2.02 LANDSCAPE PLAN
- L2.03 LANDSCAPE PLAN
- L2.04 LANDSCAPE PLAN
- L2.05 LANDSCAPE PLAN
- L2.06 LANDSCAPE ENLARGEMENT
- L2.07 LANDSCAPE ENLARGEMENT
- L3.00 HYDROZONE PLAN
- L3.01 MASTER FENCE & TRAIL PLAN
- L4.00 LANDSCAPE DETAILS
- L4.01 LANDSCAPE DETAILS
- L4.02 LANDSCAPE DETAILS
- L4.03 LANDSCAPE DETAILS
- L4.04 LANDSCAPE DETAILS

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE STANDING 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. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. 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.

TRACT LANDSCAPE TABLE

Area (Tract)	Description	are to be maintained by the homeowner			Shrubs	Shrubs	
		Area (SF)	Required	Provided	Required	Provided	
A	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	16,107	5	6	41	#5 Cont Shrubs	132
						#1 Cont Grasses	255
B	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	73,152	19	33	183	#5 Cont Shrubs	534
						#1 Cont Grasses	1,190
C	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	52,946	14	26	133	#5 Cont Shrubs	573
						#1 Cont Grasses	893
D	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	4,002	2	2	11	#5 Cont Shrubs	81
						#1 Cont Grasses	90
E	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	5,232	2	2	14	#5 Cont Shrubs	79
						#1 Cont Grasses	129
F	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	3,671	1	1	10	#5 Cont Shrubs	86
						#1 Cont Grasses	148

NOTES:

- 1.) 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 Ornament

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

Street Tree Description	Length (LF)	Trees Required	Trees Provided
E 34TH PLACE (1 Tree / 40 LF)	923	24	24
E 34TH AVE (1 Tree / 40 LF)	792	20	20
STREET A (1 Tree / 40 LF)	1,487	38	38
STREET B (1 Tree / 40 LF)	1,396	35	35
STREET C (1 Tree / 40 LF)	2,138	54	54
STREET D (1 Tree / 40 LF)	599	15	15
E 32ND PLACE (1 Tree / 40 LF)	2,234	56	58
Totals:	9,569	242	244

NOTES:

- 1.) Intersecting drives are excluded from linear foot calculations.
2.) 50' offset from stop signs not included in length.

USE TABLE

	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	4,172	4,358	-	7,577	16,107
B	30,006	20,551	-	22,595	73,152
C	20,219	14,968	-	17,759	52,946
D	3,576	-	-	426	4,002
E	3,625	863	-	744	5,232
F	2,499	542	-	630	3,671
ROW	295	6,579	-	-	-
Totals:	64,392	47,861	-	49,731	155,110

THE AURORA HIGHLANDS SP #21

TITLE: L0.00 - COVER

DATE: AUGUST 25, 2022



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SHEET:17 OF 34

PLANTING SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
DECIDUOUS CANOPY TREE					
3	BAG	BLACK ALDER	ALNUS GLUTINOSA	2 1/2" CAL. B&B	LOW
45	BTM	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2 1/2" CAL. B&B	MODERATE
2	CAD	CADDO SUGAR MAPLE	ACER SACCHARUM 'CADDO'	2 1/2" CAL. B&B	MODERATE
3	CAL	WESTERN CATALPA	CATALPA SPECIOSA	seedless? <div>ND Response: The Kentucky Coffeetree is seedless. The Catalpa is not seedless, there is not a variety that doesn't have seeds. these species have been used throughout the aurora highlands</div>	
36	EAC	ACCOLADE ELM	ULMUS 'MORTON' ACCOLADE		
3	ELP	EXCLAMATION LONDON PLANETREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'		
1	EKC	ESPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'ESPRESSO'		
2	ESE	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BIEBERICH'	2 1/2" CAL. B&B	LOW
1	GRT	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	2 1/2" CAL. B&B	VERY LOW
35	HAC	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B	VERY LOW
3	HOA	HERITAGE OAK	QUERCUS X MACDANIELII 'CLEMONS'	2 1/2" CAL. B&B	MODERATE
41	LAS	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2 1/2" CAL. B&B	MODERATE
1	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B	VERY LOW
42	SMA	SENSATION MAPLE	ACER NEGUNDO 'SENSATION'	2 1/2" CAL. B&B	MODERATE
31	SSM	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL. B&B	MODERATE
1	SUN	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	2 1/2" CAL. B&B	VERY LOW
1	TEX	TEXAS RED OAK	QUERCUS BUCKLEYI	2 1/2" CAL. B&B	MODERATE
1	WHO	WHITE OAK	QUERCUS ALBA	2 1/2" CAL. B&B	VERY LOW
EVERGREEN TREES					
4	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN (SPECIMEN)	VERY LOW
4	BOP	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6' HT. MIN (SPECIMEN)	MODERATE
4	BSP	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6' HT. MIN (SPECIMEN)	LOW
1	CBS	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN (SPECIMEN)	VERY LOW
8	PIN	PINON PINE	PINUS EDULIS	6' HT. MIN (SPECIMEN)	VERY LOW
2	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN (SPECIMEN)	VERY LOW
8	PVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT. MIN (SPECIMEN)	VERY LOW
6	SBH	BLACK HILLS SPRUCE	PICEA PUNGENS 'DENSATA'	6' HT. MIN (SPECIMEN)	LOW
2	SWP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT. MIN (SPECIMEN)	MODERATE
DECIDUOUS ORNAMENTAL TREE					
5	LTR	JAPANESE TREE LILAC	SYRINGA RETICULATA	8' CLUMP. B&B	LOW
DECIDUOUS SHRUBS 2-4' SPREAD					
46	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.	VERY LOW
51	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	#5 CONT.	VERY LOW
15	DBB	DWARF BURNING BUSH	EUONYMOUS ALATUS 'COMPACTA'	#5 CONT.	LOW
14	DCM	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODI 'CAROL MACKIE'	#5 CONT.	MODERATE
15	FLI	FINE LINE BUCKTHORN	RHAMNUS GRANGULA 'RON WILLIAMS'	#5 CONT.	VERY LOW
54	GOD	GOLDMOUND SPIREA	S. X 'GOLDMOUND'	#5 CONT.	LOW
43	KEL	KELSEY DOGWOOD	CORNUS SERICEA 'KELSEYI'	#5 CONT.	MODERATE
49	KND	DOUBLE KNOCKOUT ROSE	ROSA 'RADTKO'	#5 CONT.	LOW
36	KOD	KODIAK ORANGE HONEYSUCKLE	DIERVILLA RIVULARIS 'G2X88544'	#5 CONT.	VERY LOW
14	LED	DWARF LEADPLANT	AMORPHA NANA	#5 CONT.	VERY LOW
36	LMS	LIMEMOUND SPIREA	S. X BUMALDA 'LIMEMOUND'	#5 CONT.	LOW
30	LOD	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.	VERY LOW
34	MLL	LITTLELEAF MOUNTAIN MOAHOGANY	CERCOCARPUS INTRICATUS	#5 CONT.	VERY LOW
56	MSN	SNOWBELLE MOCKORANGE	PHILADELPHUS 'SNOWBELLE'	#5 CONT.	MODERATE
56	NSW	SMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#5 CONT.	MODERATE
67	ORB	ROCKET ORANGE BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	#5 CONT.	LOW
21	PEG	GLOBE PEASHRUB	CARAGANA FRUTEX GLOBOSA	#5 CONT.	VERY LOW
120	RSA	RUSSIAN SAGE	PEROVSKIA ATRTIPICIFOLIA	#5 CONT.	VERY LOW
83	RSD	DWARF RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LACY BLUE'	#5 CONT.	VERY LOW
32	SLH	SWEETSPIRE 'LITTLE HENRY'	ITEA VIRGINICA 'SPRICH'	#5 CONT.	MODERATE
19	WLY	LYDIA WOADWAXEN	GENISTA 'LYDIA'	#5 CONT.	VERY LOW
DECIDUOUS SHRUBS 5-6' SPREAD					
5	ARH	ARNOLD RED HONEYSUCKLE	LONICERA TATRICA 'ARNOLD RED'	#5 CONT.	VERY LOW
3	BPU	BUTTERFLY BUSH	BUDDLEIA DAVIDII	#5 CONT.	LOW
3	DAC	DWARF AMERICAN CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'	#5 CONT.	LOW
15	FER	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	#5 CONT.	LOW
13	FOR	SPRING GLORY FORSYTHIA	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	#5 CONT.	LOW
13	FQU	RED FLOWERING QUINCE	CHAENOMELES JAPONICA	#5 CONT.	LOW
20	GNI	GOLDEN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	#5 CONT.	LOW
28	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	VERY LOW
9	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	VERY LOW
8	RBA	RED BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'	#5 CONT.	LOW
2	RSB	RED SNOWBERRY	SYMPHORICARPOS ORBICULATUS	#5 CONT.	LOW
6	YCU	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.	VERY LOW
2	YTD	YELLOW TWIG DOGWOOD	CORNUS SERICEA FLAVIRAMEA	#5 CONT.	LOW
DECIDUOUS SHRUBS 7-9' SPREAD					
6	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	#5 CONT.	LOW
3	DWY	DONALD WYMAN LILAC	SYRINGA X PRESTONIAE 'DONALD WYMAN'	#5 CONT.	VERY LOW
4	GST	GOLDEN SMOKE TREE	COTINUS COGGYGRIA 'ANCOT'	#5 CONT.	LOW
6	NGC	CENTER GLOW NINEBARK	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	#5 CONT.	LOW
1	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.	LOW
3	SAA	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	VERY LOW
4	VAJ	AUTUMN JAZZ VIBURNUM	V. DENTATUM 'RALPH SENIOR'	#5 CONT.	MODERATE

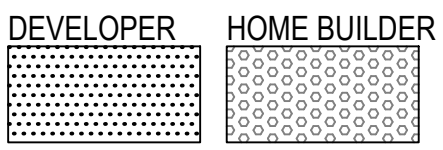
EVERGREEN SHRUBS 2-4" SPREAD					
147	MAN	PANCHITO MANAZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	VERY LOW
188	MSL	SLOW MOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONT.	VERY LOW
60	YBE	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.	VERY LOW
EVERGREEN SHRUBS 5-6" SPREAD					
9	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	VERY LOW
9	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	VERY LOW
12	BSG	SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'	#5 CONT.	VERY LOW
8	CCB	CORAL BEAUTY COTONEASTER	CYTISUS DAMMERI 'CORAL BEAUTY'	#5 CONT.	MODERATE
13	CHI	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.	VERY LOW
9	EMA	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	#5 CONT.	MODERATE
14	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	LOW
13	OGH	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	#5 CONT.	VERY LOW
EVERGREEN SHRUBS 7-9" SPREAD					
8	CCJ	CALGARY CARPET JUNIPER	JUNIPEROUS SABINA 'MONNA'	#5 CONT.	VERY LOW
26	MTA	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	#5 CONT.	LOW
ORNAMENTAL GRASSES					
277	AMG	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSUS 'ADAGIO'	#1 CONT.	LOW
61	APG	UNDAUNTED ALPINE PLUME GRASS	ACHNATHERUM CALAMAGROSTIS 'PUND02S'	#1 CONT.	LOW
416	FGH	HAMELN HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	VERY LOW
37	FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	LOW
392	GBA	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	VERY LOW
273	GHM	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	LOW
184	GSG	GIANT SACATON GRASS	SPOROBOLUS WRIGHTII	#1 CONT.	VERY LOW
245	HFB	LITTLE BUNNY HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	#1 CONT.	VERY LOW
158	HLB	BLUE HEAVEN LITTLE BLUESTEM	SCHIACHYRIUM SCOPARIUM 'BLUE HEAVEN'	#1 CONT.	VERY LOW
208	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.	VERY LOW
133	MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	#1 CONT.	VERY LOW
83	PAH	HARDY PAMPAS GRASS	ERIANTHUS RAVENNAE	#1 CONT.	LOW
231	PDG	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	VERY LOW
39	RSG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	LOW
24	ZGR	ZEBRA GRASS	MISCANTHUS SENENSIS 'STRICTUS'	#1 CONT.	LOW
PERENNIALS					
46	BBA	BEE BALM	MONARDA DIDYMA	#1 CONT.	MODERATE
12	BCL	CLUSTERED BELL FLOWER	CAMPANULA GLOMERATA	#1 CONT.	LOW
38	BES	BACK EYED SUSAN	RUDBEKIA FULGIDA 'GOLDSTURM'	#1 CONT.	MODERATE
475	BGO	BASKET OF GOLD	AURINA SAXATILIS 'GOLD BALL'	#1 CONT.	VERY LOW
100	CFC	CHEYENNE SPIRIT CONEFLOWER	ECHINACEA 'CHEYENNE SPIRIT'	#1 CONT.	VERY LOW
84	CFL	PURPLE CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.	VERY LOW
111	CLT	LITTLE TRUDY CATMINT	NEPETA 'PSIFKE'	#1 CONT.	LOW
49	DBL	DEEP BLUE LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	#1 CONT.	LOW
502	DCP	COTTAGE PINK DIANTHUS	DIANTHUS PLUMARIUS	#1 CONT.	MODERATE
52	DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.	VERY LOW
145	HSU	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONT.	VERY LOW
63	HYB	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'AUTUMN JOY'	#1 CONT.	VERY LOW
139	IPC	INDIAN PAINTBRUSH	CASTILLEJA	#1 CONT.	MODERATE
15	IRG	GERMAN BEARDED IRIS	IRIS GERMANICA	#1 CONT.	VERY LOW
69	LAD	LADY'S MANTEL	ALCHEMILLA MOLLIS	#1 CONT.	LOW
52	LAV	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	#1 CONT.	VERY LOW
18	LUP	LUPINE, RUSSELL HYBRIDS	LUPINUS 'RUSSELL STRAIN'	#1 CONT.	HIGH
61	PBZ	PRAIRIE BLAZING STAR	LIATRIS PYCNOSTACHYA	#1 CONT.	MODERATE
68	PEP	PINK PEONY	PAEONIA LACTIFLORA	#1 CONT.	MODERATE
156	PHR	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	#1 CONT.	VERY LOW
43	POC	CALIFORNIA POPPY	ESCHSCHOLZIA CALIFORNICA	#1 CONT.	VERY LOW
80	PRM	MISSOURI EVENING PENSTEMON	OENOTHERA MACROCARPA	#1 CONT.	VERY LOW
57	PXR	RED ROCKS PENSTEMON	PENSTEMON MEXICALE 'RED ROCKS'	#1 CONT.	VERY LOW
25	PYA	PINK YARROW	ACHILLEA MILLEFOLEUM 'PAPRIKA'	#1 CONT.	VERY LOW
66	RVR	RED VALERIAN	CENTRANTHUS RUBER	#1 CONT.	VERY LOW
51	SDL	SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	#1 CONT.	VERY LOW
23	SEF	SEA FOAM SAGE	ARTEMISIA VERSICOLOR 'SEA FOAM'	#1 CONT.	VERY LOW
21	SMN	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	#1 CONT.	VERY LOW

IRRIGATED AND NON-NATIVE SEED MIX

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
W	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	36%	10.8 LBS.
C	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	27%	8.1 LBS.
W	BLUE GRAMA	BOUTELOUA GRACILIS	18%	5.4 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	13%	3.9 LBS.
C	RED CLOVER	TRIFOLIUM PRATENSE	6%	1.8 LBS.
W/C = WARM OR COOL SEASON 33% MAX COOL SEASON GRASSES			TOTAL	100% 30.0 LBS.

IRRIGATED MANICURED TURF SOD

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



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THE AURORA HIGHLANDS SP #21

TITLE: L1.00 - PLANT SCHEDULE

DATE: AUGUST 25, 2022



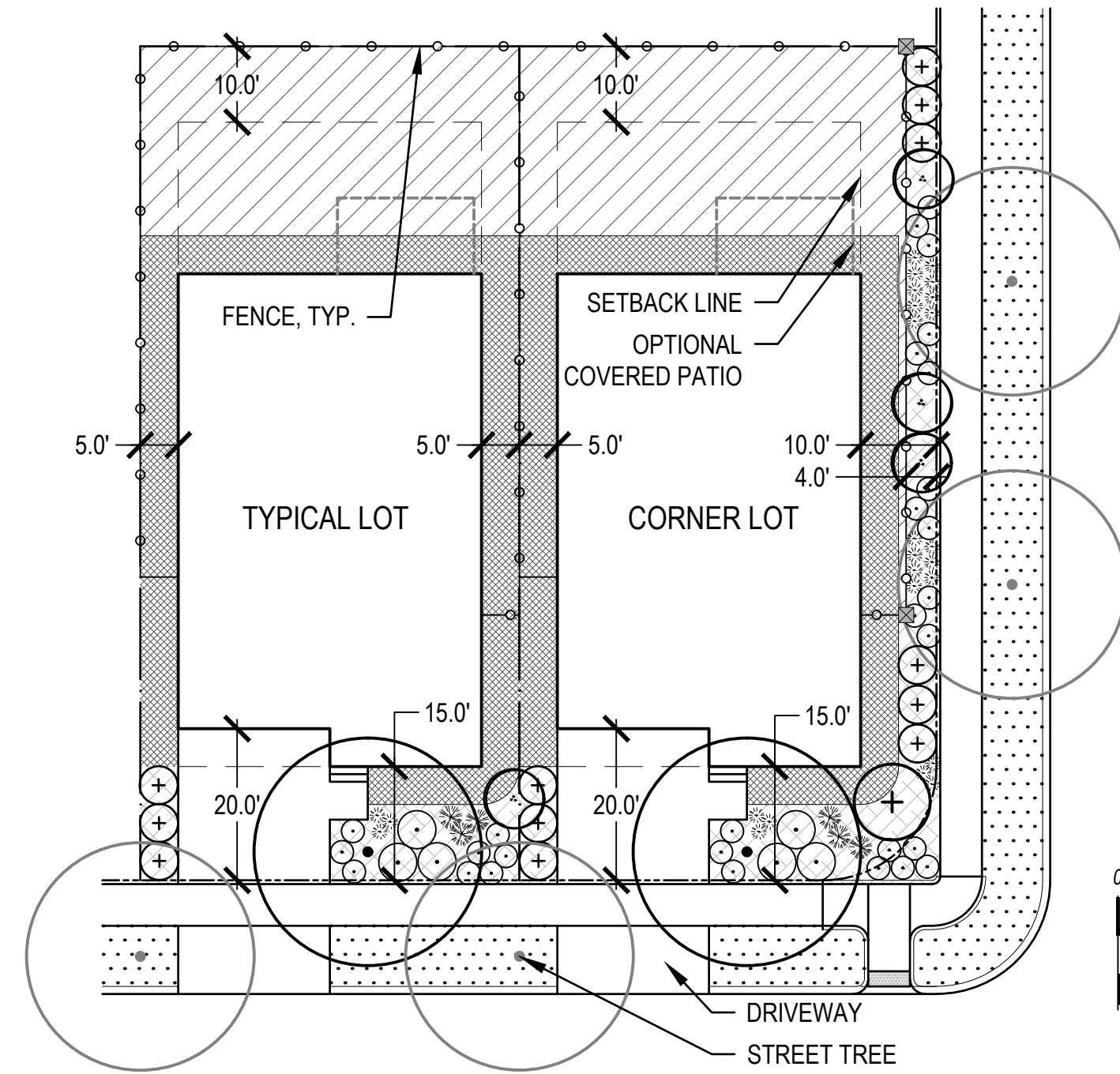
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L1.00

SHEET:18 OF 34

TYPICAL LOT LANDSCAPE (SINGLE FAMILY DETACHED)



NOTES

- GENERAL:**
- ALL CANOPY TREES TO BE 2.5" CALIPER, ALL ORNAMENTAL TREES TO BE 2" CALIPER OR 6' HEIGHT CLUMP, AND ALL EVERGREEN TREES TO BE 6' HEIGHT.
 - ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #1 CONTAINERS.
 - GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) GRASSED PER (1) SHRUB.
 - RE: FDP FOR ALLOWED FENCE TYPES AND SETBACK.**
 - FENCES LOCATED IN THE FRONT YARD SHALL BE A MAXIMUM height of 42" AND 50% OPAQUE.
- FRONT YARD LANDSCAPING:**
- ALL SMALL LOTS (<50') AND MOTOR COURT LOTS TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS, AND MAXIMUM 50% TURF.
 - ALL STANDARD LOTS (50' +) TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS, AND MAXIMUM 40% TURF.
 - ALL LARGE LOTS (60') TO HAVE MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (26) SHRUBS AND A MAXIMUM 40% TURF.
- SIDE YARD LANDSCAPING:**
- INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
 - EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL BE LANDSCAPED WITH TURF, AND SHRUBS AND TREES AT THE RATE OF ONE TREE AND 10 SHRUBS PER 40 LINEAR FEET OF SIDE YARD.

ND Response:
Fence types for Single family detached lots are identified in the FDP. Fence type for the motor courts have been identified on this site plan. fencing setback requirements have been added to the notes (min. 18" behind sidewalk)

this needs to be specified for this site plan.

front yard landscape requirements are based on the width of the lot. Include requirements in 10' increments up to the width of the widest lot. See landscape tables in FDP for requirements

ND Response:
Per Table 14.3A in the FDP, Lot sizes are based on square footage size. Motor courts would be considered a small lot based on size. No changes have been made to the notes, these are consistent with all previous TAH filings.

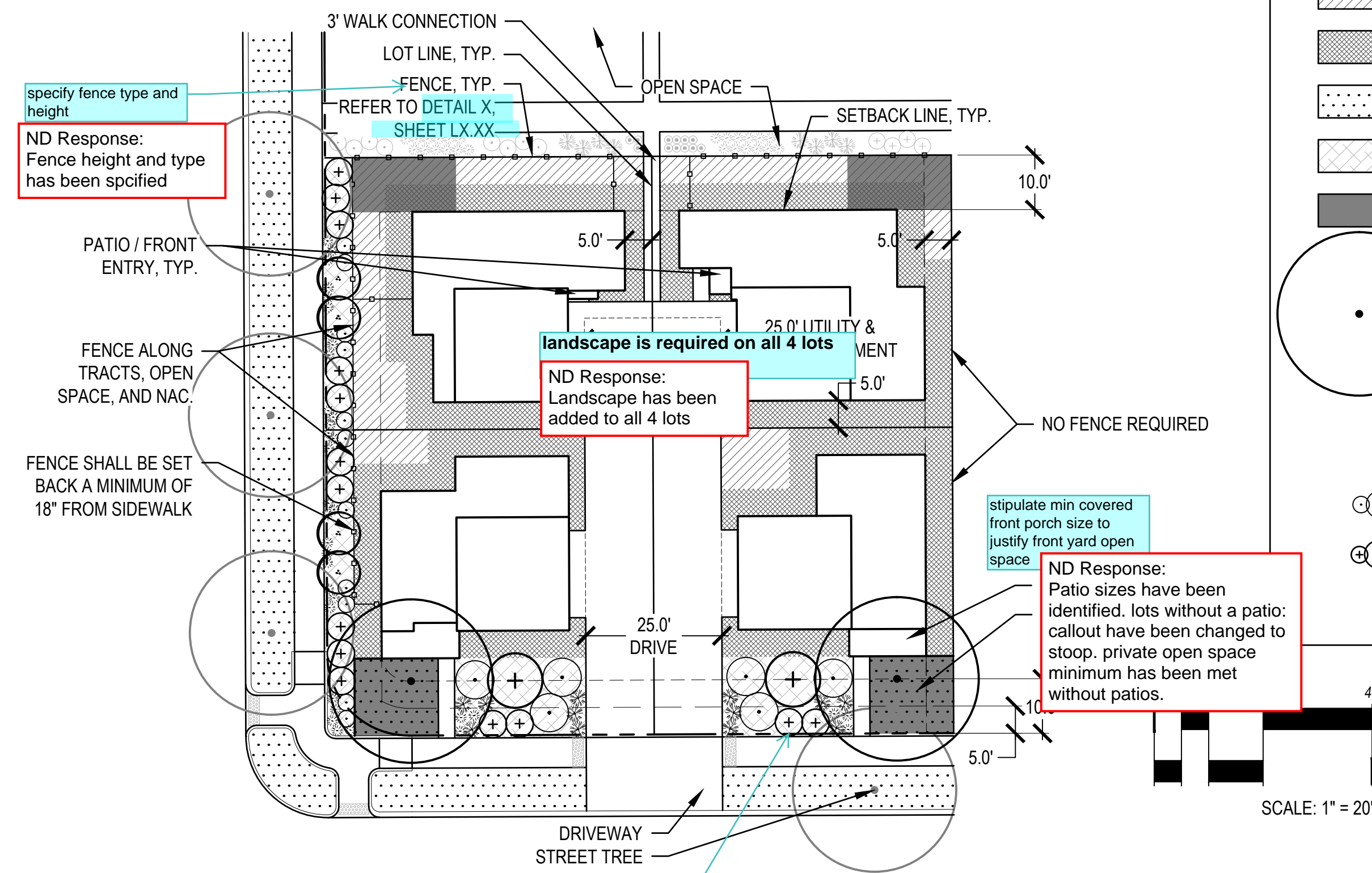
NOTE 2: Lot sizes: Small 3,700sf — 5,999sf; Standard 6,000sf — 8,999sf; Large 9,000sf — 14,999sf Estate 15,000sf and greater.

ND Response:
Symbols have been modified to look more distinct

include a note that all fences shall be located a minimum 18" behind the sidewalk unless a greater setback is required.

ND Response:
Note has been added to the Notes above.

TYPICAL LOT LANDSCAPE (MOTOR COURT)



specify fence type and height

ND Response:
Fence height and type has been spcified

REFER TO DETAIL X, SHEET LX.XX

landscape is required on all 4 lots

ND Response:
Landscape has been added to all 4 lots

stipulate min covered front porch size to justify front yard open space

ND Response:
Patio sizes have been identified. lots without a patio: callout have been changed to stoop. private open space minimum has been met without patios.

easements will limit what can be planted in front yard. Review code requirements and revise accordingly.

ND Response:
Easement added to the plan. Trees are not located within the easement.

- LEGEND**
- FENCE, BY HOMEOWNER
 - FENCE, METAL PICKET
 - RIGHT-OF-WAY
 - LOT LINE
 - LANDSCAPING, BY HOMEOWNER
 - NO IRRIGATION ZONE
 - TURF GRASS
 - PLANTING BED
 - PRIVATE OPEN SPACE
 - DECIDUOUS CANOPY TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES

THE AURORA HIGHLANDS SP #21

TITLE: L1.01 - LOT TYPICALS

DATE: AUGUST 25, 2022

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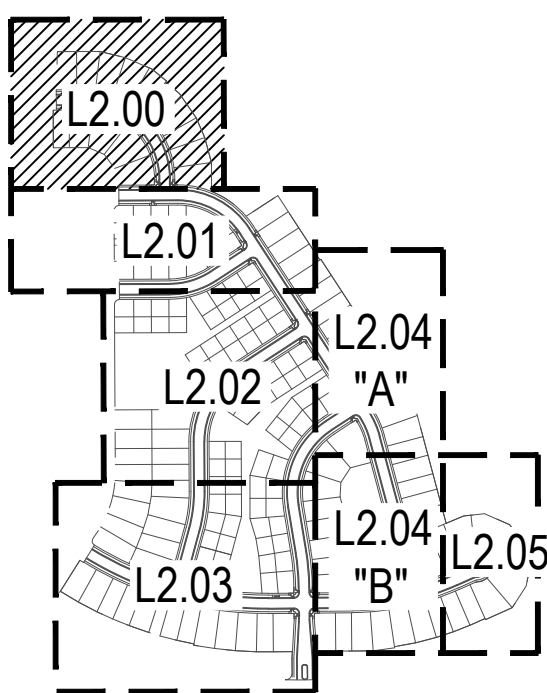
L1.01
SHEET:19 OF 34

LEGEND

- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- ENLARGEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY (ROW)
- STEEL EDGER (4/L4.00)
- 3' METAL FENCE (6/L4.03)
- 4' METAL FENCE (7/L4.03)
- MASONRY FENCE (6/L4.01)
- IRRIGATED MANICURED TURF SOD (DEVELOPER)
- IRRIGATED RECREATIONAL TURF
- IRRIGATED MANICURED TURF SOD (HOME BUILDER)
- 100% IRRIGATED NATIVE GRASS SEED MIX
- PLAYGROUND SURFACE
- COBBLE
- CRUSHER FINES
- HOMEBUILDER TREE
- 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 (2/L4.00)
- PERENNIALS (3/L4.00)
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL, 5/L4.00)
- BENCH (1/L4.01)
- PICNIC TABLE (3/L4.03)
- BIKE RACK (2/L4.02)
- BIKE STATION (2/L4.03)
- TRASH CAN (1/L4.02)
- HAMMOCK (1/L4.03)
- SANDSTONE STEPPERS (4/L4.03)
- PET WASTE STATION (2/L4.01)
- STANDARD MASONRY COLUMN (5/L4.01)

KEY MAP

SCALE: 1" = 60'



THE AURORA HIGHLANDS SP #21

TITLE: L2.00 - LANDSCAPE PLAN

DATE: AUGUST 25, 2022

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L2.00

SHEET:20 OF 34

ND Response:
Lights and Hydrants are shown on plans. Mail kiosks are shown on plans and have been labeled and added to the legend.

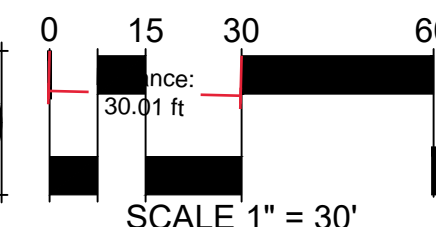
show lights and hydrants on plans.
Add mail kiosk to legend and show on plans.
TYP all sheets

darken symbol
ND Response:
Light symbol has been darkened

ND Response:
sight Triangles have been added
Add sight triangles to landscaping sheets.

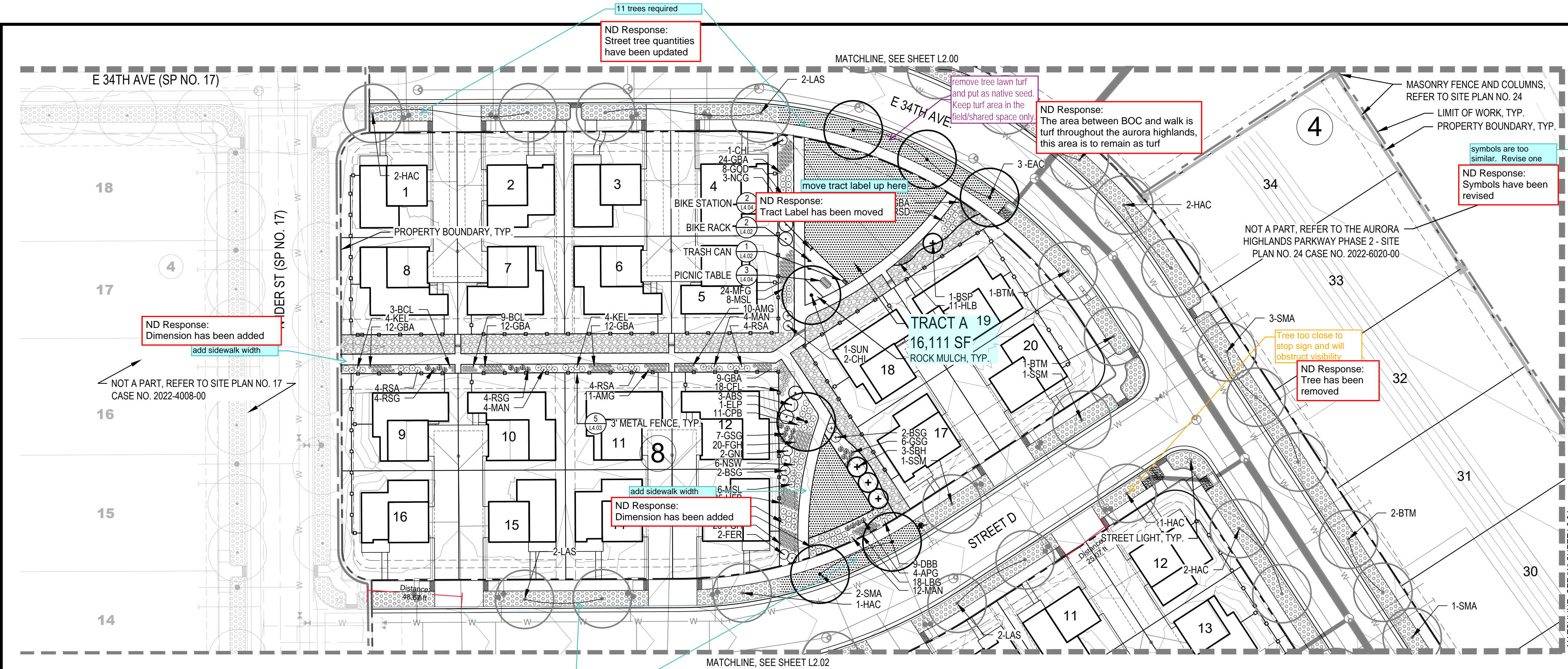
NOTES:

- 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 DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



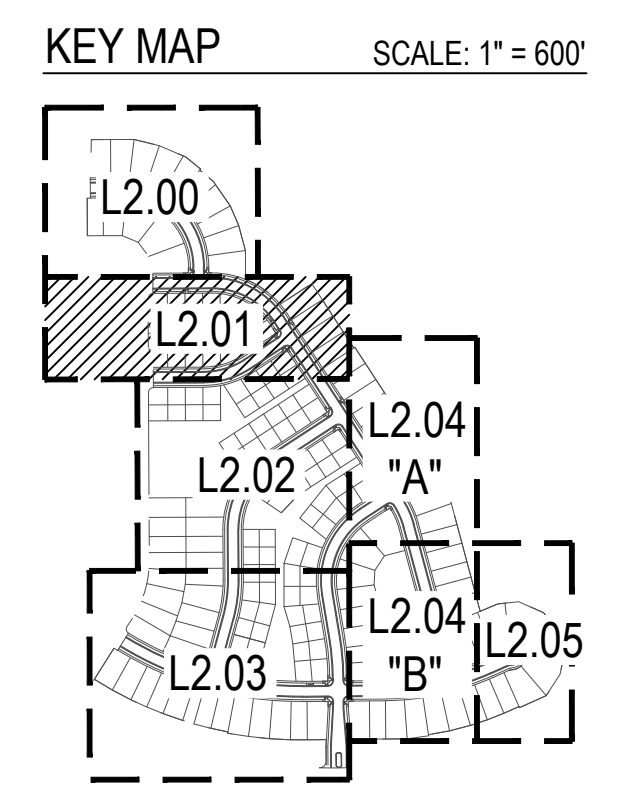
NOT FOR CONSTRUCTION





LEGEND

- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- ENLARGEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY (ROW)
- STEEL EDGER (4/L4.00)
- 3' METAL FENCE (6/L4.03)
- 4' METAL FENCE (7/L4.03)
- MASONRY FENCE (6/L4.01)
- IRRIGATED MANICURED TURF SOD (DEVELOPER)
- IRRIGATED RECREATIONAL TURF
- IRRIGATED MANICURED TURF SOD (HOME BUILDER)
- 100% IRRIGATED NATIVE GRASS SEED MIX
- PLAYGROUND SURFACE
- COBBLE
- CRUSHER FINES
- HOMEBUILDER TREE
- 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 (2/L4.00)
- PERENNIALS (3/L4.00)
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL, 5/L4.00)
- BENCH (1/L4.01)
- PICNIC TABLE (3/L4.03)
- BIKE RACK (2/L4.02)
- BIKE STATION (2/L4.03)
- TRASH CAN (1/L4.02)
- HAMMOCK (1/L4.03)
- SANDSTONE STEPPERS (4/L4.03)
- PET WASTE STATION (2/L4.01)
- STANDARD MASONRY COLUMN (5/L4.01)



NOTES:

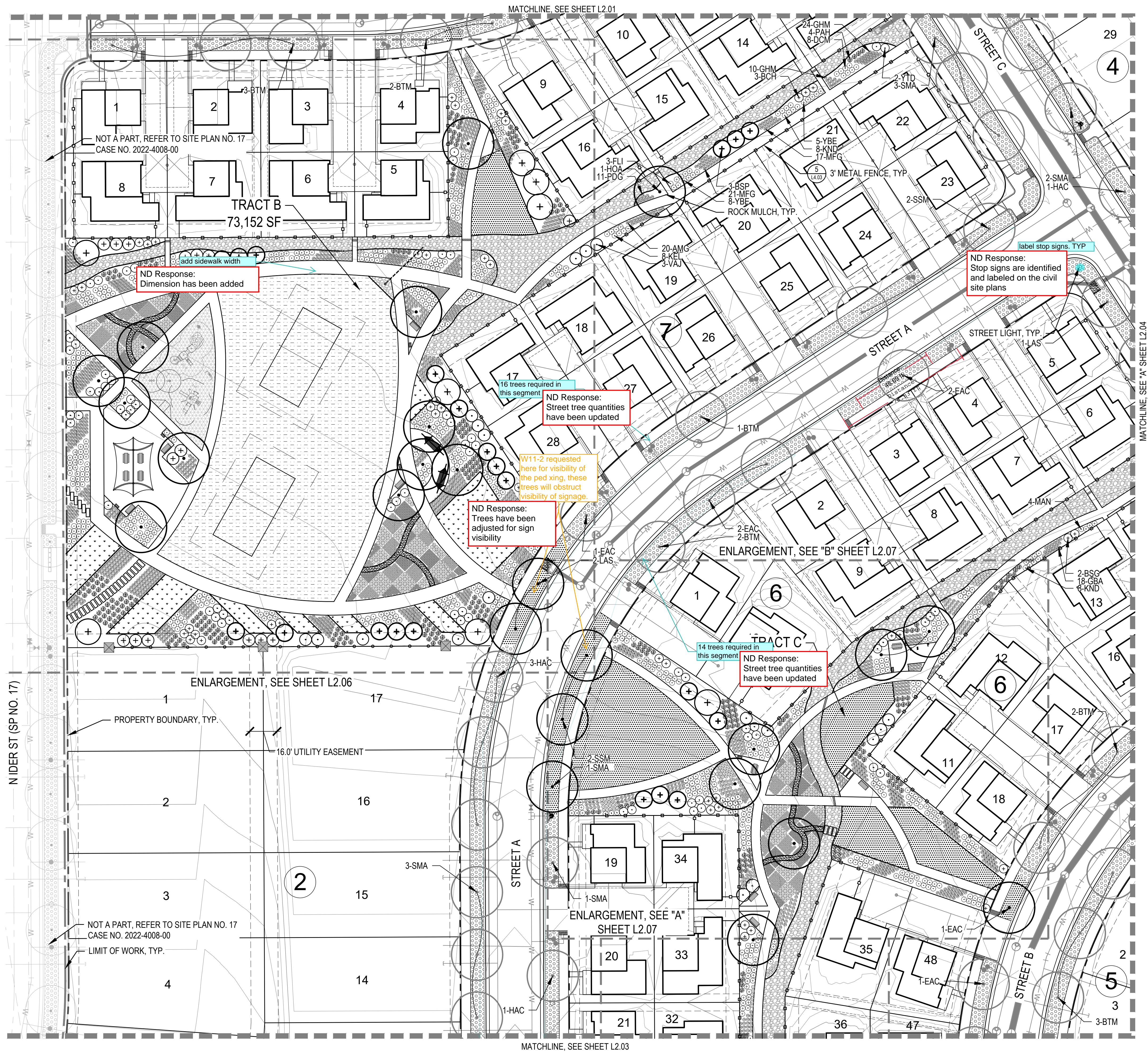
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

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0 15 30 60
SCALE 1" = 30'

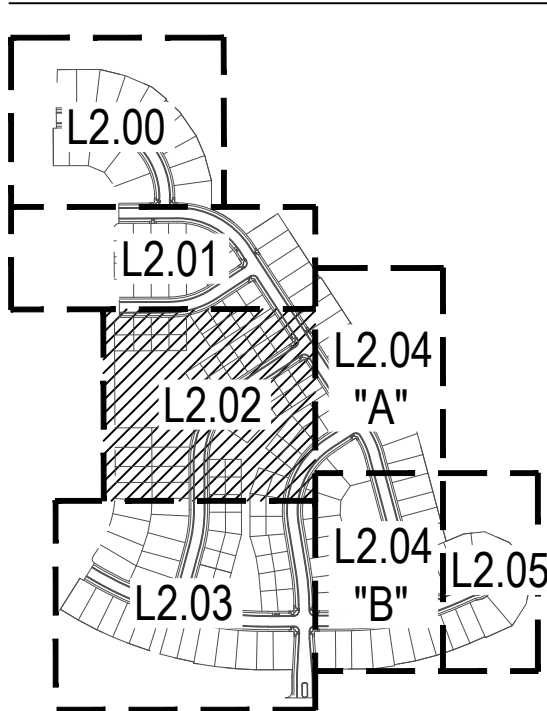
811

THE AURORA HIGHLANDS SP #21
TITLE: L2.01 - LANDSCAPE PLAN
DATE: AUGUST 25, 2022
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L2.01
SHEET: 21 OF 34



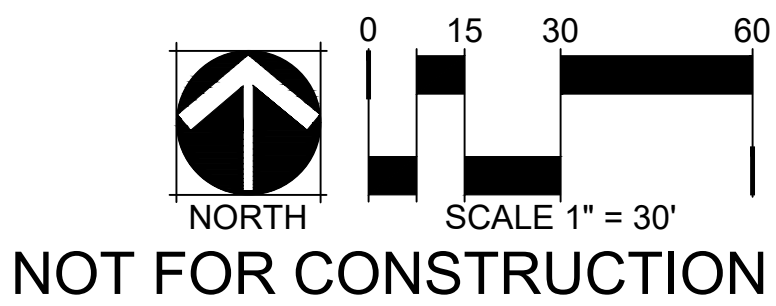
- LEGEND**
- LIMITS OF WORK (L.O.W.)
 - MATCHLINE
 - ENLARGEMENT LINE
 - PROPERTY LINE
 - RIGHT OF WAY (ROW)
 - STEEL EDGER (4/L4.00)
 - 3' METAL FENCE (6/L4.03)
 - 4' METAL FENCE (7/L4.03)
 - MASONRY FENCE (6/L4.01)
 - IRRIGATED MANICURED TURF SOD (DEVELOPER)
 - IRRIGATED RECREATIONAL TURF
 - IRRIGATED MANICURED TURF SOD (HOME BUILDER)
 - 100% IRRIGATED NATIVE GRASS SEED MIX
 - PLAYGROUND SURFACE
 - COBBLE
 - CRUSHER FINES
 - HOME BUILDER TREE
 - 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 (2/L4.00)
 - PERENNIALS (3/L4.00)
 - FIRE HYDRANT (RE: CIVIL)
 - STREET LIGHT (RE: CIVIL, 5/L4.00)
 - BENCH (1/L4.01)
 - PICNIC TABLE (3/L4.03)
 - BIKE RACK (2/L4.02)
 - BIKE STATION (2/L4.03)
 - TRASH CAN (1/L4.02)
 - HAMMOCK (1/L4.03)
 - SANDSTONE STEPPERS (4/L4.03)
 - PET WASTE STATION (2/L4.01)
 - STANDARD MASONRY COLUMN (5/L4.01)

KEY MAP SCALE: 1" = 60'



NOTES:

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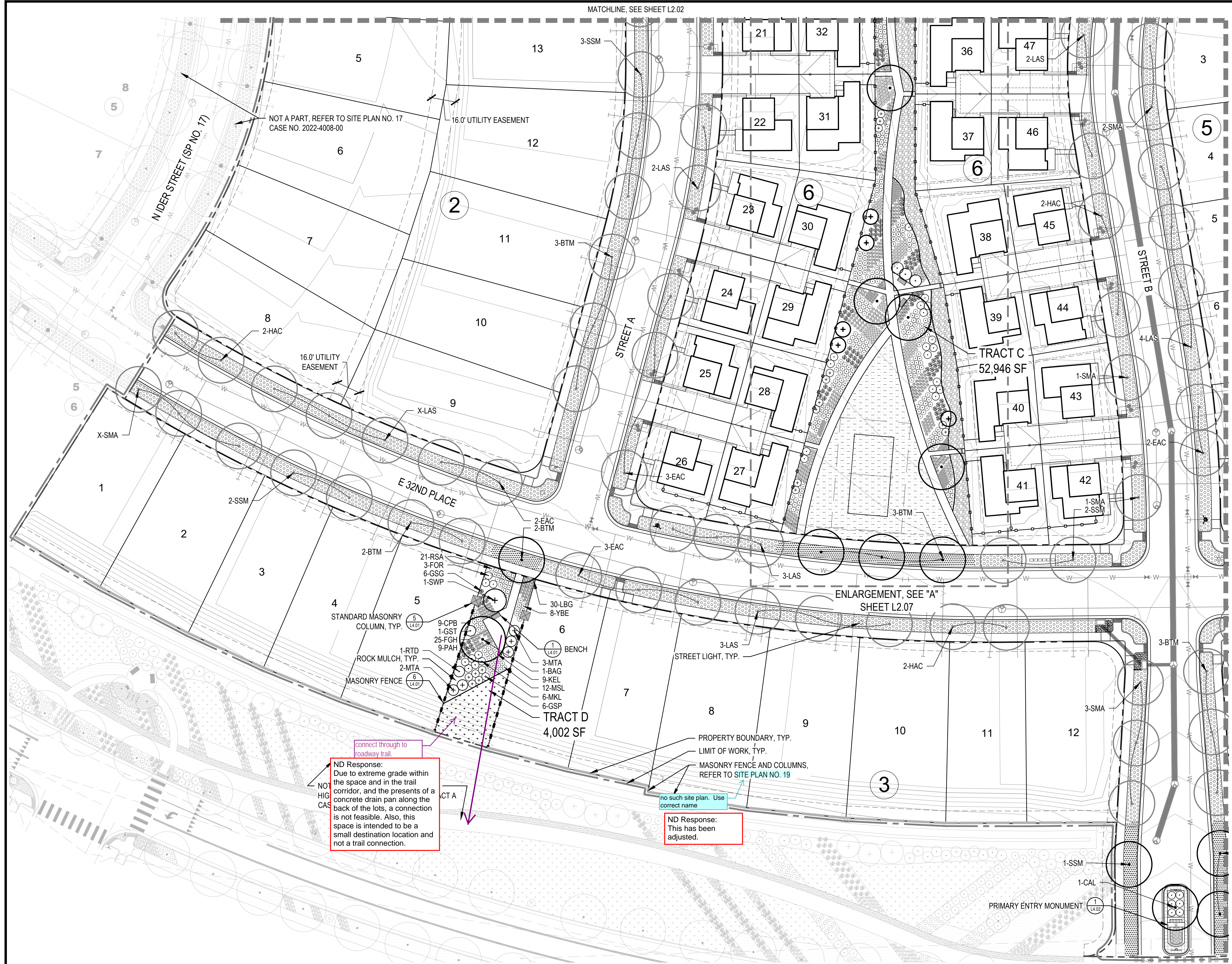
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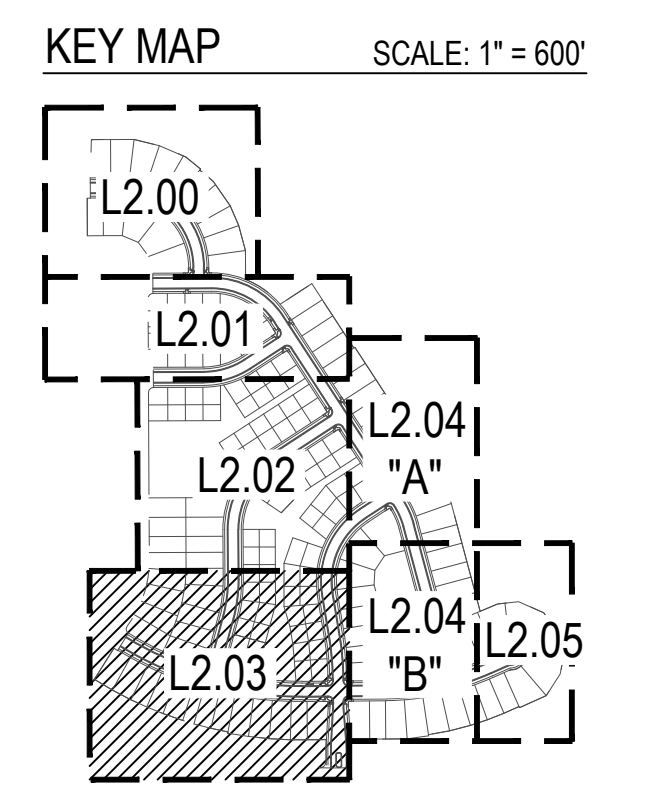
TITLE: L2.02 - LANDSCAPE PLAN

DATE: AUGUST 25, 2022

L2.02
SHEET: 22 OF 34



- LEGEND**
- LIMITS OF WORK (L.O.W.)
 - MATCHLINE
 - ENLARGEMENT LINE
 - PROPERTY LINE
 - RIGHT OF WAY (ROW)
 - STEEL EDGER (4/L4.00)
 - 3' METAL FENCE (6/L4.03)
 - 4' METAL FENCE (7/L4.03)
 - MASONRY FENCE (6/L4.01)
 - IRRIGATED MANICURED TURF SOD (DEVELOPER)
 - IRRIGATED RECREATIONAL TURF
 - IRRIGATED MANICURED TURF SOD (HOME BUILDER)
 - 100% IRRIGATED NATIVE GRASS SEED MIX
 - PLAYGROUND SURFACE
 - COBBLE
 - CRUSHER FINES
 - HOMEBUILDER TREE
 - 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 (2/L4.00)
 - PERENNIALS (3/L4.00)
 - FIRE HYDRANT (RE: CIVIL)
 - STREET LIGHT (RE: CIVIL, 5/L4.00)
 - BENCH (1/L4.01)
 - PICNIC TABLE (3/L4.03)
 - BIKE RACK (2/L4.02)
 - BIKE STATION (2/L4.03)
 - TRASH CAN (1/L4.02)
 - HAMMOCK (1/L4.03)
 - SANDSTONE STEPPERS (4/L4.03)
 - PET WASTE STATION (2/L4.01)
 - STANDARD MASONRY COLUMN (5/L4.01)



THE AURORA HIGHLANDS SP #21
TITLE: L2.03 - LANDSCAPE PLAN
DATE: AUGUST 25, 2022



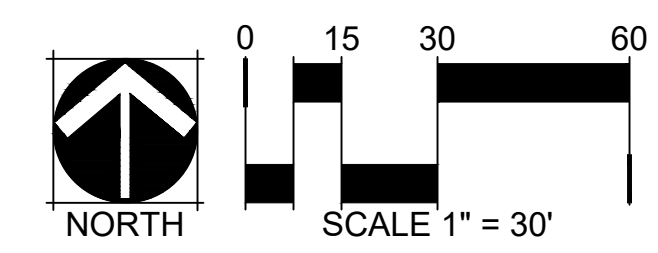
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L2.03
SHEET: 23 OF 34

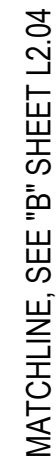
NOTES:

- 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 DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

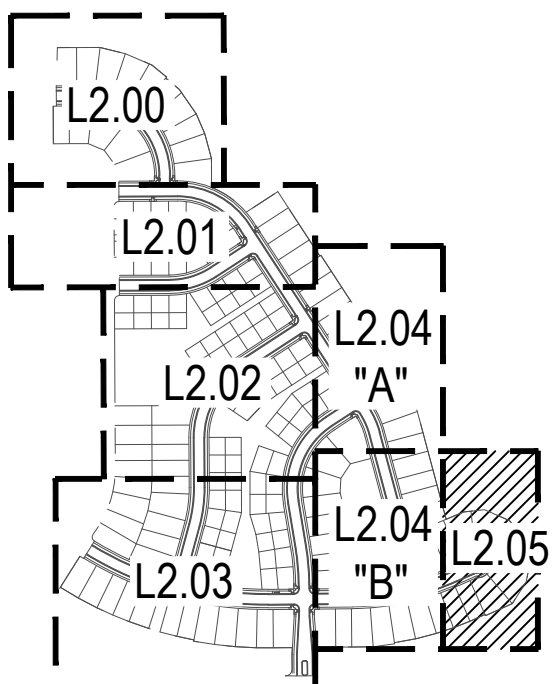


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- KEY MAP SCALE: 1" = 600'

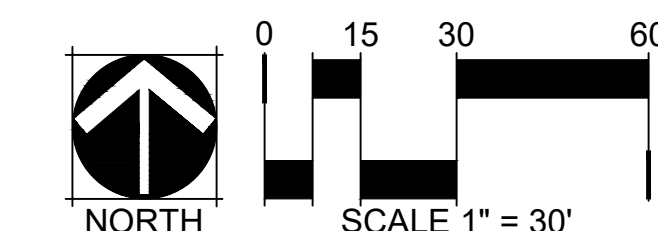



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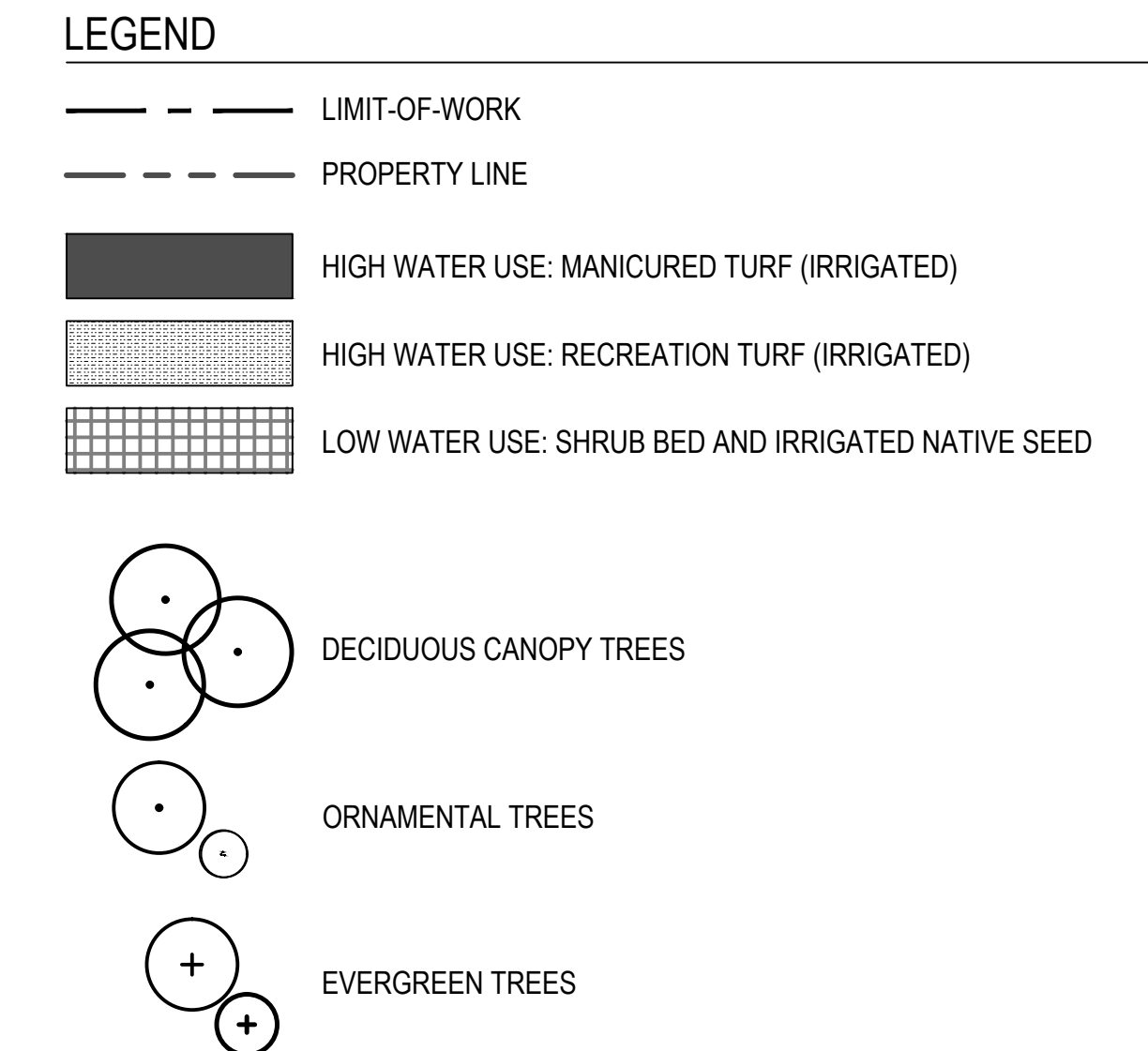


SHEET:25 OF 34

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 DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



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WATER USE TYPE		AREA (SF)
HIGH WATER USE		21,231 SF (19% OF TOTAL AREA)
RECREATIONAL TURF HIGH WATER USE		26,631 SF (24% OF TOTAL AREA)
LOW WATER USE		63,760 SF
TOTAL:		111,622 SF

	QUANTITY	AREA VALUE	TOTAL AREA
CANOPY TREES	0	706 SF	0 SF
EV ND Response:			SF
TC The Landscape Area on Sheet 1 is calculated differently than the Shared Landscape Data Table on the landscape sheet, these numbers will not match. The Landscape Area on the cover sheet is calculated off the final plat tract information. The Shared Landscape Data Table on the landscape sheet includes both the Landscape Area and Open Space Areas identified on the cover sheet (from the plat information), as well as any developer sod, shrub beds, crusher fine areas or cobble areas within the internal right of way. A note is included below the Shared Landscape Data Table to clarify how this total landscape area was calculated (note 3).			SF
TC			
TC			
SH			area should consistent w landscape area
SH			open space cover sheet
SITE LANDSCAPE DATA			AREA IN S
TOTAL LANDSCAPE AREA (SP-23 ONLY)			141,690 SF
HARDSCAPE AREA ¹			29,562 SF
COOL SEASON TURF GRASS AREA			23,475 SF
ALL OTHER LANDSCAPE AREA ²			88,653 SF

ensure this connection is being picked up in the adjacent site plan.

ND Response:
Noted. Trail connection to be coordinated.



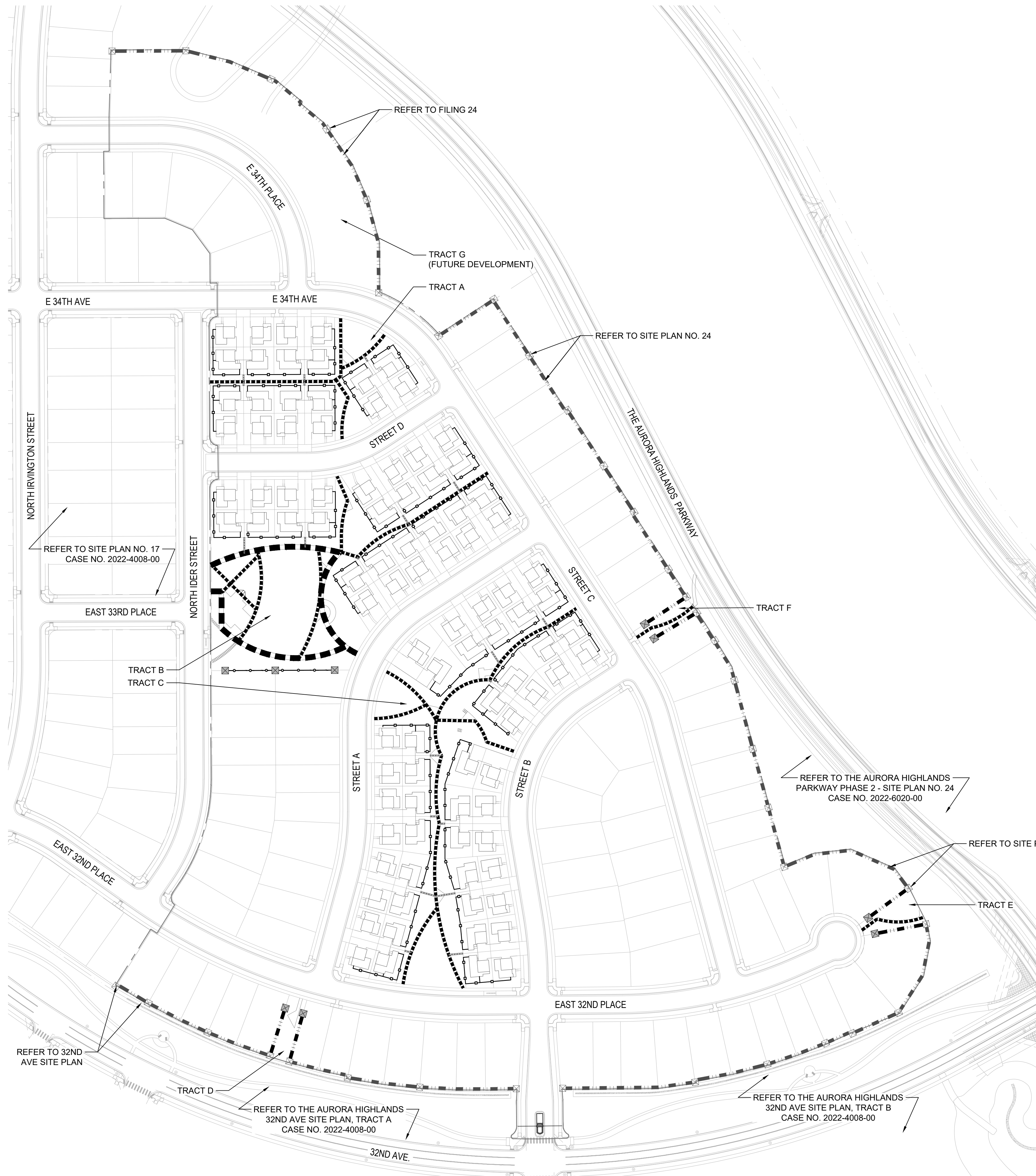
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L3.00

SHEET:28 OF 34

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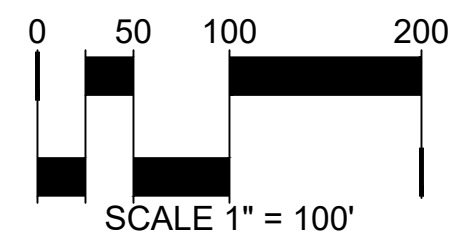


LEGEND

symbols are too similar. Revise one

ND Response: Symbols have been revised

- 3' CONCRETE TRAIL
- 5' CONCRETE TRAIL (NOT INCLUDING SIDEWALKS)
- 8' CONCRETE TRAIL (NOT INCLUDING SIDEWALKS)
- MASONRY FENCE (6/L4.01)
- 4' METAL FENCE (7/L4.03)
- 3' METAL FENCE (6/L4.03)
- MASONRY FENCE (REFER TO SITE PLAN AS CALLED OUT ON PLAN)
- MASONRY COLUMN (5/L4.01)
- MASONRY COLUMN (REFER TO SITE PLAN AS CALLED OUT ON PLAN)



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THE AURORA HIGHLANDS SP #21
TITLE: L3.01 - MASTER FENCE & TRAIL PLAN
DATE: AUGUST 25, 2022

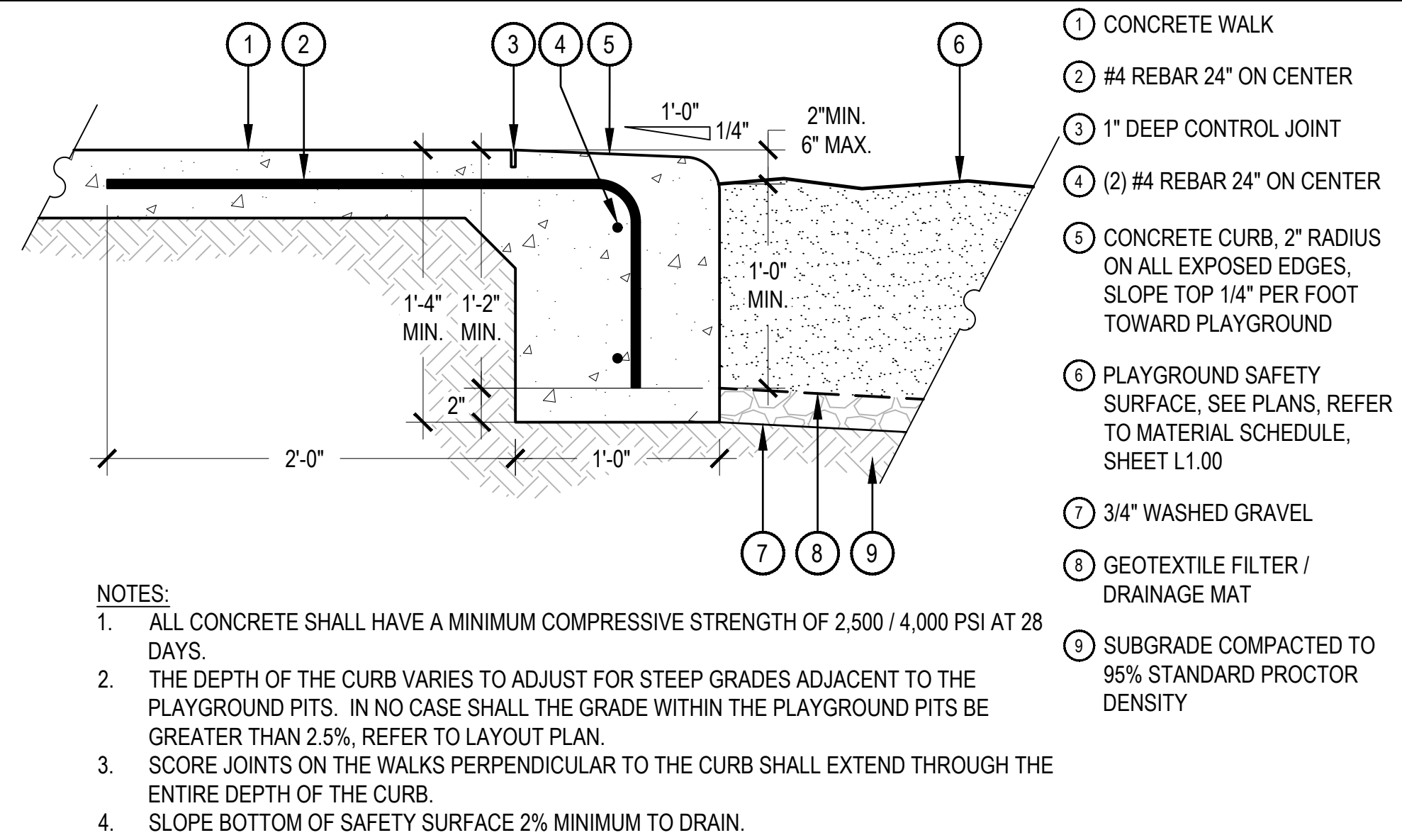


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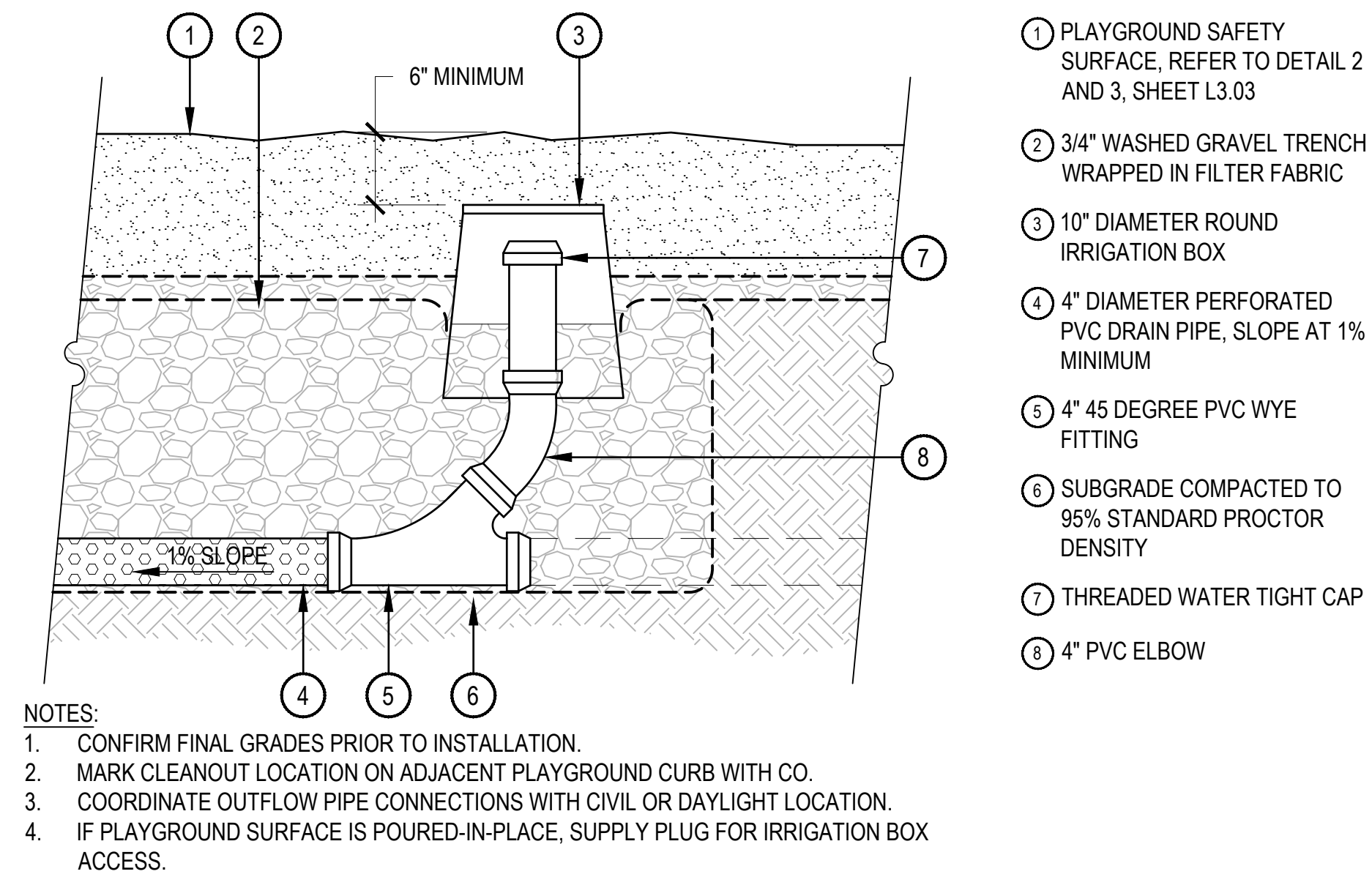


L3.01

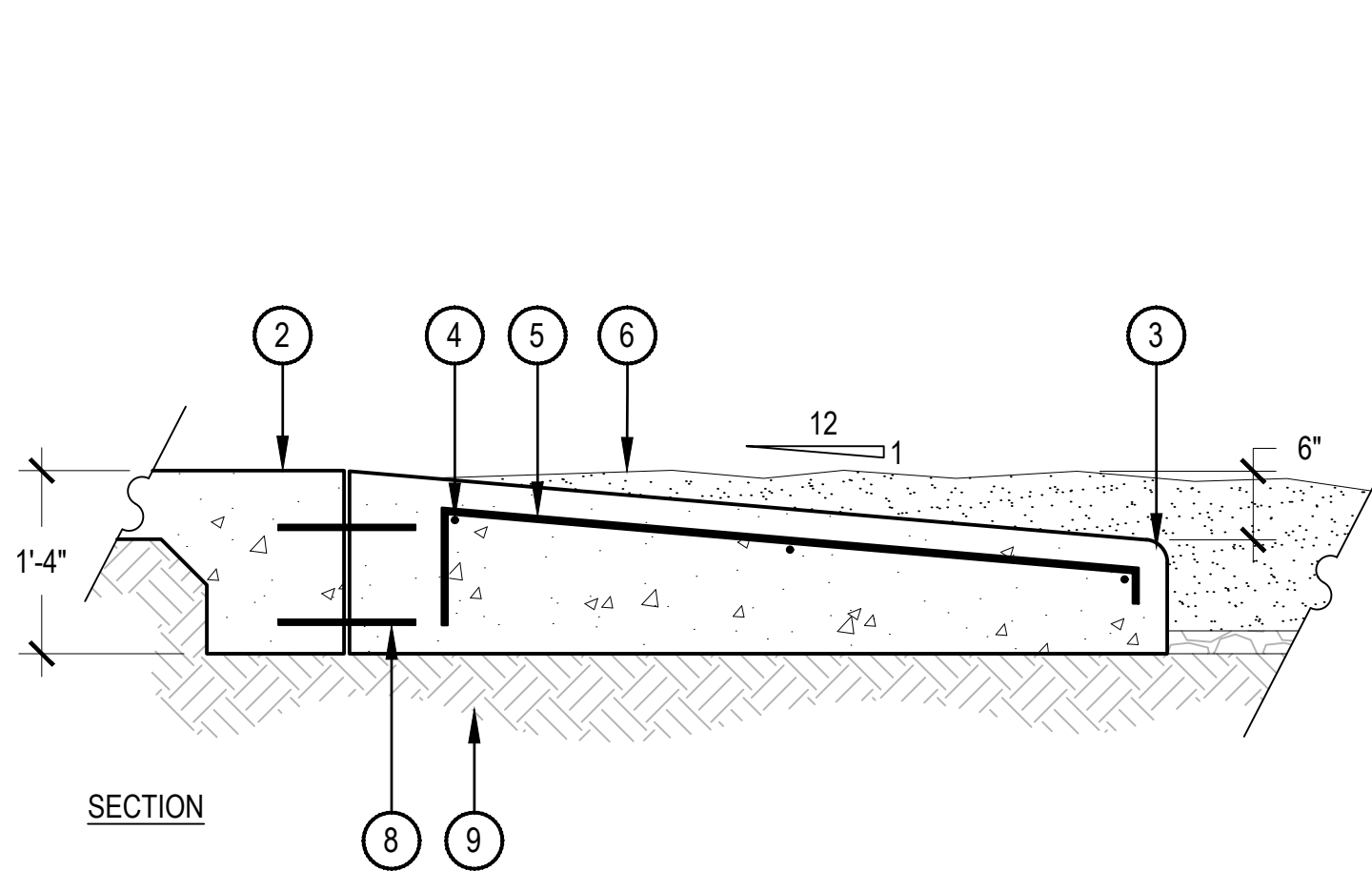
SHEET:29 OF 34



1 MONOLITHIC CONCRETE PLAYGROUND CURB
SCALE: 1 1/2" = 1'-0"



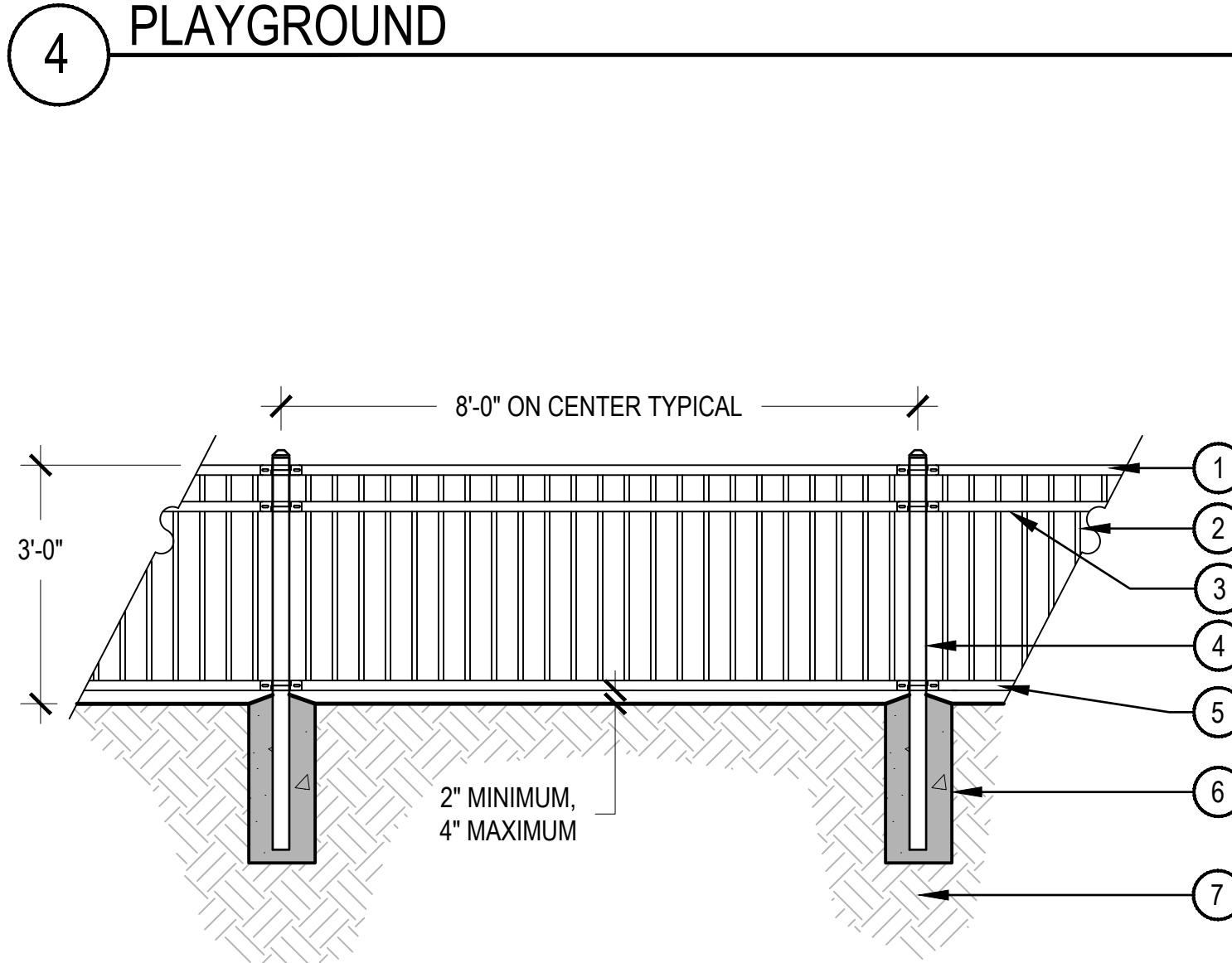
2 PLAYGROUND DRAIN CLEANOUT
SCALE: 1" = 1'-0"



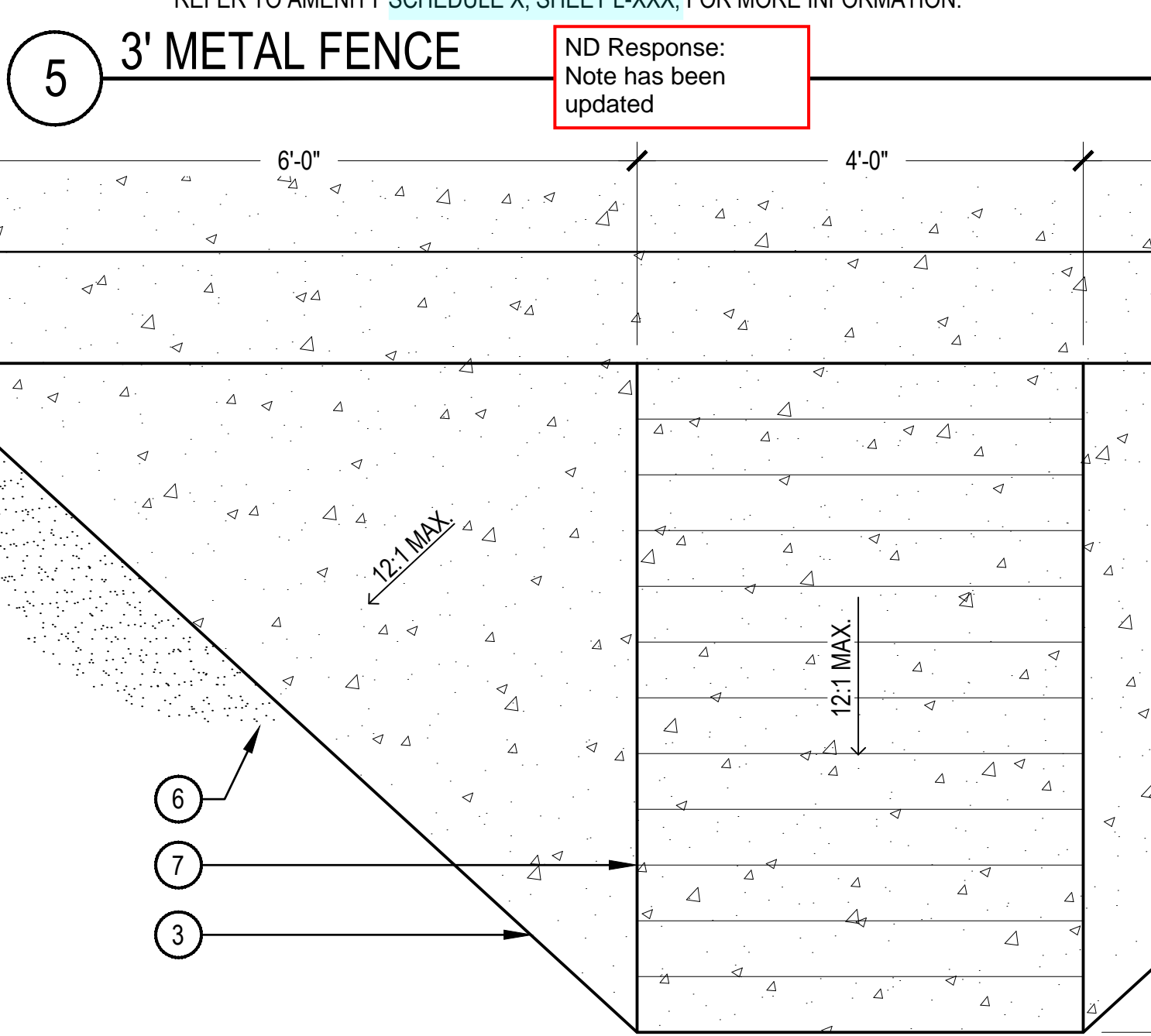
3 PLAYGROUND RAMP
SCALE: 3/4" = 1'-0"



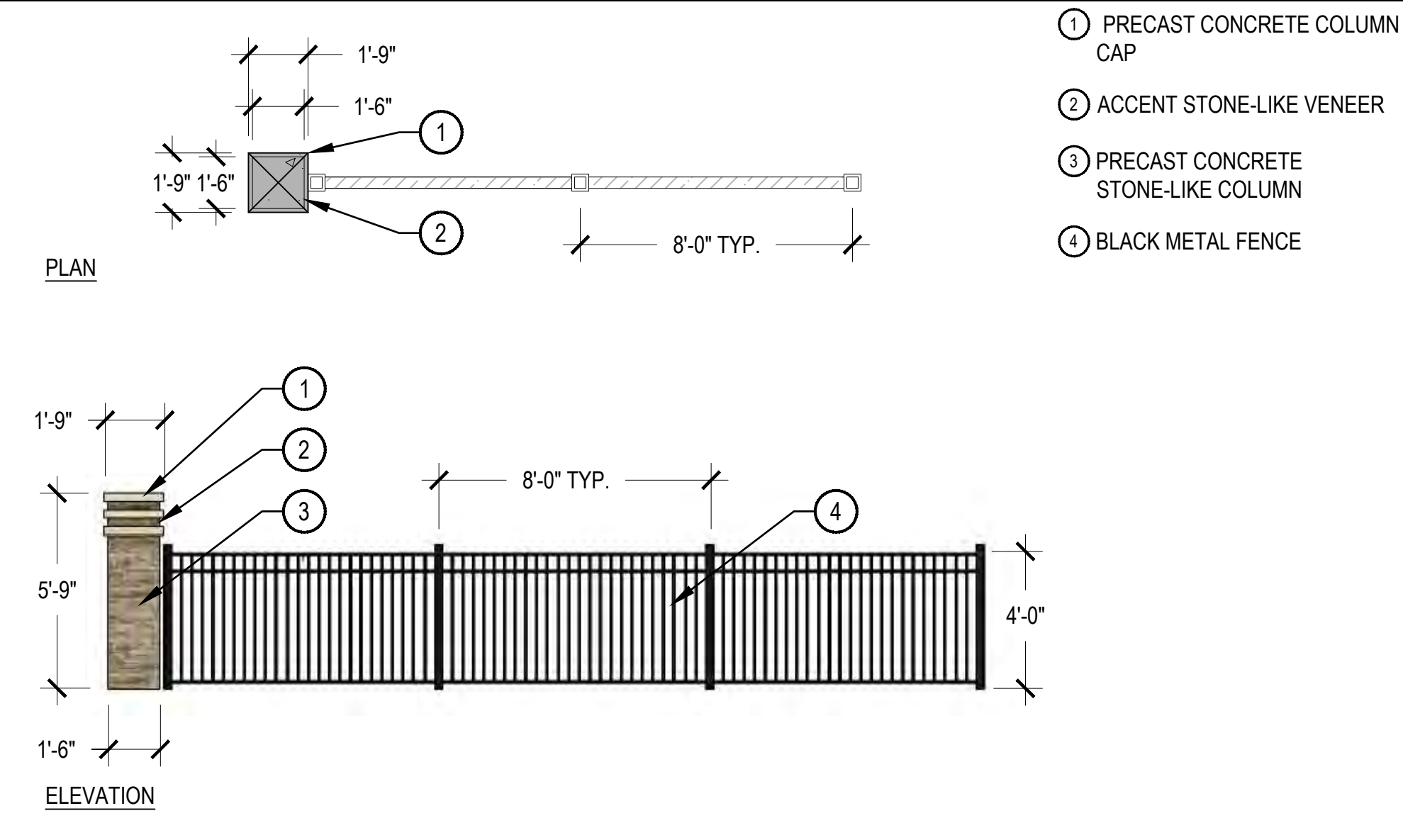
4 PLAYGROUND
SCALE: NTS



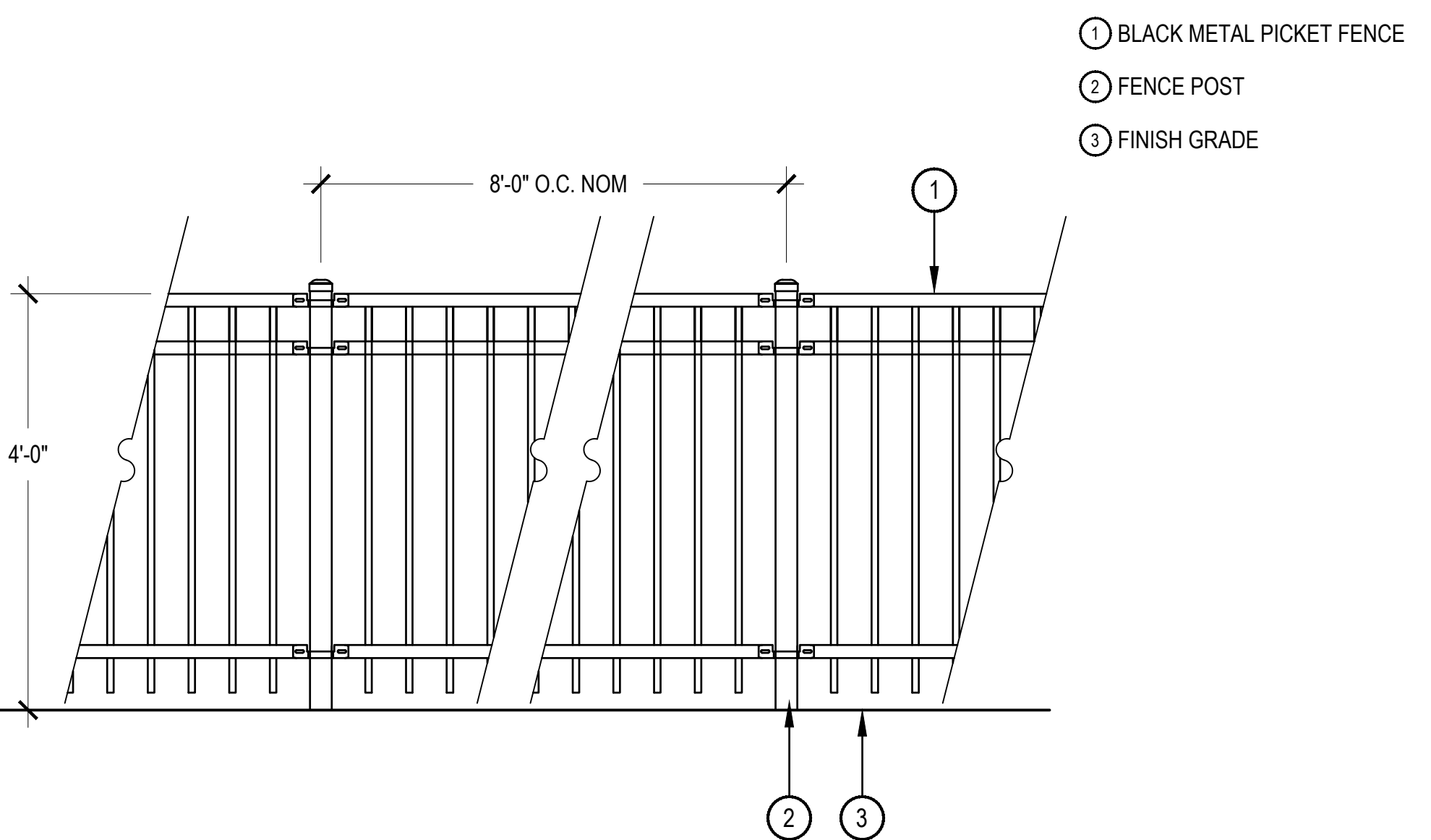
5 3' METAL FENCE
SCALE: 1/2" = 1'-0"



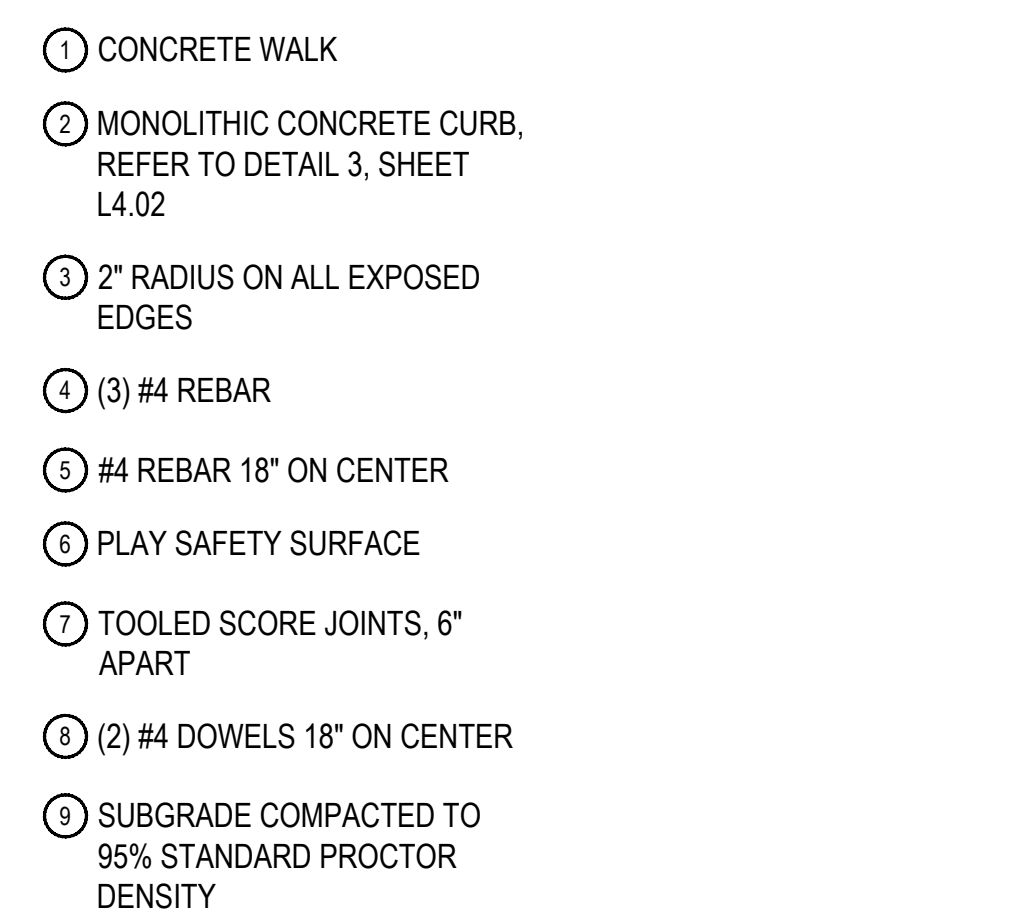
5 3' METAL FENCE
SCALE: 1/2" = 1'-0"



6 MASONRY COLUMN WITH METAL FENCE
SCALE: 1/4" = 1'-0"



7 METAL FENCE
SCALE: 3/4" = 1'-0"



7 METAL FENCE
SCALE: 3/4" = 1'-0"

THE AURORA HIGHLANDS SP #21
TITLE: L4.03 - LANDSCAPE DETAILS
DATE: AUGUST 25, 2022

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SCALE: 3/4" = 1'-0"

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L4.03
SHEET:33 OF 34



See comments
throughout.

ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

John M.W. Aldridge, P.E.
Colorado Licensed Professional Engineer

1082 Chimney Rock Road
Highlands Ranch, CO 80126
303-703-9112

October 17, 2022

Mr. Eric Pearson
Cage Civil Engineering
999 18th St. S2110
Denver, CO 80202

RE: Transportation Impact Study - Revised
The Aurora Highlands – Planning Area 70 (Century)

Dear Mr. Pearson:

Aldridge Transportation Consultants (ATC) is pleased to present this traffic impact study for the proposed residential development of Planning Area 70 of The Aurora Highlands.

ATC is professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,200 traffic impact studies, designed over 100 traffic signals, and has provided expert witness testimony on engineering design and access issues on multi-million-dollar interchange and highway projects in Kansas and Colorado.

We acknowledge that City of Aurora's review of this study is only for typical performance with submittal requirements, current design criteria, and standard engineering principles and practice.

ATC appreciates the opportunity to be of service. Please call if you have any questions. We can be reached at 303-703-9112.

Respectfully submitted,

Aldridge Transportation Consultants, LLC

John M.W. Aldridge, P.E.
Principal





INTRODUCTION

This Traffic Impact Study examines the impact on traffic caused by the development of Planning Area 70 in The Aurora Highlands. This area is defined by Highlands Creek Pkwy. on the west, 32nd Ave. on the south and the Highlands Creek Park on the northeast side. Figure 1 shows the full development of The Aurora Highlands with village and street names. Please note that the graphic is for illustrative purposes only and subject to change as planning and design is further developed.

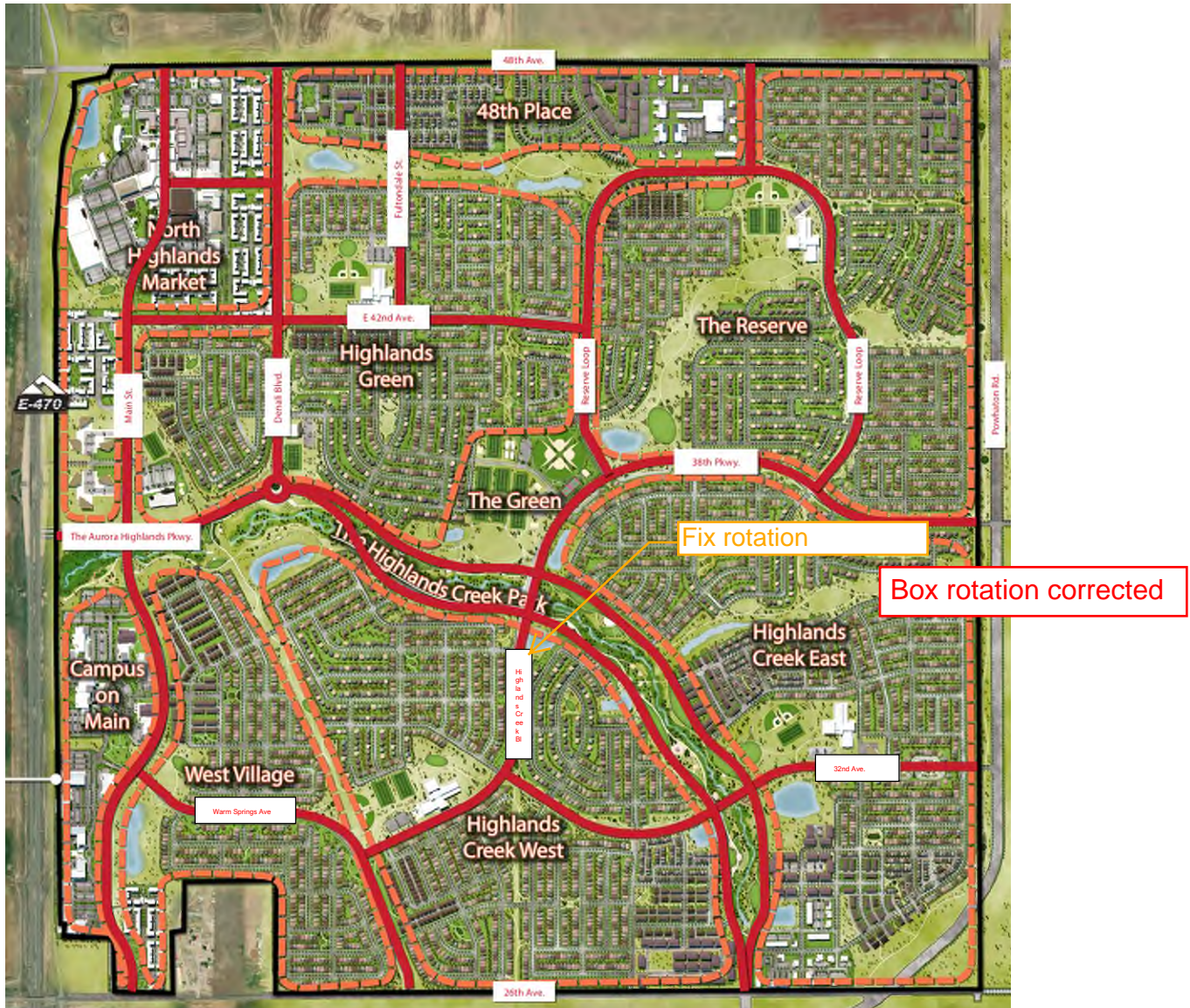


Figure 1 Village and Street Naming Plan

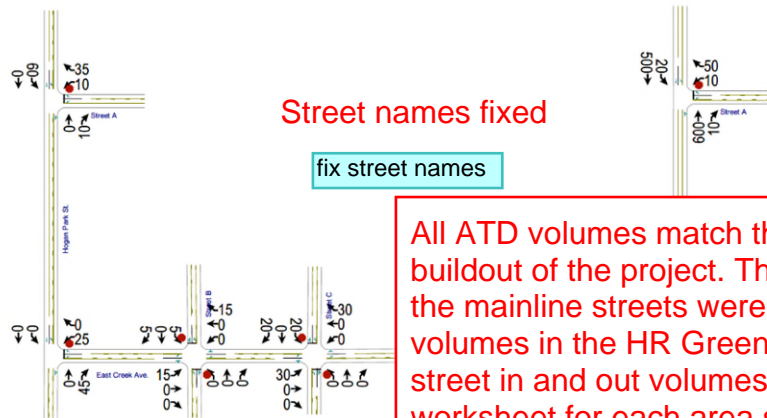


Figure 4 AM Peak Hour Trip Assignment

FUTURE TRAFFIC VOLUMES

The future (2040) traffic volumes for the project were derived from the FHU study and NEATS travel modeling. The forecast volumes include the full build of The Aurora Highlands and land uses surrounding the Aurora Highlands area. These were heavily vetted with city staff in the preparation of the NEATS travel model according to the FHU study. Figure 6 is from the FHU study and shows the 2040 Total Traffic. It should be noted that while the FHU study projects 19-21,000 ADT on 26th Ave. NEATS projects about half that at 11,900 ADT. FHU explains that their travel modelling assumes build out of Aurora Highlands to its maximum potential although not a likely scenario. They did so to give the developer flexibility in the development of each planning area and to meet the City's requirement in preparing a traffic impact study. To wit, the zones in this phase are being developed with 280 units vs. the 369 units programmed by FHU. Overall, the FHU study forecast 203,000 trips generated by the full build out. NEATS on the other hand forecast 117,000 trips from the same traffic analysis zones.

All ATD volumes match the FHU Master Plan projections for full buildout of the project. The AM and PM peak hour volumes on the mainline streets were factored to match the intersection volumes in the HR Green Technical Memorandum. The side street in and out volumes were based on the trip generation worksheet for each area served by the side streets. It is important to note that by their own admission the projections in FHU Master Plan are likely overstated as they represent the maximum buildout of each traffic analysis zone. Thus far the development plans for each TAZ show significantly less development than projected by FHU. However, the location and geometric design of the streets and intersections as recommended by FHU remain intact.

Still have issues with this paragraph. If anything, the FHU study was more aggressive with timeline, as it presumes the full build out of the area to occur prior to 2040, whereas NEATS assumes build condition to be post-2040 (i.e. NEATS Figure 10 showing buildout ADT at ~22k). This paragraph is using this discrepancy to presume that less traffic will be anticipated for 26th than the FHU study projected. Revise this paragraph as such.



fix street names
throughout
report.

Street names fixed

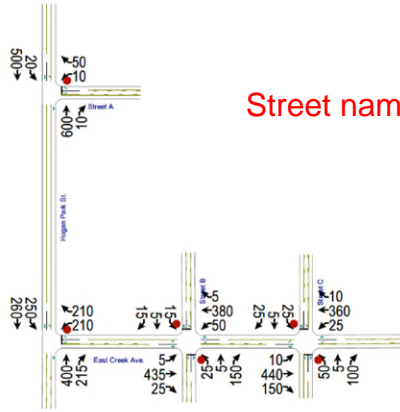


Figure 7 2040 AM Total

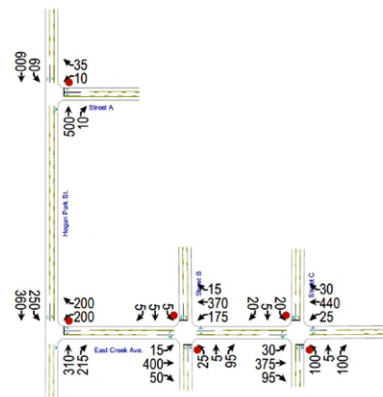


Figure 8 2040 PM Total

PEAK HOUR INTERSECTION LEVEL OF SERVICE

ATC uses Synchro v.10 for operations analyses. The Synchro method is based on the 6th Edition of the Highway Capacity Manual (HCM). The table summarizes the 2040 AM and PM peak hour LOS at the three intersections serving Planning Area 70. As there are no existing intersections in the subject area, no analysis of the exiting conditions or background conditions is possible. Synchro reports for each timeframe are provided in the appendix.

The HCM states that, “LOS is used to translate complex numerical performance rating into a simple A-F system representative of the travelers’ perception of the quality of service provided by a facility or service. Practitioners and decision makers alike must understand that the LOS letter result hides much of the complexity of facility performance¹.” LOS is a letter rating from A to F. LOS A shows free-flow traffic conditions and little to no delay at intersections. LOS F is heavy traffic congestion with significant delay. LOS is supplied for the overall operations at signalized intersections. LOS D is generally the benchmark for acceptable signalized intersection operations during the weekday peak hours. The critical movement, not the overall, shows the LOS rating for unsignalized intersections, which is generally a left turn out from the minor street approach. Caution must be used when evaluating the LOS at unsignalized intersections particularly when LOS F is shown. In case of LOS F, the HCM recommends that other evaluation methods should be considered such as the volume over capacity ratios, the 95th percentile queue length, and duration of LOS F to make the most effective traffic control decision². LOS F at unsignalized intersections is typically normal during the weekday peak hours as the duration of the LOS F condition is relatively short.

¹ HCM version 6, Chapter 5, pages 5-3 – 5-6.

² ditto



Modify:
Street A = 34th Ave
Street B = Irvington St
Street C = Street B
(temporary name, but
acceptable for now)

Street names fixed

TRANSPORTATION CONSULTANTS, LLC

Page 9 of 11

Unsignalized Intersection LOS & 95%ile Summary			
LOS (Control Delay (secs) A=0-10, B=>10-15, C=>15-25, D=>25-35, E=>35-50, F=>50) / 95%ile Q (veh			
Intersection	Movement	2040	
		AM	PM
Highlands Creek / Street A	Critical Movement WBL	C/13.8	C/17.8
32nd Ave. / Street B	Critical Movement SBL	E/37.5	E/48.1
32nd Ave. / Street C	Critical Movement SBL	E/35.2	E/35.9
Highlands Creek / 32nd Ave.	Critical Movement WBL	F/108/3	F/107.0

The operations analysis demonstrates that the Street A intersection on Highlands Creek Pkwy. operate with two-way stop sign control at an acceptable LOS C/C. Those on 32nd Ave. report LOS E/E which lower than the benchmark LOS D. However, in each case the 95th percentile queue is less than vehicle per hour and volume over capacity ratio is less than 0.2. In traffic engineering terms this is acceptable operations.

The intersection of Highlands Creek Blvd. and 32nd Ave. reports LOS F/F. In this case the 95th percentile queue is 9 vehicles and the volume over capacity ratio is 1.01. These do not meet the LOS D benchmark. However, per the COA traffic impact guidelines LOS F can be allowed if there is an alternate route is available. Upon build-out there will be many options, but if the volumes as projected come to fruition, a traffic signal warrant is probable. With a signal the intersection would operate at LOS C/C.

Signalized Intersection LOS Summary		
LOS/Control Delay (secs) A=0-10, B=>10-20, C=>20-35, D=>35-55, E=>55-80, F=>80		
Intersection	2040 Total	
	AM	PM
Highlands Creek/32nd Ave.	C/21.5	C/23.6

An analysis of the intersection volumes shows that a traffic is warranted based on project conditions. The signal warrant analysis attached indicates that all three volume warrants would be met.

Cross checking this against latest review for the Filing 9 study, that study has determined traffic signalization will be warranted. Please revise this text to indicate that 2040 intersection for Highlands Creek/32nd is projected to met signal warrants, per warrant analysis provided in appendices.

The intersection volumes at 32nd Ave, and Highlands Creek match the Filing 9 TIS



TRAFFIC CALMING


City staff is requiring a discussion of the application of elements from the Traffic Calming Toolbox. In the toolbox or as in many other sources including FHWA's Traffic Calming ePrimer, there are a considerable number of traffic calming techniques to address a myriad of traffic related problems including speeding, cut-through traffic, and pedestrian safety.

Calming options to reduce speed include, but not limited to, automated speed radar signs, curb extensions, speed humps, roundabouts, chicanes, and raised crosswalks. These vary in effectiveness. Speed humps (cushions, tables, etc.) can be highly effective, but also dangerous if not used properly. Automated speed radar signs are only marginally effective and unenforceable.

Initiative-taking measures are generally limited to crosswalk markings and signs, pedestrian bump outs on the intersection corners, speed tables/humps, and strategically placed stop sign control. These are commonly applied and recommended.

Once the project is fully developed and should problems arise, the City's program for traffic calming embodies a sound process to work with neighborhoods on implementing appropriate measures to resolve problems such as speeding, cut-through traffic, and pedestrian safety.

MITIGATION

Highlands Creek Pkwy. is a three-lane collector roadway with a center left turn lane. 32nd Ave. is a two-lane collector. The center turn lane on Highlands Creek Pkwy. will provide storage for the left turn movement at intersections. The WBL at the Highlands Creek Pkwy. and 32nd Ave. will likely require left turn lane of approximately 200 feet. 

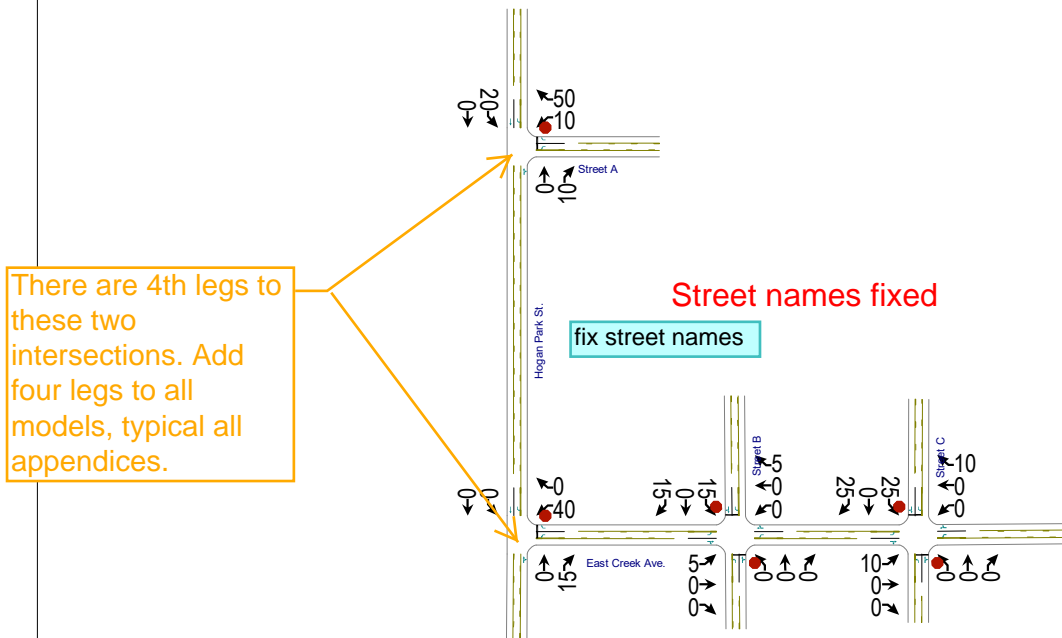
Is this for signalized operations?

The roadways will be constructed to City standards which are designed to accommodate pedestrian and bicycle activity. Traffic calming measures such as crosswalk markings should be placed in appropriate locations. The Aurora Highlands master plan will augment the standard with added infrastructure to enhance bicycle ridership. Programs include widened sidewalks, two-way bike tracks, and off-street trail connections.

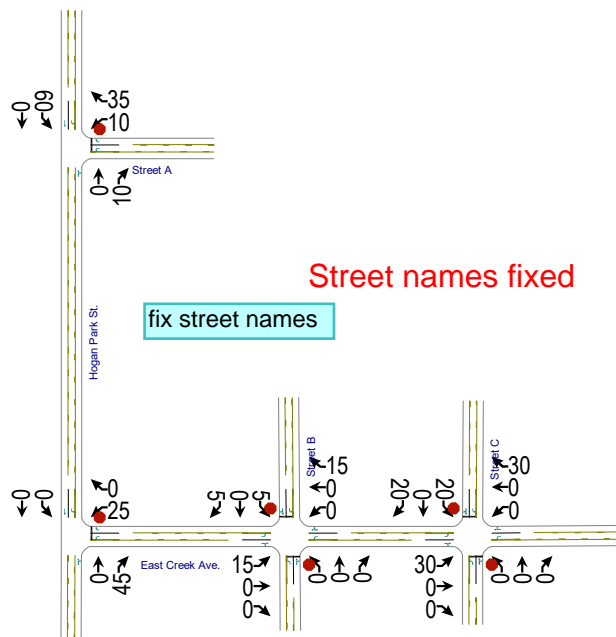
Yes, that is for signalized operation.

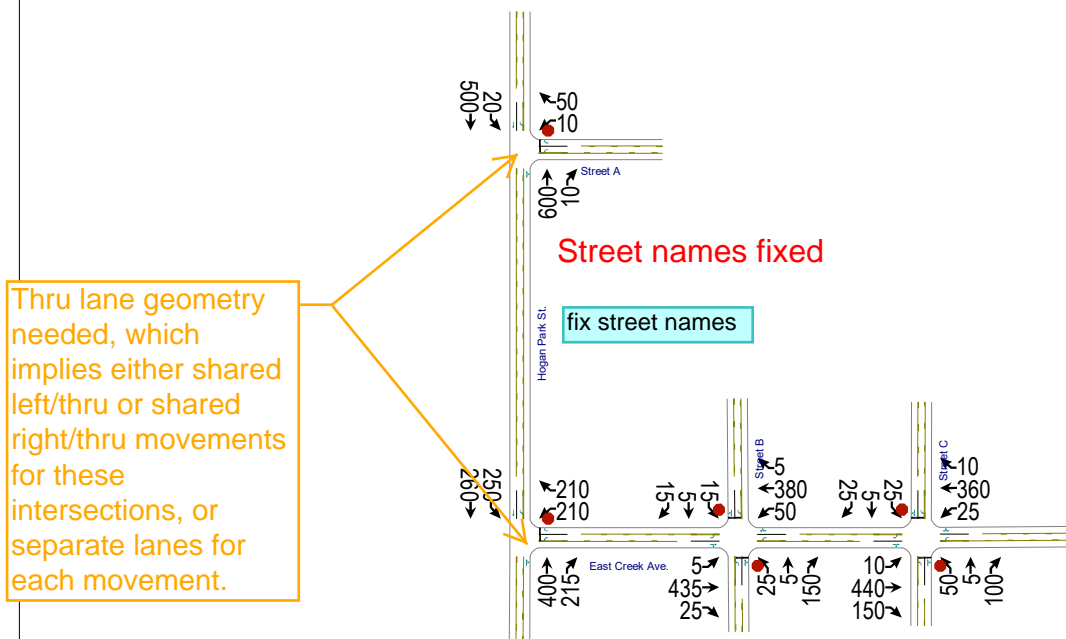
CONCLUSIONS & RECOMMENDATIONS

The analysis and recommendations contained herein demonstrate that the development of Planning Area 70 is consistent with the approved land use planning and roadway and intersection improvement recommendations in the FHU study and NEATS. This refined operations analysis show that the proposed roadways and intersections will function at an acceptable level of service.



The lane geometry was revised in the December 7, 2022, TIS to include a fourth leg at the 32nd/Highlands Creek intersection and match the F9 study. We have no information to add a fourth leg to Street A.










The lane geometry was revised in the December 7, 2022, TIS to include a fourth leg at the 32nd/Highlands Creek intersection and match the F9 study. We have no information to add a fourth leg to Street A.

Intersection

Int Delay, s/veh 0.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	50	600	10	20	500
Future Vol, veh/h	10	50	600	10	20	500
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	50	0	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	54	652	11	22	543

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	1245	658	0
Stage 1	658	-	-
Stage 2	587	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	192	464	-
Stage 1	515	-	-
Stage 2	556	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	187	464	-
Mov Cap-2 Maneuver	327	-	-
Stage 1	515	-	-
Stage 2	543	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.2	0	0.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1WBLn2	SBL	SBT
Capacity (veh/h)	-	- 327 464	926	-
HCM Lane V/C Ratio	-	- 0.033 0.117	0.023	-
HCM Control Delay (s)	-	- 16.4 13.8	9	-
HCM Lane LOS	-	- C B	A	-
HCM 95th %tile Q(veh)	-	- 0.1 0.4	0.1	-