

Response: Edits have  
been flattened

Flatten edits before  
resubmittal

#### REQUIRED SITE PLAN NOTES

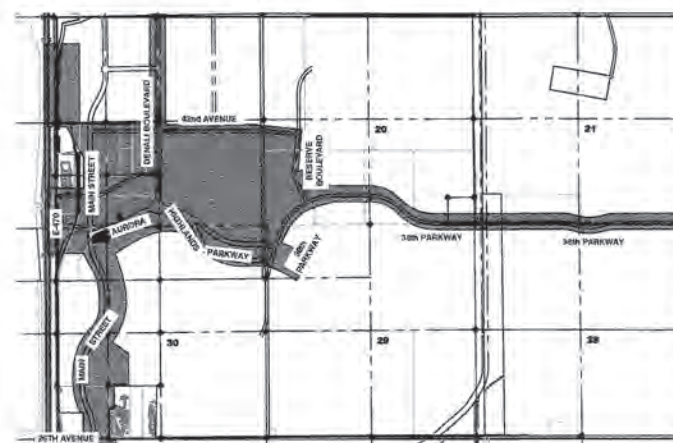
1. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED NO PARKING-FIRE LANE".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. LANDSCAPING WILL BE COMPLETED IN ACCORDANCE WITH APPROVED CIVIL DRAWINGS APPLICABLE TO INDEPENDENT CONTEXTUAL SITE PLANS.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HERIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHT-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, AND REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE. IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL, CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT, AS NEEDED, OR VICE VERSA.
12. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
14. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANDS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRUCH INTO ANY PUBLIC EASEMENT OR FIRE LANE.
15. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-9.2(2)(D) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
16. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
17. STREET LIGHTING WILL BE COMPLETED IN ACCORDANCE WITH APPROVED CIVIL DRAWINGS APPLICABLE TO INDEPENDENT CONTEXTUAL SITE PLANS.
18. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 20 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 32 FT. OUTSIDE A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 INCH RIVER ROCK, CRUSHED GRANITE, OR OTHER AGGREGATE WITH NOT LESS THAN ONE INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS, IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
19. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE FIRE/LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
20. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINT OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATERLINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
21. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
22. DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A S STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D104.3)
23. TRAFFIC SIGNAL ESCROWS WILL BE PAID CONSISTENT WITH CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE PER SECTION 147-37.5.
24. ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
25. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
26. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANDS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
27. DISTRICT SHALL MAINTAIN ALL SIDEWALKS LOCATED OUTSIDE OF PROPOSED RIGHT OF WAY AND ALL LANDSCAPING AND IRRIGATION WITHIN THE STREET MEDIANS.

## THE AURORA HIGHLANDS

### THE AURORA HIGHLANDS INFRASTRUCTURE SITE PLAN - NO. 1

LOCATED IN SECTIONS 19, 20, 21, 28, 29 AND 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE  
6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, STATE OF COLORADO

#### LOCATION MAP



#### SHEET INDEX

Sheet Number	Sheet Title
C-1	COVER SHEET
C-1A	PROPERTY OWNER SIGNATURES
C-2	EXISTING OWNERSHIP MAP
C-3	ROW AND EASEMENT EXHIBIT
C-4-C-6	OVERALL SITE PLAN
C-7	SECONDARY EMERGENCY ACCESS
C-8	PHASING PLAN
C-9	INFRASTRUCTURE SITE PLAN 26TH AVENUE- MAIN STREET
C-10-C-11	INFRASTRUCTURE SITE PLAN MAIN STREET
C-12	INFRASTRUCTURE SITE PLAN MAIN STREET & 38TH PLACE (PRIVATE)
C-13-C-14	INFRASTRUCTURE SITE PLAN 42ND AVENUE
C-15-C-19	INFRASTRUCTURE SITE PLAN THE AURORA HIGHLANDS PARKWAY
C-20-C-21	INFRASTRUCTURE SITE PLAN DENALI BOULEVARD
C-22	INFRASTRUCTURE SITE PLAN THE AURORA HIGHLANDS PARKWAY
C-20-C-21	INFRASTRUCTURE SITE PLAN DENALI BOULEVARD
C-22	INFRASTRUCTURE SITE PLAN 38TH PLACE (PRIVATE)
C-23	INFRASTRUCTURE SITE PLAN 38TH PARKWAY
C-24	INFRASTRUCTURE SITE PLAN RESERVE BOULEVARD
C-25-C-26	INFRASTRUCTURE SITE PLAN 38TH PARKWAY
C-29	CHANNEL PLAN
C-30-C-31	REGIONAL DETENTION AND WATER QUALITY POND 8540
C-32	SWALE PLAN
C-33	WATER QUALITY POND 8507E
C-34	REGIONAL DETENTION AND WATER QUALITY POND 8570
C-35	WATER QUALITY POND 511 & 5101
C-36	REGIONAL DETENTION POND 8571
C-37-C-38	38TH PARKWAY INTERIM POND
C-39-C-41	SANITARY OUTFALL-SITE IMPROVEMENTS

#### OWNERS SIGNATURES

THE AURORA HIGHLANDS INFRASTRUCTURE SITE PLAN - PHASE NO. 1

LEGAL DESCRIPTION: N/A

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

SEE SHEET C-1A FOR OWNER SIGNATURES.

#### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: 10/15/19

PLANNING DIRECTOR: \_\_\_\_\_ DATE: 10-15-2019

ATTEST: \_\_\_\_\_ (CITY CLERK) DATE: \_\_\_\_\_

#### RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF Adams Co COLORADO AT 10:09 O'CLOCK AM.

THIS 17 DAY OF OCTOBER 2019 A.D.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: Jo Vincent



#### ADJUSTMENTS:

**Article 146-4.4.7.9.L.1 | Table 4.7-4 Fence Location and Height: Residential Uses**  
Limits side and rear yard fencing to a maximum of 6 feet in height.

**Adjustment Request:** The Applicant requests an increase in fence and wall height to be 8' along residential rear and side yards abutting land located along the eastern and northern boundaries of the following Adams County parcels: 0181930301003, 0181930301002, and 0181930300006.

**Justification:** The adjacent Adams County parcels are currently zoned as A-3 and are host to land uses that are not compatible with the proposed master planned community and planned single-family homes. The Applicant proposes to construct an 8' masonry wall to screen these uses from single-family homes located within the Aurora Highlands community. The proposed masonry wall complies with the UDO standards for industrial properties, is at an additional expense not required by the developer, and will benefit the future residents of the community.

#### AMENDMENTS:

AMENDMENT 01 - INCLUSION OF A ROADWAY CONNECTION TO MAIN STREET, FENCING (MIX OF MASONRY WALL AND METAL PICKET), MONUMENTATION, RETAIL TRAIL EXTENSION, AND VARIOUS LANDSCAPING IMPROVEMENTS. TOTAL NET AREA OF 9.93 ACRES INCREASE WITH THIS AMENDMENT (13.35 ACRES TOTAL ADDED / 3.42 ACRES REMOVED).

AMENDMENT 02 - INCLUSION OF A BOULDER-STYLE WALL ALONG EASTERN EDGE OF MAIN STREET AND ASSOCIATED LANDSCAPE ADJUSTMENTS.

AMENDMENT 03 - REMOVAL OF MONUMENTS, RETAINING WALLS, AND ADJUSTMENT TO LANDSCAPING AT SELECT INTERSECTIONS AND ROWS.

#### SITE BENCHMARK:

CITY OF AURORA BENCHMARK 3S8638NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-060A) 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 (NAVDB8)

#### BASIS OF BEARINGS:

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

TITLE: COVER SHEET AMEND 03  
DATE: ~~OCTOBER 9, 2019~~ January 31, 2024



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

SHEET: C-1

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

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

LANDSCAPE ARCHITECT:  
NORRIS DESIGN  
SEAN MALONE  
1101 BANNOCK STREET  
DENVER, CO 80204  
PH: 303-892-1166

Dial 811 or 1-800-892-0123



Know what's below.  
Call before you dig.

WITH THE FOLLOWING:

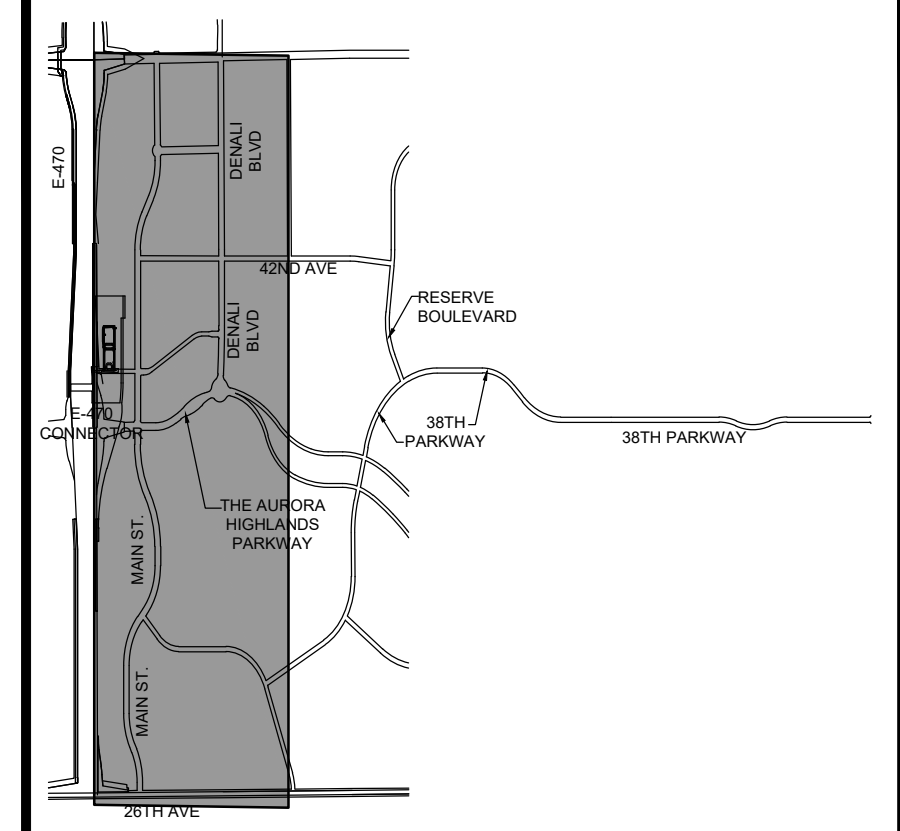
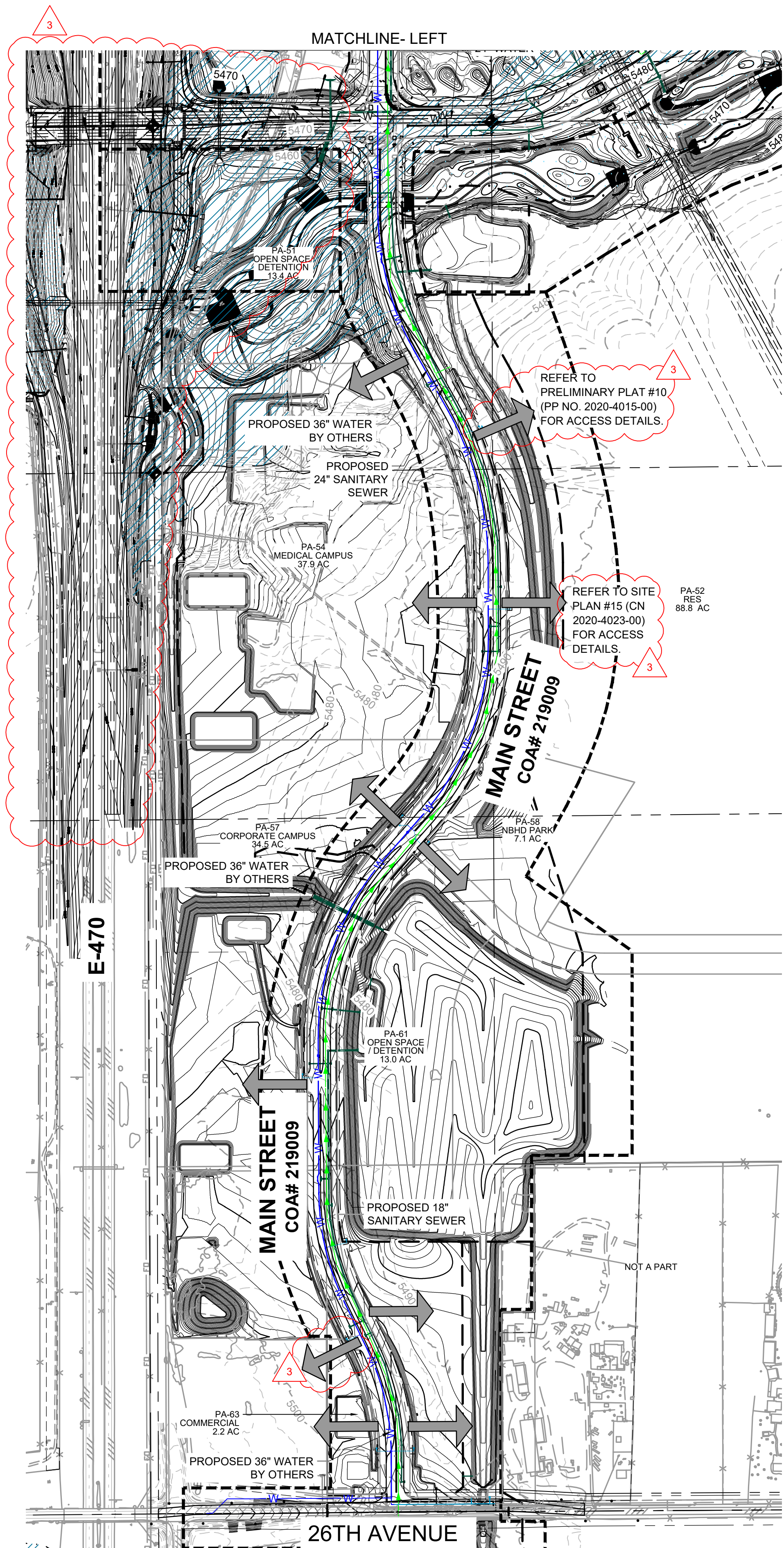
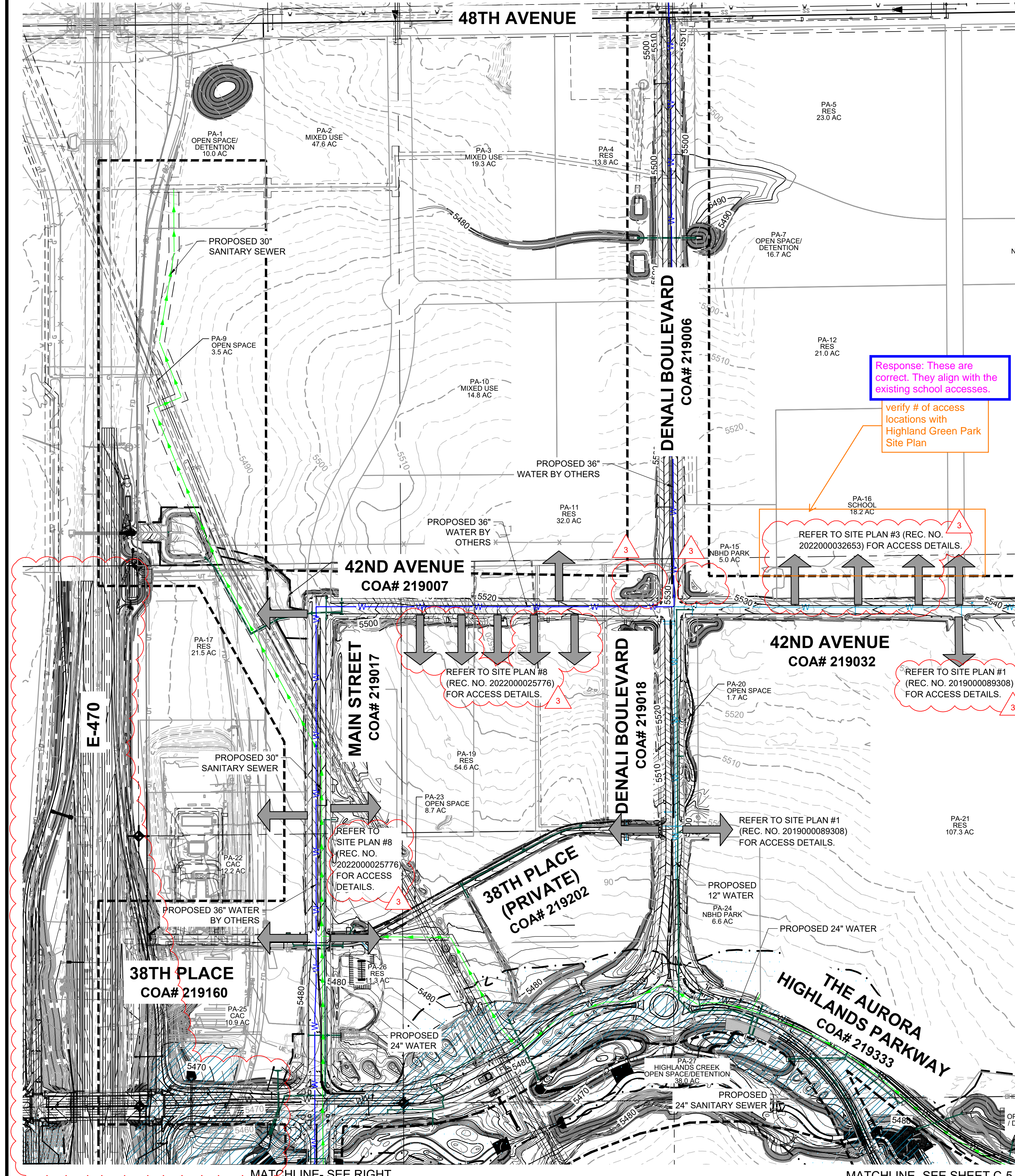
COUNTY ADAMS

CITY-TOWNSHIP AURORA-TOWNSHIP 3 SOUTH

SEC. & 1/4 SEC. NO. # WEST QUADRANT SEC 19 & 30

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





- LEGEND**
- EXISTING MINOR (2')
  - EXISTING MAJOR (10')
  - PROPOSED MINOR (2')
  - PROPOSED MAJOR (10')
  - CENTERLINE
  - RIGHT-OF-WAY
  - EASEMENT
  - PROPOSED WATER LINE
  - PROPOSED 36" WATER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM LINE
  - PROPOSED SANITARY MANHOLE
  - PROPOSED STORM MANHOLE
  - FLOODWAY
  - 100-YR FLOODPLAIN
  - PANEL 08005C0064L & PANEL 08001C0665J
  - EFFECTIVE 2/17/2017
  - POTENTIAL PLANNING AREA ACCESS

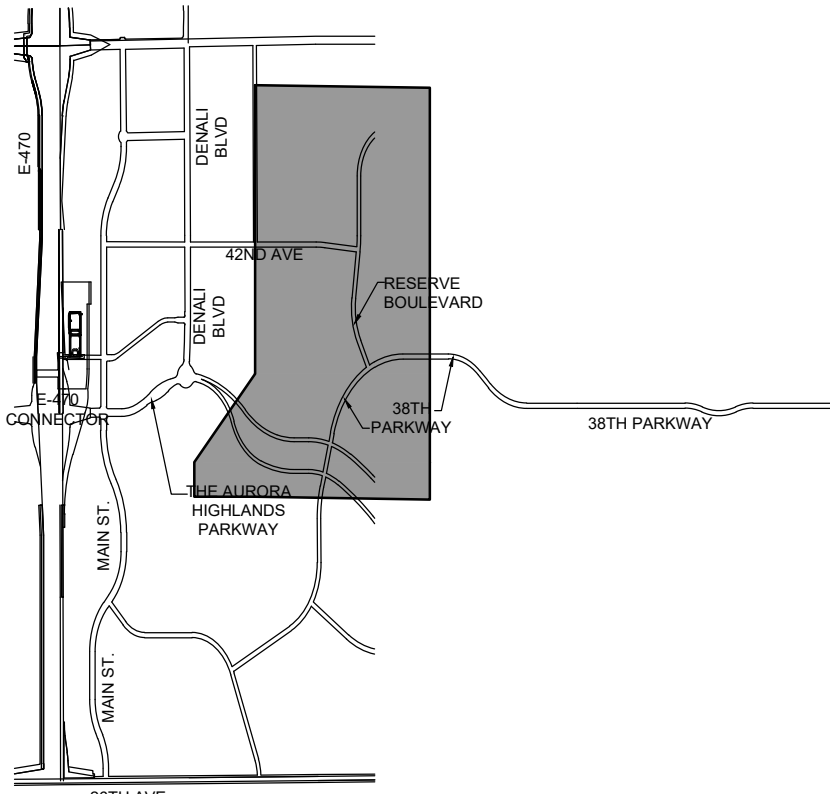
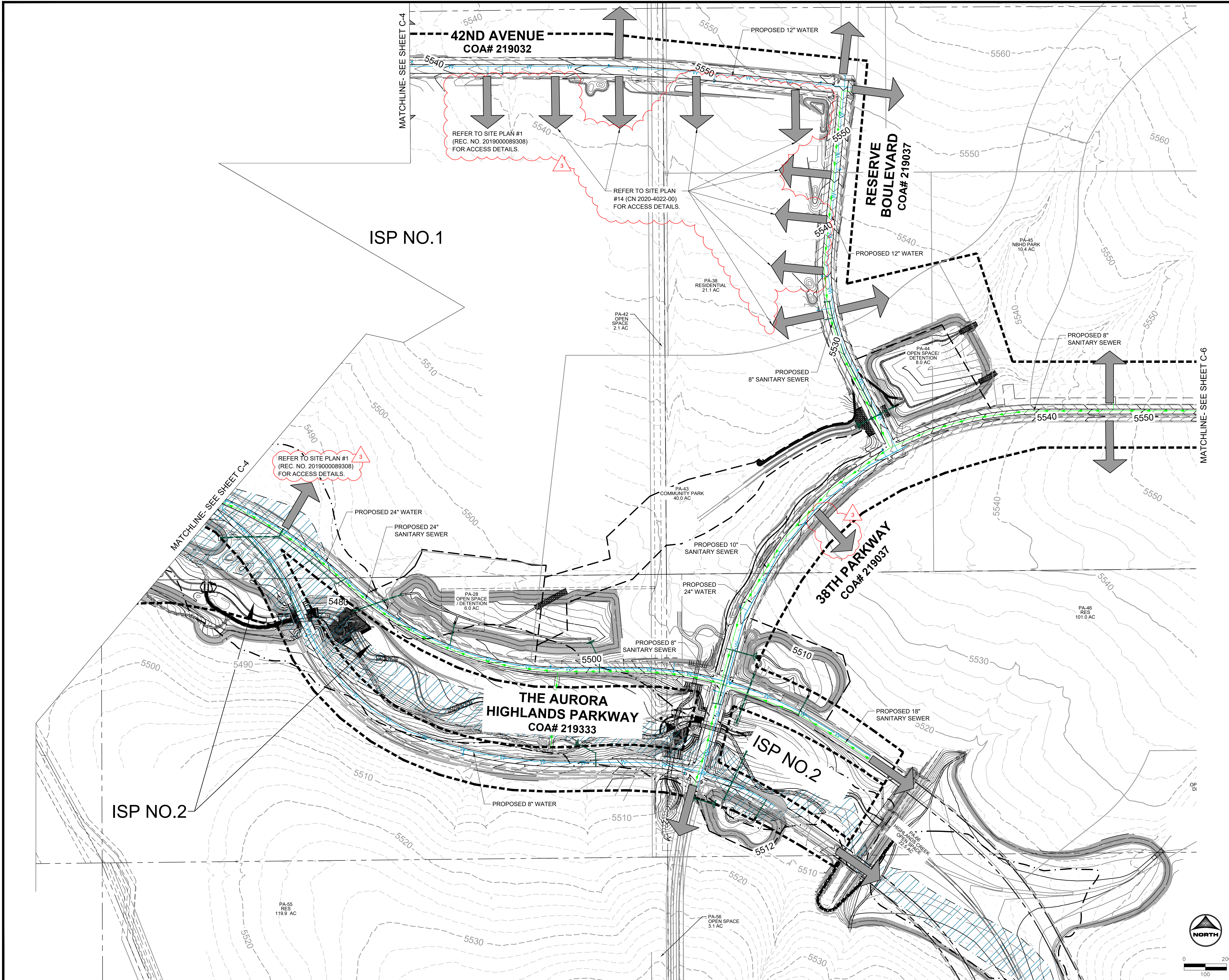
THE AURORA HIGHLANDS ISP #1  
TITLE: OVERALL SITE PLAN  
DATE: OCTOBER 9, 2019

**HRGreen**

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

**SHEET: C-4**





KEYMAP

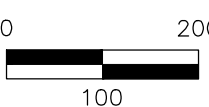
- LEGEND**
- EXISTING MINOR (2')
  - EXISTING MAJOR (10')
  - PROPOSED MINOR (2')
  - PROPOSED MAJOR (10')
  - CENTERLINE
  - RIGHT-OF-WAY
  - EASEMENT
  - PROPOSED WATER LINE
  - PROPOSED 36" WATER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM LINE
  - PROPOSED SANITARY MANHOLE
  - PROPOSED STORM MANHOLE
  - FLOODWAY
  - 100-YR FLOODPLAIN  
PANEL 08005C0064L &  
PANEL 08001C0665J  
EFFECTIVE 2/17/2017
  - POTENTIAL PLANNING  
AREA ACCESS

THE AURORA HIGHLANDS ISP #1  
TITLE: OVERALL SITE PLAN  
DATE: OCTOBER 9, 2019

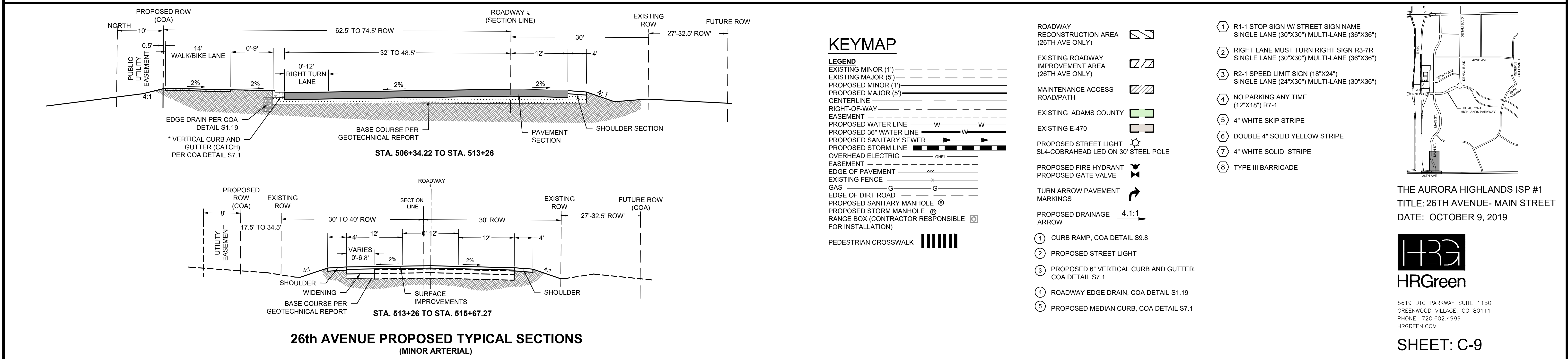
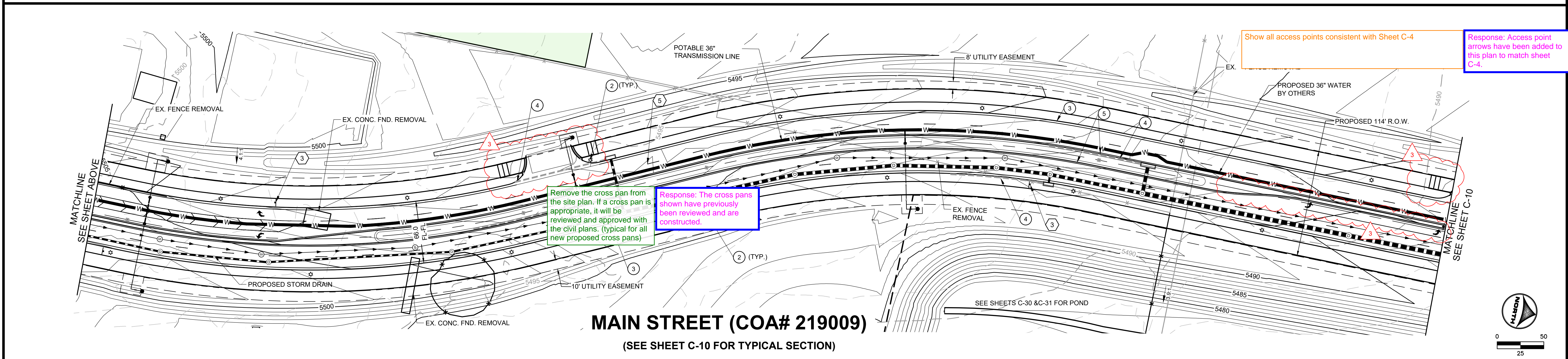
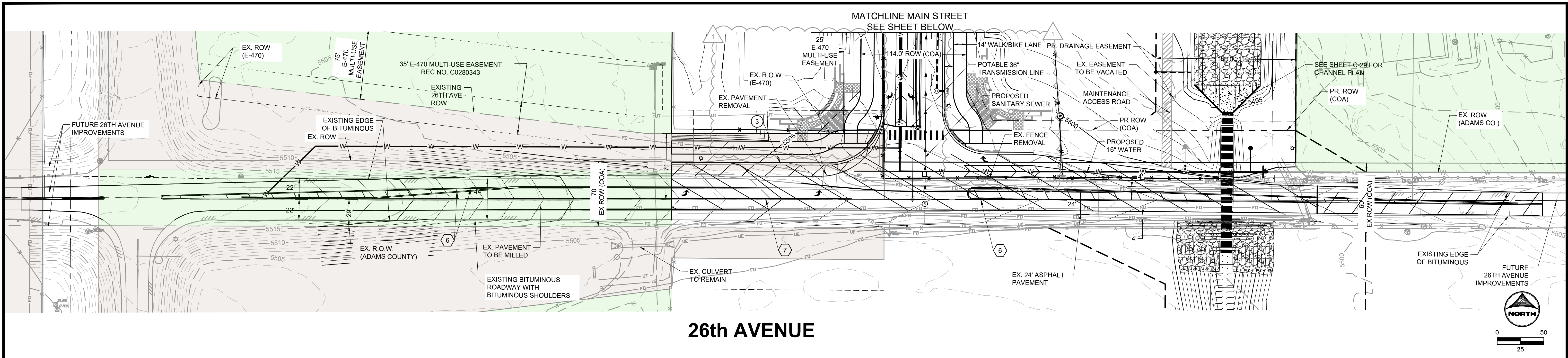


5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM

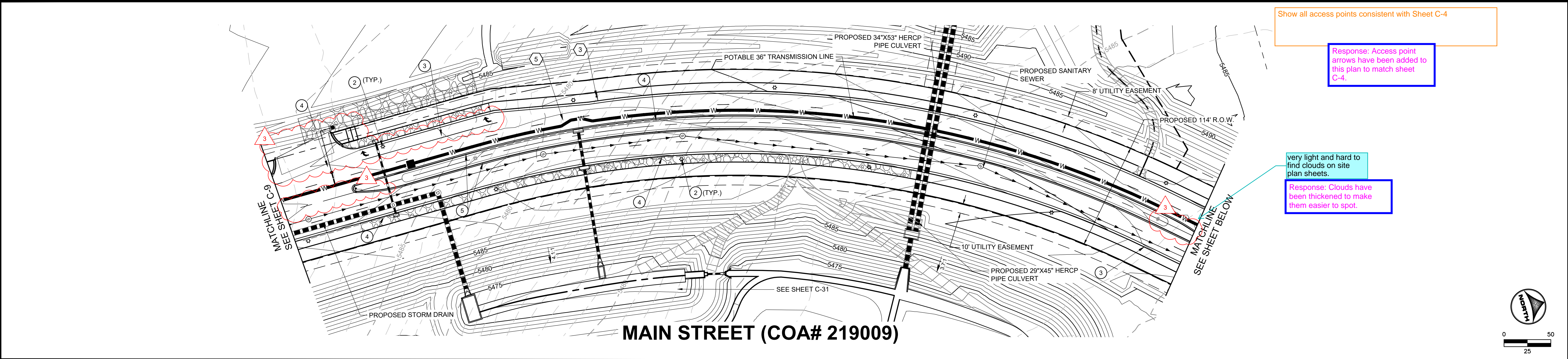
SHEET: C-5









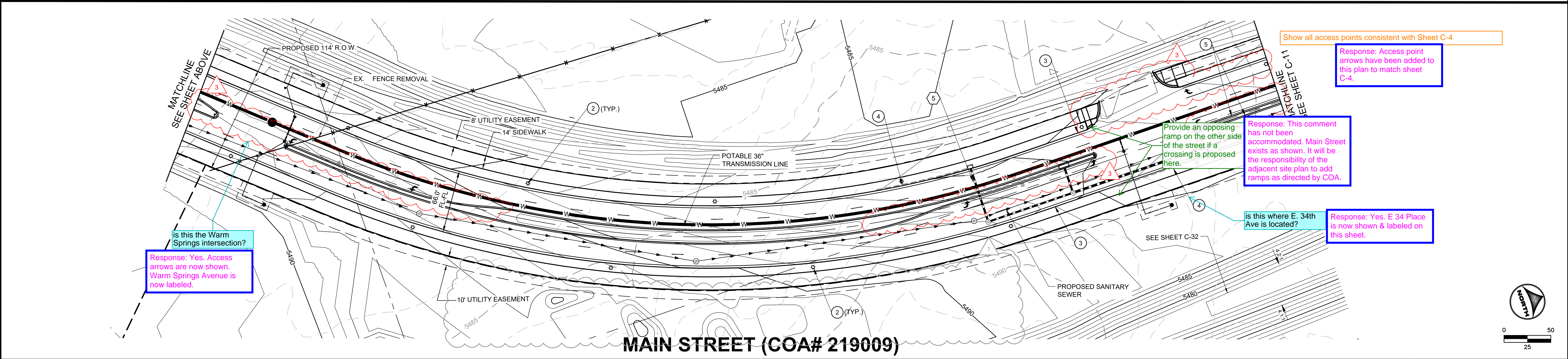


Show all access points consistent with Sheet C-4

Response: Access point arrows have been added to this plan to match sheet C-4.

very light and hard to find clouds on site plan sheets.

Response: Clouds have been thickened to make them easier to spot.



Show all access points consistent with Sheet C-4

Response: Access point arrows have been added to this plan to match sheet C-4.

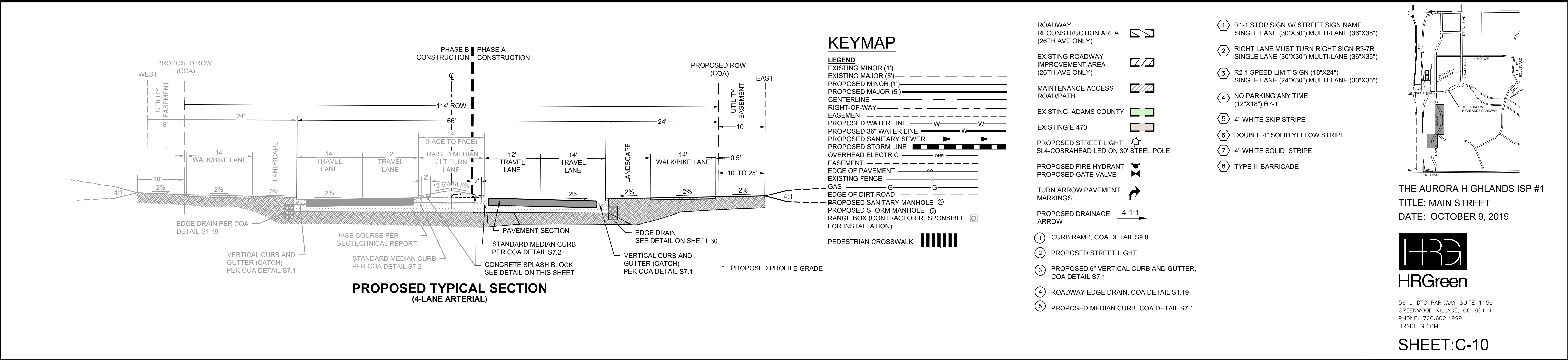
Response: This comment has not been accommodated. Main Street exists as shown. It will be the responsibility of the adjacent site plan to add ramps as directed by COA.

Provide an opposing ramp on the other side of the street if a crossing is proposed here.

is this where E. 34th Ave is located?

Response: Yes. E 34 Place is now shown & labeled on this sheet.

is this the Warm Springs intersection?  
Response: Yes. Access arrows are now shown. Warm Springs Avenue is now labeled.



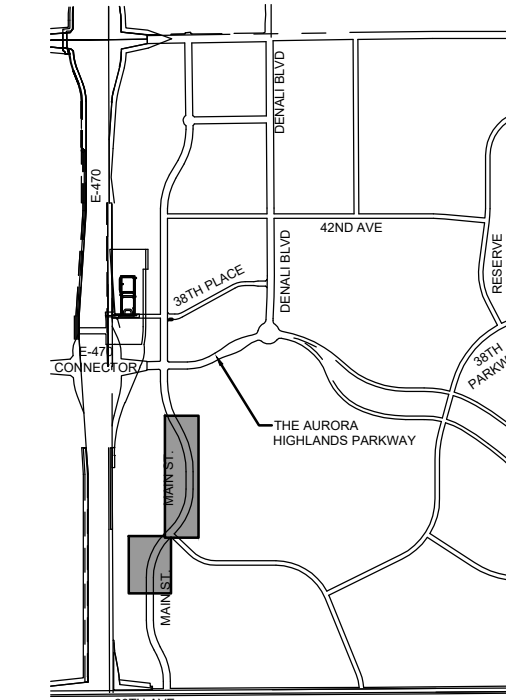
KEYMAP

- LEGEND
- EXISTING MINOR (1')
  - EXISTING MAJOR (5')
  - PROPOSED MINOR (1')
  - PROPOSED MAJOR (5')
  - CENTERLINE
  - RIGHT-OF-WAY
  - EASEMENT
  - PROPOSED WATER LINE
  - PROPOSED 36" WATER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM LINE
  - OVERHEAD ELECTRIC
  - EASEMENT
  - EDGE OF PAVEMENT
  - EXISTING FENCE
  - GAS
  - EDGE OF DIRT ROAD
  - PROPOSED SANITARY MANHOLE
  - PROPOSED STORM MANHOLE
  - RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL4-COBRAHEAD LED ON 30' STEEL POLE
- PROPOSED FIRE HYDRANT PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW

- 1 R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- 2 RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- 3 R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI-LANE (30"x36")
- 4 NO PARKING ANY TIME (12"x18") R7-1
- 5 4" WHITE SKIP STRIPE
- 6 DOUBLE 4" SOLID YELLOW STRIPE
- 7 4" WHITE SOLID STRIPE
- 8 TYPE III BARRICADE

- 1 CURB RAMP, COA DETAIL S9.8
- 2 PROPOSED STREET LIGHT
- 3 PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
- 4 ROADWAY EDGE DRAIN, COA DETAIL S1.19
- 5 PROPOSED MEDIAN CURB, COA DETAIL S7.1



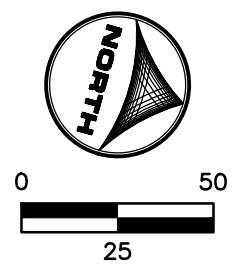
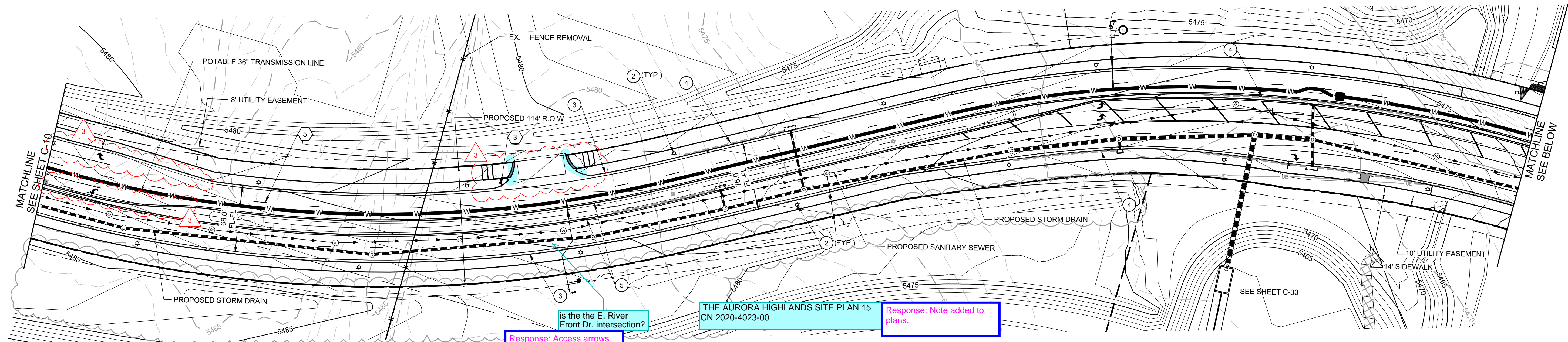
THE AURORA HIGHLANDS ISP #1  
TITLE: MAIN STREET  
DATE: OCTOBER 9, 2019



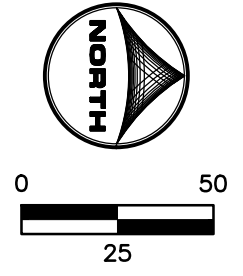
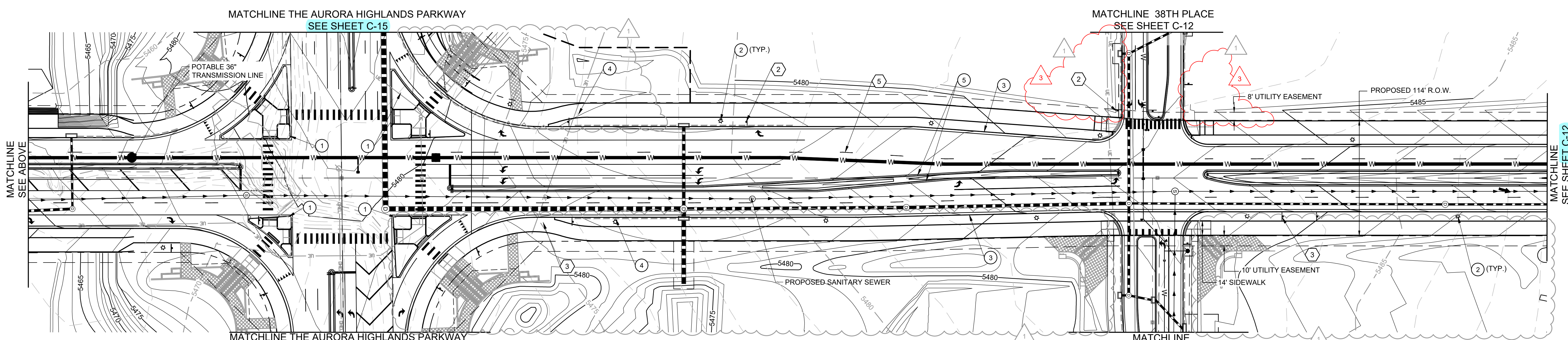
5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM

SHEET:C-10

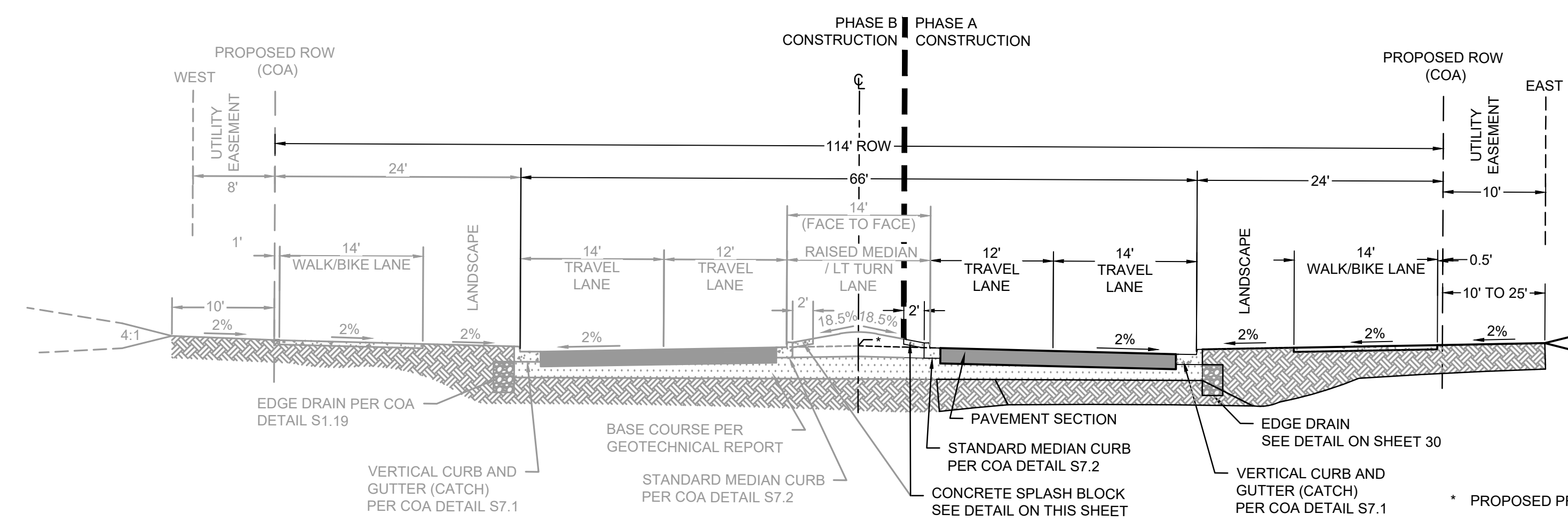




**MAIN STREET (COA# 219009)**



**MAIN STREET (COA# 219009)**



**PROPOSED TYPICAL SECTION  
(4-LANE ARTERIAL)**

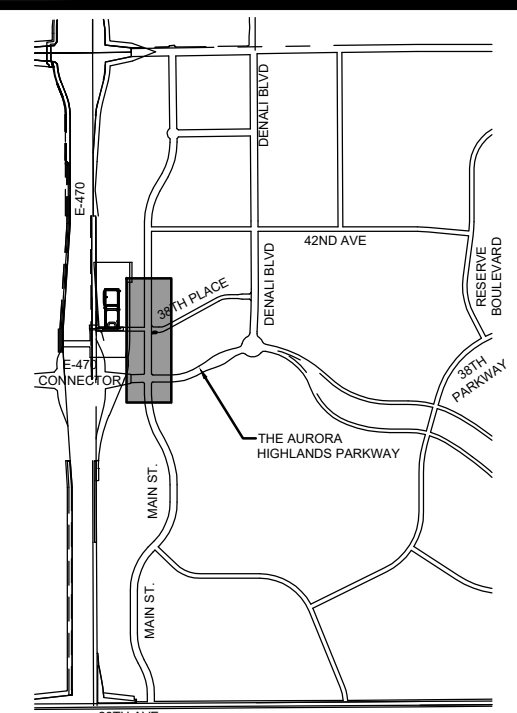
**KEYMAP**

- LEGEND**
- EXISTING MINOR (1")
  - EXISTING MAJOR (5")
  - PROPOSED MINOR (1")
  - PROPOSED MAJOR (5")
  - CENTERLINE
  - RIGHT-OF-WAY
  - EASEMENT
  - PROPOSED WATER LINE
  - PROPOSED 36" WATER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM LINE
  - OVERHEAD ELECTRIC
  - EASEMENT
  - EDGE OF PAVEMENT
  - EXISTING FENCE
  - GAS
  - EDGE OF DIRT ROAD
  - PROPOSED SANITARY MANHOLE
  - PROPOSED STORM MANHOLE
  - RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
  - PEDESTRIAN CROSSWALK

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL4-COBRAHEAD LED ON 30' STEEL POLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW

- 1 R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- 2 RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- 3 R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI-LANE (30"x36")
- 4 NO PARKING ANY TIME (12"x18") R7-1
- 5 4" WHITE SKIP STRIPE
- 6 DOUBLE 4" SOLID YELLOW STRIPE
- 7 4" WHITE SOLID STRIPE
- 8 TYPE III BARRICADE

- 1 CURB RAMP, COA DETAIL S9.8
- 2 PROPOSED STREET LIGHT
- 3 PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
- 4 ROADWAY EDGE DRAIN, COA DETAIL S1.19
- 5 PROPOSED MEDIAN CURB, COA DETAIL S7.1



THE AURORA HIGHLANDS ISP #1  
TITLE: MAIN STREET  
DATE: OCTOBER 9, 2019



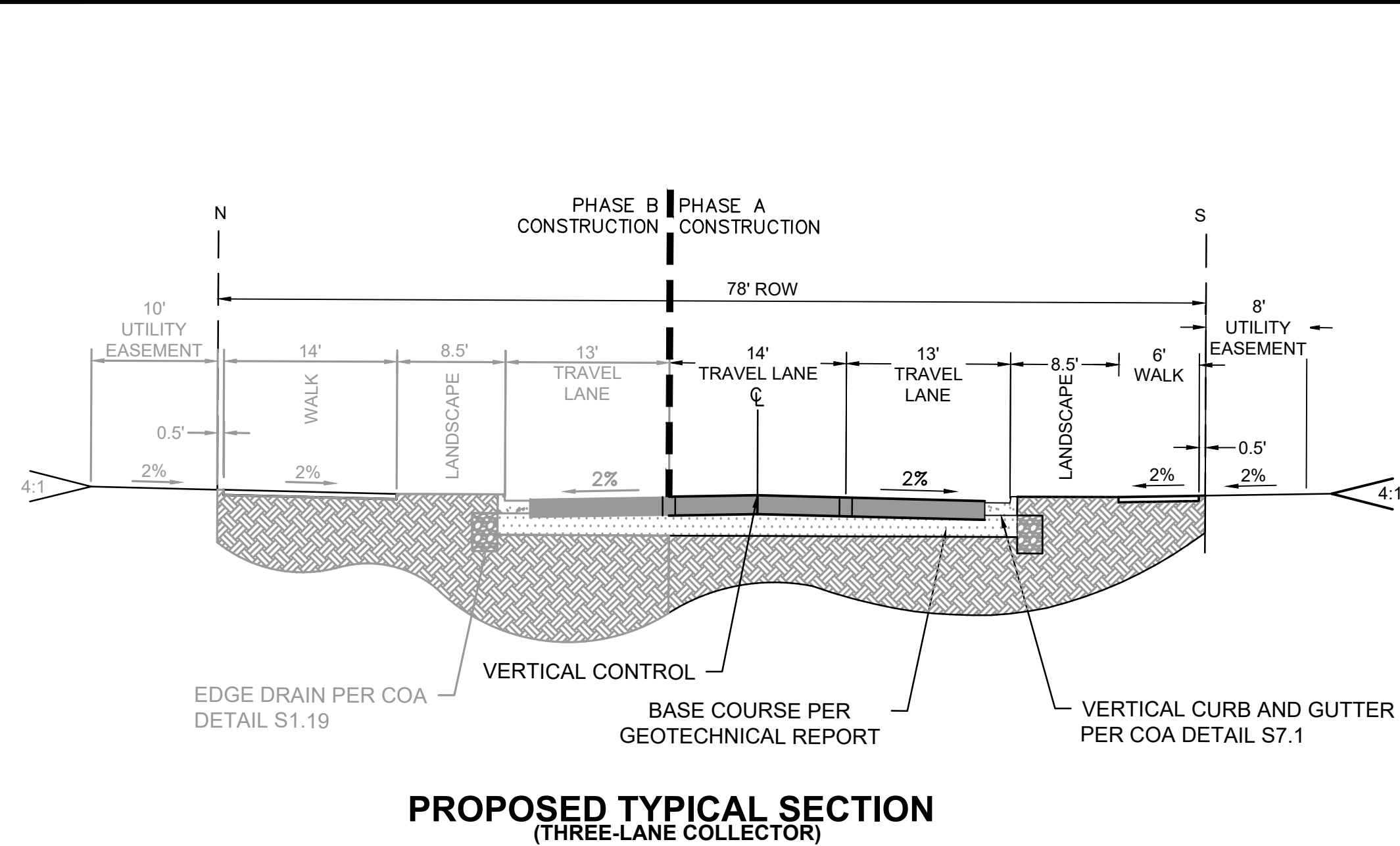
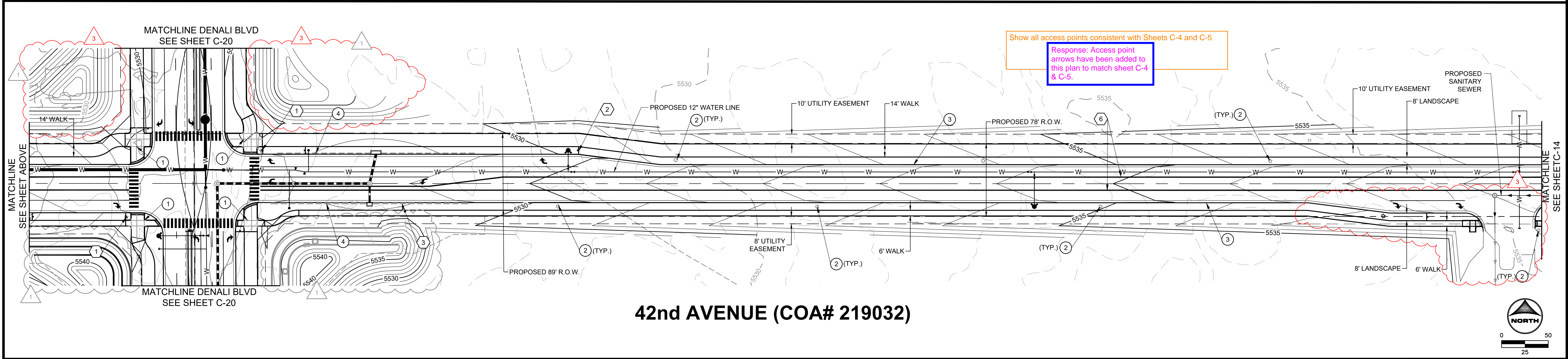
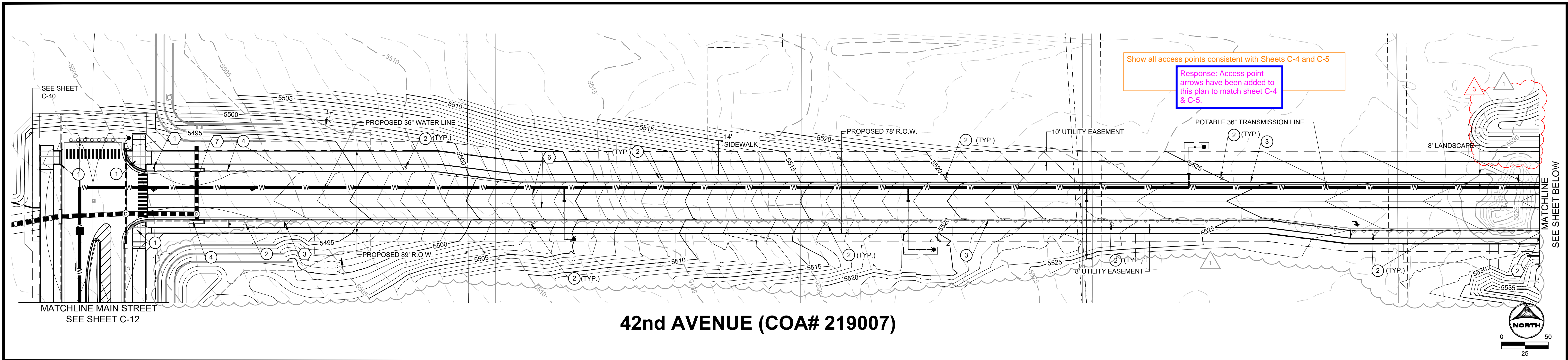
5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM

**SHEET:C-11**









### KEYMAP

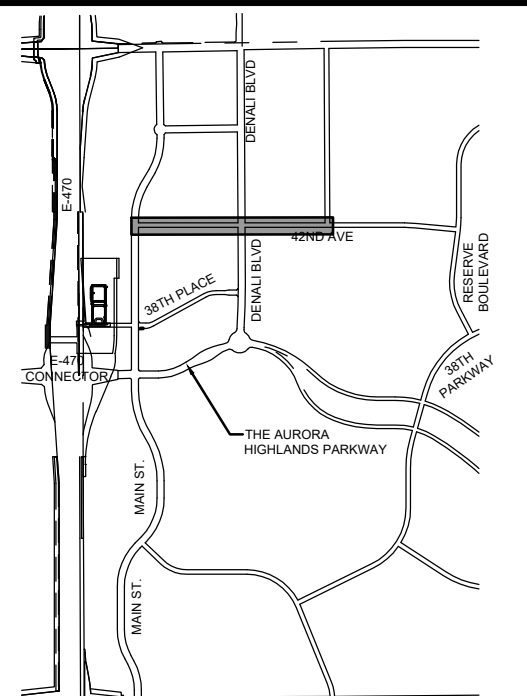
#### LEGEND

- EXISTING MINOR (1')
- EXISTING MAJOR (5')
- PROPOSED MINOR (1')
- PROPOSED MAJOR (5')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE
- PROPOSED 36" WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- OVERHEAD ELECTRIC
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING FENCE
- GAS
- EDGE OF DIRT ROAD
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
- PEDESTRIAN CROSSWALK

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL3 COBRA HEAD LED ON 30' STEEL POLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW

- 1 CURB RAMP, COA DETAIL S9.8
- 2 PROPOSED STREET LIGHT
- 3 PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
- 4 ROADWAY EDGE DRAIN, COA DETAIL S1.19
- 5 PROPOSED MEDIAN CURB, COA DETAIL S7.1

- 1 R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"X30") MULTI-LANE (36"X36")
- 2 RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"X30") MULTI-LANE (36"X36")
- 3 R2-1 SPEED LIMIT SIGN (18"X24") SINGLE LANE (24"X30") MULTI-LANE (30"X36")
- 4 NO PARKING ANY TIME (12"X18") R7-1
- 5 4" WHITE SKIP STRIPE
- 6 DOUBLE 4" SOLID YELLOW STRIPE
- 7 4" WHITE SOLID STRIPE
- 8 TYPE III BARRICADE



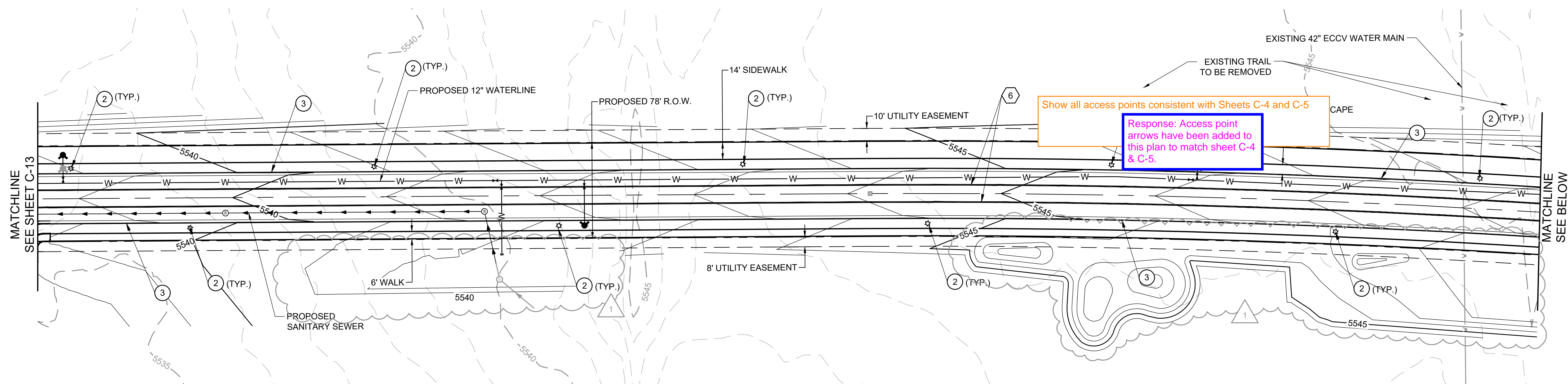
THE AURORA HIGHLANDS ISP #1  
TITLE: 42ND AVENUE  
DATE: OCTOBER 9, 2019



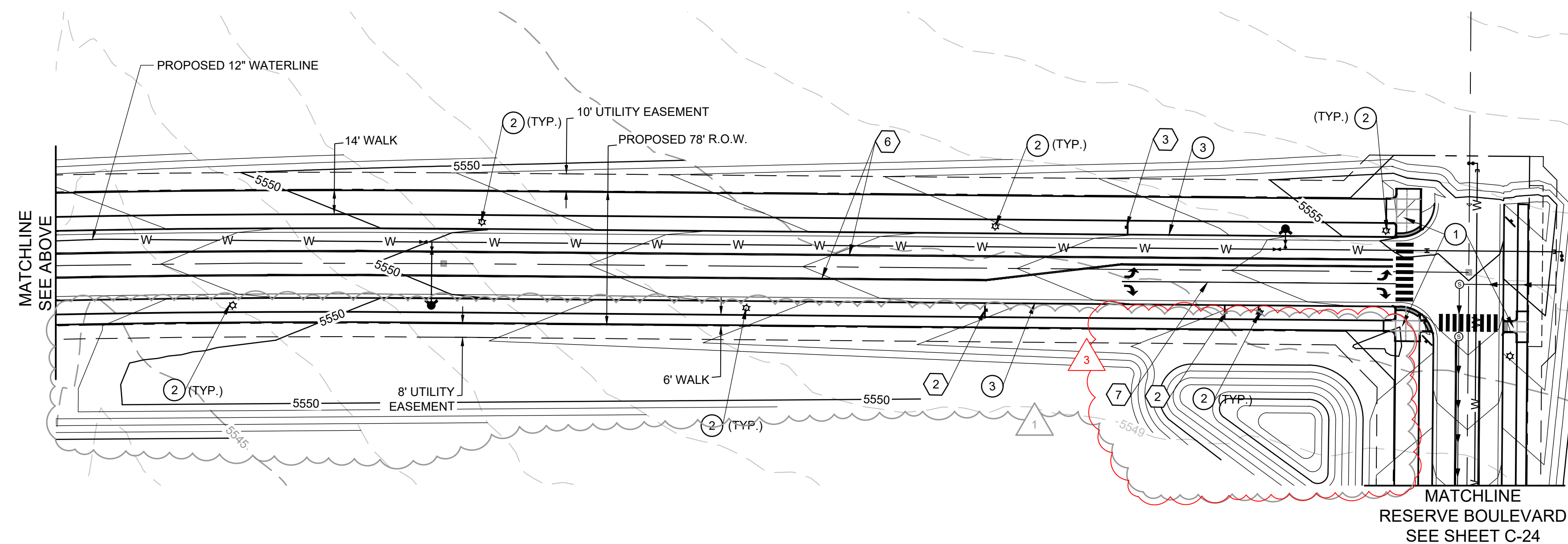
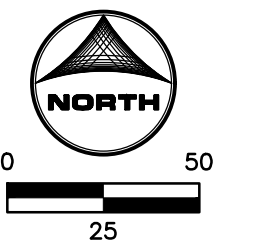
5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM

SHEET: C-13

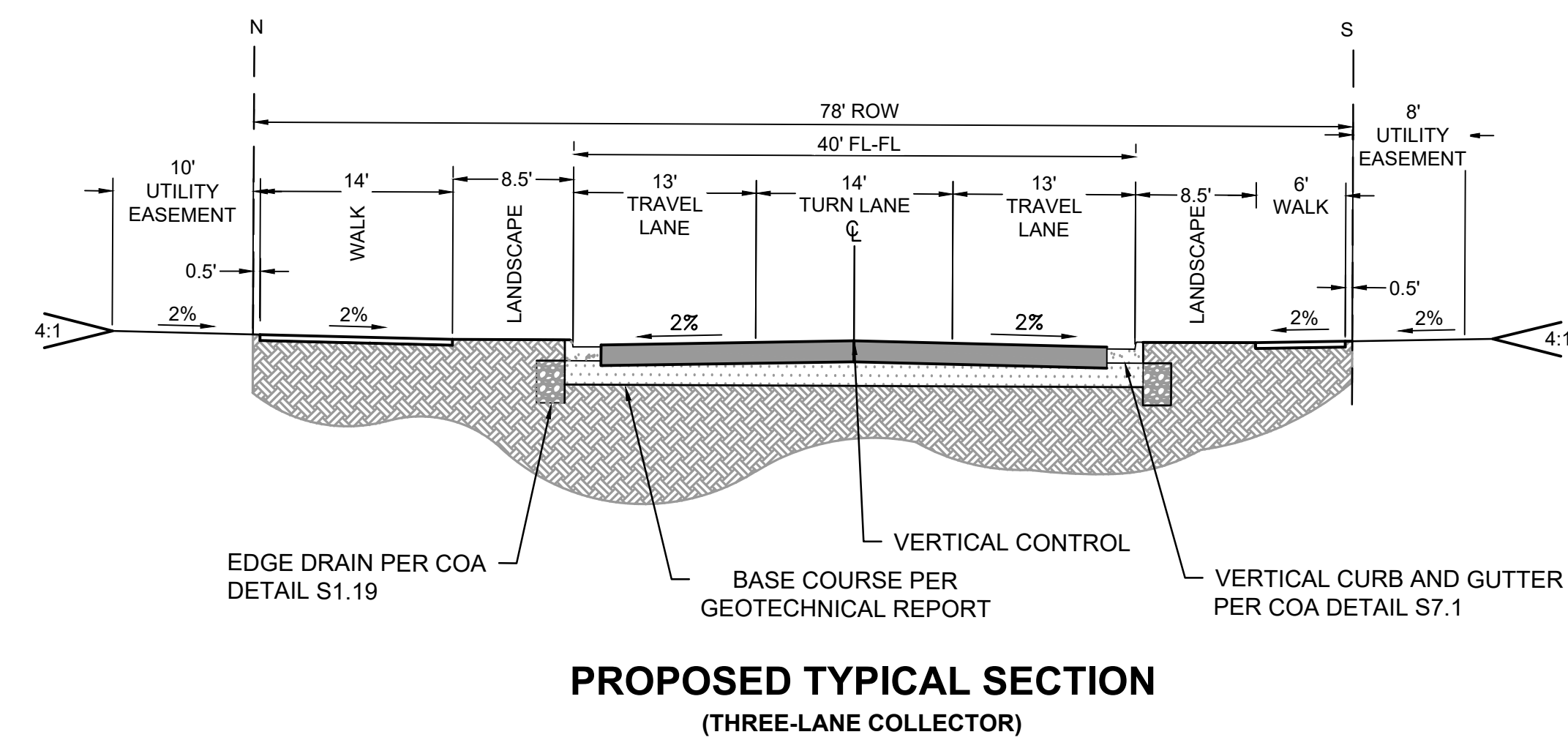
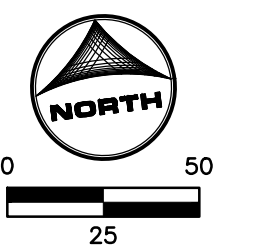




## 42nd AVENUE (COA# 219032)



## 42nd AVENUE (COA# 219032)



**PROPOSED TYPICAL SECTION**  
(THREE-LANE COLLECTOR)

### KEYMAP

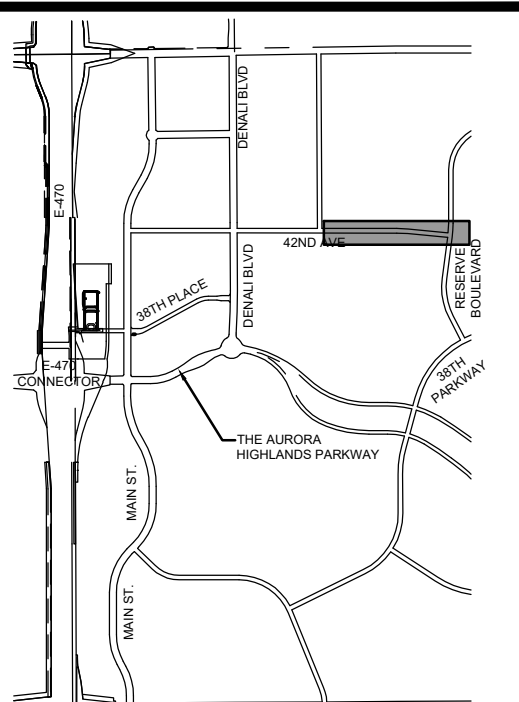
**LEGEND**  
EXISTING MINOR (1)  
EXISTING MAJOR (5)  
PROPOSED MINOR (1)  
PROPOSED MAJOR (5)  
CENTERLINE  
RIGHT-OF-WAY  
EASEMENT  
PROPOSED WATER LINE  
PROPOSED 36" WATER LINE  
PROPOSED SANITARY SEWER  
PROPOSED STORM LINE  
OVERHEAD ELECTRIC  
EASEMENT  
EDGE OF PAVEMENT  
EXISTING FENCE  
GAS  
EDGE OF DIRT ROAD  
PROPOSED SANITARY MANHOLE  
PROPOSED STORM MANHOLE  
RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)

PEDESTRIAN CROSSWALK

ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)  
EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)  
MAINTENANCE ACCESS ROAD/PATH  
EXISTING ADAMS COUNTY  
EXISTING E-470  
PROPOSED STREET LIGHT SL3 COBRAHEAD LED ON 30' STEEL POLE  
PROPOSED FIRE HYDRANT  
PROPOSED GATE VALVE  
TURN ARROW PAVEMENT MARKINGS  
PROPOSED DRAINAGE ARROW

- 1 CURB RAMP, COA DETAIL S9.8
- 2 PROPOSED STREET LIGHT
- 3 PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
- 4 ROADWAY EDGE DRAIN, COA DETAIL S1.19
- 5 PROPOSED MEDIAN CURB, COA DETAIL S7.1

- 1 R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- 2 RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- 3 R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI-LANE (30"x36")
- 4 NO PARKING ANY TIME (12"x18") R7-1
- 5 4" WHITE SKIP STRIPE
- 6 DOUBLE 4" SOLID YELLOW STRIPE
- 7 4" WHITE SOLID STRIPE
- 8 TYPE III BARRICADE



THE AURORA HIGHLANDS ISP #1  
TITLE: 42ND AVENUE  
DATE: OCTOBER 9, 2019



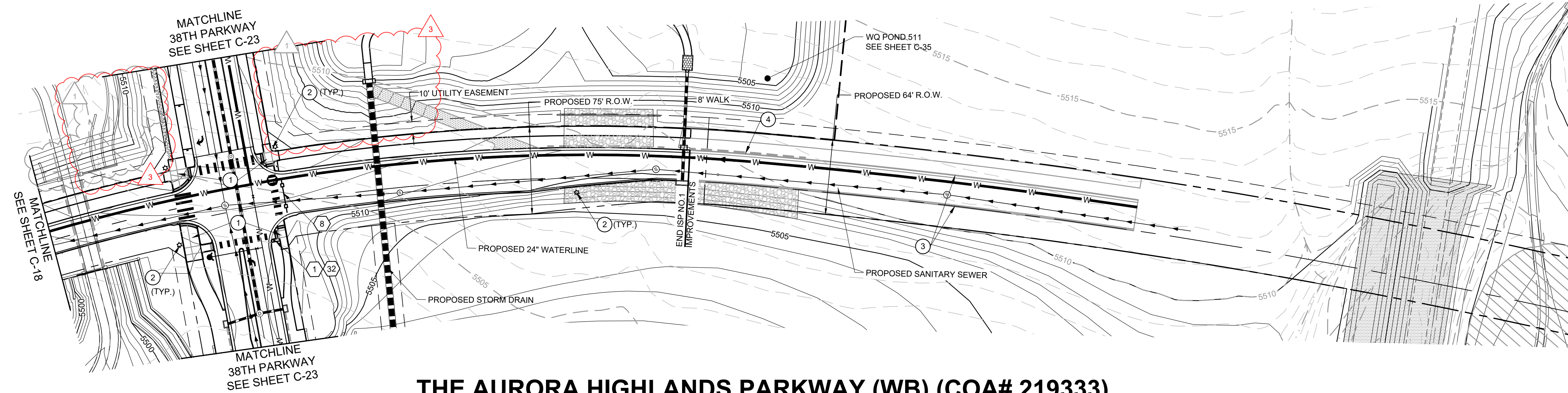
5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HARGREEN.COM

SHEET: C-14

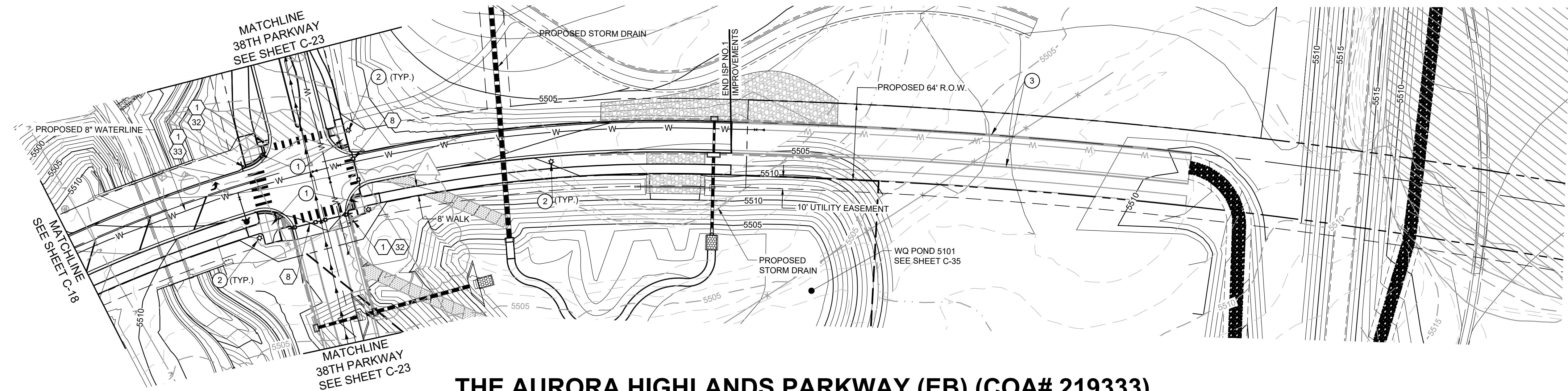




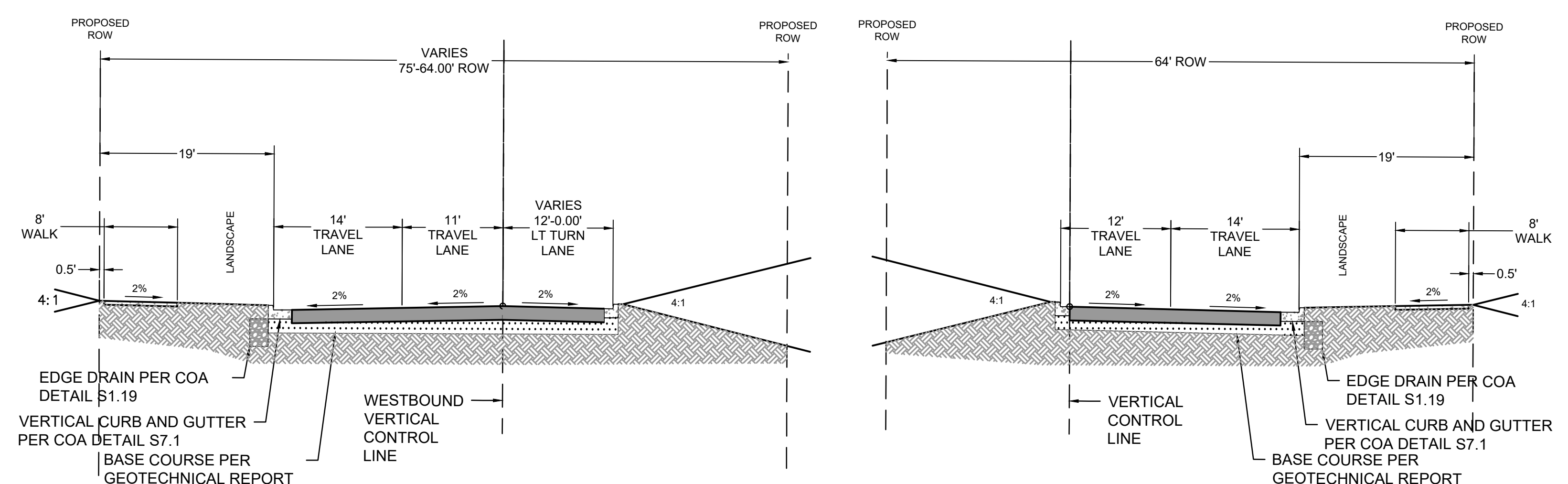




THE AURORA HIGHLANDS PARKWAY (WB) (COA# 219333)



THE AURORA HIGHLANDS PARKWAY (EB) (COA# 219333)



PROPOSED TYPICAL SECTION  
(MINOR ARTERIAL)

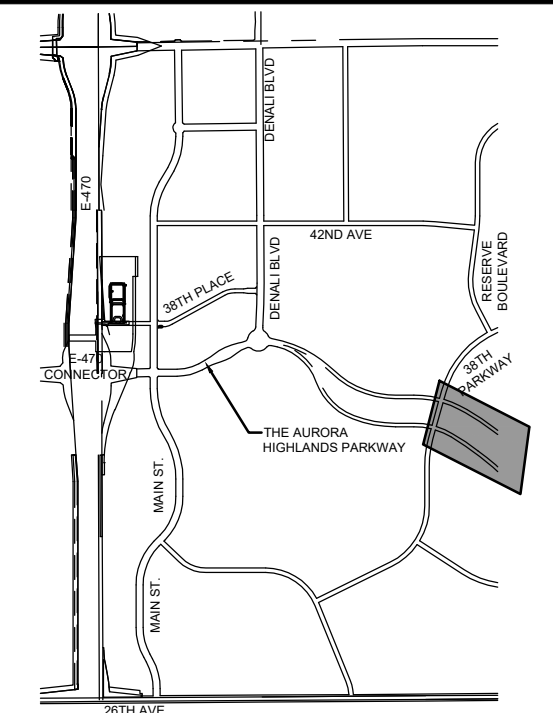
KEYMAP

- LEGEND
- EXISTING MINOR (1")
  - EXISTING MAJOR (5")
  - PROPOSED MINOR (1")
  - PROPOSED MAJOR (5")
  - CENTERLINE
  - RIGHT-OF-WAY
  - EASEMENT
  - PROPOSED WATER LINE
  - PROPOSED 36" WATER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM LINE
  - OVERHEAD ELECTRIC
  - EASEMENT
  - EDGE OF PAVEMENT
  - EXISTING FENCE
  - GAS
  - EDGE OF DIRT ROAD
  - PROPOSED SANITARY MANHOLE
  - PROPOSED STORM MANHOLE
  - RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
  - PEDESTRIAN CROSSWALK

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL4 COBRAHEAD LED ON 30' STEEL POLE TYPE III OPTICS
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW

- 1 CURB RAMP, COA DETAIL S9.8
- 2 PROPOSED STREET LIGHT
- 3 PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
- 4 ROADWAY EDGE DRAIN, COA DETAIL S1.19
- 5 PROPOSED MEDIAN CURB, COA DETAIL S7.1

- 1 R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- 2 RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- 3 R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI-LANE (30"x36")
- 4 NO PARKING ANY TIME (12"x18") R7-1
- 5 4" WHITE SKIP STRIPE
- 6 DOUBLE 4" SOLID YELLOW STRIPE
- 7 4" WHITE SOLID STRIPE
- 8 TYPE III BARRICADE

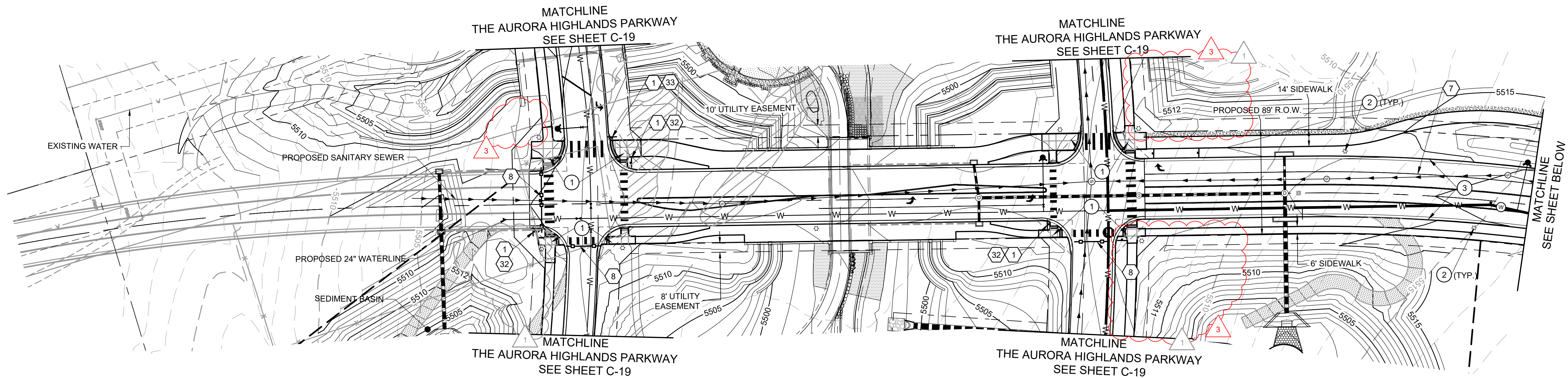


THE AURORA HIGHLANDS ISP #1  
TITLE: THE AURORA HIGHLANDS PARKWAY  
DATE: OCTOBER 9, 2019

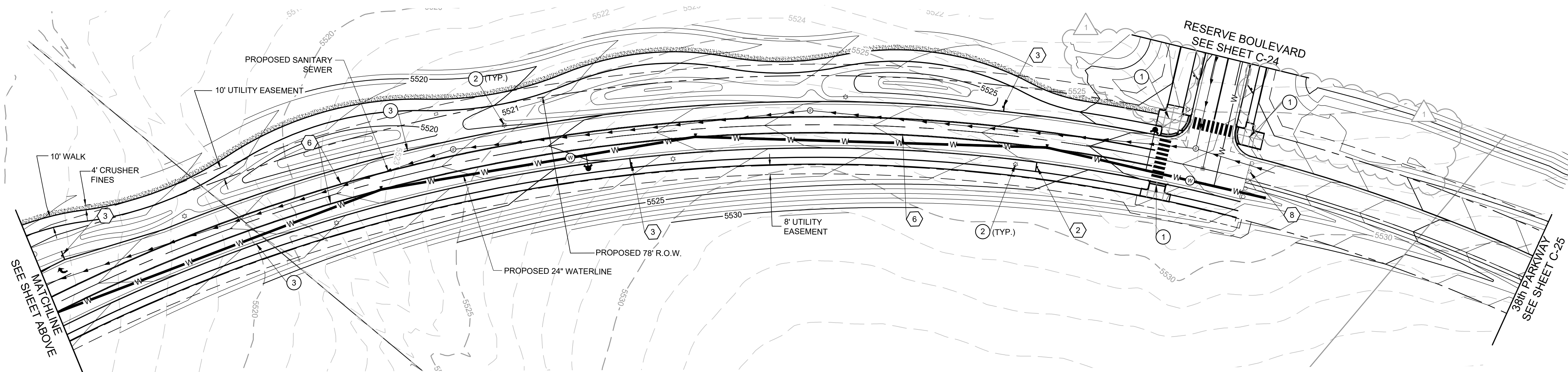


5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HARGREEN.COM

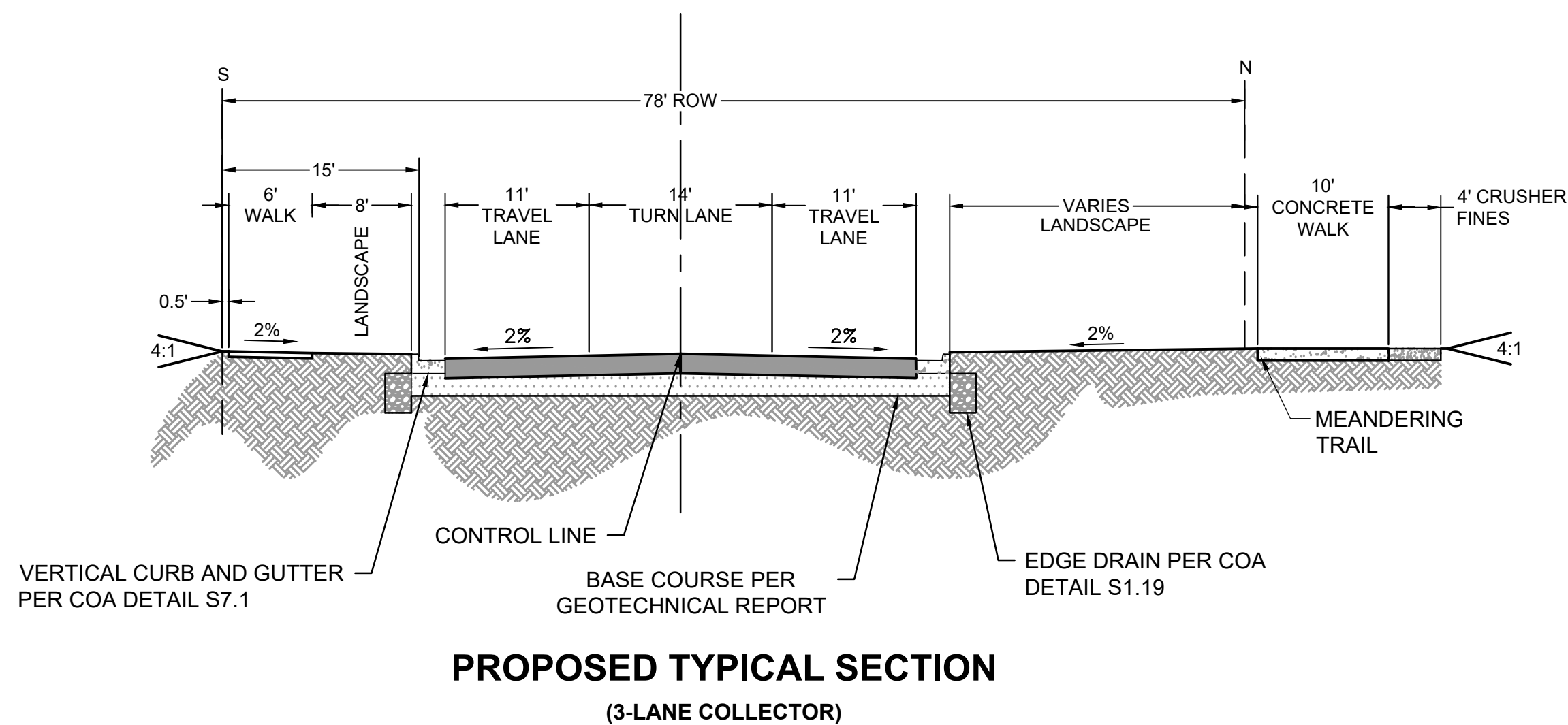




### 38TH PARKWAY (COA# 219037)



### 38TH PARKWAY (COA# 219037)

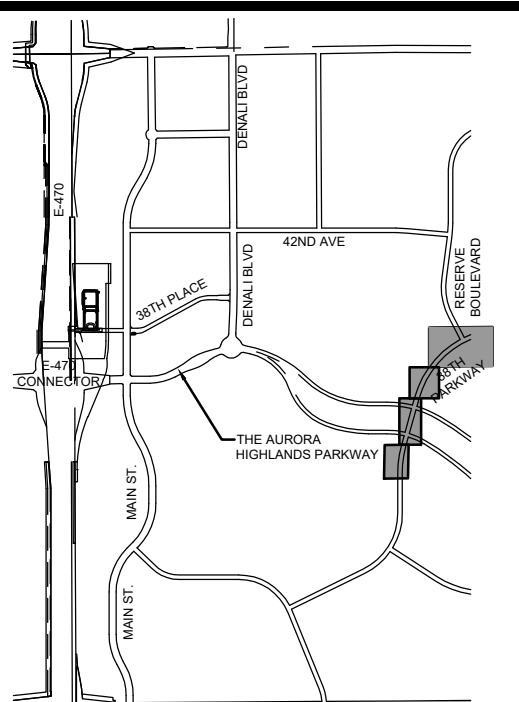


#### KEYMAP

**LEGEND**  
EXISTING MINOR (1')  
EXISTING MAJOR (5')  
PROPOSED MINOR (1')  
PROPOSED MAJOR (5')  
CENTERLINE  
RIGHT-OF-WAY  
EASEMENT  
PROPOSED WATER LINE  
PROPOSED 36\"/>

ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)  
EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)  
MAINTENANCE ACCESS ROAD/PATH  
EXISTING ADAMS COUNTY  
EXISTING E-470  
PROPOSED STREET LIGHT SL3 COBRAHEAD LED ON 30' STEEL POLE TYPE III  
PROPOSED FIRE HYDRANT  
PROPOSED GATE VALVE  
TURN ARROW PAVEMENT MARKINGS  
PROPOSED DRAINAGE ARROW  
CURB RAMP, COA DETAIL S9.8  
PROPOSED STREET LIGHT  
PROPOSED 6\"/>

1 R-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30\"/>



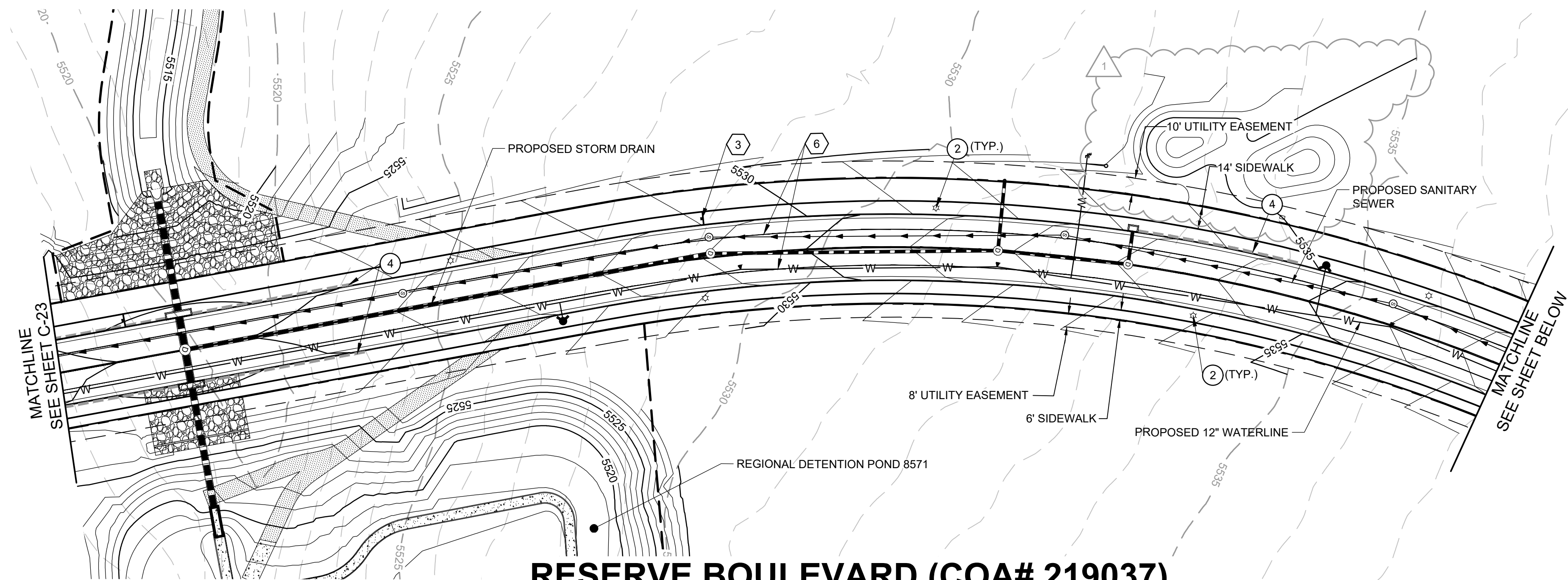
THE AURORA HIGHLANDS ISP #1  
TITLE: 38TH PARKWAY  
DATE: OCTOBER 9, 2019



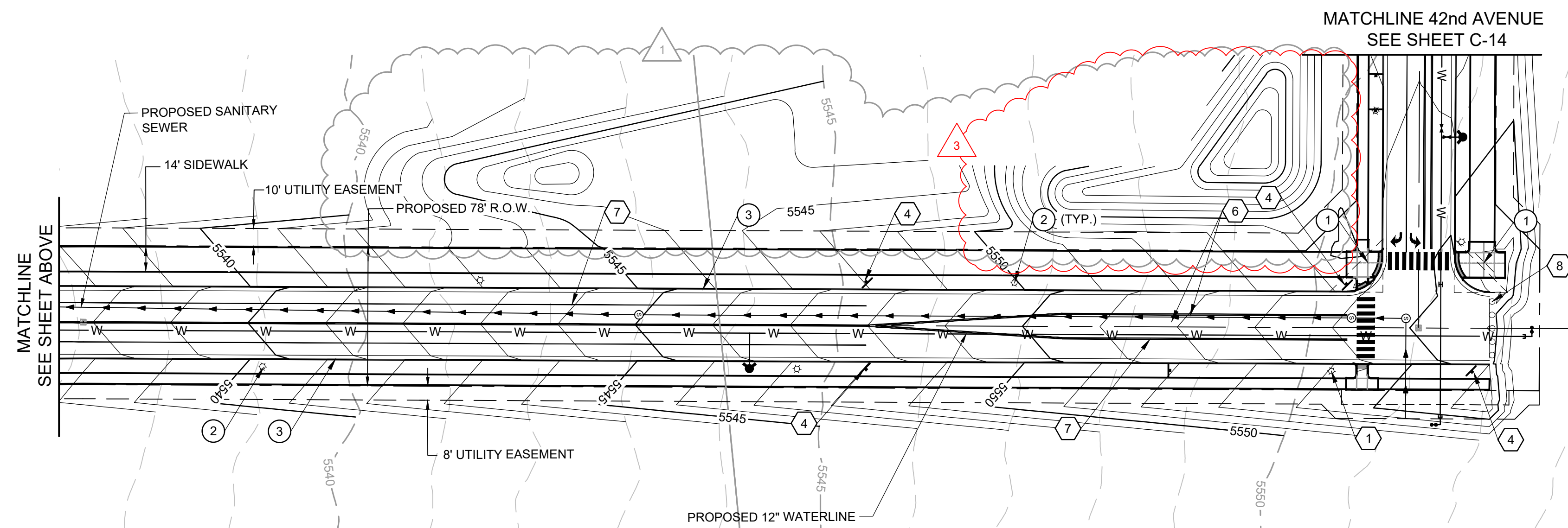
5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HARGREEN.COM

SHEET: C-23

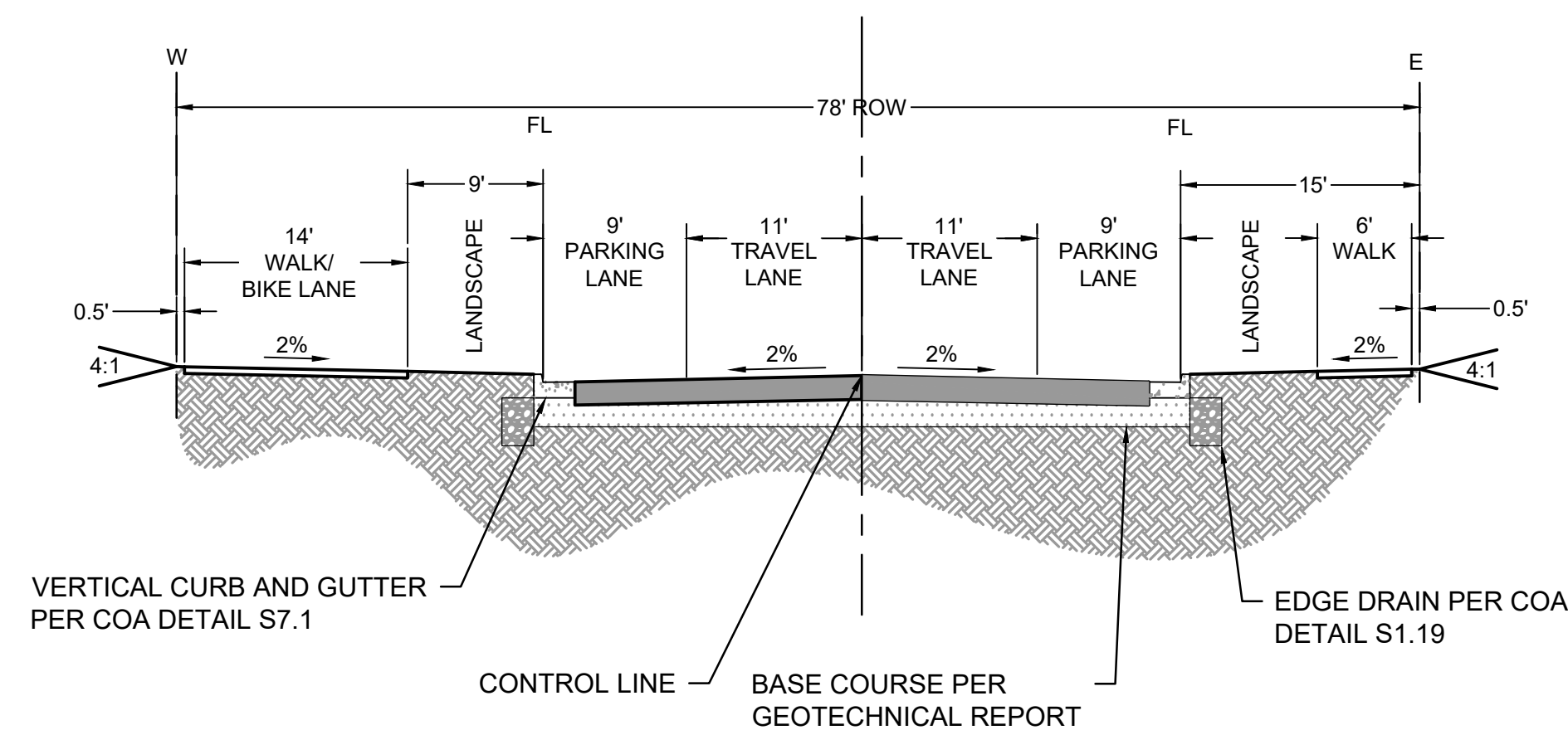




RESERVE BOULEVARD (COA# 219037)



RESERVE BOULEVARD (COA# 219037)



PROPOSED TYPICAL SECTION  
(2-LANE COLLECTOR)

## KEYMAP

**LEGEND**  
EXISTING MINOR (1')  
EXISTING MAJOR (5')  
PROPOSED MINOR (1')  
PROPOSED MAJOR (5')  
CENTERLINE  
RIGHT-OF-WAY  
EASEMENT  
PROPOSED WATER LINE  
PROPOSED 36" WATER LINE  
PROPOSED SANITARY SEWER  
PROPOSED STORM LINE  
OVERHEAD ELECTRIC  
EASEMENT  
EDGE OF PAVEMENT  
EXISTING FENCE  
GAS  
EDGE OF DIRT ROAD  
PROPOSED SANITARY MANHOLE  
PROPOSED STORM MANHOLE  
RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)

PEDESTRIAN CROSSWALK

ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)

EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)

MAINTENANCE ACCESS ROAD/PATH

EXISTING ADAMS COUNTY

EXISTING E-470

PROPOSED STREET LIGHT SL3 COBRAHEAD LED ON 30' STEEL POLE TYPE III

PROPOSED FIRE HYDRANT

PROPOSED GATE VALVE

TURN ARROW PAVEMENT MARKINGS

PROPOSED DRAINAGE ARROW

1 CURB RAMP, COA DETAIL S9.8

2 PROPOSED STREET LIGHT

3 PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1

4 ROADWAY EDGE DRAIN, COA DETAIL S1.19

5 PROPOSED MEDIAN CURB, COA DETAIL S7.1

1 R-1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"X30") MULTI-LANE (36"X36")

2 RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"X30") MULTI-LANE (36"X36")

3 R2-1 SPEED LIMIT SIGN (18"X24") SINGLE LANE (24"X30") MULTI-LANE (30"X36")

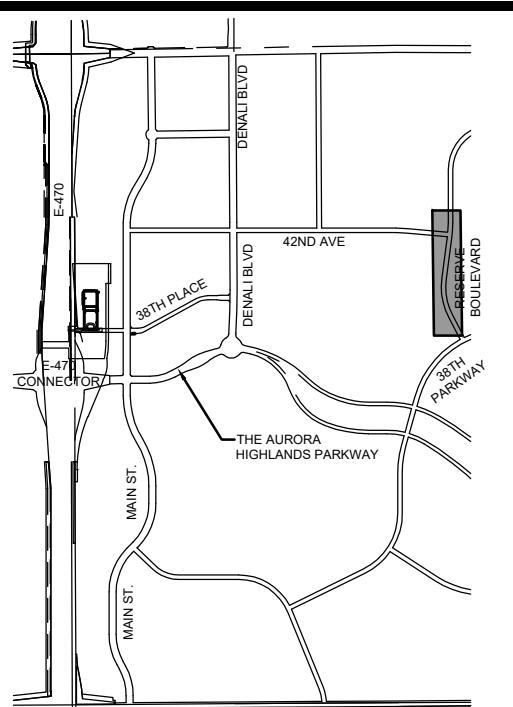
4 NO PARKING ANY TIME (12"X18") R7-1

5 4" WHITE SKIP STRIPE

6 DOUBLE 4" SOLID YELLOW STRIPE

7 4" WHITE SOLID STRIPE

8 TYPE III BARRICADE



THE AURORA HIGHLANDS ISP #1

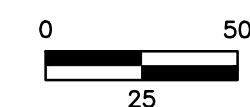
TITLE: RESERVE BOULEVARD

DATE: OCTOBER 9, 2019



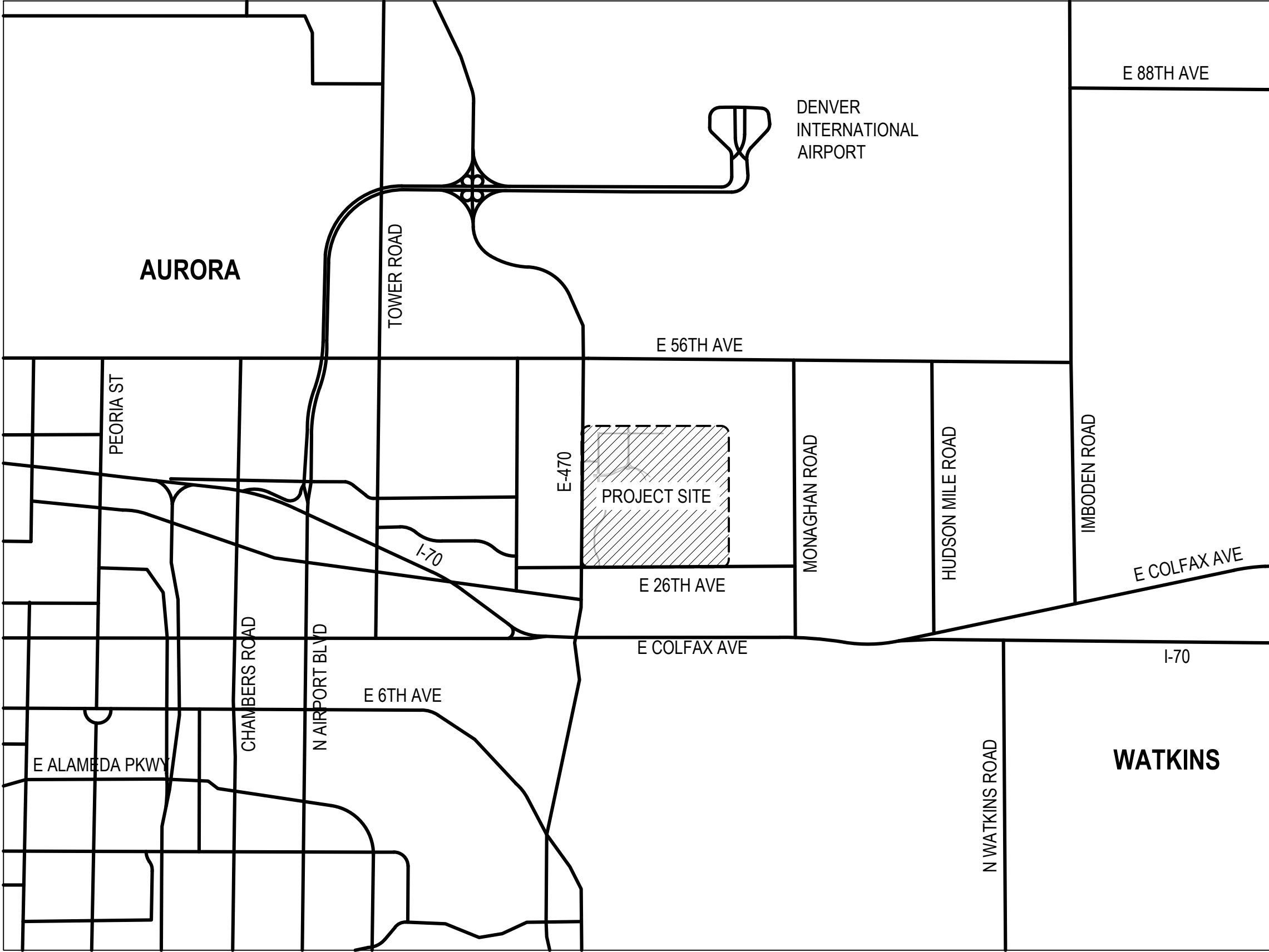
5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM

SHEET: C-24





VICINITY MAP



MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

QTY.	ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	COLOR / FINISH / MODEL	NOTES
	A	RIVER ROCK MULCH	PIONEER SAND AND GRAVEL www.pioneersand.com	1-1/2" RIVER ROCK	ROUND, WASHED RIVER ROCK; TAN COLOR	INSTALL AT 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES
	B	GORILLA HAIR SHREDDED LANDSCAPE MULCH	PIONEER SAND AND GRAVEL www.pioneersand.com		WESTERN RED CEDAR MULCH	INSTALL AT 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES
	C	PAVING TYPE 1	BELGARD www.belgard.com	ASHLAR PATTERN	MODULINE PAVER	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	D	PAVING TYPE 2	BELGARD www.belgard.com	RUNNING BOND	MODULINE PAVER	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	E	COLORLED CONCRETE 1	COLORADO HARDSCAPES www.coloradohardscapes.com	N/A	COLOR: HARVEST GOLD	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	F	COLORLED CONCRETE 2	COLORADO HARDSCAPES www.coloradohardscapes.com	N/A	COLOR: TERRA COTTA	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	G	COBBLESTONE	PIONEER SAND AND GRAVEL www.pioneersand.com	4"-6" COBBLESTONE (RIVER ROCK)	TAN RIVER ROCK	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

NATIVE SEED MIX

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
W	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
C	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	27%	8.0 LBS.
W	BLUE GRAMA	BOUTELOUA GRACILIS	18%	5.5 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	13%	4.0 LBS.
C	RED CLOVER	TRIFOLIUM PRATENSE	7%	2.0 LBS.

W/C = WARM OR COOL SEASON  
33% MAX COOL SEASON GRASSES

NOTES:

1) TURF PERCENTAGE FOR THIS ISP EXCEEDS 33%. AS ADJACENT CSP'S ARE SUBMITTED AND APPROVED, STREET SIDE LANDSCAPE TURF WILL BE AVERAGED WITH THE ADJACENT CSP OPEN SPACE TURF TO REDUCE THE OVERALL TURF PERCENTAGE TO 33% OR LESS. THE OVERALL COMBINED STREET SIDE LANDSCAPE TURF AND OPEN SPACE TURF SHALL BE 33% OR LESS OF THE LANDSCAPE AREA.

DRYLAND SEED MIX

COMMON NAME	% OF TOTAL	PLS PER ACRE
EPHRAIM CRESTED WHEATGRASS	30%	7.5 LBS.
SHEEP FESCUE	25%	6.25 LBS.
PERENNIAL RYEGRASS	20%	5.0 LBS.
CHEWINGS FESCUE	15%	3.75 LBS.
CANADA BLUEGRASS	10%	2.5 LBS.
TOTAL	100%	25.0 LBS.

IRRIGATED MANICURED TURF TYPE TALL FESCUE SOD

HEAT TOLERANT, IMPROVED TEXAS BLUEGRASS BLEND OR APPROVED EQUAL.  
CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

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 AND PLAZAS ARE SPECIFIED IN THE MATERIAL SCHEDULE ON THIS SHEET.
- 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).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" TAN RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" COBBLESTONE (RIVER ROCK). WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.02.2.10. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES.
- 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.

STANDARD RIGHTS-OF-WAY STREET TREE REQUIREMENTS

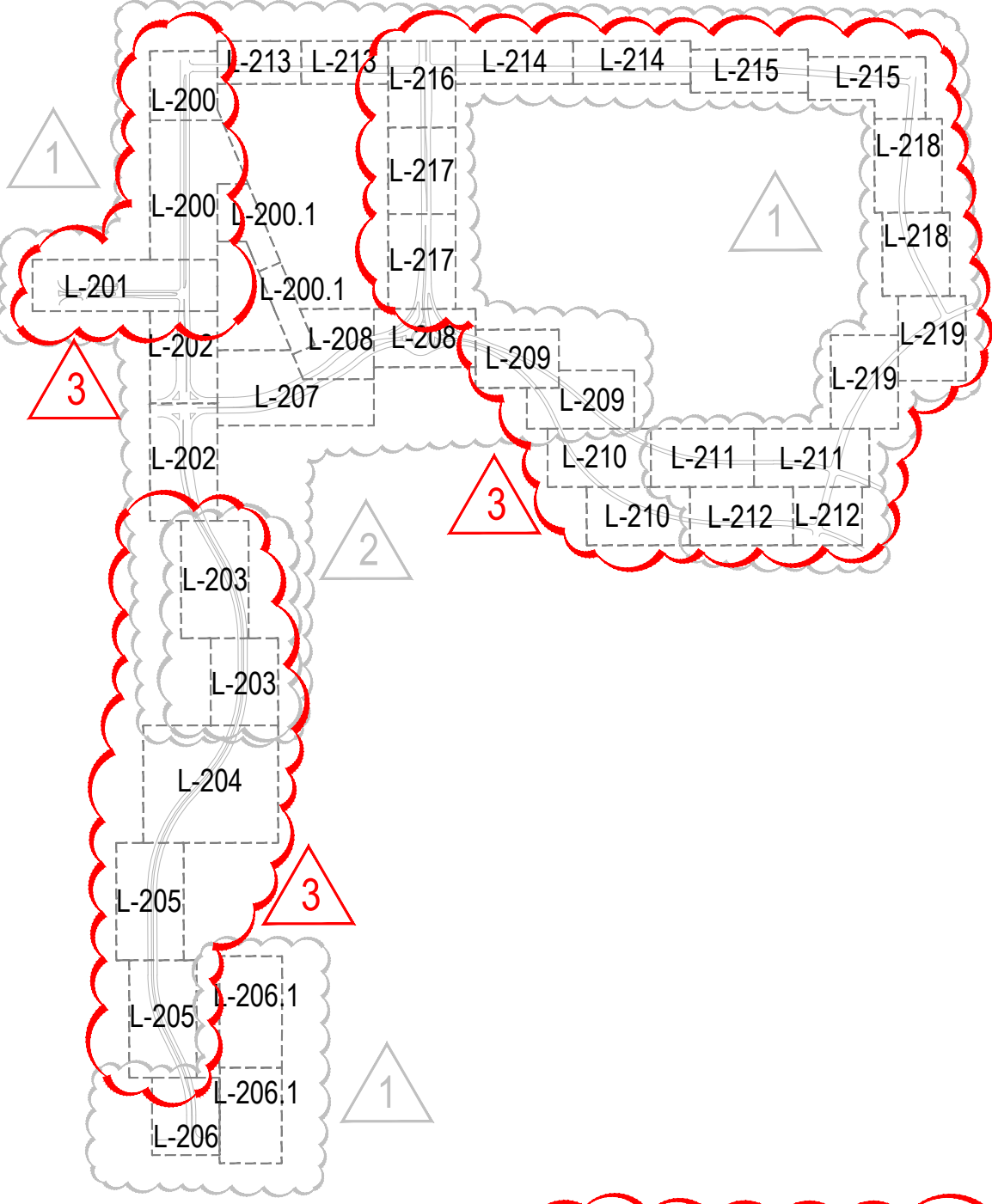
STREET DESCRIPTION	STREET FRONTAGE LENGTH	# OF TREES REQUIRED	# OF TREE LAWN TREES PROVIDED
DENALI BLVD			
STREET FRONTAGE (1 TREE / 40 FT.)	3,167	79	79
42ND AVE			
STREET FRONTAGE (1 TREE / 40 FT.)	7,786	195	212
MAIN STREET			
STREET FRONTAGE (1 TREE / 40 FT.)	12,971	325	337
RESERVE BOULEVARD			
STREET FRONTAGE (1 TREE / 40 FT.)	2,611	65	82
38TH PARKWAY			
STREET FRONTAGE (1 TREE / 40 FT.)	2,686	67	67
THE AURORA HIGHLANDS PARKWAY			
STREET FRONTAGE (1 TREE / 40 FT.)	9,312	233	221 <sup>1</sup>
PP-14 ROAD (42ND AVE ENTRANCE)			
STREET FRONTAGE (1 TREE / 40 FT.)	58	2	2
PP-14 ROAD (E. 41ST AVE)			
STREET FRONTAGE (1 TREE / 40 FT.)	32	1	2
PP-14 ROAD (E. 38TH AVE)			
STREET FRONTAGE (1 TREE / 40 FT.)	40	1	1
TOTALS	38,663	968	1003

NOTES:

1. DUE TO THE UTILITY EASEMENTS AND UTILITY ROUTING CONFLICTS, STREET TREES CANNOT BE PLANTED IN SOME AREAS. WHERE POSSIBLE, THESE REQUIRED TREES HAVE BEEN RELOCATED TO OTHER STREET FRONTAGES.

SHEET INDEX

- L-100 LANDSCAPE NOTES
- L-100.1 LANDSCAPE CALCULATIONS
- L-101 PLANT SCHEDULE
- L-200 ENLARGED LANDSCAPE PLAN
- L-201 ENLARGED LANDSCAPE PLAN
- L-202 ENLARGED LANDSCAPE PLAN
- L-203 ENLARGED LANDSCAPE PLAN
- L-204 ENLARGED LANDSCAPE PLAN
- L-205 ENLARGED LANDSCAPE PLAN
- L-206 ENLARGED LANDSCAPE PLAN
- L-206.1 ENLARGED LANDSCAPE PLAN
- L-207 ENLARGED LANDSCAPE PLAN
- L-208 ENLARGED LANDSCAPE PLAN
- L-209 ENLARGED LANDSCAPE PLAN
- L-210 ENLARGED LANDSCAPE PLAN
- L-211 ENLARGED LANDSCAPE PLAN
- L-212 ENLARGED LANDSCAPE PLAN
- L-213 ENLARGED LANDSCAPE PLAN
- L-214 ENLARGED LANDSCAPE PLAN
- L-215 ENLARGED LANDSCAPE PLAN
- L-216 ENLARGED LANDSCAPE PLAN
- L-217 ENLARGED LANDSCAPE PLAN
- L-218 ENLARGED LANDSCAPE PLAN
- L-219 ENLARGED LANDSCAPE PLAN
- L-220 HARDSCAPE ENLARGEMENT
- L-220.1 FENCING AND TRAIL PLAN
- L-220.2 FENCING AND TRAIL PLAN
- L-220.3 LANDSCAPE ENLARGEMENT
- L-220.4 LANDSCAPE ENLARGEMENT
- L-220.5 LANDSCAPE ENLARGEMENT
- L-221 HARDSCAPE ENLARGEMENT
- L-222 HARDSCAPE ENLARGEMENT
- L-223 HARDSCAPE ENLARGEMENT
- L-224 HARDSCAPE ENLARGEMENT
- L-225 HARDSCAPE ENLARGEMENT
- L-226 HARDSCAPE ENLARGEMENT
- L-227 HARDSCAPE ENLARGEMENT
- L-228 HARDSCAPE ENLARGEMENT
- L-229 HARDSCAPE ENLARGEMENT
- L-300 HYDROZONE MAP
- L-301 HYDROZONE MAP
- L-302 HYDROZONE MAP
- L-302.1 HYDROZONE MAP
- L-303 TREE MITIGATION PLAN
- L-304 TREE MITIGATION PLAN
- L-305 TREE MITIGATION PLAN
- L-400 LANDSCAPE DETAILS
- L-401 LANDSCAPE DETAILS
- L-402 LANDSCAPE DETAILS
- L-403 LANDSCAPE DETAILS
- L-404 LANDSCAPE DETAILS
- L-405 LANDSCAPE DETAILS
- L-406 LANDSCAPE DETAILS



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02  
TITLE: LANDSCAPE NOTES  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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



## TRACT LANDSCAPE TABLE

Area (Tract)	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Unplatted Tract (Aurora Highlands Parkway and Main Street)	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	9,405	3	11	24	#5 Cont. Shrubs: 0 #1 Cont. Grasses: 97
SP-03 Tract A <sub>2</sub>	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	5,377	2	18	14	#5 Cont. Shrubs: 58 #1 Cont. Grasses: 147
SP-03 Tract C <sub>2</sub>	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	7,420	2	3	19	#5 Cont. Shrubs: 28 #1 Cont. Grasses: 225
TAH Filing No 1 Tract C <sub>1,4</sub>	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	330,240	83	45	826	#5 Cont. Shrubs: 402 #1 Cont. Grasses: 4,560
TAH Filing No 1 Tract D <sub>1</sub>	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	8,633	3	3	22	#5 Cont. Shrubs: 108 #1 Cont. Grasses: 329
TAH Filing No 1 Tract E <sub>1</sub>	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	4,206	2	3	11	#5 Cont. Shrubs: 36 #1 Cont. Grasses: 89
TAH Filing No 1 Tract H <sub>1</sub>	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	34,079	9	29	86	#5 Cont. Shrubs: 291 #1 Cont. Grasses: 599
TAH Filing No 1 Tract P <sub>1</sub>	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	8,005	3	12	21	#5 Cont. Shrubs: 31 #1 Cont. Grasses: 129
PP-08 Tract B <sub>2</sub>	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	29,089	8	9	73	#5 Cont. Shrubs: 108 #1 Cont. Grasses: 1,193
Totals:		436,454	115	133	1,096	3,518

## NOTES:

- 1.) Only a Portion of TAH filing No. 1 Tract C, D, E, H, P is included in this submittal. Remainder of these Tracts to be in Future Filings.
- 2.) Only a Portion of SP-03 Tract A and C is included in this submittal. Refer to SP-03 for remainder of these Tracts.
- 3.) Only a Portion of PP-08 Tract B is included in the Tract Landscape. 60,058 SF or PP-08 Tract B is included in the Main Street and 42nd Avenue Street Frontage Buffer as part of this submittal. 24,847 SF of PP-08 Tract B is included in the PP-08 Tract Landscape Table.
- 4.) Shrubs Replacing Trees: TAH Filing No. 1 Tract C - 380 Shrubs for 38 Trees
- 5.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

## WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Non-Irrigated (Temporary seed) (SF)	Non-Irrigated Area/ Pavement (SF)	Total Area (SF)
Unplatted Tract	3,710	3,796	-	1,899	9,405
SP-03 Tract A	5,308	69	-	-	5,377
SP-03 Tract C	4,407	3,013	-	-	7,420
PP-05 Tract C	6,739	4,957	-	350	12,046
PP-08 Tract B	65,448	18,068	-	5,631	89,147
PP-08 Tract G	32,751	15,069	-	-	47,820
PP-10 Tract A	7,363	4,189	-	66	11,618
PP-14 Tract J	3,383	1,356	-	-	4,739
PP-14 Tract K (Loop Lane)	-	129	-	-	129
PP-14 Tract M	9,284	3,988	-	-	13,272
PP-14 Tract N	5,980	3,010	-	2,490	11,480
PP-14 Tract P (Loop Lane)	-	520	-	-	520
PP-14 Tract Q	16,329	6,400	-	-	22,729
PP-14 Tract R	6,990	2,900	-	-	9,890
PP-14 Tract S (Loop Lane)	-	660	-	-	660
PP-14 Entrance (E. 41st Ave)	-	993	-	-	993
PP-14 Entrance (E. 38th Ave)	-	554	-	-	554
PP-14 Entrance (E. 42nd entrance)	-	1,481	-	-	1,481
PP-14 Tract U	8,348	2,932	-	-	11,280
PP-15 Tract A	9,703	3,413	-	-	13,116
PP-15 Tract K	7,008	2,686	-	979	10,673
TAH Filing No. 1 Tract B	35,178	7,762	-	2,842	45,782
TAH Filing No. 1 Tract C	232,863	28,042	15,874	176,324	453,103
TAH Filing No. 1 Tract D	8,294	-	-	339	8,633
TAH Filing No. 1 Tract E	13,034	1,905	-	1,488	16,427
TAH Filing No. 1 Tract F	6,192	1,812	-	1,343	9,347
TAH Filing No. 1 Tract H	19,655	6,053	-	8,671	34,379
TAH Filing No. 1 Tract P	5,483	2,270	-	252	8,005
ROW	182,556	510,735	-	2,013,075	2,706,366
Totals:	696,006	638,762	15,874	2,215,749	3,566,391

## Notes:

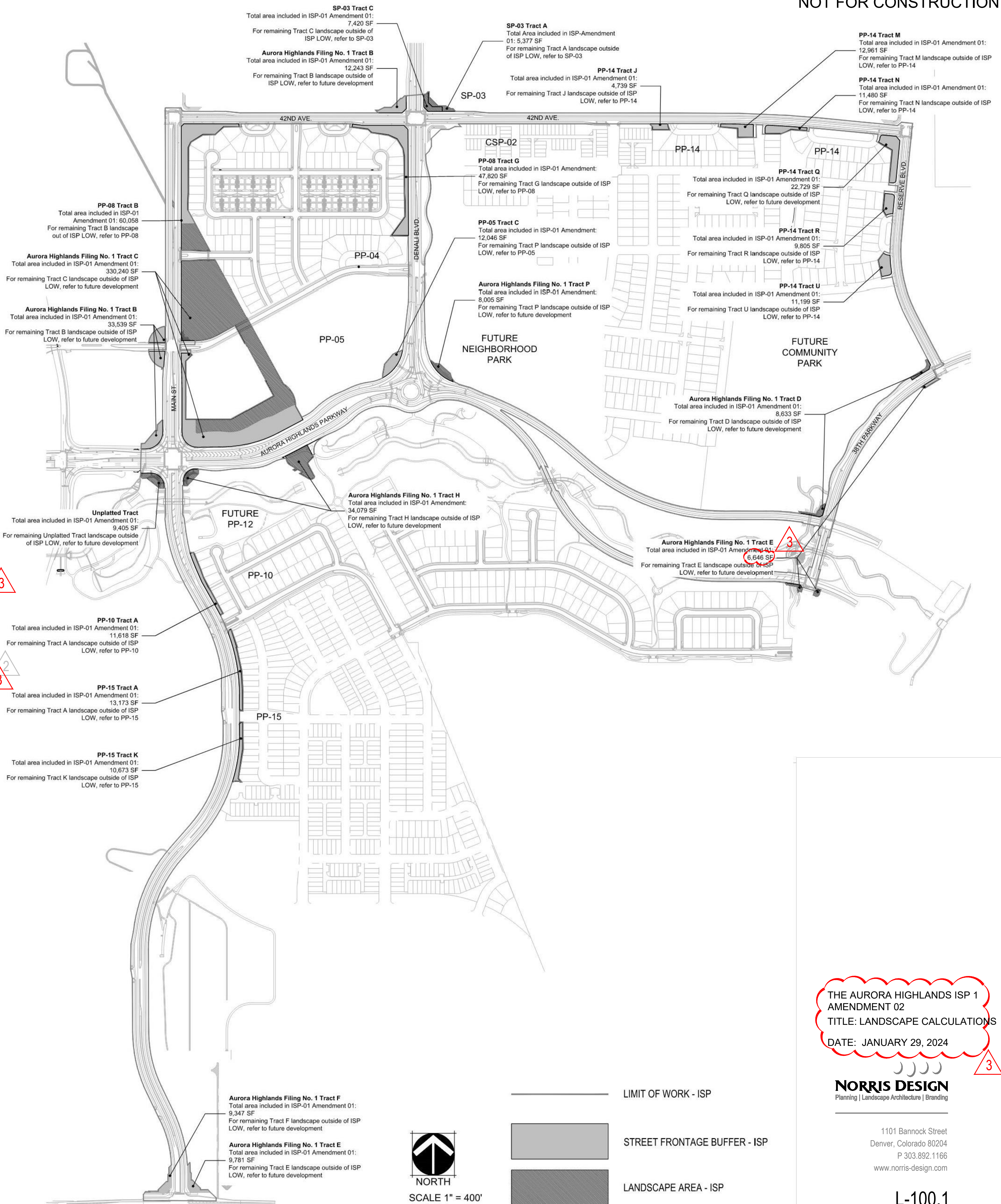
- 1.) Total area for PP-14 Tracts K, P, and S just includes square footage of landscape shown within this submittal.

## STREET FRONTAGE BUFFER

Street Frontage Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: RESERVE BLVD1 (1 Tree and 10 Shrubs per 40 LF)	579	15	66	145	#5 Cont. Shrubs: 353 #1 Cont. Grasses: 993
Street Perimeter Buffer: 42ND AVENUE2,9 (1 Tree and 10 Shrubs per 40 LF)	1,758	44	141	440	#5 Cont. Shrubs: 779 #1 Cont. Grasses: 2,563
Street Perimeter Buffer: 38TH PARKWAY3,8 (1 Tree and 10 Shrubs per 40 LF)	127	4	0	32	#5 Cont. Shrubs: 56 #1 Cont. Grasses: 220
Street Perimeter Buffer: AURORA HIGHLANDS PKWY4,9 (1 Tree and 10 Shrubs per 40 LF)	1,175	30	43	294	#5 Cont. Shrubs: 246 #1 Cont. Grasses: 4,387
Street Perimeter Buffer: MAIN STREET5 (1 Tree and 10 Shrubs per 40 LF)	3,554	89	148	889	#5 Cont. Shrubs: 909 #1 Cont. Grasses: 4,509
Street Perimeter Buffer: DENALI BLVD6,5 (1 Tree and 10 Shrubs per 40 LF)	1,046	27	94	262	#5 Cont. Shrubs: 178 #1 Cont. Grasses: 1,137
Street Perimeter Buffer: 26TH AVENUE7 (1 Tree and 10 Shrubs per 40 LF)	350	9	18	88	#5 Cont. Shrubs: 141 #1 Cont. Grasses: 404
Totals:	8,589	218	500	2,150	7,396

## NOTES:

- 1.) 19,797 SF of PP-14 Tract Q, 8,805 SF of PP-14 Tract R, and 11,199 SF of PP-14 Tract U is included in the Reserve Boulevard Street Frontage Buffer.
- 2.) 26,347 SF of PP-08 Tract B, 22,802 SF of PP-08 Tract G, 4,739 SF of PP-14 Tract J, 12,961 SF of PP-14 Tract M, 11,480 SF of PP-14 Tract N, and 11,819 SF of PP-14 Tract Q is included in the 42nd Avenue Street Frontage Buffer. 11,882 SF of Tract B of TAH Filing No. 1 plot is included in the 42nd Avenue Street Frontage Buffer.
- 3.) 2,440 SF of TAH Filing No. 1 Tract E is included in the 38th Parkway Street Frontage Buffer.
- 4.) 13,632 SF of Tract B and 95,952 SF of Tract C of TAH Filing No. 1 plot is included in the Aurora Highlands Parkway Street Frontage Buffer. 4,798 SF of PP-05 Tract C is included in the Aurora Highlands Parkway Street Frontage Buffer.
- 5.) 43,435 SF of PP-08 Tract B, 11,618 SF of PP-10 Tract A, 13,173 SF of PP-15 Tract A, and 10,674 SF of PP-15 Tract K is included in the Main Street Frontage Buffer. 27,563 SF of Tract B, 8,672 SF of Tract E, and 7,966 SF of Tract F of TAH Filing No. 1 plot is included in the Main Street Frontage Buffer.
- 6.) 8,522 SF of Tract B of TAH Filing No. 1 plot is included in the Denali Boulevard Street Frontage Buffer. 34,489 SF of PP-08 Tract G and 7,248 SF of PP-05 Tract C is included in the Denali Boulevard Street Frontage Buffer.
- 7.) 7,039 SF of Tract F and 7,500 SF of Tract E of TAH Filing No. 1 plot is included in the 26th Avenue Street frontage buffer.
- 8.) Shrubs Replacing Trees: 38th Parkway - 40 Shrubs for 4 Trees.
- 9.) Refer to the approved CSP-01 and CSP-02 for Street Frontage Buffer calculations for a Portion of Denali, 42nd Avenue and Aurora Highlands Parkway.
- 10.) Street Frontage Buffers are minimum 20' and maximum 100' wide.
- 11.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.





LANDSCAPE PLANT LIST

QTY.	XERIC RATING	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
(UNLESS OTHERWISE NOTED)					
DECIDUOUS CANOPY TREES					
78	X	BAG	BLACK ALDER	ALNUS GLUTINOSA	2 1/2" CAL. B&B
35	XXX	BTM	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2 1/2" CAL. B&B
106	XX	CKO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2 1/2" CAL. B&B
95	XX	DKC	ESPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'DECAF'	2 1/2" CAL. B&B
162	XX	EOA	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL. B&B
133	X	ESE	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BIEBERICH'	2 1/2" CAL. B&B
26	X	FRE	FRONTIER ELM	ULMUS X 'FRONTIER'	2 1/2" CAL. B&B
136	XX	HAC	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B
5	X	HGL	HARVEST GOLD LINDEN	TILIA MONGOLICA 'HARVEST GOLD'	2 1/2" CAL. B&B
209	X	MSS	STATESTREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL. B&B
12	X	RPM	CRIMSON SUNSET MAPLE	ACER TRUNCATUM X PLATANOIDES 'JFS-KW0'	2 1/2" CAL. B&B
1	X	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B
177	XXX	SKY	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2 1/2" CAL. B&B
14	X	SMA	SENSATION MAPLE	ACER NEGUNDO 'SENSATION'	2 1/2" CAL. B&B
61	X	TEX	TEXAS RED OAK	QUERCUS BUCKLEYI	2 1/2" CAL. B&B
37	XX	YEL	AMERICAN YELLOWWOOD	CLADRASTIS KENTUCKEA	2 1/2" CAL. B&B
EVERGREEN TREES					
97	XXX	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN (SPECIMEN)
13	XX	BOP	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6' HT. MIN (SPECIMEN)
29	XX	BSP	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6' HT. MIN (SPECIMEN)
12	XXX	PIN	PINION PINE	PINUS EDULIS	6' HT. MIN (SPECIMEN)
12	XX	PVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLD'S PYRAMID'	6' HT. MIN (SPECIMEN)
39	X	SBH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6' HT. MIN (SPECIMEN)
4	XX	SWP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT. MIN (SPECIMEN)
74	X	CBS	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN (SPECIMEN)
41	XXX	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN (SPECIMEN)
DECIDUOUS ORNAMENTAL TREES					
75	XX	PRF	PRAIRIE FIRE CRAB APPLE	MALUS 'PRAIRIE FIRE'	2" CAL. B&B
90	XX	SPC	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	2" CAL. B&B
68	X	WKH	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL. B&B
45	XX	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	#5 CONT.
13	X	AMP	AMERICAN PLUM	PRUNUS AMERICANA	#5 CONT.
28	XXX	CCP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL. B&B
35	XX	RAD	RADIANT CRABAPPLE	MALUS X 'RADIANT'	2" CAL. B&B
18	XX	TCH	THORNLESS COCKSPUR HONEYLOCUST	CRATAEGUS CRUS-GALLI VAR. INERMIS	2" CAL. B&B
14	XX	SPR	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	2" CAL. B&B
DECIDUOUS SHRUBS- 2'-5' SPREAD					
1082	XXX	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.
167	X	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	#5 CONT.
236	XX	KND	DOUBLE KNOCKOUT ROSE	ROSA 'RADTKO'	#5 CONT.
87	XXX	LEA	LEADPLANT	AMORPHA CANESCENS	#5 CONT.
211	XXX	LED	DWARF LEADPLANT	AMORPHA NANA	#5 CONT.
244	XX	LMS	LIMEMOUND SPIREA	SPIREA X BUMALDA 'LIMEMOUND'	#5 CONT.
152	XX	GOS	GOLDMOUND SPIREA	S. X 'GOLDMOUND'	#5 CONT.
121	XX	NSW	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#5 CONT.
146	X	ORB	ROCKET ORANGE BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	#5 CONT.
474	XXX	PEG	GLOBE PEASHRUB	CARAGANA FRUTEX GLOBOSA	#5 CONT.
552	XX	RSA	RUSSIAN SAGE	PEROVSKIA ARTIPICIFOLIA	#5 CONT.
81	XXX	RDW	DWARF RABBITBRUSH	CHRYSOETHAMNUS VAR.	#5 CONT.
81	X	FCC	CORAL FLOWER CARPET ROSE	ROSA X 'NOALA'	#5 CONT.
152	XX	MSN	SNOWBELLE MOCKORANGE	PHILADELPHUS 'SNOWBELLE'	#5 CONT.
16	XX	WLY	GENISTA WOADWAXEN	GENISTA 'LYDIA'	#5 CONT.
DECIDUOUS SHRUBS- 5'-7' SPREAD					
172	XXX	FER	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	#5 CONT.
230	XX	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
414	X	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.
5	X	ALP	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.
115	X	FOR	SPRING GLORY FORSYTHIA	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	#5 CONT.
80	XX	RSB	RED SNOWBERRY	SYMPHORICARPOS ORBICULATUS	#5 CONT.
163	XX	YTD	YELLOW TWIG DOGWOOD	CORNUS SERICEA FLAVIRAMEA	#5 CONT.
DECIDUOUS SHRUBS - 7'-9' SPREAD					
191	X	NAC	NANKING CHERRY	PRUNUS TOMENTOSA	#5 CONT.
46	XX	BPU	BUTTERFLY BUSH	BUDDLEIA DAVIDII	#5 CONT.
26	X	CWL	COMMON WHITE LILAC	SYRINGA VULGARIS ALBA	#5 CONT.
56	X	DWY	DONALD WYMAN LILAC	SYRINGA X PRESTONIAE 'DONALD WYMAN'	#5 CONT.
52	XX	GNI	GOLDEN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	#5 CONT.
45	XX	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.
32	XXX	VAJ	AUTUMN JAZZ VIBURNUM	V. DENTATUM 'RALPH SENIOR'	#5 CONT.
9	XXX	VBU	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII	#5 CONT.
EVERGREEN SHRUBS - 2'-5' SPREAD					
73	XXX	CHI	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.
249	XXX	MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.
211	XX	MSL	SLOW MOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONT.
130	XXX	YFI	ADAM'S NEEDLE YUCCA FILAMENTOSA	YUCCA FILAMENTOSA	#5 CONT.
81	XXX	YBE	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.
EVERGREEN SHRUBS - 5'- 7' SPREAD					
73	X	CCB	CORAL BEAUTY COTONEASTER	CYTISUS DAMMERI 'CORAL BEAUTY'	#5 CONT.
56	X	PHC	HILLSIDE CREEPING PINE	PINUS SYLVESTRIC 'HILLSIDE CREEPER'	#5 CONT.
68	X	OGH	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	#5 CONT.
21	X	CSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.
20	X	BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
6	X	BCJ	BLUE CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	#5 CONT.

GRASSES

3894	X	AMG	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	#1 CONT.
873	X	APG	UNDAUNTED ALPINE PLUME GRASS	ACHNATHERUM CALAMAGROSTIS 'PUND02S'	#1 CONT.
849	XX	BLG	BLUE LYME GRASS	LEYMUS ARENARIUS	#1 CONT.
7859	X	FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.
5805	XXX	GBA	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.
3508	XXX	GHM	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.
3352	XXX	GRM	MUHLI GRASS	MUHLENBERGIA HYBRIDS	#1 CONT.
340	XXX	GSG	GIANT SACATON GRASS	SPOROBOLUS WRIGHTII	#1 CONT.
2288	X	HFB	LITTLE BUNNY HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	#1 CONT.
976	X	HFG	DWARF HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
1247	XXX	HLB	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'	#1 CONT.
2092	XXX	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.
1157	XXX	MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	#1 CONT.
15	X	PAH	HARDY PAMPAS GRASS	ERIANTHUS RAVENNAE	#1 CONT.
6012	XXX	PDG	PRAIRIE DROPSPEED	SPOROBOLUS HETEROLEPIS	#1 CONT.
2860	XXX	RSG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.

PERENNIALS

144	X	CFC	CHEYENNE SPIRIT CONEFLOWER	ECHINACEA 'CHEYENNE SPIRIT'	#1 CONT.
582	X	CFL	PURPLE CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.
345	XX	CLT	LITTLE TRUDY CATMINT	NEPETA 'PSIFKE'	#1 CONT.
2102	XX	DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.
100	XX	IRG	GERMAN BEARDED IRIS	IRIS GERMANICA	#1 CONT.
567	XX	LAV	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	#1 CONT.
127	XX	PYA	PASTEL YARROW	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	#1 CONT.
51	XXX	RVR	RED VALERIAN	CENTRANTHUS RUBER	#1 CONT.
789	XX	SMN	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	#1 CONT.
306	XX	BCL	CLUSTERED BELL FLOWER	CAMPANULA GLOMERATA	#1 CONT.
572	XX	BES	BLACK EYED SUSAN	RUDBEKIA FULGIDA 'GOLDSTURM'	#1 CONT.
56	X	HSU	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONT.
31	X	PRM	MISSOURI EVENING PRIMROSE	OENOTHERA MACROCARPA	#1 CONT.
81	XX	IPC	INDIAN PAINTBRUSH	CASTILLEJA	#1 CONT.

THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: PLANT SCHEDULE  
DATE: JANUARY 29, 2024

NORRIS DESIGN  
Planning | Landscape Architecture | Branding

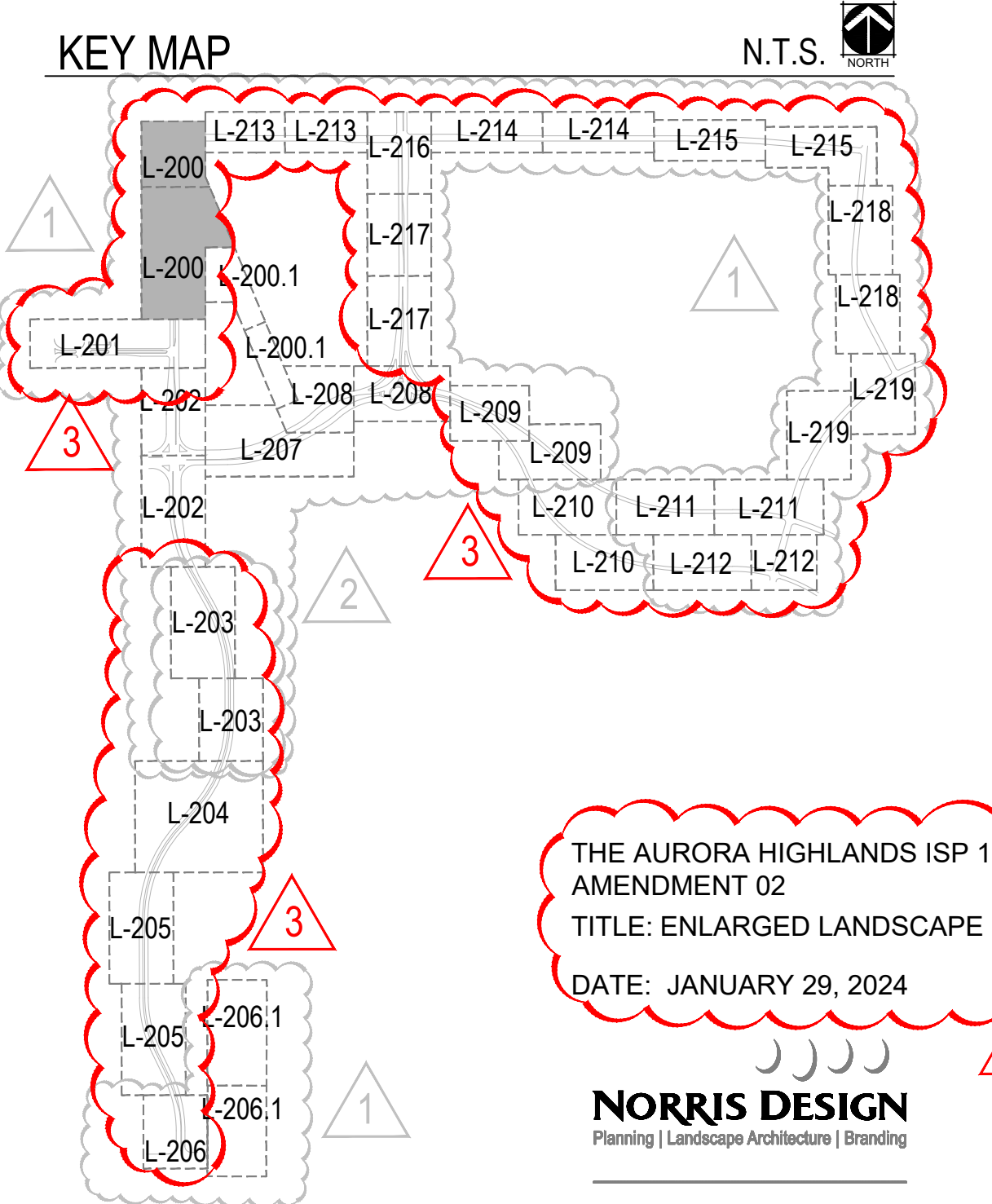
1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com



LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- IRRIGATED NATIVE SEED
- IRRIGATED MANICURED TURF
- LOW MAINTENANCE TURF
- ANNUALS WITH GORILLA HAIR
- SHREDDED LANDSCAPE MULCH
- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE: CIVIL
- EXISTING CANOPY TREE TO BE REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
  - MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
- DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS CANOPY TREE FOR MITIGATION
- ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

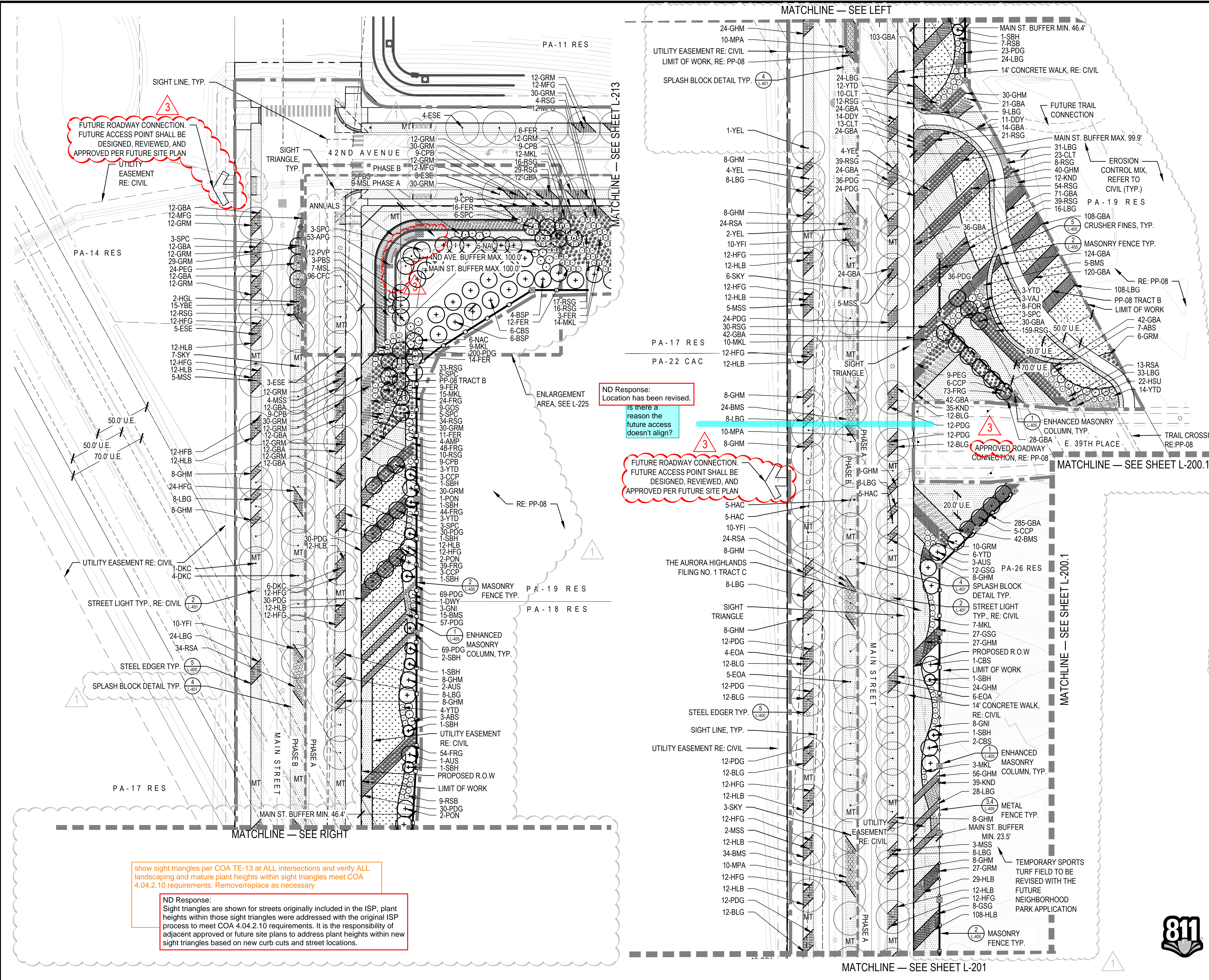
KEY MAP



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02  
TITLE: ENLARGED LANDSCAPE PLAN  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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

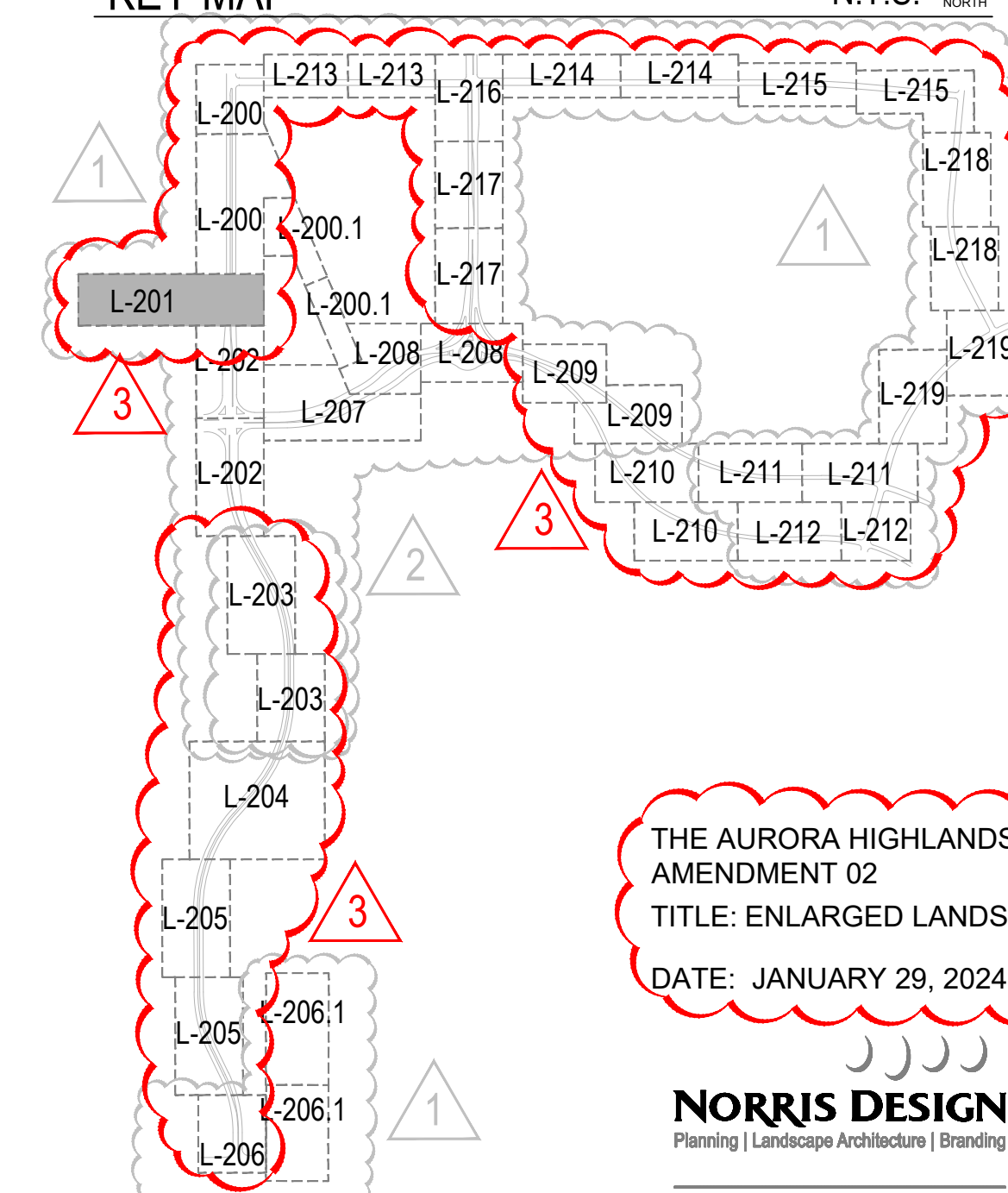


show sight triangles per COA TE-13 at ALL intersections and verify ALL landscaping and mature plant heights within sight triangles meet COA 4.04.2.10 requirements. Remove/replace as necessary

ND Response:  
Sight triangles are shown for streets originally included in the ISP, plant heights within those sight triangles were addressed with the original ISP process to meet COA 4.04.2.10 requirements. It is the responsibility of adjacent approved or future site plans to address plant heights within new sight triangles based on new curb cuts and street locations.



	STANDARD GRAY CONCRETE
	COBBLE
	IRRIGATED NATIVE SEED
	IRRIGATED MANICURED TURF
	LOW MAINTENANCE TURF
	ANNUALS WITH GORILLA HAIR
	SHREDDED LANDSCAPE MULCH
	GORILLA HAIR SHREDDED LANDSCAPE MULCH
	PAVER TYPE ONE
	PAVER TYPE TWO
	STEEL EDGER (DETAIL 5, SHEET L-400)
	MATCH LINES
	LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
	PHASE LINE
	ENLARGEMENT
	BENCH
	TRASH CAN (DETAIL 7, SHEET L-400)
	PLANTER BOWL (DETAIL 1, SHEET L-401)
	STREET LIGHT (DETAIL 2, SHEET L-401)
	FIRE HYDRANT DETAIL, RE-CIVIL
	EXISTING CANOPY TREE TO REMAIN
	4' METAL FENCE (SHEET 3, SHEET L-405)
	6' MASONRY FENCE (DETAIL 2, SHEET L-405)
	8' MASONRY FENCE (DETAIL 2, SHEET L-404)
	MASONRY COLUMN (DETAIL 1, SHEET L-405)
	EXISTING CANOPY TREE TO BE REMOVED
	DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
	DECIDUOUS CANOPY TREE FOR MITIGATION
	ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
	EVERGREEN TREE (DETAIL 1, SHEET L-400)
	DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
	EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
	ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
	PERENNIALS (DETAIL 4, SHEET L-400)

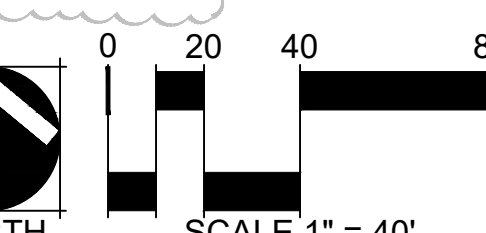
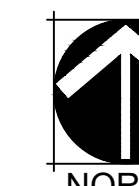
NTS 

THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: ENLARGED LANDSCAPE PLAN  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
[www.norris-design.com](http://www.norris-design.com)

L-201

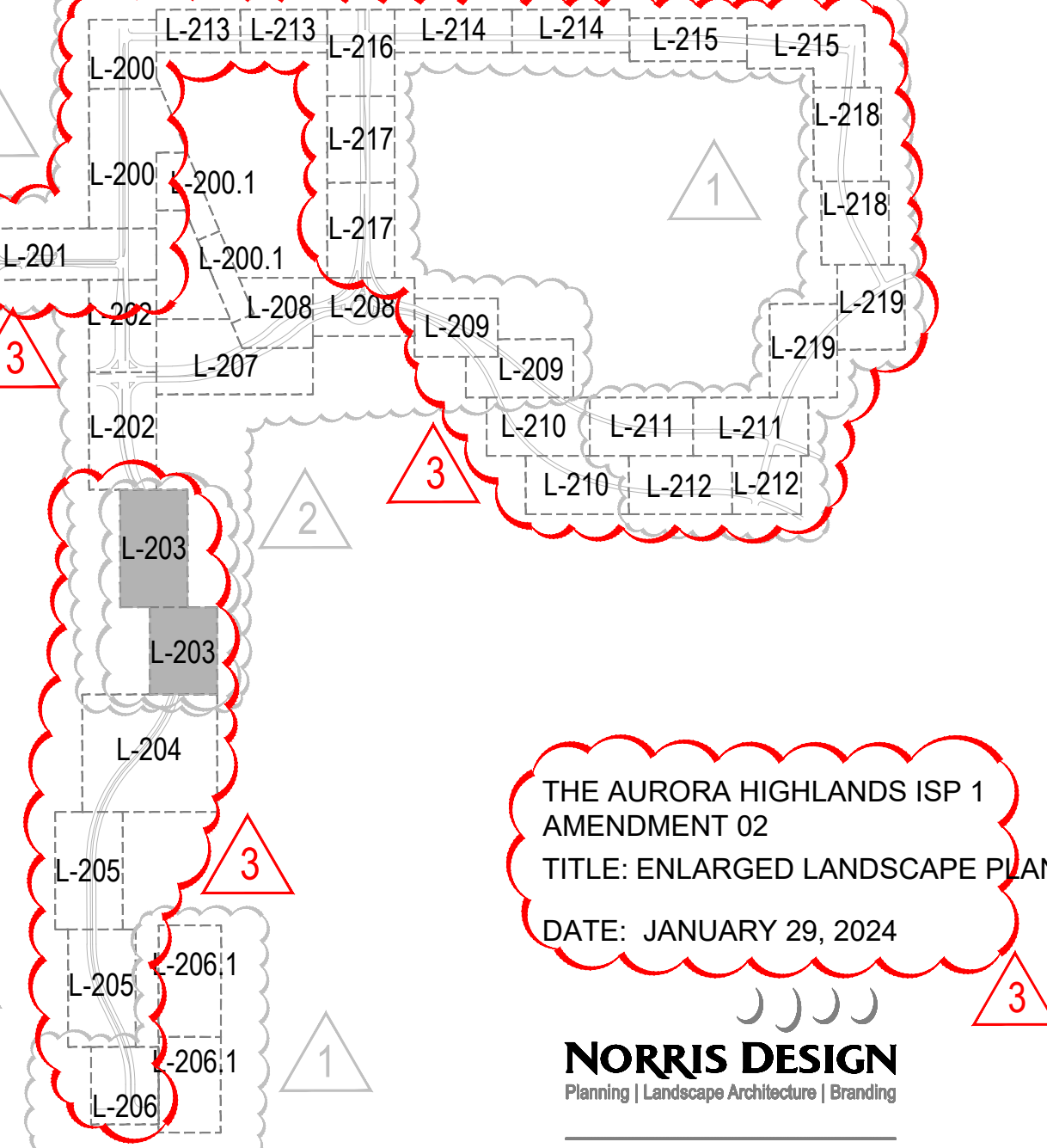




LEGEND

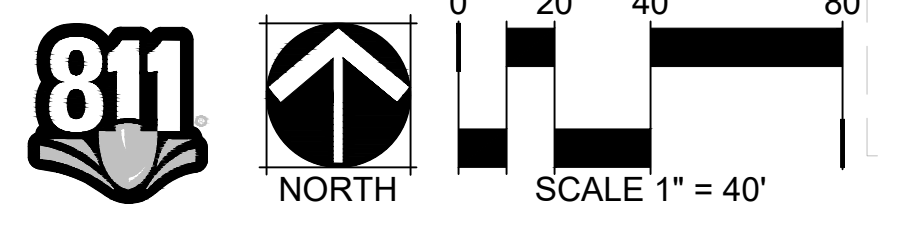
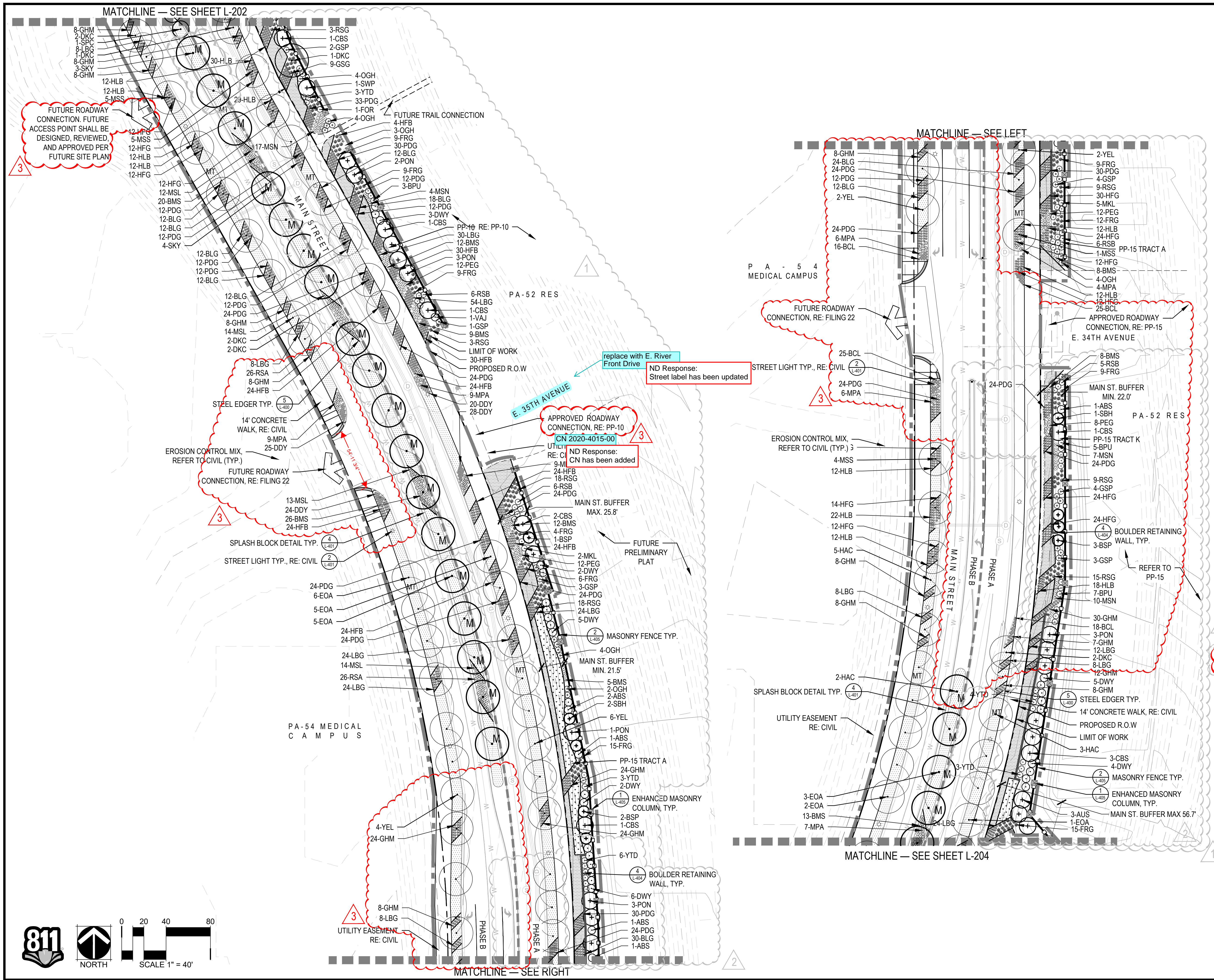
- STANDARD GRAY CONCRETE
- COBBLE
- IRRIGATED NATIVE SEED
- IRRIGATED MANICURED TURF
- LOW MAINTENANCE TURF
- ANNUALS WITH GORILLA HAIR
- SHREDDED LANDSCAPE MULCH
- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE: CIVIL
- EXISTING CANOPY TREE TO REMAIN
- 4' METAL FENCE (DETAIL 3, SHEET L-405)
- 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
- 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
- MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
- DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS CANOPY TREE FOR MITIGATION
- ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

KEY MAP



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02  
TITLE: ENLARGED LANDSCAPE PLAN  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding  
1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com





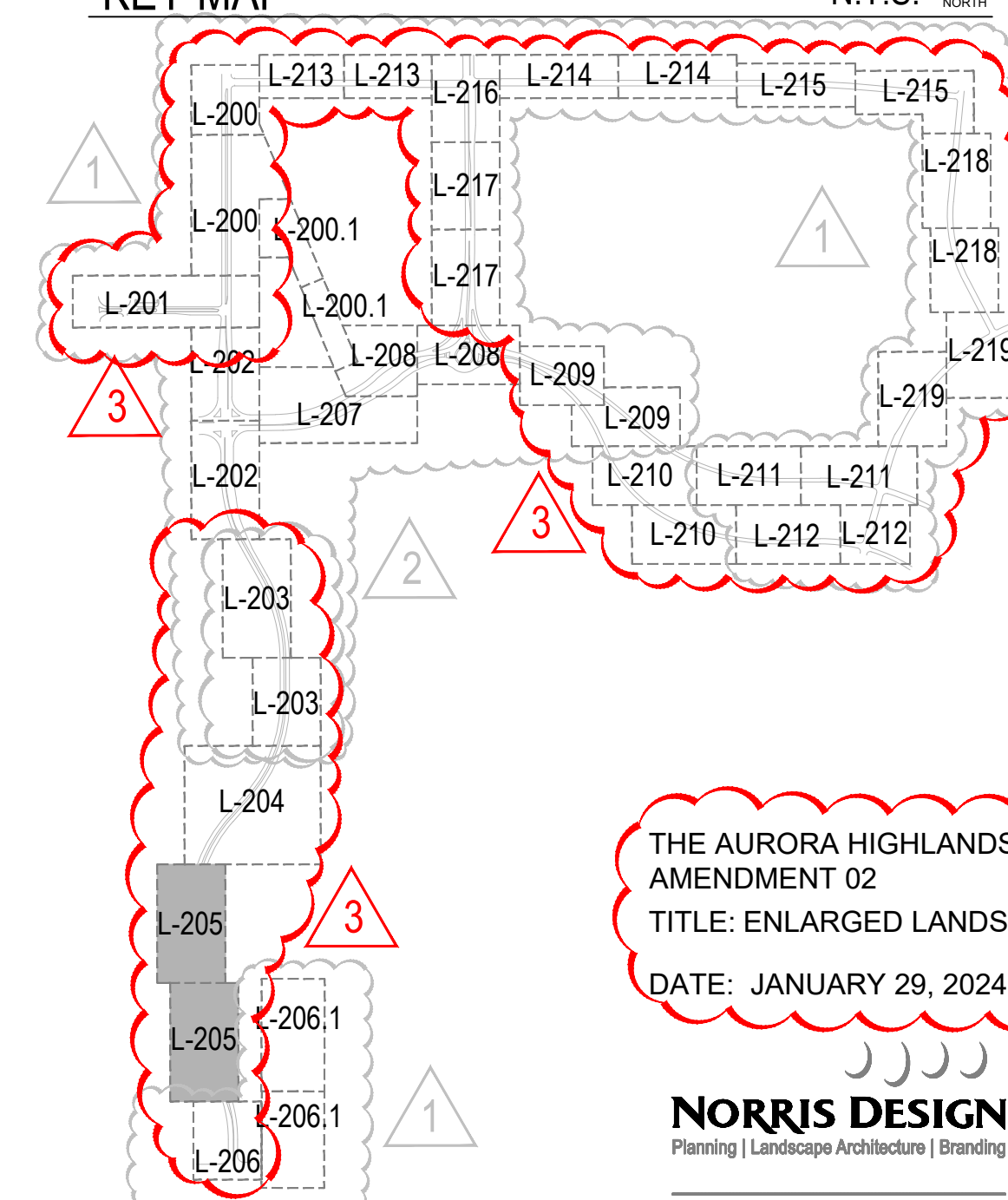




MATCHLINE — SEE SHEET L-207

- |  |   |  |                                   |
|--|---|--|-----------------------------------|
|  | STANDARD GRAY CONCRETE  |  | TEMPORARILY IRRIGATED NATIVE SEED |
|  | COBBLE  |  |                                   |
|  | IRRIGATED NATIVE SEED   |  |                                   |
|  | IRRIGATED MANICURED TURF  |  |                                   |
|  | LOW MAINTENANCE TURF  |  |                                   |
|  | ANNUALS WITH GORILLA HAIR                                       |  |                                   |
|  | SHREDDED LANDSCAPE MULCH  |  |                                   |
|  | GORILLA HAIR SHREDDED LANDSCAPE MULCH                           |  |                                   |
|  | PAVER TYPE ONE  |  |                                   |
|  | PAVER TYPE TWO  |  |                                   |
|  | STEEL EDGER (DETAIL 5, SHEET L-400)                             |  |                                   |
|  | MATCH LINES   |  |                                   |
|  | LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK |  |                                   |
|  | PHASE LINE  |  |                                   |
|  | ENLARGEMENT   |  |                                   |
|  | BENCH   |  |                                   |
|  | TRASH CAN (DETAIL 7, SHEET L-400)                               |  |                                   |
|  | PLANTER BOWL (DETAIL 1, SHEET L-401)                            |  |                                   |
|  | STREET LIGHT (DETAIL 2, SHEET L-401)                            |  |                                   |
|  | FIRE HYDRANT DETAIL, RE-CIVIL                                   |  |                                   |
|  | EXISTING CANOPY TREE TO REMAIN                                  |  |                                   |
|  | 4' METAL FENCE (DETAIL 3, SHEET L-405)                          |  |                                   |
|  | 6' MASONRY FENCE (DETAIL 2, SHEET L-405)                        |  |                                   |
|  | 8' MASONRY FENCE (DETAIL 2, SHEET L-404)                        |  |                                   |
|  | MASONRY COLUMN (DETAIL 1, SHEET L-405)                          |  |                                   |
|  | EXISTING CANOPY TREE TO BE REMOVED                              |  |                                   |
|  | DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)                   |  |                                   |
|  | DECIDUOUS CANOPY TREE FOR MITIGATION                            |  |                                   |
|  | ORNAMENTAL TREE (DETAIL 1, SHEET L-400)                         |  |                                   |
|  | EVERGREEN TREE (DETAIL 1, SHEET L-400)                          |  |                                   |
|  | DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)                        |  |                                   |
|  | EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)                        |  |                                   |
|  | ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)                      |  |                                   |
|  | PERENNIALS (DETAIL 4, SHEET L-400)                              |  |                                   |

## KEY MAP

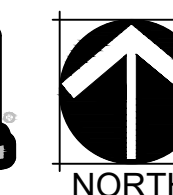
NTS 

THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: ENLARGED LANDSCAPE PLAN  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
[www.norris-design.com](http://www.norris-design.com)

L-205



0 20 40

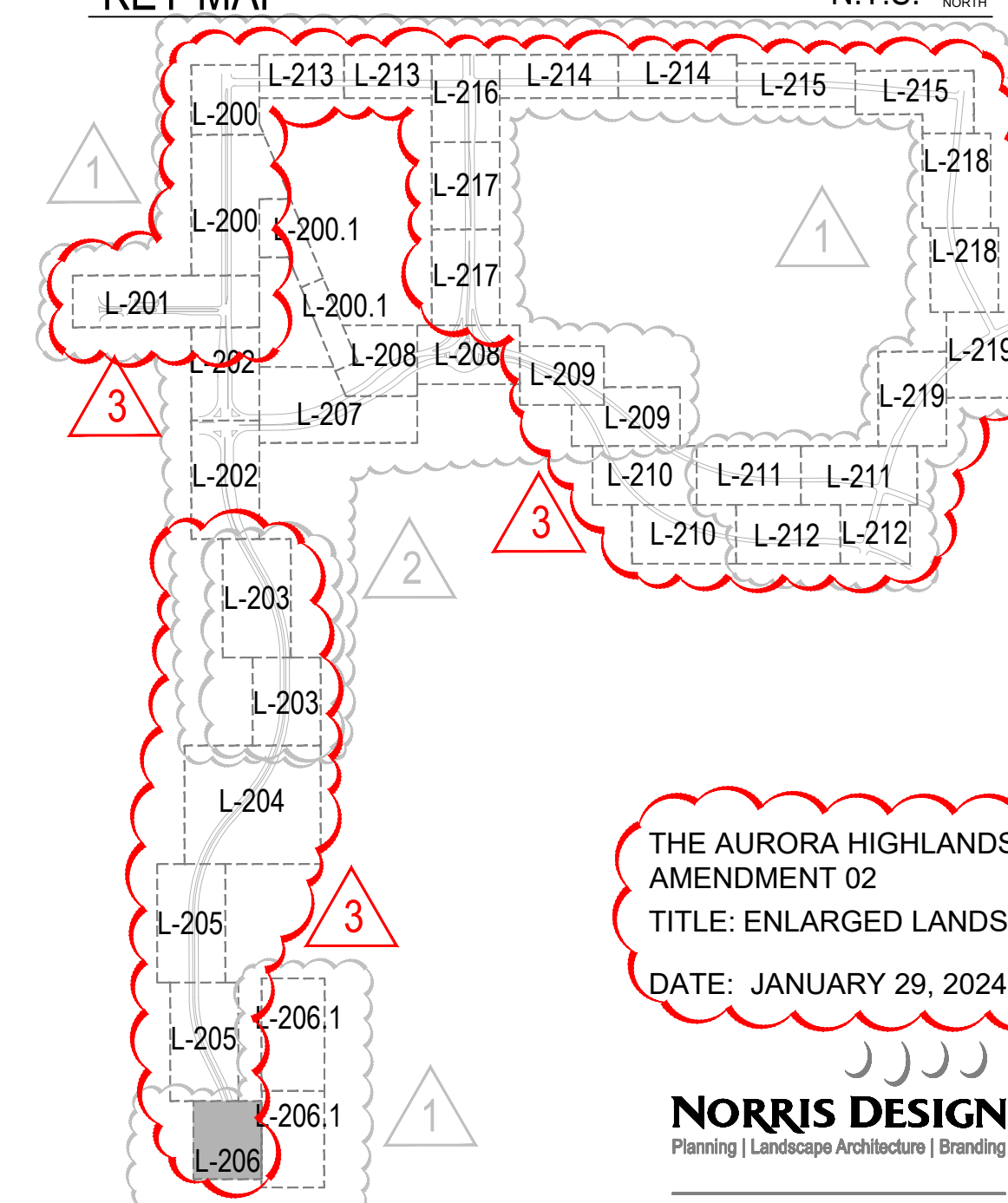
SCALE 1" = 40'



MATCHLINE — SEE SHEET L-207

- |  |   |  |
|--|---|--|
|  | STANDARD GRAY CONCRETE  |  |
|  | COBBLE  |  |
|  | IRRIGATED NATIVE SEED   |  |
|  | IRRIGATED MANICURED TURF  |  |
|  | LOW MAINTENANCE TURF  |  |
|  | ANNUALS WITH GORILLA HAIR                                       |  |
|  | SHREDDED LANDSCAPE MULCH  |  |
|  | GORILLA HAIR SHREDDED LANDSCAPE MULCH                           |  |
|  | PAVER TYPE ONE  |  |
|  | PAVER TYPE TWO  |  |
|  | STEEL EDGER (DETAIL 5, SHEET L-400)                             |  |
|  | MATCH LINES   |  |
|  | LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK |  |
|  | PHASE LINE  |  |
|  | ENLARGEMENT   |  |
|  | BENCH   |  |
|  | TRASH CAN (DETAIL 7, SHEET L-400)                               |  |
|  | PLANTER BOWL (DETAIL 1, SHEET L-401)                            |  |
|  | STREET LIGHT (DETAIL 2, SHEET L-401)                            |  |
|  | FIRE HYDRANT DETAIL, RE-CIVIL                                   |  |
|  | EXISTING CANOPY TREE TO REMAIN                                  |  |
|  | 4' METAL FENCE (DETAIL 3, SHEET L-405)                          |  |
|  | 6' MASONRY FENCE (DETAIL 2, SHEET L-405)                        |  |
|  | 8' MASONRY FENCE (DETAIL 2, SHEET L-404)                        |  |
|  | MASONRY COLUMN (DETAIL 1, SHEET L-405)                          |  |
|  | EXISTING CANOPY TREE TO BE REMOVED                              |  |
|  | DECIDUOUS CANOPY TREE<br>(DETAIL 1, SHEET L-400)                |  |
|  | DECIDUOUS CANOPY TREE FOR MITIGATION                            |  |
|  | ORNAMENTAL TREE (DETAIL 1, SHEET L-400)                         |  |
|  | EVERGREEN TREE (DETAIL 1, SHEET L-400)                          |  |
|  | DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)                        |  |
|  | EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)                        |  |
|  | ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)                      |  |
|  | PERENNIALS (DETAIL 4, SHEET L-400)                              |  |

## KEY MAP

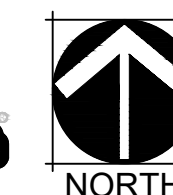
NTS 

THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: ENLARGED LANDSCAPE PLAN  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
[www.norris-design.com](http://www.norris-design.com)

L-205



AGE

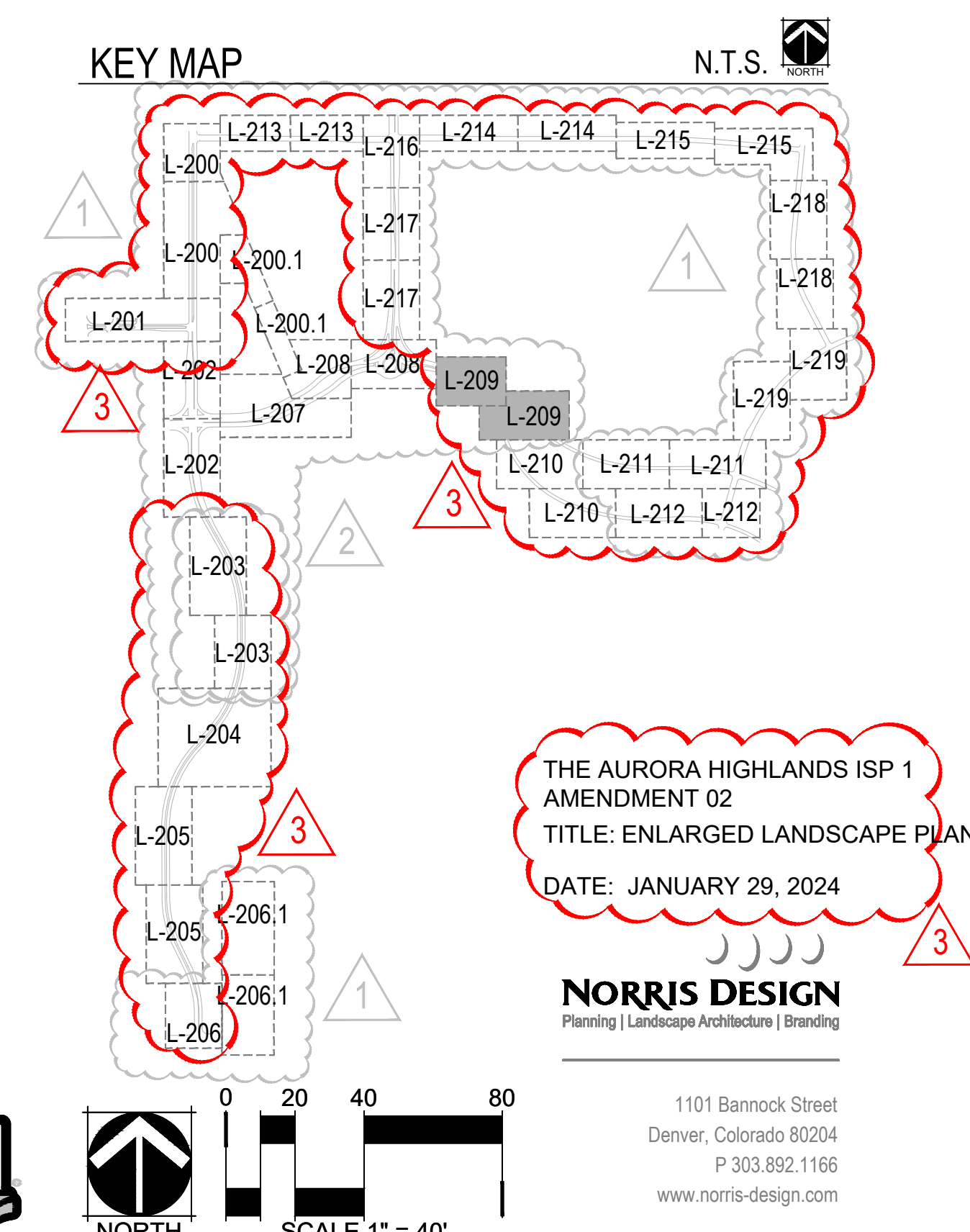
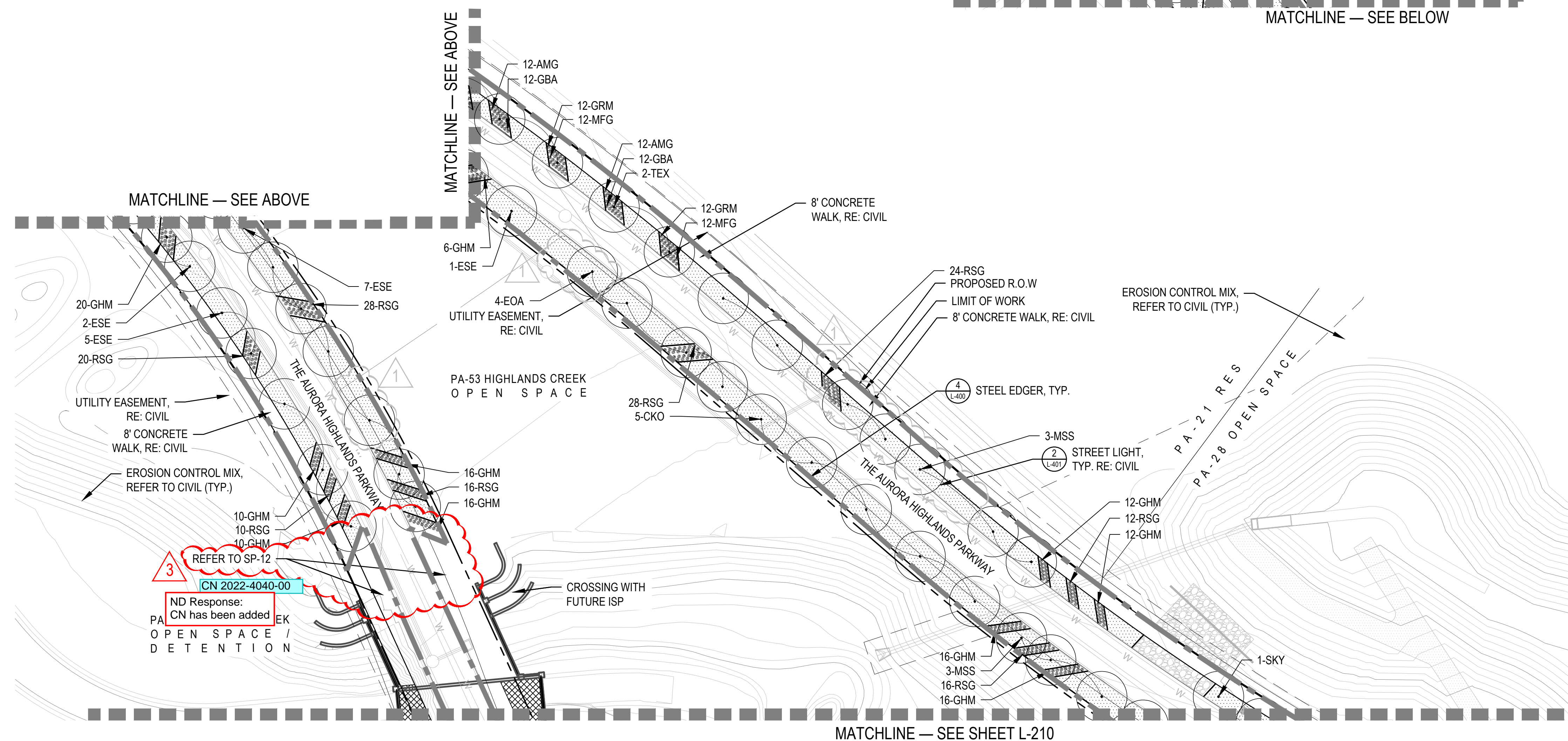
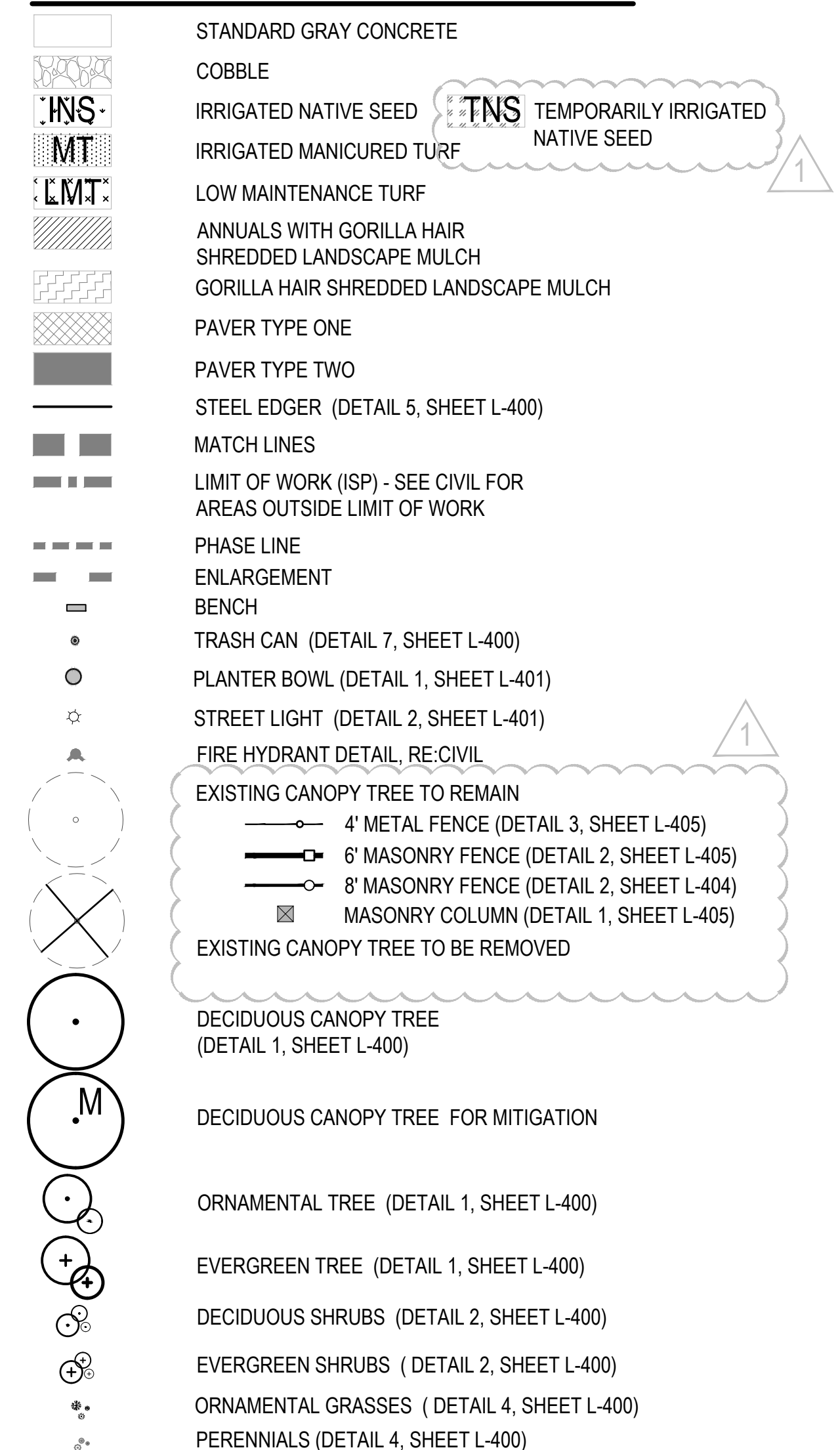
PERCENT

0 20 40 60

0 20 40 60

SCALE 1" = 40'







LEGEND

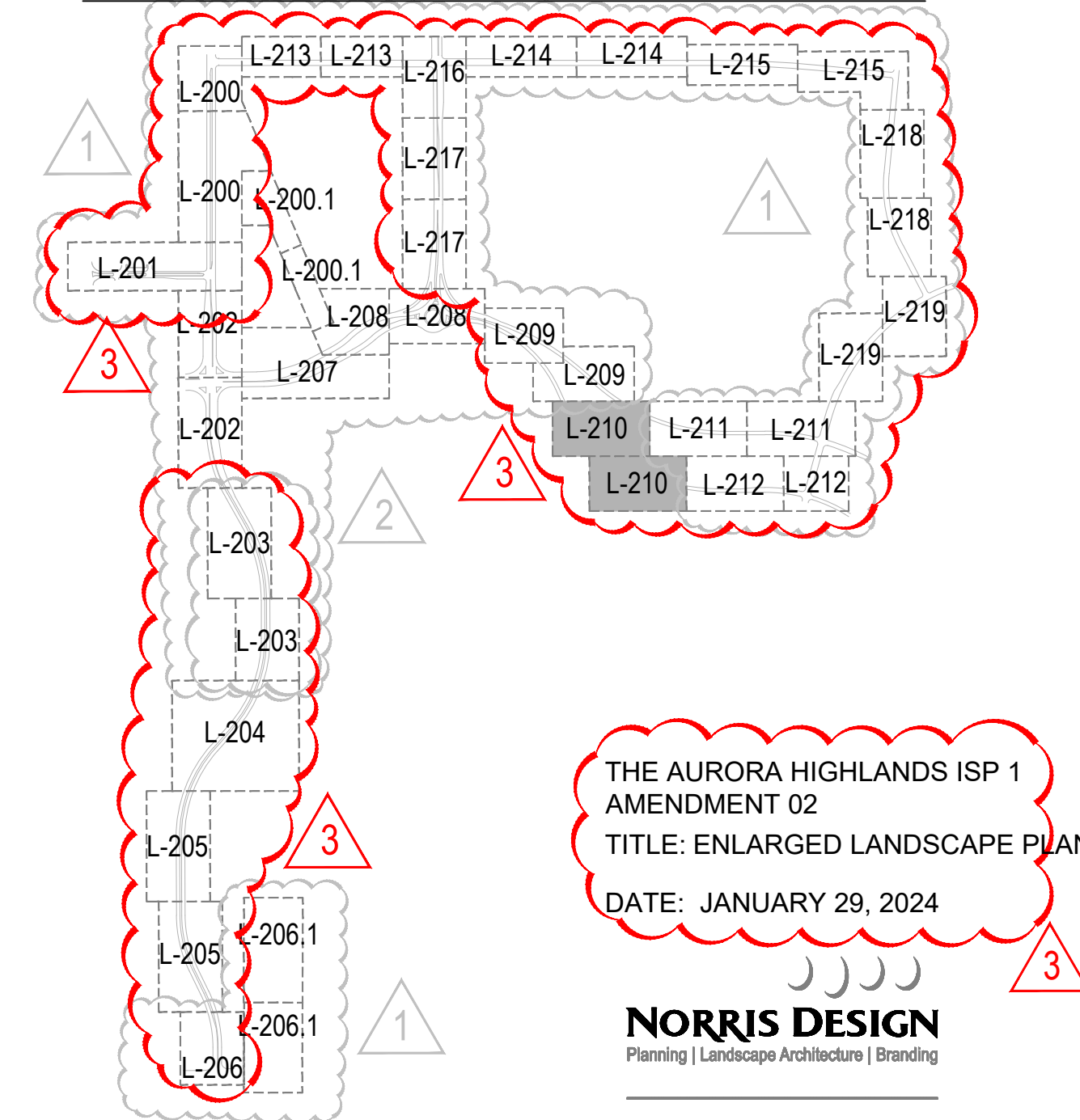
- STANDARD GRAY CONCRETE  
COBBLE  
IRRIGATED NATIVE SEED  
IRRIGATED MANICURED TURF  
LOW MAINTENANCE TURF  
ANNUALS WITH GORILLA HAIR  
SHREDDED LANDSCAPE MULCH  
GORILLA HAIR SHREDDED LANDSCAPE MULCH  
PAVER TYPE ONE  
PAVER TYPE TWO  
STEEL EDGER (DETAIL 5, SHEET L-400)  
MATCH LINES  
LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK  
PHASE LINE  
ENLARGEMENT  
BENCH  
TRASH CAN (DETAIL 7, SHEET L-400)  
PLANTER BOWL (DETAIL 1, SHEET L-401)  
STREET LIGHT (DETAIL 2, SHEET L-401)  
FIRE HYDRANT DETAIL, RE: CIVIL  
EXISTING CANOPY TREE TO REMAIN  
4' METAL FENCE (DETAIL 3, SHEET L-405)  
6' MASONRY FENCE (DETAIL 2, SHEET L-405)  
8' MASONRY FENCE (DETAIL 2, SHEET L-404)  
MASONRY COLUMN (DETAIL 1, SHEET L-405)  
EXISTING CANOPY TREE TO BE REMOVED  
DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)  
DECIDUOUS CANOPY TREE FOR MITIGATION  
ORNAMENTAL TREE (DETAIL 1, SHEET L-400)  
EVERGREEN TREE (DETAIL 1, SHEET L-400)  
DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)  
EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)  
ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)  
PERENNIALS (DETAIL 4, SHEET L-400)

MATCHLINE — SEE SHEET L-207

MATCHLINE — SEE SHEET L-211

MATCHLINE — SEE SHEET L-212

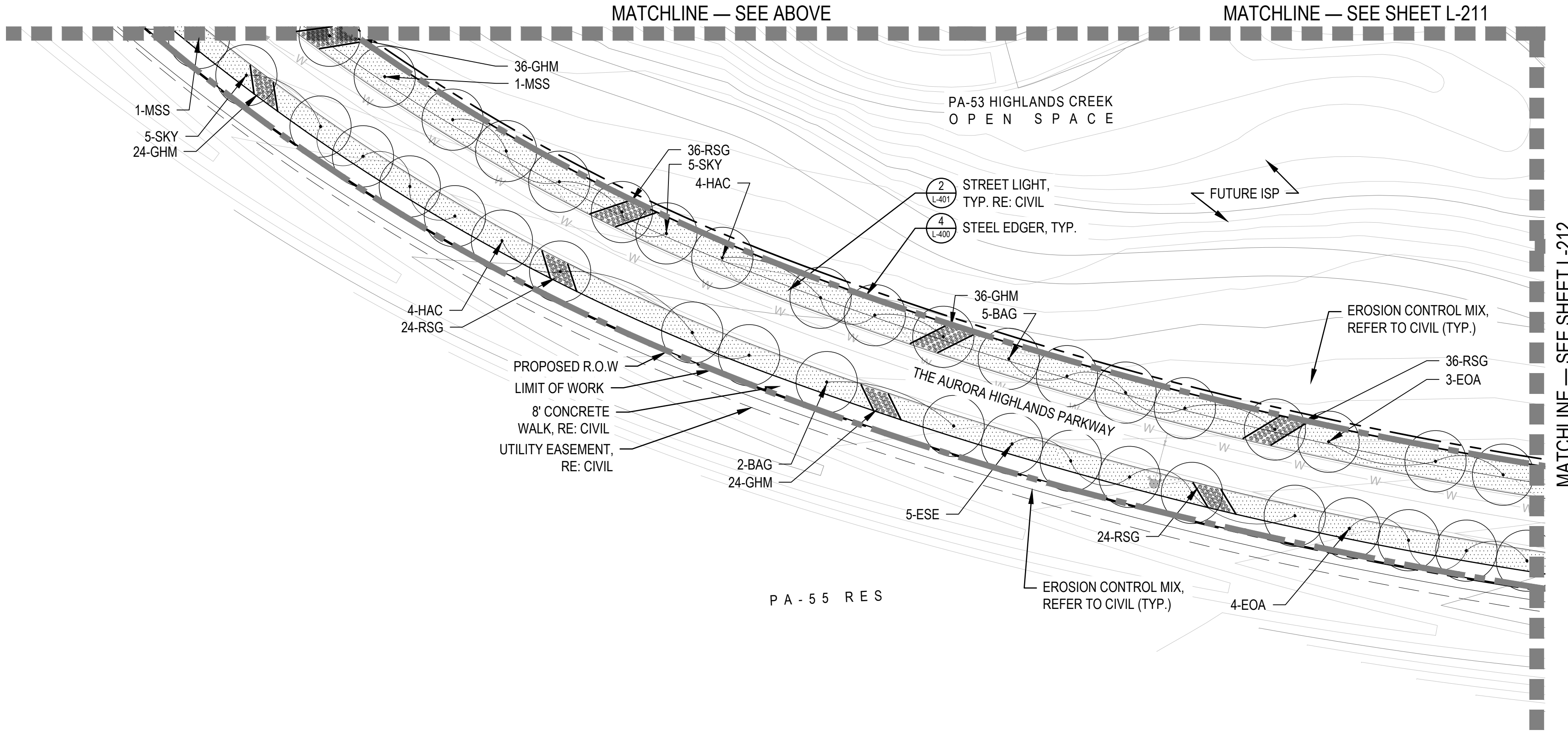
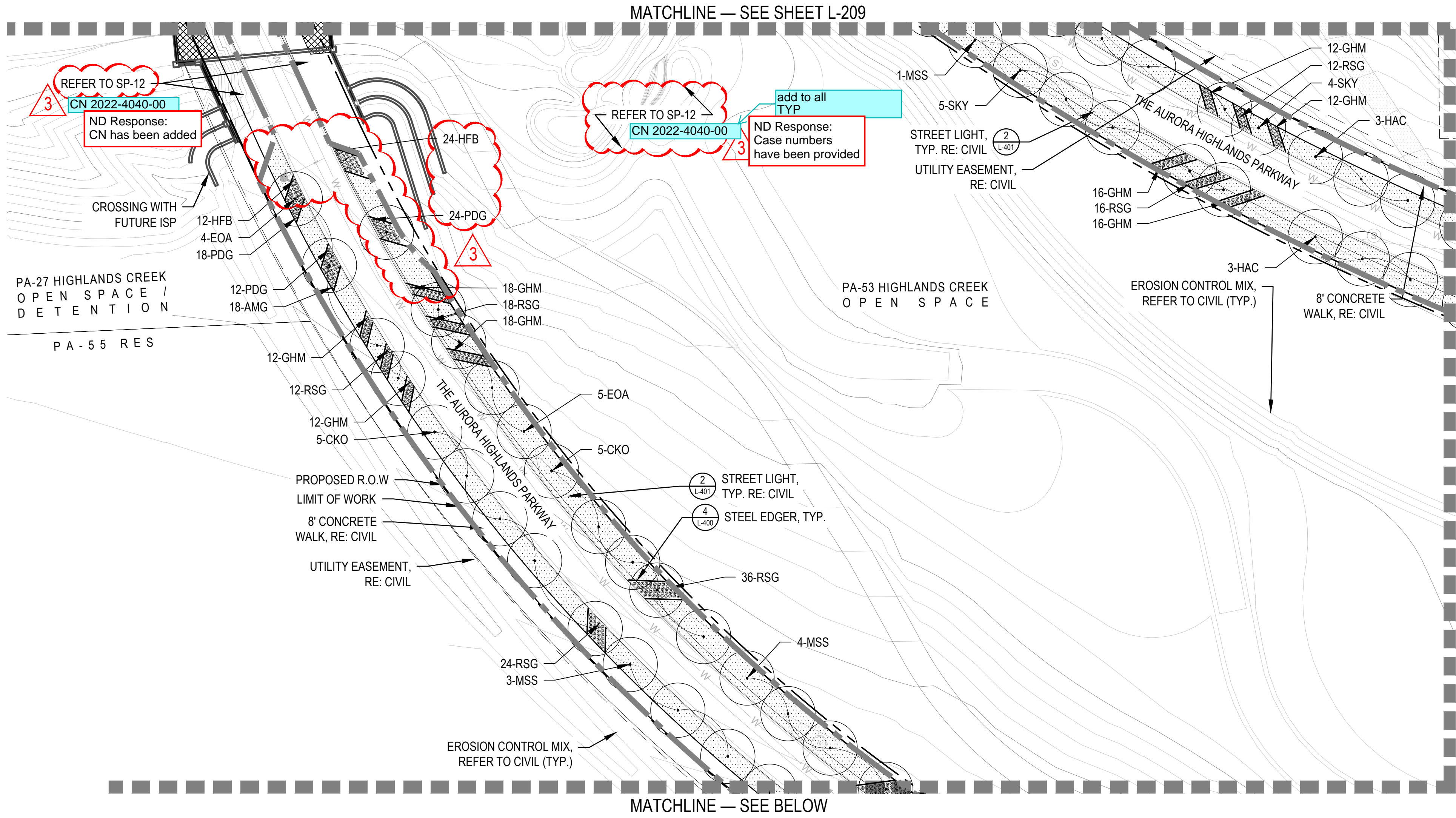
KEY MAP



THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: ENLARGED LANDSCAPE PLAN  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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



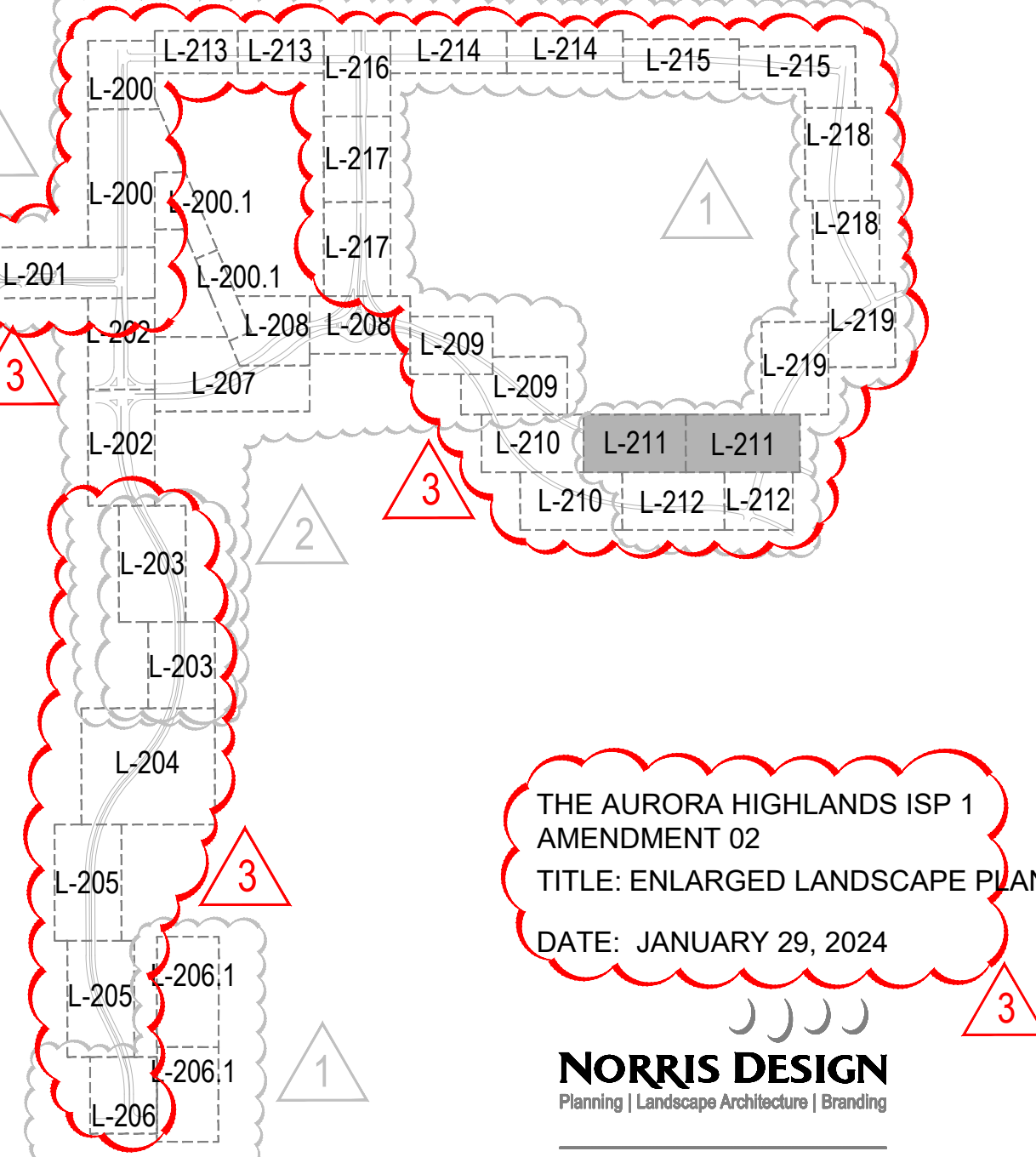


NOT FOR CONSTRUCTION

LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- IRRIGATED NATIVE SEED
- IRRIGATED MANICURED TURF
- LOW MAINTENANCE TURF
- ANNUALS WITH GORILLA HAIR
- SHREDDED LANDSCAPE MULCH
- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE: CIVIL
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
  - MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
- DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS CANOPY TREE FOR MITIGATION
- ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

KEY MAP



NORRIS DESIGN

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





NOT FOR CONSTRUCTION

### LEGEND

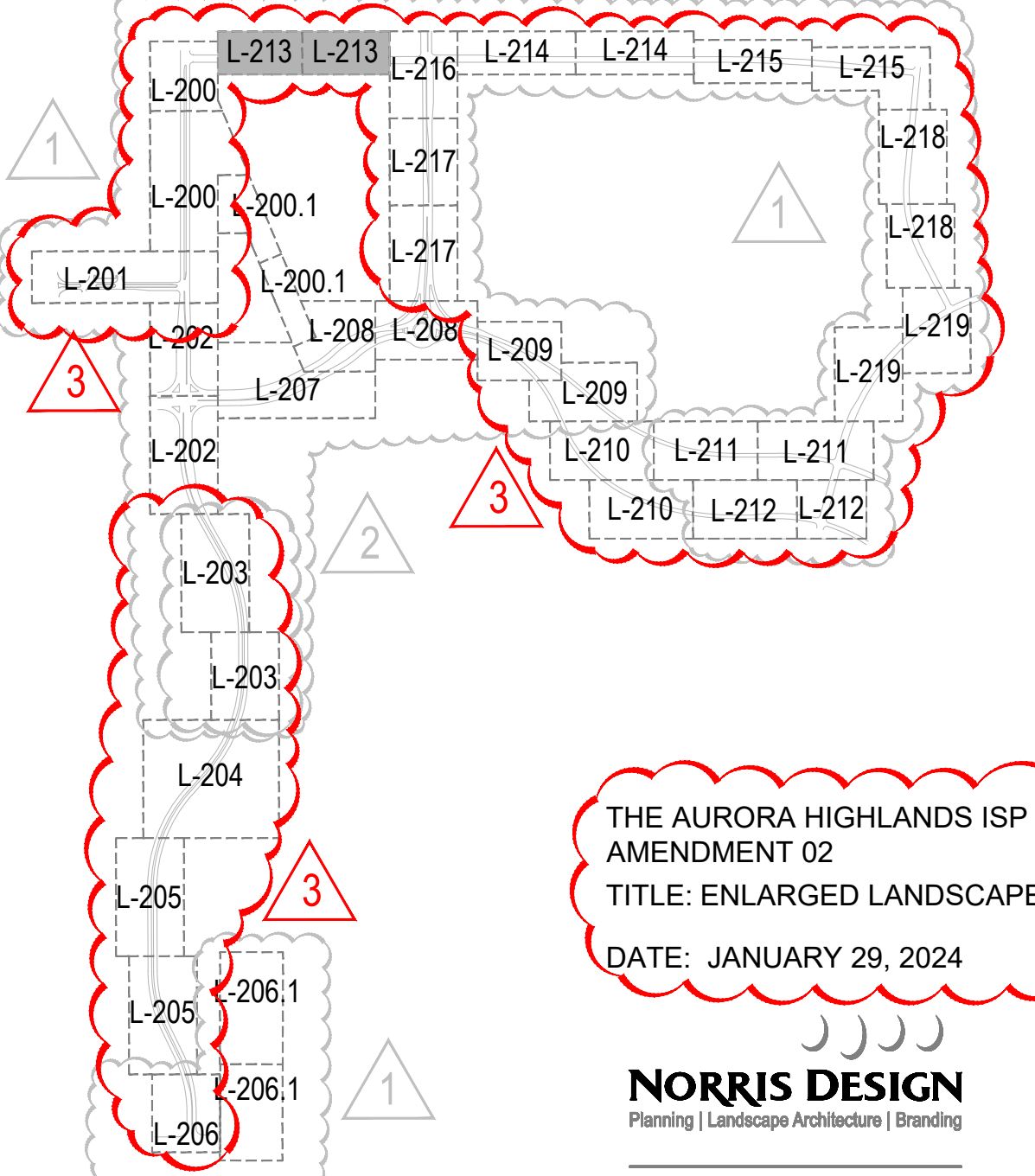
- |  |   |
|--|---|
|  | STANDARD GRAY CONCRETE  |
|  | COBBLE  |
|  | IRRIGATED NATIVE SEED   |
|  | IRRIGATED MANICURED TURF  |
|  | LOW MAINTENANCE TURF  |
|  | ANNUALS WITH GORILLA HAIR                                       |
|  | SHREDDED LANDSCAPE MULCH  |
|  | GORILLA HAIR SHREDDED LANDSCAPE MULCH                           |
|  | PAVER TYPE ONE  |
|  | PAVER TYPE TWO  |
|  | STEEL EDGER (DETAIL 5, SHEET L-400)                             |
|  | MATCH LINES   |
|  | LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK |
|  | PHASE LINE  |
|  | ENLARGEMENT   |
|  | BENCH   |
|  | TRASH CAN (DETAIL 7, SHEET L-400)                               |
|  | PLANTER BOWL (DETAIL 1, SHEET L-401)                            |
|  | STREET LIGHT (DETAIL 2, SHEET L-401)                            |
|  | FIRE HYDRANT DETAIL, RE-CIVIL                                   |
|  | EXISTING CANOPY TREE TO REMAIN                                  |
|  | 4' METAL FENCE (DETAIL 3, SHEET L-405)                          |
|  | 6' MASONRY FENCE (DETAIL 2, SHEET L-405)                        |
|  | 8' MASONRY FENCE (DETAIL 2, SHEET L-404)                        |
|  | MASONRY COLUMN (DETAIL 1, SHEET L-405)                          |
|  | EXISTING CANOPY TREE TO BE REMOVED                              |
|  | DECIDUOUS CANOPY TREE<br>(DETAIL 1, SHEET L-400)                |
|  | DECIDUOUS CANOPY TREE FOR MITIGATION                            |
|  | ORNAMENTAL TREE (DETAIL 1, SHEET L-400)                         |
|  | EVERGREEN TREE (DETAIL 1, SHEET L-400)                          |
|  | DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)                        |
|  | EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)                        |
|  | ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)                      |
|  | PERENNIALS (DETAIL 4, SHEET L-400)                              |



LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- IRRIGATED NATIVE SEED
- IRRIGATED MANICURED TURF
- LOW MAINTENANCE TURF
- ANNUALS WITH GORILLA HAIR
- SHREDDED LANDSCAPE MULCH
- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE: CIVIL
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
  - MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
- DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS CANOPY TREE FOR MITIGATION
- ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

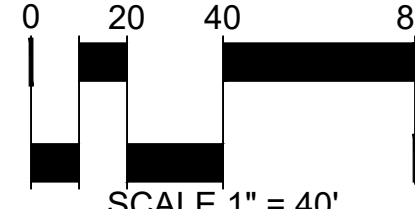
KEY MAP



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02  
TITLE: ENLARGED LANDSCAPE PLAN  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

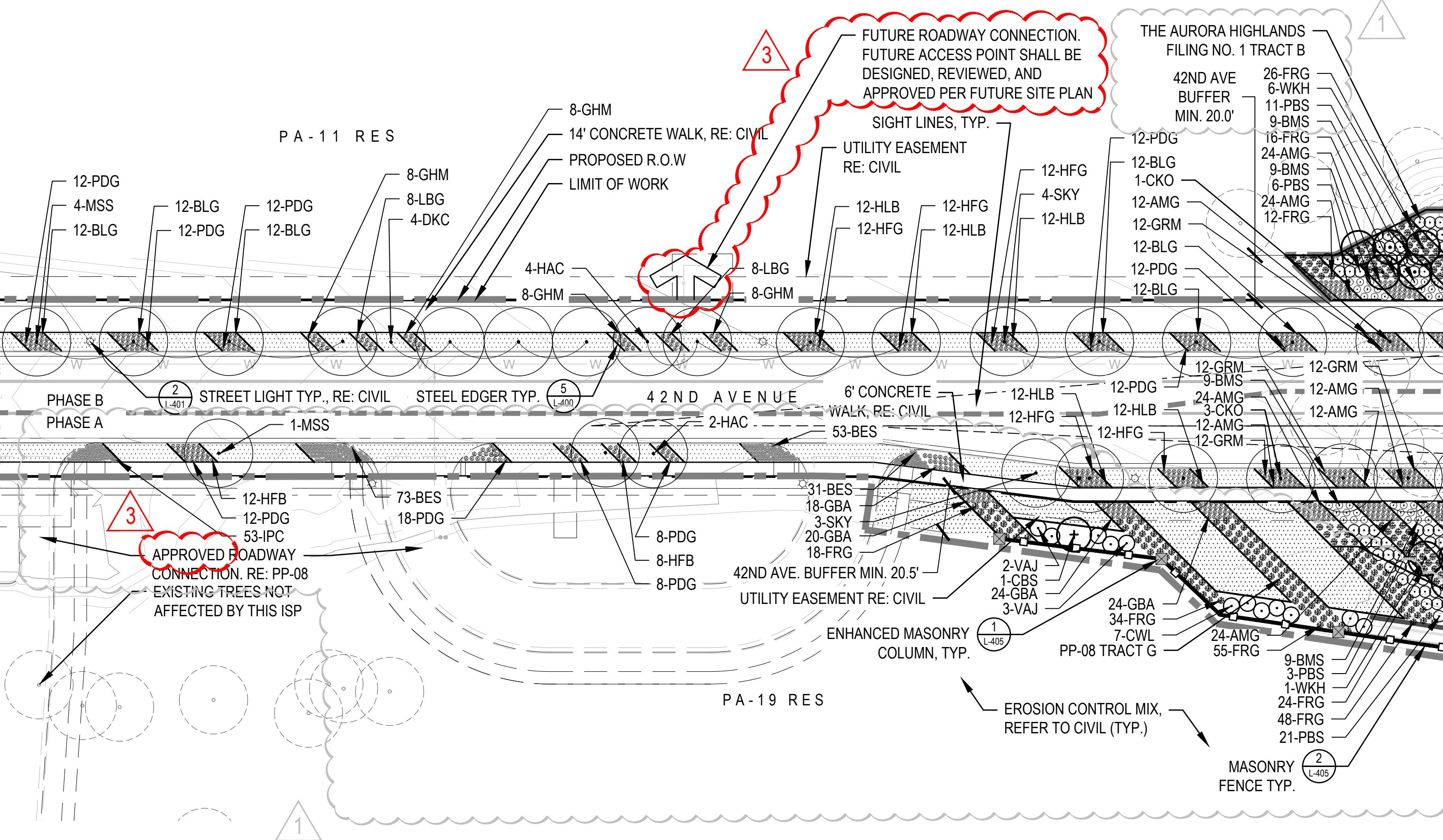
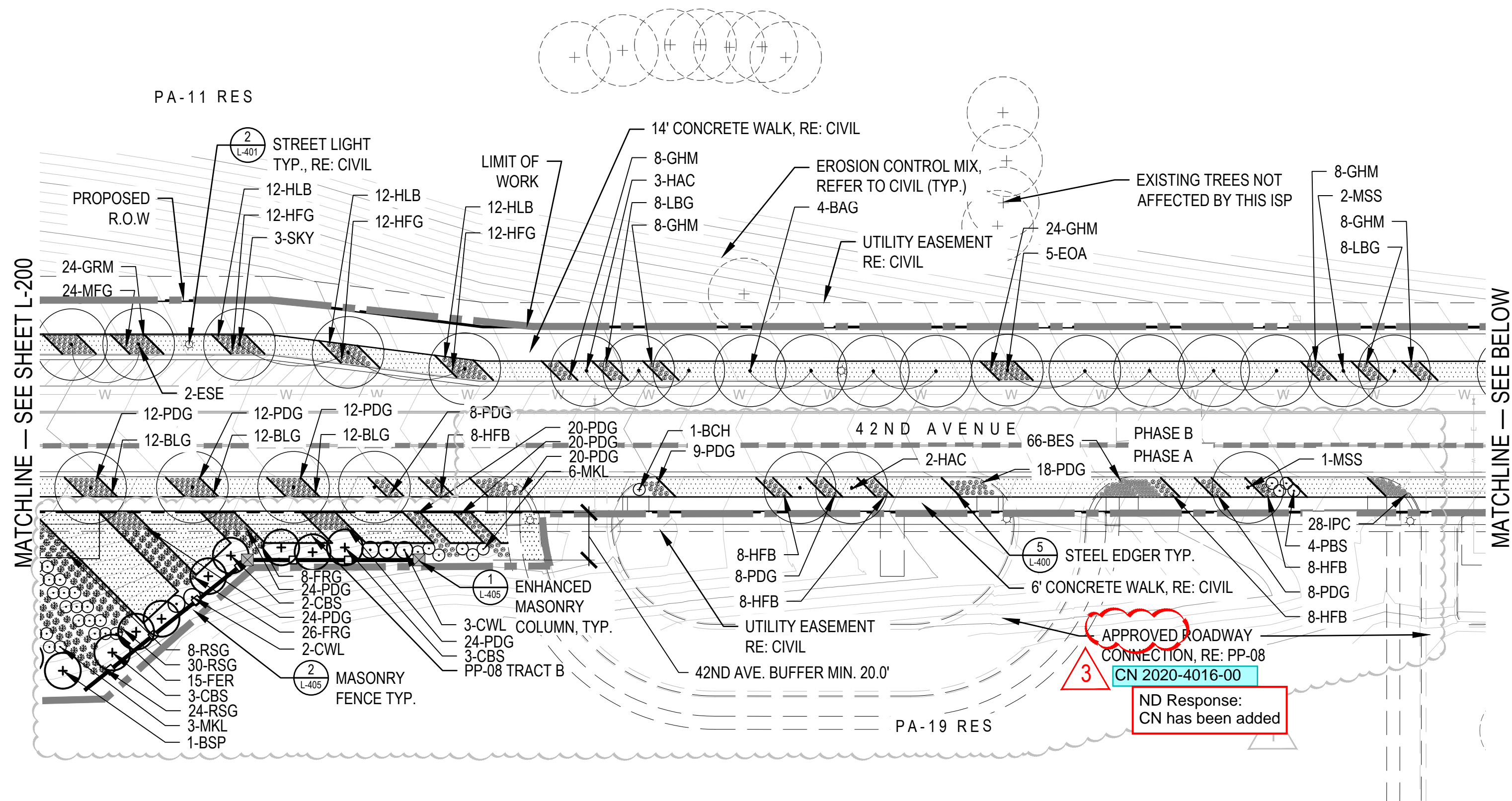
1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com



this should be Sheet 213

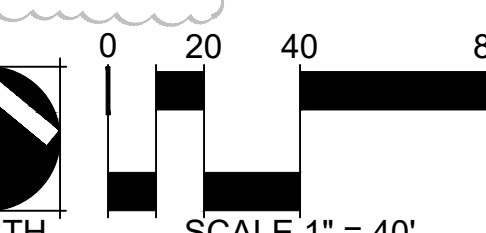
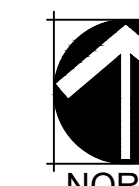
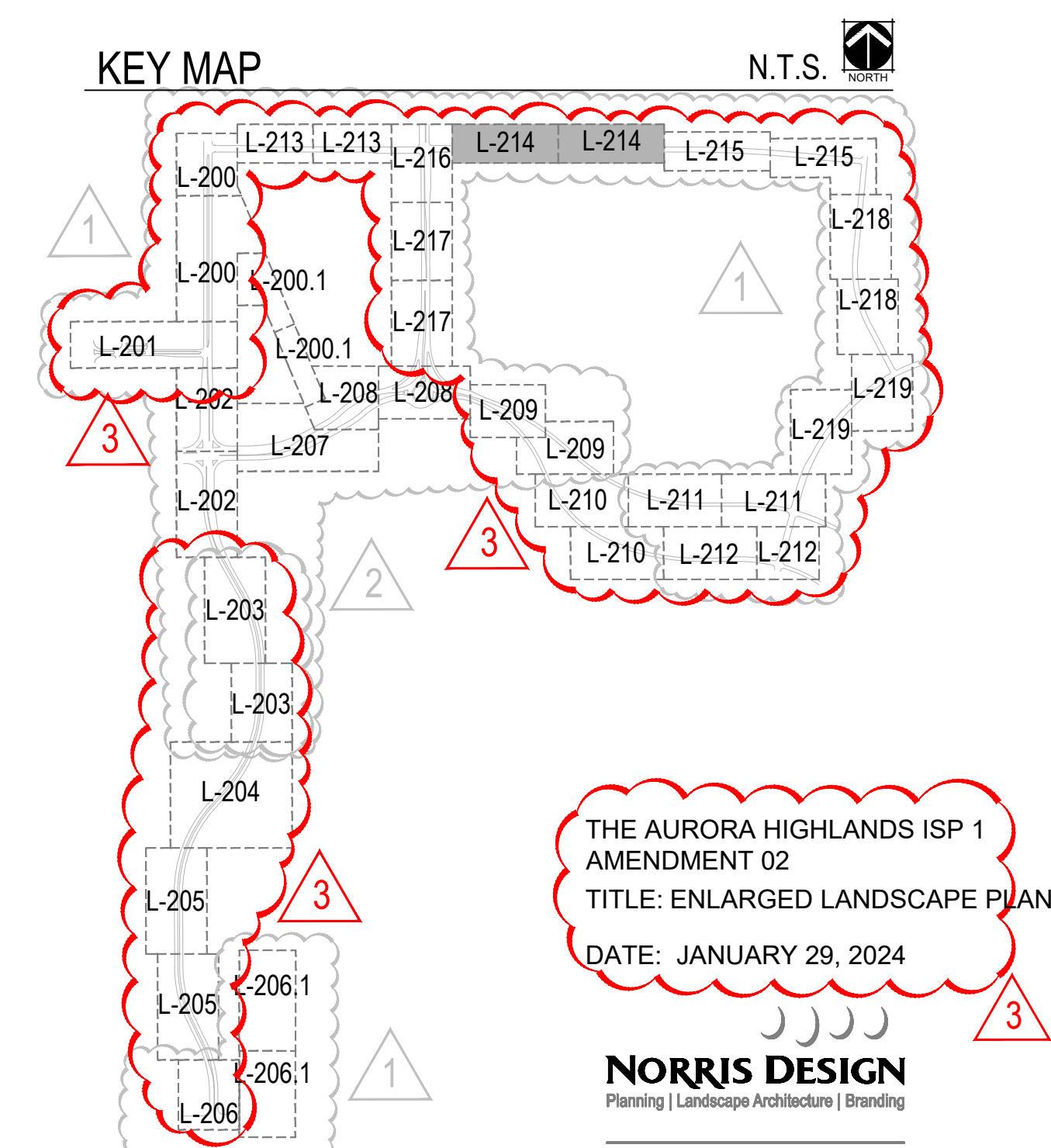
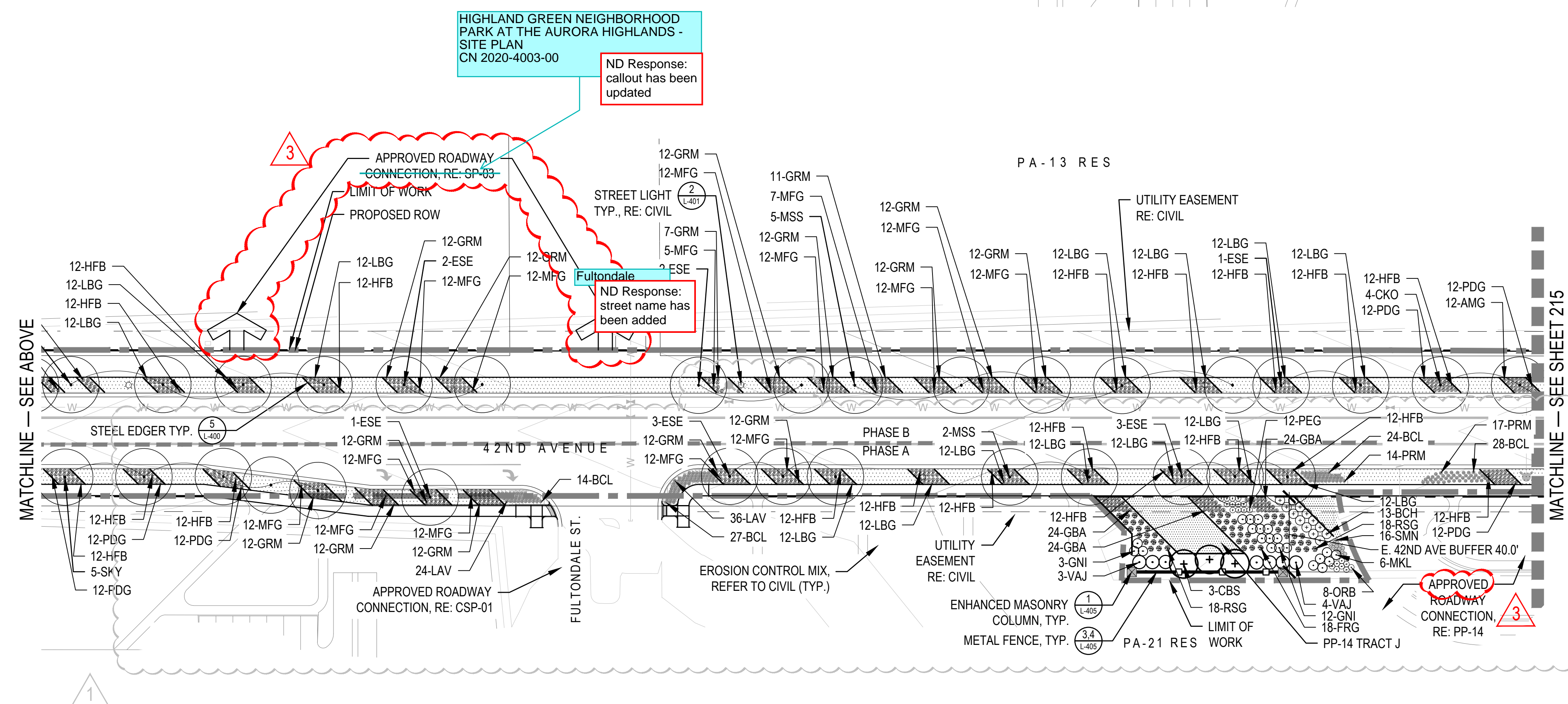
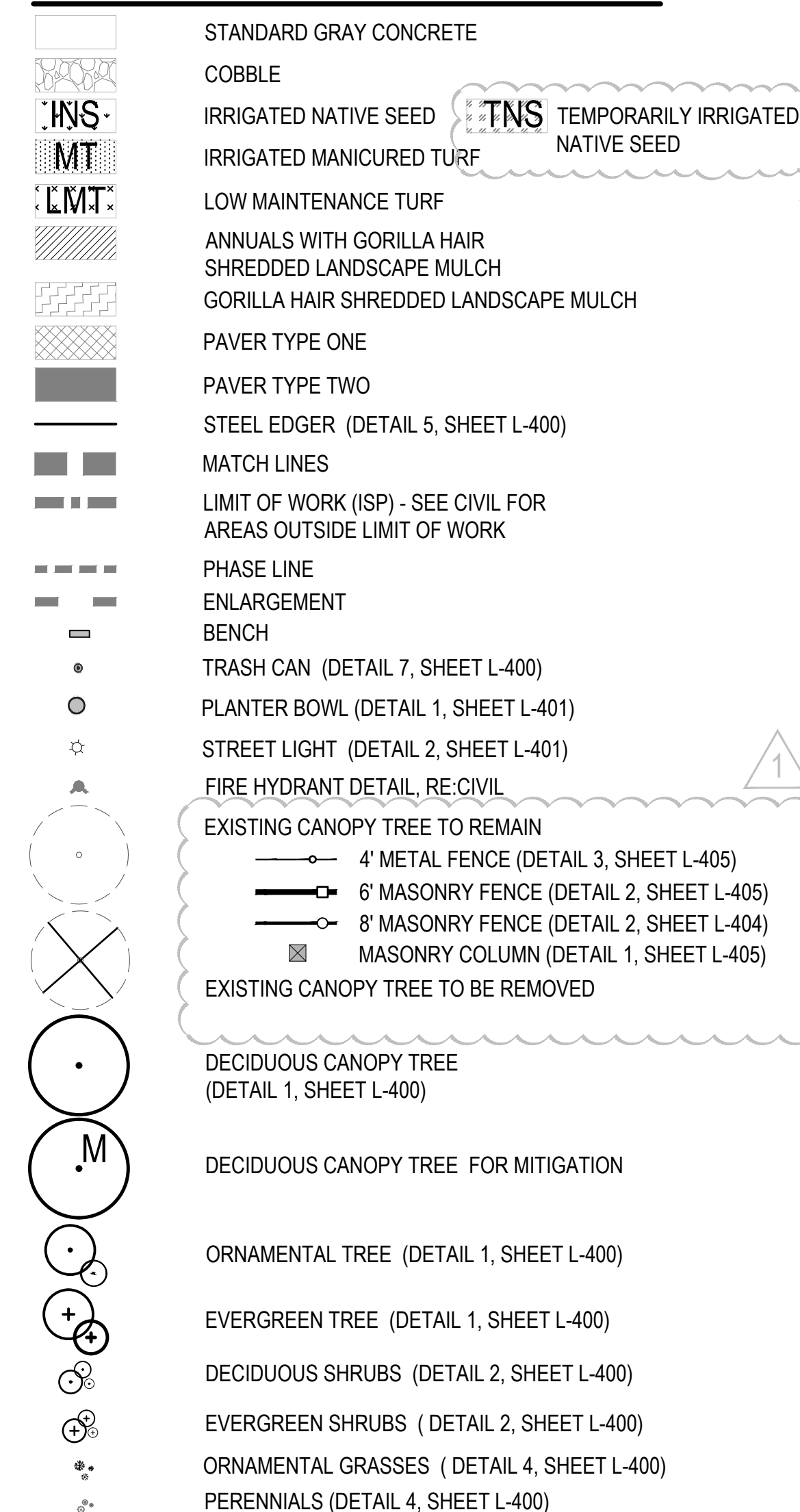
ND Response: sheet number has been revised

L-212



ND Response: sheet number has been revised

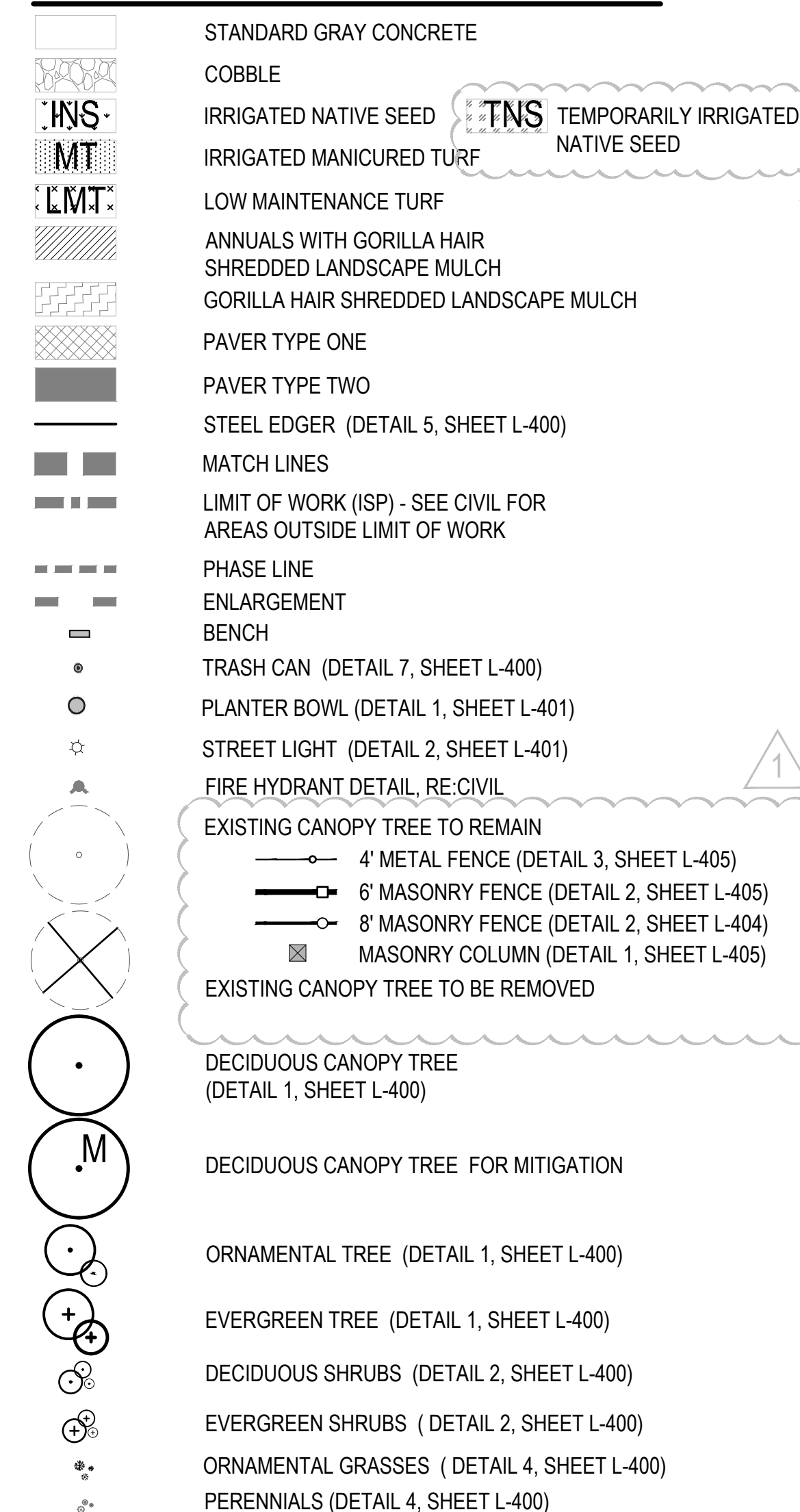
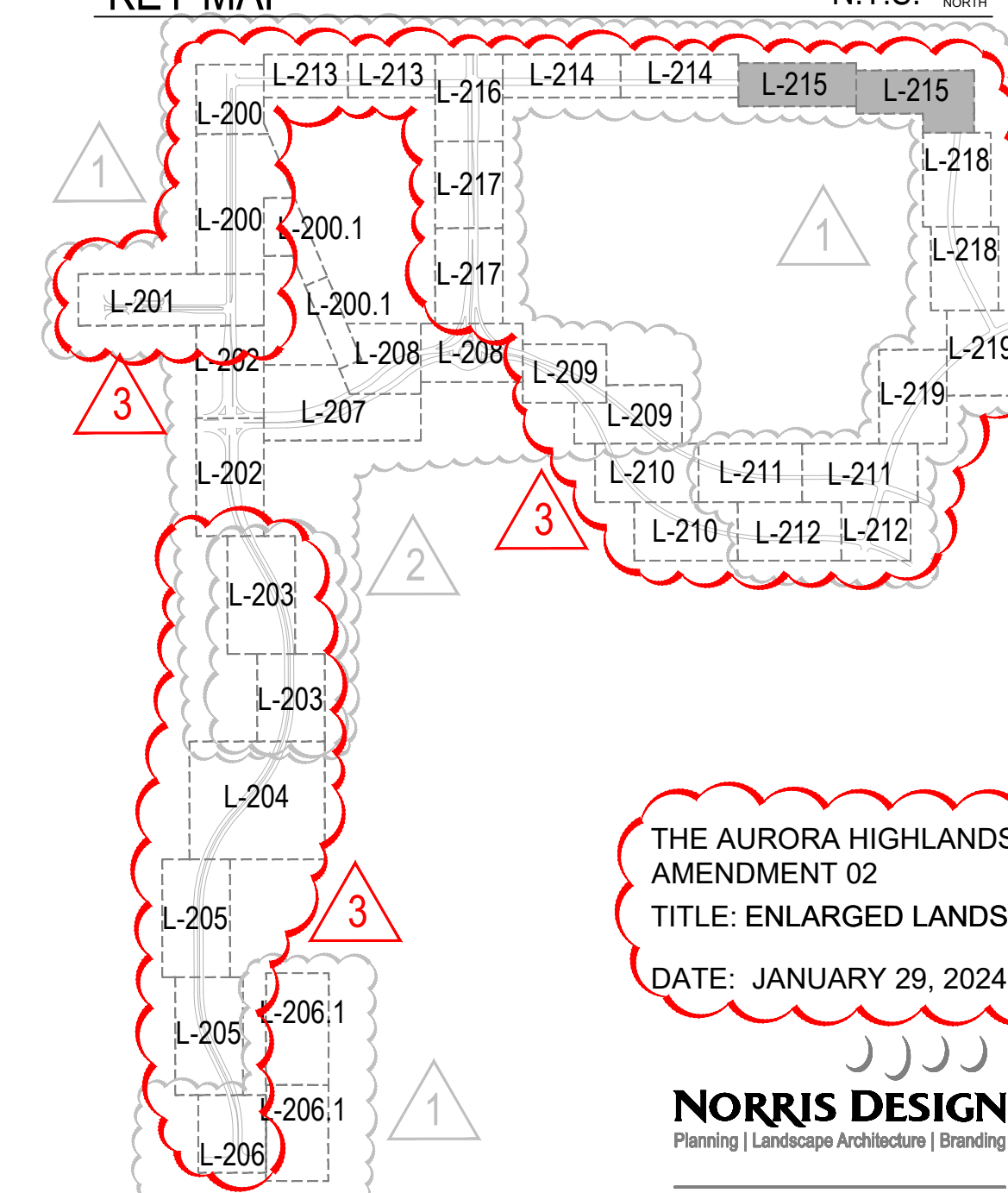




1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
[www.norris-design.com](http://www.norris-design.com)

L-214



NTS 

THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: ENLARGED LANDSCAPE PLAN  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

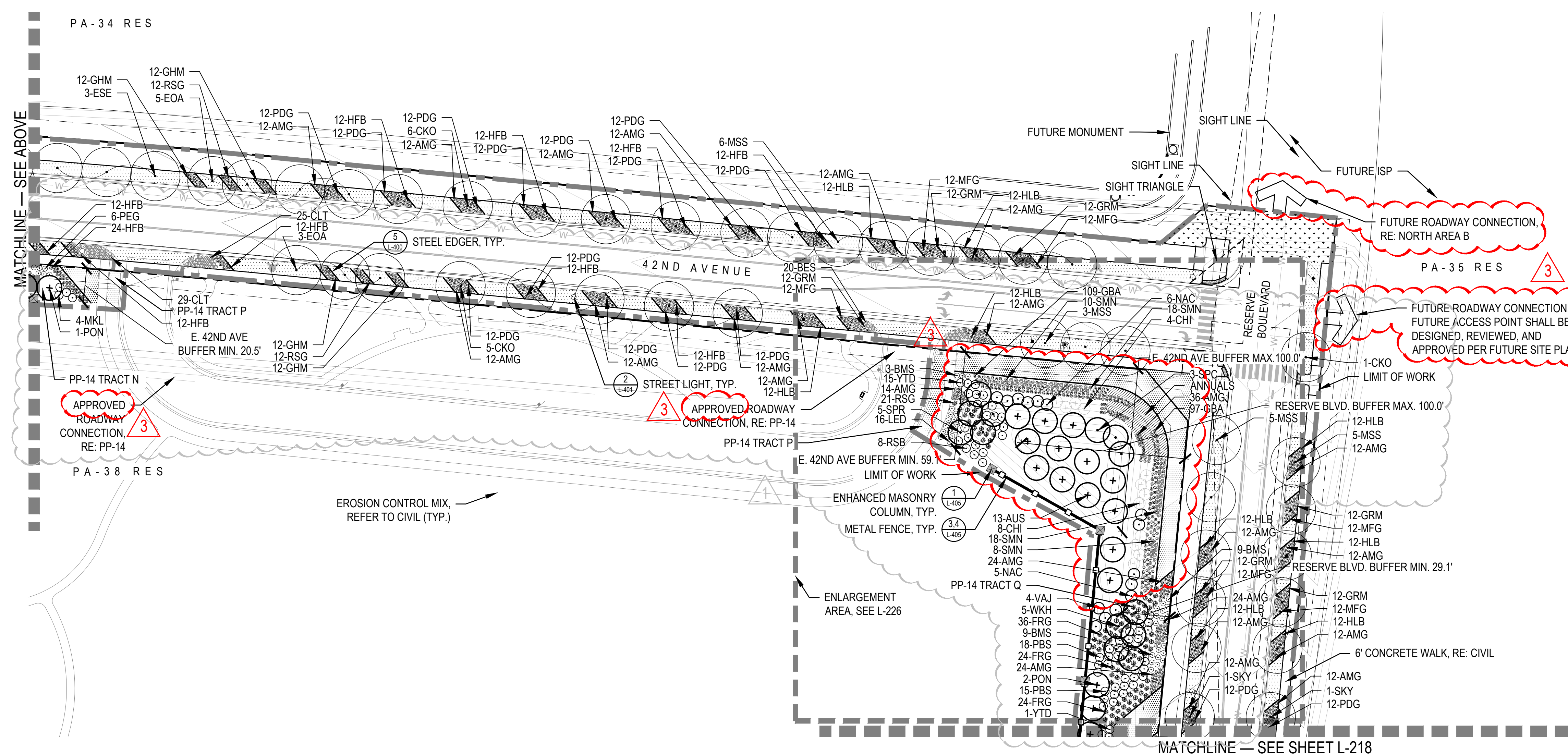
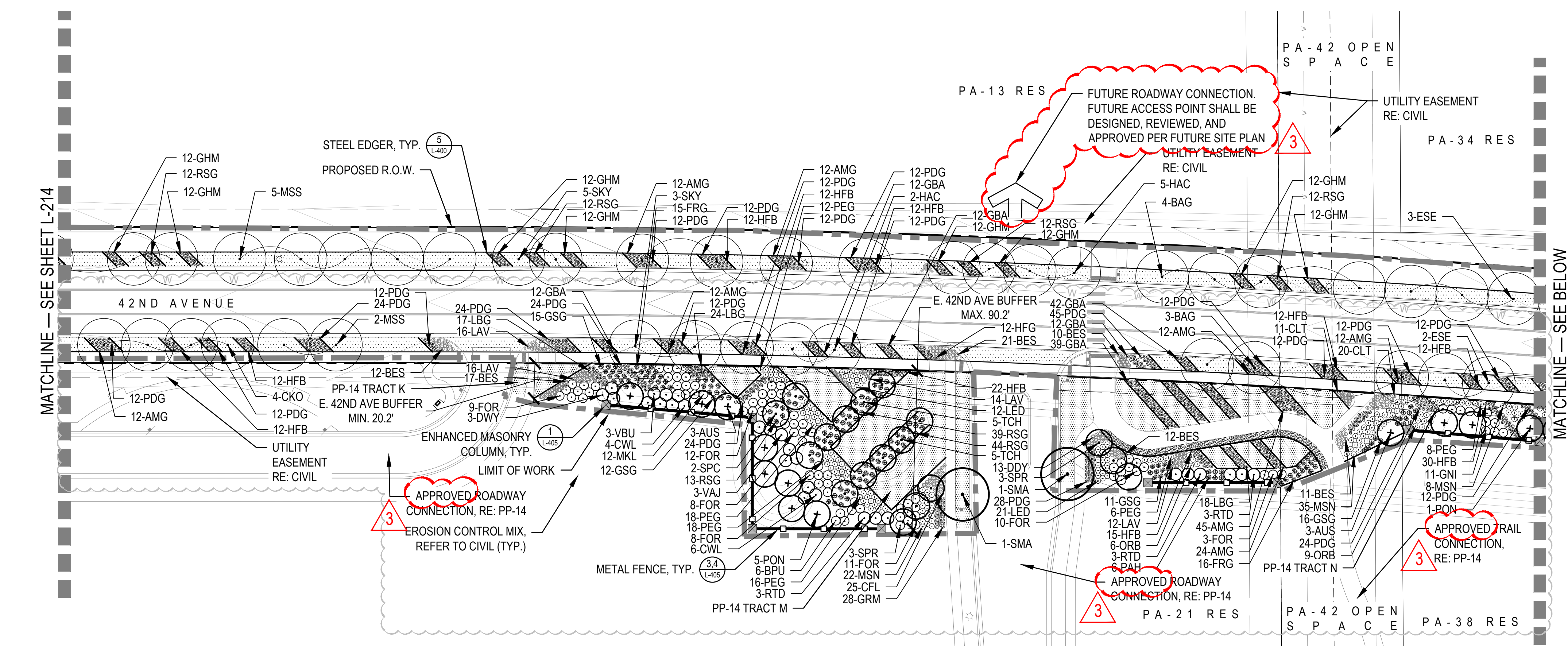
1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
[www.norris-design.com](http://www.norris-design.com)

L-215



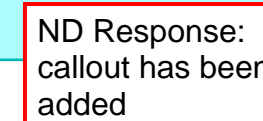
20 40 80

SCALE 1" = 40'



MATCHLINE — SEE SHEET L-218

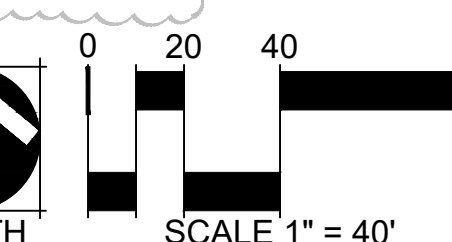




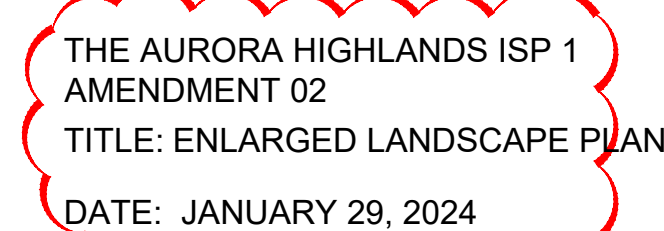
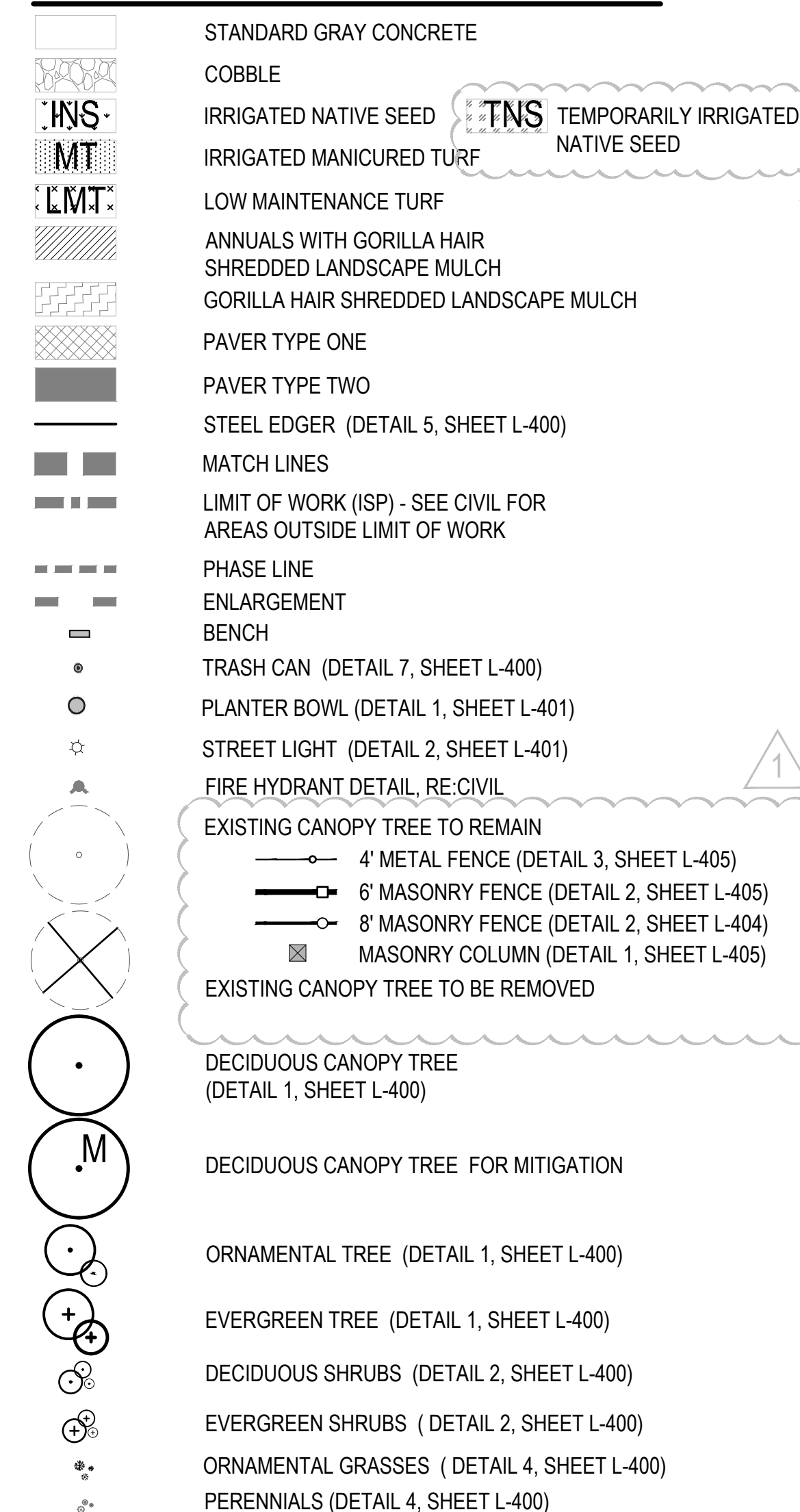
- 
- KEY MAP**
- N.T.S. NORTH
- THE AURORA HIGHLAND AMENDMENT 02  
TITLE: ENLARGED LAND  
DATE: JANUARY 29, 2020
- NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
[www.norris-design.com](http://www.norris-design.com)





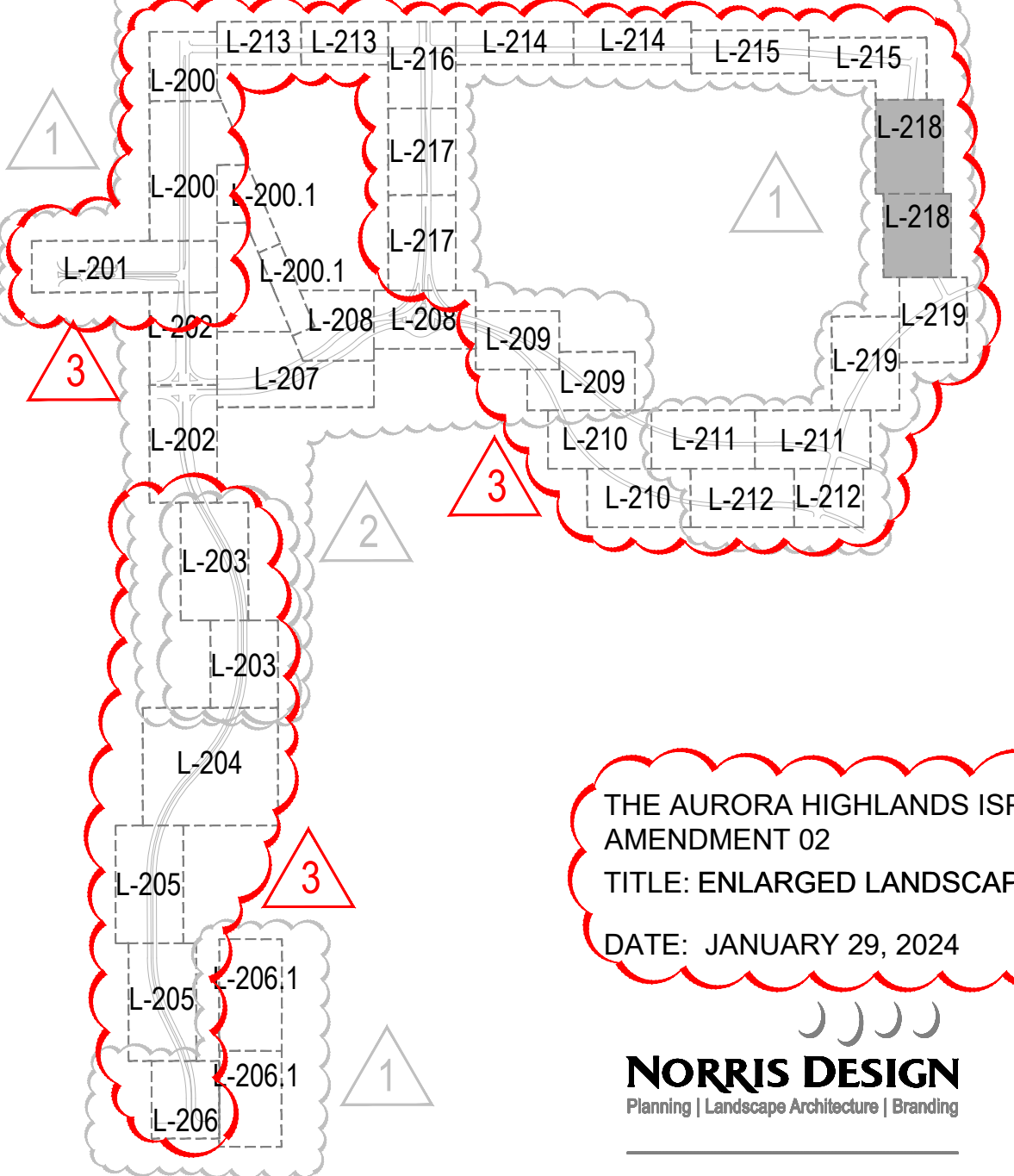




LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- IRRIGATED NATIVE SEED
- IRRIGATED MANICURED TURF
- LOW MAINTENANCE TURF
- ANNUALS WITH GORILLA HAIR
- SHREDDED LANDSCAPE MULCH
- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE: CIVIL
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
  - MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
- DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS CANOPY TREE FOR MITIGATION
- ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

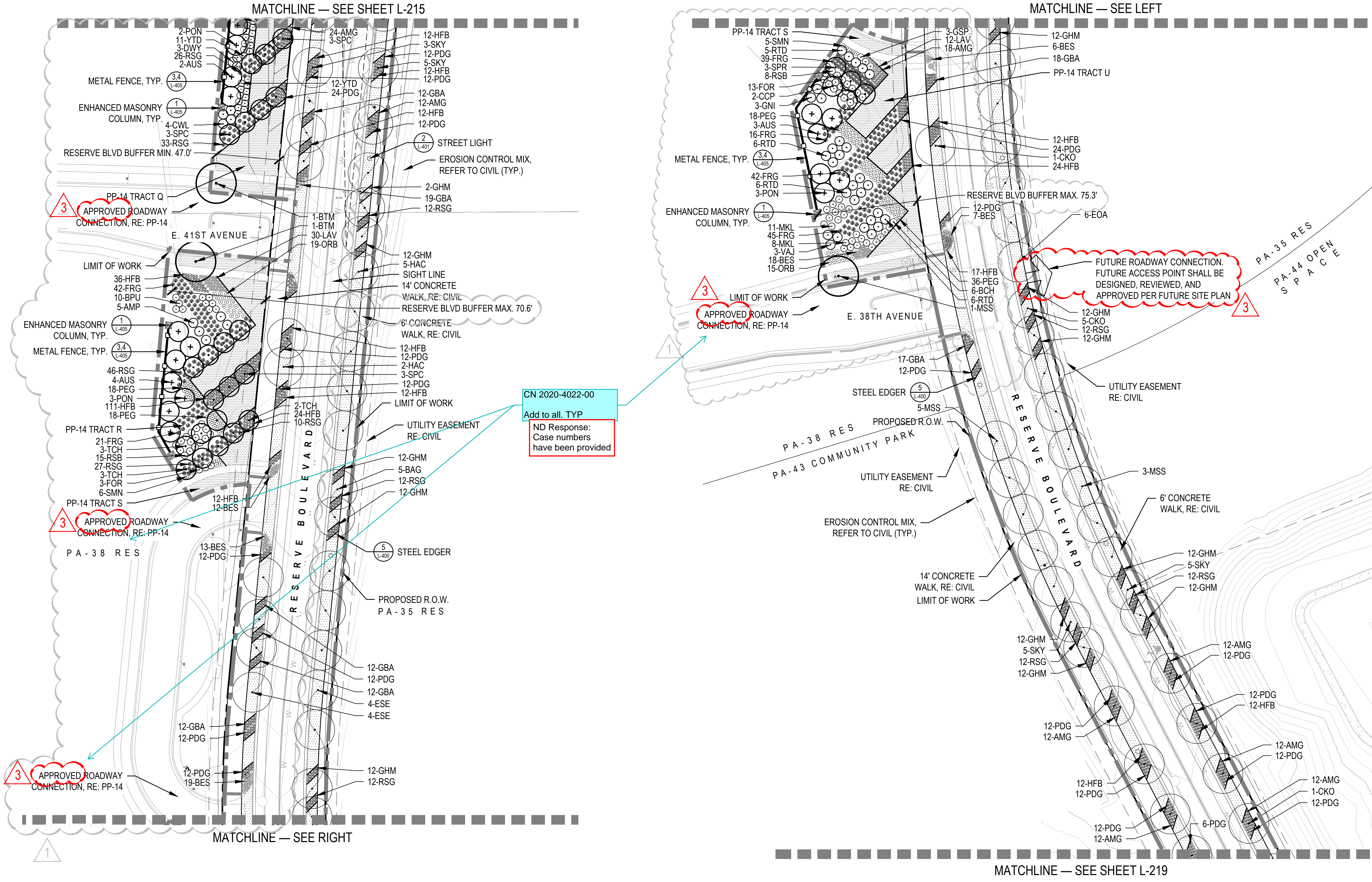
KEY MAP



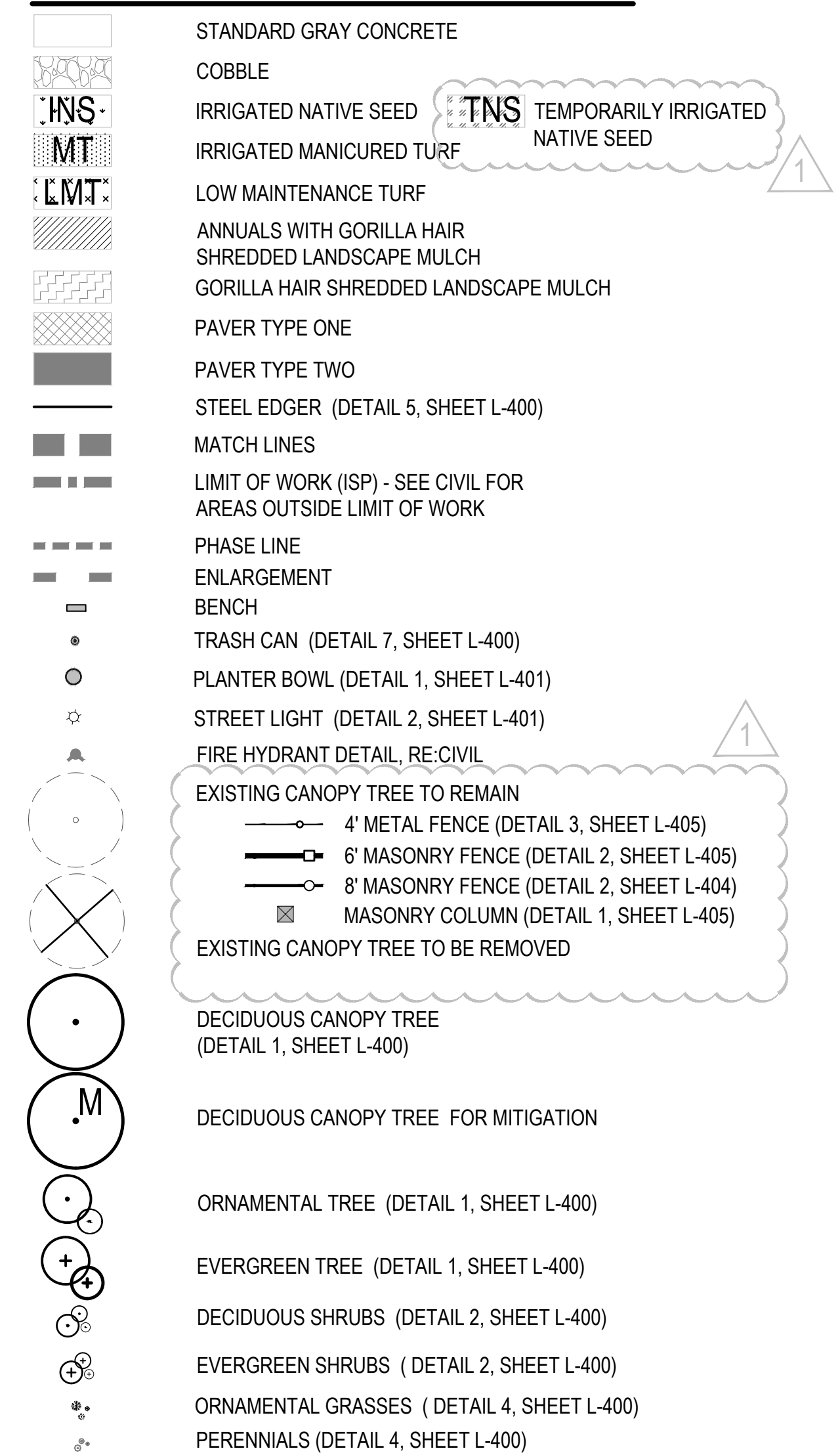
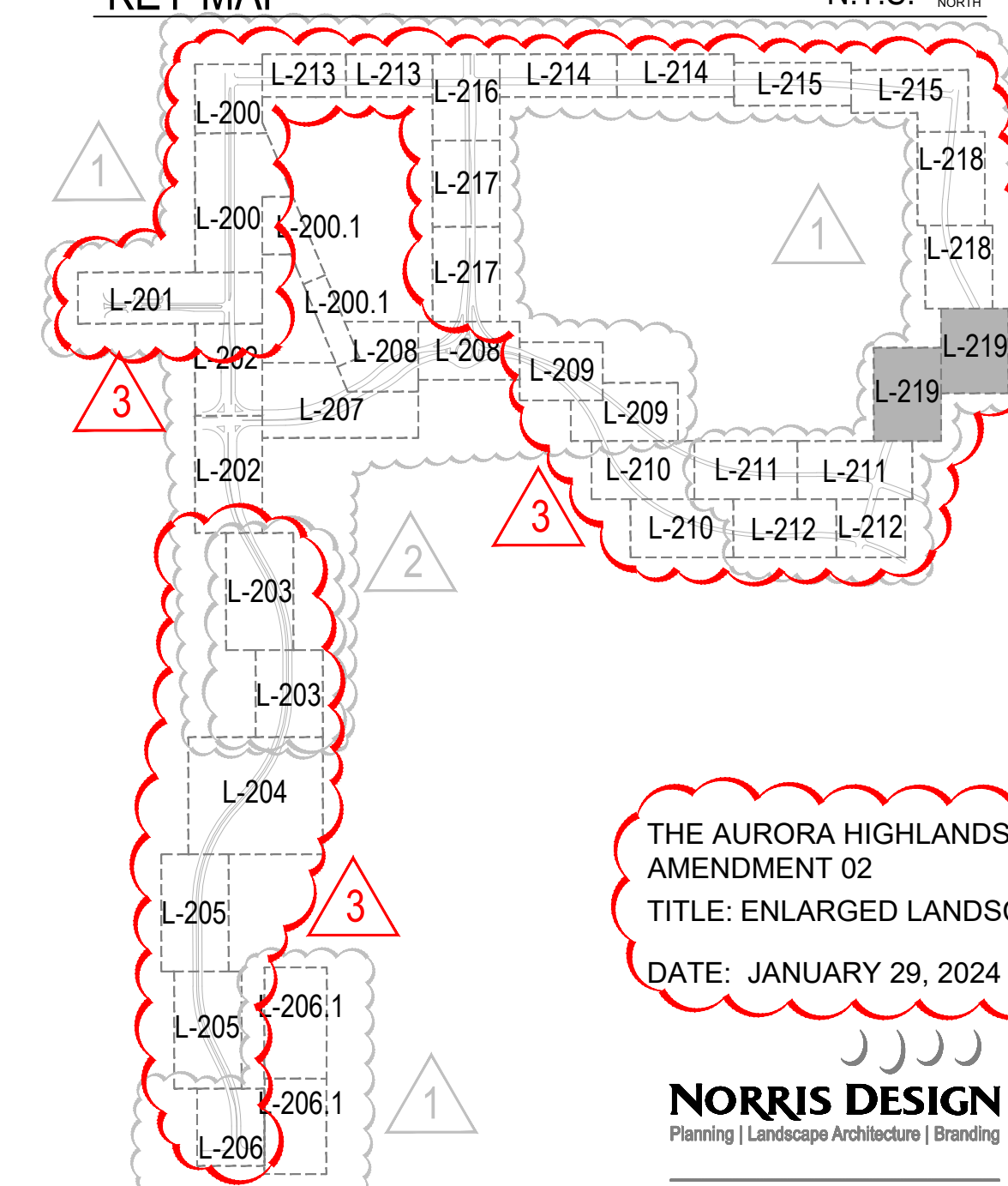
THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: ENLARGED LANDSCAPE PLAN  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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





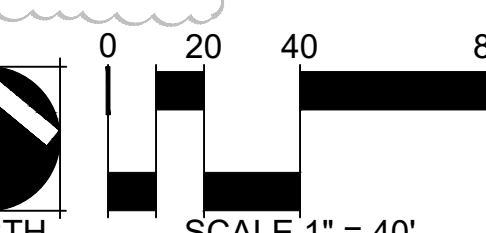
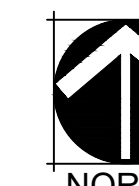
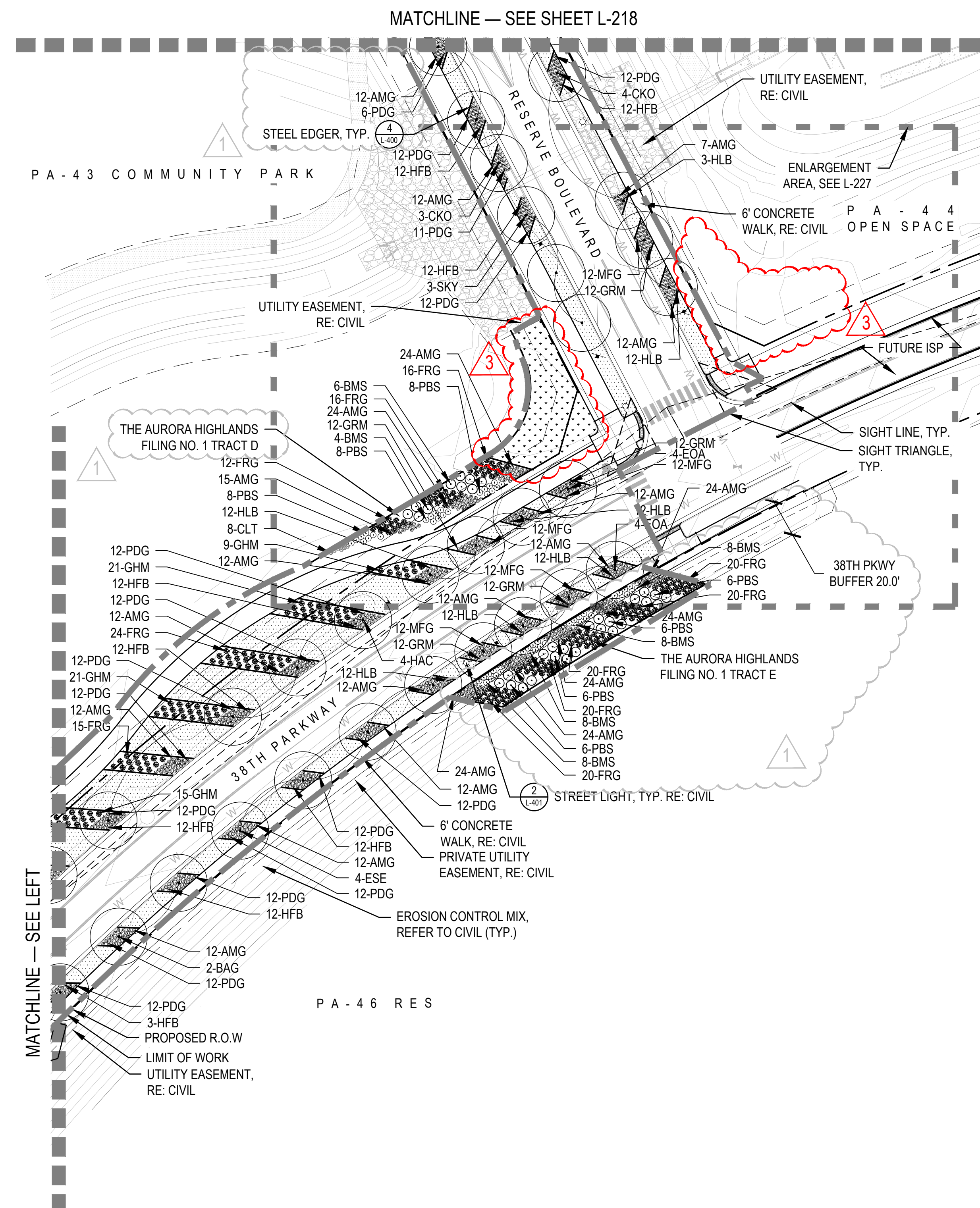
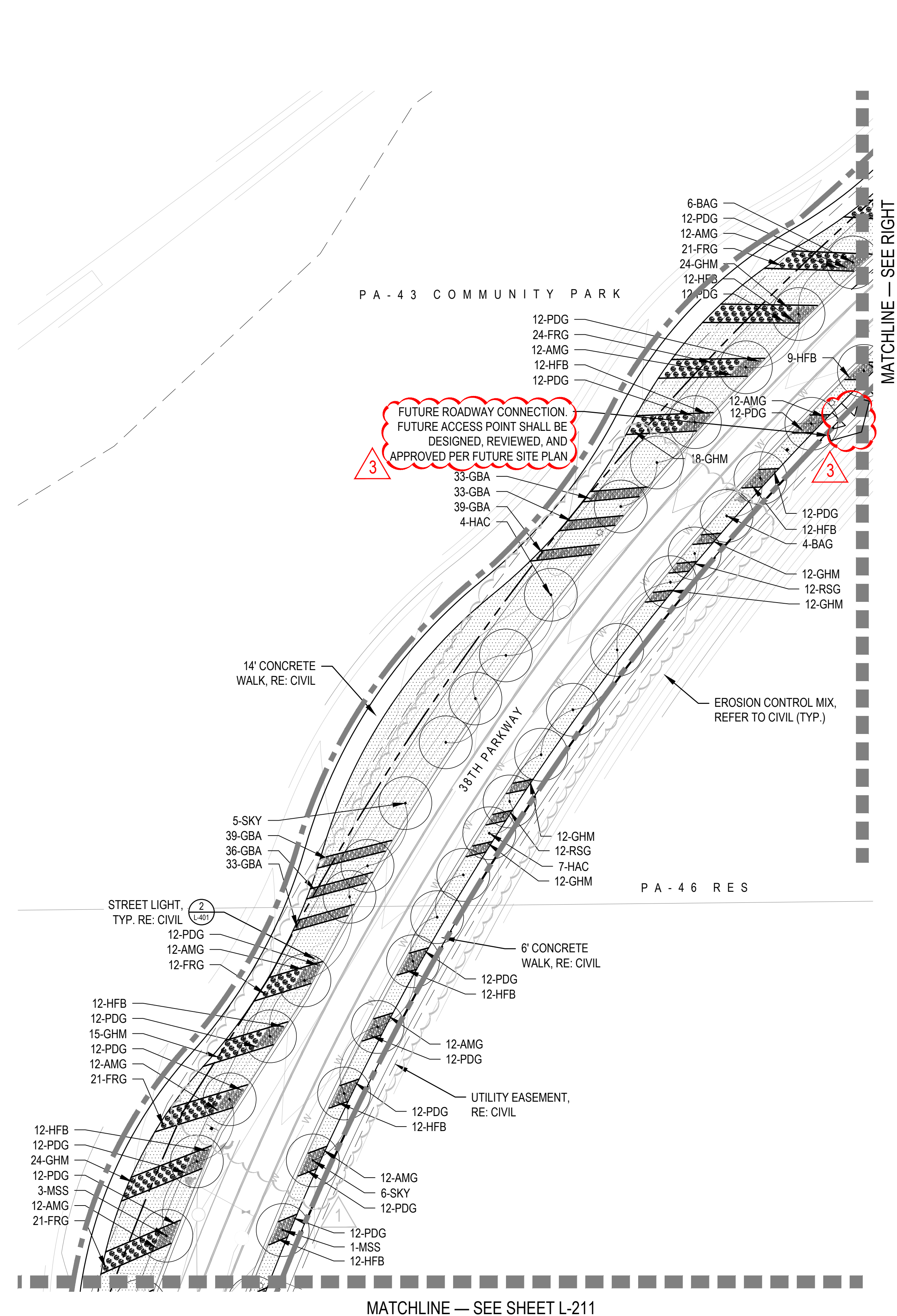
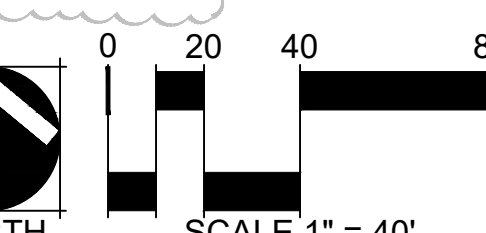
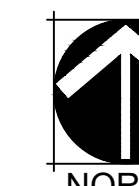
NTS 

THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: ENLARGED LANDSCAPE PLAN  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
[www.norris-design.com](http://www.norris-design.com)

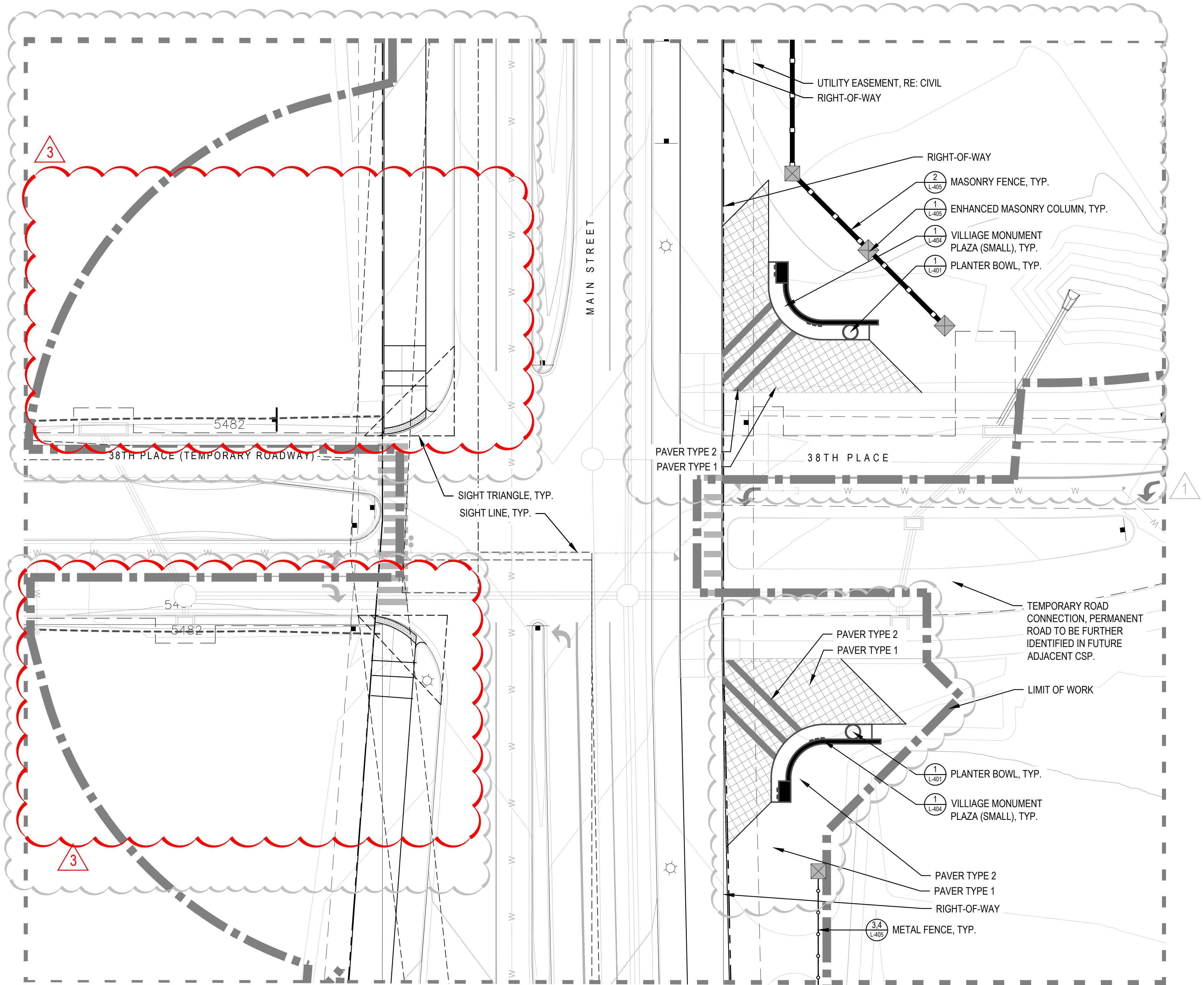
L-219



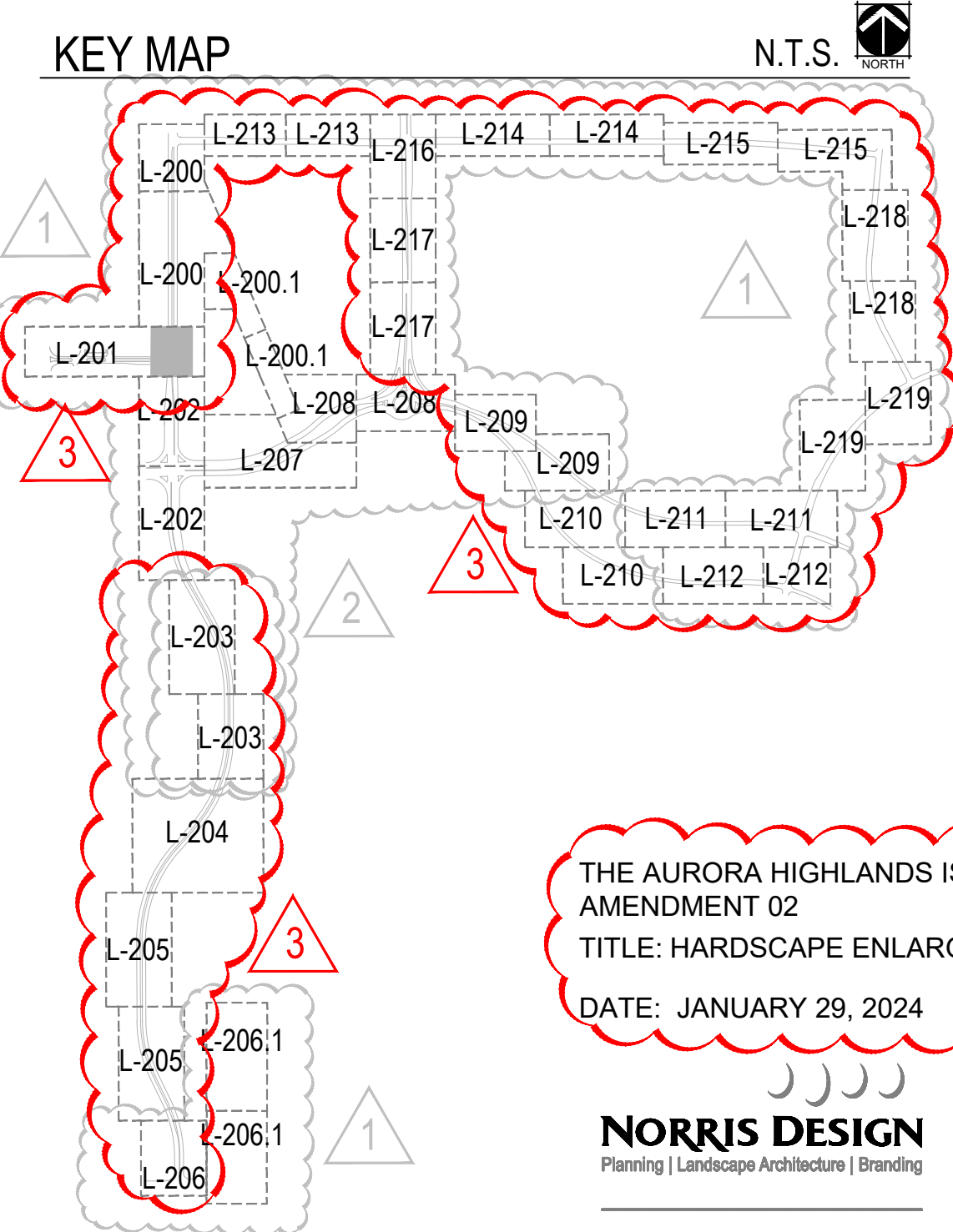


LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWLS (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2 SHEET L-401)
- FIRE HYDRANT DETAIL, RE: CIVIL
- MASONRY STONE VENEER WALL



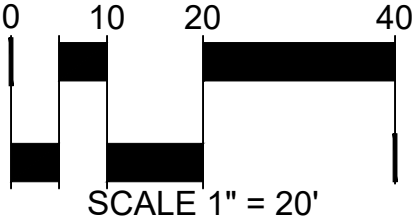
KEY MAP



THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: HARDSCAPE ENLARGEMENT  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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

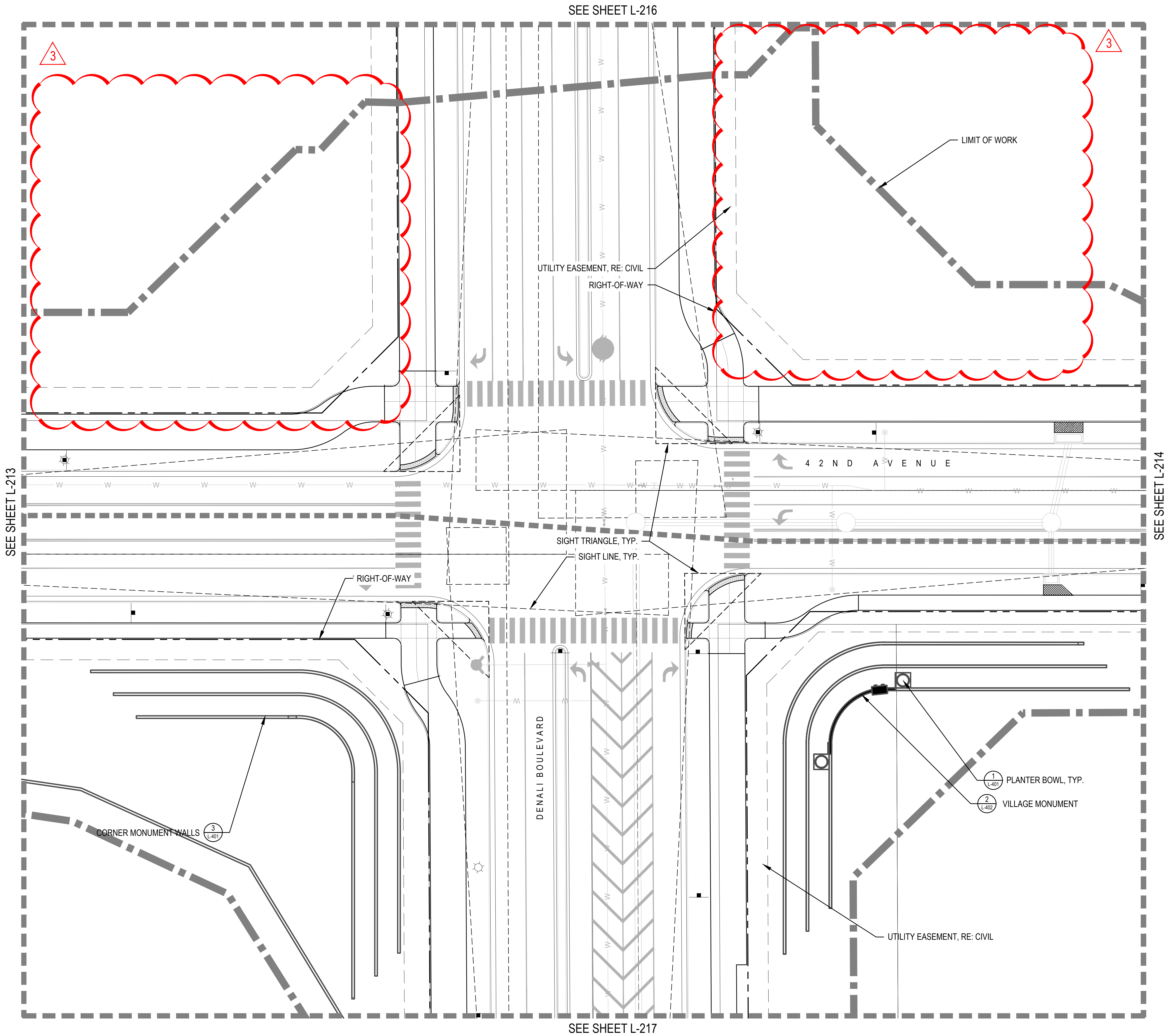
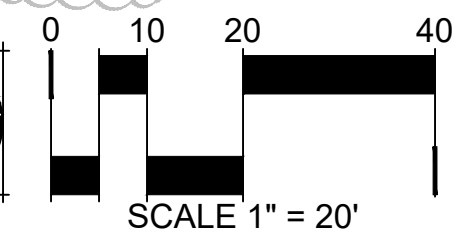
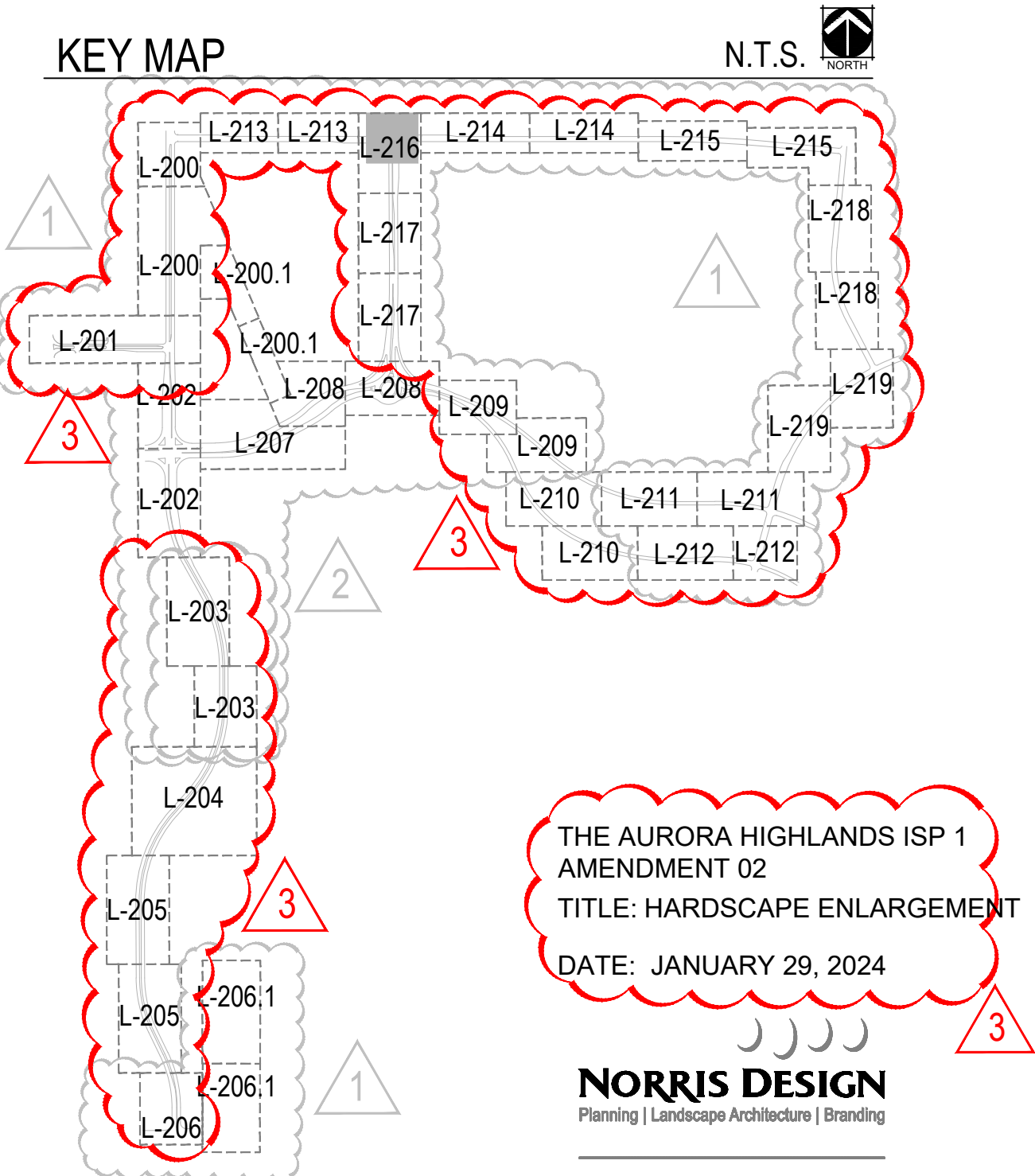




LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWLS (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2 SHEET L-401)
- FIRE HYDRANT DETAIL, RE: CIVIL
- MASONRY STONE VENEER WALL

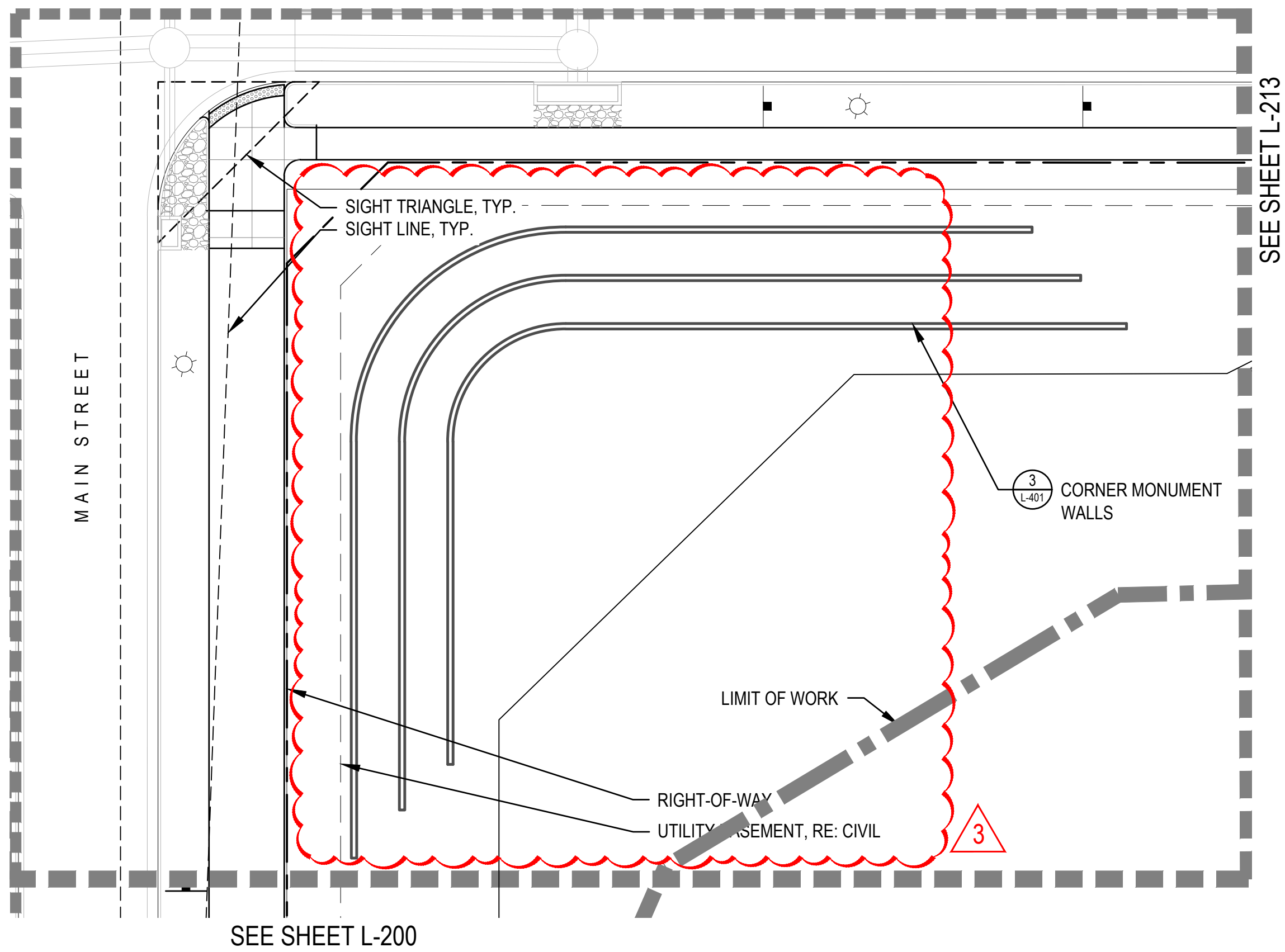
KEY MAP



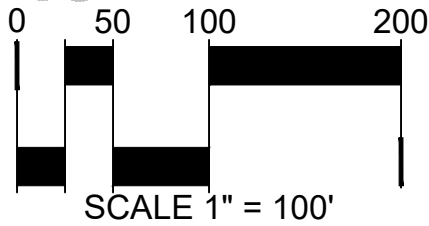
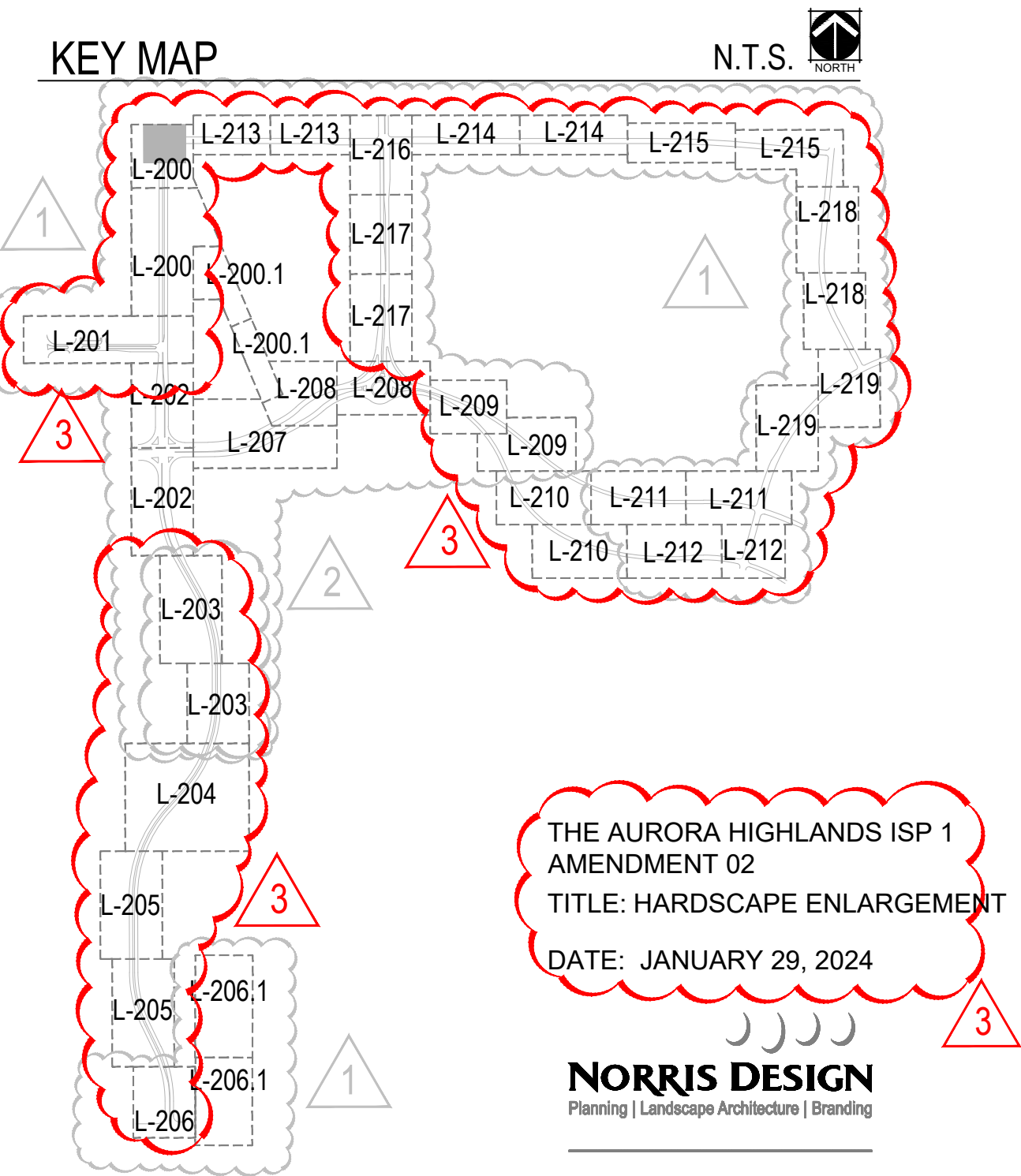


LEGEND

	STANDARD GRAY CONCRETE
	CONCRETE COLOR ONE
	CONCRETE COLOR TWO
	PAVER TYPE ONE
	PAVER TYPE TWO
	STEEL EDGER (DETAIL 5, SHEET L-400)
	LIMIT OF WORK
	PHASE LINE
	ENLARGEMENT
	BENCH
	TRASH CAN (DETAIL 7, SHEET L-400)
	PLANTER BOWLS (DETAIL 1, SHEET L-401)
	STREET LIGHT (DETAIL 2 SHEET L-401)
	FIRE HYDRANT DETAIL, RE: CIVIL
	MASONRY STONE VENEER WALL



KEY MAP

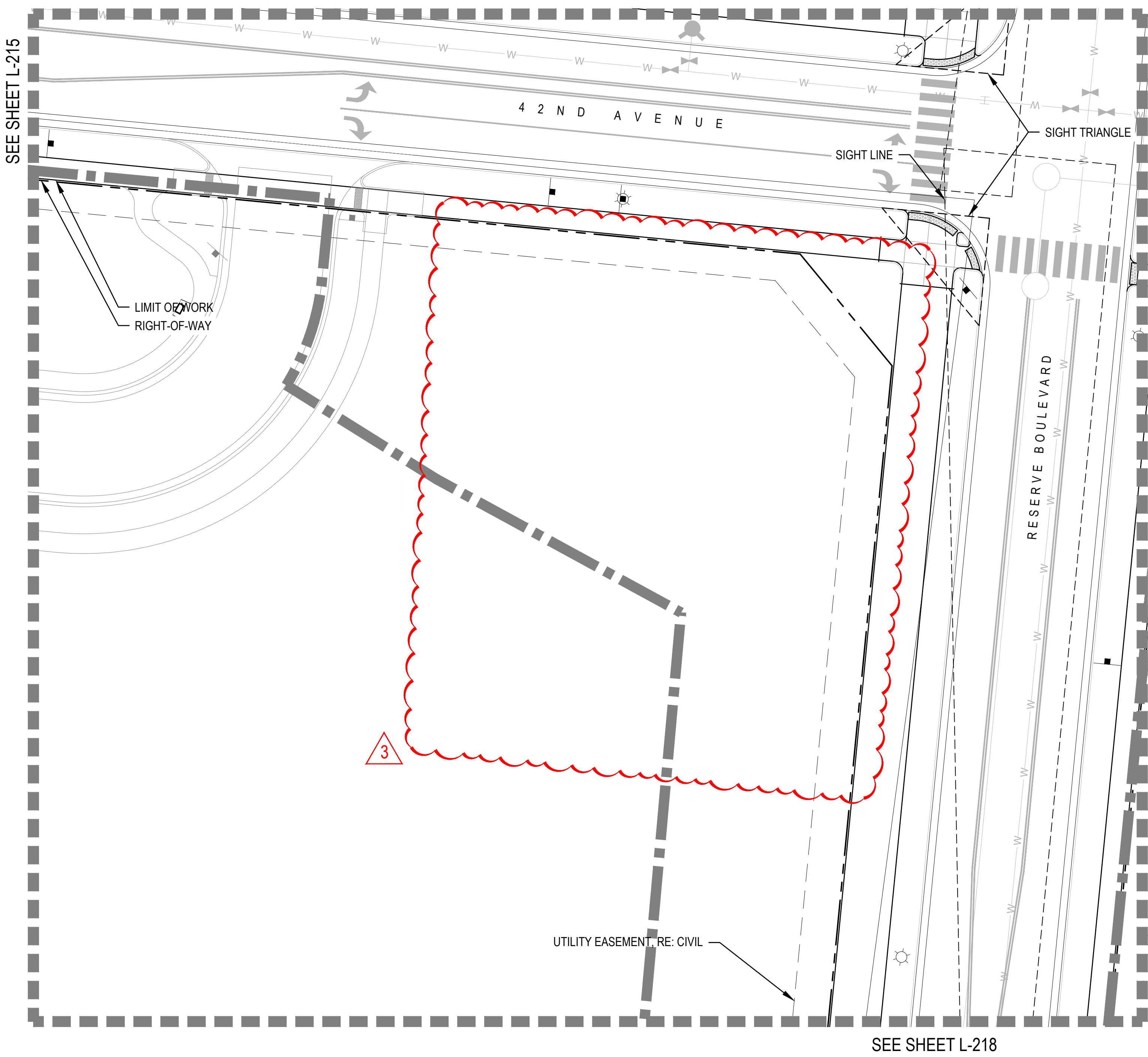


1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com

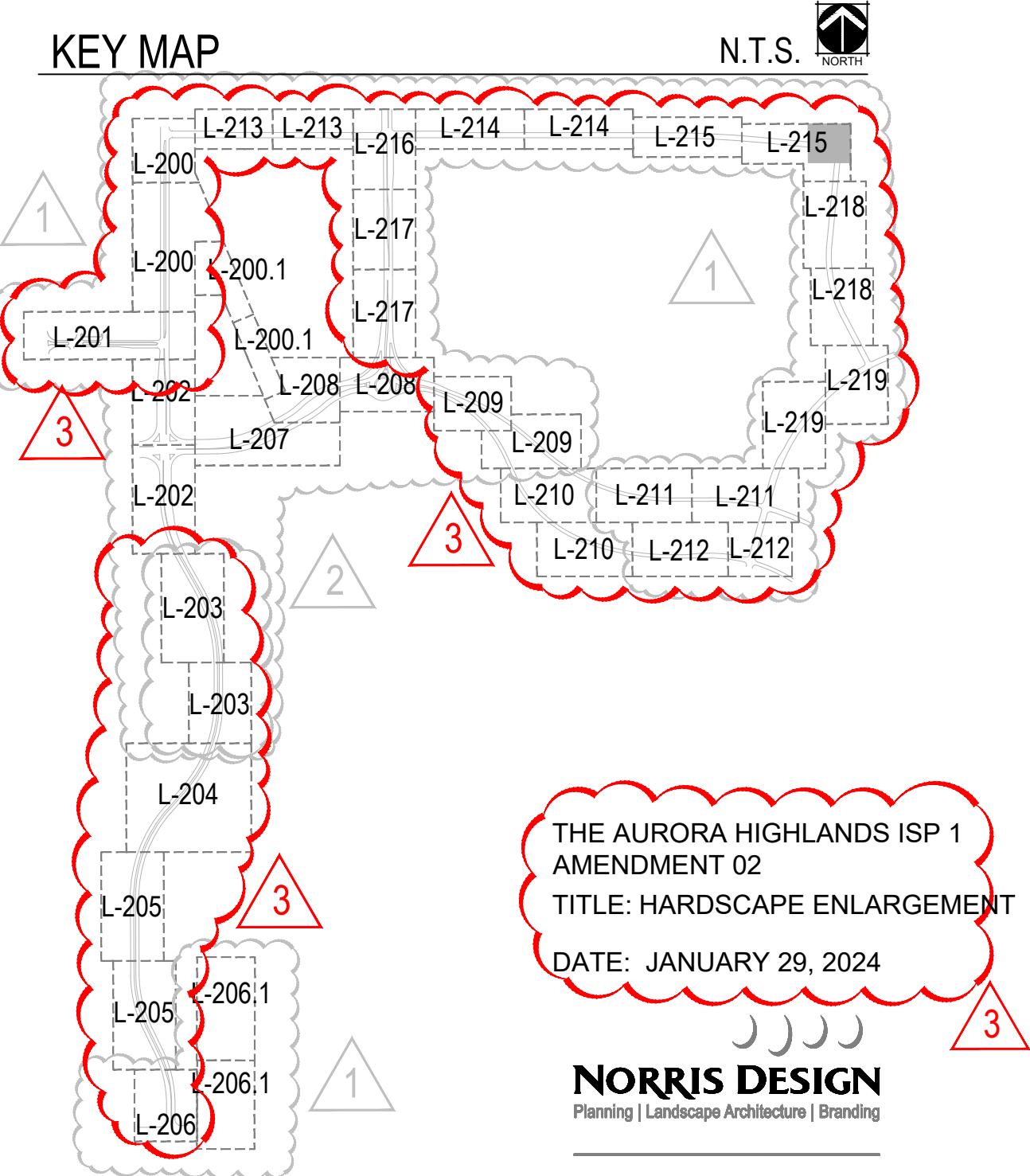


LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWLS (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2 SHEET L-401)
- FIRE HYDRANT DETAIL, RE: CIVIL
- MASONRY STONE VENEER WALL



KEY MAP

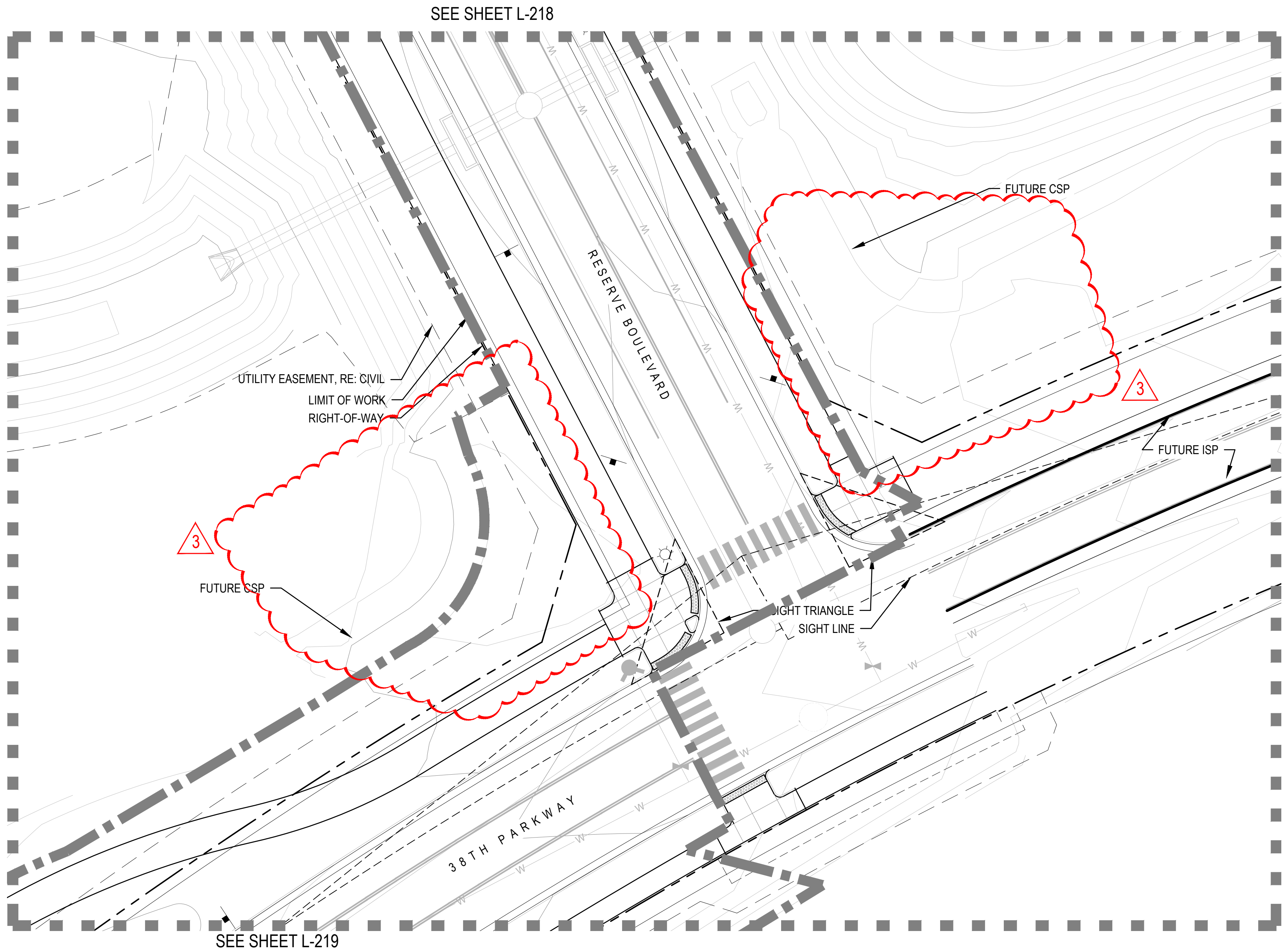


1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com

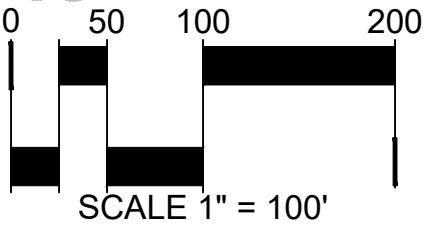
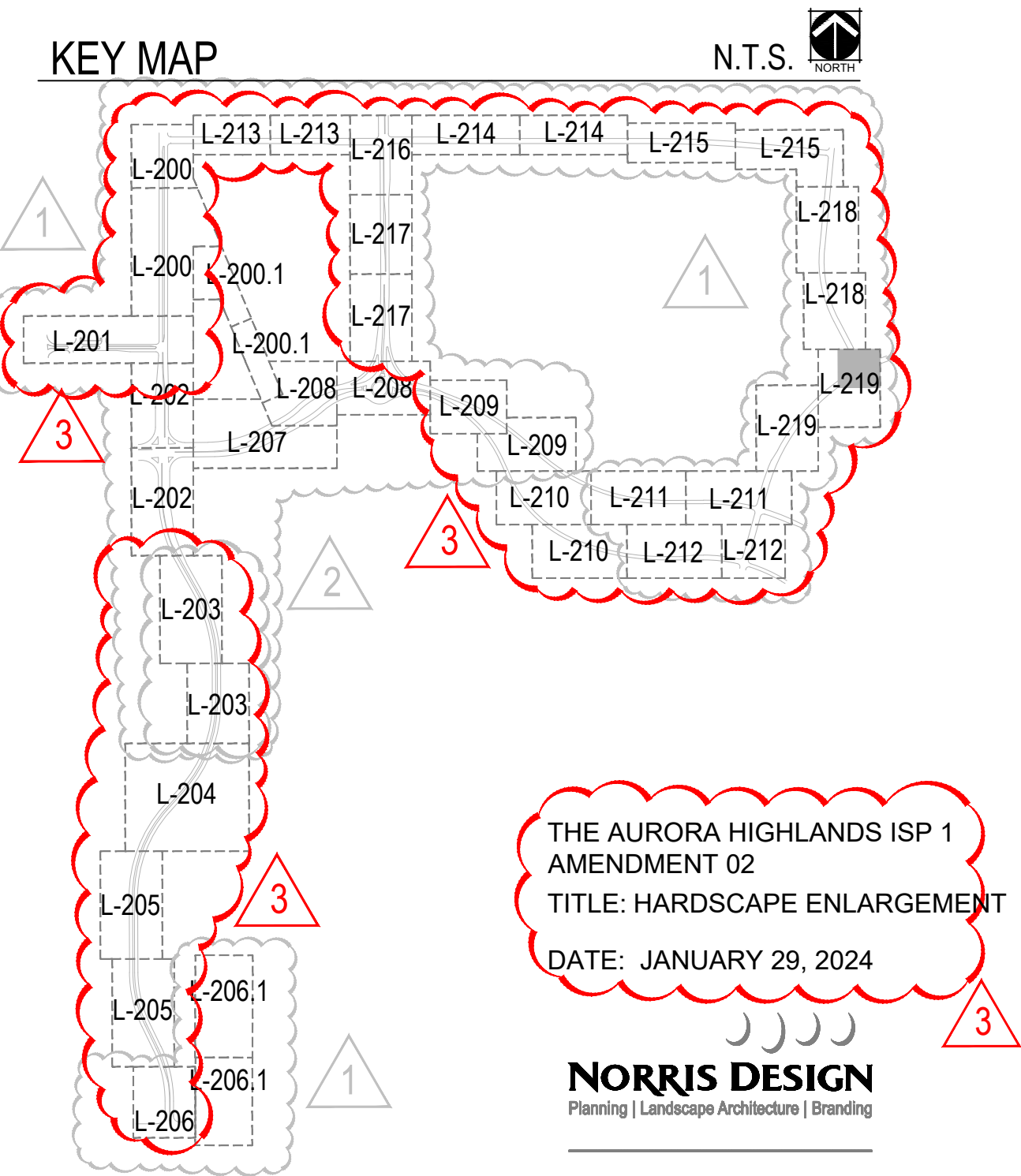


LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWLS (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2 SHEET L-401)
- FIRE HYDRANT DETAIL, RE: CIVIL
- MASONRY STONE VENEER WALL



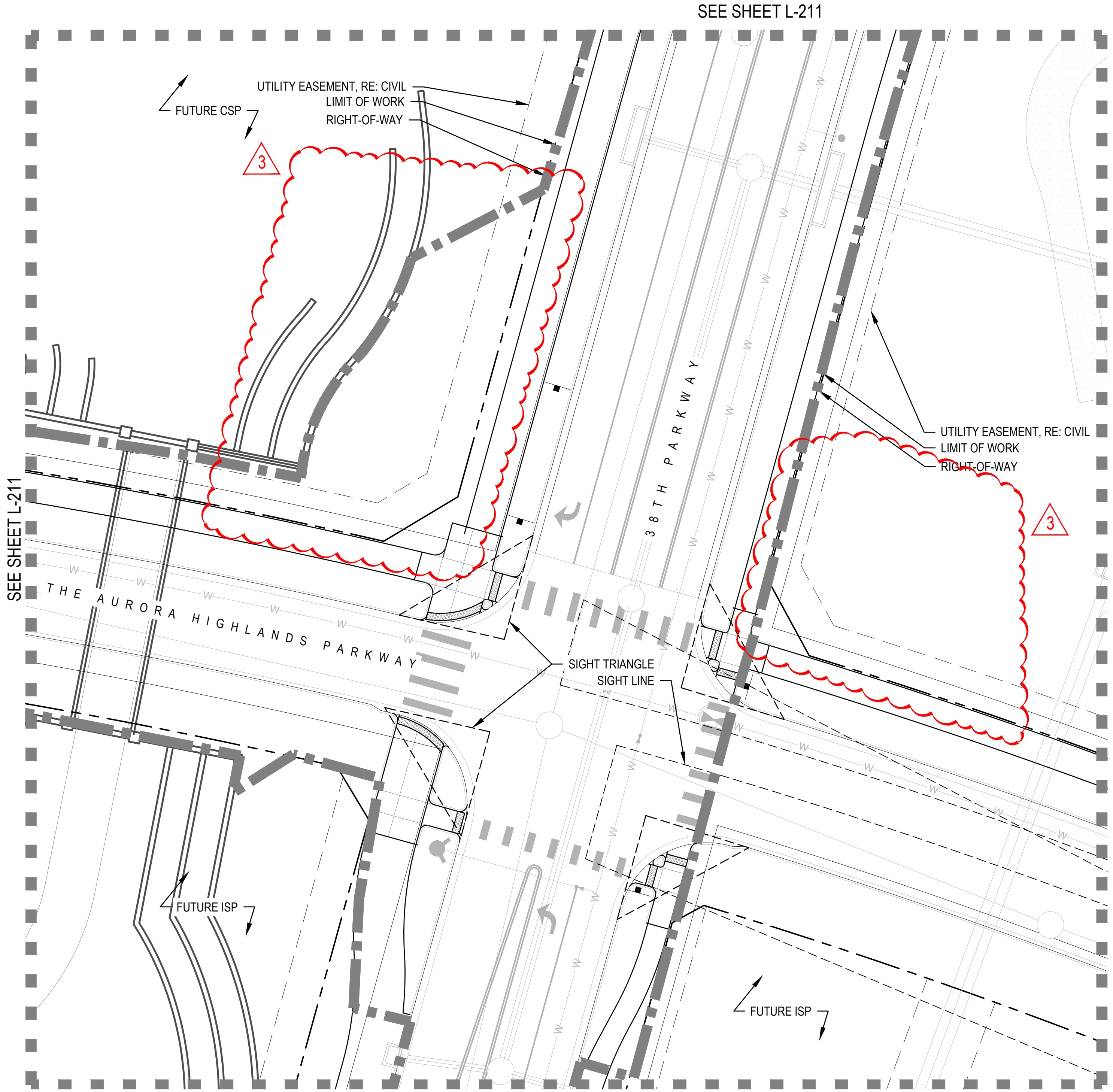
KEY MAP



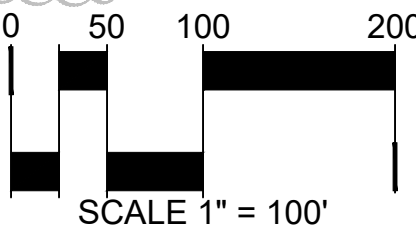
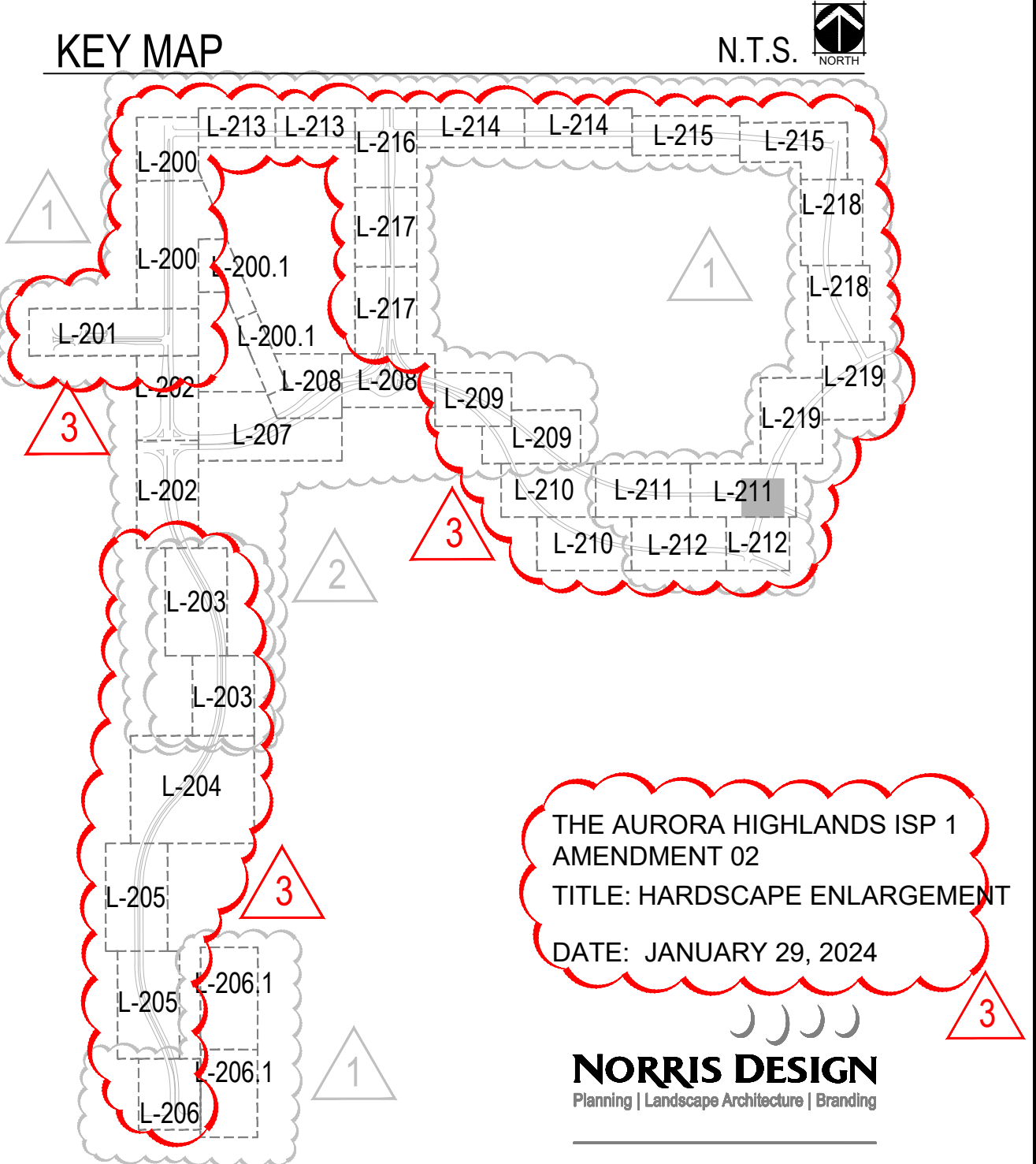


LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWLS (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2 SHEET L-401)
- FIRE HYDRANT DETAIL, RE: CIVIL
- MASONRY STONE VENEER WALL



KEY MAP

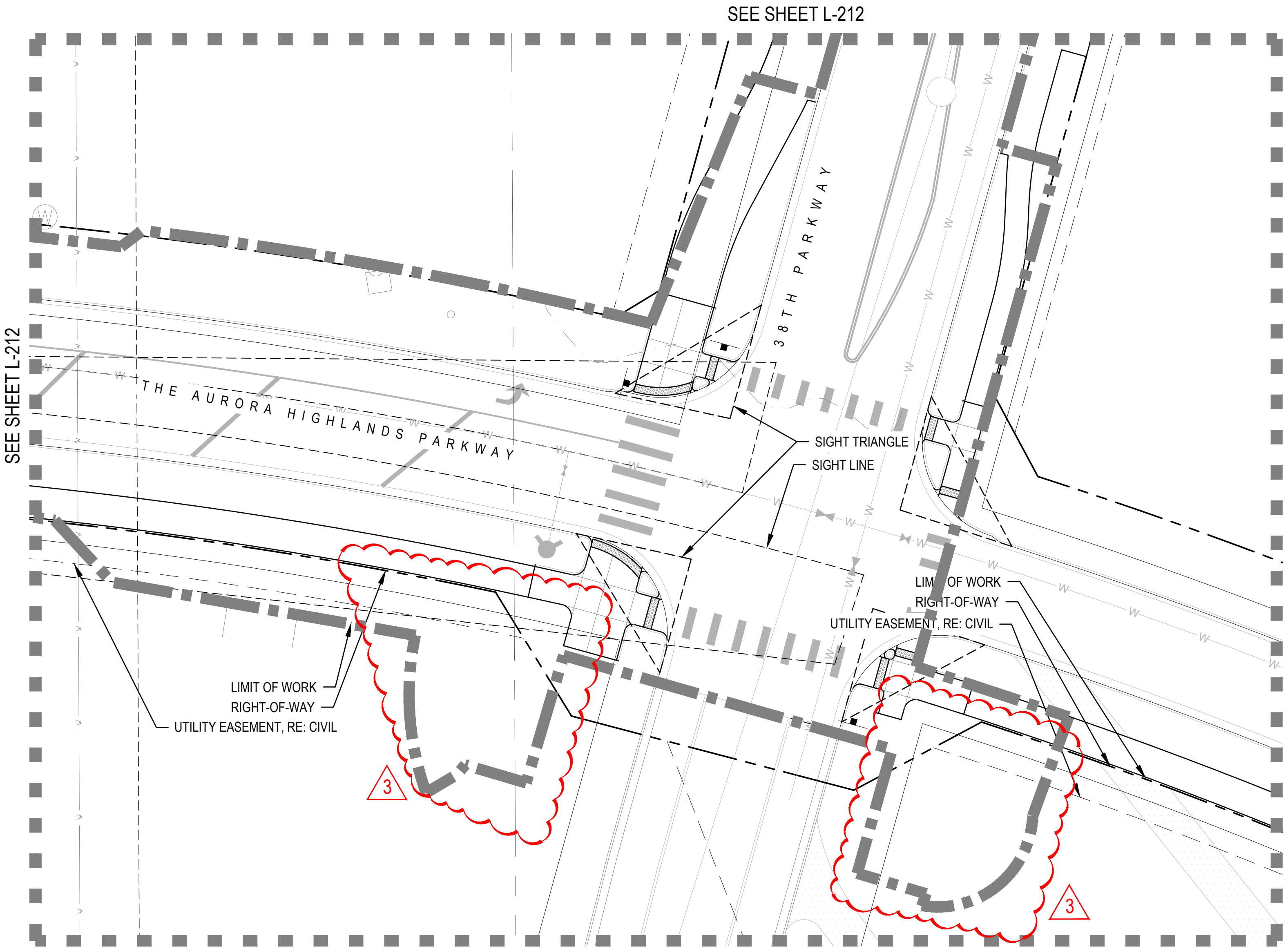


1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com

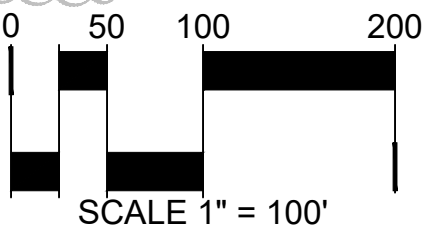
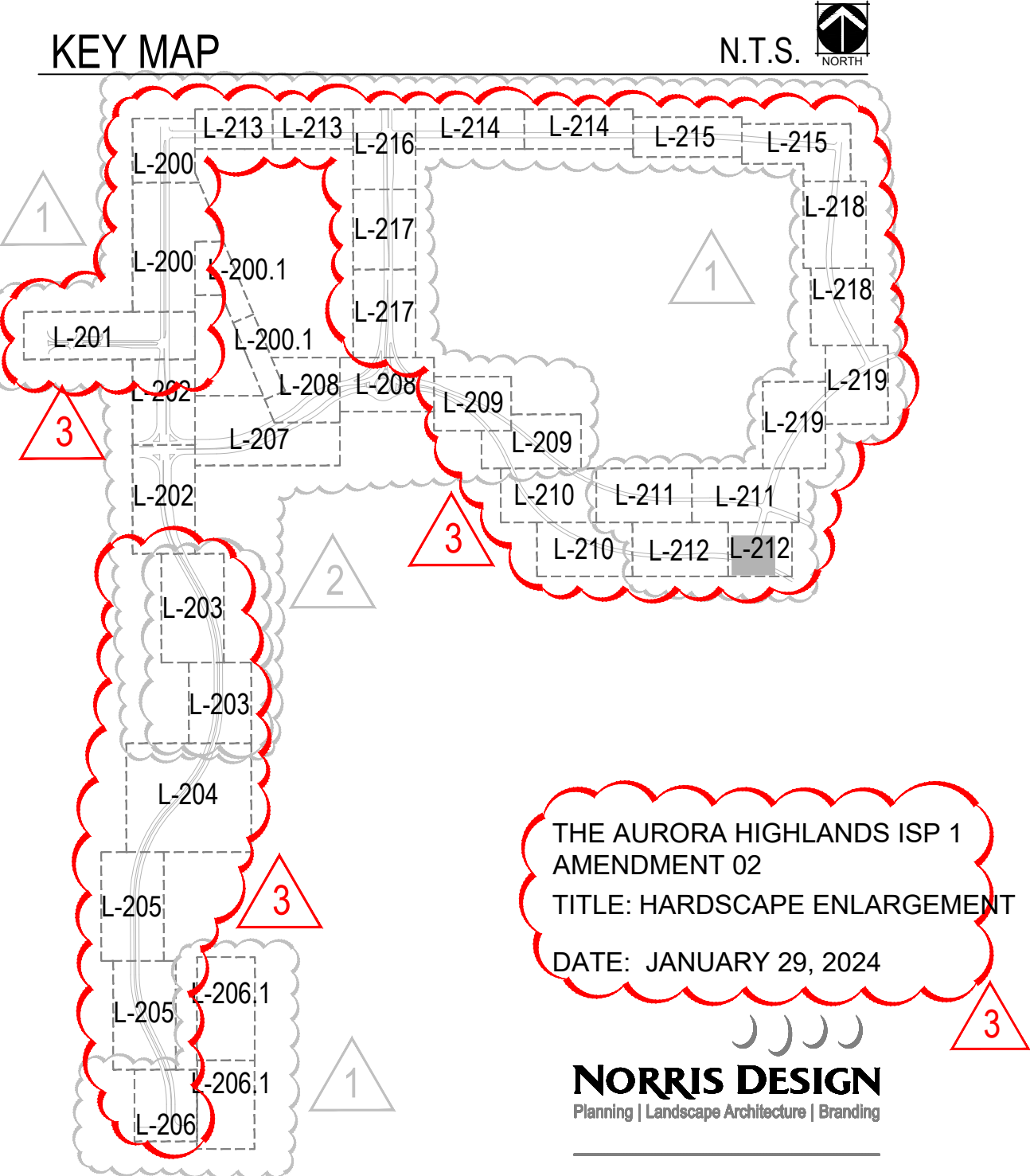


LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWLS (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2 SHEET L-401)
- FIRE HYDRANT DETAIL, RE: CIVIL
- MASONRY STONE VENEER WALL



KEY MAP





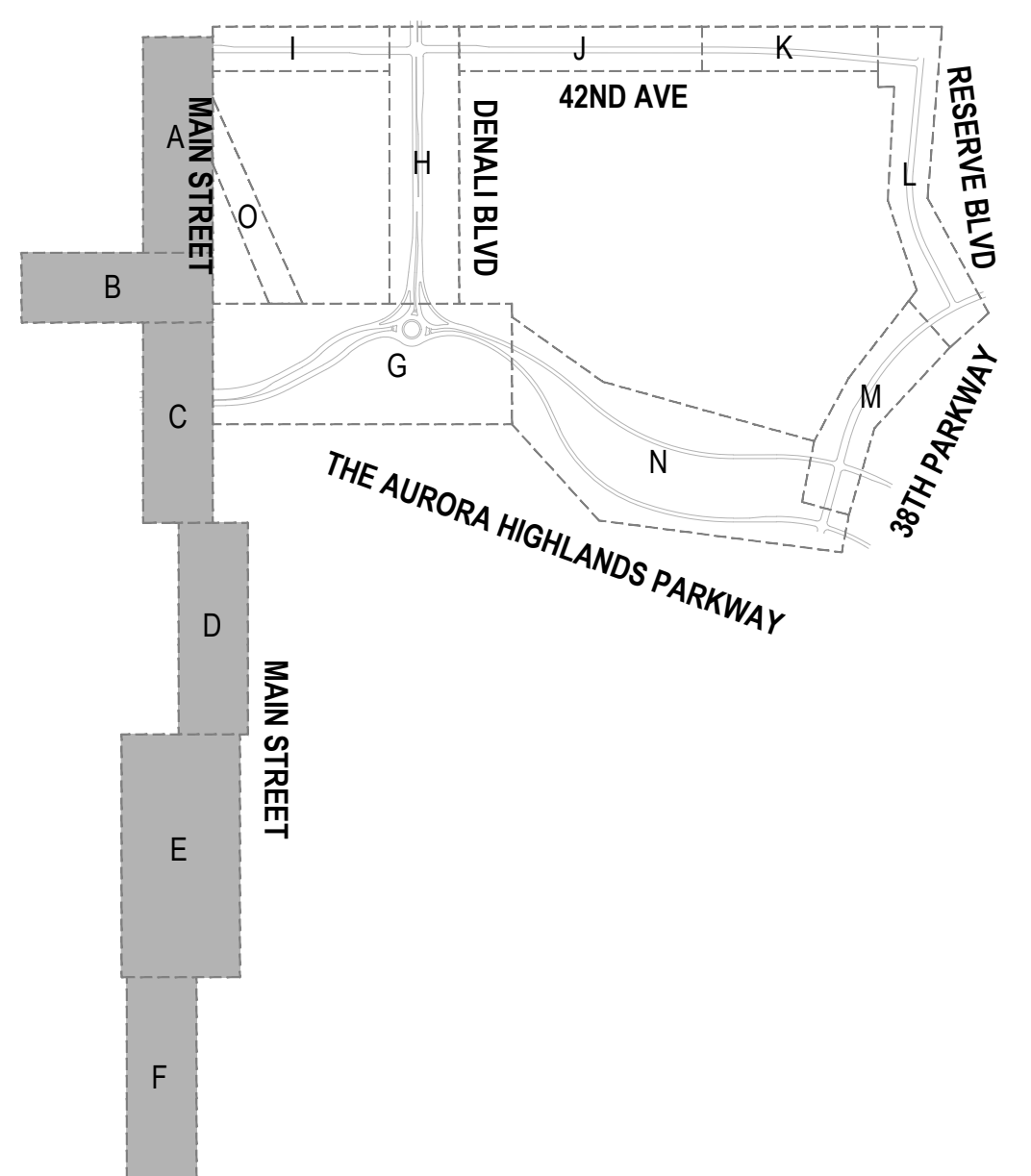
LEGEND

- LIMIT-OF-WORK
- [Pattern] HIGH WATER USE: MANICURED TURF AND TEMPORARY TURF
- [Pattern] LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- [Pattern] TEMPORARILY IRRIGATED NATIVE SEED (Z-ZONE)

HYDRO-ZONE TABLES

WATER USE TYPE	AREA (SF)
HIGH WATER USE	770,754 SF
LOW WATER USE	705,906 SF
<b>TOTAL IRRIGATED AREA</b>	<b>1,476,660 SF</b>
<b>TOTAL Z-ZONE AREA</b>	<b>16,154 SF</b>

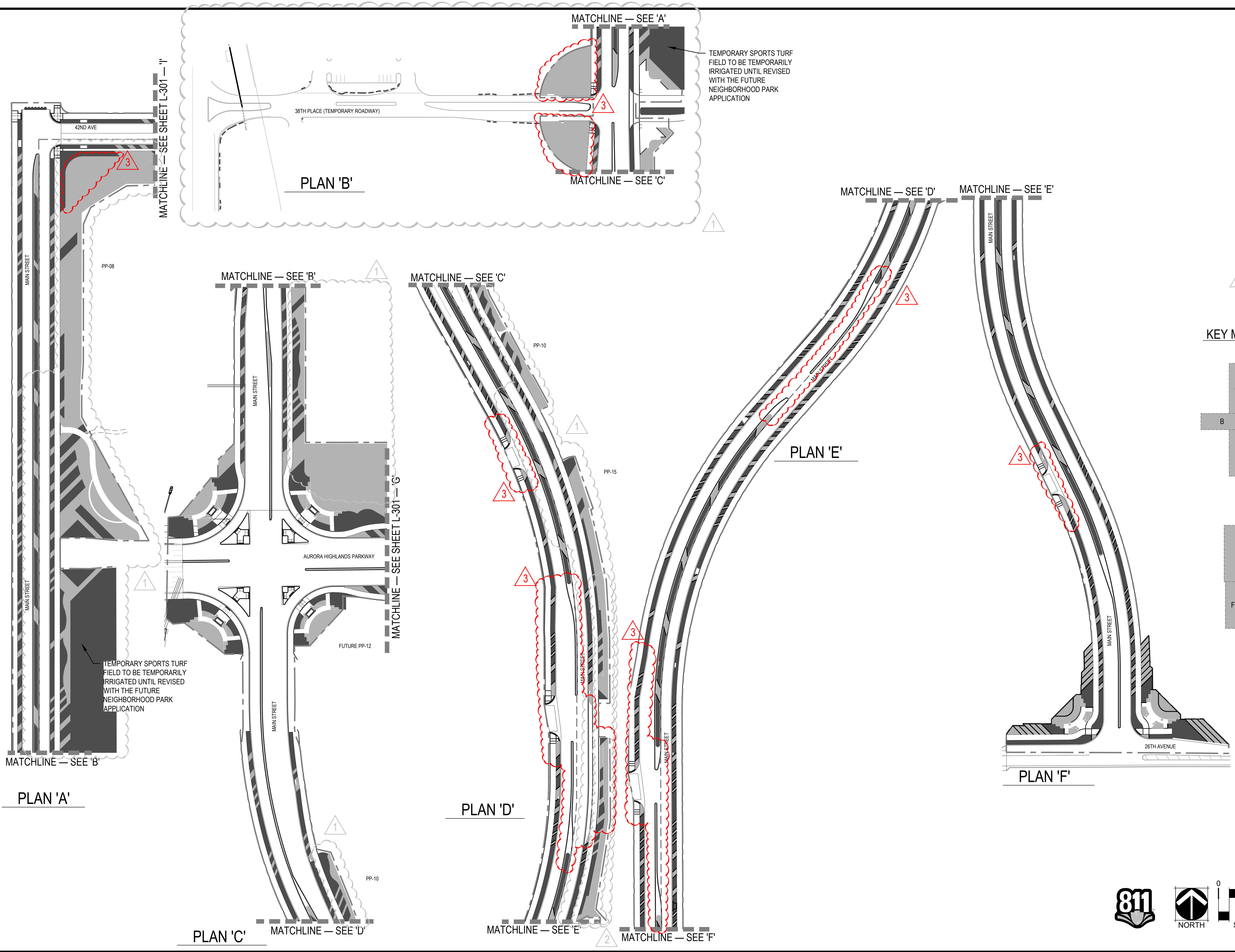
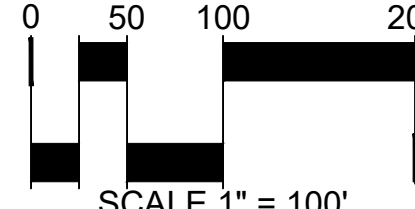
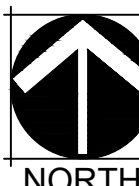
KEY MAP



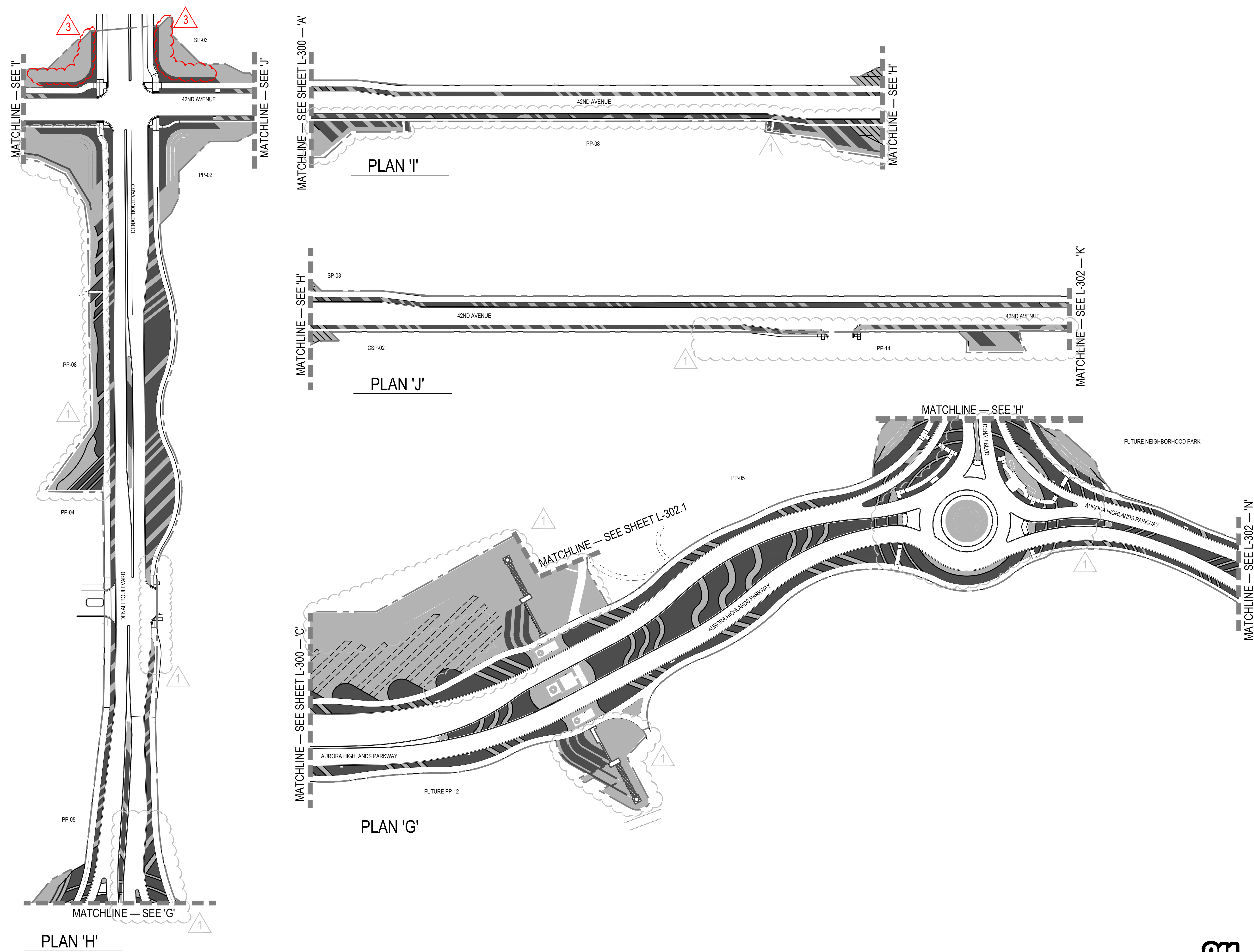
THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: HYDROZONE MAP  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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







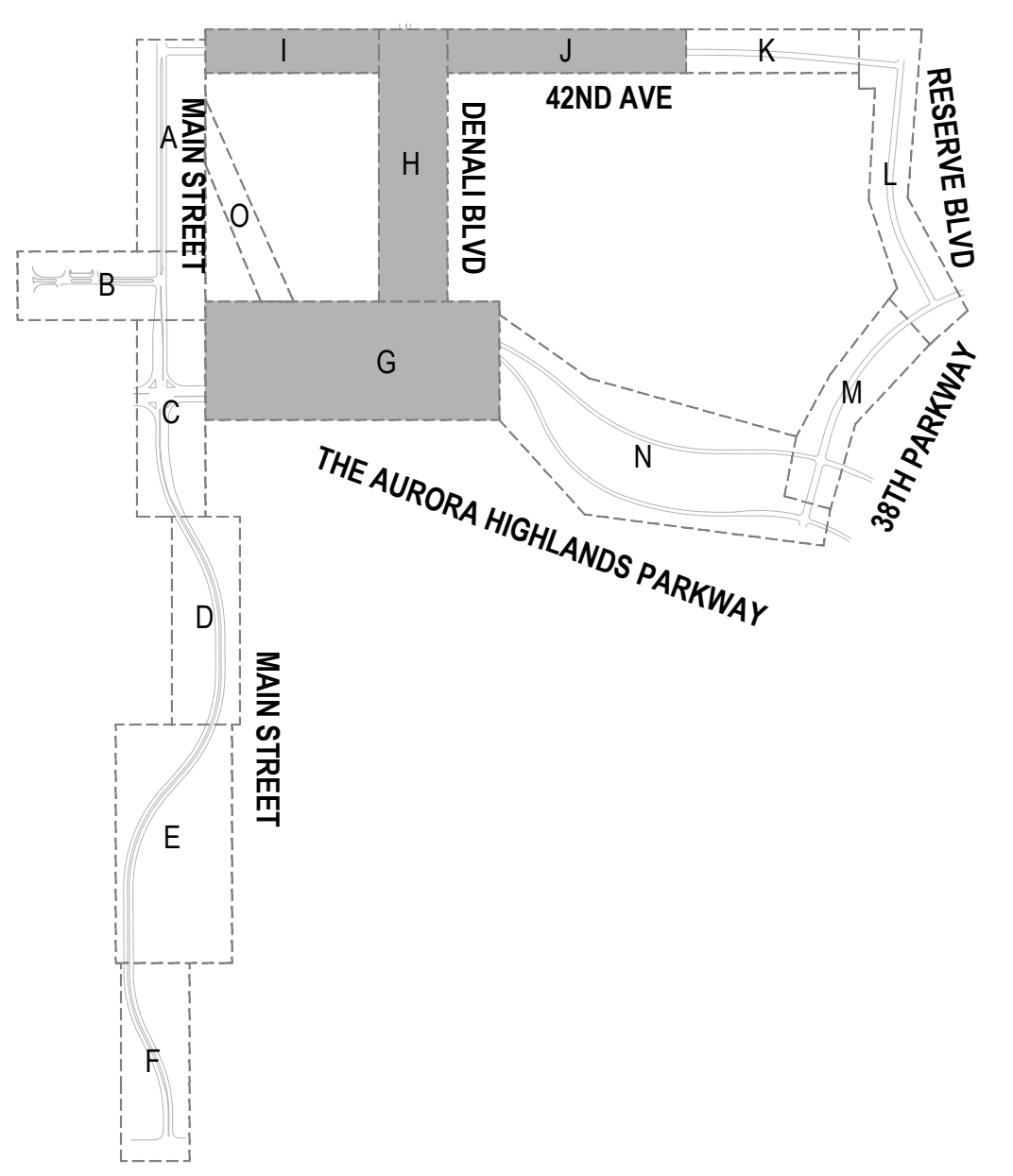
LEGEND

- LIMIT-OF-WORK
- HIGH WATER USE: MANICURED TURF AND TEMPORARY TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- TEMPORARILY IRRIGATED NATIVE SEED (Z-ZONE)

HYDRO-ZONE TABLES

WATER USE TYPE	AREA (SF)
HIGH WATER USE	770,754 SF
LOW WATER USE	705,906 SF
<b>TOTAL IRRIGATED AREA</b>	<b>1,476,660 SF</b>
<b>TOTAL Z-ZONE AREA</b>	<b>16,154 SF</b>

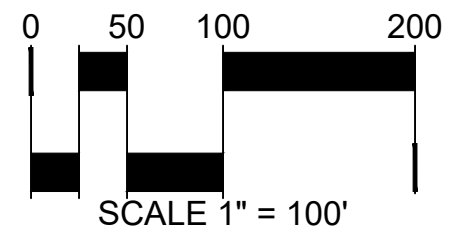
KEY MAP



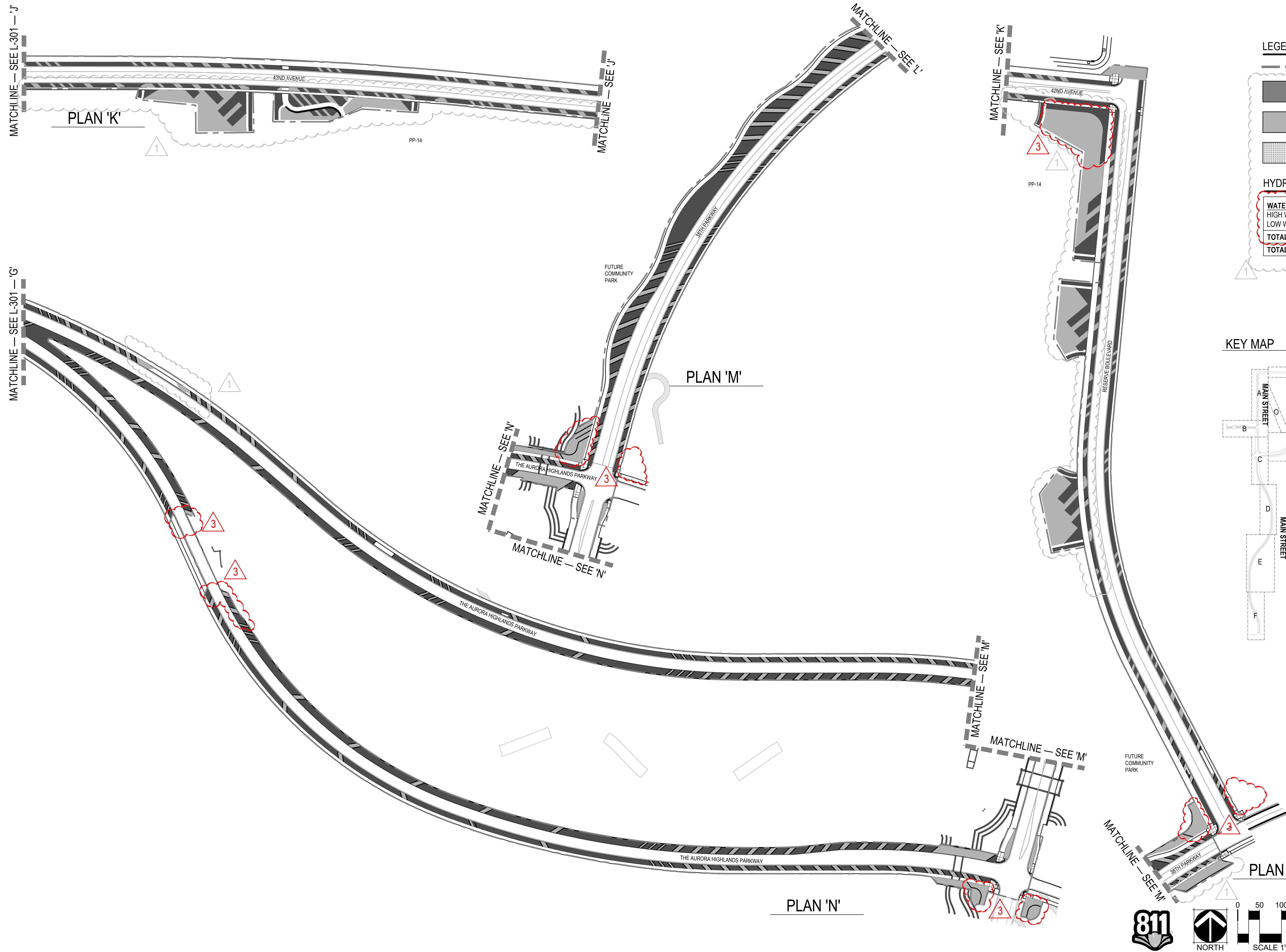
THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: HYDROZONE MAP  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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







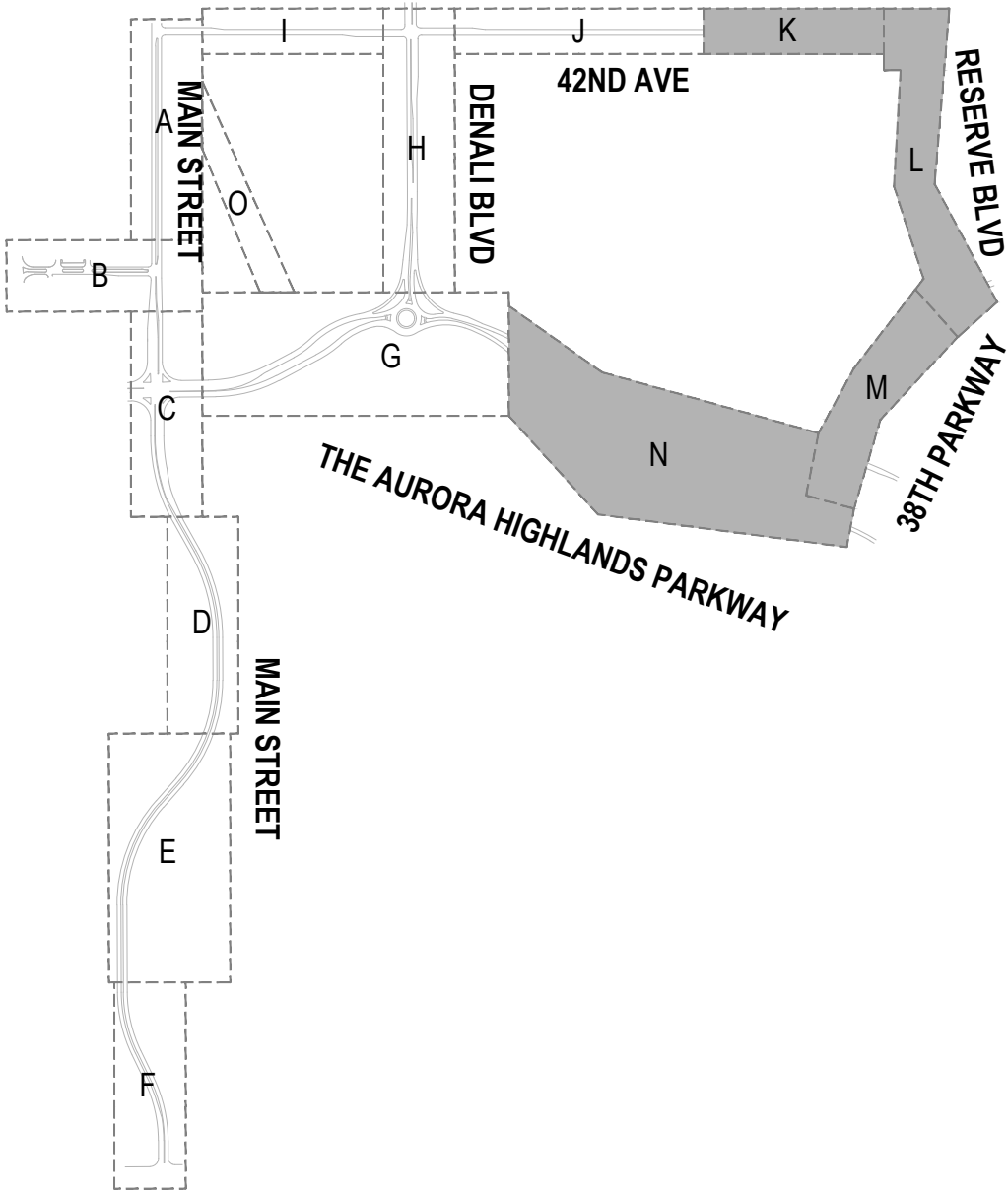
LEGEND

- LIMIT-OF-WORK
- [Solid Grey Box] HIGH WATER USE: MANICURED TURF AND TEMPORARY TURF
- [Light Grey Box] LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- [Patterned Box] TEMPORARILY IRRIGATED NATIVE SEED (Z-ZONE)

HYDRO-ZONE TABLES

WATER USE TYPE	AREA (SF)
HIGH WATER USE	770,754 SF
LOW WATER USE	705,906 SF
<b>TOTAL IRRIGATED AREA</b>	<b>1,476,660 SF</b>
<b>TOTAL Z-ZONE AREA</b>	<b>16,154 SF</b>

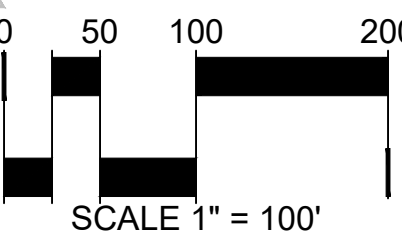
KEY MAP



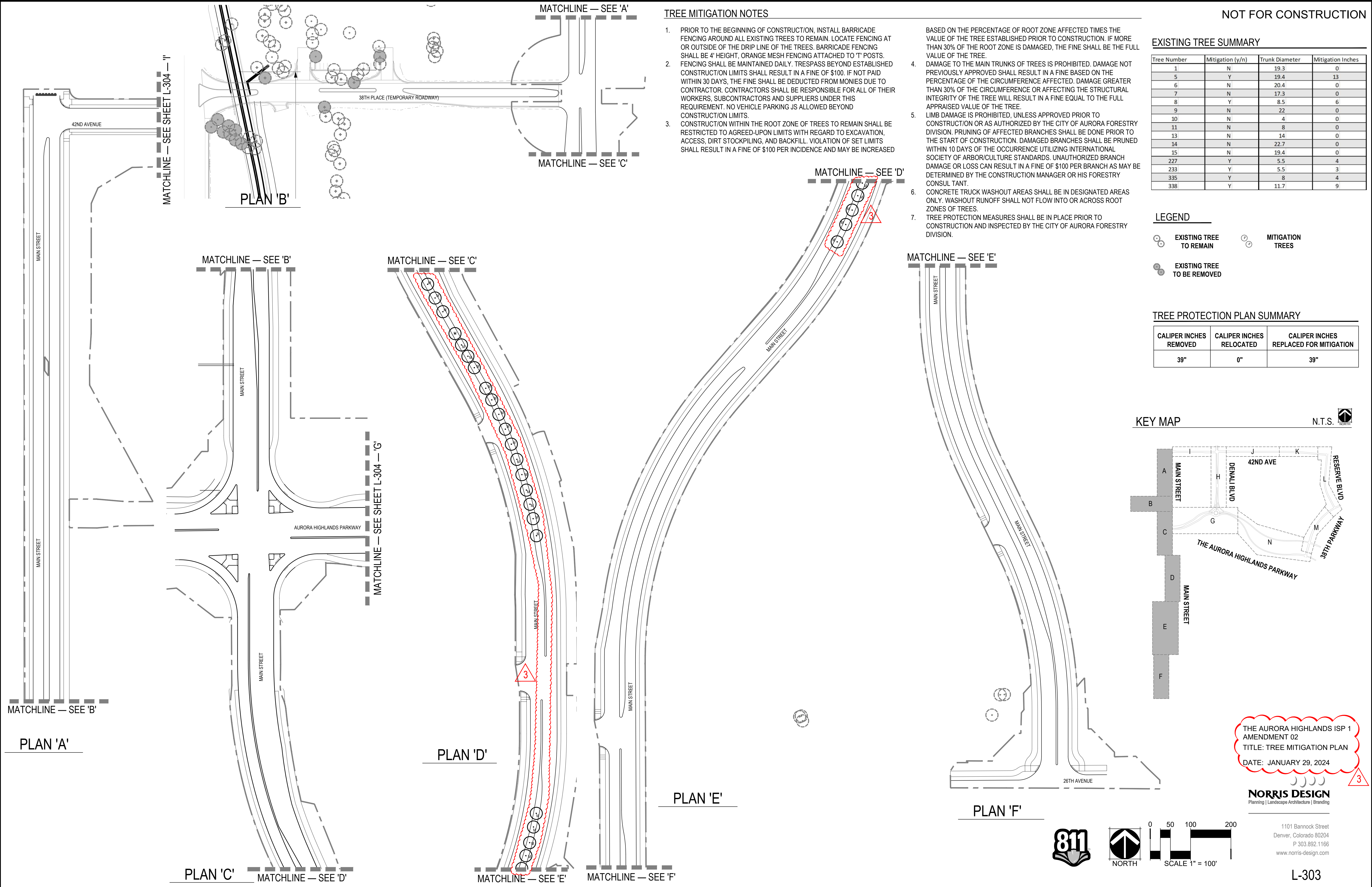
THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: HYDROZONE MAP  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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







TREE MITIGATION NOTES



1. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS.
2. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
3. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED
4. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
5. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBOR/CULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
6. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
7. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

NOT FOR CONSTRUCTION

EXISTING TREE SUMMARY

Tree Number	Mitigation (y/n)	Trunk Diameter	Mitigation Inches
1	N	19.3	0
5	Y	19.4	13
6	N	20.4	0
7	N	17.3	0
8	Y	8.5	6
9	N	22	0
10	N	4	0
11	N	8	0
13	N	14	0
14	N	22.7	0
15	N	19.4	0
227	Y	5.5	4
233	Y	5.5	3
335	Y	8	4
338	Y	11.7	9

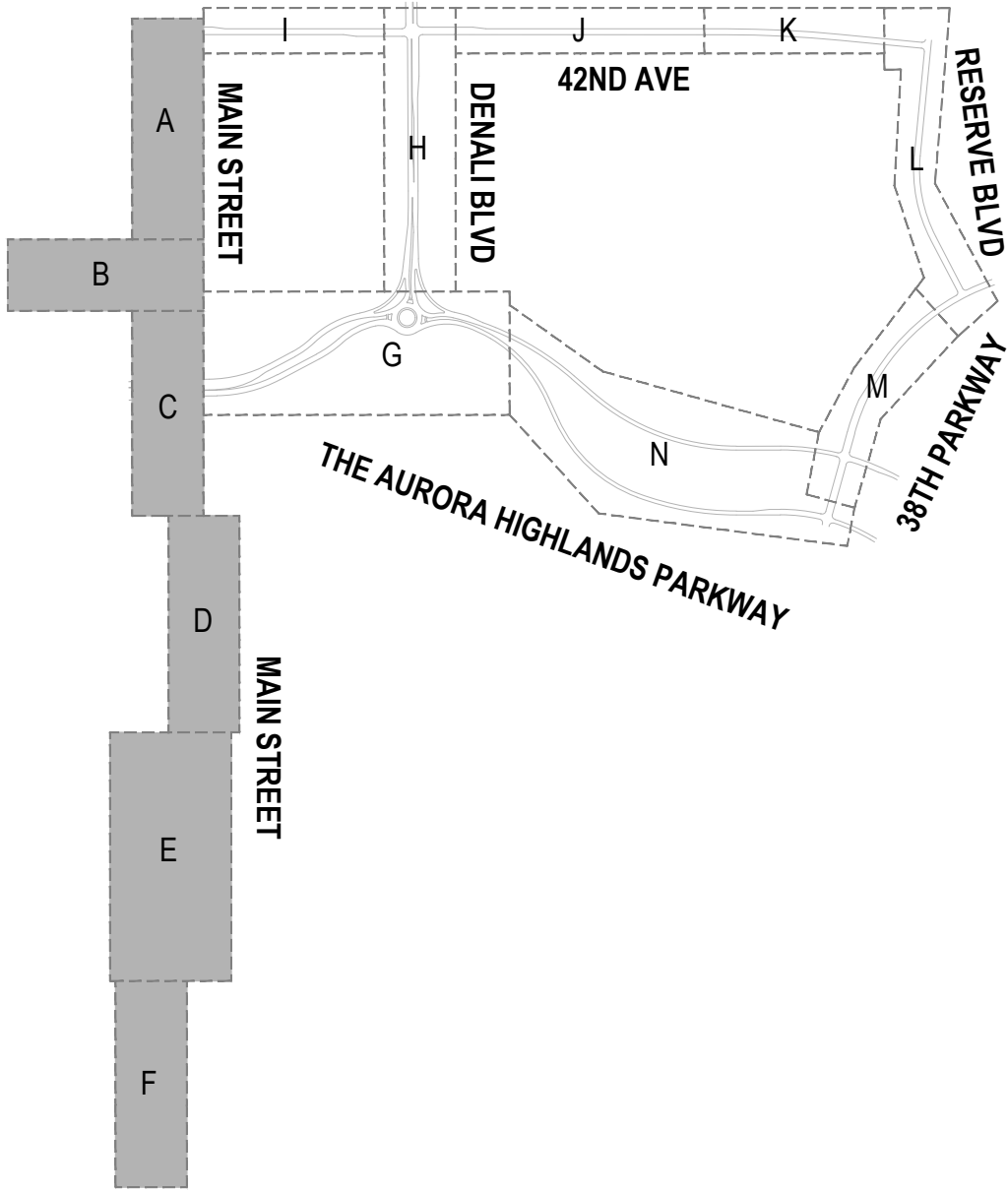
LEGEND

-  EXISTING TREE TO REMAIN
-  MITIGATION TREES
-  EXISTING TREE TO BE REMOVED

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
39"	0"	39"

KEY MAP



THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: TREE MITIGATION PLAN  
DATE: JANUARY 29, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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