

LANDSCAPE PLANT LIST

DECIDUOUS CANOPY TREES

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
APQ	6	ACER PLATANOIDES 'Redmond is "americana"	EMERALD QUEEN NORWAY MAPLE	2.5" CAL.
CAT	8	CATALPA SPECIOSA	TALPA	2.5" CAL.
HAC	3	CELTIS OCCIDENTALIS	CKBERRY	2.5" CAL.
IMP	14	GLEDITSIA TRIACANTHOS 'INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2.5" CAL.
SKY	10	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL.
KCT	13	GYMNOCLADUS DIUTICUS	KENTUCKY COFFEETREE	2.5" CAL.
TIL	10	TILIA EUCHLORA 'REDMOND'	REDMOND LINDEN	2.5" CAL.
SWO	12	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.
EOA	3	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL.
HOA	8	QUERCUS X MACDANIELII 'CLEMONS'	HERITAGE OAK	2.5" CAL.

ORNAMENTAL TREES

MCC	2	MALUS 'CORALCOLE'	CORALBURST CRABAPPLE	2" CAL.
MSS	1	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.

EVERGREEN TREES

CGJ	2	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6' HT.
BHS	3	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT.

EVERGREEN SHRUBS 5-7' SPREAD

BUF	62	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT.
BHJ	29	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	BAR HARBOUR JUNIPER	#5 CONT.

EVERGREEN SHRUBS 2-5' SPREAD

RYU	42	HESPERALOE PARVIFLORA	RED YUCCA	#5 CONT.
SMP	46	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT.

DECIDUOUS SHRUBS 5-7' SPREAD

SSK	3	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	#5 CONT.
BMS	6	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	#5 CONT.
RAB	3	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT.
CSB	3	CORNUS SERICEA 'BAILEY'	BAILEY RED TWIG DOGWOOD	#5 CONT.
LDW	6	SYRINGA X PRESTONIAE 'DONALD WYMAN'	DONALD WYMAN LILAC	#5 CONT.
LMC	3	SYRINGA X PRESTONIAE 'MISS CANADA'	MISS CANADA LILAC	#5 CONT.

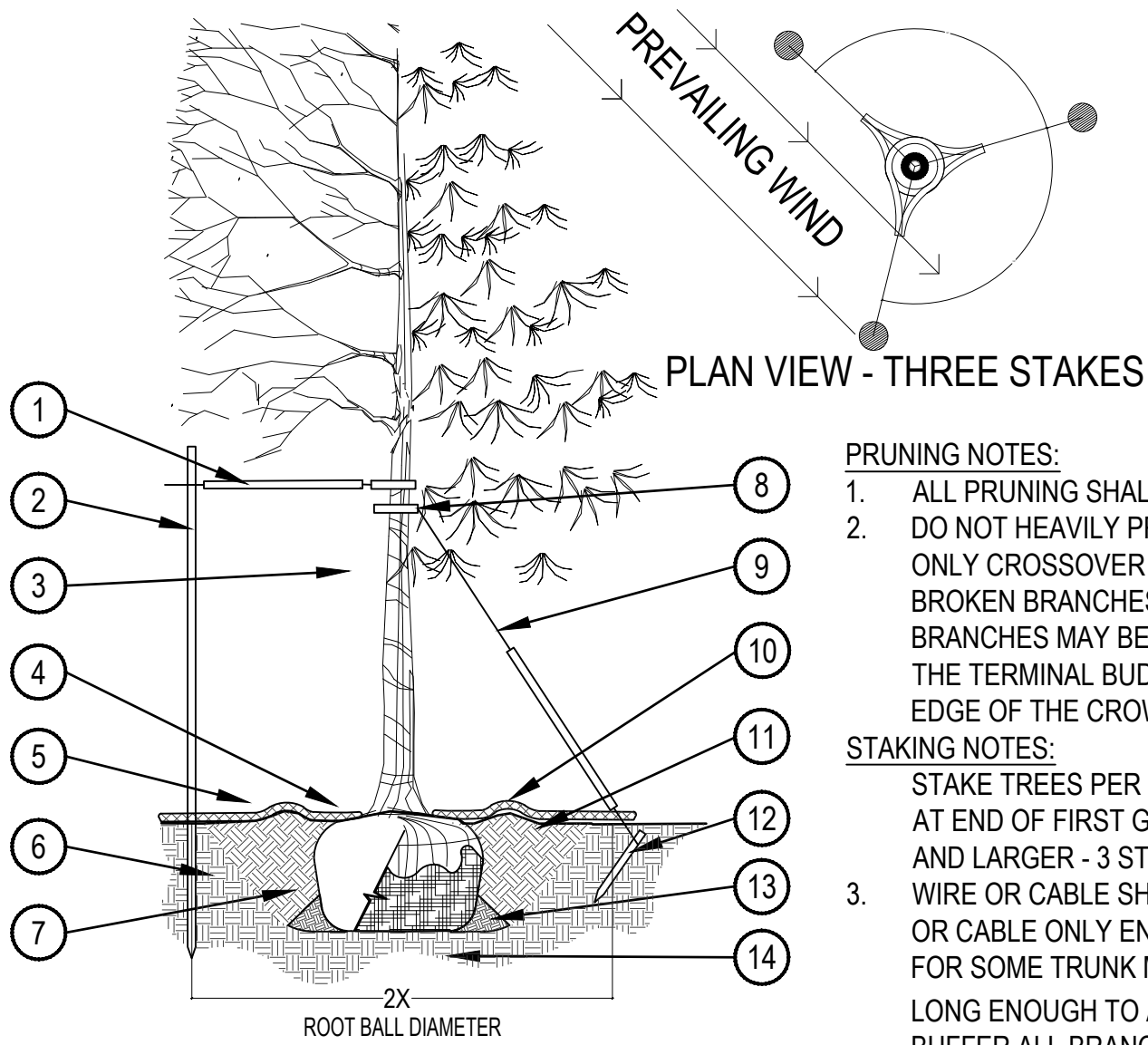
DECIDUOUS SHRUBS 2-5' SPREAD

BCB	45	BUDDLEJA 'BLUE CHIP'	DWARF BUTTERFLY BUSH	#5 CONT.
CBC	51	COTONEASTER 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	#5 CONT.
DRS	99	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	#5 CONT.
WSC	104	PRUNUS BESSEYI 'PAWNEE BUTTES'	WESTERN SAND CHERRY	#5 CONT.
GLS	123	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC	#5 CONT.
SMS	59	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	#5 CONT.

ORNAMENTAL GRASSES

BAG	104	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASSES	#1 CONT.
MHG	87	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN HAIR GRASS	#1 CONT.
UMG	94	MUHLENBERGIA REVERCHONII UNDAUNTED	UNDAUNTED RUBY MUHLY GRASS	#1 CONT.
HMG	104	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1 CONT.

NOTE: ADDITIONAL QUANTITIES FOR ON-LOT PLANTING, NOT INCLUDED IN TABLE QUANTITY ABOVE.



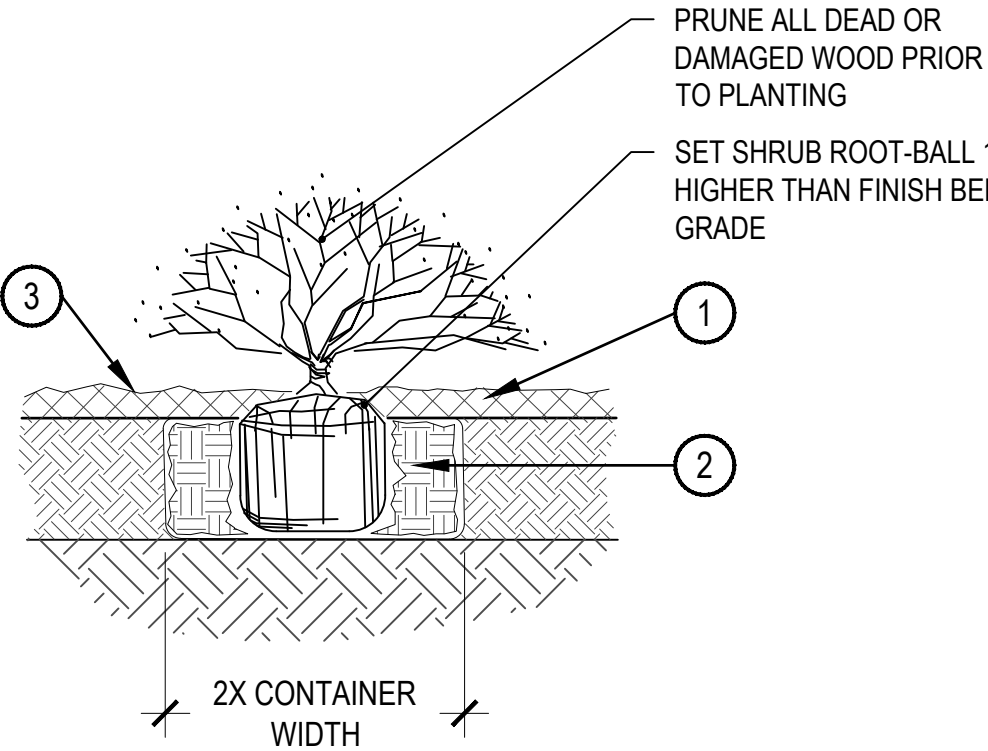
PRUNING NOTES:

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

STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. 2 - 1/2" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1 TREE PLANTING DETAIL



- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED
- FINISH GRADE (TOP OF MULCH)

NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
- DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

2 SHRUB PLANTING

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

CITY OF AURORA NOTES

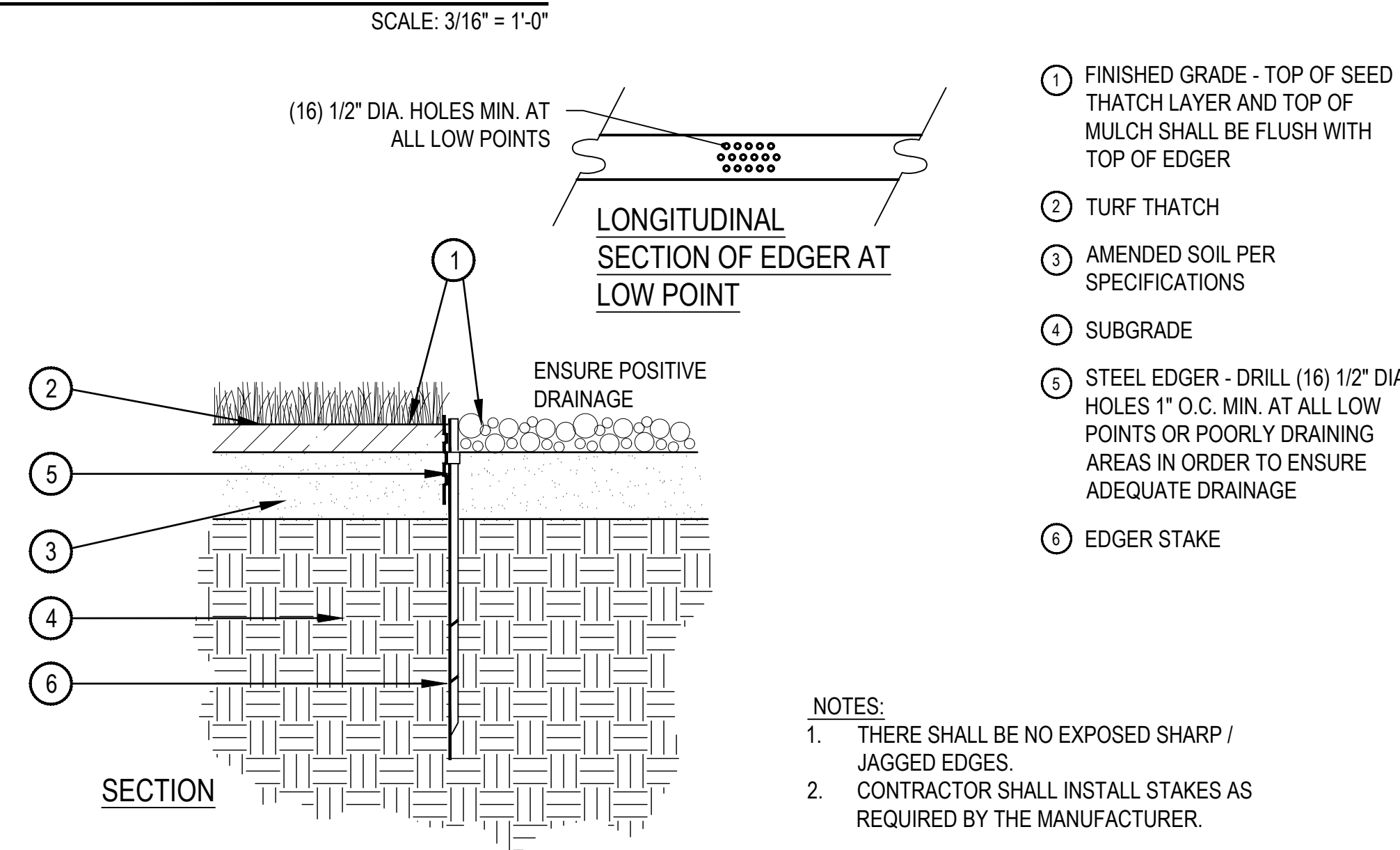
- ALL LANDSCAPED BEDS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL SEEDED AREAS ARE TO RECEIVE PROFILE PROGANICS ORGANIC ENGINEERED SOIL MEDIA WITH PROMATRIX TACIFER HYDROSEEDING. TO BE INSTALLED BY CERTIFIED PROFILE HYDROSEED APPLICATOR PER MANUFACTURER SPECIFICATIONS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE.
- 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. 140-1425 AND/OR SEC. 140-1435 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 3/4" TO 1 1/2" RIVER ROCK TO MATCH EXISTING STERLING HILLS RIVER ROCK COLOR. FOR AREAS SPECIFIED AS COBBLE, USE 4-8" COBBLE TO MATCH EXISTING STERLING HILLS COBBLE COLOR. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. COBBLE, AND RIVER ROCK IS AVAILABLE AT PIONEER SAND WWW.PIONEERSAND.COM OR APPROVED EQUAL.
- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

Remove this reference as it refers to the previous version of the landscape code.

Response: Reference has been removed.

3 STEEL EDGER DETAIL

SCALE: 1" = 1'-0"



NOTES:

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

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.
- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

To request marking of underground facilities

811

Know what's below.
Call before you dig.
Call 811 or visit call811.com for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations.
Dewberry\U3 Engineers, Inc. claims no responsibility for the underground facilities depicted in this plan set.

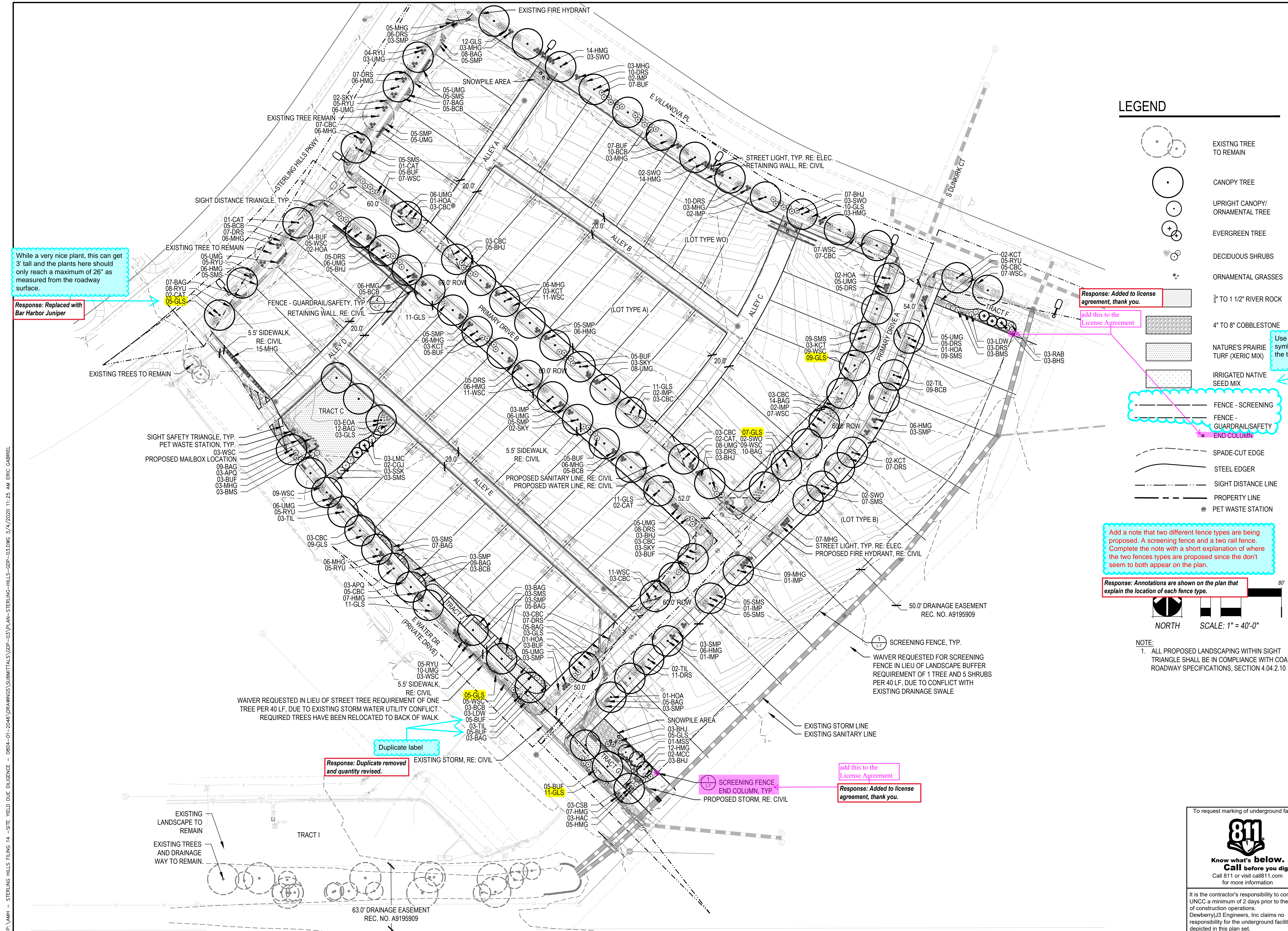
STERLING HILLS FILING NO.15
LANDSCAPE NOTES, PLANT LIST AND DETAILS

AMH DEVELOPMENT, LLC
3131 S. VAUGHN WAY
SUITE 220
AURORA, CO 80014
Tel: (303) 660-5290
Contact: CAMILLE COURTNEY

No.	Date	Description
1	8/16/19	FIRST SUBMITTAL
DOCUMENT AMENDMENTS		

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50116338	Designed By: SM	Drawn By: EG	Checked By: SM	Sheet Number: 5
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P:\AMH - STERLING HILLS FILING 14 -SITE YIELD DUE DILIGENCE - 0804-01-2046\DRAWINGS\SUBMITTALS\GP-03\PLAN-STERLING-HILLS-GP-03.DWG 3/4/2020 11:25 AM ERIC GABRIEL

STREET TREE TABLE

Standard Rights-of-Way Street Tree Table				
Street Tree Description	Length	Trees Required	Trees Provided	Transfers
PRIMARY DRIVE A (1 Tree / 40 LF)	1,048 LF	26	26	0
PRIMARY DRIVE B (1 Tree / 40 LF)	918 LF	23	23	0
E VILLANOVA PL (1 Tree/ 40 LF)	570 LF	14	14	0
E WATER DR (1 Tree/ 40 LF)	581 LF	15	12	3*
STERLING HILL S PKWY (1 Tree / 40 LF)	285 LF	7	7 (2 Existing)	0
Totals:		85	82	3*

NOTES:
1.) *Waiver requested in lieu of street tree requirement of one tree per 40 linear feet, due to existing storm water utility conflict. Additional trees provided in Tracts J and H, located 4-5' behind detached sidewalk to meet the intent of the code requirement.
2.) Distances measured between tangent points, intersecting drives are excluded.
3.) Final location of street trees shall be determined after utilities and driveway curb cuts have been located, but shall meet the intent of the plan and required code quantities.

CURBSIDE LANDSCAPE TABLE

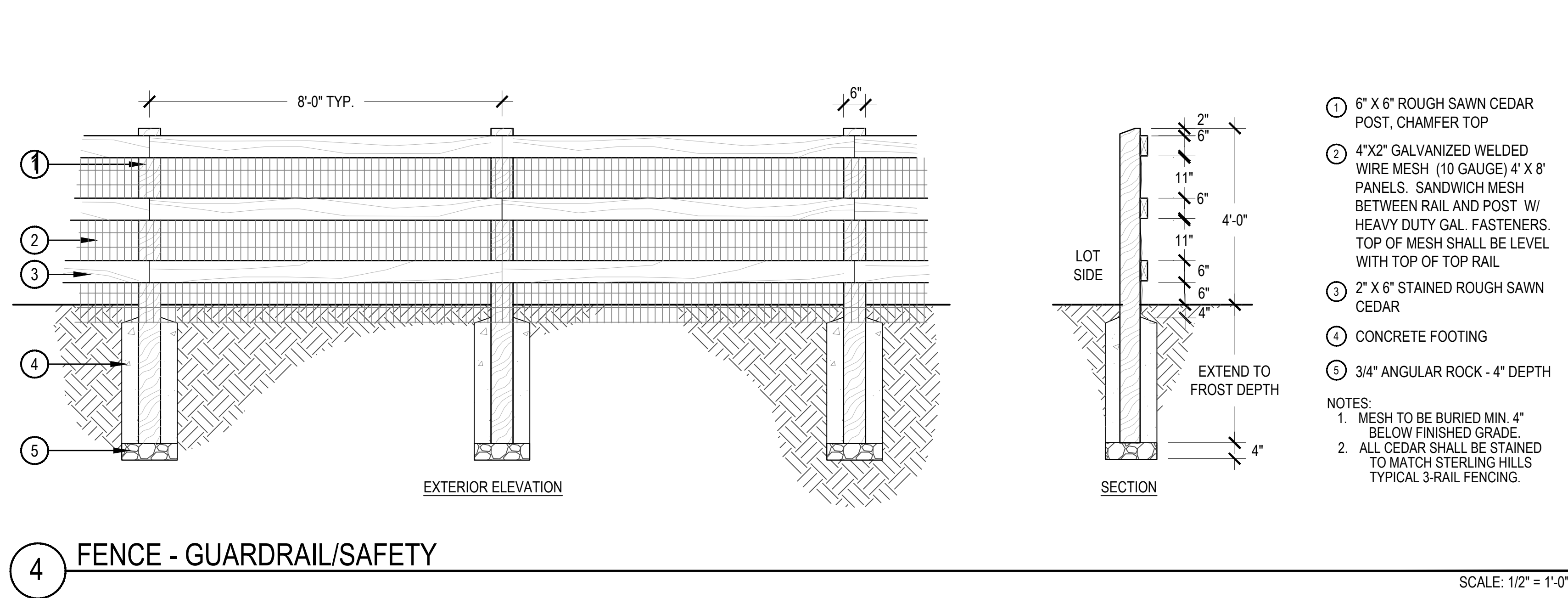
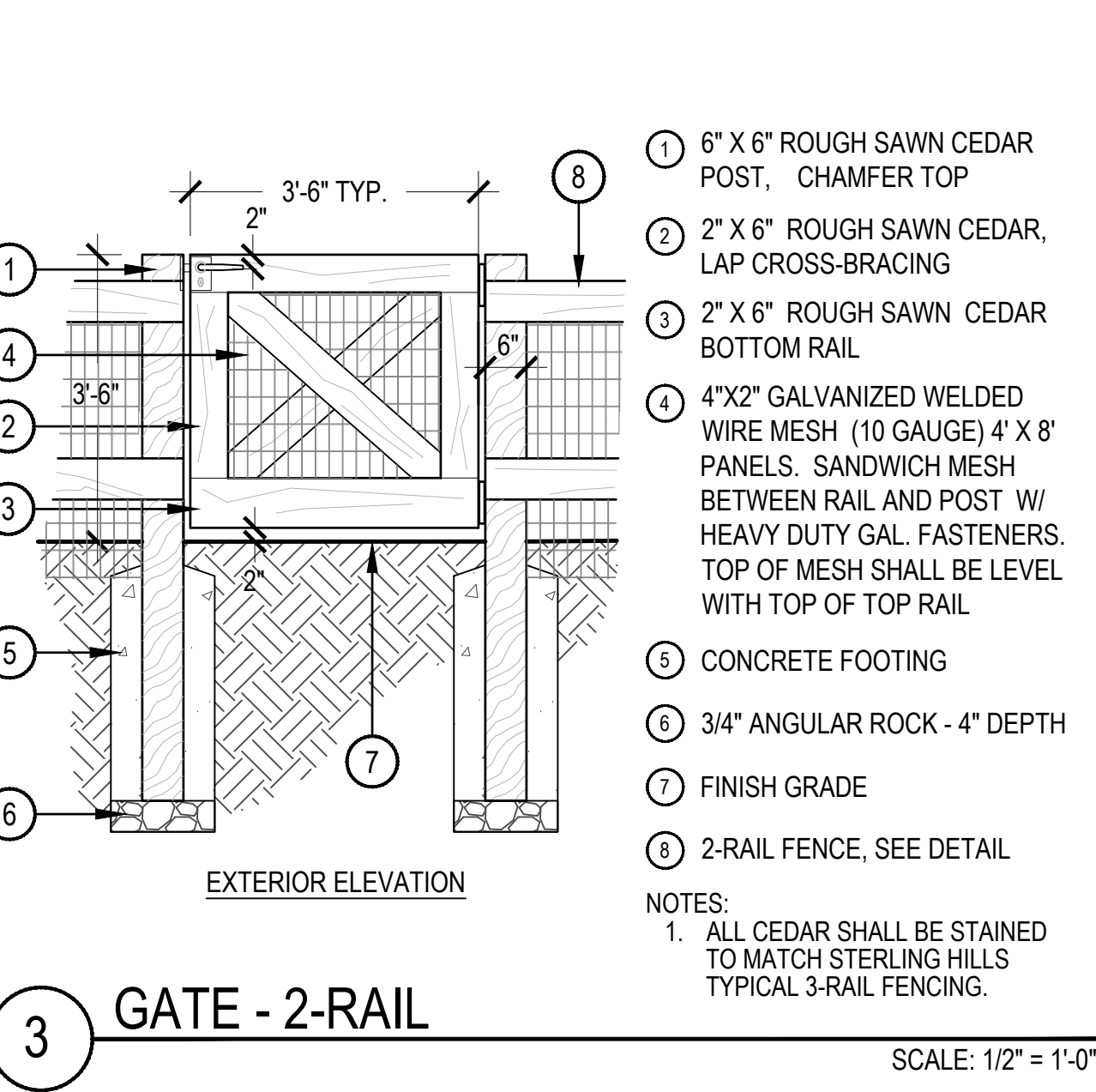
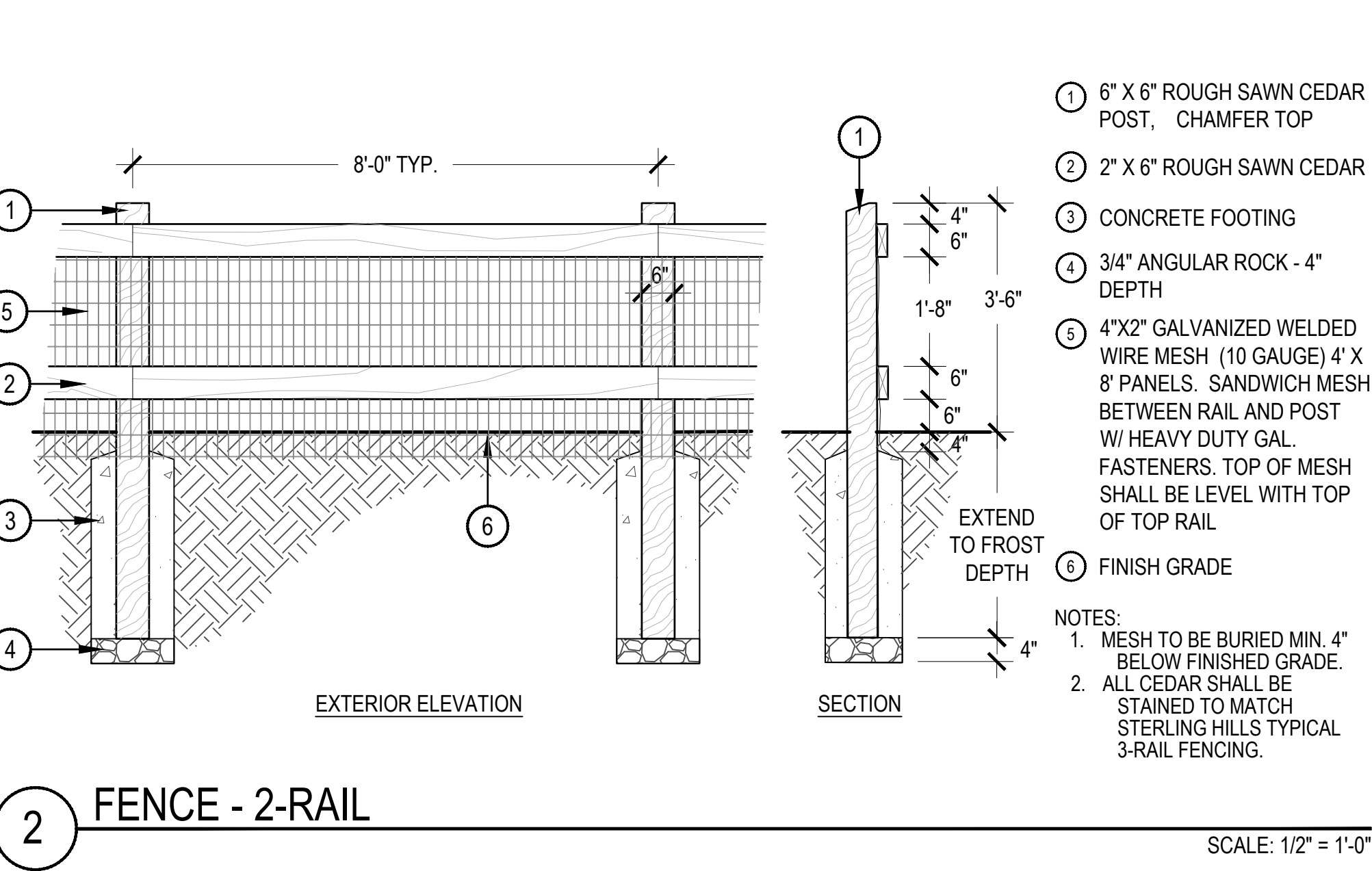
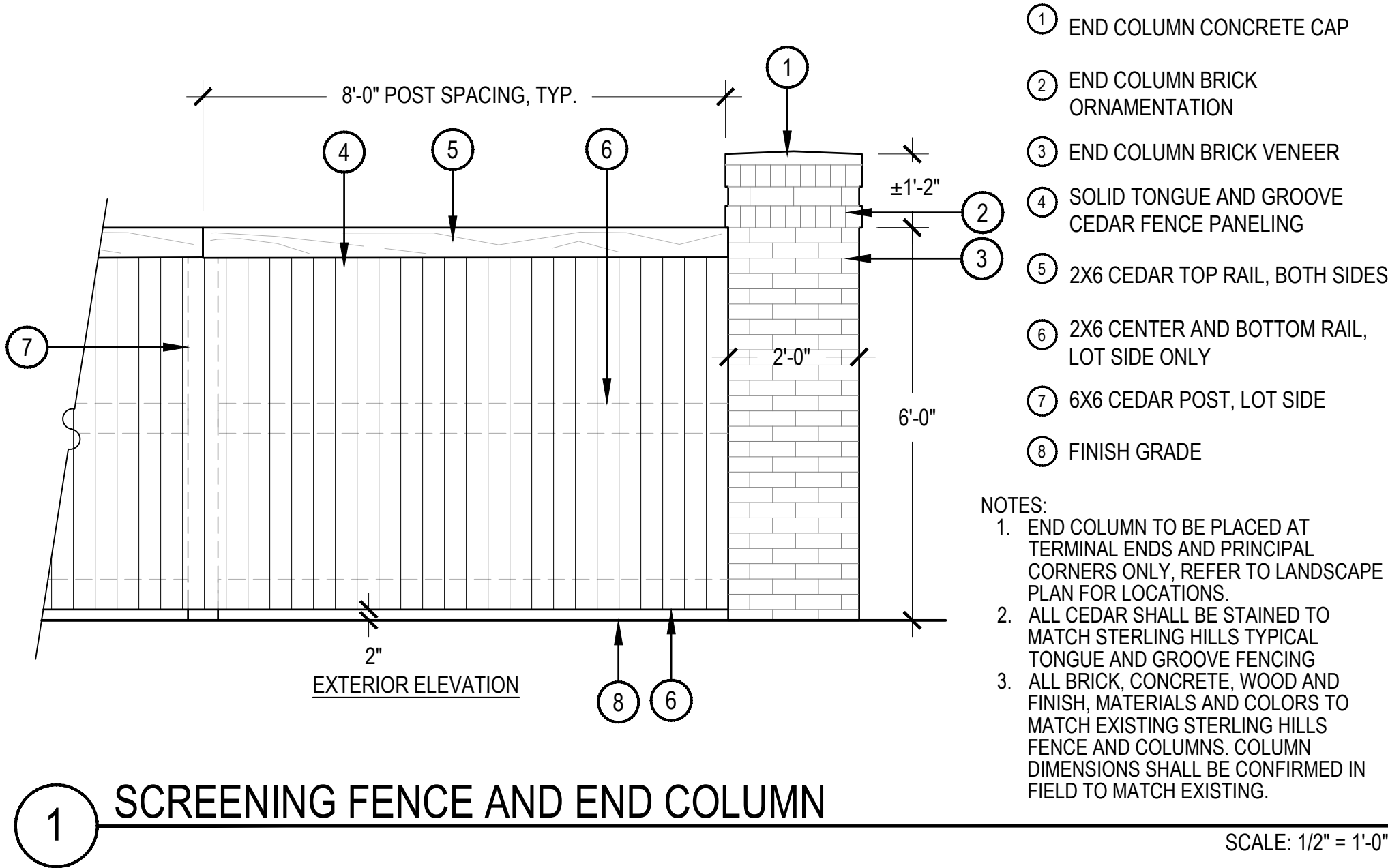
STREET NAME	AREA (SQUARE FEET)	SHRUBS REQUIRED (1 PER 40 SQUARE FEET)	SHRUBS / SHRUB EQUIVALENTS PROVIDED
PRIMARY DRIVE A	7155 SF	178	180
PRIMARY DRIVE B	7600 SF	190	190
E VILLANOVA PL	4457 SF	112	114
E WATER DR	4460 SF	112	114
STERLING HILLS PKWY	4127 SF	103	106

OPEN SPACE LANDSCAPE TRACT TABLE

LANDSCAPE TRACT	DESCRIPTION	AREA (SQUARE FEET)	TREES REQUIRED (1 PER 4000 SQUARE FEET)	TREES PROVIDED	REQUIRED SHRUBS (10 PER 4000 SQUARE FEET)	PROVIDED SHRUBS / SHRUB EQUIVALENTS	TRANSFERS
TRACT C	OPEN SPACE	6693 SF	2	5	17	26	0
TRACT F	OPEN SPACE	2530 SF	1	3	7	17	0
TRACT G	OPEN SPACE	3686 SF	1	3	9	19	0
TRACT J	OPEN SPACE	3072 SF	1	3	8	16	0

These need to be broken down by each side of the street not as one street. The requirement should be met individually for each side of the street. It appears that it likely is being met, but must be listed individually.

Response: Shrub equivalents broken out per side of street



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NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

STERLING HILLS FILING NO.15
LANDSCAPE DETAILS AND TABLES

AMH DEVELOPMENT, LLC
3131 S. VAUGHN WAY
SUITE 220
AURORA, CO 80014
Tel: (303) 660-5290
Contact: CAMILLE COURTNEY

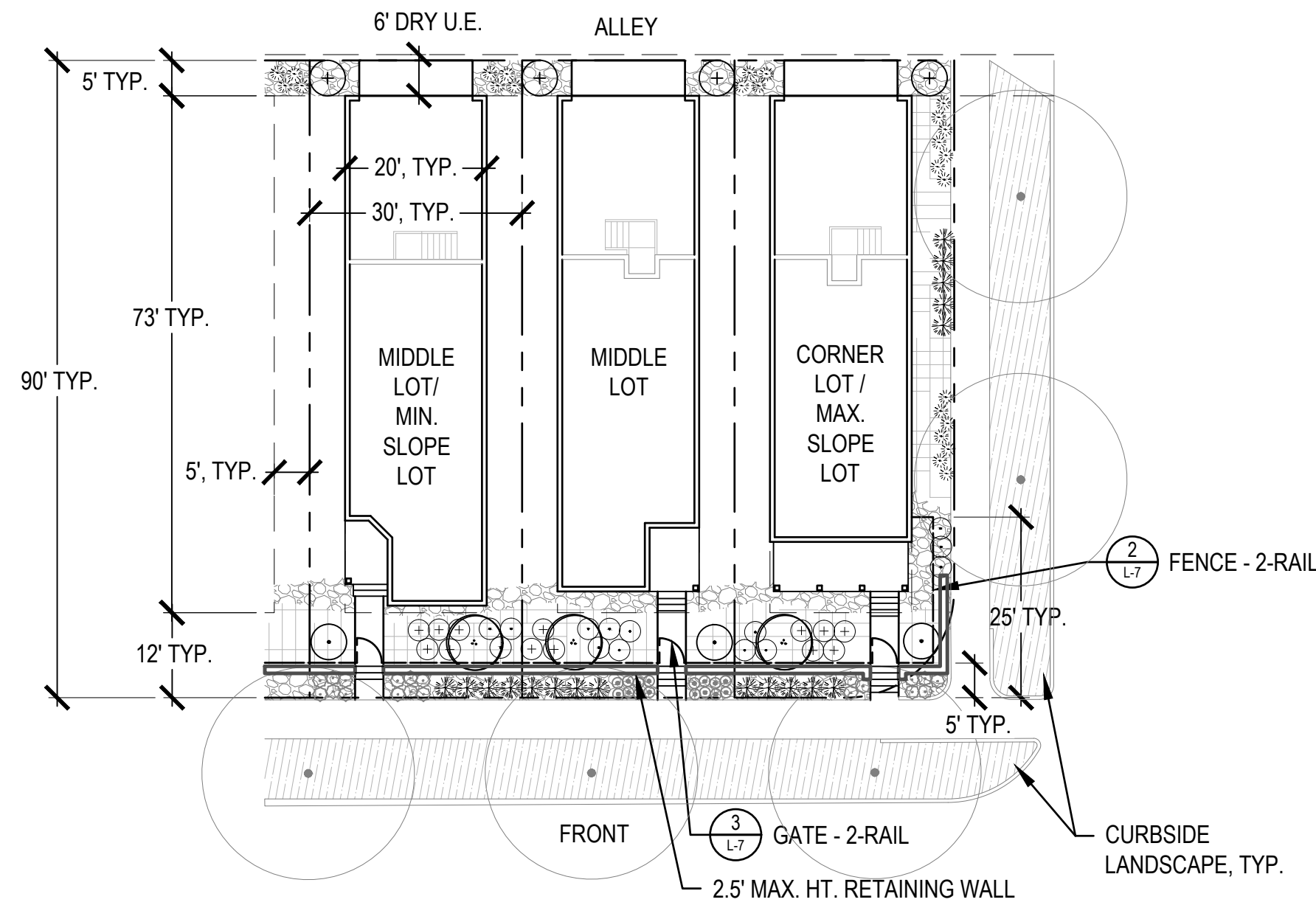
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PRELIMINARY
NOT FOR CONSTRUCTION

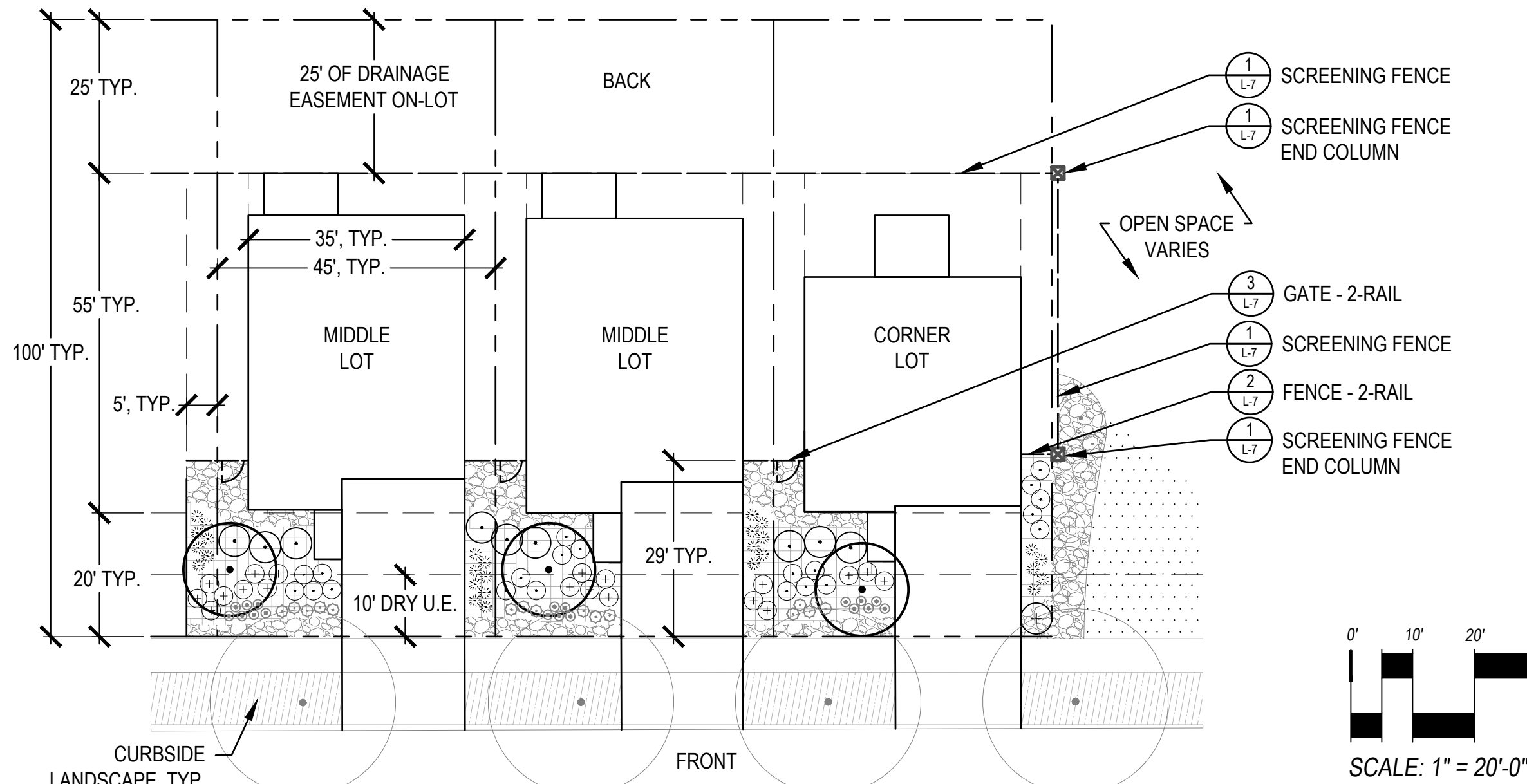
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No.	Date	Description
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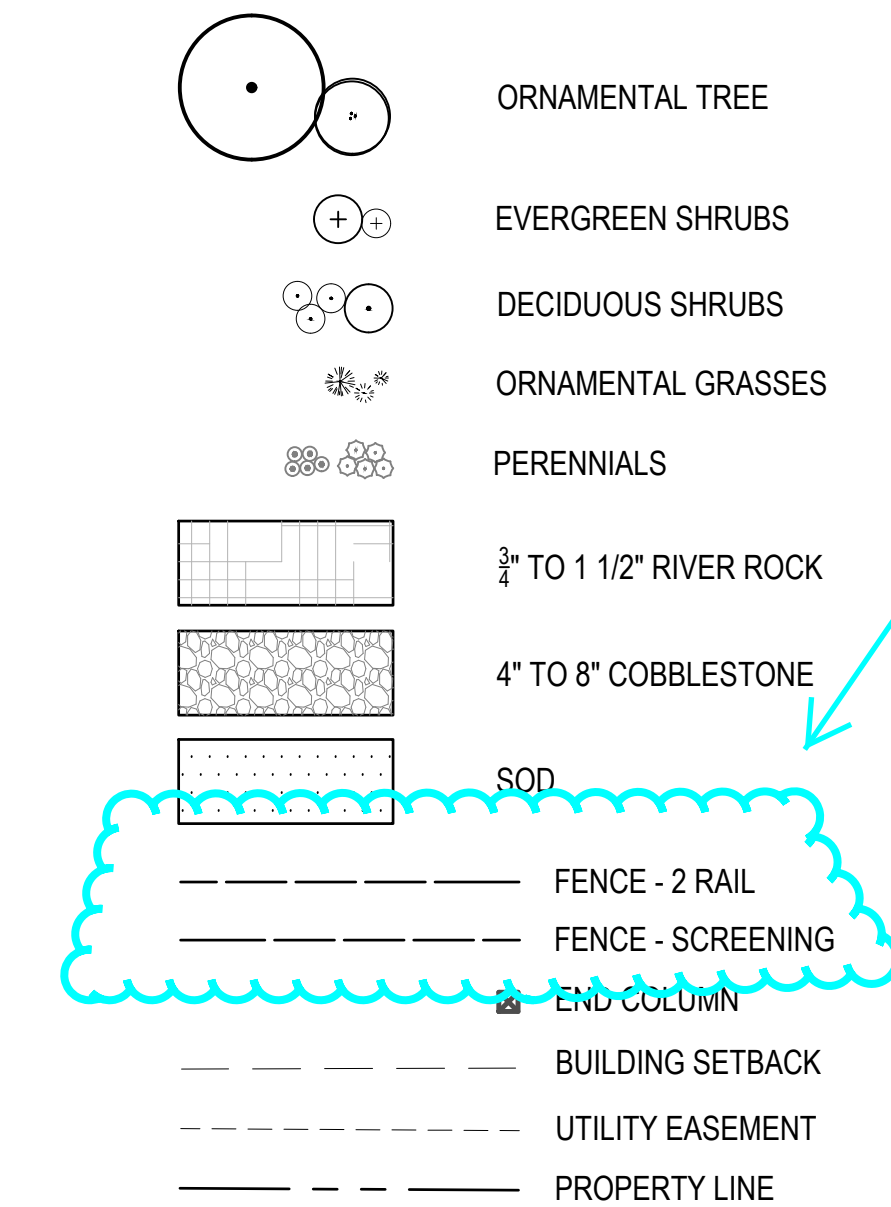
ON-LOT TYPICAL - LOT TYPE A



ON-LOT TYPICAL - LOT TYPE B



LEGEND



These two line types are so similar, could one of them be thickened to help distinguish them from one another.

Response: Screening fence linetype has been thickened and changed to distinguish from 2 rail fence.

LANDSCAPE REQUIREMENTS

ON LOT TYPE B (ALLEY LOT) - WATER WISE
MIN. LOT AREA TOTAL: 2,700 SF
TYP. FRONT LOT AREA: 358 TO 405
TYP. FRONT LOT TURF: 0%
TP. FRONT LOT TREES: 1 ORNAMENTAL MIN., SEE NOTES BELOW
FRONT LOT SHRUBS: 10 MIN.
(FRONT YARD LANDSCAPE BED SF X .025)
SIDE LOT: N/A, NO PUBLIC VIEW
REAR LOT: N/A, NO PUBLIC VIEW

ON LOT TYPE A (NON-ALLEY LOT) - WATER WISE
MIN. LOT AREA TOTAL: 4,050 SF
TYP. FRONT LOT AREA: 612 SF
TYP. FRONT LOT TURF: 0%
TYP. FRONT LOT TREES: 1 ORNAMENTAL MIN.
TYP. FRONT LOT SHRUBS: 15 MIN.
(FRONT YARD LANDSCAPE BED SF X .025)
SIDE LOT: 350 SF, 9 SHRUBS
REAR LOT: 70 SF, 2 SHRUBS

This is misleading. The plan shows only 8 or 9 actual shrubs. If grasses and perennials are to count, then a note should be added here that three one gallon grasses and shrubs are to account for 1 shrub. Even with that, there are not a total of 15 shrubs.

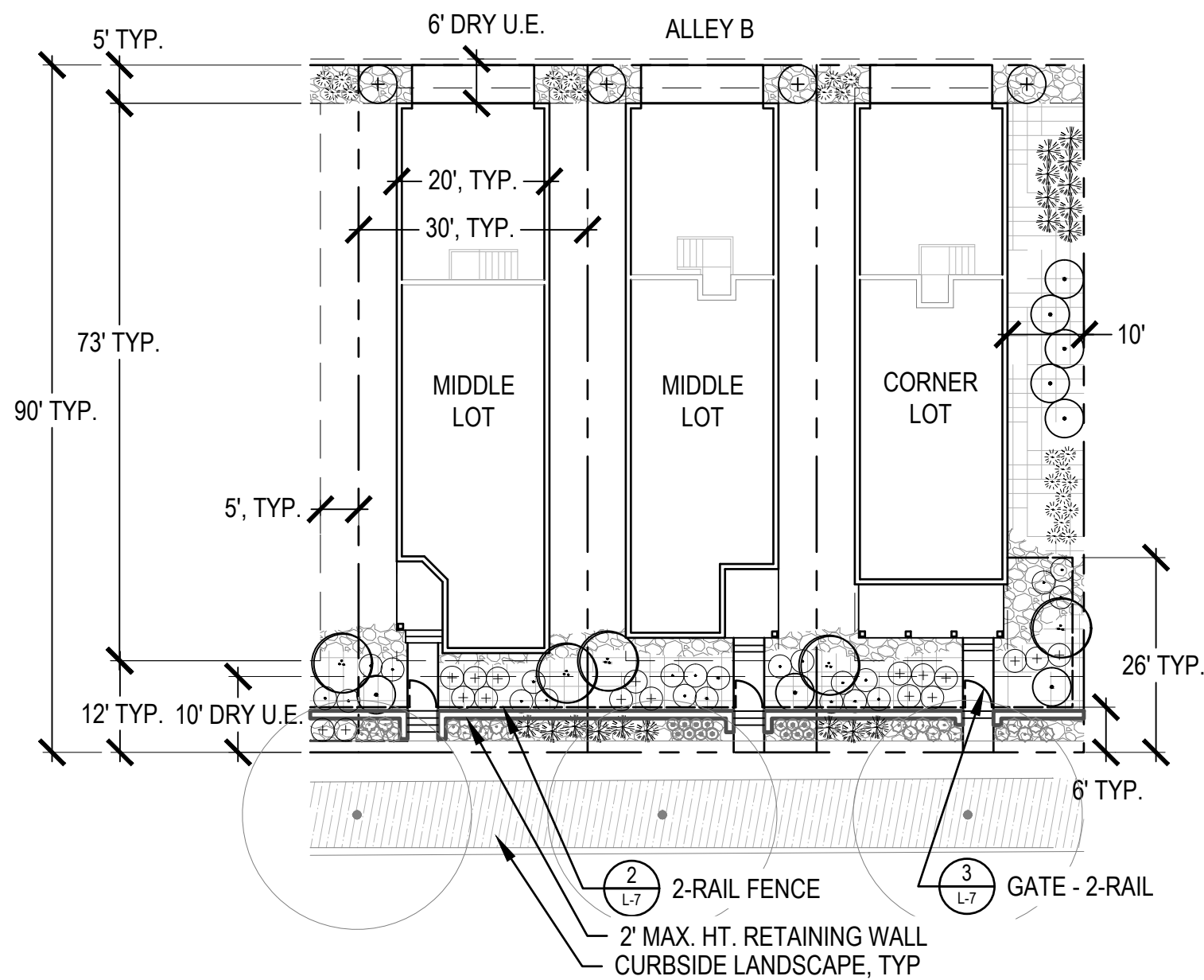
Response: Note added per correspondence, 3/31/2020 regarding 3 one-gallon perennials accounting for one shrub equivalent, but not accounting for more than 30% of the requirement total. Graphic quantities represented in plans revised to meet minimum requirements.

- NOTES:
- WHERE LOT TYPE B ABUTS PRIVATE DRIVE, FRONT LOT CANOPY TREE SHALL BE SUBSTITUTED FOR ORNAMENTAL TREE AT EVERY OTHER LOT.
 - STAIRS SHALL BE PROVIDED FOR LOT TYPE B, WHEN FRONT LOT ABUTS RETAINING WALLS. WHEN FRONT LOT ABUTS RETAINING WALL, FENCE SHALL BE SUBSTITUTED FOR GUARDRAIL/SAFETY FENCE AT LOCATION SHOWN ON PLAN.
 - ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

ON-LOT PLANTING NOTES

- NOTES:
- REFER TO SHEET 5 FOR GENERAL NOTES AND CITY OF AURORA NOTES.
 - NO TWO CONSECUTIVE LOTS SHALL BE LANDSCAPED IN AN IDENTICAL MANNER.
 - PLANT MATERIAL SELECTION SHALL VARY. ALL SPECIES LISTED SHALL BE USED, AND SHALL BE UTILIZED IN AN EVENLY-DISTRIBUTED MANNER.

ON-LOT TYPICAL - LOT TYPE WO



Add the LOT WO standards to the right

Response: WO landscape requirements added.

Provide a plan on this sheet scaled back without all the plants that delineates the three lot types. These plans are used for inspection purposes. Use three different hatch types.

Response: Keymap Added

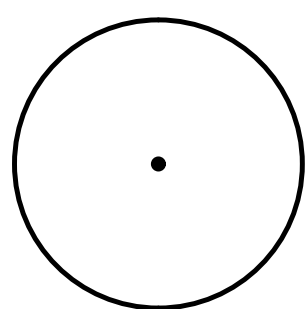
For those lots that do not have a feature such as the following, these requirements should be updated to include one of the following: a low wall, earth berm or natural boulder.

Response: Note added per correspondence, 3/31/2020

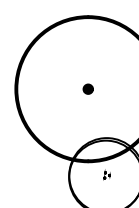
Because this development is technically not permitted by the GDP/Code and the fact that reduced setbacks are being requested, these lots should have good architecture and front yards that meet code requirements. Include the list of features as noted above and/or one feature for these lot types.

Response: Note added per correspondence, 3/31/2020

ON-LOT PLANT LIST



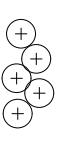
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MSS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
PCC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL.



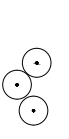
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SSK	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	#5 CONT.
BSB	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	
BMS	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	#5 CONT.
RAB	CHRYSOETHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT.
CSB	CORNUS SERICEA 'BAILEY'	BAILEY RED TWIG DOGWOOD	#5 CONT.
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HMG	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#5 CONT.



CWL	INEPETA FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#1 CONT.
PRR	PENSTEMON X MEXICALI RED ROCKS	RED ROCKS PENSTEMON	#1 CONT.
EPM	ECHINANCEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1 CONT.
MNS	SALVIA X SYLVESTRIS 'MAINACHT'	MAY-NIGHT SALVIA	#1 CONT.
YRW	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.
LLC	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	#1 CONT.
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.
AJS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT.
MNS	SALVIA X SYLVESTRIS 'MAINACHT'	MAY-NIGHT SALVIA	#1 CONT.

NOTE: REFER TO SHEET 5 FOR NON ON-LOT PLANT LIST

STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 7

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14, RECORDED AT RECEPTION NO. B7077623 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ARAPAHOE, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, NORTH 89°49'51" EAST, A DISTANCE OF 1169.74 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 00°10'09" WEST, A DISTANCE OF 154.90 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1305 AT PAGE 530 IN SAID OFFICIAL RECORDS AND THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1, AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG THE BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 14, THE FOLLOWING TWENTY-TWO (22) COURSES:

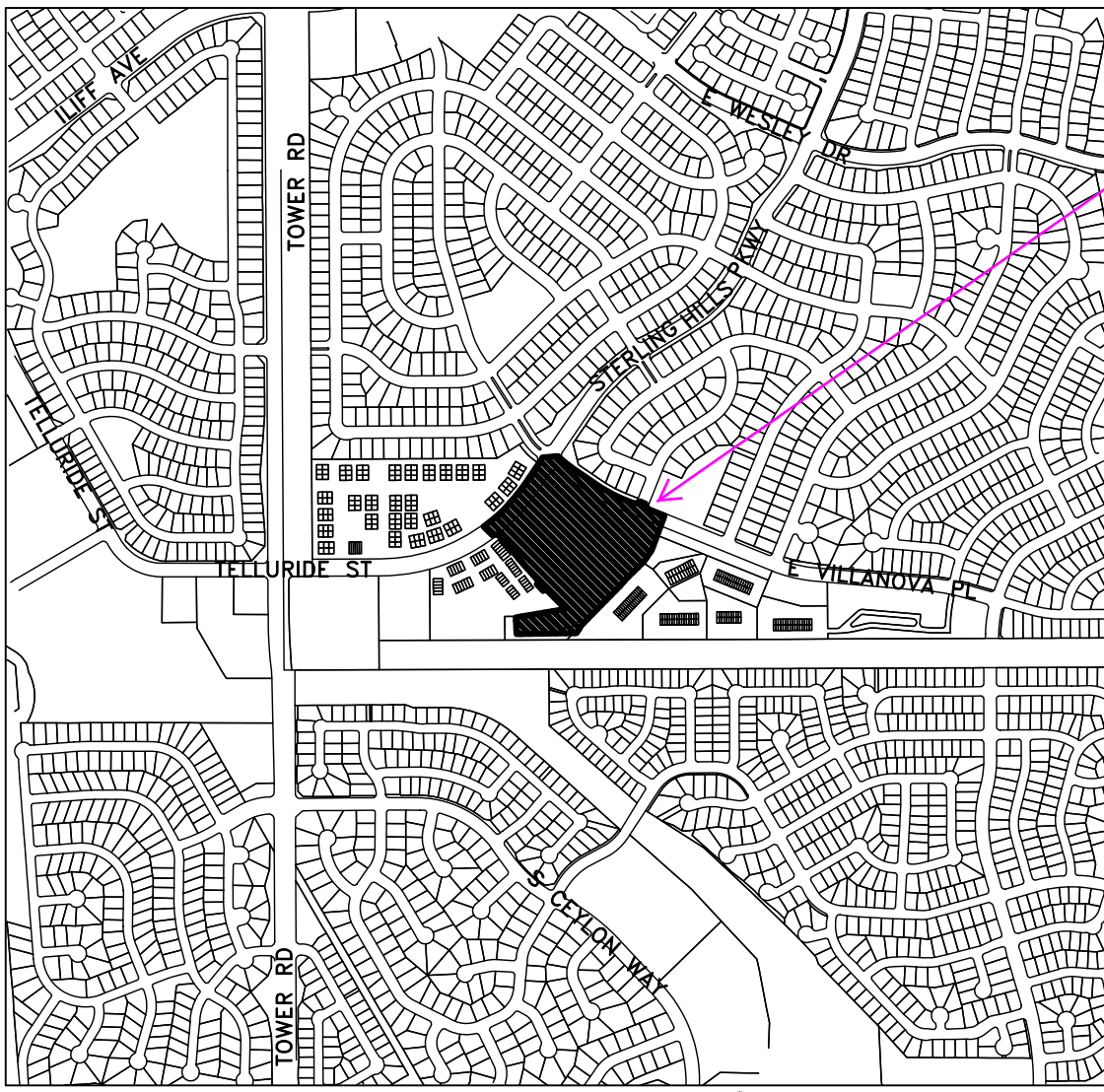
1. NORTH 00°28'33" WEST, A DISTANCE OF 124.70 FEET;
2. NORTH 89°31'27" EAST, A DISTANCE OF 136.79 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 63.00 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'19", AN ARC LENGTH OF 43.31 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;
4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°24'54", AN ARC LENGTH OF 19.22 FEET;
5. NON-TANGENT TO SAID CURVE, SOUTH 56°26'27" EAST, A DISTANCE OF 20.23 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 37.00 FEET;
6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'24", AN ARC LENGTH OF 7.42 FEET;
7. NON-TANGENT TO SAID CURVE, SOUTH 44°56'55" EAST, A DISTANCE OF 87.27 FEET;
8. NORTH 89°49'51" EAST, A DISTANCE OF 43.32 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 79.00 FEET;
9. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°46'40", AN ARC LENGTH OF 61.74 FEET;
10. NON-TANGENT TO SAID CURVE, NORTH 45°03'05" EAST, A DISTANCE OF 31.54 FEET;
11. NORTH 44°56'55" WEST, A DISTANCE OF 244.57 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2000.00 FEET;
12. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°18'54", AN ARC LENGTH OF 185.53 FEET;
13. TANGENT TO SAID CURVE, NORTH 39°38'00" WEST, A DISTANCE OF 194.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1000.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 39°38'13" WEST;
14. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'24", AN ARC LENGTH OF 280.24 FEET;
15. TANGENT TO SAID CURVE, NORTH 34°18'23" EAST, A DISTANCE OF 135.13 FEET TO THE BEGINNING OF A TANGENT CONCAVE CURVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;
16. EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'01", AN ARC LENGTH OF 39.27 FEET;
17. TANGENT TO SAID CURVE, SOUTH 55°41'37" EAST, A DISTANCE OF 220.12 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 785.00 FEET;
18. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'26", AN ARC LENGTH OF 168.62 FEET;
19. TANGENT TO SAID CURVE, SOUTH 68°00'03" EAST, A DISTANCE OF 239.84 FEET;
20. SOUTH 21°59'57" WEST, A DISTANCE OF 134.66 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 204.00 FEET;
21. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°03'11", AN ARC LENGTH OF 82.08 FEET;
22. TANGENT TO SAID CURVE, SOUTH 45°03'05" WEST, A DISTANCE OF 576.03 FEET TO SAID NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 1305 AT PAGE 530;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°49'54" WEST, A DISTANCE OF 325.80 FEET TO THE POINT OF BEGINNING
CONTAINING AN AREA OF 9.078 ACRES, (395,443 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **STERLING HILLS SUBDIVISION FILING NO. 15**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

GENERAL NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 SOUTH, CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°49'51" EAST, A DISTANCE OF 2,634.81 FEET.
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. TRACTS A, B, C, D, E, F, G, H, AND J ARE TO BE PRIVATELY OWNED AND MAINTAINED.
5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. LAND TITLE GUARANTEE COMPANY ORDER NO. F70617350-2 WITH AN EFFECTIVE DATE OF 04/15/2019 AT 05:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
8. THE EASEMENTS HEREON SHOWN AND LABELED 6" GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
9. ALL OWNERS OF LOTS ADJACENT TO STERLING HILLS PARKWAY AND EAST VILLANOVA PLACE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.



label all the public street R.O.W.
within 1/2 mile of the site

PUBLIC STREETS
LABELLED

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	OVERALL BASE SHEET
SHEET 3-4	PLAT DETAIL SHEET
SHEET 5	EASEMENT DETAIL SHEET
SHEET 6	EASEMENT DETAIL SHEET
SHEET 7	LINE & CURVE TABLES

CORRECTED

COVENANTS

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

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 144, OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

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

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

CITY OF AURORA APPROVALS

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

CITY ATTORNEY: _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

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

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS ____ DAY OF ____, 20__ A.D. AT ____ O'CLOCK ____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

OWNER:

STERLING RIDGE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP:

BY: STERLING RIDGE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, ITS AGENT

ITS: DEVELOPMENT MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20__ AD. BY _____, AS _____

OF STERLING RIDGE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, ITS AGENT

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CONTRACT PURCHASER:

AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

BY: AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AGENT

ITS: DEVELOPMENT MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20__ AD. BY _____, AS _____

OF AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AGENT

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DELETED delete this signature line

PUBLIC WORKS DIRECTOR _____ DATE _____

FOR REVIEW

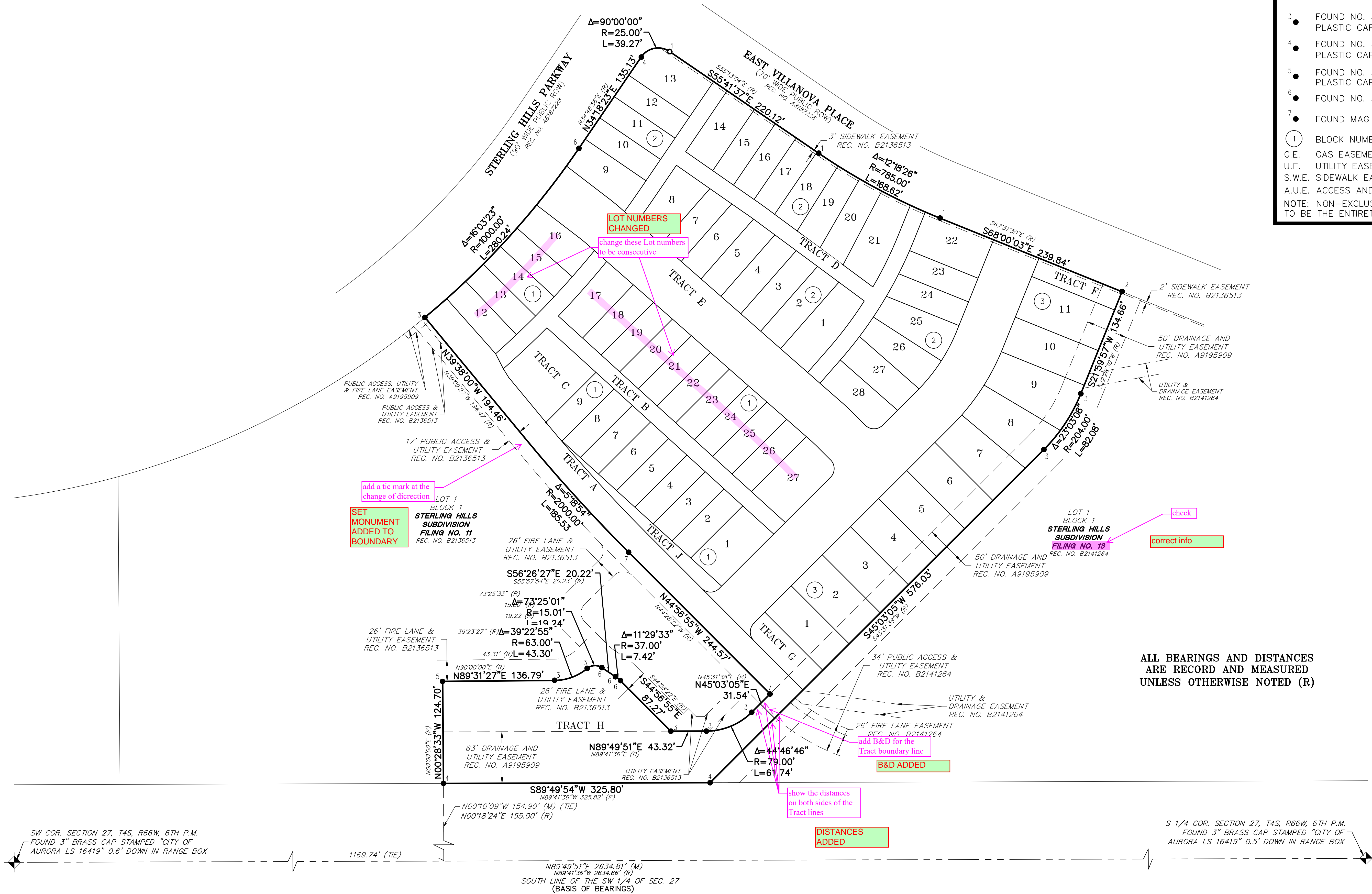
send in the update of this Title
Commitment to be within 120 calendar
days of the plat approval date

UPDATED
TITLE TO BE
PROVIDED
BEFORE

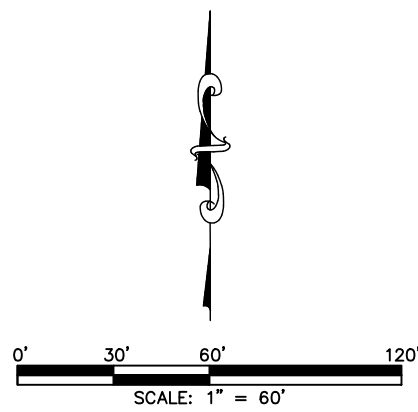
STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 7

MONUMENT SYMBOL LEGEND	
1	SET 1" BRASS DISK STAMPED "AZTEC LS 38256"
1	FOUND 1" BRASS DISK STAMPED "LS 38510"
2	FOUND 1" BRASS DISK ILLEGIBLE
3	FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "LS 38510"
4	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 36561"
5	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
6	FOUND NO. 5 REBAR
7	FOUND MAG NAIL
1	BLOCK NUMBER
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
A.U.E.	ACCESS AND UTILITY EASEMENT
NOTE: NON-EXCLUSIVE ACCESS EASEMENTS ARE TO BE THE ENTIRETY OF TRACTS B, D & E.	



ALL BEARINGS AND DISTANCES
ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED (R)



FOR REVIEW

SEE SHEET 5 FOR UTILITY
EASEMENT DETAIL
SEE SHEET 6 FOR DRY
UTILITY EASEMENT DETAIL

AzTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

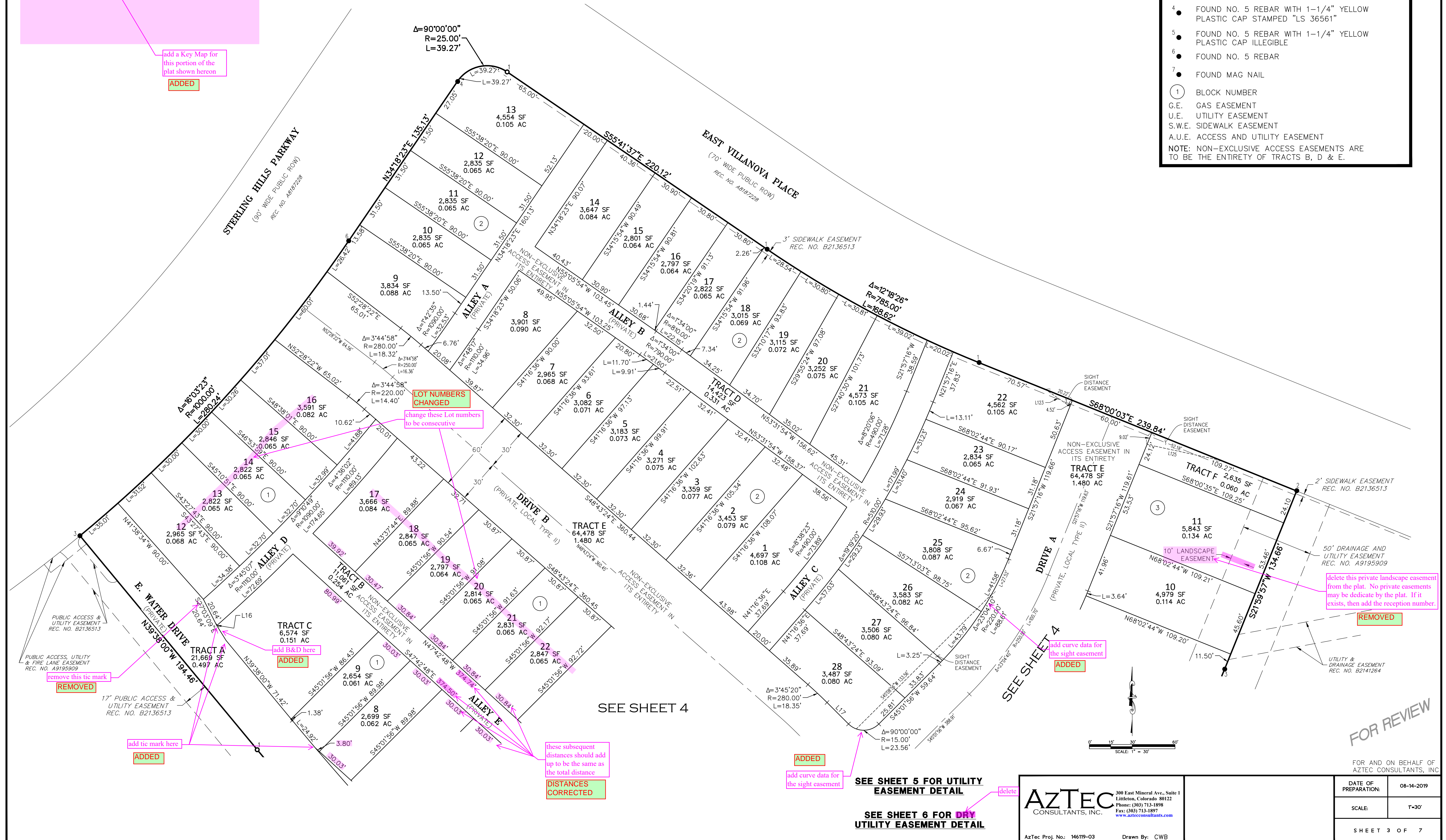
DATE OF PREPARATION:	08-14-2019
SCALE:	1"=60'
SHEET 2 OF 7	

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 3 OF 7

- 1 ● SET 1" BRASS DISK STAMPED "AZTEC LS 38256"
- 1 ● FOUND 1" BRASS DISK STAMPED "LS 38510"
- 2 ● FOUND 1" BRASS DISK ILLEGIBLE
- 3 ● FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "LS 38510"
- 4 ● FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 36561"
- 5 ● FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
- 6 ● FOUND NO. 5 REBAR
- 7 ● FOUND MAG NAIL
- ① BLOCK NUMBER

G.E. GAS EASEMENT
U.E. UTILITY EASEMENT
S.W.E. SIDEWALK EASEMENT
A.U.E. ACCESS AND UTILITY EASEMENT

NOTE: NON-EXCLUSIVE ACCESS EASEMENTS ARE TO BE THE ENTIRETY OF TRACTS B, D & E.



MONUMENT SYMBOL LEGEND

- 1 SET 1" BRASS DISK STAMPED "AZTEC LS 38256"
- 1 FOUND 1" BRASS DISK STAMPED "LS 38510"
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- 3 FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "LS 38510"
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- 6 FOUND NO. 5 REBAR
- 7 FOUND MAG NAIL

1 BLOCK NUMBER

G.E. GAS EASEMENT

U.E. UTILITY EASEMENT

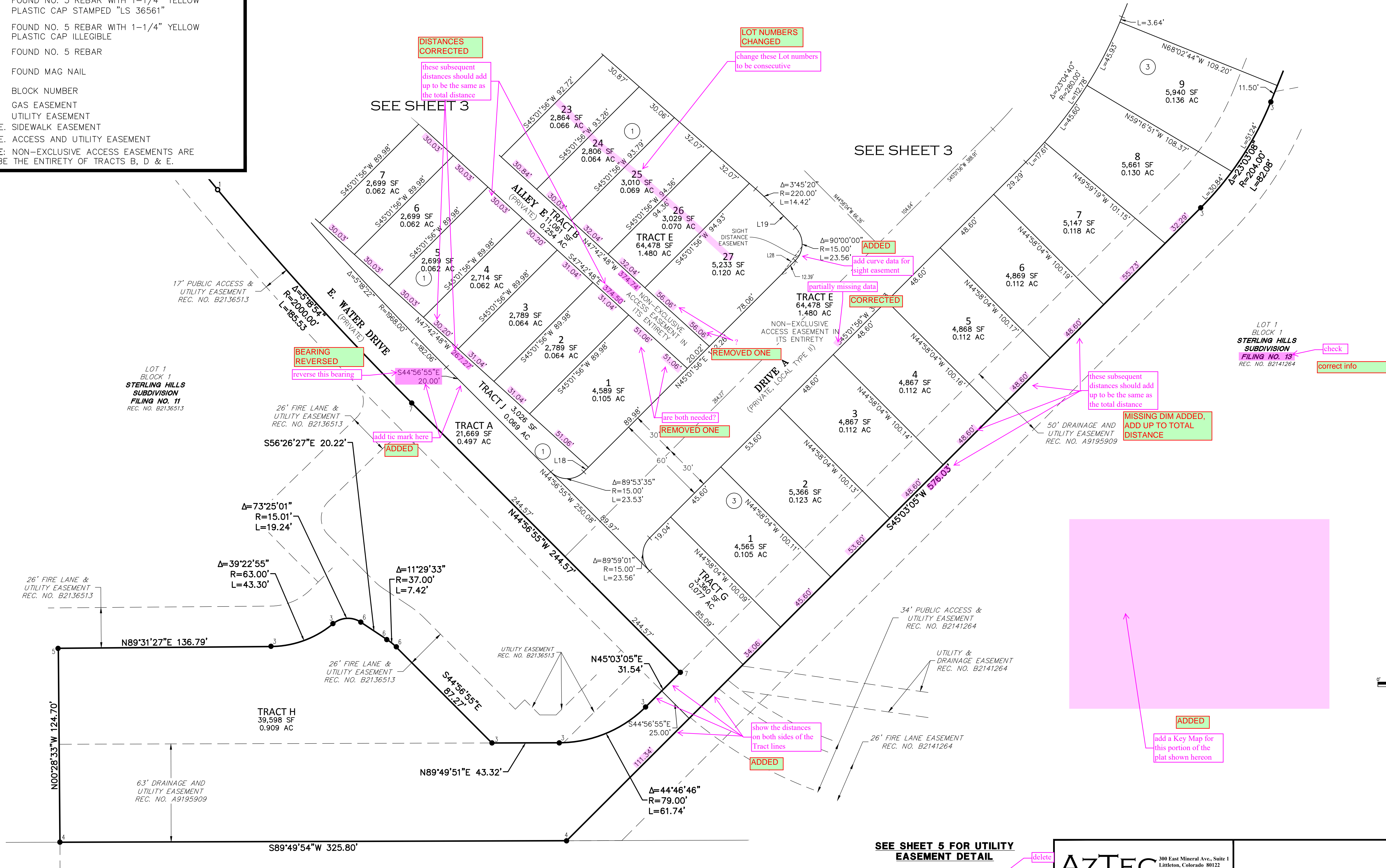
S.W.E. SIDEWALK EASEMENT

A.U.E. ACCESS AND UTILITY EASEMENT

NOTE: NON-EXCLUSIVE ACCESS EASEMENTS ARE TO BE THE ENTIRETY OF TRACTS B, D & E.

STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 4 OF 7



A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

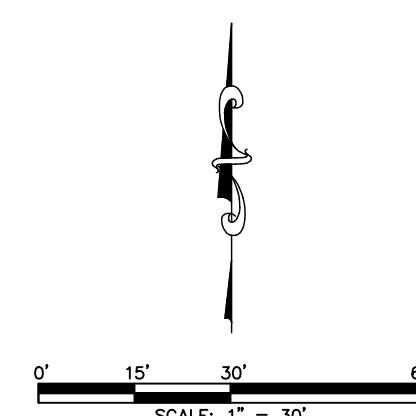
EAST VILLANOVA PLACE
(70' WIDE PUBLIC ROW)
REC. NO. A5187228

STERLING HILLS PARKWAY
(90' WIDE PUBLIC ROW)
REC. NO. A8187228

- 1. SET 1" BRASS DISK STAMPED "AZTEC LS 38256"
- 1. FOUND 1" BRASS DISK STAMPED "LS 38510"
- 2. FOUND 1" BRASS DISK ILLEGIBLE
- 3. FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "LS 38510"
- 4. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 36561"
- 5. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
- 6. FOUND NO. 5 REBAR
- 7. FOUND MAG NAIL
- 1. BLOCK NUMBER

G.E. GAS EASEMENT
U.E. UTILITY EASEMENT
S.W.E. SIDEWALK EASEMENT
A.U.E. ACCESS AND UTILITY EASEMENT

NOTE: NON-EXCLUSIVE ACCESS EASEMENTS ARE TO BE THE ENTIRETY OF TRACTS B, D & E.



FOR REVIEW

DATE OF PREPARATION:	08-14-2019
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SCALE:	1"=30'
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SHEET 5 OF 7

AzTec Proj. No.: 146119-03 Drawn By: CWB

STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 6 OF 7

MONUMENT SYMBOL LEGEND	
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NOTE: NON-EXCLUSIVE ACCESS EASEMENTS ARE TO BE THE ENTIRETY OF TRACTS B, D & E.	

