

PROJECT BENCHMARK

CITY OF AURORA ID #4S6627S0006: RECOVERED 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM Q-63 1981" WITH MARKED CROSS IN CONCRETE PEDESTAL OF SOUTHWEST LEG OF MOST NORTHERLY POWER TOWER, 3RD POWER TOWER EAST OF TOWER ROAD, JUST NORTH OF POWER TOWER #36

NAVD88 ELEVATION = 5589.804 U.S. FEET

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.6' DOWN IN RANGE BOX AND AT THE SOUTH QUARTER CORNER BY A FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.5' DOWN IN RANGE BOX, TAKEN TO BEAR NORTH 89°49'51" EAST.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14, RECORDED AT RECEPTION NO. 87077623 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. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

PROJECT TEAM:

OWNER / DEVELOPER: AMH DEVELOPMENT, 3131 S. VAUGHN WAY, SUITE 220 AURORA, CO 80014 CONTACT: SCOTT KEEFER PHONE: (720) 660-5290

SURVEYOR: AZTEC CONSULTANTS, INC. 300 E. MINERAL AVE, SUITE 1 LITTLETON, CO 80122 CONTACT: DAN DAVIS PHONE: (303) 713-1897

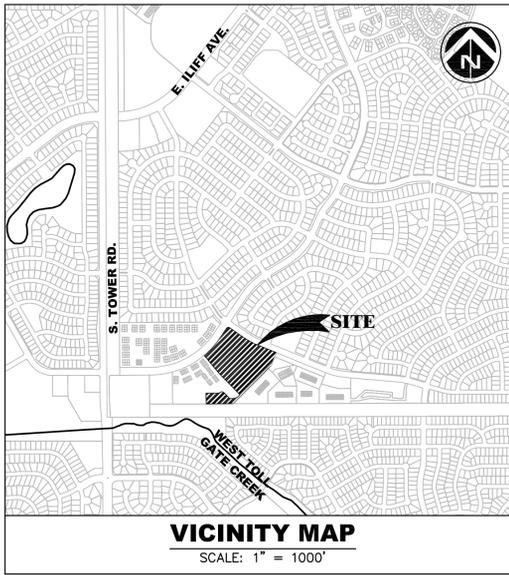
ENGINEER: DEWBERRY | J3 8100 E. MAPLEWOOD AVE., SUITE 150 GREENWOOD VILLAGE, CO 80111 CONTACTS: JASON MONFORTON, P.E. PHONE: (303) 368-5601

PLANNER / LANDSCAPE ARCHITECT: NORRIS DESIGN 1101 BANNOCK STREET DENVER, CO 80204 CONTACTS: SAMANTHA CROWDER PHONE: (303) 892-1166

PHOTOMETRIC: STUDIO LIGHTING 63 SUNSET DR. BAILEY, CO 80421 CONTACTS: JACOB BENNEFIELD PHONE: (303) 242-1572

STERLING HILLS FILING NO. 15 PRELIMINARY PLAT

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



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

Comments were provided 1/24/20 and no subsequent submittal has been made

Response: We have been in contact with Rich Ommert in Public Works in regards to the Drainage Report and outstanding items that we have been working through with the City. We will resubmit the PDR to the City as soon as possible.

SHEET LIST TABLE with columns SHEET NUMBER and SHEET TITLE. Includes sheets for COVER, NOTES AND TYPICAL SECTIONS, OVERALL SITE PLAN, GRADING AND UTILITY PLAN, LANDSCAPE NOTES, TABLES, AND PLANT LIST, LANDSCAPE PLAN, LANDSCAPE DETAILS, ON-LOT TYPICAL LANDSCAPE PLANS, STREET LIGHTING PHOTOMETRIC, and STREET LIGHTING DETAIL.

ADJUSTMENTS:

CODE SECTION 146-4.2.2:

REDUCTION IN MINIMUM LOT AREA FROM 5,000 SF TO 2,700 SF. THIS REDUCTION IN LOT AREA IS WARRANTED DUE IN COMBINATION TO THE NEARBY PARK AND OPEN SPACES AMENITIES PROVIDED WITHIN THE COMMUNITY AS WELL AS COMPLIMENT THE EXISTING DENSITIES ADJACENT TO THE SITE. THE SMALLER SINGLE-FAMILY HOMES PROVIDE A DESIRABLE TRANSITION OF DENSITY FROM THE MULTI-FAMILY HOMES LOCATED TO THE NORTH OF THE SITE. REDUCTION IN MINIMUM LOT FRONTAGE FROM 50' TO 30' AND A REDUCTION IN FRONT SETBACK FROM 15' TO 12'. THIS REDUCTION IS REQUESTED TO ACCOMMODATE THE URBAN CHARACTER OF THE PRODUCT. IN ADDITION, RECREATIONAL AMENITIES ARE PROVIDED WITHIN THE COMMUNITY AS WELL AS WITHIN WALKING DISTANCE OF THE SITE.

CODE SECTION 146-4.7.5:

1. REDUCTION IN NUMBER OF TREES REQUIRED IN CURBSIDE LANDSCAPE AREA ALONG EAST WATER DRIVE. THIS REDUCTION IS REQUESTED BECAUSE THERE IS AN EXISTING STORM PIPE (ALREADY APPROVED BY AURORA) WITHIN THE TREE LAWN THAT PRECLUDES TREE PLANTINGS. THE STORM PIPE CANNOT BE RELOCATED INTO THE STREET DUE TO EXISTING UTILITY LOCATIONS. AS A RESULT, THREE (3) FEWER TREES HAVE BEEN PROVIDED IN TREE LAWN THAN REQUIRED. THREE (3) CANOPY TREES WILL BE PROVIDED IN LIEU OF STREET TREES, WITH ONE CANOPY TREE IN TRACT J AND TWO CANOPY TREES IN TRACT H.

CODE SECTION 146-4.7:

1. SUBSTITUTION ALLOWING A 6-FOOT SCREENING FENCE IN LIEU OF LANDSCAPE BUFFER REQUIREMENT OF 1 TREE AND 5 SHRUBS PER 40 LINER FEET, DUE TO CONFLICT WITH EXISTING DRAINAGE SWALE. THIS CONDITION EXISTS ALONG THE EXISTING 50-FOOT DRAINAGE AND UTILITY EASEMENT, RECORDATION NUMBER A9195909.

ADJUSTMENT IS JUSTIFIED AS THE EASEMENT PREVENTS THE REQUIRED LANDSCAPE BUFFER FROM BEING PLANTED.

LAND USE DATA

Table with 2 columns: LAND USE DATA and values. Includes rows for LAND AREA WITHIN PROPERTY LINES (9.07 AC), NUMBER OF BUILDABLE LOTS PROPOSED (64), BUILDING HEIGHT (25 FT/ 35 FT), LOT AREA / BUILDING COVERAGE (5.25 AC (57.88%) / 2.53 AC (27.89%)), HARD SURFACE AREA* (1.81 AC (19.93%)), LANDSCAPE AREA (1.60 AC (17.62%)), PRESENT ZONING CLASSIFICATION (R-3), NUMBER OF PARKING SPACES REQUIRED (128), NUMBER OF PARKING SPACES PROVIDED (128), 2015 IRC OCCUPANCY CLASSIFICATION (SINGLE FAMILY - DETACHED-NON SPRINKLERED), CONSTRUCTION TYPE (VB), PARKING REQUIREMENTS (2 SPACES PER DWELLING UNIT).

LOT DATA TABLE

Table with 2 columns: LOT DATA TABLE and values. Includes rows for FRONT SETBACK (12'), REAR SETBACK (5'), SIDE SETBACK (5'), and NON-ALLEY LOTS (FRONT SETBACK 20', REAR SETBACK 5', SIDE SETBACK 15').

*SIDEWALKS, DRIVEWAYS, STREETS, CURB AND GUTTER

LIST OF ACRONYMS AND ABBREVIATIONS

Table listing various acronyms and abbreviations such as A.D. ALGEBRAIC DIFFERENCE, AC ACRE, ADA AMERICANS WITH DISABILITY ACT, ASSY ASSEMBLY, A.U.E. ACCESS AND UTILITY EASEMENT, B.O. BLOW OFF, BMP BEST MANAGEMENT PRACTICES, BNDY BOUNDARY, BOW BACK OF WALK, BW BOTTOM OF WALL, C.O. CLEAN OUT, CFS CUBIC FEET PER SECOND, CH CHORD LENGTH, CHB CHORD BEARING, CL CENTERLINE, CMP CORRUGATED METAL PIPE, CONC CONCRETE, DIA. DIAMETER, DIP DUCTILE IRON PIPE, E.A.E. EMERGENCY ACCESS EASEMENT, EGL ENERGY GRADE LINE, ELEV ELEVATION, EX EXISTING, FES FLARED END SECTION, FG FINISHED GRADE, FH FIRE HYDRANT, FHAD FLOOD HAZARD AREA DELINEATION, FIRM FLOOD INSURANCE RATE MAP, FL FLOW LINE, FR FROUDE NUMBER, FS FIRE SERVICE, FT FOOT, FUT FUTURE, G.E. GAS EASEMENT, GPM GALLONS PER MINUTE, GSBD GROUDED SLOPING BOULDER DROP, GV GATE VALVE, HGL HYDRAULIC GRADE LINE, HORZ HORIZONTAL, HP HIGH POINT, HW HEAD WALL, INT INTERSECTION OR INTERCEPT, INV INVERT, IRR IRRIGATION, LF LINEAR FOOT, LP LOW POINT, MAX MAXIMUM, MH MANHOLE, M.H.F.C.D MILE HIGH FLOOD CONTROL DISTRICT, MIN MINIMUM, N.T.S. NOT TO SCALE, NO. NUMBER, NWSL NORMAL WATER SURFACE ELEVATION, OSP OUTFALL SYSTEM PLAN, PC POINT OF CURVATURE, PCR POINT OF CURVE RETURN, PL PROPERTY LINE, PMF PROBABLE MAXIMUM FLOOD, PRC POINT OF REVERSE CURVATURE, PROP PROPOSED, PSI POUNDS PER SQUARE INCH, PT POINT OF TANGENCY, PVC POLYVINYL CHLORIDE, PVI POINT OF VERTICAL INTERSECTION, Q10 10 YEAR DISCHARGE, Q100 100 YEAR DISCHARGE, RCBC REINFORCED CONCRETE BOX CULVERT, RCP REINFORCED CONCRETE PIPE, ROW RIGHT OF WAY, SAN SANITARY SEWER, SB STILLING BASIN, SEC. SECTION, SF SQUARE FEET, STA STATION, STM STORM SEWER, TB THIRST BLOCK, TBC TOP BACK OF CURB, TEMP TEMPORARY, TOF TOP OF FOUNDATION, TOP TOP OF PIPE, TOS TOP OF SLAB, TW TOP OF WALL, TYP TYPICAL, U.D. UNDERDRAIN, U.D.C.O. UNDERDRAIN CLEAN OUT, U.E. UTILITY EASEMENT, V. UTILITY, VC VERTICAL CURVE, VCP VETRIFIED CLAY PIPE, VERT VERTICAL, VN NORMAL VELOCITY, W/ WITH, W/L WATER LINE, WQ WATER QUALITY, WQCV WATER QUALITY CAPTURE, VOL VOLUME, WSEL WATER SURFACE ELEVATION, YR YEAR.

OWNER'S CERTIFICATE:

AMH DEVELOPMENT, LLC

STERLING HILLS FILING NO.14

LEGAL DESCRIPTION: SEE THIS SHEET

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.

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS _____ DAY OF _____ AD. 20_____

BY:

STATE OF COLORADO () SS

COUNTY OF ()

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD. 20_____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ CHAIRMAN DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ MAYOR DATE: _____

RECORDER'S CERTIFICATE: _____ AMENDMENTS

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK, ___ M,

THIS _____ DAY OF _____ AD. 20_____ .

CLERK AND RECORDER: _____

DEPUTY: _____

AMENDMENT BLOCK

To request marking of underground facilities



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|J3 Engineers, Inc claims no responsibility for the underground facilities depicted in this plan set.

Dewberry | J3 Dewberry Engineers Inc. 8100 East Maplewood Avenue, Suite 150 Greenwood Village, CO 80111 Contact: Jason A. Monforton, PE 303.368.5601 Email: jmonforton@dewberry.com

STERLING HILLS FILING NO.15 PRELIMINARY PLAT

AMH DEVELOPMENT, LLC 3131 S. VAUGHN WAY SUITE 220 AURORA, CO 80014

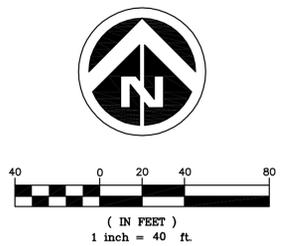
COVER

Table with columns: No., Date, Description. Includes rows for SECOND SUBMITTAL (12/06/19) and FIRST SUBMITTAL (8/16/19).

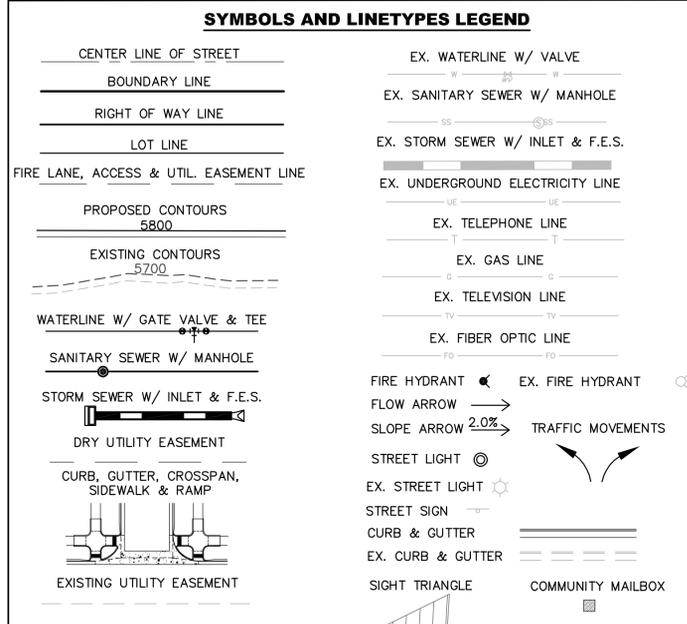
PRELIMINARY NOT FOR CONSTRUCTION

Table with columns: Project Number (50116338), Drawn By (JM), Checked By (DEB), Sheet Number (1).

No.	Date	Description
1	8/16/19	SECOND SUBMITTAL
2	12/06/19	FIRST SUBMITTAL



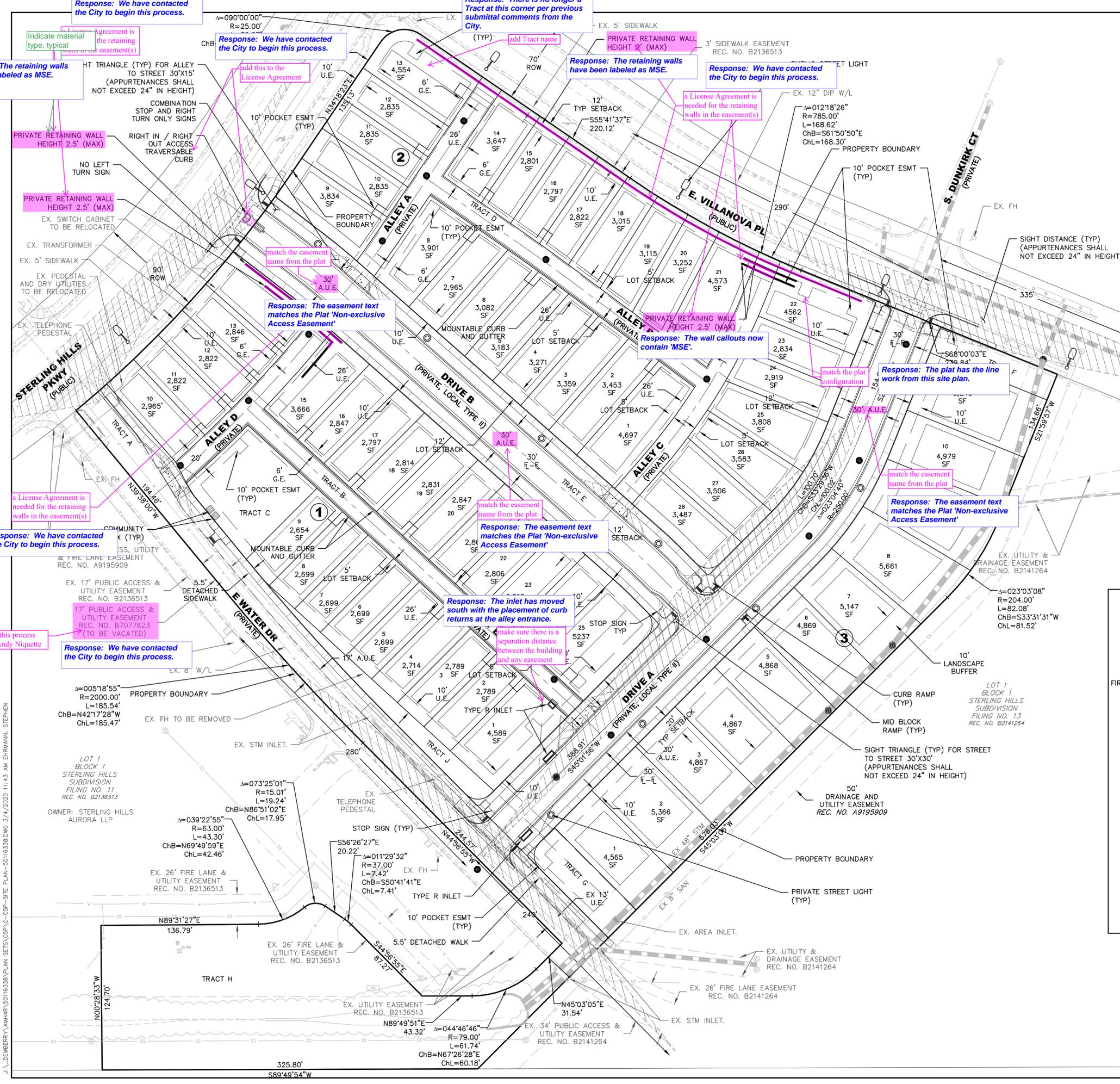
ALLEY LOTS		
LOT TYPE	RANGE OF SIZES (SF)	COUNT
SMALL "ALLEY A-E"	2600-3300	35
STANDARD ALLEY A-E"	3300-4000	11
OVERSIZED "ALLEY A-C & E"	4000-4700	5
NON-ALLEY LOTS		
STANDARD	4300-5100	6
OVERSIZED	5100-6000	5



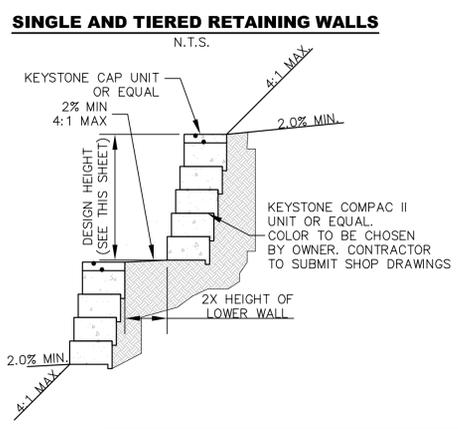
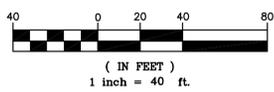
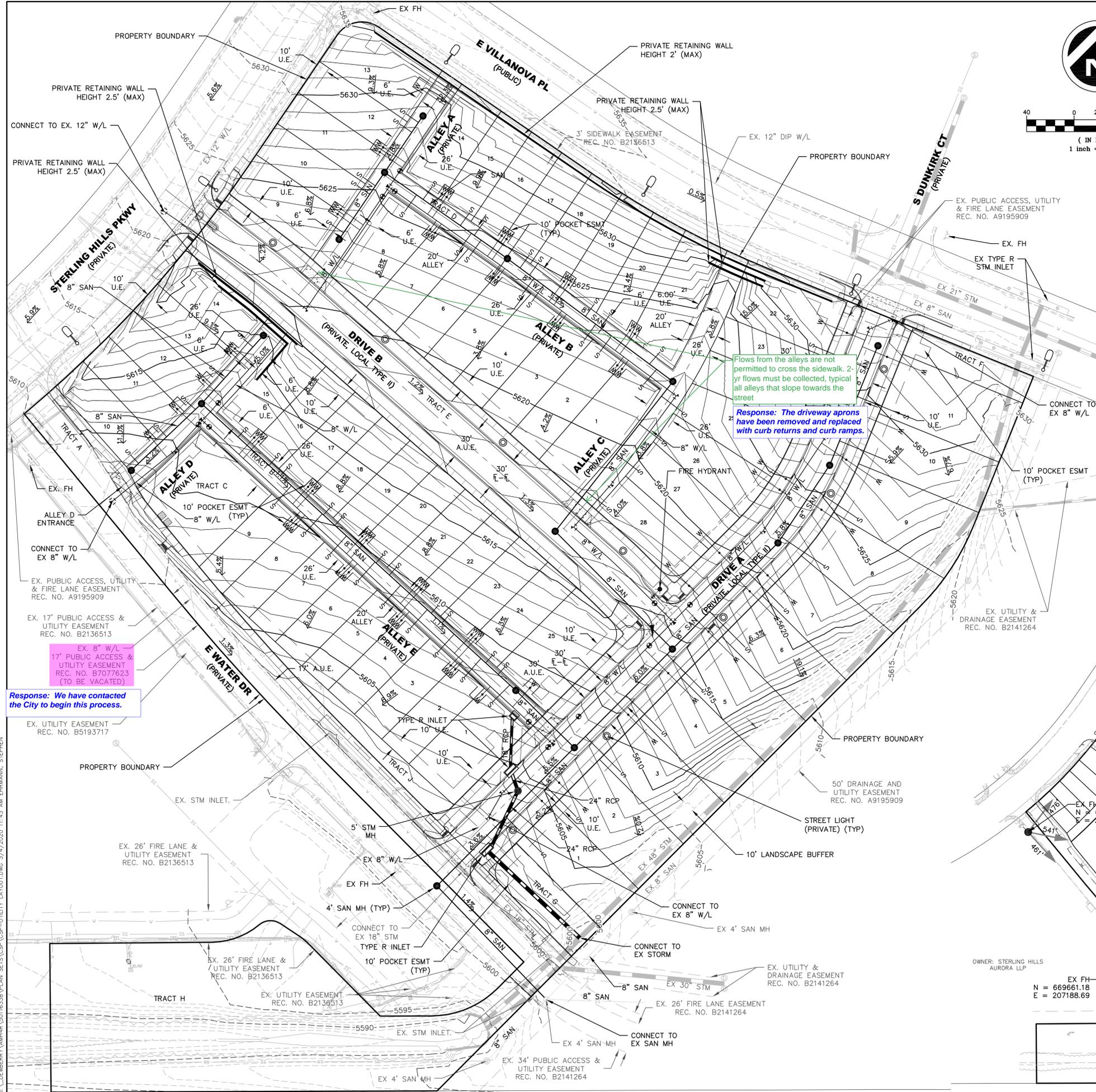
NOTE:
 THE ACCESSIBLE ROUTE FOLLOWS THE SIDEWALK ON EITHER SIDE OF PRIMARY DRIVE B

811
 Know what's below.
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U:\DEWBERRY\AMH\48\50116338\PLAN SET\50116338-CSP-SITE PLAN-50116338.DWG 3/4/2020 11:43 AM EHRMANN, STEPHEN



SYMBOLS AND LINETYPES LEGEND

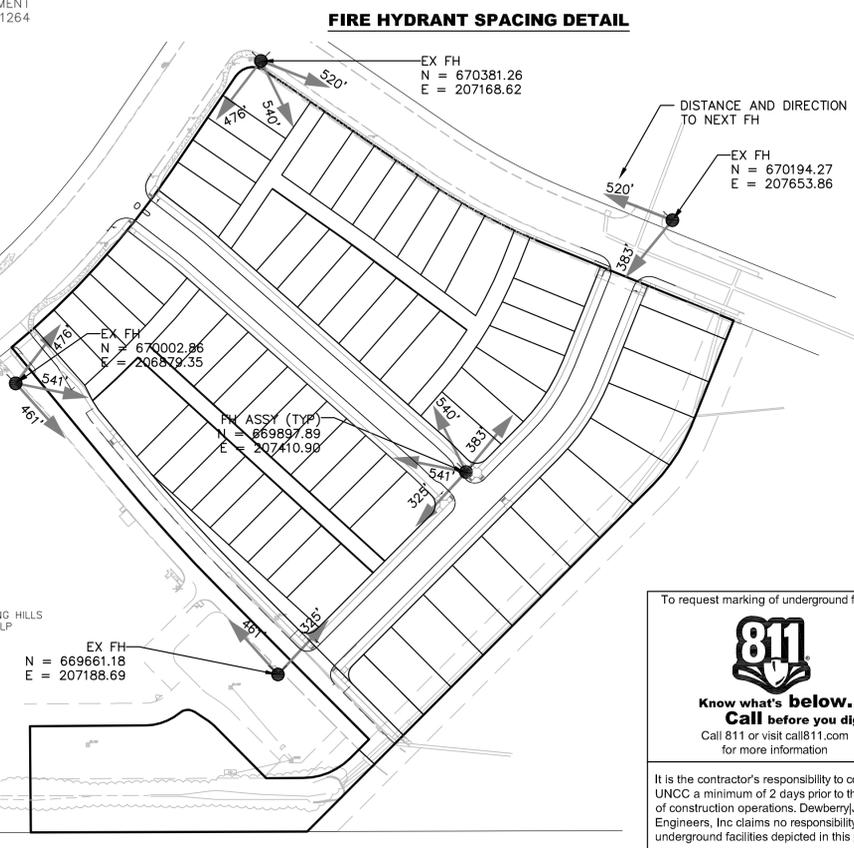
CENTER LINE OF STREET	EX WATERLINE W/ VALVE
BOUNDARY LINE	EX SANITARY SEWER W/ MANHOLE
RIGHT OF WAY LINE	EX STORM SEWER W/ INLET & F.E.S.
LOT LINE	EX UNDERGROUND ELECTRICITY LINE
FIRE LANE, ACCESS & UTIL. EASEMENT LINE	EX. TELEPHONE LINE
PROPOSED CONTOURS 5800	EX. GAS LINE
EXISTING CONTOURS 5700	EX. TELEVISION LINE
WATERLINE W/ GATE VALVE & TEE	EX. FIBER OPTIC LINE
SANITARY SEWER W/ MANHOLE	FIRE HYDRANT
STORM SEWER W/ INLET & F.E.S.	EX. FIRE HYDRANT
DRY UTILITY EASEMENT	FLOW ARROW
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	SLOPE ARROW 2.0%
EXISTING UTILITY EASEMENT	STREET LIGHT (PRIVATE)
	STREET LIGHT (PUBLIC)
	EX STREET LIGHT (PUBLIC)
	STREET SIGN
	CURB & GUTTER
	EX CURB & GUTTER
	SIGHT TRIANGLE
	COMMUNITY MAILBOX

Flows from the alleys are not permitted to cross the sidewalk. 2 yr flows must be collected, typical all alleys that slope towards the street

Response: The driveway aprons have been removed and replaced with curb returns and curb ramps.

EX. 8" W/L
17' PUBLIC ACCESS & UTILITY EASEMENT
REC. NO. B7077623
(TO BE VACATED)

Response: We have contacted the City to begin this process.



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No.	Date	Description
2	12/06/19	SECOND SUBMITTAL
1	8/16/19	FIRST SUBMITTAL

J:\DEWBERRY\AMH\150116338\PLAN SETS\CSP-UTILITY_LAYOUT.DWG 3/4/2020 11:43 AM EHRMANN, STEPHEN

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 COCCINEUS	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	CARYOPHTERIS 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.

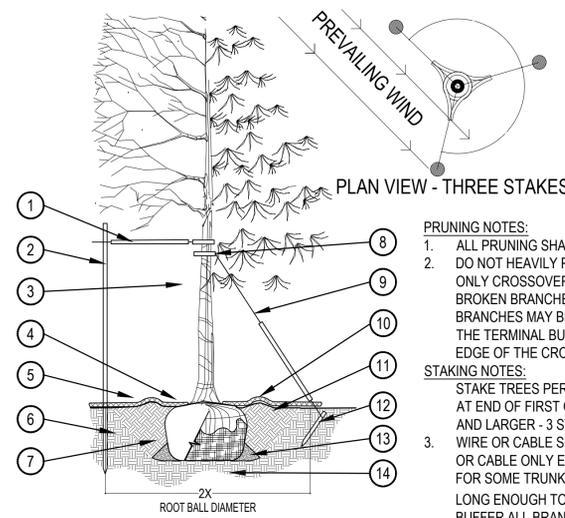
DECIDUOUS SHRUBS 2-5' SPREAD

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.

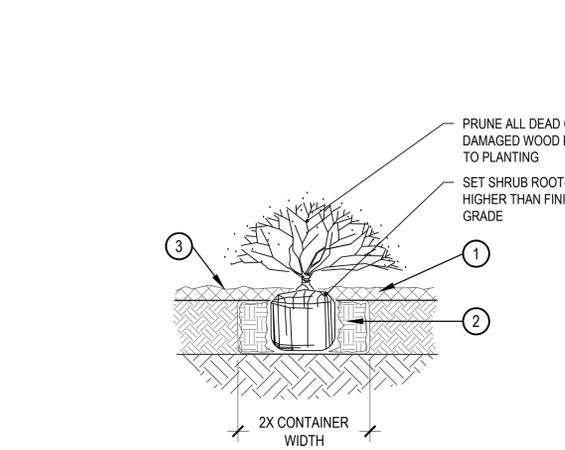
NOTE: ADDITIONAL QUANTITIES FOR ON-LOT PLANTING, NOT INCLUDED IN TABLE QUANTITY ABOVE.



- 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

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

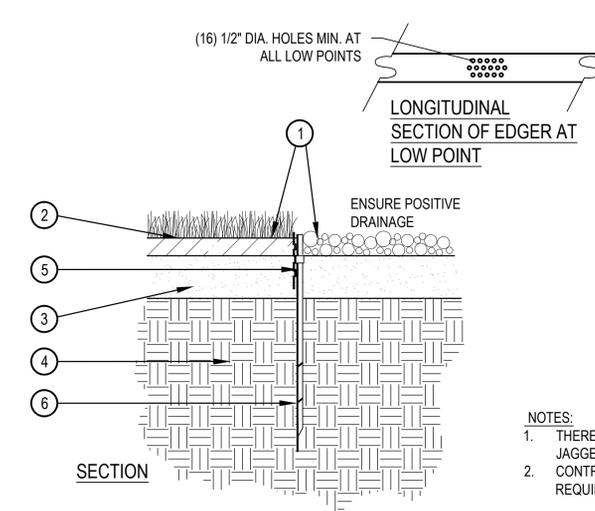


- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

- 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"



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

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

3 STEEL EDGER DETAIL

SCALE: 1" = 1'-0"

IRRIGATED NATIVE SEED MIX, WC LESS THAN 15" PPT.

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS / ACRE
W	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	8.75 LBS.
C	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	35%	8.75 LBS.
W	BLUE GRAMA	BOUTELOUA GRACILIS	10%	2.5 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	10%	2.5 LBS.
C	RED CLOVER	TRIFOLIUM PRATENSE	10%	2.5 LBS.
45% MAX COOL SEASON GRASSES			TOTAL	100%
				25.0 LBS.

NATURE'S PRAIRIE TURF (XERIC MIX), LESS THAN 15" PPT.

W/C	COMMON NAME	SCIENTIFIC NAME	PROPRIETARY BLEND, "NATURE'S PRAIRIE TURF," PER TURF MASTER LLC, WWW.TURFMASTERSOD.COM
C	CREeping RED FESCUE	FESTUCA RUBRA	
C	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	
C	TUFTED HAIRGRASS	DESCHAMPSIA CESPITOSA	
W	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	

Remove this reference as it refers to the previous version of the landscape code.
Response: Reference has been removed.

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 TACIFIER 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.

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 BE 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

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. DewberryUS 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

No.	Date	DESCRIPTION
1	8/16/19	FIRST SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50116338
Designed By: SM
Checked By: EG
Sheet Number: 5

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

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

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50116338
 Designed By: SM
 Drawn By: EG
 Checked By: SM
 Sheet Number: 6

LEGEND

- EXISTING TREE TO REMAIN
- CANOPY TREE
- UPRIGHT CANOPY/ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- 3/4" TO 1 1/2" RIVER ROCK
- 4" TO 8" COBBLESTONE
- NATURE'S PRAIRIE TURF (XERIC MIX)
- IRRIGATED NATIVE SEED MIX
- FENCE - SCREENING
- FENCE - GUARDRAIL/SAFETY END COLUMN
- SPADE-CUT EDGE
- STEEL EDGER
- SIGHT DISTANCE LINE
- PROPERTY LINE
- PET WASTE STATION

Response: Added to license agreement, thank you.

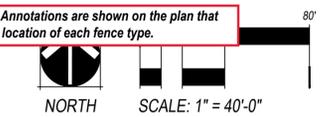
add this to the License Agreement

Use a different fence symbology to separate the two types.

Response: Revised so that fence types are differentiated.

Add a note that two different fence types are being proposed. A screening fence and a two rail fence. Complete the note with a short explanation of where the two fences types are proposed since the don't seem to both appear on the plan.

Response: Annotations are shown on the plan that explain the location of each fence type.



NOTE:
 1. 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

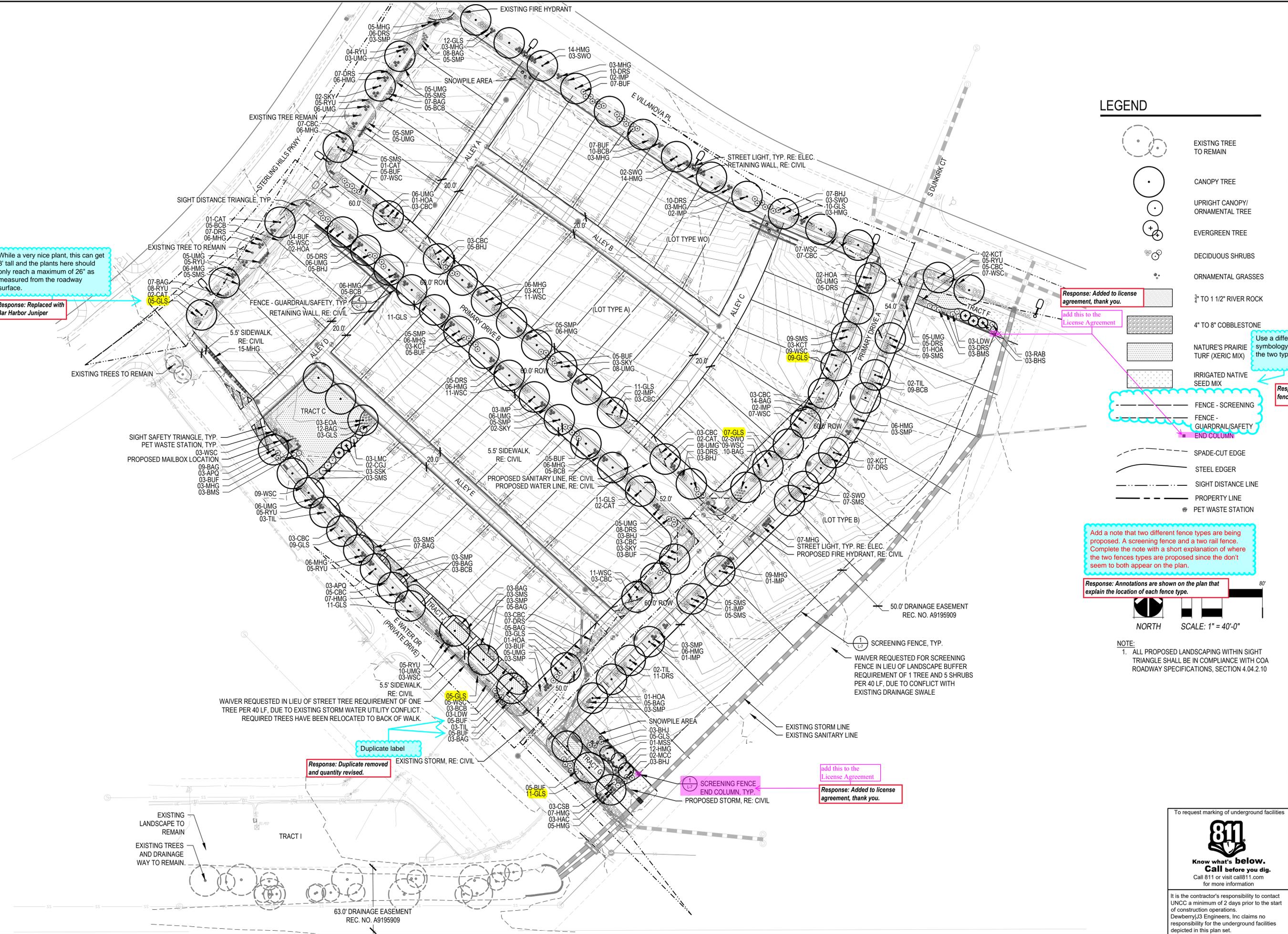
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While a very nice plant, this can get 3' tall and the plants here should only reach a maximum of 26" as measured from the roadway surface.

Response: Replaced with Bar Harbor Juniper

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



Response: Duplicate removed and quantity revised.

Duplicate label

add this to the License Agreement

Response: Added to license agreement, thank you.

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 HILLS 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.

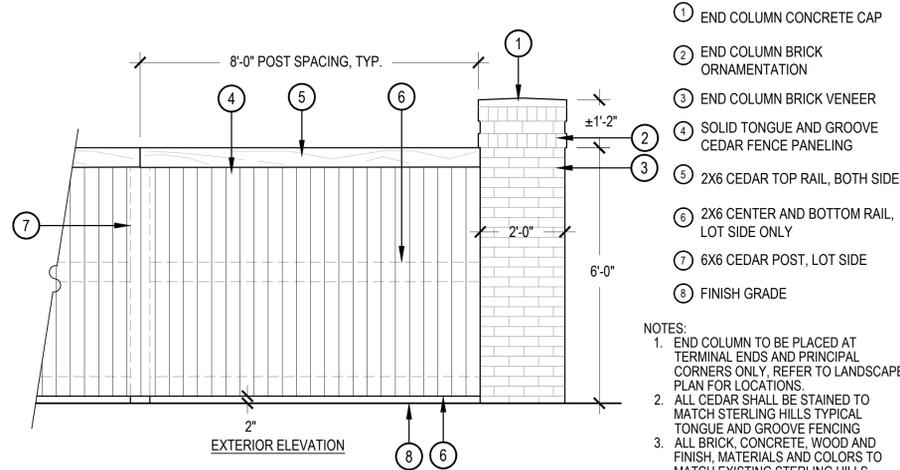
CURBSIDE LANDSCAPE TABLE

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

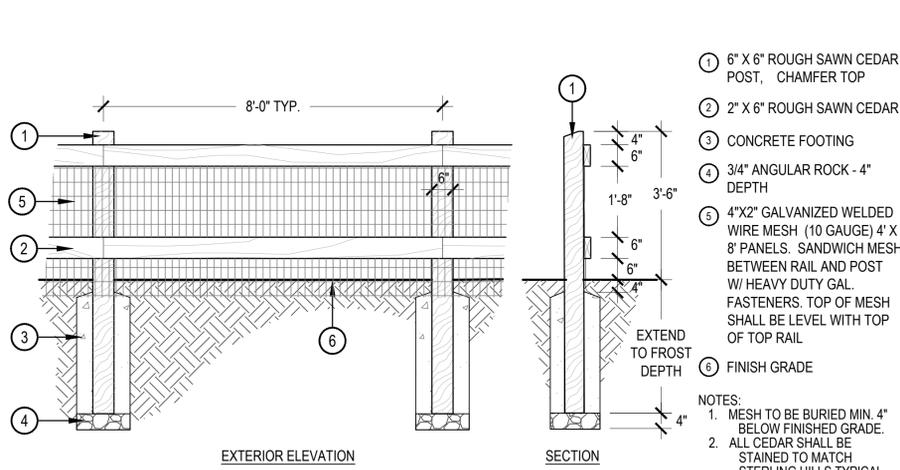
These need to be broken down by each side of the street not as one street. The requirement should be met individually for each side of the street. It appears that it likely is being met, but must be listed individually. **Response: Shrub equivalents broken out per side of street**

OPEN SPACE LANDSCAPE TRACT TABLE

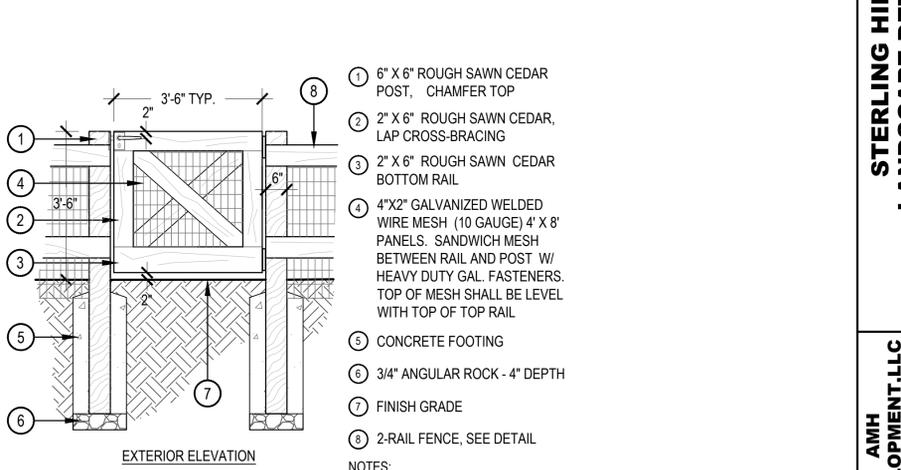
LANDSCAPE TRACT	DESCRIPTION	AREA (SQUARE FEET)	TREES REQUIRED (1 PER 4000 SQUARE FEET)	TREES PROVIDED	REQUIRED SHRUBS (10 PER 4000 SQUARE FEET)	PROVIDED SHRUBS / SHRUB EQUIVALENTS	TRANSFERS
TRACT C	OPEN SPACE	6693 SF	2	5	17	26	0
TRACT F	OPEN SPACE	2530 SF	1	3	7	17	0
TRACT G	OPEN SPACE	3686 SF	1	3	9	19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



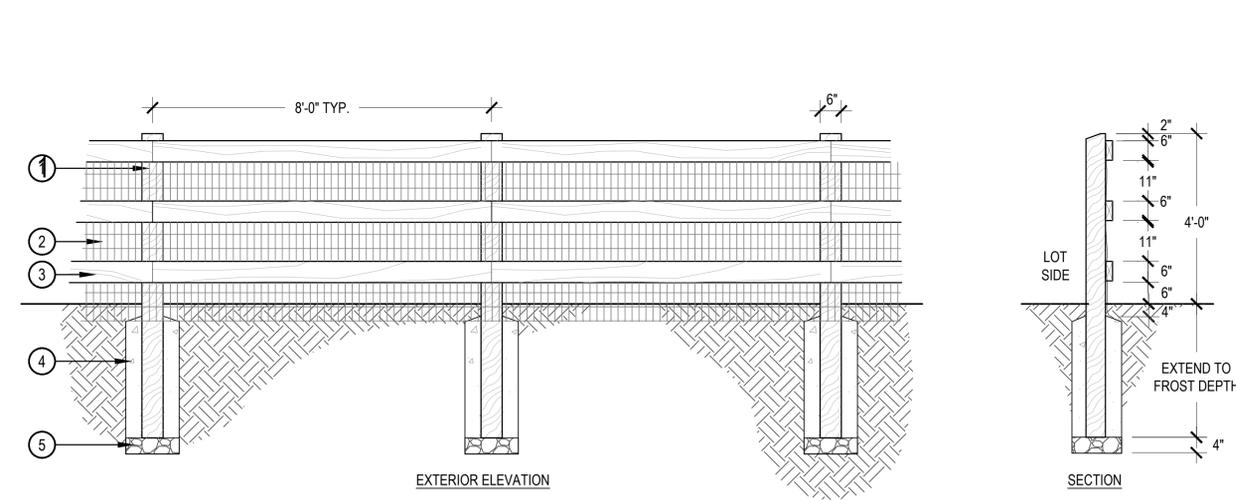
1 SCREENING FENCE AND END COLUMN
SCALE: 1/2" = 1'-0"



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



3 GATE - 2-RAIL
SCALE: 1/2" = 1'-0"



4 FENCE - GUARDRAIL/SAFETY
SCALE: 1/2" = 1'-0"

No.	Date	DESCRIPTION
1	8/16/19	FIRST SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

To request marking of underground facilities

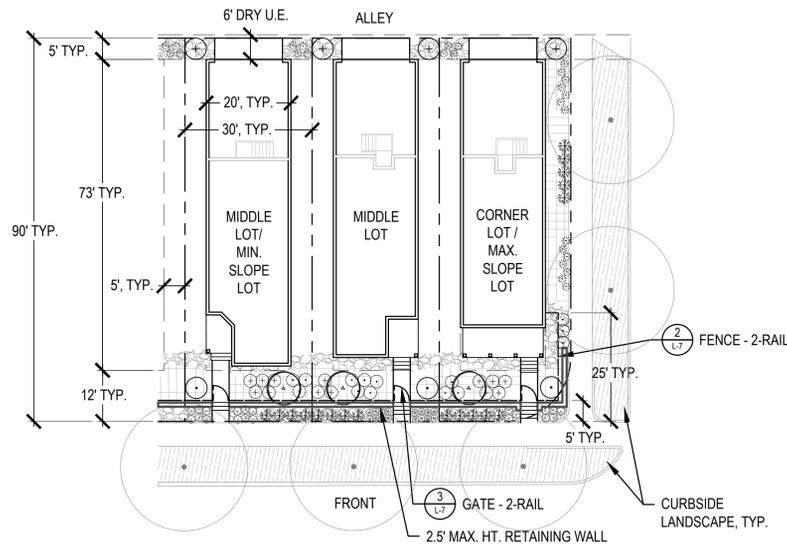
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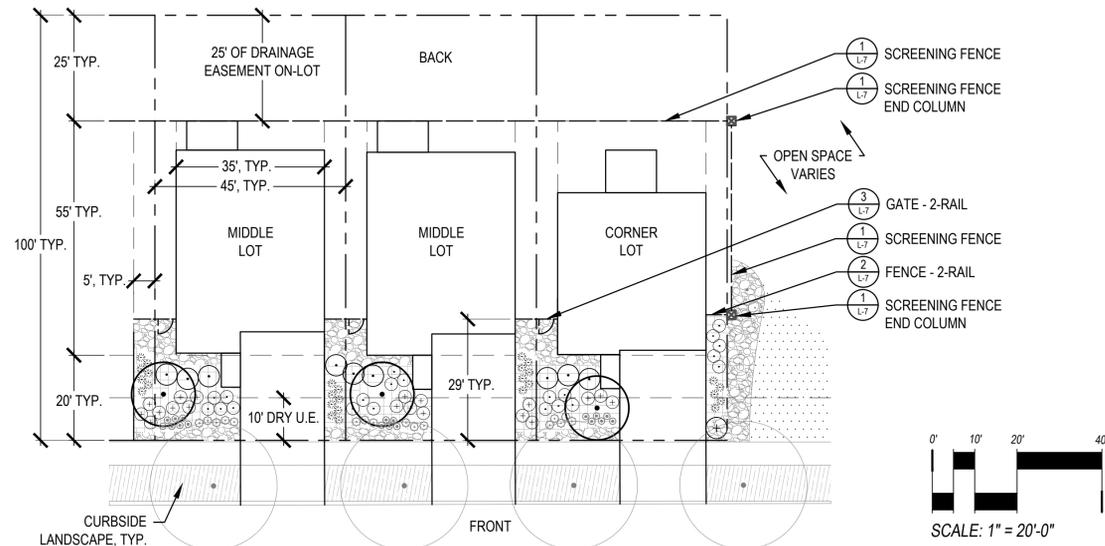
Project Number:	50116338
Designed By:	SM
Checked By:	SM
Sheet Number:	7

P:\AMH - STERLING HILLS FILING 14 - SITE YIELD DUE DILIGENCE - 0804-01-2046\DRAWINGS\SUBMITTALS\GPB-03\PLAN-STERLING-HILLS-GPB-03.DWG 3/4/2020 11:25 AM ERIC GABRIEL

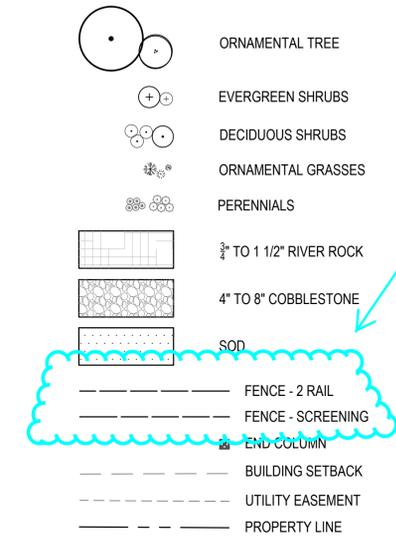
ON-LOT TYPICAL - LOT TYPE A



ON-LOT TYPICAL - LOT TYPE B



LEGEND



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

NOTES:

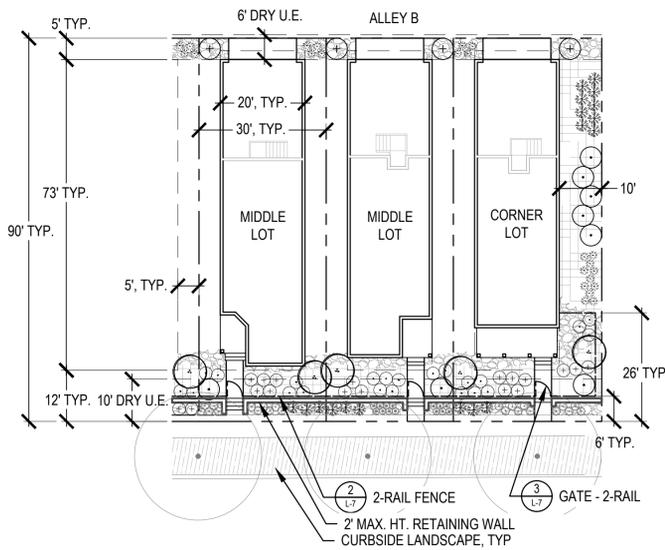
- WHERE LOT TYPE B ABUTS PRIVATE DRIVE, FRONT LOT CANOPY TREE SHALL BE SUBSTITUTED FOR ORNAMENTAL TREE AT EVERY OTHER LOT.
- STAIRS SHALL BE PROVIDED FOR LOT TYPE B, WHEN FRONT LOT ABUTS RETAINING WALLS. WHEN FRONT LOT ABUTS RETAINING WALL, FENCE SHALL BE SUBSTITUTED FOR GUARDRAIL/SAFETY FENCE AT LOCATION 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

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.

ON-LOT PLANT LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
APQ	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	2.5" CAL.
CAT	CATALPA SPECIOSA	WESTERN CATALPA	2.5" CAL.
HAC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL.
IMP	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2.5" CAL.
SKY	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL.
KCT	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.
TIL	TILIA EUCHLORA 'REDMOND'	REDMOND LINDEN	2.5" CAL.
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.
EOA	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL.
HOA	QUERCUS X MACDANIELII 'CLEMONS'	HERITAGE OAK	2.5" CAL.
ASB	AMELANCHIER CANADENSIS	SHADBLOW AMELANCHIER	6' HT MULTISTEM
MCC	MALUS 'CORALCOLE'	CORALBURST CRABAPPLE	2" CAL.
MSS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
PCC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL.

BUF	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT.
BHJ	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	BAR HARBOUR JUNIPER	#5 CONT.
RJU	HESPERALOE PARVIFLORA	RED YUCCA	#5 CONT.
SMP	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT.
SSK	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	#5 CONT.
BSB	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	
BMS	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	#5 CONT.
RAB	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT.
CSB	CORNUS SERICEA 'BAILEY'	BAILEY RED TWIG DOGWOOD	#5 CONT.
LDW	SYRINGA X PRESTONIAE 'DONALD WYMAN'	DONALD WYMAN LILAC	#5 CONT.
LMC	SYRINGA X PRESTONIAE 'MISS CANADA'	MISS CANADA LILAC	#5 CONT.
DRS	PEROVSKIA ATRIPPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	#5 CONT.
WSC	PRUNUS BESSEYI	WESTERN SAND CHERRY	#5 CONT.
GLS	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC	#5 CONT.
SMS	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	#5 CONT.

BAG	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASSES	#1 CONT.
MHG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN HAIR GRASS	#5 CONT.
UMG	MUHLENBERGIA REVERCHONII UNDAUNTED	UNDAUNTED RUBY MUHLY GRASS	#5 CONT.
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

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

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

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

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

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:

- NORTH 00°28'33" WEST, A DISTANCE OF 124.70 FEET;
- 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;
- 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;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°24'54", AN ARC LENGTH OF 19.22 FEET;
- 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;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'24", AN ARC LENGTH OF 7.42 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 44°56'55" EAST, A DISTANCE OF 87.27 FEET;
- 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;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°46'40", AN ARC LENGTH OF 61.74 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 45°03'05" EAST, A DISTANCE OF 31.54 FEET;
- 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;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°18'54", AN ARC LENGTH OF 185.53 FEET;
- 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;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'24", AN ARC LENGTH OF 280.24 FEET;
- 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;
- EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'01", AN ARC LENGTH OF 39.27 FEET;
- 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;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'26", AN ARC LENGTH OF 168.62 FEET;
- TANGENT TO SAID CURVE, SOUTH 68°00'03" EAST, A DISTANCE OF 239.84 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°03'11", AN ARC LENGTH OF 82.08 FEET;
- 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:

- 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".
- 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.
- 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.
- TRACTS A, B, C, D, E, F, G, H, AND J ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- 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.
- 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.
- 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.
- 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.



VICINITY MAP
1" = 1000'

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: _____

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

PUBLIC STREETS LABELLED

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 _____

PUBLIC WORKS DIRECTOR: _____ 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.: _____

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

FOR REVIEW

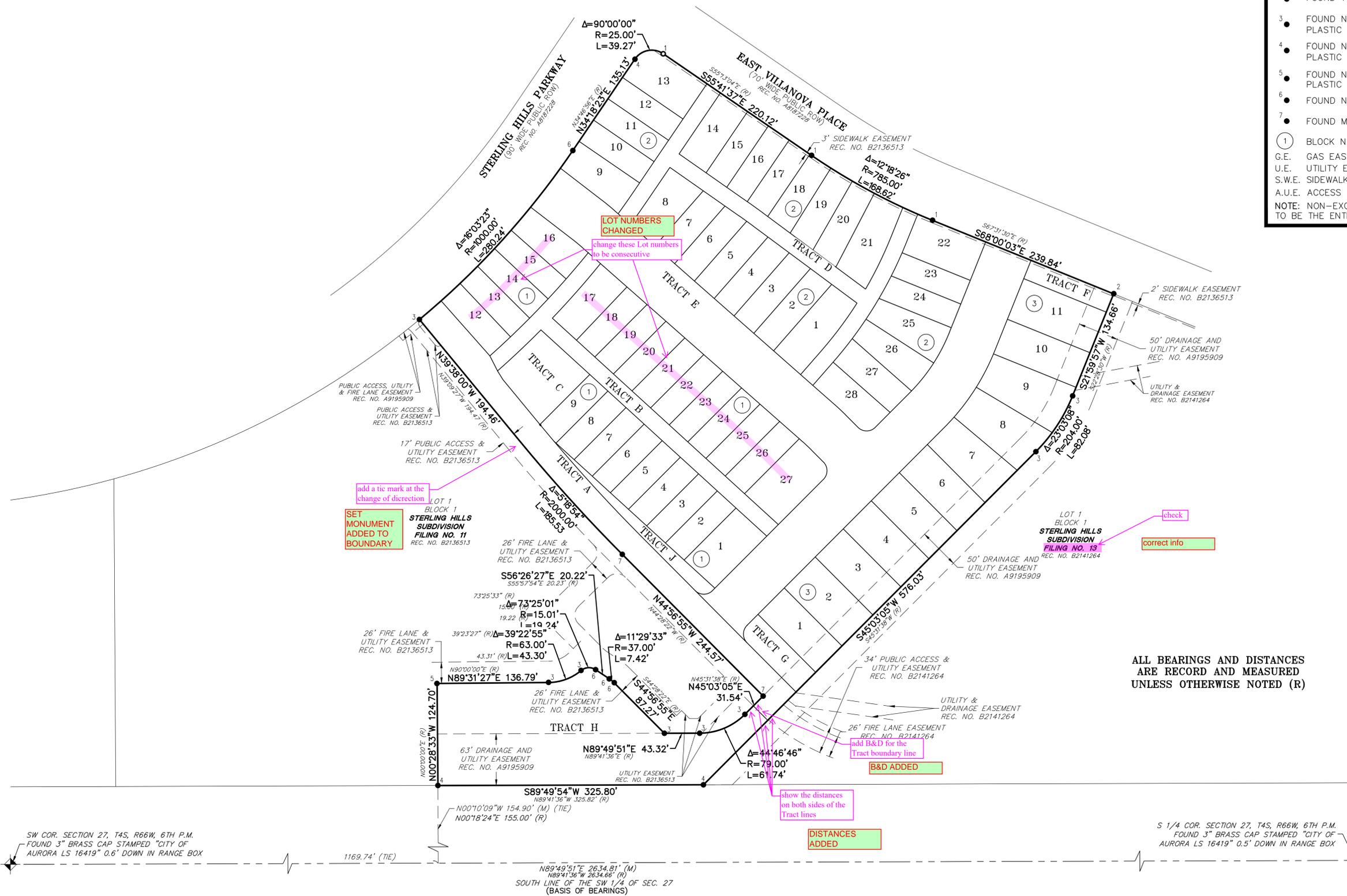
AZTEC CONSULTANTS, INC. 380 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	08-14-2019
	SCALE:	N/A
	SHEET 1 OF 7	

STERLING HILLS SUBDIVISION FILING NO. 15

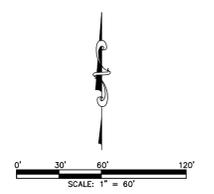
A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
 SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
 SHEET 2 OF 7

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

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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

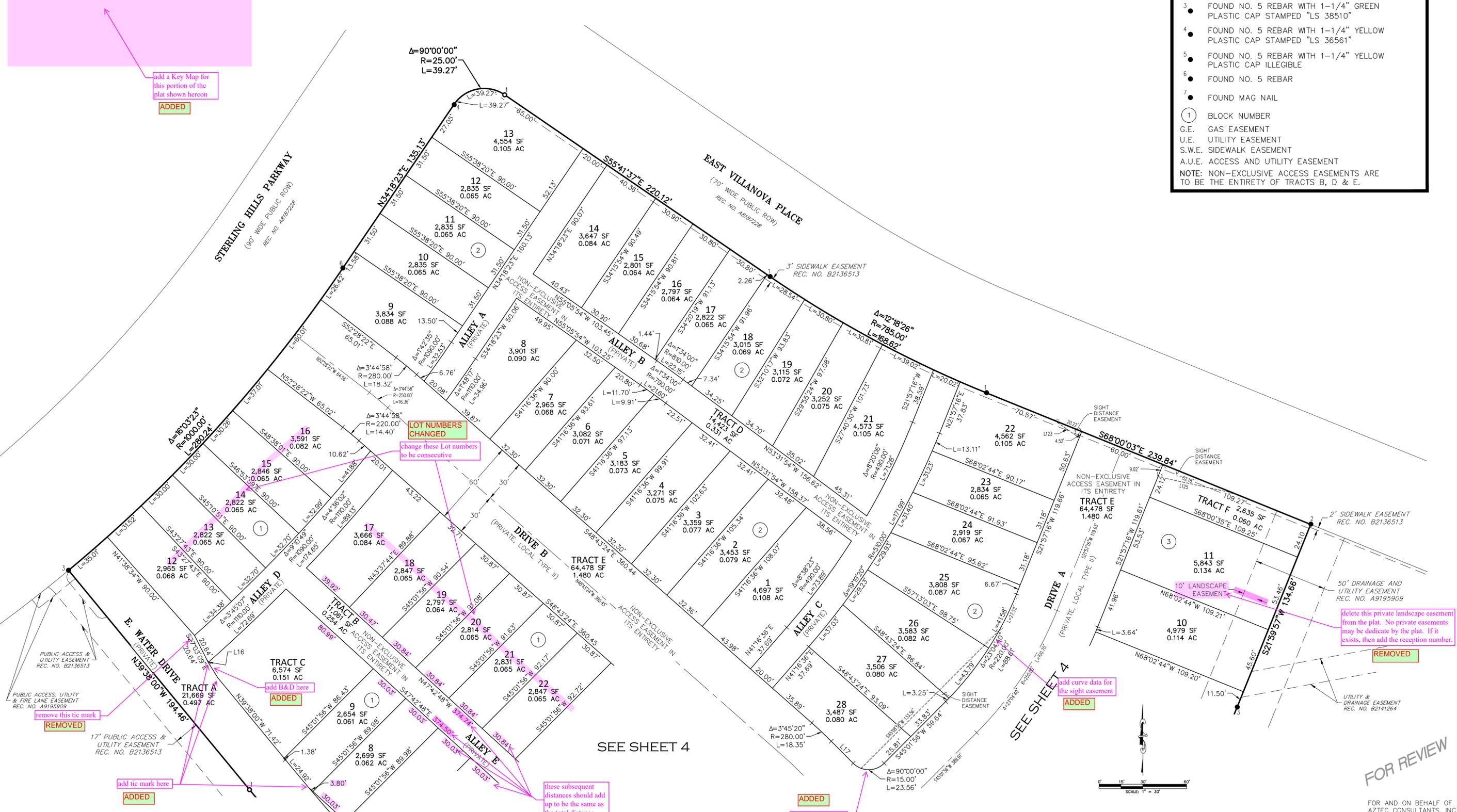
AzTec Proj. No.: 146119-03 Drawn By: CWB

DATE OF PREPARATION:	08-14-2019
SCALE:	T-60'
SHEET 2 OF 7	

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 3 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.	



add a Key Map for this portion of the plat shown hereon
ADDED

LOT NUMBERS CHANGED
 change these Lot numbers to be consecutive

remove this tie mark
REMOVED

add B&D here
ADDED

these subsequent distances should add up to be the same as the total distance
DISTANCES CORRECTED

add curve data for the sight easement
ADDED

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

add curve data for the sight easement
ADDED

delete this private landscape easement from the plat. No private easements may be dedicated by the plat. If it exists, then add the reception number.
REMOVED

FOR REVIEW

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"=30'
AzTec Proj. No.: 146119-03 Drawn By: CWB	SHEET 3 OF 7

STERLING HILLS SUBDIVISION FILING NO. 15

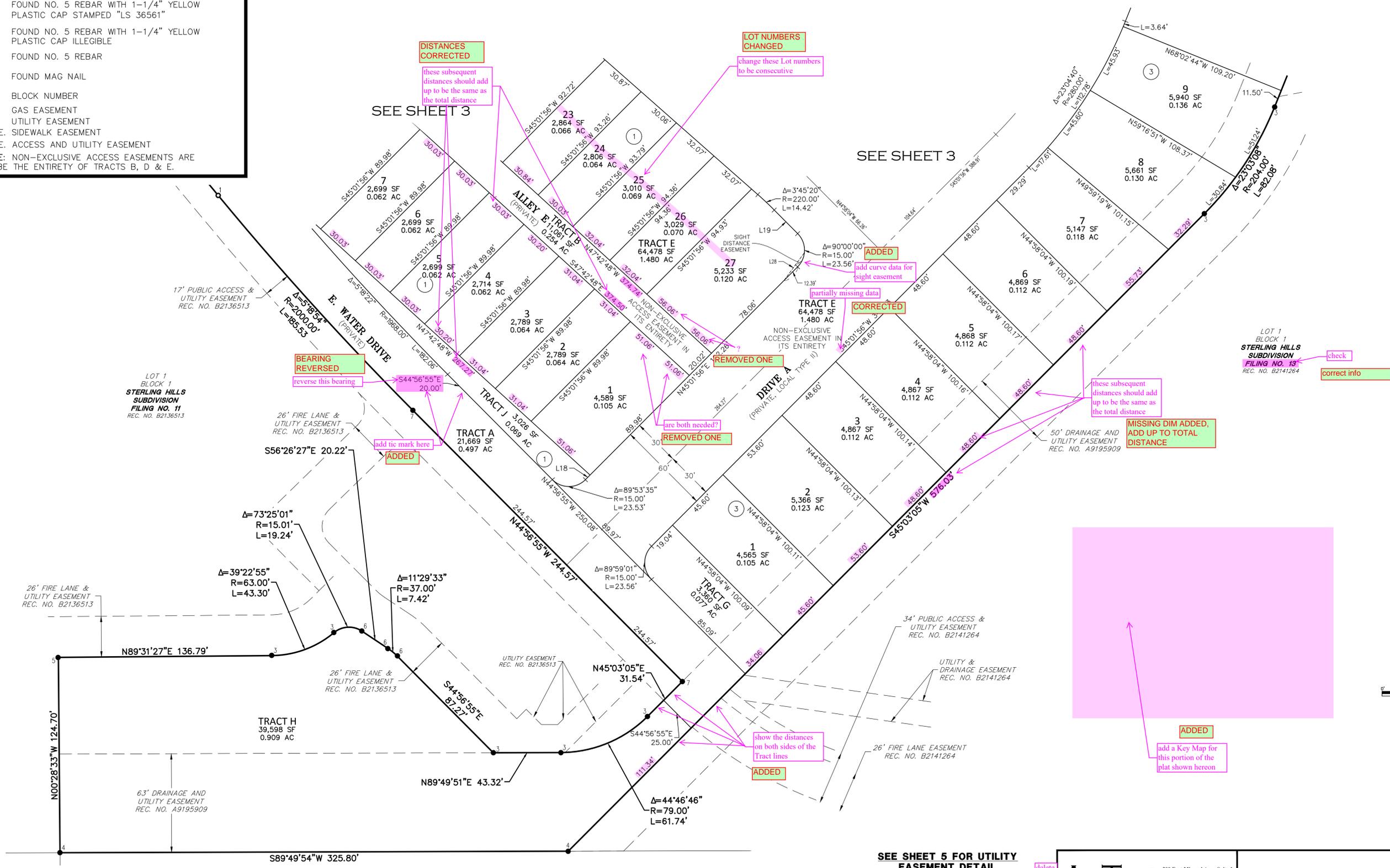
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 SHEET 4 OF 7

MONUMENT SYMBOL LEGEND

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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.



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

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 www.aztecconsultants.com

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

DATE OF PREPARATION:	08-14-2019
SCALE:	T-30'
SHEET 4 OF 7	

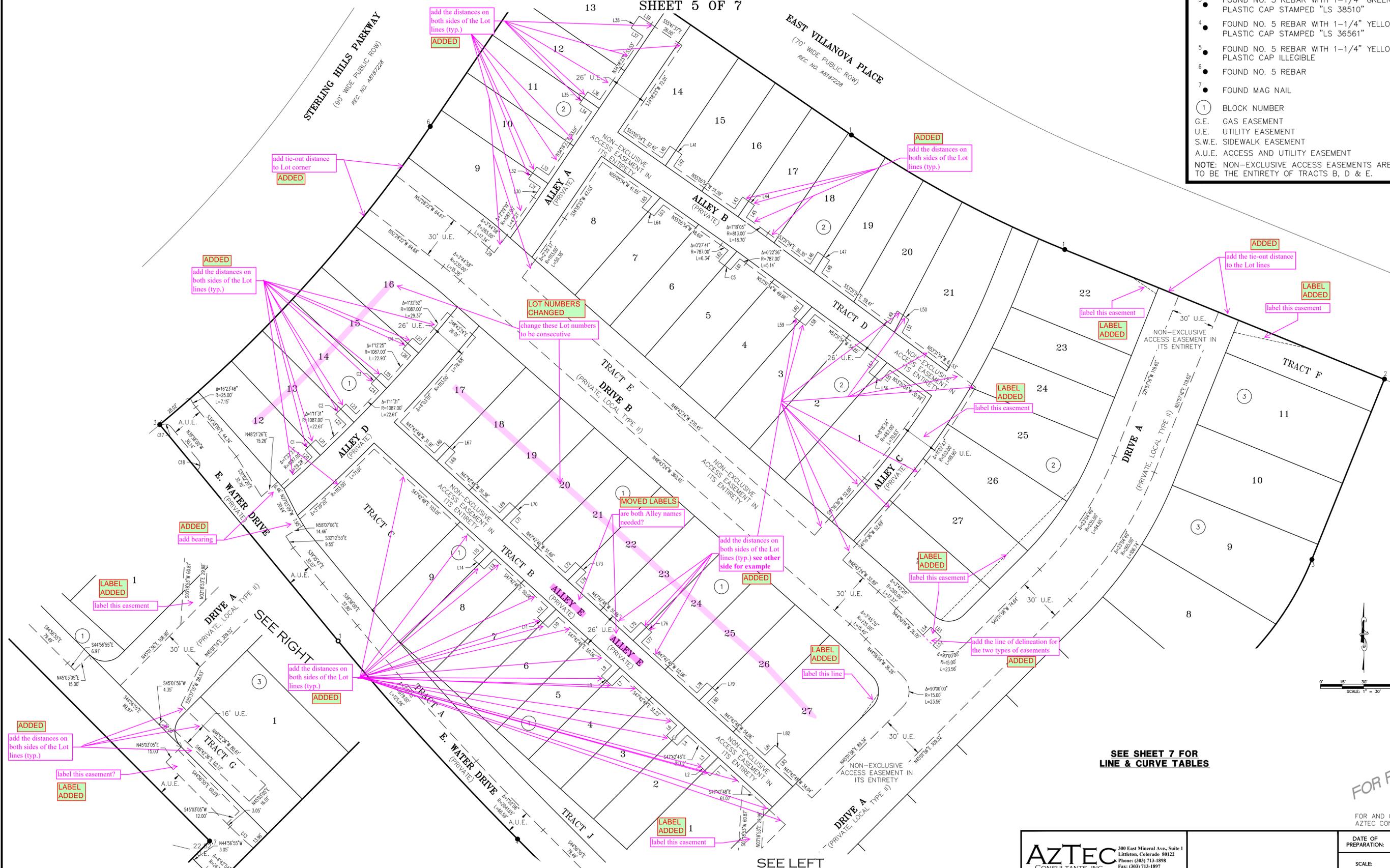
FOR REVIEW

STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
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 OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 5 OF 7

MONUMENT SYMBOL LEGEND	
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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.	



SEE SHEET 7 FOR
 LINE & CURVE TABLES

FOR REVIEW

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: T=30'
AzTec Proj. No.: 146119-03 Drawn By: CWB	
SHEET 5 OF 7	

STERLING HILLS SUBDIVISION FILING NO. 15

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 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 6 OF 7

MONUMENT SYMBOL LEGEND

- 1 SET 1" BRASS DISK STAMPED "AZTEC LS 38256"
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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
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SEE SHEET 7 FOR
 LINE & CURVE TABLES

FOR REVIEW

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DATE OF PREPARATION:	08-14-2019
SCALE:	T-30'
SHEET 6 OF 7	