

R:\21.1229.005 (The Aurora Highlands, 32nd Avenue)\500 CADD\504 Plan Set\Development Plan\COVER Sheet.dwg

LEGAL DESCRIPTION

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

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29, WHENCE THE WEST LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 00°08'27" EAST, ALL BEARINGS ARE HEREON REFERENCED TO THIS LINE;

THENCE SOUTH 44°22'03" EAST, A DISTANCE OF 498.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 55°54'14" EAST, A DISTANCE OF 65.33 FEET;

THENCE SOUTH 55°11'36" EAST, A DISTANCE OF 49.31 FEET;

THENCE SOUTH 54°38'54" EAST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 56°09'26" EAST, A DISTANCE OF 65.58 FEET;

THENCE NORTH 32°16'44" EAST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 59°17'17" EAST, A DISTANCE OF 65.47 FEET;

THENCE SOUTH 62°25'20" EAST, A DISTANCE OF 65.47 FEET;

THENCE SOUTH 65°17'43" EAST, A DISTANCE OF 54.56 FEET;

THENCE SOUTH 67°54'25" EAST, A DISTANCE OF 54.56 FEET;

THENCE SOUTH 70°46'48" EAST, A DISTANCE OF 65.47 FEET;

THENCE SOUTH 73°13'21" EAST, A DISTANCE OF 36.58 FEET;

THENCE SOUTH 75°24'15" EAST, A DISTANCE OF 54.56 FEET;

THENCE SOUTH 78°00'57" EAST, A DISTANCE OF 54.56 FEET;

THENCE SOUTH 10°40'42" WEST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 80°53'19" EAST, A DISTANCE OF 65.69 FEET

THENCE SOUTH 84°01'22" EAST, A DISTANCE OF 65.69 FEET;

THENCE SOUTH 87°09'25" EAST, A DISTANCE OF 65.69 FEET;

THENCE SOUTH 89°53'44" EAST, A DISTANCE OF 53.32 FEET;

THENCE NORTH 89°26'51" EAST, A DISTANCE OF 58.93 FEET;

THENCE SOUTH 03°15'41" WEST, A DISTANCE OF 21.55 FEET;

THENCE SOUTH 00°33'09" EAST, A DISTANCE OF 46.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,557.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'28", AN ARC LENGTH OF 121.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°33'09" WEST, A DISTANCE OF 46.33 FEET;

THENCE NORTH 04°22'00" WEST, A DISTANCE OF 21.55 FEET;

THENCE NORTH 89°26'51" EAST, A DISTANCE OF 175.85 FEET;

THENCE NORTH 81°55'40" EAST, A DISTANCE OF 67.47 FEET;

THENCE NORTH 08°21'58" WEST, A DISTANCE OF 3.41 FEET;

THENCE NORTH 79°36'14" EAST, A DISTANCE OF 67.13 FEET;

THENCE NORTH 75°32'40" EAST, A DISTANCE OF 67.13 FEET;

THENCE NORTH 71°29'05" EAST, A DISTANCE OF 55.93 FEET;

THENCE NORTH 68°46'44" EAST, A DISTANCE OF 55.93 FEET;

THENCE NORTH 65°53'00" EAST, A DISTANCE OF 51.52 FEET;

THENCE SOUTH 24°07'00" EAST, A DISTANCE OF 3.51 FEET;

THENCE NORTH 65°53'00" EAST, A DISTANCE OF 91.50 FEET;

THENCE NORTH 61°24'24" EAST, A DISTANCE OF 198.93 FEET;

THENCE SOUTH 165°39'35" WEST, A DISTANCE OF 81.50 FEET;

THENCE NORTH 79°11'04" EAST, A DISTANCE OF 7.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 191.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 10°22'20" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'57", AN ARC LENGTH OF 48.50 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 60°56'07" EAST, A DISTANCE OF 26.69;

THENCE SOUTH 29°03'55" EAST, A DISTANCE OF 78.00 FEET;

THENCE SOUTH 60°56'07" WEST, A DISTANCE OF 156.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,635.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°28'41", AN ARC LENGTH OF 1,868.49 FEET;

THENCE NORTH 53°35'11" WEST, A DISTANCE OF 115.37 FEET TO THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 RECORDED AT RECEPTION NO. _____ IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

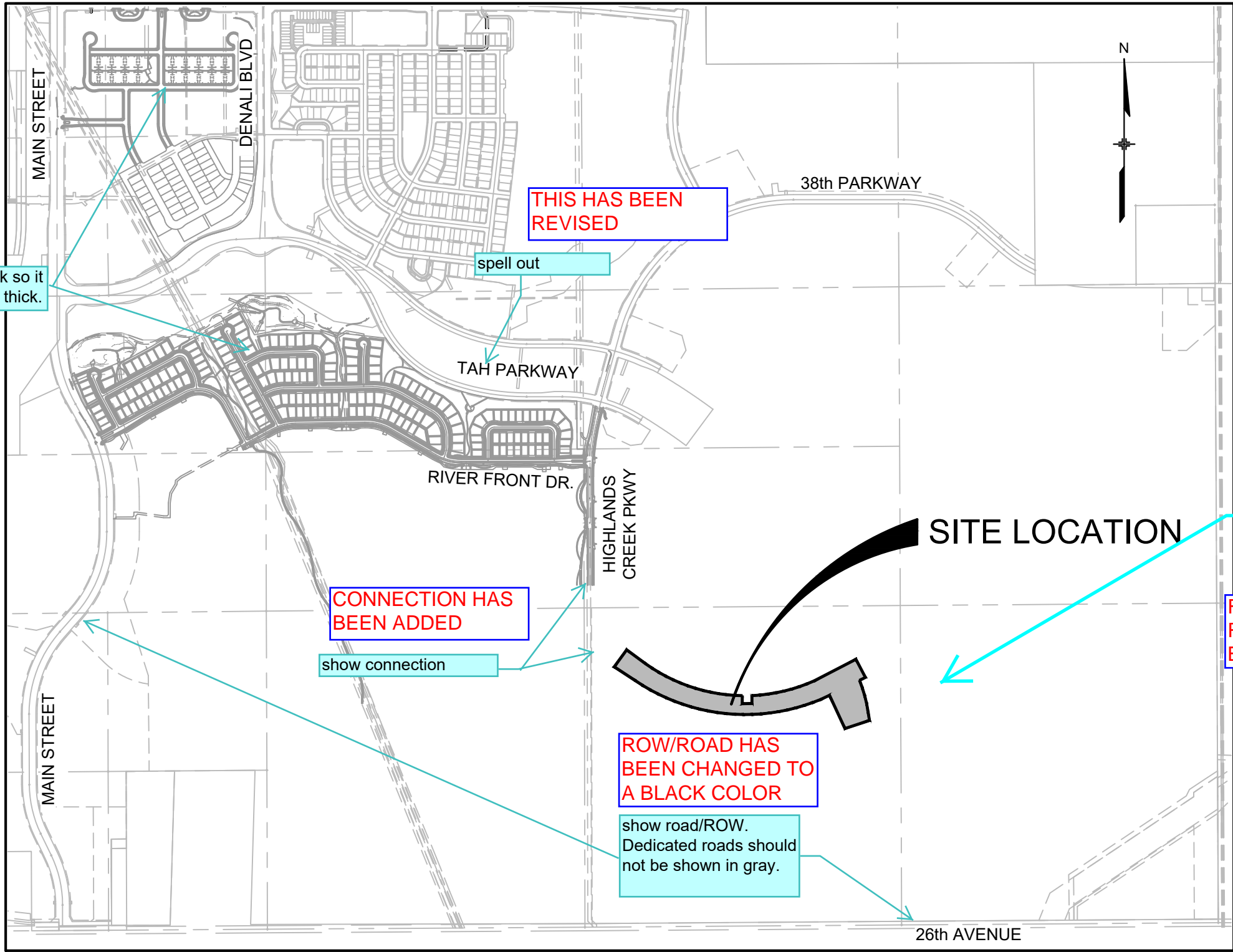
1. NORTH 36°24'49" EAST, A DISTANCE OF 78.00 FEET;
2. NORTH 53°35'11" WEST, A DISTANCE OF 6.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
4. TANGENT TO SAID CURVE, NORTH 36°24'49" EAST, A DISTANCE OF 19.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 732.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'03", AN ARC LENGTH OF 29.61 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.132 ACRES, (310,668 SQUARE FEET), MORE OR LESS

32ND AVENUE (BETWEEN "GET STREET NAME" TO TAH PARKWAY) AT THE AURORA HIGHLANDS SITE PLAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LOCATION MAP

SCALE: 1" = 1000'

PROJECT CONTROL:

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002542620) - 1000000.00'

PROJECT EASTING = (STATE PLANE EASTING * 1.0002542620) - 3000000.00'

BENCHMARK:

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAMETER BRASS CAP STAMPED "COA BM, 19-020B, E-090A" LOCATED ON TOP OF THE SOUTH WALL AT THE SOUTHEAST CORNER OF THE EAST 26TH AVENUE BRIDGE CROSSING OVER E-470. AKA 19-020B.

ELEVATION = 5521.54 (NAVD88)

BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR SOUTH 00°08'27" EAST, A DISTANCE OF 2666.98 FEET.

PROJECT APPLICANT

AEROTROPOLIS AREA COORDINATING
METROPOLITAN DISTRICT
8390 EAST CRESCENT PARKWAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PH: (303) 339-4938
CONTACT: MATT HOPPER

LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
PH: (303) 892-1166
CONTACT: SEAN MALONE

DEVELOPER

AURORA HIGHLANDS, LLC
250 S PILOT ROAD
LAS VEGAS, NV 89119
CONTACT: CARLO FERREIRA

CIVIL ENGINEER

MATRIX DESIGN GROUP, INC.
707 17th STREET, SUITE 3150
DENVER, CO. 80202
PH: 303-572-0200
CONTACT: JEFF KILLION, P.E.
JEFF_KILLION@MATRIXDESIGNGROUP.COM

LIGHTING

CLANTON & ASSOCIATES, INC.
4699 NAUTILUS COURT SOUTH, STE. 102
BOULDER, CO. 80301
PH: 303-530-7229
CONTACT: ANNIE KUCZKOWSKI
ANNIE@CLANTONASSOCIATES.COM

NOT FOR CONSTRUCTION

OWNERS SIGNATURES

32ND AVENUE (BETWEEN "GET STREET NAME" TO TAH PARKWAY)

LEGAL DESCRIPTION: THE AURORA HIGHLANDS FILING NO. 19 (SEE DESCRIPTION THIS SHEET)

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS 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, AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS CAUSED

THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD 20____.

BY: _____, AS _____

STATE OF COLORADO _____)SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

AD 20____.

BY _____, AS _____

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ (CHAIRPERSON) DATE: _____

CITY COUNCIL: _____ (MAYOR) DATE: _____

ATTEST: _____ (CITY CLERK) DATE: _____

DATABASE APPROVAL DATE: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY,

COLORADO ON THIS _____ DAY OF _____

20____ AD AT _____ O'CLOCK ____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

INSTRUMENT NO.: _____

| SITE PLAN DATA BLOCK | |
|---------------------------------|---------|
| LAND AREA WITHIN PROPERTY LINES | 7.14 AC |
| NUMBER OF UNITS PROPOSED | N/A |
| NUMBER OF BUILDINGS PROPOSED | N/A |
| NUMBER OF STORIES | N/A |
| MAXIMUM HEIGHT OF BUILDINGS | N/A |
| CONSTRUCTION TYPE | N/A |
| IBC OCCUPANCY CLASSIFICATION | N/A |
| HARD SURFACE AREA / TRAILS | 1.69 AC |
| LANDSCAPE AREA | 3.61 AC |
| PRESENT ZONING CLASSIFICATION | R-2 |
| LOT AREA | N/A |
| PUBLIC R.O.W. AREA | 3.75 AC |

REFER TO TRACKING CHART SHEET FOR MORE INFORMATION

32ND AVENUE
AT THE AURORA HIGHLANDS
SITE PLAN

COVER SHEET

DATE: JUNE 1, 2022

PREPARED BY:

Matrix
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

www.matrixdesigngroup.com



SHEET: 01 OF 22

R:\21.1229.005 (The Aurora Highlands, 32nd Avenue)\500 CADD\504 Plan Sets\Development Plan\GENERAL NOTES and LEGEND.dwg

REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPE WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE. IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
12. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
14. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
15. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
16. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
17. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
18. ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
19. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
20. TRAFFIC SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

ADDITIONAL NOTES

1. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

SYMBOLS

| | |
|--|-------------------------------|
| | EXISTING PAVED ROAD |
| | EXISTING UNDERGROUND UTILITY |
| | PROPOSED UNDERGROUND UTILITY |
| | DRAINAGE |
| | RIGHT OF WAY |
| | PROPOSED STORM DRAIN |
| | PROPOSED SANITARY SEWER |
| | PROPOSED WATER |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| | EXISTING RESIDENTIAL LIGHT |
| | PROPOSED RESIDENTIAL LIGHT |
| | EXISTING PEDESTRIAN LIGHT |
| | PROPOSED PEDESTRIAN LIGHT |
| | EXISTING MANHOLE |
| | PROPOSED MANHOLE |
| | EXISTING POWER POLE |
| | PROPOSED BEND W/ THRUST BLOCK |
| | EXISTING FIRE HYDRANT |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED GATE VALVE |
| | PROPOSED BUTTERFLY VALVE |
| | EXISTING VALVE |
| | PROPOSED CROSS W/THRUST BLOCK |
| | WATER SERVICE W/ METER |
| | FLOW ARROW |
| | PROPOSED STORM DRAIN/INLET |
| | EXISTING STORM DRAIN/INLET |
| | SANITARY SEWER SERVICE |
| | PLUG PIPE |
| | PROPOSED BLOWOFF ASSEMBLY |
| | PROPOSED TEE W/ THRUST BLOCK |
| | EXISTING SIGN |
| | PROPOSED SIGN |

SITE SPECIFIC NOTES:

1. CONTRACTOR TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADVANCE
2. WATER QUALITY WILL BE PROVIDED IN THREE (3) OFF-SITE FACILITIES (ONE WILL BE DESIGNED AND BUILT WITH THIS PROJECT), AND DETENTION WILL BE PROVIDED AT THE SUB-REGIONAL FACILITY.

ABBREVIATIONS

| | | | |
|--------------|---|-----------------|---------------------------------|
| AB | AS-BUILT | LP | LOW POINT |
| ASSY | ASSEMBLY | MAX | MAXIMUM |
| ASTM | AMERICAN SOCIETY OF TESTING AND MATERIALS | MFGR | MANUFACTURER |
| APPROX | APPROXIMATE OR APPROXIMATELY | MH | MANHOLE |
| AVE | AVENUE | MID | MIDDLE OR MIDPOINT |
| B OR B/L | BASELINE BLVD BOULEVARD | MIN | MINIMUM |
| CI | CAST IRON | MJ | MECHANICAL JOINT |
| CEN | CENTER | MOD | MODIFIED |
| C OR C/L | CENTERLINE | MSL | MEAN SEA LEVEL |
| CLR | CLEAR | NIC | NOT IN CONTRACT |
| CMP | CORRUGATED METAL PIPE | NO | NUMBER |
| CONC | CONCRETE | NOM | NOMINAL |
| CONST | CONSTRUCTION | NTS | NOT TO SCALE |
| CONT | CONTINUOUS | OC | ON CENTER |
| CFS | CUBIC FEET PER SECOND | PR OR PP | PROPOSED |
| CY | CUBIC YARD | PGL | PROFILE GRADE LINE |
| DWMD | DENVER WASTEWATER MANAGEMENT DISTRICT | P OR P/L | PROPERTY LINE |
| DIA | DIAMETER | PVC | POINT OF VERTICAL CURVE |
| DN | DOWN | PVC | POLYVINYL CHLORIDE |
| DTL | DETAIL | PVI | POINT OF VERTICAL INTERSECTION |
| DIP | DUCTILE IRON PIPE | PVMT OR PVT | PAVEMENT |
| DWG | DRAWING | R OR RAD | RADIUS |
| EA | EACH | RCBC | REINFORCED CONCRETE BOX CULVERT |
| ELEV OR EL | ELEVATION | RCP | REINFORCED CONCRETE PIPE |
| EOP | EDGE OF PAVEMENT | RED | REDUCER |
| ESMT | EASEMENT | REF | REFERENCE |
| EW | EACH WAY | REINF | REINFORCING |
| EX. OR EXIST | EXISTING | REQ | REQUIRED |
| FIN | FINISHED | REV | REVISION |
| Q | FLOW (CFS) | RT | RIGHT |
| P OR F/L | FLOWLINE | SCH | SCHEDULE |
| FLG | FLANGE | SD OR STM | STORM SEWER |
| FPS | FEET PER SECOND | SWK / SDWK / SW | SIDEWALK |
| FH | FIRE HYDRANT | SQ | SQUARE |
| FT | FOOT/FEET | ST | STREET |
| FRP | FIBERGLASS REINFORCED PIPE | STA | STATION |
| FUT | FUTURE | STD | STANDARD |
| GAL | GALLON | STL | STEEL |
| GALV | GALVANIZED | SS OR SAN | SANITARY SEWER |
| GAU | GAUGE (MATERIAL) | TB | THRUST BLOCK |
| GB | GRADE BREAK | THD | THREADED |
| GV | GATE VALVE | THICK | THICKNESS |
| GW | GROUNDWATER | T.O.P. | TOP OF PIPE |
| HBP | HOT BITUMINOUS PAVEMENT | TYP | TYPICAL |
| HDPE | HIGH DENSITY POLYETHYLENE | VERT | VERTICAL |
| HGL | HYDRAULIC GRADE LINE | VGC | VERTICAL GRANITE CURB |
| HP | HIGH POINT | w/ | WITH |
| HORIZ | HORIZONTAL | WSE | WATER SURFACE ELEVATION |
| HCL | HORIZONTAL CONTROL LINE | | |
| HR | HOUR | | |
| IN | INCH | | |
| INV | INVERT | | |
| JT | JOINT | | |
| LAT | LATERAL | | |
| LBS | POUNDS | | |
| LF | LINEAR FEET | | |
| LT | LEFT | | |
| BVCS | BEGINNING VERTICAL CURVE STATION | | |
| BVCE | BEGINNING VERTICAL CURVE ELEVATION | | |
| EVCS | ENDING VERTICAL CURVE STATION | | |
| EVCE | ENDING VERTICAL CURVE ELEVATION | | |

Delete all contractor related notes

THESE NOTES HAVE BEEN REMOVED

32ND AVENUE
AT THE AURORA HIGHLANDS
SITE PLAN

GENERAL NOTES & LEGEND

DATE: JUNE 1, 2022

PREPARED BY:

Matrix
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET: 02 OF 22

SITE PLAN TRACKING CHARTS

| Filing/Site Plan Land Use Tracking Chart | | | | |
|--|---------------|---------|---------|-----------|
| Filing No. | Site Plan No. | Village | Acreage | No. Units |
| 1 | 1 | 6 | 48.05 | 84 |
| 2 | 2 | 6 | 61.6 | 226 |
| 3 | 3 | 6 | 24.8 | 0 |
| 4 | 4 | 5 | 4.1 | 9 |
| 5 | 5 | 5 | 17.68 | 47 |
| 6 | 6 | 6 | 5.1 | 26 |
| 8 | 8 | 5 | 37.66 | 174 |
| 10 | 10 | 4 | 61.98 | 176 |
| 11 | 11 | 4 | 13.53 | 0 |
| 14 | 14 | 7 | 49.1 | 218 |
| 15 | 15 | 4 | 73.5 | 417 |
| 16 | 16 | 4 | 70.46 | 273 |
| 19 | 19 | 9 | 7.14 | 0 |
| Total | | | 474.7 | 1650 |

| Lot Tracking Chart | | | | | | | | | | | | |
|----------------------|---------------|-------------|-------------|------------|----------|-------------|---------------|-----------|------------|------------------|---------------|------------|
| Product Types | | | | | | | | | | | | |
| MF | | | | | | | | | | | | |
| Small Lots | | | | | | | | | | | | |
| Standard Lots (>50') | | | | | | | | | | | | |
| Filing No. | Site Plan No. | Traditional | Town Center | % of Total | Townhome | Paired Home | <50' Frontage | | % of Total | 50'-59' Frontage | 60'+ Frontage | % of Total |
| | | | | | | | Front-Load | Alt.-Load | | | | Total |
| 1 | 1 | 0 | 0 | 0.00% | 0 | 0 | 0 | 0 | 0.00% | 54 | 30 | 100.00% |
| 2 | 2 | 0 | 0 | 0.00% | 0 | 44 | 0 | 0 | 19.47% | 73 | 109 | 80.53% |
| 3 | 3 | 0 | 0 | 0.00% | 0 | 0 | 0 | 0 | 0.00% | 0 | 0 | 0.00% |
| 4 | 4 | 0 | 0 | 0.00% | 0 | 0 | 0 | 0 | 0.00% | 3 | 6 | 100.00% |
| 5 | 5 | 0 | 0 | 0.00% | 0 | 0 | 0 | 0 | 0.00% | 32 | 15 | 100.00% |
| 6 | 6 | 0 | 0 | 0.00% | 0 | 0 | 0 | 0 | 0.00% | 0 | 26 | 100.00% |
| 8 | 8 | 0 | 0 | 0.00% | 0 | 0 | 0 | 72 | 41.38% | 40 | 62 | 58.62% |
| 10 | 10 | 0 | 0 | 0.00% | 0 | 0 | 0 | 0 | 0.00% | 0 | 176 | 100.00% |
| 11 | 11 | 0 | 0 | 0.00% | 0 | 0 | 0 | 0 | 0.00% | 0 | 0 | 0.00% |
| 14 | 14 | 0 | 0 | 0.00% | 0 | 62 | 0 | 0 | 28.44% | 81 | 75 | 71.56% |
| 15 | 15 | 0 | 0 | 0.00% | 0 | 122 | 65 | 207 | 94.48% | 23 | 0 | 5.52% |
| 16 | 16 | 0 | 0 | 0.00% | 0 | 0 | 0 | 46 | 16.85% | 113 | 114 | 83.15% |
| 19 | 19 | 0 | 0 | 0.00% | 0 | 0 | 0 | 0 | 0.00% | 0 | 0 | 0% |
| Total | | 0 | 0 | 0.00% | 0 | 228 | 65 | 325 | 37.45% | 0 | 613 | 33.63% |

- Total number of units shall not exceed 12,487.
- Percentages of total are subject to the minimum/maximums as written under the FDP Urban Design Standards - Lot Standards.
- If no more than 35% of the total number of lots are small, the increased small lot percentage below does not apply. (Excludes master plan communities of less than 100 lots)
 - Up to 50 % of the total number of lots may be Small Lots.
 - No more than 35% of the total number of lots may be small front loaded.
 - No more than 60% of the total number of lots may be a single type as described in the Product Mix Section of Tab 10.
 - Groupings of small lots should be distributed throughout a master plan and site plan.
 - A minimum of 40% of the total number of lots must be standard or larger.
 - If a master plan includes 200 lots or more a minimum 10% of the total number of lots must have a 60' minimum frontage and 6,000 sf of lot area.
- A maximum of 32% Mult-family allowed.

| Maximum Amount of Units Permitted | | 12487 | |
|-----------------------------------|-------------------------|--------------|---------------------|
| | Min./Max. Permitted | Used to Date | Remaining Available |
| Multi-Family | Max. 32% of Total Units | 3996 | 0 |
| Small Lot Total | Max. 50% of Total Units | 6244 | 500 |
| Small Lot Front-Loaded | Max. 35% of Total Units | 4370 | 65 |
| Standard Total | Min. 40% of Total Units | 4995 | 613 |

| Lot Dimensions Table | | | | | |
|----------------------|---------------|-------------------|------------------|------|------|
| Lot Type | Min. Lot Size | Min. Lot Frontage | Minimum Setbacks | | |
| | | | Front | Rear | Side |
| N/A | N/A | N/A | N/A | N/A | N/A |

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

| Community Population Tracking Chart | | | |
|-------------------------------------|-----------|------------|--|
| Filing | Site Plan | Population | |
| 1 | 1 | 222.6 | |
| 2 | 2 | 598.9 | |
| 3 | 3 | 0 | |
| 4 | 4 | 23.85 | |
| 5 | 5 | 124.55 | |
| 6 | 6 | 68.9 | |
| 8 | 8 | 461.1 | |
| 10 | 10 | 466.4 | |
| 11 | 11 | 0 | |
| 14 | 14 | 577.7 | |
| 15 | 15 | 1105.5 | |
| 16 | 16 | 723.45 | |
| 19 | 19 | 0 | |
| Total | | 4372.95 | |

| Parks, Recreation, and Open Space Tracking Chart | | | | | | | | | | | | |
|--|---------------|------------|------------------|---------------------|---------------------|------------|---------------------|---------------------|------------|---------------------|---------------------|------------|
| | | | | Neighborhood Park | | | Community Park | | | Open Space | | |
| ISP No. | Site Plan No. | Filing No. | Total Population | Dedication Required | Dedication Provided | Difference | Dedication Required | Dedication Provided | Difference | Dedication Required | Dedication Provided | Difference |
| 1 | | | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1 Am 01 | | | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3.55 | 3.55 |
| | 1 | 1 | 223 | 0.67 | 7.14 | 6.47 | 0.25 | 0.00 | -0.25 | 1.74 | 2.37 | 0.63 |
| | 2 | 2 | 599 | 1.80 | 0.00 | -1.80 | 0.66 | 0.00 | -0.66 | 4.67 | 6.60 | 1.93 |
| | 3 | 3 | 0 | 0.00 | 7.50 | 7.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | 4 | 4 | 24 | 0.07 | 0.00 | -0.07 | 0.03 | 0.00 | -0.03 | 0.19 | 0.00 | -0.19 |
| | 5 | 5 | 125 | 0.38 | 0.00 | -0.38 | 0.14 | 0.00 | -0.14 | 0.98 | 2.18 | 1.21 |
| | 6 | 6 | 69 | 0.21 | 0.00 | -0.21 | 0.08 | 0.00 | -0.08 | 0.54 | 0.00 | -0.54 |
| | 8 | 8 | 461 | 1.38 | 0.00 | -1.38 | 0.51 | 0.00 | -0.51 | 3.60 | 1.23 | -2.37 |
| | 10 | 10 | 466 | 1.40 | 0.00 | -1.40 | 0.51 | 0.00 | -0.51 | 3.64 | 4.12 | 0.48 |
| | 11 | 11 | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9.86 | 9.86 |
| | 14 | 14 | 578 | 1.73 | 0.00 | -1.73 | 0.64 | 0.00 | -0.64 | 4.51 | 4.75 | 0.24 |
| | 15 | 15 | 1106 | 3.32 | 0.00 | -3.32 | 1.22 | 0.00 | -1.22 | 8.63 | 7.79 | -0.84 |
| 16 | 16 | 723 | 2.17 | 0.00 | -2.17 | 0.80 | 0.00 | -0.80 | 5.64 | 3.27 | -2.37 | |
| 19 | 19 | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3.35 | 3.35 | |
| Totals | | | 4375 | 13.12 | 14.64 | 1.52 | 4.81 | 0.00 | -4.81 | 34.12 | 49.07 | 14.95 |

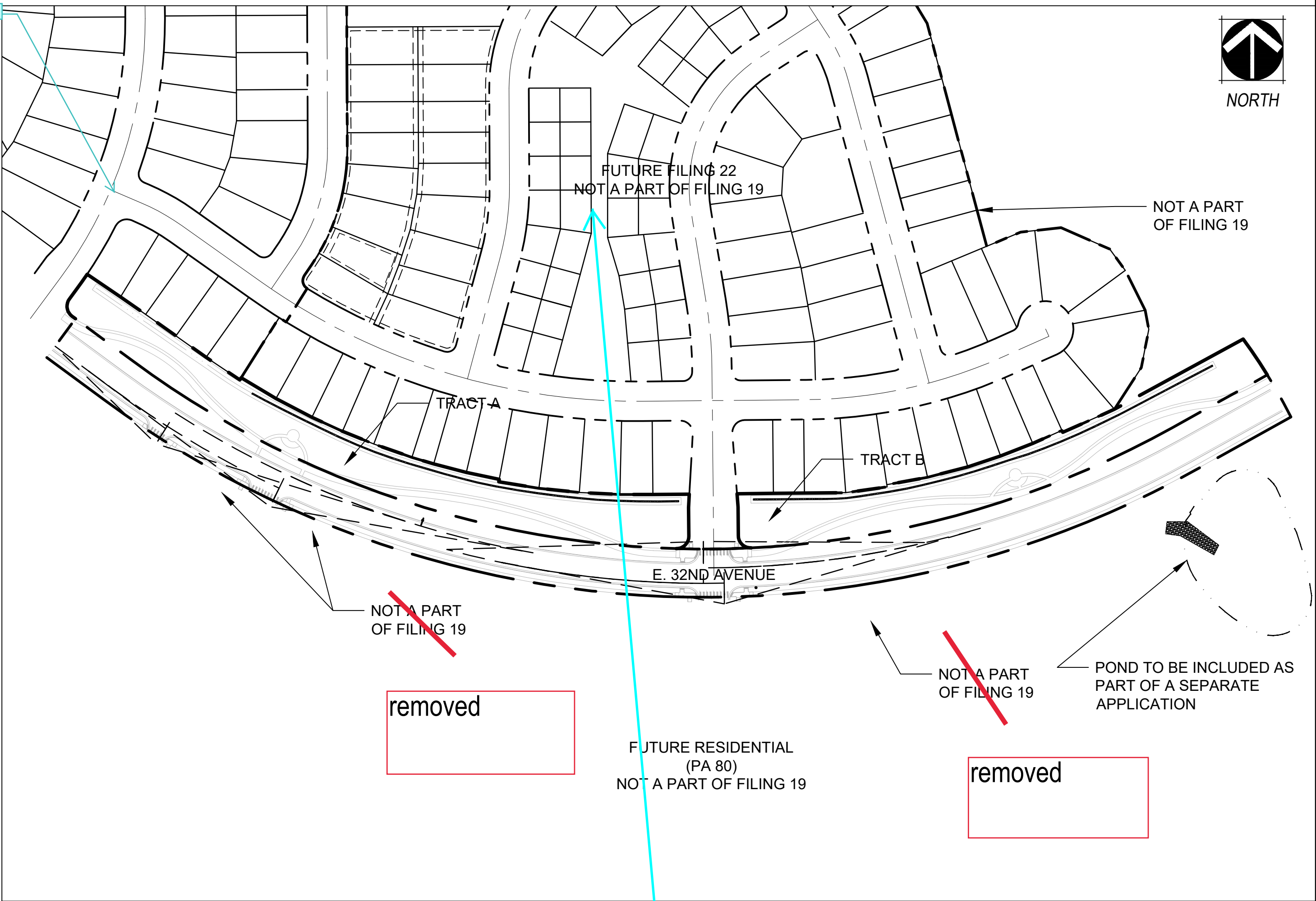
- Dedication requirements based off of then current code requirements and anticipated population.

ACAD-X-TAH FDP_MDG24x38
ACAD-X-PR-Road
ACAD-X-PR-ROW
ACAD-X-PR-UTL
21215-10_P1 Mapping
20_P1 Mapping

Street label not provided because of comment asking for these lots to be removed

SITE PLAN LOT TRACKING EXHIBIT

label this street



Remove. Do not show lots not in review.

Removed lots

| Tract Dedication Table | | | | |
|------------------------|-----------|-----------------|-----------|------------|
| Tract | Filing | Dedication Type | | |
| | | Neigh. Park | Com. Park | Open Space |
| L | 1 | | | 2.37 |
| P | 1 | 7.14 | | |
| CIG Esmt | ISP 01 Am | | | 3.55 |
| C | 2 | | | 0.66 |
| D | 2 | | | 0.49 |
| F | 2 | | | 2.1 |
| I* | 2 | | | 3.35 |
| A | 3 | 4.91 | | |
| B | 3 | 2.59 | | |
| A | 5 | | | 0.88 |
| C* | 5 | | | 1.3 |
| B* | 8 | | | 0.37 |
| I | 8 | | | 0.86 |
| A* | 10 | | | 1.21 |
| B | 10 | | | 0.37 |
| C | 10 | | | 0.30 |
| D* | 10 | | | 1.82 |
| H | 10 | | | 0.42 |
| A | 11 | | | 2.32 |
| B | 11 | | | 4.59 |
| C | 11 | | | 0.77 |
| F | 11 | | | 0.69 |
| G | 11 | | | 1.49 |
| C | 14 | | | 0.87 |
| N | 14 | | | 3.88 |

* Indicates a portion of tract

| | | | | |
|-------|----|-------|---|-------|
| E | 15 | | | 1.29 |
| G | 15 | | | 0.32 |
| J | 15 | | | 0.32 |
| K* | 15 | | | 0.52 |
| L | 15 | | | 0.17 |
| M | 15 | | | 0.15 |
| N | 15 | | | 0.26 |
| O | 15 | | | 0.83 |
| P | 15 | | | 0.08 |
| X | 15 | | | 0.81 |
| AA | 15 | | | 0.97 |
| CC | 15 | | | 0.40 |
| DD | 15 | | | 0.80 |
| EE | 15 | | | 0.49 |
| KK | 15 | | | 0.13 |
| LL | 15 | | | 0.06 |
| NN | 15 | | | 0.08 |
| PP | 15 | | | 0.08 |
| QQ | 15 | | | 0.13 |
| A | 16 | | | 0.32 |
| B* | 16 | | | 1.06 |
| F | 16 | | | 1.38 |
| H* | 16 | | | 0.51 |
| A | 19 | | | 1.84 |
| B | 19 | | | 1.51 |
| Total | | 14.64 | 0 | 49.07 |

32ND AVENUE AT THE AURORA
HIGHLANDS SITE PLAN

DATE: JUNE 1, 2022

PREPARED BY:
NORRIS DESIGN
Planning | Landscape Architecture | Branding

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



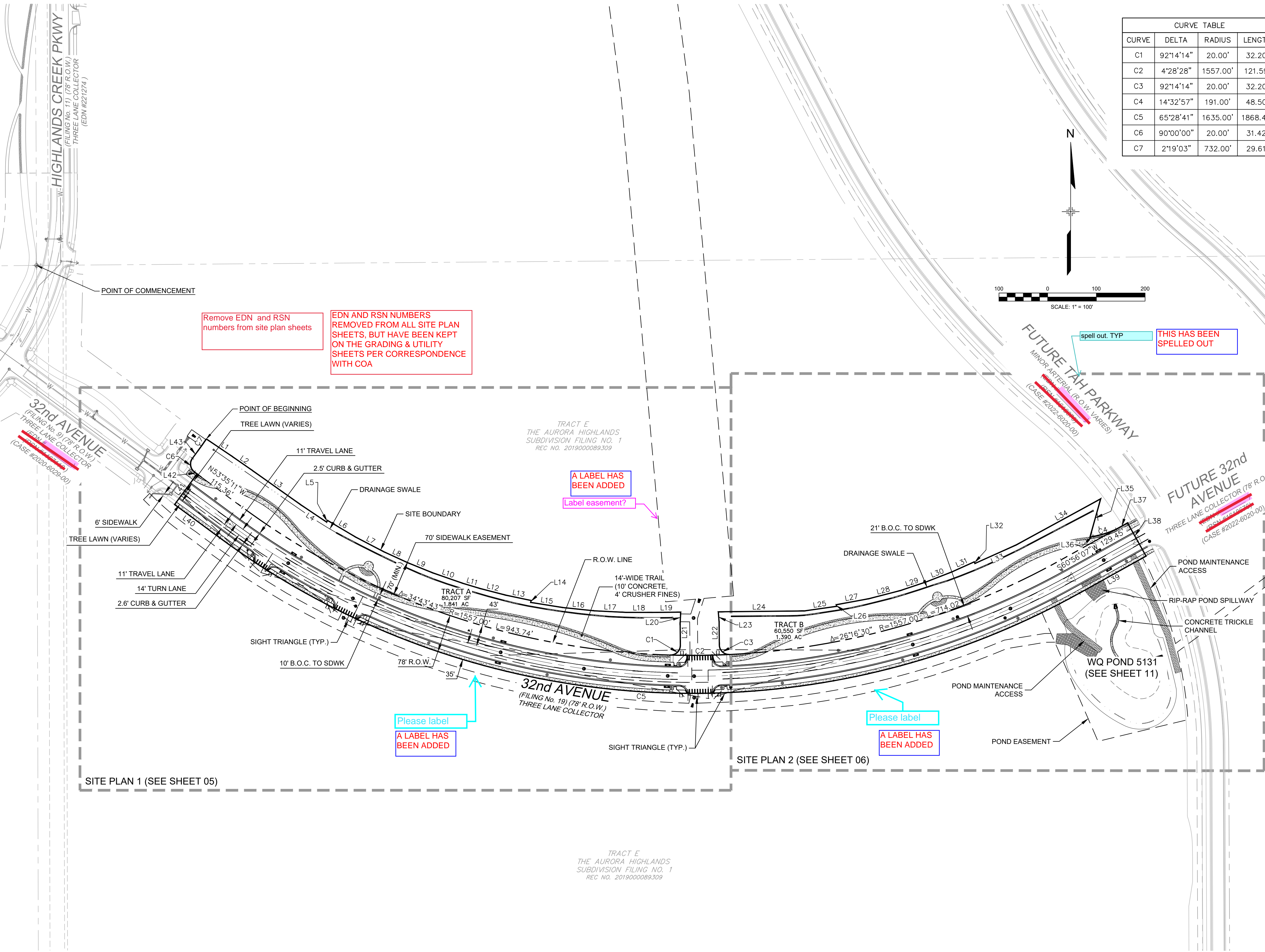
NOT FOR CONSTRUCTION

SHEET: 3 OF 22

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

DEVELOPER NOTE:

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.



| CURVE TABLE | | | |
|-------------|-----------|----------|----------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 92°14'14" | 20.00' | 32.20' |
| C2 | 4°28'28" | 1557.00' | 121.59' |
| C3 | 92°14'14" | 20.00' | 32.20' |
| C4 | 14°32'57" | 191.00' | 48.50' |
| C5 | 65°28'41" | 1635.00' | 1868.49' |
| C6 | 90°00'00" | 20.00' | 31.42' |
| C7 | 2°19'03" | 732.00' | 29.61' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S55°54'14"E | 65.33' |
| L2 | S55°11'36"E | 49.31' |
| L3 | S54°38'54"E | 120.00' |
| L4 | S56°09'26"E | 65.58' |
| L5 | N32°16'44"E | 4.00' |
| L6 | S59°17'17"E | 65.47' |
| L7 | S62°25'20"E | 65.47' |
| L8 | S65°17'43"E | 54.56' |
| L9 | S67°54'25"E | 54.56' |
| L10 | S70°46'48"E | 65.47' |
| L11 | S73°13'21"E | 36.58' |
| L12 | S75°24'15"E | 54.56' |
| L13 | S78°00'57"E | 54.56' |
| L14 | S10°40'42"W | 4.00' |
| L15 | S80°53'19"E | 65.69' |
| L16 | S84°01'22"E | 65.69' |
| L17 | S87°09'25"E | 65.69' |
| L18 | S89°53'44"E | 53.32' |
| L19 | N89°26'51"E | 58.93' |
| L20 | S03°15'41"W | 21.55' |
| L21 | S00°33'09"E | 46.33' |
| L22 | N00°33'09"W | 46.33' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L23 | N04°22'00"W | 21.55' |
| L24 | N89°26'51"E | 175.85' |
| L25 | N81°58'40"E | 67.47' |
| L26 | N08°21'58"W | 3.41' |
| L27 | N79°36'14"E | 67.13' |
| L28 | N75°32'40"E | 67.13' |
| L29 | N71°29'05"E | 55.93' |
| L30 | N68°46'44"E | 55.93' |
| L31 | N65°53'00"E | 51.52' |
| L32 | S24°07'00"E | 3.51' |
| L33 | N65°53'00"E | 91.50' |
| L34 | N61°24'24"E | 198.93' |
| L35 | S15°39'35"W | 81.50' |
| L36 | N79°11'04"E | 7.88' |
| L37 | N60°56'07"E | 26.69' |
| L38 | S29°03'55"E | 78.00' |
| L39 | S60°56'07"W | 156.14' |
| L40 | N53°35'11"W | 115.37' |
| L41 | N36°24'49"E | 78.00' |
| L42 | N53°35'11"W | 6.83' |
| L43 | N36°24'49"E | 19.36' |

LEGEND

| | |
|-----|-------------------------------|
| --- | PROPOSED RIGHT-OF-WAY |
| --- | PROPOSED CENTERLINE |
| --- | SITE BOUNDARY |
| --- | DRAINAGE SWALE |
| --- | NGLE |
| --- | STORM INLET |
| --- | MANHOLE |
| --- | FIRE HYDRANT |
| ⊙ | PROPOSED STREET LIGHT |
| --- | RESTRICTED FIRE LANE ACCESS |
| --- | PROPOSED GRAVEL PATHWAY |
| --- | PROPOSED CONCRETE PAVING |
| --- | PROPOSED ASPHALT PAVING |
| --- | PROPOSED RIPRAP POND SPILLWAY |

NOTES:

- THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE AACMD.
- STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL, FINAL PLACEMENT WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS AND WILL BE SUBMITTED WITH FINAL CIVIL STREET LIGHTING PLAN.
- THE WATER LINE EAST OF THE INTERSECTION INTO THE NORTH AND SOUTH DEVELOPMENTS WILL NOT BE ACTIVATED UNTIL THE CONNECTION TO TAH PARKWAY IS CONSTRUCTED. IF THE REMAINDER OF THE 32ND AVENUE WATER LINE NEEDS TO BECOME ACTIVATED, IT WILL BE LOOPED WITH THE SYSTEM WITHIN THE DEVELOPMENT TO THE NORTH.
- REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.

32ND AVENUE
AT THE AURORA HIGHLANDS
SITE PLAN

OVERALL SITE PLAN

DATE: JUNE 1, 2022

PREPARED BY:

Matrix
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

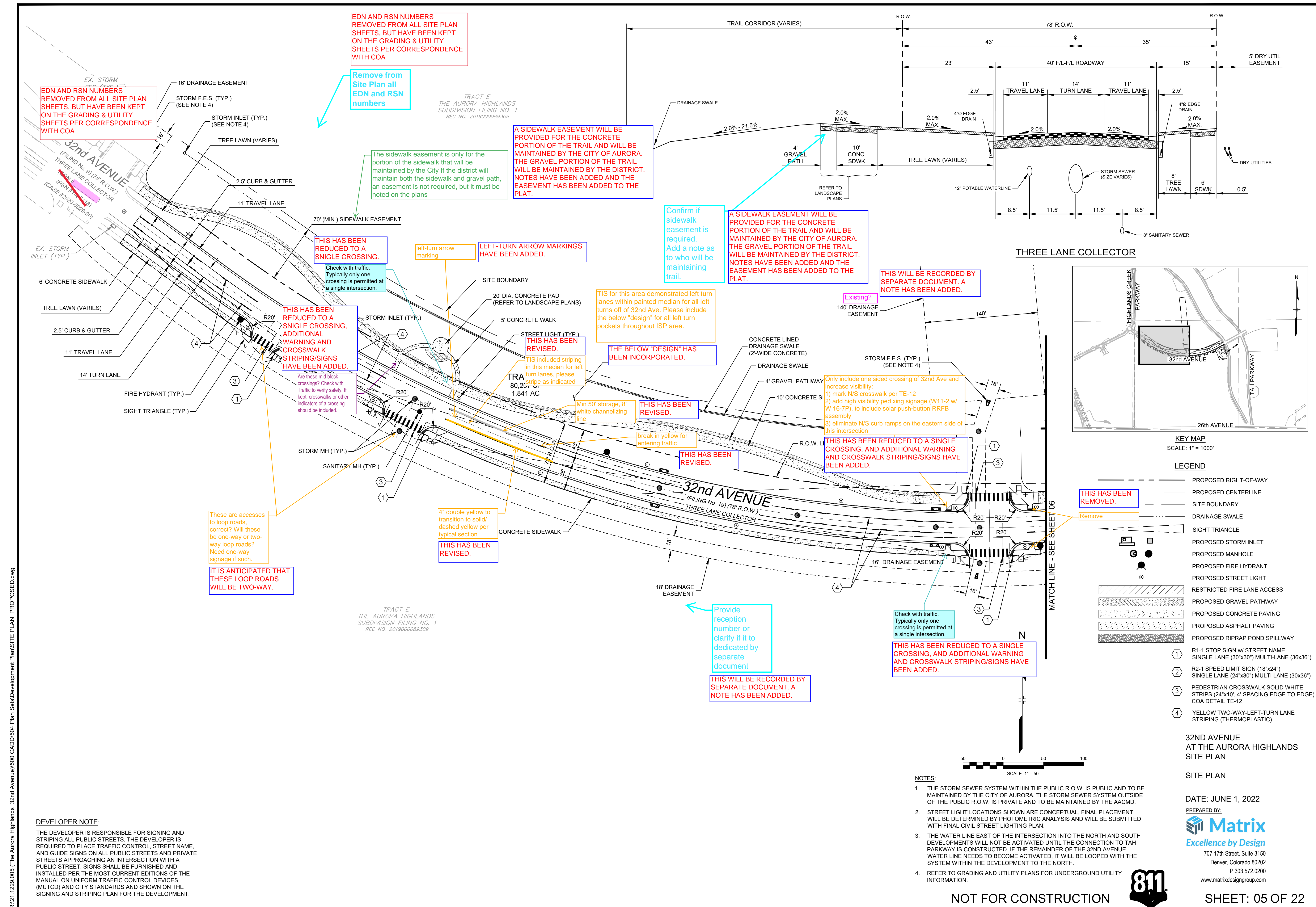
P 303.572.0200

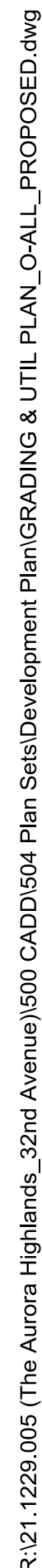
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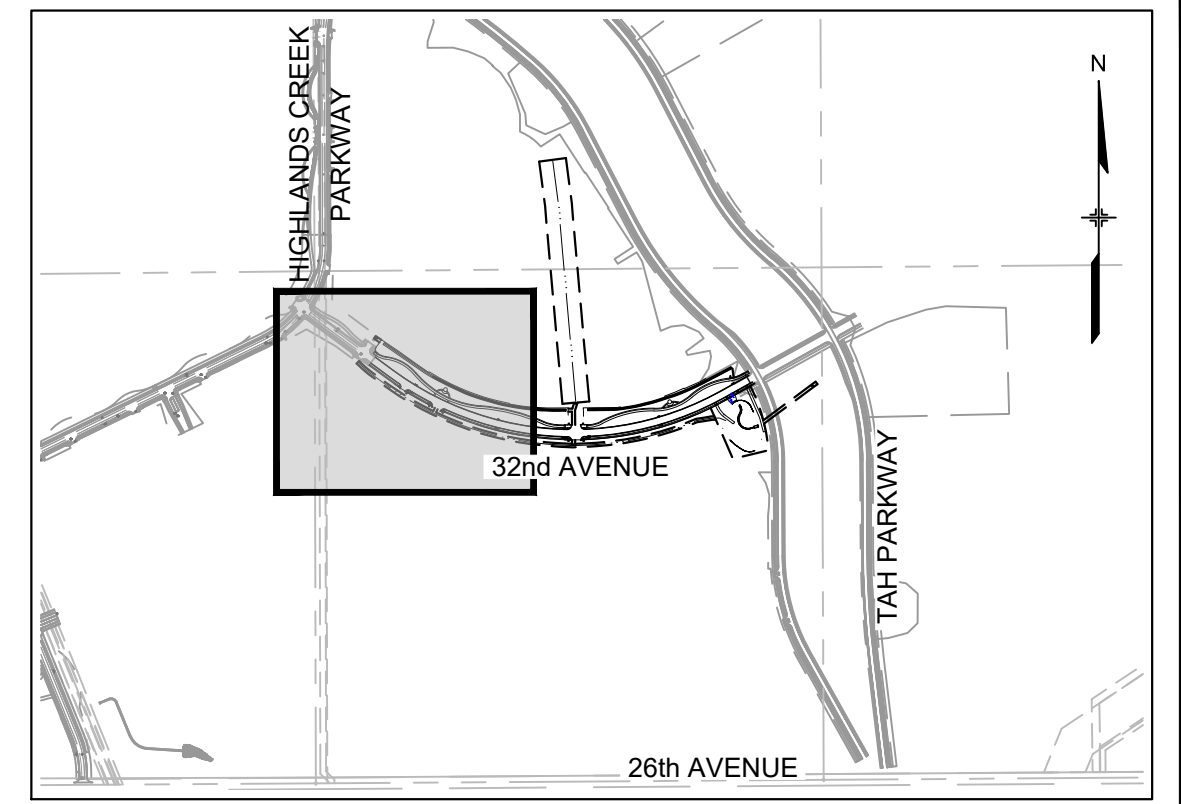
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SHEET: 04 OF 22





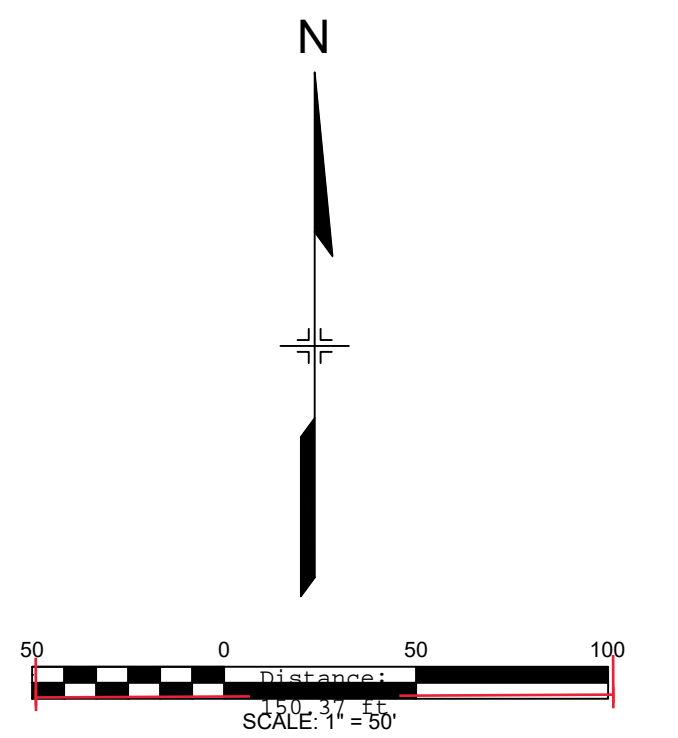
R:\21\4229\005 (The Aurora Highlands_32nd Avenue)\500 CADD\504 Plan Sets\Development Plan\Grading & Util Plan_O-ALL_PROPOSED.dwg



KEY MAP
SCALE: 1" = 1000'

| LEGEND | |
|--------|---------------------------------|
| --- | SITE BOUNDARY |
| --- | PROPOSED SANITARY |
| --- | PROPOSED STORM |
| --- | PROPOSED WATER |
| □ | PROPOSED INLET |
| ● | PROPOSED FIRE HYDRANT |
| ● | PROPOSED MANHOLE |
| ○ | PROPOSED LIGHT POLE |
| --- | PROPOSED 5' CONTOUR |
| --- | PROPOSED 1' CONTOUR |
| --- | PROPOSED 5' CONTOUR (BY OTHERS) |
| --- | PROPOSED 1' CONTOUR (BY OTHERS) |
| --- | EXISTING 5' CONTOUR |
| --- | EXISTING 1' CONTOUR |

NOTE:
1. THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE AACMD.



32ND AVENUE
AT THE AURORA HIGHLANDS
SITE PLAN

GRADING & UTILITY PLAN

DATE: JUNE 1, 2022

PREPARED BY:

Matrix
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

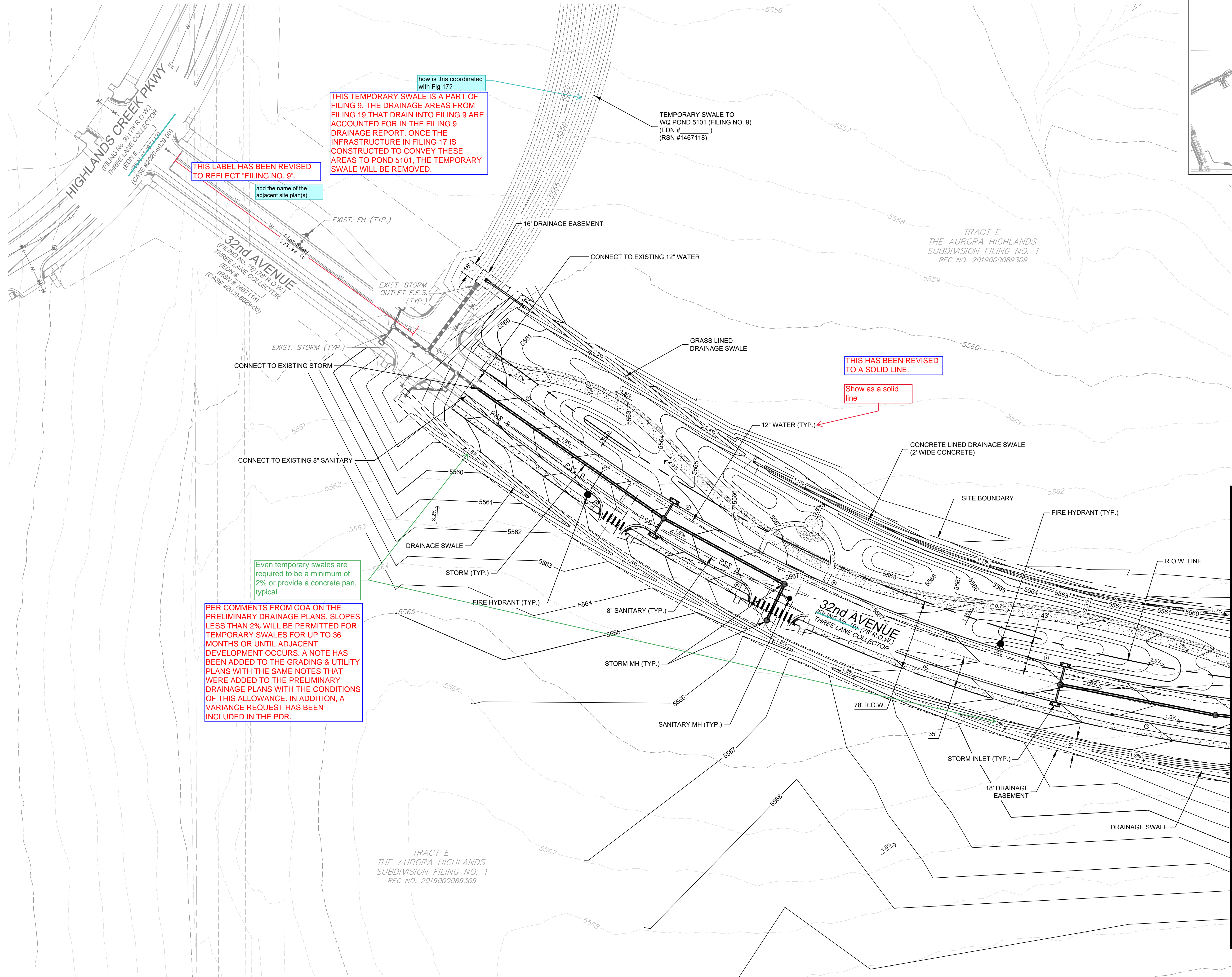
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SHEET: 08 OF 22

NOT FOR CONSTRUCTION

MATCH LINE - SEE SHEET 09



THIS LABEL HAS BEEN REVISED TO REFLECT "FILING NO. 9".

add the name of the adjacent site plan(s)

how is this coordinated with Fig 17?

THIS TEMPORARY SWALE IS A PART OF FILING 9. THE DRAINAGE AREAS FROM FILING 19 THAT DRAIN INTO FILING 9 ARE ACCOUNTED FOR IN THE FILING 9 DRAINAGE REPORT. ONCE THE INFRASTRUCTURE IN FILING 17 IS CONSTRUCTED TO CONVEY THESE AREAS TO POND 5101, THE TEMPORARY SWALE WILL BE REMOVED.

TEMPORARY SWALE TO WQ POND 5101 (FILING NO. 9) (EDN # (RSN #1467118)

THIS HAS BEEN REVISED TO A SOLID LINE.

Show as a solid line

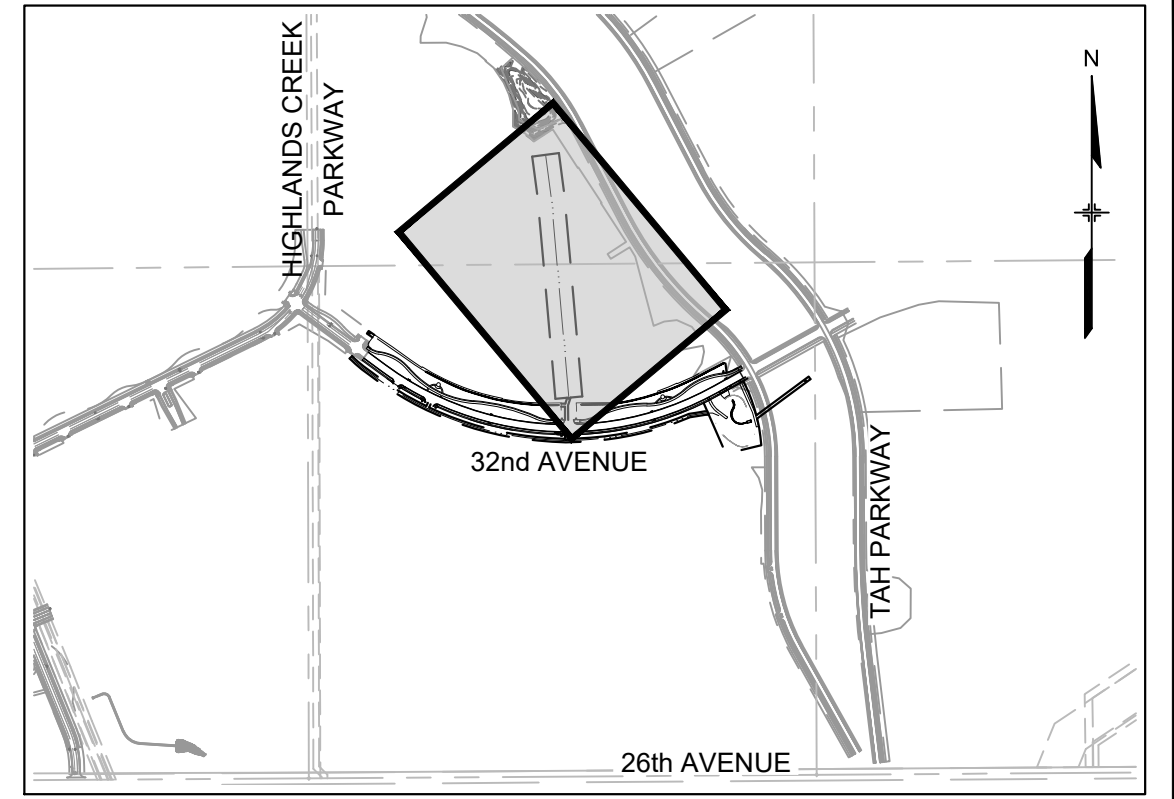
PER COMMENTS FROM COA ON THE PRELIMINARY DRAINAGE PLANS, SLOPES LESS THAN 2% WILL BE PERMITTED FOR TEMPORARY SWALES FOR UP TO 36 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. A NOTE HAS BEEN ADDED TO THE GRADING & UTILITY PLANS WITH THE SAME NOTES THAT WERE ADDED TO THE PRELIMINARY DRAINAGE PLANS WITH THE CONDITIONS OF THIS ALLOWANCE. IN ADDITION, A VARIANCE REQUEST HAS BEEN INCLUDED IN THE PDR.

Even temporary swales are required to be a minimum of 2% or provide a concrete pan, typical

RV211229.005 (The Aurora Highlands_32nd Avenue)500 CADD504 Plan Set4Development Plan(WQ POND 5121 SWALE PLAN.dwg

WQ POND 5121
FILING NO. _____
(EDN # _____)
(RSN #1618676)

TAH PARKWAY
MINOR ARTERIAL (R.O.W. VARIES)
(EDN # _____)
(RSN #1618676)
(CASE #2022-6020-00)



KEY MAP
SCALE: 1" = 1000'

| LEGEND | |
|--------|---------------------------------|
| | SITE BOUNDARY |
| | PROPOSED SANITARY |
| | PROPOSED STORM |
| | PROPOSED WATER |
| | PROPOSED INLET |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED MANHOLE |
| | PROPOSED LIGHT POLE |
| | PROPOSED 5' CONTOUR |
| | PROPOSED 1' CONTOUR |
| | PROPOSED 5' CONTOUR (BY OTHERS) |
| | PROPOSED 1' CONTOUR (BY OTHERS) |
| | EXISTING 5' CONTOUR |
| | EXISTING 1' CONTOUR |

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

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

TEMPORARY STORM DRAINAGE
SWALE TO WQ POND 5121

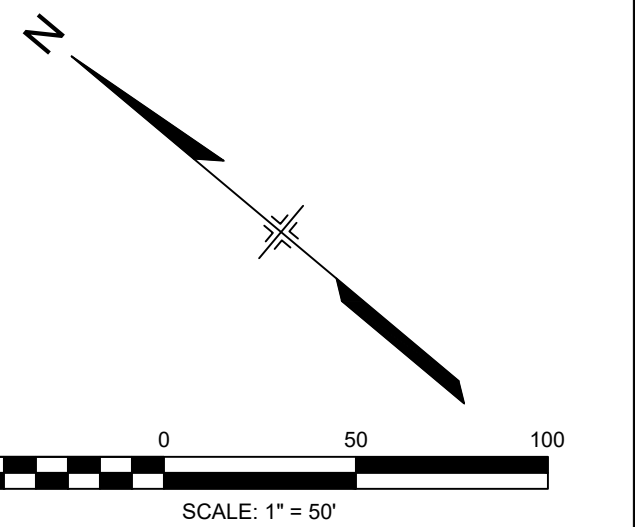
140' DRAINAGE EASEMENT

STORM OUTFALL TO TEMPORARY
DRAINAGE SWALE (TO WQ POND 5121)

SEE SHEET 08

PER COMMENTS FROM COA ON THE PRELIMINARY DRAINAGE PLANS, SLOPES LESS THAN 2% WILL BE PERMITTED FOR TEMPORARY SWALES FOR UP TO 36 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. A NOTE HAS BEEN ADDED TO THE GRADING & UTILITY PLANS WITH THE SAME NOTES THAT WERE ADDED TO THE PRELIMINARY DRAINAGE PLANS WITH THE CONDITIONS OF THIS ALLOWANCE. IN ADDITION, A VARIANCE REQUEST HAS BEEN INCLUDED IN THE PDR.

Even temporary swales are required to be a minimum of 2% or provide a concrete pan, typical



32ND AVENUE
AT THE AURORA HIGHLANDS
SITE PLAN

GRADING & UTILITY PLAN

DATE: JUNE 1, 2022

PREPARED BY:

Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

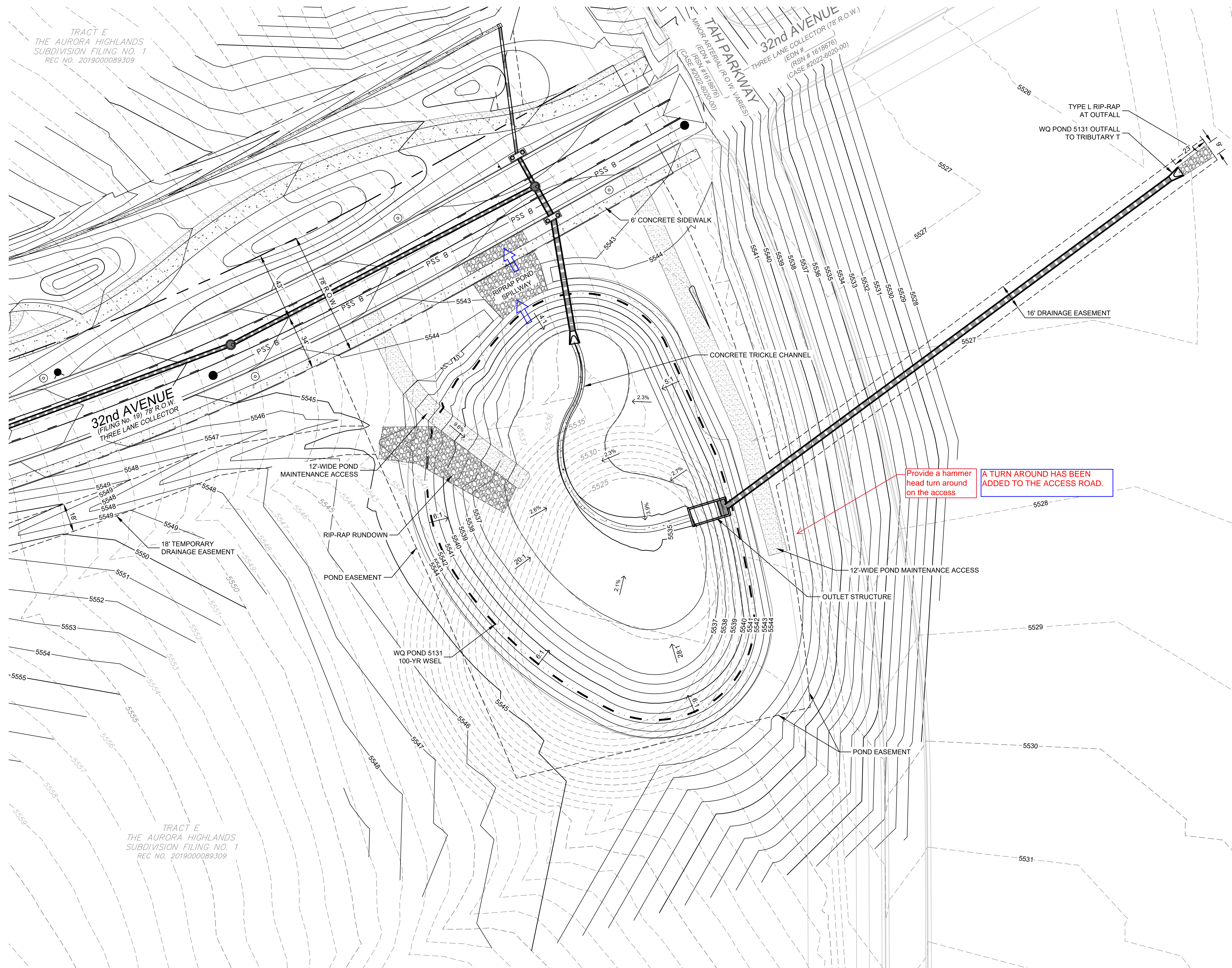
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SHEET: 10 OF 22

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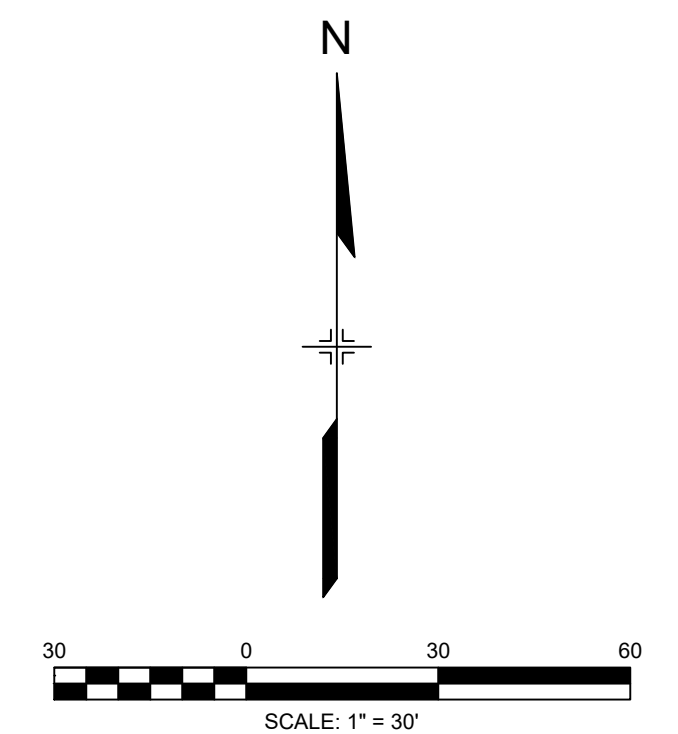


LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- SITE BOUNDARY
- DRAINAGE SWALE
- SIGHT TRIANGLE
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- RESTRICTED FIRE LANE ACCESS
- PROPOSED GRAVEL PATHWAY
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED RIPRAP POND SPILLWAY
- PROPOSED EMERGENCY OVERFLOW

NOTE:

- THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE AACMD.



32ND AVENUE
AT THE AURORA HIGHLANDS
SITE PLAN

WATER QUALITY
POND 5131 PLAN

DATE: JUNE 1, 2022

PREPARED BY:

Matrix
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

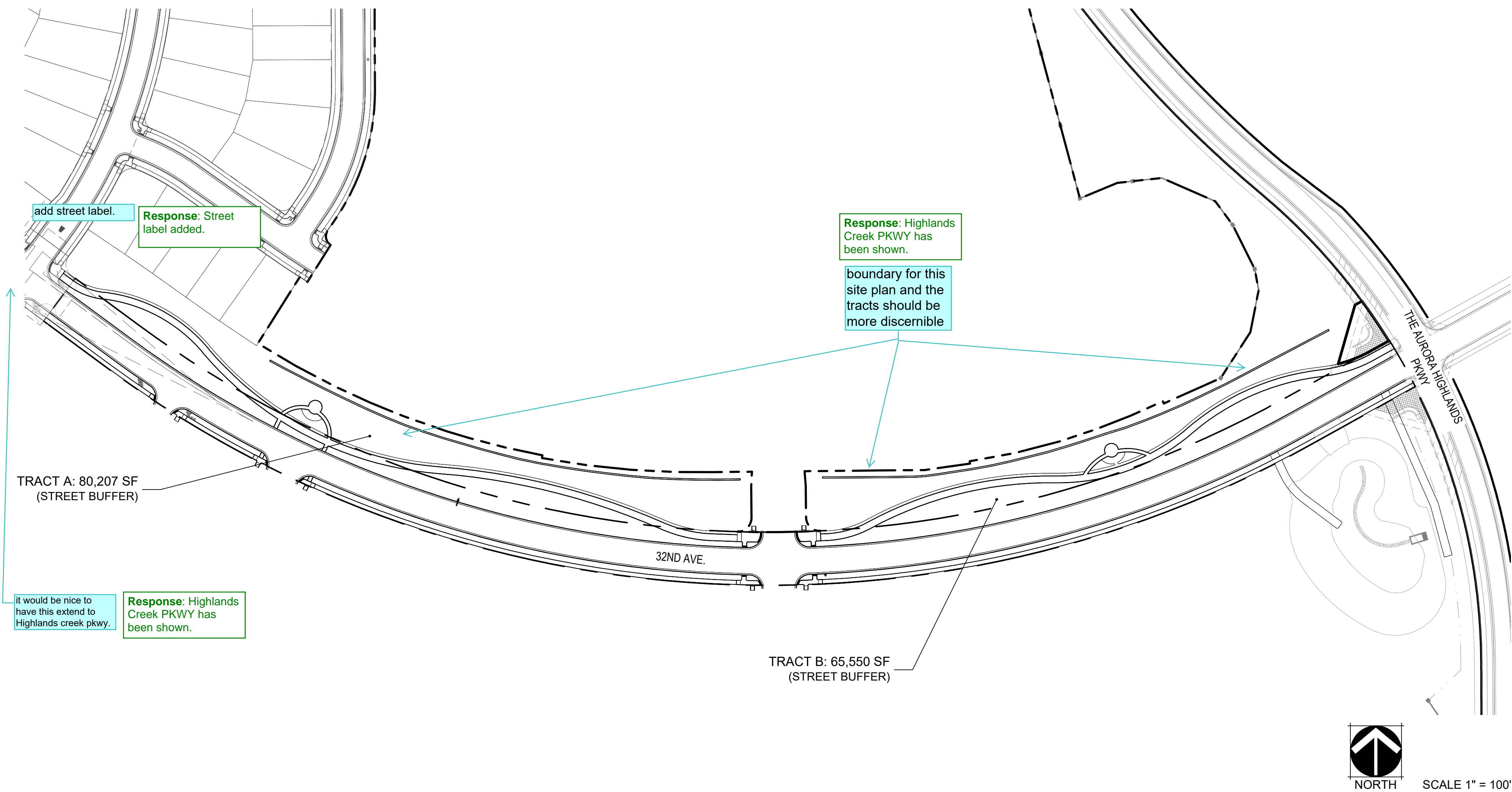
www.matrixdesigngroup.com



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SHEET: 11 OF 22

TRACT KEY MAP



SHEET INDEX

- L1.00 - COVER
- L1.01 - PLANT SCHEDULE
- L2.00 - LANDSCAPE PLAN
- L2.01 - LANDSCAPE PLAN
- L2.02 - LANDSCAPE PLAN
- L2.03 - LANDSCAPE PLAN
- L3.00 - HYDROZONE MAP
- L3.01 - MASTER FENCE & TRAIL PLAN
- L3.02 - TREE MITIGATION PLAN
- L4.00 - LANDSCAPE DETAIL
- L4.01 - LANDSCAPE DETAIL

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" LOCAL RIVER ROCK. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" COBBLESTONE (RIVER ROCK). WEED BARRIER IS REQUIRED UNDER RIVER ROCK AND COBBLE. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- PER CITY OF AURORA CODE, ALL PLANTINGS WITHIN SIGHT TRIANGLES TO BE 26" OR LESS IN HEIGHT.

STREET FRONTAGE BUFFER

| Street Frontage Description | Length (LF) | Trees Required | Trees Provided | Shrubs Required | Shrubs Provided |
|---|-------------|----------------|----------------|-----------------|---|
| Street Perimeter Buffer: 32nd Ave - North Side (1 Tree and 10 Shrubs per 40 LF) | 2,029 | 51 | 51 | 508 | #5 Cont Shrubs 813 #1 Cont Grasses 2,564 |
| Totals: | 2,029 | 51 | 51 | 508 | 1,667 |
| NOTES: | | | | | |
| 1.) Street Frontage Buffers are minimum 20' and maximum 100' wide. | | | | | |
| 2.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses. | | | | | |

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

| Street Tree Description | Length (LF) | Trees Required | Trees Provided |
|---|-------------|----------------|----------------|
| 32nd Ave North Side (1 Tree / 40 LF) | 1,930 | 49 | 48 |
| 32nd Ave South Side (1 Tree / 40 LF) | 1,834 | 46 | 47 |
| Totals: | 3,764 | 95 | 95 |
| NOTES: | | | |
| 1.) Intersecting drives are excluded from linear foot calculations. | | | |

WATER USE TABLE

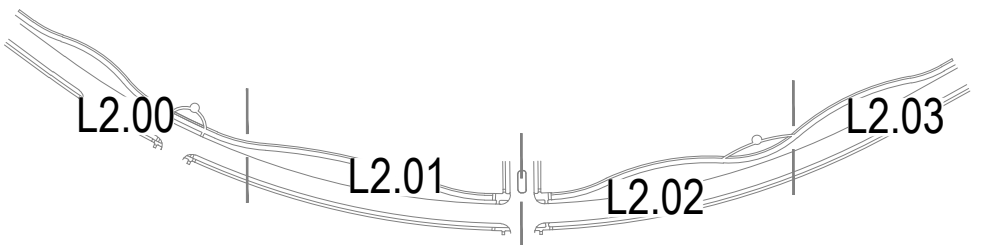
| Area (Tract) | Water Conserving Irrigation (Non-Sod) (SF) | Non-Water Conserving Irrigation (Sod) (SF) | Non-Irrigated (Wetland Seed) (SF) | Non-Irrigated Area/ Pavement (SF) | Total Area (SF) |
|--------------|--|--|-----------------------------------|-----------------------------------|-----------------|
| A | 44,885 | 6,864 | - | 28,244 | 79,993 |
| B | 32,566 | 3,733 | - | 24,709 | 61,008 |
| ROW | 46,799 | 22,490 | - | 20,456 | 89,745 |
| Totals: | 124,250 | 33,087 | - | 73,409 | 230,746 |

why don't these total equal the tract area?

Response: Numbers have been updated and checked to match tract areas.

KEY MAP

SCALE: 1" = 400'



32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

DATE: JUNE 1, 2022

PREPARED BY:
NORRIS DESIGN
Planning | Landscape Architecture | Branding

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



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L1.00 - COVER
SHEET: 12 OF 22

PLANTING SCHEDULE

| | QTY. | SYM. | COMMON NAME | BOTANICAL NAME | SIZE | WATER USE |
|--|------------------------------|------|-----------------------------------|--|-----------------------|-----------|
| | DECIDUOUS CANOPY TREE | | | | | |
| | 23 | ESE | EMERALD SUNSHINE ELM | ULMUS PROPINQUA 'JFS--BIEBERICH' | 2 1/2" CAL. B&B | LOW |
| | 11 | LAS | AMERICAN SENTRY LINDEN | TILIA AMERICANA 'MCKSENTRY' | 2 1/2" CAL. B&B | MODERATE |
| | 19 | SHA | SHADEMASTER HONEYLOCUST | GLEDITSIA TRIACANTHOS 'INERMIS 'SHADEMASTER' | 2 1/2" CAL. B&B | VERY LOW |
| | 22 | TEX | TEXAS RED OAK | QUERCUS BUCKLEYI | 2 1/2" CAL. B&B | MODERATE |
| | 21 | WHO | WHITE OAK | QUERCUS ALBA | 2 1/2" CAL. B&B | VERY LOW |
| | EVERGREEN TREES | | | | | |
| | 17 | BOP | BOSNIAN PINE | PINUS HELDREICHII VAR. LEUCODERMIS | 6' HT. MIN (SPECIMEN) | MODERATE |
| | 9 | PVP | VANDERWOLF'S PYRAMID PINE | PINUS FLEXILIS 'VANDERWOLD'S PYRAMID' | 6' HT. MIN (SPECIMEN) | VERY LOW |
| | 15 | SBH | BLACK HILLS SPRUCE | PICEA PUNGENS 'DENSATA' | 6' HT. MIN (SPECIMEN) | LOW |
| | DECIDUOUS ORNAMENTAL TREE | | | | | |
| | 8 | PRF | PRAIRIE FIRE CRAB APPLE | MALUS 'PRAIRIE FIRE' | 2" CAL. B&B | LOW |
| | 10 | TCH | COCKSPUR THORNLESS HAWTHORN | CRATAEGUS CRUS-GALLI 'INERMIS' | 2" CAL. B&B | LOW |
| | DECIDUOUS SHRUBS 2-4' SPREAD | | | | | |
| | 94 | CPB | CRIMSON PYGMY BARBERRY | BERBERIS THUNBERGII 'ATROPURPUREA NANA' | #5 CONT. | VERY LOW |
| | 27 | KND | DOUBLE KNOCKOUT ROSE | ROSA 'RADTKO' | #5 CONT. | LOW |
| | 49 | LED | DWARF LEADPLANT | AMORPHA NANA | #5 CONT. | VERY LOW |
| | 8 | LMS | LIMEMOUND SPIREA | S. X BUMALDA 'LIMEMOUND' | #5 CONT. | LOW |
| | 28 | ORB | ROCKET ORANGE BARBERRY | BERBERIS THUNBERGII 'ORANGE ROCKET' | #5 CONT. | LOW |
| | 138 | RSD | DWARF RUSSIAN SAGE | PEROVSKIA ATRIPLICIFOLIA 'LACY BLUE' | #5 CONT. | VERY LOW |
| | 18 | SLH | SWEETSPIRE 'LITTLE HENRY' | ITEA VIRGINICA 'SPRICH' | #5 CONT. | MODERATE |
| | DECIDUOUS SHRUBS 5-6' SPREAD | | | | | |
| | 52 | BPU | BUTTERFLY BUSH | BUDDLEIA DAVIDII | #5 CONT. | LOW |
| | 23 | FER | FERNBUSH | CHAMAEBATIARA MILLEFOLIUM | #5 CONT. | LOW |
| | 14 | GNI | GOLDEN NINEBARK | PHYSOCARPUS OPULIFOLIUS 'LUTEUS' | #5 CONT. | LOW |
| | 8 | MKL | MISS KIM LILAC | SYRINGA PATULA 'MISS KIM' | #5 CONT. | VERY LOW |
| | 107 | PBS | PAWNEE BUTTES SAND CHERRY | PRUNUS BESSEYI 'PAWNEE BUTTES' | #5 CONT. | VERY LOW |
| | 12 | RBA | RED BARBERRY | BERBERIS THUNBERGII 'ATROPURPUREA' | #5 CONT. | LOW |
| | 12 | REC | RED CHOKEBERRY | ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' | #5 CONT. | LOW |
| | 20 | RSB | RED SNOWBERRY | SYMPHORICARPOS ORBICULATUS | #5 CONT. | LOW |
| | 12 | YCU | GOLDEN CURRANT | RIBES AUREUM | #5 CONT. | VERY LOW |
| | DECIDUOUS SHRUBS 7-9' SPREAD | | | | | |
| | 12 | ABS | AUTUMN BRILLIANCE SERVICEBERRY | AMELANCHIER X GRANDIFLORA | #5 CONT. | LOW |
| | 14 | AMP | AMERICAN PLUM | PRUNUS AMERICANA | #5 CONT. | VERY LOW |
| | 26 | CWL | COMMON WHITE LILAC | SYRINGA VULGARIS ALBA | #5 CONT. | VERY LOW |
| | 17 | GST | GOLDEN SMOKE TREE | COTINUS COGGYGRIA 'ANCOT' | #5 CONT. | LOW |
| | 16 | NAC | NANKING CHERRY | PRUNUS TOMENTOSA | #5 CONT. | LOW |
| | 11 | NCC | NATIVE CHOKECHERRY | PRUNUS VIRGINIANA | #5 CONT. | LOW |
| | 11 | NCG | CENTER GLOW NINEBARK | PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' | #5 CONT. | LOW |
| | 6 | SAA | AUTUMN AMBER SUMAC | RHUS TRILOBATA 'AUTUMN AMBER' | #5 CONT. | VERY LOW |
| | 10 | TWS | TALL WESTERN SAGE | ARTEMISIA TRIDENTATA | #5 CONT. | VERY LOW |
| | EVERGREEN SHRUBS 2-4" SPREAD | | | | | |
| | 15 | MAN | PANCHITO MANAZANITA | ARCTOSTAPHYLOS 'PANCHITO' | #5 CONT. | VERY LOW |
| | EVERGREEN SHRUBS 5-6" SPREAD | | | | | |
| | 21 | BUF | BUFFALO JUNIPER | JUNIPERUS SABINA 'BUFFALO' | #5 CONT. | VERY LOW |
| | 3 | CCB | CORAL BEAUTY COTONEASTER | CYTISUS DAMMERI 'CORAL BEAUTY' | #5 CONT. | MODERATE |
| | 2 | CHI | CHIEFTAIN MANZANITA | ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' | #5 CONT. | VERY LOW |
| | 12 | OGH | OREGON GRAPE HOLLY | MAHONIA AQUIFOLIUM | #5 CONT. | VERY LOW |
| | EVERGREEN SHRUBS 7-9" SPREAD | | | | | |
| | 29 | MTA | TANNENBAUM MUGO PINE | PINUS MUGO 'TANNENBAUM' | #5 CONT. | LOW |
| | ORNAMENTAL GRASSES | | | | | |
| | 169 | APG | UNDAUNTED ALPINE PLUME GRASS | ACHNATHERUM CALAMAGROSTIS 'PUND02S' | #1 CONT. | LOW |
| | 74 | FRG | KARL FOERSTER FEATHER REED GRASS | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | #1 CONT. | LOW |
| | 563 | GBA | BLONDE AMBITION GRAMA GRASS | BOUTELOUA GRACILIS 'BLONDE AMBITION' | #1 CONT. | VERY LOW |
| | 331 | GRM | MUHLY GRASS | MUHLENBERGIA HYBRIDS | #1 CONT. | VERY LOW |
| | 180 | HFB | LITTLE BUNNY HARDY FOUNTAIN GRASS | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | #1 CONT. | VERY LOW |
| | 762 | MFG | MEXICAN FEATHER GRASS | NASSELLA TENUISSIMA | #1 CONT. | VERY LOW |
| | 6 | PAH | HARDY PAMPAS GRASS | ERIANTHUS RAVENNAE | #1 CONT. | LOW |
| | 134 | PDG | PRAIRIE DROPSEED | SPOROBOLUS HETEROLEPIS | #1 CONT. | VERY LOW |
| | 362 | RSG | SHENANDOAH SWITCHGRASS | PANICUM VIRGATUM 'SHENANDOAH' | #1 CONT. | LOW |
| | PERENNIALS | | | | | |
| | 25 | CFL | PURPLE CONEFLOWER | ECHINACEA PURPUREA | #1 CONT. | VERY LOW |
| | 56 | CLT | LITTLE TRUDY CATMINT | NEPETA 'PSIFKE' | #1 CONT. | LOW |
| | 64 | DDY | STELLA D'ORO DAYLILY | HEMEROCALLIS 'STELLA D'ORO' | #1 CONT. | VERY LOW |
| | 35 | HSU | SUNSET HYSSOP | AGASTACHE RUPESTRIS | #1 CONT. | VERY LOW |
| | 14 | SEF | SEA FOAM SAGE | ARTEMISIA VERSICOLOR 'SEA FOAM' | #1 CONT. | VERY LOW |

| IRRIGATED AND NON-IRRIGATED NATIVE SEED MIX | | | | | |
|--|--------------------|---------------------|------------|--------------|-----------|
| W/C | COMMON NAME | SCIENTIFIC NAME | % OF TOTAL | PLS PER ACRE | |
| C | WESTERN WHEATGRASS | PASCOPYRUM SMITHII | 25% | 3.75 LBS. | |
| C | CRESTED WHEATGRASS | AGROPYRON CRISTATUM | 25% | 3.75 LBS. | |
| W | BLUE GRAMA | BOUTELOUA GRACILIS | 10% | 1.5 LBS. | |
| W | BUFFALOGRASS | BUCHLOE DACTYLOIDES | 20% | 3.0 LBS. | |
| C | SLENDER WHEATGRASS | ELYMUS TRACHYCAULUS | 15% | 2.25 LBS. | |
| W | ALKALI SACATON | SPOROBOLUS AIROIDES | 5% | 0.75 LBS. | |
| W/C = WARM OR COOL SEASON MIX HAS BEEN APPROVED BY DENVER INTERNATIONAL AIRPORT | | | TOTAL | 100% | 15.0 LBS. |

| IRRIGATED MANICURED TURF SOD | | |
|--|--|--|
| TALL FESCUE BLEND OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL. | | |

32ND AVENUE AT THE AURORA
HIGHLANDS SITE PLAN

DATE: JUNE 1, 2022

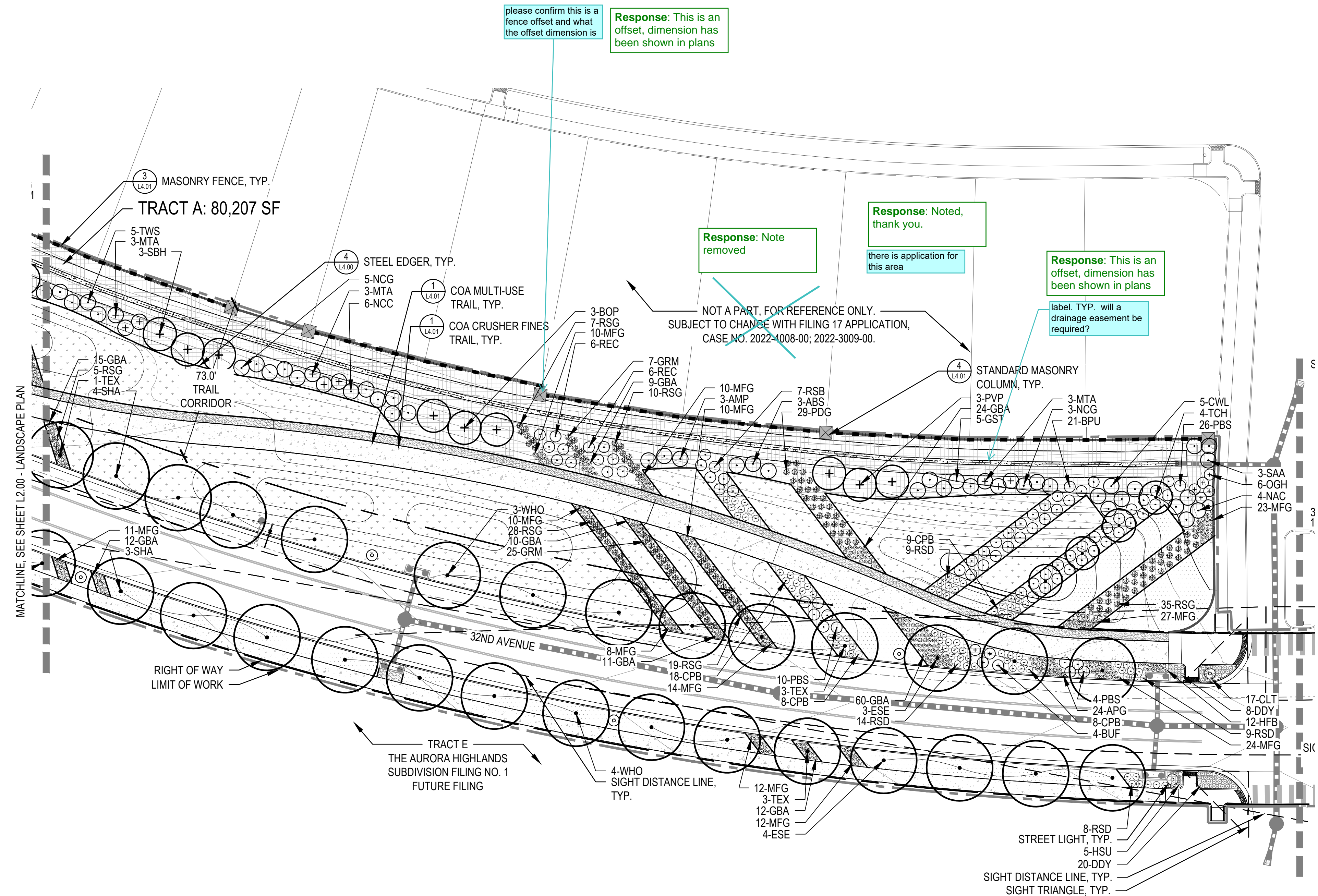
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Planning | Landscape Architecture | Branding

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



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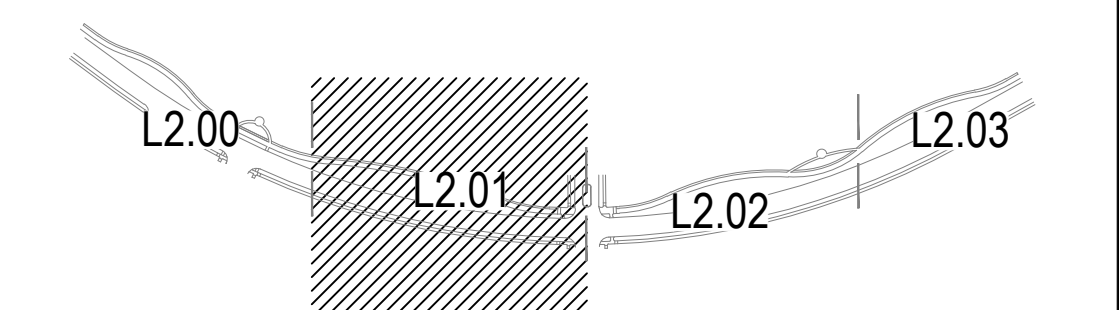


LEGEND

- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- RIGHT OF WAY (ROW)
- STEEL EDGER (4/L4.00)
- MASONRY FENCE (3/L4.01)
- IRRIGATED MANICURED TURF SOD (DEVELOPER)
- NON-IRRIGATED NATIVE SEED
- 100% IRRIGATED NATIVE GRASS SEED MIX
- CRUSHER FINES
- COBBLE
- DECIDUOUS CANOPY TREE (1/L4.00)
- ORNAMENTAL TREES (1/L4.00)
- EVERGREEN TREES (1/L4.00)
- DECIDUOUS SHRUBS (2/L4.00)
- EVERGREEN SHRUBS (2/L4.00)
- ORNAMENTAL GRASSES (3/L4.00)
- PERENNIALS (3/L4.00)
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL, 2/L4.01)
- BENCH (7/L4.00)
- BIKE RACK (5/L4.00)
- TRASH CAN (6/L4.00)
- STANDARD MASONRY COLUMN (4/L4.01)

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

KEY MAP SCALE: 1" = 400'



32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

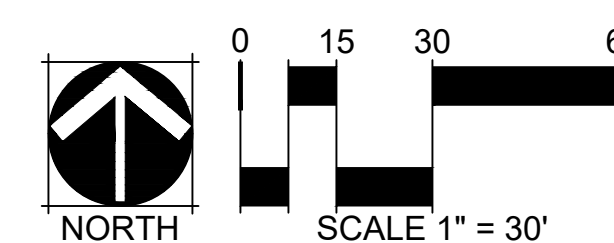
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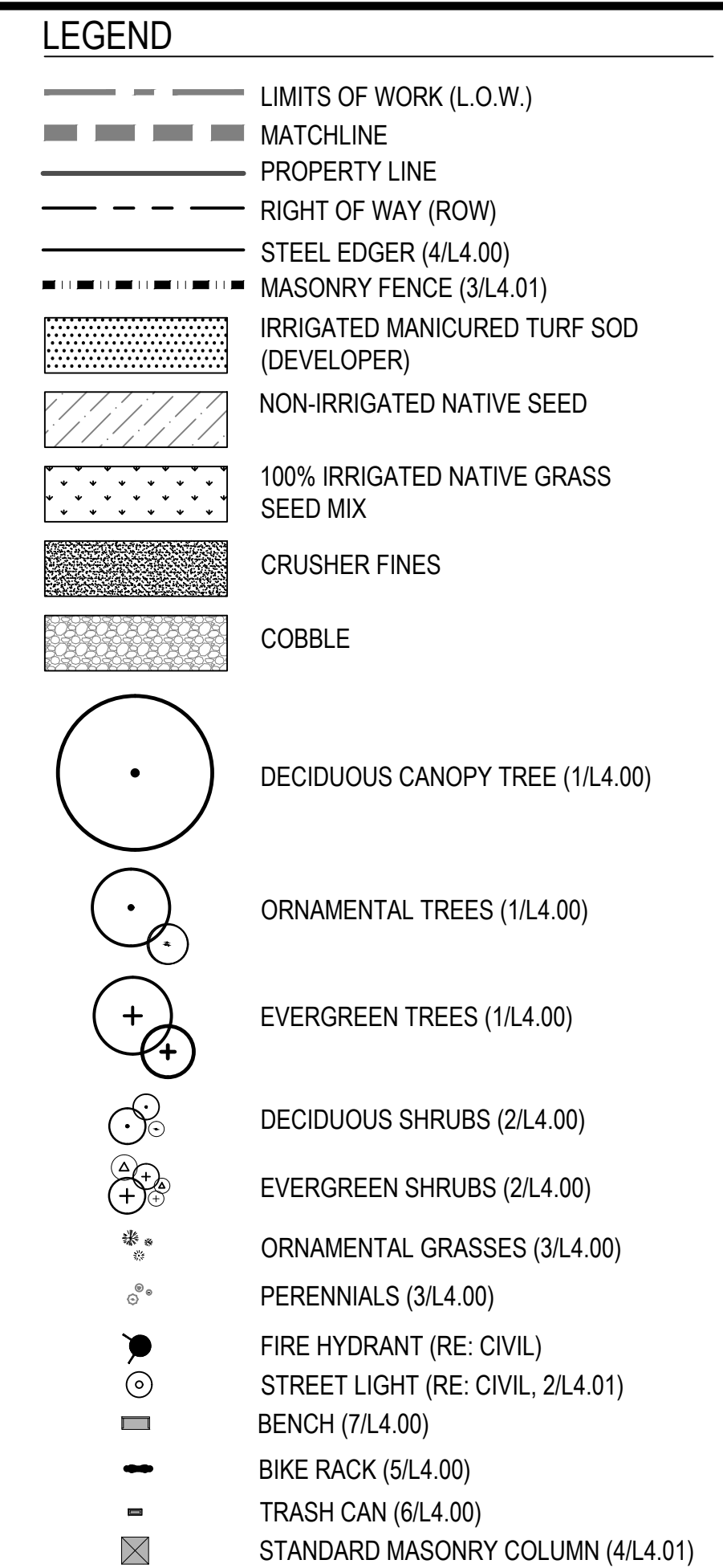
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L2.01 - LANDSCAPE PLAN
SHEET: 15 OF 22



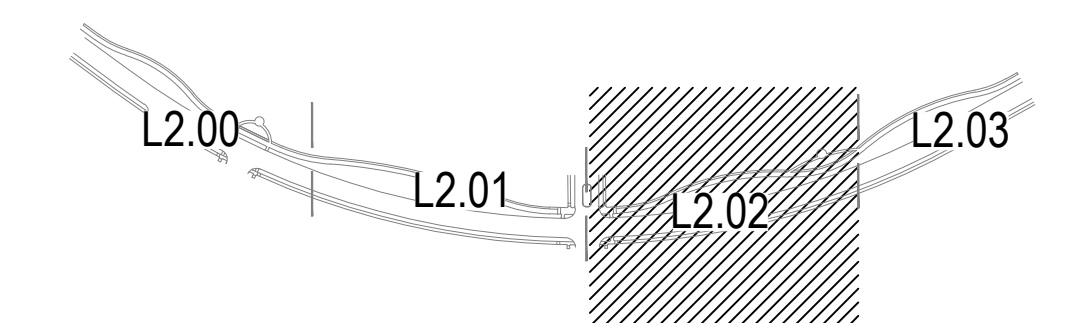
NOT FOR CONSTRUCTION



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KEY MAP

SCALE: 1" = 400'



32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

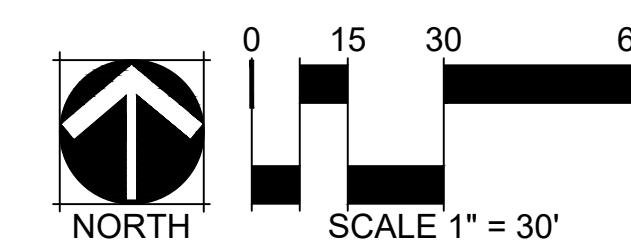
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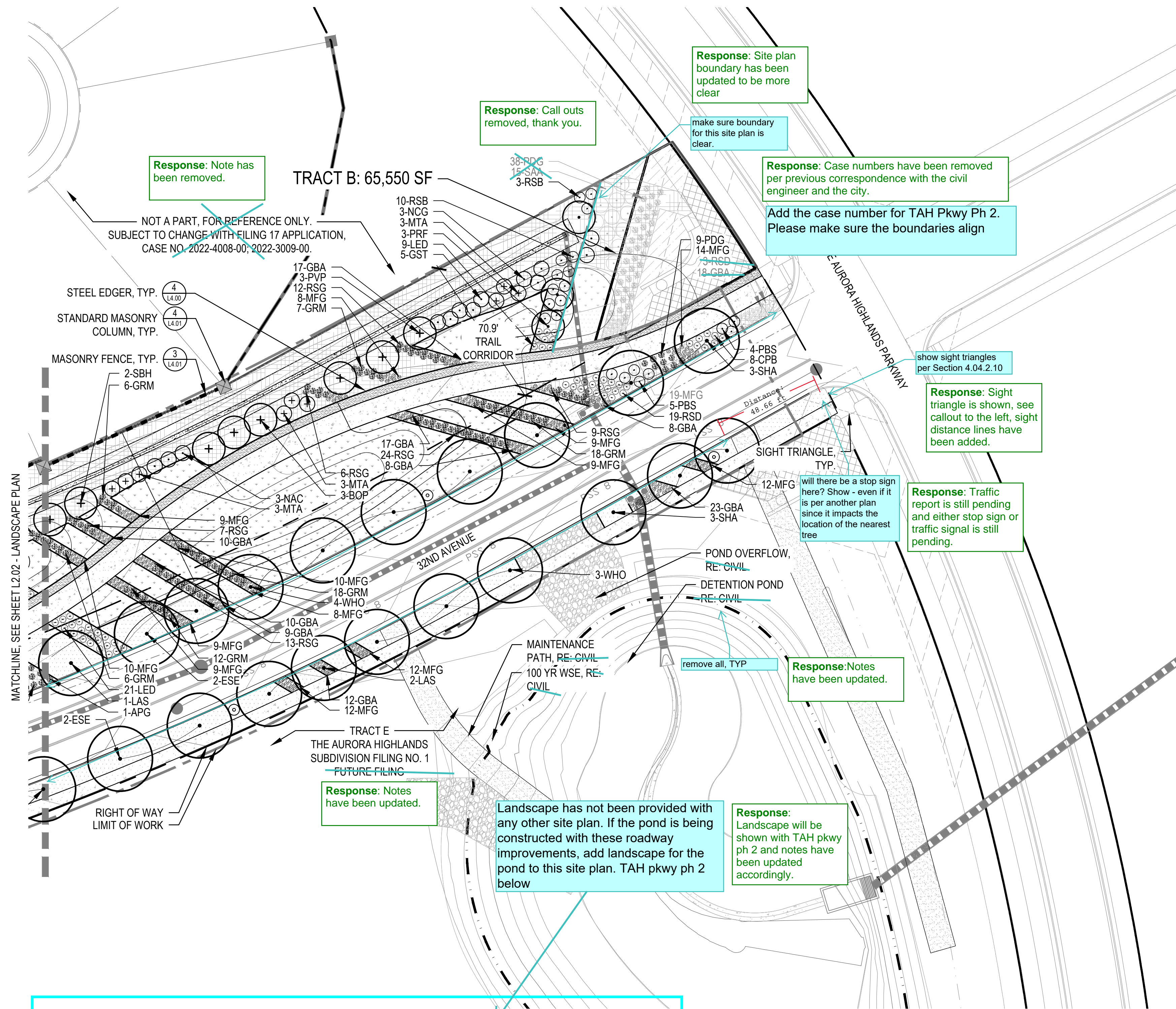
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L2.02 - LANDSCAPE PLAN
SHEET: 16 OF 22



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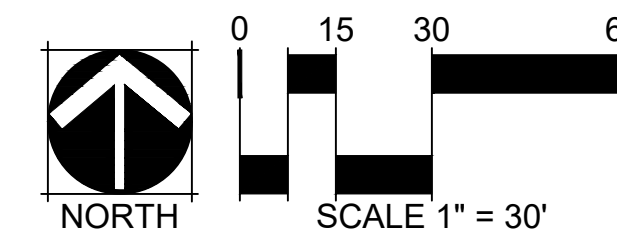
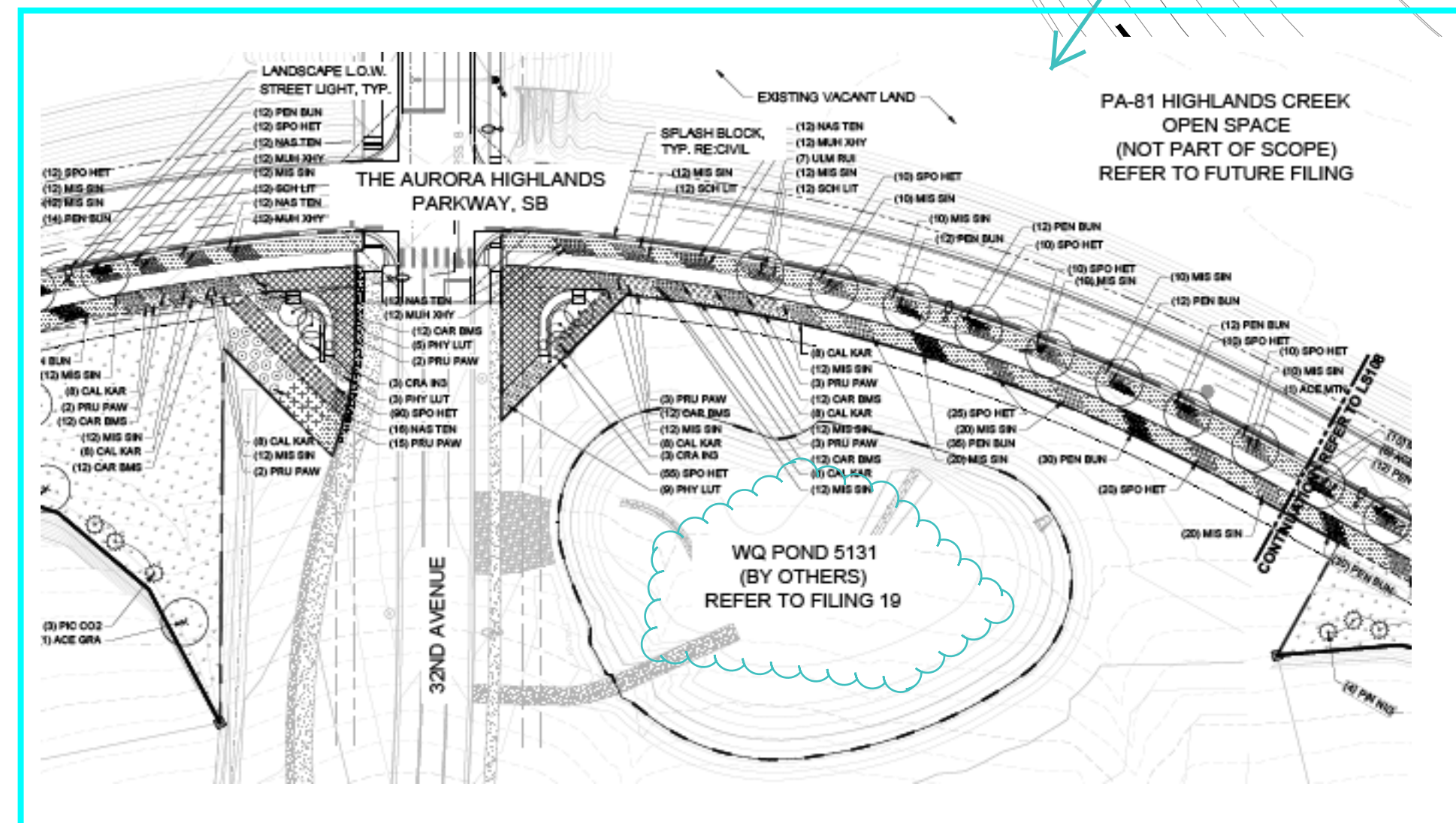
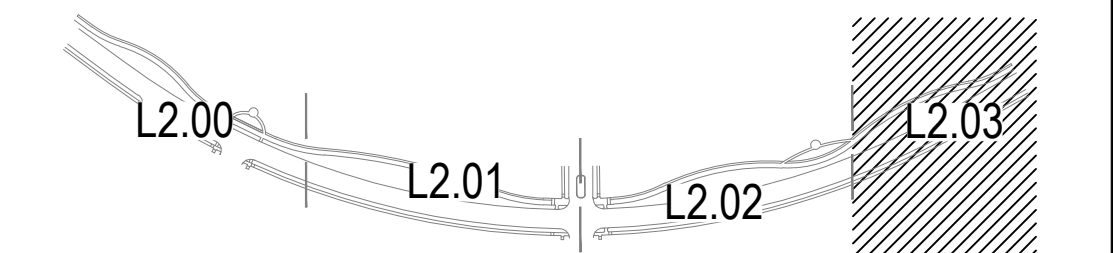




- LEGEND**
- LIMITS OF WORK (L.O.W.)
 - MATCHLINE
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 - EVERGREEN SHRUBS (2/L4.00)
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 - FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.

KEY MAP SCALE: 1" = 400'



NOT FOR CONSTRUCTION



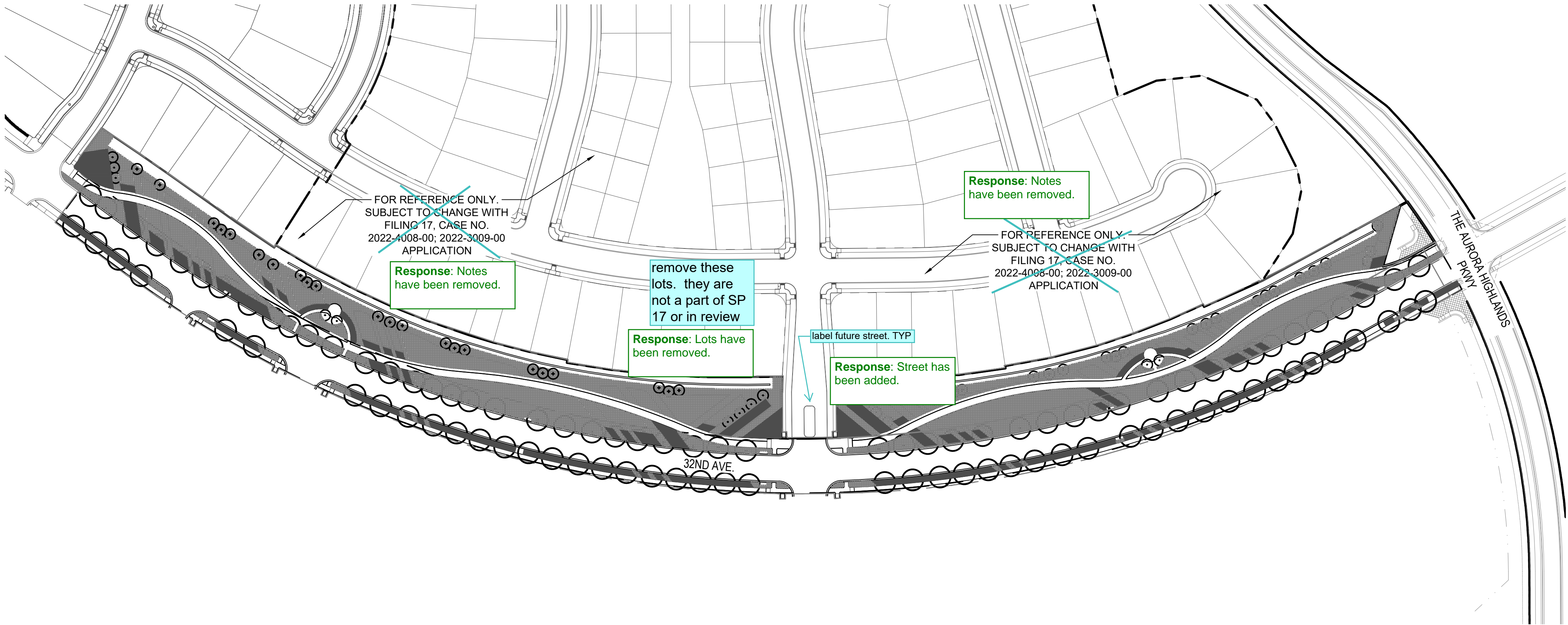
32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

DATE: JUNE 1, 2022

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L2.03 - LANDSCAPE PLAN
SHEET: 17 OF 22

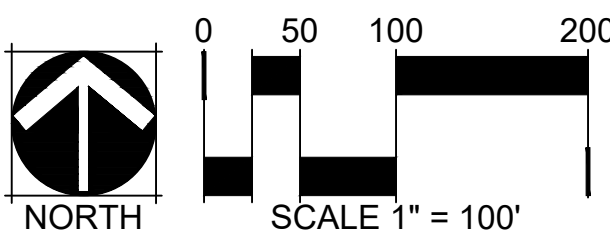


LEGEND

- LIMIT-OF-WORK
- PROPERTY LINE
- HIGH WATER USE: MANICURED TURF (IRRIGATED)
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES

HYDRO-ZONE TABLES

| WATER USE TYPE | AREA (SF) |
|----------------------|------------|
| HIGH WATER USE | 33,087 SF |
| LOW WATER USE | 124,250 SF |
| NON-IRRIGATED | 73,409 SF |
| TOTAL IRRIGATED AREA | 230,746 SF |



32ND AVENUE AT THE AURORA
HIGHLANDS SITE PLAN

DATE: JUNE 1, 2022

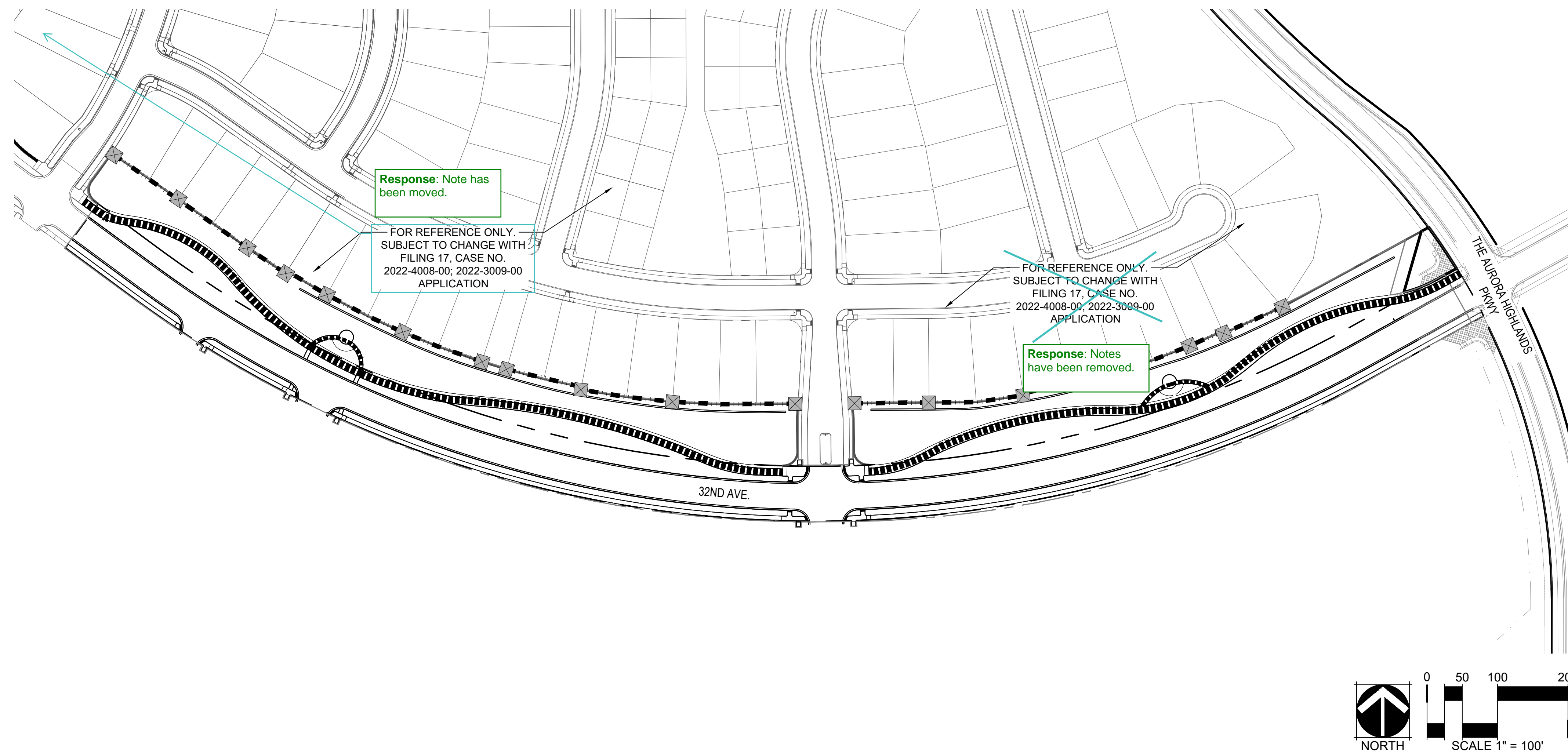
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L3.00 - HYDROZONE MAP
SHEET: 18 OF 22



LEGEND

- — — — — PROPERTY LINE
- 5' CONCRETE TRAIL (NOT INCLUDING SIDEWALKS)
- 10' CONCRETE TRAIL
- — — — — MASONRY FENCE (REFER TO XXX)
- ⊠ STANDARD MASONRY COLUMN (X/LX.XX)

32ND AVENUE AT THE AURORA
HIGHLANDS SITE PLAN

DATE: JUNE 1, 2022

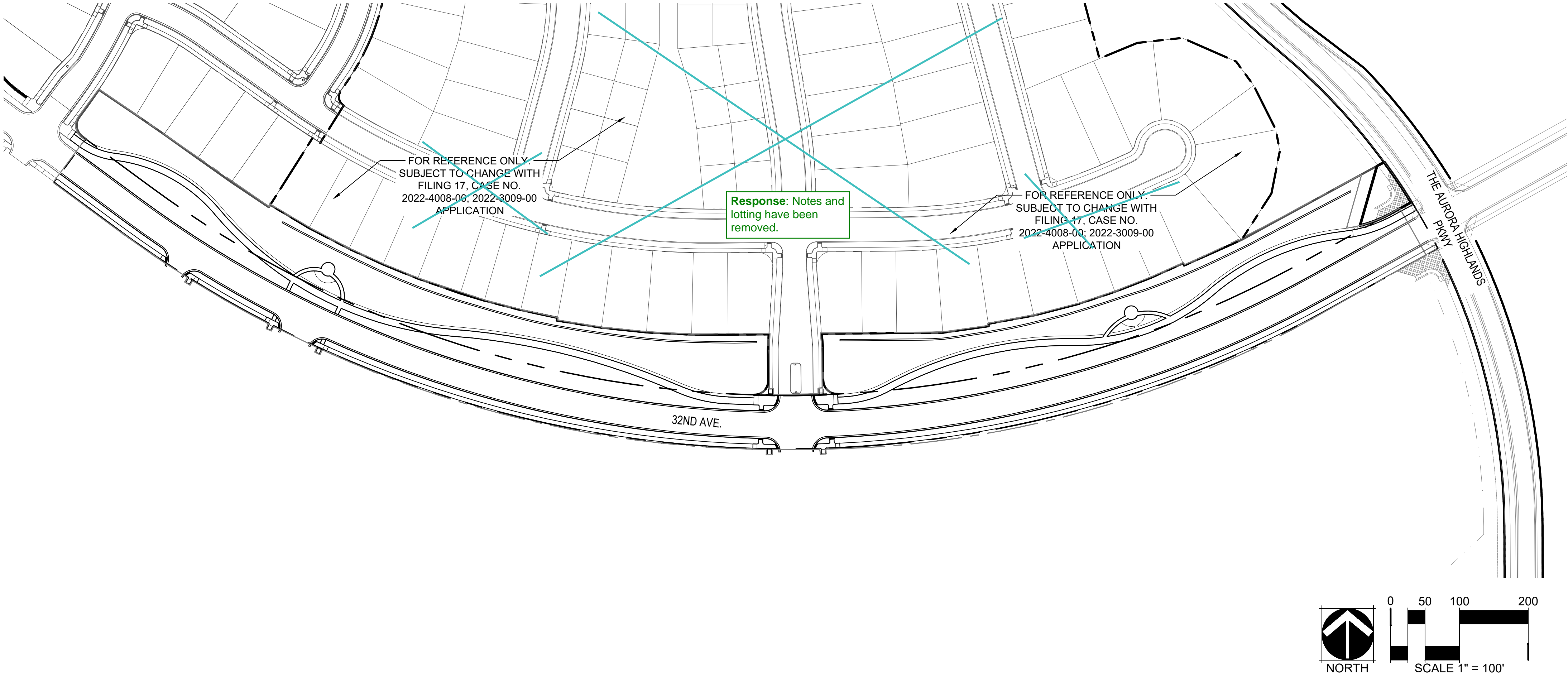
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L3.01 - MASTER FENCE & TRAIL PLAN
SHEET: 19 OF 22



LEGEND

PROPERTY LINE

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE SUMMARY

NOTE: THERE ARE (0) EXISTING TREES WITHIN THIS CSP.

TREE PROTECTION PLAN SUMMARY

| CALIPER INCHES REMOVED | CALIPER INCHES RELOCATED | CALIPER INCHES REPLACED FOR MITIGATION |
|------------------------|--------------------------|--|
| 0" | 0" | 0" |

32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

DATE: JUNE 1, 2022

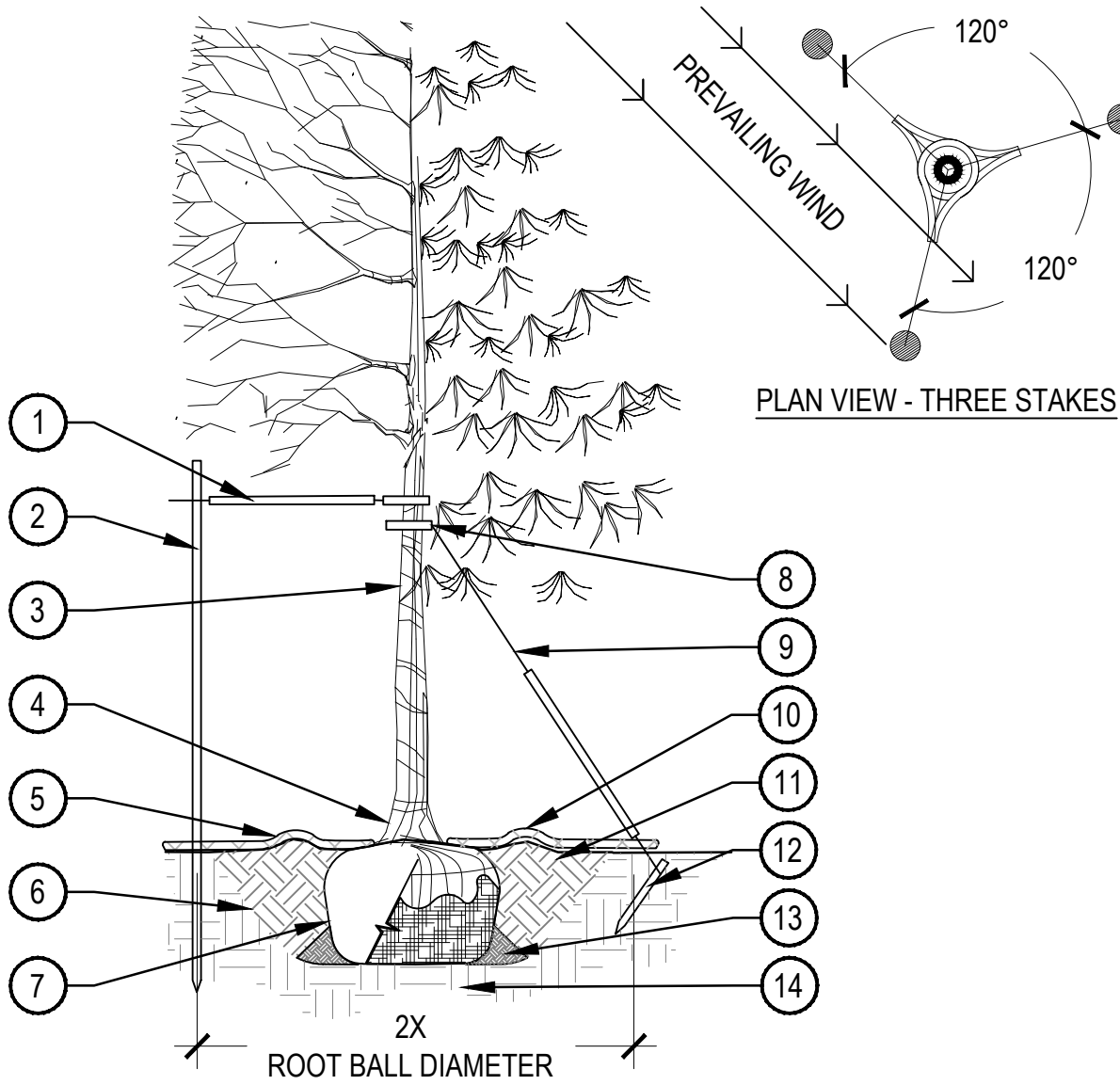
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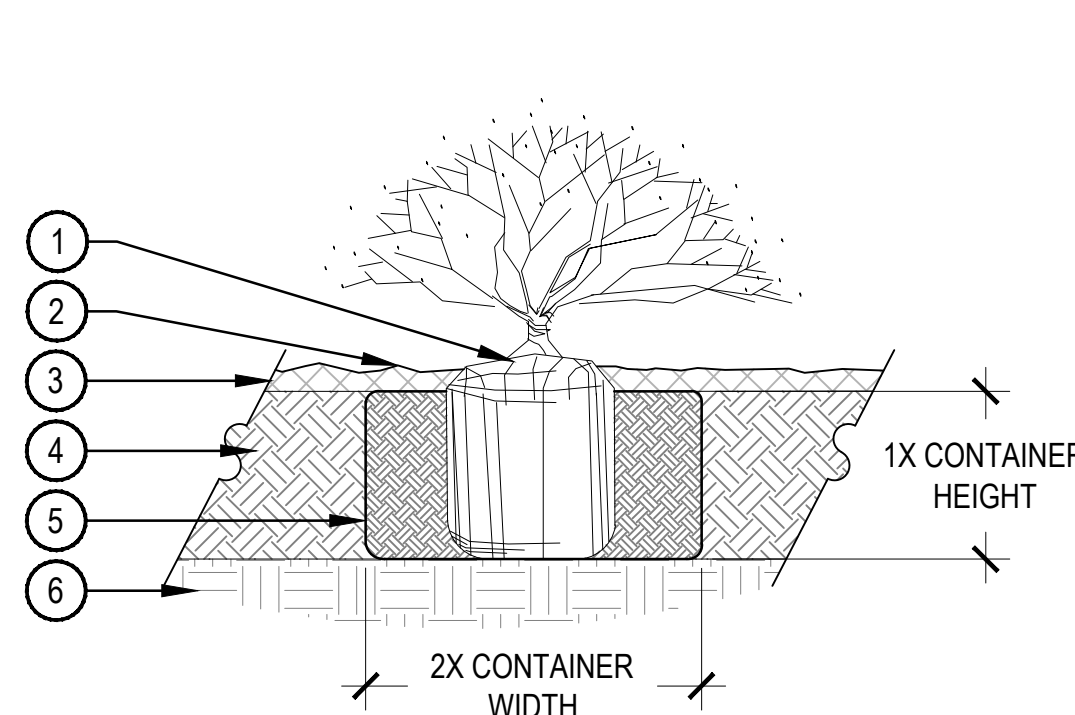
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- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

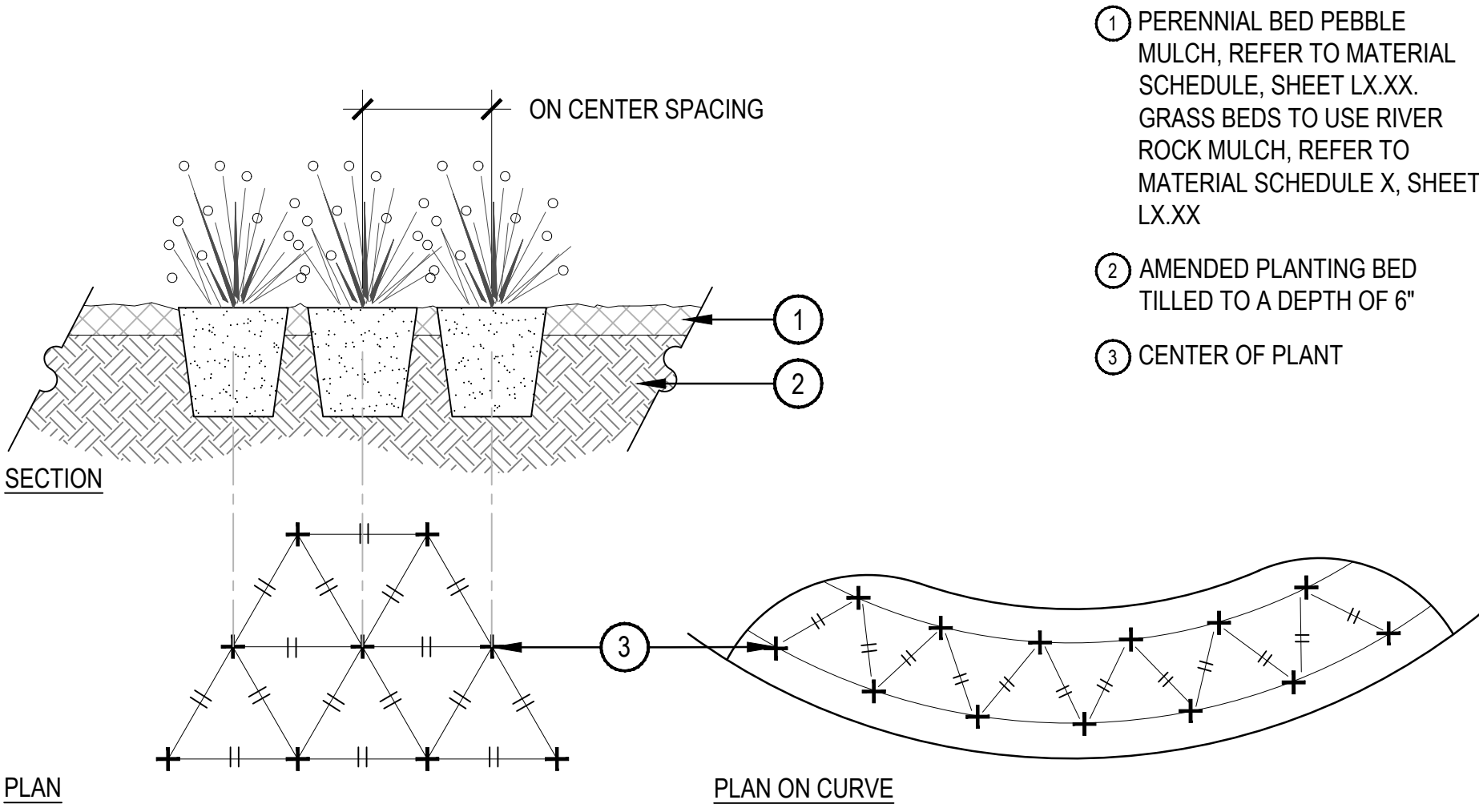


- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND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

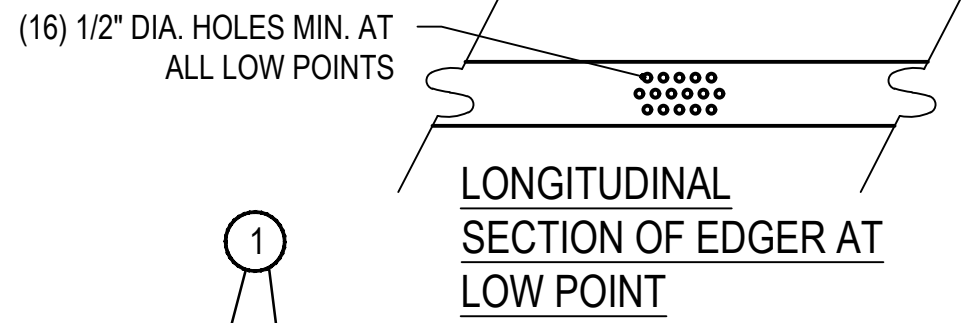
- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

TREE PLANTING DETAIL

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



- PERENNIAL BED PEBBLE MULCH, REFER TO MATERIAL SCHEDULE, SHEET LX.XX. GRASS BEDS TO USE RIVER ROCK MULCH, REFER TO MATERIAL SCHEDULE X, SHEET LX.XX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT



- FINISHED GRADE - TOP OF SOD 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.

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

PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



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

TRASH CAN

SCALE: NTS



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

BENCH

SCALE: NTS

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

BIKE RACK

SCALE: NTS



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

FORMS + SURFACES
PRODUCT: SBKNI-072BA
DESCRIPTION: KNIGHT BENCH
SIZE: 72" LENGTH, 21.9" DEPTH, 31.1" HEIGHT
FRAME MATERIAL: SOLID ALUMINUM, SLAT MATERIAL: EXTRUDED ALUMINUM WITH ZINC END CAPS
FRAME COLOR: SILVER TEXTURE, SEAT COLOR: DARK CORTEN TEXTURE
SURFACE MOUNT; PROVIDE 6" THICK, 5' LONG X 3' WIDE CONCRETE PAD WHEN IN CRUSHER FINES

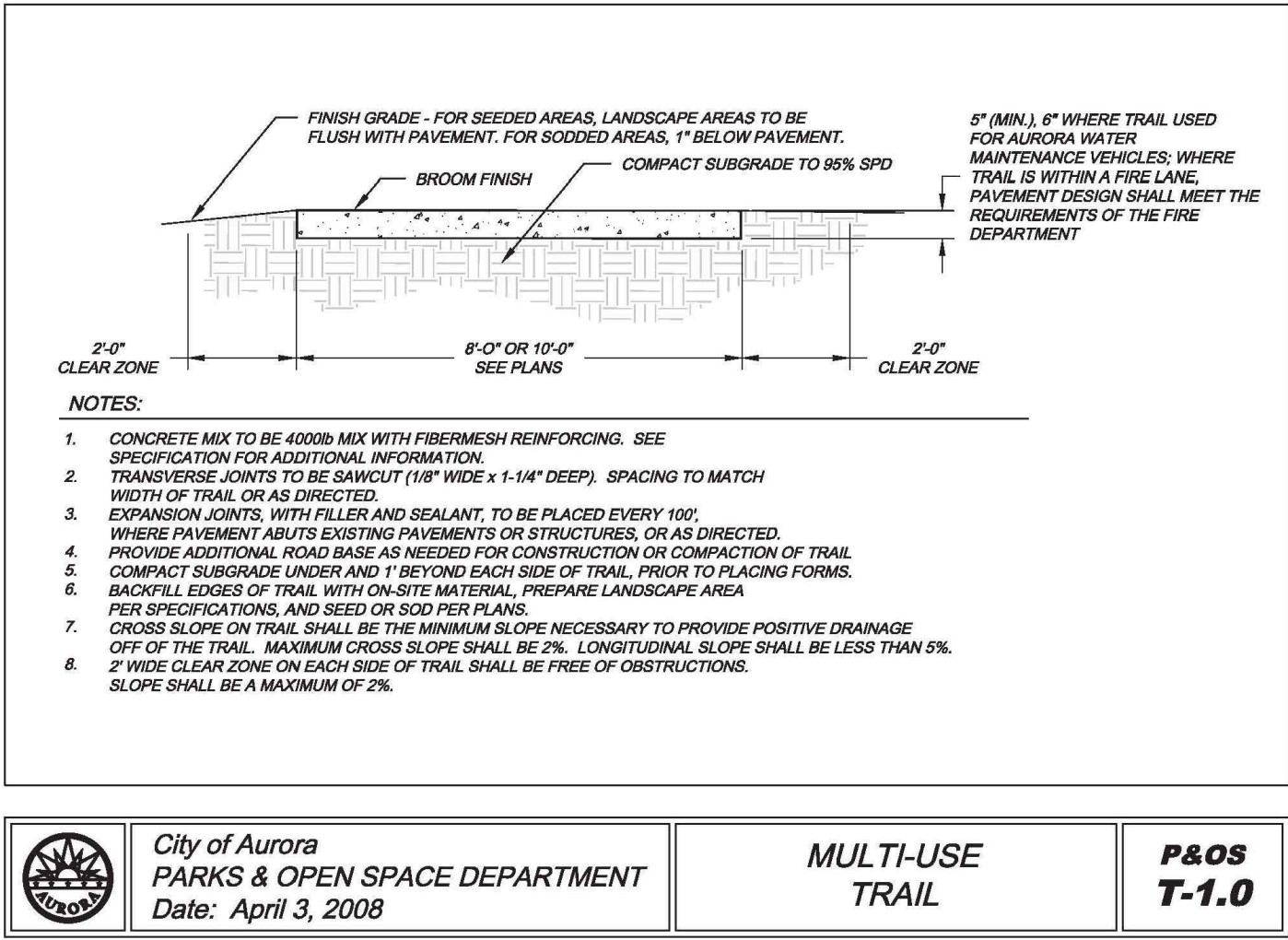
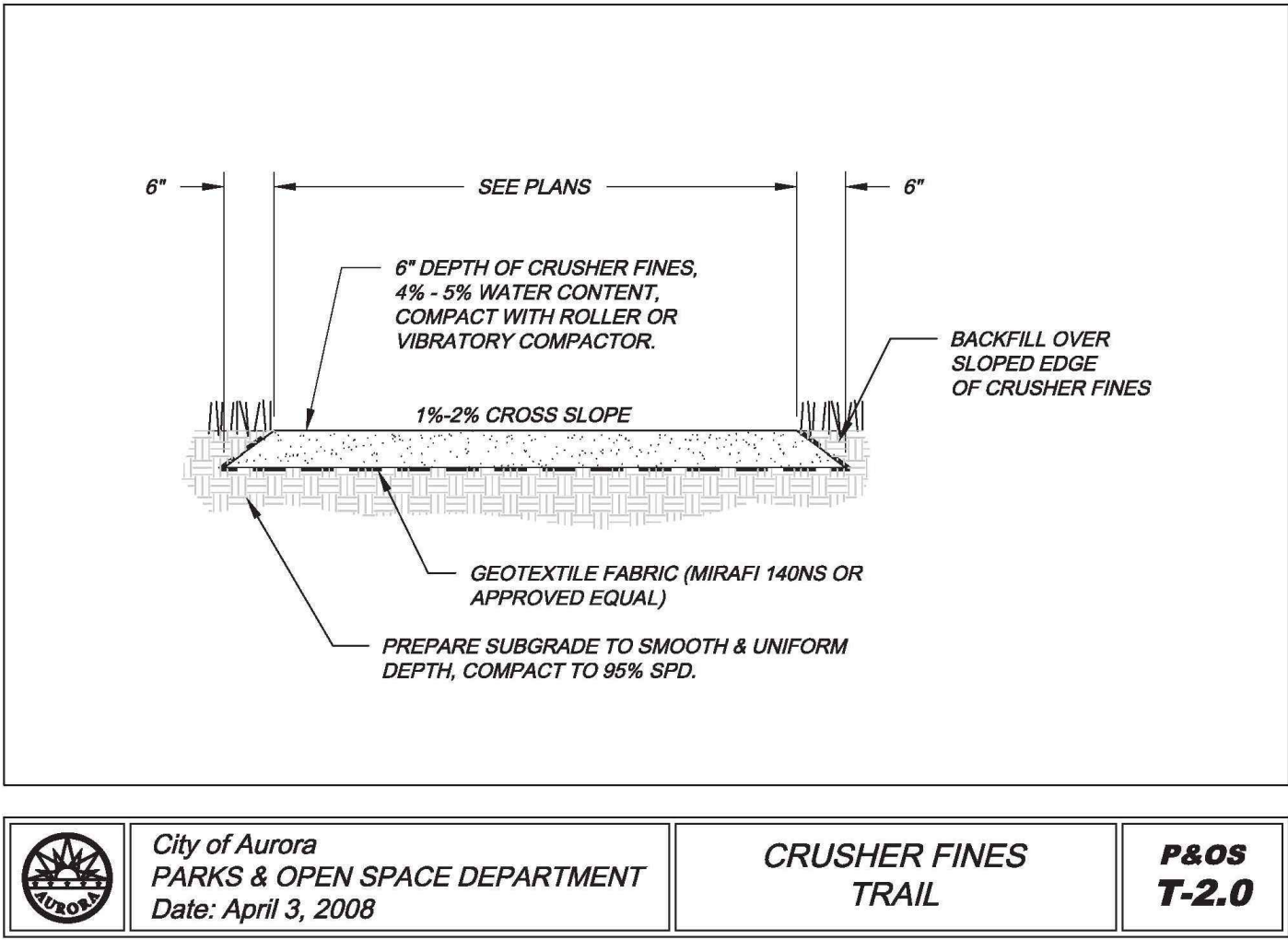
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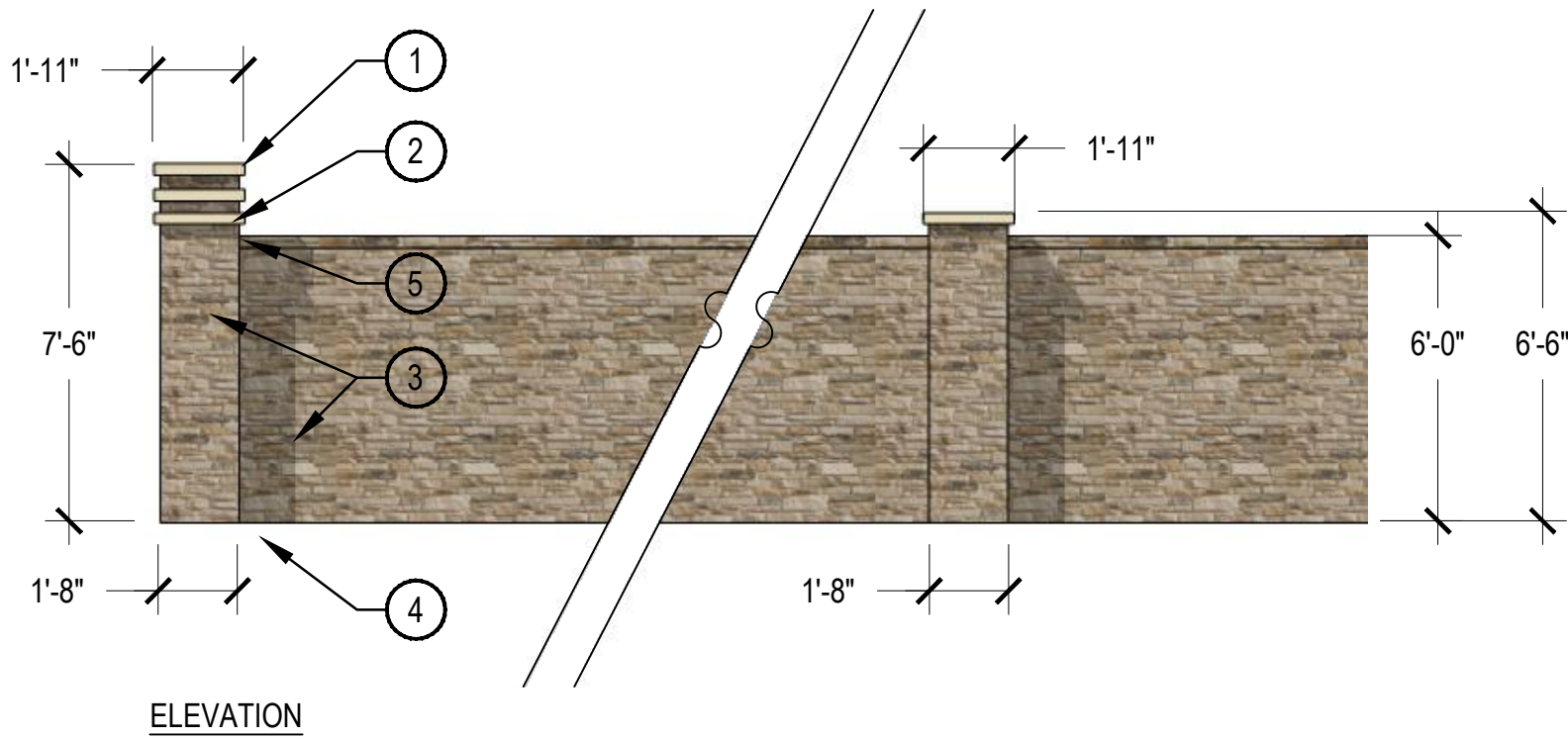
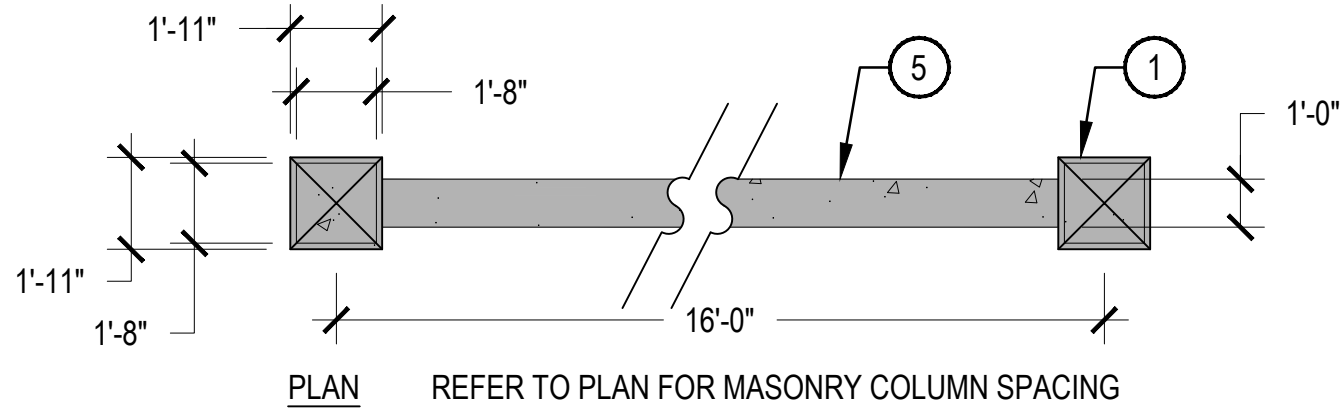
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L4.00 - LANDSCAPE DETAIL
SHEET: 21 OF 22



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

1 CITY OF AURORA STANDARD TRAIL DETAILS

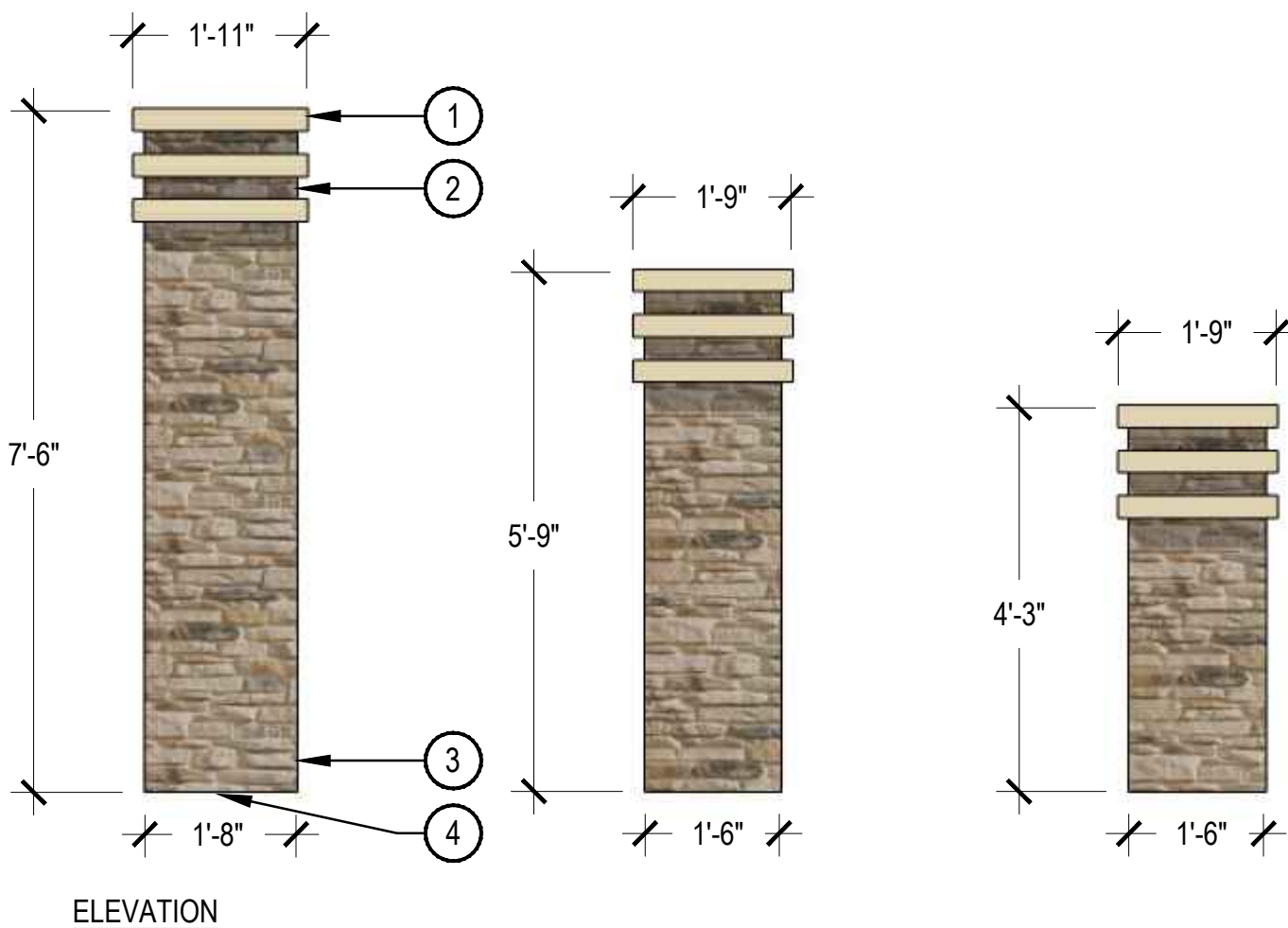
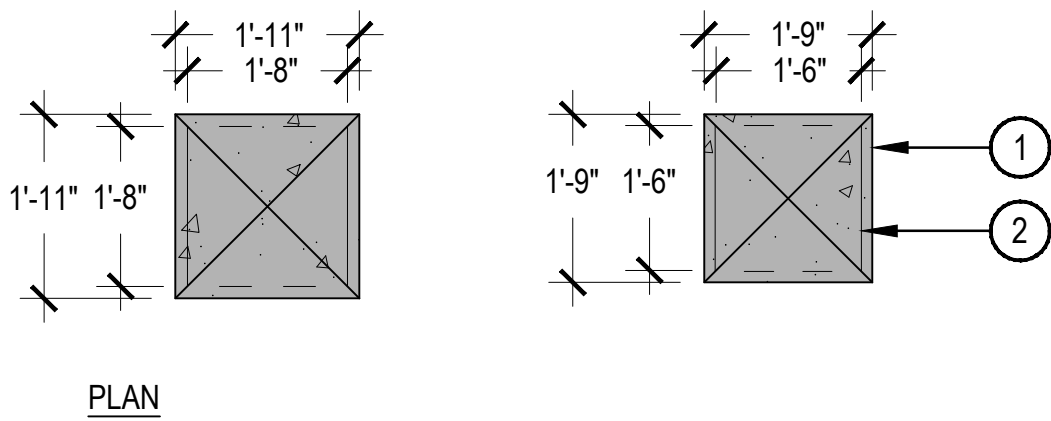


- 1 PRECAST CONCRETE COLUMN CAP
- 2 ACCENT STONE-LIKE VENEER
- 3 PRECAST CONCRETE STONE-LIKE COLUMN AND WALL
- 4 CONCRETE FOOTING ENGINEERED BY OTHERS
- 5 PRECAST CONCRETE WALL CAP

NOTES:

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

3 MASONRY FENCE



- 1 PRECAST CONCRETE COLUMN CAP
- 2 ACCENT STONE-LIKE VENEER
- 3 PRECAST CONCRETE STONE-LIKE COLUMN
- 4 CONCRETE FOOTING ENGINEERED BY OTHERS

NOTES:

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

4 STANDARD MASONRY COLUMN

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

2 LOCAL STREET LIGHT

N.T.S

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L4.01 - LANDSCAPE DETAIL
SHEET: 22 OF 22

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