

July 19, 2024

City of Aurora
Jeremiah Fettig, AICP
Planning Division
15151 E. Alameda Parkway, Ste 2300
Aurora, Colorado 80012

RE: Response to Comments
The Aurora Highlands PA-58 Neighborhood Park – Site Plan and Final Plat
2024-6011-00; 2024-3016-00

Dear Jeremiah Fettig,

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by two (2) outside agencies and have been incorporated into this letter.

Response: Noted

2. Completeness and Clarity of the Application

2A. Please note that the plat approved prior to any approval of the site plan.

Response: Noted. Plat is included with this submittal.

2B. Add metro district ownership and maintenance to a table or note in the site plan set.

Response: A note was added listing the district ownership and their responsibility for the maintenance of the site.

3. Site Plan Comments

3A. Sheet #1: Check with Land Development Services if the legal description can reference Tract A of Sub. Filing No. 32.

Response: The legal description has been updated to match the description from the plat that is being submitted.

3B. Sheet #1: Add a line for permitted and proposed signage in the Site Data Block.

Response: Permitted and proposed signage has been added to the Site Data Block.

3C. Sheet #3: Use the new legal description.

Response: The new legal description has been used.

4. Plat Comments

4A. Planning has reviewed the plat and has no comments currently.

Response: Thank You.

5. Landscaping (Debbie Bickmire / 303-739-7261 / dbickmire@auroragov.org / Comments in teal)

5A. SP Sheet #3: Will the pickleball courts be fenced? If so, include a detail and show the fence location in the pickleball detail.

Response: Pickleball courts are intended to be informal and will not be fenced. The berm and landscaping around the south end of the court is intended to help keep balls from going out to the street.

5B. SP Sheet 5: The plans should be coordinated with the landscape provided at the corner of Main Street and Warm Springs Ave. included in Preliminary Plat #9.

Response: Landscape provided at the corner of Main Street and Warm Springs is now included on the Landscape Plan (shaded back).

5C. SP Sheet #5: Revise case numbers of adjacent site plans.

Response: The case numbers of adjacent site plans have been revised.

5D. SP Sheet #5: Please increase the size of the groundcover symbol boxes so the hatches are more readable.

Response: Groundcover symbol boxes have been enlarged as requested.

5E. SP Sheet #5: Identify linework. It's not shown on the plat. Label or remove.

Response: Linework has been removed.

5F. SP Sheet #6: Add "RACK" to bike rack callout.

Response: Revised as requested.

5G. SP Sheet #6: Label monument sign.

Response: Park sign has been labeled.

5H. SP Sheet #6: Increase groundcover key size for legibility.

Response: Groundcover symbol boxes have been enlarged as requested.

5I. SP Sheet #11: Add – Sign shall be approved by separate document.

Response: Note added as requested.

5J. SP Sheet #13: Will the lights be extinguished when the park is closed

Response: Lights will be on a timer to turn off when the park is closed.

5K. Address miscellaneous redline comments and notations.

Response: Revisions per redline comments have been made. See Site Plan redline comment response PDF included in submittal.

8. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in Blue)

6A. Civil Engineering has reviewed the case files and has no additional comments at this time.

Response: Thank you.

7. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in Orange)

7A. Traffic Engineering has reviewed the case files and has no additional comments at this time.

Response: Thank you.

8. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in Blue)

8A. SP Sheet #3: Please provide a note that identifies the requirement of a separate building permit through the building division will be obtained prior to any construction for both the restroom and the shade shelter.

Response: Note has been added to the detail for the shade structure. There is no restroom.

8B. SP Sheet #3: Please work with the Planning Dept. to identify any addressing needs for this project. (Philip Turner – pcturner@auroragov.org or 303.739.7271).

Response: We have contacted Philip Turner to identify addressing needs, which is now in process.

9. Aurora Water (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in Red)

9A. Aurora Water has reviewed the case files and has no additional comments at this time.

Response: Thank You.

10. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

10A. SP Sheet #3: Active recreation uses and facilities shall be locate a minimum of fifty feet (50') from single-family lots to lessen impacts to such residential areas.

Response: Per our discussion, the picnic areas on the north side of the park are not considered to be active recreation uses.

10B. SP Sheet #5: Please show where 19 and 20 will be located. They should include an accessible surface and be in the play area.

Response: They are labeled on the Site Plan and the Landscape Plan,, and are located on a concrete pad at the south corner of the play area.

10C. SP Sheet #5: Please include information showing that the overlook path is ADA-accessible.

Response: Overlook Path is accessible with slopes not exceeding 4.5% (labeled).

11. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

11A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

Response: Comment Noted. Thank You.

11B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

Response: Comment Noted. Thank You.

11C. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

Response: Noted. Statement of Authority will be provided at Final Site Plan submittal.

11D. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County

or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Response: Comment Noted. Thank You.

11E. (Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

Response: Closure Sheet will be sent in again.

Comment

11F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e. fill in all the blanks shown on this plat.

Response: Not Addressed. This Plat is not tied out to any aliquot corners and there are no blanks to fill in.

Comment

11G. See the red line comments on the plat and site plan.

Response: All redline comments on the plat and site plan have been addressed.

Subdivision Plat :

11H. Sheet 1: Covenants – Add the necessary covenants for the types of easements being dedicated by this plat.

Response: Not Addressed. All necessary covenants were already added.

11I. Sheet 1: Confirm property descriptions.

Response: Property description has been confirmed.

11J. Sheet 2: Notes - #2 Revise the basis of the bearing to match the graphics and fully describe the monuments.

Response: Revised as requested.

11K. Sheet 3: Confirm B&D's/Curvey Data match the plat.

Response: B&Ds & Curve Data has been confirmed.

11L. Sheet 3: Show two tie out bearings and distances per the COA 2024 subdivision plat checklist.

Response: The entire boundary of this Plat is tied to recorded Plats. If we find any existing centerline control, we will tie to it also.

11M. Sheet 3: Do not show underlying subdivision plat names.

Response: Revised as requested.

11N. Sheet 3: Show any street center line control monuments that were recovered.

Response: We will make a return visit to see if any centerline control has been set around the site. We will make a new symbol to clarify what is found versus set in the future.

11O. Sheet 3: provide distance ties to existing easement crossings.

Response: Existing Drainage easement has been removed from the Plat as it will be released.

Site Plan:

11P. Sheet 1: Match notes verbatim as provided on the City of Aurora 2022 Site Plan Checklist.

Response: Notes have been updated to match the 2024 updated site plan note.

12. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

12A. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

Response:

REFERRAL COMMENTS FROM OTHER AGENCIES**13. DEN Aviation Noise**

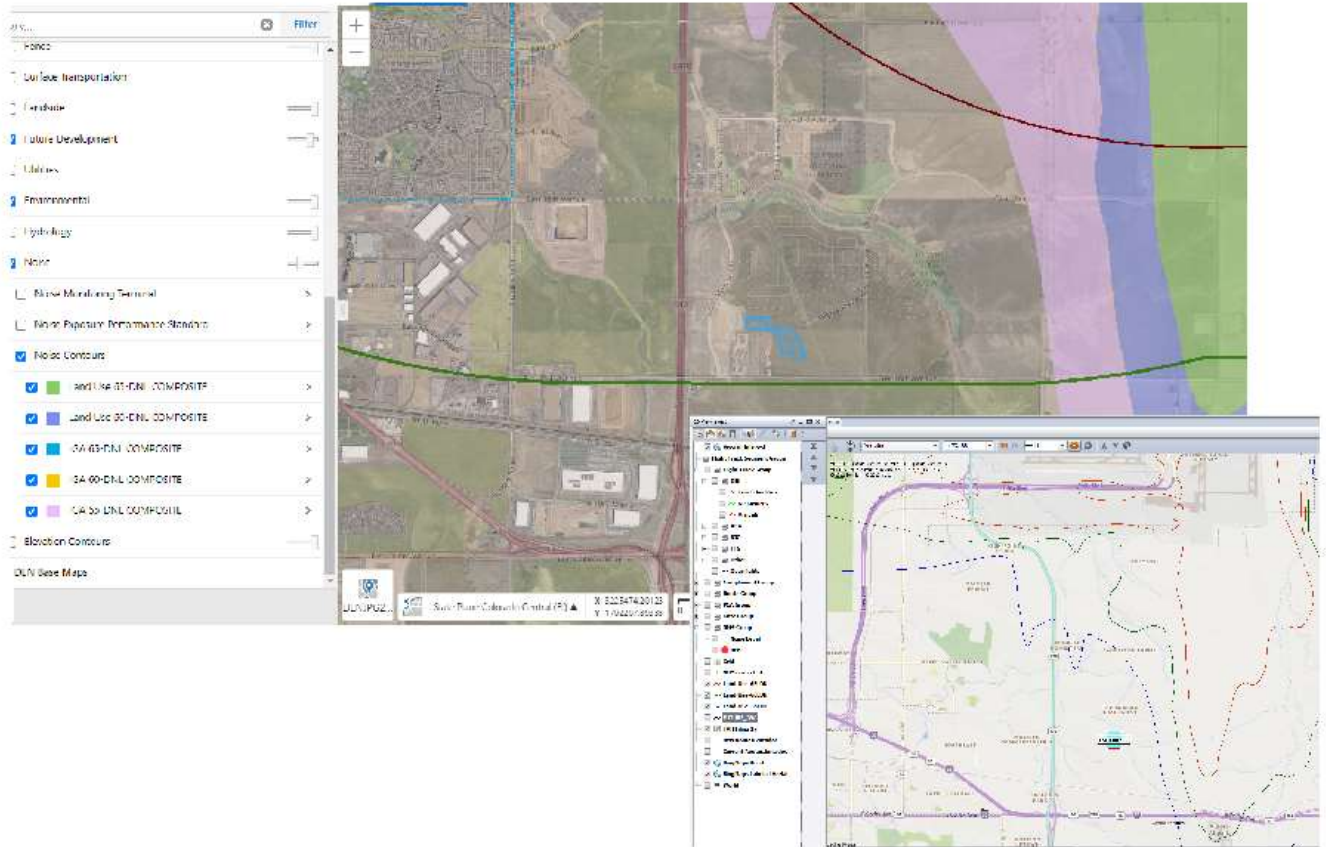
13A. DEN provides the following comments: The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’ for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations- usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/document_number/150_5200-33 • The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file a notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. This development requires an Aviation Easement.

Response: Aviation Easement has already been obtained for the entire Aurora Highlands site. We do not anticipate any structure or temporary construction equipment that would penetrate Part 77 surfaces.

13B. Additional referral comment letter attached.

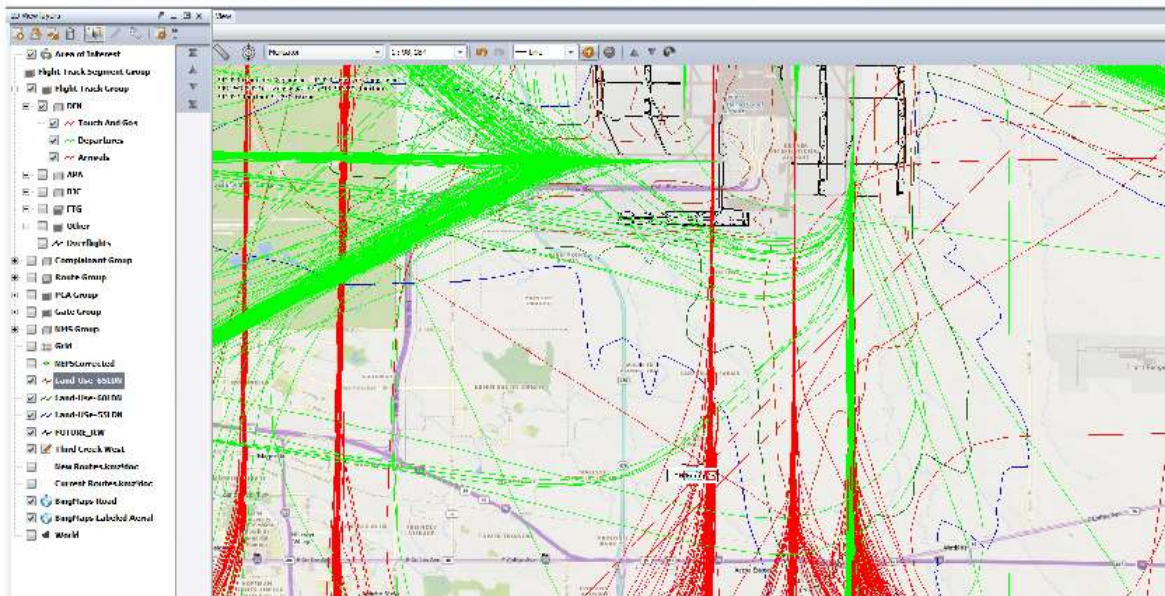
Response: Noted.

TAH Filing #25



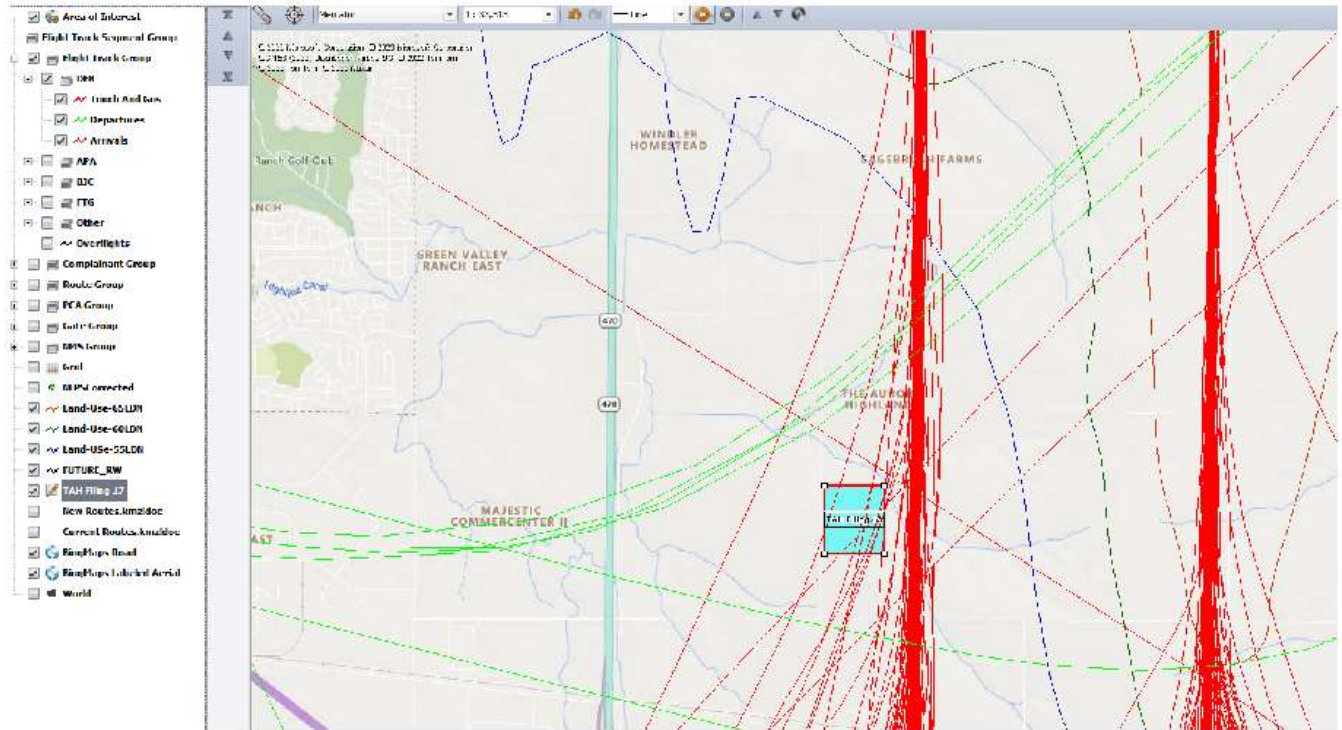
This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrival and departure at DEN. All related aviation noise statements should be included in homeowner information, documentation and contracts.

Other areas in this development have been reviewed previously, and the noise analysis still hold true. This portion of the development will have arrival overflights from the south at altitudes of between 1,500 feet above ground level (AGL) and 2,500 feet AGL depending on the aircraft type and what arrival runway the Federal Aviation Administration (FAA) air traffic controllers have directed the aircraft to land on. If the winds are out of the north aircraft will land coming in from the south on final approach to DEN. Aircraft currently arrive to DEN on runways 34L and 34R and with the potential of 4 North/South runways on the West side of the airfield there could be even more daily arrival overflights of this development. For the subject day 2/27/23 there were 192 arrivals to runway 34R. This is a very normal pattern for arrivals to DEN from the south.



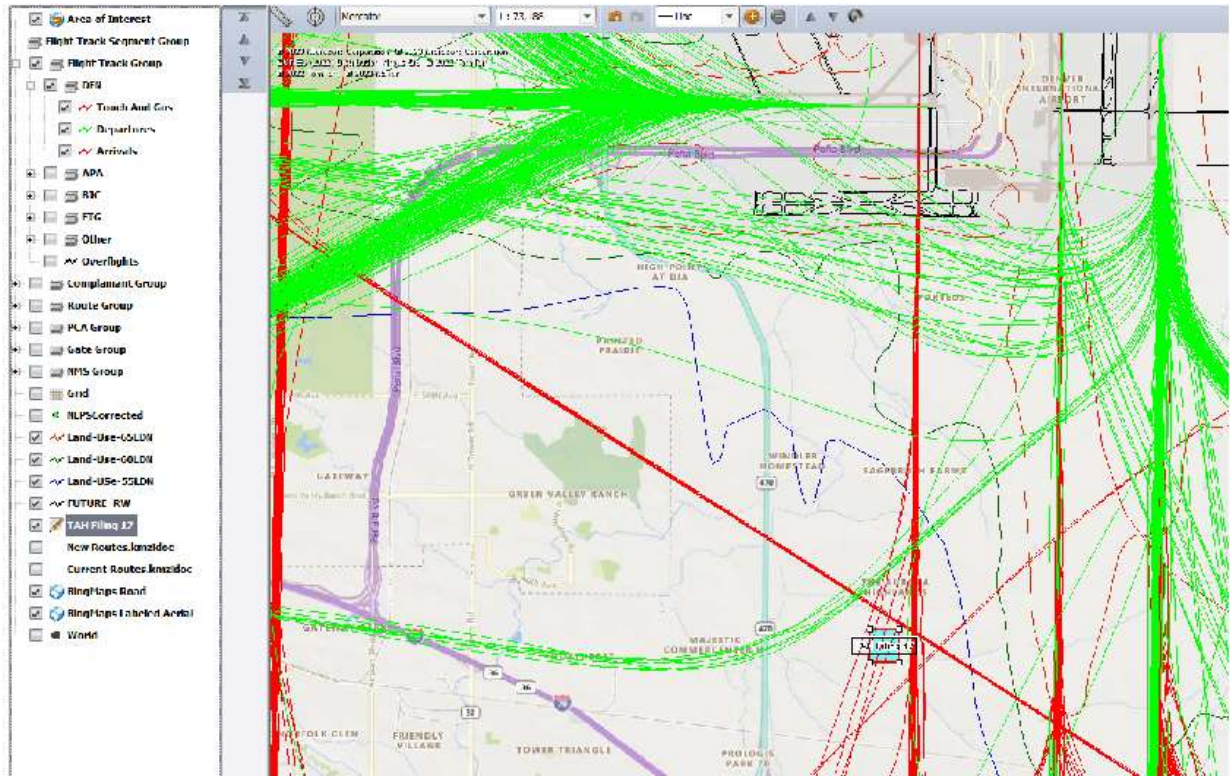
DEN Aviation Noise:

Same flight data from 2/27/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue.



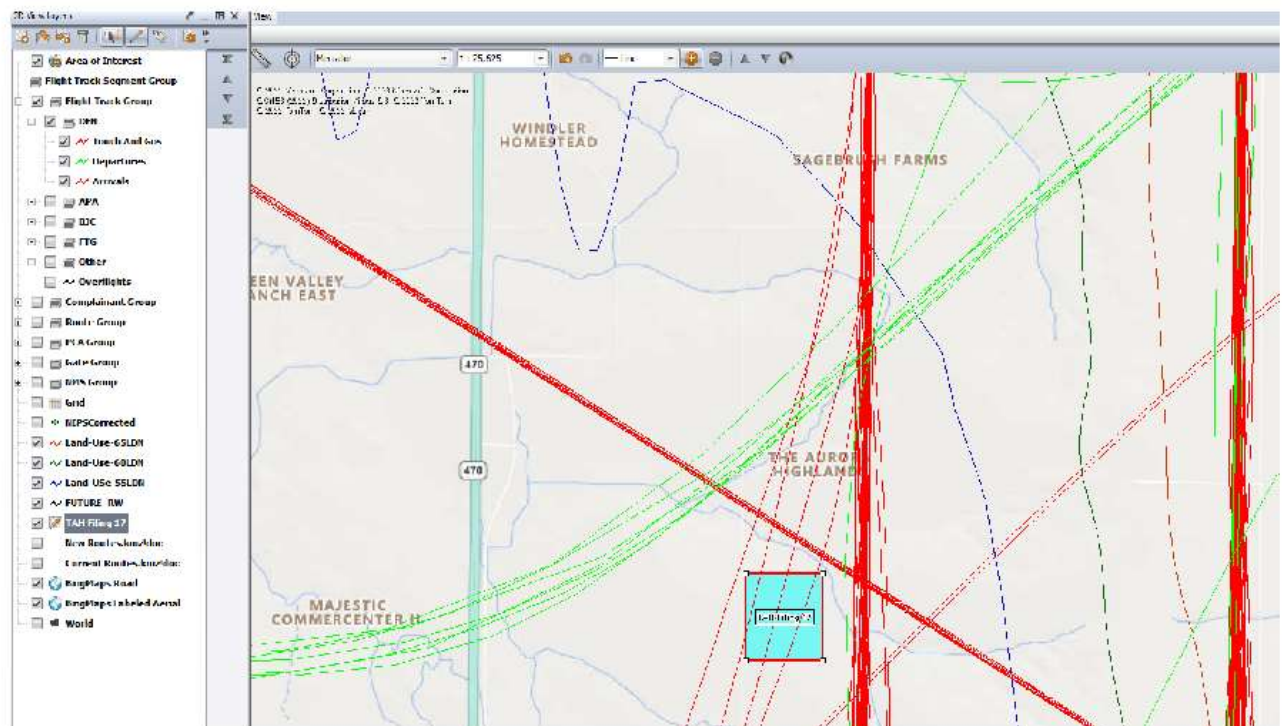
DEN Aviation Noise:

Flight data from 2/26/23. Few arrivals vectoring to get in line for final approach to 34R and there are also some departures that could fly near the subject property. On this day there were a few departures from runway 17L. They are approximately .30 - .45 miles to the northwest of that property. Their altitudes can vary based on aircraft type. On this day they were between 3,300 feet AGL and 4,100 feet AGL. These aircraft will be louder than arrivals as they are under full power departing DEN.



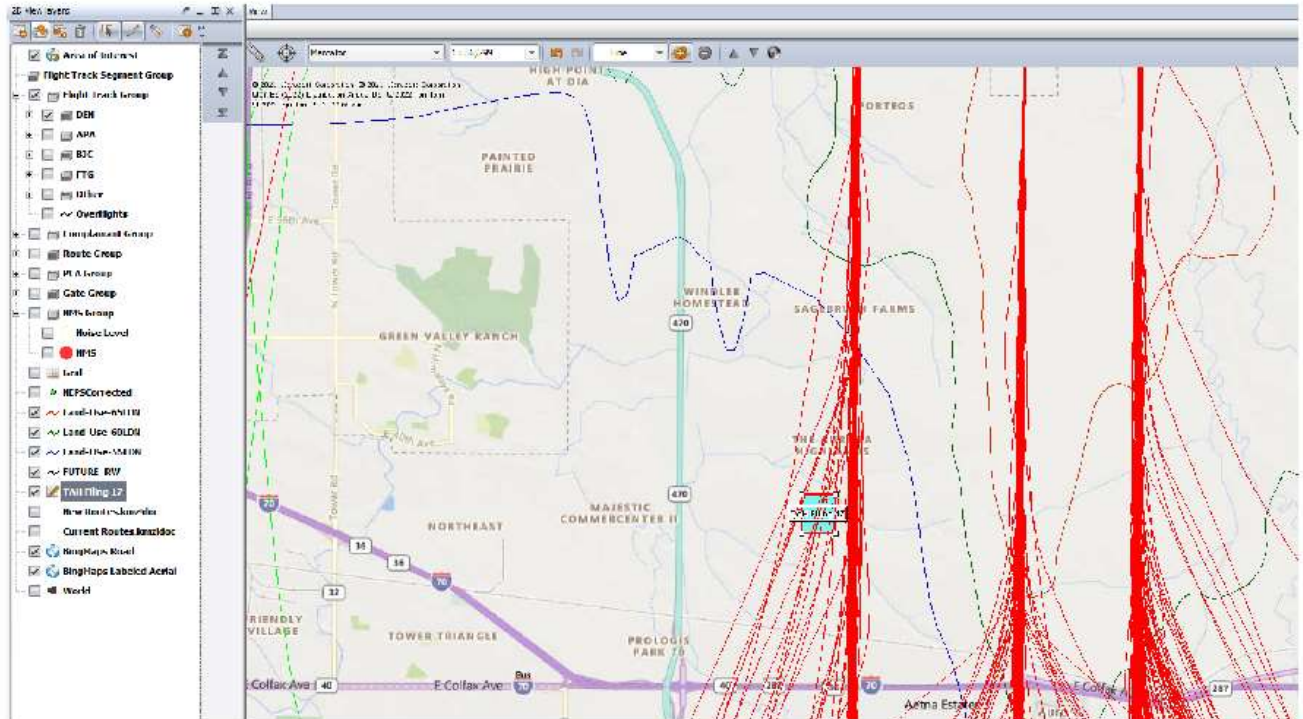
DEN Aviation Noise:

Same flight data from 2/26/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue.



DEN Aviation Noise:

Flight data from 2/24/23. This shows a few more than normal arrivals over the subject property. These flight track patterns are what a typical day looks like at DEN with no weather concerns or high winds that would cause the FAA to have to have aircraft arrive and depart with the aircraft nose into the wind. As noted, on the map, there are no overflights to the subject property. This scenario is what the subject property will be subject to most days of the year. DEN arrival altitudes will vary depending on aircraft type. On this day the altitudes upon arrival were between 1,400 feet AGL to 2,100 feet AGL.



14. Xcel Energy

14A. Comment letter attached

Response: Noted. Application process has been started.

Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

July 3, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Jeremiah Fettig

**Re: The Aurora Highlands PA 58 Neighborhood Park – 2nd referral
Case # DA-2062-56**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the requested changes made to the plat for **The Aurora Highlands PA 58 Neighborhood Park**.

PSCo reminds the property owner/developer/contractor of the following:

- complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect
- have the Designer contact a Right-of-Way Agent for additional easements that may need to be acquired by separate PSCo document
- dial 811 for utility locates prior to construction

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Sincerely,

MATRIX DESIGN GROUP, INC.

Thomas Kopf, PLA. ASLA
Director of Community Design

cc: 23.1229.025

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 17, 2019, AT RECEPTION NO. 2019000089309, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE WEST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE.

CONTAINING AN AREA OF 299,169 SQUARE FEET OR 6.868 ACRES, MORE OR LESS

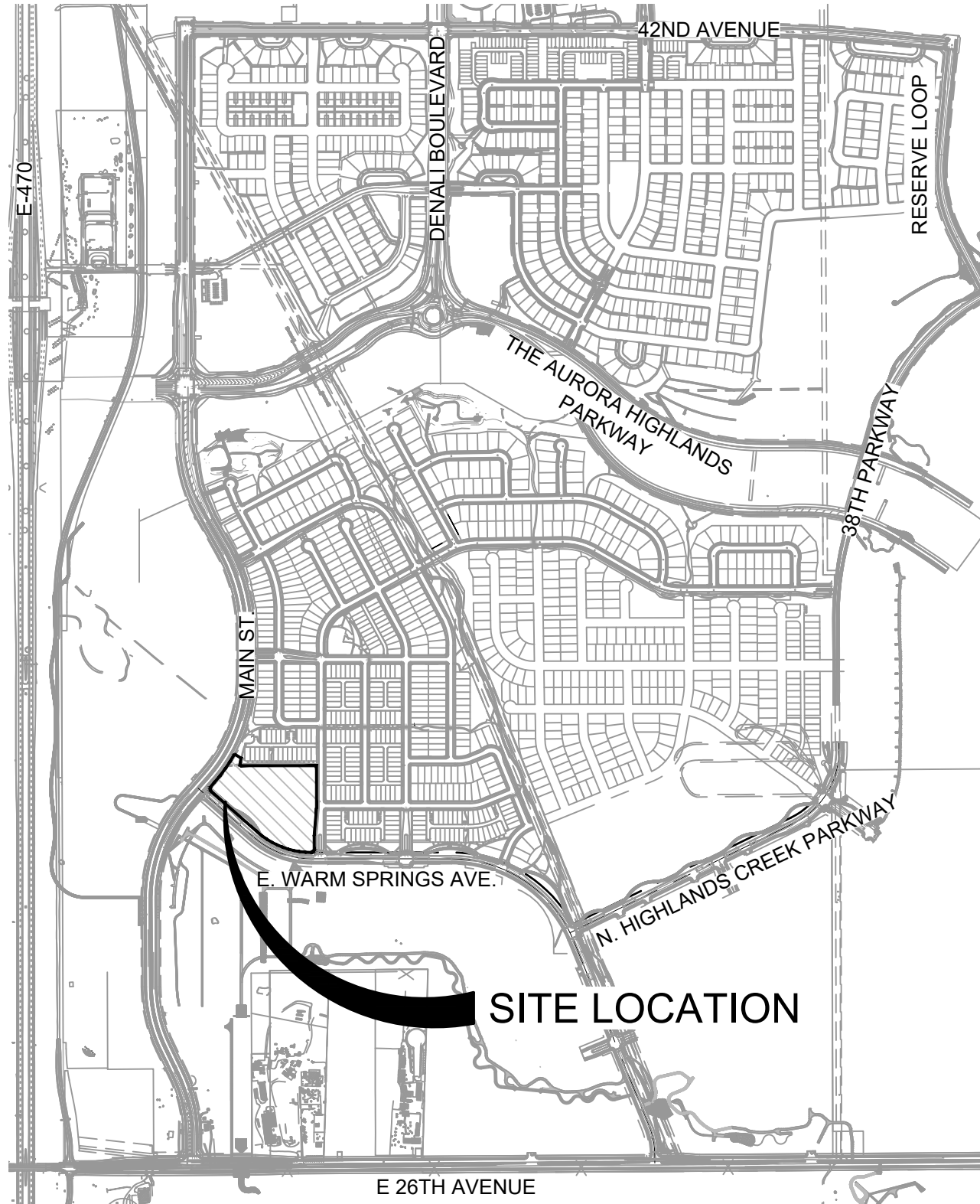
check with Land
Development Services
- If the legal description
can reference Tract A
of Sub Fig No. 32 ?

The legal description has been
updated to match the
description from the plat that is
being submitted.

CITY OF AURORA 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 UNOBSTRUCTED AND FULLY ACCESSIBLE ALONGS 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 SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS, STREET NAMES, 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.
21. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
22. 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 PHOTOMETRICS 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 SUBMITTING 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.
23. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

THE AURORA HIGHLANDS
SUNSET PARK
SITE PLAN
A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
A RESUBDIVISION OF DREHER SUBDIVISION, SWAIN SUBDIVISION AND PORTIONS
OF SECTIONS 19, 20, 29, AND 30
SITUATED IN THE MIDDLE OF THE WESTERN HALF OF SECTION 30
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LOCATION MAP

SCALE: 1" = 1,000'

SITE PLAN DATA BLOCK	
SITE DATA	
LAND AREA WITHIN PROPERTY LINES	6.87 AC / 299,169 SF
TOTAL NUMBER OF UNITS PROPOSED	0
NUMBER OF STORIES	N/A
MAXIMUM HEIGHT OF BUILDINGS	N/A
PRESENT ZONING CLASSIFICATION	R-2, MEDIUM DENSITY RESIDENTIAL
2015 IRC & 2015 IECC CONSTRUCTION TYPE & CLASSIFICATION R3, SINGLE FAMILY DETACHED (NON-SPRINKLERED)	N/A
AVERAGE RESIDENTIAL DENSITY	0
TOTAL LOT AREA	6.87 AC / 299,169 SF
HARDSCAPE AREA	1.04 AC / 45,254 SF
LANDSCAPE AREA	5.83 AC / 253,915 SF
TRACT/OPEN SPACE AREA	6.87 AC / 299,169 SF
ROAD/ROW AREA	0

Add a line for permitted signage and what is proposed.

A line has been added for
permitted/proposed signage.

INDEX OF SHEETS

Sheet Number	Sheet Title
1	COVER SHEET
2	CONTEXT MAP
3	SITE PLAN
4	GRADING & UTILITY PLAN
5	LANDSCAPE PLAN
7	LANDSCAPE SCHEDULES & NOTES
8	SITE DETAILS
9	SITE DETAILS
10	SITE DETAILS
11	SITE DETAILS
12	SITE DETAILS
13	SITE LIGHTING - PHOTOMETRIC
14	LIGHTING SCHEDULES - PHOTOMETRIC

OWNERS SIGNATURES

THE AURORA HIGHLANDS PA-58 PARK, 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.

OWNER

IN WITNESS THEREOF,

THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD

BY: MATT HOPPER, PRESIDENT

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

BY: _____

NAME: _____

ITS: _____

STATE OF: _____

COUNTY OF: _____

ACKNOWLEDGES BEFORE ME ON _____, 2024 BY MATT HOPPER, PRESIDENT OF THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD, A POLITICAL SUBDIVISION AND PUBLIC CORPORATION OF THE STATE OF COLORADO.

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 AND ZONING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

LANDSCAPE ARCHITECT

MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO. 80202
PH: 303-572-0200
CONTACT: THOMAS KOPF, P.L.A. ASLA
THOMAS.KOPF@MATRIXDESIGNGROUP.COM

OWNER

THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD
8390 EAST CRESCENT PARKWAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
CONTACT: MATT HOPPER, PRESIDENT

PROJECT APPLICANT

AEROTROPOLIS AREA COORDINATING
METROPOLITAN DISTRICT (AACMD)
C/O PATRICK CHELIN, P.E.
707 17TH STREET, SUITE 3150
DENVER, CO. 80202
PH: 303-572-0200
CONTACT: PATRICK CHELIN, P.E.
PATRICK_CHELIN@MATRIXDESIGNGROUP.COM

DEVELOPER

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

CIVIL ENGINEER

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

AMENDMENTS

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) REFERRED TO THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2 TAKEN TO BEAR NORTH 06°32'14" WEST, A DISTANCE OF 1,017.25 FEET, BEING MONUMENTED BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED PLS NO. 38668 AT THE NORTHERLY CORNER AND A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED PLS NO. 38668 AT THE SOUTHERLY CORNER AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BENCHMARK:

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.
ELEVATION = 5521.54 (NAVDD88)

THE AURORA HIGHLANDS SUNSET
PARK SITE PLAN

TITLE: COVER SHEET

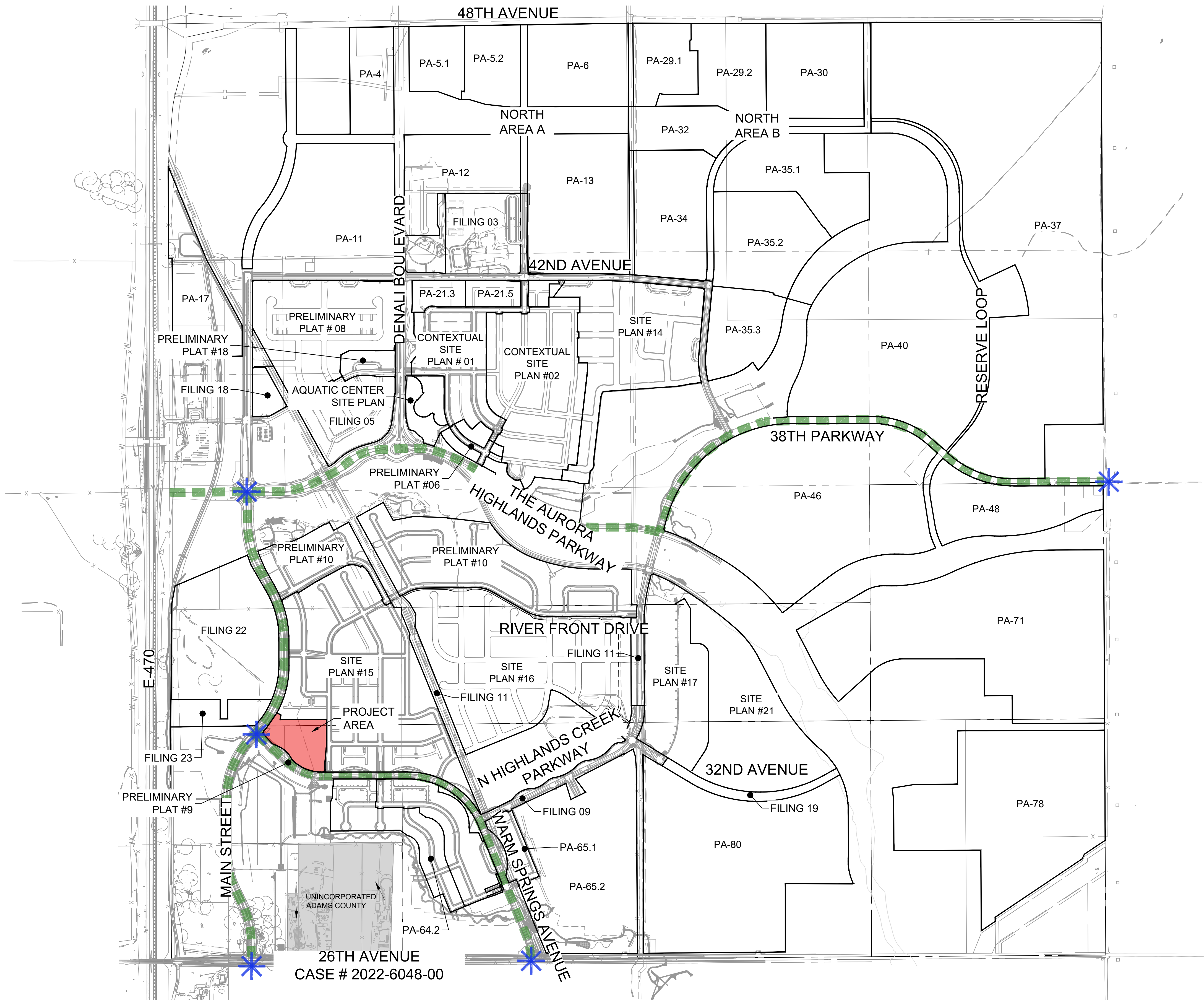
DATE: JUNE 2024

PREPARED BY:

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Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

SHEET: 1



26TH AVENUE
CASE # 2022-6048-00

REQUIRED INFRASTRUCTURE NOTES:

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT:

- WATER:
1. ONSITE WATER LINES AND FIRE HYDRANTS
- SANITARY SEWER:
1. ONSITE SANITARY SEWER LINES
- STORM DRAINAGE:
1. ONSITE INLETS AND STORM SEWER.
2. REFERENCE GRADING & UTILITY PLANS FOR OFFSITE STORM SEWER REQUIRED.
- ROADWAY:
1. ONSITE AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT.



THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

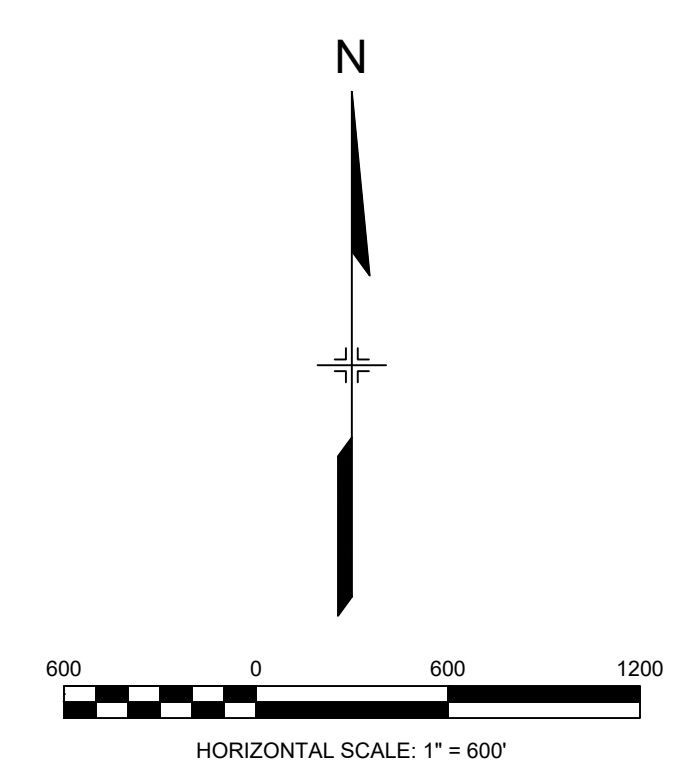
- WATER:
1. ONSITE AND REQUIRED OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- SANITARY SEWER:
1. ONSITE AND REQUIRED OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- STORM DRAINAGE:
1. OFFSITE INFRASTRUCTURE:
- REGIONAL DETENTION AND WATER QUALITY FACILITIES LOCATED DOWNSTREAM OF SITE.
- ROADWAY:
1. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY, AND 2 POINTS OF ACCESS TO THE ASSOCIATED PLANNING AREA.

ADDITIONAL NOTES:

- CONVEYANCE OF ALL RIGHT-OF-WAY AND EASEMENTS NEEDED TO ACCOMMODATE THE REFERENCED PUBLIC IMPROVEMENTS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- INFRASTRUCTURE INITIALLY ACCEPTED BY THE CITY INDICATES THE INFRASTRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY'S PUBLISHED DESIGN CRITERIA AND THE CITY HAS APPROVED THE DESIGN AND ACCEPTED THE CONSTRUCTED INFRASTRUCTURE.
- THE ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY PER THE APPROVED PUBLIC IMPROVEMENT PLAN.

LEGEND:

- DEVELOPMENT ACCESS LOCATIONS 
- EXISTING INFRASTRUCTURE 



THE AURORA HIGHLANDS SUNSET
PARK SITE PLAN

TITLE: CONTEXT MAP

DATE: JUNE 2024

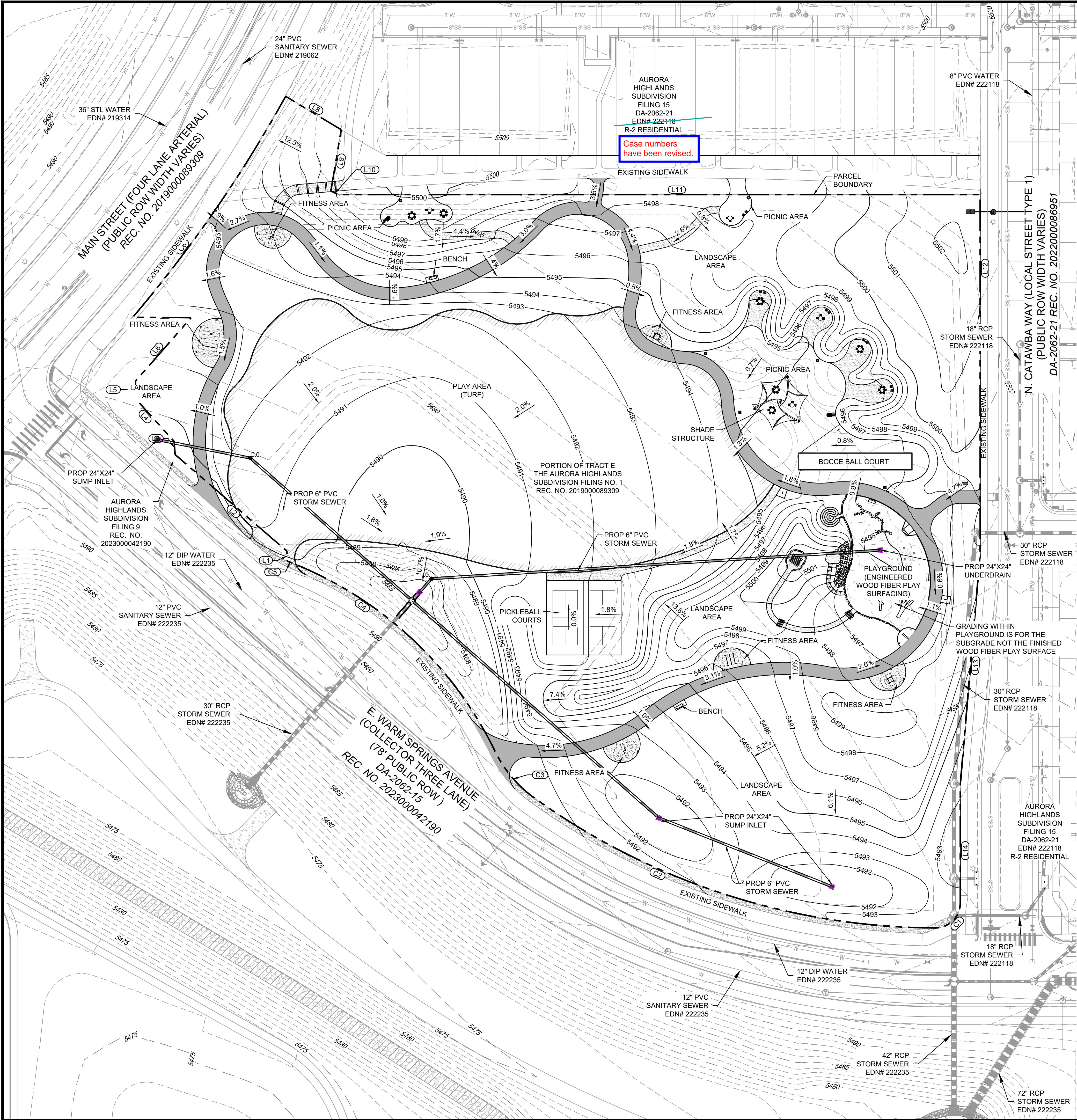
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SHEET: 2





LEGEND

- PARCEL BOUNDARY
LIMIT OF WORK; REF. NOTES
ACCESSIBLE ROUTE
EXISTING UNDERGROUND GAS LINE
EXISTING UNDERGROUND WATER LINE
EXISTING WATER STOP BOX
EXISTING WATER METER
EXISTING VENT PIPE
EXISTING HYDRANT
EXISTING WATER MANHOLE
EXISTING UNDERGROUND ELECTRIC
EXISTING ELECTRIC VAULT
EXISTING LIGHT POLE
EXISTING UNDERGROUND SANITARY LINE
EXISTING SANITARY MANHOLE
EXISTING SANITARY CLEANOUT
EXISTING UNDERGROUND STORM LINE
EXISTING UNDERGROUND STORM LINE (STREET)
EXISTING STORM INLETS
EXISTING STORM FLARED-END SECTION
EXISTING STORM MANHOLE
EXISTING IRRIGATION CONTROL BOX
EXISTING IRRIGATION VALVE
EXISTING SWALE FLOW LINE
EXISTING SILT FENCE
EXISTING FENCE
ADJACENT CONCRETE SIDEWALK
EXISTING STONE WALL & COLUMNS
EXISTING STREET SIGN
EXISTING DECIDUOUS TREE & SIZE
EXISTING EVERGREEN TREE & SIZE
EXISTING LANDSCAPING
EXISTING BOLLARD
PROPOSED SHADE STRUCTURE LIGHT
PROPOSED CONCRETE SIDEWALK
PROPOSED CRUSHER FINES TRAIL, 6' WIDTH
PROPOSED TURF FIELD
EXISTING 5' CONTOUR
EXISTING 1' CONTOUR
PROPOSED 5' CONTOUR
PROPOSED 1' CONTOUR

GRADING NOTES

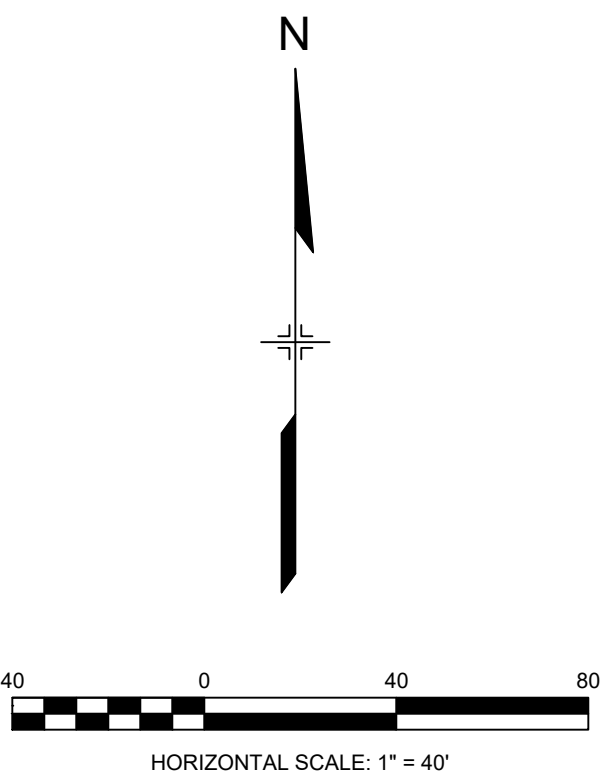
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
- 4.

NOTES

1. ALL ON-SITE STORM INFRASTRUCTURE IS PRIVATE AND SIZED FOR THE 100-YEAR EVENT UNLESS OTHERWISE NOTED.

Line Table		
Line #	Length	Direction
L1	8.04	N03° 58' 50"W
L2	118.89	N49° 09' 35"W
L3	10.50	N03° 44' 02"W
L4	46.41	N42° 08' 29"W
L5	14.16	N00° 00' 00"E
L6	67.87	N41° 13' 08"E
L7	46.92	N89° 34' 42"W
L8	52.13	S59° 01' 23"E
L9	49.98	S09° 34' 38"W
L10	6.66	S63° 24' 49"E
L11	516.61	N89° 59' 57"E
L12	288.54	S00° 00' 03"E
L13	186.49	S04° 55' 16"W
L14	95.84	S00° 00' 03"E

Curve Table			
Curve #	Length	Radius	Delta
C1	31.49	20.00	90°13'28"
C2	344.75	557.00	35°27'44"
C3	49.38	99.50	28°26'12"
C4	225.97	307.50	42°06'17"
C5	6.28	292.50	1°13'51"
C6	216.59	1087.00	11°24'59"



THE AURORA HIGHLANDS SUNSET PARK SITE PLAN

TITLE: GRADING & UTILITY PLAN

DATE: JUNE 2024

PREPARED BY:

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SHEET: 4

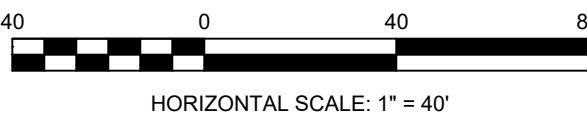
LEGEND

---	PARCEL BOUNDARY
---	LIMIT OF WORK, REF. NOTES
---	EXISTING STORM SEWER
---	EXISTING 8" WATER LINE
---	EXISTING WATER LINE
---	EXISTING 8" SANITARY SEWER
---	EXISTING MANHOLE
---	EXISTING WATER METER
---	EXISTING HYDRANT
---	EXISTING FIBEROPTIC
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING LIGHT POLE
---	EXISTING CURB INLET
---	EXISTING TREE
---	EXISTING SHRUBS & ORNAMENTAL GRASSES
---	EXISTING STREET SIGN
---	PROPOSED CONCRETE SIDEWALK, 10' WIDTH (OR AS SHOWN ON PLAN)
---	PROPOSED CRUSHER FINES
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR

KEY NOTES

DESCRIPTION	REFERENCE
1 CONCRETE PAVING	DET 1 / SHT 8
2 LANDSCAPE EDGER	DET 2 / SHT 8
3 CRUSHER FINES	DET 3 / SHT 8
4 STONE STEPS	DET 4 / SHT 8
5 CONCRETE EDGER AT TURF	DET 5 / SHT 8
6 PICKLEBALL PLAN AND SECTION	DET 6 & 7 / SHT 8
7 BOCCO COURT	DET 8 / SHT 8
8 CHARCOAL GRILL - DOUBLE & SINGLE	DET 1 & 2 / SHT 9
9 HOT COAL BIN	DET 3 / SHT 9
10 PET WASTE STATION	DET 4 / SHT 9
11 TENSILE SHADE STRUCTURE	DET 5 / SHT 9
12 BIKE RACK	DET 6 / SHT 9
13 PICNIC TABLE - ADA & STANDARD	DET 7 & 8 / SHT 9
14 TRASH RECEPTACLE	DET 9 / SHT 9
15 BENCH	DET 10 / SHT 9
16 EMBANKMENT SLIDE	DET 1 / SHT 10
17 LOG POSTS	DET 2 / SHT 10
18 HORIZONTAL TREE	DET 3 / SHT 10
19 MUSICAL FENCE	DET 4 / SHT 10
20 HANK DRUM	DET 5 / SHT 10
21 PLAYGROUND SURFACING AT THICKENED SIDEWALK EDGE	DET 6 / SHT 10
22 PLAYGROUND SURFACING AT STUMP, LOG, & BOULDER PLAY BORDER	DET 7 / SHT 10
23 ROCK SCRAMBLE	DET 8 / SHT 10
24 STUMP STEPPERS & LOGS	DET 9 / SHT 10
25 LABYRINTH	DET 10 / SHT 10
26 LOG PILE	DET 11 / SHT 10
27 STATION 1: VAULT OVER, HEEL FLEX	DET 1 / SHT 12
28 STATION 2: HIP FLEX	DET 2 / SHT 12
29 STATION 3: ARM STRETCH, TOE TOUCH	DET 3 / SHT 12
30 STATION 4: BODY PULL	DET 4 / SHT 12
31 STATION 5: HOP OVER, KNEE GRIP	DET 5 / SHT 12
32 STATION 6: PUSH OFF	DET 6 / SHT 12
33 INTRO SIGN	DET 7 / SHT 12
34 PARK SIGN	DET 1 / SHT 11
35 PLAY AREA RAMP	DET 2 / SHT 11
36 OVERLOOK TRELLIS	DET 3 / SHT 11
37 TRAIL TRELLIS	DET 4 / SHT 11

NOTE: REF. SITE PLAN, SHEET 3, FOR COMPLETE IDENTIFICATION IN KEY NOTE LEGEND (ONLY MAJOR ELEMENTS CALLED OUT ON THIS SHEET)



THE AURORA HIGHLANDS SUNSET PARK SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:

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P 303.572.0200
www.matrixdesigngroup.com

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHADE TREES		
COP		CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' PRAIRIE PRIDE HACKBERRY
CSP		CATALPA SPECIOSA WESTERN CATALPA
GDI		GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
GDM		GYMNOCLADUS DIOICA 'MCKBRANCHED' DECAF® KENTUCKY COFFEETREE
GNA		GLEDITSIA TRIACANTHOS 'INERMIS' HARVE' NORTHERN ACCLAIM® HONEY LOCUST
GSK		GLEDITSIA TRIACANTHOS 'INERMIS' SKYLINE' SKYLINE HONEY LOCUST
QCS		QUERCUS ROBUR X ALBA 'CRIMSHMIDT' CRIMSON SPIRE™ OAK
QMC		QUERCUS X MACDANIELII 'CLEMONS' HERITAGE® OAK
QMP		QUERCUS MACROCARPA BURR OAK
UJA		ULMUS JAPONICA X WILSONIANA 'MORTON' TM ACCOLADE ELM
UMG		ULMUS PUMILA X JAPONICA X WILSONIANA 'MORTON' GLOSSY TRIUMPH ELM
UNH		ULMUS AMERICANA 'NEW HARMONY' NEW HARMONY AMERICAN ELM
EVERGREEN TREES		
PA		PINUS ARISTATA BRISTLECONE PINE
PE		PINUS EDULIS PINYON PINE
PF		PINUS FLEXILIS LIMBER PINE
PN		PINUS NIGRA AUSTRIAN PINE
POG		PINUS NIGRA 'OREGON GREEN' OREGON GREEN AUSTRIAN PINE
PP		PINUS PONDEROSA PONDEROSA PINE
PS		PINUS SYLVESTRIS SCOTCH PINE
DECIDUOUS SHRUBS		
AAS		AMELANCHIER ALNIFOLIA SMOKEY SERVICEBERRY
ACA		AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY
AFR		AMORPHA FRUTICOSA FALSE INDIGLO 'FLAME' FLAME AMUR MAPLE
AGF		ARONIA MELANOCARPA 'GROUND HUG' GROUND HUG CHOKEBERRY
AGH		ARONIA MELANOCARPA 'IROQUOIS BEAUTY' IROQUOIS BEAUTY™ BLACK CHOKEBERRY
AIB		CRATAEGUS AMBIGUA RUSSIAN HAWTHORN
CAP		COTONEASTER APICULATUS CRANBERRY COTONEASTER
CDI		COTONEASTER DIVARICATUS SPREADING COTONEASTER
CMF		CHAMAEBATIARIA MILLEFOLIUM FERNBUSH
FAA		FRANGULA ALNUS 'ASPLENIFOLIA' GLOSSY CUTLEAF BUCKTHORN
PA		FALLUGIA PARADOXA APACHE PLUME
PA		PEROVSKIA ATRIPICIFOLIA RUSSIAN SAGE
DG		PHYSCOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK
PLC		PHILAEUS LEWISII 'PINKY01S' CHEYENNE'S MOCK ORANGE
PPB		PRUNUS PUMILA BESSEYI 'P011S' CREEPING WESTERN SAND CHERRY
PRA		POTENTILLA FRUTICOSA 'RED ACE' RED ACE BUSH CINQUEFOIL
RAU		RIBES AUREUM GOLDEN CURRANT
RTA		RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC
RWO		ROSA WOODSII MOUNTAIN ROSE
SJM		SYRINGA X PRESTONIAE 'JAMES MACFARLANE' JAMES MACFARLANE LILAC
SOC		SYMPHORICARPOS OCCIDENTALIS WESTERN SNOWBERRY
SVP		SYRINGA VULGARIS 'PRIMROSE' PRIMROSE COMMON LILAC
SVS		SYRINGA VULGARIS 'SENSATION' SENSATION LILAC
VLE		VIBURNUM LENTAGO NANNYBERRY
EVERGREEN SHRUBS		
JGC		JUNIPERUS HORIZONTALIS 'GREEN CARPET' GREEN CARPET JUNIPER
JHB		JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER
JSA		JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER
MRD		MAHONIA REPENS 'MONRWS' DARKSTAR® CREEPING OREGON GRAPE
PERENNIALS		
RCP		RATIBIDA COLUMNIFERA PULCHERRIMA PRAIRIE RED CONEFLOWER
SYMBOL	CODE	BOTANICAL / COMMON NAME

Please include details and grades showing that the overlook is ADA compliant

labels and grades have been added to make it clear that the overlook is ADA compliant

Case numbers have been revised.

NOTE: THERE ARE NO EXISTING TREES WITHIN THE PROJECT BOUNDARY

AURORA HIGHLANDS SUBDIVISION SITE PLAN #15 CN# 2020-4023-00 R-2 RESIDENTIAL

Case numbers have been revised.

what is this linework? it's not shown on the plat. Label or remove.

This linework has been removed

Case numbers have been revised.

Case numbers have been revised.

Make sure your plans accommodate landscape from PP #9. Show shaded back.

Plans have been revised to coordinate with landscape from PP#9, shown screened back

please make boxes larger

Revised as requested

GROUND COVER SCHEDULE

SHORT GRASS SEED MIX	163,914 SF
TURF	73,823 SF

NOTE: REF. SHEET 7 FOR COMPLETE LANDSCAPE SCHEDULES, NOTES, DETAILS & TABLES



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
DECIDUOUS SHADE TREES				
	COP	5	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' PRAIRIE PRIDE HACKBERRY	2.5" CAL.
	CSP	4	CATALPA SPECIOSA WESTERN CATALPA	2.5" CAL.
	GDI	4	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE	2.5" CAL.
	GDM	3	GYMNOCLADUS DIOICA 'MCKBRANCHED' DECAF® KENTUCKY COFFEETREE	2.5" CAL.
	GNA	4	GLEITSIA TRIACANTHOS INERMIS 'HARVE' NORTHERN ACCLAIM® HONEY LOCUST	2.5" CAL.
	GSK	2	GLEITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST	2.5" CAL.
	QCS	3	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' CARLSON SPIRE™ OAK	2.5" CAL.
	QMC	4	QUERCUS X MACDANIELII 'CLEMONS' HERITAGE® OAK	2.5" CAL.
	QMP	4	QUERCUS MACROCARPA BURR OAK	2.5" CAL.
	UJA	3	ULMUS JAPONICA X WILSONIANA 'MORTON' TM ACCOLADE ELM	2.5" CAL.
	UMG	5	ULMUS PUMILA X JAPONICA X WILSONIANA 'MORTON' GLOSSY TRIUMPH ELM	2.5" CAL.
	UNH	3	ULMUS AMERICANA 'NEW HARMONY' NEW HARMONY AMERICAN ELM	2.5" CAL.

EVERGREEN TREES

	PA	3	PINUS ARISTATA BRISTLEcone PINE	6' HT.
	PE	11	PINUS EDULIS PINYON PINE	6' HT.
	PF	8	PINUS FLEXILIS LIMBER PINE	6' HT.
	PN	6	PINUS NIGRA AUSTRIAN PINE	6' HT.
	POG	10	PINUS NIGRA 'OREGON GREEN' OREGON GREEN AUSTRIAN PINE	6' HT.
	PP	7	PINUS PONDEROSA PONDEROSA PINE	6' HT.
	PS	10	PINUS SYLVESTRIS SCOTCH PINE	6' HT.

DECIDUOUS SHRUBS

	AAS	7	AMELANCHIER ALNIFOLIA 'SMOKEY' SMOKEY SERVICEBERRY	#5 CONT.
	ACA	17	AMELANCHIER CANADENSIS SHADBLow SERVICEBERRY	#5 CONT.
	AFR	19	AMORPHA FRUTICOSA FALSE INDIGO	#5 CONT.
	AGF	16	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	#5 CONT.
	AGH	144	ARONIA MELANOCARPA 'GROUND HUG' GROUND HUG CHOKEBERRY	#5 CONT.
	AIB	19	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	#5 CONT.
	CAM	11	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	#5 CONT.
	CAP	46	COTONEASTER APICULATUS CRANBERRY COTONEASTER	#5 CONT.
	CDI	11	COTONEASTER DIVARICATUS SPREADING COTONEASTER	#5 CONT.
	CMI	66	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	#5 CONT.
	FAA	2	FRANGULA ALNUS 'ASPLENIFOLIA' GLOSSY CUTLEAF BUCKTHORN	#5 CONT.
	FPA	16	FALLUGIA PARADOXA APACHE PLUME	#5 CONT.
	PAT	71	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#5 CONT.
	PDG	53	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	#5 CONT.
	PLC	20	PHILADELPHUS LEWISII 'PWY01S' CHEYENNE® MOCK ORANGE	#5 CONT.
	PPB	56	PRUNUS PUMILA BESSEYI 'P011S' CREEPING WESTERN SAND CHERRY	#5 CONT.
	PRA	51	POTENTILLA FRUTICOSA 'RED ACE' RED ACE BUSH CINQUEFOIL	#5 CONT.
	RAU	21	RIBES AUREUM GOLDEN CURRANT	#5 CONT.
	RTA	44	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	#5 CONT.
	RWO	17	ROSA WOODSII MOUNTAIN ROSE	#5 CONT.
	SJM	8	SYRINGA X PRESTONIAE 'JAMES MACFARLANE' JAMES MACFARLANE LILAC	#5 CONT.
	SOC	85	SYMPHORICARPOS OCCIDENTALIS WESTERN SNOWBERRY	#5 CONT.
	SVP	14	SYRINGA VULGARIS 'PRIMROSE' PRIMROSE COMMON LILAC	#5 CONT.
	SVS	7	SYRINGA VULGARIS 'SENSATION' SENSATION LILAC	#5 CONT.
	VLE	18	VIBURNUM LENTAGO NANNYBERRY	#5 CONT.

EVERGREEN SHRUBS

	JGC	54	JUNIPERUS HORIZONTALIS 'GREEN CARPET' GREEN CARPET JUNIPER	#5 CONT.
	JHB	27	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	#5 CONT.
	JSA	11	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	#5 CONT.
	MRD	17	MAHONIA REPENS 'MORRYS' DARKSTAR® CREEPING OREGON GRAPE	#5 CONT.

PERENNIALS

	RCP	12	RATIBIDA COLUMNIFERA PULCHERRIMA PRAIRIE RED CONEFLOWER	1 GAL.
--	-----	----	------------------------------------------------------------	--------

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
ORNAMENTAL GRASSES				
	PHM	36	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL.
	PHR	22	PANICUM VIRGATUM 'HOT ROD' HOT ROD SWITCH GRASS	1 GAL.
	POR	16	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS	1 GAL.
	SPB	29	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' PRAIRIE BLUES LITTLE BLUESTEM	1 GAL.
	SSO	39	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL.
	STM	15	SORGHASTRUM NUTANS 'THIN MAN' THIN MAN INDIAN GRASS	1 GAL.

PERENNIALS

	AAG	30	ASTER ALPINUS 'GOLIATH' GOLIATH ALPINE ASTER	1 GAL.
	ACA	41	AGASTACHE CANA TEXAS HUMMINGBIRD MINT	1 GAL.
	ADR	166	ANTENNARIA DIOICA 'RUBRA' PINK PUSSYTOES	1 GAL.
	AFD	55	ANTHEMIS MARSCHALLIANA FILIGREE DAISY	1 GAL.
	AGB	28	AURINIA SAXATILIS 'GOLD BALL' GOLD BALL BASKET OF GOLD	1 GAL.
	AMA	183	ANAPHALIS MARGARITACEA PEARLY EVERLASTING	1 GAL.
	AMC	6	ACHILLEA MILLEFOLIUM 'COLORADO' COLORADO YARROW	1 GAL.
	AMP	22	ACHILLEA MILLEFOLIUM 'PAPRIKA' PAPRIKA YARROW	1 GAL.
	APD	49	ANACYCLUS PYRETHRUM MOUNT ATLAS DAISY	1 GAL.
	ASC	59	ALLIUM SCHOENOPRASUM COMMON CHIVES	1 GAL.
	AVS	21	ARTEMISIA VERSICOLOR 'SEA FOAM' SEA FOAM SAGEBRUSH	1 GAL.
	CIM	7	CALLIRHOE INVOLUCRATA PRAIRIE WINECUPS	1 GAL.
	CLS	28	COREOPSIS LANCEOLATA 'STERNTALER' STERNTALER COREOPSIS	1 GAL.
	CMO	9	CENTAUREA MONTANA PERENNIAL BACHELOR BUTTON	1 GAL.
	CTO	72	CERASTIUM TOMENTOSUM SNOW IN SUMMER	1 GAL.
	DGS	18	DELOSPERMA GRANITA TM RASPBERRY' RASPBERRY ICE PLANT	1 GAL.
	EPU	14	ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL.
	GAR	18	GAILLARDIA ARISTATA NATIVE BLANKET FLOWER	1 GAL.
	HDA	49	HELIANTHEMUM NUMMULARIUM 'DAZZLER' DAZZLER SUNROSE	1 GAL.
	HHY	15	HEMEROCALLIS X 'HYPERION' YELLOW DAYLILY	1 GAL.
	HRS	4	HEMEROCALLIS X 'RED SELECT' RED DAYLILY	1 GAL.
	IFB	38	IRIS X GERMANICA 'FEEDBACK' FEEDBACK GERMAN IRIS	1 GAL.
	IGI	35	IRIS X GERMANICA 'IMMORTALITY' IMMORTALITY GERMAN IRIS	1 GAL.
	IPG	37	IRIS X GERMANICA 'PURE AS GOLD' PURE AS GOLD GERMAN IRIS	1 GAL.
	KNS	54	KNIPHOFIA X 'STARK'S EARLY HYBRIDS' STARK'S EARLY HYBRID TORCH LILY	1 GAL.
	MFM	28	MONARDA FISTULOSA METHIFOLIA NATIVE LAVENDER BEE BALM	1 GAL.
	PNE	9	POTENTILLA NEUMANNIANA CREEPING CINQUEFOIL	1 GAL.
	PPS	46	PENSTEMON PSEUDOSPECTABILIS DESERT PENSTEMON	1 GAL.
	RFG	31	RUBBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' BLACK-EYED SUSAN	1 GAL.
	SLA	83	STACHYS BYZANTINA 'SILVER CARPET' SILVER CARPET LAMB'S EARS	1 GAL.
	SMU	99	SPHAERALCEA MUNROANA MUNRO'S GLOBEMALLOW	1 GAL.
	SRA	7	SEDUM RUPESTRE 'ANGELINA' ANGELINA STONECROP	1 GAL.
	TCH	118	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL.
	VCL	55	VERONICA AUSTRIACA 'CRATER LAKE BLUE' CRATER LAKE BLUE SPEEDWELL	1 GAL.
	ZGB	129	ZINNIA GRANDIFLORA 'GOLD ON BLUE' GOLD ON BLUE ROCKY MOUNTAIN ZINNIA	1 GAL.

GROUND COVER SCHEDULE

	SHORT GRASS SEED MIX	163,914 SF
	TURF REF. NOTE 8, THIS SHEET	73,823 SF

SHORT GRASS MIX

	lb/ac (PLS)	% PLS/ac	seeds/lb	seeds/ac	seeds/ft ²	% PLS/sf
<i>Bouteloua curtipendula</i> 'Vaughn'	4.5	18.75	191,000	859,500	19.73	16.12
<i>Bouteloua dactyloides</i> 'Texoka'	10.0	41.67	45,000	450,000	10.33	8.44
<i>Bouteloua gracilis</i> 'Bad River'	1.5	6.25	825,000	1,237,500	28.41	23.22
<i>Elymus elymoides</i>	2.0	8.33	192,000	384,000	8.82	7.20
<i>Koeleria macrantha</i>	0.5	2.08	2,310,000	1,155,000	26.52	21.67
<i>Nassella viridula</i> 'Cucharas'	1.2	5.00	167,840	201,408	4.62	3.78
<i>Pascopyrum smithii</i> 'Arriba'	4.2	17.50	115,000	483,000	11.09	9.06
<i>Sporobolus cryptandrus</i>	0.1	0.42	5,600,000	560,000	12.86	10.51
	24.0	100.00	9,445,840	5,330,408	122.37	100.00

Native Wildflower Mix

	lb/ac (PLS)	% PLS/ac	seeds/lb	seeds/ac	seeds/ft ²	% PLS/sf
<i>Artemisia frigida</i>	0.0625	6.58	4,500,000	281,250	6.46	26.48
<i>Gaillardia aristata</i>	0.0625	6.58	132,000	8,250	0.19	0.78
<i>Campanula rotundifolia</i>	0.0625	6.58	5,000,000	312,500	7.17	29.42
<i>Oxytropis lambertii</i>	0.0125	1.32	133,930	1,674	0.04	0.16
<i>Oxytropis sericea</i>	0.1875	19.74	129,000	24,188	0.56	2.28
<i>Penstemon secundiflorus</i>	0.1875	19.74	500,000	93,750	2.15	8.83
<i>Penstemon virens</i>	0.1875	19.74	1,316,600	246,863	5.67	23.24
<i>Sphaeralcea coccinea</i>	0.1875	19.74	500,000	93,750	2.15	8.83
	0.9500	100.00	12,211,530	1,062,224	24.39	100.00

CITY OF AURORA STANDARD NOTES

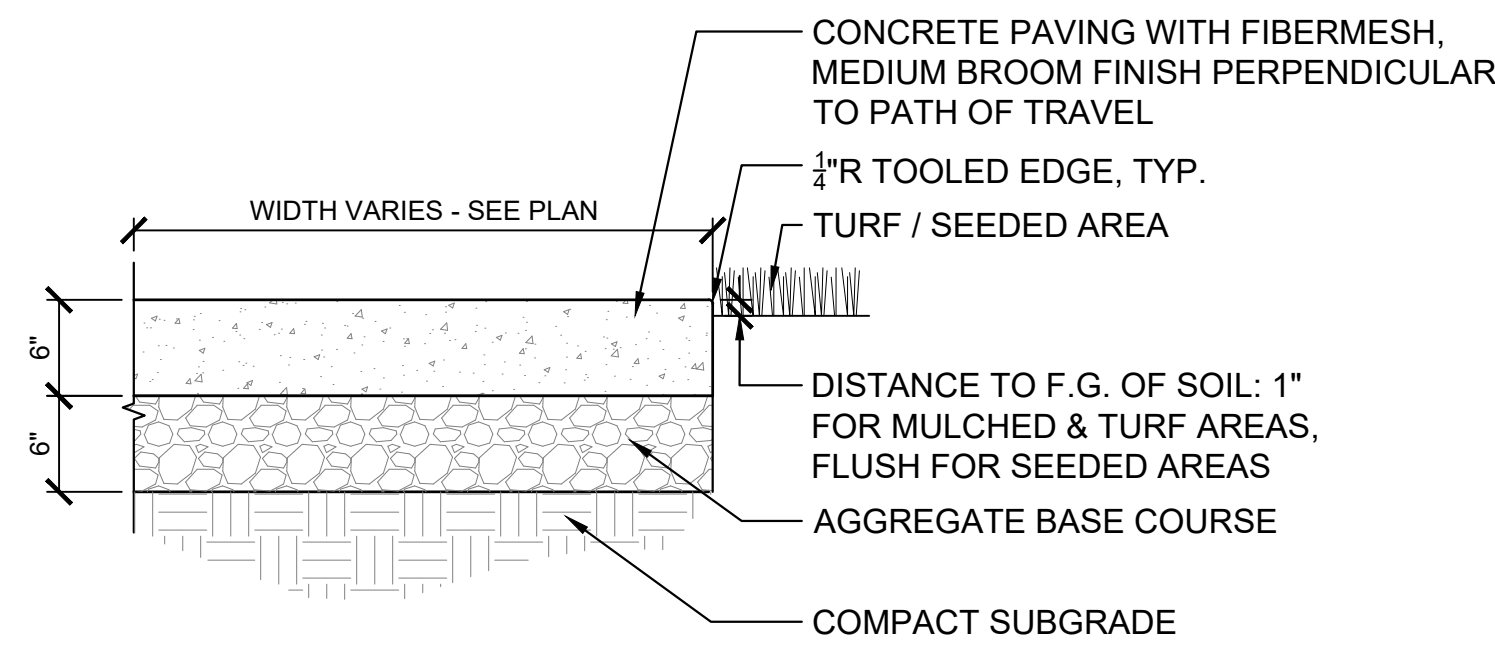
- ALL LANDSCAPE AREAS ARE TO RECEIVE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA.
- SITE LIGHTING IS LIMITED TO LIGHTING OF TENSILE SHADE STRUCTURE ONLY (UNDER CANOPY).
- SURFACE MATERIAL OF WALKS SHALL BE BROOM FINISH CONCRETE (STANDARD GRAY FOR WALKS; COLORED CONCRETE FOR PLAZA) AND PATHS SHALL BE CRUSHER FINES. PICKLEBALL COURTS SHALL BE STANDARD CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE 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 CERTIFICATES OF OCCUPANCY
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS 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.
- ALL PERENNIAL PLANTING AREAS SHALL RECEIVE A 4" DEEP LAYER OF WOOD MULCH WITHOUT WEED BARRIER. ALL SHRUB PLANTING AREAS SHALL RECEIVE A 3" DEEP LAYER OF ROCK MULCH ON TOP OF WEED BARRIER. ALL BEDS ARE TO BE CONTAINED BY PLASTIC EDGER, SURE-LOC OR EQUAL. EDGER IS NOT REQUIRED WHERE BED IS ADJACENT TO CURBS, WALLS OR WALKS, OR AROUND TREE PITS.
- ALL TURF AREAS SHALL BE LOW WATER TEXAS BLUEGRASS HYBRID MIX AS PROVIDED BY EMERALD SOD FARMS, OR EQUAL. SUBJECT TO APPROVAL BY AURORA WATER PER NEW WATER ORDINANCE.
- ALL PROPOSED LANDSCAPING WITHIN ANY SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'. TREES IN THE RIGHT-OF-WAYS MUST BE A MINIMUM OF 8-FEET AWAY FROM ANY WATER AND SANITARY SEWER MAIN.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. 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).

OPEN SPACE TABLE	AREA IN SF	PERCENT	TREES REQUIRED (1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (10/4000 SF)	SHRUBS PROVIDED (5 GAL)
TOTAL LOT AREA	299,169	100%	75	98	748	930
HARDSCAPE AREA (REF. NOTE #2)	45,254	15%				
COOL SEASON TURF GRASS AREA	73,823	25%				
ALL OTHER LANDSCAPE AREA (REF. NOTE #3)	180,092	60%				

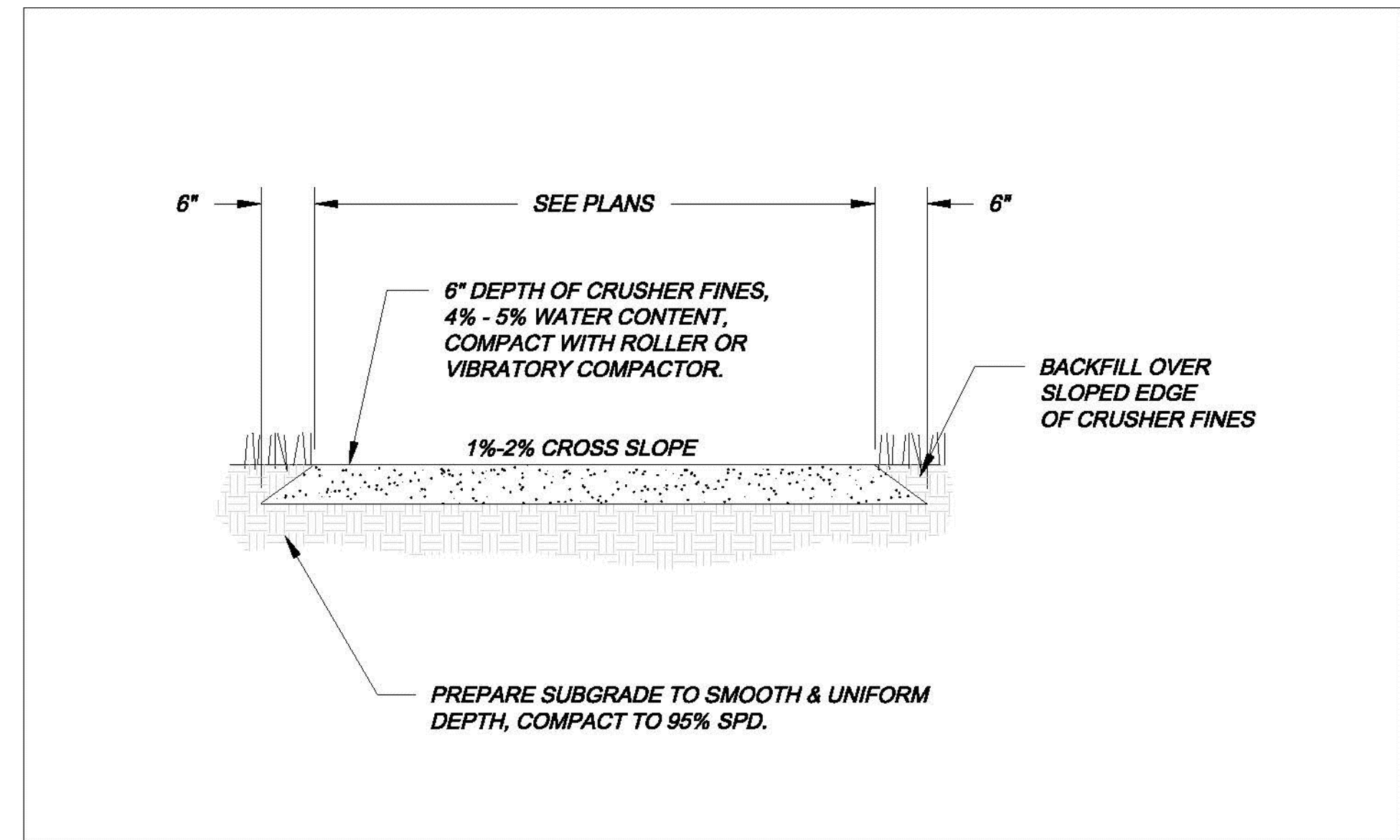
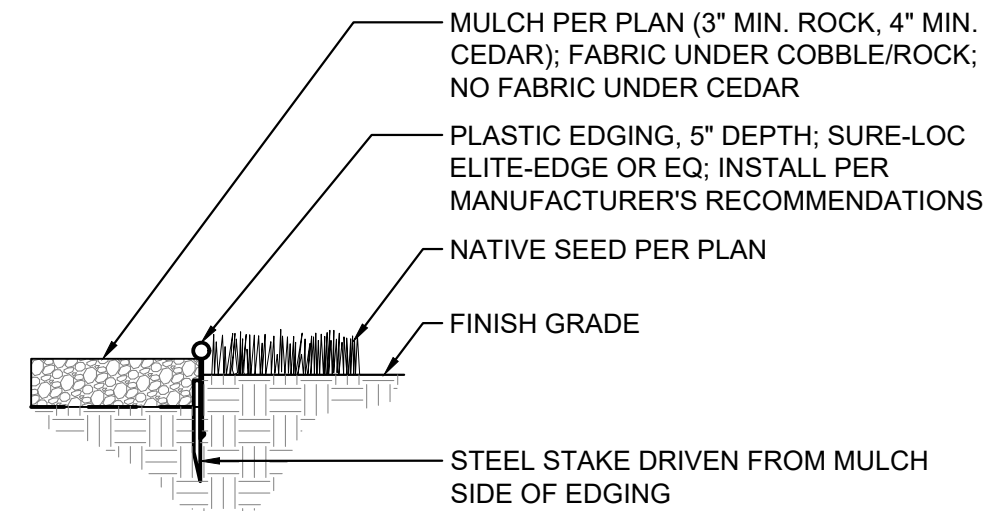
NOTES:

- TOTAL LOT AREA IN THIS CHART IS THE TOTAL AREA WITHIN THE PARK BOUNDARY AS SHOWN ON THE PLAN.
- HARD SURFACE AREAS INCLUDE ALL INTERNAL WALKS, CRUSHER FINES WALKS AND AREAS, PLAZAS, PICKLEBALL COURTS, ETC. WITHIN THE PARK BOUNDARY AS SHOWN ON THE PLAN.
- ALL OTHER LANDSCAPE AREAS INCLUDE SEEDED AREAS, SHRUB BEDS, MULCH AREAS, ETC. WITHIN THE PARK BOUNDARY AS SHOWN ON THE PLAN.

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 Am 01			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.55	3.55
	CONTEXTUAL SITE PLAN #1	1	223	0.67	0.00	-0.67	0.24	0.00	-0.24	1.74	2.37	0.63
	CONTEXTUAL SITE PLAN #2	2	599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.60	1.93
	HIGHLAND CREEK NEIGHBORHOOD PARK	3	0	0.00	7.49	7.49	0.00	0.00	0.00	0.00	0.00	0.00
	PRELIMINARY PLAT #4	4	24	0.07	0.00	-0.07	0.03	0.00	-0.03	0.19	0.00	-0.19
	PRELIMINARY PLAT #5	5	125	0.37	0.00	-0.37	0.14	0.00	-0.14	0.97	2.18	1.21
	PRELIMINARY PLAT #6	6	69	0.21	0.00	-0.21	0.08	0.00	-0.08	0.54	0.00	-0.54
	SITE PLAN #7	7	236	0.71	0.00	-0.71	0.26	0.00	-0.26	1.84	1.40	-0.44
	PRELIMINARY PLAT #8	8	461	1.38	0.00	-1.38	0.51	0.00	-0.51	3.60	1.23	-2.37
	PRELIMINARY PLAT #9	9	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	PRELIMINARY PLAT #10	10	466	1.40	0.00	-1.40	0.51	0.00	-0.51	3.64	4.12	0.48
	PRELIMINARY PLAT #11	11	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.86	9.86
	SITE PLAN #12	12	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.18	57.18
	SITE PLAN #13	13	34	0.10	0.00	-0.10	0.04	0.00	-0.04	0.27	0.00	-0.27
	SITE PLAN #14	14	578	1.73	0.00	-1.73	0.64	0.00	-0.64	4.51	4.75	0.24
	SITE PLAN #15	15	1105	3.32	0.00	-3.32	1.22	0.00	-1.22	8.62	7.79	-0.83
	SITE PLAN #16	16	723	2.17	0.00	-2.17	0.80	0.00	-0.80	5.64	3.27	-2.37
	NEIGHBORHOOD PARK #2	18	0	0.00	4.46	4.46	0.00	0.00	0.00	0.00	0.00	0.00
	32ND AVENUE	19	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.35	3.35
	SITE PLAN #25	25	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.31	12.31
PA-4	NORTH - AREA A	NORTH - A	379	1.14	0.00	-1.14	0.42	0.00	-0.42	2.96	3.84	0.88
PA-5	NORTH - AREA A	NORTH - A	443	1.33	0.00	-1.33	0.49	0.00	-0.49	3.45	3.43	-0.02
PA-6	NORTH - AREA A	NORTH - A	350	1.05	0.00	-1.05	0.38	0.00	-0.38	2.73	1.91	-0.82
PA-7	NORTH - AREA A	NORTH - A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.58	9.58
PA-12	NORTH - AREA A	NORTH - A	281	0.84	0.00	-0.84	0.31	0.00	-0.31	2.19	3.20	1.01
PA-13	NORTH - AREA A	NORTH - A	432	1.30	0.00	-1.30	0.48	0.00	-0.48	3.37	4.13	0.76
PA-29	NORTH - AREA B	NORTH - B	445	1.34	0.00	-1.34	0.49	0.00	-0.49	3.47	4.36	0.89
PA-32	NORTH - AREA B	NORTH - B	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.77	2.77
PA-34	NORTH - AREA B	NORTH - B	408	1.22	0.00	-1.22	0.45	0.00	-0.45	3.18	6.62	3.44
PA-35	NORTH - AREA B	NORTH - B	686	2.06	0.00	-2.06	0.75	0.00	-0.75	5.35	6.10	0.75
PA-39	NORTH - AREA C	NORTH - C	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.56	7.56
PA-40	NORTH - AREA C	NORTH - C	933	2.80	0.00	-2.80	1.03	0.00	-1.03	7.28	7.09	-0.18
PA-44	NORTH - AREA C	NORTH - C	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.92	3.92
PA-46	NORTH - AREA C	NORTH - C	1238	3.71	0.00	-3.71	1.36	0.00	-1.36	9.65	12.06	2.40
PA-58	NEIGHBORHOOD PARK #3 (SUNSET PARK)		0	0.00	6.87	6.87	0.00	0.00	0.00	0.00	12.06	12.06
Totals			10237	30.71	18.82	-11.89	11.26	0.00	-11.26	79.85	208.59	128.74



- NOTES:
1. PROVIDE 1.5% SLOPE MIN. UNLESS OTHERWISE NOTED. MAX. 1.8% CROSS SLOPE ON SIDEWALKS.
 2. EXPANSION JOINTS, WITH FILLER & SEALANT, SHALL BE LOCATED 200' O.C., WHERE PAVEMENT ABUTS EXISTING PAVEMENT OR STRUCTURES, OR AS SHOWN ON PLAN.
 3. CONTROL JOINTS SHALL BE LOCATED 6' O.C. OR AS SHOWN ON PLAN.





City of Aurora

Parks, Recreation & Open Space Dept.

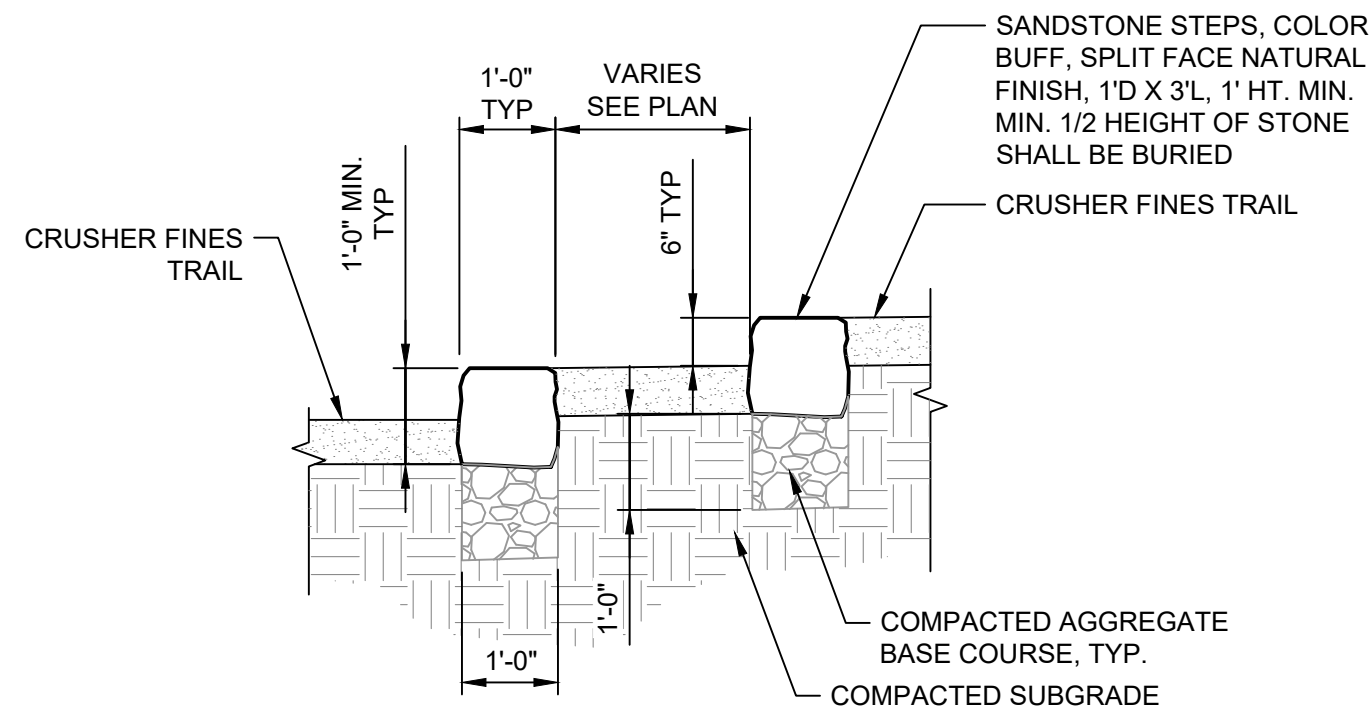
Date: October 2020

CRUSHER FINES TRAIL

PROS T-2.0

1 CONCRETE PAVING

1" = 1'-0"

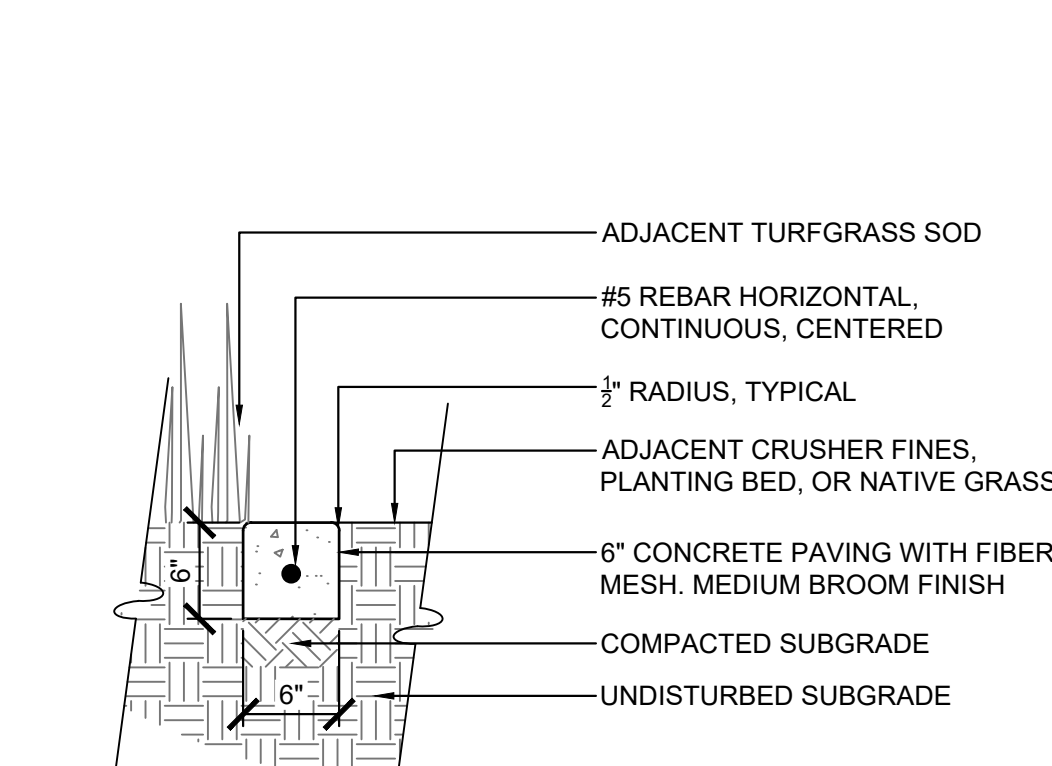


4 STONE STEPS

1/2" = 1'-0"

2 LANDSCAPE EDGER

1" = 1'-0"



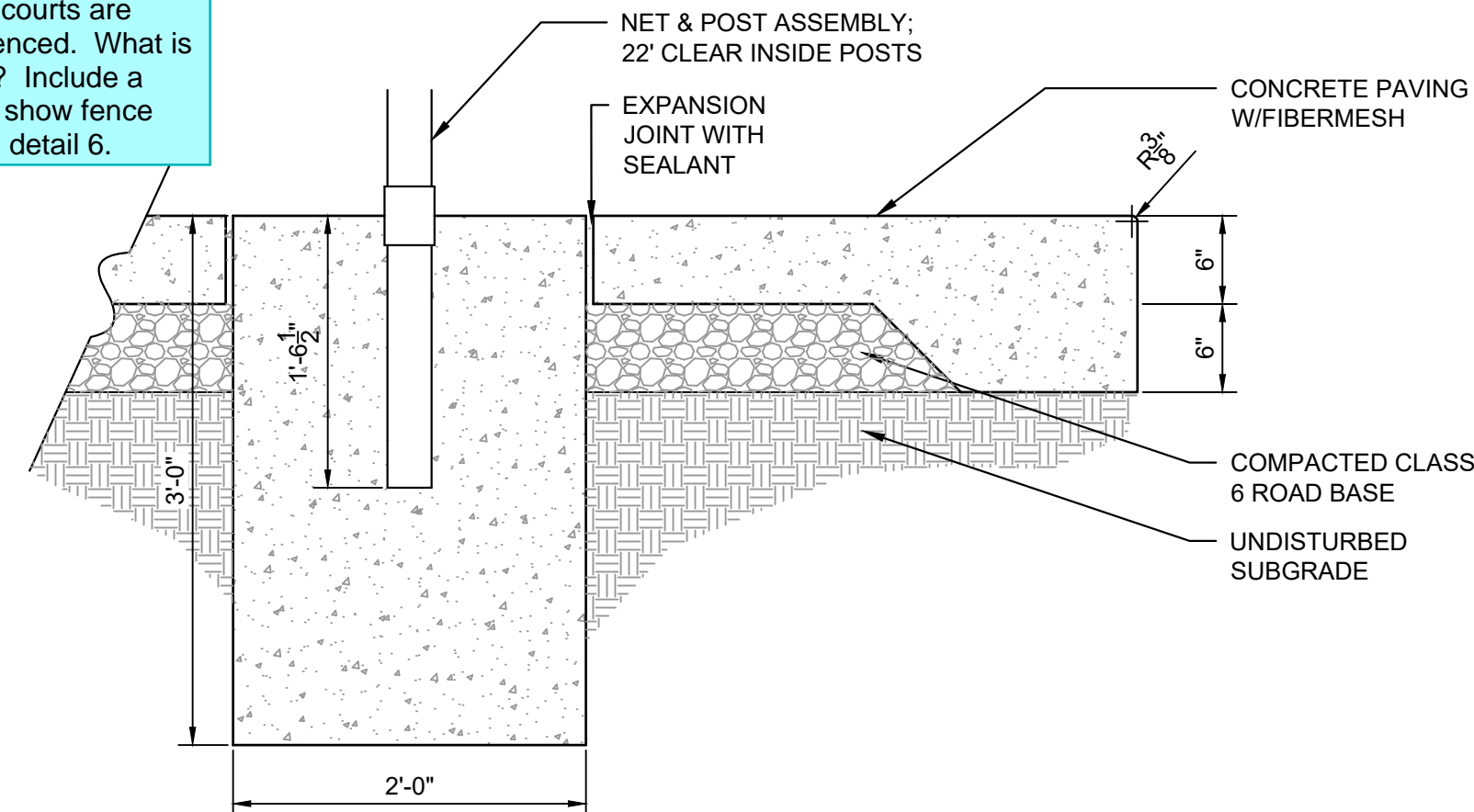
5 CONCRETE EDGER AT TURF

1/2" = 1'-0"

- NOTES:
1. CONCRETE SHALL HAVE MEDIUM BROOM FINISH.
 2. ALL EXPANSION JOINTS SHALL HAVE ELASTOMERIC SEALANT AND SHALL BE AS LOCATED ON PLAN, THIS SHEET.
 3. ALL CONTROL JOINTS SHALL BE MADE USING ZIP STRIPS, AND SHALL BE AS LOCATED ON PLAN, THIS SHEET.
 4. NET AND POSTS ASSEMBLY SHALL BE AS FOLLOWS, AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS:
(2) DOMINATOR PICKLEBALL POSTS WITH NET & SLEEVES, ITEM #HSP101-0001
SUPPLIED BY:
PICKLEBALL CENTRAL
888-854-0163

These are informal pickleball courts and are not proposed to be fenced. Berm to south, west, and east will help contain balls

Pickleball courts are typically fenced. What is proposed? Include a detail and show fence location in detail 6.



7 PICKLEBALL SECTION

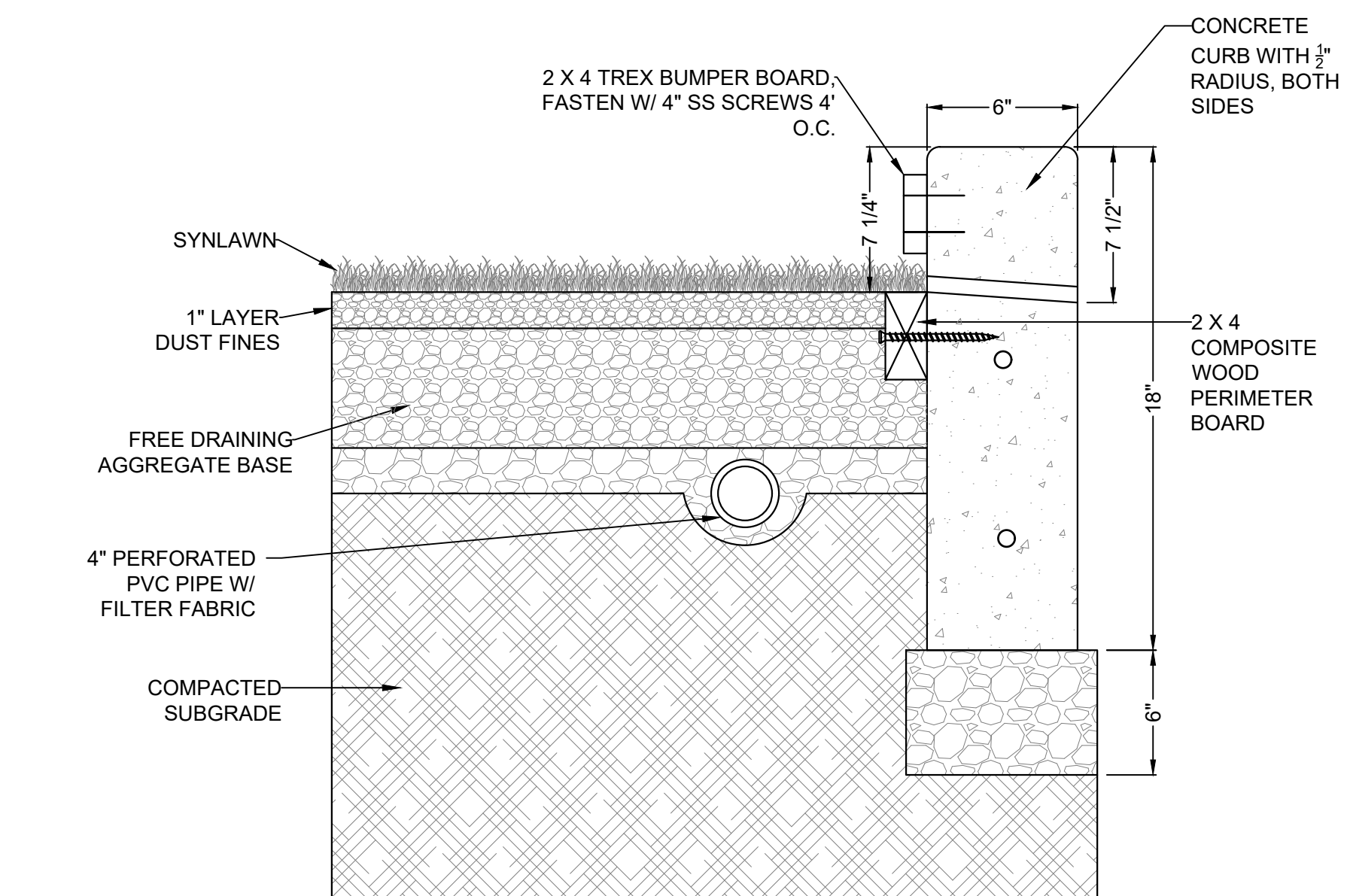
1/4" = 1'-0"

3 CRUSHER FINES

NTS



SYNLAWN
2680 ABUTMENT ROAD SE
DALTON, GA 30721
TOLL FREE: 1-866-SYNLAWN
FAX: (706) 277-1128
www.synlawn.com



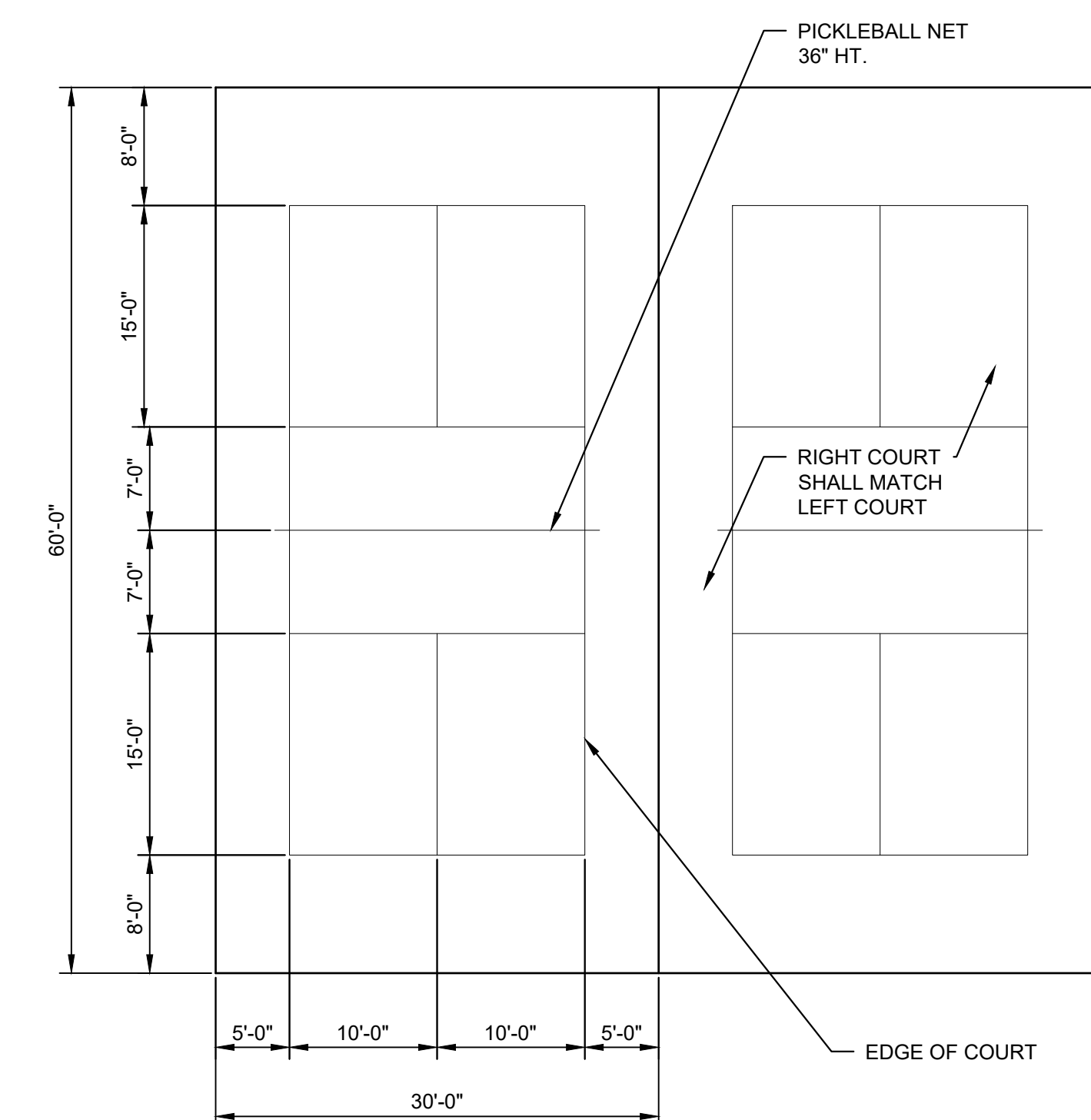
- MANUFACTURER NOTES:
1. CONTRACTION JOINTS TO 10' O.C. MAXIMUM.
 2. EXPANSION JOINTS TO BE 30' O.C. MAXIMUM.
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER PA-58 PAR

8 BOCCO COURT

NTS

6 PICKLEBALL PLAN

1/4" = 1'-0"



NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS SUNSET PARK SITE PLAN

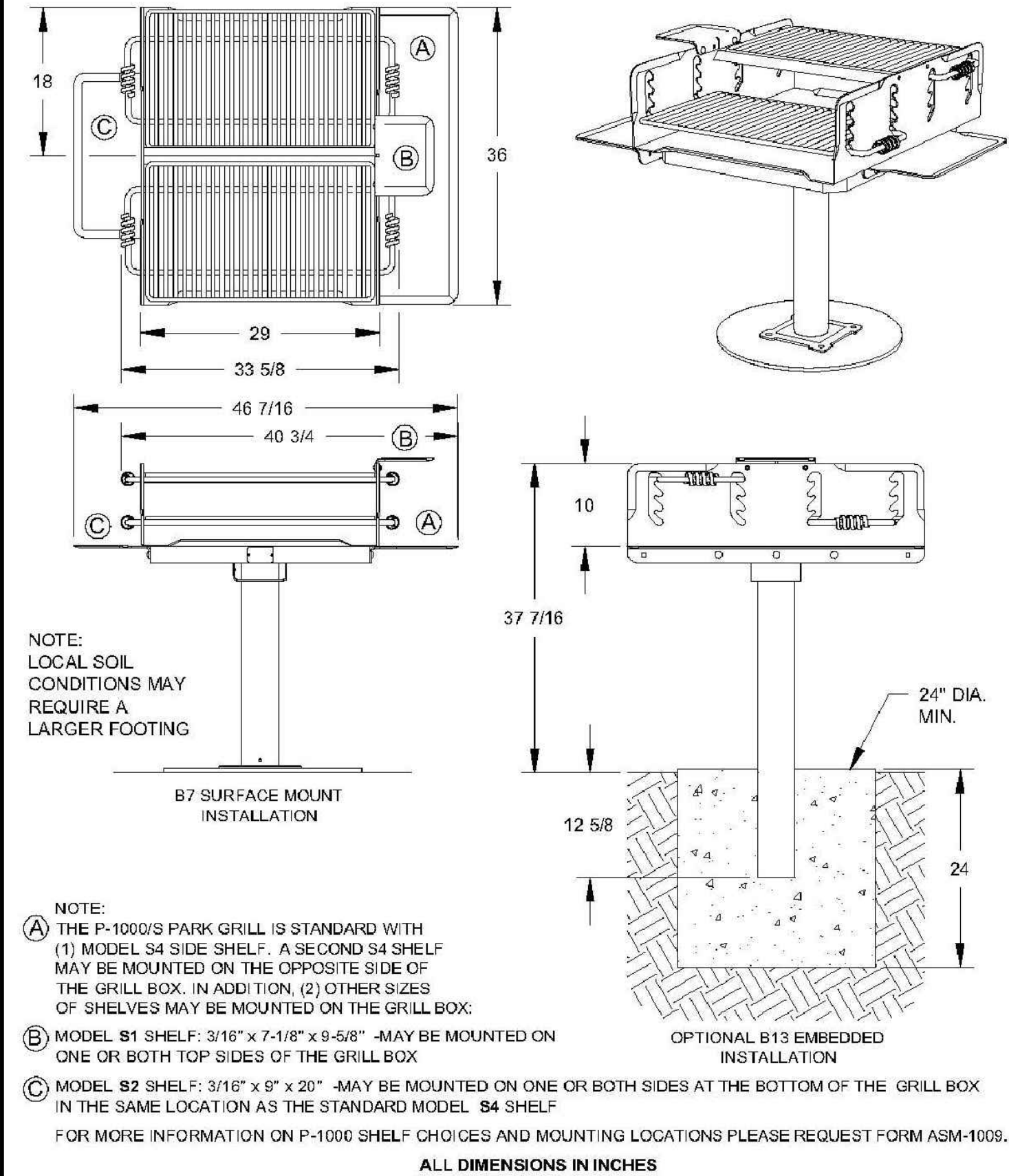
TITLE: SITE DETAILS

DATE: JUNE 2024

PREPARED BY:

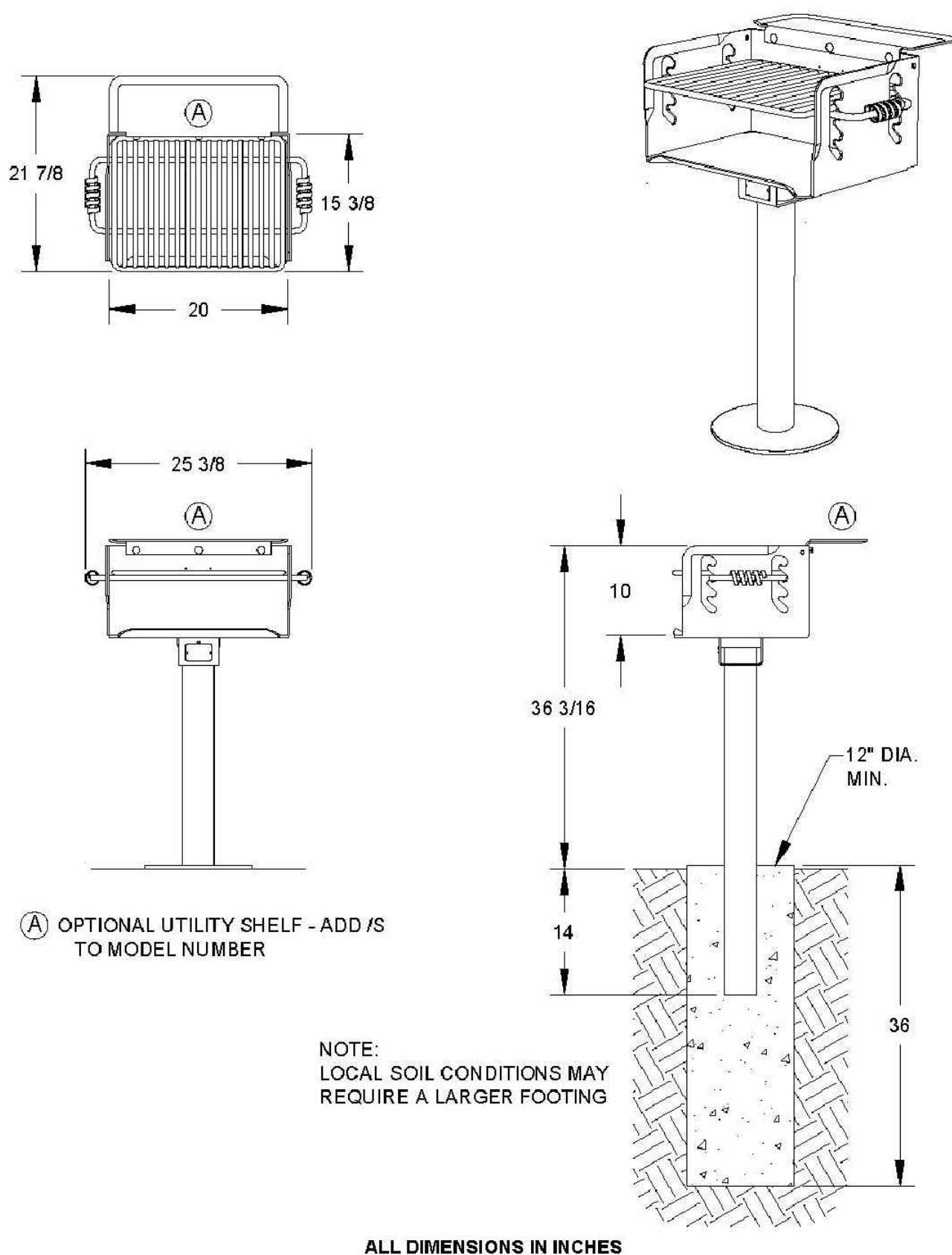

Matrix
Excellence by Design
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Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

SHEET: 8



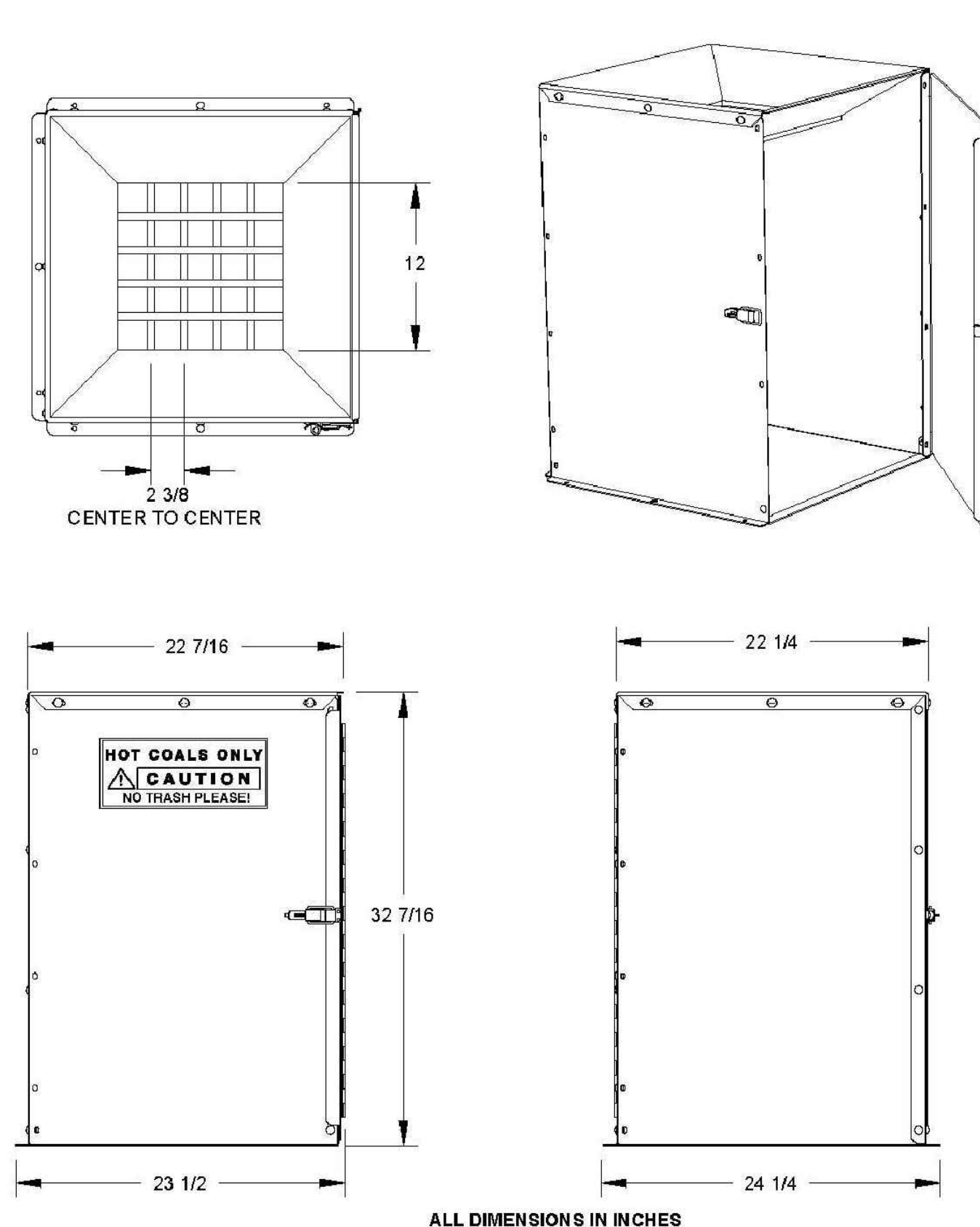
RJThomas Mfg. Co., Inc. P.O. Box 946 Cherokee, IA 51012 Specification Bulletin #SPCGR-012	TITLE MODEL P-1000 LARGE GROUP PARK GRILL WITH B7 BASE - SHOWN WITH STANDARD UTILITY SHELF AND TWO OPTIONAL UTILITY SHELVES	DRAWN BY: WWM

1 CHARCOAL GRILL - DOUBLE
NTS



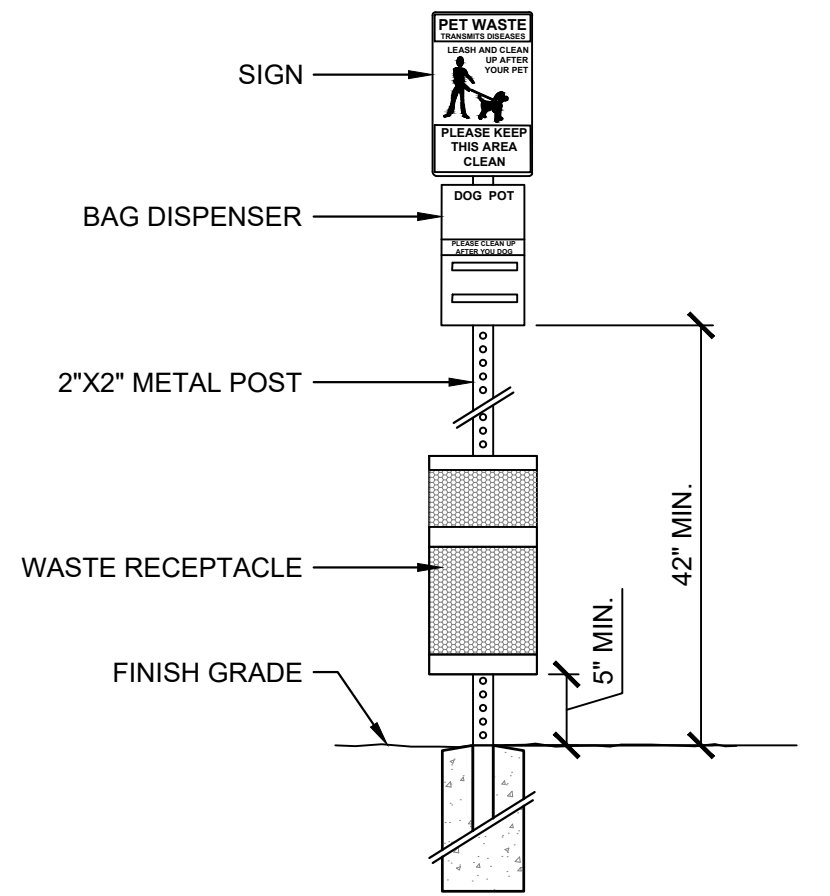
RJThomas Mfg. Co., Inc. P.O. Box 946 Cherokee, IA 51012 Specification Bulletin #SPCGR-008	TITLE MODEL N-20 PARK GRILL WITH B2 BASE - SHOWN WITH OPTIONAL UTILITY SHELF	DRAWN BY: WWM

2 CHARCOAL GRILL - SINGLE
NTS

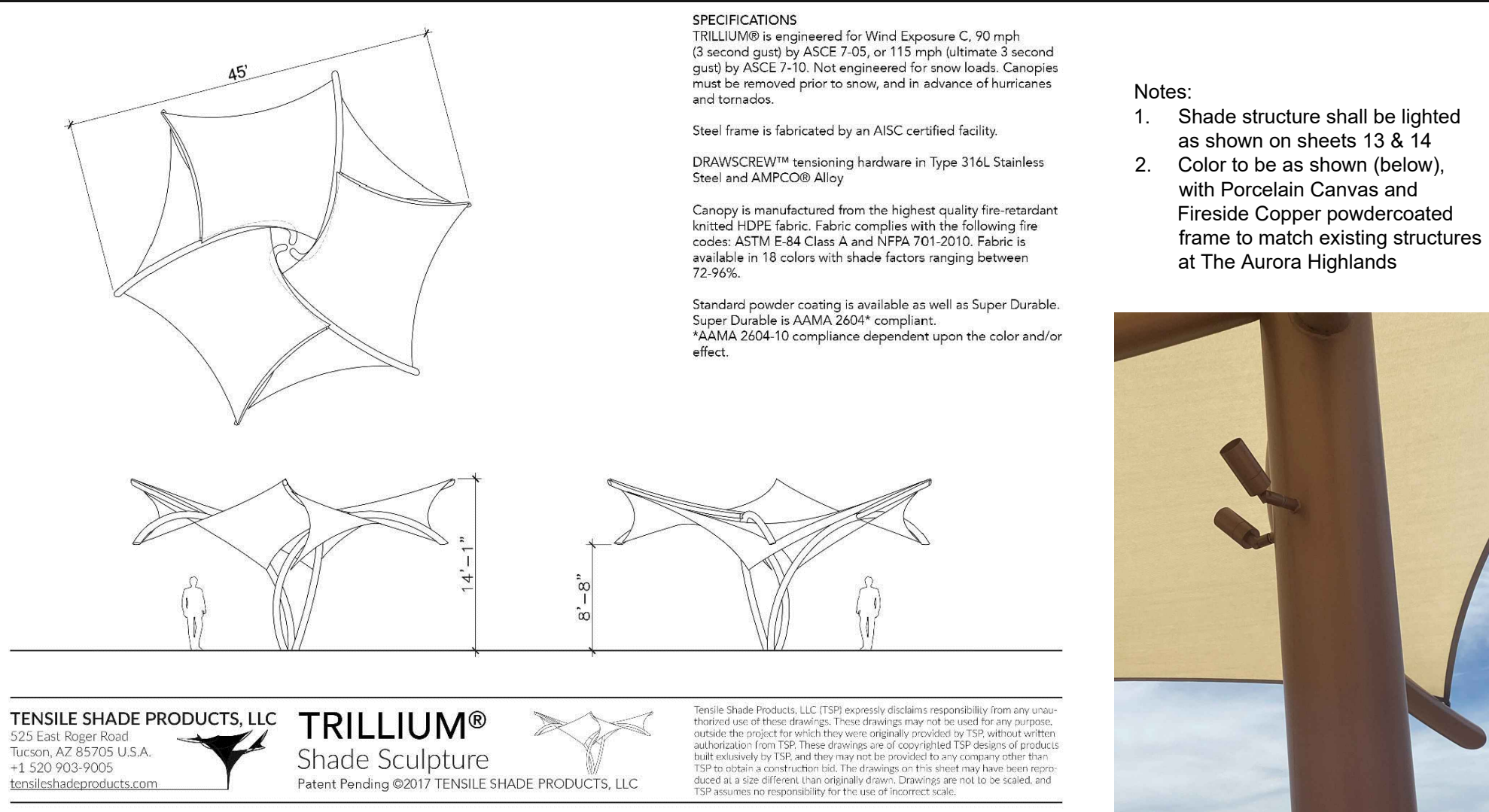


RJThomas Mfg. Co., Inc. P.O. Box 946 Cherokee, IA 51012 Specification Bulletin #SPCGR-021	TITLE MODEL HCB/B-1 HOT COAL BIN	DRAWN BY: WWM

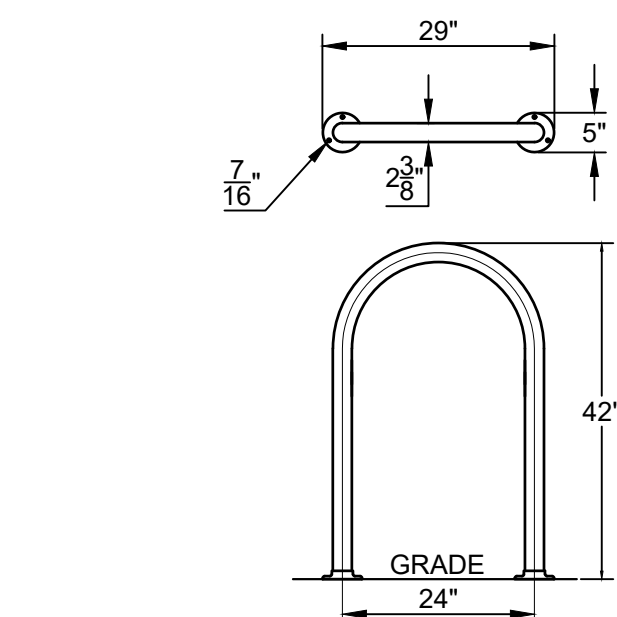
3 HOT COAL BIN
NTS



4 PET WASTE STATION
1" = 1'-0"



5 TENSILE SHADE STRUCTURE
NTS



6 BIKE RACK
1/2" = 1'-0"



7 PICNIC TABLE - ADA
NTS



8 PICNIC TABLE - STANDARD
NTS



9 TRASH RECEPTACLE
NTS



10 BENCH
NTS

THE AURORA HIGHLANDS SUNSET
PARK SITE PLAN

TITLE: SITE DETAILS

DATE: JUNE 2024

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

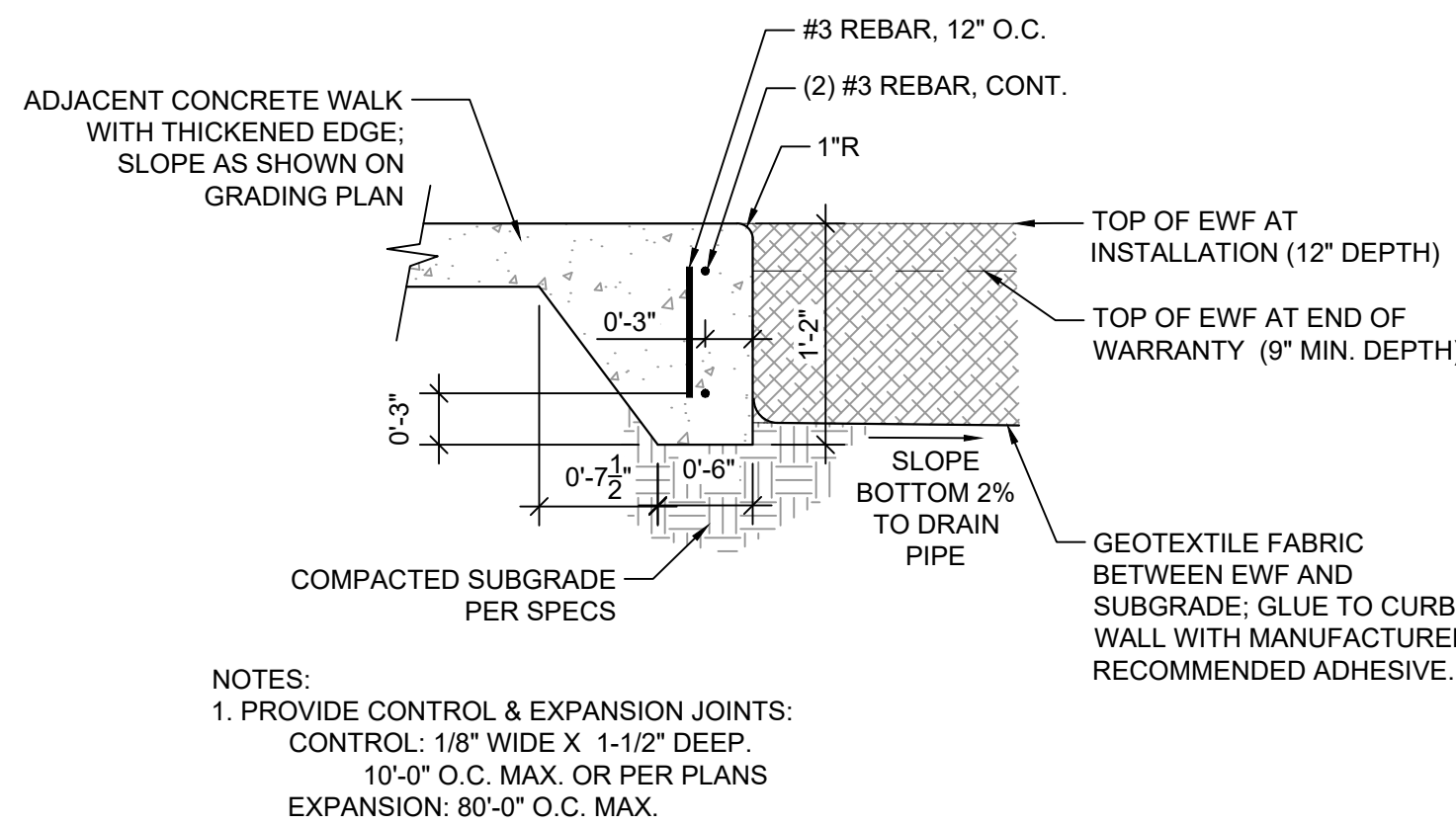
SHEET: 9



HEIGHT: 4' +/-
SUPPLIED BY: NATURAL PLAYGROUNDS CO.
AGES 5-12

1 EMBANKMENT SLIDE

NTS

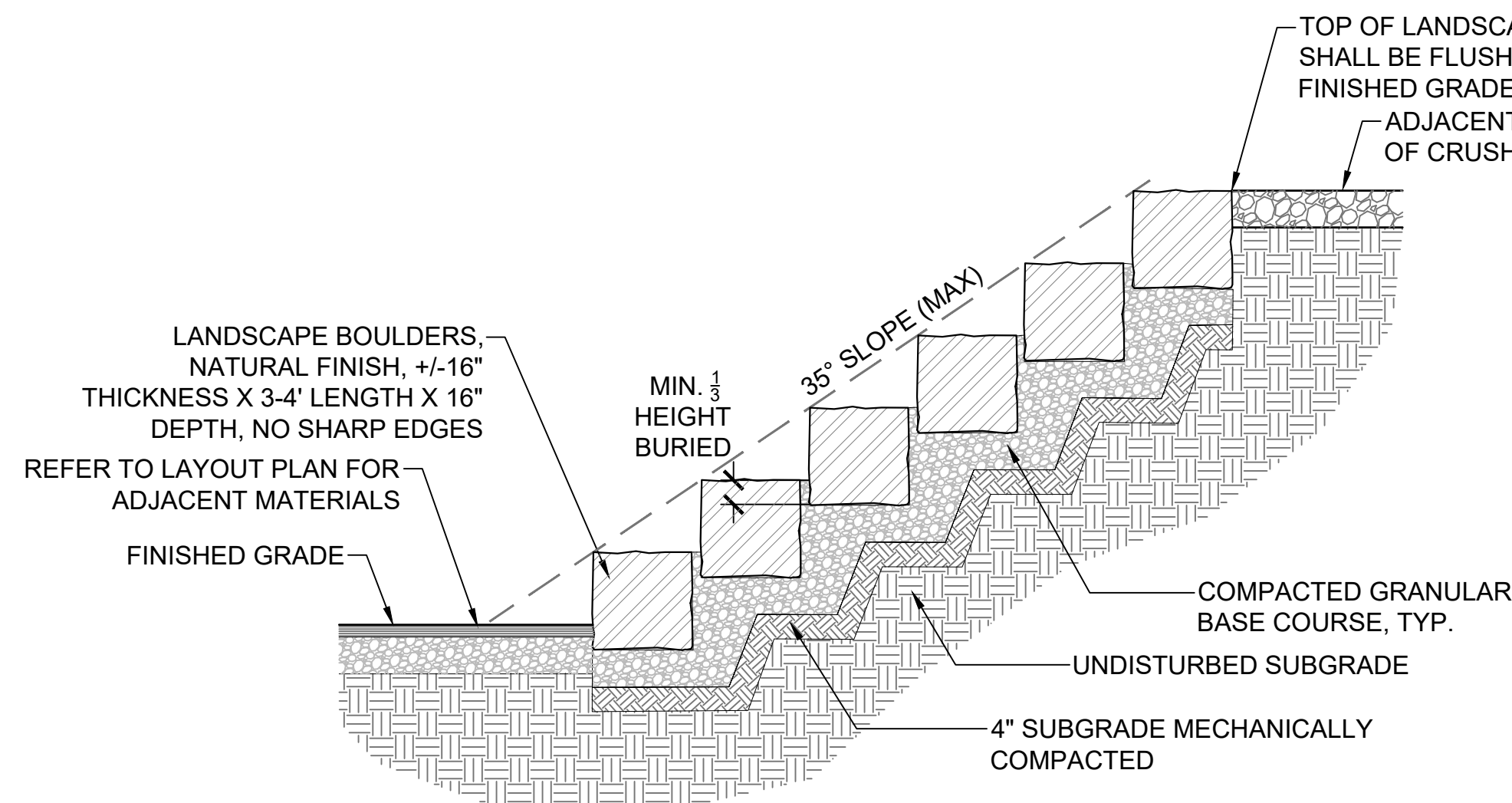


NOTES:
1. PROVIDE CONTROL & EXPANSION JOINTS:
CONTROL: 1/8" WIDE X 1-1/2" DEEP.
10'-0" O.C. MAX. OR PER PLANS
EXPANSION: 80'-0" O.C. MAX.

PLAYGROUND SURFACING AT THICKENED SIDEWALK EDGE

6

1" = 1'-0"



8 ROCK SCRAMBLE

1/2" = 1'-0"



CRUSHER FINES PATHS (NOT PICTURED)
AGES 2-5, 5-12

10 LABYRINTH

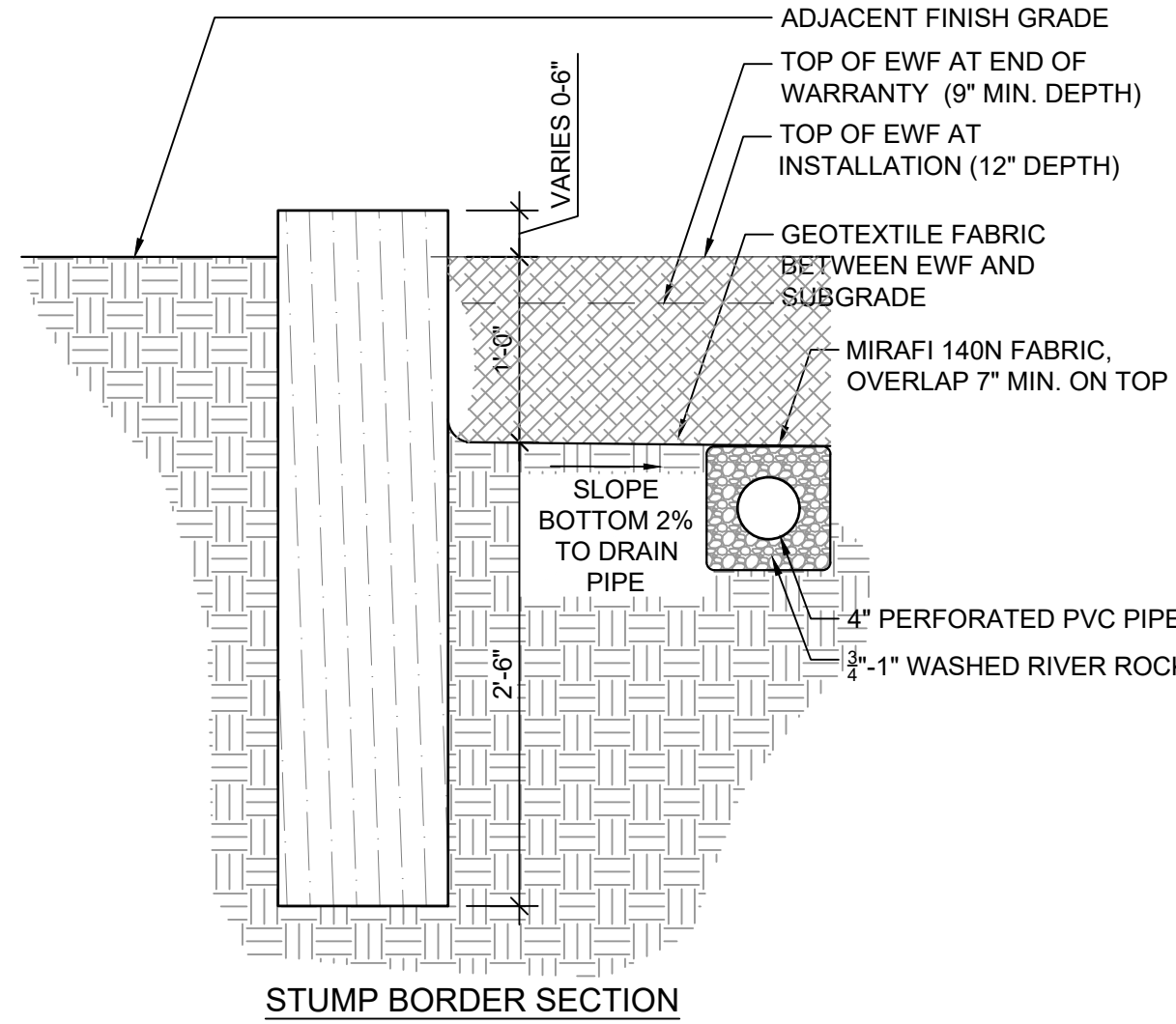
NTS



AGES 2-5, 5-12

2 LOG POSTS

NTS



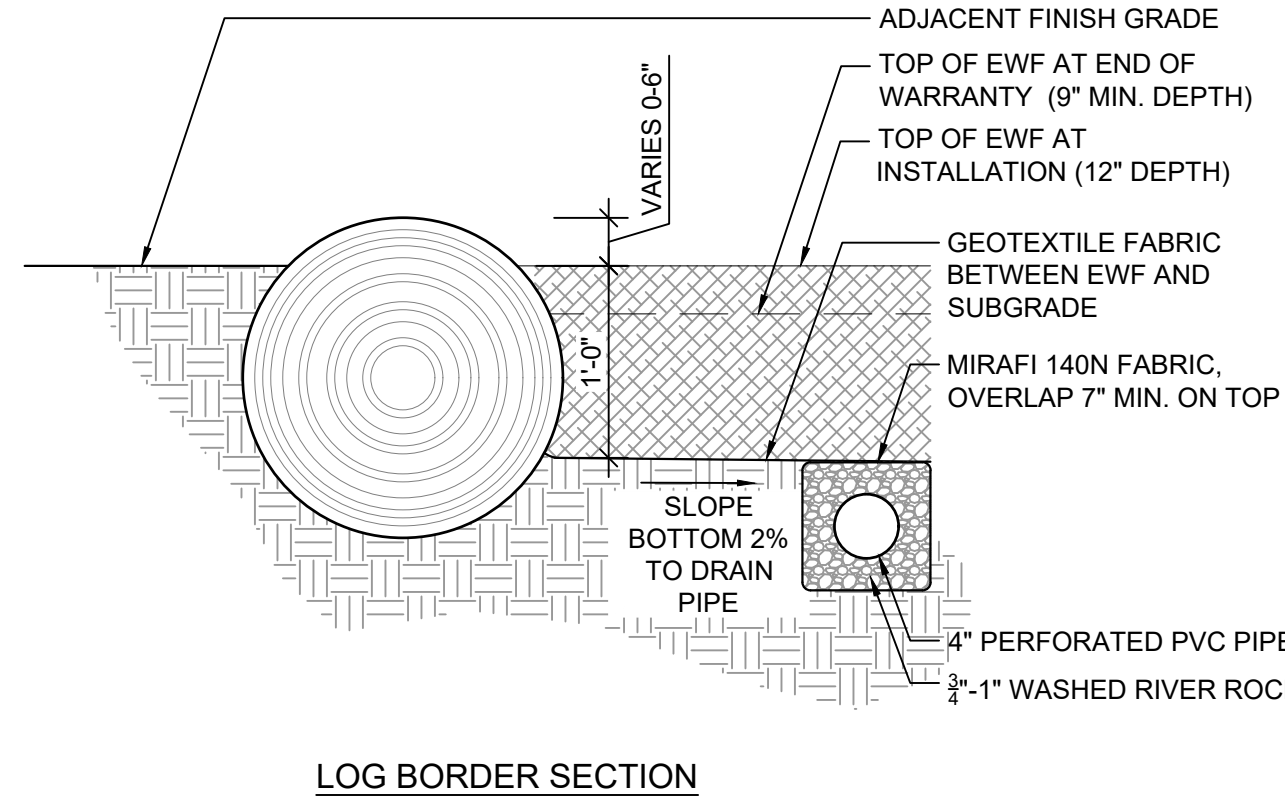
STUMP BORDER SECTION



AGES 5-12

3 HORIZONTAL TREE

NTS



LOG BORDER SECTION

NOTES:
1. PROVIDE VARIETY OF SIZES AND HEIGHTS OF STUMPS, LOGS, AND BOULDERS. FIELD-LOCATE WITH LANDSCAPE ARCHITECT.



SUPPLIED BY: NATURAL PLAYGROUNDS CO.
AGES 2-5, 5-12, INCLUSIVE

4 MUSICAL FENCE

NTS

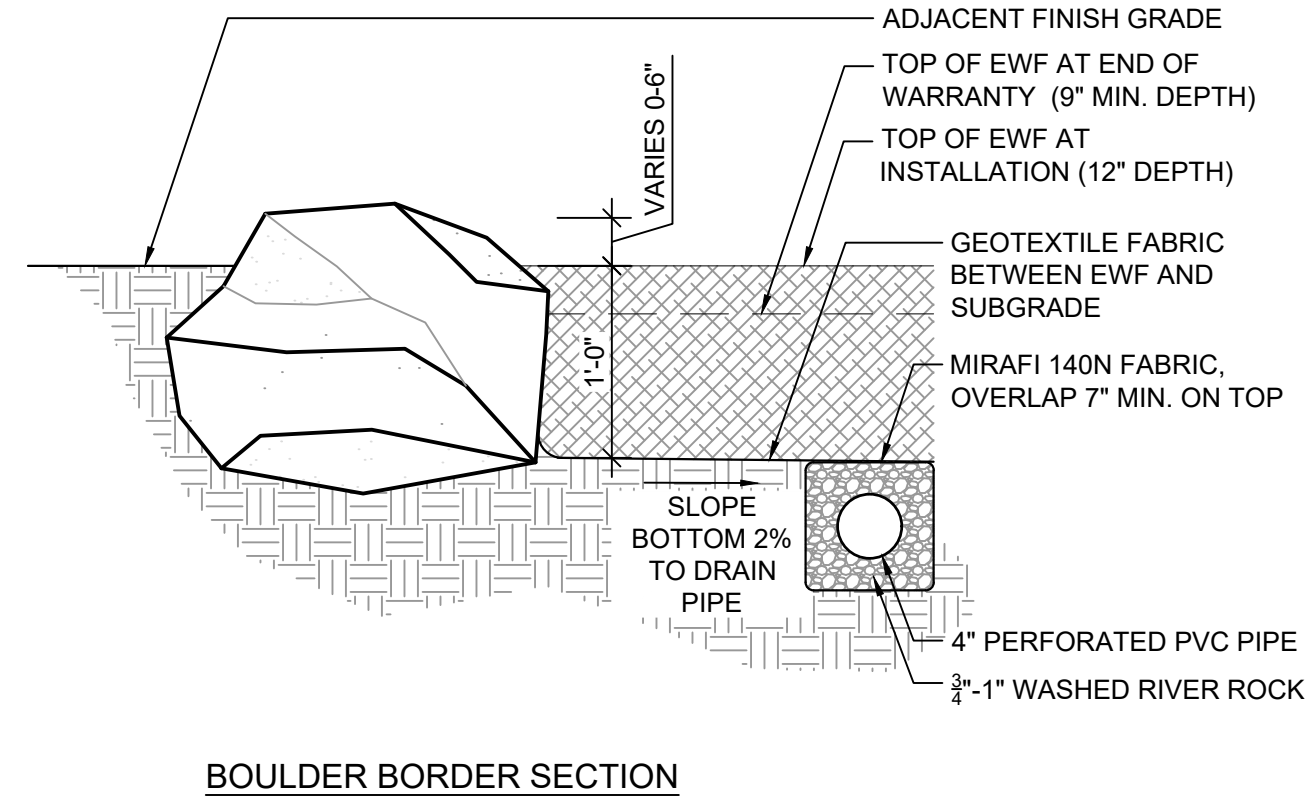
AGES 2-5, 5-12
INCLUSIVE



SUPPLIED BY: NATURAL PLAYGROUNDS CO.
AGES 2-5, 5-12, INCLUSIVE

5 HANK DRUM

NTS



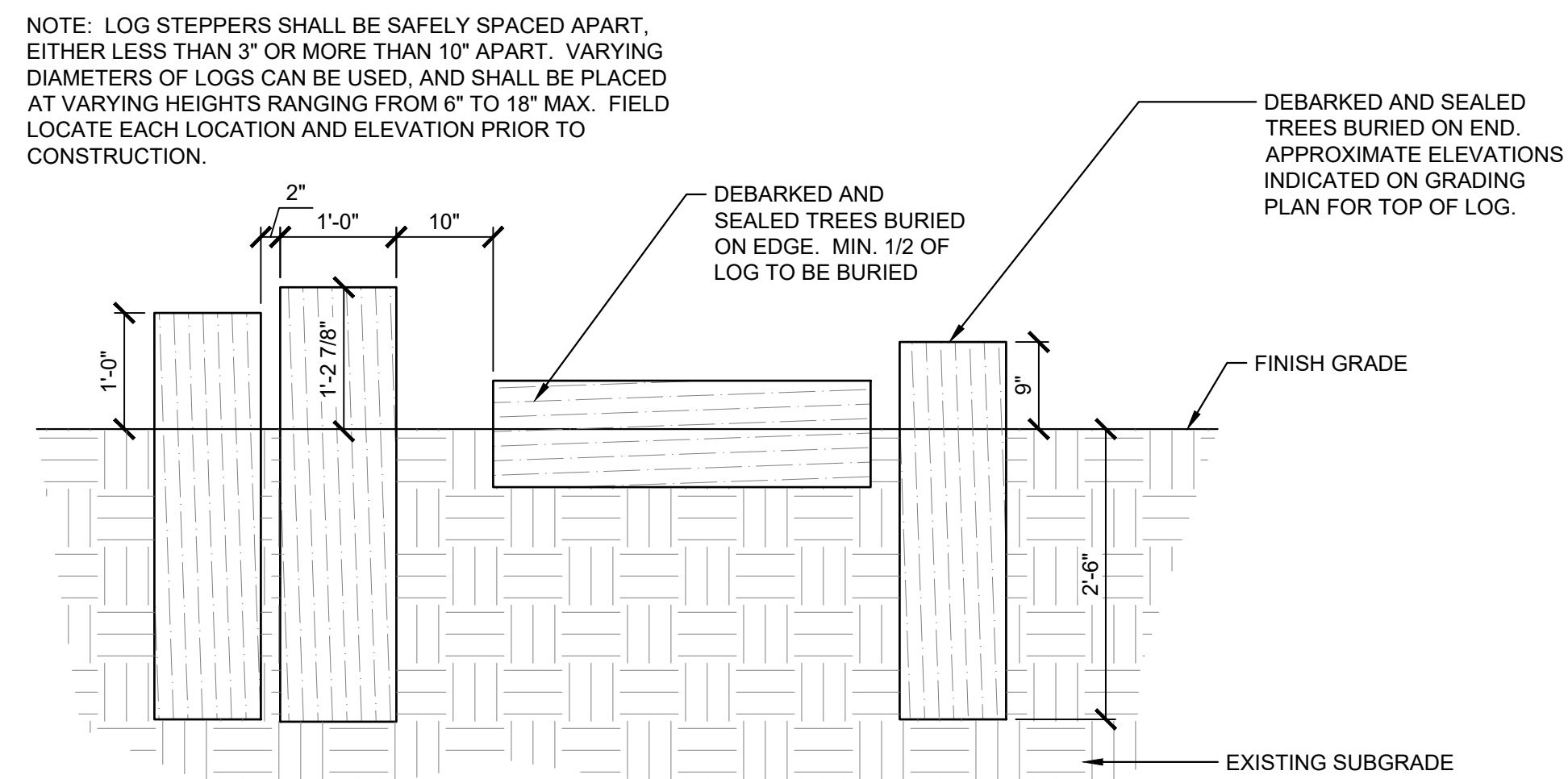
BOULDER BORDER SECTION

PLAYGROUND SURFACING AT STUMP, LOG, & BOULDER PLAY BORDER

7

1" = 1'-0"

- NOTES:
- THE INTENT OF THIS FEATURE IS A DEFINED PATHWAY. IT IS NOT AN ACCESSIBLE ROUTE. WHEN ON A HILL, IT'S SECONDARY INTENT IS TO REDUCE EROSION. THIS FEATURE IS NOT INTENDED TO BE CONSIDERED AN ELEVATED PLAY COMPONENT.
 - BOULDERS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - BE LOCALLY-SOURCED AND HAVE A VARIATION OF SIZES.
 - ENSURE THERE IS A FLAT SIDE FOR STABILITY AND NO SHARP EDGES.
 - COMPACTED GRANULAR BASE COURSE TO BE 6" MIN. DEPTH OF CRUSHED GRAVEL.
 - GRANULAR BASE TO EXTEND MIN. 4" BEYOND THE BOULDERS ON ALL SIDES.
 - BOULDERS TO BE SPACED GIVEN THE FOLLOWING CONSTRAINTS:
 - SPACING BETWEEN BOULDERS MUST BE BETWEEN 8-18".
 - SPACING TO BE APPROXIMATELY AS SHOWN
 - BOULDERS SHALL BE BURIED MIN. 1/3 OF THEIR HEIGHT. ENSURE LANDSCAPE BOULDERS ARE SET STABLE ON THE PREPARED BASE-COURSE; NO ROCKING OR MOVEMENT WILL BE ACCEPTED.
 - TOP OF BOULDERS SHALL BE FLUSH WITH FINISHED GRADE OF SURROUNDING SURFACES.



9 STUMP STEPPERS & LOGS

3/4" = 1'-0"

THE AURORA HIGHLANDS SUNSET
PARK SITE PLAN

TITLE: SITE DETAILS

DATE: JUNE 2024

PREPARED BY:

Matrix

Excellence by Design

707 17th Street, Suite 3150

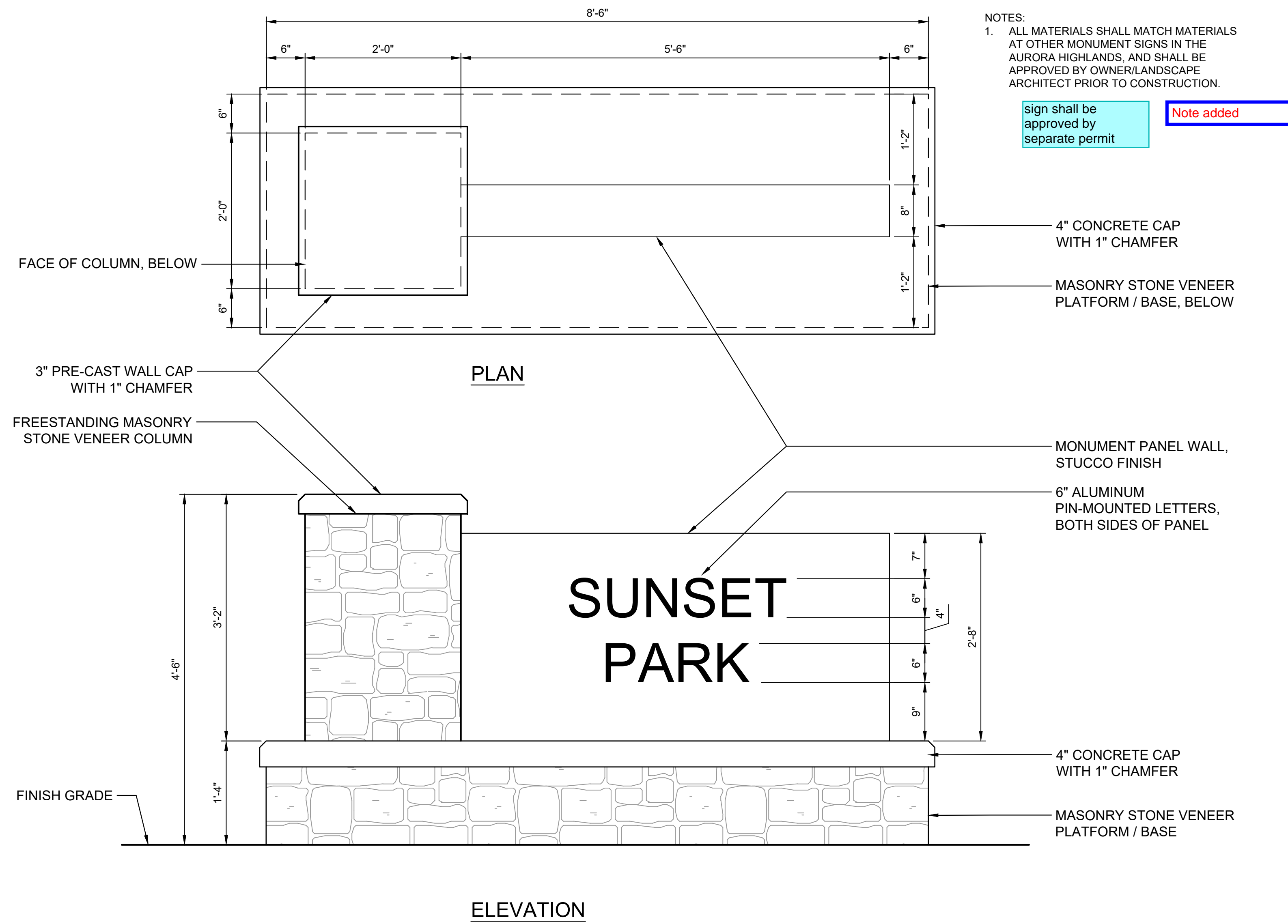
Denver, Colorado 80202

P 303.572.0200

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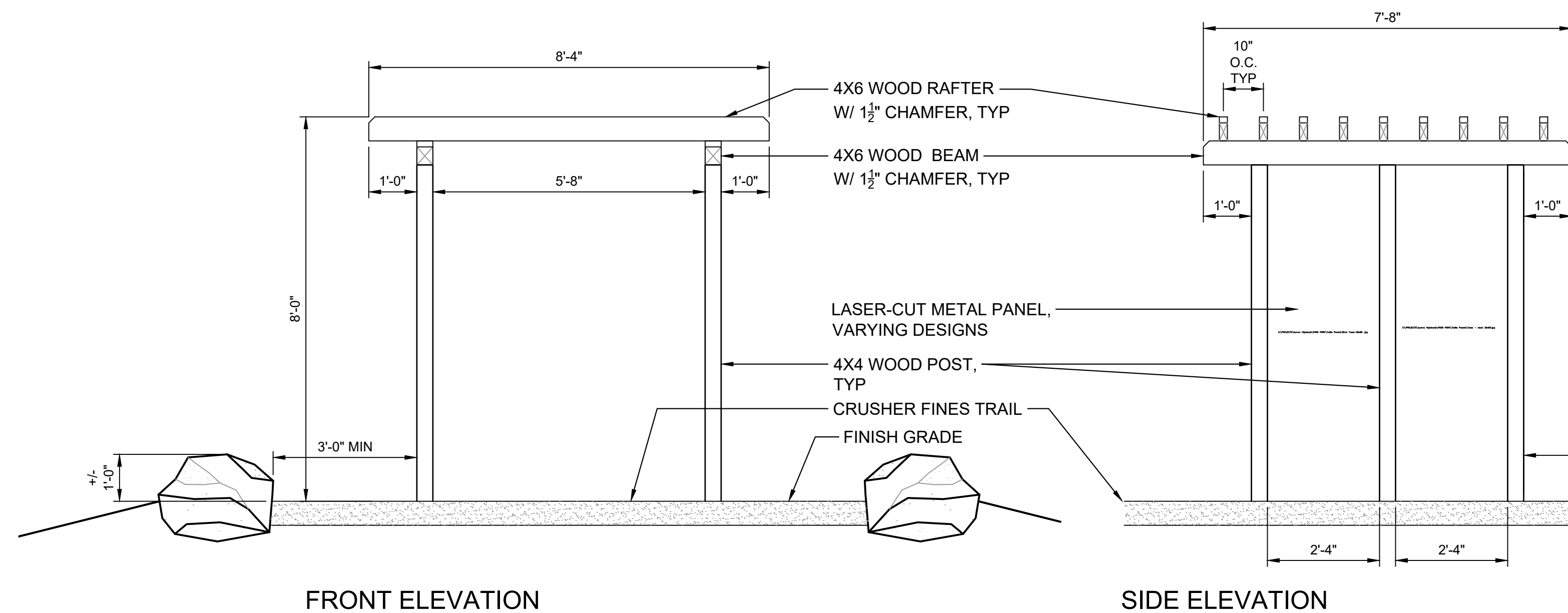
NOT FOR CONSTRUCTION

SHEET: 10



1 PARK SIGN

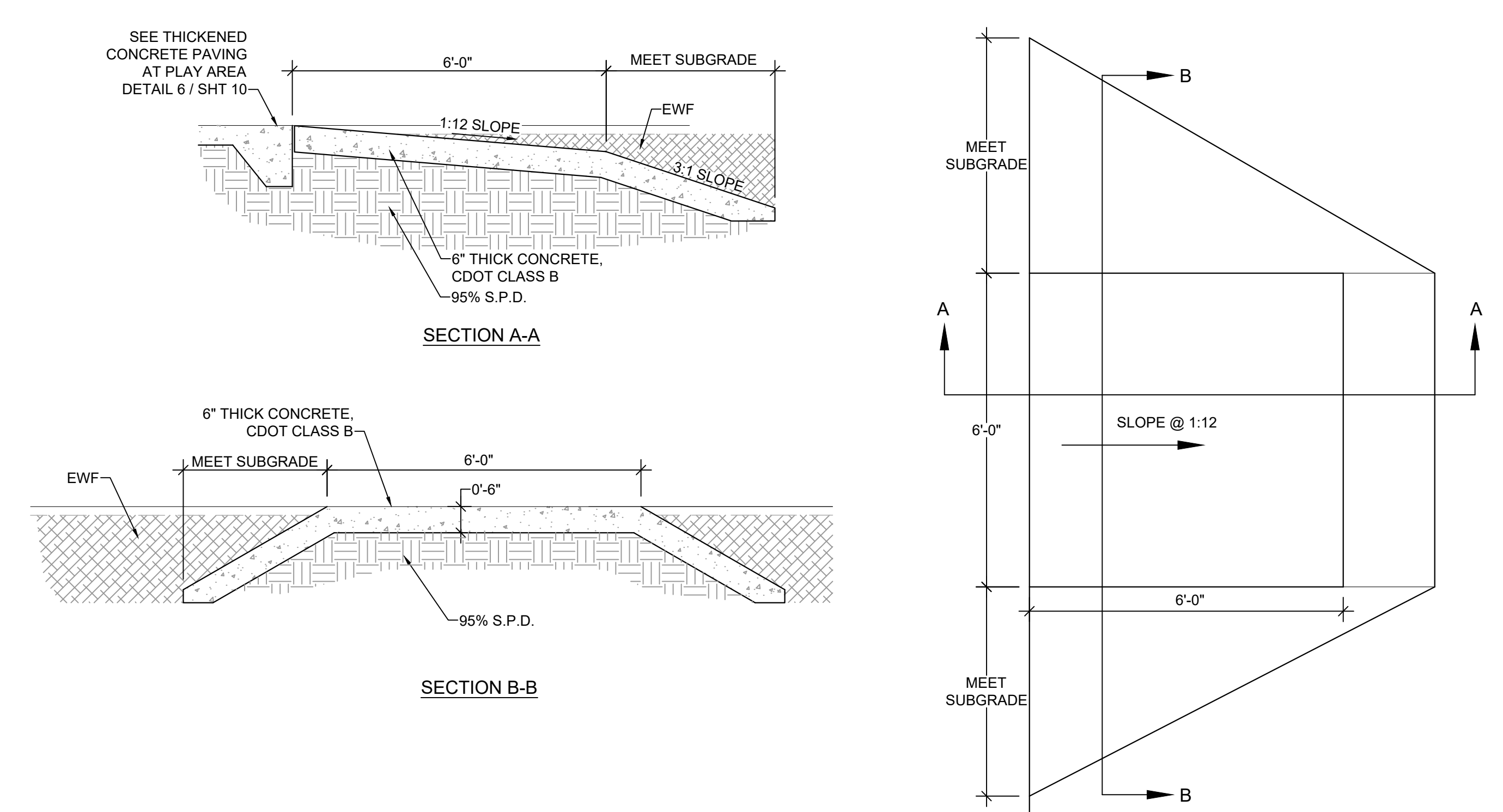
1" = 1'-0"



AGES 2-5, 5-12, INCLUSIVE

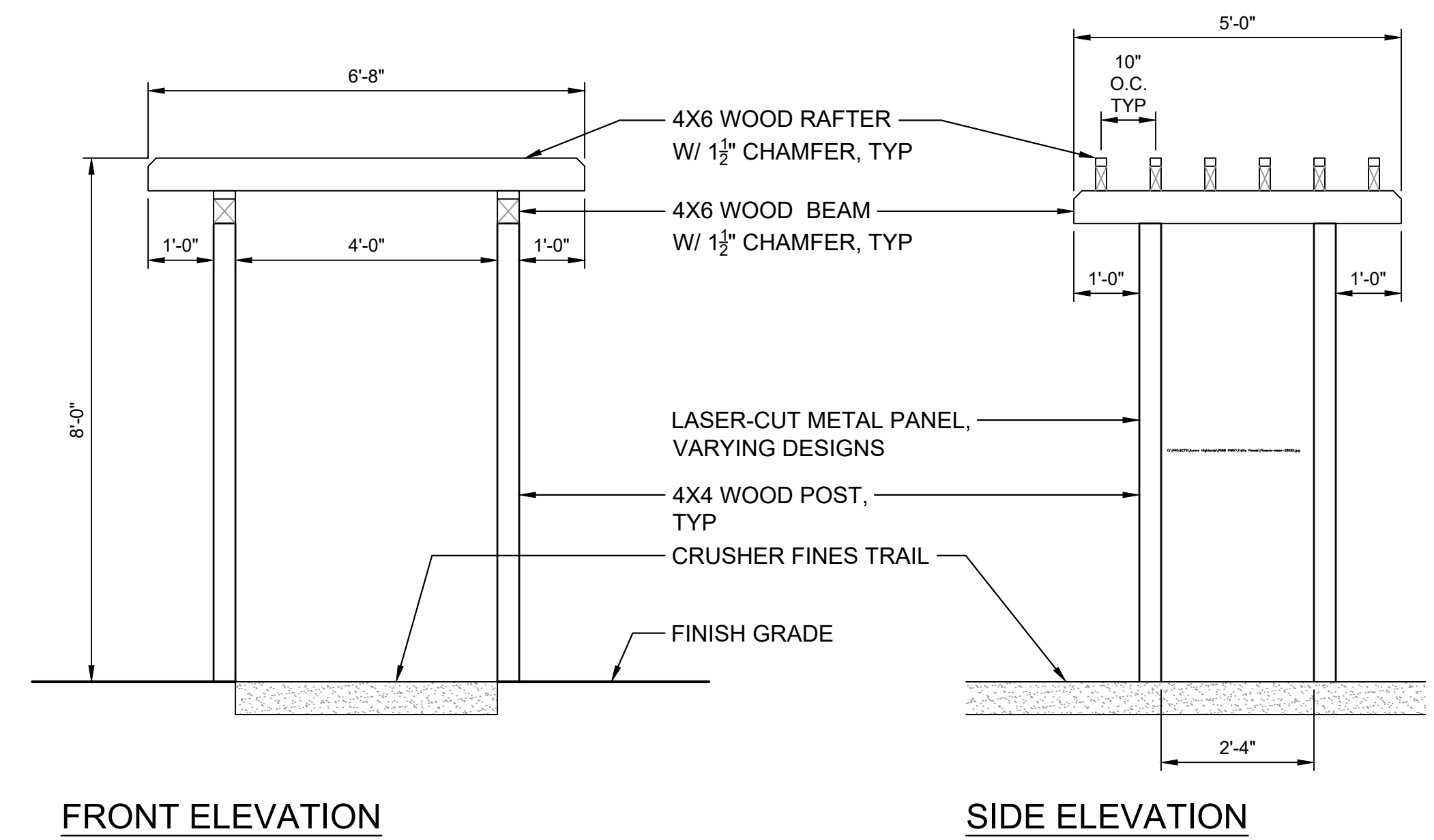
3 OVERLOOK TRELLIS

1/2" = 1'-0"



2 PLAY AREA RAMP

1/2" = 1'-0"



AGES 2-5, 5-12, INCLUSIVE

4 TRAIL TRELLIS

1/2" = 1'-0"

THE AURORA HIGHLANDS SUNSET PARK SITE PLAN

TITLE: SITE DETAILS

DATE: JUNE 2024

PREPARED BY:

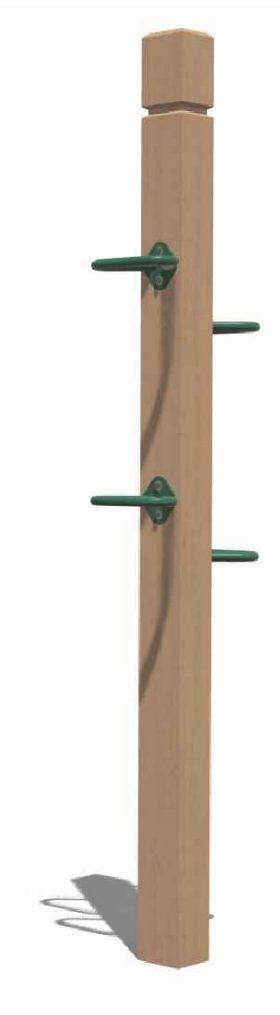
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NOT FOR CONSTRUCTION

SHEET: 11



1 STATION 1: VAULT OVER, HEEL FLEX
NTS



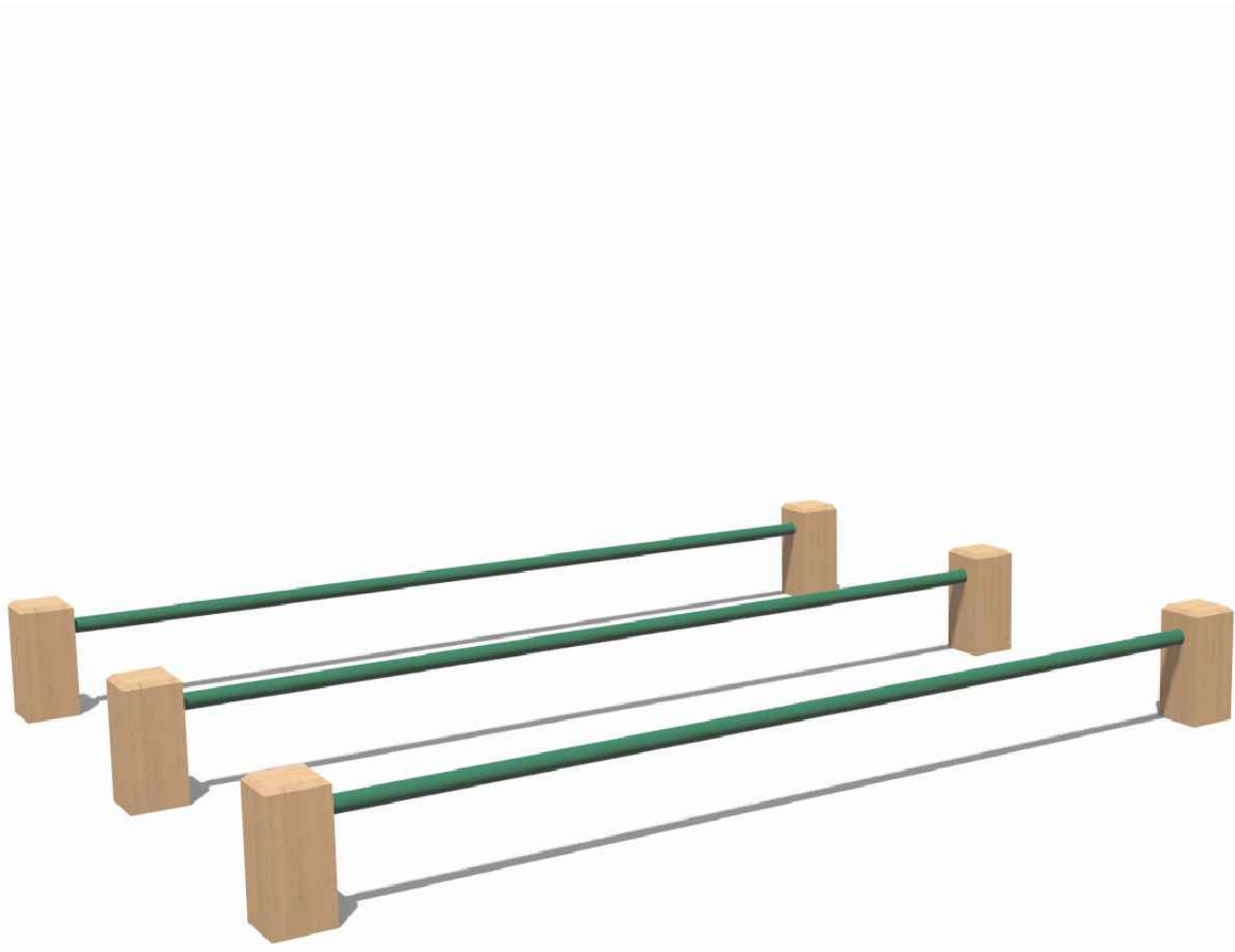
2 STATION 2: HIP FLEX
NTS



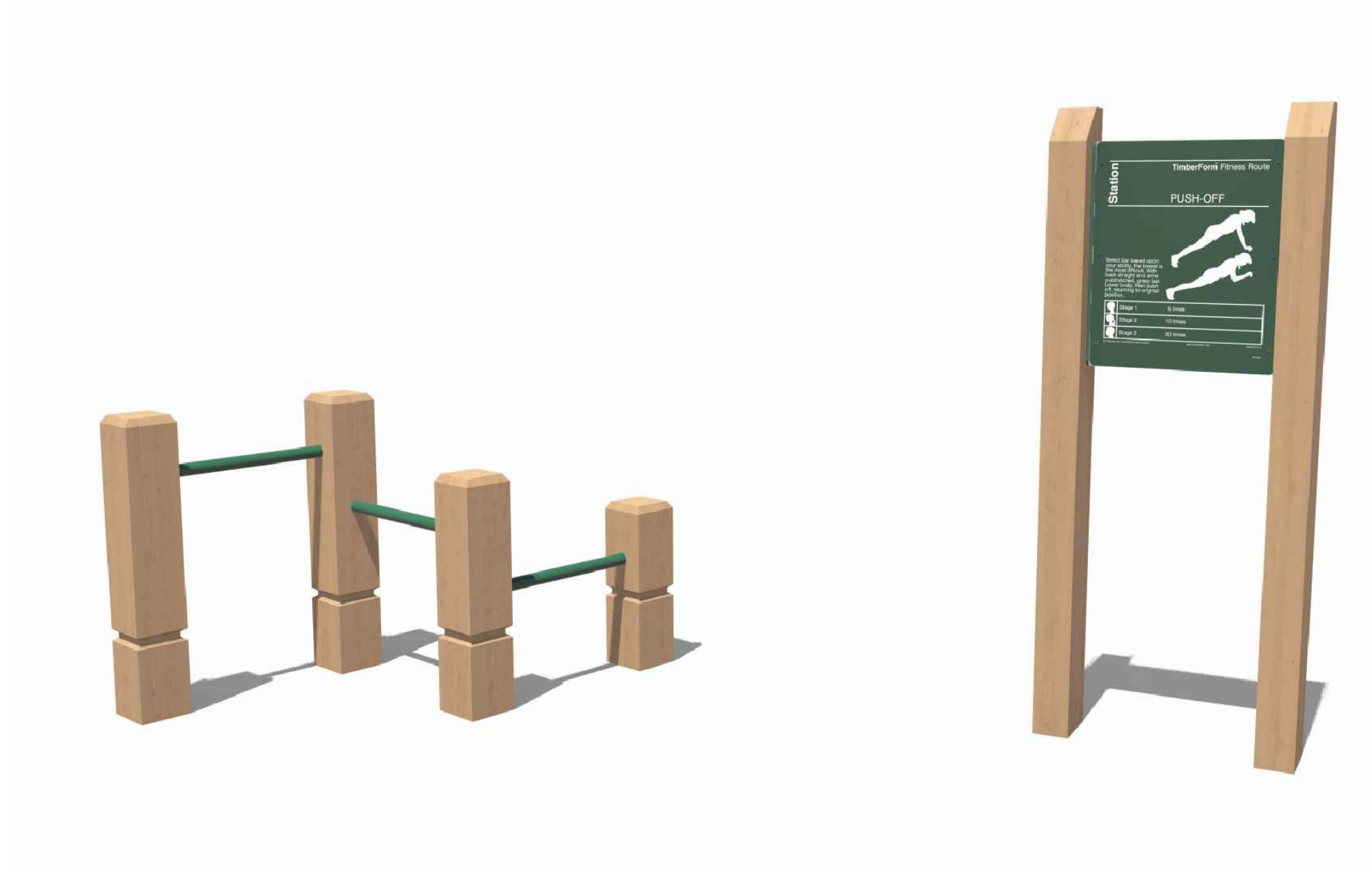
3 STATION 3: ARM STRETCH, TOE TOUCH
NTS



4 STATION 4: BODY PULL
NTS



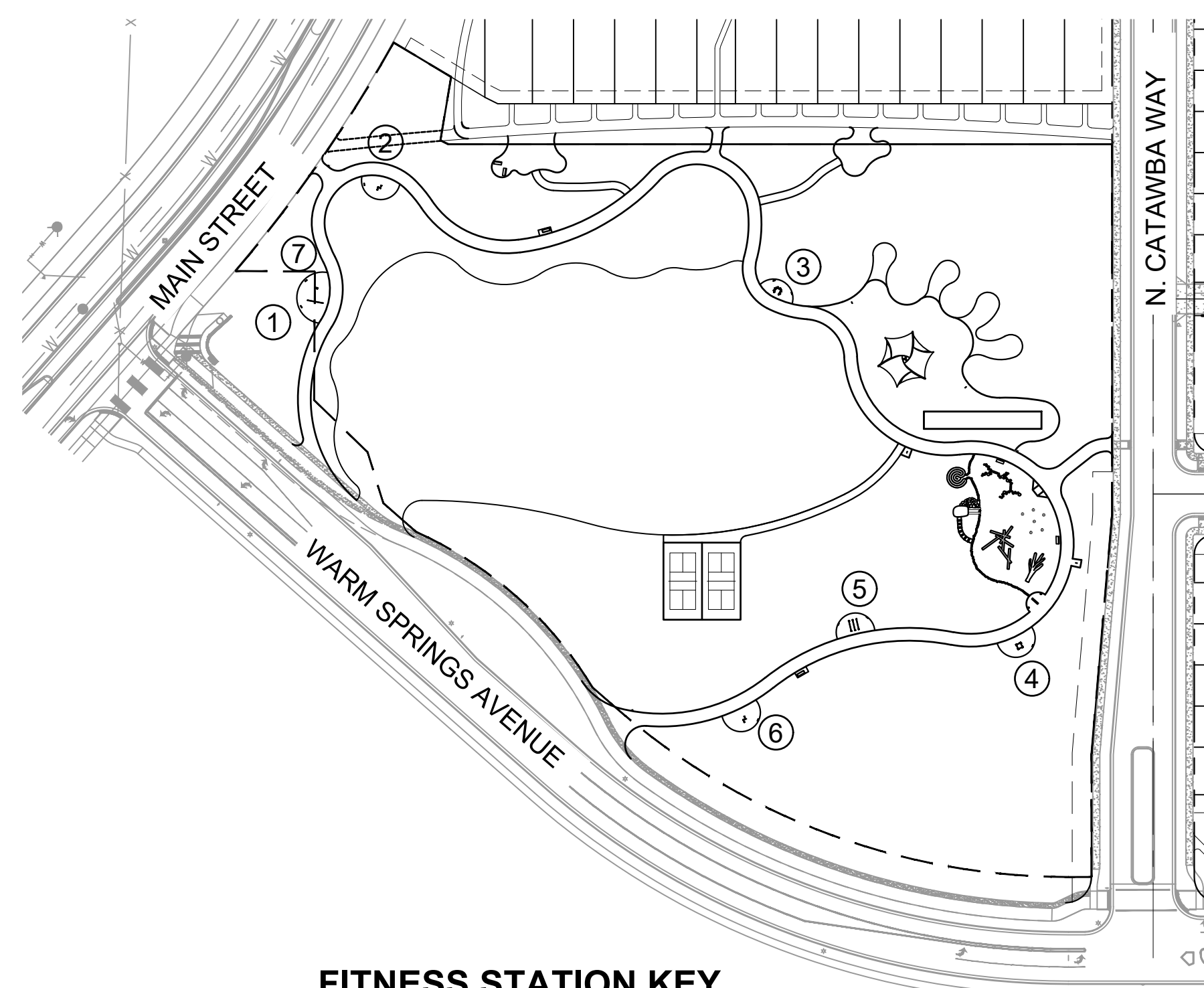
5 STATION 5: HOP OVER, KNEE GRIP
NTS



6 STATION 6: PUSH OFF
NTS



7 INTRO SIGN
NTS



FITNESS STATION KEY

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS SUNSET
PARK SITE PLAN

TITLE: SITE DETAILS

DATE: JUNE 2024

PREPARED BY:

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P 303.572.0200
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Note added re: lights on timer to turn off when park is closed

will the lighting be programmed to shut off when the park is closed?

GENERAL NOTES

- ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL TIMECLOCK.
- ALL SITE LIGHTING SHALL BE FULL CUTOFF USING ENERGY EFFICIENT LED SOURCES.
- ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
- ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
- THERE WILL BE NO OFF-SITE GLARE ALLOWED. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS.
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1008 - MEANS OF EGRESS ILLUMINATION. SECTION 1008.2 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1008.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- NO PORTION OF A LIGHT POLE WILL ENCR OACH INTO OR OVER A DEDICATED FIRE LANE EASEMENT.

LIGHTING FIXTURES

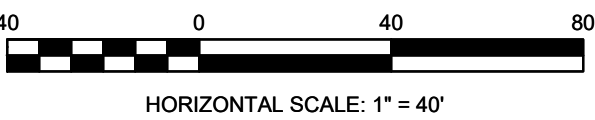
- A1_a LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
- ⊕ PEDESTRIAN POLE OR POST TOP LUMINAIRE

ABBREVIATIONS AND SYMBOLS

AFG	ABOVE FINISHED GRADE
C	CONDUIT
CCT	CORRELATED COLOR TEMPERATURE
DWG(S)	DRAWING(S)
(E)	EXISTING TO REMAIN
EC	ELECTRICAL CONTRACTOR
(ER)	EXISTING TO BE RELOCATED
EM	EMERGENCY
GC	GENERAL CONTRACTOR
LTG	LIGHTING
OAE	OR APPROVED EQUAL
PH, Ø	PHASE
PNL	PANEL
(R)	REMOVED, EXISTING TO BE REMOVED
(RL)	RELOCATED LOCATION
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLT(S)
W	WATT(S) OR WIRE
◇	DETAIL NOTE
△	DELTA REVISION NOTE

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	0.13	1.7	0.0	N.A.	N.A.
FULL SITE	0.3	10.4	0.0	N.A.	N.A.

N



TITLE: SITE LIGHTING - PHOTOMETRIC

DATE: APRIL 2024

PREPARED BY:

Matrix
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Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET: 13



1 | ELECTRIC LIGHTING SITE - PHOTOMETRIC

13 | SCALE: 1" = 40'

LIGHTING FIXTURE SCHEDULE																		
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				MAX WATTS	LUMEN OUTPUT	LUMENS ALLOWED	IESNA CUTOFF	DIMMING	FIXTURE FINISH	MOUNTING INFORMATION		NOTES	
					QTY	WATT	TYPE	CCT/CRI							LOCATION	BOF/RFD/OFH		
ES1	EXTERIOR SURFACE MOUNT MONOPOINT	BRILLIANCE LED	VB-01-CAP-60	120V	1	3	LED	3000K/90CRI	3.3 VA	125 LM			..	--	MATCH POST	SURFACE	POST	1
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH																		
GENERAL NOTES: A. ALL LED LAMPS AND/OR FIXTURES SHALL BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UDN. D. LUMEN LISTED ARE DELIVERED LUMENS, NOT INITIAL. G. ALL FINISH SELECTIONS SHALL BE VERIFIED BE ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING. L. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C., AND RATED FOR OUTDOOR USE.																		
SPECIFIC NOTES: 1. FIXTURES TO BE MOUNTED TO UNDERSIDE OF PRIMARY SUPPORT STRUCTURES AND AIMED DOWN AT THE GROUND LEVEL. COORDINATE EXACT MOUNTING WITH MANUFACTURER.																		

VERSA BEAM

Modular Integrated Fixture

DESCRIPTION

The Brilliance Versa Beam is designed to be an easy-to-install, versatile light source. The Versa Beam can be used to achieve nearly any lighting configuration in landscape lighting designs. Because of its modular design, the VersaBeam can be used in hanging applications, hardscape applications, in ground applications, and overall landscape lighting. It provides indirect light for interest, as well as safety. It is dimmable with the Brilliance Dimmer and most magnetic transformers. ETL Certified for UL 1838 and CSA C22.2 Standards.

All configuration options use the same light engine with 3W, 180 lumen output, 8-15 VAC, and 90 CRI. The brass light engine housing ensures the Versa Beam dissipates heat efficiently while withstanding harsh elements and is rated IP 65. Best of all, the Versa Beam comes fully assembled with finish and configuration option of your choice already attached, so it is ready to use out of the box.

If used as a directional light, the 30 degree optic is pre-installed. If you prefer the 15, or 60 degrees, choose optic of your choice from the interchangeable options, or remove the optic for a wider beam angle. Then, simply install the fixture in one of its many applications.

In hardscape and masonry applications, the Versa Beam is designed to be recessed into standard 1" electrical conduit, making rough-ins simple, without the need for complicated back boxes or pour sleeves.

Stake sold separately for soil applications.



Standard Versa Beam Light Engine

Brass (BR) Nickel (NI) Brass + Black (BK)

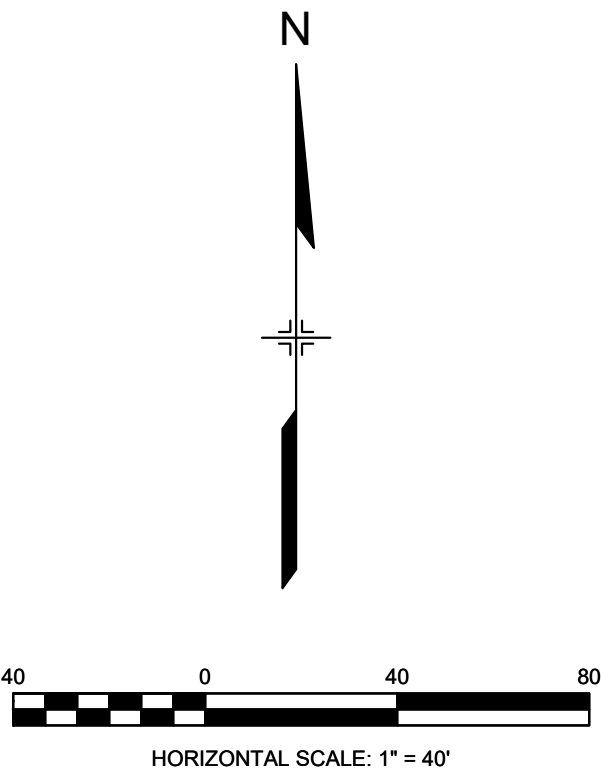


Standard Versa Beam Light Engine

VERSA BEAM	
Use	Areas with Elevation Changes, Hardscape, Hanging or Overall Landscape Lighting
Finish	Brass, Nickel, Brass + Black
Includes	Versa Beam Light Engine, 12ft. Lead, See each configuration for additional items included
Warranty	5 Year Warranty on Versa Beam Fixtures

57

Brilliance Metal Works



TITLE: LIGHTING SCHEDULES - PHOTOMETRIC

DATE: APRIL 2024

PREPARED BY:

 **Matrix**
Excellence by Design

707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200

www.matrixdesigngroup.com



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 32

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 17, 2019, AT RECEPTION NO. 2019000089309, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE WEST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION CONTINUED ON SHEET 2.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE AURORA HIGHLANDS SUBDIVISION FILING NO. 32**, 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.

Not Addressed. We are not dedicating a drainage easement on this Plat and we already have the updated covenant language for the utility easements.

COVENANTS

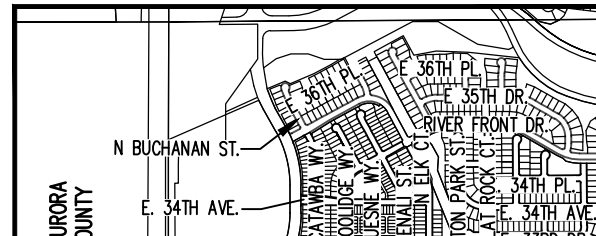
THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

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

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

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

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY , AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE UTILITY EASEMENT*FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.



The area(s) labeled "DRAINAGE EASEMENT" ("Drainage Easement Area") hereon depict easement(s) hereby dedicated by the Owner to the City as set forth herein. Owner grants the right, privilege and authority, but not the obligation, to the City to survey, construct, reconstruct, operate, maintain, remove, replace, upgrade and use: storm drainage facilities, including but not limited to fences, gates, signs, walls, channels, drop structures, trickle channels, outlet structures, forebay, weir sections, including all fixtures, devices, structures, grading, and any and all other appurtenances thereto whatsoever necessary or useful in the operation of a drainage area and all other items located below grade level, at grade level and above grade level within the Drainage Easement Area (collectively and individually hereinafter referred to as "Drainage Facilities"), together with the right of ingress and egress over, across, on and through said Drainage Easement Area, and the right to remove objects or structures therefrom that interfere or endanger any Drainage Facilities as determined by the City in its sole discretion and without liability or expense to the City. The Drainage Easement together with any and all Drainage Facilities located within the Drainage Easement Area are to be constructed and continuously maintained by the Owner of the applicable portion of the Drainage Easement Area and at no cost to the City. Such Owner has responsibility and liability for the applicable Drainage Easement Area, Drainage Facilities, and their maintenance. The City, in City's sole discretion and without assuming responsibility or liability for the Drainage Easement Area, Drainage Facilities or their maintenance, may enter the Drainage Easement Area for the purposes set forth herein and for cleaning, maintaining, repairing, constructing, or improving the Drainage Easement Area or Drainage Facilities at the expense of the applicable Owner, following such Owner's failure to reasonably cure any default upon receipt of written notice of the same. Such Owner shall promptly reimburse the City, upon request, for any expense related thereto (including, but not limited to removal, remediation, court, collection and attorneys' fees and costs). Failure to reimburse the City may result in the City recording a mechanic and materialmen's lien against the applicable portion of the Drainage Easement Area in the records of the county clerk and recorder's office where the Drainage Easement Area is located.

The area(s) labeled as "UTILITY EASEMENT" hereon depict easement(s) hereby dedicated by the Owner to the City for use by public utility companies authorized in writing by the City for provision of services required or ordinarily performed within the UTILITY EASEMENT by third party public utility providers of electric, television, cable, telecommunication facilities, and other public utilities to survey, install, construct, reconstruct, relocate, replace, maintain, enlarge, upgrade, repair, use, operate, patrol, control, improve, test, inspect or remove at any time and from time to time as may be useful to, or required by City, any and all pipes, casings, wires, conduit, culverts, valves, ventilators, manholes, equipment, or material and any other appurtenances necessary , and to make any cuts and fills in the earth needed only in, on, under, through, over and across the "UTILITY EASEMENT" for one or more public utility improvements including all things deemed by the City, in its sole discretion, to be necessary or convenient for the operation of such public utility. The authorized public utility shall maintain said improvements installed by the public utility within, across, under or upon the UTILITY EASEMENT. However, the City shall have the perpetual right, but not obligation, to cut, trim, control and remove trees, brush, and other obstructions which injure or interfere with the City's or authorized public utility's improvements, use, occupation or enjoyment of the UTILITY EASEMENT, or their rights in the UTILITY EASEMENT, without liability to the City for damages arising therefrom.

(Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

Fill in all the blanks shown on this plat.

See the red line comments on the plat and site plan.

Addressed

OWNER:

THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____ 20_____ AD. BY _____, AS _____.

OF _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 _____, 20____ Addressed

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

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

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

CITY OF AURORA APPROVALS

Comment Noted. Thank You!

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 INANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER

DATE

Comment Noted. Thank You!

DIRECTOR OF PLANNING

DATE

Closure Report will be sent in again.

This Plat is not tied to any aliquot corners. There are no blanks to fill in.

300 East Mineral Ave., Suite 1
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Drawn By: BJM

DATE OF PREPARATION:	6-18-2024
SCALE:	N/A
SHEET 1 OF 3	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 32
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3

DEDICATION

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT MM, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 15, PER PLAT RECORDED OCTOBER 25, 2022, AT RECEPTION NO. 2022000086951, IN SAID OFFICIAL RECORDS, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF NORTH CATAWBA WAY, AS SHOWN ON SAID PLAT OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 15;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF NORTH CATAWBA WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 00°00'03" EAST, A DISTANCE OF 288.54 FEET;
- 2) SOUTH 04°55'16" WEST, A DISTANCE OF 186.49 FEET;
- 3) SOUTH 00°00'03" EAST, A DISTANCE OF 95.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
- 4) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°13'28", AN ARC LENGTH OF 31.49 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST WARM SPRINGS AVENUE, AS SHOWN ON THE PLAT OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9, RECORDED JULY 25, 2023, AT RECEPTION NO. 2023000042190, IN SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 557.00 FEET;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF EAST WARM SPRINGS AVENUE, AND SAID CURVE THROUGH A CENTRAL ANGLE OF 35°27'44", AN ARC LENGTH OF 344.75 FEET TO THE SOUTHEASTERLY CORNER OF TRACT F, SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9, BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 99.50 FEET;

THENCE ALONG THE NORTHEASTERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID TRACT F THE FOLLOWING TEN (10) COURSES:

- 1) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°26'12", AN ARC LENGTH OF 49.38 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 307.50 FEET;
- 2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°06'17", AN ARC LENGTH OF 225.97 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 292.50 FEET;
- 3) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'51", AN ARC LENGTH OF 6.28 FEET;
- 4) NON-TANGENT TO SAID CURVE, NORTH 03°58'50" WEST, A DISTANCE OF 8.04 FEET;
- 5) NORTH 49°09'35" WEST, A DISTANCE OF 118.89 FEET;
- 6) NORTH 03°44'02" WEST, A DISTANCE OF 10.50 FEET;
- 7) NORTH 42°08'29" WEST, A DISTANCE OF 46.41 FEET;
- 8) NORTH 00°00'00" EAST, A DISTANCE OF 14.16 FEET;
- 9) NORTH 41°13'06" EAST, A DISTANCE OF 67.87 FEET;
- 10) NORTH 89°34'42" WEST, A DISTANCE OF 46.92 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF MAIN STREET, AS SHOWN ON SAID PLAT OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,087.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 49°36'26" WEST;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF MAIN STREET AND SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'59", AN ARC LENGTH OF 216.59 FEET TO THE SOUTHWESTERLY CORNER OF TRACT K, SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 15;

THENCE NON-TANGENT TO SAID CURVE, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT K, SOUTH 59°01'23" EAST, A DISTANCE OF 52.13 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT MM;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT MM THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 09°34'38" WEST, A DISTANCE OF 49.98 FEET;
- 2) SOUTH 63°24'49" EAST, A DISTANCE OF 6.66 FEET;
- 3) NORTH 89°59'57" EAST, A DISTANCE OF 516.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 299,169 SQUARE FEET OR 6.868 ACRES, MORE OR LESS.

GENERAL NOTES:

- 1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- 2. BEARINGS ARE BASED ON THE RECORD BEARING OF SOUTH 00°00'03" WEST, A DISTANCE OF 288.54 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF NORTH CATAWBA WAY AS DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 15, BEING MONUMENTED BY FOUND 1 1/4" ORANGE PLASTIC CAPS STAMPED AZTEC PLS 38668 AT EACH END, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- 4. 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.
- 5. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS 1221542-CO DATED MAY 31, 2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- 6. 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.
- 7. ALL OWNERS OF LOTS ADJACENT TO MAIN STREET, EAST WARM SPRINGS AVENUE, AND NORTH CATAWBA WAY 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.
- 8. TRACT A IS TO BE PRIVATELY OWNED AND MAINTAINED.
- 9. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- 10. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
- 11. A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
- 12. A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
- 13. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

Addressed

East on graphics

Addressed

Basis of Bearing statement to fully describe monuments per COA 2024 Subdivision Plat Checklist Item #12.b.
What is the cap on?

An updated title commitment will be ordered when we get closer to the recording of this Plat

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AzTec Proj. No.: 132424-02

Drawn By: BJM

DATE OF
PREPARATION:

6-18-2024

SCALE:

N/A

SHEET 2 OF 3

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 32

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3

This Plat is tied to multiple existing recorded Plat corners which are considered to be control corners in the checklist. If we find some existing centerline control we will tie out to them also.

Show two tie-out Bearing & Distances per COA 2024 Subdivision Plat Checklist Item #13.d.(6)

Not Addressed. The drainage easement is existing and was dedicated on TAH Filing No.1

Distance?

Distance?

Not Addressed. The drainage easement is existing and was dedicated on TAH Filing No.1

The existing drainage easement will be released by separate document. Line will not be removed till we have the recorded release.

Removed

Do not show existing underlying subdivision names per COA 2024 Subdivision Plat Checklist Item #16.d (9).

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

TRACT A
299,169 SF
6.868 AC

E. 32ND DR.
(100' WIDE PUBLIC ROW)
REC. NO. 2022000086951

0' 25' 50' 100'
SCALE: 1" = 50'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

When we did the boundary searches for this Plat none of the centerline control monuments were set. I do know centerline control is being set currently. I will get a field crew scheduled to make a return trip to the site to see if any centerline control has been set since we did the previous field work. We will make different symbols for any found centerline control.

Have these control monuments been set? If so, include a differing symbol in the legend and describe what was found.

Overplotting street center line control monument?

Addressed.

NW 1/4 SW 1/4
SEC. 30
T3S, R65W,
6TH P.M.

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 9
REC. NO. 2023000042190

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

MONUMENT SYMBOL LEGEND

- FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

Fully describe monument per COA 2024 Subdivision Plat Checklist Item #16.d (1).

Addressed.

Addressed.

Add tic marks on easements per COA 2024 Subdivision Plat Checklist Item #16.b. Typical.

Not Addressed. The drainage easement is existing and was dedicated on TAH Filing No.1

Distance?

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DATE OF PREPARATION:	6-18-2024
SCALE:	1"=50'
SHEET 3 OF 3	

Parcel Map Check Report

Date: 7/30/2024 4:02:16 PM

Parcel Name: Site 1|1 - TRACT A

Description: TRACT A

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 703,882.734' East: 223,031.583'

Segment# 1: Line

Course: S0° 00' 03"E Length: 288.54'

North: 703,594.194' East: 223,031.587'

Segment# 2: Line

Course: S4° 55' 16"W Length: 186.49'

North: 703,408.391' East: 223,015.589'

Segment# 3: Line

Course: S0° 00' 03"E Length: 95.84'

North: 703,312.551' East: 223,015.590'

Segment# 4: Curve

Length: 31.49' Radius: 20.00'

Delta: 90°13'28" Tangent: 20.08'

Chord: 28.34' Course: S45° 06' 41"W

Course In: S89° 59' 57"W Course Out: S0° 13' 25"W

RP North: 703,312.551' East: 222,995.590'

End North: 703,292.551' East: 222,995.512'

Segment# 5: Curve

Length: 344.75' Radius: 557.00'

Delta: 35°27'44" Tangent: 178.10'

Chord: 339.27' Course: N72° 02' 43"W

Course In: N0° 13' 25"E Course Out: S35° 41' 10"W

RP North: 703,849.547' East: 222,997.686'

End North: 703,397.138' East: 222,672.763'

Segment# 6: Curve

Length: 49.38' Radius: 99.50'

Delta: 28°26'12" Tangent: 25.21'

Chord: 48.88' Course: N40° 05' 44"W

Course In: N35° 41' 10"E Course Out: S64° 07' 22"W

RP North: 703,477.954' East: 222,730.806'

End North: 703,434.528' East: 222,641.283'

Segment# 7: Curve

Length: 225.97' Radius: 307.50'

Delta: 42°06'17" Tangent: 118.36'

Chord: 220.92' Course: N46° 55' 47"W

Course In: S64° 07' 21"W Course Out: N22° 01' 05"E

RP North: 703,300.320' East: 222,364.616'
End North: 703,585.393' East: 222,479.897'

Segment# 8: Curve

Length: 6.28' Radius: 292.50'
Delta: 1°13'51" Tangent: 3.14'
Chord: 6.28' Course: N67° 21' 59"W
Course In: N22° 01' 05"E Course Out: S23° 14' 56"W
RP North: 703,856.560' East: 222,589.555'
End North: 703,587.811' East: 222,474.098'

Segment# 9: Line

Course: N3° 58' 50"W Length: 8.04'
North: 703,595.831' East: 222,473.540'

Segment# 10: Line

Course: N49° 09' 35"W Length: 118.89'
North: 703,673.580' East: 222,383.595'

Segment# 11: Line

Course: N3° 44' 02"W Length: 10.50'
North: 703,684.058' East: 222,382.911'

Segment# 12: Line

Course: N42° 08' 29"W Length: 46.41'
North: 703,718.470' East: 222,351.772'

Segment# 13: Line

Course: N0° 00' 00"E Length: 14.16'
North: 703,732.630' East: 222,351.772'

Segment# 14: Line

Course: N41° 13' 06"E Length: 67.87'
North: 703,783.682' East: 222,396.494'

Segment# 15: Line

Course: N89° 34' 42"W Length: 46.92'
North: 703,784.028' East: 222,349.575'

Segment# 16: Curve

Length: 216.59' Radius: 1,087.00'
Delta: 11°24'59" Tangent: 108.65'
Chord: 216.23' Course: N34° 41' 05"E
Course In: N49° 36' 26"W Course Out: S61° 01' 25"E
RP North: 704,488.430' East: 221,521.694'
End North: 703,961.833' East: 222,472.623'

Segment# 17: Line

Course: S59° 01' 23"E Length: 52.13'
North: 703,935.002' East: 222,517.318'

Segment# 18: Line
Course: S9° 34' 38"W Length: 49.98'
North: 703,885.719' East: 222,509.002'

Segment# 19: Line
Course: S63° 24' 49"E Length: 6.66'
North: 703,882.738' East: 222,514.958'

Segment# 20: Line
Course: N89° 59' 57"E Length: 516.61'
North: 703,882.746' East: 223,031.568'

Perimeter: 2,383.51' Area: 299,169Sq.Ft.
Error Closure: 0.019 Course: N50° 58' 57"W
Error North : 0.0118 East: -0.0146

Precision 1: 125,447.37