HORIZON UPTOWN PHASE 9
SITE PLAN

PORTION SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 1 BEARS NORTH 89°16'48" EAST, A DISTANCE OF 2654.32 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 1, NORTH 00°34'01" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 6TH AVENUE, AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°17'37" WEST, A DISTANCE OF 226.18 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH TEMPE STREET AS SHOWN ON HORIZON UPTOWN SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. E1067745 IN THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. NORTH 00°22'42" EAST, A DISTANCE OF 16.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°15'07" WEST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°46'22", AN ARC LENGTH OF 31.34 FEET;
3. TANGENT TO SAID CURVE, NORTH 00°28'45" WEST, A DISTANCE OF 63.67 FEET TO THE SOUTHERLY BOUNDARY OF HORIZON UPTOWN SUBDIVISION FILING NO. 5 AS RECORDED AT RECEPTION NO. E400414 IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 5 THE FOLLOWING TWENTY (20) COURSES;

1. NORTH 89°31'15" EAST, A DISTANCE OF 672.38 FEET;
2. NORTH 00°28'45" WEST, A DISTANCE OF 23.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 29.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°28'45" WEST;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 45.55 FEET;
4. TANGENT TO SAID CURVE, NORTH 00°28'45" WEST, A DISTANCE OF 56.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 6TH PLACE AS SHOWN ON SAID HORIZON UPTOWN SUBDIVISION FILING NO. 5;
5. NORTH 89°31'15" EAST, A DISTANCE OF 38.00 FEET;
6. NORTH 00°28'45" WEST, A DISTANCE OF 64.00 FEET;
7. SOUTH 89°31'15" WEST, A DISTANCE OF 38.00 FEET TO THE EASTERLY BOUNDARY OF TRACT P AS SHOWN ON SAID HORIZON UPTOWN SUBDIVISION FILING NO. 5;
8. NORTH 00°28'45" WEST, A DISTANCE OF 54.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 29.00 FEET;
9. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'01", AN ARC LENGTH OF 45.55 FEET;
10. NON-TANGENT TO SAID CURVE, NORTH 00°28'45" WEST, A DISTANCE OF 23.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 29.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°28'41" WEST;
11. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'56", AN ARC LENGTH OF 45.55 FEET;
12. TANGENT TO SAID CURVE, NORTH 00°28'45" WEST, A DISTANCE OF 156.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 29.00 FEET;
13. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 45.55 FEET;
14. NON-TANGENT TO SAID CURVE, 00°28'45" WEST, A DISTANCE OF 23.00 FEET;
15. SOUTH 89°31'15" WEST, A DISTANCE OF 15.00 FEET TO THE EASTERLY BOUNDARY OF LOT 3, BLOCK 3 AS SHOWN ON SAID HORIZON UPTOWN SUBDIVISION FILING NO. 5;
16. NORTH 00°28'45" WEST, A DISTANCE OF 81.00 FEET;
17. NORTH 89°31'15" EAST, A DISTANCE OF 24.00 FEET;
18. NORTH 00°28'45" WEST, A DISTANCE OF 64.00 FEET;
19. SOUTH 89°31'15" WEST, A DISTANCE OF 121.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
20. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH UKRAINE STREET AS SHOWN ON HORIZON UPTOWN SUBDIVISION FILING NO. 7 RECORDED AT RECEPTION NO. _____

THENCE ALONG SAID LAST DESCRIBED EASTERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES;

1. TANGENT TO SAID CURVE, NORTH 00°28'45" WEST, A DISTANCE OF 623.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
3. NON-TANGENT TO SAID CURVE, NORTH 00°28'45" WEST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°28'45" WEST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
5. TANGENT TO SAID CURVE, NORTH 00°28'45" WEST, A DISTANCE OF 518.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 868.00 FEET;
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°32'53", AN ARC LENGTH OF 144.65 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°25'51", AN ARC LENGTH OF 24.46 FEET;
8. NON-TANGENT TO SAID CURVE, NORTH 12°05'59" EAST, A DISTANCE OF 64.00 FEET;

THENCE DEPARTING SAID LAST DESCRIBED EASTERLY RIGHT-OF-WAY, SOUTH 77°30'02" EAST, A DISTANCE OF 460.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 77°30'02" EAST, A DISTANCE OF 122.00 FEET;

THENCE SOUTH 12°29'58" WEST, A DISTANCE OF 1,181.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 869.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'41", AN ARC LENGTH OF 196.84 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°28'45" EAST, A DISTANCE OF 751.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

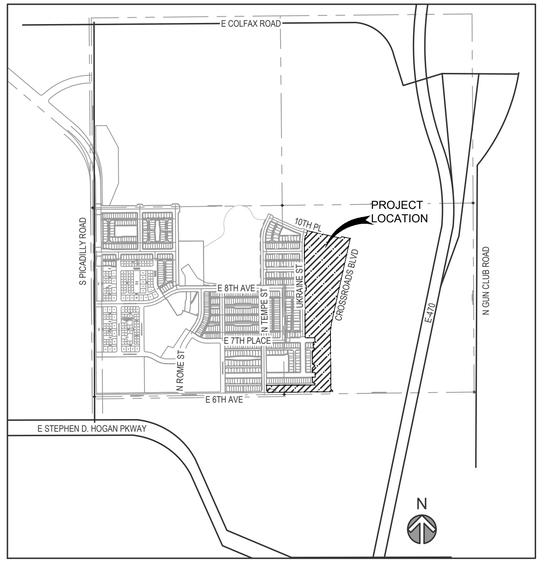
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°14'27", AN ARC LENGTH OF 39.17 FEET;

THENCE NON-TANGENT TO SAID CURVE SOUTH 00°28'45" EAST, A DISTANCE OF 17.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF EAST 6TH AVENUE;

THENCE ALONG SAID LAST DESCRIBED NORTHERLY RIGHT-OF-WAY, SOUTH 89°16'48" WEST, A DISTANCE OF 678.64 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 21.743 ACRES, (947,132 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **HORIZON UPTOWN SUBDIVISION FILING NO. 9**, 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.



VICINITY MAP
SCALE: 1:1000

OWNERS CERTIFICATE

HORIZON UPTOWN
HORIZON UPTOWN SUBDIVISION FILING NO. 9
LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDINGS, 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, WITHDRAW OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS _____ DAY OF _____ AD. 20 _____

STATE OF COLORADO ( ) SS COUNTY OF ( )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ AD. 20____

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ ADDRESS:_____

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LAND USE DATA	
MASTER PLAN PLANNING AREA	PA-16B, PA-17B, PA-18A
LAND AREA WITHIN PROPERTY LINES	21.7 ACRES
NUMBER OF LOTS PROPOSED	136
MAXIMUM BUILDING HEIGHT	38'
LOT AREA	9.5 ACRES (43.8%)
HARD SURFACE AREA	6.1 ACRES (28.1%)
LANDSCAPE AREA	6.1ACRES (28.1%)
PRESENT ZONING CLASSIFICATION	R-2 WITH FLEXIBLE RESIDENTIAL LOT DESIGNATION
NUMBER OF PARKING SPACES REQUIRED*	272 FOR DWELLING UNITS
NUMBER OF PARKING SPACES PROVIDED	272 GARAGE PARKING SPACES, 136 STREET PARKING SPACES
PARKING REQUIREMENTS	2 TOTAL PARKING SPACES PER DWELLING UNIT (2 FOR UNIT, GREEN COURT GUEST IS COUNTED AT A HALF RATE)
2021 IRC OCCUPANCY CLASSIFICATION	R3
CONSTRUCTION TYPE	V NON SPRINKLERED

*PARKING REQUIREMENTS PER THE HUDSG

SIGNATURE BLOCK:

CITY OF AURORA APPROVALS

CITY ATTORNEY:_____ DATE:_____

PLANNING DIRECTOR: _____ DATE:_____

PLANNING AND ZONING COMMISSION _____ DATE:_____
CHAIRMAN

CITY COUNCIL: _____ DATE:_____
MAYOR

ATTEST: _____ DATE:_____
CITY CLERK

AMENDMENT BLOCK

PROPERTY OWNER
HORIZON UPTOWN (DENVER) SPV, LLC
C/O AVANTI MANAGEMENT CORPORATION
923 N. PENNSYLVANIA AVENUE
WINTER PARK, FL 32789
CONTACT: DAVID ANDREWS
P~303-489-7968

ENGINEER
MERRICK & COMPANY
8051 E MAPLEWOOD AVENUE, SUITE 300
GREENWOOD VILLAGE, CO 80111
CONTACT: GLORIA LEE
P~303-353-3617

LANDSCAPE ARCHITECT
MERRICK & COMPANY
8051 E MAPLEWOOD AVENUE, SUITE 300
GREENWOOD VILLAGE, CO 80111
CONTACT: MIKE LEUTENEKER
P~303-353-3340

SURVEYOR
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
CONTACT: TONY PEALL
P~303-327-7483

TRAFFIC ENGINEER
LSC TRANSPORTATION CONSULTANTS, INC.
1889 YORK ST.
DENVER, CO 80206
CONTACT: CHRIS MCGRANAHAN
P~303-333-1105

ELECTRICAL ENGINEER
PK ELECTRICAL, INC.
4601 DTC BOULEVARD, SUITE 740
DENVER, CO 80237
CONTACT: ALAN WISKUS
P~720-481-3290

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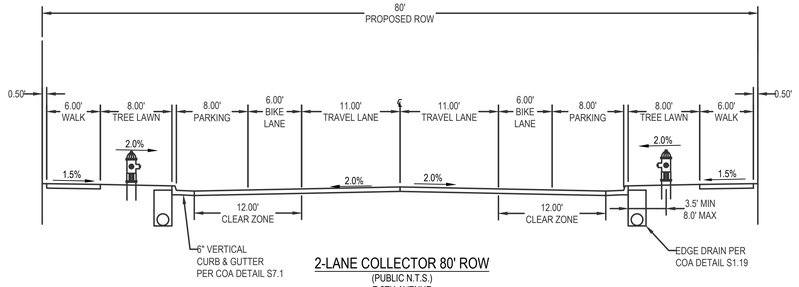
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
COVER
AURORA, COLORADO

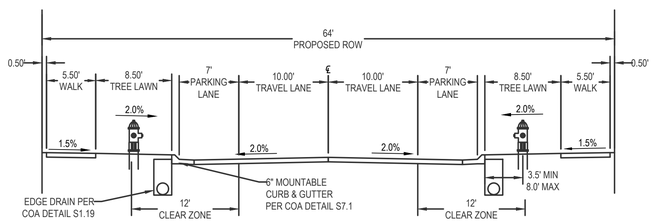
JOB NUMBER: 100183.01
DATE: 1/24/2025
SHEET: 1

File Location:O:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-006 HUP8\CAD\Site Plan\100183.00 - 00 Cover.dwg Plot Date:1/24/2025 12:49 PM Last Saved By: LUCAS.WOODY



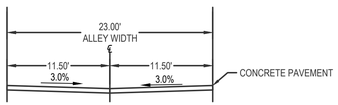
2-LANE COLLECTOR 80' ROW

(PUBLIC N.T.S.)
E 8TH AVENUE
DESIGN SPEED: 35 MPH
ADT: 4,125



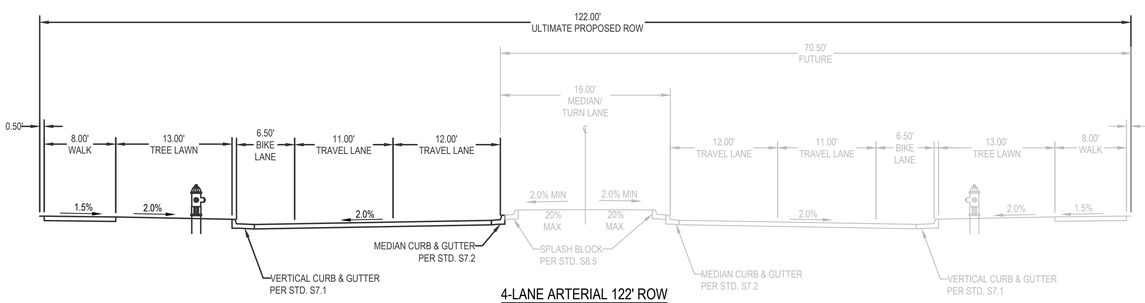
LOCAL 64' ROW STREET

(PUBLIC N.T.S)
10TH PLACE, E 7TH AVE
DESIGN SPEED: 30 MPH
ADT: 625



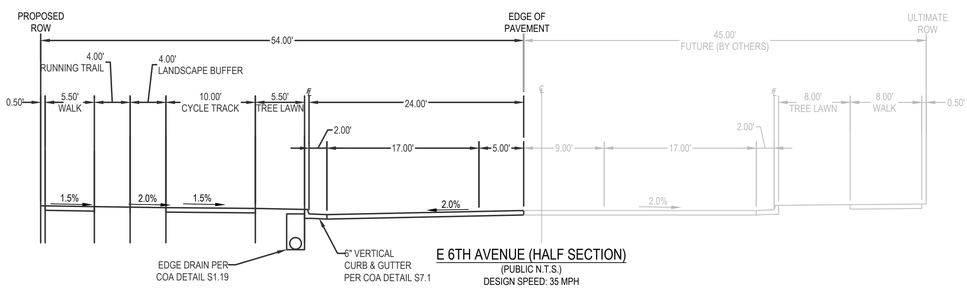
TYPICAL 23' ALLEY SECTION

(PRIVATE N.T.S.)



4-LANE ARTERIAL 122' ROW

(PUBLIC N.T.S.)
CROSSROADS BLVD.
DESIGN SPEED: 50 MPH
ADT: 11,195



E 6TH AVENUE (HALF SECTION)

(PUBLIC N.T.S.)
DESIGN SPEED: 35 MPH
ADT: 2,740

SITE PLAN NOTES:

1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11 AND ICC A117.1.
5. THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
7. 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.
8. 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL . THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. **(THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) 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.
10. 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.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
12. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
13. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING OR CHANGES SHOWN IN THESE SITE CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
16. 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.
17. 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.
18. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
19. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ___(25/30 – REFER TO SECTION 146-2.6.2.C.) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE-CASE NOISE CONDITIONS.
20. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) 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.
21. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
22. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

ABBREVIATIONS

AC	ACRE
AD	ALGEBRAIC DIFFERENCE
AH	AHEAD
ARCH	ARCHITECT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASSM	ASSEMBLY
AVE	AVENUE
BB	BOX BASE
BK	BACK
BNDY	BOUNDARY
BOP	BOTTOM OF PIPE
BOV	BLOW OFF VALVE
BFV	BUTTERFLY VALVE
BLVD	BOULEVARD
BOW	BOTTOM OF WALL
C&G	CURB & GUTTER
CATV	CABLE TELEVISION
CB	CATCH BASIN
CBC	CONCRETE BOX CULVERT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CDS	CUL-DE-SAC
CFS	CUBIC FEET PER SECOND
CL	CENTER LINE
CLOMR	CONDITIONAL LETTER OF MAP REVISION
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
C.O.	CLEAN OUT
CONC	CONCRETE
CR	CIRCLE
CSP	CORRUGATED STEEL PIPE
CT	COURT
CTRB	CONCRETE THRUST REDUCER BLOCK
CY	CUBIC YARD
DBPS	DRAINAGE BASIN PLANNING STUDY
DE	DRAINAGE EASEMENT
DIA	DIAMETER
Ø	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DRIVE
DRC	DESIGN REVIEW COMMITTEE
DU	DWELLING UNITS
E	EAST
EA	EACH
EGL	ENERGY GRADE LINE
EL	ELEVATION
ELEC	ELECTRIC
EOA	EDGE OF ASPHALT
ESMT	EASEMENT
EST	ESTIMATE
EX	EXISTING
FDP	FINAL DEVELOPMENT PLAN
FDR	FINAL DRAINAGE REPORT
FES	FLARED END SECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FIL	FILING
FO	FIBER OPTIC CABLE
GAS	GAS LINE
GB	GRADE BREAK
GE	GAS EASEMENT
GIS	GEOGRAPHIC INFORMATION SYSTEM
GL	GAS LINE
GPS	GLOBAL POSITIONING SYSTEM
GV	GATE VALVE
HC	HANDICAP
HCL	HORIZONTAL CONTROL LINE
HDC	HIGH DEFLECTION COUPLING
HDPE	HIGH DENSITY POLYETHYLENE
HGL	HYDRAULIC GRADE LINE
HOA	HOME OWNERS ASSOCIATION
HP	HIGH POINT
I	INLET
IE	IRRIGATION EASEMENT
INT	INTERSECTION
INV	INVERT
IRR	IRRIGATION
KB	KICK (THRUST) BLOCK
LE	LANDSCAPE EASEMENT
LF	LINEAR FEET
LN	LANE
LOMR	LETTER OF MAP REVISION
LP	LOW POINT
LS	LUMP SUM
LT	LEFT
MAX	MAXIMUM
MDDP	MASTER DEVELOPMENT DRAINAGE PLAN
MH	MANHOLE
MIN	MINIMUM
N	NORTH
NRCP	NON-REINFORCED CONCRETE PIPE
ODP	OFFICIAL DEVELOPMENT PLAN
OHE	OVERHEAD ELECTRIC
OHU	OVERHEAD UTILITY
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PDP	PRELIMINARY DEVELOPMENT PLAN
PE	PROFESSIONAL ENGINEER
PGL	PROPOSED GRADE LINE
PI	POINT OF INTERSECTION
PKWY	PARKWAY
PL	PROPERTY LINE
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
STE	STEEL
SAN	SANITARY SEWER
SF	SQUARE FEET
ST	STREET
STA	STATION
STM	STORM SEWER
SY	SQUARE YARD
SY-IN	SQUARE YARD INCH
SSWE	SANITARY SEWER AND WATER EASEMENT
TB	THRUST BLOCK
TBC	TOP BACK-OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TOA	TOP OF ASPHALT
TOB	TOP OF BOX
TOC	TOP OF CURB OR CONCRETE
TOF	TOP OF FOUNDATION
TOP	TOP OF PIPE
TW	TOP OF WALL
TYP	TYPICAL
UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
UE	UTILITY EASEMENT
U&DE	UTILITY & DRAINAGE EASEMENT
UGE	UNDERGROUND ELECTRIC
VCP	VITRIFIED CLAY PIPE
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
VTC	VEHICLE TRACKING CONTROL
W	WEST
WL	WATER LINE
WM	WATER MAIN
WRD	WATER RESOURCES DEPARTMENT
WS	WATER SURFACE
WSE	WATER SURFACE ELEVATION
WTR	WATER
YR	YEAR

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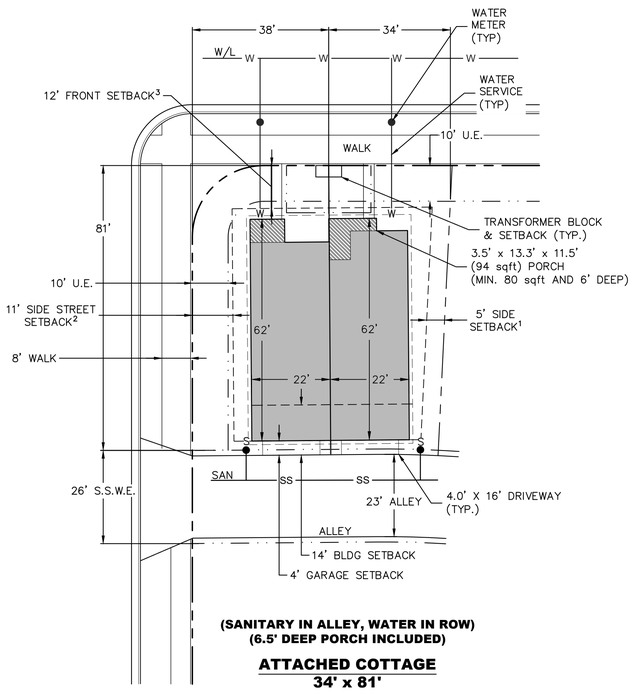
TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
NOTES
AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 2

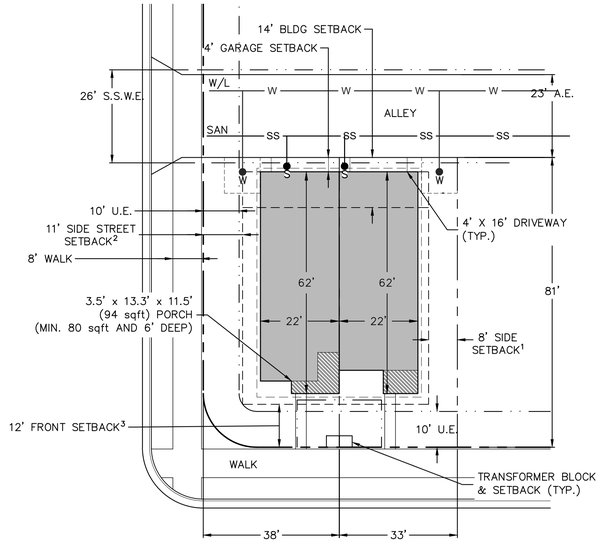
File Location:Q:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-06 HUP8\CAD\Site Plan\100183.00 - 00 Cover.dwg Plot Date:1/24/2025 12:49 PM Last Saved By: LUCAS.WOODY



(SANITARY IN ALLEY, WATER IN ROW)
(6.5' DEEP PORCH INCLUDED)

ATTACHED COTTAGE
34' x 81'

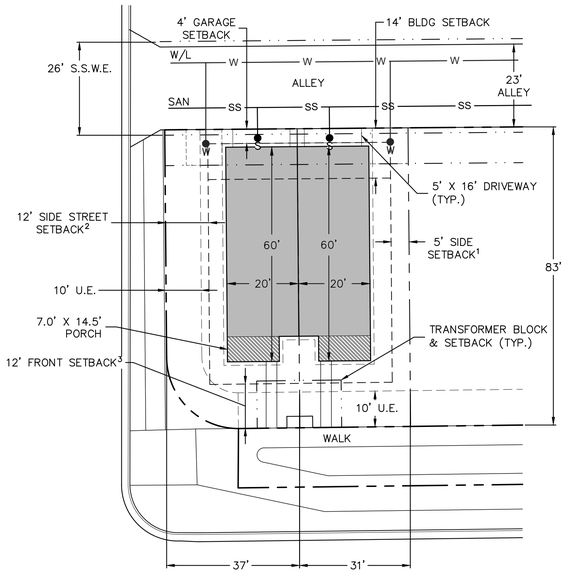
1 MAX ENCROACHMENT AT A 5' SIDE SETBACK IS 2'.
2 MAX ENCROACHMENT AT SIDE STREET SETBACK IS 6'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.
3 MAX. ENCROACHMENT AT FRONT SETBACK IS 7'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.



(SS & WATER IN SHARED EASEMENT)
(6.5' DEEP PORCH INCLUDED)

ATTACHED COTTAGE
33' x 81'

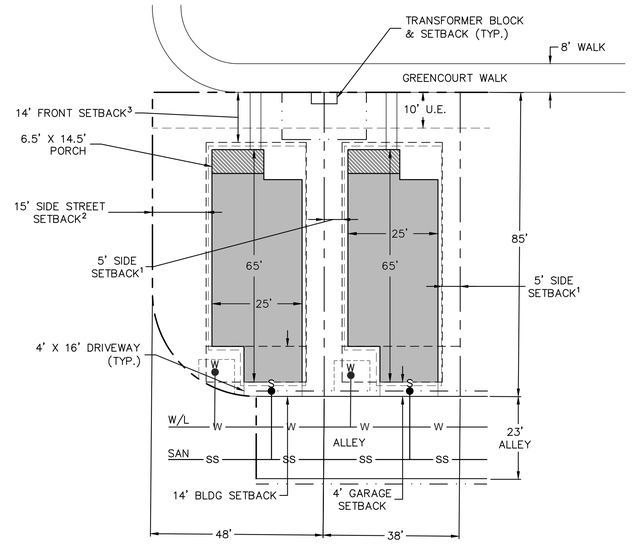
1 MAX ENCROACHMENT AT A 5' SIDE SETBACK IS 2'.
2 MAX ENCROACHMENT AT SIDE STREET SETBACK IS 6'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.
3 MAX. ENCROACHMENT AT FRONT SETBACK IS 7'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.



(SS & WATER IN SHARED EASEMENT)
(6.5' DEEP PORCH INCLUDED)

ATTACHED COTTAGE
31' x 83'

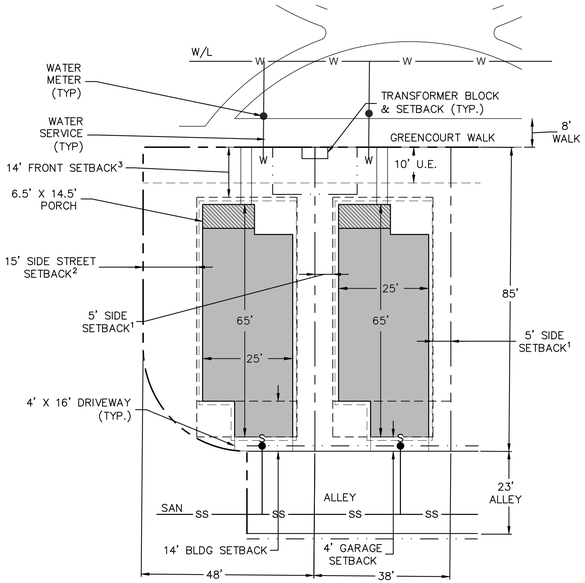
1 MAX ENCROACHMENT AT A 5' SIDE SETBACK IS 2'.
2 MAX ENCROACHMENT AT SIDE STREET SETBACK IS 6'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.
3 MAX. ENCROACHMENT AT FRONT SETBACK IS 7'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.



(SS & WATER IN SHARED EASEMENT)
(6.5' DEEP PORCH INCLUDED)

COTTAGE GREEN COURT
38' x 85'

1 MAX ENCROACHMENT AT A 5' SIDE SETBACK IS 2'.
2 MAX ENCROACHMENT AT SIDE STREET SETBACK IS 6'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.
3 MAX. ENCROACHMENT AT FRONT SETBACK IS 7'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.



(SANITARY IN ALLEY, WATER IN ROW)
(6.5' DEEP PORCH INCLUDED)

COTTAGE GREEN COURT
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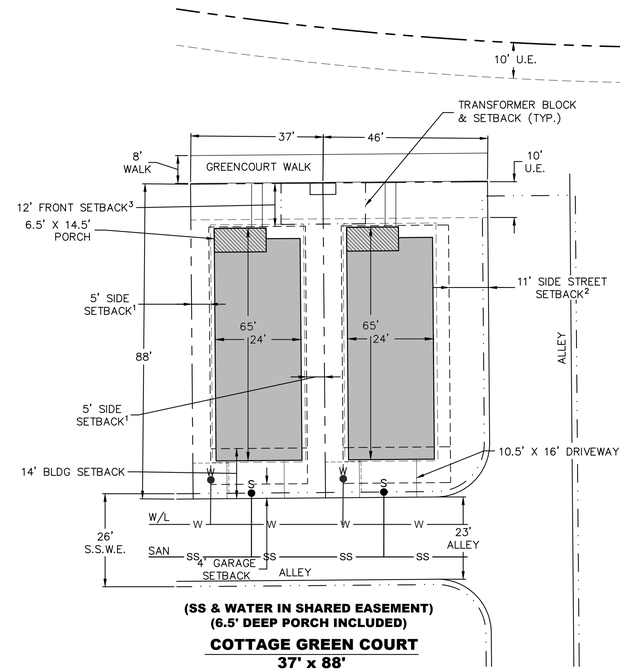

(SS & WATER IN SHARED EASEMENT)
(6.5' DEEP PORCH INCLUDED)

COTTAGE GREEN COURT
37' x 88'

1 MAX ENCROACHMENT AT A 5' SIDE SETBACK IS 2'.
2 MAX ENCROACHMENT AT SIDE STREET SETBACK IS 6'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.
3 MAX. ENCROACHMENT AT FRONT SETBACK IS 7'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.

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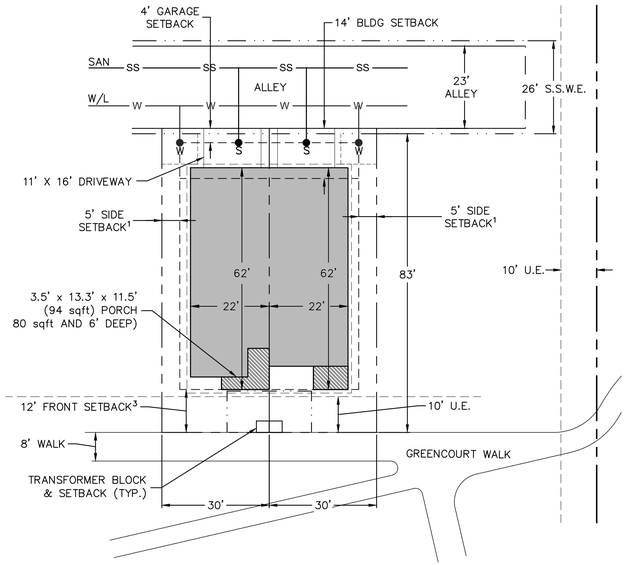
TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
LOT DETAILS
AURORA, COLORADO

JOB NUMBER: 100183.01
DATE: 1/24/2025
SHEET: 3

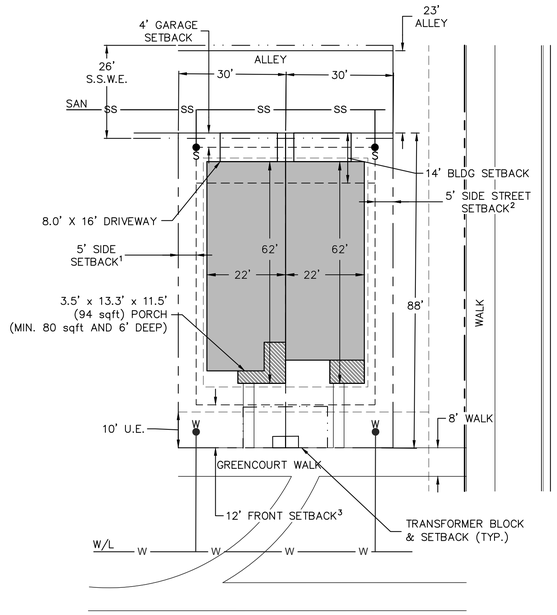
File Location:Q:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-06 HUP8\CAD\Site Plan\100183.00 - 05 Lot Details & Typical Sections.dwg Plot Date: 1/24/2025 12:49 PM Last Saved By: LUCAS.WOODY



(SS & WATER IN SHARED EASEMENT)
(6.5' DEEP PORCH INCLUDED)

ATTACHED COTTAGE GREEN COURT
30' x 83'

1 MAX ENCROACHMENT AT A 5' SIDE SETBACK IS 2'.
2 MAX ENCROACHMENT AT SIDE STREET SETBACK IS 6'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.
3 MAX. ENCROACHMENT AT FRONT SETBACK IS 7'. IN NO CASES SHALL ANY STRUCTURAL ELEMENT ENCROACH ONTO UTILITY EASEMENT.



(SANITARY IN ALLEY, WATER IN ROW)
(6.5' DEEP PORCH INCLUDED)

ATTACHED COTTAGE GREEN COURT
30' x 88'

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LOT DETAILS 2
AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 4

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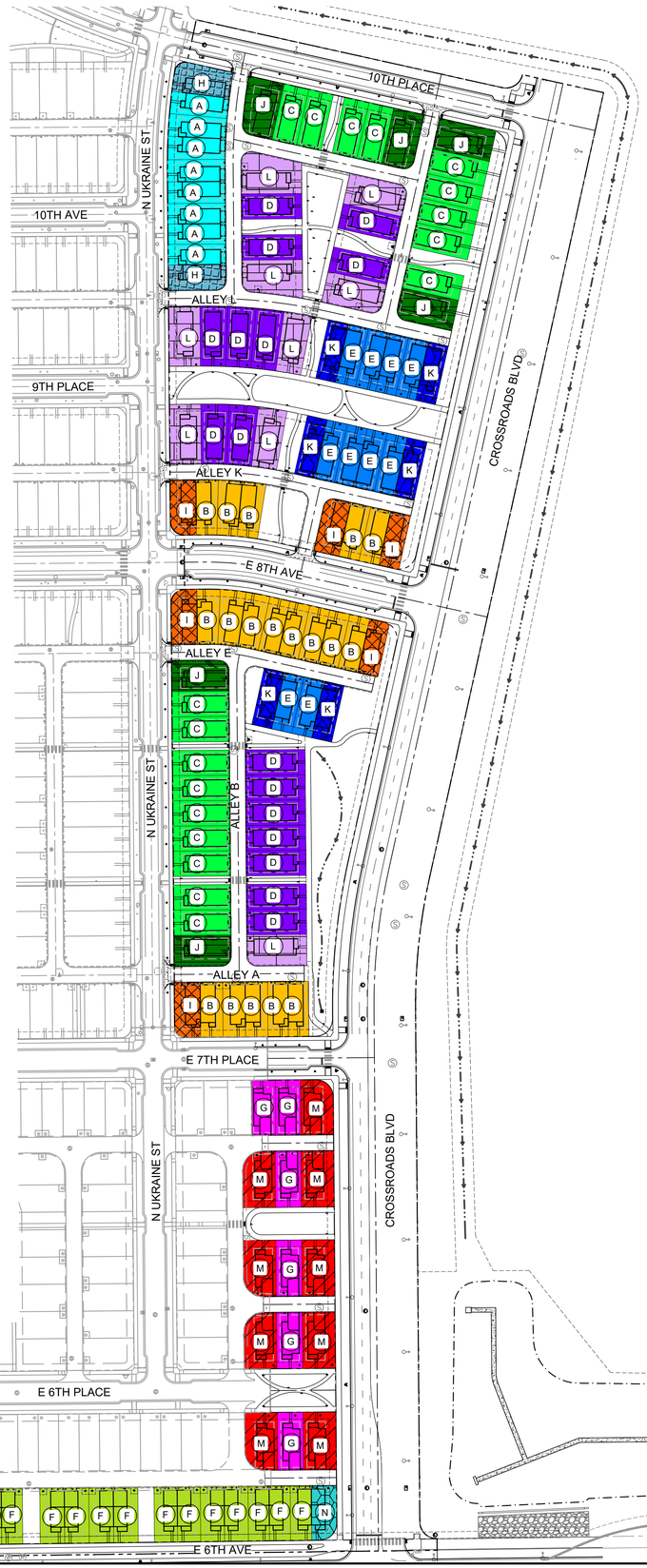


LOT LEGEND:

Ⓐ ATTACHED COTTAGE (INTERIOR LOT)
30' x 85' 2,550 SF
8 LOTS

Ⓑ ATTACHED COTTAGE (INTERIOR LOT)
30' x 81' 2,430 SF
18 LOTS

Ⓒ COTTAGE (INTERIOR LOT)
37' x 84' 3,108 SF
18 LOTS

Ⓓ COTTAGE WITH GREEN COURT (INTERIOR LOT)
37' x 88' 3,256 SF - 4,007 SF
16 LOTS

Ⓔ COTTAGE WITH GREEN COURT (INTERIOR LOT)
30' x 85' 3,256 SF - 4,007 SF
10 LOTS

Ⓕ ATTACHED COTTAGE (INTERIOR LOT)
34' x 81' 2,754 SF
20 LOTS

Ⓖ COTTAGE (INTERIOR LOT)
37'-38' x 81'-83' 2,997 SF - 3,154 SF
6 LOTS

Ⓗ ATTACHED COTTAGE (EXTERIOR LOT)
38' x 85' 3,189 SF - 3,209 SF
2 LOTS

Ⓘ ATTACHED COTTAGE (EXTERIOR LOT)
38'-40' x 81' 2,992 SF- 3,195 SF
6 LOTS

Ⓙ COTTAGE (EXTERIOR LOT)
36' x 84' 3,816 SF
6 LOTS

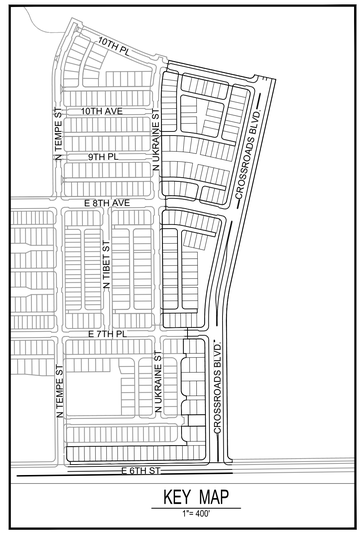
Ⓚ COTTAGE WITH GREEN COURT (EXTERIOR LOT)
30' x 88' 4,256 SF
6 LOTS

Ⓛ COTTAGE WITH GREEN COURT (EXTERIOR LOT)
46.5' x 88' 4,048 SF - 4,102 SF
9 LOTS

Ⓜ COTTAGE (EXTERIOR LOT)
48' x 81'-83' 3,888 SF - 3,984 SF
9 LOTS

Ⓝ ATTACHED COTTAGE (EXTERIOR LOT)
37' x 81' 2,997 SF
2 LOTS

1 LOT CLASSIFICATIONS
SCALE: 1" = 100'



KEY MAP
1"= 400'

LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING WATER & WASTEWATER EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING SS MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREETLIGHT
- PROPOSED GATE VALVE
- PROPOSED SS MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED FIRE HYDRANT
- (1) BLOCK NUMBER

LOT DATA TABLE

ATTACHED COTTAGE	
FRONT SETBACK	12'
REAR SETBACK	4'
SIDE SETBACK	5'
SIDE STREET SETBACK	11'
DETACHED COTTAGE	
FRONT SETBACK	12'
REAR SETBACK	4'
SIDE SETBACK	5'
SIDE STREET SETBACK	11'
COTTAGE WITH GREEN COURT	
FRONT SETBACK	12'
REAR SETBACK	4'
SIDE SETBACK	5'
SIDE STREET SETBACK	11'

N
0 100' 200'

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LOT CLASSIFICATIONS
AURORA, COLORADO

JOB NUMBER 100183.01
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SHEET 5

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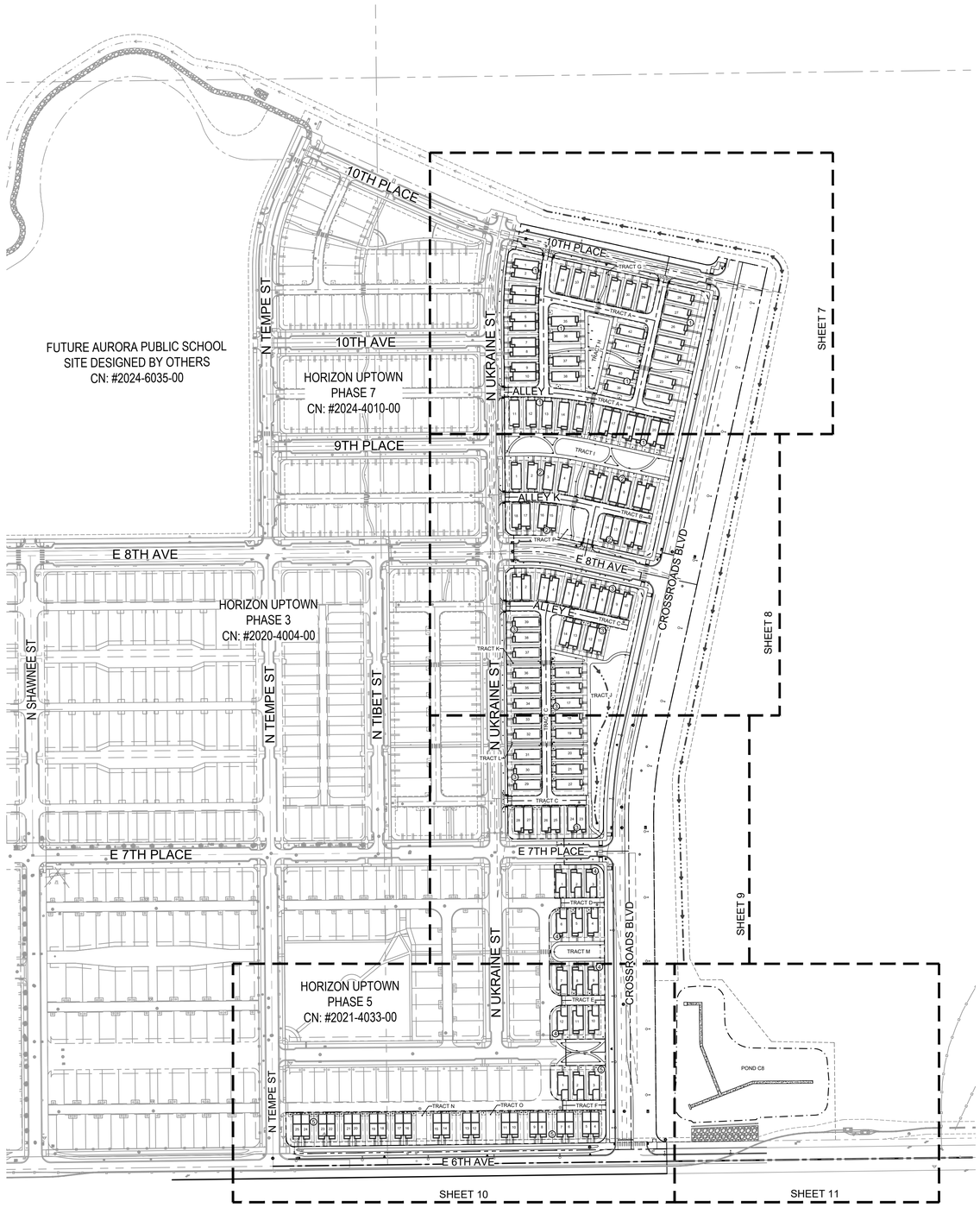
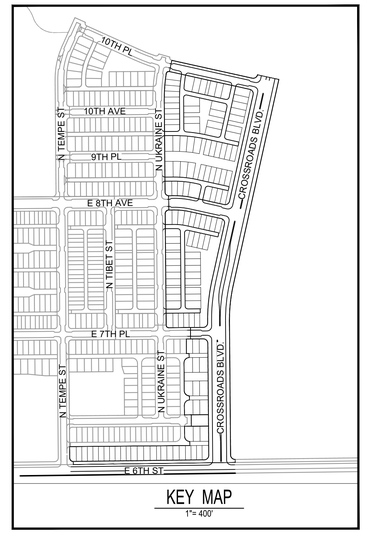


SITE PLAN NOTES

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 ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW 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.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. 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.
7. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
8. ALL STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE PHOTOMETRIC ANALYSIS.
9. WATER LINE SERVICES ARE NOT PERMITTED UNDER DRIVEWAYS.
10. ALL SANITARY SEWER SERVICES ARE PRIVATE.
11. ALL STREETS ARE PUBLIC UNLESS NOTED OTHERWISE.
12. THE SLOPE OF THE SWALE OR OVERLOT GRADING OF LESS THAN 2% IS PERMITTED FOR UP TO 24 MONTHS OR UNTIL DEVELOPMENT ON THE PARCEL OCCURS. OTHERWISE, REVISIONS SHALL BE SUBMITTED FOR GRADING TO MEET THE MINIMUM 2% SLOPE. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE REVISIONS AND CONSTRUCTION SHOULD BE THERE ANY ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. STANDING WATER IS NOT PERMITTED, AND THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



KEY MAP
1"= 400'

LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING WATER & WASTEWATER EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING WROUGHT IRON FENCE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREETLIGHT
- PROPOSED GATE VALVE
- BLOCK NUMBER
- PROPOSED SS MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED SWALE
- LIGHT BOLLARD, PROPOSED ROADWAY SIGN, & STREET LIGHT
- MAIL KIOSK

N

0 150' 300'

SCALE: 1" = 150'

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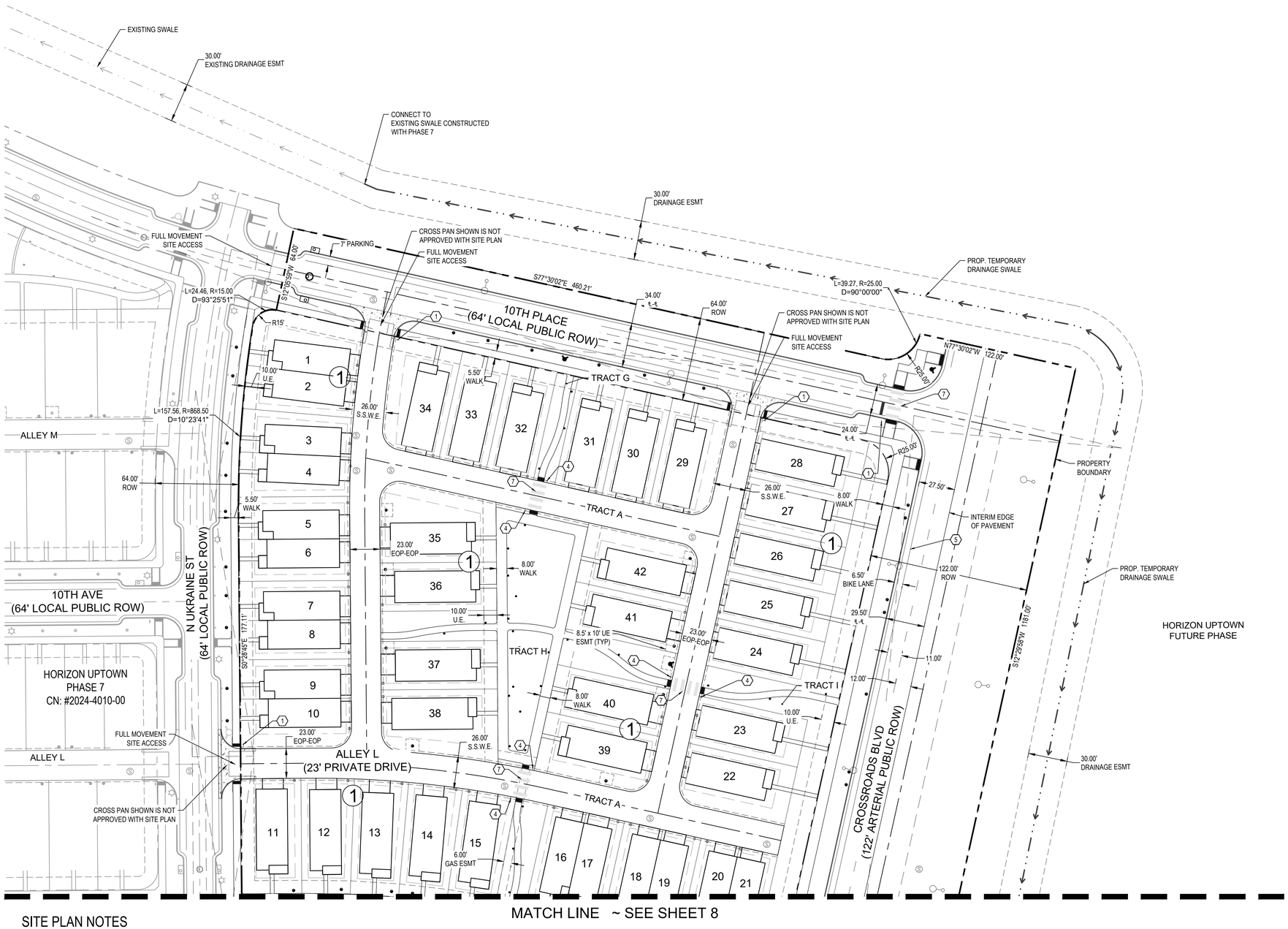
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

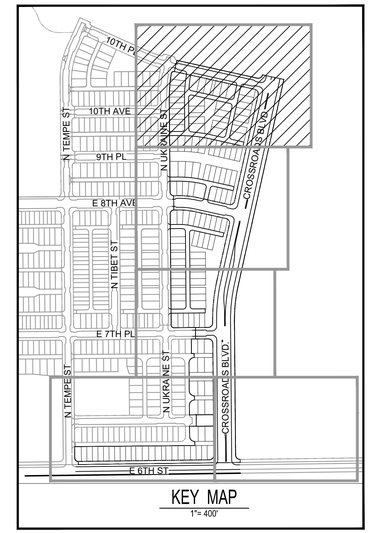
TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
OVERALL SITE PLAN
AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 6

File Location:Q:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-06 HUF8\CAD\Site Plan\100183.00 - 01 Overall Site Plan.dwg Plot Date:1/24/2025 12:50 PM Last Saved By: LUCAS.WOODY



MATCH LINE ~ SEE SHEET 8



KEY MAP
1"= 400'

LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING WATER & WASTEWATER EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING WROUGHT IRON FENCE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREETLIGHT
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KEYNOTE

1. STOP SIGN (R1-1)
2. SPEED LIMIT SIGN
3. NO PARKING (R7-200 & R201)
4. PED XING WITH DOWNWARD DIAGONAL ARROW PLAQUE (W11-2 & W16-7P)
5. BIKE LANE MARKING
6. PED XING AHEAD (W11A-2 & W16-9P)
7. CROSSWALK (10'x2')

SITE PLAN NOTES

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR

HORIZON UPTOWN PHASE 9 SITE PLAN

SITE PLAN 1

AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 7

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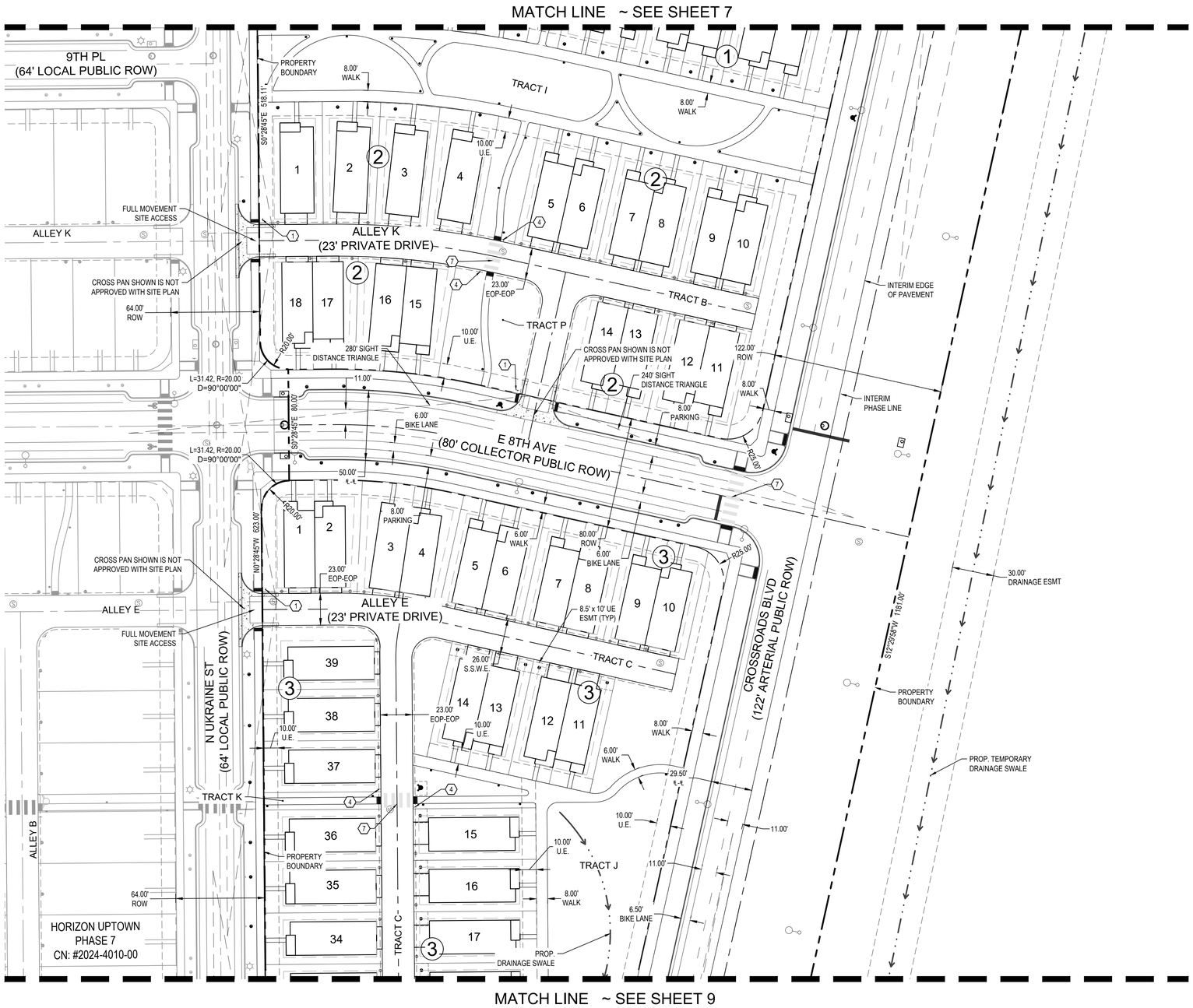

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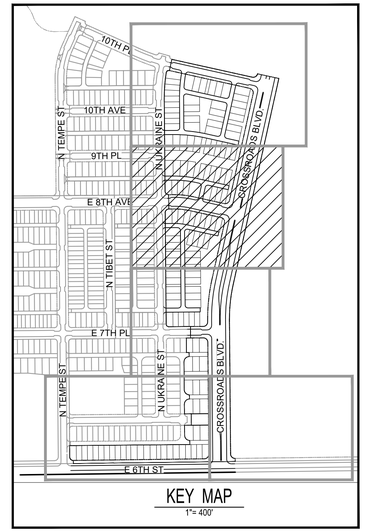

KEY MAP
1"= 400'

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
SITE PLAN 2
AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 8

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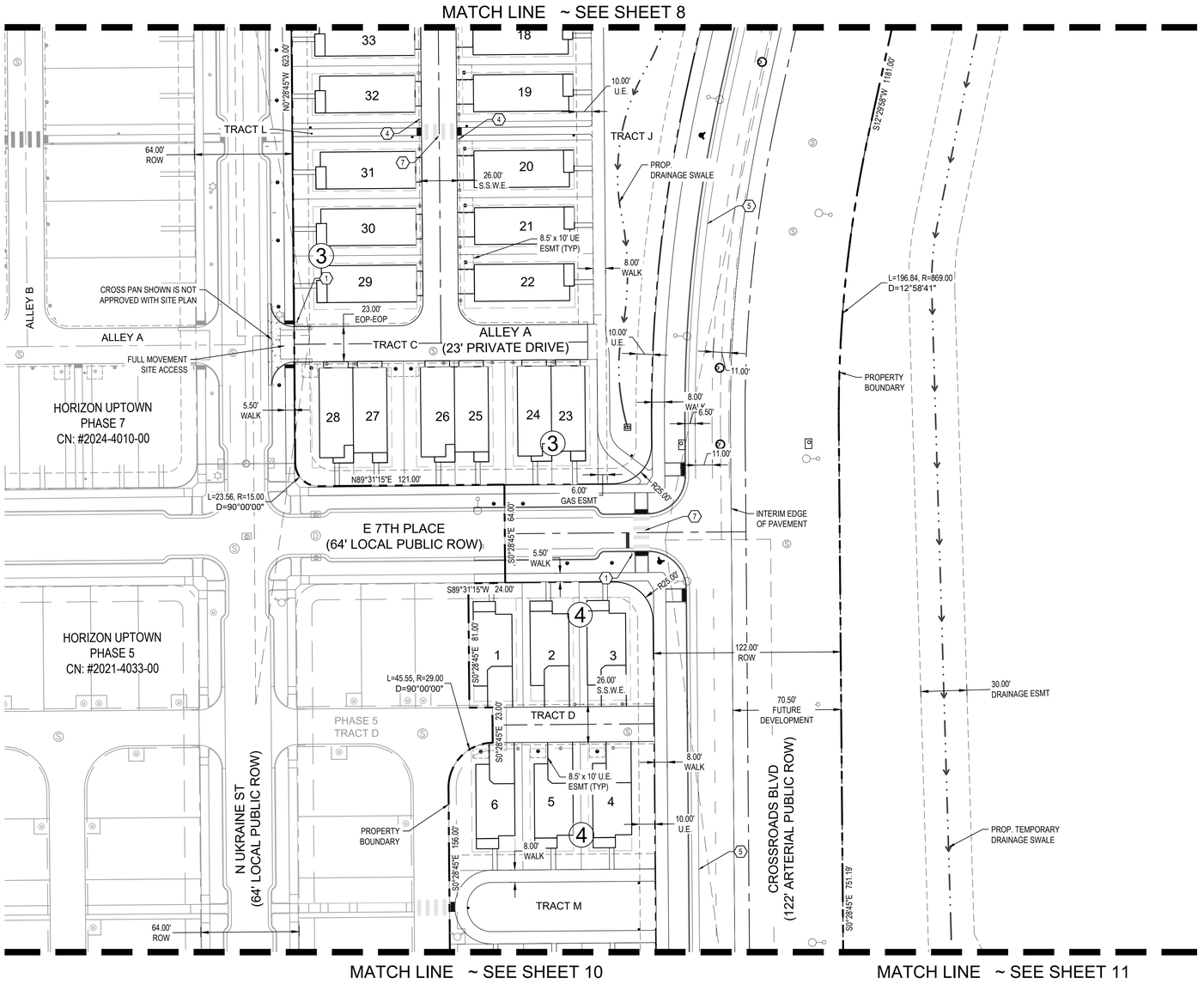

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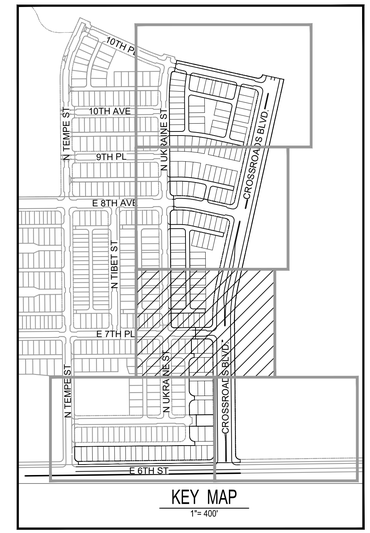

KEY MAP
1"= 400'

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HORIZON UPTOWN PHASE 9 SITE PLAN

SITE PLAN 3

AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 9

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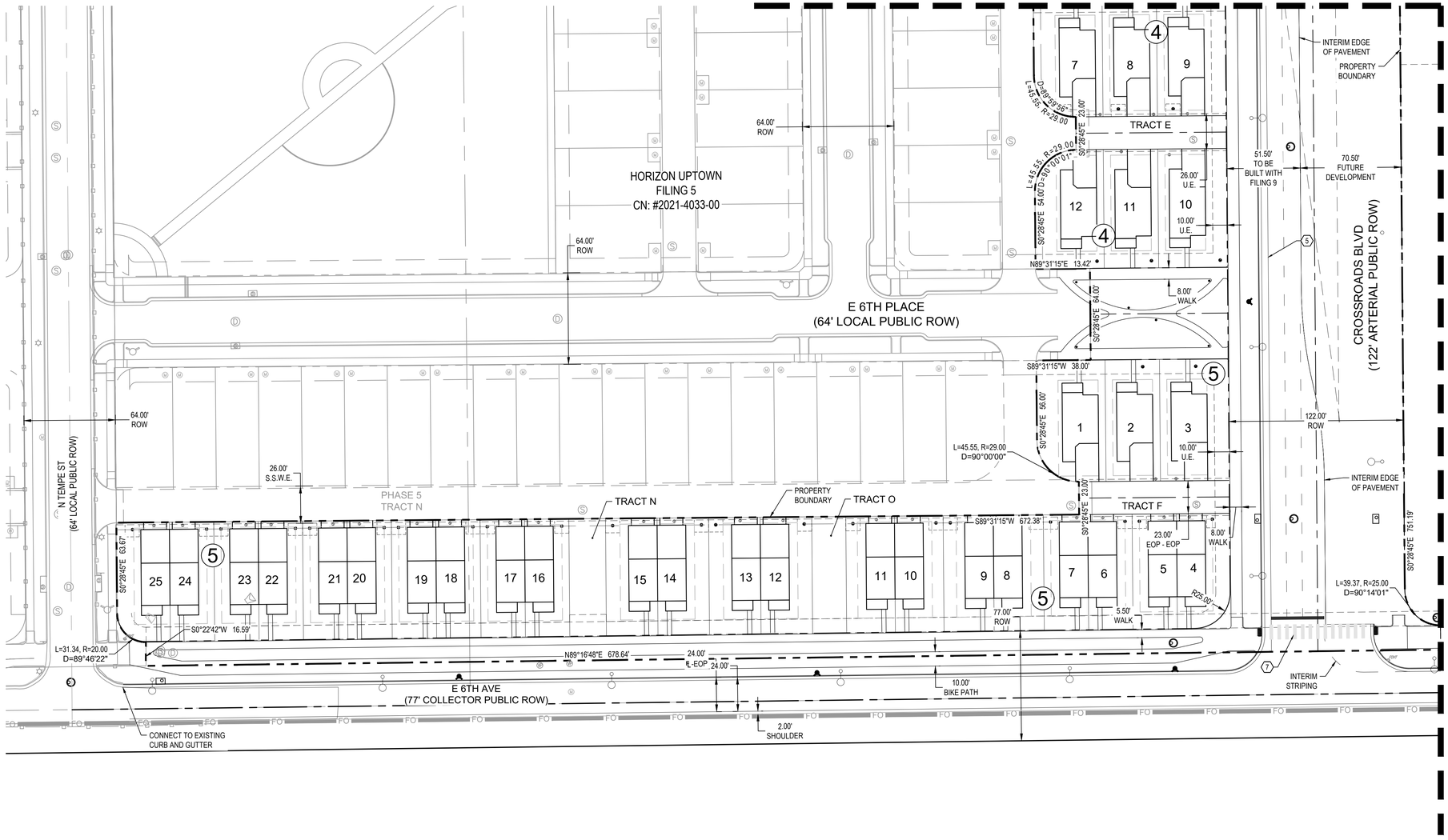

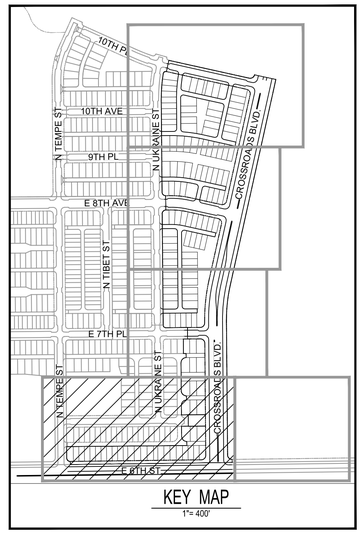

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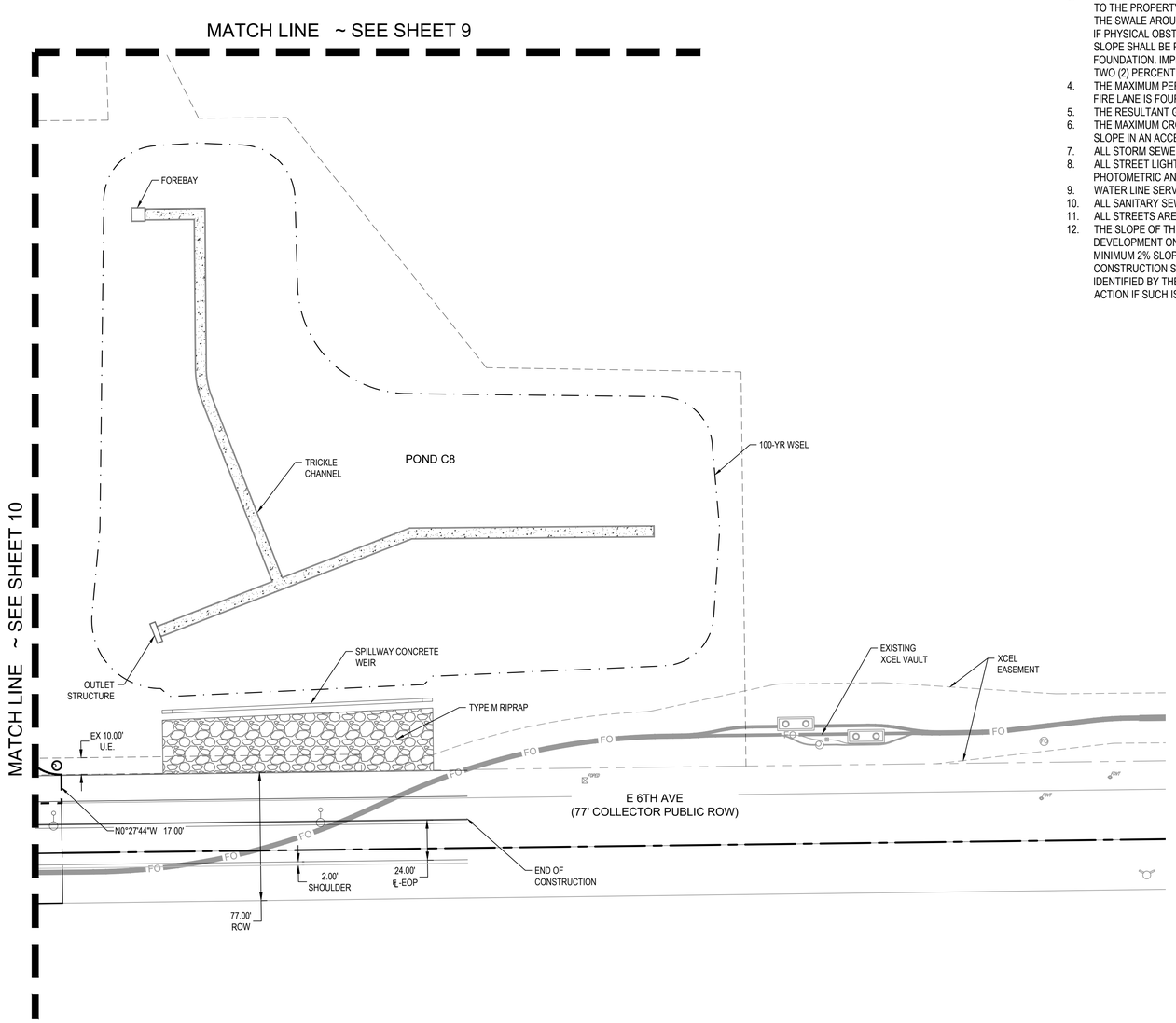
TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN

SITE PLAN 4

AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 10

File Location:Q:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-06 HUF8\CAD\Site Plan\100183.00 - 01 Site Plan.dwg Plot Date:1/24/2025 3:49 PM Last Saved By: CESAR.LOYA



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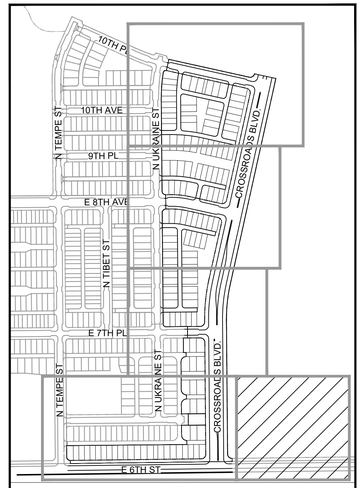

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- LIGHT BOLLARD, PROPOSED ROADWAY SIGN, & STREET LIGHT
- MAIL KIOSK

KEYNOTE

1. STOP SIGN (R1-1)
2. SPEED LIMIT SIGN
3. NO PARKING (R7-200 & R201)
4. PED XING WITH DOWNWARD DIAGONAL ARROW PLAQUE (W11-2 & W16-7P)
5. BIKE LANE MARKING
6. PED XING AHEAD (W11A-2 & W16-9P)
7. CROSSWALK (10'x2')

N

0 40' 80'

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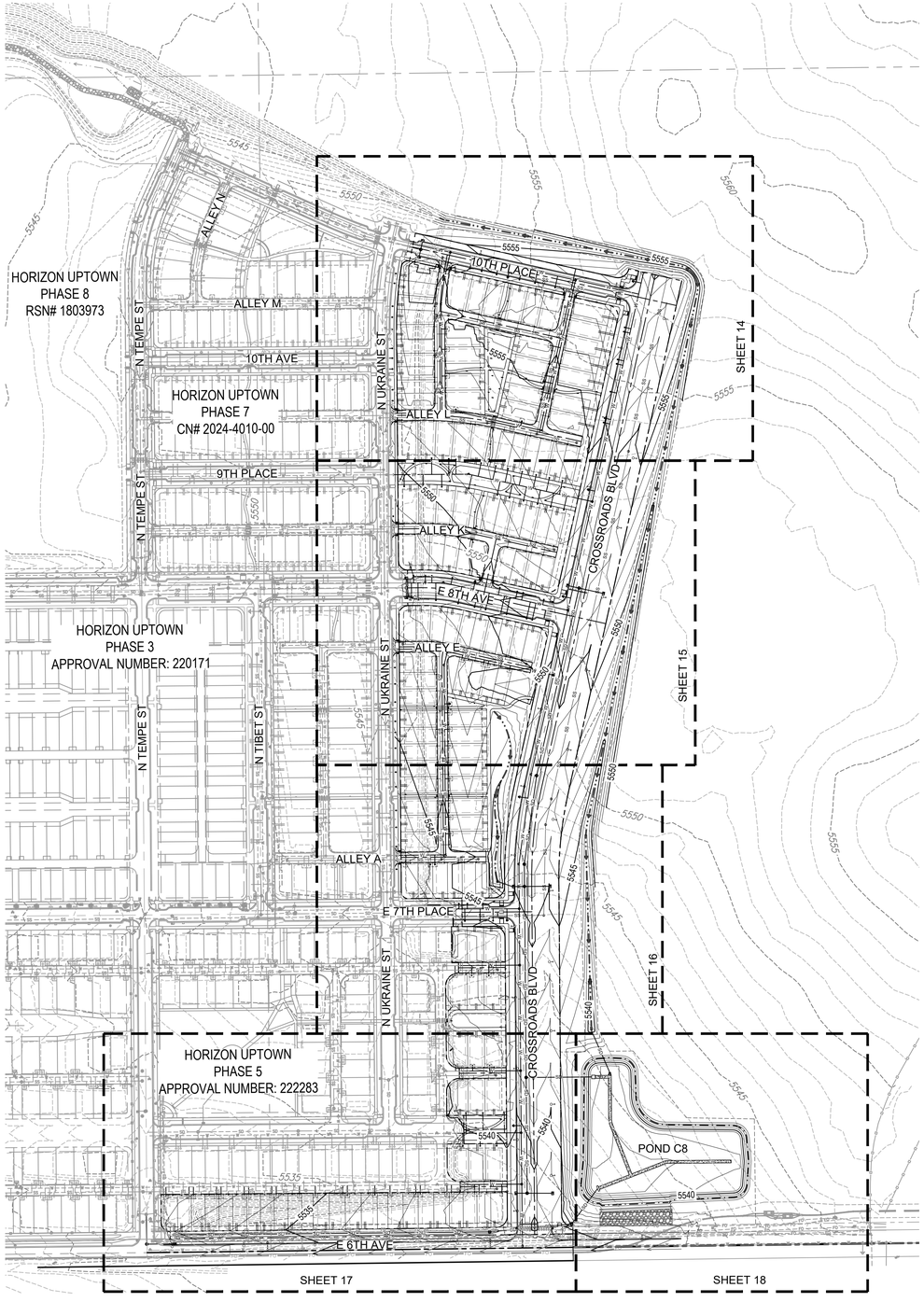
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
SITE PLAN 5
AURORA, COLORADO

JOB NUMBER: 100183.01
DATE: 1/24/2025
SHEET: 11

File Location:Q:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-06 HUF9\CAD\Site Plan\100183.00 - 01 Site Plan.dwg Plot Date:1/24/2025 3:49 PM Last Saved By: CESAR.LOYA



SITE PLAN 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 ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW 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.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. 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.
7. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
8. ALL STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE PHOTOMETRIC ANALYSIS.
9. WATER LINE SERVICES ARE NOT PERMITTED UNDER DRIVEWAYS.
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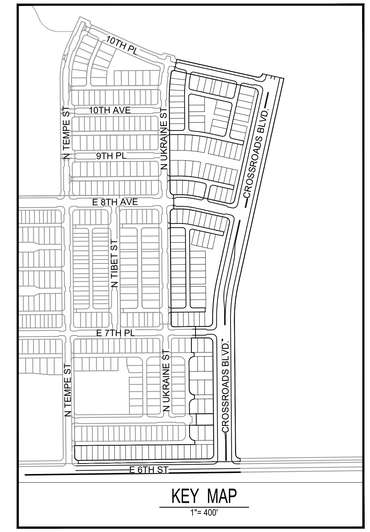
13. EDGE DRAINS SHALL BE INSTALLED 100 FEET EITHER SIDE OF SUMP INLETS IN STREETS OR UP STREAM FROM ON-GRADE TYPE "R" INLETS, UNLESS PAVEMENT DESIGN REPORT RECOMMENDS ADDITIONAL LENGTH.



KEY MAP
1"= 400'

LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- 5550 PROPOSED TOPO CONTOURS
- 5542 EXISTING TOPO CONTOURS
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREETLIGHT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER METER, BUTTERFLY VALVE, REDUCER & BLOWOFF VALVE
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- PROPOSED FIRE HYDRANT

N

0 150' 300'

SCALE: 1" = 150'

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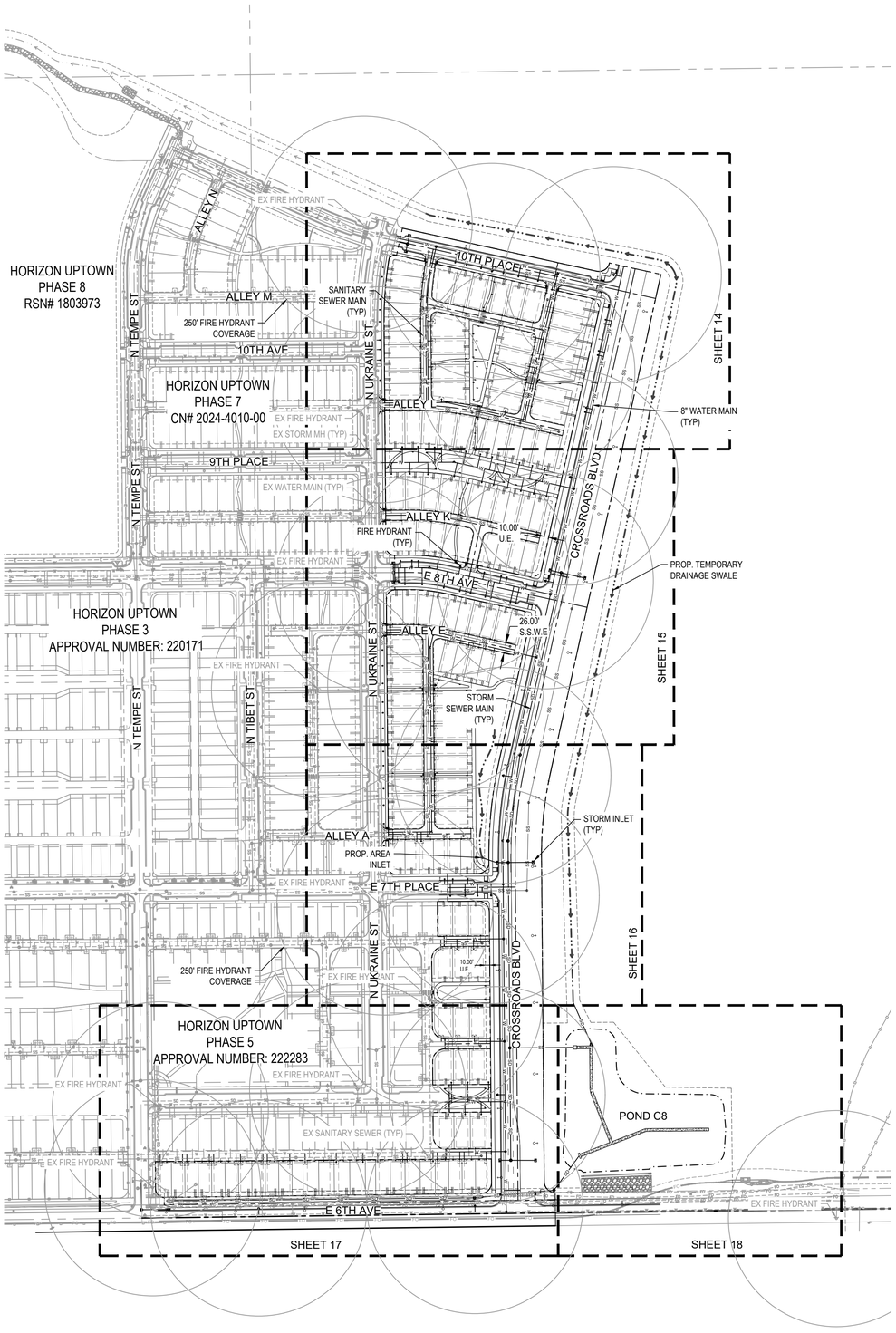
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
OVERALL GRADING PLAN
AURORA, COLORADO

JOB NUMBER: 100183.01
DATE: 1/24/2025
SHEET: 12

File Location:Q:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-06 HUF8\CAD\Site Plan\100183.00 - 01 Overall Grading Plan.dwg Plot Date:1/24/2025 12:51 PM Last Saved By: LUCAS.WOODY



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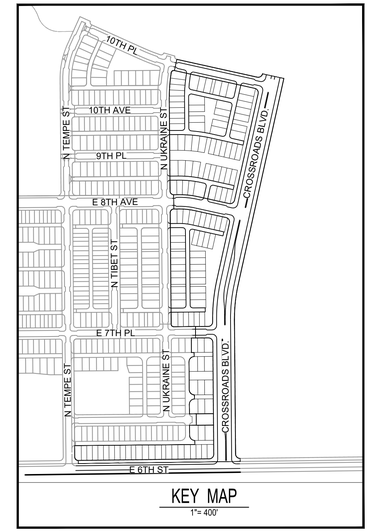

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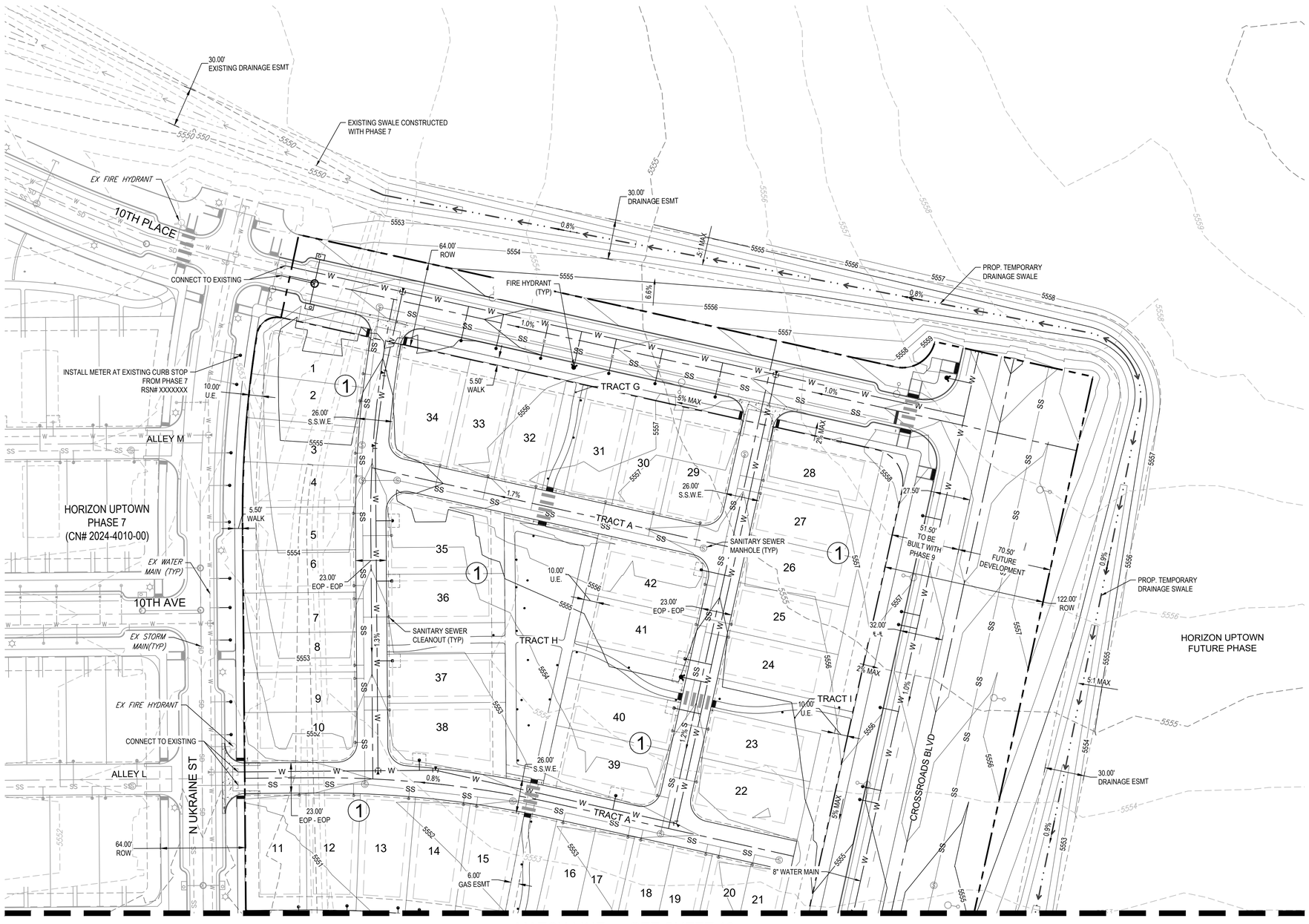
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

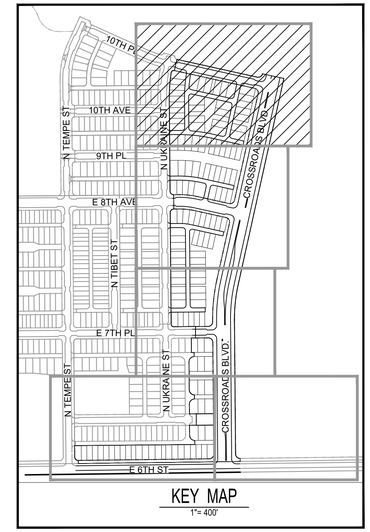
TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
OVERALL UTILITY PLAN
AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 13

File Location:Q:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-06 HUF8\CAD\Site Plan\100183.00 - 01 Overall Utility Plan.dwg Plot Date:1/24/2025 12:51 PM Last Saved By: LUCAS.WOODY



MATCH LINE ~ SEE SHEET 16



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N

0 40' 80'

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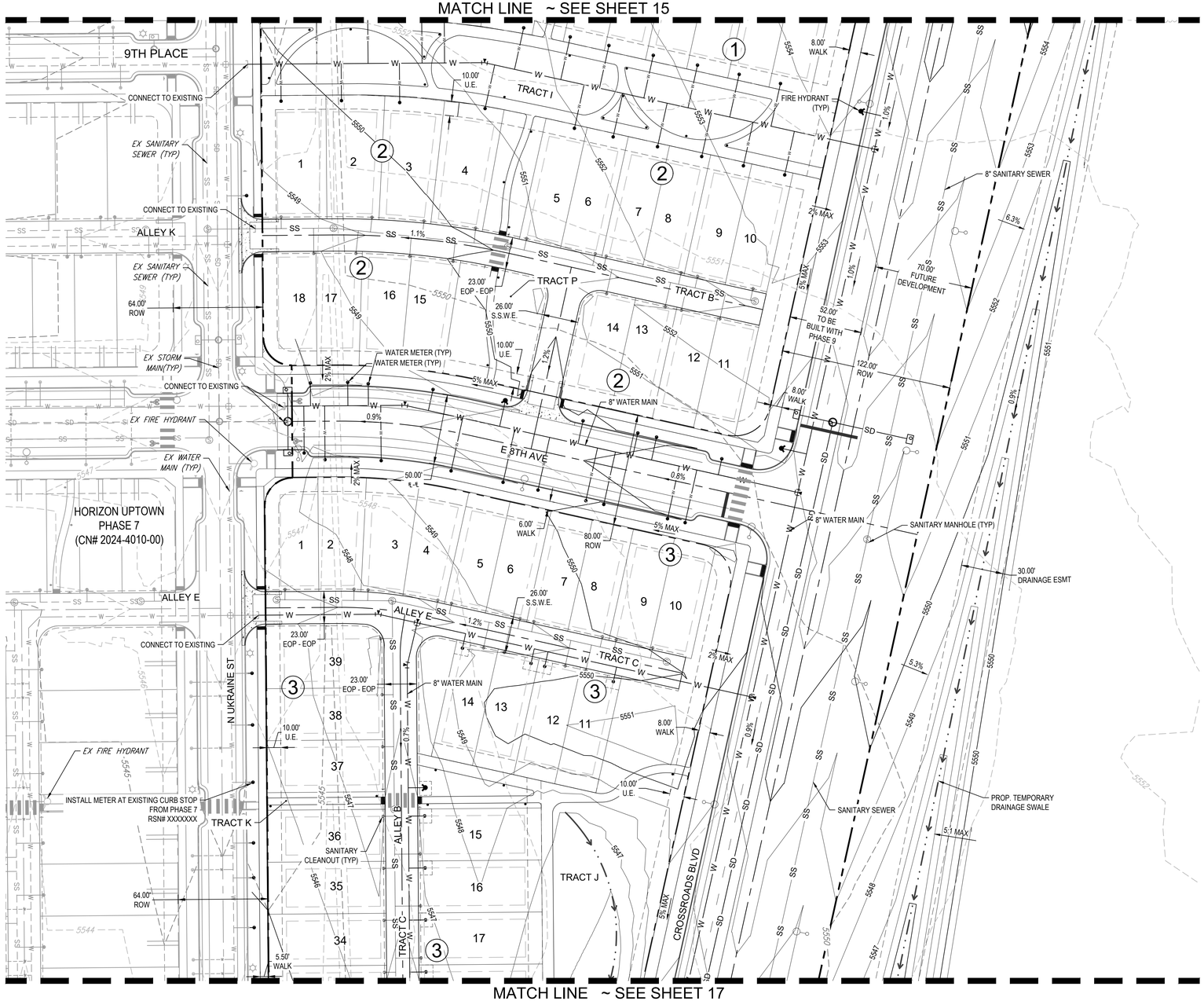
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

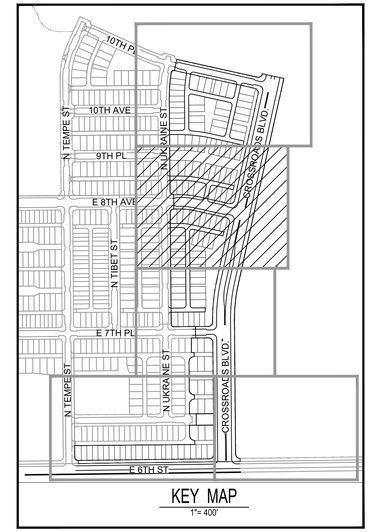
TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
GRADING AND UTILITY PLAN 1
AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 14

File Location:Q:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-05 HUP6\CAD\Site Plan\100183.00 - 01 Grading and Utility Plan.dwg Plot Date:1/24/2025 12:51 PM Last Saved By: LUCAS.WOODY

MATCH LINE ~ SEE SHEET 15





KEY MAP
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LEGEND

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N

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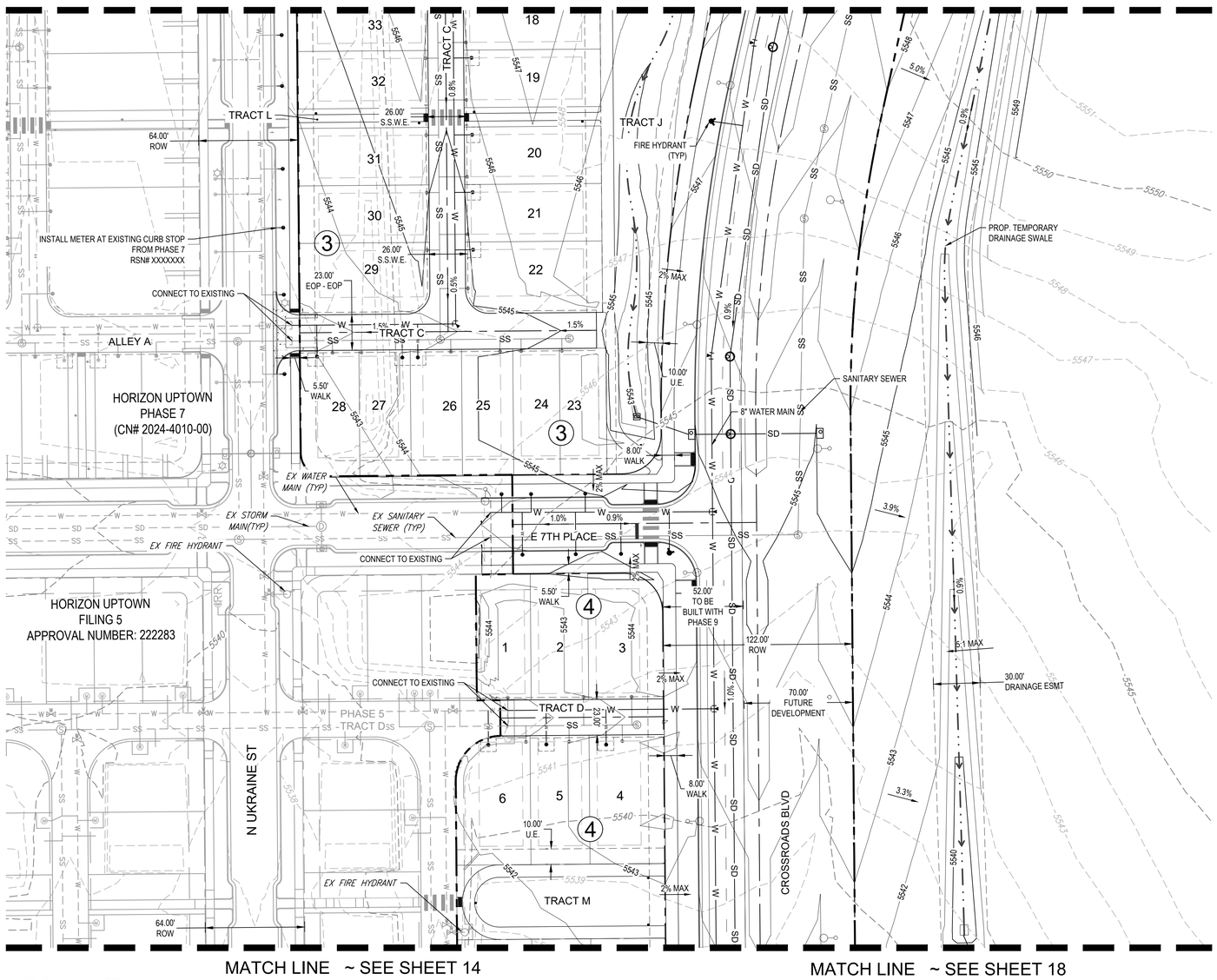
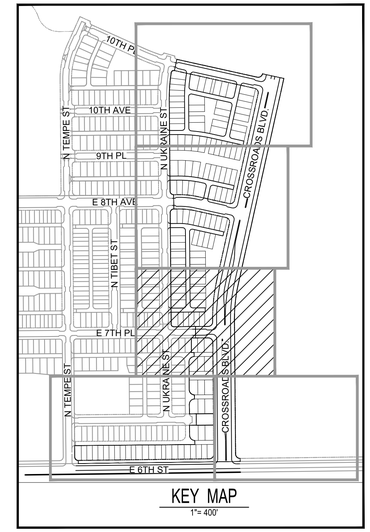
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
GRADING AND UTILITY PLAN 2
AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 15

File Location:Q:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-06 HUP8\CAD\Site Plan\100183.00 - 01 Grading and Utility Plan.dwg Plot Date:1/24/2025 12:51 PM Last Saved By: LUCAS.WOODY





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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.
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N

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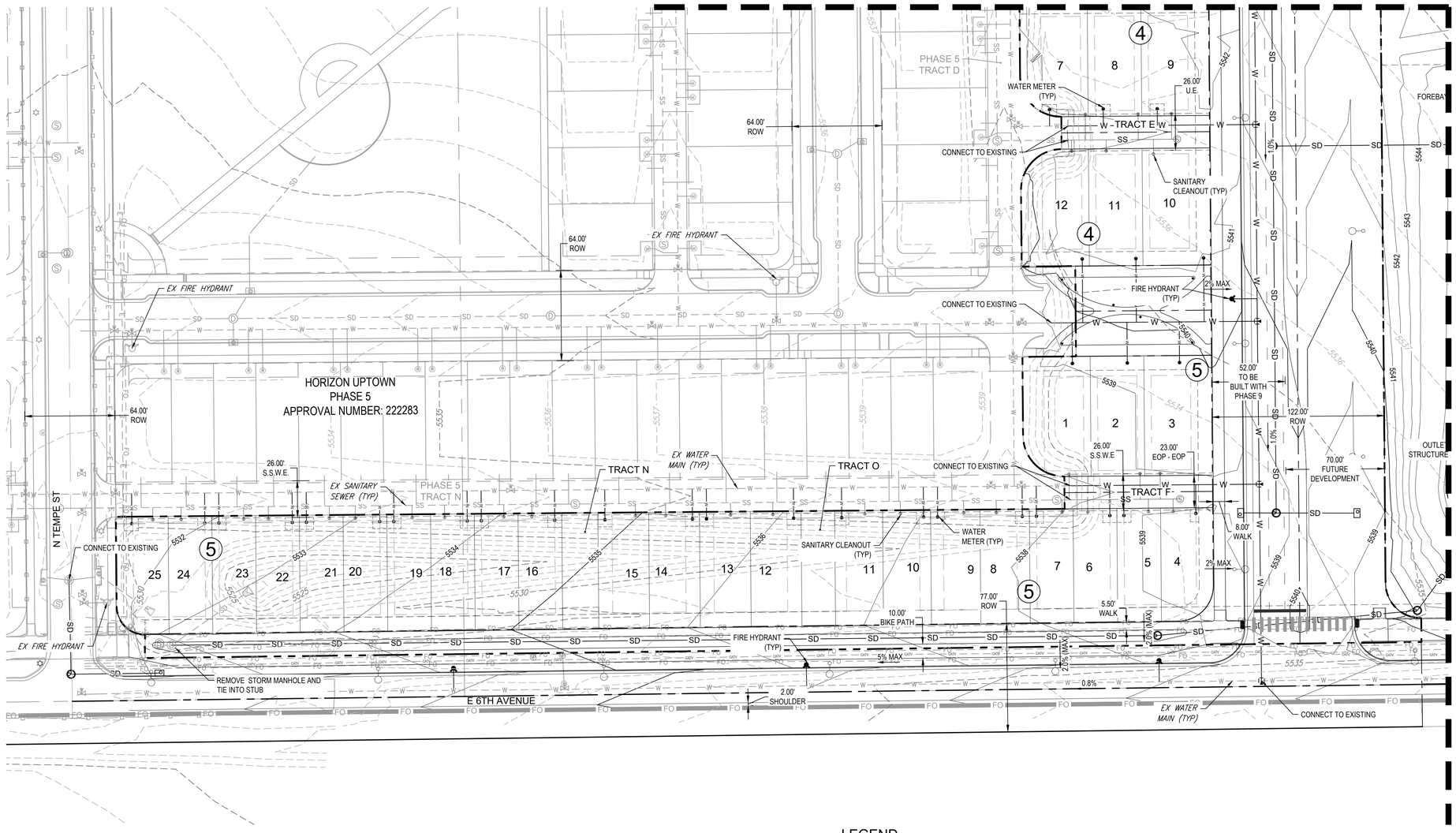
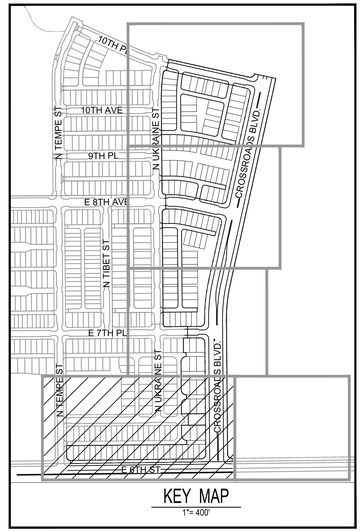
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
GRADING AND UTILITY PLAN 3
AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 16

File Location:O:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-06 HUF8\CAD\Site Plan\100183.00 - 01 Grading and Utility Plan.dwg Plot Date:1/24/2025 12:51 PM Last Saved By: LUCAS.WOODY





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LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED TOPO CONTOURS
- EXISTING TOPO CONTOURS
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREETLIGHT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER METER, BUTTERFLY VALVE, REDUCER & CURB STOP
- PROPOSED WATER WELL & AIR RELEASE VALVE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER, INLET, MANHOLE & FLARED END SECTION
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED ELECTRIC BOX, ELECTRIC METER, TRANSFORMER & SWITCH CABINET
- PROPOSED SWALE CENTERLINE
- LIGHT BOLLARD, PROPOSED ROADWAY SIGN, & STREET LIGHT
- MAIL KIOSK
- PROPOSED FIRE HYDRANT

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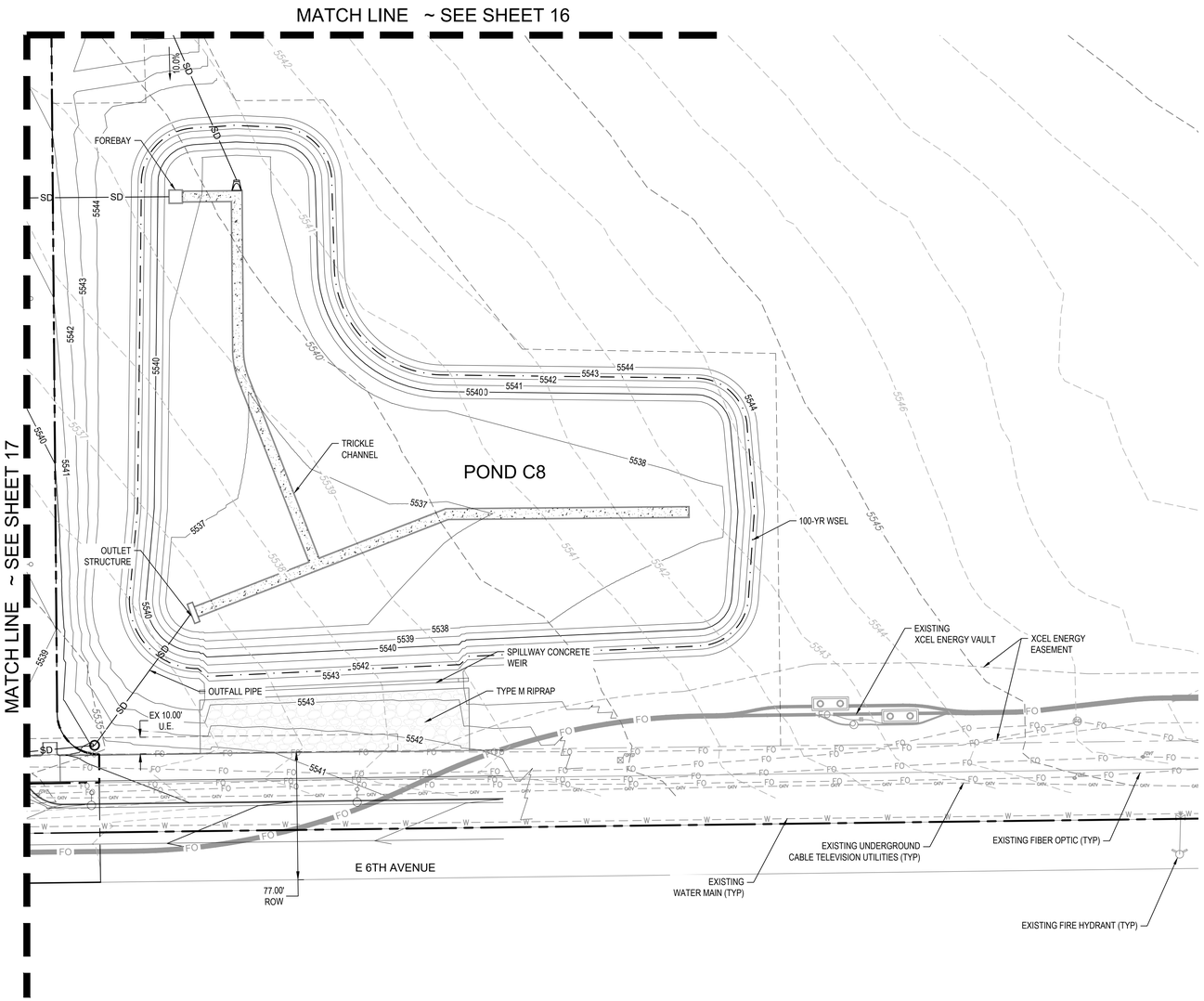
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
GRADING AND UTILITY
PLAN 4
AURORA, COLORADO

JOB NUMBER: 100183.01
DATE: 1/24/2025
SHEET: 17

File Location:O:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-06 HUP8\CAD\Site Plan\100183.00 - 01 Grading and Utility Plan.dwg Plot Date:1/24/2025 12:52 PM Last Saved By: LUCAS.WOODY



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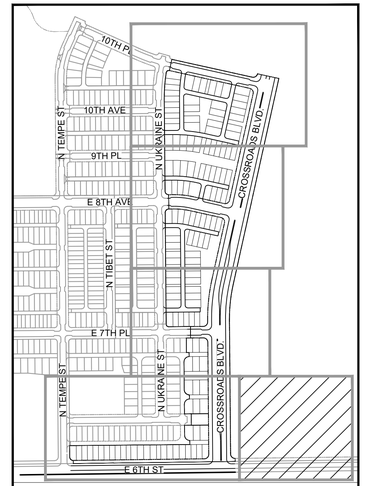

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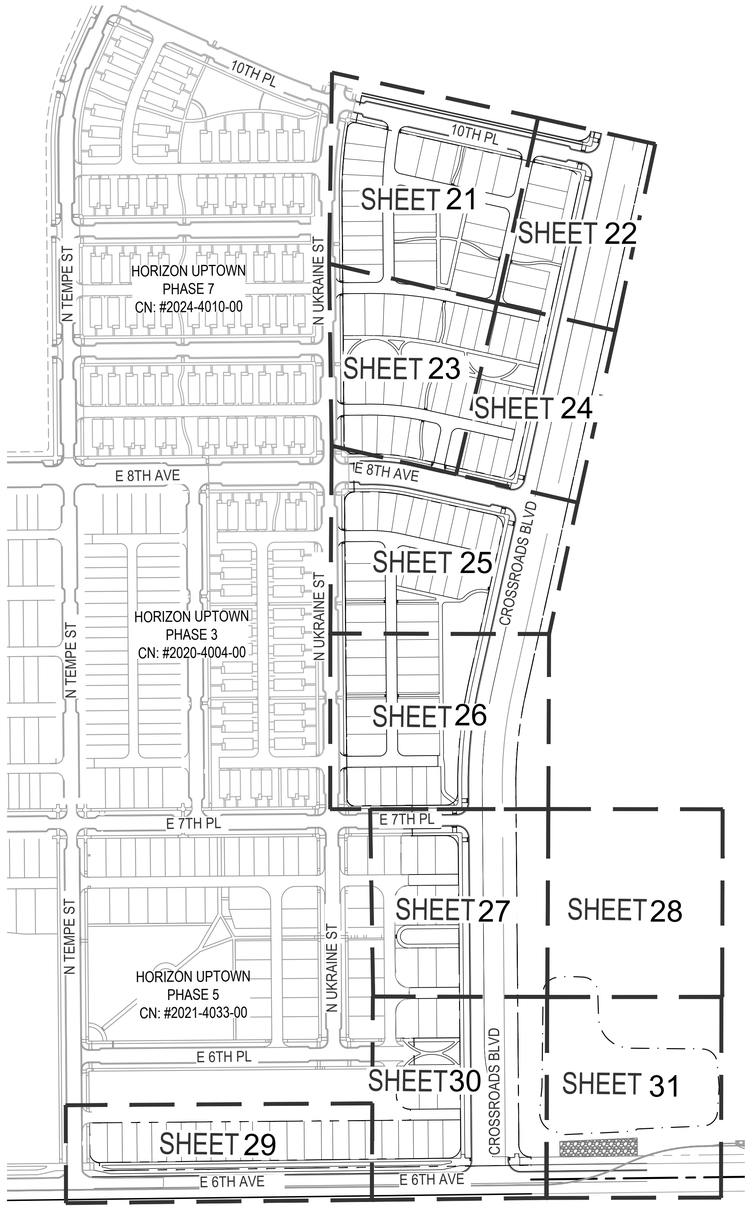
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
GRADING AND UTILITY PLAN 5
AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 18

File Location:Q:\DEN\Projects\100183.00 Horizon Uptown\PROJECTS\0183-06 HUP9\CAD\Site Plan\100183.00 - 01 Grading and Utility Plan.dwg Plot Date:1/24/2025 12:52 PM Last Saved By: LUCAS.WOODY



1 LANDSCAPE PLAN
SCALE: 1" = 150'

CITY OF AURORA STANDARD NOTES

1. ALL TURF GRASS SOD AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET MINIMUM.
2. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED OR SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.
3. ALL NATIVE SEED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET OR AS DIRECTED IN A SOIL ANALYSIS REPORT.
4. FREE-STANDING LIGHTS SHALL BE DOWNCAST AND HOUSE SIDE SHIELDED, INSTALLED IN LOCATIONS PER THESE PLANS AND COORDINATED WITH THE ELECTRICAL PLANS.
5. SURFACE MATERIAL OF SIDEWALKS, VEHICULAR DRIVES AND PLAZA AREAS SHALL CONFORM TO ADA REQUIREMENTS AND BE MATERIALS AS NOTED IN THESE SITE AND LANDSCAPE PLANS.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
7. 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.
8. 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.
9. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

CITY OF AURORA STANDARD NOTES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DECIDUOUS TREES					
	WO	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	68
	RO	QUERCUS RUBRA	NORTHERN RED OAK	2.5" CAL.	61
	LL	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	2.5" CAL.	50
	UP	ULMUS X 'PIONEER'	PIONEER ELM	2.5" CAL.	1
EVERGREEN TREES					
	WF	ABIES CONCOLOR	WHITE FIR	6` HT.	7
	PU	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	6` HT.	23
	AP	PINUS NIGRA	AUSTRIAN PINE	6` HT.	4
ORNAMENTAL TREES					
	SM	ACER SACCHARUM 'BAILSTA'	FALL FIESTA® SUGAR MAPLE	2.5" CAL.	30
	MS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.	15
EVERGREEN SHRUBS					
	BCJ	JUNIPERUS HORIZONTALIS `BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	5 GAL.	75
	LNS	PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	5 GAL.	141
	SMP	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL.	144
ORNAMENTAL GRASSES					
	BBG	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA	5 GAL.	103
	FRG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL.	343
	BOG	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL.	214
	MGG	MISCANTHUS SINENSIS 'GRACILLIMUS'	EULALIA GRASS	5 GAL.	28
	MML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL.	623
	ML	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS	5 GAL.	82

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
PERENNIALS					
	HSO	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	45
	BES	RUDBECKIA AMPLEXICAULIS	BLACK-EYED SUSAN	1 GAL.	46
	PH	HYSSOPUS OFFICINALIS 'ROSEA'	PINK HYSSOP	1 GAL.	480
	LA	LEUCANTHEMUM X SUPERBUM 'ALASKA'	ALASKA SHASTA DAISY	1 GAL.	658
	RA	RUDBECKIA AMPLEXICAULIS	BLACK-EYED SUSAN	1 GAL.	583
DECIDUOUS SHRUBS					
	DRS	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	5 GAL.	605
	LDN	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL™ DWARF NINEBARK	5 GAL.	441
	PGS	POTENTILLA FRUTICOSA 'GOLD STAR'	GOLD STAR BUSH CINQUEFOIL	5 GAL.	514
	PMW	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	5 GAL.	139
	PSC	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5 GAL.	85
	GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	---	203
	GMC	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL.	527
	LMS	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND® SPIREA	5 GAL.	246
	NFS	SPIRAEA X BUMALDA 'NEON FLASH'	NEON FLASH SPIREA	5 GAL.	25
	DKL	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL.	96
	MKL	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL.	77
	VMM	VIBURNUM BUREJAETICUM 'P017S'	MINI MAN™ DWARF MANCHURIAN VIBURNUM	5 GAL.	256
	WRW	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES® WEIGELA	5 GAL.	9

GROUND COVERS		
CRUSHER FINES	4,468 SF	
ROCK MULCH (TYP) 4"-8" COBBLE MESA GREY	38,730 SF	
ROCK MULCH (TYP) 1 1/2" MESA RIVER ROCK	92,999 SF	
WOOD MULCH WASHINGTON RED CEDAR	2,090 SF	
SOD	37,616 SF	
NON-IRRIGATED NATIVE SEED	109,478 SF	

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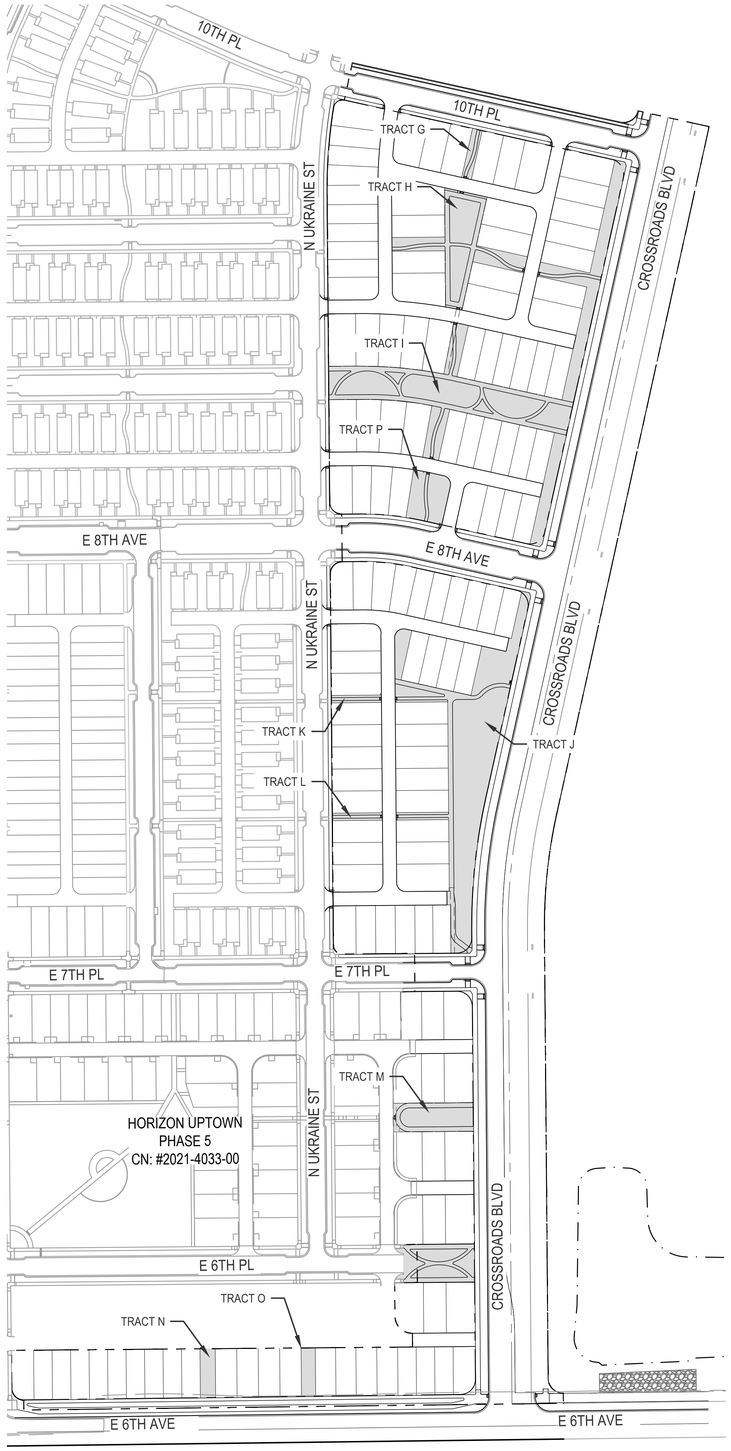
HORIZON UPTOWN PHASE 9 SITE PLAN
LANDSCAPE COVER
AURORA, COLORADO

NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 19

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASES\HU_PHASE9\1-LA-CAD\1-LA-SHEETS\LP 01-02 COVERSHEET.dwg Plot Date:1/24/2025 12:07 PM Last Saved By: BOONE.LITTLE



1 LANDSCAPE PLAN
SCALE: 1" = 120'

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FRONTAGE AND BUFFER LANDSCAPE REQUIREMENTS TABLE

STANDARD RIGHTS-OF-WAY

DESCRIPTION	STREET TYPE	LENGTH OF STREET (LF)	ALLEYS	SUBTRACT ALLEYS	STOP SIGNS	SUBTRACT SIGNS	TOTAL LENGTH (LF)	CURBSIDE (SF)	SHRUBS REQUIRED	TREES REQUIRED	BUFFER PROVIDED	SHRUB REQUIREMENTS	TREE REQUIREMENTS	ORNAMENTAL GRASSES PROVIDED	SHRUBS PROVIDED	TOTAL SHRUBS	TREES PROVIDED
N E. 8TH AVE	LOCAL	319	1	52	0	0	267	2497	62	7	8.5' TREE LAWN	1 SHRUB PER 40 SQUARE FEET	1 TREE PER 40 LINEAR FEET	22	65	87	8
S E. 8TH AVE	LOCAL	319	0	0	0	0	319	2674	67	8	8.5' TREE LAWN	1 SHRUB PER 40 SQUARE FEET	1 TREE PER 40 LINEAR FEET	31	86	117	8
N 10TH PL	LOCAL	473	0	0	1	50	423	4168	104	11	8.5' TREE LAWN	1 SHRUB PER 40 SQUARE FEET	1 TREE PER 40 LINEAR FEET	32	88	120	12
S 10TH PL	LOCAL	473	2	104	1	50	319	3572	89	8	8.5' TREE LAWN	1 SHRUB PER 40 SQUARE FEET	1 TREE PER 40 LINEAR FEET	26	108	134	9
N E. 7TH PL	LOCAL	216	0	0	0	0	216	2006	50	5	8.5' TREE LAWN	1 SHRUB PER 40 SQUARE FEET	1 TREE PER 40 LINEAR FEET	9	45	54	6
S E. 7TH PL	LOCAL	83	0	0	1	50	33	884	22	1	8.5' TREE LAWN	1 SHRUB PER 40 SQUARE FEET	1 TREE PER 40 LINEAR FEET	3	21	24	3
W CROSSROADS BLVD	COLLECTOR	1,925	0	0	0	0	1925	26418	660	48	8.5' TREE LAWN	1 SHRUB PER 40 SQUARE FEET	1 TREE PER 40 LINEAR FEET	153	515	668	51
N 6TH PL	ARTERIAL	758	0	0	0	0	758	4479	112	19	8.5' TREE LAWN	1 SHRUB PER 40 SQUARE FEET	1 TREE PER 40 LINEAR FEET	32	85	117	19

LANDSCAPE TRACT TABLE

LANDSCAPE TRACTS	BUFFER PROVIDED	REQUIREMENTS	QTY (SF)	TREES REQ.	SRUBS REQ.	TREES PROV.	ORNAMENTAL GRASSES PROVIDED	SHRUBS PROVIDED	MITIGATION TREES
TRACT G	N/A	1 TREE & 10 SHRUBS PER 4,000 SF	1,406	0	4	0	15	32	0
TRACT H	N/A	1 TREE & 10 SHRUBS PER 4,000 SF	14,344	4	36	4	173	204	0
TRACT I	N/A	1 TREE & 10 SHRUBS PER 4,000 SF	42,007	11	105	28	315	518	0
TRACT J	N/A	1 TREE & 10 SHRUBS PER 4,000 SF	38,681	10	97	23	225	292	0
TRACT K	N/A	1 TREE & 10 SHRUBS PER 4,000 SF	1,050	0	3	0	20	22	0
TRACT L	N/A	1 TREE & 10 SHRUBS PER 4,000 SF	1,056	0	3	0	20	22	0
TRACT M	N/A	1 TREE & 10 SHRUBS PER 4,000 SF	6,455	2	16	7	11	6	0
TRACT N	N/A	1 TREE & 10 SHRUBS PER 4,000 SF	2,109	1	5	3	29	31	0
TRACT P	N/A	1 TREE & 10 SHRUBS PER 4,000 SF	5,179	1	13	3	15	66	0
TRACT O	N/A	1 TREE & 10 SHRUBS PER 4,000 SF	1,945	0	5	2	17	56	0
		TOTAL	114,232	29	286	70	840	1249	0

WATER USAGE TABLE

LANDSCAPE AREAS TRACTS G,H,I,J,K,L,M,N,P,O	AREAS IN SF	%
TOTAL LANDSCAPE AREA	265,716	
NON-WATER CONSERVING	37,616	14%
WATER CONSERVING	138,287	52%
NON WATER USING	89,813	34%

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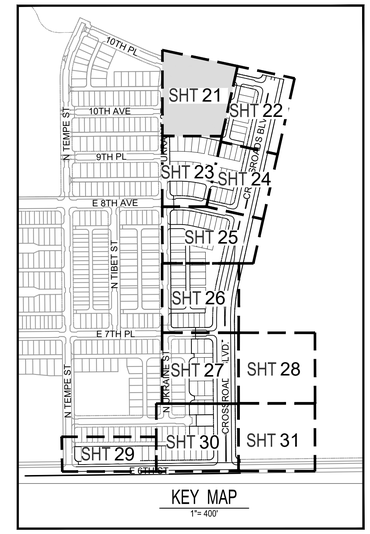
REV.	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
LANDSCAPE CHARTS
AURORA, COLORADO

NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 20

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASES\HU_PHASE9\1-LA-CAD\1-LA-SHEETS\LP 01-02 COVERSHEET.dwg Plot Date:1/24/2025 12:07 PM Last Saved By: BOONE.LITTLE



LANDSCAPE LEGEND

SEE LANDSCAPE COVER FOR MORE INFORMATION

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ROCK MULCH (TYP.) 4"-8" COBBLE - MESA GREY
- ROCK MULCH (TYP.) 1 1/2" RIVER ROCK MESA RIVER ROCK
- SOD
- WOOD MULCH
- CRUSHER FINES
- PROPERTY LINE
- EDGER
- MATERIAL CHANGE, NO EDGER (TYP.)

N

0 20' 40'

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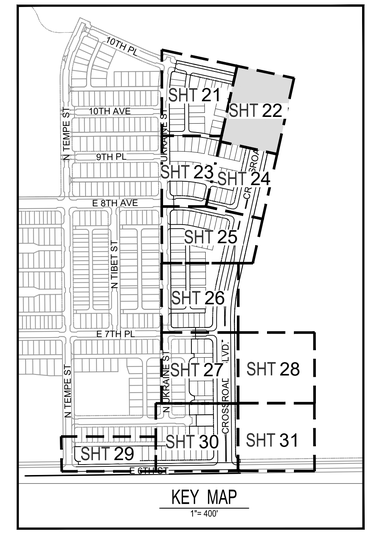
TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
LANDSCAPE PLAN 1
AURORA, COLORADO

NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 21

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\EHU-PHASE9\HU_PHASE9\1-LA-CAD\1-LA-SHEETS\LP 03-012 LANDSCAPE PLAN.dwg Plot Date:1/24/2025 11:39 AM Last Saved By: BOONE.LITTLE

1 LANDSCAPE SITE PLAN
SCALE: 1"= 20'



LANDSCAPE LEGEND

SEE LANDSCAPE COVER FOR MORE INFORMATION

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- EVERGREEN TREES
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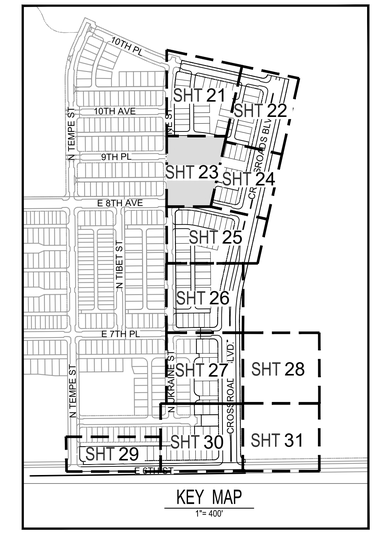
HORIZON UPTOWN PHASE 9 SITE PLAN
LANDSCAPE PLAN 2
AURORA, COLORADO

NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 22

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASE9\1-LA-CAD\1-LA-SHEETS\LP 03-012 LANDSCAPE PLAN.dwg Plot Date:1/24/2025 11:40 AM Last Saved By: BOONE.LITTLE

1 LANDSCAPE SITE PLAN
SCALE: 1"= 20'



LANDSCAPE LEGEND

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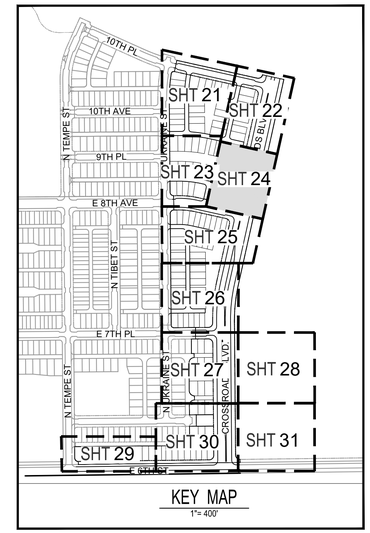
TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
LANDSCAPE PLAN 3
AURORA, COLORADO

NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 23

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASE9\1-LA-CAD\1-LA-SHEETS\LP 03-012 LANDSCAPE PLAN.dwg Plot Date:1/24/2025 11:40 AM Last Saved By: BOONE.LITTLE

1 LANDSCAPE SITE PLAN
SCALE: 1"= 20'



KEY MAP
1"= 400'

LANDSCAPE LEGEND

SEE LANDSCAPE COVER FOR MORE INFORMATION

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N

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HORIZON UPTOWN PHASE 9 SITE PLAN

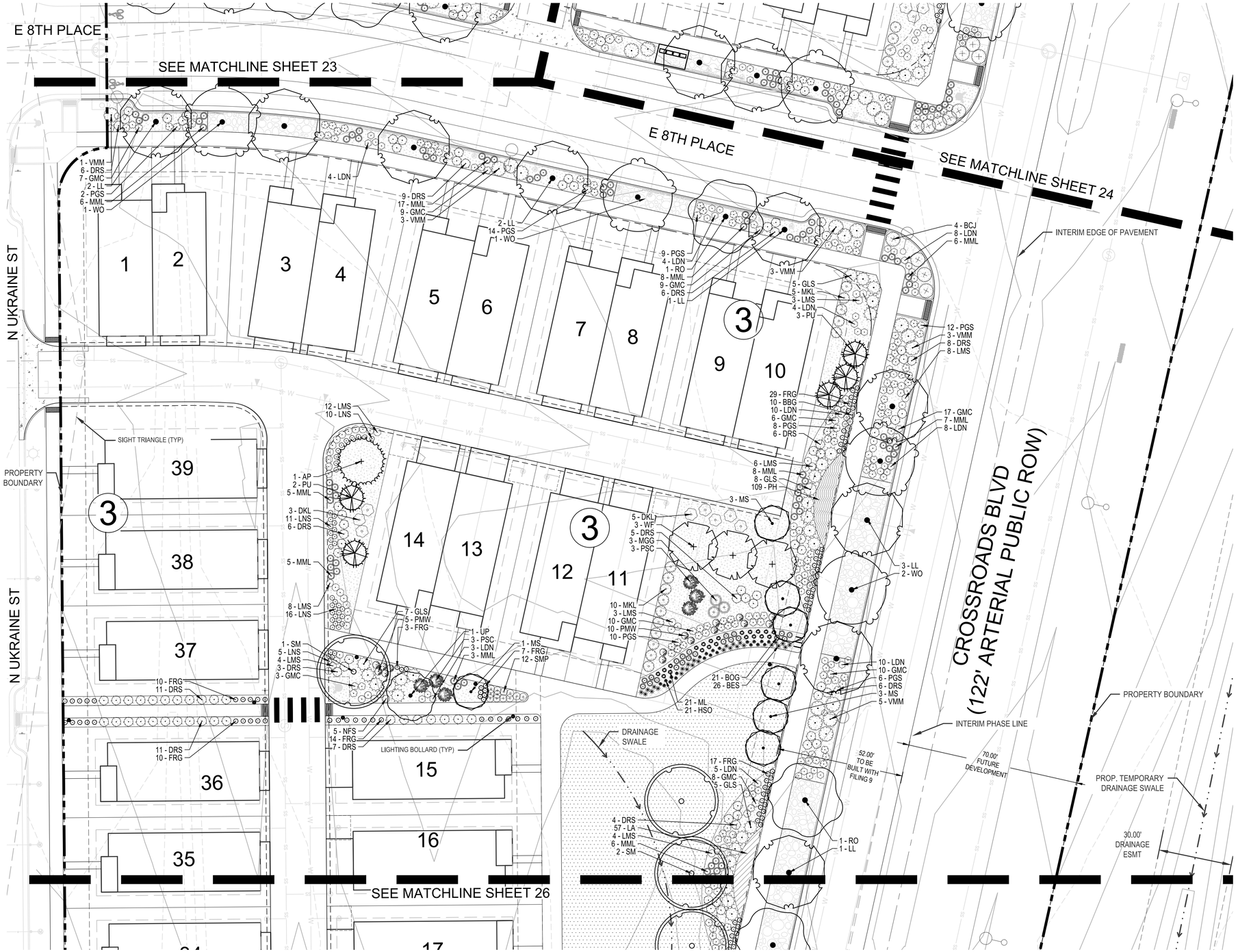
LANDSCAPE PLAN 4

AURORA, COLORADO

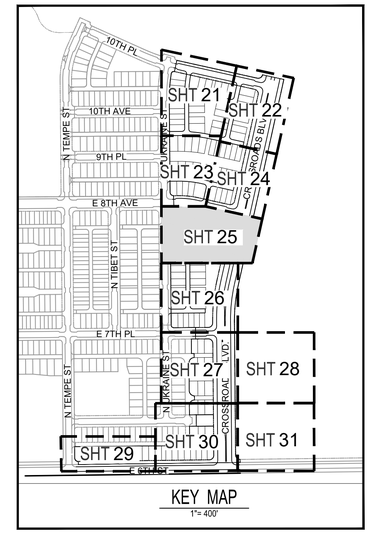
NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 24

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASE9\1-LA-CAD\1-LA-SHEETS\LP 03-012 LANDSCAPE PLAN.dwg Plot Date:1/24/2025 11:41 AM Last Saved By: BOONE.LITTLE



1 LANDSCAPE SITE PLAN
SCALE: 1"= 20'



LANDSCAPE LEGEND

SEE LANDSCAPE COVER FOR MORE INFORMATION

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TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
LANDSCAPE PLAN 5
AURORA, COLORADO

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JOB NUMBER: 100183.01
DATE: 1/24/2025
SHEET: 25

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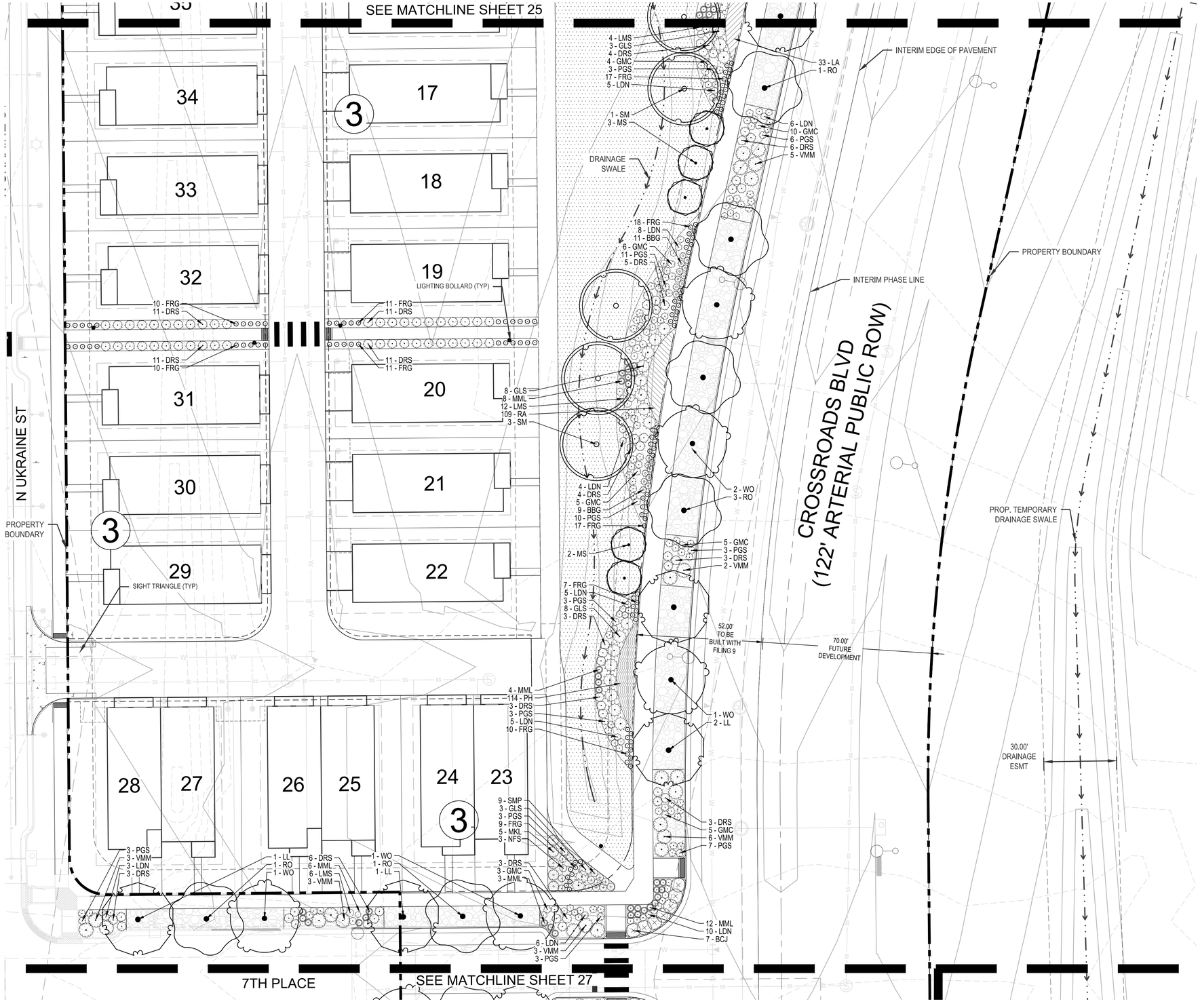
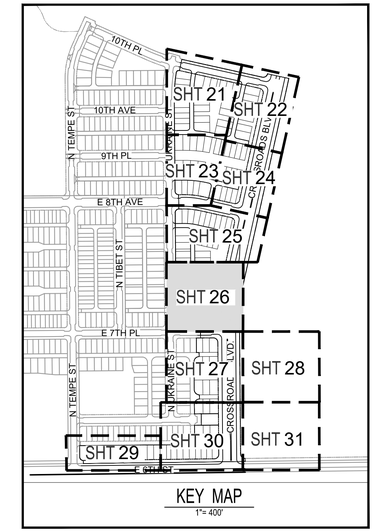


1 LANDSCAPE SITE PLAN
SCALE: 1"= 20'



LANDSCAPE LEGEND

SEE LANDSCAPE COVER FOR MORE INFORMATION

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- EVERGREEN TREES
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TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
LANDSCAPE PLAN 6
AURORA, COLORADO

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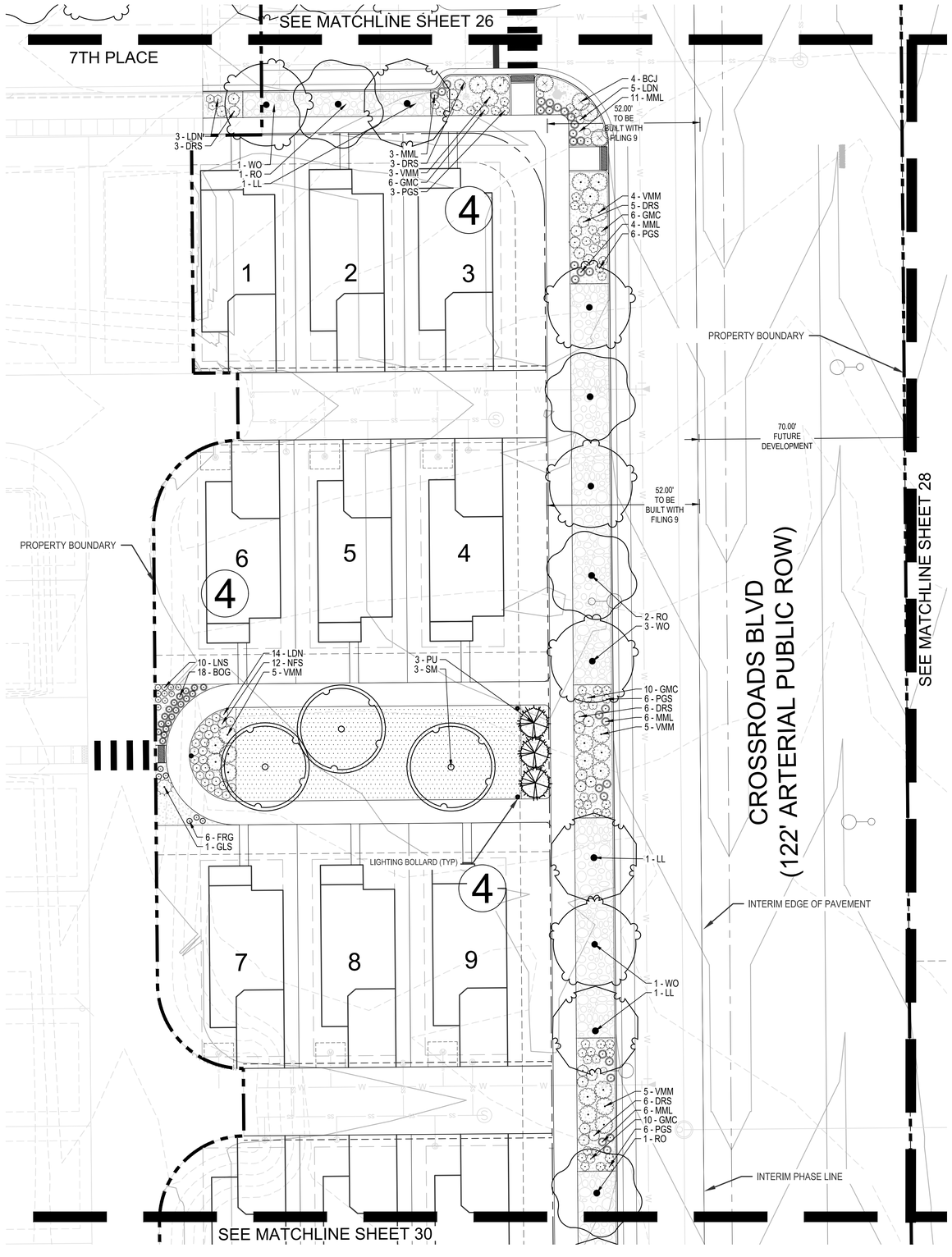
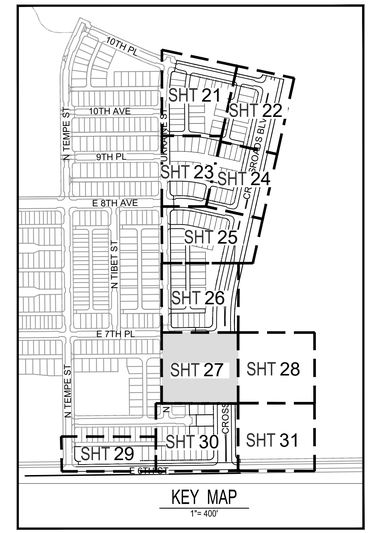
JOB NUMBER: 100183.01
DATE: 1/24/2025
SHEET: 26

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASE9\1-LA-CAD\1-LA-SHEETS\LP 03-012 LANDSCAPE PLAN.dwg Plot Date:1/24/2025 11:42 AM Last Saved By: BOONE.LITTLE



1 LANDSCAPE SITE PLAN
SCALE: 1"= 20'



LANDSCAPE LEGEND

SEE LANDSCAPE COVER FOR MORE INFORMATION

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- EVERGREEN TREES
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- EDGER
- MATERIAL CHANGE, NO EDGER (TYP.)

N

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HORIZON UPTOWN PHASE 9 SITE PLAN

LANDSCAPE PLAN 7

AURORA, COLORADO

NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 27

File Location:x:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\EIH\J-PHASES\HU_PHASE9\1-LA-CAD\1-LA-SHEETS\LP (03-01)2 LANDSCAPE PLAN.dwg Plot Date:1/24/2025 11:42 AM Last Saved By: BOONE.LITTLE

SEE MATCHLINE SHEET 26

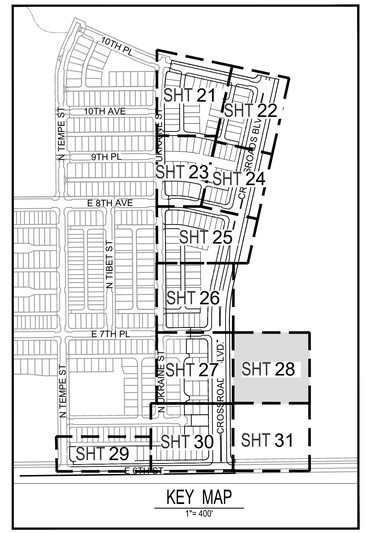
SEE MATCHLINE SHEET 27

PROP. TEMPORARY DRAINAGE SWALE

30.00' DRAINAGE ESMT

SEE MATCHLINE SHEET 31

1 LANDSCAPE SITE PLAN
SCALE: 1"= 20'



KEY MAP
1"= 400'

LANDSCAPE LEGEND

SEE LANDSCAPE COVER FOR MORE INFORMATION

- DECIDUOUS TREES
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N

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TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
LANDSCAPE PLAN 8
AURORA, COLORADO

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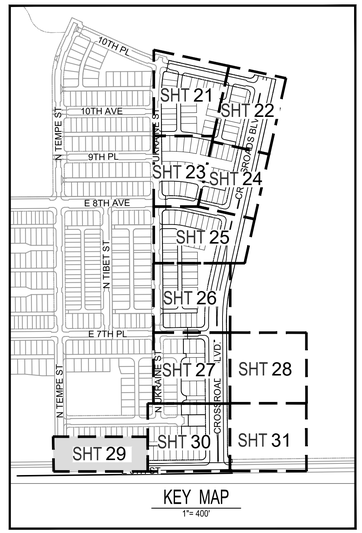
JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 28

File Location:x:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASES\HU_PHASE9\1-LA-CAD\1-LA-SHEETS\LP 03-012 LANDSCAPE PLAN.dwg Plot Date:1/24/2025 11:43 AM Last Saved By: BOONE.LITTLE



KEY MAP
1"= 400'

LANDSCAPE LEGEND

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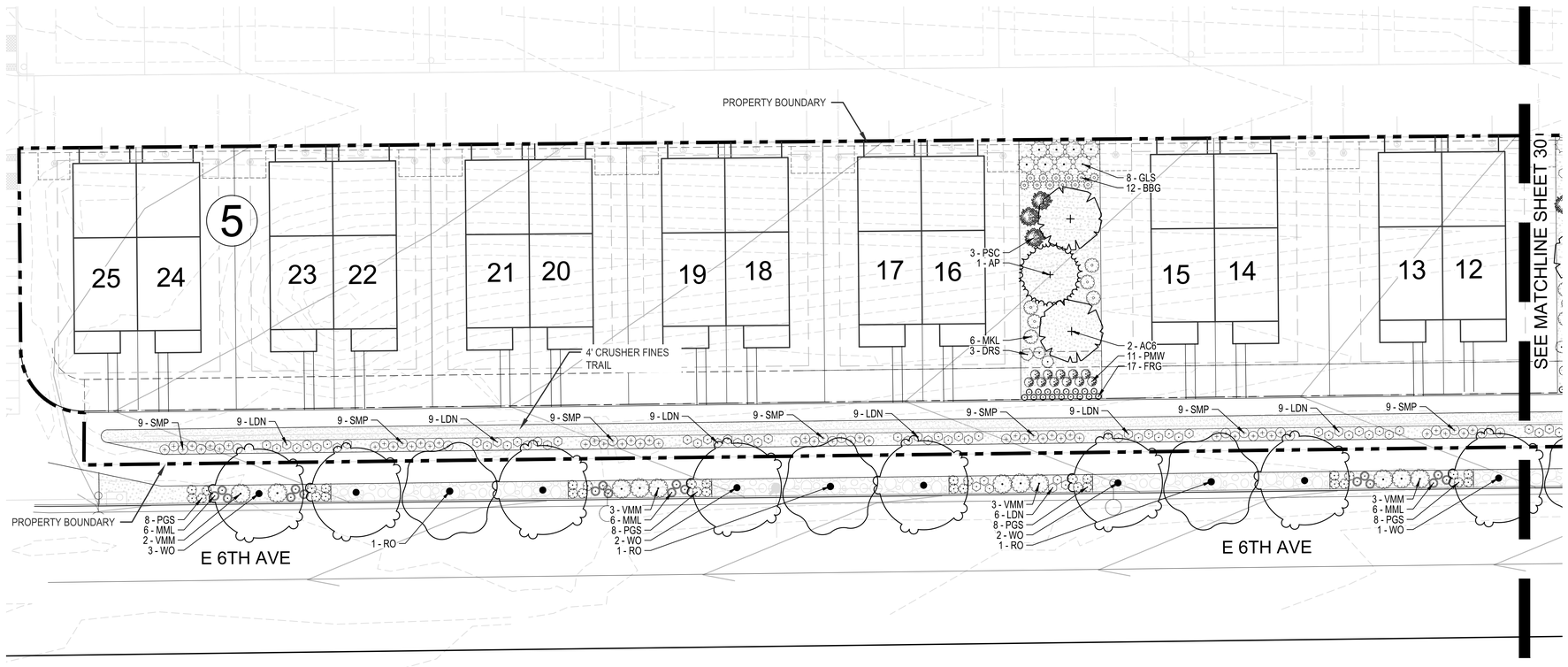

1 LANDSCAPE SITE PLAN
SCALE: 1"= 20'

N
0 20' 40'

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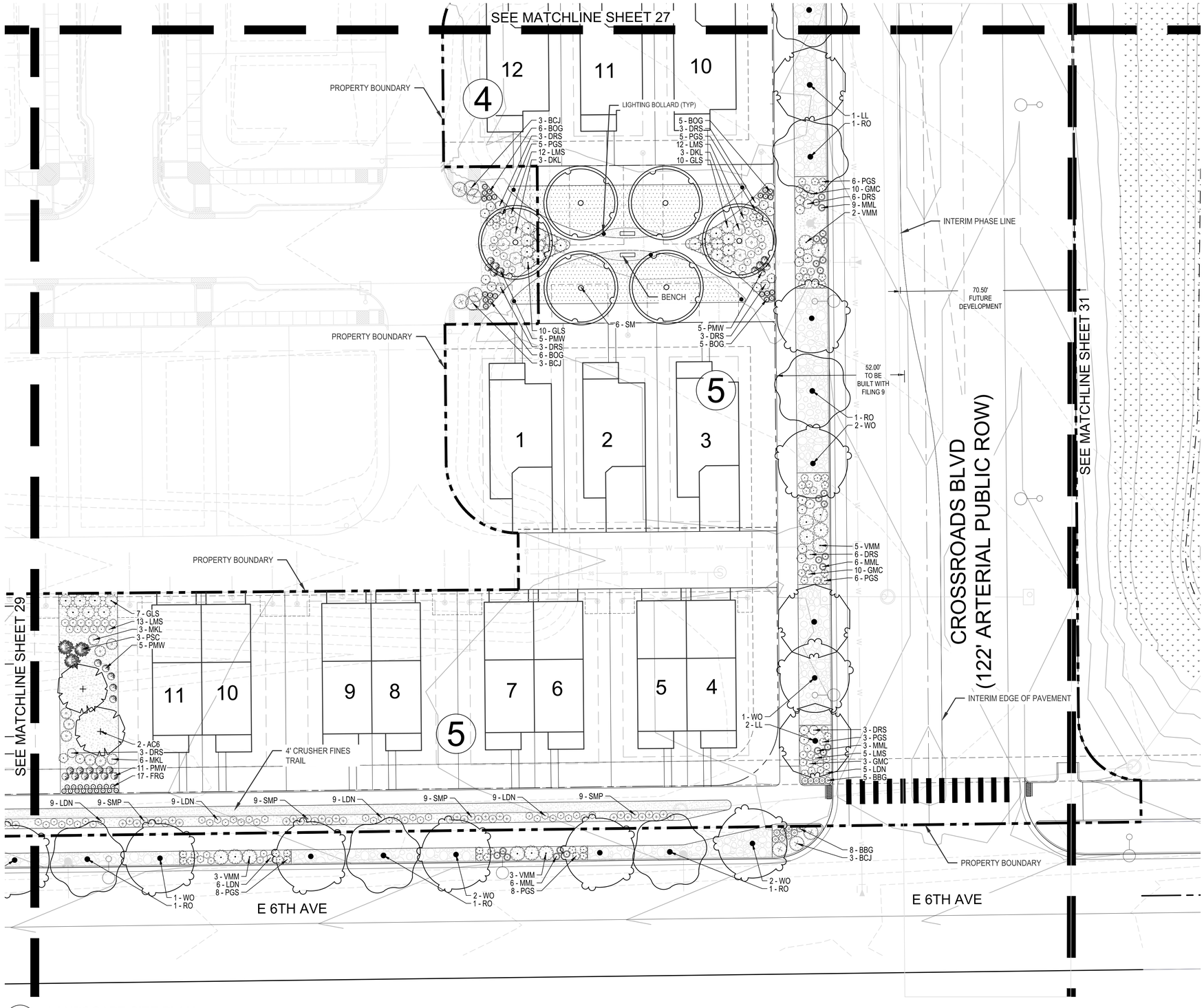
TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
LANDSCAPE PLAN 9
AURORA, COLORADO

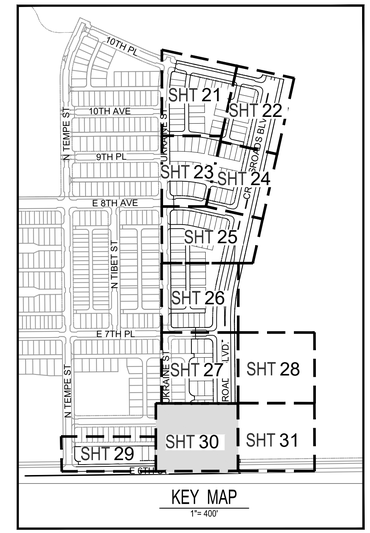
NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 29

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASE9SHU_PHASE9\1-LA-CAD\1-LA-SHEETS\LP 03-01\2 LANDSCAPE PLAN.dwg Plot Date:1/24/2025 11:43 AM Last Saved By: BOONE.LITTLE



1 LANDSCAPE SITE PLAN
SCALE: 1"= 20'



LANDSCAPE LEGEND

SEE LANDSCAPE COVER FOR MORE INFORMATION

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TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
LANDSCAPE PLAN
10
AURORA, COLORADO

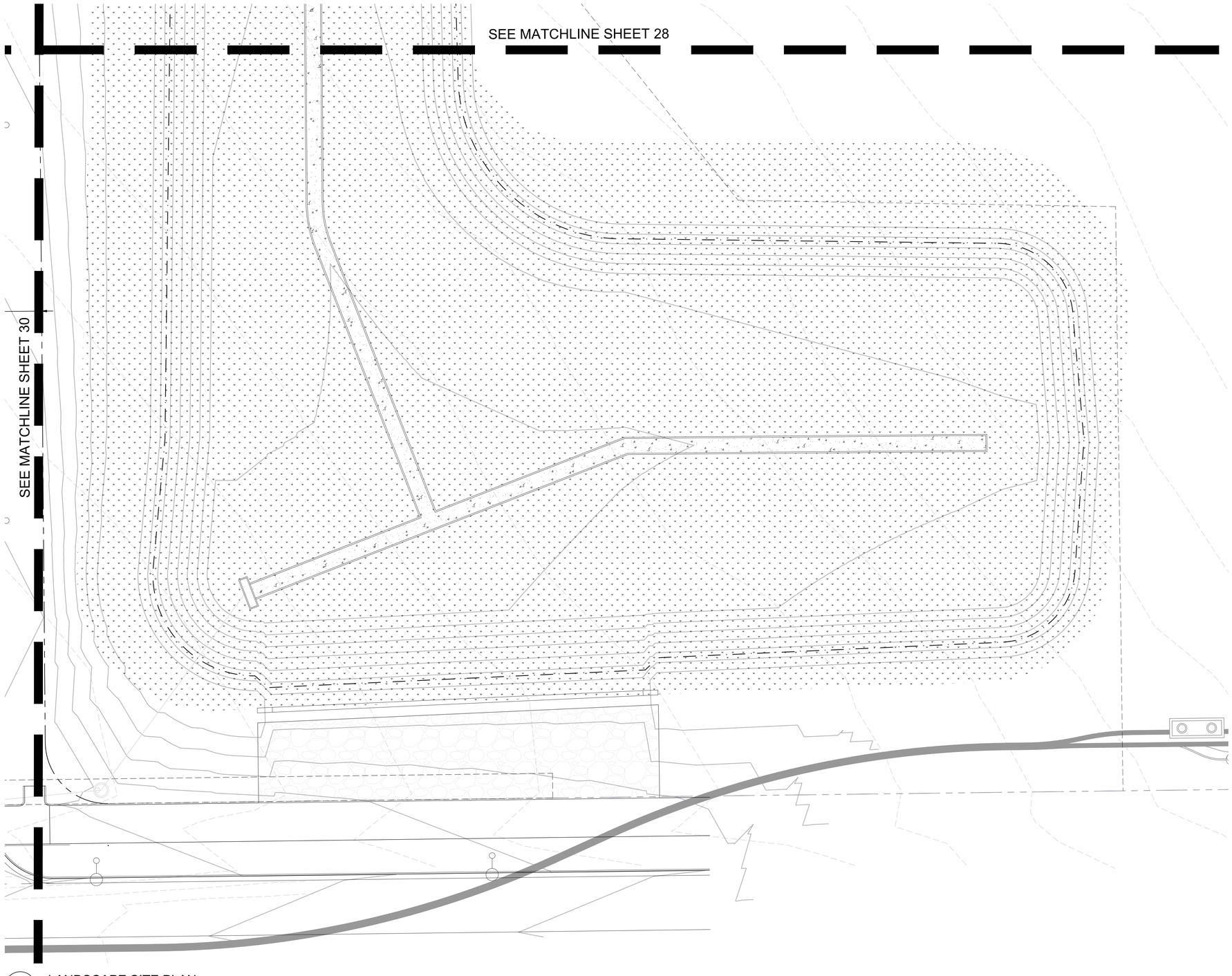
NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 30

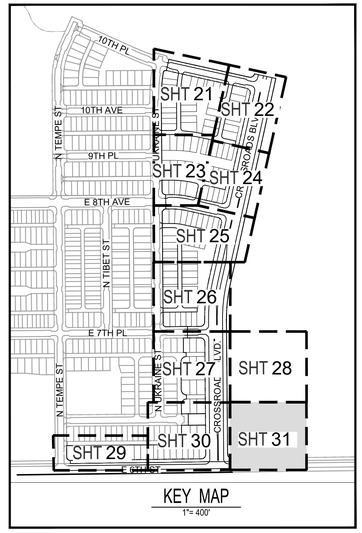
File Location:c:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASE9\1-LA-CAD\1-LA-SHEETS\LP 03-012 LANDSCAPE PLAN.dwg Plot Date:1/24/2025 11:43 AM Last Saved By: BOONE.LITTLE

SEE MATCHLINE SHEET 28

SEE MATCHLINE SHEET 30



1 LANDSCAPE SITE PLAN
SCALE: 1"= 20'



KEY MAP
1"= 400'

LANDSCAPE LEGEND

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HORIZON UPTOWN PHASE 9 SITE PLAN
LANDSCAPE PLAN
11
AURORA, COLORADO

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JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 31

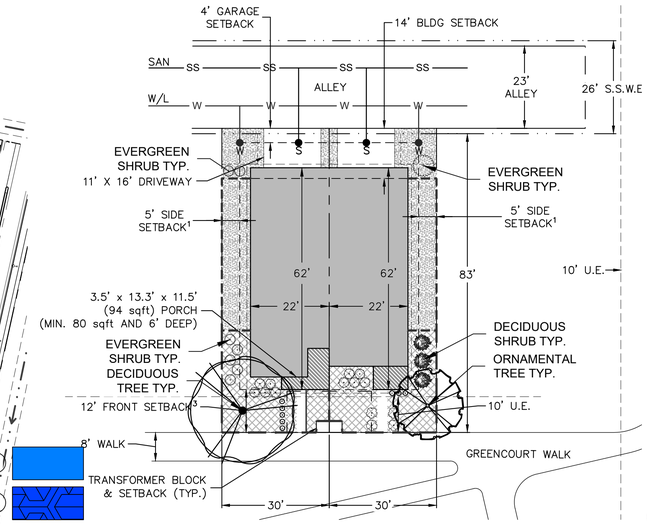
File Location:n:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASES9\HU_PHASE9\1-LA-CAD\1-LA-SHEETS\LP 03-012 LANDSCAPE PLAN.dwg Plot Date:1/24/2025 11:44 AM Last Saved By: BOONE.LITTLE

1 LOT CLASSIFICATIONS
SCALE: 1" =150'

TYPICAL LOT LANDSCAPE NOTES

1. FRONT YARD TREES ON ADJOINING LOTS SHALL NOT BE IDENTICAL.
2. FRONT YARD LANDSCAPE SHALL NOT REPEAT ON ADJACENT LOTS.
3. EACH TYPICAL LOT LANDSCAPE PLAN DEPICTED IS ILLUSTRATED FOR PURPOSES OF INTENT ONLY. THESE TYPICAL LOT LANDSCAPE EXHIBITS DEPICT PROPOSED PLANTINGS BASED FROM THE HORIZON UPTOWN DESIGN STANDARDS AND GUIDELINES, AS WELL AS THE UNIFIED DEVELOPMENT ORDINANCE, WHICH DEFINE THE AMOUNT OF SHRUB, TREE AND TURF REQUIREMENTS.

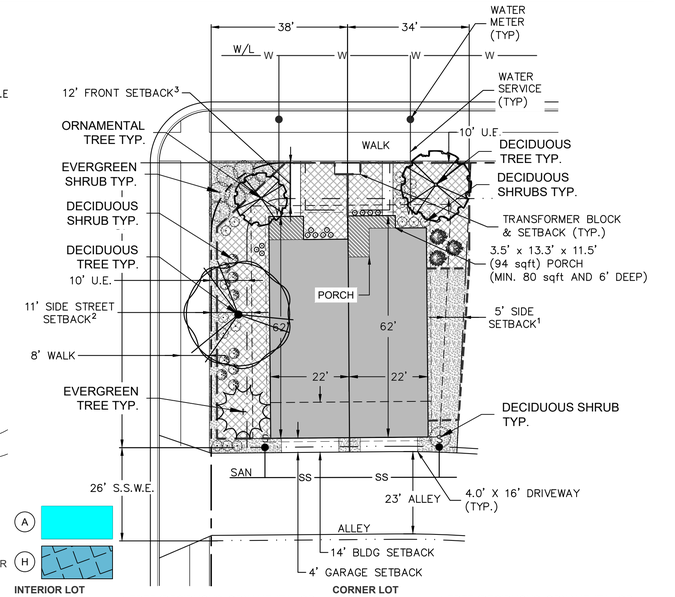
TYPICAL LOT LANDSCAPES



INTERIOR LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): NOT APPLICABLE
REAR YARD: NOT APPLICABLE
ALLEY: 1 SHRUB
ATTACHED COTTAGE (INTERIOR LOT) 30' x 85' 10 LOTS 3,256-4,007 SF
ATTACHED COTTAGE (CORNER LOT) 46.5' X 85' 6 LOTS 4,256 SF

CORNER LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
REAR YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN)
ALLEY: 3 SHRUB

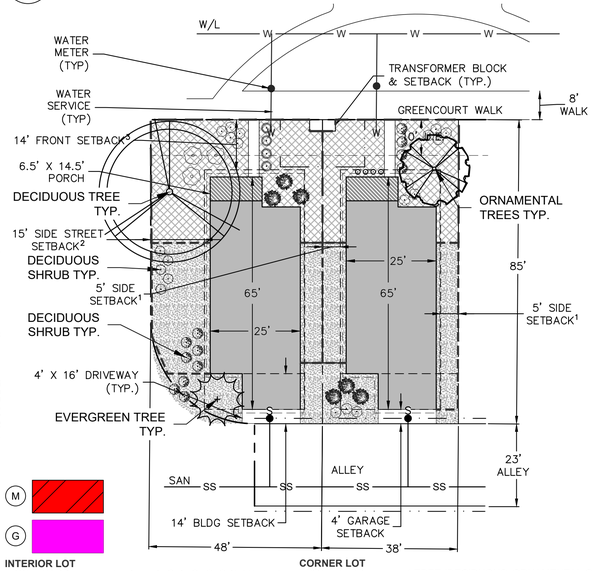
2 ATTACHED COTTAGE GREEN COURT (30' X 83')
SCALE: 1" = 20'



INTERIOR LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): NOT APPLICABLE
REAR YARD: NOT APPLICABLE
ALLEY: 1 SHRUB
ATTACHED COTTAGE (INTERIOR LOT) 30' x 85' 8 LOTS 2,550 SF
ATTACHED COTTAGE (CORNER LOT) 38' x 85' 2 LOTS 3,189 SF - 3,209 SF

CORNER LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
REAR YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN)
ALLEY: 3 SHRUB

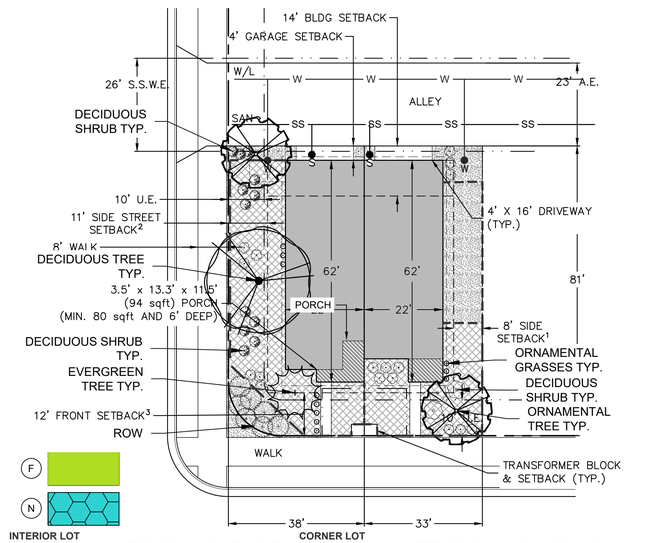
3 ATTACHED COTTAGE GREEN COURT (30' X 83')
SCALE: 1" = 20'



INTERIOR LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): NOT APPLICABLE
REAR YARD: NOT APPLICABLE
ALLEY: 1 SHRUB
ATTACHED COTTAGE (INTERIOR LOT) 37'-38' X 81'-83" 6 LOTS 2,997-3,154 SF
ATTACHED COTTAGE (CORNER LOT) 48' X 81'-83" 9 LOTS 3,888 SF - 3,984 SF

CORNER LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
REAR YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN)
ALLEY: 3 SHRUB

4 COTTAGE GREEN COURT (38' X 85')
SCALE: 1" = 20'



INTERIOR LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): NOT APPLICABLE
REAR YARD: NOT APPLICABLE
ALLEY: 1 SHRUB
ATTACHED COTTAGE (INTERIOR LOT) 34' X 81' 20 LOTS 2,754 SF
ATTACHED COTTAGE (CORNER LOT) 37' x 81' 2 LOTS 2,997 SF

CORNER LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
REAR YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN)
ALLEY: 3 SHRUB

5 ATTACHED COTTAGE (33'X81')
SCALE: 1" = 20'

LANDSCAPE LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ROCK MULCH (TYP) 1 1/2" MESA RIVER ROCK
- WOOD MULCH (TYP) WASHINGTON RED CEDAR
- PICKET FENCE
- PRIVACY FENCE

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
LOT TYPICALS 1
AURORA, COLORADO

NOT FOR CONSTRUCTION

JOB NUMBER: 100183.01
DATE: 1/24/2025
SHEET: 32

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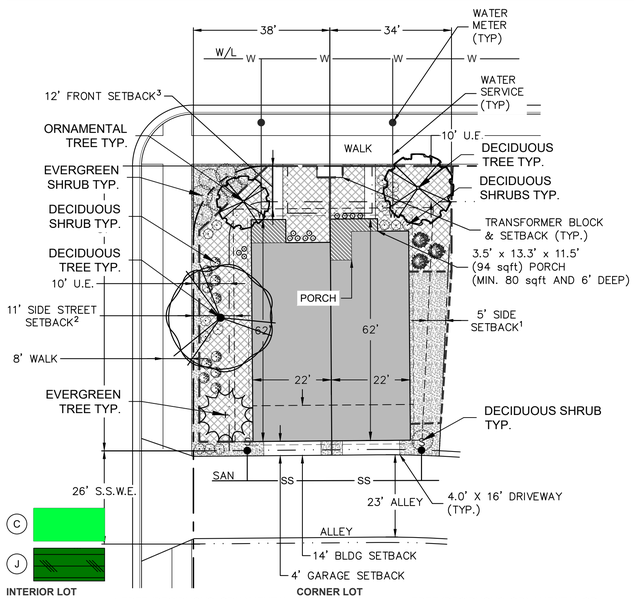
File Location:c:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASE9\HU_PHASE9(1-LA-CAD(1-LA-SHEETS\LP 13-14 LOT TYPICALS.dwg Plot Date:1/24/2025 11:47 AM Last Saved By: STELLA.HARDING

TYPICAL LOT LANDSCAPES

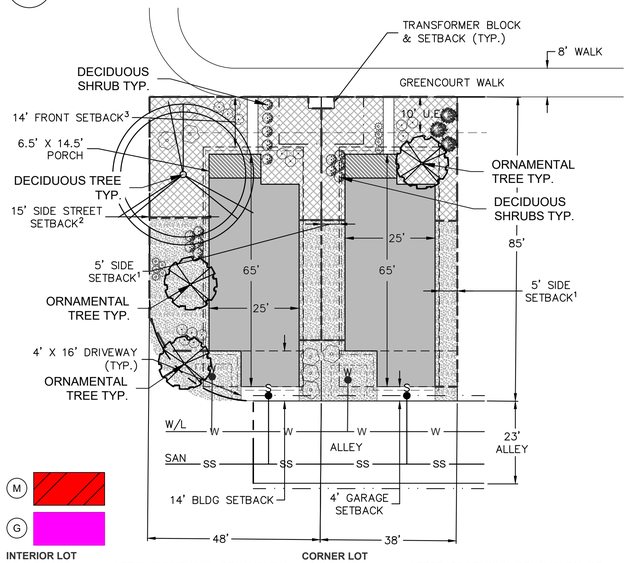


INTERIOR LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): NOT APPLICABLE
REAR YARD: NOT APPLICABLE
ALLEY: 1 SHRUB

ATTACHED COTTAGE (INTERIOR LOT) 37' x 84' 18 LOTS 3,108 SF
ATTACHED COTTAGE (CORNER LOT) 36' X 84' 6 LOTS 3,816 SF

CORNER LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
REAR YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN)
ALLEY: 3 SHRUB

6 ATTACHED COTTAGE (34' X 81')
SCALE: 1" = 20'

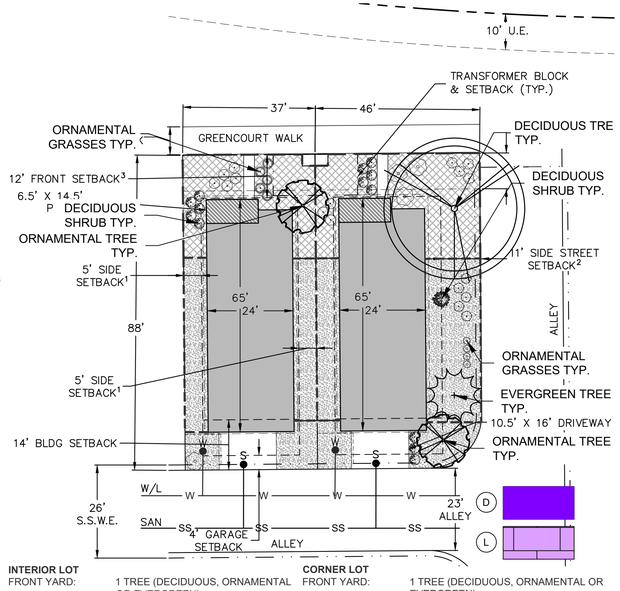


INTERIOR LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): NOT APPLICABLE
REAR YARD: NOT APPLICABLE
ALLEY: 1 SHRUB

ATTACHED COTTAGE (INTERIOR LOT) 37'-38' X 81'-83" 6 LOTS 2,997-3,154 SF
ATTACHED COTTAGE (CORNER LOT) 48' X 81'-83" 9 LOTS 3,888 SF - 3,984 SF

CORNER LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
REAR YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN)
ALLEY: 3 SHRUB

8 COTTAGE GREEN COURT (38'x 85')
SCALE: 1" = 20'

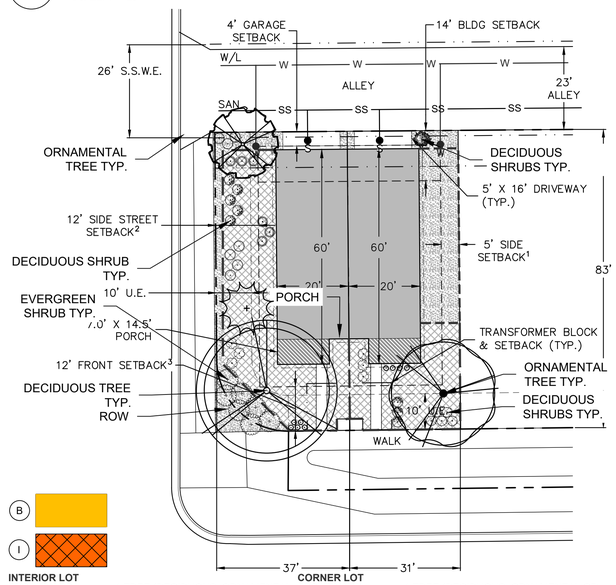


INTERIOR LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): NOT APPLICABLE
REAR YARD: NOT APPLICABLE
ALLEY: 1 SHRUB

ATTACHED COTTAGE (INTERIOR LOT) 37' x 88' 16 LOTS 3,256-4,007 SF
ATTACHED COTTAGE (CORNER LOT) 46.5' X 88' 9 LOTS 4,048 - 4,102 SF

CORNER LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
REAR YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN)
ALLEY: 3 SHRUB

7 COTTAGE GREEN COURT (37' X 88')
SCALE: 1" = 20'



INTERIOR LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): NOT APPLICABLE
REAR YARD: NOT APPLICABLE
ALLEY: 1 SHRUB

ATTACHED COTTAGE (INTERIOR LOT) 30' X 81' 18 LOTS 2,430 SF
ATTACHED COTTAGE (CORNER LOT) 38'-40' x 81' 6 LOTS 2,992 SF

CORNER LOT
FRONT YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
SIDE (INTERIOR): NOT APPLICABLE
SIDE (CORNER): 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN); 15 SHRUBS (MAX OF 4 ORNAMENTAL GRASS) - 3 DIFFERENT SPECIES REQUIRED
REAR YARD: 1 TREE (DECIDUOUS, ORNAMENTAL OR EVERGREEN)
ALLEY: 3 SHRUB

9 ATTACHED COTTAGE (31' X 83')
SCALE: 1" = 20'

TYPICAL LOT PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
	ACER SACCHARUM 'BAILSTA'	FALL FIESTA® SUGAR MAPLE	2.5" CAL.
	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE® FREEMAN MAPLE	2.5" CAL.
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5" CAL.
	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.
	QUERCUS BUCKLEYI	TEXAS RED OAK	2.5" CAL.
	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	2.5" CAL.
	ULMUS X 'PIONEER'	PIONEER ELM	2.5" CAL.
EVERGREEN TREES			
	ABIES CONCOLOR	WHITE FIR	6` HT.
	PICEA PUNGENS 'BABY BLUE'	BABY BLUE COLORADO SPRUCE	6` HT.
	PINUS EDULIS	PINON PINE	6` HT.
	PINUS NIGRA	AUSTRIAN PINE	6` HT.
ORNAMENTAL TREES			
	MALUS X 'BRANZAM'	BRANDYWINE® CRABAPPLE	2" CAL.
	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL.
EVERGREEN SHRUBS			
	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP CREEPING JUNIPER	5 GAL.
	PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	5 GAL.
	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL.
ORNAMENTAL GRASSES			
	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA	5 GAL.
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL.
	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	5 GAL.
	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL.
	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS	5 GAL.
DECIDUOUS SHRUBS			
	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL™ DWARF NINEBARK	5 GAL.
	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	5 GAL.
	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5 GAL.
	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL.
	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND® SPIREA	5 GAL.
	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL.
GROUND COVERS			
		ROCK MULCH (TYP) 1 1/2" MESA RIVER ROCK	---
		WOOD MULCH (TYP) WASHINGTON RED CEDAR	---

LANDSCAPE LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ROCK MULCH (TYP) 1 1/2" MESA RIVER ROCK
- WOOD MULCH (TYP) WASHINGTON RED CEDAR
- PICKET FENCE
- PRIVACY FENCE

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REV	DESCRIPTION	DATE	CHKD	APPR

HORIZON UPTOWN PHASE 9 SITE PLAN

LOT TYPICALS 2

AURORA, COLORADO

NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 33

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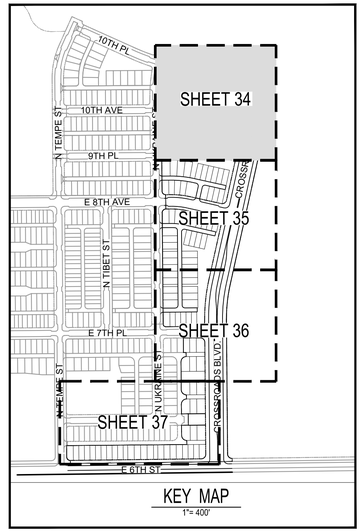
1 SITE FURNISHING PLAN
SCALE: 1"=30'



KEY MAP
1"= 400'

SITE FURNISHINGS PLAN LEGEND

- 6' PRIVACY FENCING
- 3' PICKET FENCING
- X / XX-XX — PRODUCT DETAIL
- X / XX-XX — LANDSCAPE DETAIL

PRODUCTS

TITLE	DETAIL
PET WASTE BIN	4/39
BOLLARD	1/39
BENCH	6/38

FENCING

PRIVACY FENCE	7/38
PICKET FENCE	8/38

WALLS AND STAIRS

N CONCRETE SEAT WALL	8/39
S CONCRETE SEAT WALL	7/39

SITE FURNISHINGS

MAIL KIOSK	3/39

N
0 30' 60'

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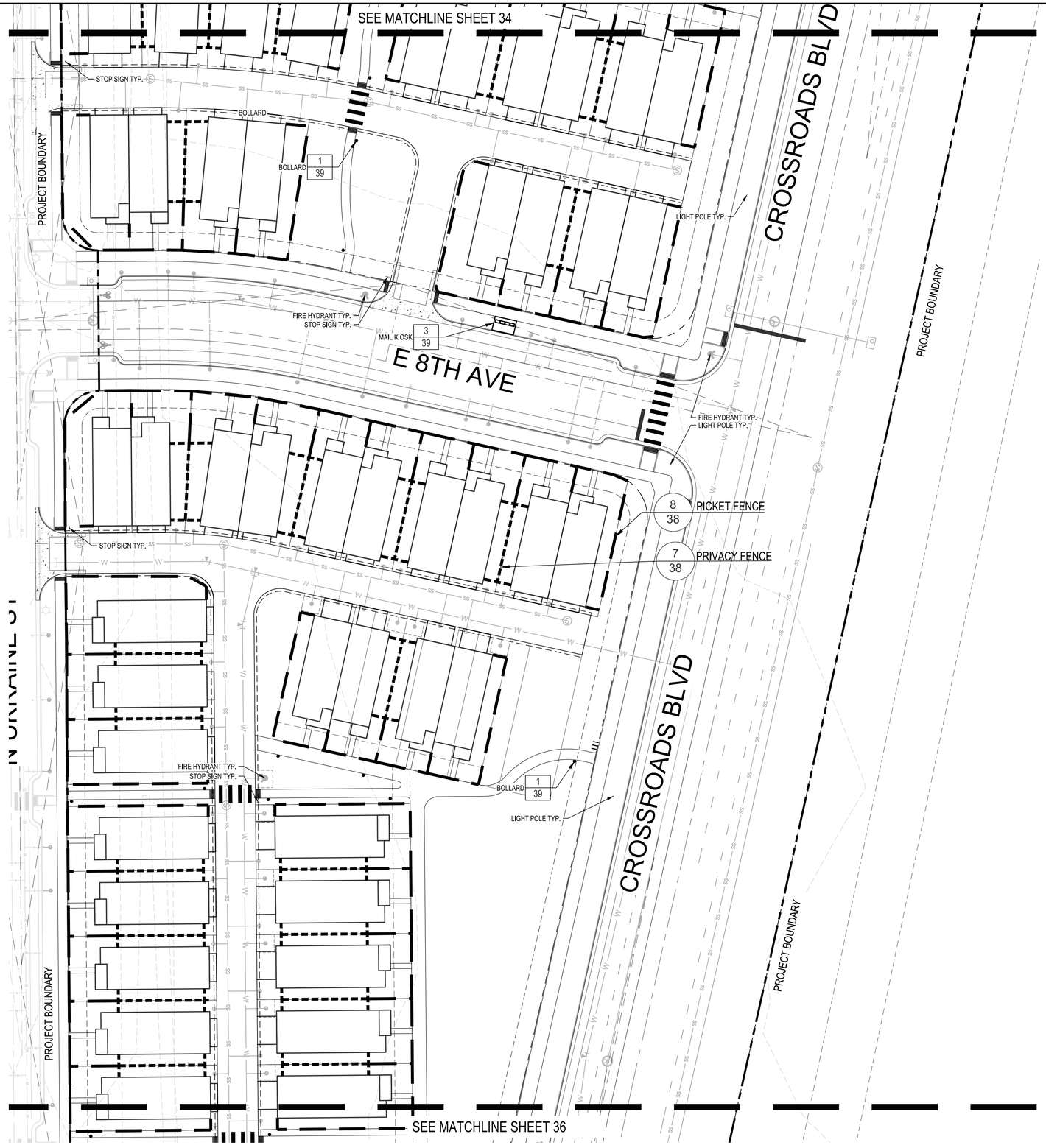
TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
SITE FURNISHING PLAN 1
AURORA, COLORADO

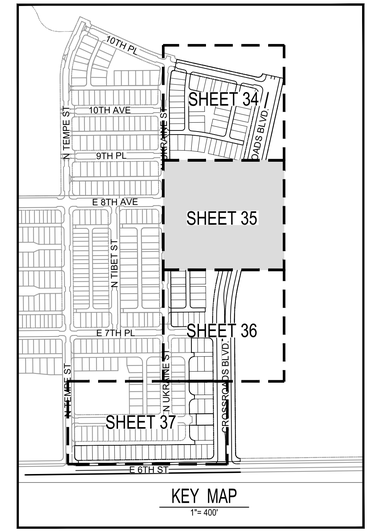
NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 34

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASES\HU_PHASE9\1-LA-CAD\1-LA-SHEETS\LP 15-18 SITE FURNISHINGS.dwg Plot Date:1/24/2025 11:50 AM Last Saved By: STELLA-HARDING



1 SITE FURNISHING PLAN
SCALE: 1"= 30'



KEY MAP
1"= 400'

SITE FURNISHINGS PLAN LEGEND

- 6' PRIVACY FENCING
- 3' PICKET FENCING
- X / XX-XX — PRODUCT DETAIL
- X / XX-XX — LANDSCAPE DETAIL

PRODUCTS

TITLE	DETAIL
PET WASTE BIN	4/39
BOLLARD	1/39
BENCH	6/38

FENCING

PRIVACY FENCE	7/38
PICKET FENCE	8/38

WALLS AND STAIRS

N CONCRETE SEAT WALL	8/39
S CONCRETE SEAT WALL	7/39

SITE FURNISHINGS

MAIL KIOSK	3/39

N

0 30' 60'

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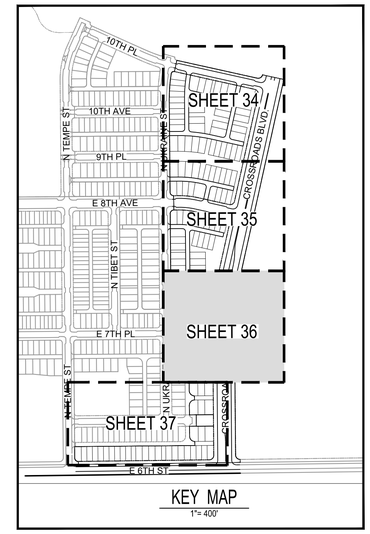
TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
SITE FURNISHING PLAN 2
AURORA, COLORADO

NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 35

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASES\HU_PHASE9\1-LA-CAD\1-LA-SHEETS\LP 15-18 SITE FURNISHINGS.dwg Plot Date:1/24/2025 11:50 AM Last Saved By: STELLA.HARDING

1 SITE FURNISHING PLAN
SCALE: 1"=30'



KEY MAP
1"= 400'

SITE FURNISHINGS PLAN LEGEND

- 6' PRIVACY FENCING
- 3' PICKET FENCING
- X / XX-XX — PRODUCT DETAIL
- X / XX-XX — LANDSCAPE DETAIL

PRODUCTS

TITLE	DETAIL
PET WASTE BIN	4/39
BOLLARD	1/39
BENCH	6/38

FENCING

PRIVACY FENCE	7/38
PICKET FENCE	8/38

WALLS AND STAIRS

N CONCRETE SEAT WALL	8/39
S CONCRETE SEAT WALL	7/39

SITE FURNISHINGS

MAIL KIOSK	3/39

N
0 30' 60'

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TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
SITE FURNISHING PLAN 3
AURORA, COLORADO

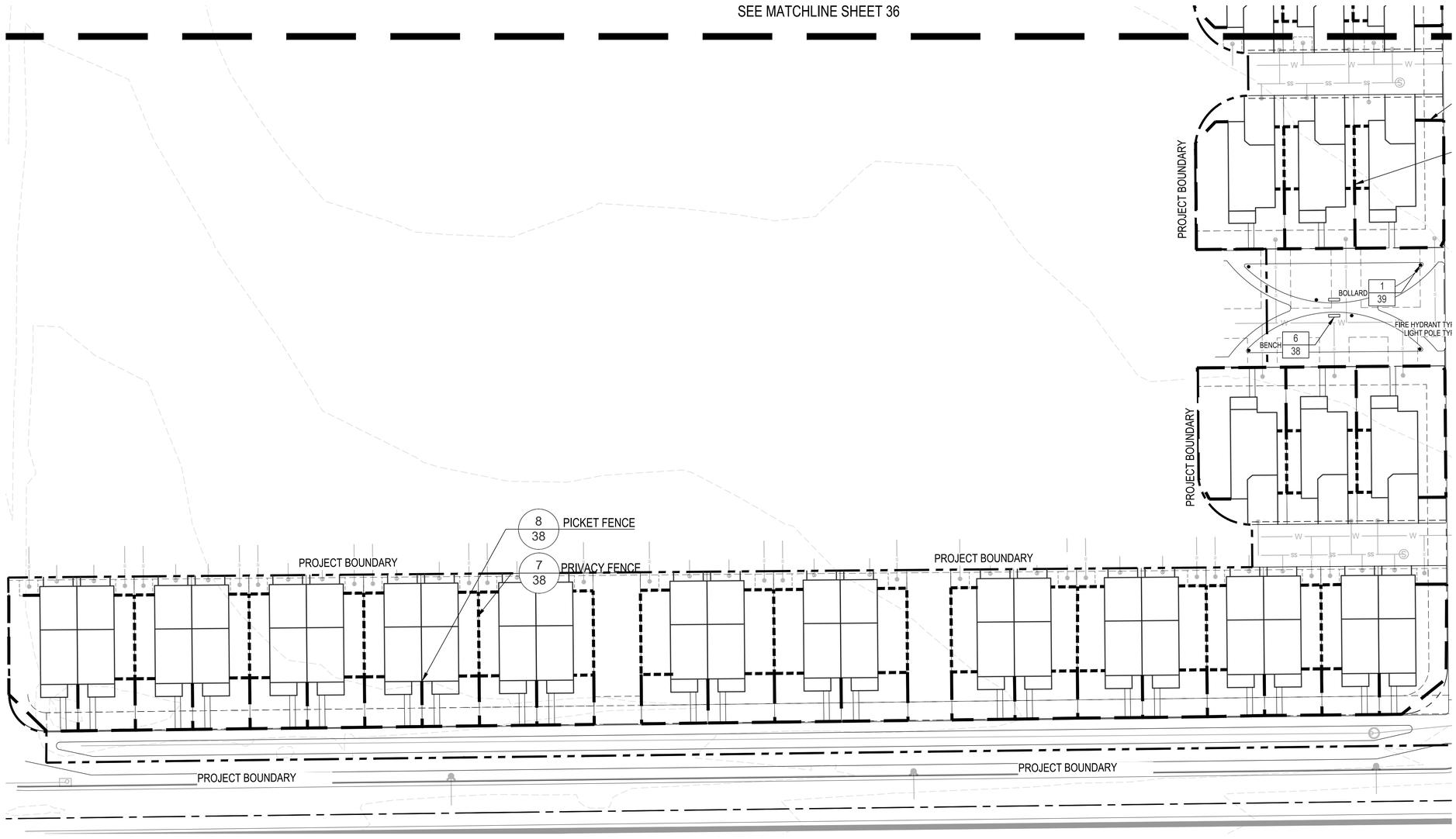
NOT FOR CONSTRUCTION

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 36

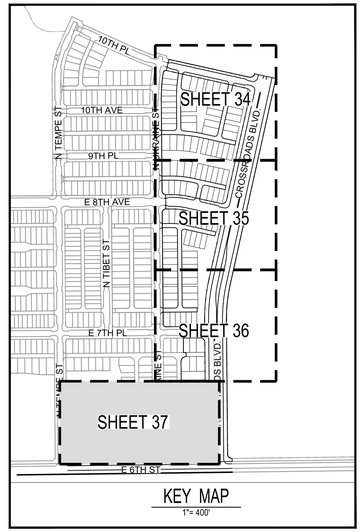
File Location:x:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASES\HU_PHASE9\1-LA-CAD\1-LA-SHEETS\LP 15-18 SITE FURNISHINGS.dwg Plot Date:1/24/2025 11:50 AM Last Saved By: STELLA-HARDING

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASES\HU_PHASE9\1-LA-CAD\1-LA-SHEETS\LP 15-18 SITE FURNISHINGS.dwg Plot Date:1/24/2025 12:14 PM Last Saved By: STELLA.HARDING

SEE MATCHLINE SHEET 36



1 SITE FURNISHING PLAN
SCALE: 1"= 30'



SITE FURNISHINGS PLAN LEGEND

- 6' PRIVACY FENCING
- 3' PICKET FENCING
- X / XX-XX — PRODUCT DETAIL
- X / XX-XX — LANDSCAPE DETAIL

PRODUCTS

TITLE	DETAIL
PET WASTE BIN	4/39
BOLLARD	1/39
BENCH	6/38

FENCING

PRIVACY FENCE	7/38
PICKET FENCE	8/38

WALLS AND STAIRS

N CONCRETE SEAT WALL	8/39
S CONCRETE SEAT WALL	7/39

SITE FURNISHINGS

MAIL KIOSK	3/39

N

0 30' 60'

811 Know what's **below.** **Call** before you dig.

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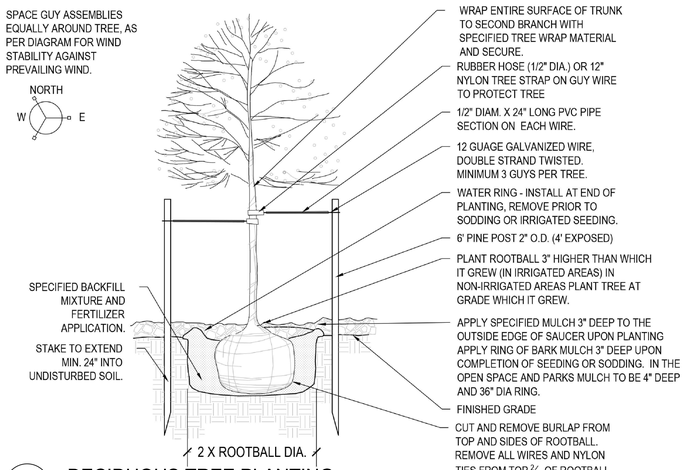
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
SITE FURNISHING PLAN 4
AURORA, COLORADO

NOT FOR CONSTRUCTION

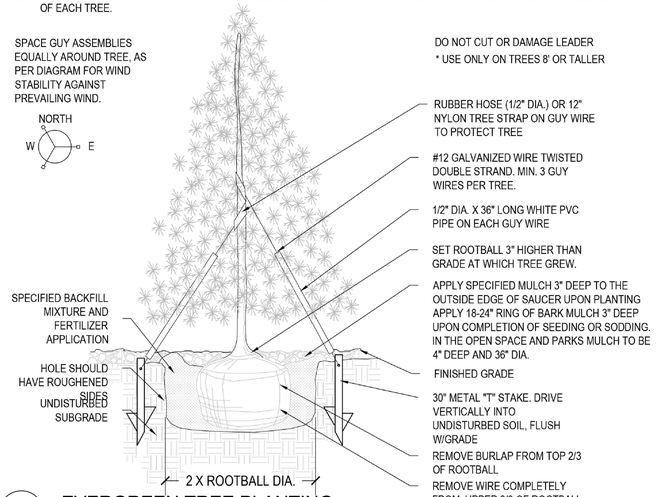
JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 37

NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
2. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
3. STREET TREES ARE TO BE LIMBED UP TO 8'. PRUNING SHALL OCCUR IN THE APPROPRIATE MANNER AT THE NURSERY. SUBSTANTIAL PRUNING WILL NOT BE ALLOWED ON-SITE.



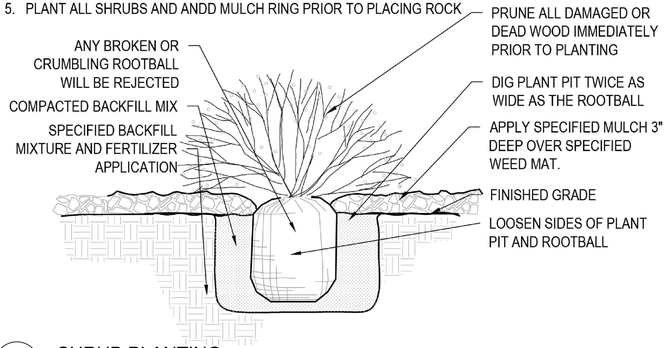
1 DECIDUOUS TREE PLANTING
SCALE: NTS

NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. TREES PLANTED WITHIN DRAIN STRIP OR SCREE AREA SHALL HAVE 3'-0" DIAMETER RING OF MULCH 5" DEEP AT THE BASE OF EACH TREE.



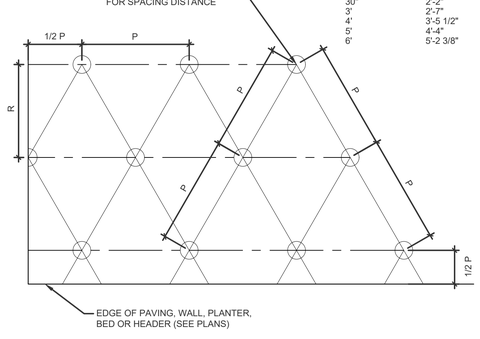
2 EVERGREEN TREE PLANTING
SCALE: NTS

NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER
4. SHRUBS PLANTED WITHIN THE DRAIN STRIP OR SCREE AREAS SHALL HAVE A 12" DIAMETER RING OF MULCH AT THE BASE OF EACH SHRUB
5. PLANT ALL SHRUBS AND ANDD MULCH RING PRIOR TO PLACING ROCK

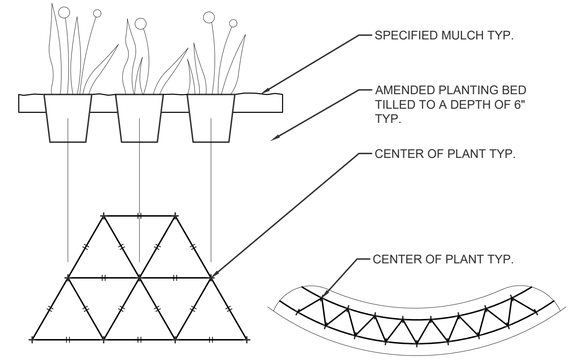


3 SHRUB PLANTING
SCALE: NTS

P	R	AREA (PER PLANT) SQ. FT.
TRIANGULAR	ROW	SQ. FT.
4"	3 7/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
30"	2'-2"	5.42
3'	2'-7"	7.80
4'	3'-5 1/2"	13.84
5'	4'-4"	21.65
6'	5'-2 3/8"	31.20



4 TRIANGULAR SPACING FOR SHRUBS & GROUNDCOVER
1/2" = 1'-0"
MSD-P-05



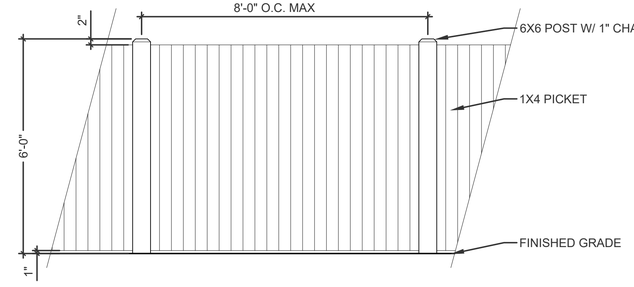
5 PERENNIAL & ORNAMENTAL GRASS TRIANGULATION
1" = 1'-0"
MSD-P-03

BENCH BY ANNOVA
MODEL: TAN3280P
TANDEM 6' CONTOUR BENCH, PERSPECTIVE, SURFACE MOUNTED.
INSTALL PER MANUFACTURER'S SPECS

CONTACT: ANNOVA
PHONE: 720.584.4327
WWW.ANNOVAFURNISHINGS.COM

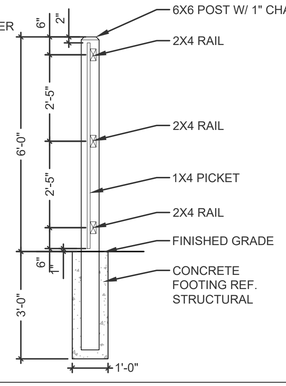
6 BENCH
SCALE: NTS

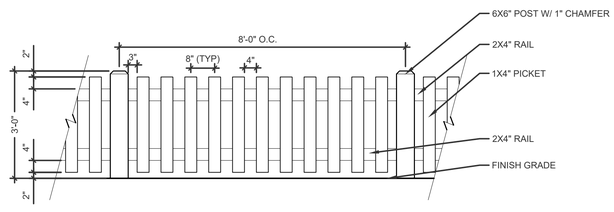
NOTES:
1. ALL WOOD TO BE ROUGH SAWN CEDAR.
2. ALL WOOD TO BE STAINED WITH AN OIL BASED, SEMI TRANSPARENT STAIN.
3. STAIN COLOR: NEW CEDAR BY CABOT.

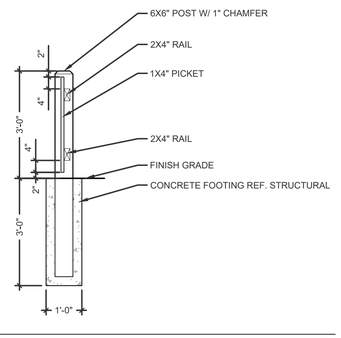


7 PRIVACY FENCE
1/2" = 1'-0"
MSD-H-03

NOTES:
1. ALL WOOD TO BE ROUGH SAWN CEDAR.
2. ALL WOOD TO BE STAINED WITH AN OIL BASED, SEMI TRANSPARENT STAIN.
3. STAIN COLOR: NEW CEDAR BY CABOT.







8 PICKET FENCE
1/2" = 1'-0"
MSD-H-02

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
DETAILS & PRODUCTS 5
AURORA, COLORADO

NOT FOR CONSTRUCTION

JOB NUMBER: 100183.01
DATE: 1/24/2025
SHEET: 38

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASE9\1-LA-CAD\1-LA-SHEETS\LP 19-20 DETAILS PRODUCTS.dwg Plot Date:1/24/2025 12:47 PM Last Saved By: STELLA-HARDING

ADVANCED HIGH CEILING

SP-7/SP-7s - Smart Illuminating Bollard

Motion Sensor / No Wiring

METEOR

SP-7 is the first solar LED bollard to incorporate motion sensor offering unparalleled brightness and extended operational period. Dimming mode is set at 1/3 brightness and lights to 100% brightness for 1 minute when motion sensor is triggered. The low profile design makes it ideal for applications such as university campuses, museums, shopping malls, airports, etc.

IP65

Quantity	
Project	
Note	
Type	

General

Housing:	Extruded aluminum
Finish:	Black, Grey, Platinum silver
Mounting:	Embedded, Surface mounted (please refer to installation guide)
Anchorage:	Anchor base with stainless steel anti-theft screws

Operational

Average Sunlight Exposure:	2~3 Hours(sunny) to 5~8 hours (overcast or rainy) to Maintain Function*
Average Operation Time:	Minimum 12 hours (extra stored power will carry over to next day)
Solar Deprivation Limit:	5 days*
Switch:	Auto photo sensor
On/Off Level:	1.5 / 3 footcandle
Temperature Range:	-40º F to 176º F
Distribution:	Narrow or Wide
Weight	22 lbs (SP-7) / 15.5 lbs (SP-7s)

*To maintain function, unit requires 3~4 hours (sunny) to 5~8 hours (overcast/rainy) of UV exposure. Extra charge will be stored for next day use. Fully charged, the unit can last 3-4 rainy days.

Solar LED Specification

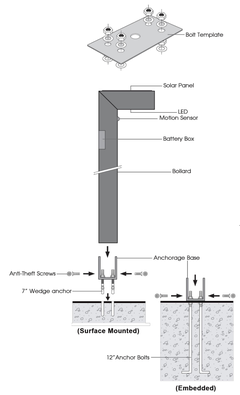
Solar Panel:	Crystalline silicon
Lifespan of Solar Panel:	20 yrs
LED Brand:	Nichia
Available LED colors:	White(5700K), Neutral White(4000K), Warm White(3000K), Amber
LED Rated Life:	> 60,000 Hours (L70)
Power Storage:	Panasonic industrial battery pack(Lifespan: 8-10 years)

Warranty

3 year limited warranty. See www.meteor-lighting.com for details.

Distribution

1 BOLLARD
SCALE: NTS



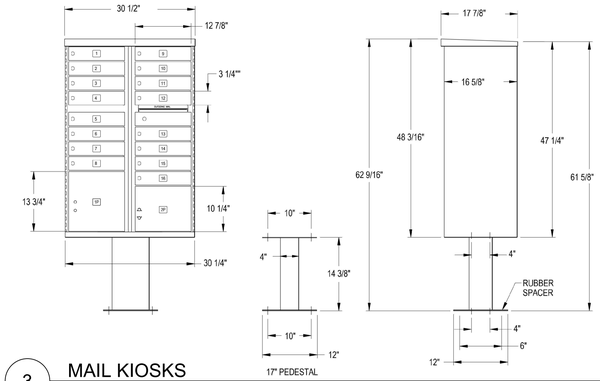
COMPONENTS FOR EACH ANCHORAGE SET

AK-S (Surface Mounted)
- 1 bolt template
- 4 hot dipped galvanized wedge anchors(1/2"x7")
- 8 hot dipped galvanized nuts
- 8 hot dipped galvanized washers

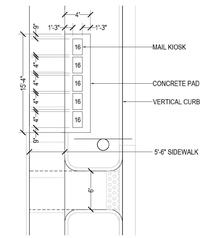
AK-S Surface Mounted Installation (Retrofit)

1. Drill a hole in the concrete using a hammer drill.
2. Clear the hole of all debris. Place wedge anchor through the hole and hammer it in to the drilled hole, ensuring that they are installed to the desired depth.
3. Place anchorage base over anchor bolts.
4. Place washer and nut over anchorage base and turn until unit is snug. Tighten nut with torque wrench.
5. Place bollard over anchorage base and secure with anti-theft screws.

2 BOLLARD SURFACE MOUNT
SCALE: NTS



3 MAIL KIOSKS
SCALE: NTS



MAIL KIOSK LAYOUT

1570-16 CLUSTER BOX UNIT

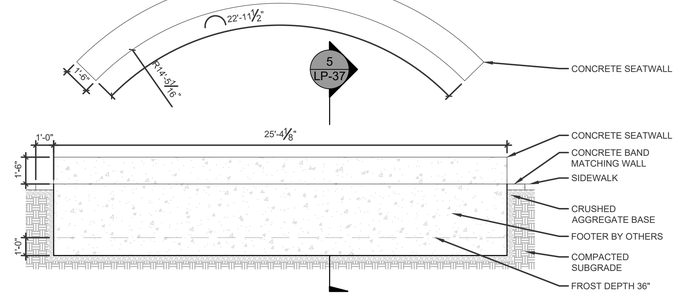
NOTES:
1. ALL MAIL KIOSKS SHALL MEET ACCESSIBILITY AND ADA REQUIREMENTS.
2. MAIL KIOSK BOX UNITS BY FLORENCE CORPORATION OR APPROVED EQUAL.
   MODELS: 1570-16.
   COLOR: SANDSTONE
   PHONE: 800.275.1747
   WWW.FLORENCEMAILBOXES.COM
3. MAIL KIOSK SHALL HAVE FIVE 1570-16 CLUSTER BOX UNITS.
4. INSTALL PER MANUFACTURES SPECS.

PET WASTE STATION BY TERRABOUND SOLUTIONS, INC.
MODEL: 44-SENTRY, OR APPROVED EQUAL.
COLOR: GREEN
INSTALL PER MANUFACTURER'S SPECS

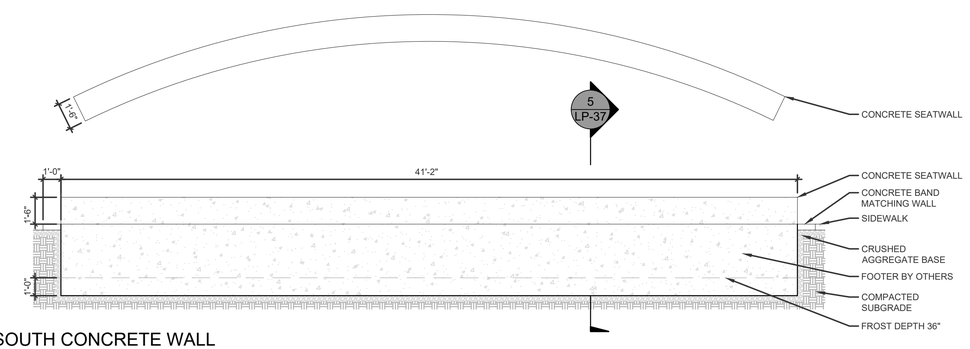
CONTACT:TERRABOUND SOLUTIONS, INC.
PHONE: 877.857.2915
WWW.TERRABOUNDSOLUTIONS.COM

4 PET WASTE BIN
SCALE: NTS

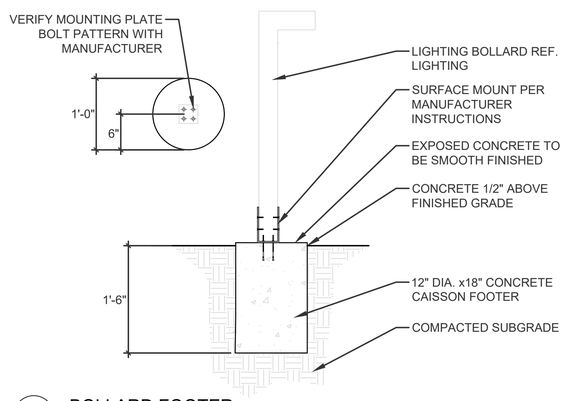
5 CONCRETE FOOTER
3/4" = 1'-0"
MSD-H-14



6 NORTH CONCRETE WALL
1/4" = 1'-0"
MSD-H-11



7 SOUTH CONCRETE WALL
1/4" = 1'-0"
MSD-H-13



8 BOLLARD FOOTER
1" = 1'-0"
MSD-H-10

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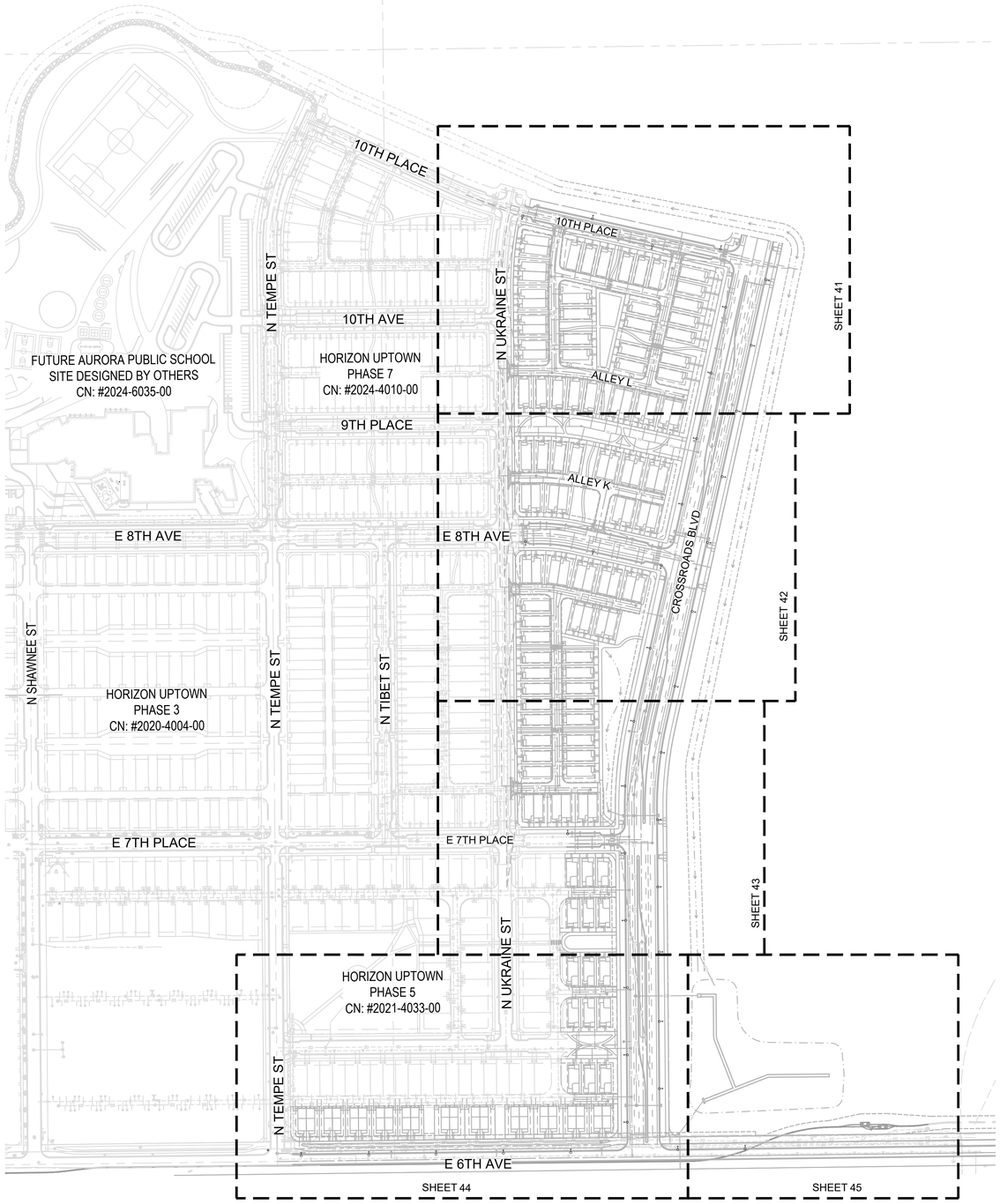
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE: HORIZON UPTOWN PHASE 9 SITE PLAN
DETAILS & PRODUCTS
AURORA, COLORADO

NOT FOR CONSTRUCTION

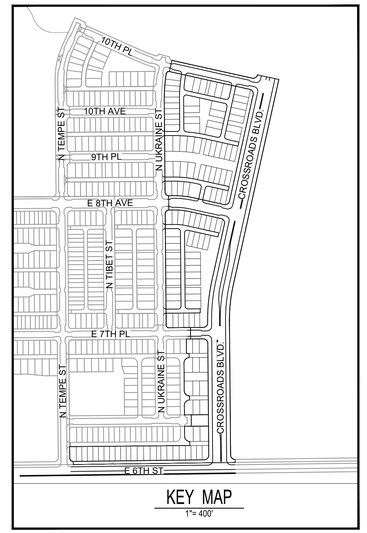
JOB NUMBER: 100183.01
DATE: 1/24/2025
SHEET: 39

File Location:q:\DEN\Projects\100183.00 horizon uptown\LANDSCAPE\HU-PHASE9\I-LA-CAD\I-LA-SHEETS\LP 19-20 DETAILS PRODUCTS.dwg Plot Date:1/24/2025 11:51 AM Last Saved By: STELLA.HARDING



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENTLY ADOPTED NEC AND LOCAL CODES.
2. DATA PRESENTED ON THESE DRAWINGS ARE AS ACCURATE AS PLANNING CAN DETERMINE, BUT FIELD VERIFICATION OF ALL DIMENSIONS, LOCATIONS, LEVELS, ETC. TO SUIT FIELD CONDITIONS IS REQUIRED. REVIEW ALL CIVIL DETAILS AND ADJUST WORK TO MEET THE REQUIREMENTS OF CONDITIONS SHOWN. DISCREPANCIES BETWEEN DIFFERENT PLANS OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR REGULATIONS AND CODES GOVERNING THE INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
3. ALL WORK SHALL BE COMPLETED IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH NECA STANDARDS.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND POSSIBLE REJECTION IF NOT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS AND INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
5. ANY REJECTED WORK SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. PROVIDE REPRODUCIBLE RECORD DRAWINGS OF ALL COMPLETED WORK. MAINTAIN A COMPLETE SET OF ELECTRICAL DRAWINGS AT THE JOB SITE WITH ALL CHANGES OR VARIATIONS IN THE WORK MARKED IN AN OBVIOUS MANNER. A COMPLETE AS-BUILT SET OF DRAWINGS INCORPORATING ALL MARK-UPS OF THE WORK SHALL BE DELIVERED TO THE OWNER UPON COMPLETE OF THE PROJECT.
7. MINIMUM SEPARATIONS FOR OTHER UTILITIES/FACILITIES ARE AS FOLLOWS UNLESS OTHERWISE REQUIRED BY THE LOCAL UTILITIES. POWER OR OTHER FOREIGN CONDUIT: 3" CONCRETE, 4" MASONRY, 12" WELL TAMPED EARTH. PIPES (OIL, GAS, ETC.) 6" WHEN CROSSING, 12" WHEN PARALLEL. STORM DRAIN: 6" WHEN CROSSING, 12" WHEN PARALLEL. WATER, SANITARY SEWER: 18" WHEN CROSSING, 5' WHEN PARALLEL.
8. IT IS CONTRACTORS RESPONSIBILITY TO CALL 811 PRIOR TO DIGGING. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL NON-UTILITY UNDERGROUND ITEMS.
9. DAMAGE TO ANY UTILITIES SHALL BE REPLACED IMMEDIATELY IN COMPLIANCE WITH THE DAMAGED UTILITY OWNER AND INSPECTED PRIOR TO BACKFILL. THE CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES PRIOR TO INSTALLATION OF NEW DUCTBANK.
10. THE CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL DISCARD AND ABANDONED MATERIALS FROM DEMOLITION AND INSTALLATION. THIS INCLUDES BUT IS NOT LIMITED TO CONDUIT, FASTENERS, BOXES, & ETC. MATERIALS EMBEDDED IN GRADE AND/OR CONCRETE MAY BE ABANDONED IN PLACE. ALL ABANDONED CONDUIT SHALL BE CAPPED.
11. DO NOT SPLICE FEEDER CONDUCTORS UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE ENGINEER.
12. THE MAXIMUM NUMBER OF CONDUIT BENDS SHALL NOT BE GREATER THAN 360 DEGREES BETWEEN PULLING STRUCTURES. THIS INCLUDES THE AGGREGATE OF ALL HORIZONTAL AND VERTICAL CHANGES.
13. ALL CONDUIT, INNERDUCT, PULLBOXES AND VAULTS SHALL BE LABELED PER THE SPECIFICATIONS.
14. COORDINATE DEMOLITION/RELOCATION OF EXISTING XCEL ENERGY ELECTRICAL DEVICES AND EQUIPMENT PRIOR TO INSTALLATION OF NEW WORK.
15. ALL IN-GRADE JUNCTION BOXES SHALL BE A MINIMUM TIER 22 TYPE JUNCTION BOX PER ANSI/SCTE-77.
16. ALL NEW LIGHTING AND DEVICES ASSOCIATED WITH ENERGIZING THE LIGHTING SYSTEM SHALL ADHERE TO THE LATEST CITY OF AURORA LIGHTING STANDARDS.
17. ALL WORK ASSOCIATED WITH THE CITY OF AURORA SHALL BE INSTALLED WITH IN ROW OR AN UTILITY EASEMENT.
18. REFER TO CIVIL DRAWINGS FOR ROADWAY CLASSIFICATION AND IMPROVEMENT TYPE INFORMATION.
19. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
20. HORIZON UPTOWN FILING 9 LIGHTING CRITERIA WILL BE CONSIDERED "PEDESTRIAN ACTIVITY LEVEL: LOW"



KEY MAP
1"= 400'

LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING WATER & WASTEWATER EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING WROUGHT IRON FENCE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREETLIGHT
- PROPOSED GATE VALVE & WATER METER
- BLOCK NUMBER
- PROPOSED SS MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED TRENCHDRAIN
- PROPOSED ROADWAY SIGN,
- MAIL KIOSK

ELECTRICAL LEGEND

- NEW STREET LIGHT STANDARD
- NEW PEDESTRIAN LIGHT
- NEW SERVICE PEDESTAL
- NEW PULL BOX
- NEW JUNCTION BOX
- EXISTING TRANSFORMER
- NEW TRANSFORMER
- CONTROLLER AND CABINET
- NEW PULL BOX BY OTHERS
- NEW UNDERGROUND CONDUIT
- NEW SURFACE MOUNTED CONDUIT
- STREET LIGHT FIXTURE TAG

N

0 150' 300'

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR

HORIZON UPTOWN PHASE 9 SITE PLAN

OVERALL LIGHTING SITE PLAN

AURORA, COLORADO

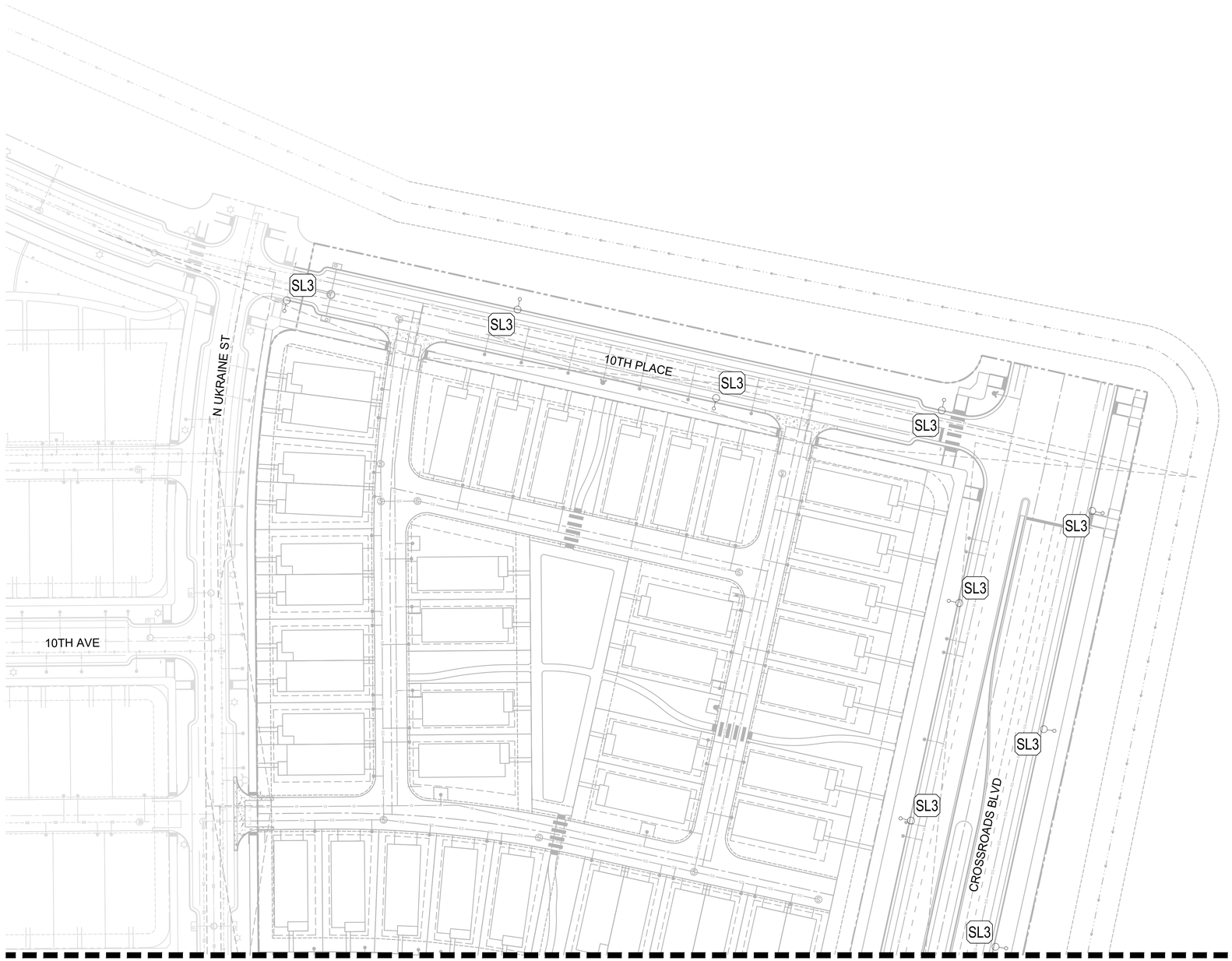
TITLE

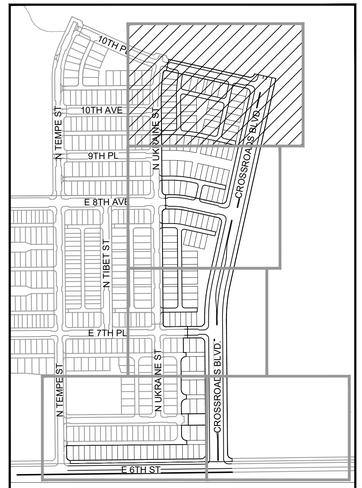
JOB NUMBER 100183.01

DATE 1/24/2025

SHEET 40

File Location:L:\2023\23125 - Horizon Uptown in Aurora\09. Civil\3D\23125 - PK Lighting Plan Set - FILING9.dwg Plot Date:1/22/2025 10:59 AM Last Saved By: HSARINANA





KEY MAP
1"= 400'

N

0 40' 80'

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pkelectrical.com | PK# 23125

REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
LIGHTING SITE PLAN 1
AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 41

File Location:L:\2023\23125 - Horizon Uptown in Aurora\09. Civil\BID\23125 - PK Lighting Plan Set - FILING9.dwg Plot Date:1/22/2025 10:59 AM Last Saved By: HSARINANA

MATCH LINE ~ SEE SHEET 41

9TH PL

E 8TH AVE

N UKRAINE ST

CROSSROADS BLVD

SL3

MATCH LINE ~ SEE SHEET 43

KEY MAP
1"= 400'

N

0 40' 80'

Know what's **below.** **Call** before you dig.

PK Electrical, Inc.
ENGINEERING | DESIGN | CONSULTING
681 Sierra Rose Drive, Suite B | Reno, NV. 89511 | 775.826.9010
9601 RTC Boulevard, Suite 740 | Denver, CO. 80237 | 720.481.3290
pkelectrical.com | PKA 23125

REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN

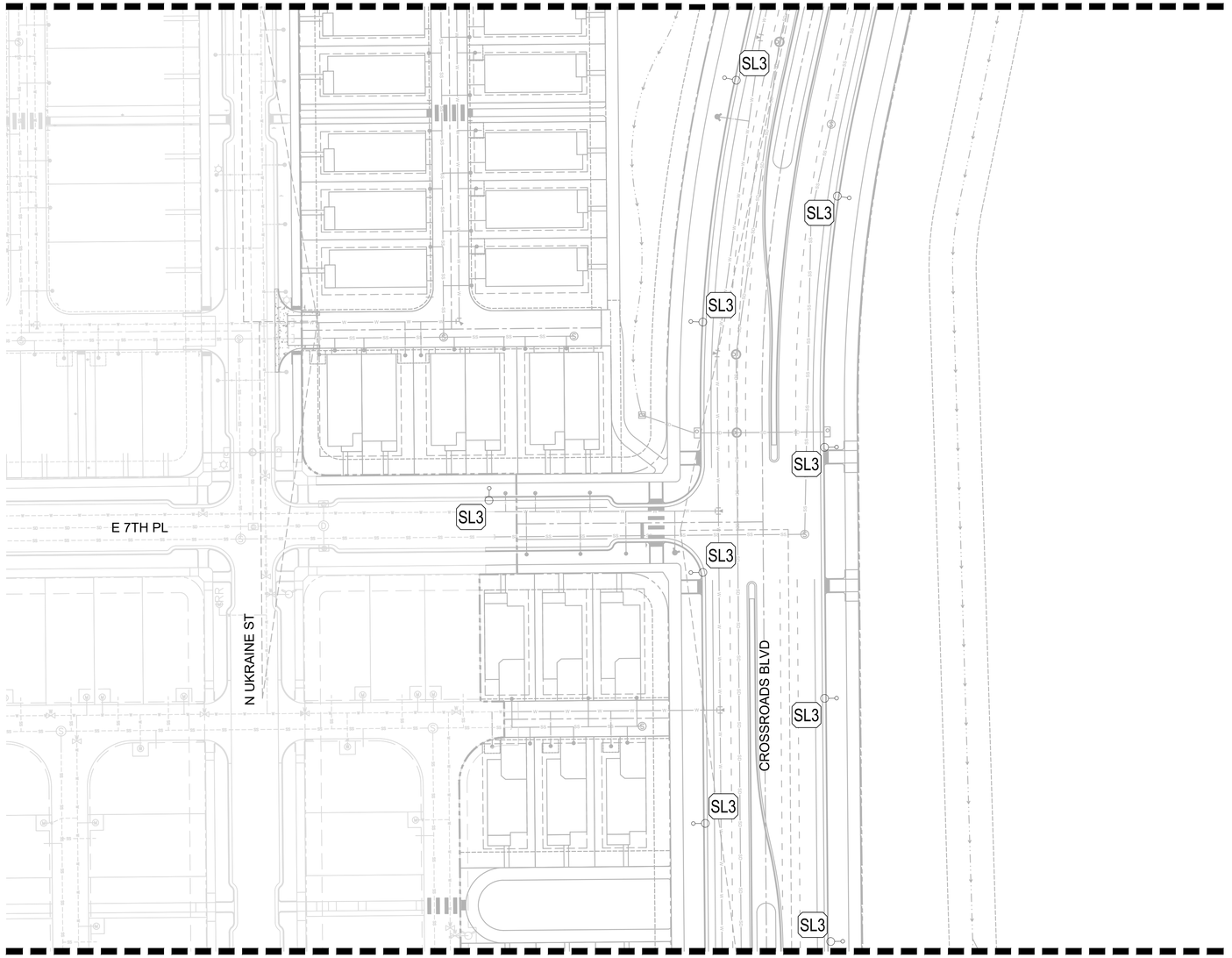
LIGHTING SITE PLAN 2

AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 42

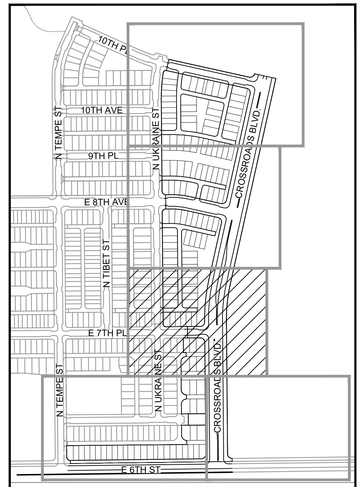
File Location:L:\2023\23125 - Horizon Uptown in Aurora\09. Civil\3D\23125 - PK Lighting Plan Set - FILING9.dwg Plot Date:1/22/2025 10:59 AM Last Saved By: HSARINANA

MATCH LINE ~ SEE SHEET 42



MATCH LINE ~ SEE SHEET 44

MATCH LINE ~ SEE SHEET 45



KEY MAP
1"= 400'

N

0 40' 80'

811 Know what's below. Call before you dig.

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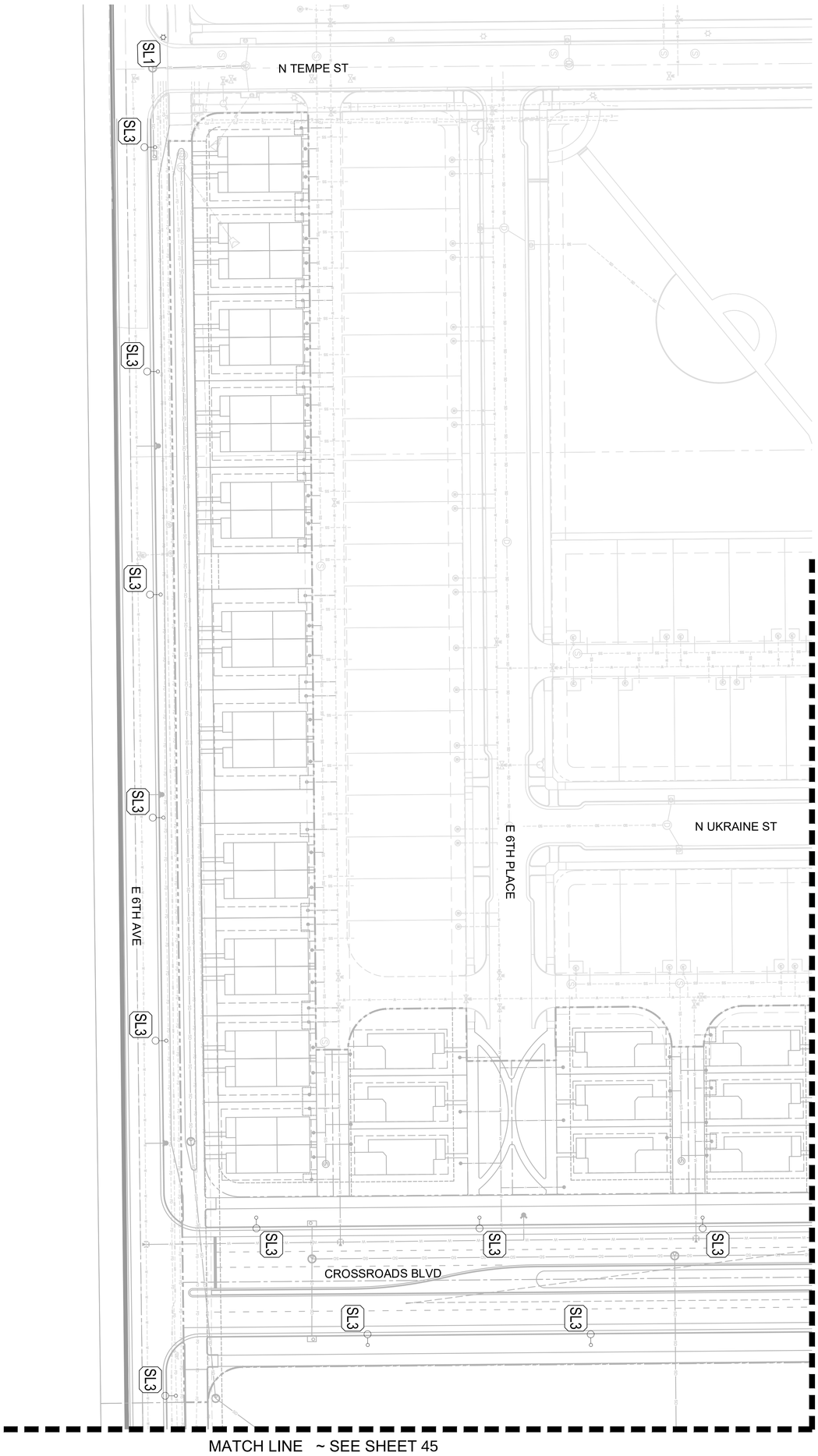
9001 STC Boulevard, Suite 740 | Denver, CO. 80237 | 720.481.3290
pkelectrical.com | PKA 23125

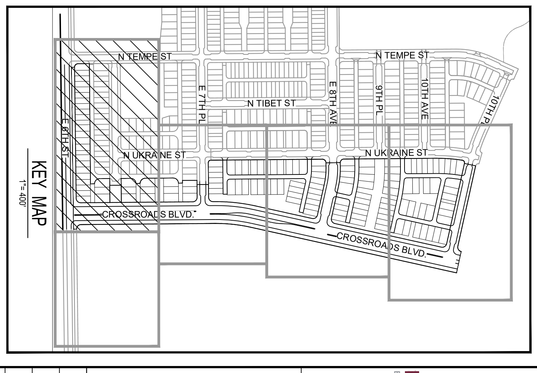
REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
HORIZON UPTOWN PHASE 9 SITE PLAN
LIGHTING SITE PLAN 3
AURORA, COLORADO

JOB NUMBER 100183.01
DATE 1/24/2025
SHEET 43

File Location:L:\2023\23125 - Horizon Uptown in Aurora\09. Civil\3D\23125 - PK Lighting Plan Set - FILING9.dwg Plot Date:1/22/2025 10:59 AM Last Saved By: HSARINANA





0 40' 80'

N

Know what's below. Call before you dig. 811

JOB NUMBER	100183.01
DATE	1/24/2025
SHEET	44

TITLE

HORIZON UPTOWN PHASE 9 SITE PLAN

LIGHTING SITE PLAN 4

AURORA, COLORADO

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

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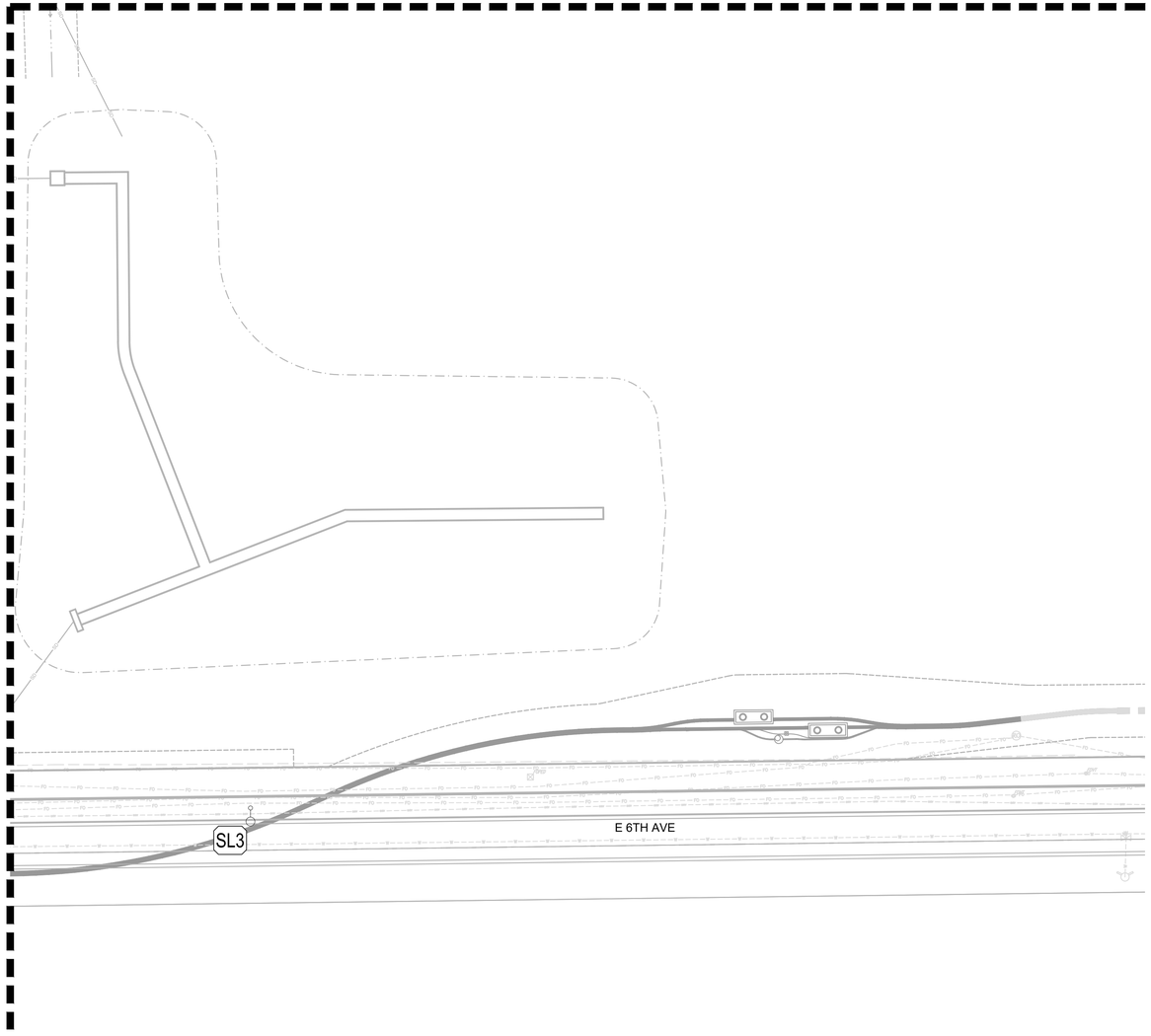
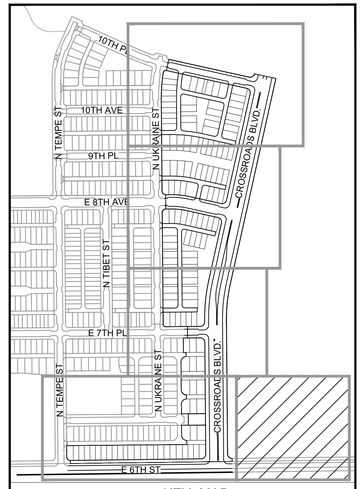
MATCH LINE ~ SEE SHEET 43

MATCH LINE ~ SEE SHEET 44





KEY MAP
1"= 400'

N

0 40' 80'

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9001 STC Boulevard, Suite 740 | Denver, CO. 80237 | 720.481.3290
pkelectrical.com | PKA 23125

REV	REVISION DESCRIPTION	DATE	CHKD	APPR

HORIZON UPTOWN PHASE 9 SITE PLAN

LIGHTING SITE PLAN 5

AURORA, COLORADO

TITLE

JOB NUMBER 100183.01

DATE 1/24/2025

SHEET 45

File Location:L:\2023\23125 - Horizon Uptown in Aurora\09. Civil\3D\23125 - PK Lighting Plan Set - FILING9.dwg Plot Date:1/22/2025 10:59 AM Last Saved By: HSARINANA