

CITY OF AURORA ID #4S6627SW006:
DESCRIPTION 3" DIAM. BRASS CAP IN CONC. PEDESTAL OF SW LEG OF MOST NORTHERLY PWR TOWER, 3RD PWR TWR
EAST OF TOWER ROAD, JUST N. OF PWR TOWER NO. 36. MARKED CROSS ON BRASS CAP INDICATES POINT WHERE
VERT. MEASUREMENT SHOULD BE TAKEN.

BASIS OF BEARINGS

LEGAL DESCRIPTION:

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

VICINITY MAP

SCALE: 1" = 1000'

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

MY COMMISSION EXPIRES: ADDRESS:

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

**AMENDMENT
BLOCK**

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

ALLEY LOTS	
FRONT SETBACK	12'
REAR SETBACK	5'
SIDE SETBACK	5'
NON-ALLEY LOTS	
FRONT SETBACK	20'
REAR SETBACK	5'
SIDE SETBACK	15'

*SIDEWALKS, DRIVEWAYS, STREETS, CURB AND GUTTER

DEPUTY: _____



It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations. Dewberry|J3 Engineers, Inc claims no responsibility for the underground facilities depicted in this plan set.

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

STERLING HILLS FILING NO.15
PRELIMINARY PLAT

**AMH
DEVELOPMENT,LLC**

3131 S. VAUGHN WAY

SUITE 220
AURORA, CO 80014

Tel: (303) 660-5290

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

DOCUMENT AMENDMENTS

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number:
50116338

Designed By: Drawn By:

IM. SME.

Checked By:	CIVIL
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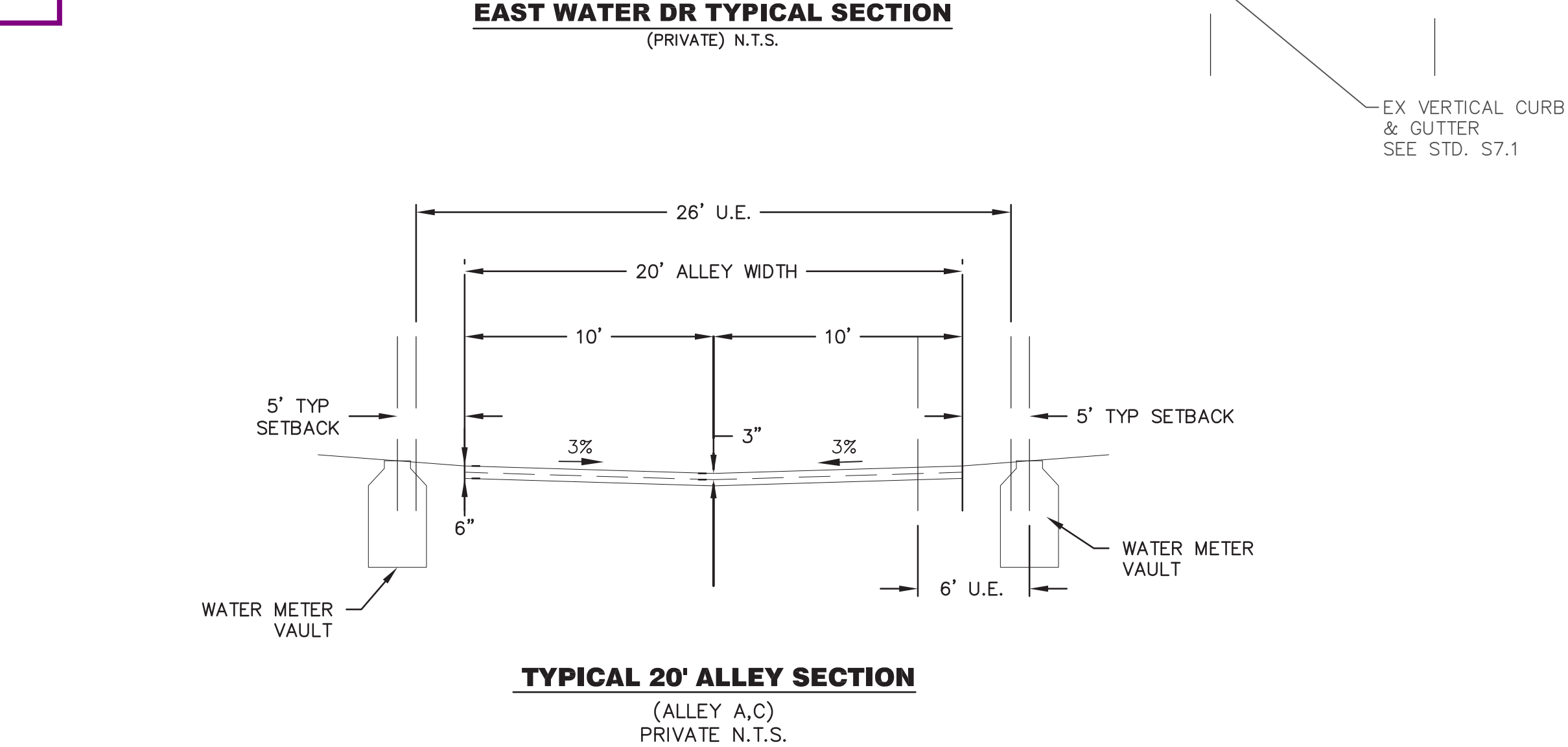
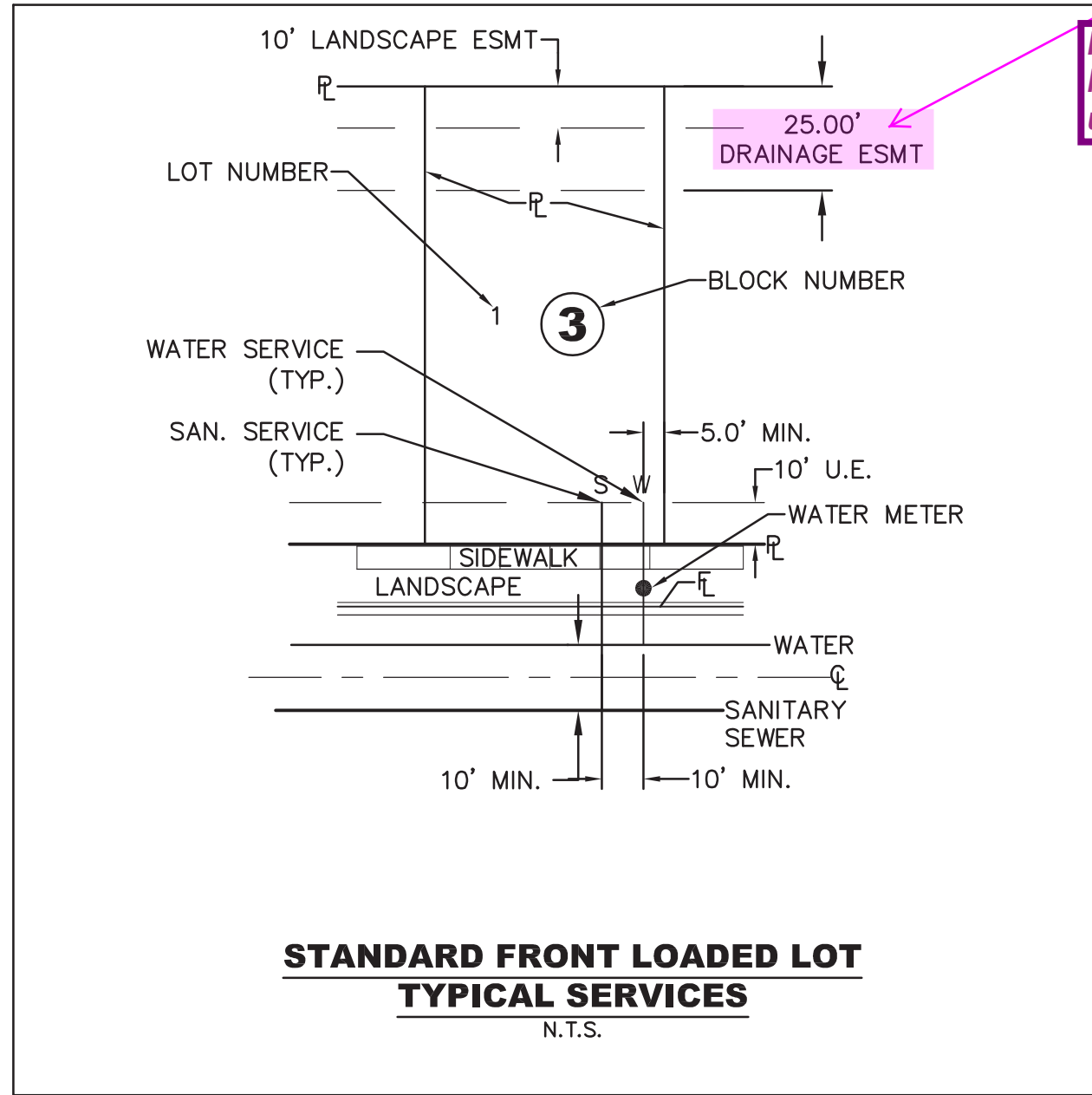
DEP

DEB


Sheet Number: 4

1. THE DEVELOPER, HIS SUCCESSORS AND 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. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH, AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS AND ENCROACHMENTS TO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE CITY'S REVIEW OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII – NUMBERING OF BUILDINGS.
9. 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 DO NOT MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. ANY CHANGING ANY SURFACE IMPROVEMENT, LANDSCAPING, PLANTING OR UTILITIES SHOWN IN THESE SITE OR 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.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES BY THE CITY OF AURORA. ANY SURFACE IMPROVEMENT, LANDSCAPING, PLANTING OR UTILITIES SHOWN IN THESE SITE OR 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.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES BY THE CITY OF AURORA. ANY SURFACE IMPROVEMENT, LANDSCAPING, PLANTING OR UTILITIES SHOWN IN THESE SITE OR 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.
15. 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.
16. ALL RECORDS 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.
17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
18. **ATTENTION BUILDING DIVISION:** PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACHIEVE EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
19. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITY LINES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER
20. 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. THE CITY SHALL BECOME A PART OF THE APPLICANT'S CIVIL CONSTRUCTION PLANS FOR THE PROJECT, AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

1. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT
2. 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.
3. ALL RETAINING WALLS TO BE DESIGNED BY A COLORADO LICENSED STRUCTURAL ENGINEER.



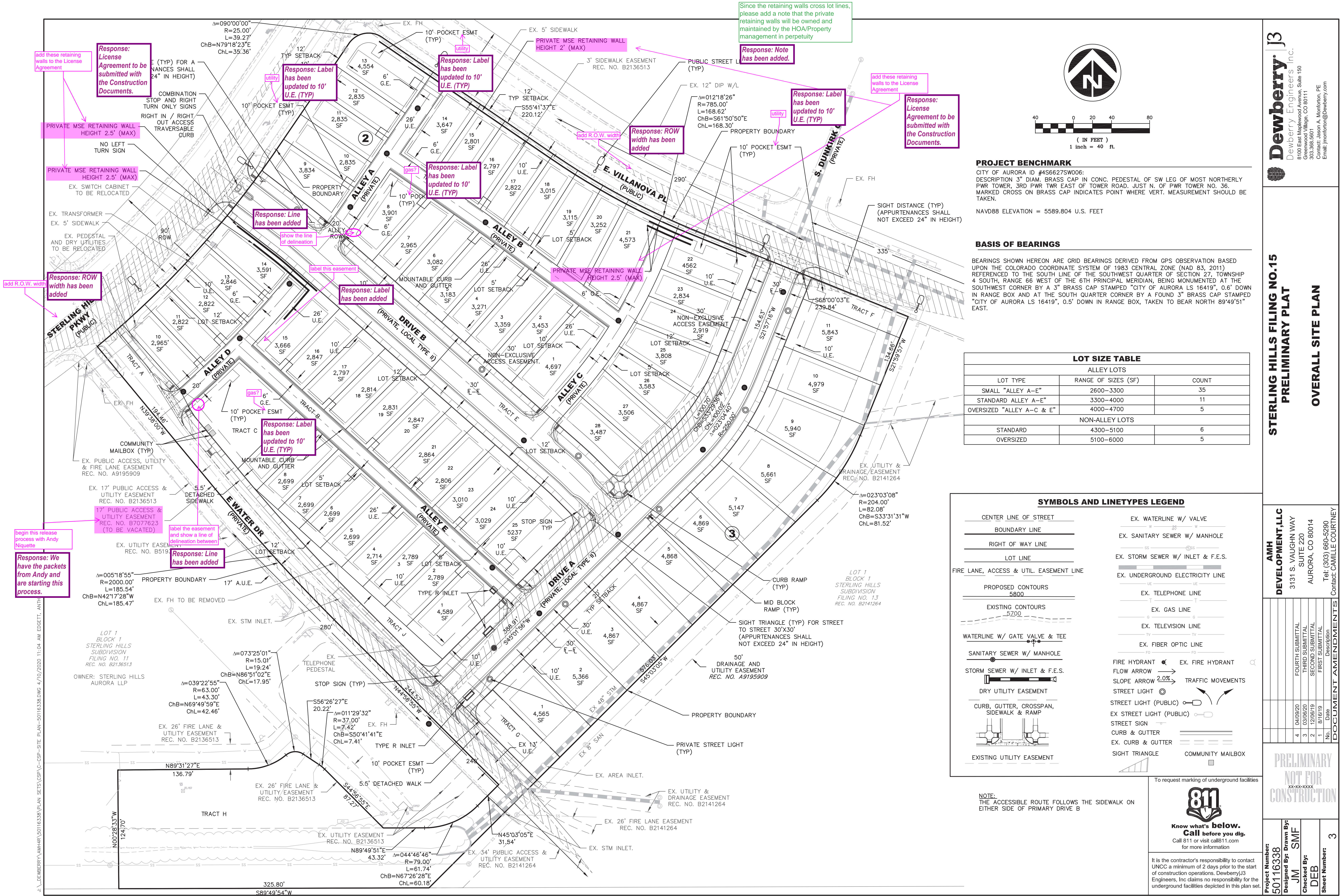
To request marking of underground facilities

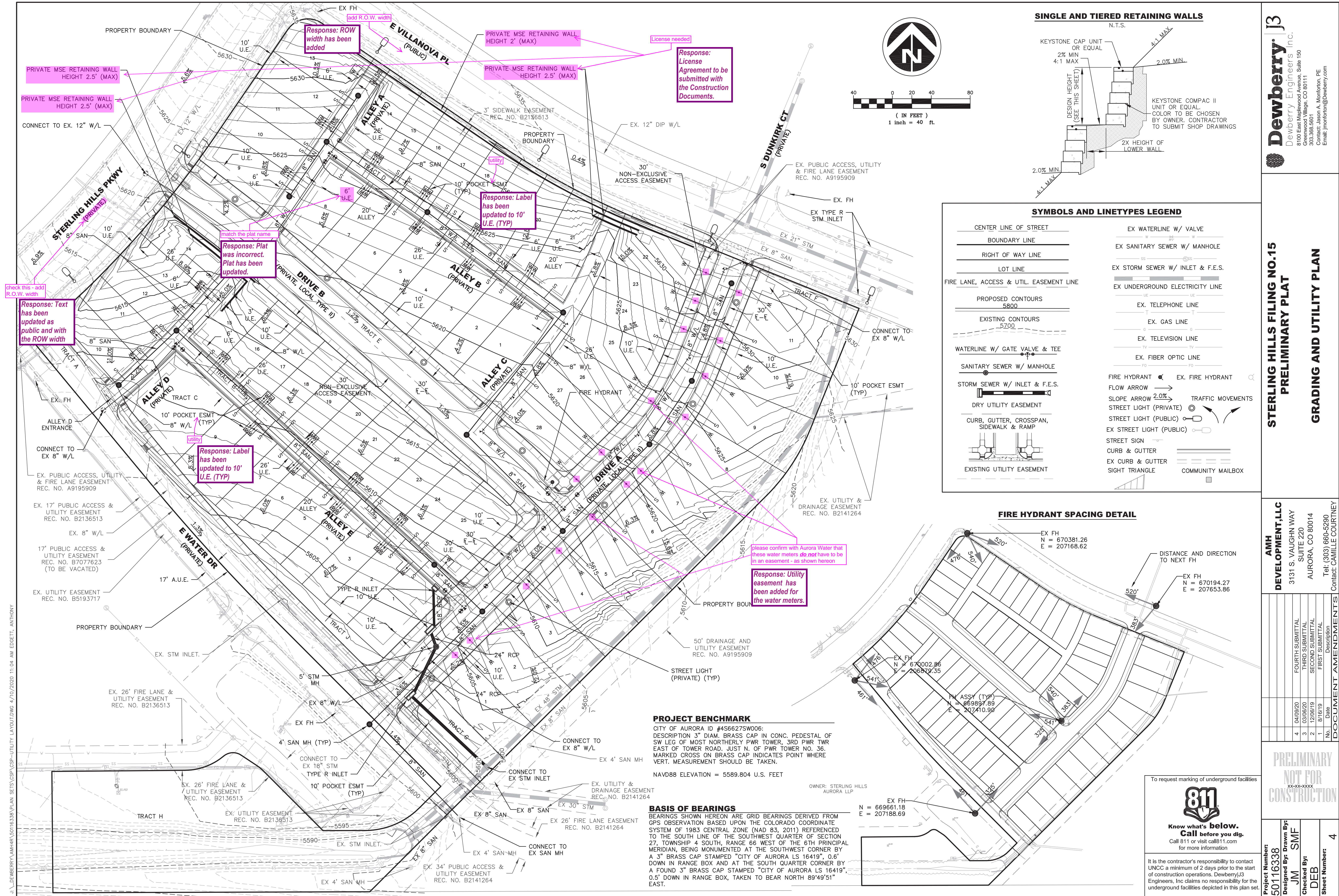


**Know what's below.
Call before you dig.**

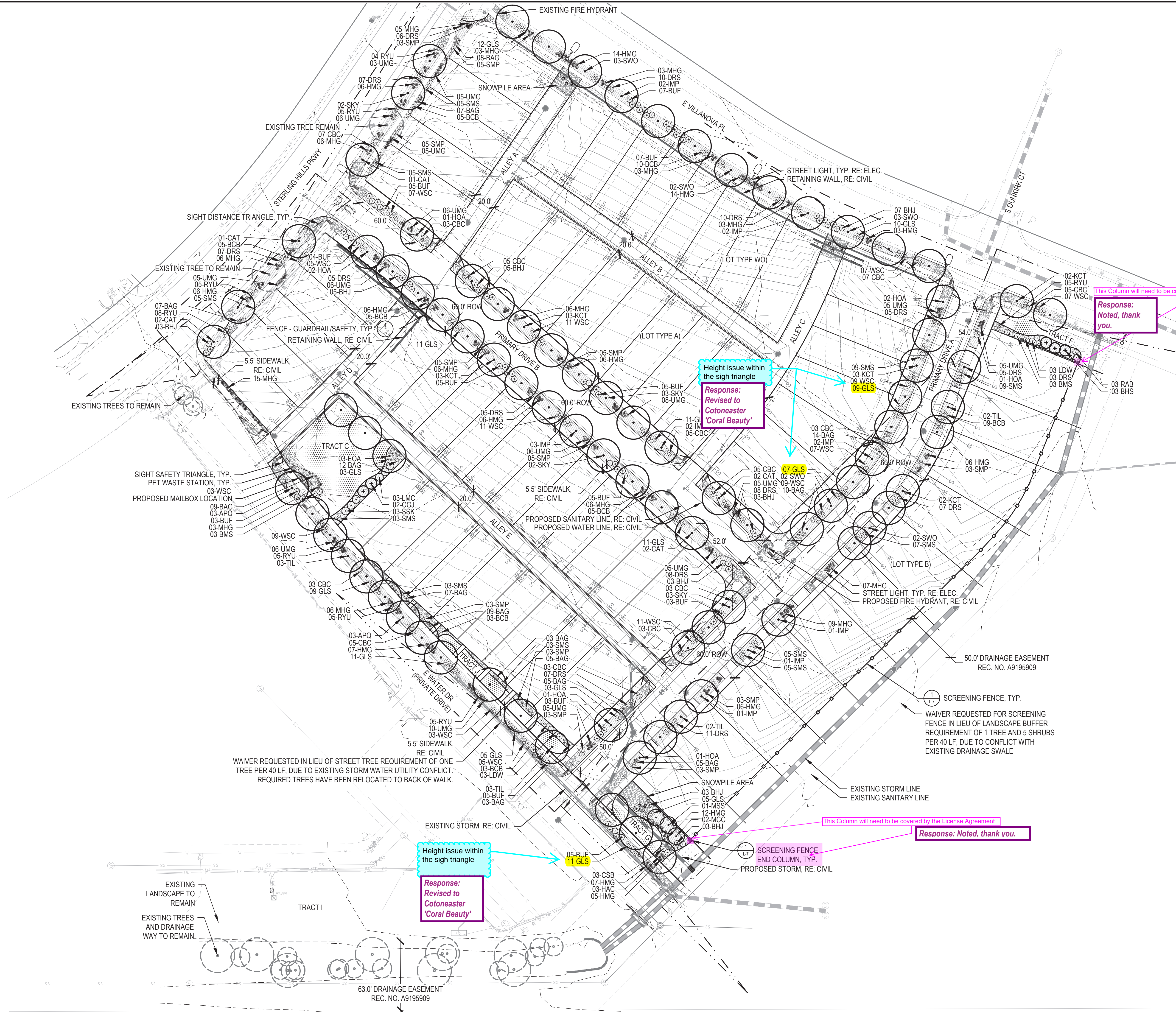
Call 811 or visit call811.com
for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations. Dewberry|J3 Engineers, Inc. claims no responsibility for the underground facilities depicted in this plan set.



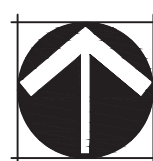


P:\AMH - STERLING HILLS FILING 14 - SITE YIELD DUE DILIGENCE - 0804-01-2046\DRAWINGS\SUBMITTALS\GP-0A\PLAN-STERLING-HILLS-GP-04.DWG 4/9/2020 2:54 PM ERIC GABRIEL

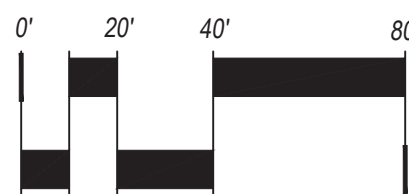


LEGEND

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



NORTH



SCALE: 1" = 40'-0"

NOTE:

- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



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for more information

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STERLING HILLS FILING NO.15
LANDSCAPE PLAN

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

DOCUMENT AMENDMENTS	
No.	Description
1	FIRST SUBMITTAL
2	
3	
4	
5	
6	
7	
8	
9	
10	

PRELIMINARY
NOT FOR
CONSTRUCTION

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

STREET TREE TABLE

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

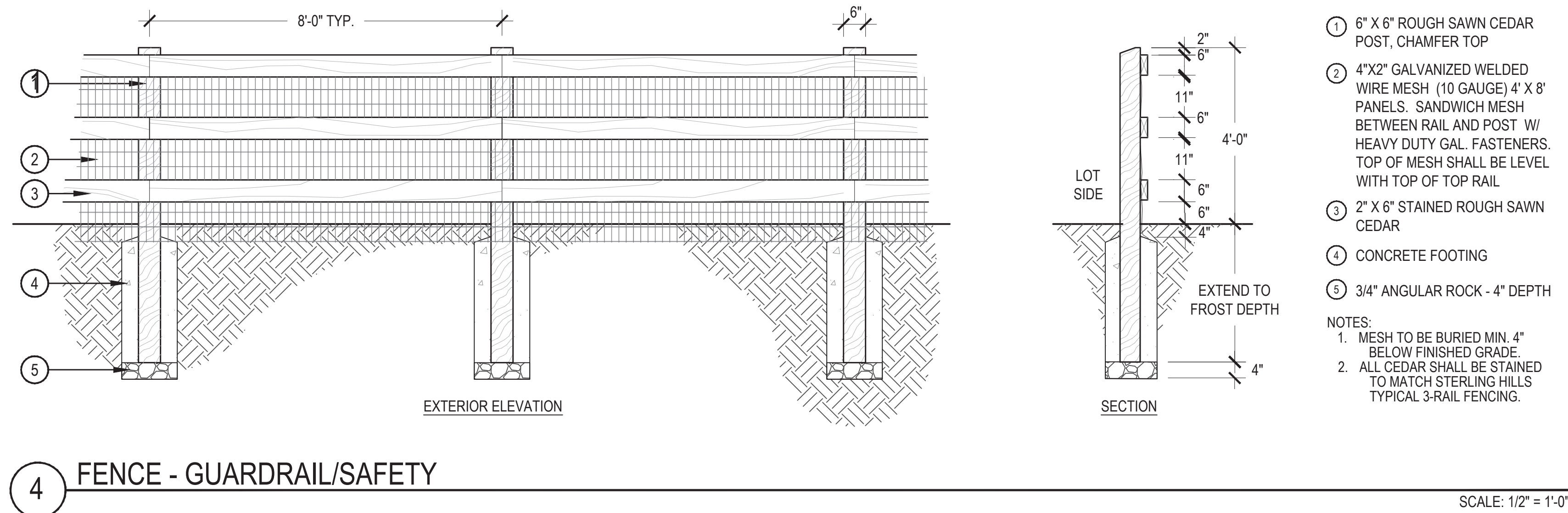
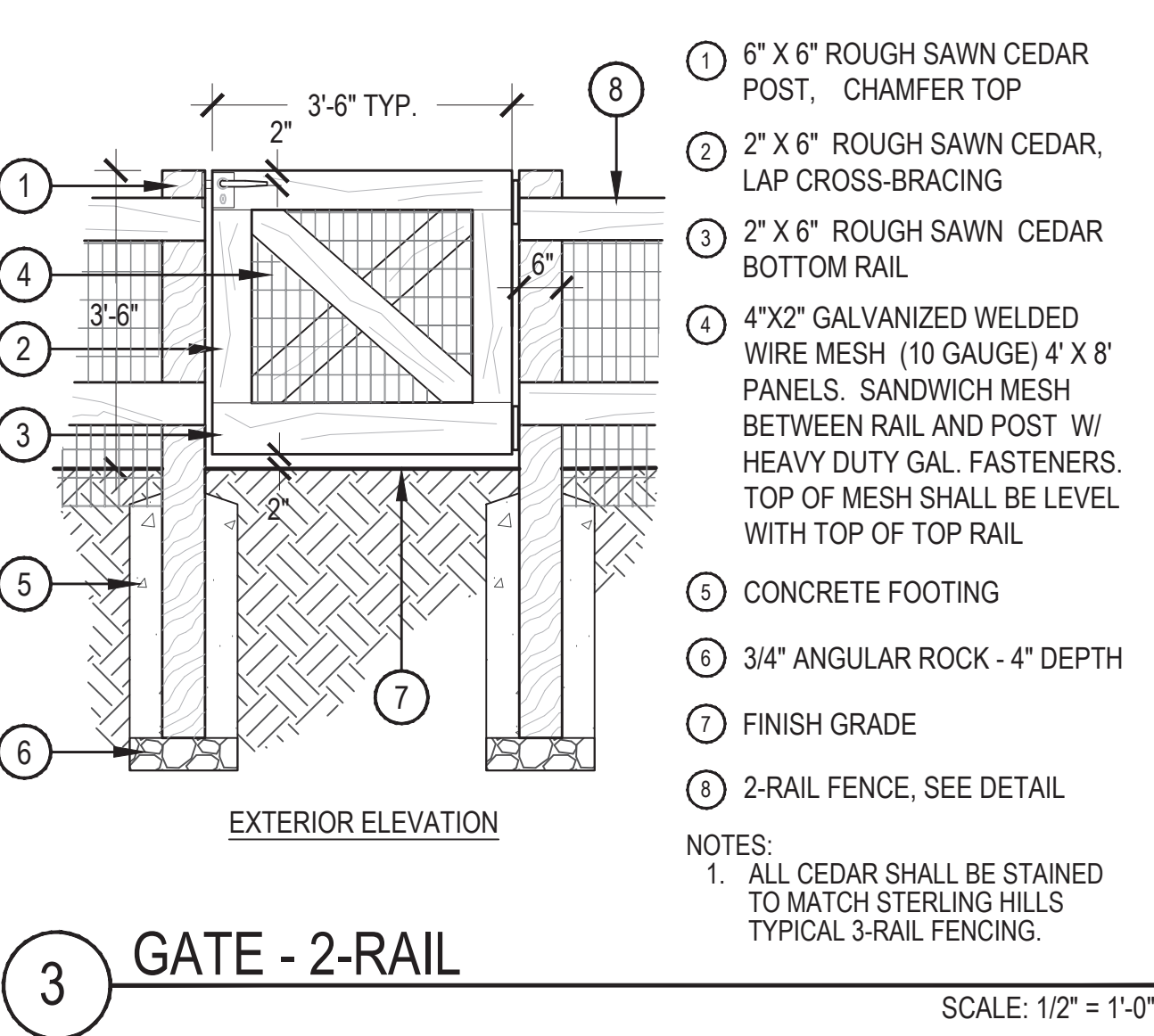
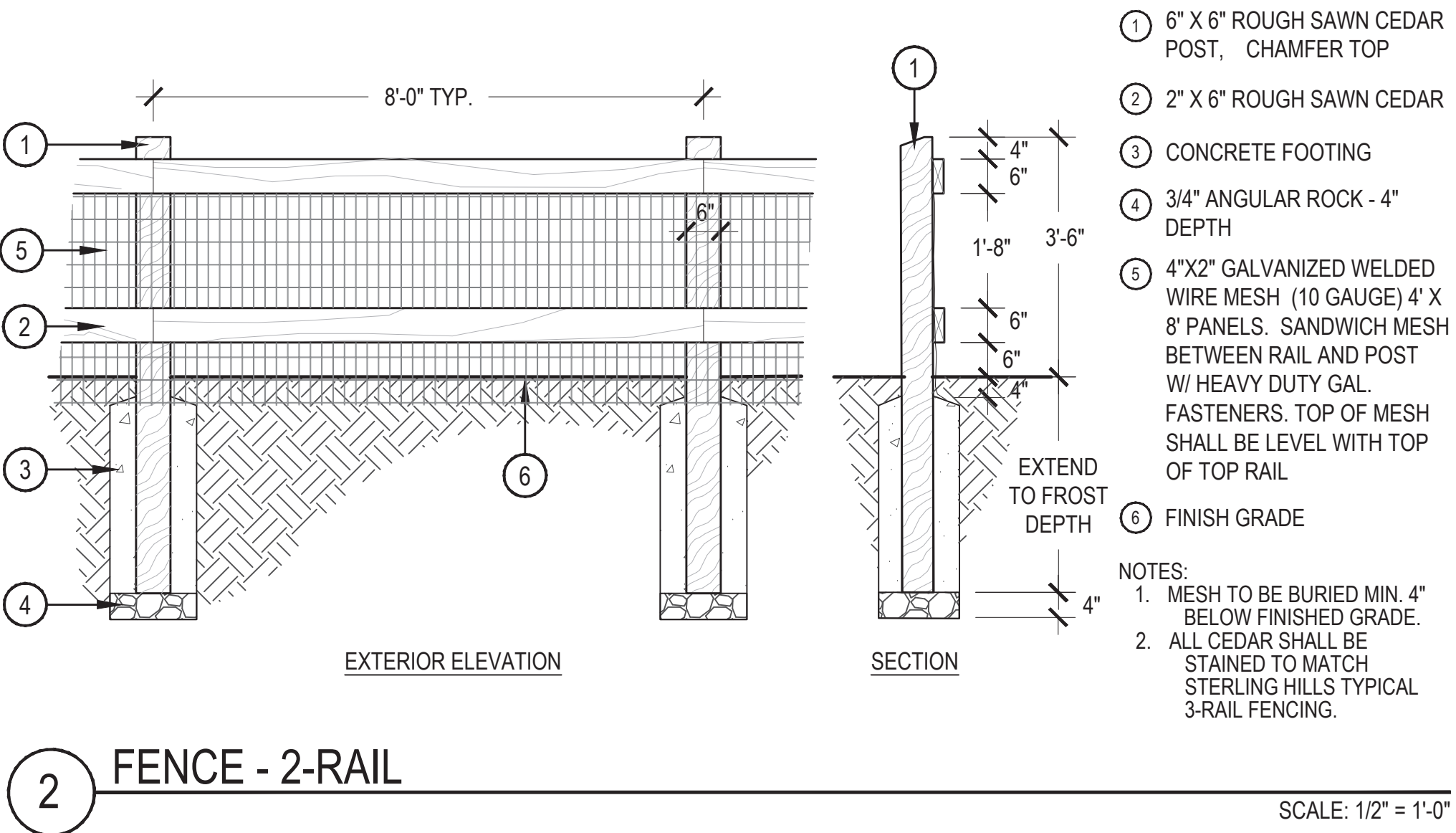
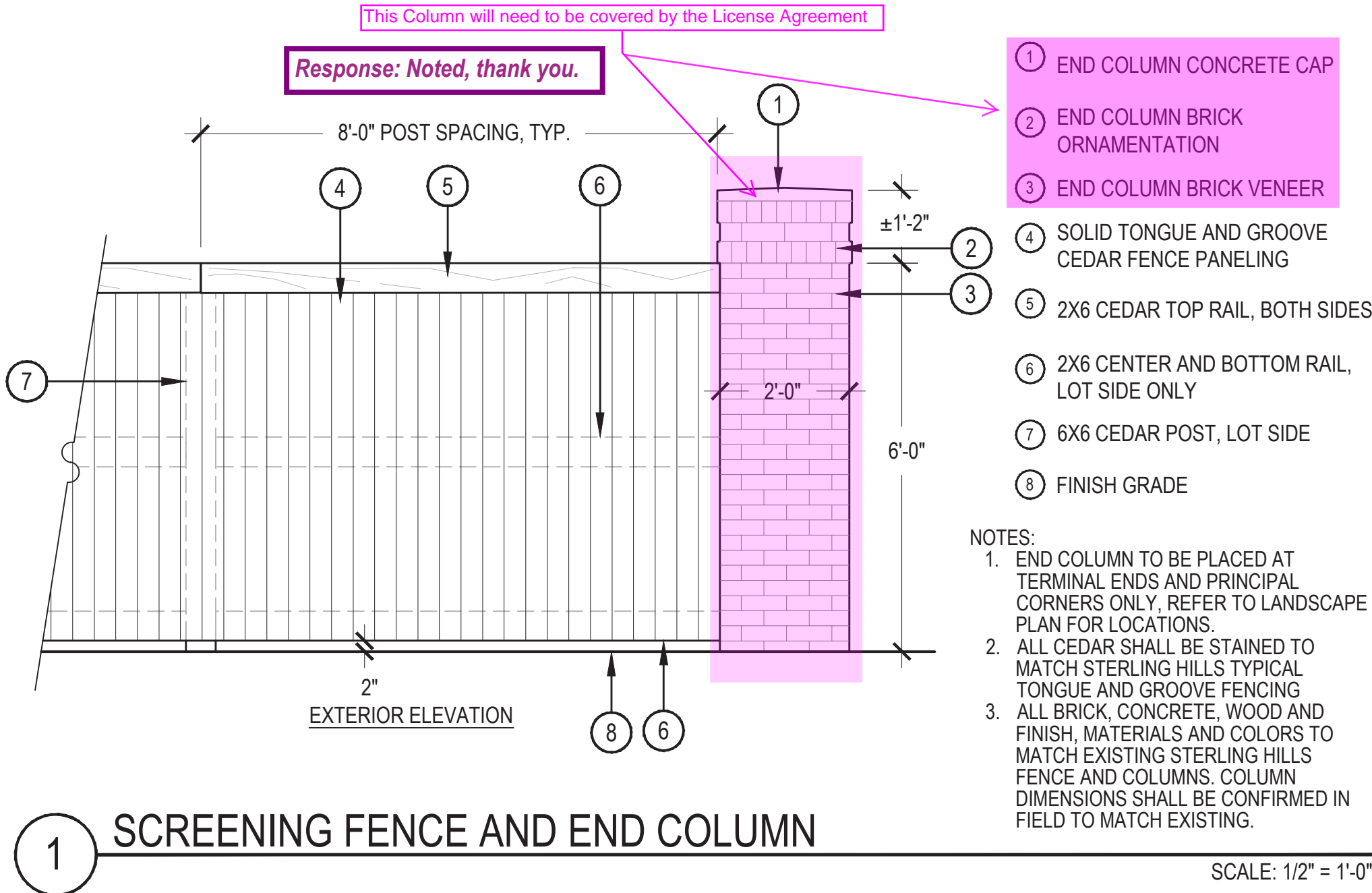
NOTES:
1.) *Waiver requested in lieu of street tree requirement of one tree per 40 linear feet, due to existing storm water utility conflict. Additional trees provided in Tracts J and H, located 4-5' behind detached sidewalk to meet the intent of the code requirement.
2.) Distances measured between tangent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

CURBSIDE LANDSCAPE TABLE

STREET NAME	AREA (SQUARE FEET)	SHRUBS REQUIRED (1 PER 40 SQUARE FEET)	SHRUBS / SHRUB EQUIVALENTS PROVIDED
PRIMARY DRIVE A (NW CURBSIDE)	3925 SF	98	110
PRIMARY DRIVE A (SE CURBSIDE)	3185 SF	80	81
PRIMARY DRIVE B (NE CURBSIDE)	3495 SF	88	88
PRIMARY DRIVE B (SW CURBSIDE)	3990 SF	100	111
E VILLANOVA PL	4457 SF	112	114
E WATER DR	4460 SF	112	114
STERLING HILLS PKWY	4127 SF	103	106

OPEN SPACE LANDSCAPE TRACT TABLE

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



DOCUMENT AMENDMENTS	
No.	Description
1	8/16/19

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50116338	Designed By: SM	Drawn By: EG	Checked By: SM	Sheet Number: 7
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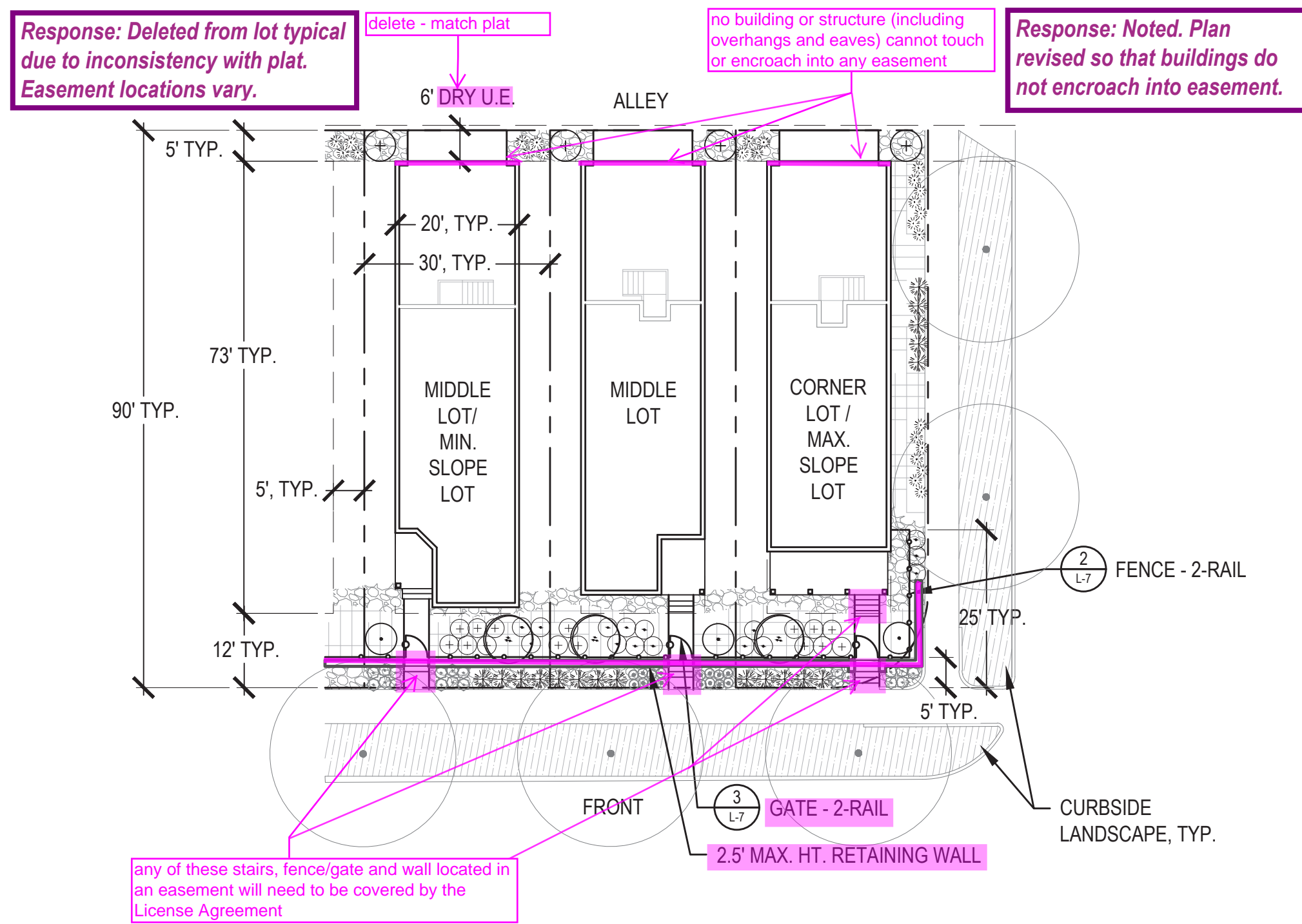
To request marking of underground facilities

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

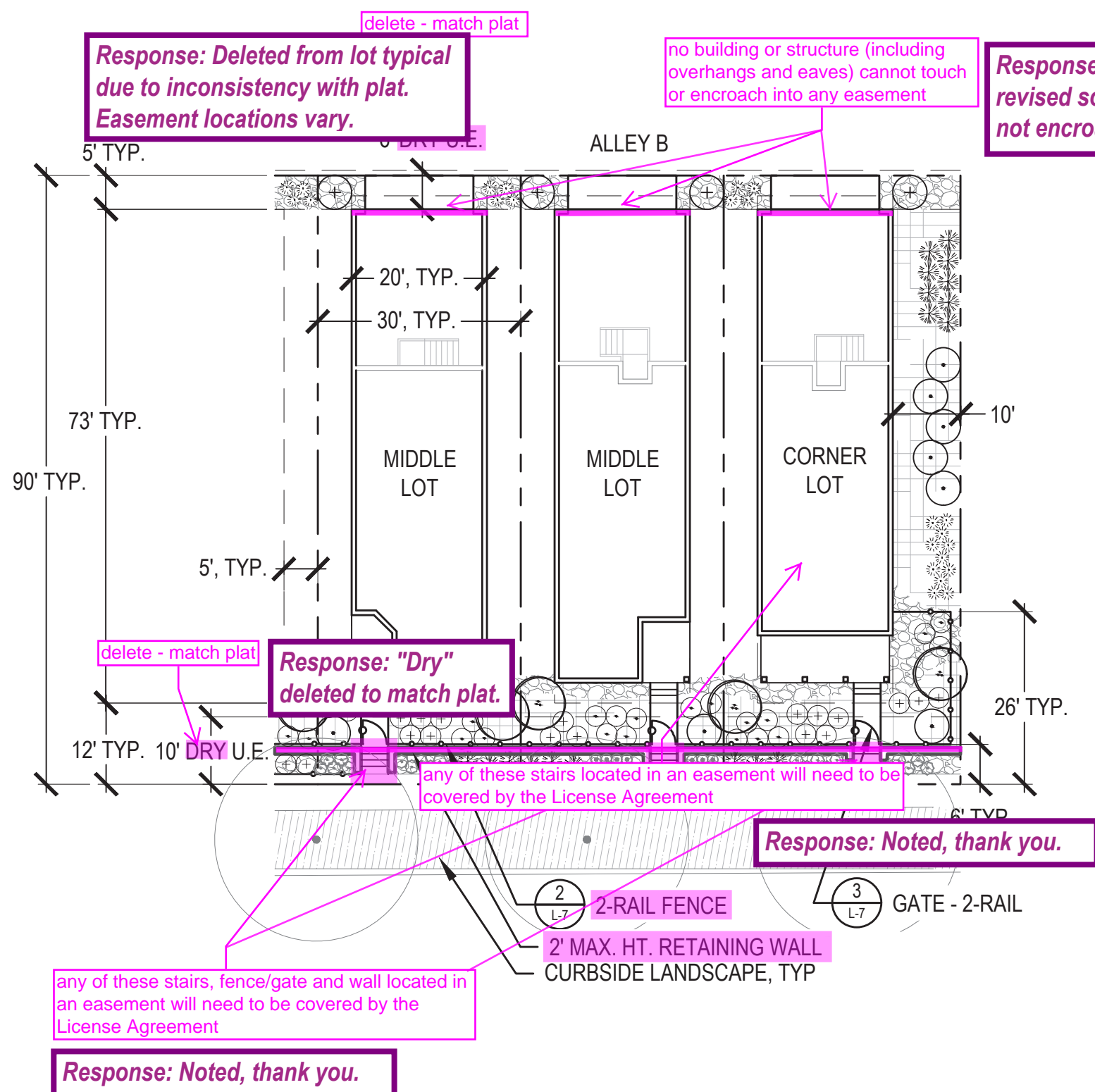
It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations. Dewberry|U3 Engineers, Inc claims no responsibility for the underground facilities depicted in this plan set.

P:\AMH - STERLING HILLS FILING 14 - SITE - YIELD DUE DILIGENCE - 0804-01-2046\DRAWINGS\SUBMITTALS\GP-0A\PLAN-STERLING-HILLS-GP-04.DWG 4/9/2020 2:54 PM ERIC GABRIEL

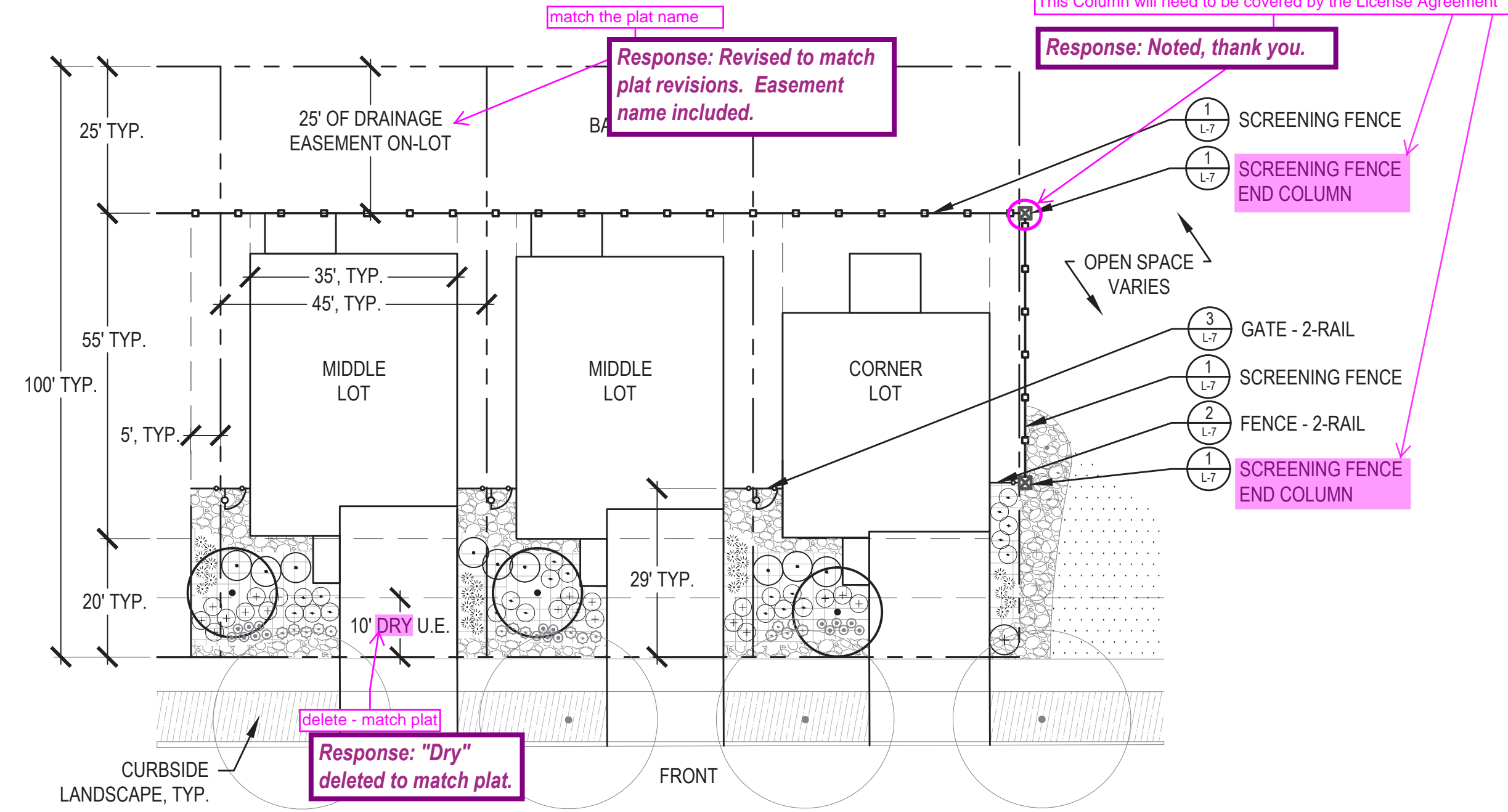
ON-LOT TYPICAL - LOT TYPE A



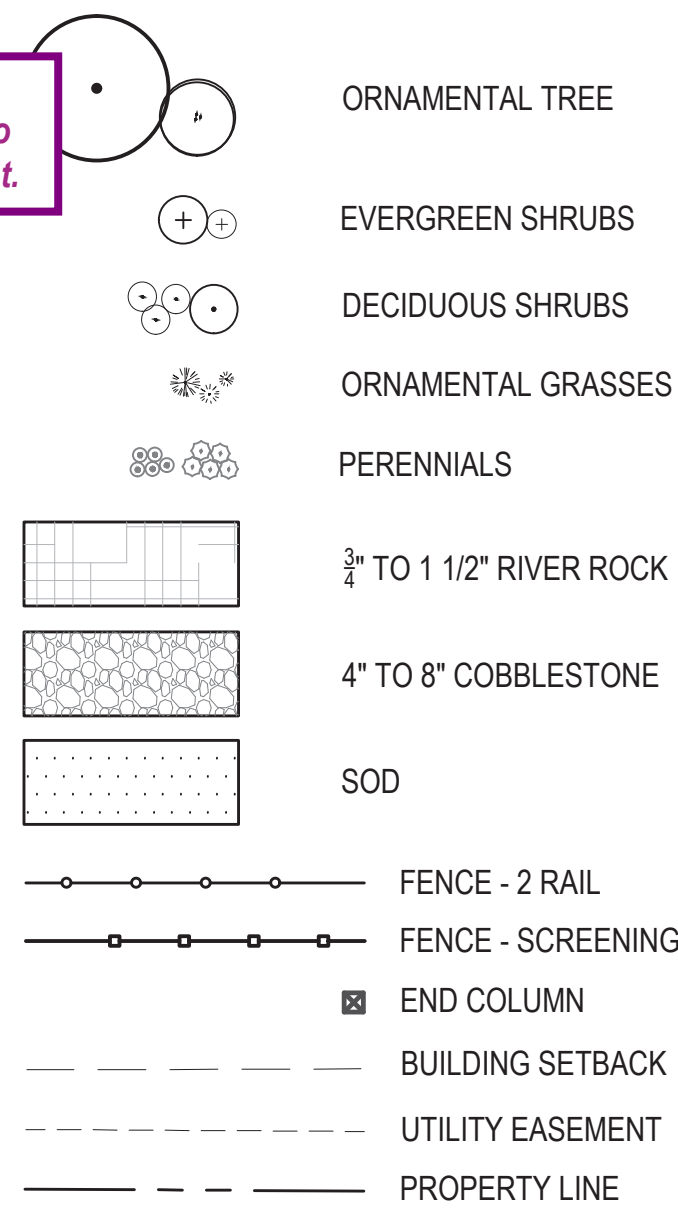
ON-LOT TYPICAL - LOT TYPE WO



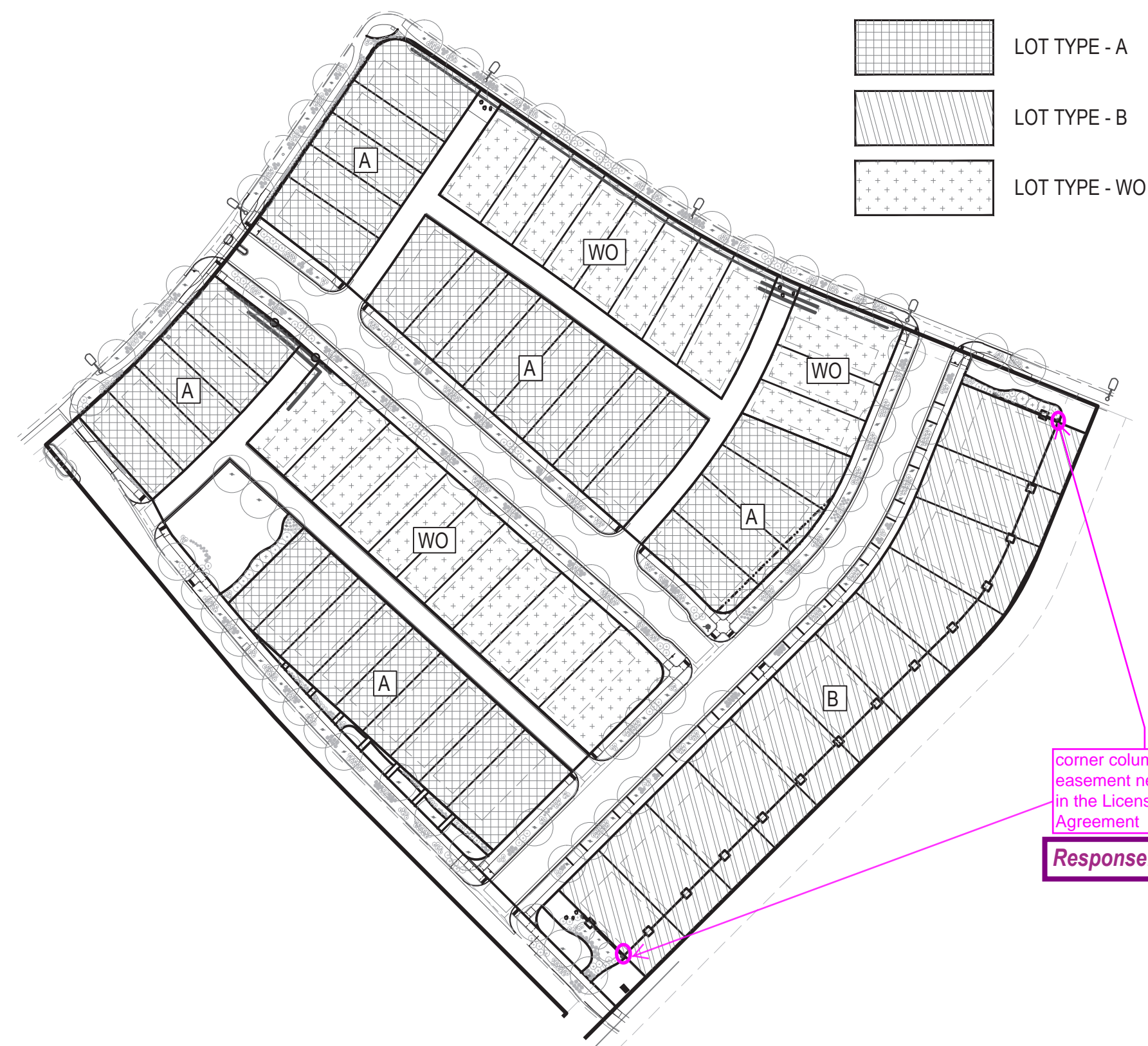
ON-LOT TYPICAL - LOT TYPE B



LEGEND



LOT TYPE KEYMAP SCALE: 1" = 200'



LANDSCAPE REQUIREMENTS

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

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

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

NOTES:

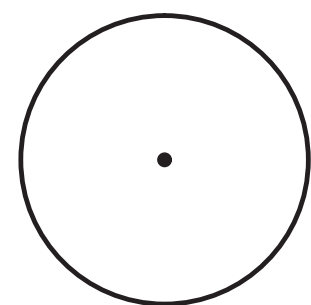
- WHERE LOT TYPE B ABUTS PRIVATE DRIVE, FRONT LOT CANOPY TREE SHALL BE SUBSTITUTED FOR ORNAMENTAL TREE AT EVERY OTHER LOT.
- STAIRS SHALL BE PROVIDED FOR LOT TYPE B, WHEN FRONT LOT ABUTS RETAINING WALLS. WHEN FRONT LOT ABUTS RETAINING WALL, FENCE SHALL BE SUBSTITUTED FOR GUARDRAIL/SAFETY FENCE AT LOCATION SHOWN ON PLAN.
- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- A MINIMUM OF AT LEAST ONE OF THE FOLLOWING WILL BE PROVIDED PER EACH LOT - A LOW WALL, AN EARTH BERM, OR NATURAL BOULDER.

ON-LOT PLANTING NOTES

NOTES:

- REFER TO SHEET 5 FOR GENERAL NOTES AND CITY OF AURORA NOTES.
- NO TWO CONSECUTIVE LOTS SHALL BE LANDSCAPED IN AN IDENTICAL MANNER.
- PLANT MATERIAL SELECTION SHALL VARY. ALL SPECIES LISTED SHALL BE USED, AND SHALL BE UTILIZED IN AN EVENLY-DISTRIBUTED MANNER.
- THREE ONE-GALLON ORNAMENTAL GRASSES AND PERENNIALS MAY ACCOUNT FOR ONE SHRUB EQUIVALENT.
- NO MORE THAN 30% OF ORNAMENTAL GRASSES AND/OR PERENNIALS MAY BE COUNTED TOWARDS THE SHRUB REQUIREMENT FOR EACH LOT.

ON-LOT PLANT LIST



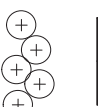
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
APQ	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	2.5" CAL.
CAT	CATALPA SPECIOSA	WESTERN CATALPA	2.5" CAL.
HAC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL.
IMP	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2.5" CAL.
SKY	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL.
KCT	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.
TIL	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2.5" CAL.
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.
EOA	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL.
HOA	QUERCUS X MACDANIELII 'CLEMONS'	HERITAGE OAK	2.5" CAL.



ASB	AMELANCHIER CANADENSIS	SHADBLOW AMELANCHIER	6' HT MULTISTEM
MCC	MALUS 'CORALCOLE'	CORALBURST CRABAPPLE	2" CAL.
MSS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
PCC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL.



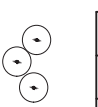
BUF	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT.
BHJ	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	#5 CONT.



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



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



DRS	PEROVSKIA ATRIPPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	#5 CONT.
WSC	PRUNUS BESSEYI	WESTERN SAND CHERRY	#5 CONT.
GLS	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC	#5 CONT.
SMS	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	#5 CONT.



BAG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASSES	#1 CONT.
MHG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN HAIR GRASS	#5 CONT.
UMG	MUHLENBERGIA REVERCHONII UNDAUNTED	UNDAUNTED RUBY MUHLY GRASS	#5 CONT.
HMG	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#5 CONT.



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

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

To request marking of underground facilities



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

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations.
DewberryU3 Engineers, Inc. claims no responsibility for the underground facilities depicted in this plan set.

AMH DEVELOPMENT, LLC

3131 S. VAUGHN WAY
SUITE 220
AURORA, CO 80014

Tel: (303) 660-5290
Contact: CAMILLE COURTNEY

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50116338	Designed By: SM	Drawn By: EG	Checked By: SM	Sheet Number: 8
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STERLING HILLS FILING NO.15
ON-LOT TYPICAL LANDSCAPE PLANS

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

STERLING HILLS SUBDIVISION FILING NO. 15

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

DEDICATION

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

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

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

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

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

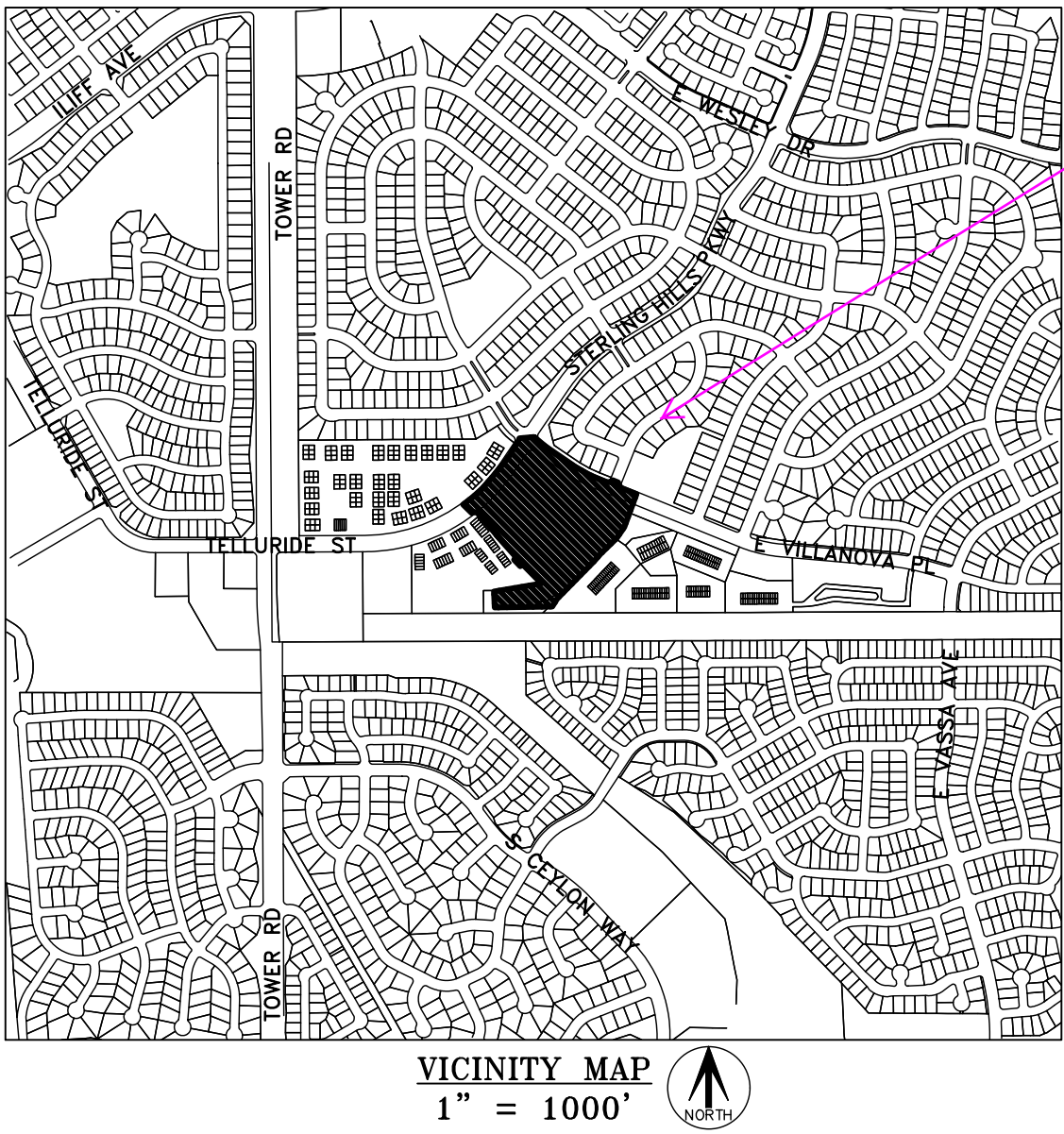
- NORTH 00°28'33" WEST, A DISTANCE OF 124.70 FEET;
- NORTH 89°31'27" EAST, A DISTANCE OF 136.79 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 63.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'19", AN ARC LENGTH OF 43.31 FEET, TO THE BEGINNING OF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

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

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

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 SOUTH, CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°49'51" EAST, A DISTANCE OF 2,634.81 FEET.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACTS A, B, C, D, E, F, G, H, AND J ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- LAND TITLE GUARANTEE COMPANY ORDER NO. F70617350-2 WITH AN EFFECTIVE DATE OF 04/06/2020 AT 05:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- ALL OWNERS OF LOTS ADJACENT TO STERLING HILLS PARKWAY AND EAST VILLANOVA PLACE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.



OWNER:

STERLING RIDGE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP:

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

ITS: DEVELOPMENT MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
)SS
COUNTY OF _____)

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

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CONTRACT PURCHASER:

AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

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

ITS: DEVELOPMENT MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
)SS
COUNTY OF _____)

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

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SHEET INDEX

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

COVENANTS

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

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

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

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

CITY OF AURORA APPROVALS

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

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

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

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

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

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

CLERK AND RECORDER'S CERTIFICATE

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

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

AzTEC
CONSULTANTS, INC.

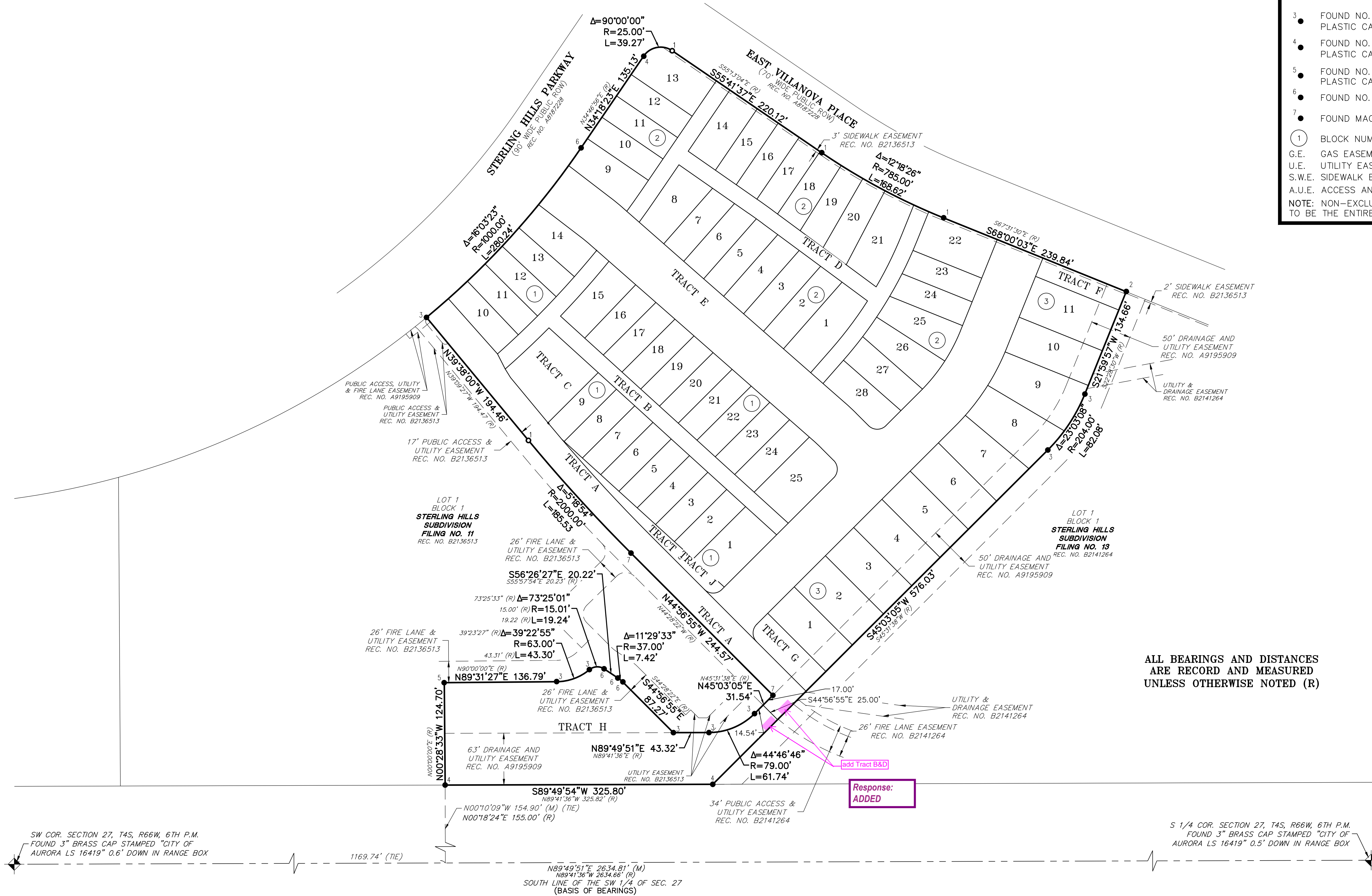
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	08-14-2019
SCALE:	N/A
SHEET 1 OF 7	

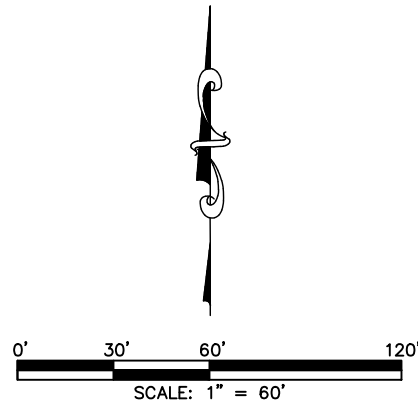
STERLING HILLS SUBDIVISION FILING NO. 15

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

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



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



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 5 FOR UTILITY
EASEMENT DETAIL

SEE SHEET 6 FOR
UTILITY EASEMENT DETAIL

AzTEC CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DATE OF PREPARATION:	08-14-2019
	SCALE:	1"=60'
	SHEET 2 OF 7	

AzTec Proj. No.: 146119-03

Drawn By: CWB

MONUMENT SYMBOL LEGEND

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

1 BLOCK NUMBER

G.E. GAS EASEMENT

U.E. UTILITY EASEMENT

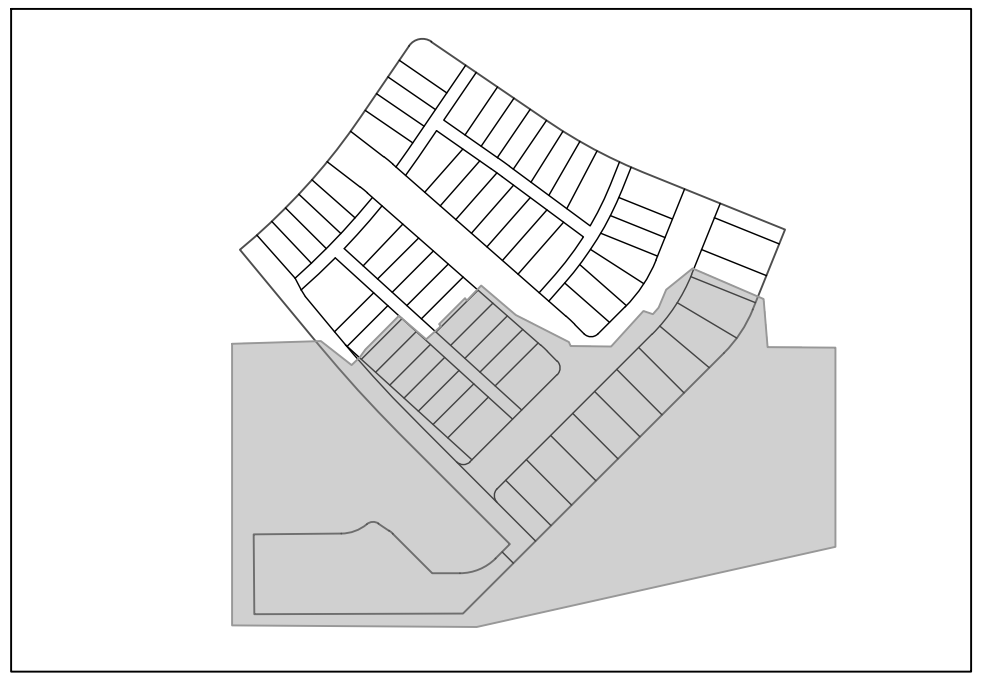
S.W.E. SIDEWALK EASEMENT

A.U.E. ACCESS AND UTILITY EASEMENT

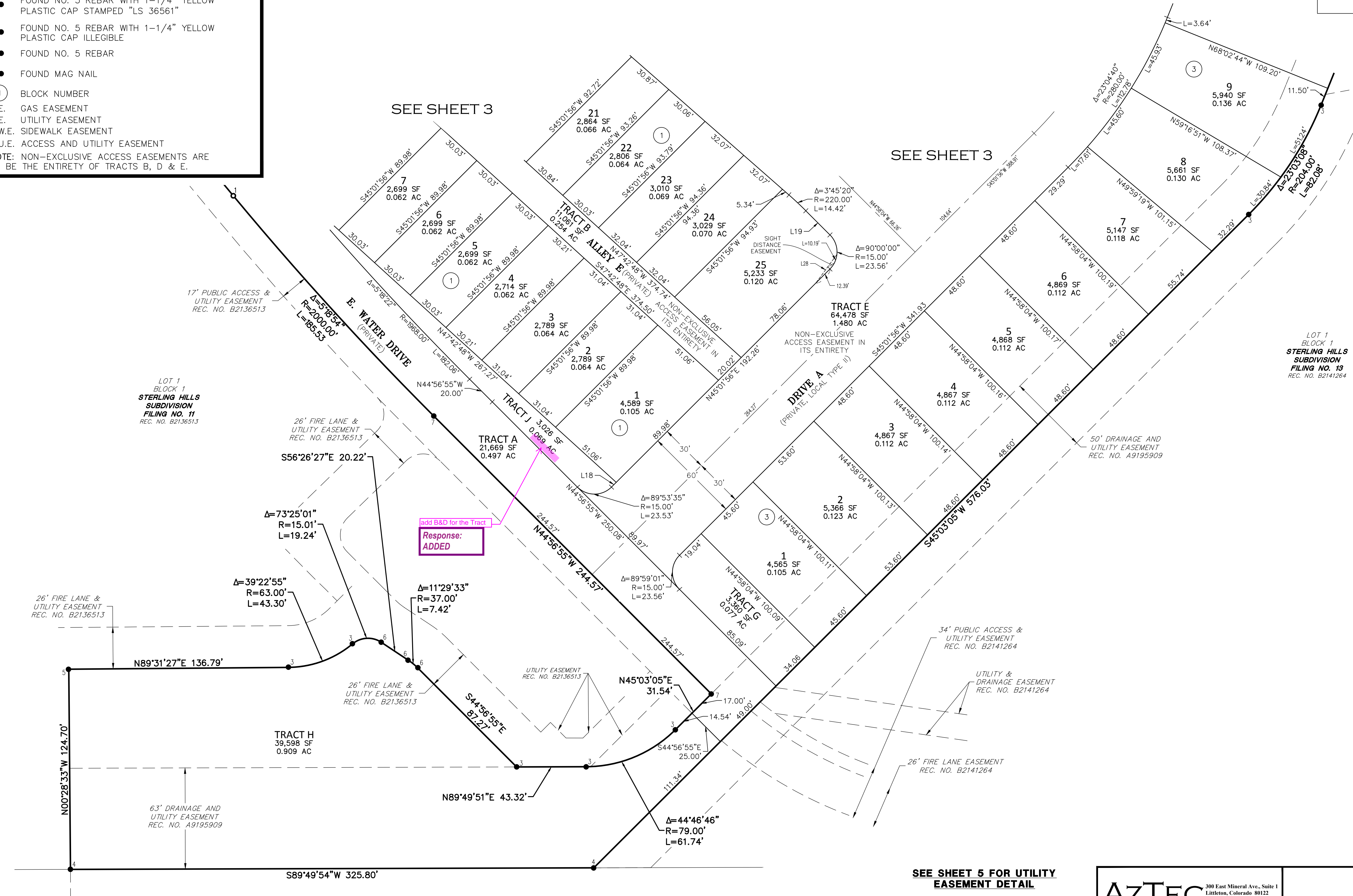
NOTE: NON-EXCLUSIVE ACCESS EASEMENTS ARE TO BE THE ENTIRETY OF TRACTS B, D & E.

STERLING HILLS SUBDIVISION FILING NO. 15

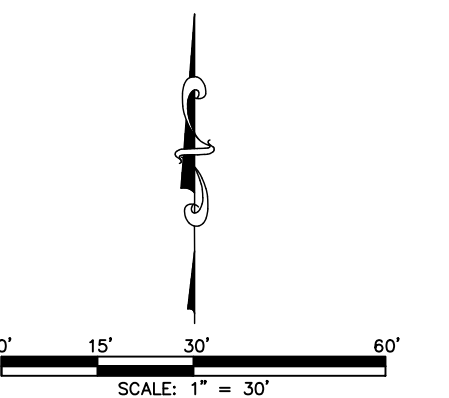
A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, **Response: CORRECTED** EET 4 OF 7



KEY MAP
1" = 300'



LOT 1
BLOCK 1
STERLING HILLS
SUBDIVISION
FILING NO. 13
REC. NO. B2141264



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 5 FOR UTILITY
EASEMENT DETAIL

SEE SHEET 6 FOR
UTILITY EASEMENT DETAIL

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

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

DATE OF PREPARATION: 08-14-2019

SCALE: 1"=30'

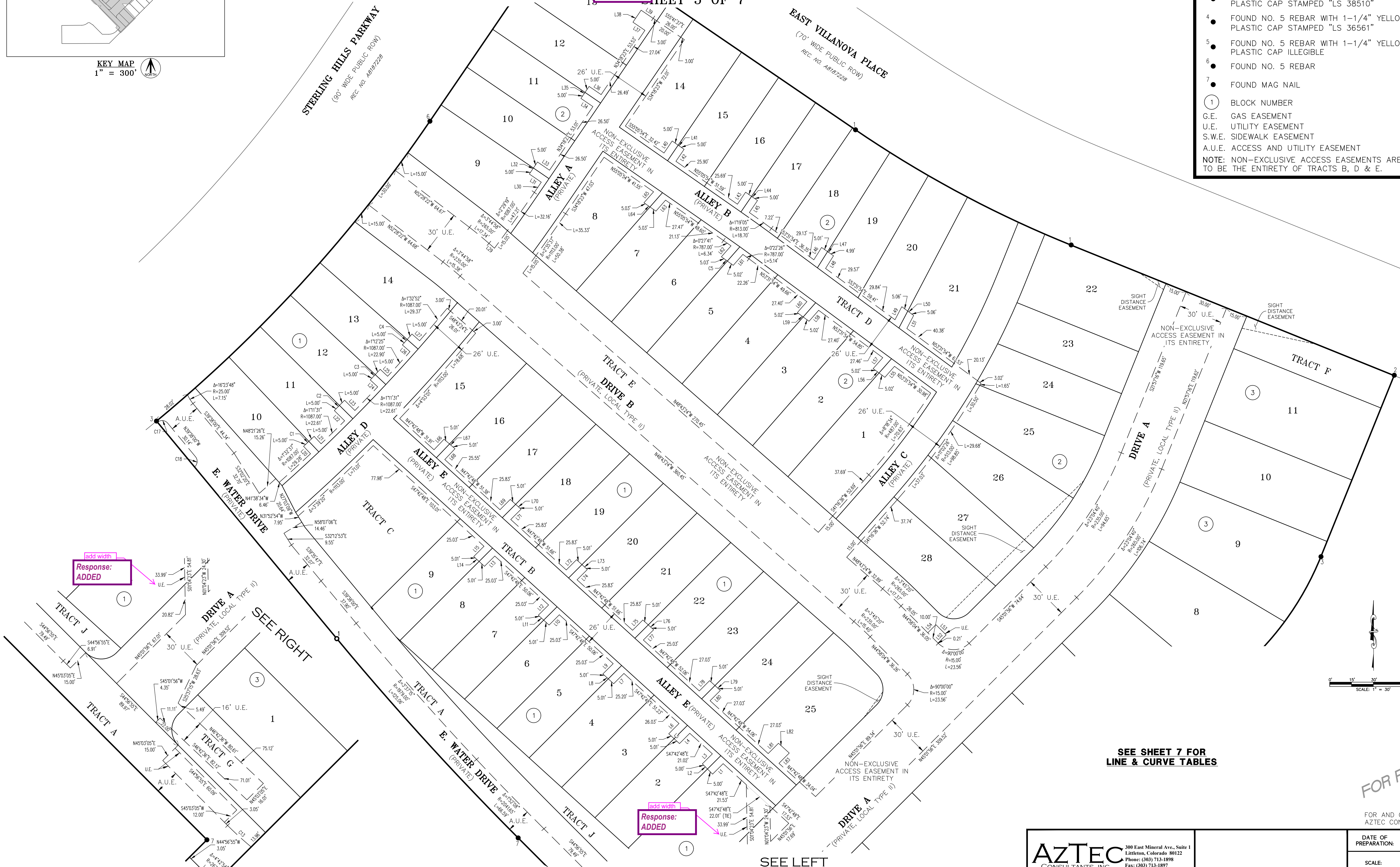
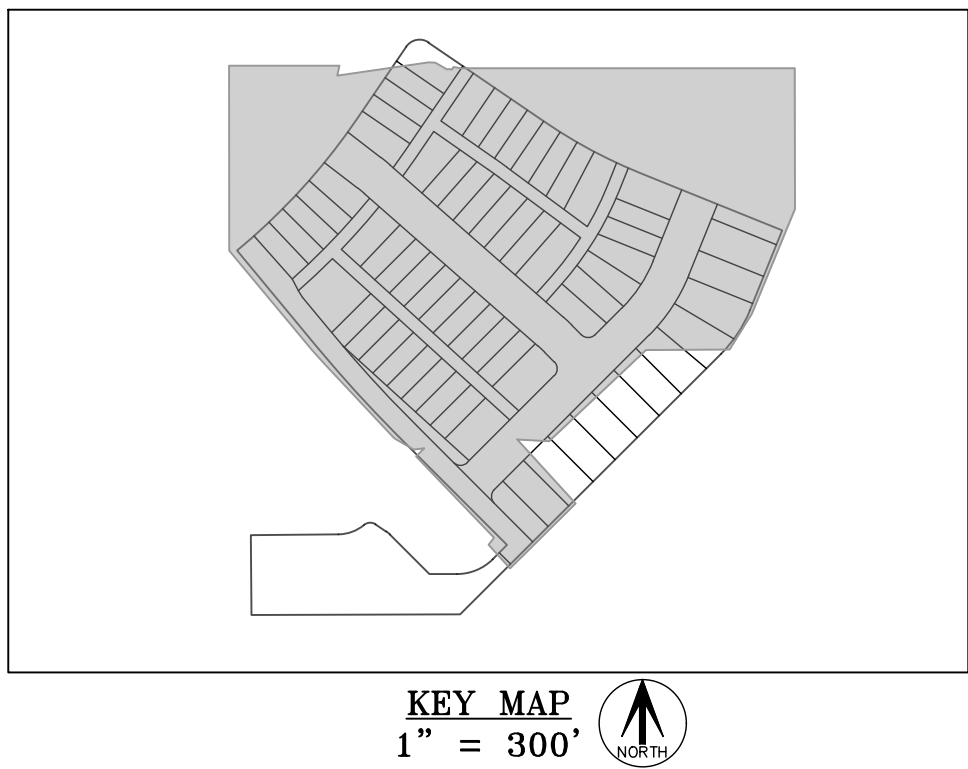
SHEET 4 OF 7

STERLING HILLS SUBDIVISION FILING NO. 15

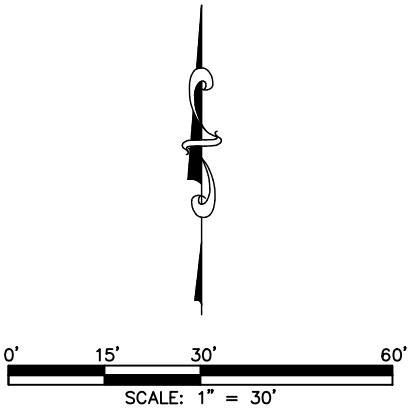
A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 5 OF 7

MONUMENT SYMBOL LEGEND

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



SEE SHEET 7 FOR
LINE & CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

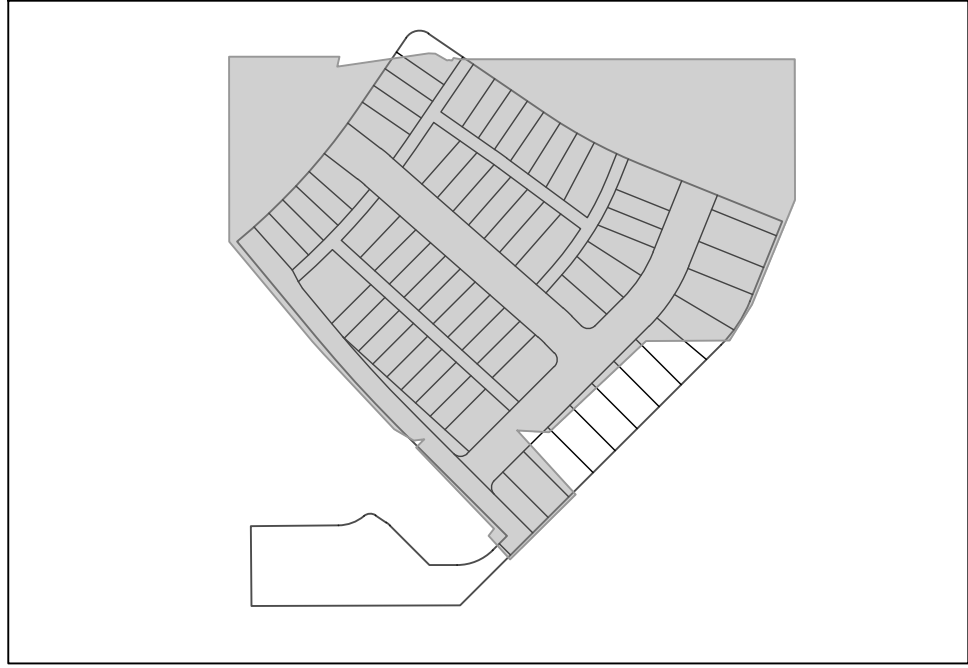
AzTec Proj. No.: 146119-03	Drawn By: CWB	DATE OF PREPARATION: 08-14-2019	
		SCALE: T=30'	SHEET 5 OF 7

STERLING HILLS SUBDIVISION FILING NO. 15

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

MONUMENT SYMBOL LEGEND

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



KEY MAP
1" = 300'



STERLING HILLS PARKWAY
(90' WIDE PUBLIC ROW)
REC. NO. 48182228

EAST VILLANOVA PLACE
(70' WIDE PUBLIC ROW)
REC. NO. 48182228

label this easement
line work
Response:
LABELS ADDED

should this have a line
of delineation between
the two easements
Response:
ADDED

Response:
ADDED

SEE SHEET 7 FOR
LINE & CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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CONSULTANTS, INC.

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

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

DATE OF PREPARATION:	08-14-2019
SCALE:	1"=30'
SHEET 6 OF 7	