

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

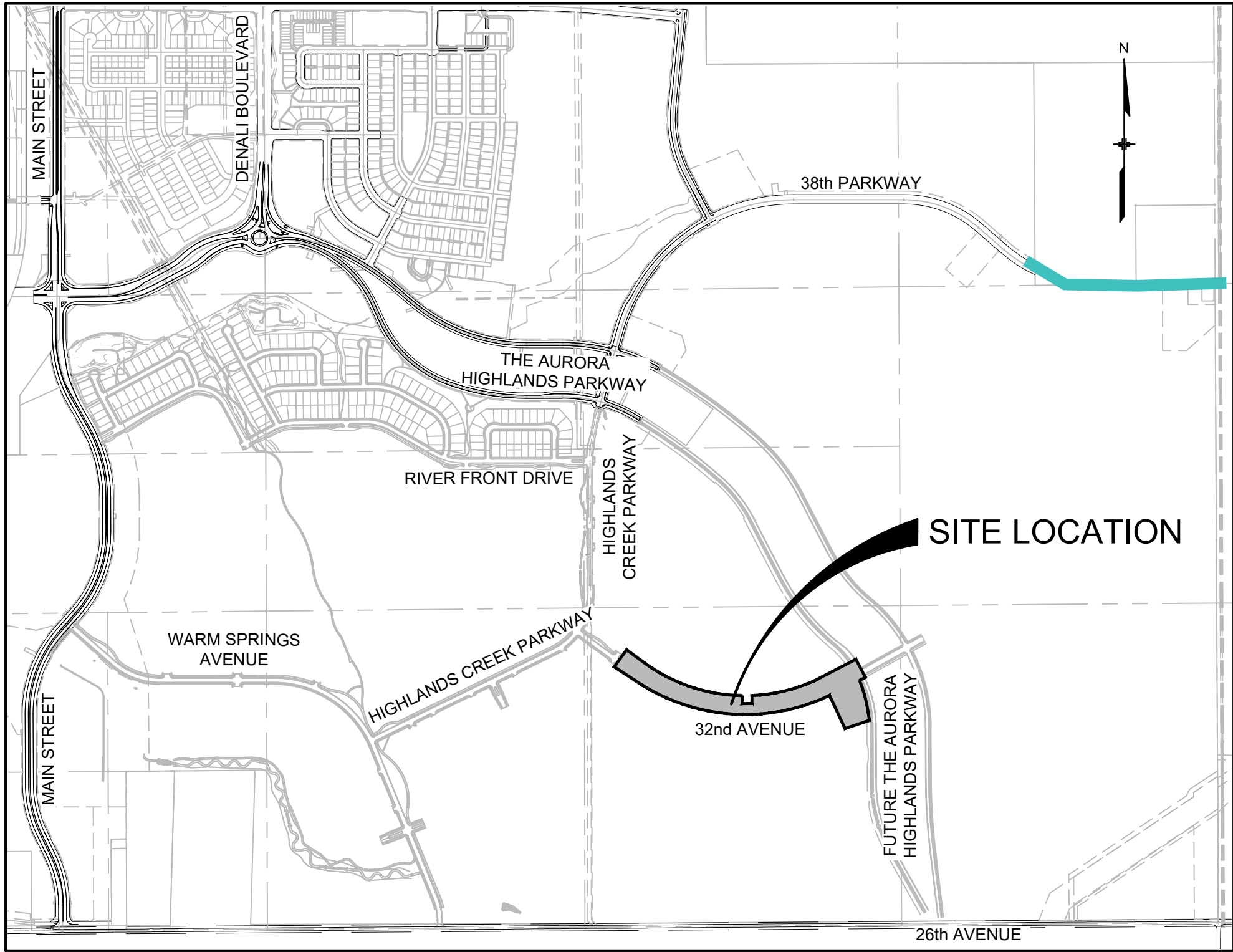
CONTAINING AN AREA OF 6.983 ACRES, (304,200 SQUARE FEET), MORE OR LESS

MATRIX DESIGN  
GROUP RESPONSES

32ND AVENUE  
(BETWEEN N. IRVINGTON ST. TO TAH PARKWAY)  
AT THE AURORA HIGHLANDS  
SITE PLAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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



LOCATION MAP

SCALE: 1" = 1000'

PROJECT CONTROL:

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

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

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

BENCHMARK:

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

ELEVATION = 5521.54 (NAVD88)

BASIS OF BEARINGS:

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

PROJECT APPLICANT

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

LANDSCAPE  
ARCHITECT

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

DEVELOPER

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

CIVIL ENGINEER

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

LIGHTING

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

NOT FOR CONSTRUCTION

OWNERS SIGNATURES

32ND AVENUE (BETWEEN N. IRVINGTON ST. TO TAH PARKWAY)

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

THIS SITE PLAN AND ANY AMENDENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS CAUSED

THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.

BY: \_\_\_\_\_, AS \_\_\_\_\_

STATE OF COLORADO \_\_\_\_\_)SS

COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

AD 20\_\_\_\_.

BY \_\_\_\_\_, AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING & ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE: \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE

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

COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

20\_\_ AD AT \_\_\_\_\_ O'CLOCK \_\_ M.

\_\_\_\_\_  
COUNTY CLERK AND RECORDER DEPUTY

INSTRUMENT NO.: \_\_\_\_\_

SITE PLAN DATA BLOCK	
LAND AREA WITHIN PROPERTY LINES	6.98 AC
NUMBER OF UNITS PROPOSED	N/A
NUMBER OF BUILDINGS PROPOSED	N/A
NUMBER OF STORIES	N/A
MAXIMUM HEIGHT OF BUILDINGS	N/A
CONSTRUCTION TYPE	N/A
IBC OCCUPANCY CLASSIFICATION	N/A
OPEN SPACE	3.23 AC
HARD SURFACE AREA / TRAILS	2.54 AC
LANDSCAPE AREA	1.21 AC
PRESENT ZONING CLASSIFICATION	R-2
LOT AREA	N/A
PUBLIC R.O.W. AREA	3.75 AC

REFER TO TRACKING CHART SHEET FOR MORE INFORMATION

32ND AVENUE  
AT THE AURORA HIGHLANDS  
SITE PLAN

COVER SHEET

DATE: AUGUST 2022

PREPARED BY:

 **Matrix**  
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

www.matrixdesigngroup.com



SHEET: 01 OF 22



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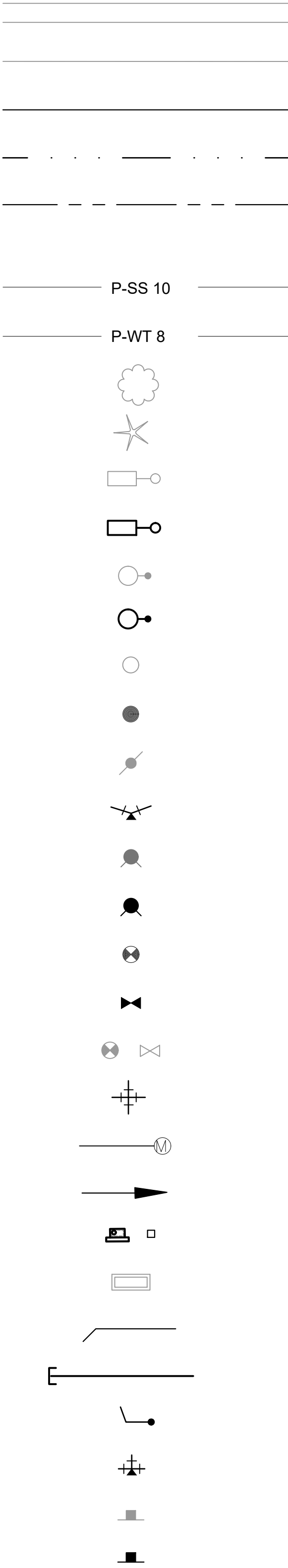
REQUIRED SITE PLAN NOTES

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

ADDITIONAL NOTES

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

SYMBOLS



EXISTING PAVED ROAD

EXISTING UNDERGROUND UTILITY

PROPOSED UNDERGROUND UTILITY

DRAINAGE

RIGHT OF WAY

PROPOSED STORM DRAIN

PROPOSED SANITARY SEWER

PROPOSED WATER

DECIDUOUS TREE

CONIFEROUS TREE

EXISTING RESIDENTIAL LIGHT

PROPOSED RESIDENTIAL LIGHT

EXISTING PEDESTRIAN LIGHT

PROPOSED PEDESTRIAN LIGHT

EXISTING MANHOLE

PROPOSED MANHOLE

EXISTING POWER POLE

PROPOSED BEND W/ THRUST BLOCK

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED GATE VALVE

PROPOSED BUTTERFLY VALVE

EXISTING VALVE

PROPOSED CROSS W/THRUST BLOCK

WATER SERVICE W/ METER

FLOW ARROW

PROPOSED STORM DRAIN/INLET

EXISTING STORM DRAIN/INLET

SANITARY SEWER SERVICE

PLUG PIPE

PROPOSED BLOWOFF ASSEMBLY

PROPOSED TEE W/ THRUST BLOCK

EXISTING SIGN

PROPOSED SIGN

ABBREVIATIONS

AB AS-BUILT  
ASSY ASSEMBLY  
ASTM AMERICAN SOCIETY OF TESTING AND MATERIALS  
APPROX APPROXIMATE OR APPROXIMATELY  
AVE AVENUE  
B<sub>2</sub> OR B/L BASELINE BLVD BOULEVARD  
CI CAST IRON  
CEN CENTER  
C<sub>2</sub> OR C/L CENTERLINE  
CLR CLEAR  
CMP CORRUGATED METAL PIPE  
CONC CONCRETE  
CONST CONSTRUCTION  
CONT CONTINUOUS  
CFS CUBIC FEET PER SECOND  
CY CUBIC YARD  
DWMD DENVER WASTEWATER MANAGEMENT DISTRICT  
DIA DIAMETER  
DN DOWN  
DTL DETAIL  
DIP DUCTILE IRON PIPE  
DWG DRAWING  
EA EACH  
ELEV OR EL ELEVATION  
EOP EDGE OF PAVEMENT  
ESMT EASEMENT  
EW EACH WAY  
EX, OR EXIST EXISTING  
FIN FINISHED  
Q FLOW (CFS)  
F<sub>2</sub> OR F/L FLOWLINE  
FLG FLANGE  
FPS FEET PER SECOND  
FH FIRE HYDRANT  
FT FOOT/FEET  
FRP FIBERGLASS REINFORCED PIPE  
FUT FUTURE  
GAL GALLON  
GALV GALVANIZED  
GAU GAUGE (MATERIAL)  
GB GRADE BREAK  
GV GATE VALVE  
GW GROUNDWATER  
HBP HOT BITUMINOUS PAVEMENT  
HDPE HIGH DENSITY POLYETHYLENE  
HGL HYDRAULIC GRADE LINE  
HP HIGH POINT  
HORIZ HORIZONTAL  
HCL HORIZONTAL CONTROL LINE  
HR HOUR  
IN INCH  
INV INVERT  
JT JOINT  
LAT LATERAL  
LBS POUNDS  
LF LINEAR FEET  
LT LEFT  
BVCS BEGINNING VERTICAL CURVE STATION  
BVCE BEGINNING VERTICAL CURVE ELEVATION  
EVCS ENDING VERTICAL CURVE STATION  
EVCE ENDING VERTICAL CURVE ELEVATION

LP LOW POINT  
MAX MAXIMUM  
MFGR MANUFACTURER  
MH MANHOLE  
MID MIDDLE OR MIDPOINT  
MIN MINIMUM  
MJ MECHANICAL JOINT  
MOD MODIFIED  
MSL MEAN SEA LEVEL  
NIC NOT IN CONTRACT  
NO NUMBER  
NOM NOMINAL  
NTS NOT TO SCALE  
OC ON CENTER  
PR OR PP PROPOSED  
PGL PROFILE GRADE LINE  
F<sub>2</sub> OR P/L PROPERTY LINE  
PVC POINT OF VERTICAL CURVE  
PVC POLYVINYL CHLORIDE  
PVI POINT OF VERTICAL INTERSECTION  
PVT PAVEMENT  
R OR RAD RADIUS  
RCBC REINFORCED CONCRETE BOX CULVERT  
RCP REINFORCED CONCRETE PIPE  
RED REDUCER  
REF REFERENCE  
REINF REINFORCING  
REQ REQUIRED  
REV REVISION  
RT RIGHT  
SCH SCHEDULE  
SD OR STM STORM SEWER  
SWK / SDWK / SW SIDEWALK  
SQ SQUARE  
ST STREET  
STA STATION  
STD STANDARD  
STL STEEL  
SS OR SAN SANITARY SEWER  
TB THRUST BLOCK  
THD THREADED  
THICK THICKNESS  
T.O.P. TOP OF PIPE  
TYP TYPICAL  
VERT VERTICAL  
VGC VERTICAL GRANITE CURB  
w/ WITH  
WSE WATER SURFACE ELEVATION

32ND AVENUE  
AT THE AURORA HIGHLANDS  
SITE PLAN

GENERAL NOTES & LEGEND

DATE: AUGUST 2022

PREPARED BY:



707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET: 02 OF 22



SITE PLAN TRACKING CHARTS

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

match plat

Number updated

Lot Tracking Chart														
		Product Types												
		MF			Small Lots					Standard Lots (>50')				
Filing No.	Site Plan No.	Traditional	Town Center	% of Total	Townhome	Paired Home	<50' Frontage		% of Total	50'-59' Frontage	60'+ Frontage	% of Total	Total	
							Front-Load	Alt.-Load						
1	1	0	0	0.00%	0	0	0	0	0.00%	54	30	100.00%	84	
2	2	0	0	0.00%	0	44	0	0	19.47%	73	109	80.53%	226	
3	3	0	0	0.00%	0	0	0	0	0.00%	0	0	0.00%	0	
4	4	0	0	0.00%	0	0	0	0	0.00%	3	6	100.00%	9	
5	5	0	0	0.00%	0	0	0	0	0.00%	32	15	100.00%	47	
6	6	0	0	0.00%	0	0	0	0	0.00%	0	26	100.00%	26	
8	8	0	0	0.00%	0	0	0	72	41.38%	40	62	58.62%	174	
10	10	0	0	0.00%	0	0	0	0	0.00%	0	176	100.00%	176	
11	11	0	0	0.00%	0	0	0	0	0.00%	0	0	0.00%	0	
14	14	0	0	0.00%	0	62	0	0	28.44%	81	75	71.56%	218	
15	15	0	0	0.00%	0	122	65	207	94.48%	23	0	5.52%	417	
16	16	0	0	0.00%	0	0	0	46	16.85%	113	114	83.15%	273	
19	19	0	0	0.00%	0	0	0	0	0.00%	0	0	0%	0	
Total		0	0	0.00%	0	228	65	325	37.45%	0	613	33.63%	1604	

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

Maximum Amount of Units Permitted		12487		
		Min./Max. Permitted	Used to Date	Remaining Available
Multi-Family	Max. 32% of Total Units	3996	0	3996
Small Lot Total	Max. 50% of Total Units	6244	500	5744
Small Lot Front-Loaded	Max. 35% of Total Units	4370	65	4305
Standard Total	Min. 40% of Total Units	4995	613	4382

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

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

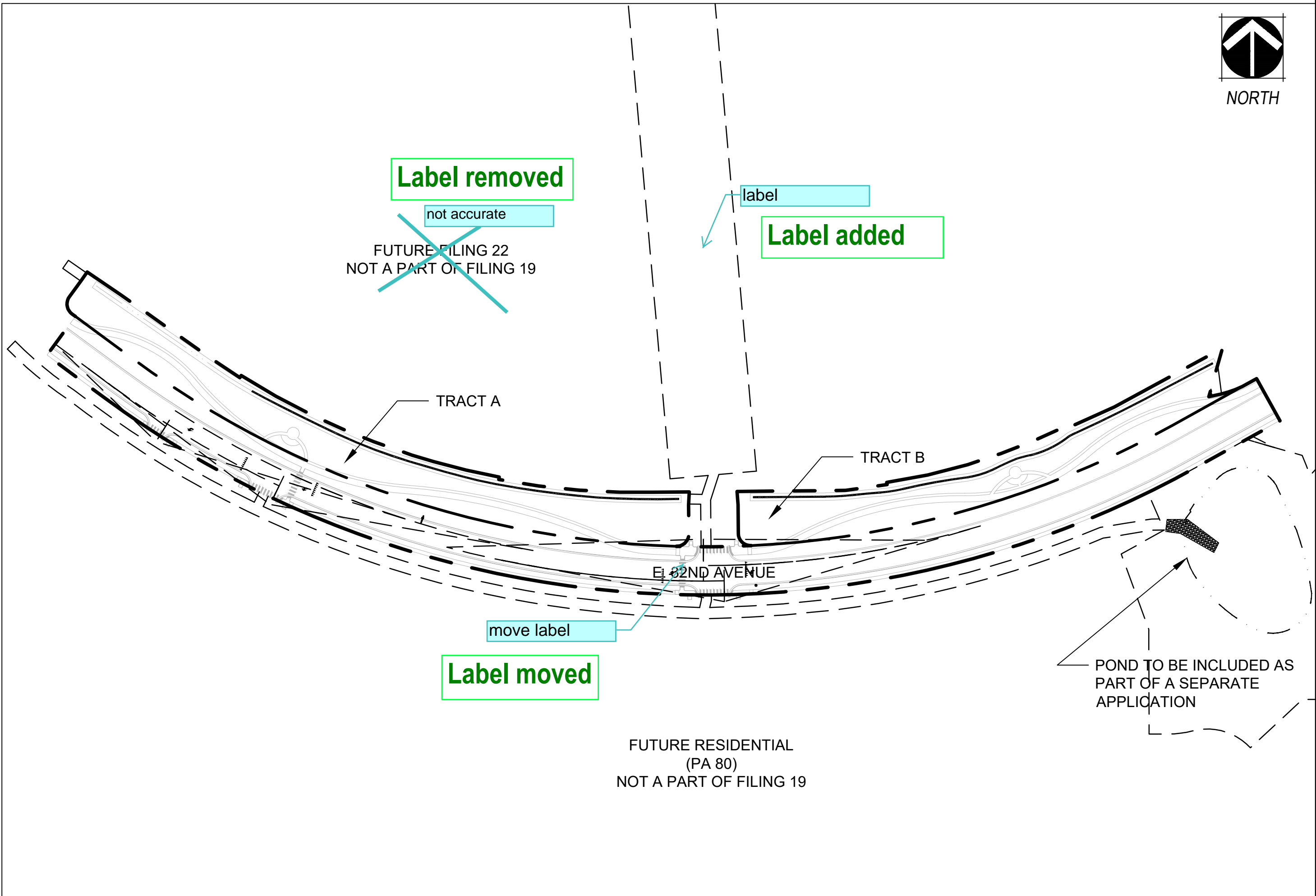
Community Population Tracking Chart			
Filing	Site Plan	Population	
1	1	222.6	
2	2	598.9	
3	3	0	
4	4	23.85	
5	5	124.55	
6	6	68.9	
8	8	461.1	
10	10	466.4	
11	11	0	
14	14	577.7	
15	15	1105.5	
16	16	723.45	
19	19	0	
Total		4372.95	

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

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

ACAD-X-TAH FDP\_MDG24x38  
ACAD-X-PR-Road  
ACAD-X-PR-ROW  
ACAD-X-PR-UTL  
211215-10\_P1 Mapping  
20\_P1 Mapping

SITE PLAN LOT TRACKING EXHIBIT



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

\* Indicates a portion of tract

E	15			1.29
G	15			0.32
J	15			0.32
K*	15			0.52
L	15			0.17
M	15			0.15
N	15			0.26
O	15			0.83
P	15			0.03
X	15			0.81
AA	15			0.97
CC	15			0.40
DD	15			0.80
EE	15			0.49
KK	15			0.13
LL	15			0.06
NN	15			0.08
PP	15			0.03
QQ	15			0.13
A	16			0.32
B*	16			1.06
F	16			1.38
H*	16			0.51
A	19			1.84
B	19			1.51
Total		14.64	0	49.07

32ND AVENUE AT THE AURORA  
HIGHLANDS SITE PLAN

DATE: AUGUST 5, 2022

PREPARED BY:  
**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

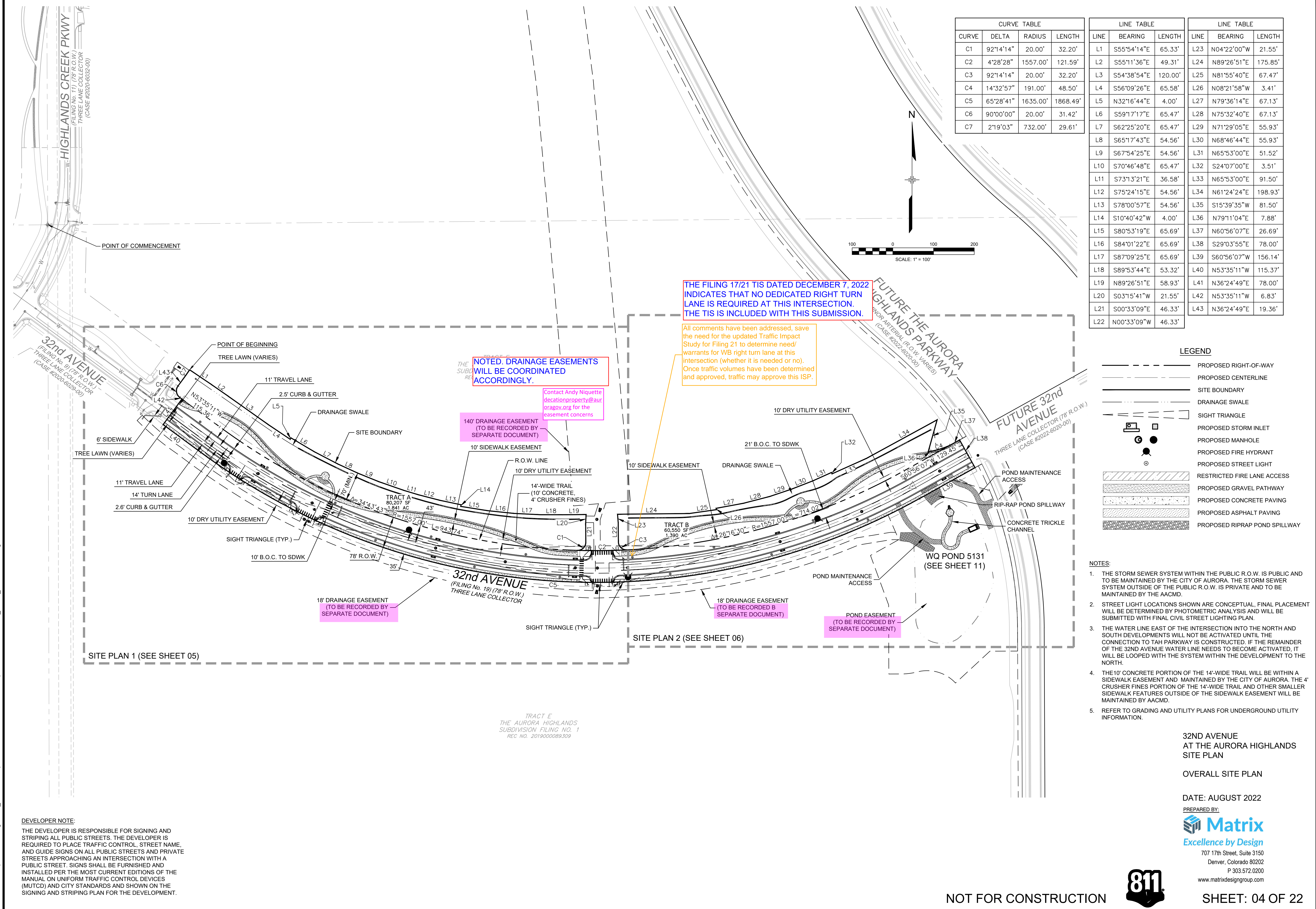
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Denver, Colorado 80204  
P 303.892.1166  
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SHEET: 3 OF 22





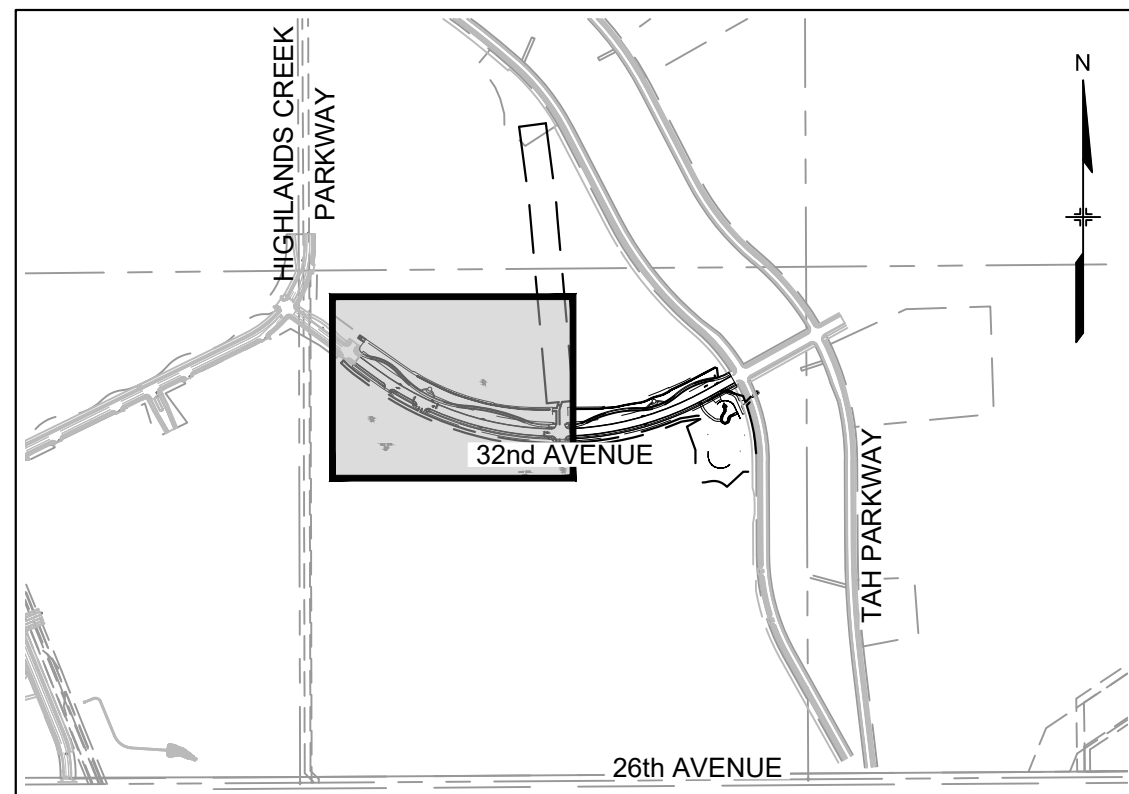


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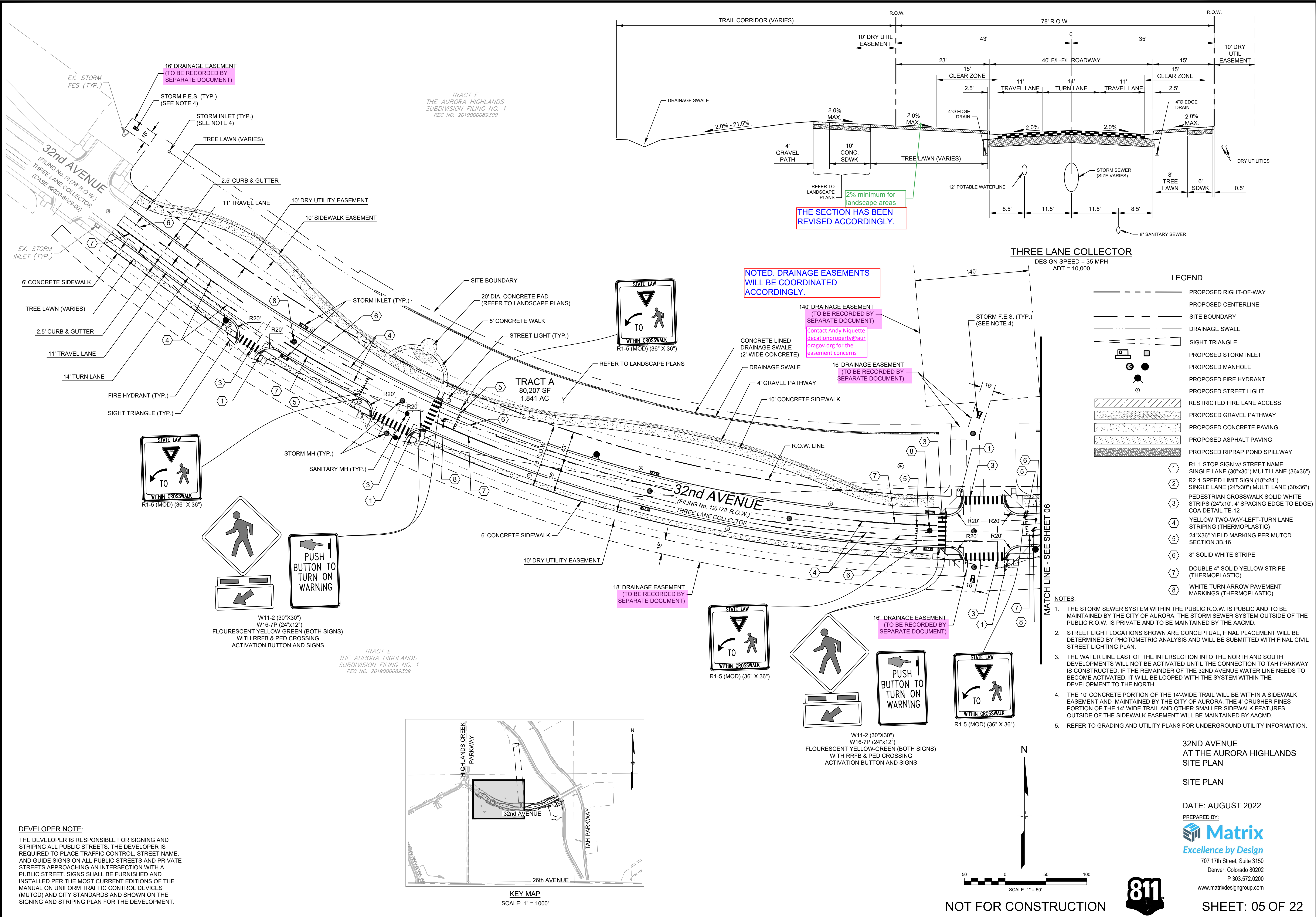
#### DEVELOPER NOTE:

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

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



KEY MAP  
SCALE: 1" = 1000'



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SHEET: 05 OF 22

32ND AVENUE  
AT THE AURORA HIGHLANDS  
SITE PLAN

SITE PLAN

DATE: AUGUST 2022

PREPARED BY:

**Matrix**  
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

www.matrixdesigngroup.com





DESIGN SPEED = 35 MPH  
ADT = 10,000

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

- ① R1-1 STOP SIGN W/ STREET NAME  
SINGLE LANE (30"x30") MULTI-LANE (36x36")
- ② R2-1 SPEED LIMIT SIGN (18"x24")  
SINGLE LANE (24"x30") MULTI LANE (30x36")
- ③ PEDESTRIAN CROSSWALK SOLID WHITE  
STRIPS (24"x10", 4" SPACING EDGE TO EDGE)  
COA DETAIL TE-12
- ④ YELLOW TWO-WAY-LEFT-TURN LANE  
STRIPING (THERMOPLASTIC)
- ⑤ 24"x36" YIELD MARKING PER MUTCD  
SECTION 3B.16
- ⑥ 8" SOLID WHITE STRIPE
- ⑦ DOUBLE 4" SOLID YELLOW STRIPE  
(THERMOPLASTIC)
- ⑧ WHITE TURN ARROW PAVEMENT  
MARKINGS (THERMOPLASTIC)

1. THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE AACMD.
2. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL PLACEMENT WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS AND WILL BE SUBMITTED WITH FINAL CIVIL STREET LIGHTING PLAN.
3. THE WATER LINE EAST OF THE INTERSECTION INTO THE NORTH AND SOUTH DEVELOPMENTS WILL NOT BE ACTIVATED UNTIL THE CONNECTION TO TAH PARKWAY IS CONSTRUCTED. IF THE REMAINDER OF THE 32ND AVENUE WATER LINE NEEDS TO BECOME ACTIVATED, IT WILL BE LOOPED WITH THE SYSTEM WITHIN THE DEVELOPMENT TO THE NORTH.
4. THE 10' CONCRETE PORTION OF THE 14'-WIDE TRAIL WILL BE WITHIN A SIDEWALK EASEMENT AND MAINTAINED BY THE CITY OF AURORA. THE 4" CRUSHER FINES PORTION OF THE 14'-WIDE TRAIL AND OTHER SMALLER SIDEWALK FEATURES OUTSIDE OF THE SIDEWALK EASEMENT WILL BE MAINTAINED BY AACMD.
5. REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.

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SHEET: 06 OF 22

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KEY MAP

SCALE: 1" = 1000'

Contact Andy Niquet  
educationproperty@a  
oragov.org for the  
easement concerns

NOTED. DRAINAGE EASEMENTS  
WILL BE COORDINATED  
ACCORDINGLY.

18' DRAINAGE EASEMENT  
(TO BE RECORDED BY  
SEPARATE DOCUMENT)

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

WQ POND 5131  
(SEE SHEET 11)

16' DRAINAGE EASEMENT  
(TO BE RECORDED BY  
SEPARATE DOCUMENT)

— RIP-RAP POND SPILLWAY

— WQ POND 5131 OUTFALL TO  
TRIBUTARY T (SEE NOTE 4)

STORM INLET (TYP.)  
(SEE NOTE 4)

16' DRAINAGE EASEMENT  
(TO BE RECORDED BY  
SEPARATE DOCUMENT)

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

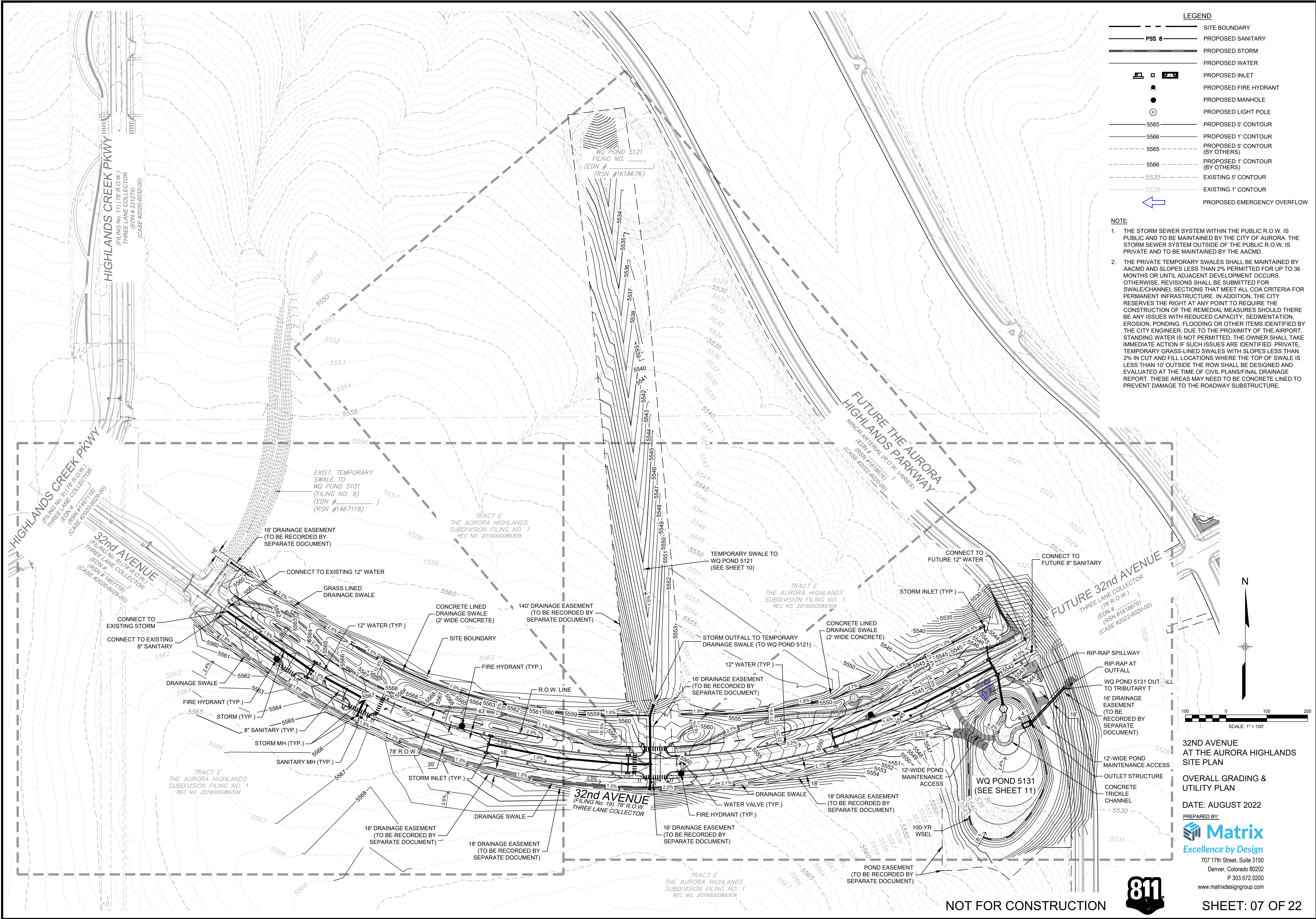
FUTURE THE AURORA  
HIGHLANDS PARKWAY  
MINOR ARTERIAL (R.O.W. VARIES)  
(CASE #202-602-00)

**EASEMENT  
DEDICATED BY  
(DOCUMENT)**

**FUTURE 32nd AVENUE**  
THREE LANE COLLECTOR (78' R.O.W.)  
(CASE #2022-6020-00)

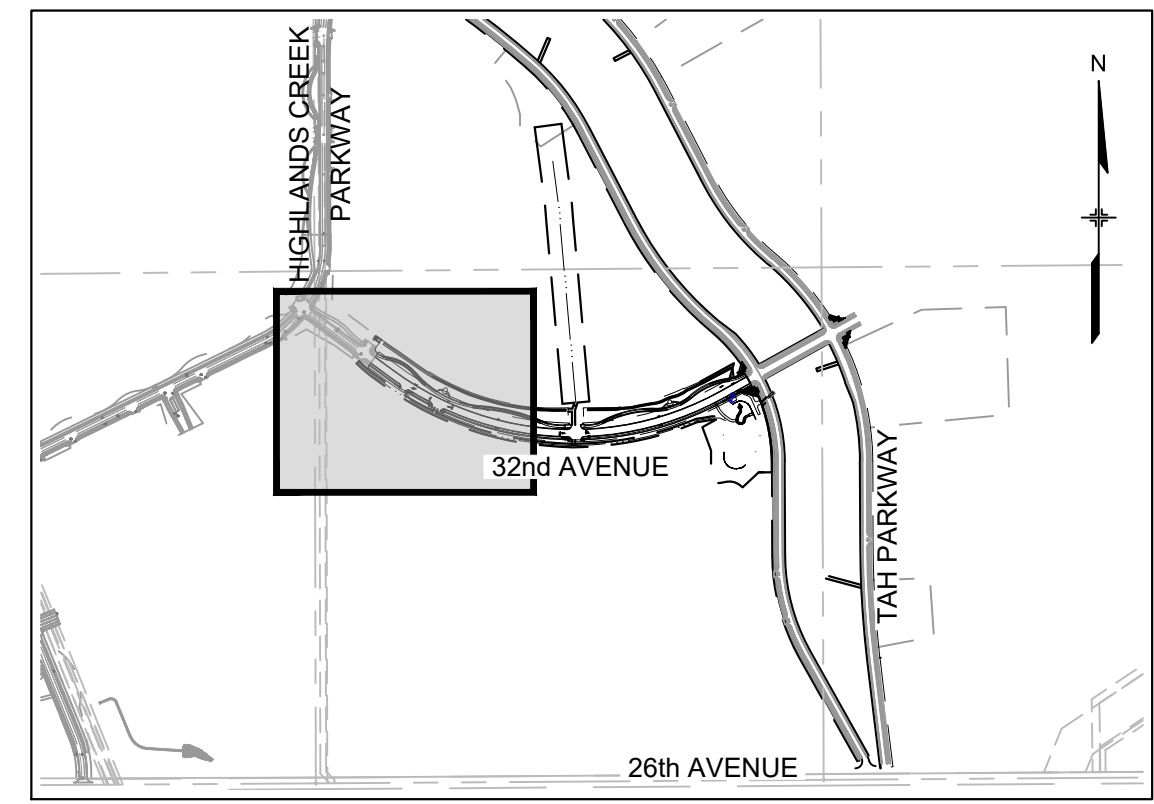


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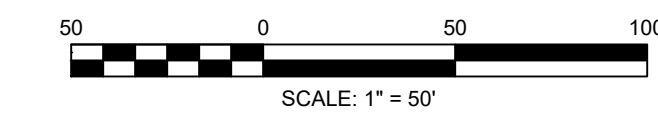


KEY MAP  
SCALE: 1" = 1000'

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

- NOTE:
1. THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE AACMD.
  2. THE PRIVATE TEMPORARY SWALES SHALL BE MAINTAINED BY AACMD AND SLOPES LESS THAN 2% PERMITTED FOR UP TO 36 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE, REVISIONS SHALL BE SUBMITTED FOR SWALE/CHANNEL SECTIONS THAT MEET ALL COA CRITERIA FOR PERMANENT INFRASTRUCTURE. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF THE REMEDIAL MEASURES SHOULD THERE BE ANY ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, EROSION, PONDING, FLOODING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT, STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED. PRIVATE, TEMPORARY GRASS-LINED SWALES WITH SLOPES LESS THAN 2% IN CUT AND FILL LOCATIONS WHERE THE TOP OF SWALE IS LESS THAN 10' OUTSIDE THE ROW SHALL BE DESIGNED AND EVALUATED AT THE TIME OF CIVIL PLANS/FINAL DRAINAGE REPORT. THESE AREAS MAY NEED TO BE CONCRETE LINED TO PREVENT DAMAGE TO THE ROADWAY SUBSTRUCTURE.

MATCH LINE - SEE SHEET 09



32ND AVENUE  
AT THE AURORA HIGHLANDS  
SITE PLAN  
GRADING & UTILITY PLAN

DATE: AUGUST 2022

PREPARED BY:

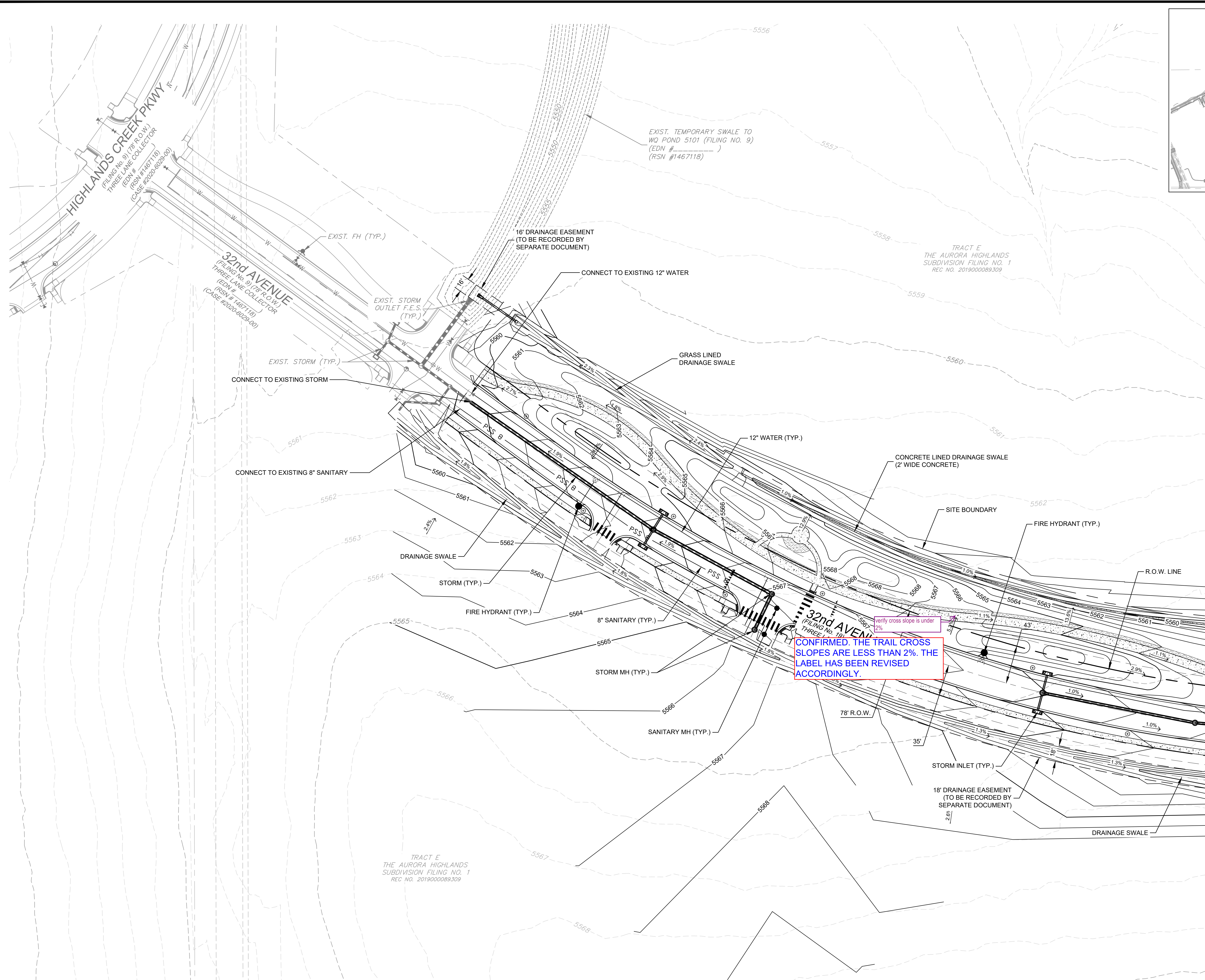


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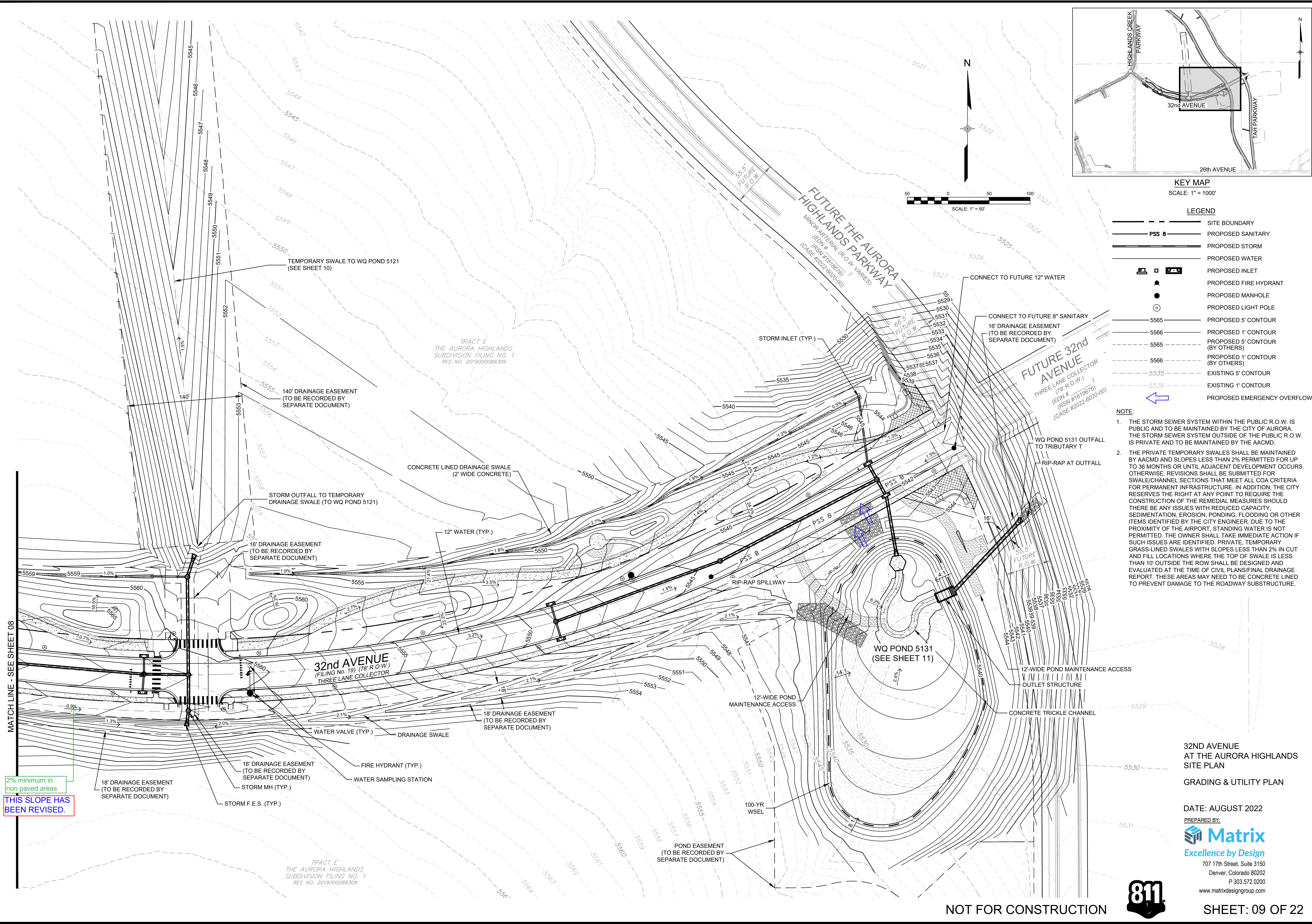
SHEET: 08 OF 22

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2% minimum in non paved areas  
THIS SLOPE HAS BEEN REVISED.

KEY MAP  
SCALE: 1" = 1000'

LEGEND

- SITE BOUNDARY
- PSS 8
- PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED WATER
- PROPOSED INLET
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED LIGHT POLE
- 5565
- 5566
- 5565
- 5566
- 5535
- 5536
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR (BY OTHERS)
- PROPOSED 1' CONTOUR (BY OTHERS)
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED EMERGENCY OVERFLOW

NOTE:

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32ND AVENUE  
AT THE AURORA HIGHLANDS  
SITE PLAN  
GRADING & UTILITY PLAN

DATE: AUGUST 2022  
PREPARED BY:  
**Matrix**  
Excellence by Design  
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Denver, Colorado 80202  
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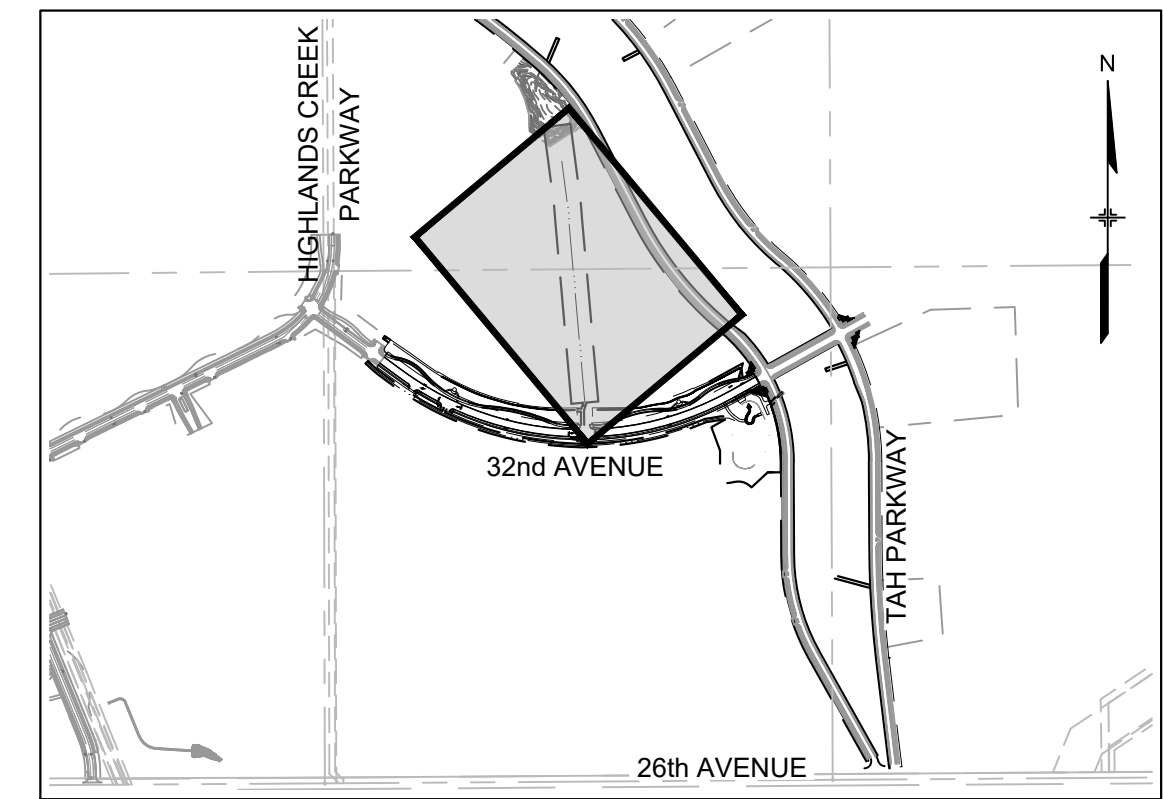
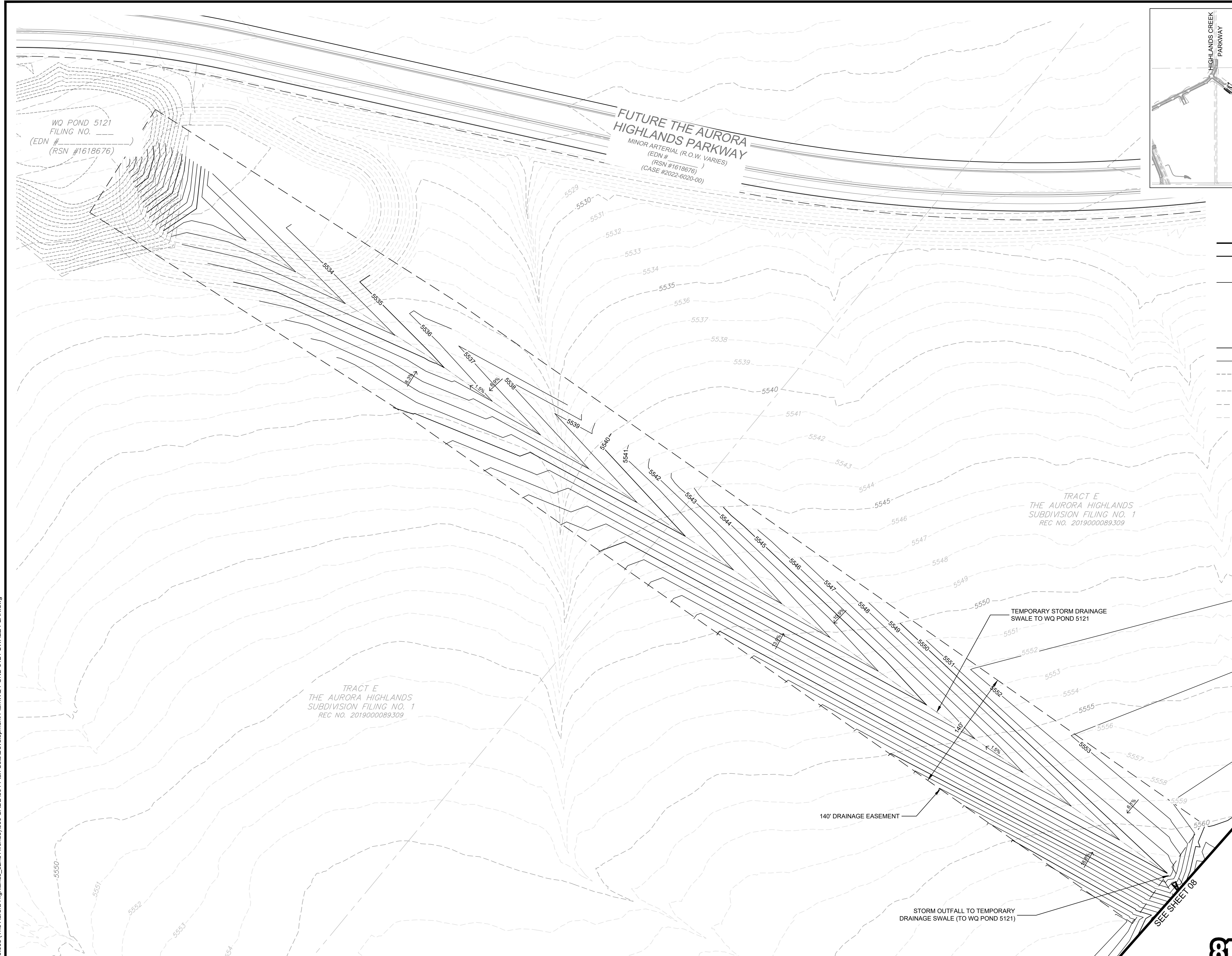


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SHEET: 09 OF 22



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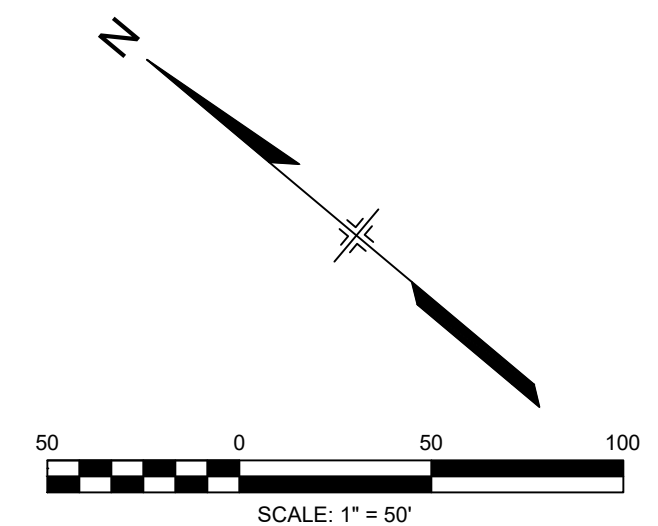


KEY MAP  
SCALE: 1" = 1000'

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

NOTES:

1. THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE AACMD.
2. THE PRIVATE TEMPORARY SWALES SHALL BE MAINTAINED BY AACMD AND SLOPES LESS THAN 2% PERMITTED FOR UP TO 36 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE, REVISIONS SHALL BE SUBMITTED FOR SWALE/CHANNEL SECTIONS THAT MEET ALL COA CRITERIA FOR PERMANENT INFRASTRUCTURE. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF THE REMEDIAL MEASURES SHOULD THERE BE ANY ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, EROSION, PONDING, FLOODING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT, STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED. PRIVATE, TEMPORARY GRASS-LINED SWALES WITH SLOPES LESS THAN 2% IN CUT AND FILL LOCATIONS WHERE THE TOP OF SWALE IS LESS THAN 10' OUTSIDE THE ROW SHALL BE DESIGNED AND EVALUATED AT THE TIME OF CIVIL PLANS/FINAL DRAINAGE REPORT. THESE AREAS MAY NEED TO BE CONCRETE LINED TO PREVENT DAMAGE TO THE ROADWAY SUBSTRUCTURE.



32ND AVENUE  
AT THE AURORA HIGHLANDS  
SITE PLAN

GRADING & UTILITY PLAN

DATE: AUGUST 2022

PREPARED BY:

**Matrix**  
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

www.matrixdesigngroup.com

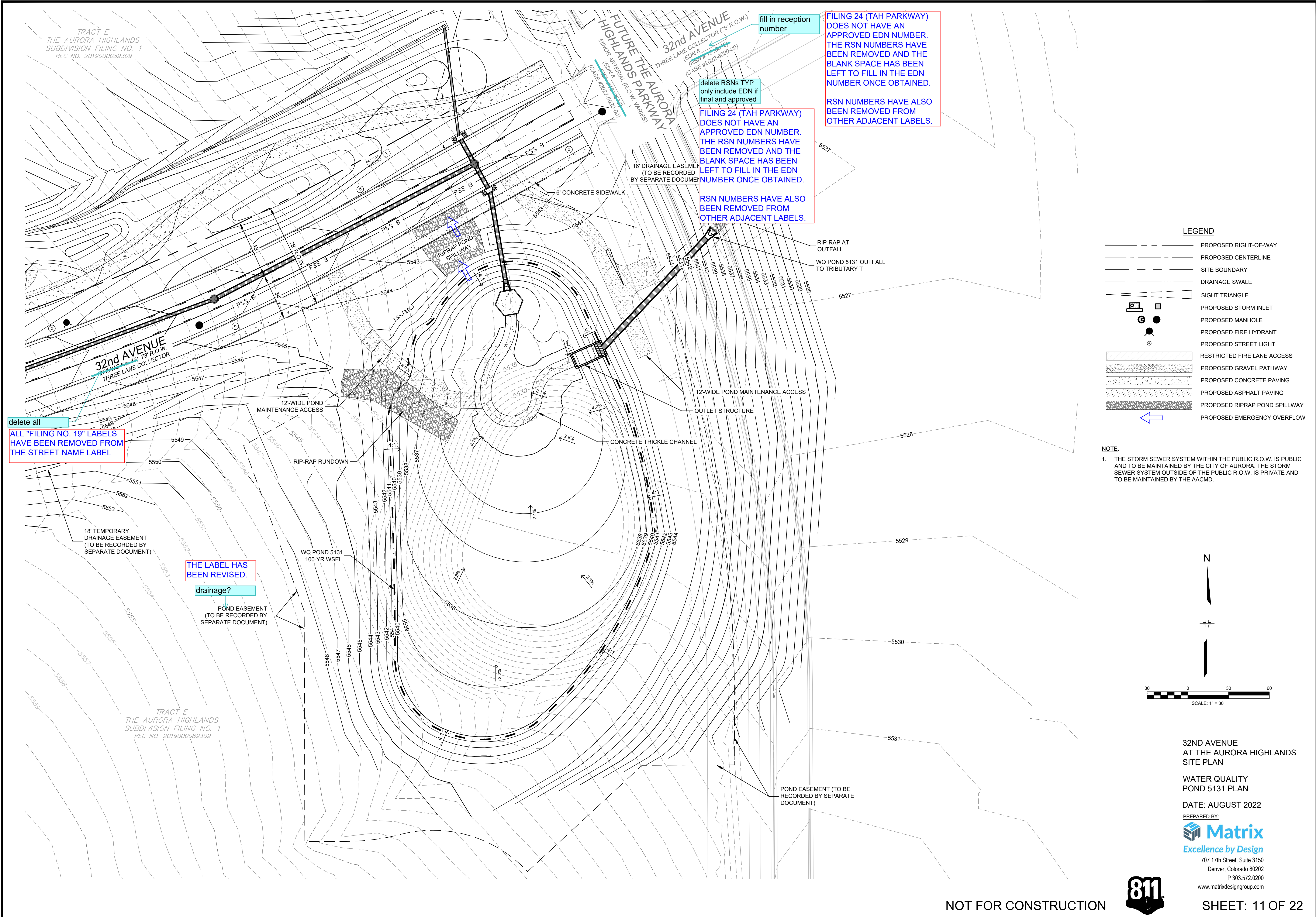


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SHEET: 10 OF 22

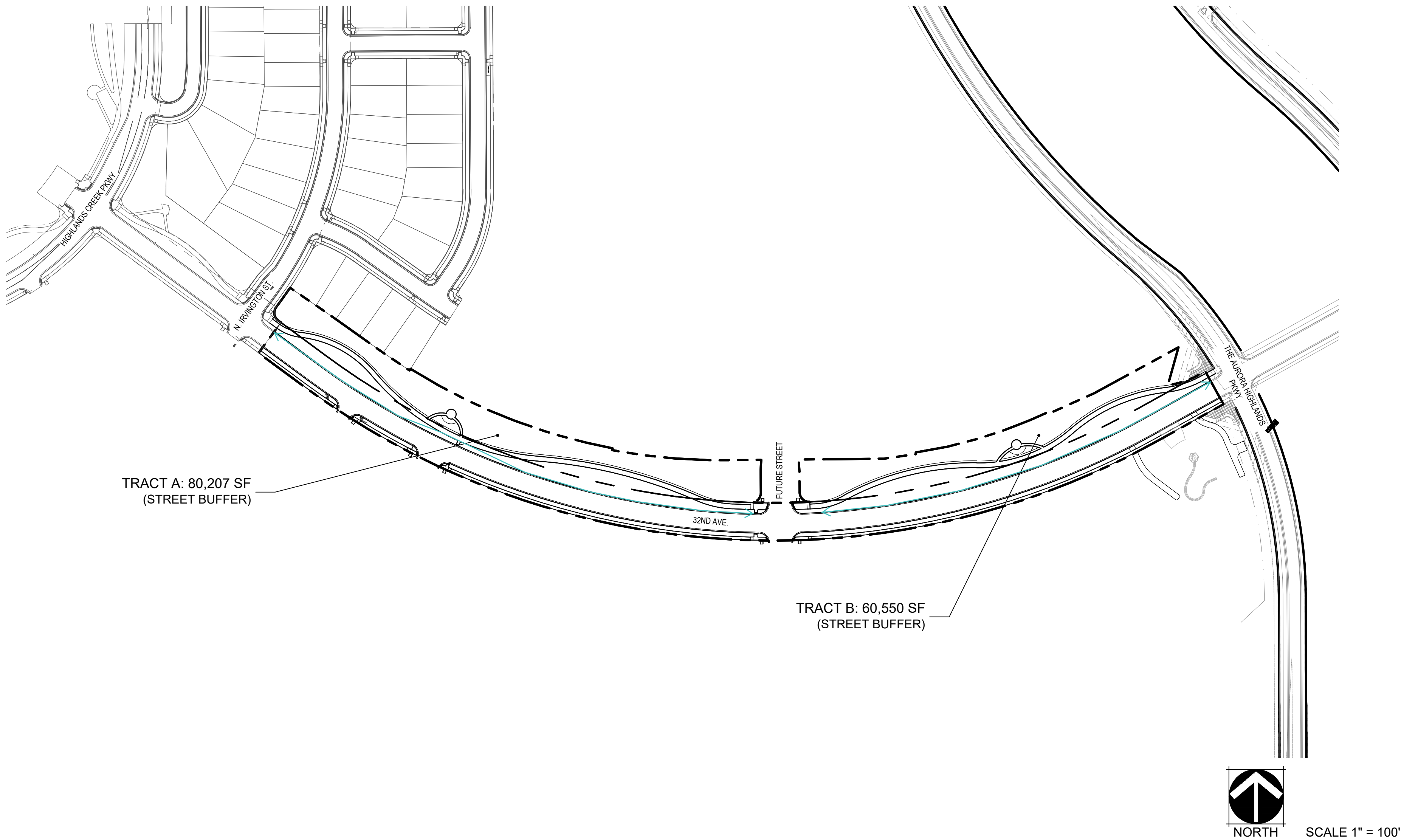


R:\21.1229.005 [The Aurora Highlands, 32nd Avenue]\500 CADD\504 Plan Sets\Development Plan\DETENTION POND PLAN.dwg





TRACT KEY MAP



SHEET INDEX

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

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" LOCAL RIVER ROCK. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" COBBLESTONE (RIVER ROCK). WEED BARRIER IS REQUIRED UNDER RIVER ROCK AND COBBLE. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- PER CITY OF AURORA CODE, ALL PLANTINGS WITHIN SIGHT TRIANGLES TO BE 20" OR LESS IN HEIGHT. duplicate

Response: Note has been removed.

STREET FRONTAGE BUFFER

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

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

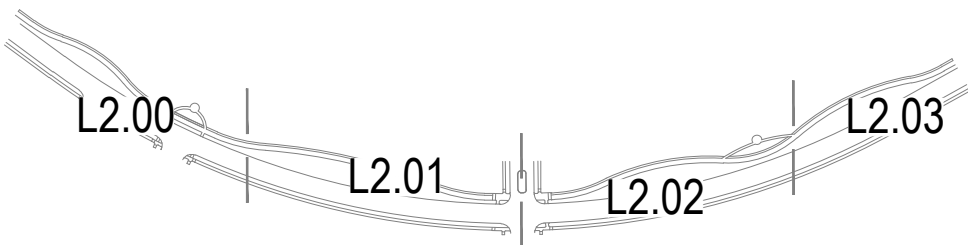
Street Tree Description	Length (LF)	Trees Required	Trees Provided
32nd Ave North Side (1 Tree / 40 LF)	1,930	49	48
32nd Ave South Side (1 Tree / 40 LF)	1,834	46	47
Totals:	3,764	95	95
NOTES:			
1.) Intersecting drives are excluded from linear foot calculations.			

WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Non-Irrigated (Wetland Seed) (SF)	Non-Irrigated Area/ Pavement (SF)	Total Area (SF)
A	44,800	6,981	-	28,426	80,207
B	31,768	3,574	-	25,208	60,550
ROW	31,855	20,836	-	110,752	163,443
Totals:	108,423	31,391	-	164,386	304,200

KEY MAP

SCALE: 1" = 400'



32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

DATE: AUGUST 5, 2022

PREPARED BY:  
**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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



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L1.00 - COVER  
SHEET: 12 OF 22



PLANTING SCHEDULE

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

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

IRRIGATED MANICURED TURF SOD

TALL FESCUE BLEND OR APPROVED EQUAL. ~~CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.~~

Response: Note has been removed.

32ND AVENUE AT THE AURORA  
HIGHLANDS SITE PLAN

DATE: AUGUST 5, 2022

PREPARED BY:  
  
Planning | Landscape Architecture | Branding

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LEGEND

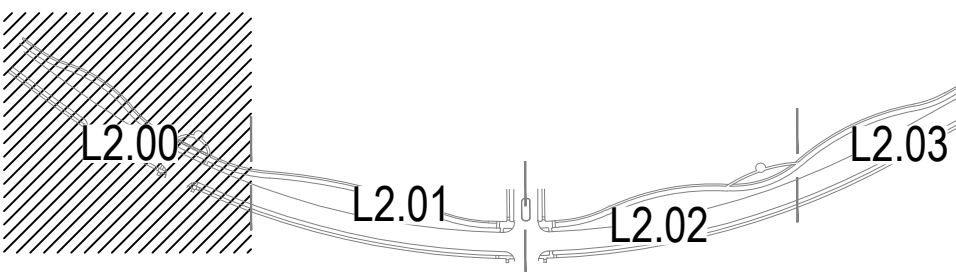
- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- RIGHT OF WAY (ROW)
- STEEL EDGER (4/L4.00)
- MASONRY FENCE (3/L4.01)
- IRRIGATED MANICURED TURF SOD (DEVELOPER)
- NON-IRRIGATED NATIVE SEED
- 100% IRRIGATED NATIVE GRASS SEED MIX
- CRUSHER FINES
- COBBLE
- DECIDUOUS CANOPY TREE (1/L4.00)
- ORNAMENTAL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

NOTES:

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

KEY MAP

SCALE: 1" = 400'



32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

DATE: AUGUST 5, 2022

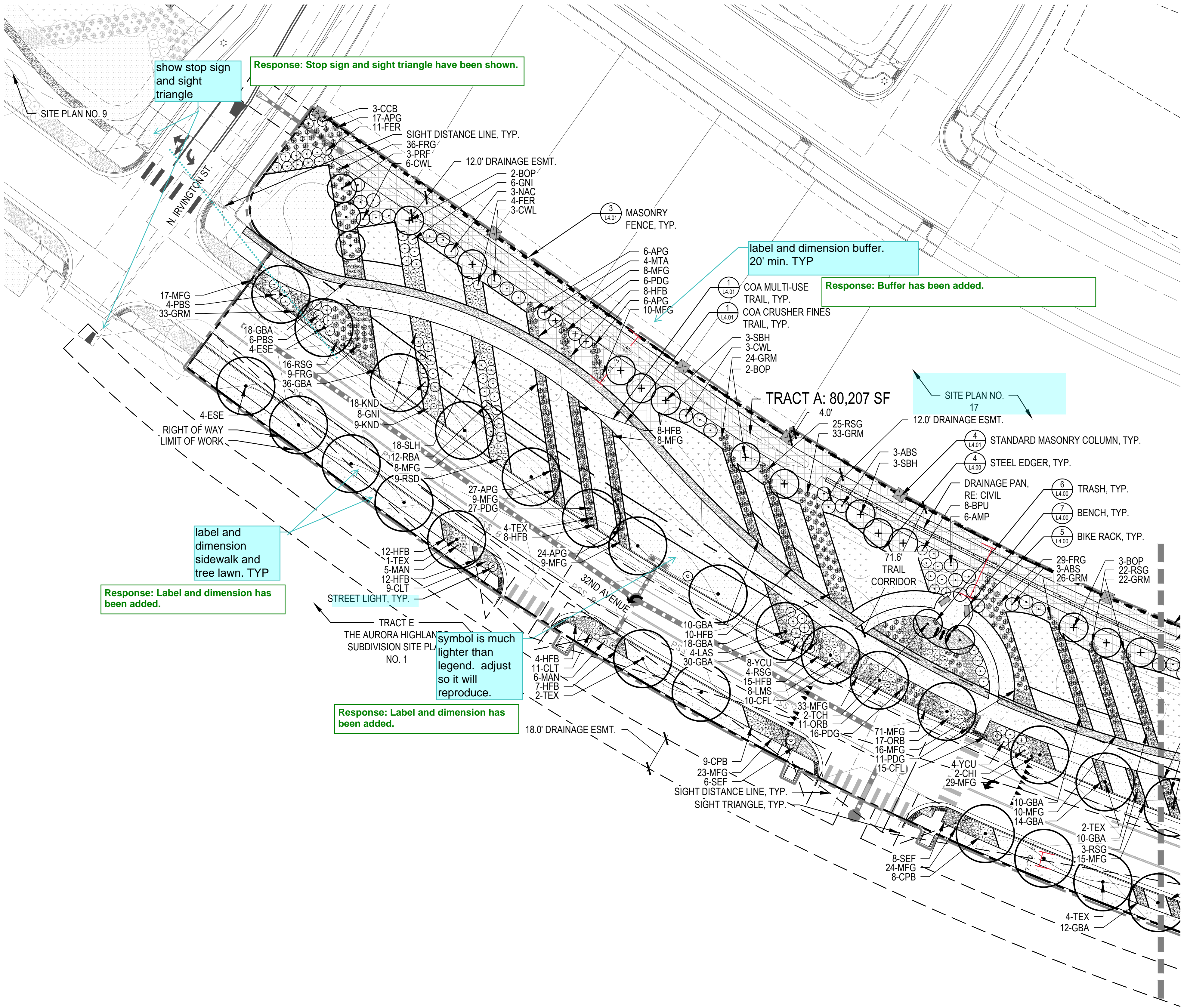
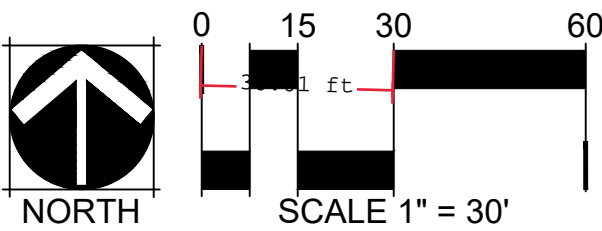
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L2.00 - LANDSCAPE PLAN  
SHEET: 14 OF 22



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show stop sign and sight triangle

Response: Stop sign and sight triangle have been shown.

label and dimension buffer. 20' min. TYP

Response: Buffer has been added.

label and dimension sidewalk and tree lawn. TYP

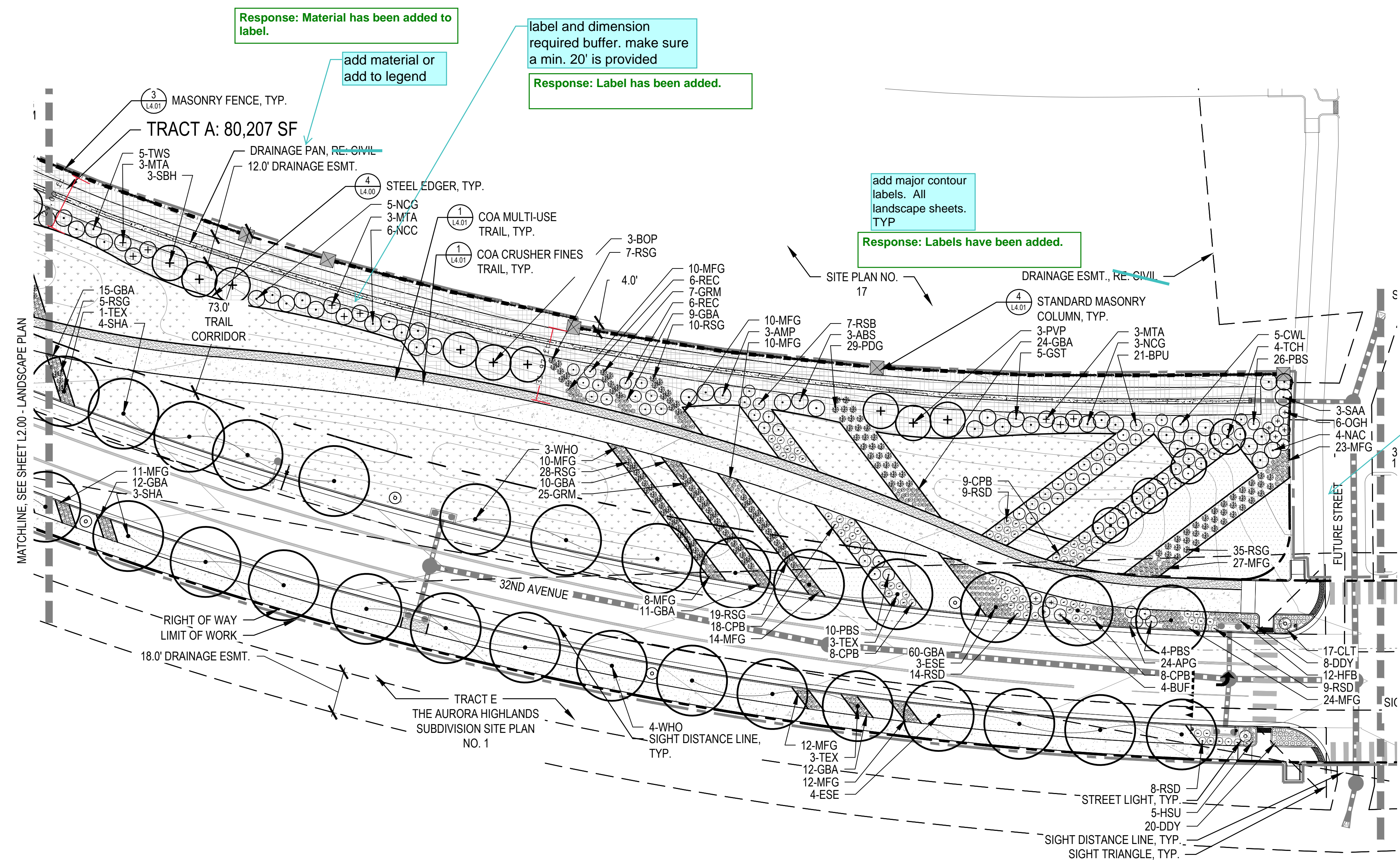
Response: Label and dimension has been added.

symbol is much lighter than legend. adjust so it will reproduce.

Response: Label and dimension has been added.

MATCHLINE. SEE SHEET L2.01 - LANDSCAPE PLAN





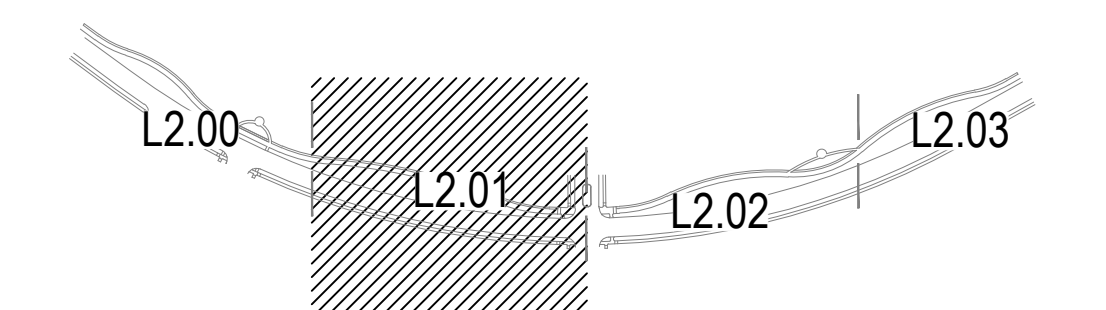
# LEGEND

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

- NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
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KEY MAP

SCALE: 1" = 400'



32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

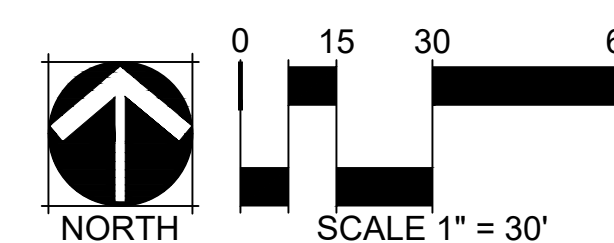
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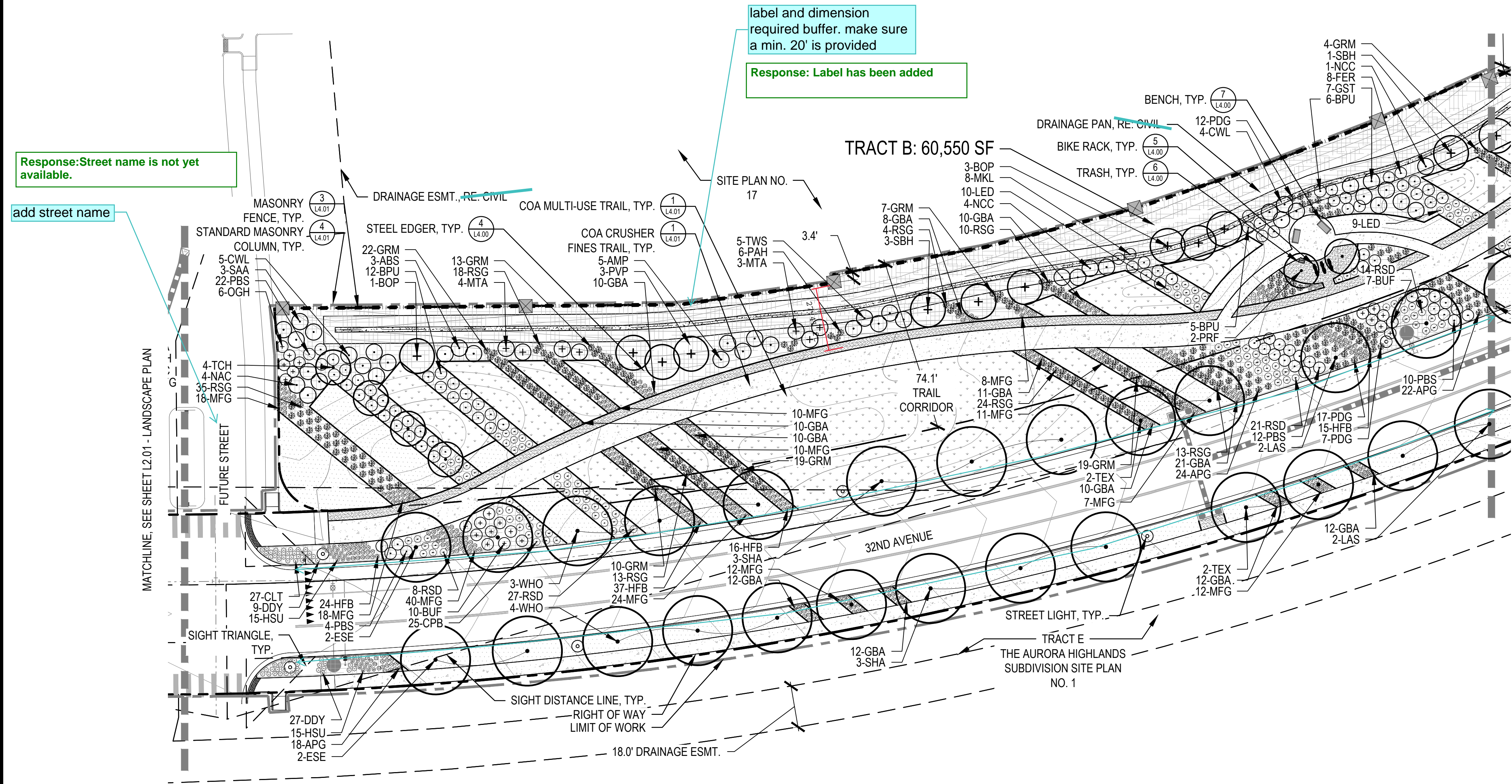


L2.01 - LANDSCAPE PLAN  
SHEET: 15 OF 22



NOT FOR CONSTRUCTION

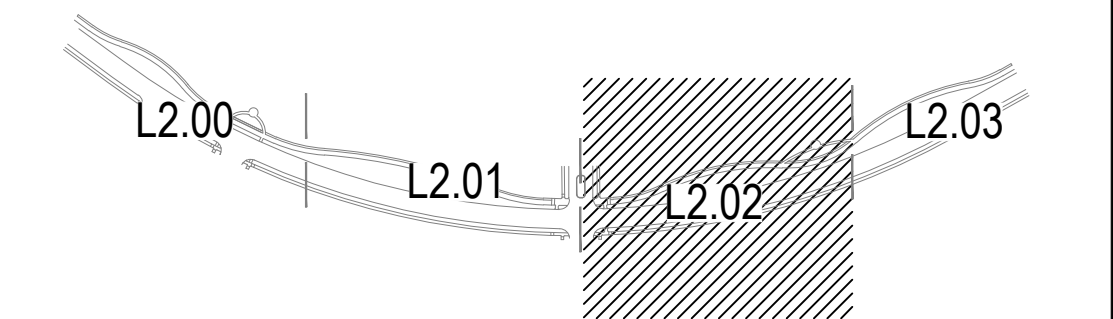




- LEGEND**
- LIMITS OF WORK (L.O.W.)
  - MATCHLINE
  - PROPERTY LINE
  - RIGHT OF WAY (ROW)
  - STEEL EDGER (4/L4.00)
  - MASONRY FENCE (3/L4.01)
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**KEY MAP** SCALE: 1" = 400'



**32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN**

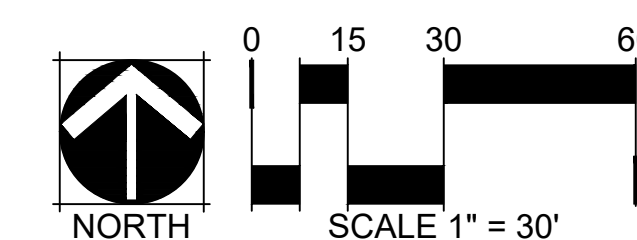
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L2.02 - LANDSCAPE PLAN  
SHEET: 16 OF 22

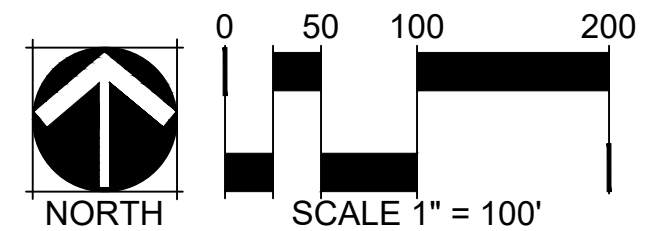
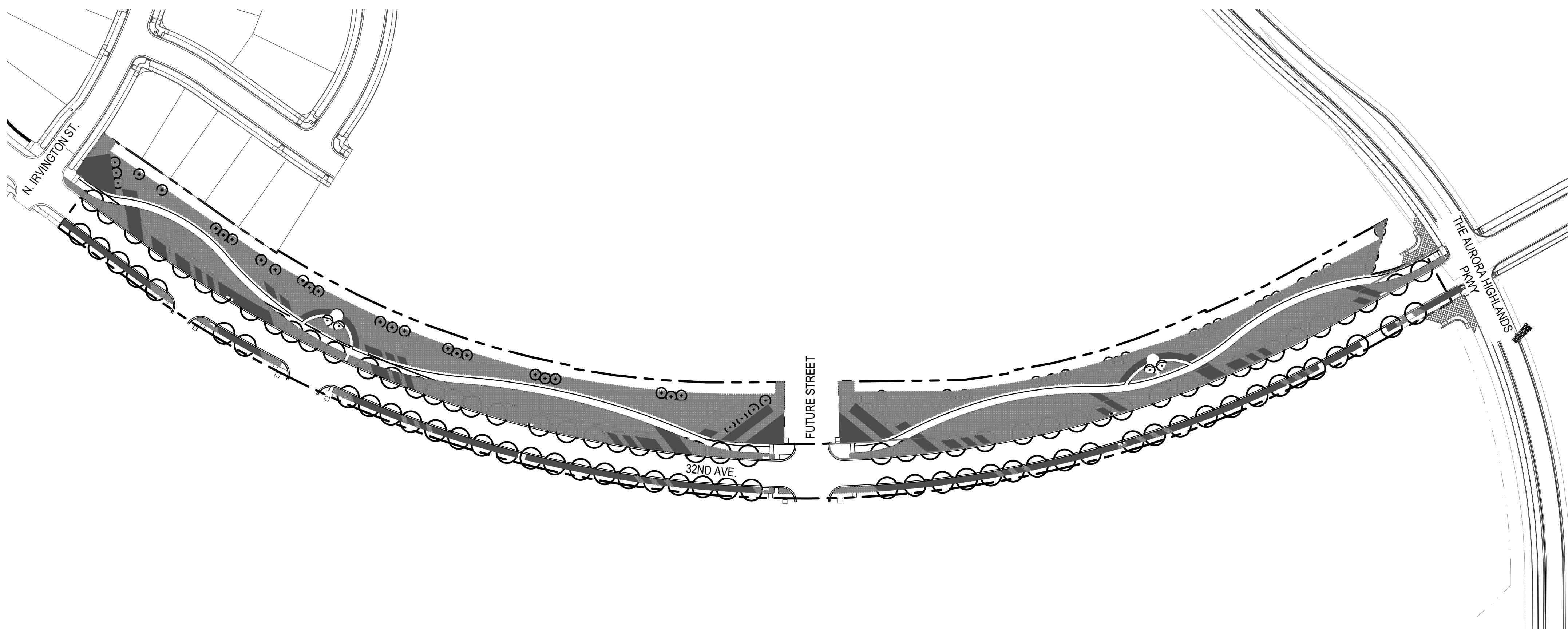


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LEGEND

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

HYDRO-ZONE TABLES

WATER USE TYPE	AREA (SF)
HIGH WATER USE	31,391 SF
LOW WATER USE	108,423 SF
NON-IRRIGATED	164,386 SF
<b>TOTAL IRRIGATED AREA</b>	<b>139,814 SF</b>

32ND AVENUE AT THE AURORA  
HIGHLANDS SITE PLAN

DATE: AUGUST 5, 2022

PREPARED BY:  
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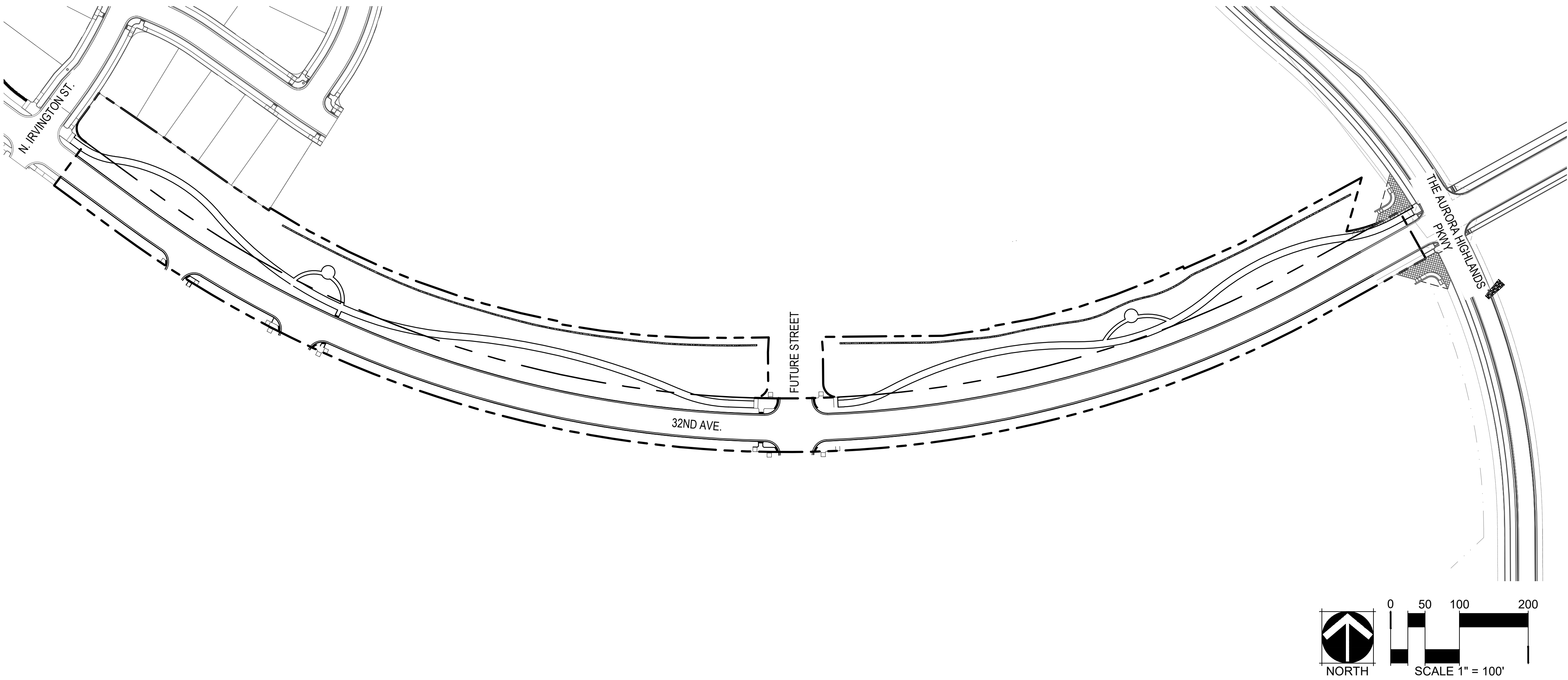
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L3.00 - HYDROZONE MAP  
SHEET: 18 OF 22









LEGEND

PROPERTY LINE

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE SUMMARY

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

TREE PROTECTION PLAN SUMMARY

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

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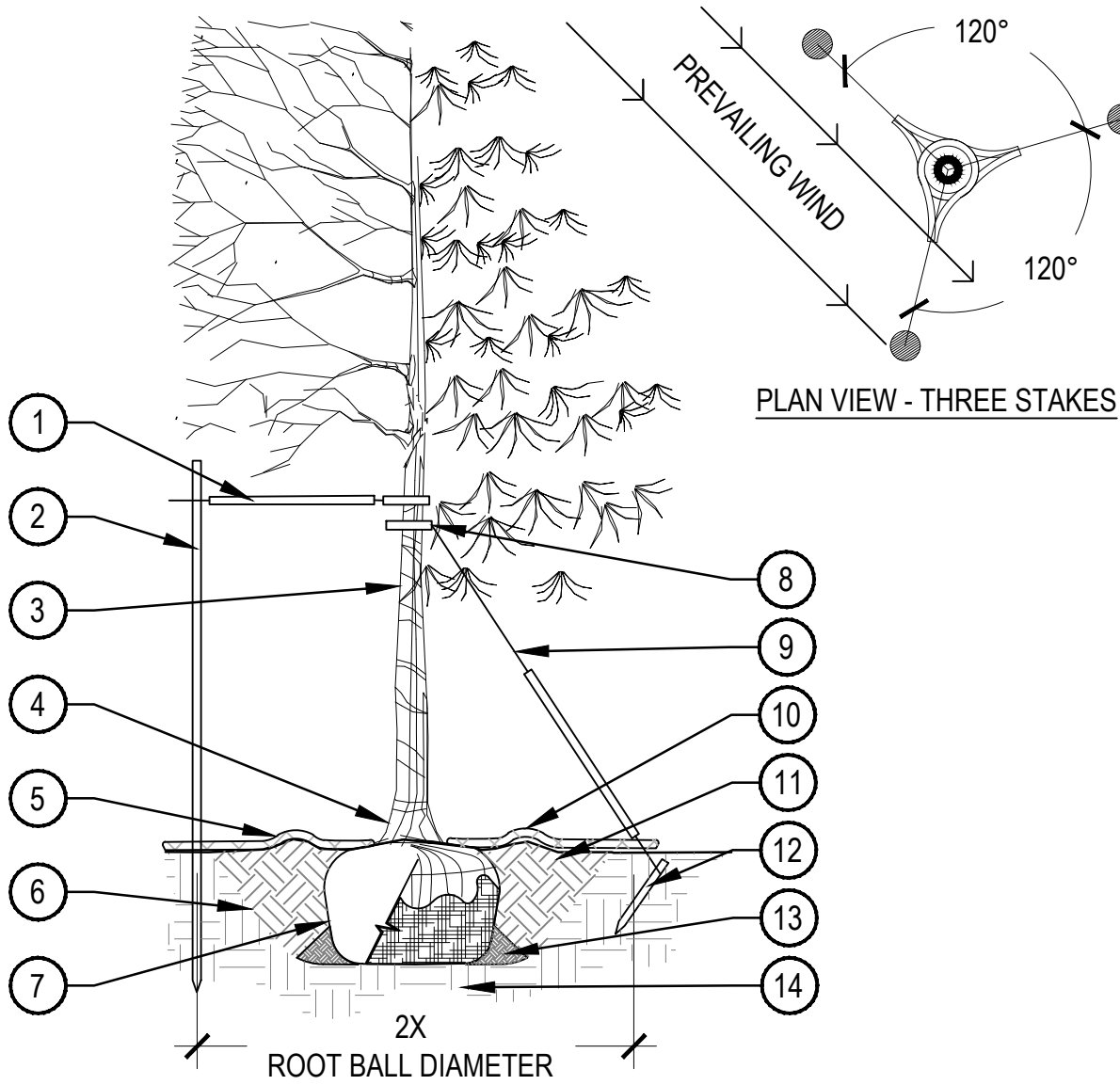
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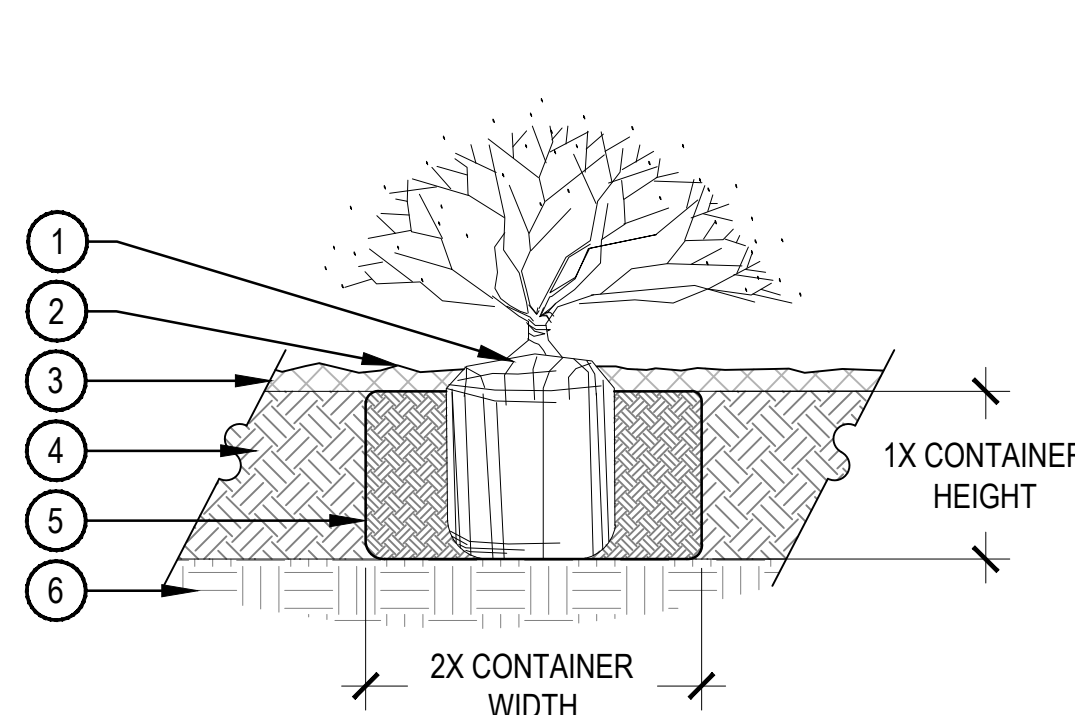




- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND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



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



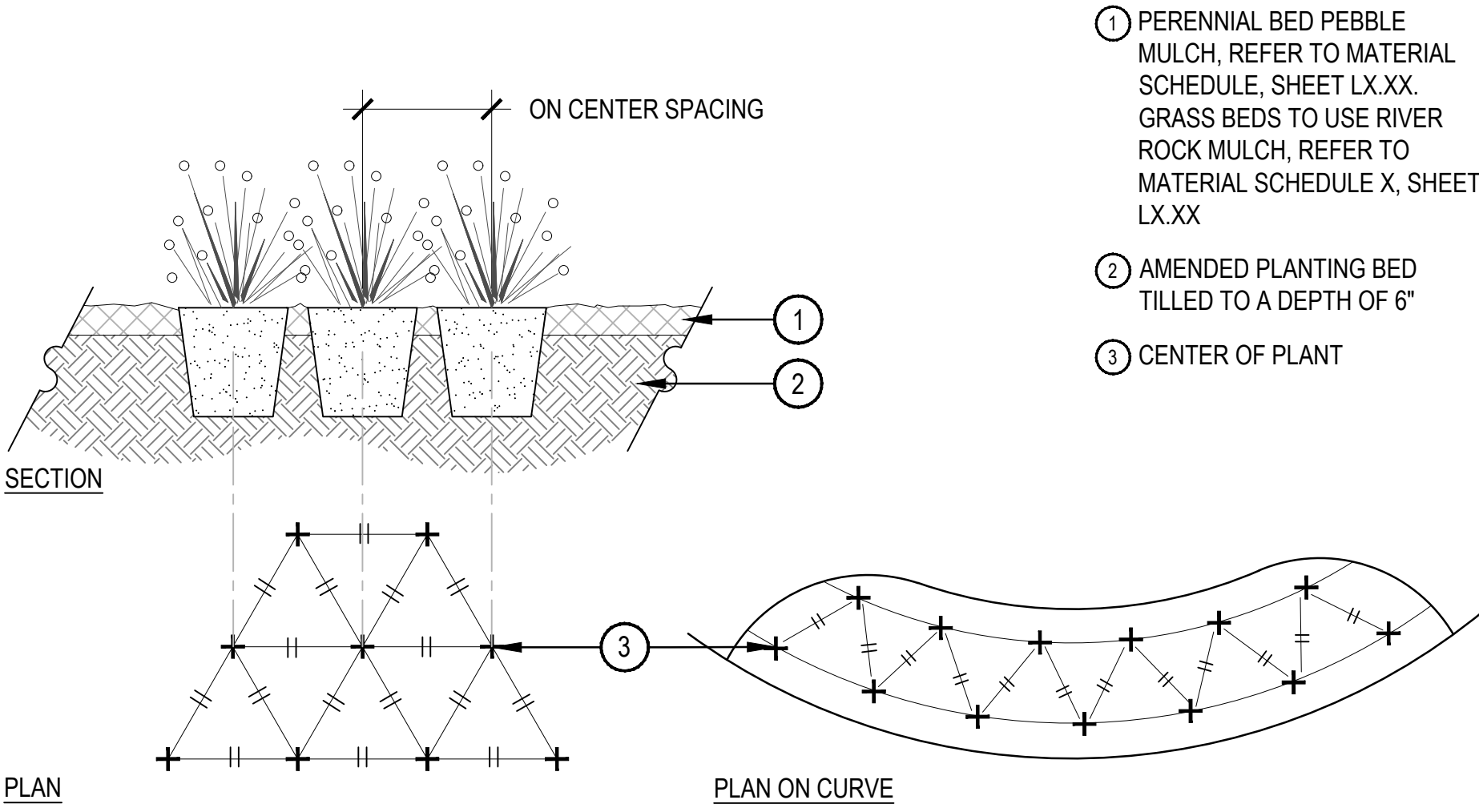
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
  - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
  - DIG PLANT PIT TWICE AS WIDE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

## TREE PLANTING DETAIL

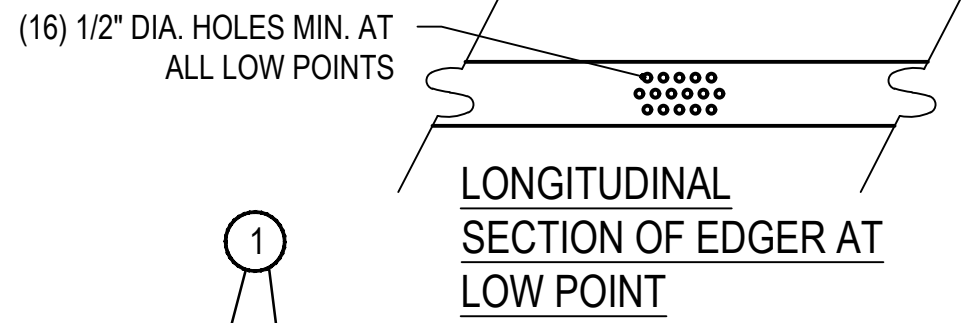
SCALE: 3/16" = 1'-0"

## SHRUB PLANTING

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



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



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

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

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

## PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

## STEEL EDGER

SCALE: 1" = 1'-0"

## BIKE RACK

SCALE: NTS



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

## TRASH CAN

SCALE: NTS



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

## BENCH

SCALE: NTS

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

## BIKE RACK

- FORMS + SURFACES
- PRODUCT: SLAPX-36S
- DESCRIPTION: APEX TRASH CAN
- SIZE: 41" HEIGHT, 32" WIDTH, 15" DEPTH
- BODY AND LID: SOLID ALUMINUM, INSET: STAINLESS STEEL
- BODY AND LID COLOR: SILVER TEXTURE, INSET: SATIN FINISH
- RECEPTACLES CAN BE USED FREESTANDING OR SURFACE MOUNTED

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

32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

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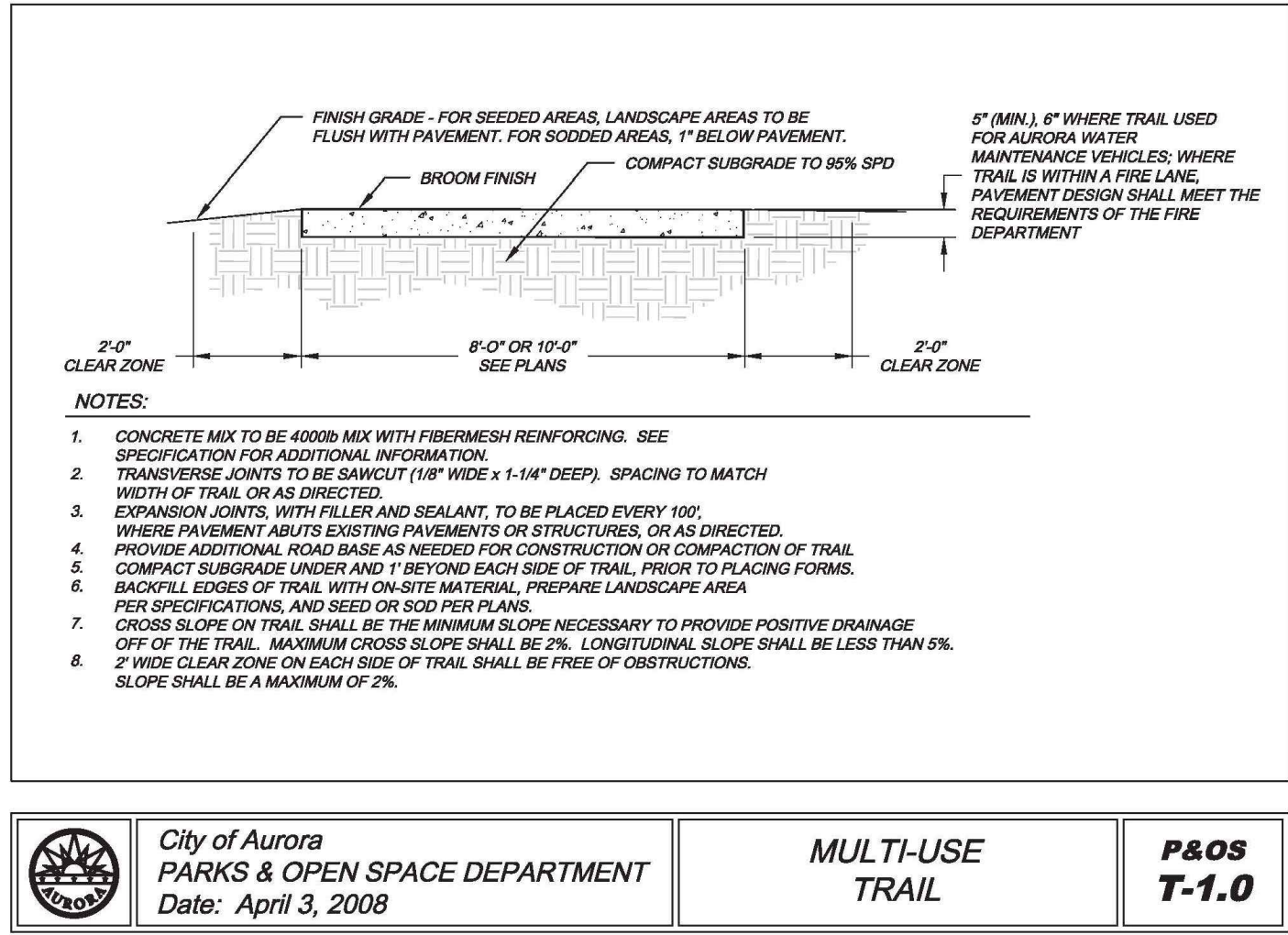
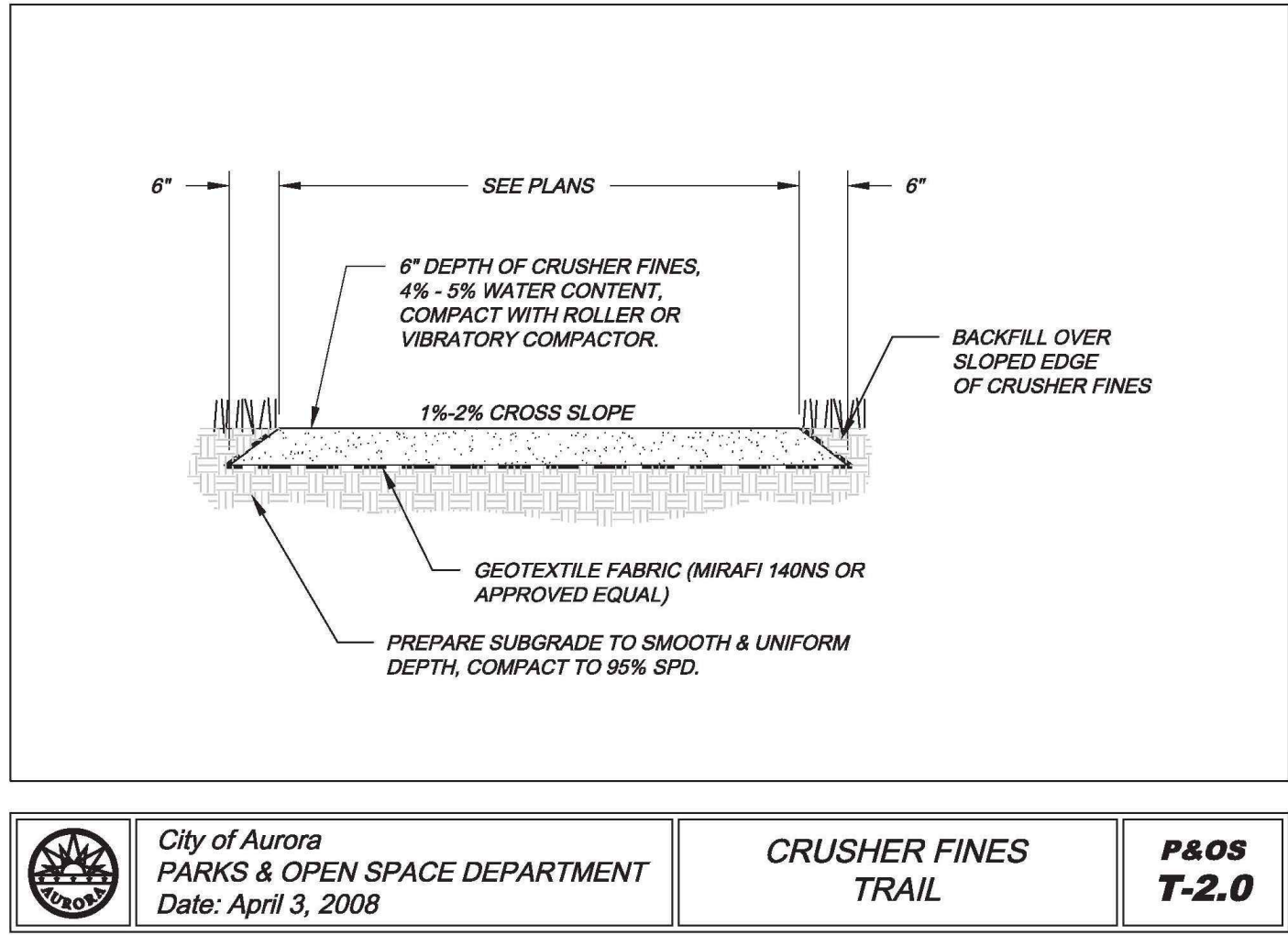
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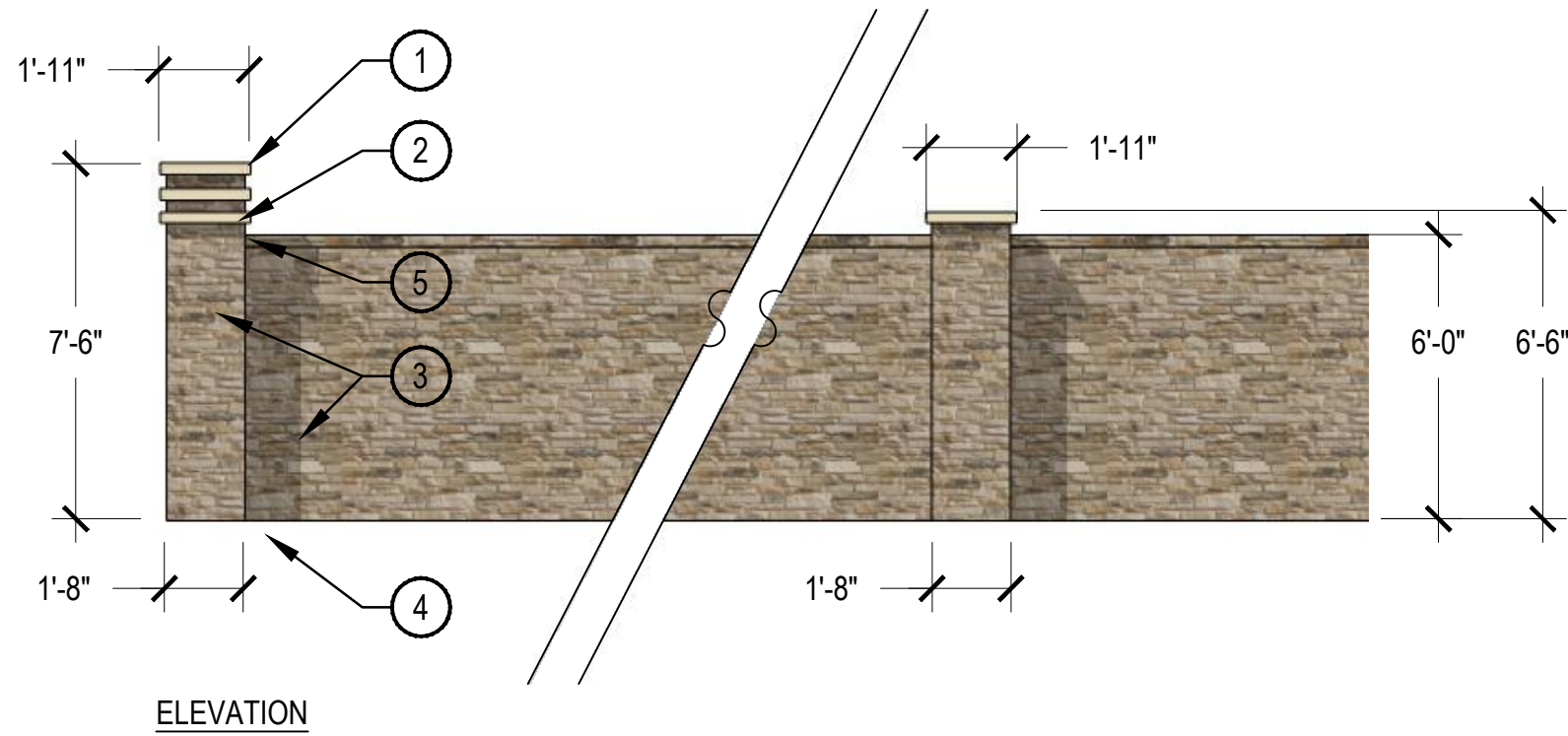
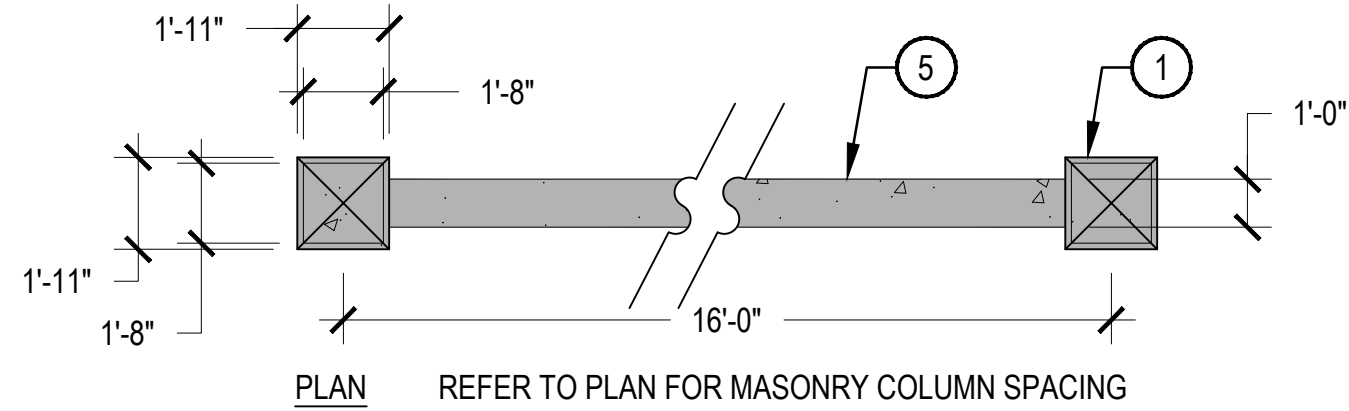
L4.00 - LANDSCAPE DETAIL  
SHEET: 21 OF 22





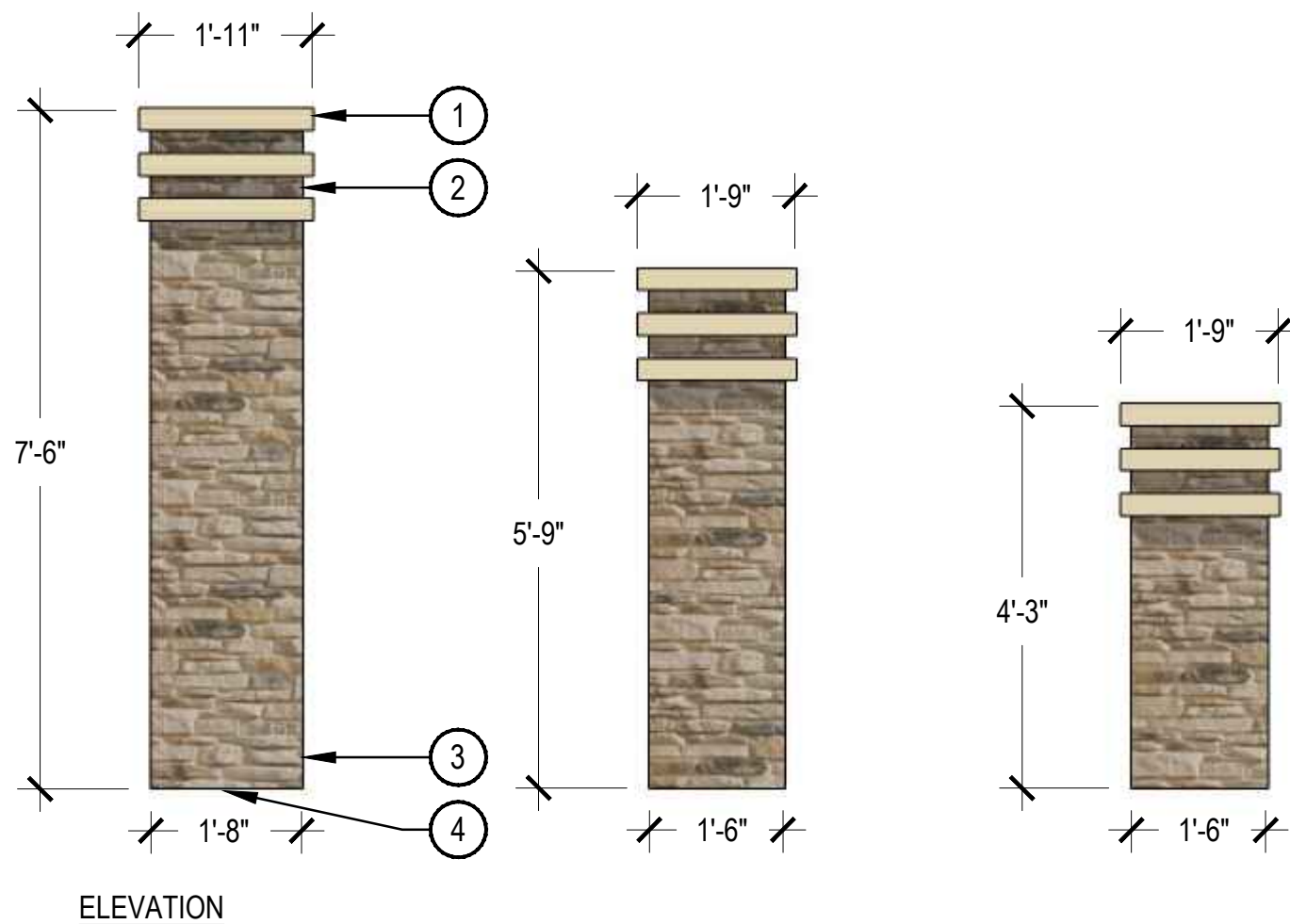
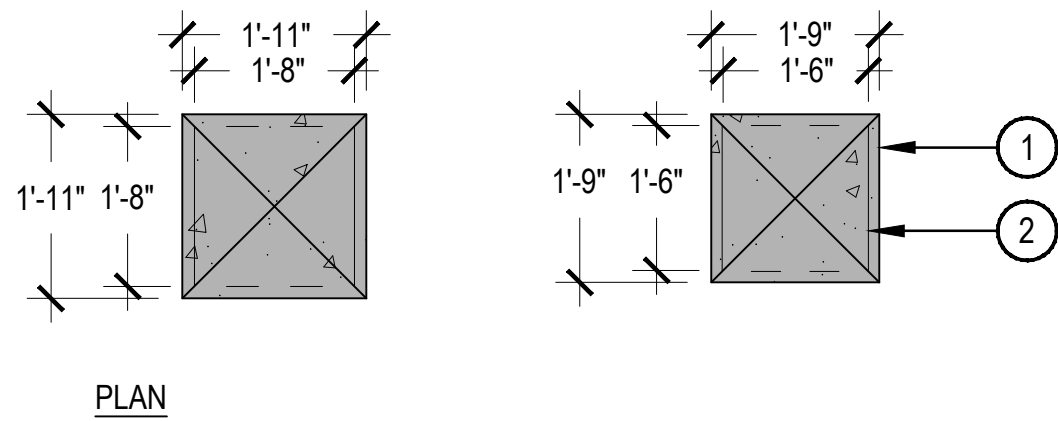
STREETWORKS GALLEON LED  
Arterial & Collector Streets: 25'-30' Mounting Height  
Local Streets: 20' Mounting Height  
Finish: Black

## 1 CITY OF AURORA STANDARD TRAIL DETAILS



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

## 3 MASONRY FENCE



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

## 4 STANDARD MASONRY COLUMN

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

- SCALE: 1/4" = 1'-0"
1. PRECAST CONCRETE COLUMN CAP
  2. ACCENT STONE-LIKE VENEER
  3. PRECAST CONCRETE STONE-LIKE COLUMN
  4. CONCRETE FOOTING ENGINEERED BY OTHERS

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

## 2 LOCAL STREET LIGHT

N.T.S

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L4.01 - LANDSCAPE DETAIL  
SHEET: 22 OF 22

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