

#### REQUIRED SITE PLAN NOTES

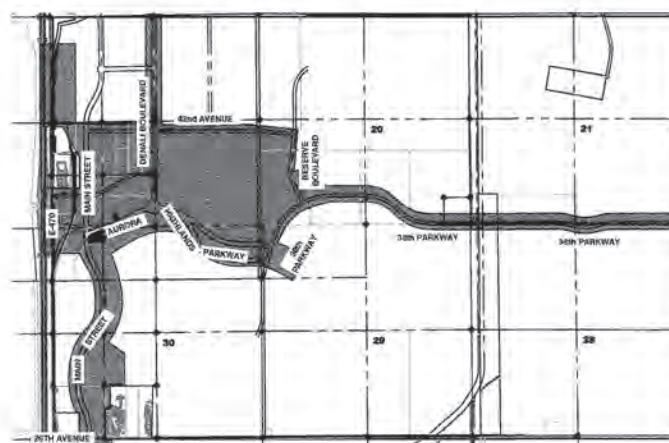
1. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS 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. LANDSCAPING WILL BE COMPLETED IN ACCORDANCE WITH APPROVED CIVIL DRAWINGS APPLICABLE TO INDEPENDENT CONTEXTUAL SITE PLANS.
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 HERIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHT-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 RIGHT-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, AND REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME 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 UNOBSERVED 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, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANDS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRUCH INTO ANY PUBLIC EASEMENT OR FIRE LANE.
15. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-9.2(2)(D) 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 WILL BE COMPLETED IN ACCORDANCE WITH APPROVED CIVIL DRAWINGS APPLICABLE TO INDEPENDENT CONTEXTUAL SITE PLANS.
18. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 20 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 32 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 INCH RIVER ROCK, CRUSHED GRANITE, OR OTHER AGGREGATE WITH NOT LESS THAN ONE INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS, IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
19. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE FIRE/LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
20. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINT OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATERLINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
21. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
22. DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A S STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D104.3)
23. TRAFFIC SIGNAL ESCROWS WILL BE PAID CONSISTENT WITH CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE PER SECTION 147-37.5.
24. ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
25. 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.
26. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANDS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
27. DISTRICT SHALL MAINTAIN ALL SIDEWALKS LOCATED OUTSIDE OF PROPOSED RIGHT OF WAY AND ALL LANDSCAPING AND IRRIGATION WITHIN THE STREET MEDIANS.

## THE AURORA HIGHLANDS

### THE AURORA HIGHLANDS INFRASTRUCTURE SITE PLAN - NO. 1

LOCATED IN SECTIONS 19, 20, 21, 28, 29 AND 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE  
6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, STATE OF COLORADO

#### LOCATION MAP



#### SHEET INDEX

Sheet Number	Sheet Title
C-1	COVER SHEET
C-1A	PROPERTY OWNER SIGNATURES
C-2	EXISTING OWNERSHIP MAP
C-3	ROW AND EASEMENT EXHIBIT
C-4-C-6	OVERALL SITE PLAN
C-7	SECONDARY EMERGENCY ACCESS
C-8	PHASING PLAN
C-9	INFRASTRUCTURE SITE PLAN 26TH AVENUE- MAIN STREET
C-10-C-11	INFRASTRUCTURE SITE PLAN MAIN STREET
C-12	INFRASTRUCTURE SITE PLAN MAIN STREET & 38TH PLACE (PRIVATE)
C-13-C-14	INFRASTRUCTURE SITE PLAN DENALI AVENUE
C-15-C-19	INFRASTRUCTURE SITE PLAN THE AURORA HIGHLANDS PARKWAY
C-20-C-21	INFRASTRUCTURE SITE PLAN DENALI BOULEVARD
C-16	INFRASTRUCTURE SITE PLAN THE AURORA HIGHLANDS PARKWAY
C-20-C-21	INFRASTRUCTURE SITE PLAN DENALI BOULEVARD
C-22	INFRASTRUCTURE SITE PLAN 38TH PLACE (PRIVATE)
C-23	INFRASTRUCTURE SITE PLAN 38TH PARKWAY
C-24	INFRASTRUCTURE SITE PLAN RESERVE BOULEVARD
C-25-C-28	INFRASTRUCTURE SITE PLAN 38TH PARKWAY
C-29	CHANNEL PLAN
C-30-C-31	REGIONAL DETENTION AND WATER QUALITY POND 8540
C-32	SWALE PLAN
C-33	WATER QUALITY POND 8507E
C-34	REGIONAL DETENTION AND WATER QUALITY POND 8570
C-35	WATER QUALITY POND 511 & 5101
C-36	REGIONAL DETENTION POND 8571
C-37-C-38	38TH PARKWAY INTERIM POND
C-39-C-41	SANITARY OUTFALL-SITE IMPROVEMENTS

#### OWNERS SIGNATURES

THE AURORA HIGHLANDS INFRASTRUCTURE SITE PLAN - PHASE NO. 1

LEGAL DESCRIPTION: N/A

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

SEE SHEET C-1A FOR OWNER SIGNATURES.

#### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: 10/15/19

PLANNING DIRECTOR: \_\_\_\_\_ DATE: 10-15-2019

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

#### RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF Adams Co COLORADO AT 10:09 O'CLOCK AM.

THIS 17 DAY OF OCTOBER, 2019 A.D.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: Jo Vincent

201900089307

#### ADJUSTMENTS:

**Article 146-4.4.7.9.L.1 | Table 4.7-4 Fence Location and Height: Residential Uses**  
Limits side and rear yard fencing to a maximum of 6 feet in height.

**Adjustment Request:** The Applicant requests an increase in fence and wall height to be 8' along residential rear and side yards abutting land located along the eastern and northern boundaries of the following Adams County parcels: 0181930301003, 0181930301002, and 0181930300006.

**Justification:** The adjacent Adams County parcels are currently zoned as A-3 and are host to land uses that are not compatible with the proposed master planned community and planned single-family homes. The Applicant proposes to construct an 8' masonry wall to screen these uses from single-family homes located within the Aurora Highlands community. The proposed masonry wall complies with the UDO standards for Industrial properties, is at an additional expense not required by the developer, and will benefit the future residents of the community.

#### AMENDMENTS:

**AMENDMENT 01 - INCLUSION OF A ROADWAY CONNECTION TO MAIN STREET, FENCING (MIX OF MASONRY WALL AND METAL PICKET), MONUMENTATION, RETAIL TRAIL EXTENSION, AND VARIOUS LANDSCAPING IMPROVEMENTS. TOTAL NET AREA OF 9.93 ACRES INCREASE WITH THIS AMENDMENT (13.35 ACRES TOTAL ADDED / 3.42 ACRES REMOVED).**

**AMENDMENT 02- INCLUSION OF A BOULDER-STYLE WALL ALONG EASTERN EDGE OF MAIN STREET AND ASSOCIATED LANDSCAPE ADJUSTMENTS.**

AMEND 01

#### SITE BENCHMARK:

CITY OF AURORA BENCHMARK 3S6638NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-060A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAV88)

#### BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR NORTH 89°36'22" EAST, A MODIFIED STATE PLANE DISTANCE OF 2,643.20 FEET.

TITLE: COVER SHEET  
DATE: OCTOBER 9, 2019 MARCH 31, 2022



5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HGREEN.COM

SHEET: C-1

#### PROJECT OWNER/OPERATOR(S):

AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT  
C/O TERRA FORMA SOLUTIONS, INC.  
TODD JOHNSON  
141 UNION BLVD #150  
LAKEWOOD, CO 80228  
PH: 303-257-7653

#### ENGINEER CONTACT(S):

HR GREEN DEVELOPMENT, LLC  
RYAN LITTLETON, P.E.  
5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PH: 720-602-4999  
rlittleton@hrgreen.com

#### LANDSCAPE ARCHITECT:

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

Dial 811 or 1-800-892-0123



Know what's below.  
Call before you dig.

WITH THE FOLLOWING:

COUNTY ADAMS

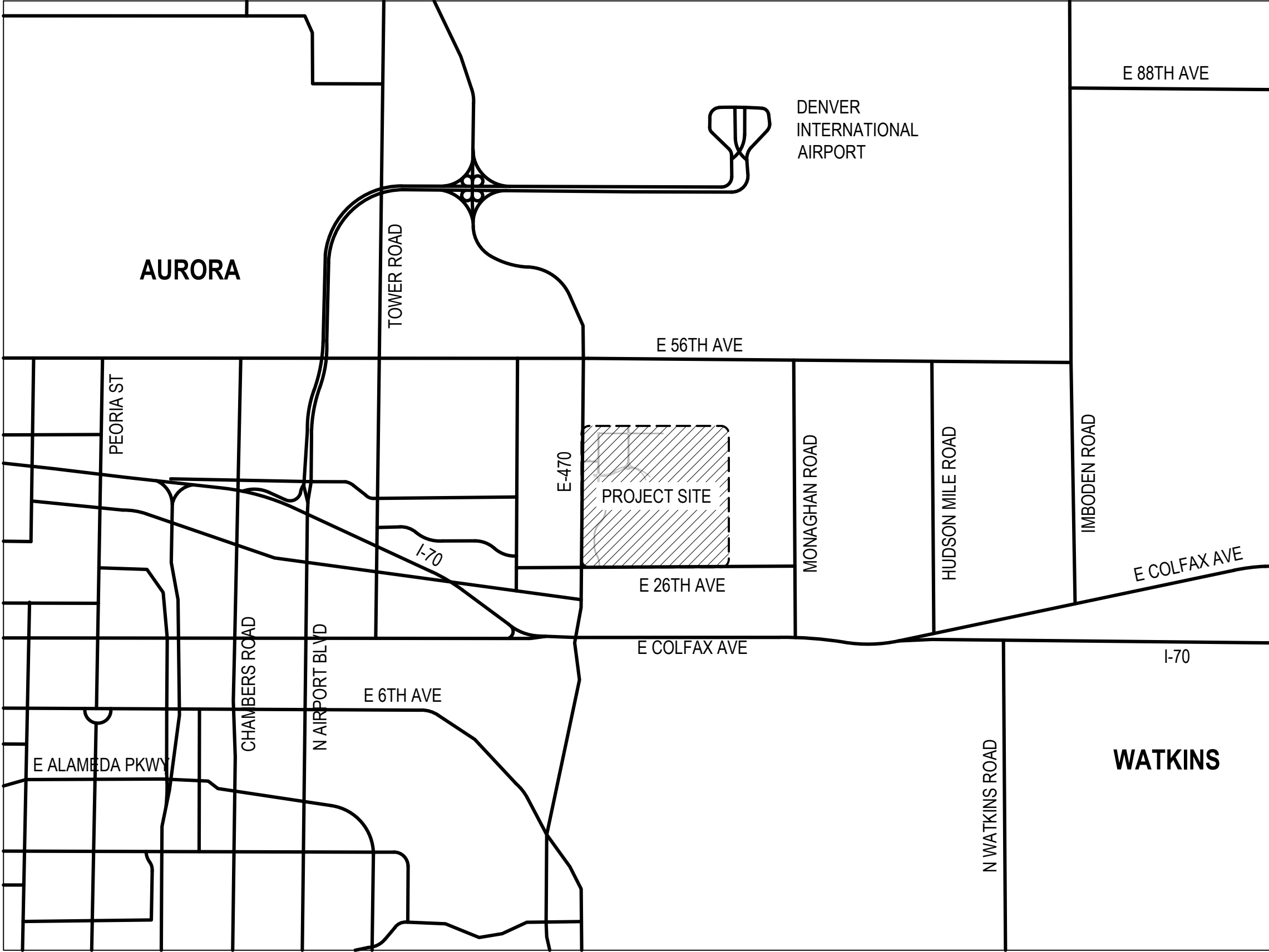
CITY-TOWNSHIP AURORA-TOWNSHIP 3 SOUTH

SEC. & 1/4 SEC. NO. # WEST QUADRANT SEC 19 & 30

Two (2) working days before you dig  
(Excluding Sat., Sun. & Holidays)



VICINITY MAP



MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

QTY.	ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	COLOR / FINISH / MODEL	NOTES
	A	RIVER ROCK MULCH	PIONEER SAND AND GRAVEL www.pioneersand.com	1-1/2" RIVER ROCK	ROUND, WASHED RIVER ROCK; TAN COLOR	INSTALL AT 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES
	B	GORILLA HAIR SHREDDED LANDSCAPE MULCH	PIONEER SAND AND GRAVEL www.pioneersand.com		WESTERN RED CEDAR MULCH	INSTALL AT 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES
	C	PAVING TYPE 1	BELGARD www.belgard.com	ASHLAR PATTERN	MODULINE PAVER	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	D	PAVING TYPE 2	BELGARD www.belgard.com	RUNNING BOND	MODULINE PAVER	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	E	COLORLED CONCRETE 1	COLORADO HARDSCAPES www.coloradohardscapes.com	N/A	COLOR: HARVEST GOLD	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	F	COLORLED CONCRETE 2	COLORADO HARDSCAPES www.coloradohardscapes.com	N/A	COLOR: TERRA COTTA	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	G	COBBLESTONE	PIONEER SAND AND GRAVEL www.pioneersand.com	4"-6" COBBLESTONE (RIVER ROCK)	TAN RIVER ROCK	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

NATIVE SEED MIX

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
W	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
C	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	27%	8.0 LBS.
W	BLUE GRAMA	BOUTELOUA GRACILIS	18%	5.5 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	13%	4.0 LBS.
C	RED CLOVER	TRIFOLIUM PRATENSE	7%	2.0 LBS.

W/C = WARM OR COOL SEASON  
33% MAX COOL SEASON GRASSES

NOTES:

1) TURF PERCENTAGE FOR THIS ISP EXCEEDS 33%. AS ADJACENT CSP'S ARE SUBMITTED AND APPROVED, STREET SIDE LANDSCAPE TURF WILL BE AVERAGED WITH THE ADJACENT CSP OPEN SPACE TURF TO REDUCE THE OVERALL TURF PERCENTAGE TO 33% OR LESS. THE OVERALL COMBINED STREET SIDE LANDSCAPE TURF AND OPEN SPACE TURF SHALL BE 33% OR LESS OF THE LANDSCAPE AREA.

DRYLAND SEED MIX

COMMON NAME	% OF TOTAL	PLS PER ACRE
EPHRAIM CRESTED WHEATGRASS	30%	7.5 LBS.
SHEEP FESCUE	25%	6.25 LBS.
PERENNIAL RYEGRASS	20%	5.0 LBS.
CHEWINGS FESCUE	15%	3.75 LBS.
CANADA BLUEGRASS	10%	2.5 LBS.
TOTAL	100%	25.0 LBS.

IRRIGATED MANICURED TURF TYPE TALL FESCUE SOD

HEAT TOLERANT, IMPROVED TEXAS BLUEGRASS BLEND OR APPROVED EQUAL.  
CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE-STANDING LIGHTS WITHIN THIS PLAN ARE STREET LIGHTS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE SPECIFIED IN THE MATERIAL SCHEDULE ON THIS SHEET.
- 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).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" TAN RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" COBBLESTONE (RIVER ROCK). WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.02.2.10. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES.
- 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.

STANDARD RIGHTS-OF-WAY STREET TREE REQUIREMENTS

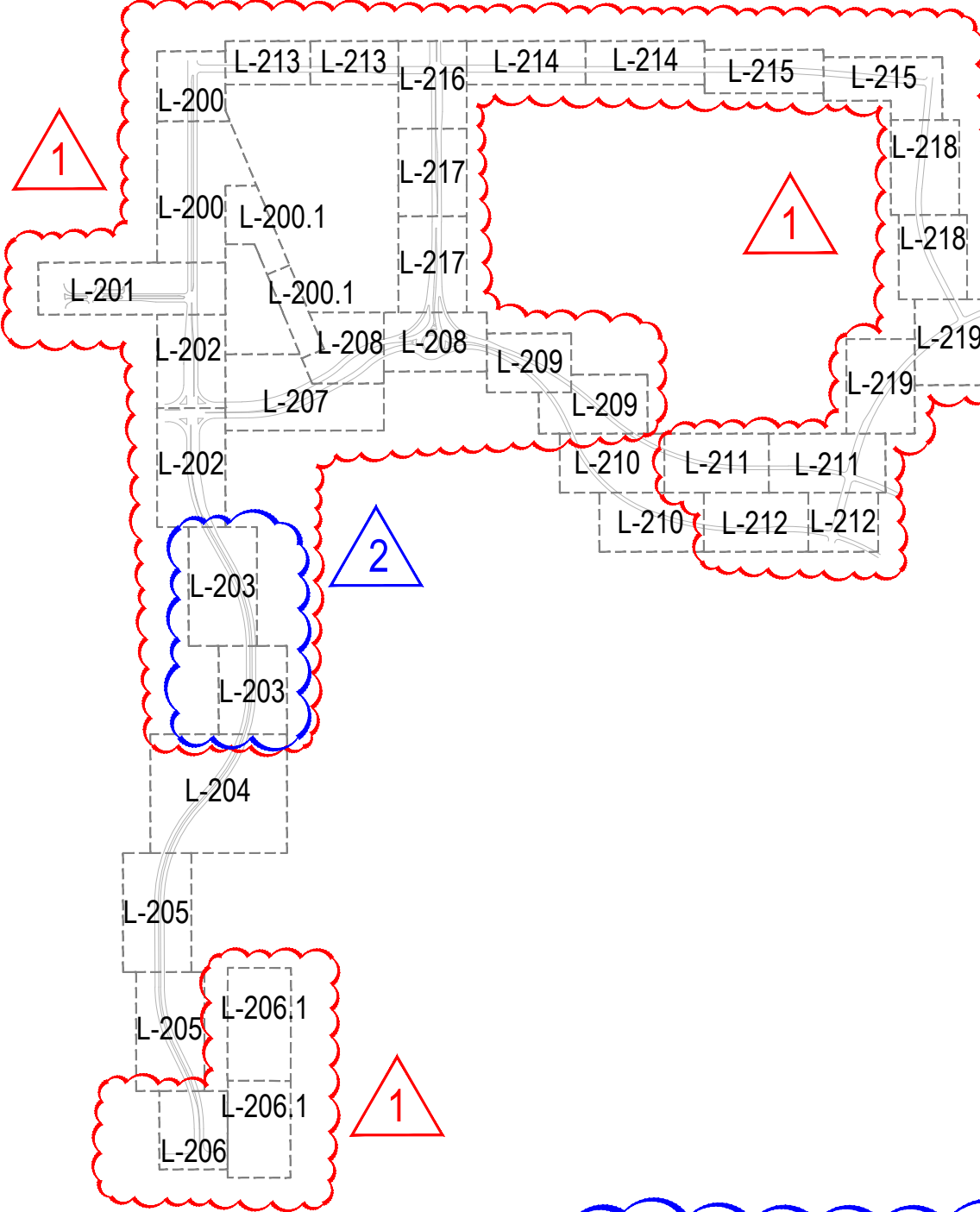
STREET DESCRIPTION	STREET FRONTAGE LENGTH	# OF TREES REQUIRED	# OF TREE LAWN TREES PROVIDED
DENALI BLVD			
STREET FRONTAGE (1 TREE / 40 FT.)	3,167	79	79
42ND AVE			
STREET FRONTAGE (1 TREE / 40 FT.)	7,786	195	212
MAIN STREET			
STREET FRONTAGE (1 TREE / 40 FT.)	13,830	346	362
RESERVE BOULEVARD			
STREET FRONTAGE (1 TREE / 40 FT.)	2,611	65	82
38TH PARKWAY			
STREET FRONTAGE (1 TREE / 40 FT.)	2,686	67	67
THE AURORA HIGHLANDS PARKWAY			
STREET FRONTAGE (1 TREE / 40 FT.)	9,312	233	221 <sup>1</sup>
PP-14 ROAD (42ND AVE ENTRANCE)			
STREET FRONTAGE (1 TREE / 40 FT.)	58	2	2
PP-14 ROAD (E. 41ST AVE)			
STREET FRONTAGE (1 TREE / 40 FT.)	32	1	2
PP-14 ROAD (E. 38TH AVE)			
STREET FRONTAGE (1 TREE / 40 FT.)	40	1	1
TOTALS	39,522	989	1028

NOTES:

1. DUE TO THE UTILITY EASEMENTS AND UTILITY ROUTING CONFLICTS, STREET TREES CANNOT BE PLANTED IN SOME AREAS. WHERE POSSIBLE, THESE REQUIRED TREES HAVE BEEN RELOCATED TO OTHER STREET FRONTAGES.

SHEET INDEX

- L-100 LANDSCAPE NOTES
- L-100.1 LANDSCAPE CALCULATIONS
- L-101 PLANT SCHEDULE
- L-200 ENLARGED LANDSCAPE PLAN
- L-200.1 ENLARGED LANDSCAPE PLAN
- L-201 ENLARGED LANDSCAPE PLAN
- L-202 ENLARGED LANDSCAPE PLAN
- L-203 ENLARGED LANDSCAPE PLAN
- L-204 ENLARGED LANDSCAPE PLAN
- L-205 ENLARGED LANDSCAPE PLAN
- L-206 ENLARGED LANDSCAPE PLAN
- L-206.1 ENLARGED LANDSCAPE PLAN
- L-207 ENLARGED LANDSCAPE PLAN
- L-208 ENLARGED LANDSCAPE PLAN
- L-209 ENLARGED LANDSCAPE PLAN
- L-210 ENLARGED LANDSCAPE PLAN
- L-211 ENLARGED LANDSCAPE PLAN
- L-212 ENLARGED LANDSCAPE PLAN
- L-213 ENLARGED LANDSCAPE PLAN
- L-214 ENLARGED LANDSCAPE PLAN
- L-215 ENLARGED LANDSCAPE PLAN
- L-216 ENLARGED LANDSCAPE PLAN
- L-217 ENLARGED LANDSCAPE PLAN
- L-218 ENLARGED LANDSCAPE PLAN
- L-219 ENLARGED LANDSCAPE PLAN
- L-220 HARDSCAPE ENLARGEMENT
- L-220.1 FENCING AND TRAIL PLAN
- L-220.2 FENCING AND TRAIL PLAN
- L-220.3 LANDSCAPE ENLARGEMENT
- L-220.4 LANDSCAPE ENLARGEMENT
- L-220.5 LANDSCAPE ENLARGEMENT
- L-221 HARDSCAPE ENLARGEMENT
- L-222 HARDSCAPE ENLARGEMENT
- L-223 HARDSCAPE ENLARGEMENT
- L-224 HARDSCAPE ENLARGEMENT
- L-225 HARDSCAPE ENLARGEMENT
- L-226 HARDSCAPE ENLARGEMENT
- L-227 HARDSCAPE ENLARGEMENT
- L-228 HARDSCAPE ENLARGEMENT
- L-229 HARDSCAPE ENLARGEMENT
- L-300 HYDROZONE MAP
- L-301 HYDROZONE MAP
- L-302 HYDROZONE MAP
- L-302.1 HYDROZONE MAP
- L-303 TREE MITIGATION PLAN
- L-304 TREE MITIGATION PLAN
- L-305 TREE MITIGATION PLAN
- L-400 LANDSCAPE DETAILS
- L-401 LANDSCAPE DETAILS
- L-402 LANDSCAPE DETAILS
- L-403 LANDSCAPE DETAILS
- L-404 LANDSCAPE DETAILS
- L-405 LANDSCAPE DETAILS
- L-406 LANDSCAPE DETAILS



THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: LANDSCAPE NOTES  
DATE: MARCH 30, 2022

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LANDSCAPE PLANT LIST

QTY. XERIC SYM. COMMON NAME BOTANICAL NAME SIZE & COND. RATING

(UNLESS OTHERWISE NOTED)

DECIDUOUS CANOPY TREES

78	X	BAG	BLACK ALDER	ALNUS GLUTINOSA	2 1/2" CAL. B&B
35	XXX	BTM	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2 1/2" CAL. B&B
106	XX	CKO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2 1/2" CAL. B&B
99	XX	DKC	ESPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'DECAF'	2 1/2" CAL. B&B
163	XX	EOA	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL. B&B
134	X	ESE	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BIEBERICH'	2 1/2" CAL. B&B
26	X	FRE	FRONTIER ELM	ULMUS X 'FRONTIER'	2 1/2" CAL. B&B
151	XX	HAC	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B
5	X	HGL	HARVEST GOLD LINDEN	TILIA MONGOLICA 'HARVEST GOLD'	2 1/2" CAL. B&B
214	X	MSS	STATESTREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL. B&B
12	X	RPM	CRIMSON SUNSET MAPLE	ACER TRUNCATUM X PLATANOIDES 'JFS-KW'	2 1/2" CAL. B&B
1	X	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B
201	XXX	SKY	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2 1/2" CAL. B&B
14	X	SMA	SENSATION MAPLE	ACER NEGUNDO 'SENSATION'	2 1/2" CAL. B&B
61	X	TEX	TEXAS RED OAK	QUERCUS BUCKLEYI	2 1/2" CAL. B&B
43	XX	YEL	AMERICAN YELLOWWOOD	CLADRASTIS KENTUCKEA	2 1/2" CAL. B&B

EVERGREEN TREES

97	XXX	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN (SPECIMEN)
13	XX	BOP	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6' HT. MIN (SPECIMEN)
29	XX	BSP	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6' HT. MIN (SPECIMEN)
12	XXX	PIN	PINION PINE	PINUS EDULIS	6' HT. MIN (SPECIMEN)
12	XX	PVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLD'S PYRAMID'	6' HT. MIN (SPECIMEN)
39	X	SBH	BLACK HILL'S SPRUCE	PICEA GLAUCA 'DENSATA'	6' HT. MIN (SPECIMEN)
4	XX	SWP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT. MIN (SPECIMEN)
74	X	CBS	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN (SPECIMEN)
41	XXX	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN (SPECIMEN)

DECIDUOUS ORNAMENTAL TREES

75	XX	PRF	PRAIRIE FIRE CRAB APPLE	MALUS 'PRAIRIE FIRE'	2" CAL. B&B
90	XX	SPC	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	2" CAL. B&B
68	X	WKH	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL. B&B
45	XX	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	#5 CONT.
13	X	AMP	AMERICAN PLUM	PRUNUS AMERICANA	#5 CONT.
28	XXX	CCP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL. B&B
35	XX	RAD	RADIANT CRABAPPLE	MALUS X 'RADIANT'	2" CAL. B&B
18	XX	TCH	THORNLESS COCKSPUR HONEYLOCUST	CRATAEGUS CRUS-GALLI VAR. INERMIS	2" CAL. B&B
14	XX	SPR	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	2" CAL. B&B

DECIDUOUS SHRUBS- 2'-5' SPREAD

1197	XXX	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.
167	X	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	#5 CONT.
239	XX	KND	DOUBLE KNOCKOUT ROSE	ROSA 'RADTKO'	#5 CONT.
87	XXX	LEA	LEADPLANT	AMORPHA CANESCENS	#5 CONT.
211	XXX	LED	DWARF LEADPLANT	AMORPHA NANA	#5 CONT.
241	XX	LMS	LIMEMOUND SPIREA	SPIREA X BUMALDA 'LIMEMOUND'	#5 CONT.
149	XX	GOS	GOLDMOUND SPIREA	S. X 'GOLDMOUND'	#5 CONT.
121	XX	NSW	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#5 CONT.
146	X	ORB	ROCKET ORANGE BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	#5 CONT.
478	XXX	PEG	GLOBE PEASHRUB	CARAGANA FRUTEX GLOBOSA	#5 CONT.
605	XX	RSA	RUSSIAN SAGE	PEROVSKIA ARTIPICIFOLIA	#5 CONT.
81	XXX	RDW	DWARF RABBITBRUSH	CHRYSOETHAMNUS VAR.	#5 CONT.
81	X	FCC	CORAL FLOWER CARPET ROSE	ROSA X 'NOALA'	#5 CONT.
152	XX	MSN	SNOWBELLE MOCKORANGE	PHILADELPHUS 'SNOWBELLE'	#5 CONT.
16	XX	WLY	GENISTA WOADWAXEN	GENISTA 'LYDIA'	#5 CONT.

DECIDUOUS SHRUBS- 5'-7' SPREAD

172	XXX	FER	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	#5 CONT.
230	XX	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
408	X	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.
5	X	ALP	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.
115	X	FOR	SPRING GLORY FORSYTHIA	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	#5 CONT.
80	XX	RSB	RED SNOWBERRY	SYMPHORICARPOS ORBICULATUS	#5 CONT.
160	XX	YTD	YELLOW TWIG DOGWOOD	CORNUS SERICEA FLAVIRAMEA	#5 CONT.

DECIDUOUS SHRUBS - 7'-9' SPREAD

191	X	NAC	NANKING CHERRY	PRUNUS TOMENTOSA	#5 CONT.
46	XX	BPU	BUTTERFLY BUSH	BUDDLEIA DAVIDII	#5 CONT.
26	X	CWL	COMMON WHITE LILAC	SYRINGA VULGARIS ALBA	#5 CONT.
56	X	DWY	DONALD WYMAN LILAC	SYRINGA X PRESTONIAE 'DONALD WYMAN'	#5 CONT.
45	XX	GNI	GOLDEN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	#5 CONT.
46	XX	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.
32	XXX	VAJ	AUTUMN JAZZ VIBURNUM	V. DENTATUM 'RALPH SENIOR'	#5 CONT.
9	XXX	VBU	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII	#5 CONT.

EVERGREEN SHRUBS - 2'-5' SPREAD

73	XXX	CHI	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.
259	XXX	MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.
211	XX	MSL	SLOW MOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONT.
171	XXX	YFI	ADAM'S NEEDLE YUCCA FILAMENTOSA	YUCCA FILAMENTOSA	#5 CONT.
87	XXX	YBE	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.

EVERGREEN SHRUBS - 5'- 7' SPREAD

76	X	CCB	CORAL BEAUTY COTONEASTER	CYTISUS DAMMERI 'CORAL BEAUTY'	#5 CONT.
58	X	PHC	HILLSIDE CREEPING PINE	PINUS SYLVESTRIC 'HILLSIDE CREEPER'	#5 CONT.
68	X	OGH	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	#5 CONT.
21	X	CSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.
20	X	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
6	X	BCJ	BLUE CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	#5 CONT.

GRASSES

3922	X	AMG	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	#1 CONT.
873	X	APG	UNDAUNTED ALPINE PLUME GRASS	ACHNATHERUM CALAMAGROSTIS 'PUND02S'	#1 CONT.
921	XX	BLG	BLUE LYME GRASS	LEYMUS ARENARIUS	#1 CONT.
7837	X	FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.
5873	XXX	GBA	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.
3589	XXX	GHM	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.
3321	XXX	GRM	MUHLI GRASS	MUHLENBERGIA HYBRIDS	#1 CONT.
366	XXX	GSG	GIANT SACATON GRASS	SPOROBOLUS WRIGHTII	#1 CONT.
2226	X	HFB	LITTLE BUNNY HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	#1 CONT.
992	X	HFG	DWARF HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
1277	XXX	HLB	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'	#1 CONT.
2114	XXX	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.
1145	XXX	MEG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	#1 CONT.
16	X	PAH	HARDY PAMPAS GRASS	ERIANTHUS RAVENNAE	#1 CONT.
5997	XXX	PDG	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.
2860	XXX	RSG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.

PERENNIALS

144	X	CFC	CHEYENNE SPIRIT CONEFLOWER	ECHINACEA 'CHEYENNE SPIRIT'	#1 CONT.
582	X	CFL	PURPLE CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.
345	XX	CLT	LITTLE TRUDY CATMINT	NEPETA 'PSIFKE'	#1 CONT.
2024	XX	DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.
106	XX	IRG	GERMAN BEARDED IRIS	IRIS GERMANICA	#1 CONT.
579	XX	LAV	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	#1 CONT.
127	XX	PYA	PASTEL YARROW	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	#1 CONT.
51	XXX	RVR	RED VALERIAN	CENTRANTHUS RUBER	#1 CONT.
801	XX	SMN	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAMMACHT'	#1 CONT.
218	XX	BCL	CLUSTERED BELL FLOWER	CAMPANULA GLOMERATA	#1 CONT.
586	XX	BES	BLACK EYED SUSAN	RUDBEKIA FULGIDA 'GOLDSTURM'	#1 CONT.
61	X	HSU	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONT.
52	X	PRM	MISSOURI EVENING PRIMROSE	OENOTHERA MACROCARPA	#1 CONT.
81	XX	IPC	INDIAN PAINTBRUSH	CASTILLEJA	#1 CONT.

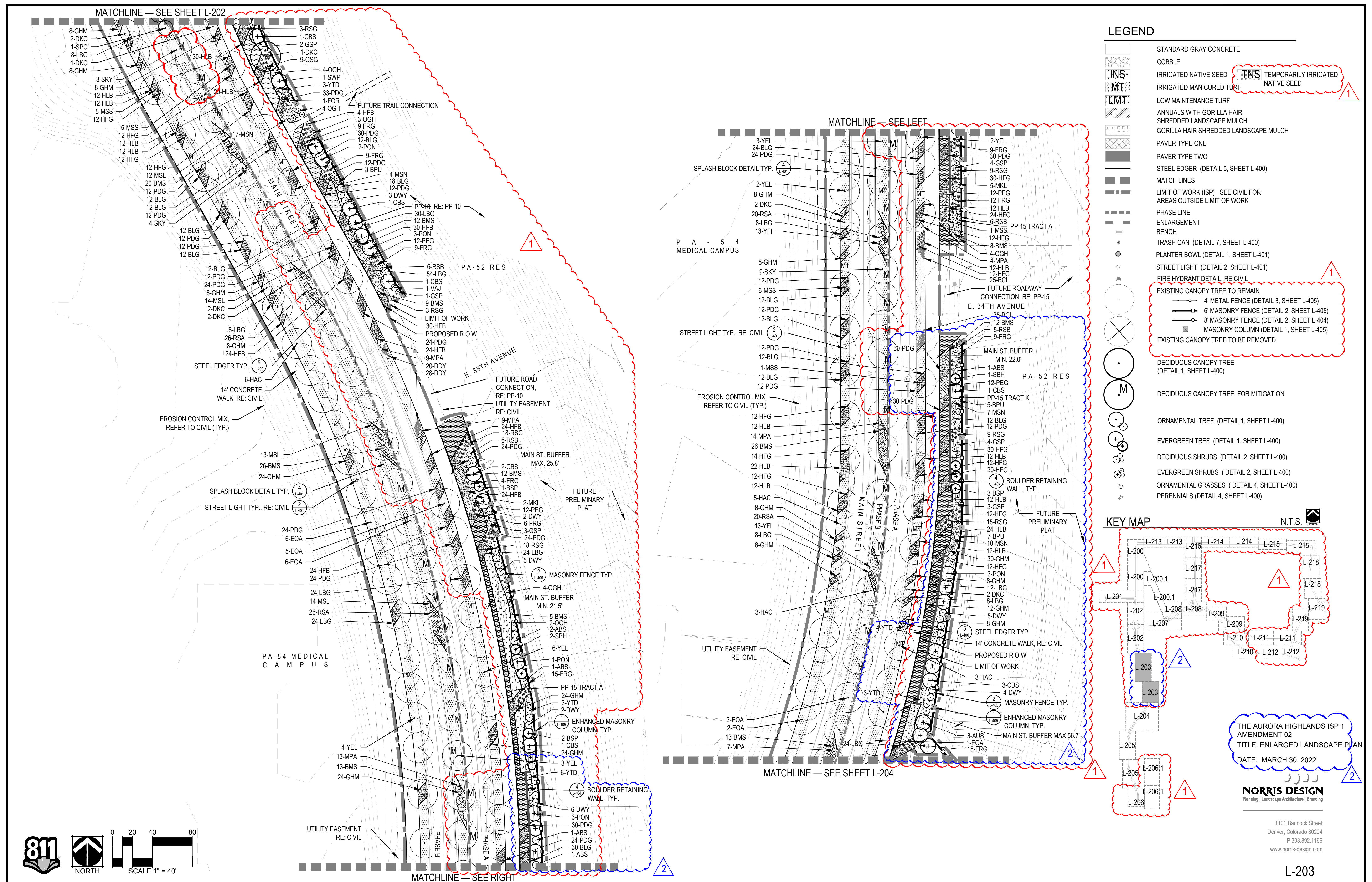
THE AURORA HIGHLANDS ISP 1  
AMENDMENT 02  
TITLE: PLANT SCHEDULE

DATE: MARCH 30, 2022

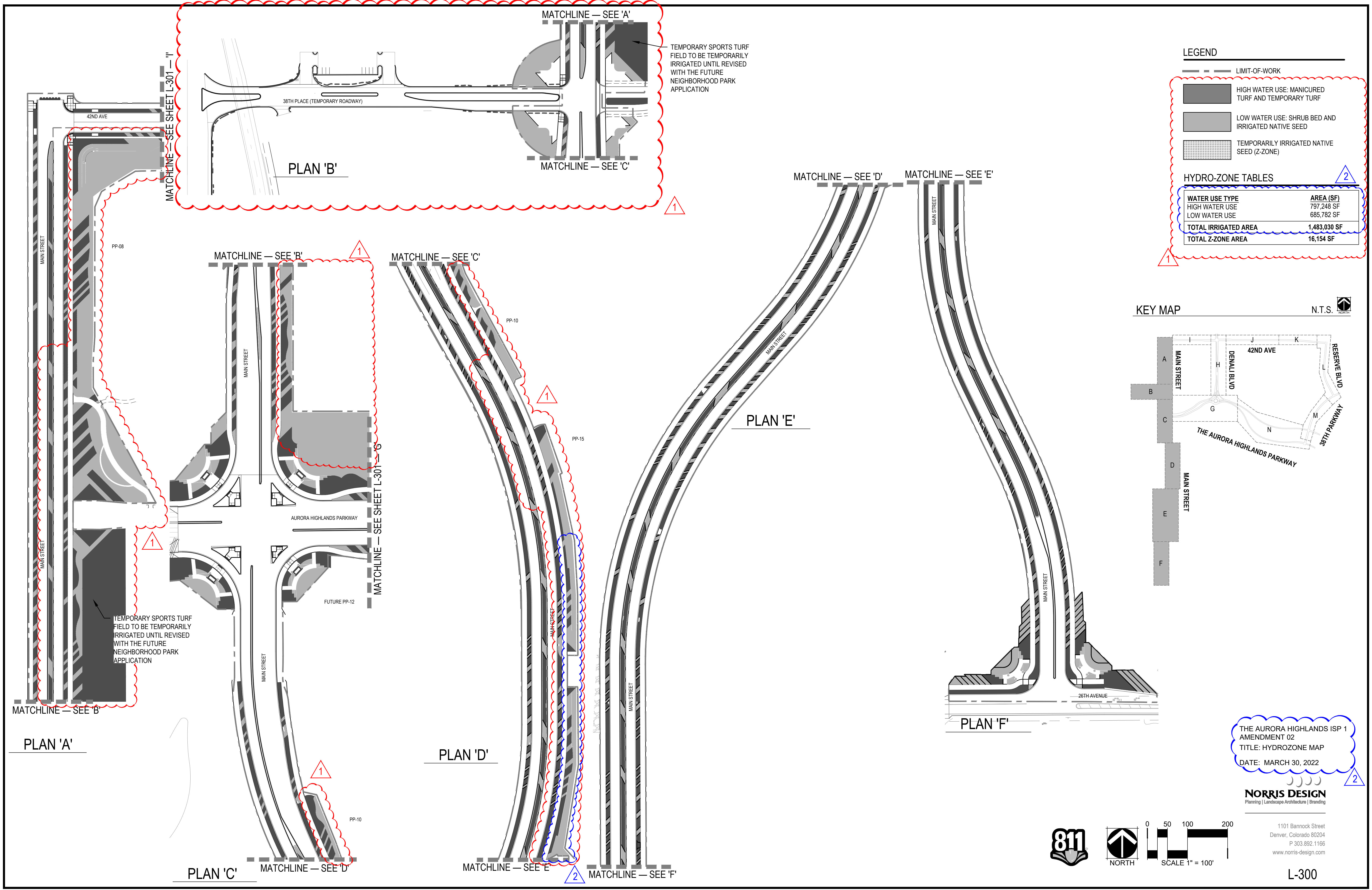
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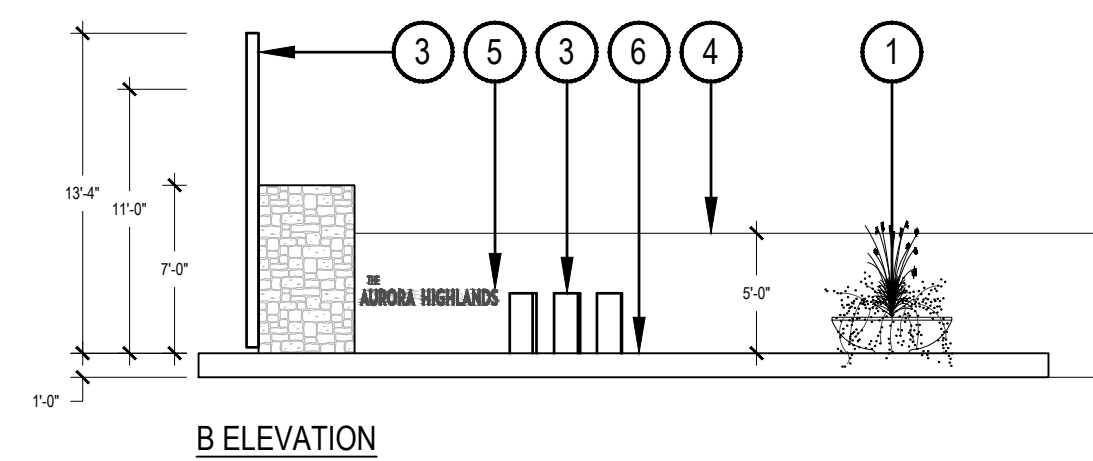




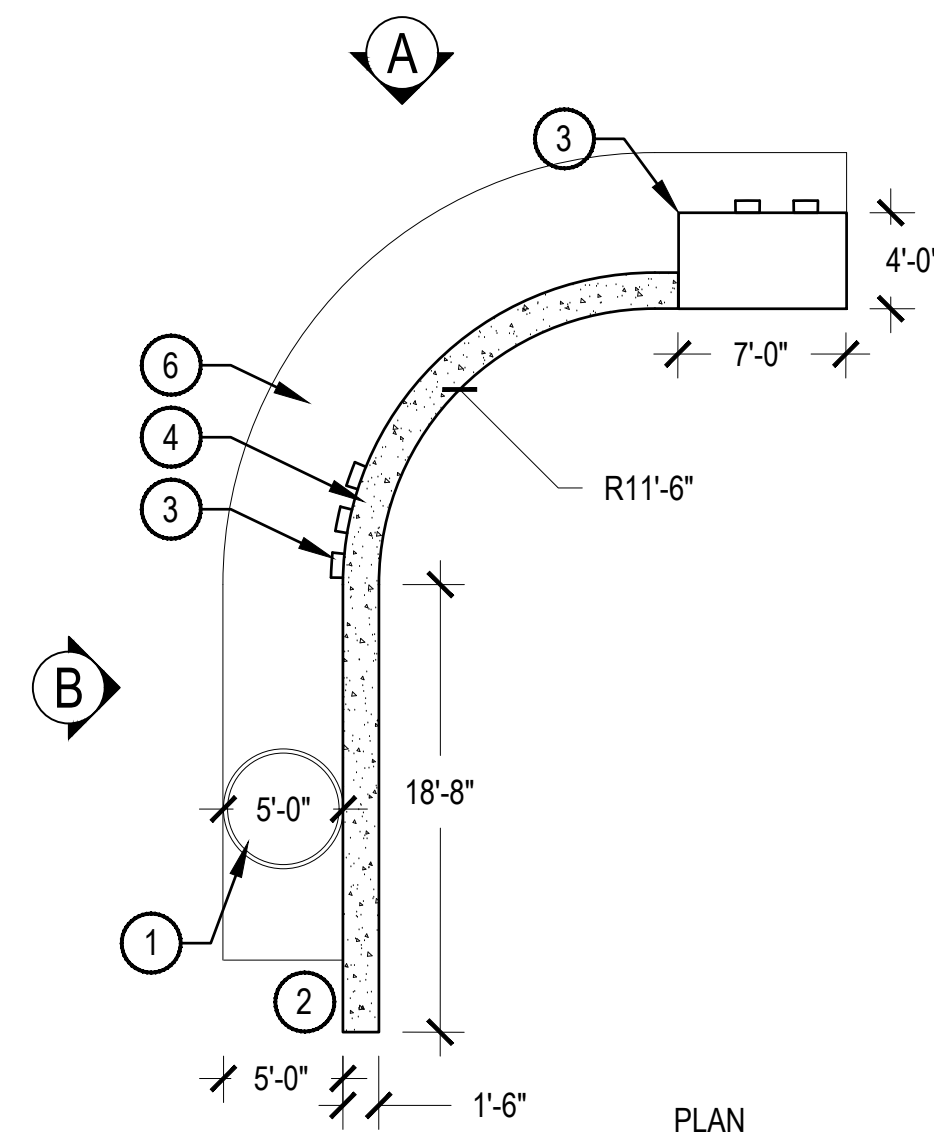






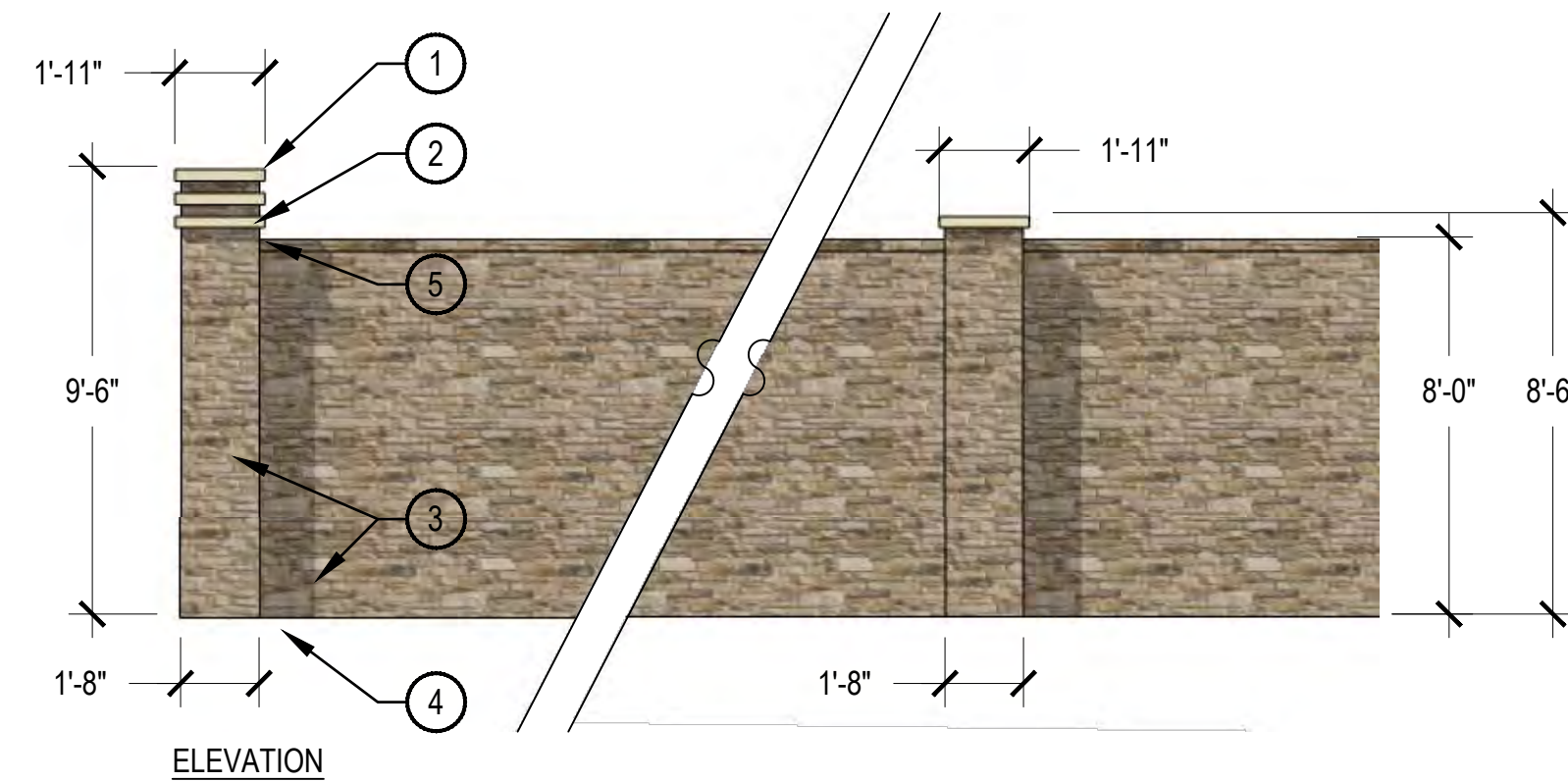


### 1 VILLAGE MONUMENT PLAZA (SMALL)

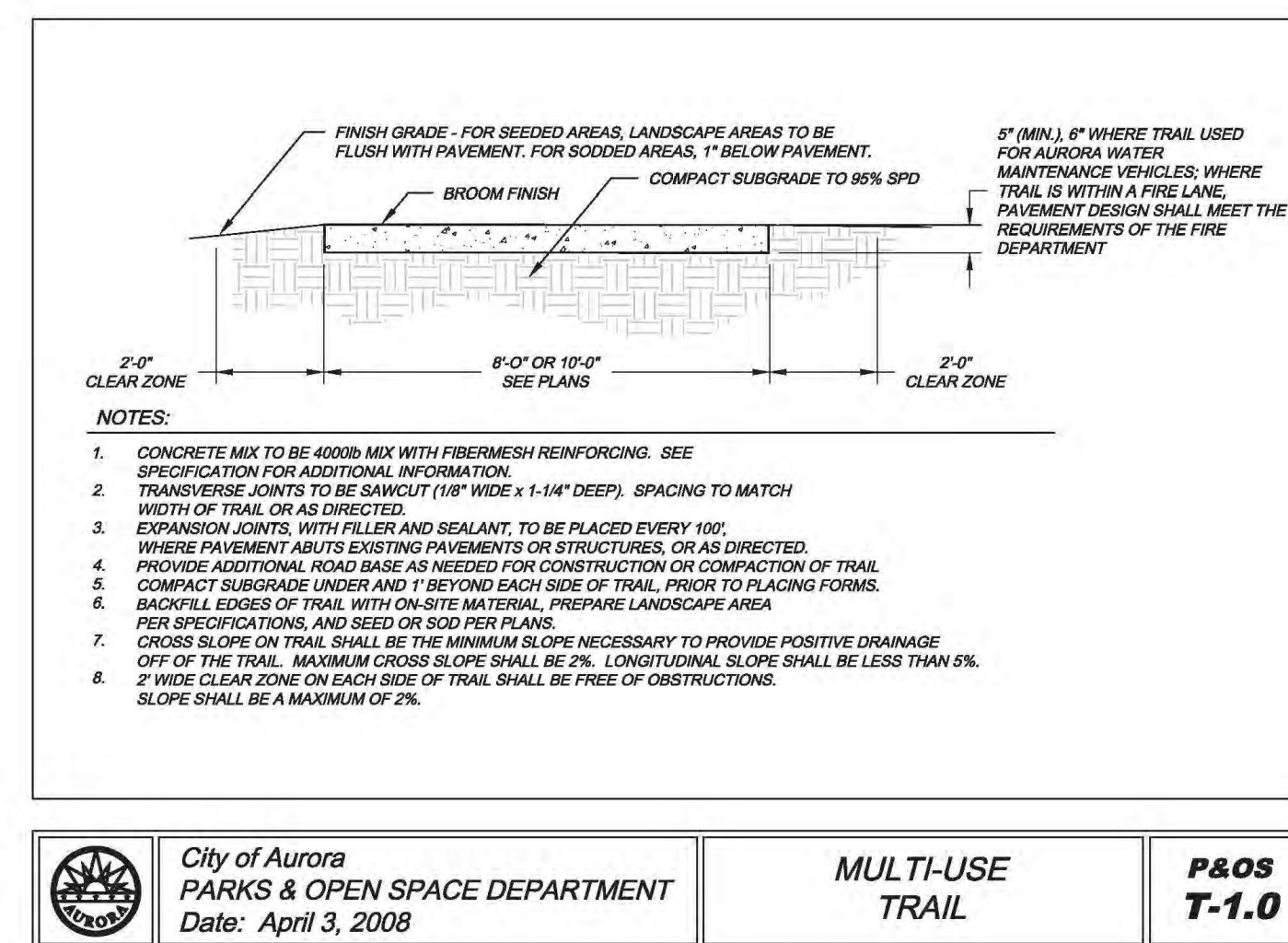
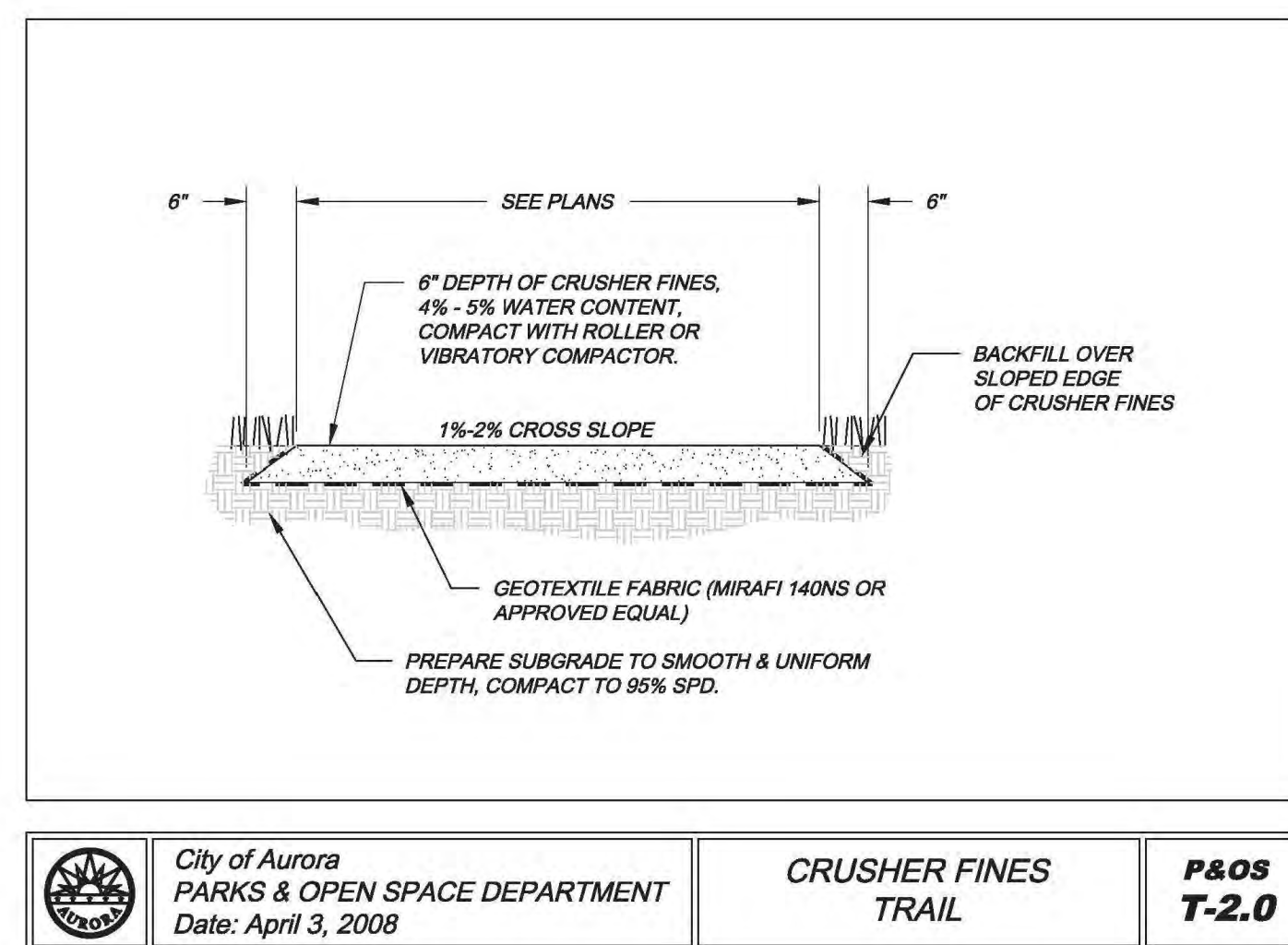


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- Technical diagram of a stone retaining wall cross-section. The wall is composed of several layers, numbered 1 through 6 from top to bottom. Layer 1 is the topmost layer, followed by Layer 2, Layer 3, Layer 4, Layer 5, and Layer 6 at the base. The wall is shown with a 30° maximum height. A 4" dimension is indicated for the top layer. A 6" MIN. dimension is indicated for the base layer. A 1:2 slope is shown on the left side of the wall. The diagram also shows a 30° MAXIMUM HEIGHT dimension and a 4" dimension for the top layer.

- #### 4 BOULDER RETAINING WALL



- 2 8'-0" MASONRY FENCE



- ② CITY OF AURORA STANDARD TRAIL DETAILS