RECEPTION#: 2019000089307,
10/17/2019 at 10:09 AM, 1 OF 85,
REC: $853.00
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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.

⚠1 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 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 PLANING 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 ENCROACH 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 146-3220 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 52 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, 1½ 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.

⚠1 26. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

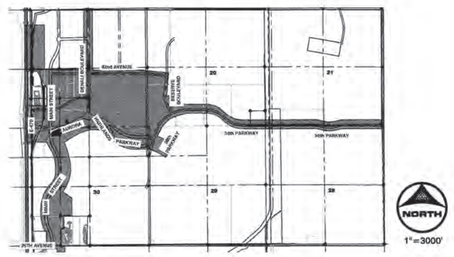
27. DISTRICT SHALL MAINTAIN ALL SIDEWALKS LOCATED OUTSIDE OF PROPOSED RIGHT OF WAY AND ALL LANDSCAPING AND IRRIGATION WITHIN THE STREET MEDIANS.

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 42ND AVENUE
C-15-C-19	INFRASTRUCTURE SITE PLAN THE AURORA HIGHLANDS PARKWAY
C-20-C-21	INFRASTRUCTURE SITE PLAN DENALI BOULEVARD
C-19	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
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C-35	WATER QUALITY POND 511 & 5101
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C-37-C-38	38TH PARKWAY INTERIM PONDS
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 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.

SEE SHEET C-1A FOR OWNER SIGNATURES.

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: 10/15/19

PLANNING DIRECTOR: _____ DATE: 10·15·2019

ATTEST: _____ DATE: _____
(CITY CLERK)

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: JJ Vincent

2019000089307

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:

⚠1 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).

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

⚠3 AMENDMENT 03 - REMOVAL OF MONUMENTS, RETAINING WALLS, AND ADJUSTMENT TO LANDSCAPING AT SELECT INTERSECTIONS AND ROWs.

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
811
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)

SITE BENCHMARK:

CITY OF AURORA BENCHMARK 3S6638NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD88)

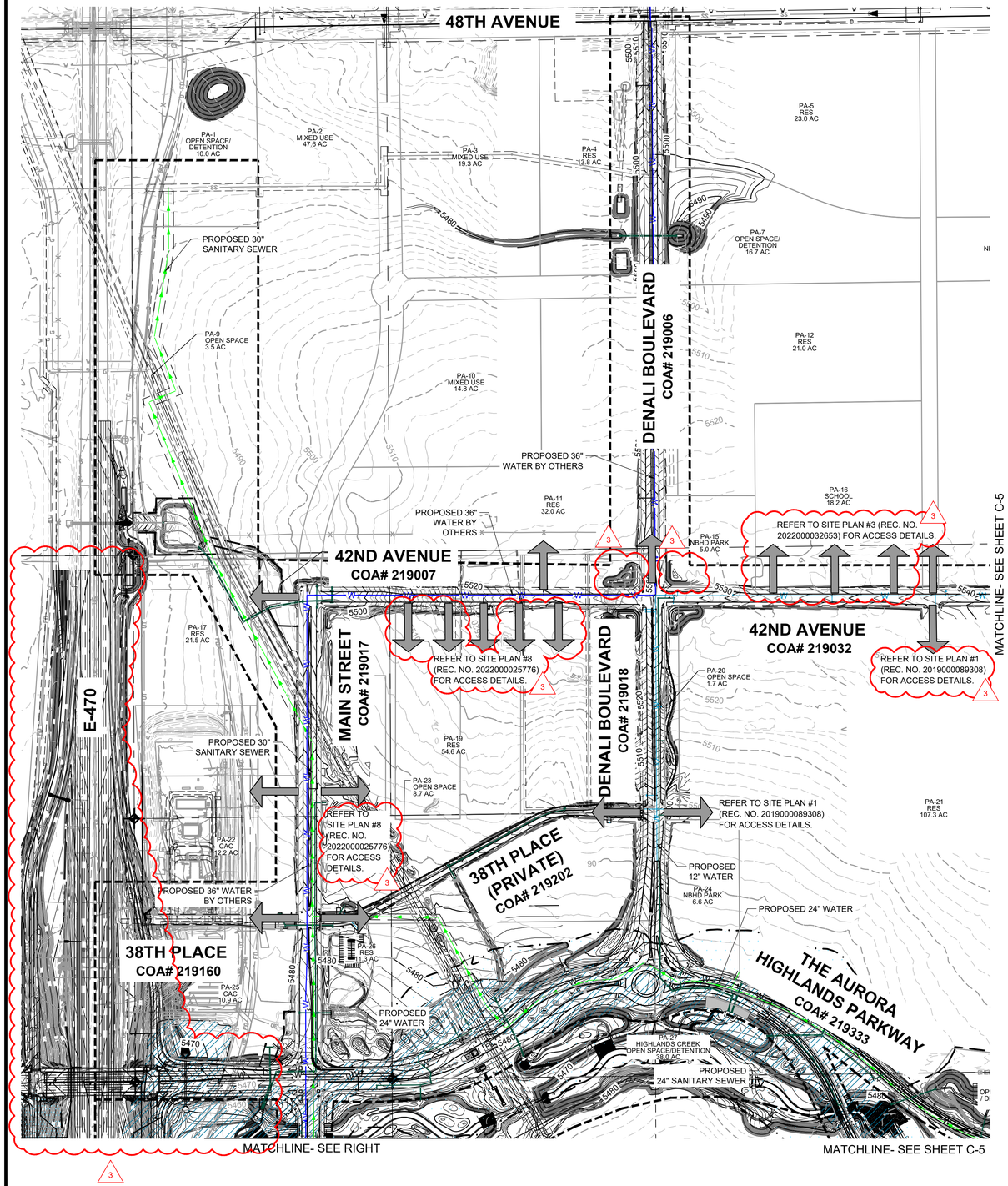
BASIS OF BEARINGS:

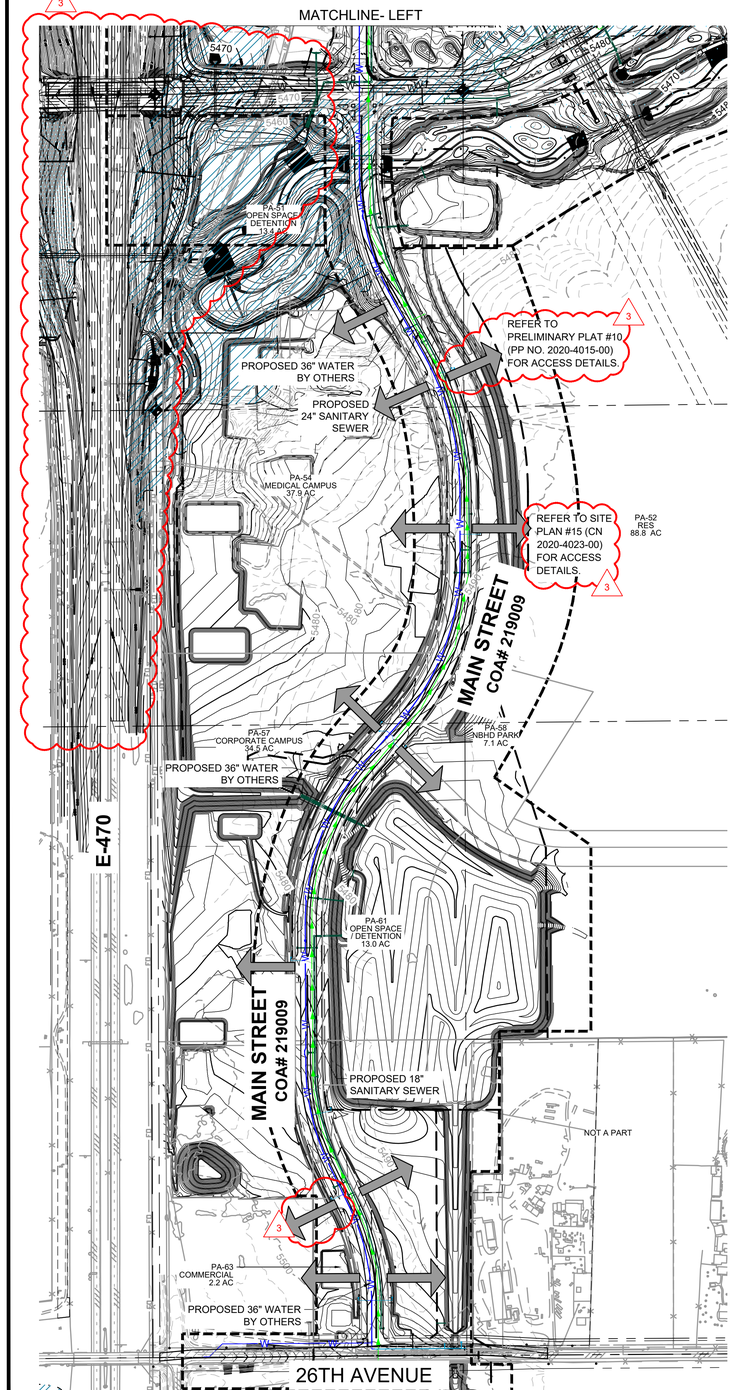
THE NORTH LINE OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR NORTH 89°36'22" EAST, A MODIFIED STATE PLANE DISTANCE OF 2,643.20 FEET.

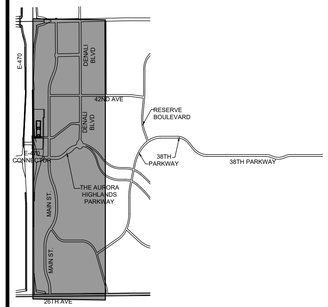
TITLE: COVER SHEET AMEND 03
DATE: ~~OCTOBER 9, 2019~~ January 31, 2024

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

SHEET: C-1







KEYMAP

NORTH

LEGEND

- EXISTING MINOR (2')
- EXISTING MAJOR (10')
- PROPOSED MINOR (2')
- PROPOSED MAJOR (10')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE
- PROPOSED 36" WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- FLOODWAY
- 100-YR FLOODPLAIN PANEL 08005C0064L & PANEL 08001C0665J EFFECTIVE 2/17/2017
- POTENTIAL PLANNING AREA ACCESS

THE AURORA HIGHLANDS ISP #1

TITLE: OVERALL SITE PLAN

DATE: OCTOBER 9, 2019

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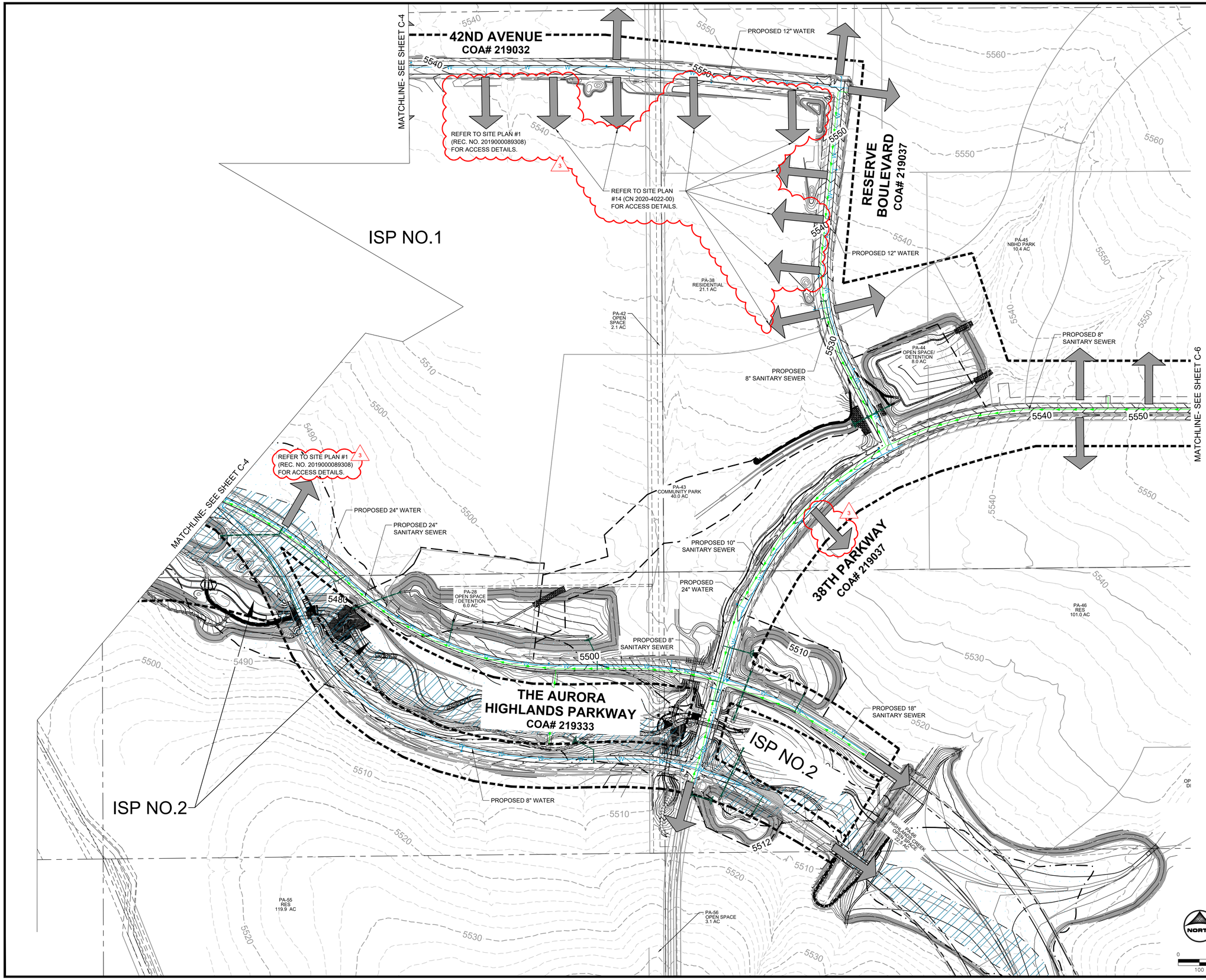
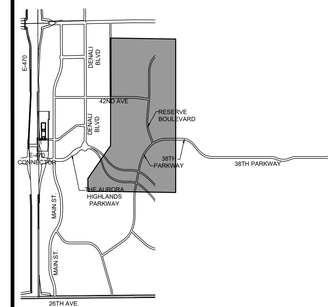
PHONE: 720.602.4999
HRGREEN.COM

NORTH

0 150 300

SHEET: C-4





KEYMAP

NORTH

LEGEND

- EXISTING MINOR (2')
- EXISTING MAJOR (10')
- PROPOSED MINOR (2')
- PROPOSED MAJOR (10')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE — W
- PROPOSED 36" WATER LINE — W
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- PROPOSED SANITARY MANHOLE Ⓢ
- PROPOSED STORM MANHOLE Ⓓ
- FLOODWAY
- 100-YR FLOODPLAIN
  PANEL 08005C0064L &
  PANEL 08001C0665J
  EFFECTIVE 2/17/2017
- POTENTIAL PLANNING
  AREA ACCESS

THE AURORA HIGHLANDS ISP #1
TITLE: OVERALL SITE PLAN
DATE: OCTOBER 9, 2019

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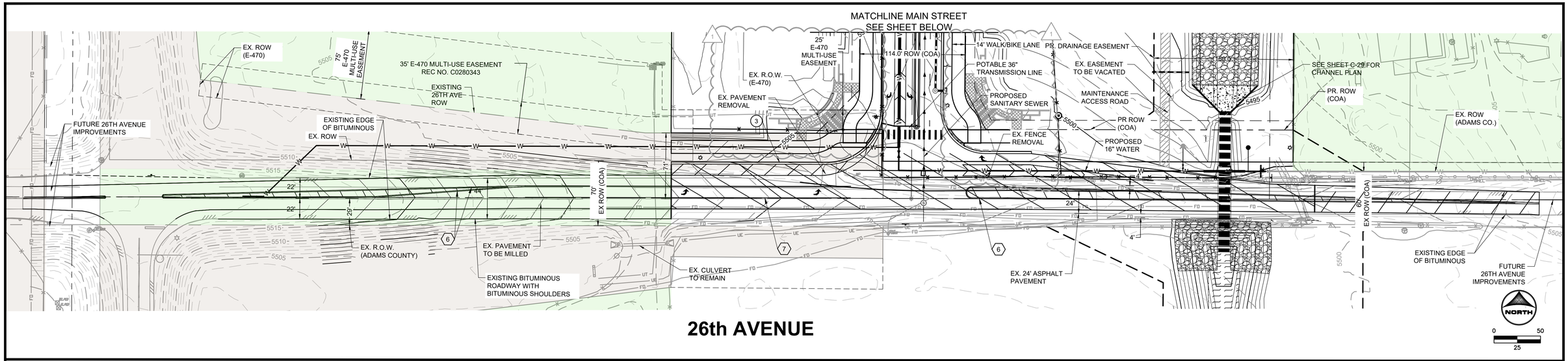
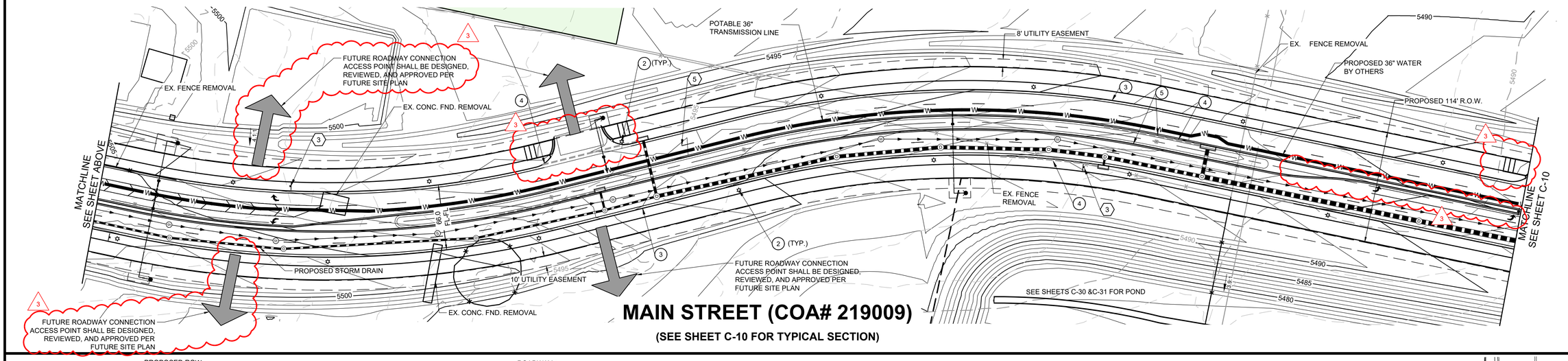
SHEET: C-5

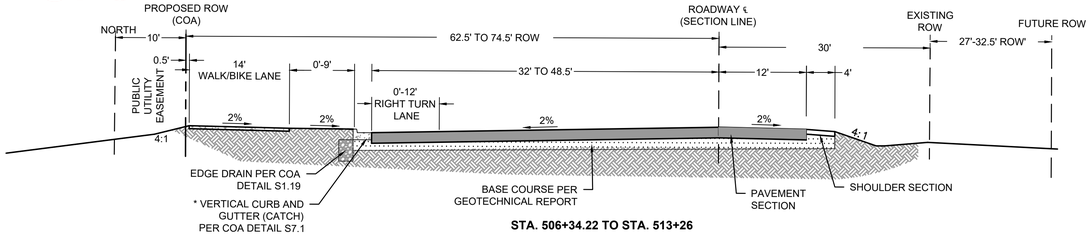


26th AVENUE

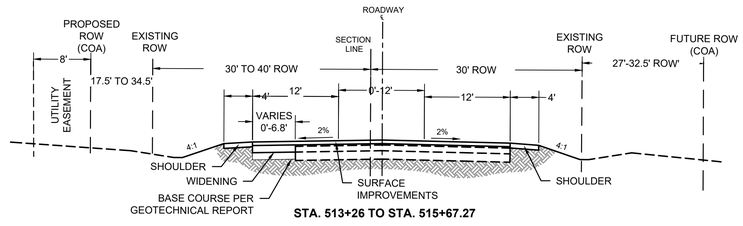


MAIN STREET (COA# 219009)

(SEE SHEET C-10 FOR TYPICAL SECTION)



STA. 506+34.22 TO STA. 513+26



STA. 513+26 TO STA. 515+67.27

26th AVENUE PROPOSED TYPICAL SECTIONS

(MINOR ARTERIAL)

KEYMAP

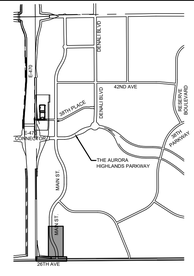
LEGEND

- EXISTING MINOR (1')
- EXISTING MAJOR (5')
- PROPOSED MINOR (1')
- PROPOSED MAJOR (5')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE (W)
- PROPOSED 36" WATER LINE (W)
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- OVERHEAD ELECTRIC (OHEL)
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING FENCE
- GAS (G)
- EDGE OF DIRT ROAD
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
- PEDESTRIAN CROSSWALK

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL4-COBRAHEAD LED ON 30' STEEL POLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW 4.1:1

1. CURB RAMP, COA DETAIL S9.8
2. PROPOSED STREET LIGHT
3. PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
4. ROADWAY EDGE DRAIN, COA DETAIL S1.19
5. PROPOSED MEDIAN CURB, COA DETAIL S7.1

1. R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"X30") MULTI-LANE (36"X36")
2. RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"X30") MULTI-LANE (36"X36")
3. R2-1 SPEED LIMIT SIGN (18"X24") SINGLE LANE (24"X30") MULTI-LANE (30"X36")
4. NO PARKING ANY TIME (12"X18") R7-1
5. 4" WHITE SKIP STRIPE
6. DOUBLE 4" SOLID YELLOW STRIPE
7. 4" WHITE SOLID STRIPE
8. TYPE III BARRICADE



THE AURORA HIGHLANDS ISP #1
TITLE: 26TH AVENUE- MAIN STREET
DATE: OCTOBER 9, 2019

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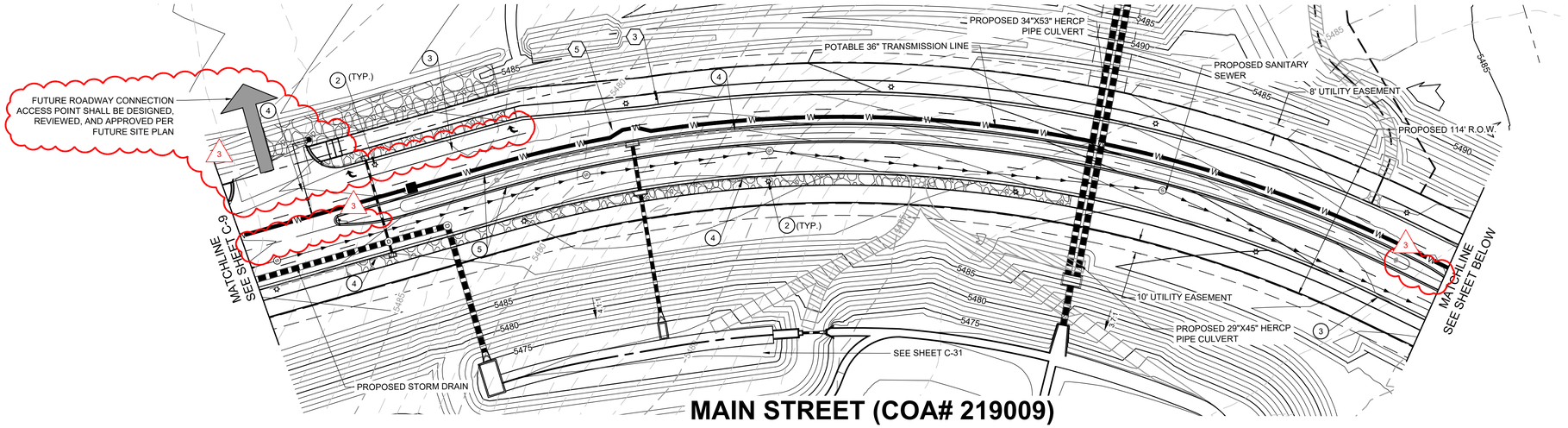
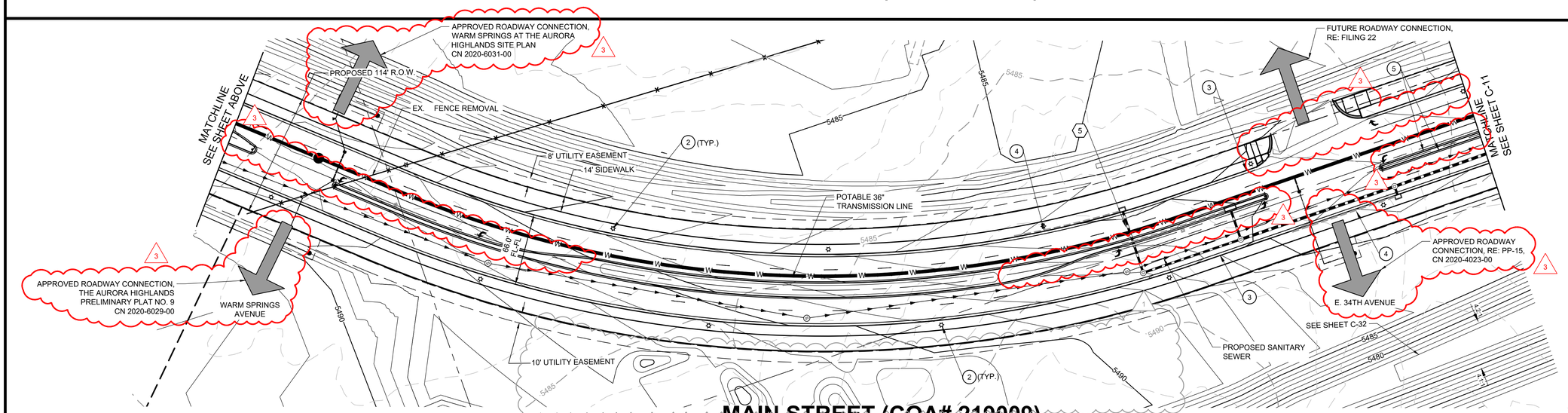
HRGREEN.COM

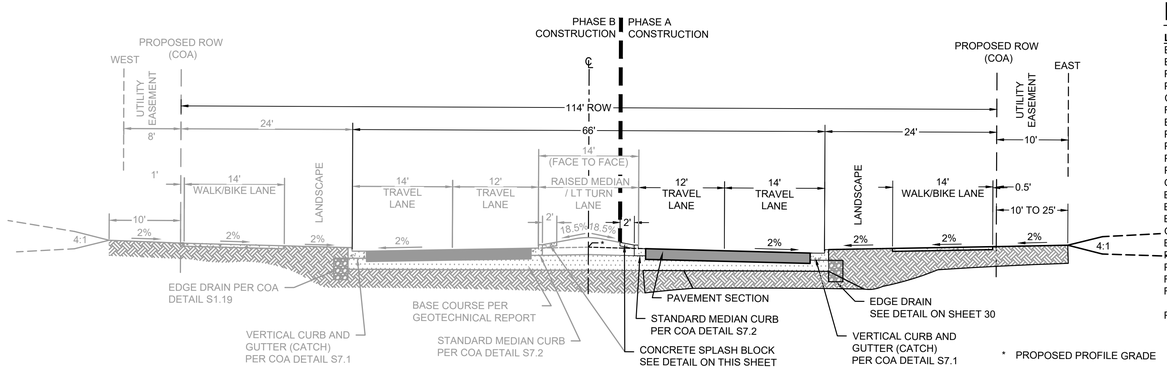
SHEET: C-9



MAIN STREET (COA# 219009)



MAIN STREET (COA# 219009)



PROPOSED TYPICAL SECTION
(4-LANE ARTERIAL)

KEYMAP

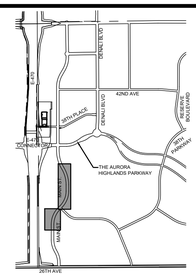
LEGEND

- EXISTING MINOR (1')
- EXISTING MAJOR (5')
- PROPOSED MINOR (1')
- PROPOSED MAJOR (5')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE
- PROPOSED 36" WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- OVERHEAD ELECTRIC
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING FENCE
- GAS
- EDGE OF DIRT ROAD
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
- PEDESTRIAN CROSSWALK

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL4-COBRAHEAD LED ON 30' STEEL POLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW 4.1:1

1. CURB RAMP, COA DETAIL S9.8
2. PROPOSED STREET LIGHT
3. PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
4. ROADWAY EDGE DRAIN, COA DETAIL S1.19
5. PROPOSED MEDIAN CURB, COA DETAIL S7.1

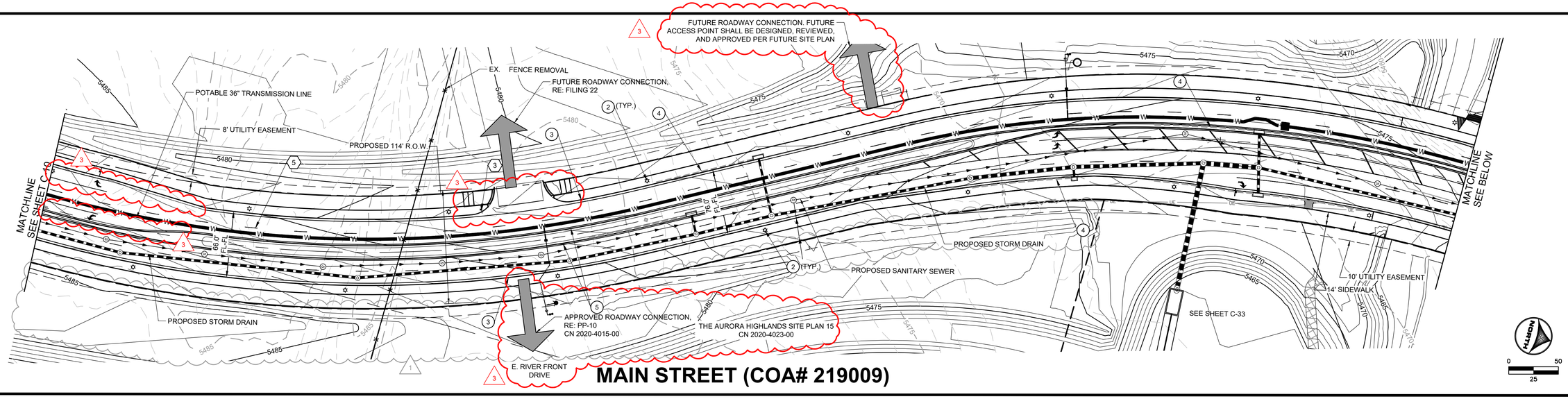
1. R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"X30") MULTI-LANE (36"X36")
2. RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"X30") MULTI-LANE (36"X36")
3. R2-1 SPEED LIMIT SIGN (18"X24") SINGLE LANE (24"X30") MULTI-LANE (30"X36")
4. NO PARKING ANY TIME (12"X18") R7-1
5. 4" WHITE SKIP STRIPE
6. DOUBLE 4" SOLID YELLOW STRIPE
7. 4" WHITE SOLID STRIPE
8. TYPE III BARRICADE

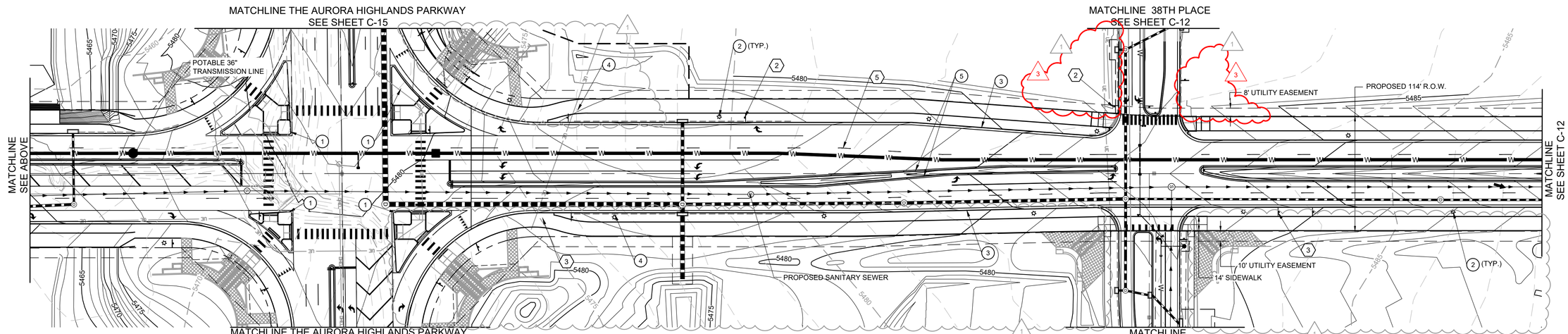


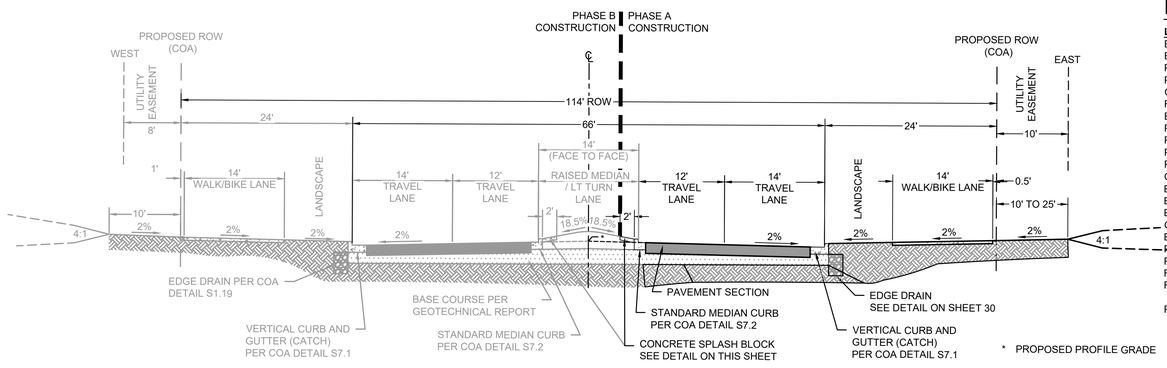
THE AURORA HIGHLANDS ISP #1
TITLE: MAIN STREET
DATE: OCTOBER 9, 2019

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

SHEET:C-10







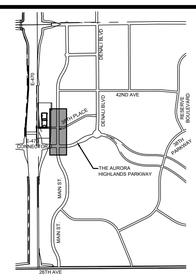
PROPOSED TYPICAL SECTION
(4-LANE ARTERIAL)

KEYMAP

LEGEND

- EXISTING MINOR (1')
- EXISTING MAJOR (5')
- PROPOSED MINOR (1')
- PROPOSED MAJOR (5')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE — W —
- PROPOSED 36" WATER LINE — W —
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- OVERHEAD ELECTRIC — OHEL —
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING FENCE
- GAS — G — G —
- EDGE OF DIRT ROAD
- PROPOSED SANITARY MANHOLE (S)
- PROPOSED STORM MANHOLE
- RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
- PEDESTRIAN CROSSWALK
- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL4-COBRAHEAD LED ON 30' STEEL POLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW 4.1:1

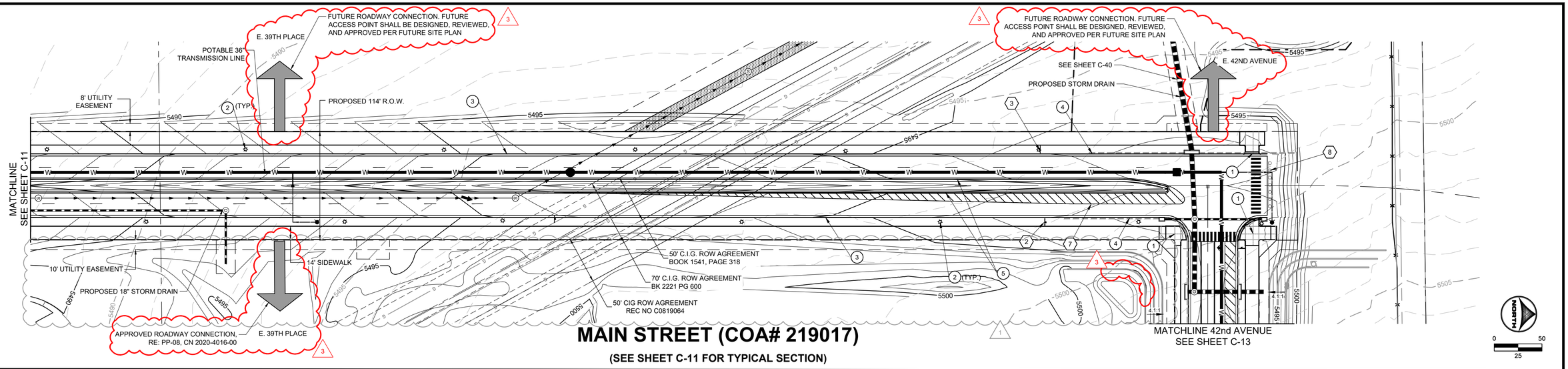
1. CURB RAMP, COA DETAIL S9.8
2. PROPOSED STREET LIGHT
3. PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
4. ROADWAY EDGE DRAIN, COA DETAIL S1.19
5. PROPOSED MEDIAN CURB, COA DETAIL S7.1
1. R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"X30") MULTI-LANE (36"X36")
2. RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"X30") MULTI-LANE (36"X36")
3. R2-1 SPEED LIMIT SIGN (18"X24") SINGLE LANE (24"X30") MULTI-LANE (30"X36")
4. NO PARKING ANY TIME (12"X18") R7-1
5. 4" WHITE SKIP STRIPE
6. DOUBLE 4" SOLID YELLOW STRIPE
7. 4" WHITE SOLID STRIPE
8. TYPE III BARRICADE



THE AURORA HIGHLANDS ISP #1
TITLE: MAIN STREET
DATE: OCTOBER 9, 2019

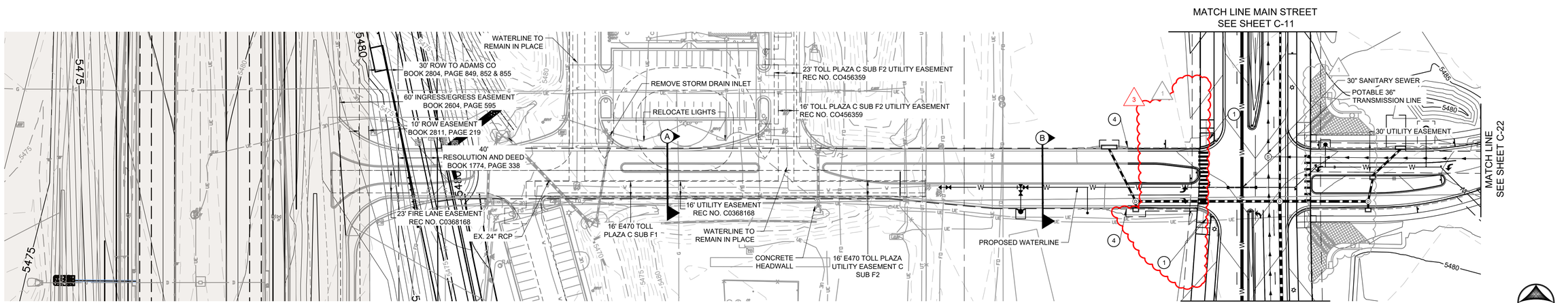
HRGreen
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

SHEET:C-11

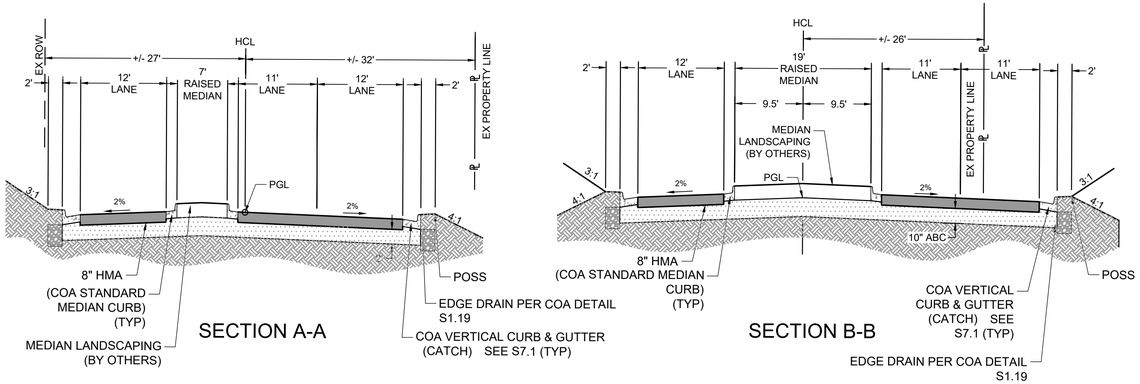


MAIN STREET (COA# 219017)

(SEE SHEET C-11 FOR TYPICAL SECTION)



38TH PLACE (COA# 219160)



PROPOSED TYPICAL SECTION

(LOCAL STREET TYPE 3 - PRIVATE)

KEYMAP

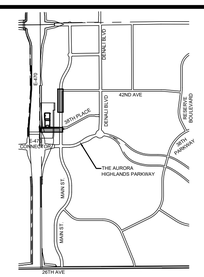
LEGEND

- EXISTING MINOR (1')
- EXISTING MAJOR (5')
- PROPOSED MINOR (1')
- PROPOSED MAJOR (5')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE
- PROPOSED 36" WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- OVERHEAD ELECTRIC
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING FENCE
- GAS
- EDGE OF DIRT ROAD
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
- PEDESTRIAN CROSSWALK

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL4-COBRAHEAD LED ON 30' STEEL POLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW 4.1:1

1. CURB RAMP, COA DETAIL S9.8
2. PROPOSED STREET LIGHT
3. PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
4. ROADWAY EDGE DRAIN, COA DETAIL S1.19
5. PROPOSED MEDIAN CURB, COA DETAIL S7.1

1. R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"X30") MULTI-LANE (36"X36")
2. RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"X30") MULTI-LANE (36"X36")
3. R2-1 SPEED LIMIT SIGN (18"X24") SINGLE LANE (24"X30") MULTI-LANE (30"X36")
4. NO PARKING ANY TIME (12"X18") R7-1
5. 4" WHITE SKIP STRIPE
6. DOUBLE 4" SOLID YELLOW STRIPE
7. 4" WHITE SOLID STRIPE
8. TYPE III BARRICADE



THE AURORA HIGHLANDS ISP #1

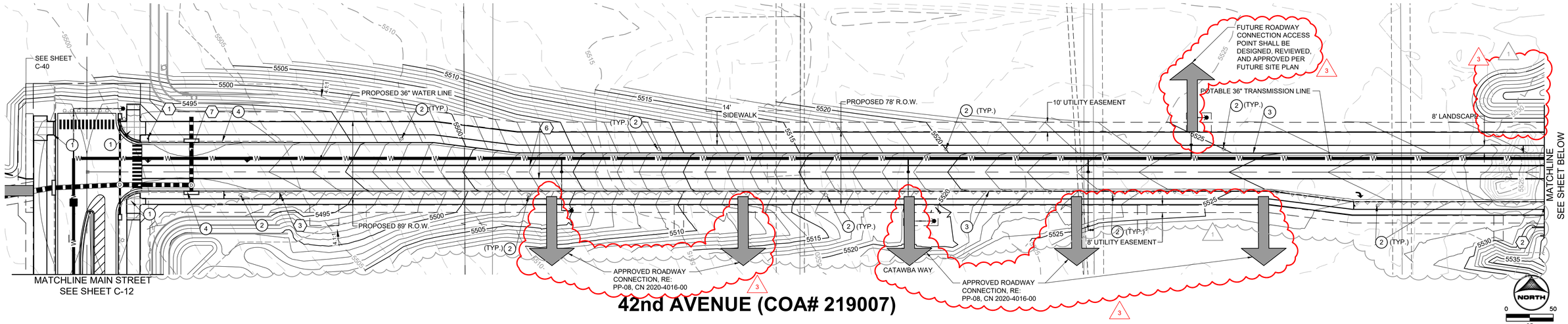
TITLE: MAIN STREET & 38TH PLACE

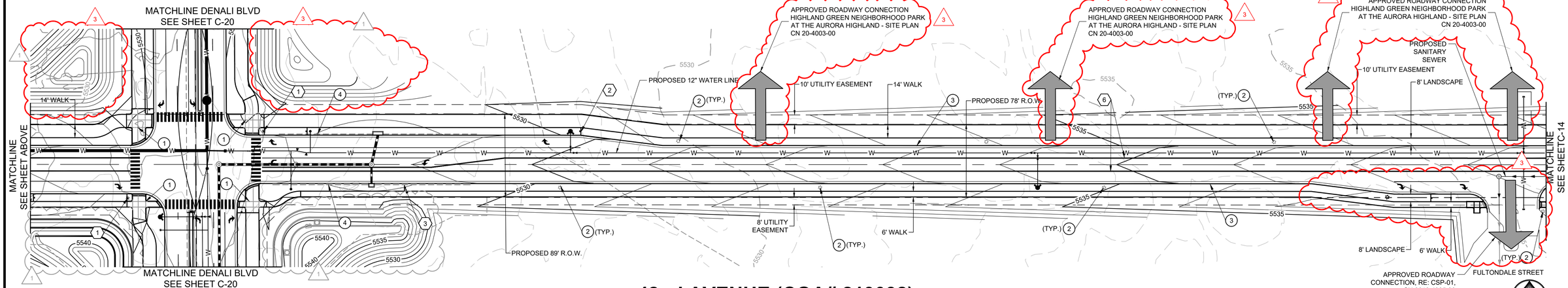
DATE: OCTOBER 9, 2019

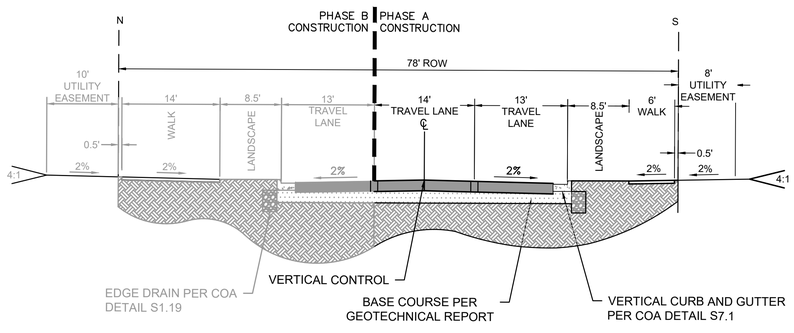
HRGreen

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

SHEET: C-12







PROPOSED TYPICAL SECTION
(THREE-LANE COLLECTOR)

KEYMAP

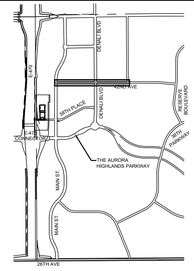
LEGEND

- EXISTING MINOR (1')
- EXISTING MAJOR (5')
- PROPOSED MINOR (1')
- PROPOSED MAJOR (5')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE
- PROPOSED 36" WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- OVERHEAD ELECTRIC
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING FENCE
- GAS
- EDGE OF DIRT ROAD
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
- PEDESTRIAN CROSSWALK

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL3 COBRA HEAD LED ON 30' STEEL POLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW 4.1:1

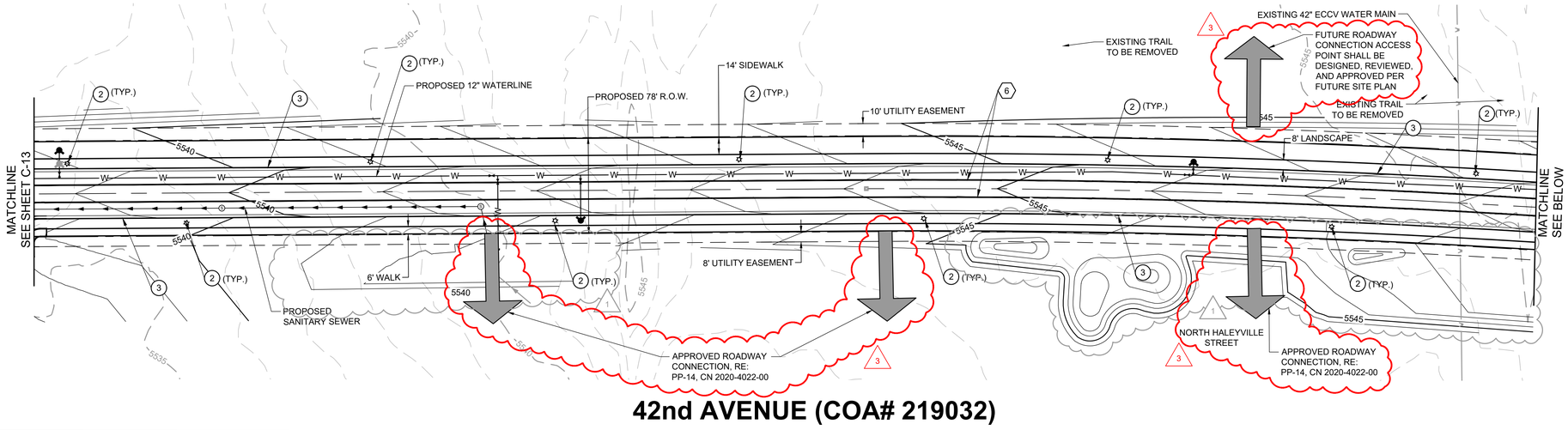
1. CURB RAMP, COA DETAIL S9.8
2. PROPOSED STREET LIGHT
3. PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
4. ROADWAY EDGE DRAIN, COA DETAIL S1.19
5. PROPOSED MEDIAN CURB, COA DETAIL S7.1

1. R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"X30") MULTI-LANE (36"X36")
2. RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"X30") MULTI-LANE (36"X36")
3. R2-1 SPEED LIMIT SIGN (18"X24") SINGLE LANE (24"X30") MULTI-LANE (30"X36")
4. NO PARKING ANY TIME (12"X18") R7-1
5. 4" WHITE SKIP STRIPE
6. DOUBLE 4" SOLID YELLOW STRIPE
7. 4" WHITE SOLID STRIPE
8. TYPE III BARRICADE

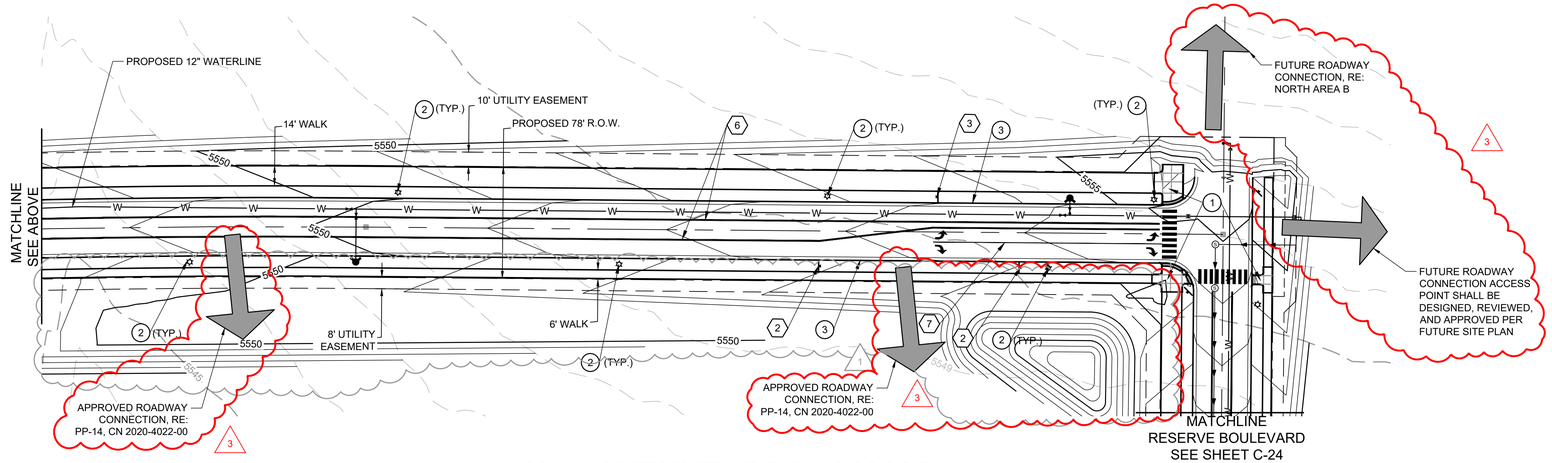


THE AURORA HIGHLANDS ISP #1
TITLE: 42ND AVENUE
DATE: OCTOBER 9, 2019

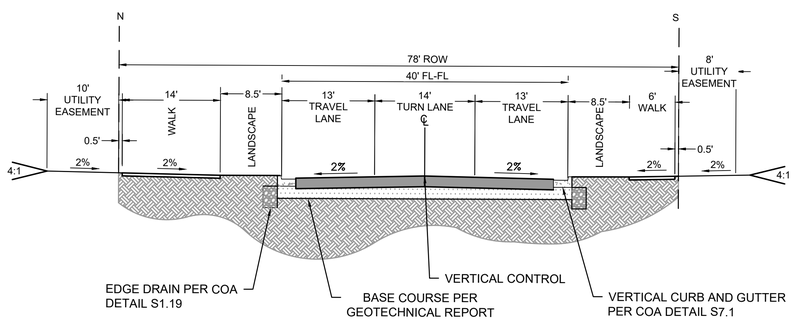
HRGreen
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM



42nd AVENUE (COA# 219032)



42nd AVENUE (COA# 219032)



PROPOSED TYPICAL SECTION

(THREE-LANE COLLECTOR)

KEYMAP

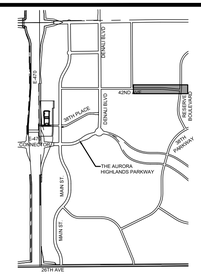
LEGEND

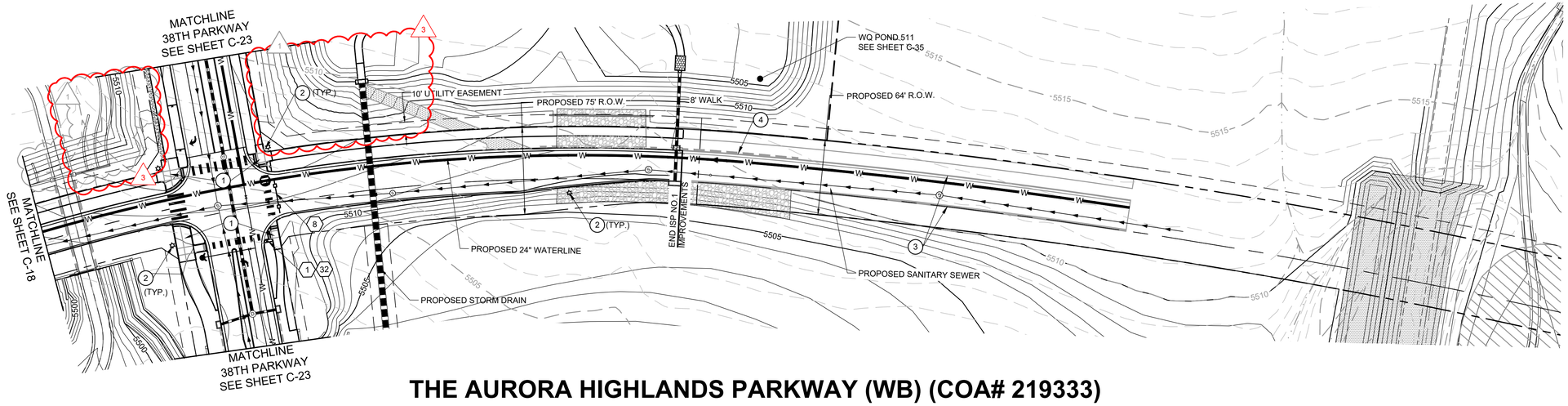
- EXISTING MINOR (1')
- EXISTING MAJOR (5')
- PROPOSED MINOR (1')
- PROPOSED MAJOR (5')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE
- PROPOSED 36" WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- OVERHEAD ELECTRIC
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING FENCE
- GAS
- EDGE OF DIRT ROAD
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
- PEDESTRIAN CROSSWALK

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT
  SL3 COBRAHEAD LED ON 30' STEEL POLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW 4.1:1

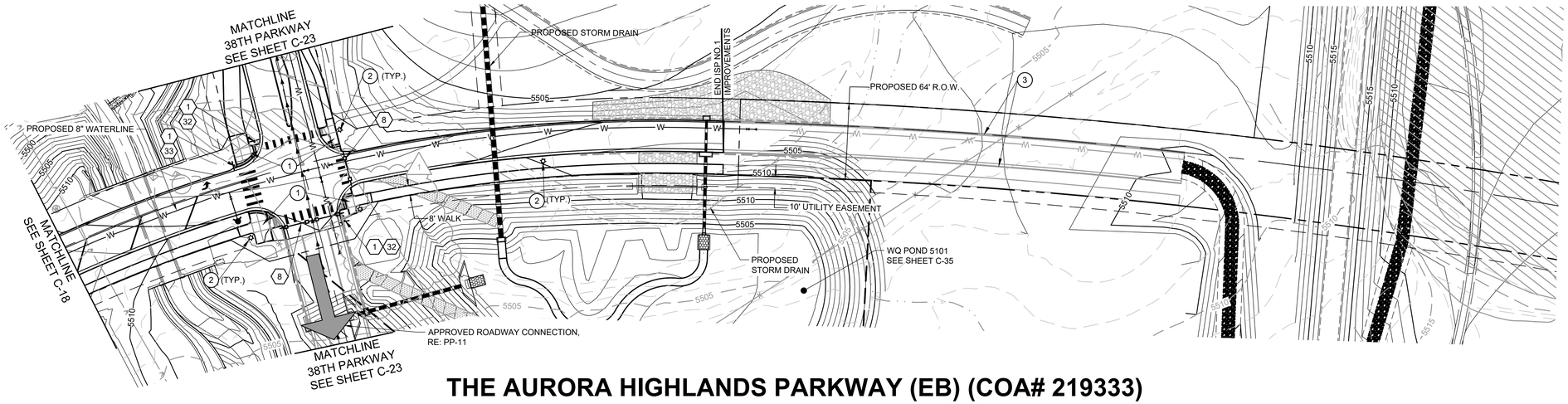
1. CURB RAMP, COA DETAIL S9.8
2. PROPOSED STREET LIGHT
3. PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
4. ROADWAY EDGE DRAIN, COA DETAIL S1.19
5. PROPOSED MEDIAN CURB, COA DETAIL S7.1

1. R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"X30") MULTI-LANE (36"X36")
2. RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"X30") MULTI-LANE (36"X36")
3. R2-1 SPEED LIMIT SIGN (18"X24") SINGLE LANE (24"X30") MULTI-LANE (30"X36")
4. NO PARKING ANY TIME (12"X18") R7-1
5. 4" WHITE SKIP STRIPE
6. DOUBLE 4" SOLID YELLOW STRIPE
7. 4" WHITE SOLID STRIPE
8. TYPE III BARRICADE

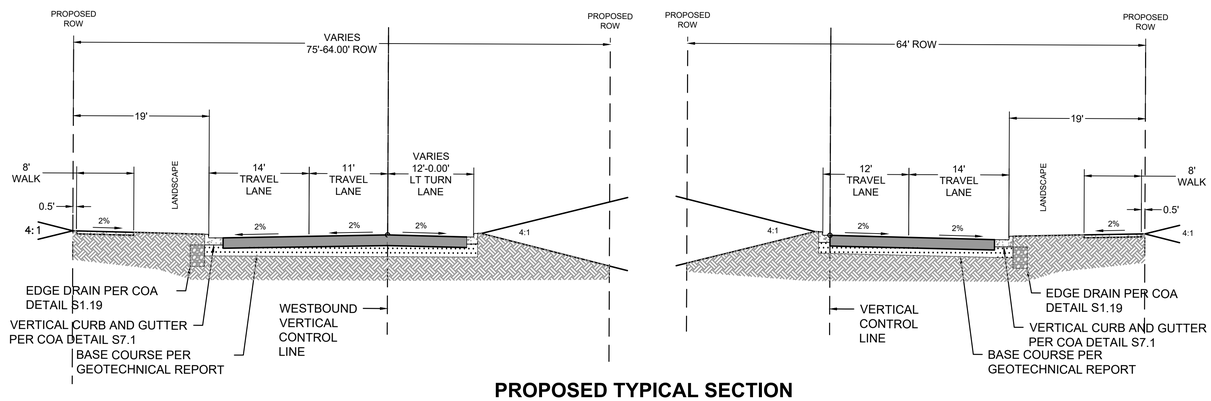




THE AURORA HIGHLANDS PARKWAY (WB) (COA# 219333)



THE AURORA HIGHLANDS PARKWAY (EB) (COA# 219333)



PROPOSED TYPICAL SECTION
(MINOR ARTERIAL)

KEYMAP

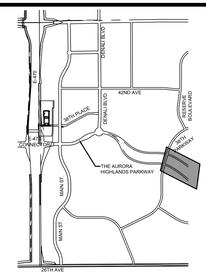
LEGEND

- EXISTING MINOR (1')
- EXISTING MAJOR (5')
- PROPOSED MINOR (1')
- PROPOSED MAJOR (5')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE
- PROPOSED 36" WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- OVERHEAD ELECTRIC
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING FENCE
- GAS
- EDGE OF DIRT ROAD
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
- PEDESTRIAN CROSSWALK

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL4 COBRAHEAD LED ON 30' STEEL POLE TYPE III OPTICS
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW 4.1:1

1. CURB RAMP, COA DETAIL S9.8
2. PROPOSED STREET LIGHT
3. PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
4. ROADWAY EDGE DRAIN, COA DETAIL S1.19
5. PROPOSED MEDIAN CURB, COA DETAIL S7.1

1. R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"X30") MULTI-LANE (36"X36")
2. RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"X30") MULTI-LANE (36"X36")
3. R2-1 SPEED LIMIT SIGN (18"X24") SINGLE LANE (24"X30") MULTI-LANE (30"X36")
4. NO PARKING ANY TIME (12"X18") R7-1
5. 4" WHITE SKIP STRIPE
6. DOUBLE 4" SOLID YELLOW STRIPE
7. 4" WHITE SOLID STRIPE
8. TYPE III BARRICADE



THE AURORA HIGHLANDS ISP #1
TITLE: THE AURORA HIGHLANDS PARKWAY
DATE: OCTOBER 9, 2019

HRGreen
5619 DTC PARKWAY SUITE 1150
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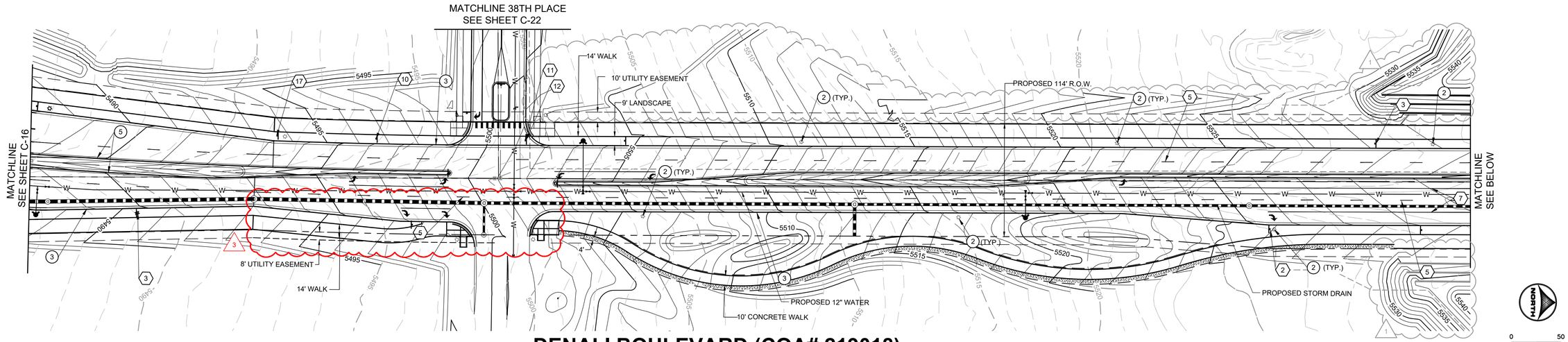
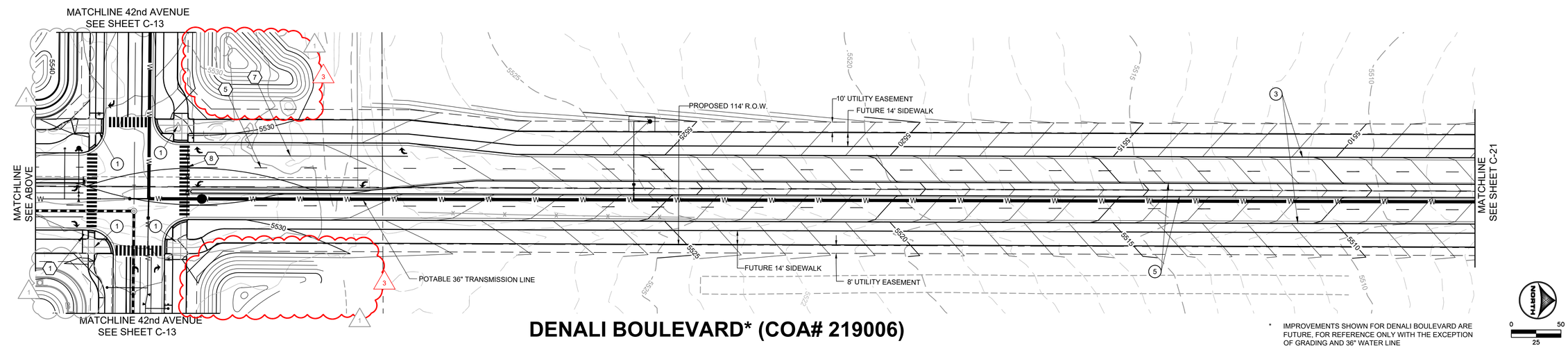
0 50
25

SHEET: C-19

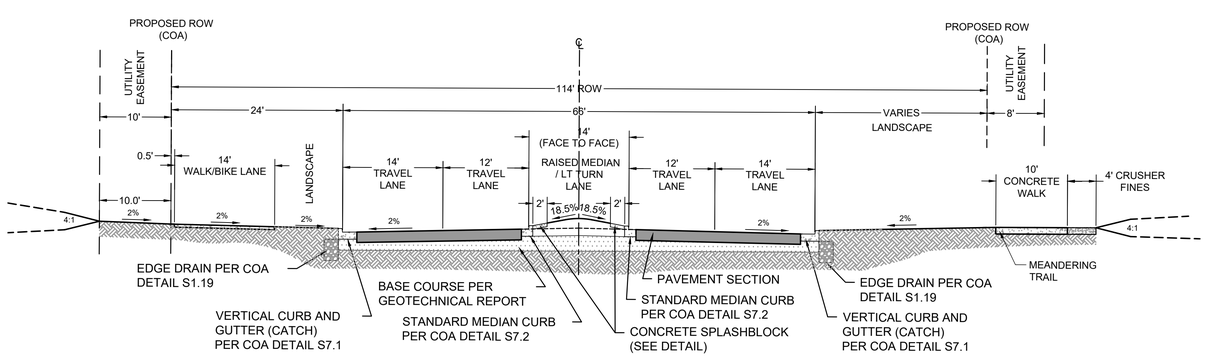


DENALI BOULEVARD (COA# 219018)



DENALI BOULEVARD* (COA# 219006)

* IMPROVEMENTS SHOWN FOR DENALI BOULEVARD ARE FUTURE, FOR REFERENCE ONLY WITH THE EXCEPTION OF GRADING AND 36" WATER LINE



PROPOSED TYPICAL SECTION
(MINOR ARTERIAL)

KEYMAP

LEGEND

- EXISTING MINOR (1')
- EXISTING MAJOR (5')
- PROPOSED MINOR (1')
- PROPOSED MAJOR (5')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE
- PROPOSED 36" WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- OVERHEAD ELECTRIC
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING FENCE
- GAS
- EDGE OF DIRT ROAD
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
- PEDESTRIAN CROSSWALK

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL4 COBRAHEAD LED ON 30' STEEL POLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW 4.1:1

1. CURB RAMP, COA DETAIL S9.8
2. PROPOSED STREET LIGHT
3. PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
4. ROADWAY EDGE DRAIN, COA DETAIL S1.19
5. PROPOSED MEDIAN CURB, COA DETAIL S7.1

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2. RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30"X30") MULTI-LANE (36"X36")
3. R2-1 SPEED LIMIT SIGN (18"X24") SINGLE LANE (24"X30") MULTI-LANE (30"X36")
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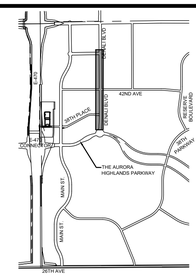
5. 4" WHITE SKIP STRIPE
6. DOUBLE 4" SOLID YELLOW STRIPE
7. 4" WHITE SOLID STRIPE
8. TYPE III BARRICADE



THE AURORA HIGHLANDS ISP #1
TITLE:DENALI BOULEVARD
DATE: OCTOBER 9, 2019

HRGreen
5619 DTC PARKWAY SUITE 1150
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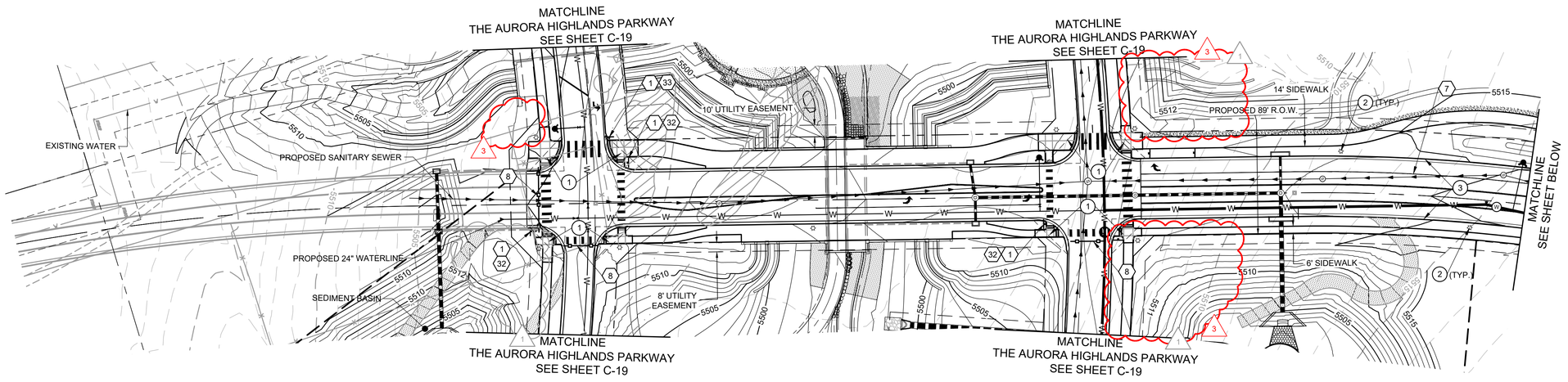
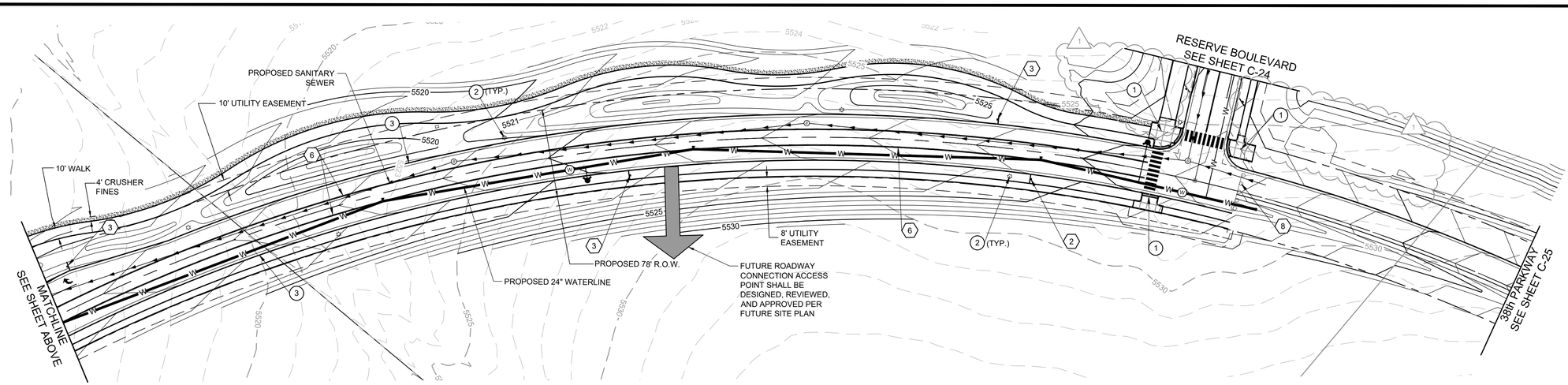
HRGREEN.COM

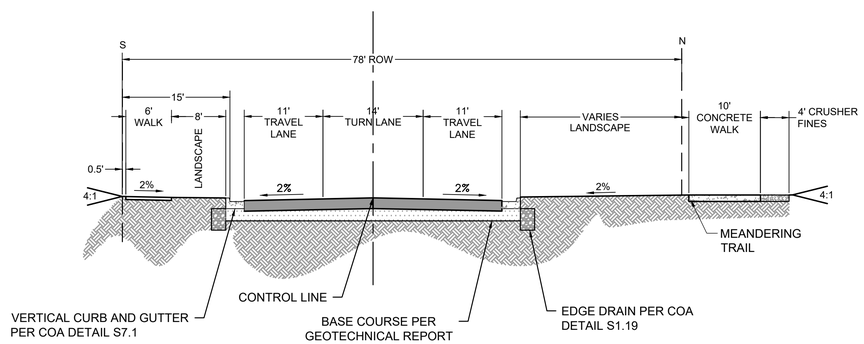
SHEET: C-20



38TH PARKWAY (COA# 219037)



38TH PARKWAY (COA# 219037)



PROPOSED TYPICAL SECTION

(3-LANE COLLECTOR)

KEYMAP

LEGEND

- EXISTING MINOR (1')
- EXISTING MAJOR (5')
- PROPOSED MINOR (1')
- PROPOSED MAJOR (5')
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED WATER LINE
- PROPOSED 36" WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM LINE
- OVERHEAD ELECTRIC
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING FENCE
- GAS
- EDGE OF DIRT ROAD
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)
- PEDESTRIAN CROSSWALK
- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL3 COBRAHEAD LED ON 30' STEEL POLE TYPE III
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW 4.1:1

1. CURB RAMP, COA DETAIL S9.8
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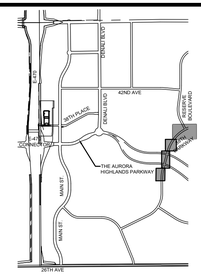

THE AURORA HIGHLANDS ISP #1
TITLE: 38TH PARKWAY
DATE: OCTOBER 9, 2019

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5619 DTC PARKWAY SUITE 1150
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PHONE: 720.602.4999
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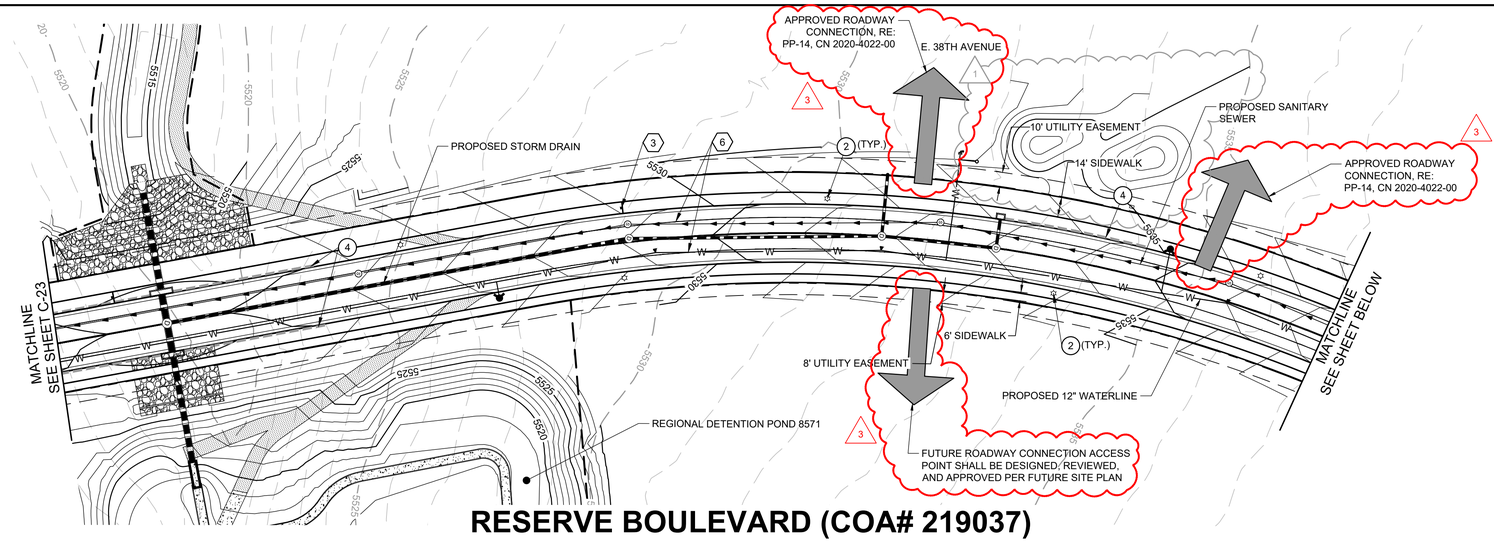
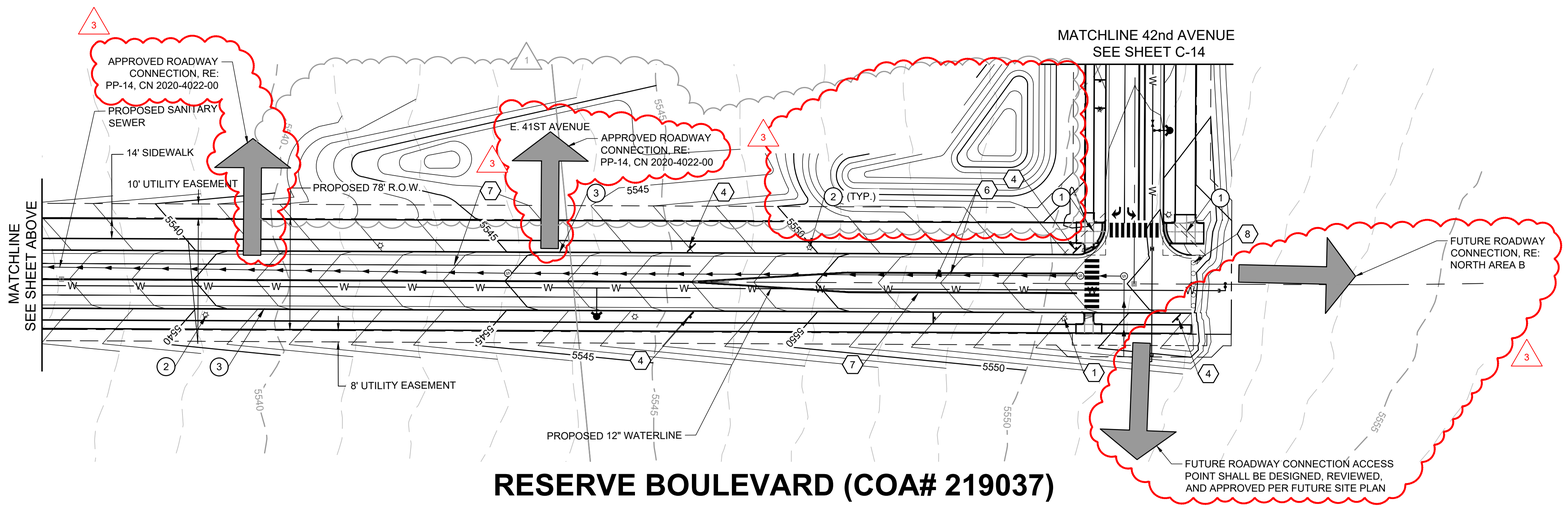
0 25 50

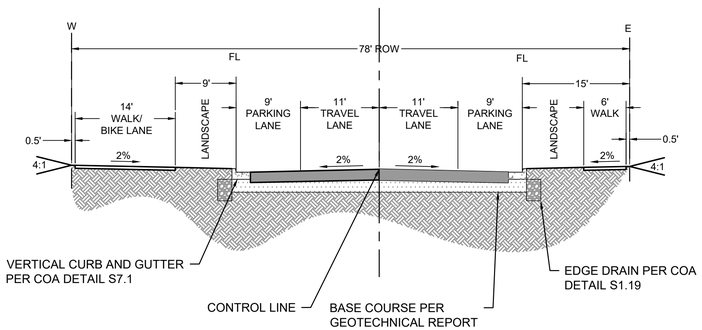
SHEET: C-23



RESERVE BOULEVARD (COA# 219037)



RESERVE BOULEVARD (COA# 219037)



PROPOSED TYPICAL SECTION

(2-LANE COLLECTOR)

KEYMAP

LEGEND

- EXISTING MINOR (1')
- EXISTING MAJOR (5')
- PROPOSED MINOR (1')
- PROPOSED MAJOR (5')
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- RIGHT-OF-WAY
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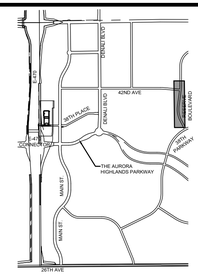

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TITLE: RESERVE BOULEVARD
DATE: OCTOBER 9, 2019

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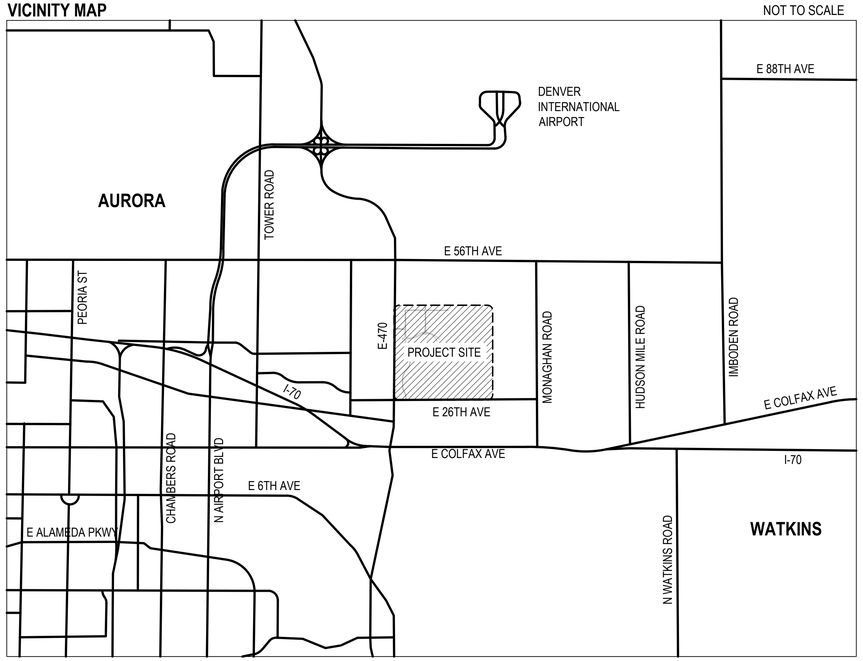
0 50
25

SHEET: C-24

NOT FOR CONSTRUCTION

VICINITY MAP

NOT TO SCALE



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 PATTER	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	COLORED CONCRETE 1	COLORADO HARDSCAPES www.coloradohardscapes.com	N/A	COLOR: HARVEST GOLD	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	F	COLORED 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

TNS INS

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.
		TOTAL	100%	30.0 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

LMT

"LOW GROW MIX" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL

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

MT

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

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE SPECIFIED IN THE MATERIAL SCHEDULE ON THIS SHEET.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. 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.
6. 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.
7. 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.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. 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.
12. 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.
13. 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.)	12,971	325	337
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[1]
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	38,663	968	1003

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
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L-205 ENLARGED LANDSCAPE PLAN
L-206 ENLARGED LANDSCAPE PLAN
L206.1 ENLARGED LANDSCAPE PLAN
L-207 ENLARGED LANDSCAPE PLAN
L-208 ENLARGED LANDSCAPE PLAN
L-209 ENLARGED LANDSCAPE PLAN
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L-215 ENLARGED LANDSCAPE PLAN
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L-220 HARDSCAPE ENLARGEMENT
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L-220.2 FENCING AND TRAIL PLAN
L-220.3 LANDSCAPE ENLARGEMENT
L-220.4 LANDSCAPE ENLARGEMENT
L-220.5 LANDSCAPE ENLARGEMENT
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L-223 HARDSCAPE ENLARGEMENT
L-224 HARDSCAPE ENLARGEMENT
L-225 HARDSCAPE ENLARGEMENT
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L-227 HARDSCAPE ENLARGEMENT
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L-229 HARDSCAPE ENLARGEMENT
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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
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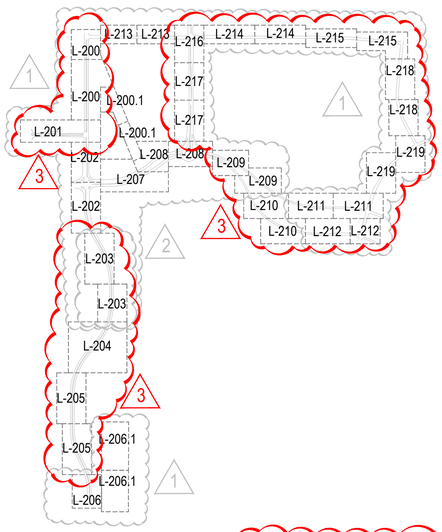
L-404 LANDSCAPE DETAILS
L-405 LANDSCAPE DETAILS
L-406 LANDSCAPE DETAILS



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02
TITLE: LANDSCAPE NOTES
DATE: JANUARY 29, 2024

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Planning | Landscape Architecture | Branding
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Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

L-100

NOT FOR CONSTRUCTION

TRACT LANDSCAPE TABLE

Area (Tract)	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
Unplatted Tract (Aurora Highlands Parkway and Main Street)	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	9,405	3	11	24	#5 Cont. Shrubs:	0
						#1 Cont. Grasses:	97
SP-03 Tract A_2	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	5,377	2	18	14	#5 Cont. Shrubs:	58
						#1 Cont. Grasses:	147
SP-03 Tract C_2	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	7,420	2	3	19	#5 Cont. Shrubs:	28
						#1 Cont. Grasses:	225
TAH Filing No 1 Tract $C_{1,4}$	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	330,240	83	45	826	#5 Cont. Shrubs:	402
						#1 Cont. Grasses:	4,560
TAH Filing No 1 Tract D_1	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	8,633	3	3	22	#5 Cont. Shrubs:	108
						#1 Cont. Grasses:	329
TAH Filing No 1 Tract E_1	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	4,206	2	3	11	#5 Cont. Shrubs:	36
						#1 Cont. Grasses:	89
TAH Filing No 1 Tract H_1	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	34,079	9	29	86	#5 Cont. Shrubs:	291
						#1 Cont. Grasses:	599
TAH Filing No 1 Tract P_1	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	8,005	3	12	21	#5 Cont. Shrubs:	31
						#1 Cont. Grasses:	129
PP-08 Tract B_3	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	29,089	8	9	73	#5 Cont. Shrubs:	108
						#1 Cont. Grasses:	1,193
	Totals:	436,454	115	133	1,096	3,518	

NOTES:

1.) Only a Portion of TAH filing No. 1 Tract C, D, E, H, P is included in this submittal. Remainder of these Tracts to be in Future Filings.

2.) Only a Portion of SP-03 Tract A and C is included in this submittal. Refer to SP-03 for remainder of these Tracts.

3.) Only a Portion of PP-08 Tract B is included in the Tract Landscape. 60,058 SF or PP-08 Tract B is included in the Main Steet and 42nd Avenue Street Frontage Buffer as part of this submittal. 24,847 SF of PP-08 Tract B is included in the PP-08 Tract Landscape Table.

4.) Shrubs Replacing Trees: TAH Filing No. 1 Tract C - 380 Shrubs for 38 Trees

5.) 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.

WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Non-Irrigated (Temporary seed) (SF)	Non-Irrigated Area/ Pavement (SF)	Total Area (SF)
Unplatted Tract	3,710	3,796	-	1,899	9,405
SP-03 Tract A	5,308	69	-	-	5,377
SP-03 Tract C	4,407	3,013	-	-	7,420
PP-05 Tract C	6,739	4,957	-	350	12,046
PP-08 Tract B	65,448	18,068	-	5,631	89,147
PP-08 Tract G	32,751	15,069	-	-	47,820
PP-10 Tract A	7,363	4,189	-	66	11,618
PP-14 Tract J	3,383	1,356	-	-	4,739
PP-14 Tract K (Loop Lane)	-	129	-	-	129
PP-14 Tract M	9,284	3,988	-	-	13,272
PP-14 Tract N	5,980	3,010	-	2,490	11,480
PP-14 Tract P (Loop Lane)	-	520	-	-	520
PP-14 Tract Q	16,329	6,400	-	-	22,729
PP-14 Tract R	6,990	2,900	-	-	9,890
PP-14 Tract S (Loop Lane)	-	660	-	-	660
PP-14 Entrance (E. 41st Ave)	-	993	-	-	993
PP-14 Entrance (E. 38th Ave)	-	554	-	-	554
PP-14 Entrance (E. 42nd entrance)	-	1,481	-	-	1,481
PP-14 Tract U	8,348	2,932	-	-	11,280
PP-15 Tract A	9,703	3,413	-	-	13,116
PP-15 Tract K	7,008	2,686	-	979	10,673
TAH Filing No. 1 Tract B	35,178	7,762	-	2,842	45,782
TAH Filing No. 1 Tract C	232,863	28,042	15,874	176,324	453,103
TAH Filing No. 1 Tract D	8,294	-	-	339	8,633
TAH Filing No. 1 Tract E	13,034	1,905	-	1,488	16,427
TAH Filing No. 1 Tract F	6,192	1,812	-	1,343	9,347
TAH Filing No. 1 Tract H	19,655	6,053	-	8,671	34,379
TAH Filing No. 1 Tract P	5,483	2,270	-	252	8,005
ROW	182,556	510,735	-	2,013,075	2,706,366
Totals:	696,006	638,762	15,874	2,215,749	3,566,391

Notes:

1.) Total area for PP-14 Tracts K, P, and S just includes square footage of landscape shown within this submittal.

STREET FRONTAGE BUFFER

Street Frontage Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
Street Perimeter Buffer: RESERVE BLVD1 (1 Tree and 10 Shrubs per 40 LF)	579	15	66	145	#5 Cont Shrubs:	353
					#1 Cont Grasses:	993
Street Perimeter Buffer: 42ND AVENUE2,9 (1 Tree and 10 Shrubs per 40 LF)	1,758	44	141	440	#5 Cont Shrubs:	779
					#1 Cont Grasses:	2,553
Street Perimeter Buffer: 38TH PARKWAY3,8 (1 Tree and 10 Shrubs per 40 LF)	127	4	0	32	#5 Cont Shrubs:	56
					#1 Cont Grasses:	220
Street Perimeter Buffer: AURORA HIGHLANDS PKWY4,9 (1 Tree and 10 Shrubs per 40 LF)	1,175	30	43	294	#5 Cont Shrubs:	246
					#1 Cont Grasses:	4,387
Street Perimeter Buffer: MAIN STREET5 (1 Tree and 10 Shrubs per 40 LF)	3,554	89	148	889	#5 Cont Shrubs:	909
					#1 Cont Grasses:	4,509
Street Perimeter Buffer: DENALI BLVD6,9 (1 Tree and 10 Shrubs per 40 LF)	1,045	27	84	262	#5 Cont Shrubs:	178
					#1 Cont Grasses:	1,137
Street Perimeter Buffer: 26TH AVENUE7 (1 Tree and 10 Shrubs per 40 LF)	350	9	18	88	#5 Cont Shrubs:	141
					#1 Cont Grasses:	404
Totals:	8,589	218	500	2,150	7,396	

NOTES:

1.) 19,797 SF of PP-14 Tract Q, 9,805 SF of PP-14 Tract R, and 11,199 SF of PP-14 Tract U is included in the Reserve Boulevard Street Frontage Buffer.

2.) 26,347 SF of PP-08 Tract B, 22,602 SF of PP-08 Tract G, 4,739 SF of PP-14 Tract J, 12,961 SF of PP-14 Tract M, 11,480 SF of PP-14 Tract N, and 11,819 SF of PP-14 Tract Q is included in the 42nd Avenue Street Frontage Buffer. 11,682 SF of Tract B of TAH Filing No. 1 plat is included in the 42nd Avenue Street Frontage Buffer.

3.) 2,440 SF of TAH Filing No. 1 Tract E is included in the 38th Parkway Street Frontage Buffer.

4.) 13,532 SF of Tract B and 95,052 SF of Tract C of TAH Filing No. 1 plat is included in the Aurora Highlands Parkway Street Frontage Buffer. 4,798 SF of PP-05 Tract C is included in the Aurora Highlands Parkway Street Frontage Buffer.

5.) 43,435 SF of PP-08 Tract B, 11,618 SF of PP-10 Tract A, 13,173 SF of PP-15 Tract A, and 10,674 SF of PP-15 Tract K is included in the Main Street Frontage Buffer. 27,563 SF of Tract B, 8,672 SF of Tract E, and 7,966 SF of Tract F of TAH Filing No. 1 plat is included in the Main Street Frontage Buffer.

6.) 8,522 SF of Tract B of TAH Filing No. 1 plat is included in the Denali Boulevard Street Frontage Buffer. 34,489 SF of PP-08 Tract G and 7,248 SF of PP-05 Tract C is included in the Denali Boulevar Steet Frontage Buffer

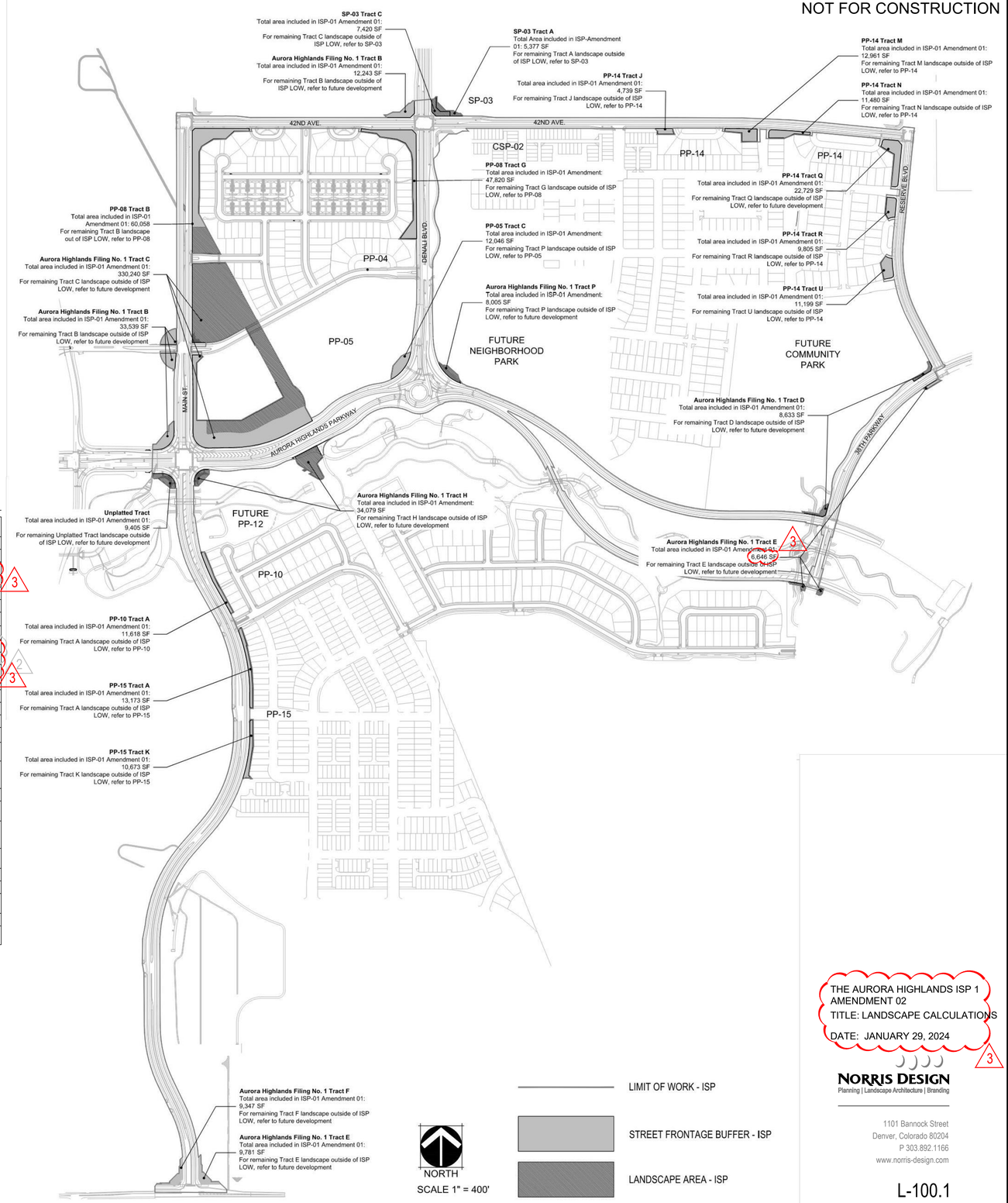
7.) 7,039 SF of Tract F and 7,500 SF of Tract E of TAH Filing No. 1 plat is included in the 26th Avenue Steet frontage buffer.

8.) Shrubs Replacing Trees: 38th Parkway - 40 Shrubs for 4 Trees.

9.) Refer to the approved CSP-01 and CSP-02 for Street Frontage Buffer calculations for a Portion of Denali, 42nd Avenue and Aurora Highlands Parkway.

10.) Street Frontage Buffers are minimum 20' and maximum 100' wide.

11.) 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.



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02

TITLE: LANDSCAPE CALCULATIONS

DATE: JANUARY 29, 2024

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L-100.1

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LANDSCAPE PLANT LIST

DECIDUOUS CANOPY TREES

(UNLESS OTHERWISE NOTED)

QTY.	XERIC RATING	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
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
95	XX	DKC	ESPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'DECAF'	2 1/2" CAL. B&B
162	XX	EOA	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL. B&B
133	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
136	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
209	X	MSS	STATESTREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL. B&B
12	X	RPM	CRIMSON SUNSET MAPLE	ACER TRUNCATUM X PLATANOIDES 'JFS-KW0'	2 1/2" CAL. B&B
1	X	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B
177	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
37	XX	YEL	AMERICAN YELLOWWOOD	CLADRASTIS KENTUKEA	2 1/2" CAL. B&B

EVERGREEN TREES

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

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

QTY.	XERIC RATING	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
1082	XXX	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.
167	X	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	#5 CONT.
236	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.
152	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.
474	XXX	PEG	GLOBE PEASHRUB	CARAGANA FRUTEX GLOBOSA	#5 CONT.
552	XX	RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	#5 CONT.
81	XXX	RDW	DWARF RABBITBRUSH	CHRYSOTHAMNUS, 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

QTY.	XERIC RATING	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
172	XXX	FER	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	#5 CONT.
230	XX	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
414	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.
163	XX	YTD	YELLOW TWIG DOGWOOD	CORNUS SERICEA FLAVIRAMEA	#5 CONT.

DECIDUOUS SHRUBS - 7'-9' SPREAD

QTY.	XERIC RATING	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
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.
62	XX	GNI	GOLDEN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	#5 CONT.
45	XX	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	#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

QTY.	XERIC RATING	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
73	XXX	CHI	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.
249	XXX	MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.
211	XX	MSL	SLOW MOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONT.
130	XXX	YFI	ADAM'S NEEDLE YUCCA FILAMENTOSA	YUCCA FILAMENTOSA	#5 CONT.
81	XXX	YBE	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.

EVERGREEN SHRUBS - 5'- 7' SPREAD

QTY.	XERIC RATING	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
73	X	CCB	CORAL BEAUTY COTONEASTER	CYTISUS DAMMERI 'CORAL BEAUTY'	#5 CONT.
56	X	PHC	HILLSIDE CREEPING PINE	PINUS SYLVESTRIC 'HILLSIDE CREEPER'	#5 CONT.
68	X	OGH	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	#5 CONT.
21	X	GSP	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

QTY.	XERIC RATING	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
3894	X	AMG	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSUS 'ADAGIO'	#1 CONT.
873	X	APG	UNDAUNTED ALPINE PLUME GRASS	ACHNATHERUM CALAMAGROSTIS 'PUND02S'	#1 CONT.
825	XX	BLG	BLUE LYME GRASS	LEYMUS ARENARIUS	#1 CONT.
7859	X	FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.
5805	XXX	GBA	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.
3484	XXX	GHM	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.
3352	XXX	GRM	MUHLY GRASS	MUHLENBERGIA HYBRIDS	#1 CONT.
340	XXX	GSG	GIANT SACATON GRASS	SPOROBOLUS WRIGHTII	#1 CONT.
2316	X	HFB	LITTLE BUNNY HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	#1 CONT.
1000	X	HFG	DWARF HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
1201	XXX	HLB	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'	#1 CONT.
2076	XXX	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.
1179	XXX	MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	#1 CONT.
15	X	PAH	HARDY PAMPAS GRASS	ERIANTHUS RAVENNAE	#1 CONT.
6048	XXX	PDG	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.
2860	XXX	RSG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.

PERENNIALS

QTY.	XERIC RATING	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
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.
2102	XX	DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.
100	XX	IRG	GERMAN BEARDED IRIS	IRIS GERMANICA	#1 CONT.
567	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.
789	XX	SMN	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	#1 CONT.
306	XX	BCL	CLUSTERED BELL FLOWER	CAMPANULA GLOMERATA	#1 CONT.
572	XX	BES	BLACK EYED SUSAN	RUDBEKIA FULGIDA 'GOLDSTURM'	#1 CONT.
56	X	HSU	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONT.
31	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: JANUARY 29, 2024

3

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MATCHLINE — SEE LEFT

MATCHLINE — SEE RIGHT

MATCHLINE — SEE SHEET L-213

MATCHLINE — SEE SHEET L-200.1

MATCHLINE — SEE SHEET L-201

MATCHLINE — SEE SHEET L-200.1

PA-11 RES

PA-14 RES

PA-17 RES

PA-22 CAC

PA-19 RES

PA-18 RES

PA-26 RES

42ND AVENUE

E. 39TH PLACE

MAIN STREET

PHASE A

PHASE B

SIGHT LINE, TYP.

FUTURE ROADWAY CONNECTION. FUTURE ACCESS POINT SHALL BE DESIGNED, REVIEWED, AND APPROVED PER FUTURE SITE PLAN

UTILITY EASEMENT RE: CIVIL

SIGHT TRIANGLE, TYP.

ANNUALS

42ND AVE. BUFFER MAX. 100.0'

MAIN ST. BUFFER MAX. 100.0'

ENLARGEMENT AREA, SEE L-225

RE: PP-08 CN 2020-4016-00

MASONRY FENCE TYP.

ENHANCED MASONRY COLUMN, TYP.

UTILITY EASEMENT RE: CIVIL

PROPOSED R.O.W

LIMIT OF WORK

MAIN ST. BUFFER MIN. 46.4'

STREET LIGHT TYP., RE: CIVIL

STEEL EDGER TYP.

SPLASH BLOCK DETAIL TYP.

50.0' U.E.

70.0' U.E.

MAIN ST. BUFFER MIN. 46.4'

MAIN ST. BUFFER MAX. 99.9'

FUTURE TRAIL CONNECTION

EROSION CONTROL MIX, REFER TO CIVIL (TYP.)

CRUSHER FINES, TYP.

PP-08 TRACT B

LIMIT OF WORK

TRAIL CROSSING, RE:PP-08

ENHANCED MASONRY COLUMN, TYP.

APPROVED ROADWAY CONNECTION, RE: PP-08 CN 2020-4016-00

14' CONCRETE WALK, RE: CIVIL

SPLASH BLOCK DETAIL TYP.

STREET LIGHT TYP., RE: CIVIL

METAL FENCE TYP.

TEMPORARY SPORTS TURF FIELD TO BE REVISED WITH THE APPROVED NEIGHBORHOOD PARK APPLICATION. RE: THE AURORA HIGHLANDS NEIGHBORHOOD PARK NO 2 - SITE PLAN, CN 2022-4004-00

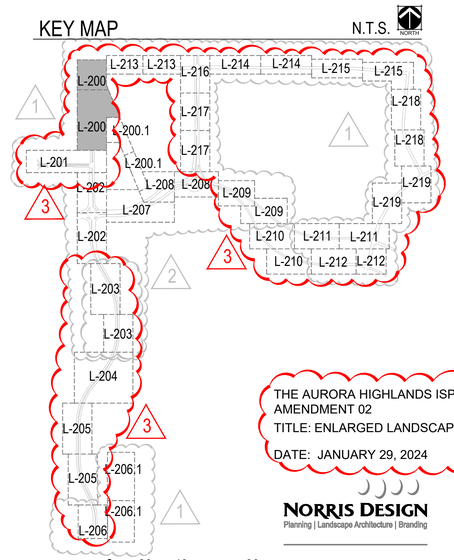
THE AURORA HIGHLANDS FILING NO. 1 TRACT C

SIGHT TRIANGLE

LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- INS — IRRIGATED NATIVE SEED
- TNS — TEMPORARILY IRRIGATED NATIVE SEED
- MT — IRRIGATED MANICURED TURF
- LMT — LOW MAINTENANCE TURF
- ANNUALS WITH GORILLA HAIR SHREDDED LANDSCAPE MULCH
- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
  - MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
- DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS CANOPY TREE FOR MITIGATION
- ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

KEY MAP N.T.S.



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02
TITLE: ENLARGED LANDSCAPE PLAN
DATE: JANUARY 29, 2024

NORRIS DESIGN
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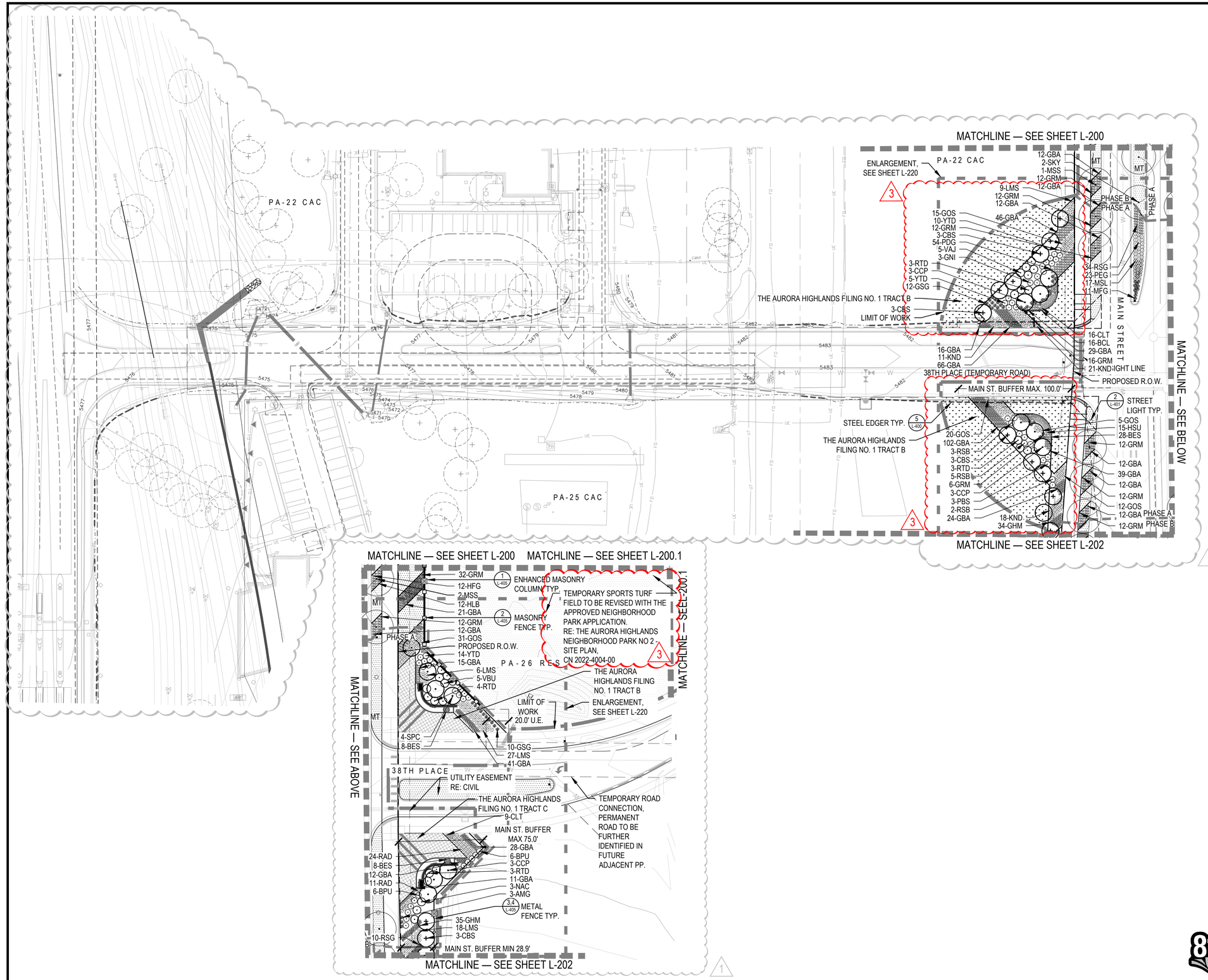
NORTH

SCALE 1" = 40'

L-200

NOT FOR CONSTRUCTION



LEGEND

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- COBBLE
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- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
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- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
  - MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
- DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
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- ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
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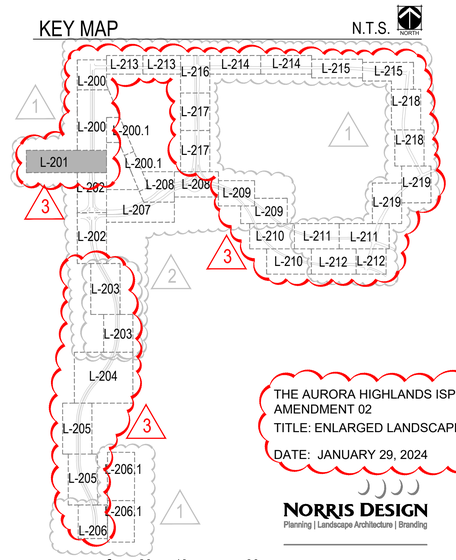
KEY MAP N.T.S.



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811

NORTH

0 20 40 80
SCALE 1" = 40'

L-201

NOT FOR CONSTRUCTION

MATCHLINE — SEE SHEET L-202

MATCHLINE — SEE LEFT

MATCHLINE — SEE RIGHT

MATCHLINE — SEE SHEET L-204

MAIN STREET

PHASE B

PHASE A

PA-54 MEDICAL CAMPUS

PA-52 RES

PP-10 TRACT

PP-15 TRACT A

PP-15 TRACT K

E. 34TH AVENUE

E. RIVER FRONT DRIVE

MAIN ST. BUFFER MIN. 22.0'

MAIN ST. BUFFER MAX. 25.8'

MAIN ST. BUFFER MIN. 21.5'

MAIN ST. BUFFER MAX 56.7'

FUTURE ROADWAY CONNECTION. FUTURE ACCESS POINT SHALL BE DESIGNED, REVIEWED, AND APPROVED PER FUTURE SITE PLAN

FUTURE TRAIL CONNECTION

RE: PP-10 CN 2020-4015-00

RE: PP-15, CN 2020-4023-00

APPROVED ROADWAY CONNECTION, RE: PP-10, CN 2020-4015-00

APPROVED ROADWAY CONNECTION, RE: PP-15, CN 2020-4023-00

FUTURE ROADWAY CONNECTION, RE: FILING 22

SIGHT LINES TYP.

STREET LIGHT TYP., RE: CIVIL

EROSION CONTROL MIX, REFER TO CIVIL (TYP.)

UTILITY EASEMENT RE: CIVIL

SPLASH BLOCK DETAIL TYP.

STEEL EDGER TYP.

14' CONCRETE WALK, RE: CIVIL

PROPOSED R.O.W

LIMIT OF WORK

MASONRY FENCE TYP.

ENHANCED MASONRY COLUMN, TYP.

BOULDER RETAINING WALL, TYP.

LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
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- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
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- DECIDUOUS CANOPY TREE FOR MITIGATION
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- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

KEY MAP

N.T.S.

L-200, L-200.1, L-201, L-202, L-203, L-204, L-205, L-206, L-206.1, L-207, L-208, L-209, L-210, L-211, L-212, L-213, L-214, L-215, L-216, L-217, L-218, L-219

811

NORTH

0 20 40 80

SCALE 1" = 40'

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NOT FOR CONSTRUCTION

MATCHLINE — SEE SHEET L-203

P A - 5 4
MEDICAL CAMPUS

P A - 5 7
CORPORATE
C A M P U S

1-EOA
24-LBG
4-DKC
5-DKC

1-EOA
24-LBG
13-BMS
7-MPA
3-DKC

PROPOSED R.O.W
LIMIT OF WORK

UTILITY EASEMENT
RE: CIVIL

P A - 5 2 R E S

P A - 5 8
NBHD PARK

PHASE B
PHASE A
MAIN STREET

8-GHM
2-DKC
8-LBG
8-GHM
12-PDG
12-BLG
3-MSS

14-YFI
8-GHM
2-DKC

8-LBG
8-GHM
26-RSA

5 L-401 STEEL EDGER TYP.

3-MSS
12-BLG
12-PDG
12-BLG
12-PDG

EROSION CONTROL MIX,
REFER TO CIVIL (TYP.)
12-PDG
12-BLG

SPLASH BLOCK DETAIL TYP. 4 L-401

8-GHM
6-ESE
8-LBG
14' CONCRETE WALK, RE: CIVIL
8-GHM

12-BLG
12-PDG

2 L-401 STREET LIGHT TYP., RE: CIVIL

8-GHM
7-ESE
8-LBG
8-GHM

APPROVED ROADWAY CONNECTION,
WARM SPRINGS AT THE AURORA
HIGHLANDS SITE PLAN,
CN 2022-6031-00

3

12-GBA
12-GRM
12-HFG
12-HLB

12-GRM
12-GBA
12-GRM
12-GBA

12-HFG
5-MSS
12-HLB
47-RSA
12-YFI
MAINTENANCE
DRIVE, TYP. RE: CIVIL

12-GBA
12-GRM
2-ESE

12-HFG
12-HLB

APPROVED ROADWAY CONNECTION,
THE AURORA HIGHLANDS PRELIMINARY PLAT NO 9,
CN 2020-6029-00

WARM SPRINGS AVE

12-HFG
12-HLB
5-SKY
12-HFG
12-HLB
UTILITY EASEMENT
RE: CIVIL

12-GRM
12-GBA
12-GRM
3-ESE
12-GBA
12-GRM

12-HFG
12-HLB
12-HFG
12-HLB
13-MPA
26-BMS
8-GHM

12-GBA
12-GRM
12-GBA
12-GRM
12-GBA

8-LBG
6-HAC
8-GHM

12-HLB

3-HAC

12-HFG
12-HLB
12-HFG
12-HLB
2-MSS
12-HFG

13-YFI
26-RSA
24-GHM

8-GHM
2-DKC
8-LBG
8-GHM

PA-61 OPEN SPACE /
D E T E N T I O N

3-HAC
UTILITY EASEMENT RE: CIVIL
MAINTENANCE
DRIVE, TYP. RE: CIVIL

MATCHLINE — SEE SHEET L-205

MATCHLINE — SEE SHEET L-207

LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- INS — IRRIGATED NATIVE SEED
- MT — IRRIGATED MANICURED TURF
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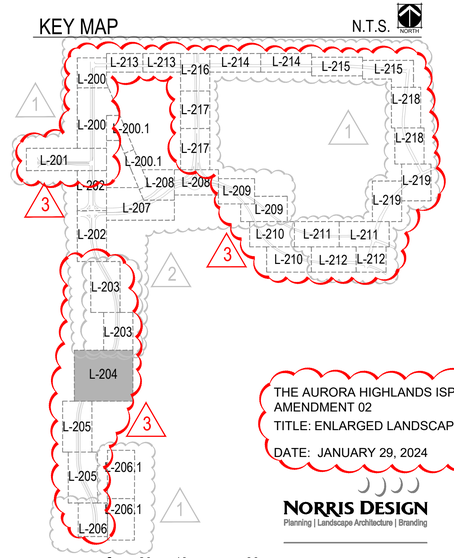
- TNS — TEMPORARILY IRRIGATED NATIVE SEED (1)
- ANNUALS WITH GORILLA HAIR SHREDDED LANDSCAPE MULCH
- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL (1)
- EXISTING CANOPY TREE TO REMAIN (1)
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
  - MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
- DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
- M — DECIDUOUS CANOPY TREE FOR MITIGATION
- ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

KEY MAP N.T.S.



THE AURORA HIGHLANDS ISP 1
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NORTH

0 20 40 80
SCALE 1" = 40'

NOT FOR CONSTRUCTION

MATCHLINE — SEE SHEET L-204

MATCHLINE — SEE LEFT

4-EOA
3-EOA
1-HAC
1-HAC
24-GHM
4-EOA
14' CONCRETE WALK, RE: CIVIL
STEEL EDGER TYP. (5 / L-400)
24-LBG
13-MPA
26-BMS
3-YEL
MAINTENANCE DRIVE, TYP. RE: CIVIL
4-YEL
5-YEL
24-LBG
P A - 5 7 CORPORATE C A M P U S
UTILITY EASEMENT RE: CIVIL
P A - 6 1 OPEN SPACE / D E T E N T I O N
8-GHM
2-DKC
8-LBG
20-RSA
13-YFI
8-GHM
12-PDG
2-MSS
12-BLG
UTILITY EASEMENT RE: CIVIL
SPLASH BLOCK DETAIL TYP. (4 / L-402)
4-SKY
8-GHM
2-DKC
8-LBG
8-GHM
12-BLG
12-PDG
UTILITY EASEMENT RE: CIVIL
12-BLG
12-PDG
8-HFG
8-HFB
8-HFG
6-MPA
9-DDY
2-MSS
12-BLG
12-PDG
EROSION CONTROL MIX, REFER TO CIVIL (TYP.)
FUTURE ROADWAY CONNECTION
LIMIT OF WORK
PROPOSED R.O.W
MAIN STREET
PHASE B
PHASE A
8-GHM
2-DKC
8-LBG
8-GHM
2-HAC
8-GHM
2-DKC
8-LBG
8-GHM
20-DDY
9-MPA
8-HFG
2-DKC
8-HFB
8-HFG
12-HFG
2-MSS
12-HLB
12-HLB
3-MSS
12-HFG
12-HLB
12-HFG
STREET LIGHT TYP., RE: CIVIL (2 / L-401)
12-HLB
12-HFG
12-HLB
12-HFG
8-GHM
2-DKC
8-LBG
8-GHM
13-BMS
7-MPA
1-EOA
8-LBG
1-DKC
8-GHM
MATCHLINE — SEE RIGHT

4-EOA
4-EOA
3-EOA
24-LBG
26-RSA
24-LBG
14-YFI
5-DKC
5-DKC
P A - 6 1 OPEN SPACE / D E T E N T I O N
P A - 6 4 R E S
PHASE B
PHASE A
5-DKC
24-GHM
6-HAC
EROSION CONTROL MIX, REFER TO CIVIL (TYP.)
24-GHM
19-BMS
14-MPA
4-HAC
3-HAC
UTILITY EASEMENT RE: CIVIL
MAIN STREET
19-RSA
14-YFI
5-EOA
24-LBG
24-LBG
4-EOA
4-EOA
UTILITY EASEMENT RE: CIVIL
8-GHM
2-DKC
8-LBG
FUTURE ROADWAY CONNECTION. FUTURE ACCESS POINT SHALL BE DESIGNED, REVIEWED, AND APPROVED PER FUTURE SITE PLAN
8-HFB
8-MPA
14-PDG
27-BCL
26-BMS
14-MPA
P A - 5 7 CORPORATE C A M P U S
PA-63 COMMERCIAL
7-SKY
8-GHM
12-BLG
3-MSS
12-PDG
STREET LIGHT TYP., RE: CIVIL (2 / L-401)
12-BLG
12-PDG
12-BLG
12-PDG
8-GHM
2-DKC
8-LBG
8-GHM
STEEL EDGER TYP. (5 / L-400)
14' CONCRETE WALK, RE: CIVIL
PROPOSED R.O.W
LIMIT OF WORK
FUTURE ROADWAY CONNECTION
LIMIT OF WORK
PROPOSED R.O.W
29-BCL
24-PDG
6-MPA
8-HFB
8-LBG
2-DKC
8-GHM
2-SKY
SPLASH BLOCK DETAIL TYP. (4 / L-401)
MATCHLINE — SEE SHEET L-206

MATCHLINE — SEE SHEET L-207

LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- INS — IRRIGATED NATIVE SEED
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- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
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- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
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- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL (1)
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
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  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
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- EXISTING CANOPY TREE TO BE REMOVED
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- M — DECIDUOUS CANOPY TREE FOR MITIGATION
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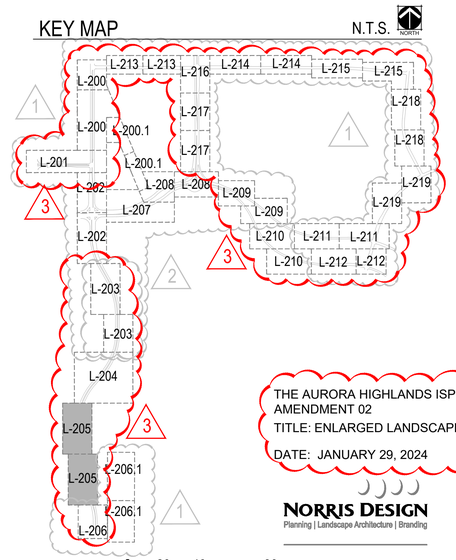

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NORTH

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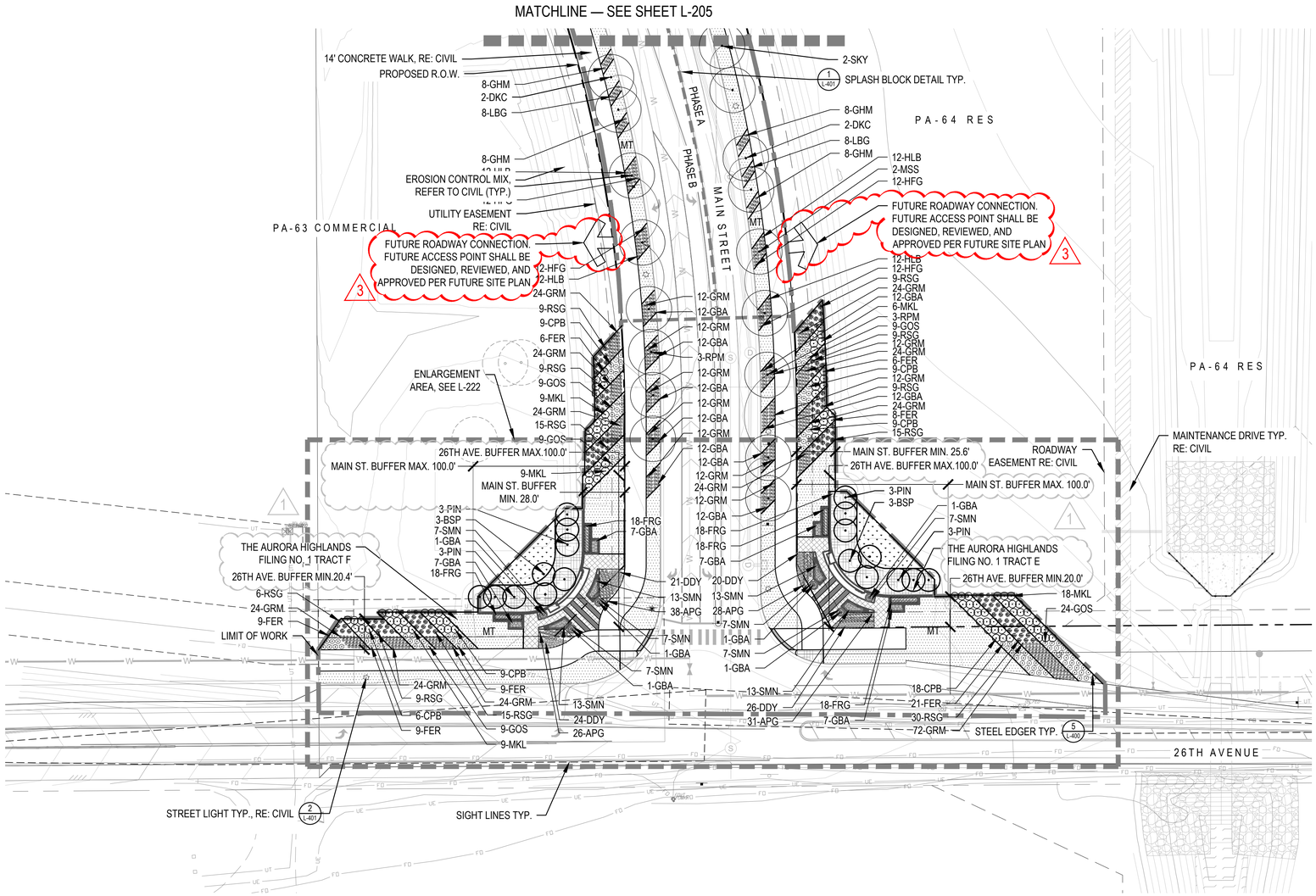

MATCHLINE — SEE SHEET L-207

LEGEND

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- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
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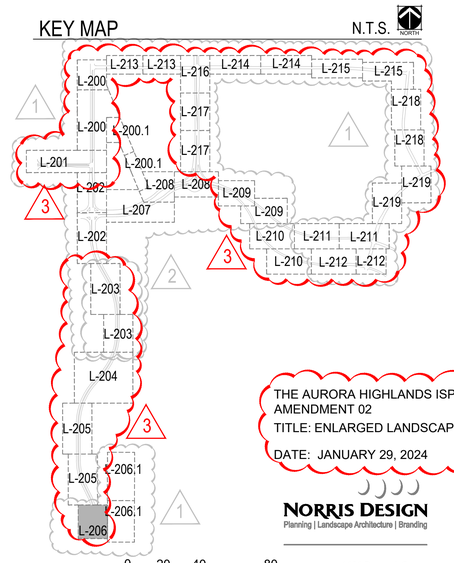

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SCALE 1" = 40'

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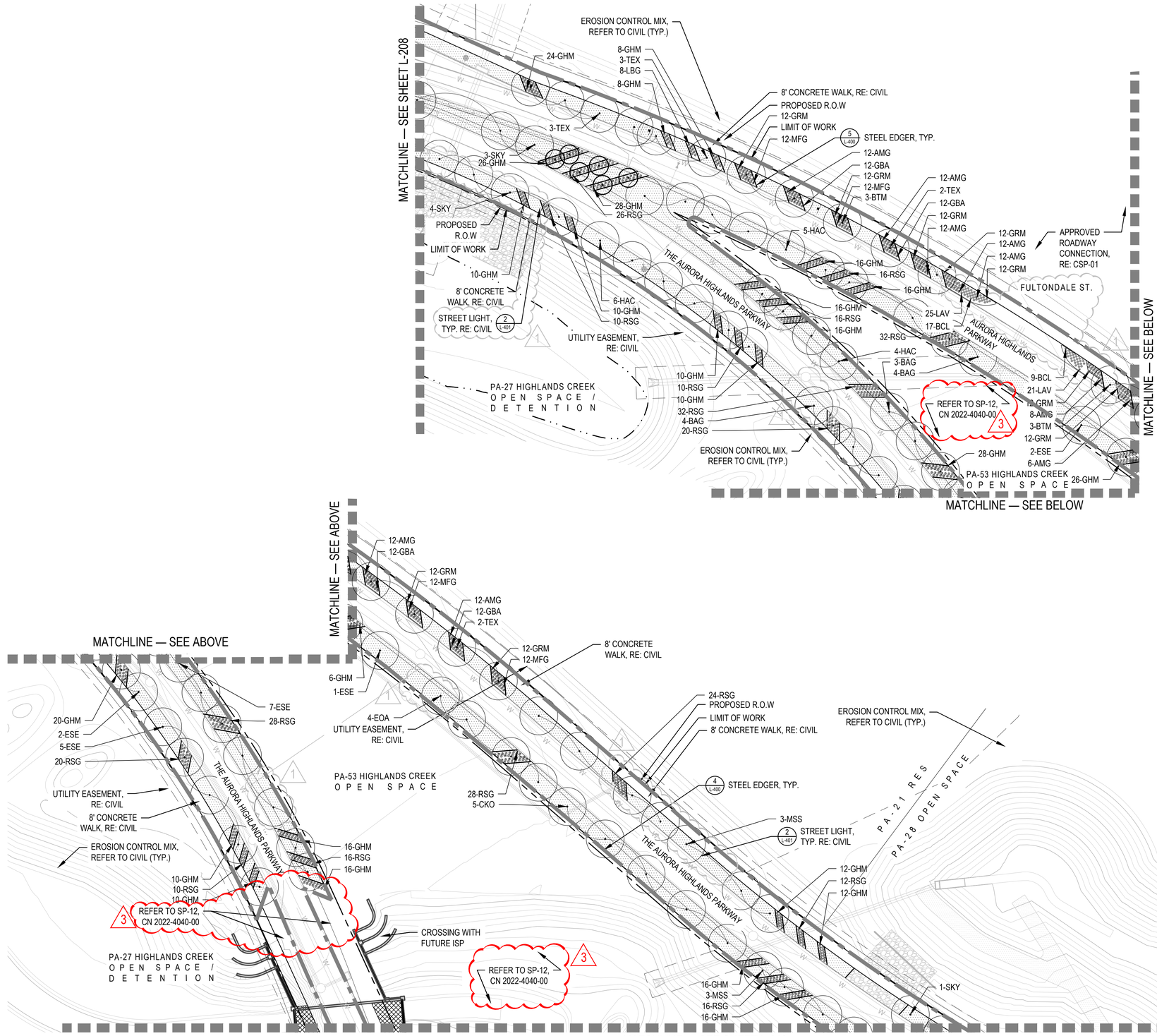
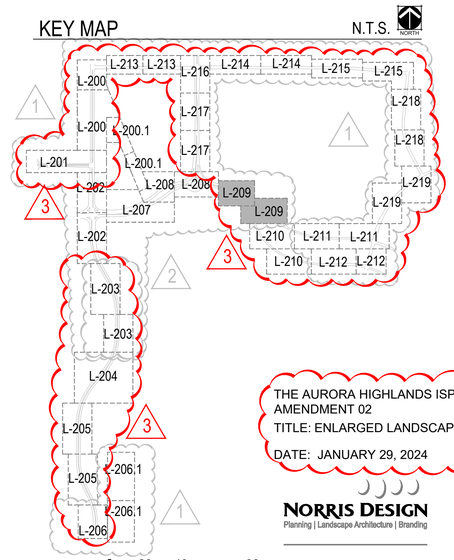


LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- IRRIGATED NATIVE SEED
- TNS TEMPORARILY IRRIGATED NATIVE SEED
- IRRIGATED MANICURED TURF
- LOW MAINTENANCE TURF
- ANNUALS WITH GORILLA HAIR SHREDDED LANDSCAPE MULCH
- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
  - MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
- DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
- M DECIDUOUS CANOPY TREE FOR MITIGATION
- ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

KEY MAP N.T.S.



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02
TITLE: ENLARGED LANDSCAPE PLAN
DATE: JANUARY 29, 2024

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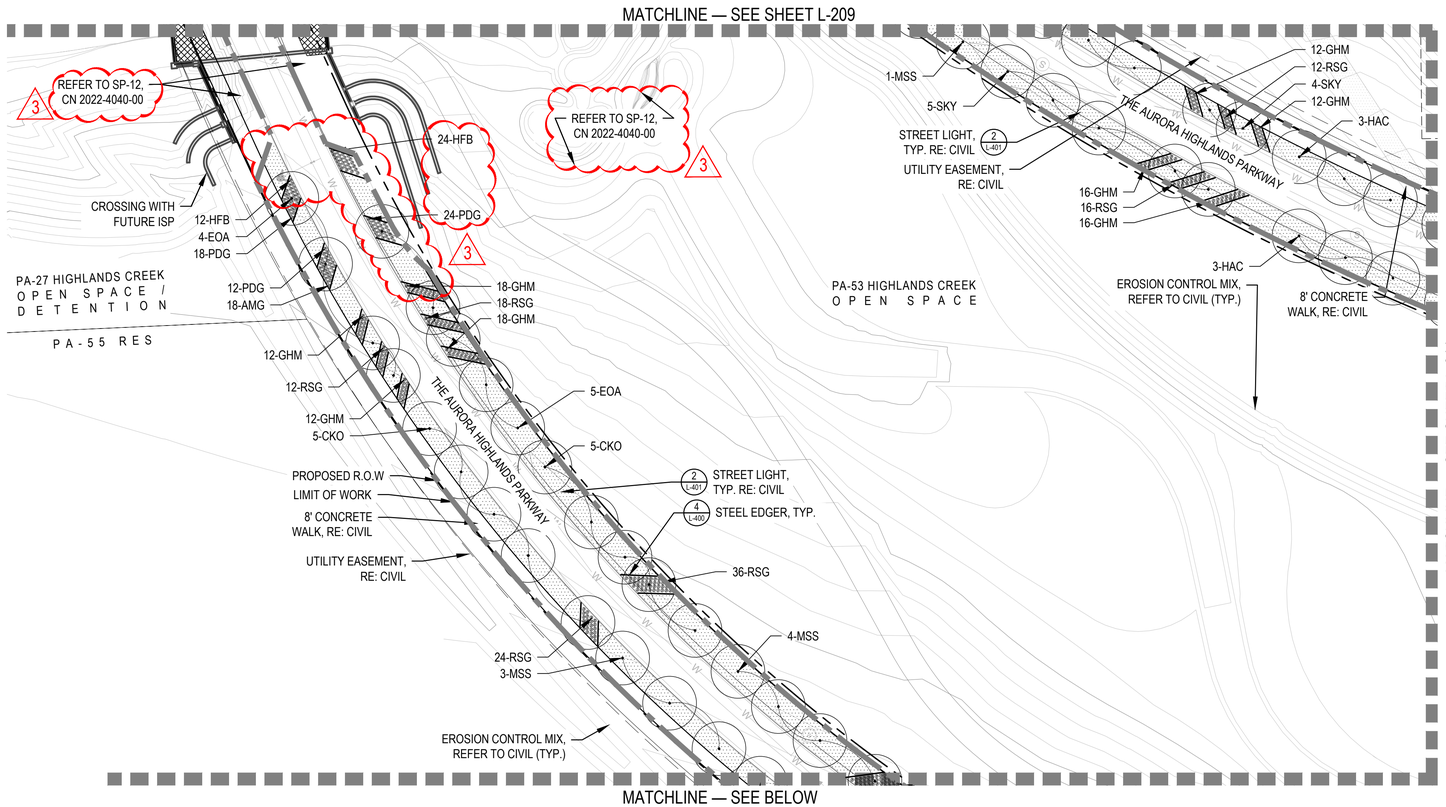
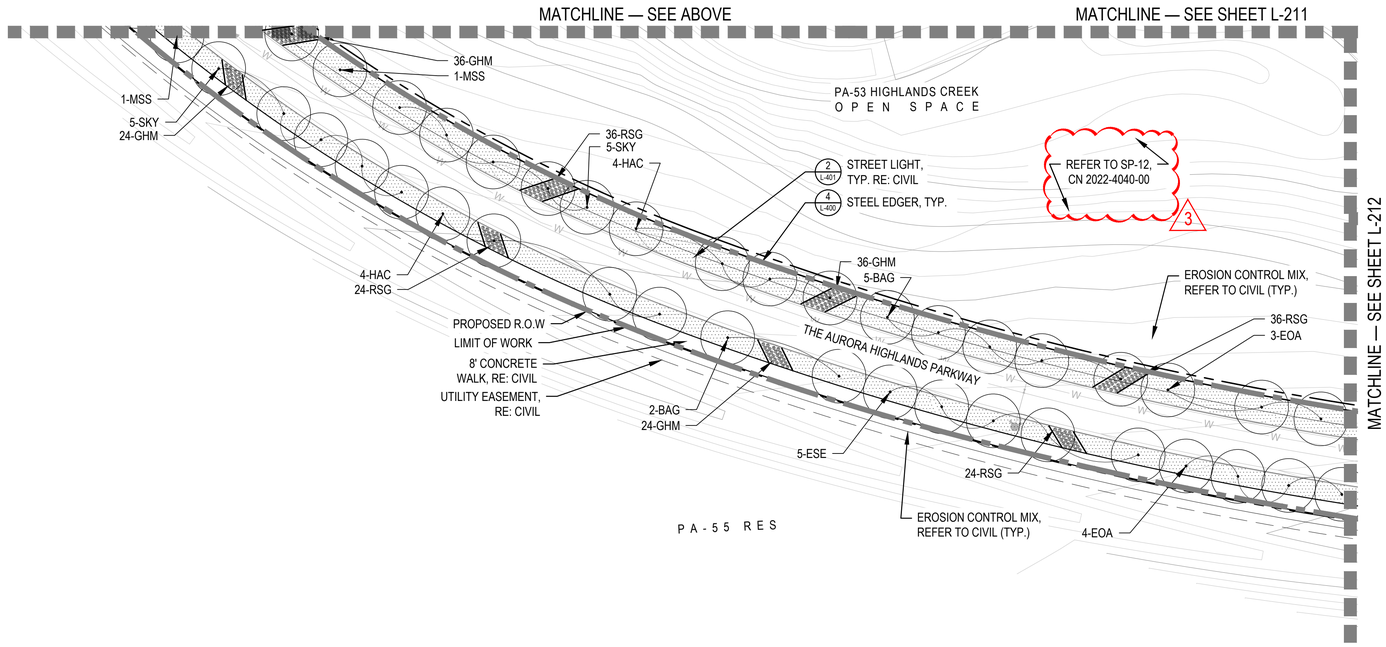
811

NORTH

0 20 40 80
SCALE 1" = 40'

NOT FOR CONSTRUCTION





MATCHLINE — SEE SHEET L-207

LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- IRRIGATED NATIVE SEED
- IRRIGATED MANICURED TURF
- LOW MAINTENANCE TURF
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- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
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- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
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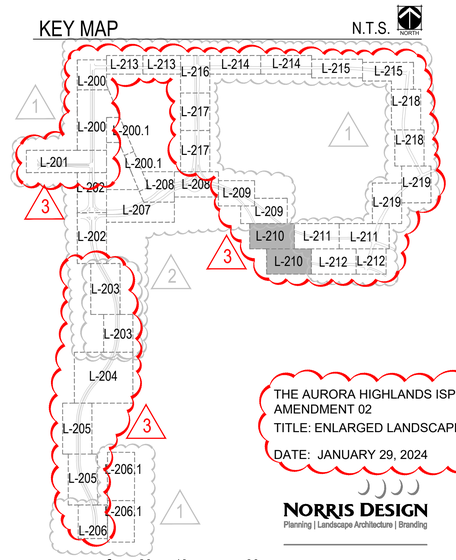
- PERENNIALS (DETAIL 4, SHEET L-400)

TNS TEMPORARILY IRRIGATED NATIVE SEED

KEY MAP N.T.S.



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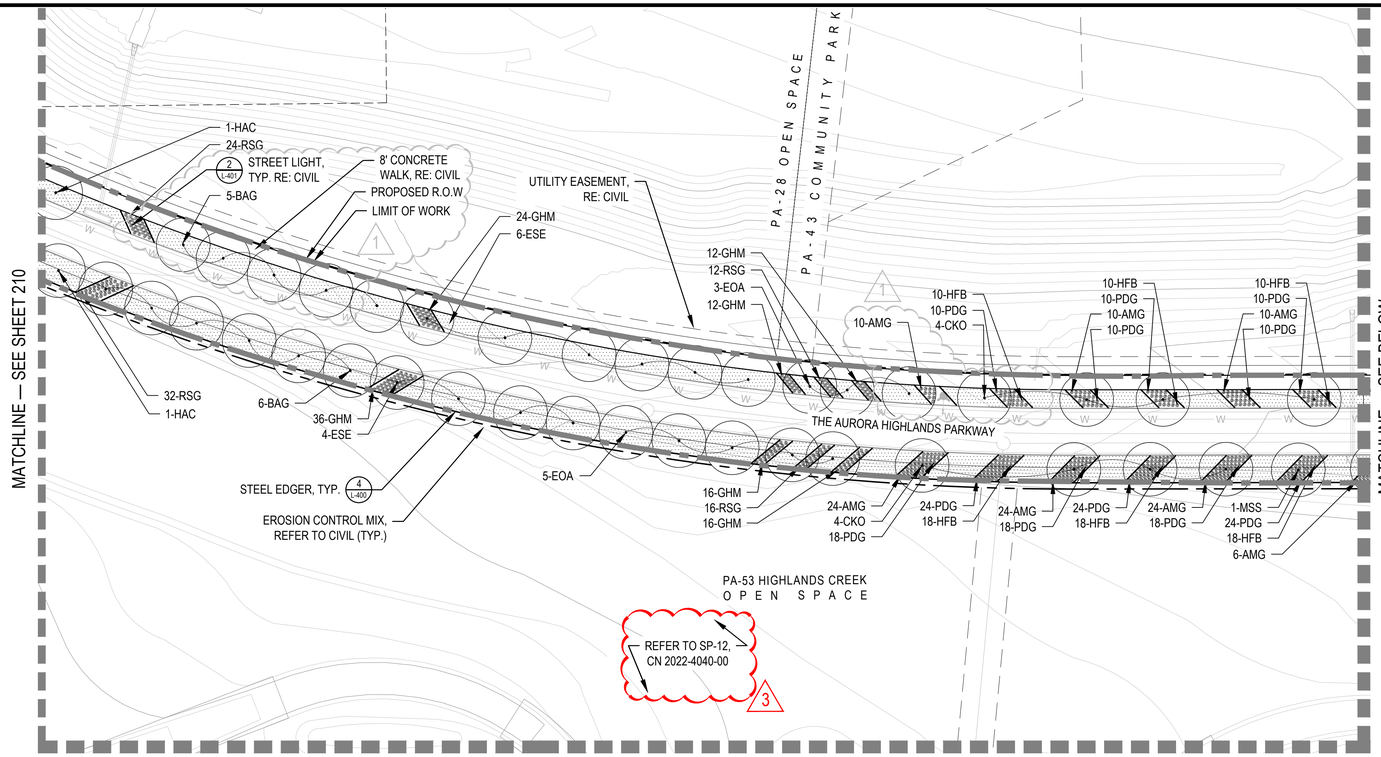
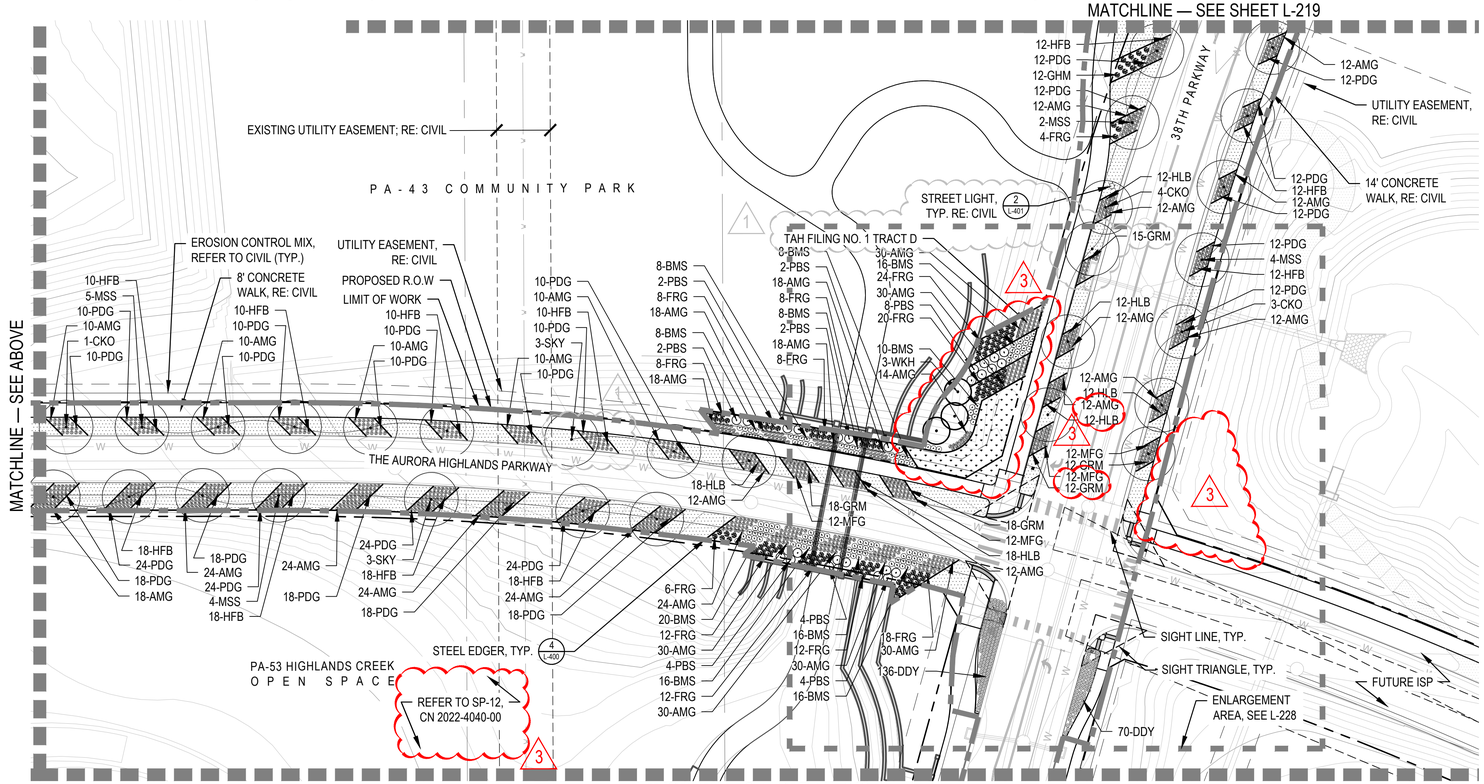
NORTH

0 20 40 80
SCALE 1" = 40'

NOT FOR CONSTRUCTION





LEGEND

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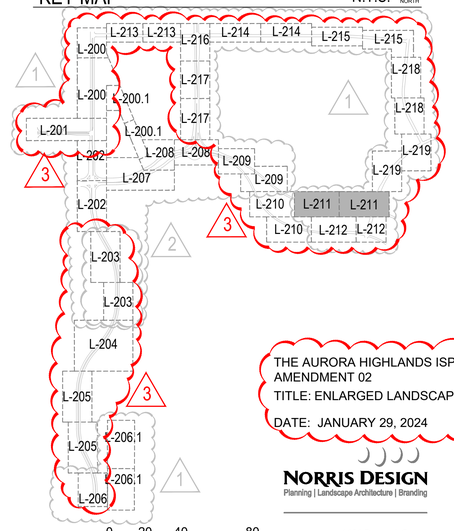
KEY MAP N.T.S.



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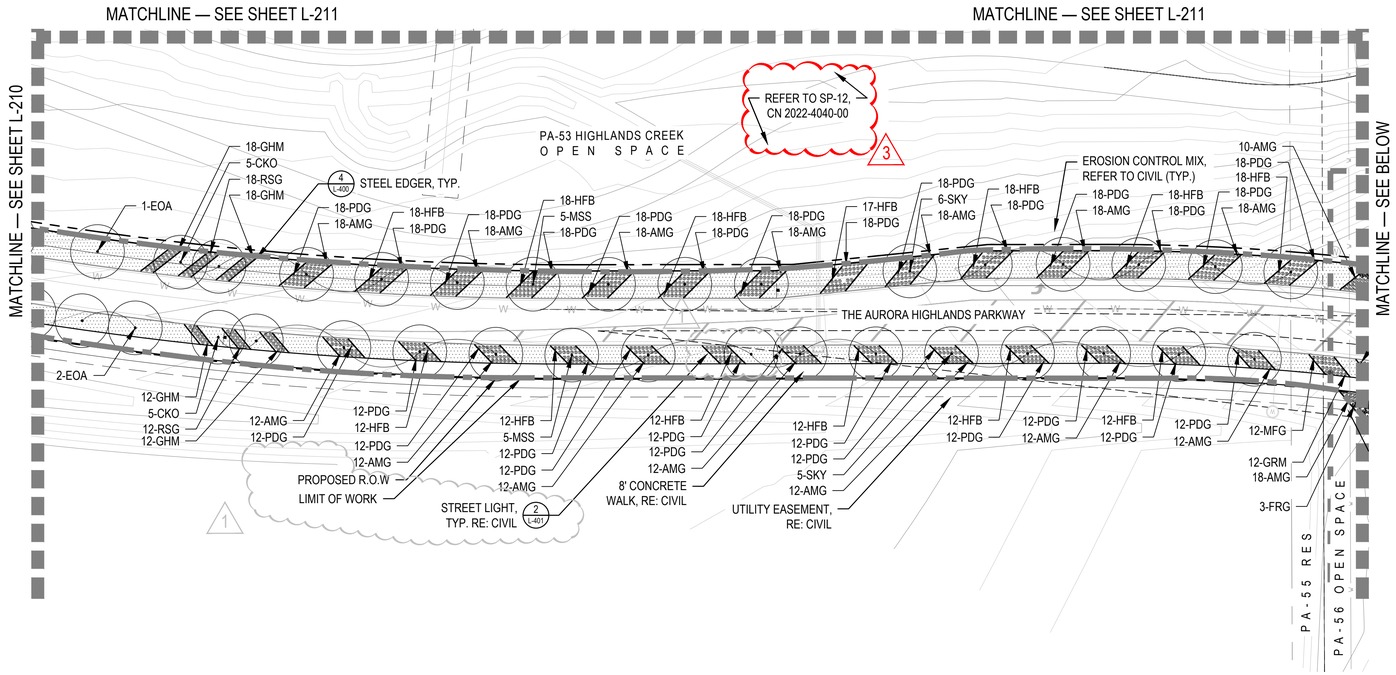
NORTH

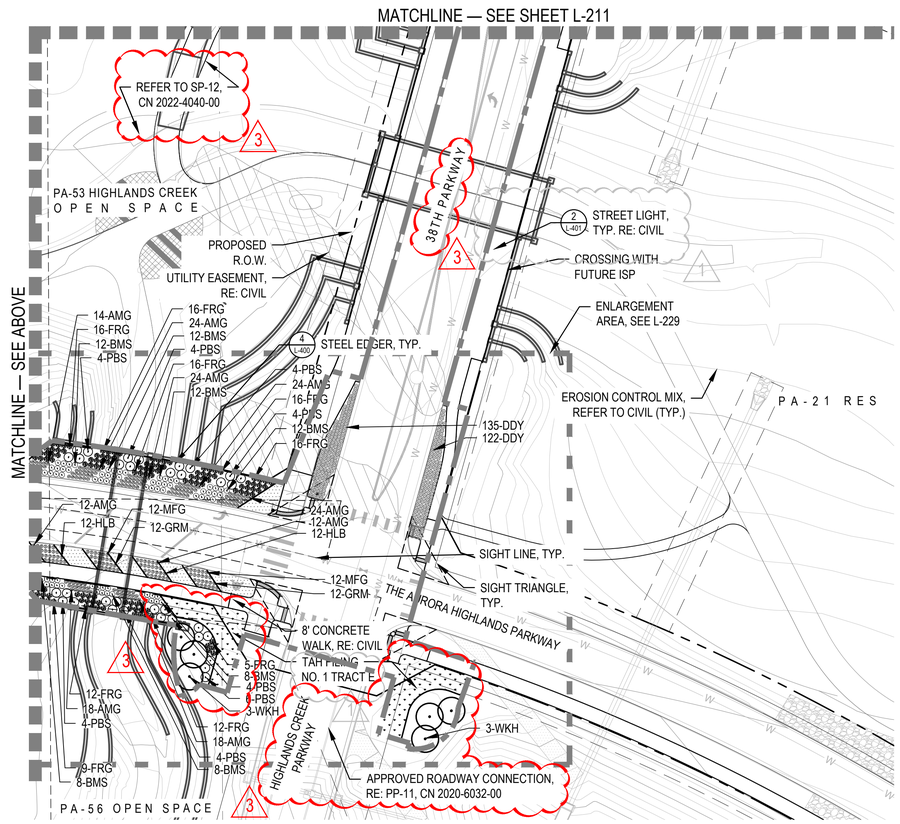
0 20 40 80

SCALE 1" = 40'

L-211

NOT FOR CONSTRUCTION





LEGEND

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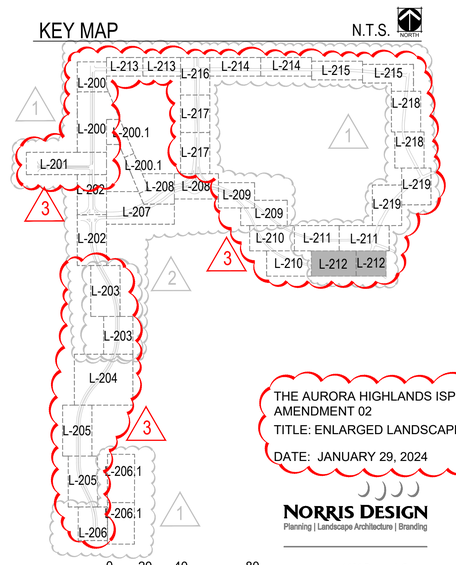

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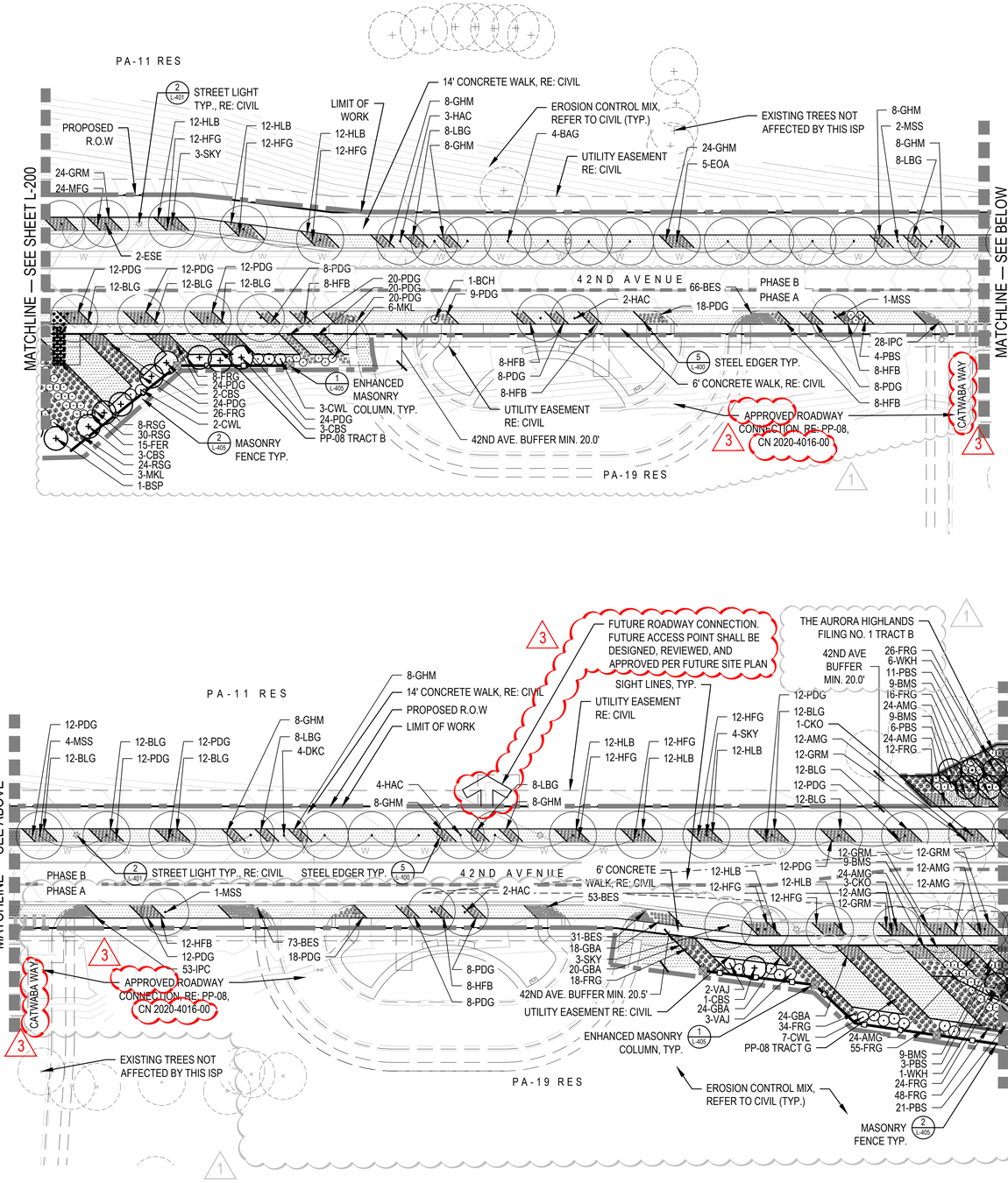
811

NORTH

0 20 40 80
SCALE 1" = 40'

NOT FOR CONSTRUCTION



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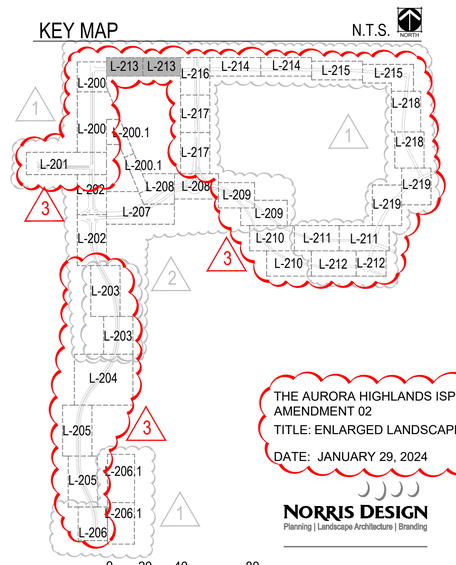

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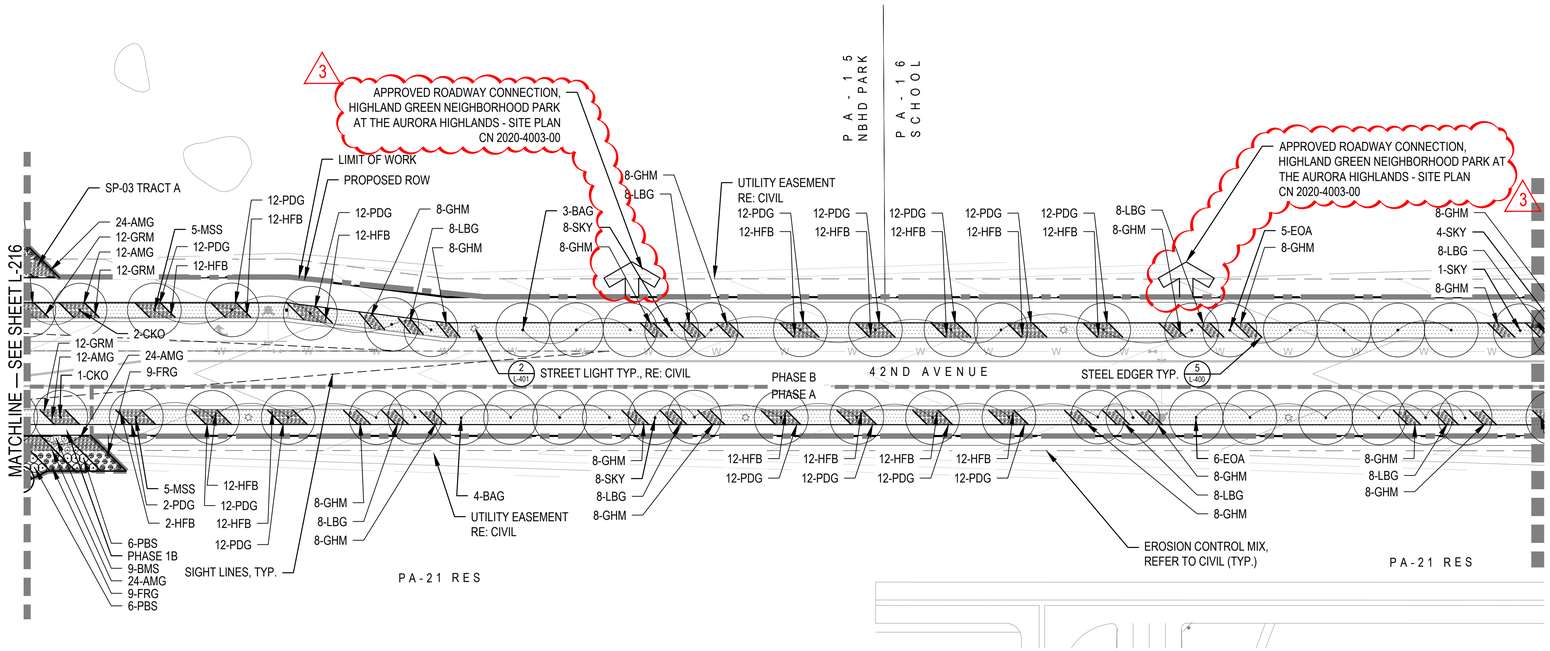
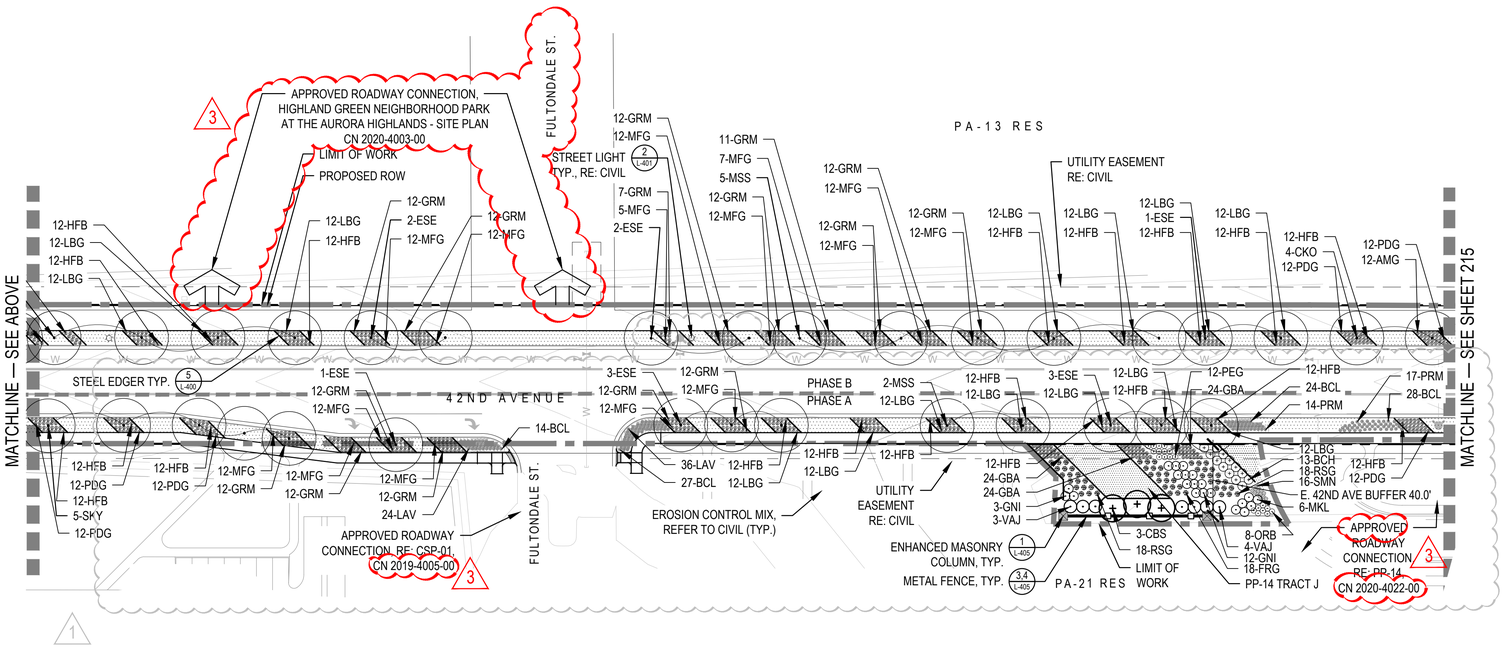
NORTH

0 20 40 80
SCALE 1" = 40'

NOT FOR CONSTRUCTION





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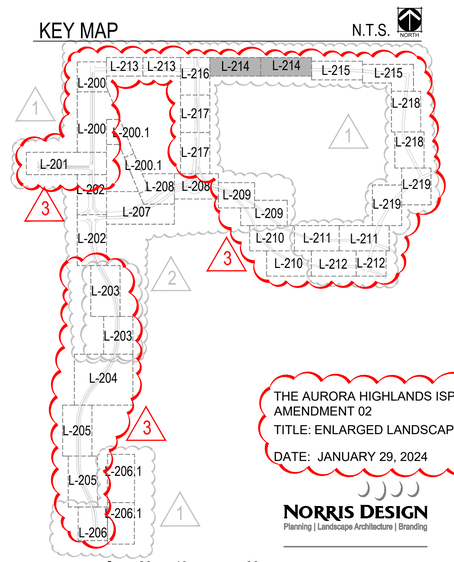

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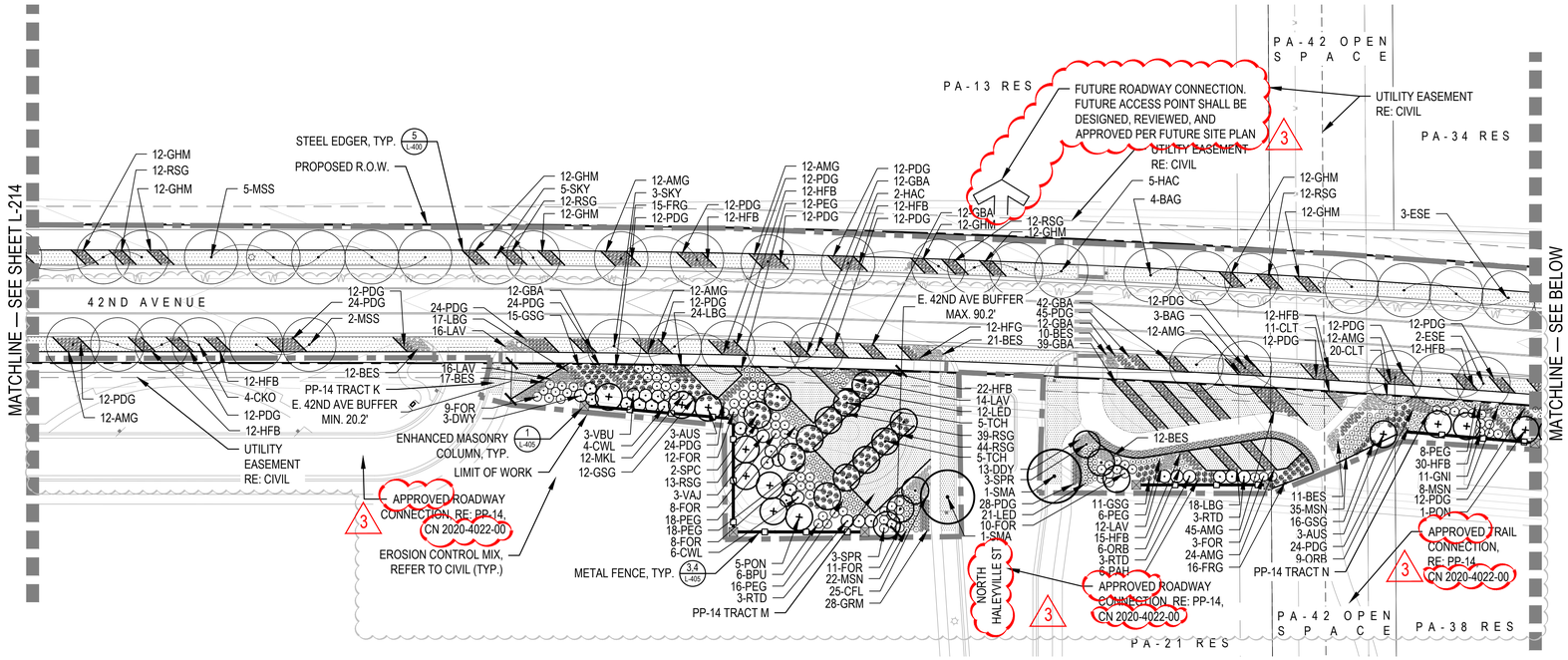
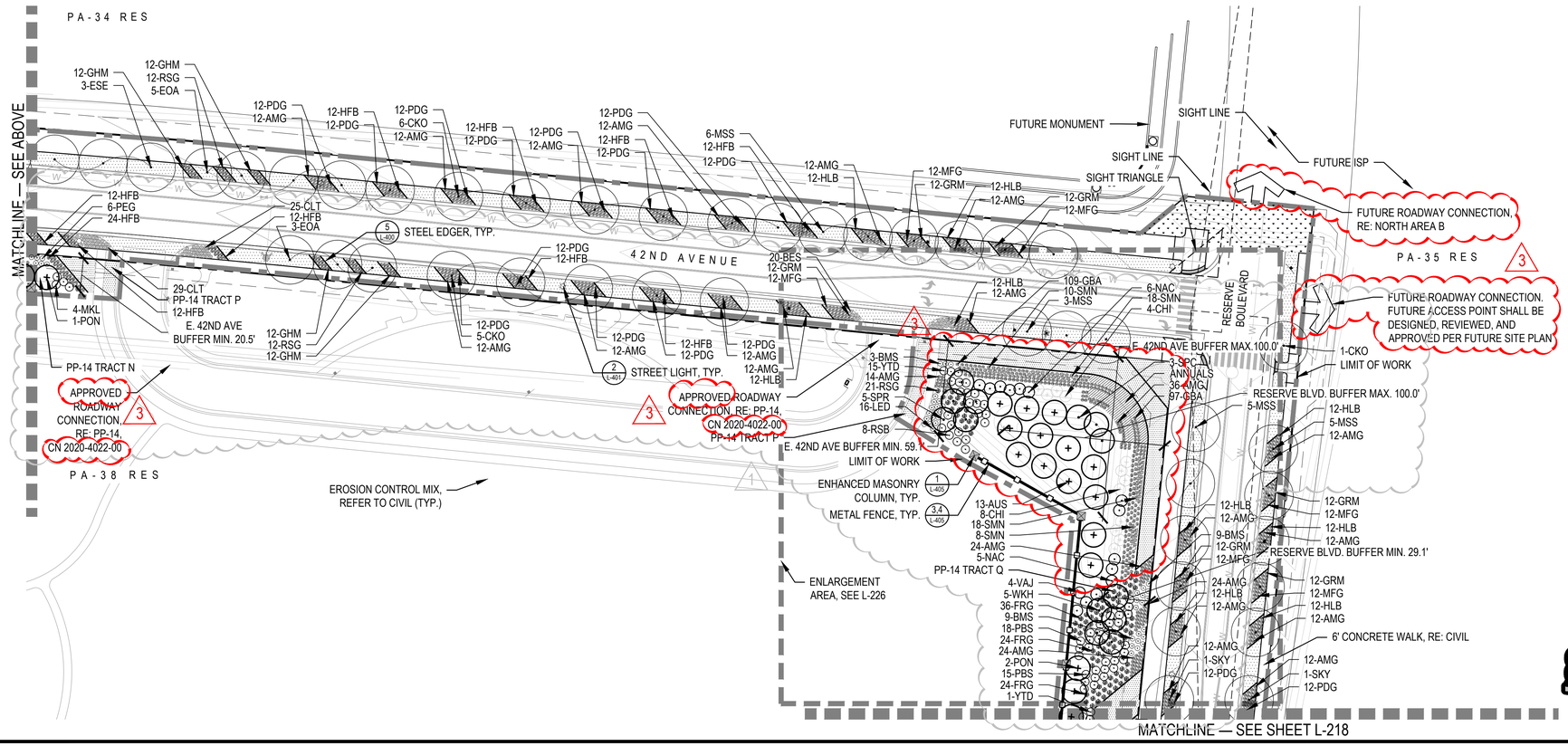
NORTH

0 20 40 80
SCALE 1" = 40'

L-214

NOT FOR CONSTRUCTION





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KEY MAP

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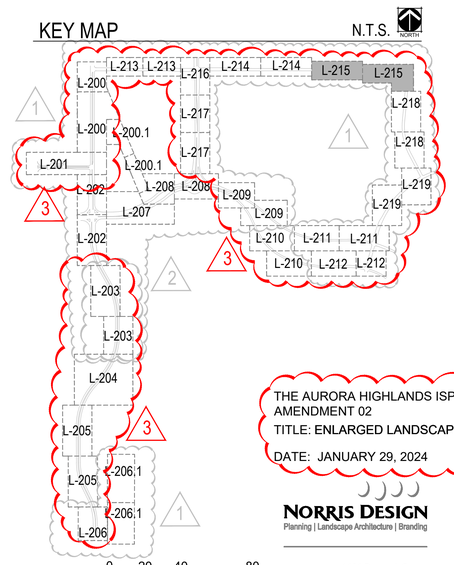

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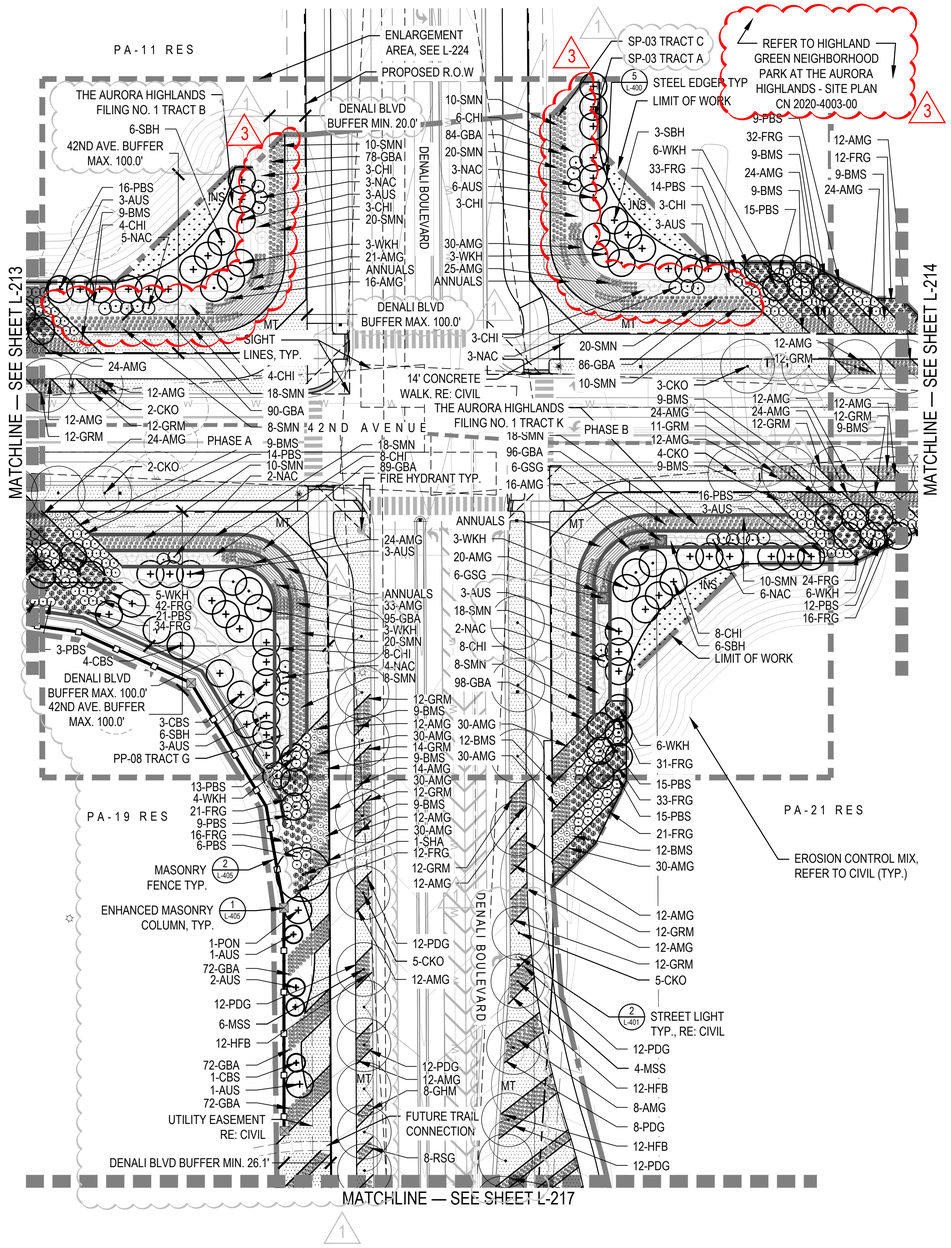
NORTH SCALE 1" = 40' (0, 20, 40, 80)

L-215

NOT FOR CONSTRUCTION



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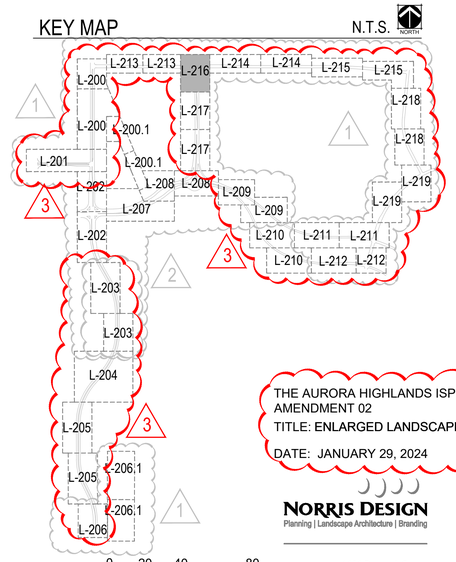
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

TNS TEMPORARILY IRRIGATED NATIVE SEED

KEY MAP

N.T.S.



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02

TITLE: ENLARGED LANDSCAPE PLAN

DATE: JANUARY 29, 2024

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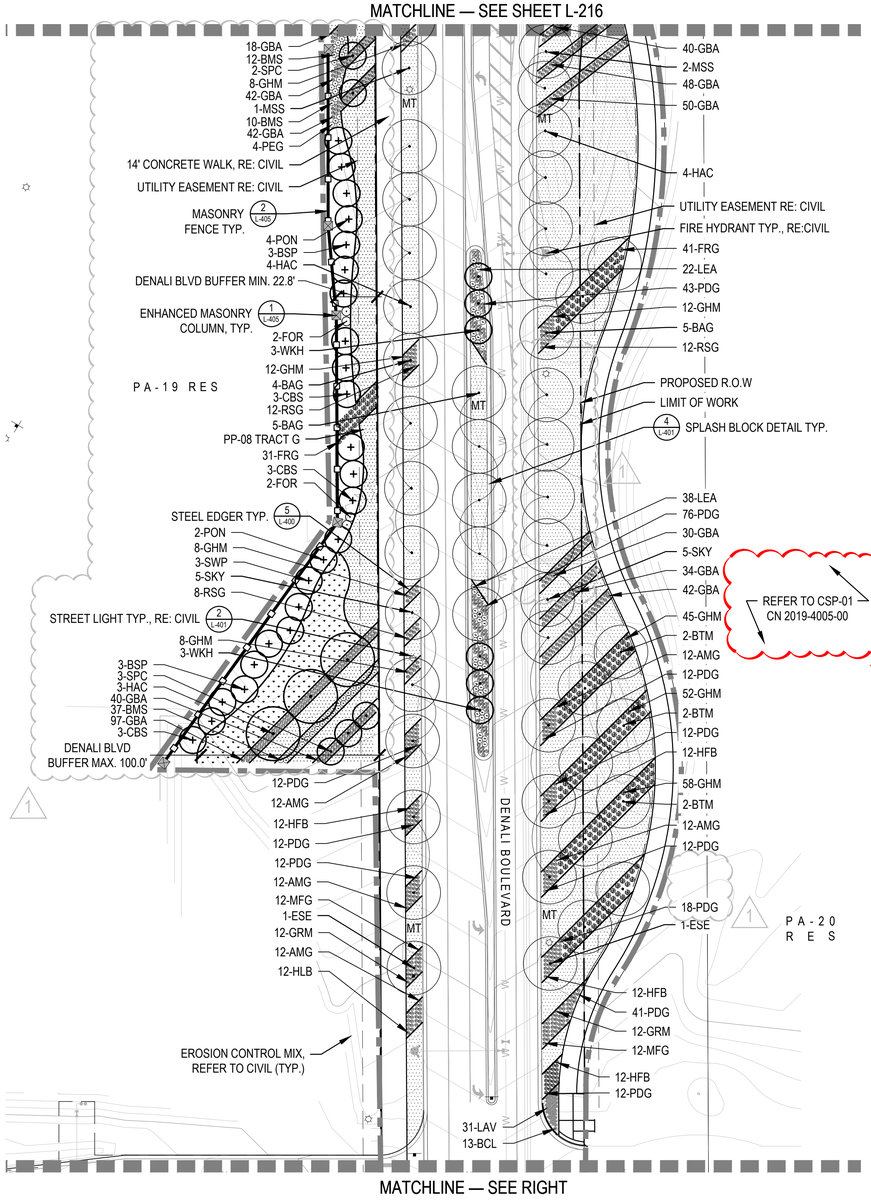
811

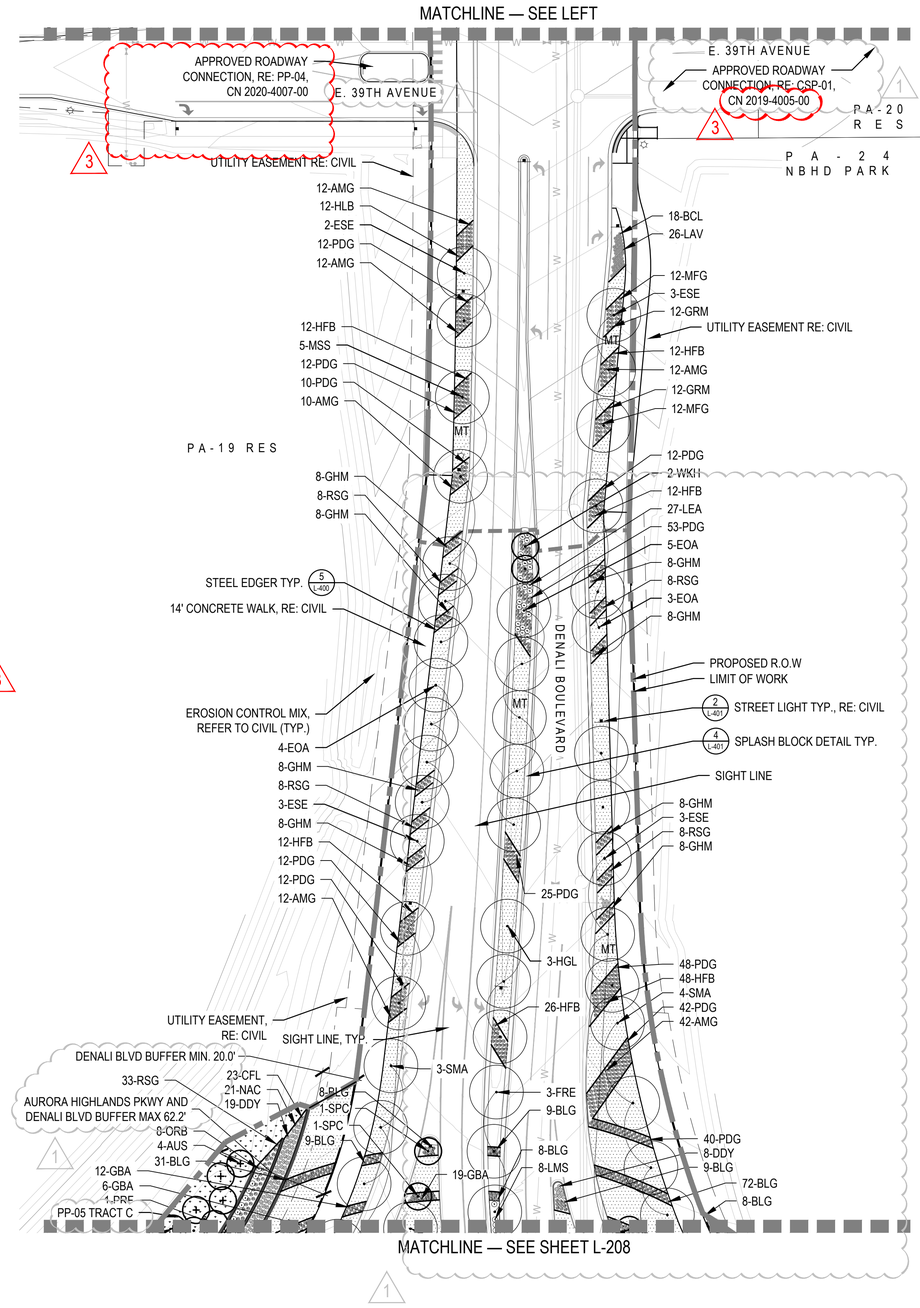
NORTH

0 20 40 80

SCALE 1" = 40'

NOT FOR CONSTRUCTION

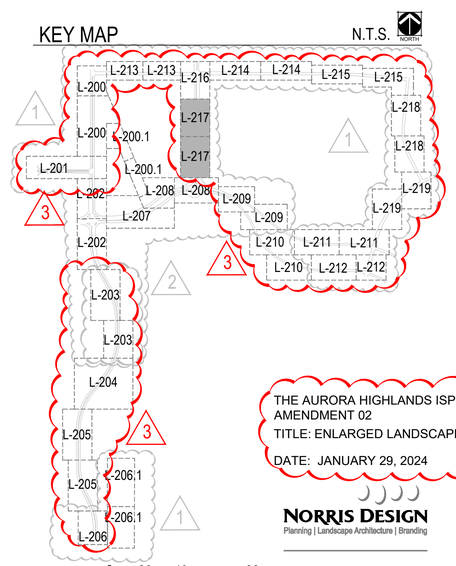




LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- INS — IRRIGATED NATIVE SEED
- TNS — TEMPORARILY IRRIGATED NATIVE SEED
- MT — IRRIGATED MANICURED TURF
- LMT — LOW MAINTENANCE TURF
- ANNUALS WITH GORILLA HAIR SHREDDED LANDSCAPE MULCH
- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
  - MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
- DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
- M — DECIDUOUS CANOPY TREE FOR MITIGATION
- ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

KEY MAP N.T.S.



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NORTH

0 20 40 80
SCALE 1" = 40'

L-217

NOT FOR CONSTRUCTION

MATCHLINE — SEE SHEET L-215

2-PON
11-YTD
3-DWY
26-RSG
2-AUS
METAL FENCE, TYP. (3,4 / L-405)
ENHANCED MASONRY COLUMN, TYP. (1 / L-405)
4-CWL
3-SPC
33-RSG
RESERVE BLVD BUFFER MIN. 47.0'
PP-14 TRACT Q
3 APPROVED ROADWAY CONNECTION, RE: PP-14, CN 2020-4022-00
E. 41ST AVENUE
LIMIT OF WORK
36-HFB
42-FRG
10-BPU
5-AMP
ENHANCED MASONRY COLUMN, TYP. (1 / L-405)
METAL FENCE, TYP. (3,4 / L-405)
46-RSG
4-AUS
18-PEG
3-PON
111-HFB
18-PEG
PP-14 TRACT R
21-FRG
3-TCH
15-RSB
27-RSG
3-TCH
3-FOR
6-SMN
PP-14 TRACT S
3 APPROVED ROADWAY CONNECTION, RE: PP-14, CN 2020-4022-00
P A - 3 8 R E S
12-HFB
12-BES
13-BES
12-PDG
12-GBA
12-PDG
19-BES
3 APPROVED ROADWAY CONNECTION, RE: PP-14, CN 2020-4022-00
24-AMG
3-SPC
12-YTD
24-PDG
4-CWL
3-SPC
33-RSG
1-BTM
1-BTM
30-LAV
19-ORB
5-HAC
SIGHT LINE
2-HAC
3-SPC
12-PDG
12-HFB
2-TCH
24-HFB
10-RSG
12-GHM
5-BAG
12-RSG
12-GHM
12-HFB
12-PDG
12-GBA
12-AMG
12-HFB
12-PDG
2 (L-401) STREET LIGHT
EROSION CONTROL MIX, REFER TO CIVIL (TYP.)
2-GHM
19-GBA
12-RSG
14' CONCRETE WALK, RE: CIVIL
RESERVE BLVD BUFFER MAX. 70.6'
6' CONCRETE WALK, RE: CIVIL
12-HFB
12-PDG
2-HAC
3-SPC
12-PDG
12-HFB
LIMIT OF WORK
UTILITY EASEMENT RE: CIVIL
12-GHM
5-BAG
12-RSG
12-GHM
5 (L-400) STEEL EDGER
PROPOSED R.O.W. P A - 3 5 R E S
12-GBA
12-PDG
12-GBA
4-ESE
4-ESE
12-GHM
12-RSG
R E S E R V E B O U L E V A R D
MATCHLINE — SEE RIGHT

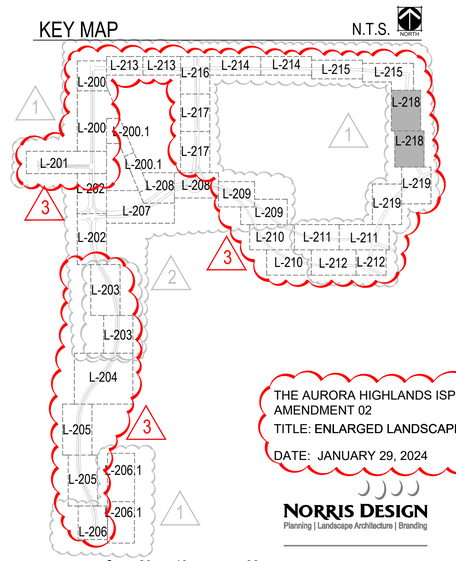
MATCHLINE — SEE LEFT

PP-14 TRACT S
5-SMN
5-RTD
39-FRG
3-SPR
8-RSB
13-FOR
2-CCP
3-GNI
18-PEG
3-AUS
16-FRG
6-RTD
METAL FENCE, TYP. (3,4 / L-405)
42-FRG
6-RTD
3-PON
ENHANCED MASONRY COLUMN, TYP. (1 / L-405)
11-MKL
45-FRG
8-MKL
3-VAI
18-BES
15-ORB
3 LIMIT OF WORK
APPROVED ROADWAY CONNECTION, RE: PP-14, CN 2020-4022-00
E. 38TH AVENUE
17-GBA
12-PDG
STEEL EDGER (5 / L-400)
5-MSS
PROPOSED R.O.W.
P A - 3 8 R E S
P A - 4 3 C O M M U N I T Y P A R K
UTILITY EASEMENT RE: CIVIL
EROSION CONTROL MIX, REFER TO CIVIL (TYP.)
14' CONCRETE WALK, RE: CIVIL
LIMIT OF WORK
3-GSP
12-LAV
18-AMG
12-GHM
6-BES
18-GBA
PP-14 TRACT U
12-HFB
24-PDG
1-CKO
24-HFB
RESERVE BLVD BUFFER MAX. 75.3'
12-PDG
7-BES
6-EOA
17-HFB
36-PEG
6-BCH
6-RTD
1-MSS
FUTURE ROADWAY CONNECTION. FUTURE ACCESS POINT SHALL BE DESIGNED, REVIEWED, AND APPROVED PER FUTURE SITE PLAN.
3
12-GHM
5-CKO
12-RSG
12-GHM
UTILITY EASEMENT RE: CIVIL
P A - 3 5 R E S
P A - 4 4 O P E N S P A C E
3-MSS
6' CONCRETE WALK, RE: CIVIL
12-GHM
5-SKY
12-RSG
12-GHM
12-GHM
5-SKY
12-RSG
12-GHM
12-AMG
12-PDG
12-PDG
12-HFB
12-PDG
12-AMG
12-AMG
12-PDG
12-HFB
12-PDG
12-AMG
12-AMG
1-CKO
12-PDG
12-PDG
12-AMG
6-PDG
R E S E R V E B O U L E V A R D
MATCHLINE — SEE SHEET L-219

LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- INS — IRRIGATED NATIVE SEED
- TNS — TEMPORARILY IRRIGATED NATIVE SEED
- IMT — IRRIGATED MANICURED TURF
- LMT — LOW MAINTENANCE TURF
- ANNUALS WITH GORILLA HAIR SHREDDED LANDSCAPE MULCH
- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
  - MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
- DECIDUOUS CANOPY TREE (DETAIL 1, SHEET L-400)
- M — DECIDUOUS CANOPY TREE FOR MITIGATION
- ORNAMENTAL TREE (DETAIL 1, SHEET L-400)
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

KEY MAP N.T.S.



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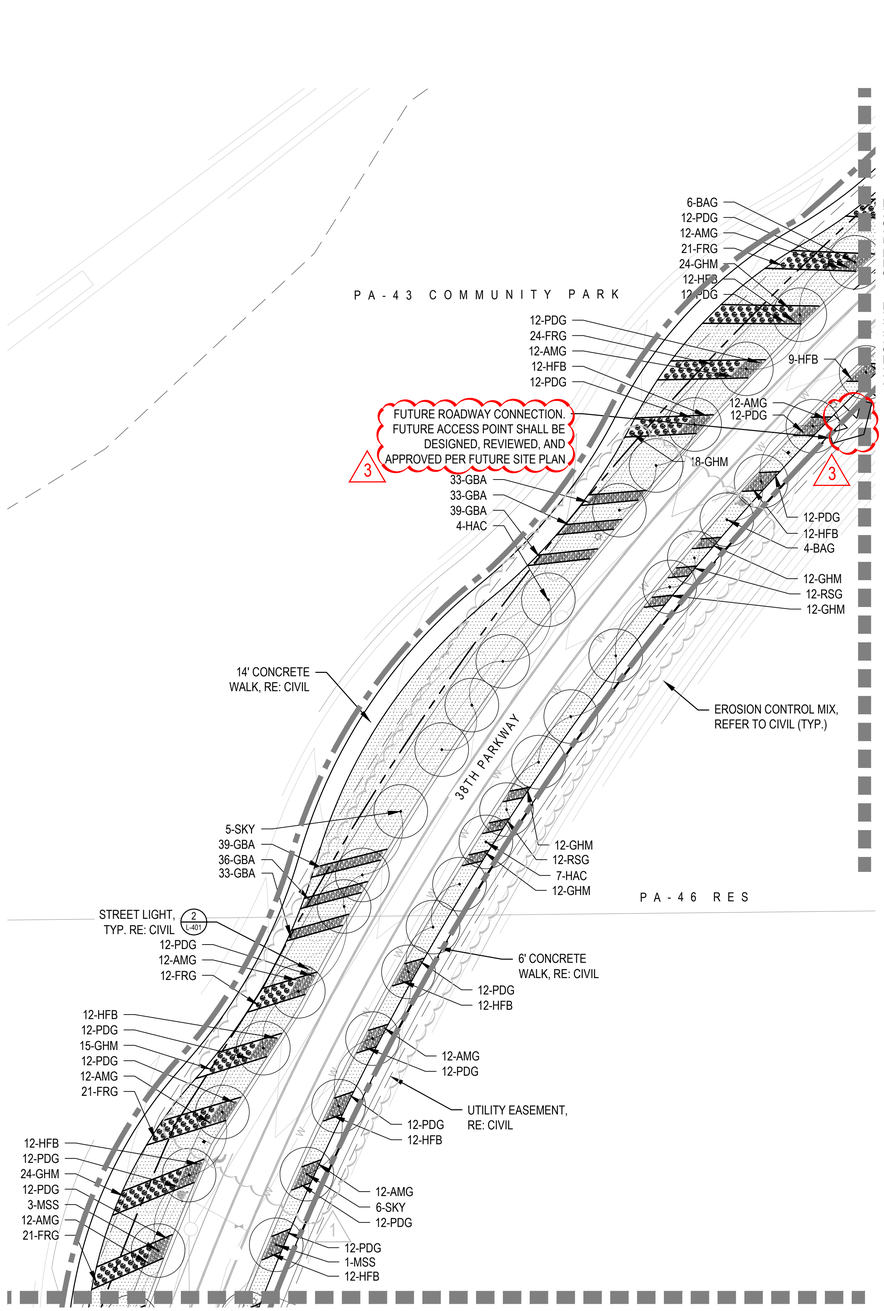
NORTH

0 20 40 80
SCALE 1" = 40'

NOT FOR CONSTRUCTION



LEGEND

- STANDARD GRAY CONCRETE
- COBBLE
- INS — IRRIGATED NATIVE SEED
- MT — IRRIGATED MANICURED TURF
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- ANNUALS WITH GORILLA HAIR SHREDDED LANDSCAPE MULCH
- GORILLA HAIR SHREDDED LANDSCAPE MULCH
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- MATCH LINES
- LIMIT OF WORK (ISP) - SEE CIVIL FOR AREAS OUTSIDE LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWL (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2, SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- EXISTING CANOPY TREE TO REMAIN
  - 4' METAL FENCE (DETAIL 3, SHEET L-405)
  - 6' MASONRY FENCE (DETAIL 2, SHEET L-405)
  - 8' MASONRY FENCE (DETAIL 2, SHEET L-404)
  - MASONRY COLUMN (DETAIL 1, SHEET L-405)
- EXISTING CANOPY TREE TO BE REMOVED
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- M — DECIDUOUS CANOPY TREE FOR MITIGATION
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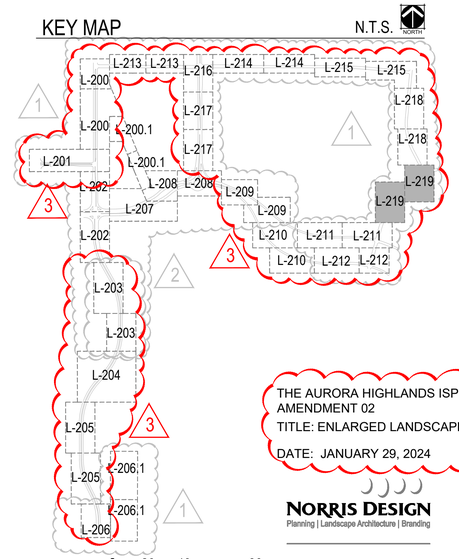
- EVERGREEN TREE (DETAIL 1, SHEET L-400)
- DECIDUOUS SHRUBS (DETAIL 2, SHEET L-400)
- EVERGREEN SHRUBS (DETAIL 2, SHEET L-400)
- ORNAMENTAL GRASSES (DETAIL 4, SHEET L-400)
- PERENNIALS (DETAIL 4, SHEET L-400)

KEY MAP N.T.S.



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TITLE: ENLARGED LANDSCAPE PLAN

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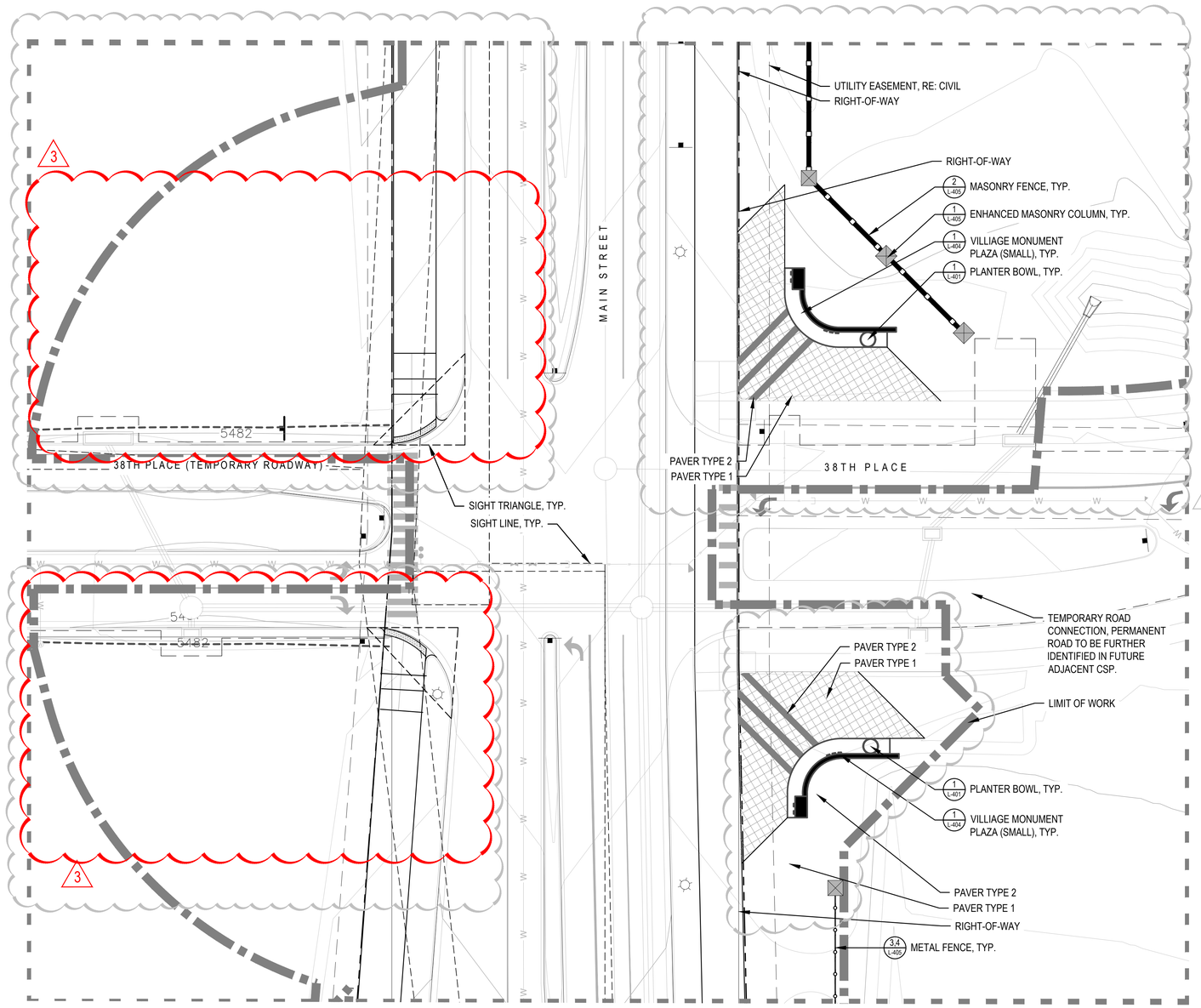
NORTH

0 20 40 80

SCALE 1" = 40'

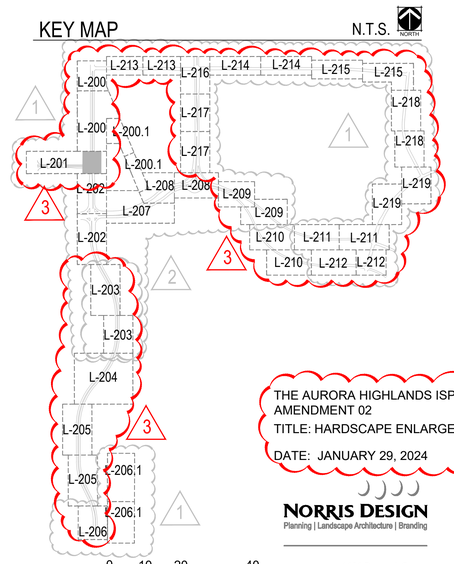
NOT FOR CONSTRUCTION



LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWLS (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2 SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- MASONRY STONE VENEER WALL

KEY MAP N.T.S.



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02

TITLE: HARDSCAPE ENLARGEMENT

DATE: JANUARY 29, 2024

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NORTH

0 10 20 40
SCALE 1" = 20'

NOT FOR CONSTRUCTION

SEE SHEET L-216

SEE SHEET L-213

SEE SHEET L-214

SEE SHEET L-217

LIMIT OF WORK

UTILITY EASEMENT, RE: CIVIL

RIGHT-OF-WAY

SIGHT TRIANGLE, TYP.

SIGHT LINE, TYP.

RIGHT-OF-WAY

4 2 N D A V E N U E

D E N A L I B O U L E V A R D

CORNER MONUMENT WALLS (3 / L-401)

1 / L-401 PLANTER BOWL, TYP.

2 / L-402 VILLAGE MONUMENT

UTILITY EASEMENT, RE: CIVIL

LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWLS (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2 SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- MASONRY STONE VENEER WALL

KEY MAP

N.T.S.

L-200, L-200.1, L-201, L-202, L-203, L-204, L-205, L-206, L-206.1, L-207, L-208, L-209, L-210, L-211, L-212, L-213, L-214, L-215, L-216, L-217, L-218, L-219

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NORTH

0 10 20 40

SCALE 1" = 20'

NOT FOR CONSTRUCTION

LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
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- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
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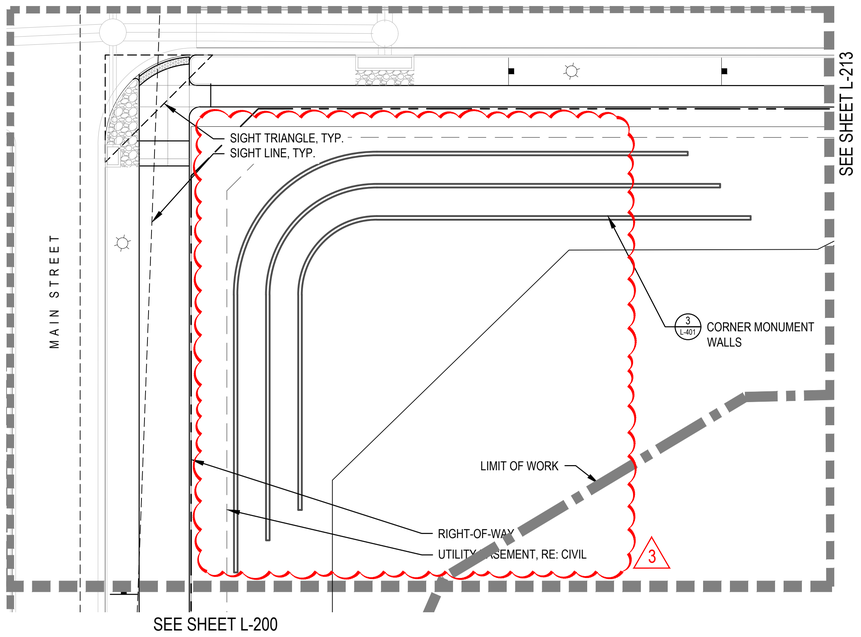
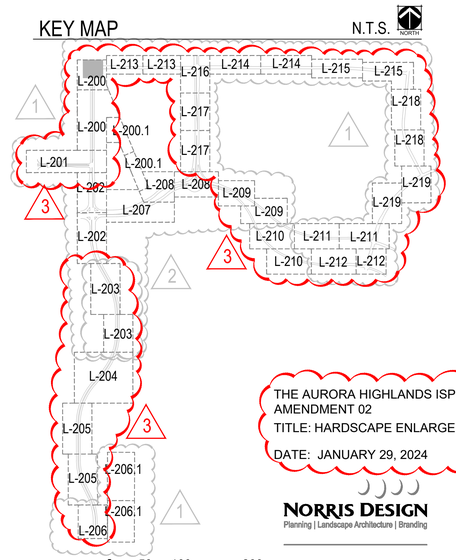
- FIRE HYDRANT DETAIL, RE:CIVIL
- MASONRY STONE VENEER WALL



KEY MAP N.T.S.



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811

NORTH

0 50 100 200

SCALE 1" = 100'

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LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
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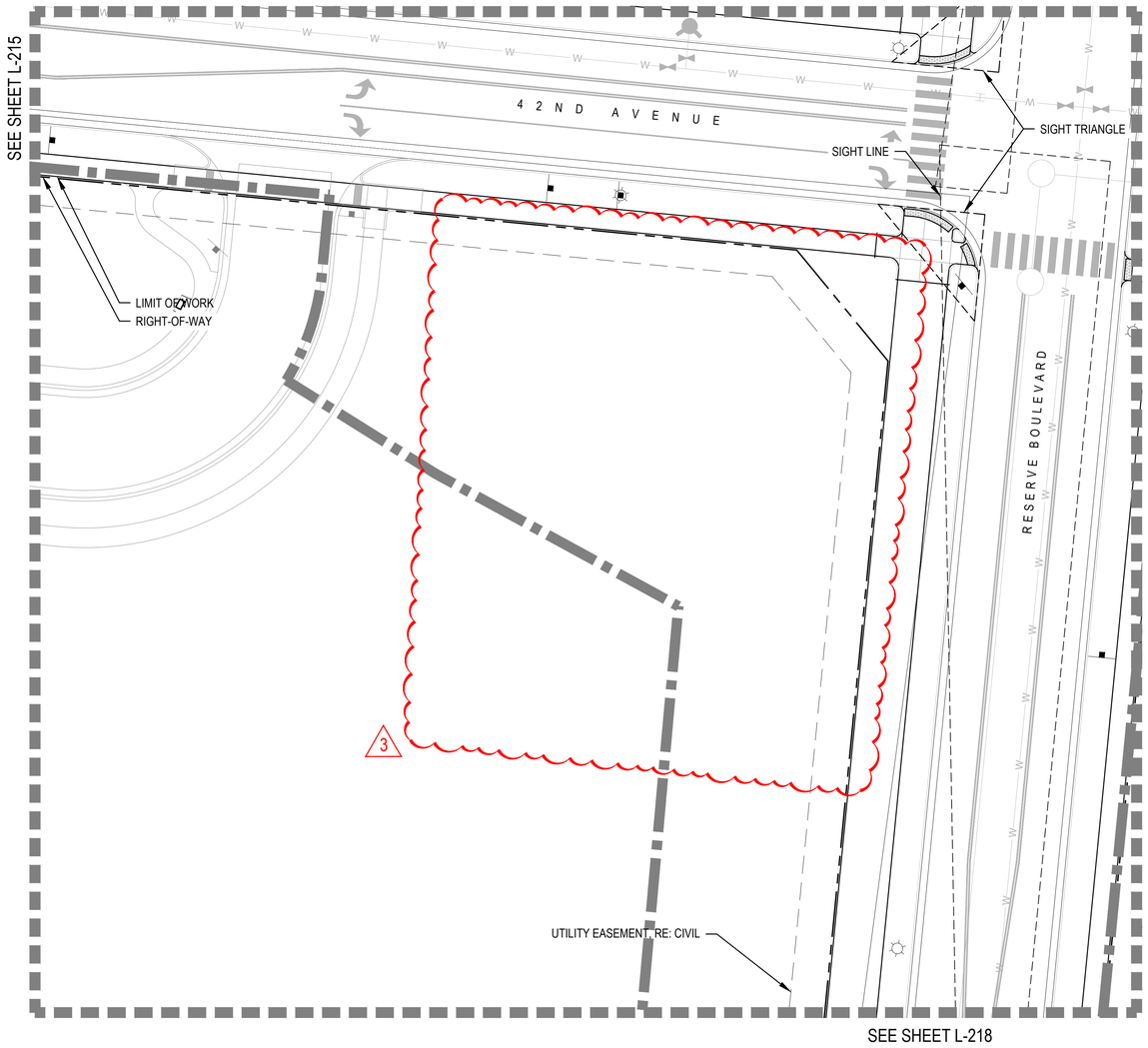
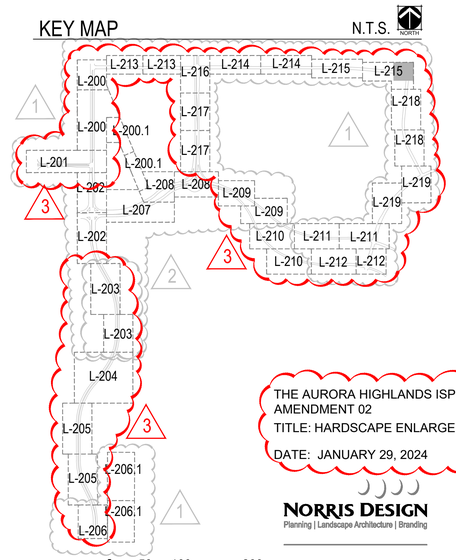


KEY MAP N.T.S.



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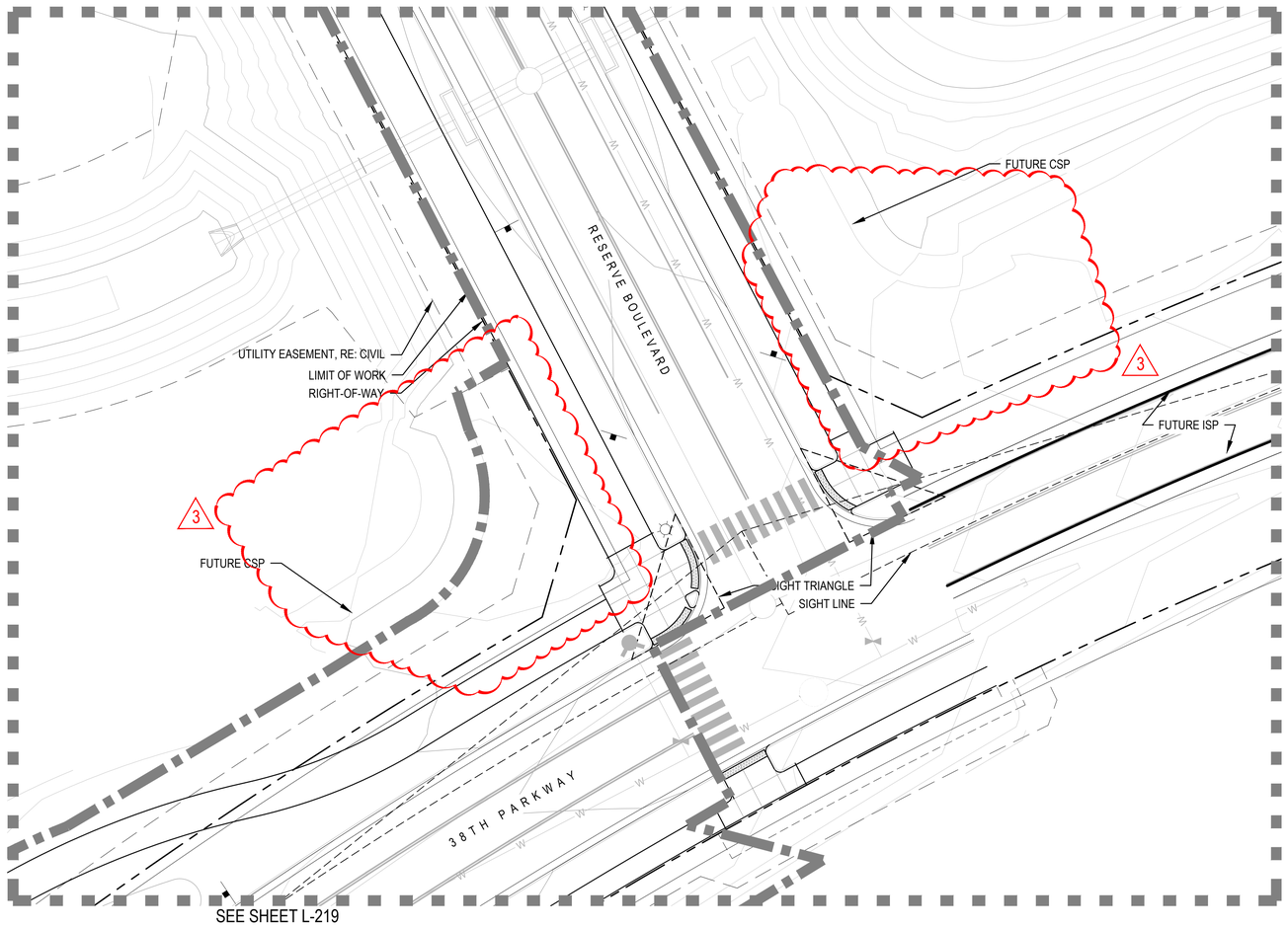
NORTH

0 50 100 200

SCALE 1" = 100'

NOT FOR CONSTRUCTION

SEE SHEET L-218

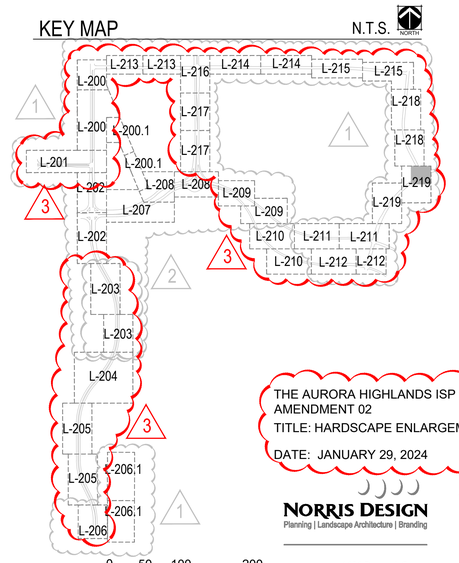


SEE SHEET L-219

LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWLS (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2 SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- MASONRY STONE VENEER WALL

KEY MAP N.T.S.



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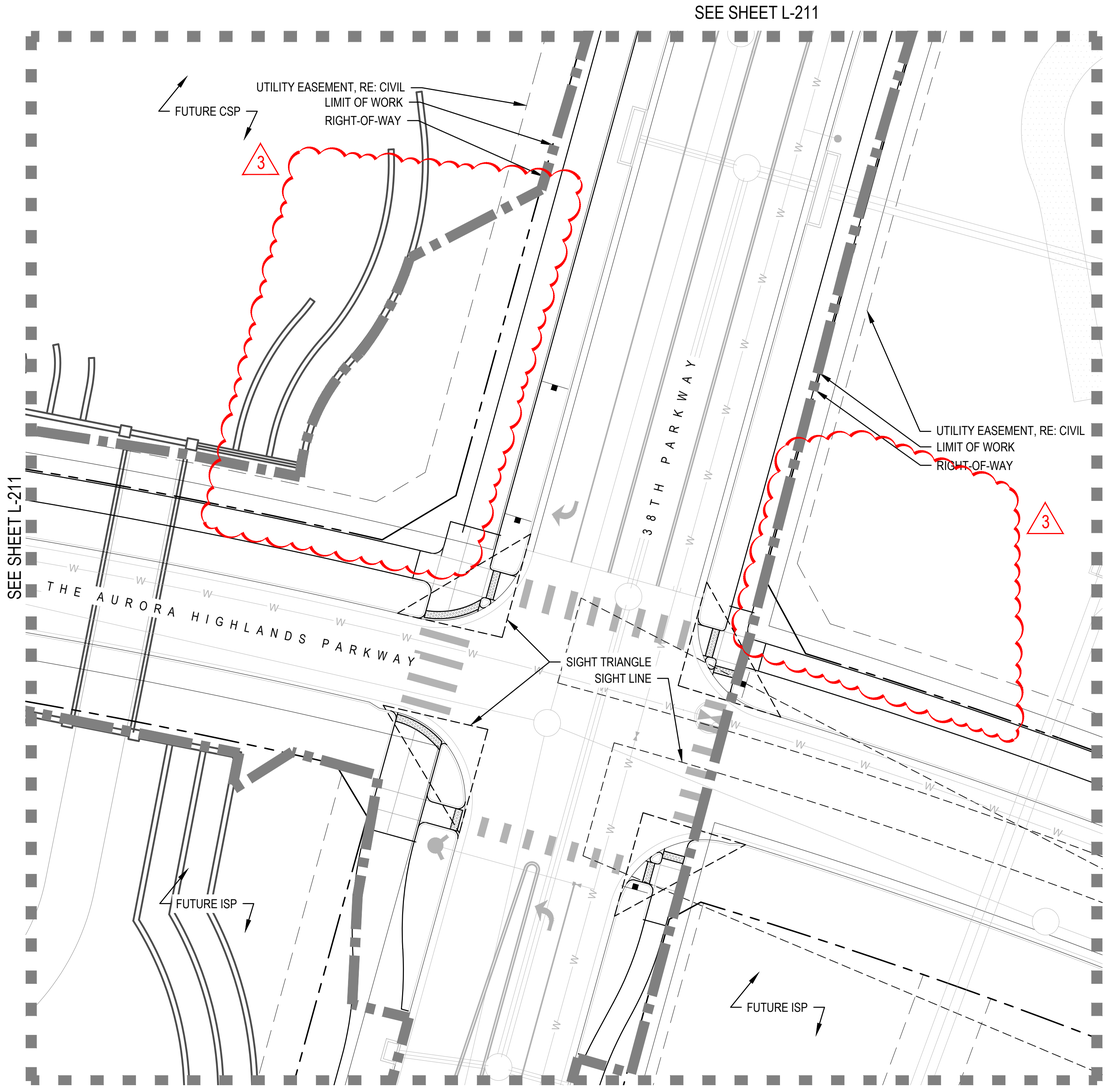
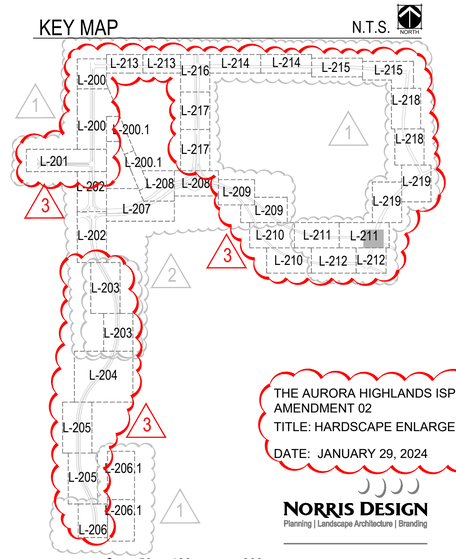


LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWLS (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2 SHEET L-401)
- FIRE HYDRANT DETAIL, RE:CIVIL
- MASONRY STONE VENEER WALL

KEY MAP N.T.S.



THE AURORA HIGHLANDS ISP 1
AMENDMENT 02
TITLE: HARDSCAPE ENLARGEMENT

DATE: JANUARY 29, 2024

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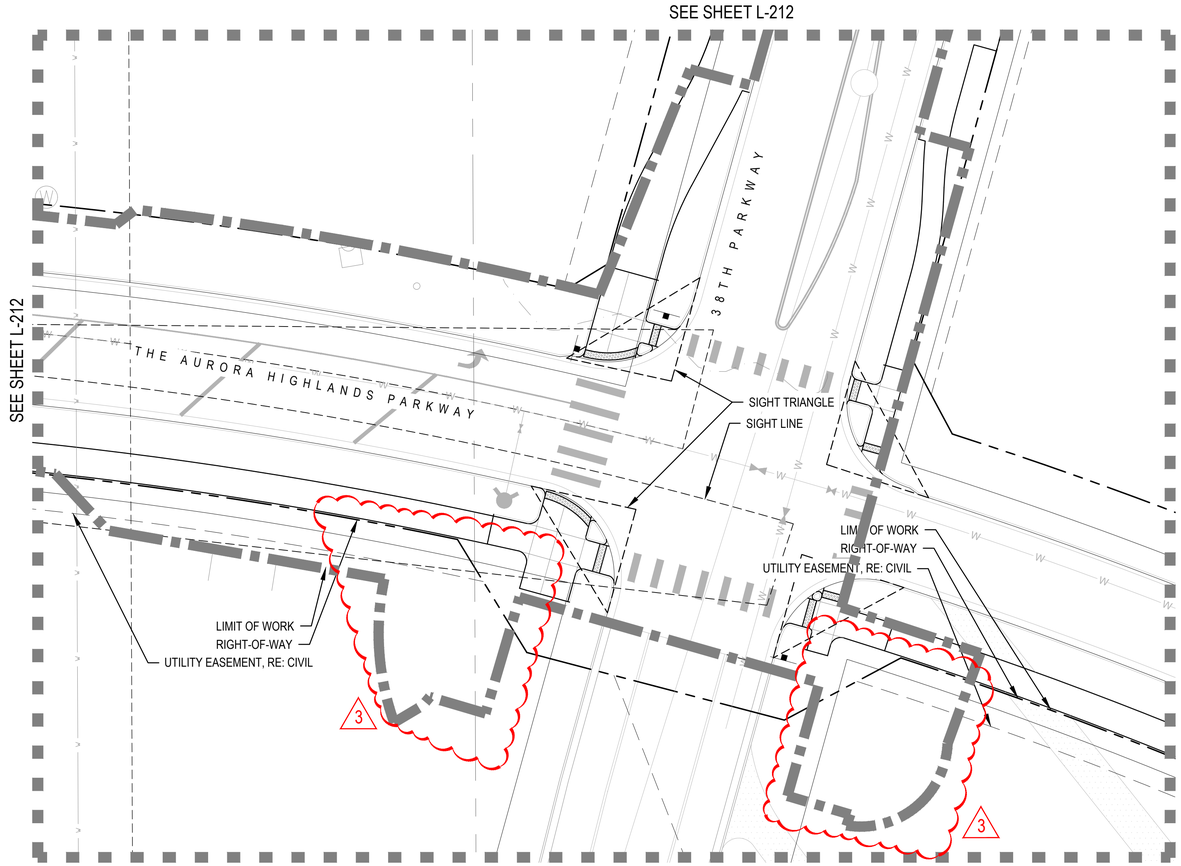
811

NORTH

0 50 100 200

SCALE 1" = 100'

NOT FOR CONSTRUCTION



LEGEND

- STANDARD GRAY CONCRETE
- CONCRETE COLOR ONE
- CONCRETE COLOR TWO
- PAVER TYPE ONE
- PAVER TYPE TWO
- STEEL EDGER (DETAIL 5, SHEET L-400)
- LIMIT OF WORK
- PHASE LINE
- ENLARGEMENT
- BENCH
- TRASH CAN (DETAIL 7, SHEET L-400)
- PLANTER BOWLS (DETAIL 1, SHEET L-401)
- STREET LIGHT (DETAIL 2 SHEET L-401)
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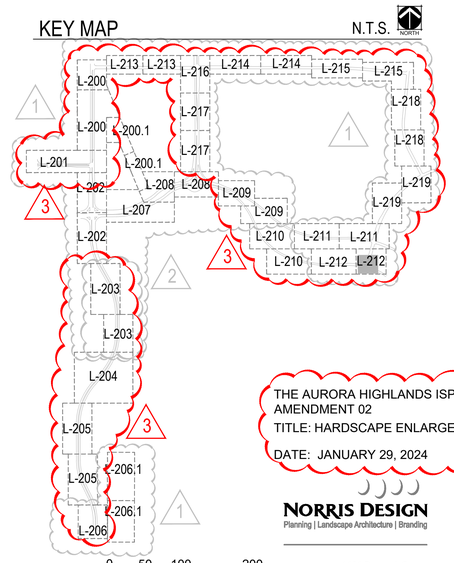
KEY MAP N.T.S.



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NORTH

0 50 100 200
SCALE 1" = 100'

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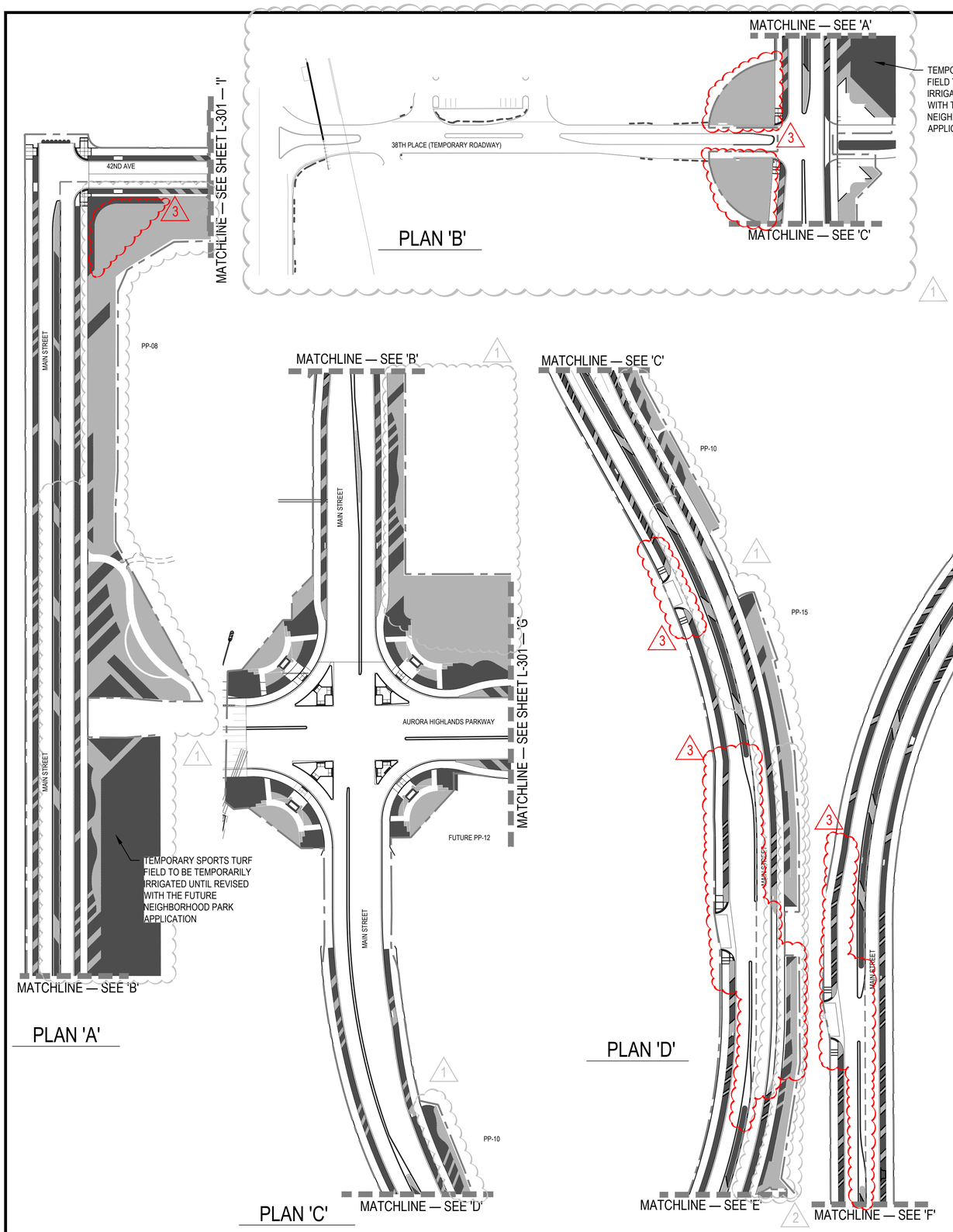


LEGEND

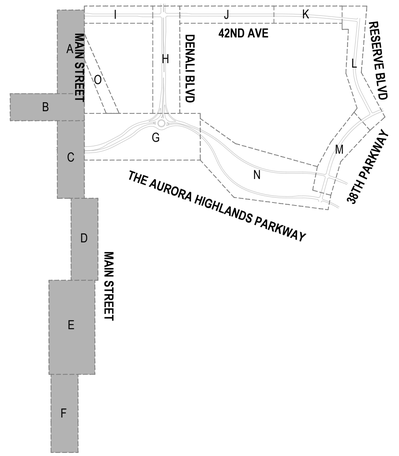
- LIMIT-OF-WORK
- HIGH WATER USE: MANICURED TURF AND TEMPORARY TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- TEMPORARILY IRRIGATED NATIVE SEED (Z-ZONE)

HYDRO-ZONE TABLES

WATER USE TYPE	AREA (SF)
HIGH WATER USE	770,754 SF
LOW WATER USE	705,906 SF
TOTAL IRRIGATED AREA	**1,476,660 SF**
TOTAL Z-ZONE AREA	**16,154 SF**

KEY MAP

N.T.S.



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02

TITLE: HYDROZONE MAP

DATE: JANUARY 29, 2024

3

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NORTH

0 50 100 200

SCALE 1" = 100'

L-300

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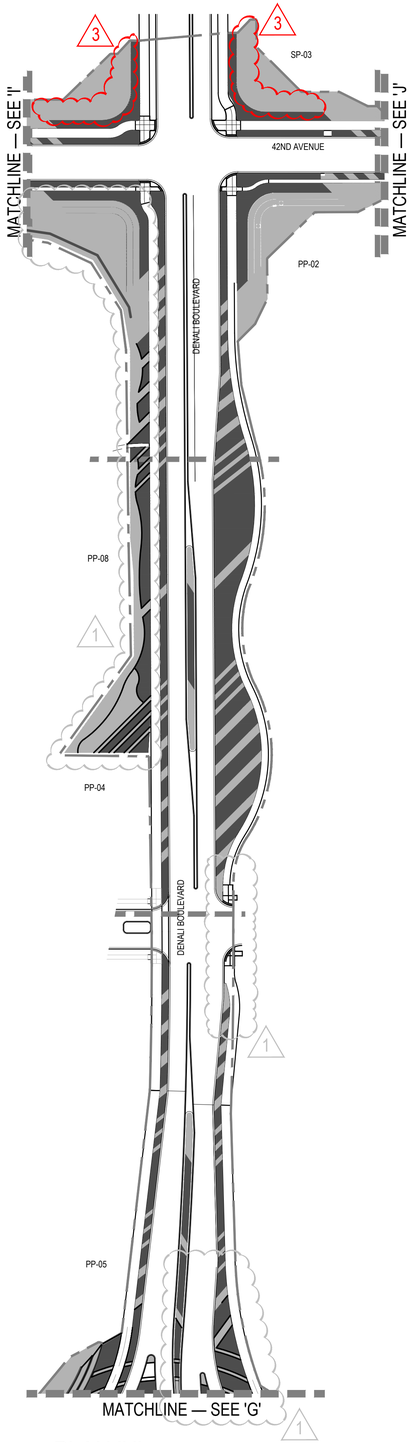
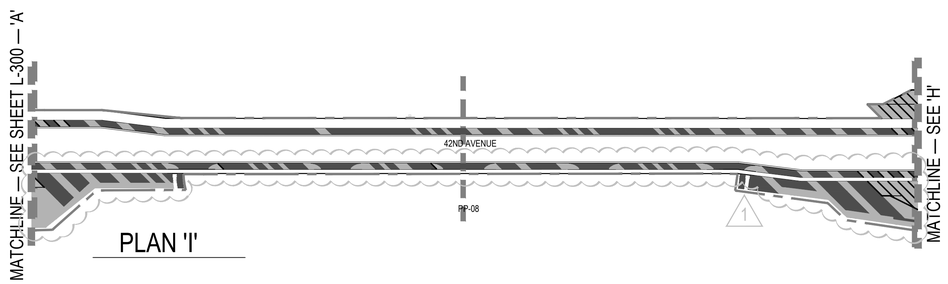
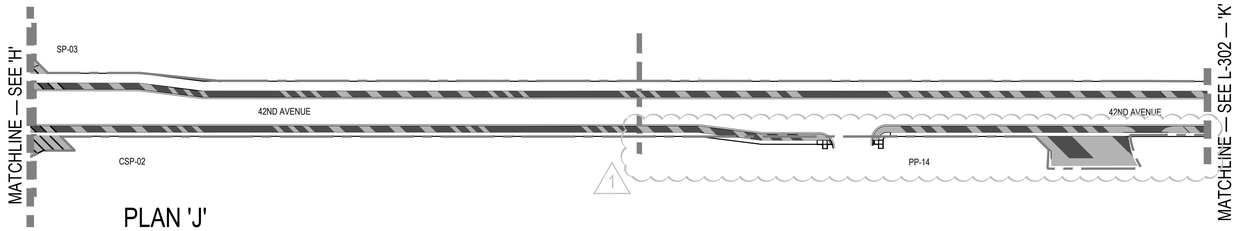


PLAN 'H'



PLAN 'I'



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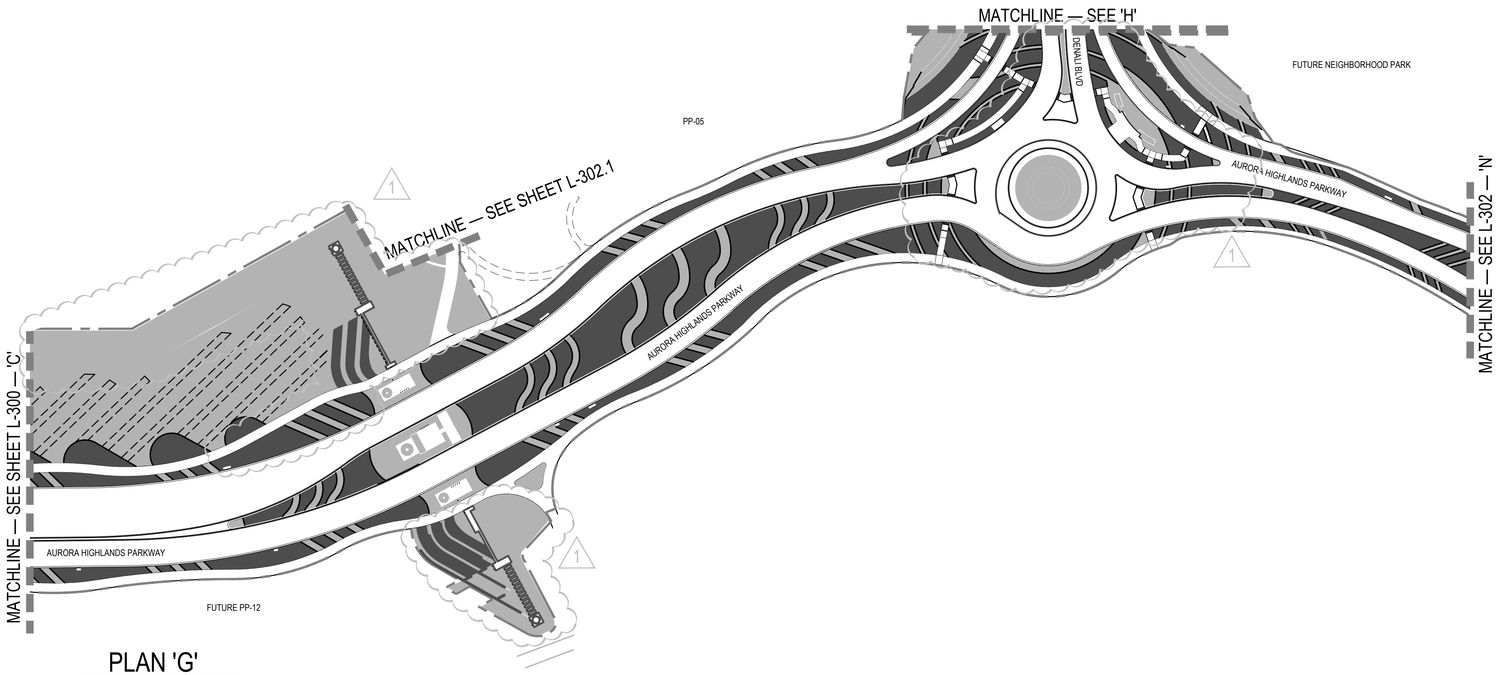

PLAN 'G'

LEGEND

- LIMIT-OF-WORK
- HIGH WATER USE: MANICURED TURF AND TEMPORARY TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- TEMPORARILY IRRIGATED NATIVE SEED (Z-ZONE)

HYDRO-ZONE TABLES

3

WATER USE TYPE	AREA (SF)
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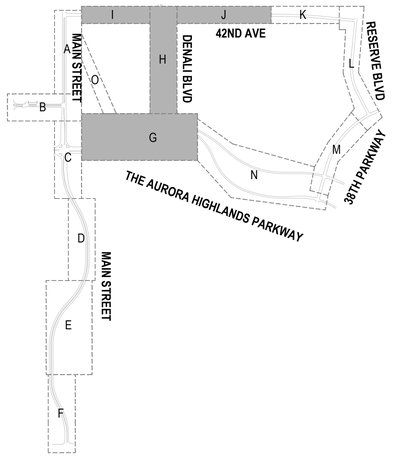
TOTAL IRRIGATED AREA	**1,476,660 SF**
TOTAL Z-ZONE AREA	**16,154 SF**

1

KEY MAP

N.T.S.



THE AURORA HIGHLANDS ISP 1
AMENDMENT 02
TITLE: HYDROZONE MAP
DATE: JANUARY 29, 2024

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NORTH

0 50 100 200

SCALE 1" = 100'

L-301

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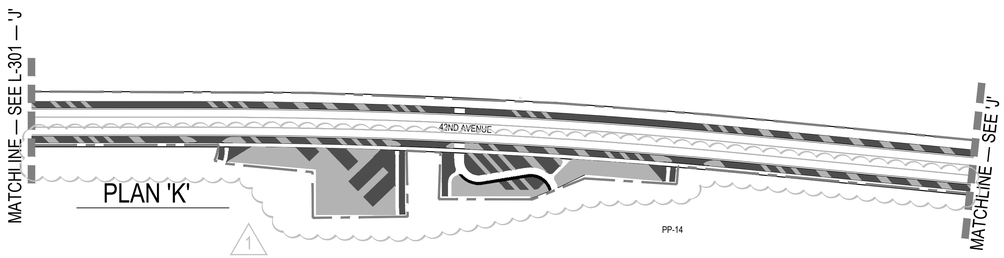

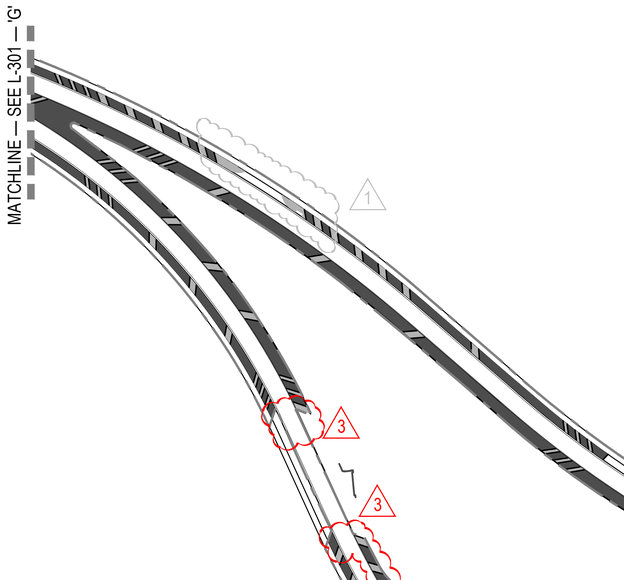

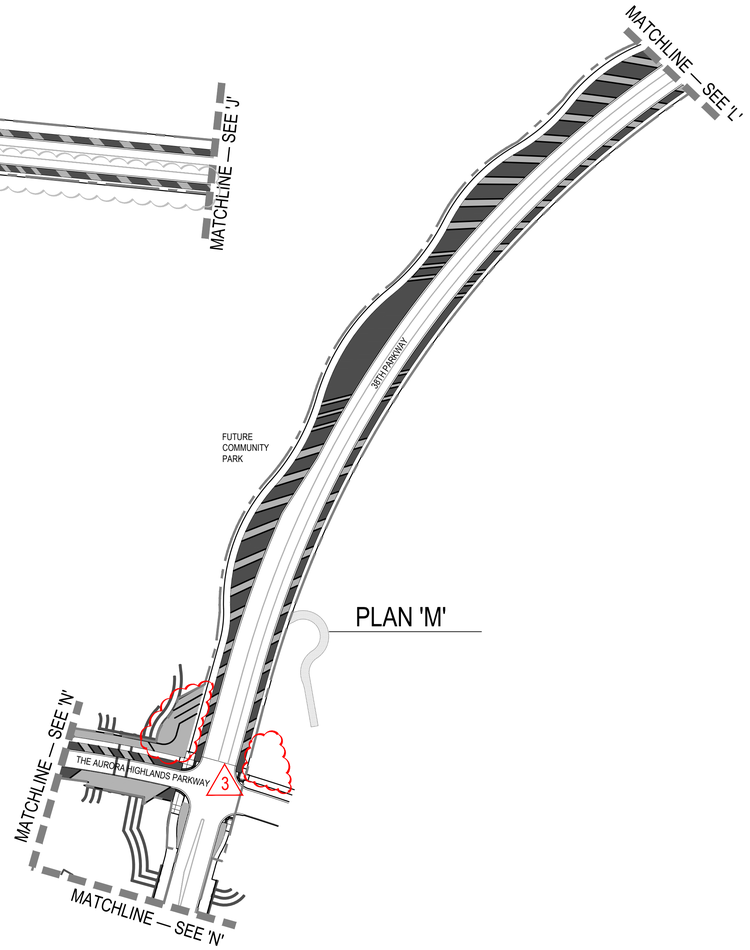

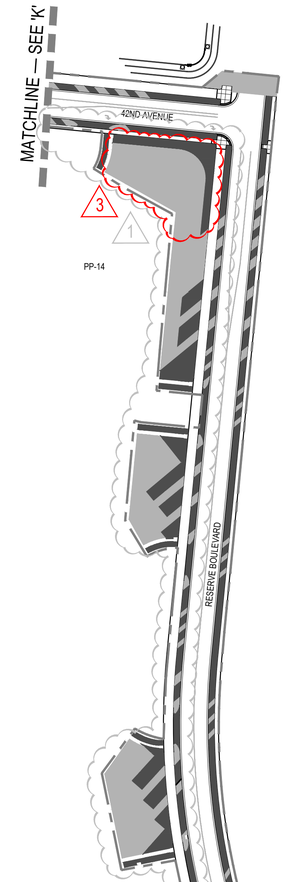

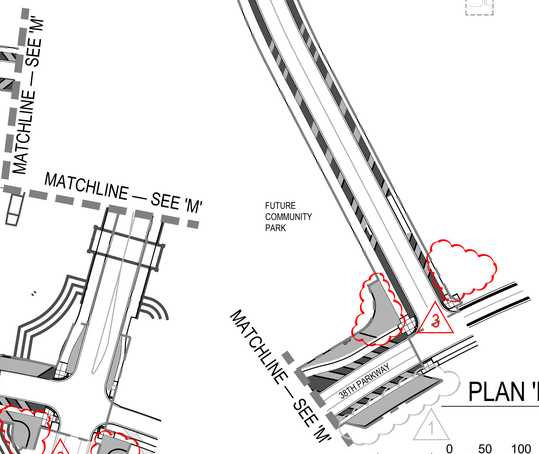

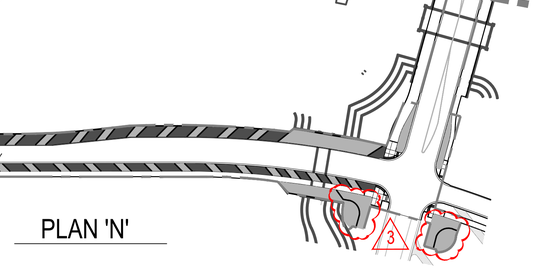

LEGEND

- LIMIT-OF-WORK
- HIGH WATER USE: MANICURED TURF AND TEMPORARY TURF
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KEY MAP

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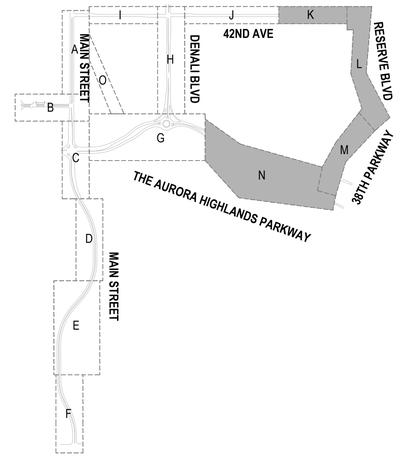

THE AURORA HIGHLANDS ISP 1 AMENDMENT 02

TITLE: HYDROZONE MAP

DATE: JANUARY 29, 2024

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NORTH

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SCALE 1" = 100'

L-302

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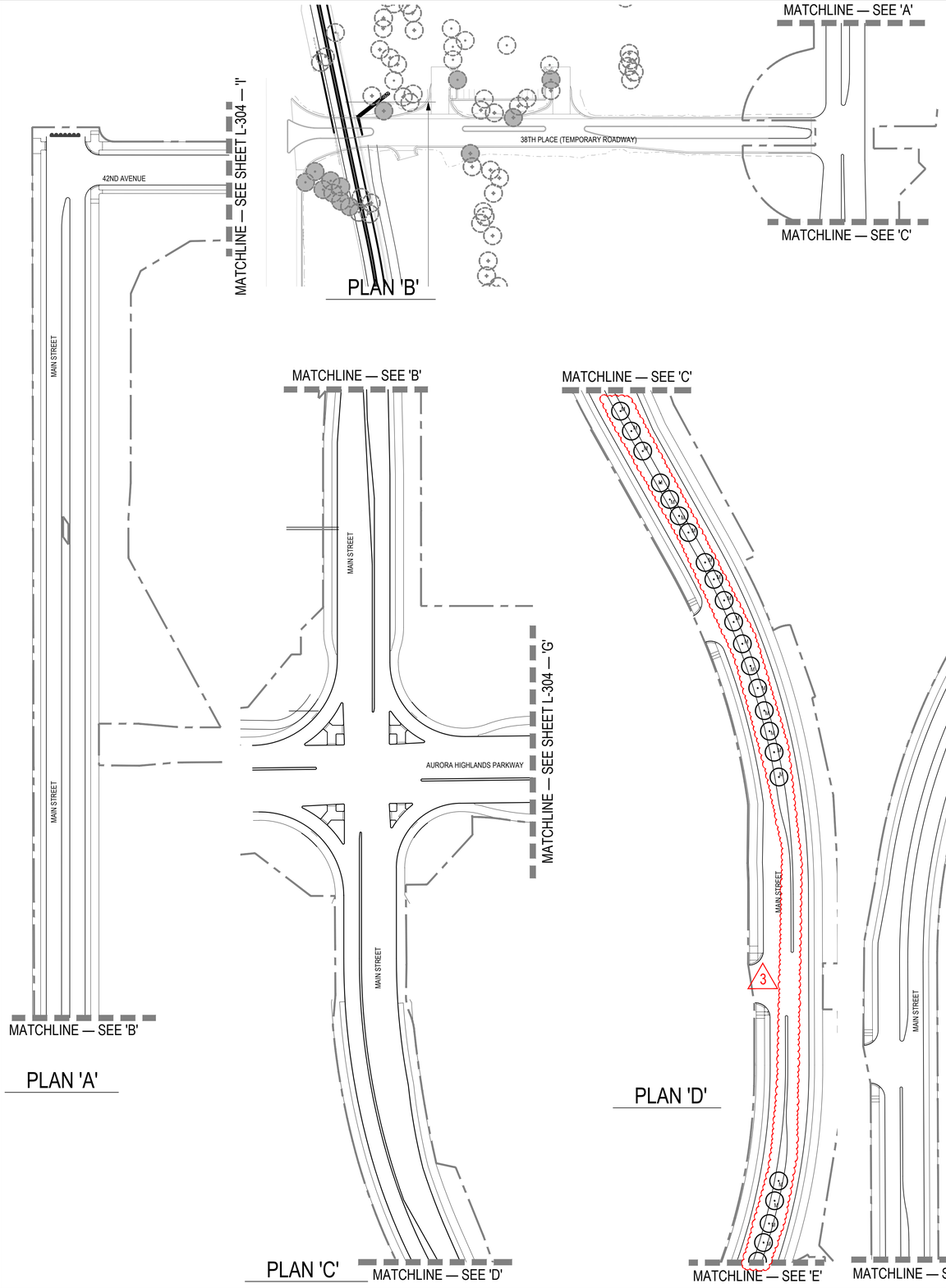
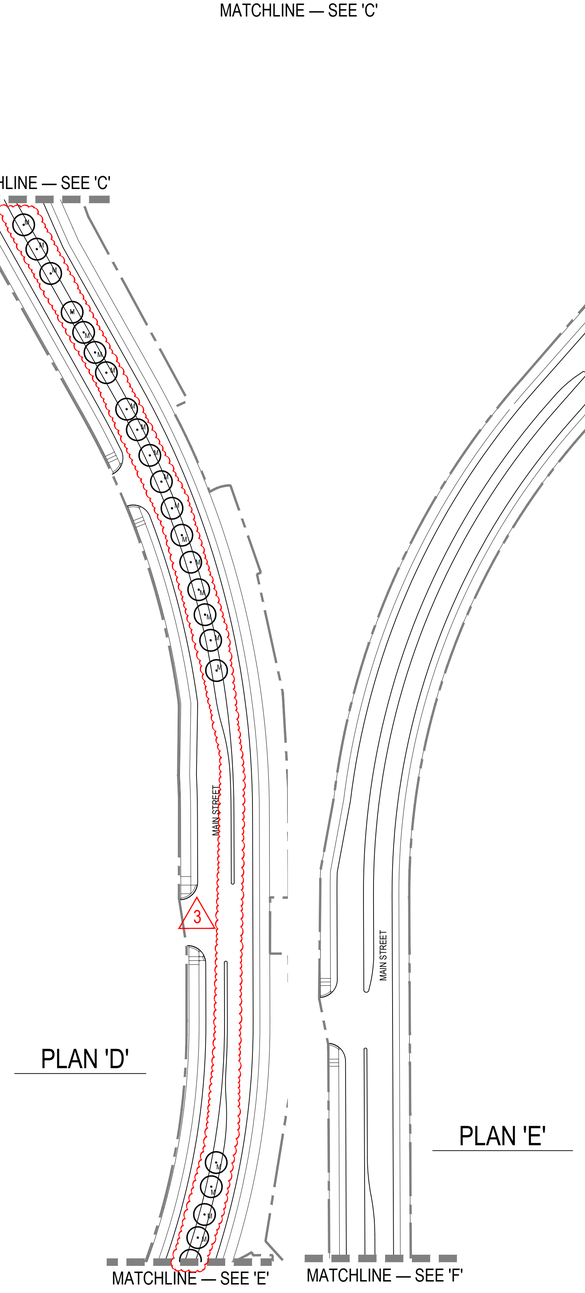
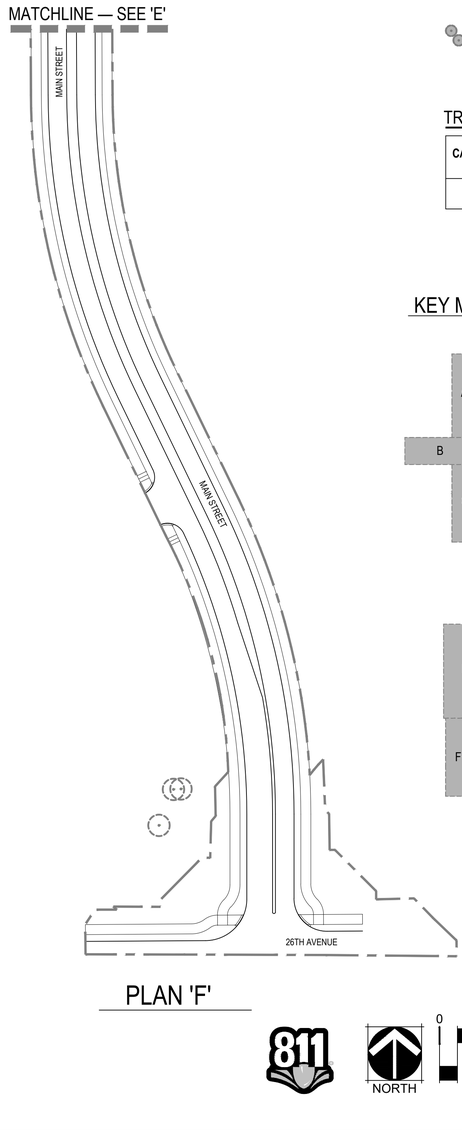






TREE MITIGATION NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCT/ON, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS.
2. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCT/ON LIMITS SHALL RESULT IN A FINE OF $100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING JS ALLOWED BEYOND CONSTRUCT/ON LIMITS.
3. CONSTRUCT/ON WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF $100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
4. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
5. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCT/ON OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBOR/CULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF $100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSUL TANT.
6. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
7. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

EXISTING TREE SUMMARY

Tree Number	Mitigation (y/n)	Trunk Diameter	Mitigation Inches
1	N	19.3	0
5	Y	19.4	13
6	N	20.4	0
7	N	17.3	0
8	Y	8.5	6
9	N	22	0
10	N	4	0
11	N	8	0
13	N	14	0
14	N	22.7	0
15	N	19.4	0
227	Y	5.5	4
233	Y	5.5	3
335	Y	8	4
338	Y	11.7	9

LEGEND

EXISTING TREE TO REMAIN

MITIGATION TREES

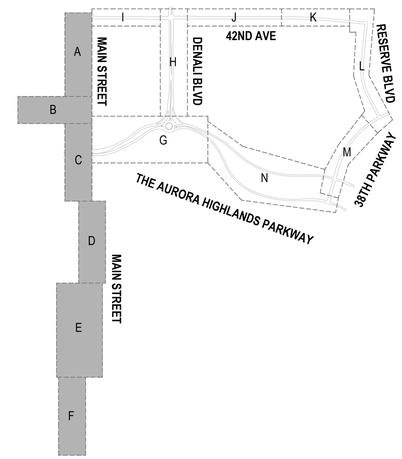
EXISTING TREE TO BE REMOVED

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
39"	0"	39"

KEY MAP

N.T.S.



THE AURORA HIGHLANDS ISP 1 AMENDMENT 02

TITLE: TREE MITIGATION PLAN

DATE: JANUARY 29, 2024

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