

LEGAL DESCRIPTION

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A PARCEL OF LAND BEING A PORTION OF TRACT E AS DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET ON THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17 RECORDED AT RECEPTION NO. 2023000052371, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIXTEEN (16) COURSES:

1. NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'57", AN ARC LENGTH OF 23.56 FEET;
3. NON-TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°15'28" WEST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
5. TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
7. NON-TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET;
8. SOUTH 89°44'32" WEST, A DISTANCE OF 12.73 FEET;
9. NORTH 00°15'28" WEST, A DISTANCE OF 51.83 FEET;
10. NORTH 36°17'19" WEST, A DISTANCE OF 54.57 FEET;
11. NORTH 67°05'49" WEST, A DISTANCE OF 54.76 FEET;
12. SOUTH 89°44'32" WEST, A DISTANCE OF 108.82 FEET;
13. NORTH 00°15'28" WEST, A DISTANCE OF 117.50 FEET;
14. NORTH 89°44'32" EAST, A DISTANCE OF 10.00 FEET;
15. NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET;
16. NORTH 01°41'23" EAST, A DISTANCE OF 119.07 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 89°44'32" EAST, A DISTANCE OF 133.35 FEET;

THENCE SOUTH 75°55'51" EAST, A DISTANCE OF 81.47 FEET;

THENCE SOUTH 67°04'07" EAST, A DISTANCE OF 90.36 FEET;

THENCE SOUTH 50°14'52" EAST, A DISTANCE OF 59.29 FEET;

THENCE SOUTH 39°45'08" WEST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 50°14'52" EAST, A DISTANCE OF 54.75 FEET;

THENCE SOUTH 34°32'41" EAST, A DISTANCE OF 93.31 FEET;

THENCE SOUTH 23°26'50" EAST, A DISTANCE OF 67.08 FEET;

THENCE SOUTH 15°13'49" EAST, A DISTANCE OF 80.69 FEET;

THENCE SOUTH 00°15'28" EAST, A DISTANCE OF 90.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 21°56'48" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°20'40", AN ARC LENGTH OF 134.59 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 56°54'10" EAST, A DISTANCE OF 117.48 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 240.00 FEET;

THENCE NORTH 56°54'10" EAST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 220.00 FEET;

THENCE SOUTH 56°54'10" WEST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 240.00 FEET;

THENCE SOUTH 32°42'54" EAST, A DISTANCE OF 33.88 FEET;

THENCE SOUTH 31°09'50" EAST, A DISTANCE OF 56.57 FEET;

THENCE SOUTH 14°56'37" EAST, A DISTANCE OF 373.15 FEET;

THENCE NORTH 67°25'50" EAST, A DISTANCE OF 59.50 FEET;

THENCE NORTH 83°41'52" EAST, A DISTANCE OF 65.74 FEET;

THENCE SOUTH 66°18'08" EAST, A DISTANCE OF 85.74 FEET;

THENCE SOUTH 36°18'08" EAST, A DISTANCE OF 42.87 FEET;

THENCE SOUTH 26°33'47" EAST, A DISTANCE OF 72.11 FEET;

THENCE SOUTH 10°37'23" EAST, A DISTANCE OF 31.50 FEET;

THENCE SOUTH 11°07'25" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 32°52'14" WEST, A DISTANCE OF 80.10 FEET TO THE NORTHERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19 RECORDED AT RECEPTION NO. _____ IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THIRTY-ONE (31) COURSES:

1. SOUTH 65°53'00" WEST, A DISTANCE OF 91.50 FEET;
2. NORTH 24°07'00" WEST, A DISTANCE OF 3.51 FEET;
3. SOUTH 65°53'00" WEST, A DISTANCE OF 51.52 FEET;
4. SOUTH 68°46'44" WEST, A DISTANCE OF 55.93 FEET;
5. SOUTH 71°29'05" WEST, A DISTANCE OF 55.93 FEET;
6. SOUTH 75°32'40" WEST, A DISTANCE OF 67.13 FEET;
7. SOUTH 79°36'14" WEST, A DISTANCE OF 67.13 FEET;
8. SOUTH 08°21'58" EAST, A DISTANCE OF 3.41 FEET;
9. SOUTH 81°55'40" WEST, A DISTANCE OF 67.47 FEET;
10. SOUTH 89°26'51" WEST, A DISTANCE OF 175.85 FEET;
11. SOUTH 04°22'00" EAST, A DISTANCE OF 21.55 FEET;
12. SOUTH 00°33'09" EAST, A DISTANCE OF 46.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
13. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1.557.00 FEET;
14. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'28", AN ARC LENGTH OF 121.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
15. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET;
16. TANGENT TO SAID CURVE, NORTH 00°33'09" WEST, A DISTANCE OF 46.33 FEET;
17. NORTH 03°15'41" EAST, A DISTANCE OF 21.55 FEET;
18. SOUTH 89°26'51" WEST, A DISTANCE OF 58.93 FEET;
19. NORTH 89°53'44" WEST, A DISTANCE OF 53.32 FEET;
20. NORTH 87°09'25" WEST, A DISTANCE OF 65.69 FEET;
21. NORTH 84°01'22" WEST, A DISTANCE OF 65.69 FEET;
22. NORTH 80°53'19" WEST, A DISTANCE OF 65.69 FEET;
23. NORTH 10°40'42" EAST, A DISTANCE OF 4.00 FEET;
24. NORTH 78°00'57" WEST, A DISTANCE OF 54.56 FEET;
25. NORTH 75°24'15" WEST, A DISTANCE OF 54.56 FEET;
26. NORTH 73°13'21" WEST, A DISTANCE OF 36.58 FEET;
27. NORTH 70°46'48" WEST, A DISTANCE OF 65.47 FEET;
28. NORTH 67°54'25" WEST, A DISTANCE OF 54.56 FEET;
29. NORTH 65°17'43" WEST, A DISTANCE OF 54.56 FEET;
30. NORTH 62°25'20" WEST, A DISTANCE OF 65.47 FEET;
31. NORTH 59°17'17" WEST, A DISTANCE OF 65.47 FEET TO SAID EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES:

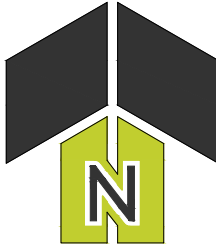
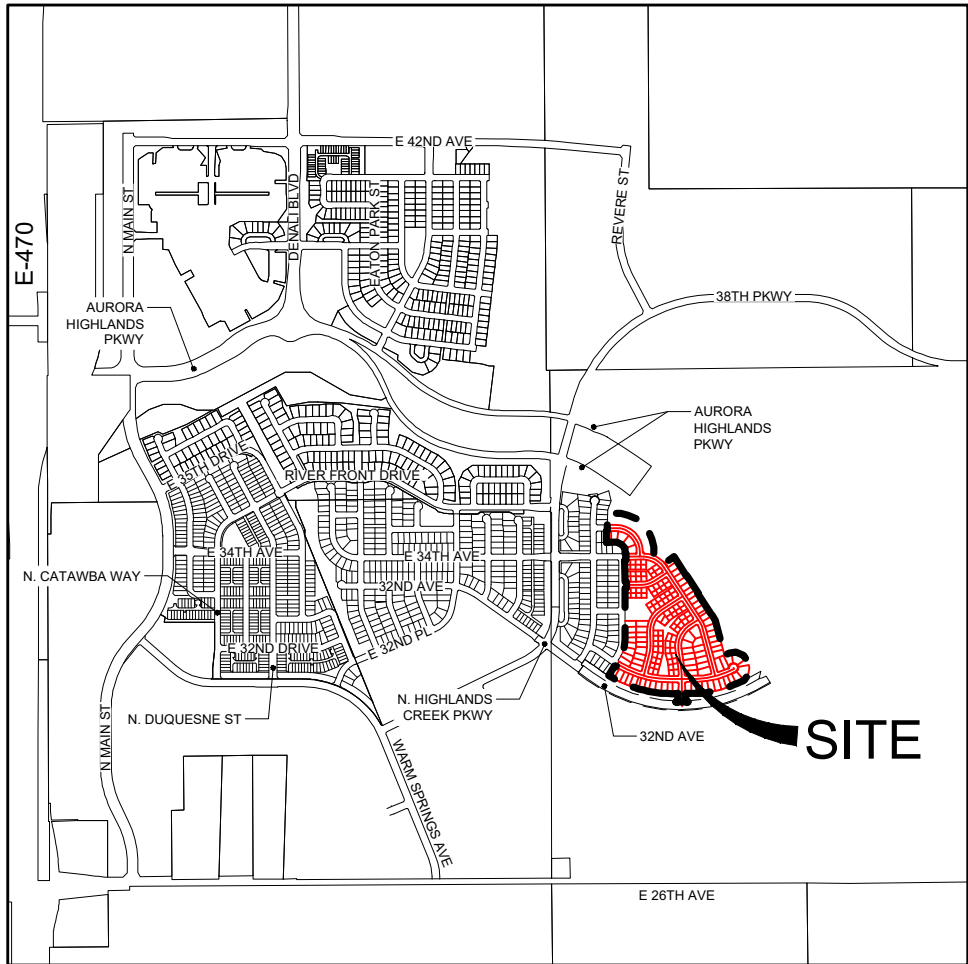
1. NORTH 32°16'44" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,082.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 32°16'44" EAST;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'14", AN ARC LENGTH OF 13.29 FEET;
3. NON-TANGENT TO SAID CURVE, NORTH 32°02'36" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 32°31'42" EAST;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°42'11", AN ARC LENGTH OF 24.00 FEET;
5. NON-TANGENT TO SAID CURVE, NORTH 34°12'59" EAST, A DISTANCE OF 21.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 332.00 FEET;
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°28'28", AN ARC LENGTH OF 199.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF **34.405 ACRES, (1,498,676 SQUARE FEET)**, MORE OR LESS.

THE AURORA HIGHLANDS

THE AURORA HIGHLANDS
SITE PLAN #21

LOCATED IN THE NORTHWEST & SOUTHWEST QUARTERS OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2-3	GENERAL NOTES & TYPICAL SECTIONS
4	CSP TRACKING CHARTS
5	LOT AREA TABLES
6	CONTEXT MAP
7	OVERALL SITE PLAN
8-12	SITE PLAN
13	OVERALL UTILITY PLAN
14-16	GRADING & UTILITY PLAN
17	LANDSCAPE COVER SHEET
18	PLANT SCHEDULE
19	LOT TYPICALS
20-25	LANDSCAPE PLANS
26-27	LANDSCAPE ENLARGEMENT
28	HYDROZONE PLAN
29	MASTER FENCE & TRAIL PLAN
30-34	LANDSCAPE DETAILS

SITE DATA TABLE

LAND AREA WITHIN PROPERTY LINES	34.405 AC (1,498,676 SF)
SINGLE-FAMILY UNITS PROPOSED	82
MOTOR COURT UNITS PROPOSED	96
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	38 FT
CONSTRUCTION TYPE (2015 CODE EDITION)	V-8
IRC OCCUPANCY CLASSIFICATION (2015 CODE EDITION)	R-3 (NON-SPRINKLERED)
ZONING CLASIFICATION	R-2
LOT AREA	20,657 AC (899,815 SF)
TRACT AREA	5,296 AC (230,705 SF)
PUBLIC R.O.W. AREA	8,452 AC (368,157 SF)
OPEN SPACE AREA	2,902 AC (126,425 SF)
LANDSCAPE AREA	0.653 AC (28,464 SF)

AMENDMENTS:

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6636NE003 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)

PROJECT CONTROL STATEMENT:

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002542620) - 1000000.00'
PROJECT EASTING = (STATE PLANE EASTING * 1.0002542620) - 3000000.00'

OWNER'S SIGNATURES

LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS ____ DAY OF __, A.D. ____.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____ A.D. ____.

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND ZONING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

THE AURORA HIGHLANDS SP#21

TITLE: COVER SHEET

DATE: MAY 31, 2024



405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
WWW.CAGECIVIL.COM

PROJECT OWNER:

AURORA HIGHLANDS, LLC
CARLO FERRERA
250 S PILOT ROAD
LAS VEGAS, NV 89119

PROJECT APPLICANT:

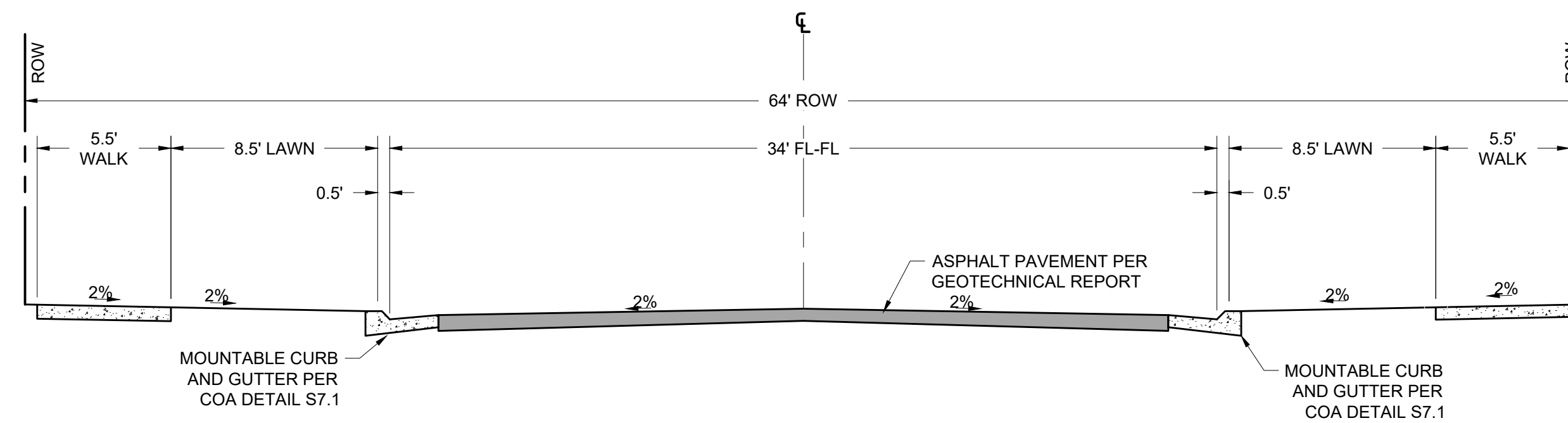
CENTURY COMMUNITIES
CINDY MYERS
8390 E CRESCENT PKWY STE 650
GREENWOOD VILLAGE, CO 80111
PH: (303) 551-8420

ENGINEER CONTACT:

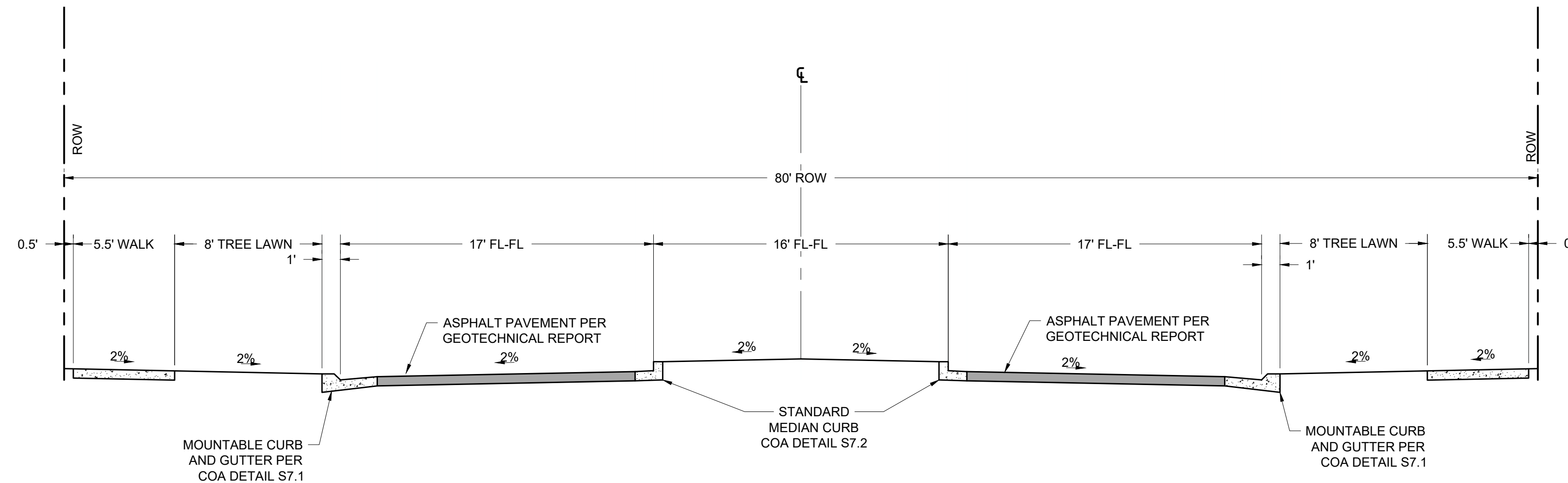
CAGE CIVIL ENGINEERING
ERIC PEARSON
405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PH: (720) 206-6625
EPEARSON@CAGECIVIL.COM

LANDSCAPE ARCHITECT:

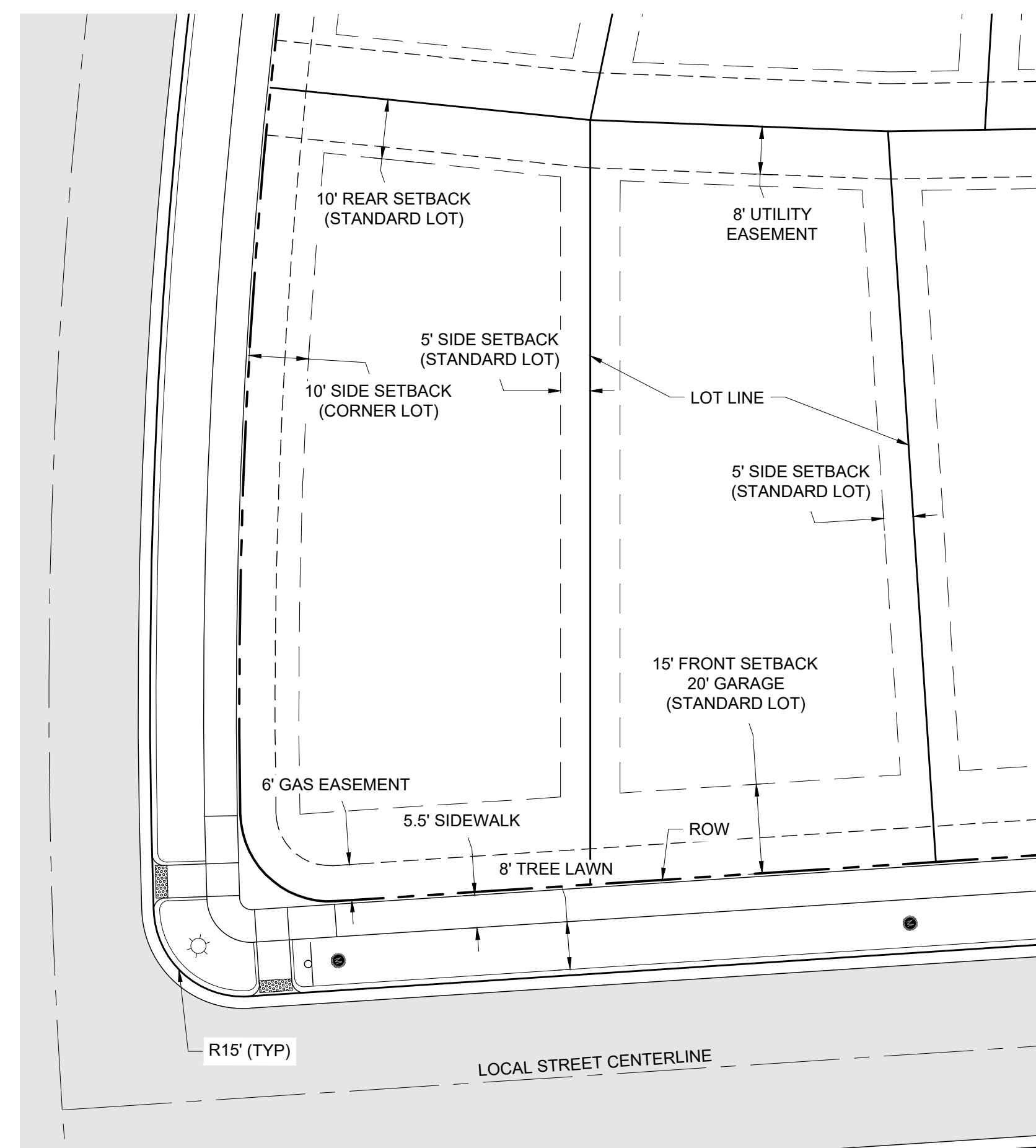
NORRIS DESIGN
EVA MATHER
1101 BANNOCK STREET
DENVER, CO 80204
PH: (303) 883-4344



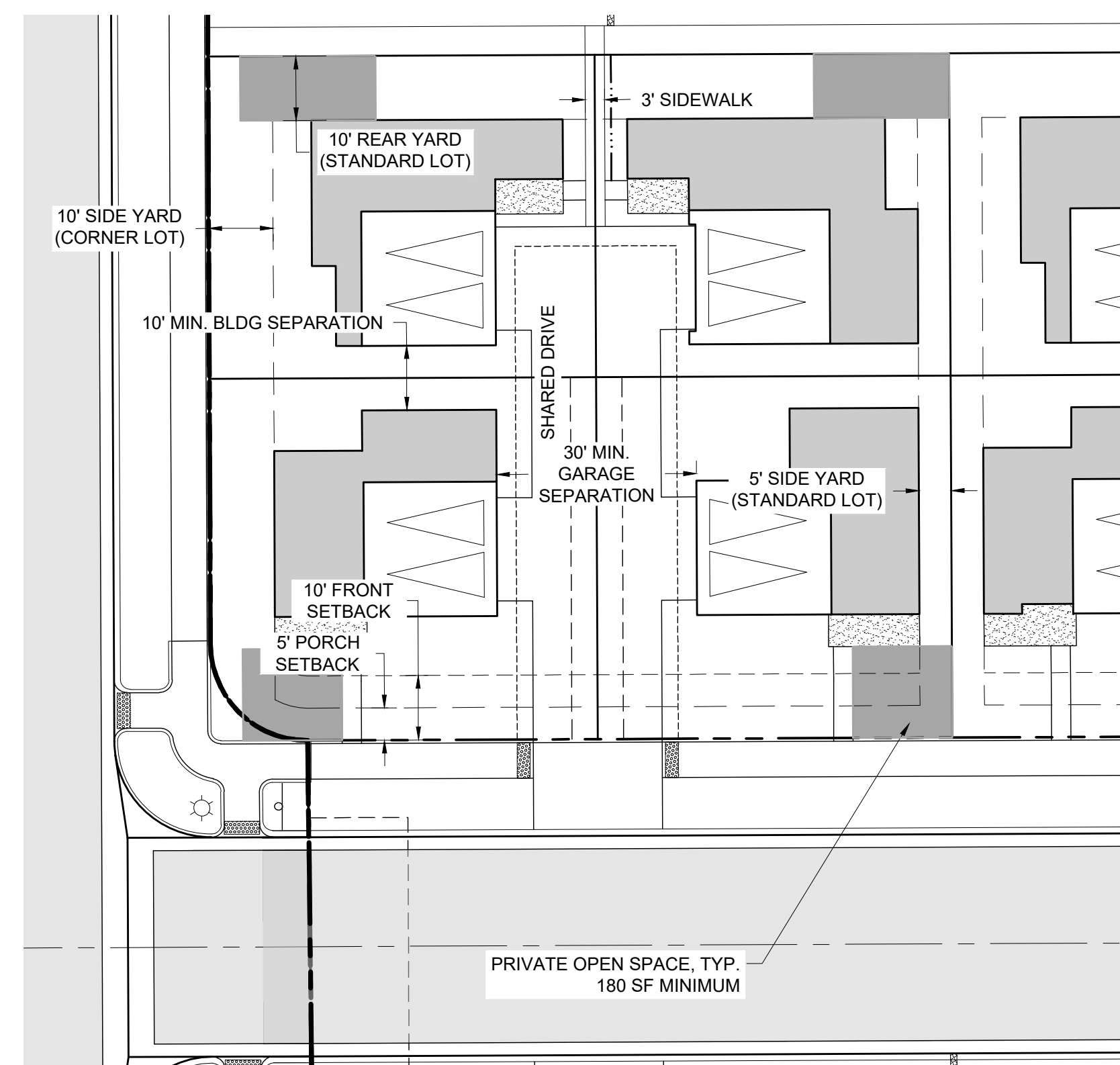
LOCAL TYPE 1 (64' ROW)
SCALE: 1"=5'



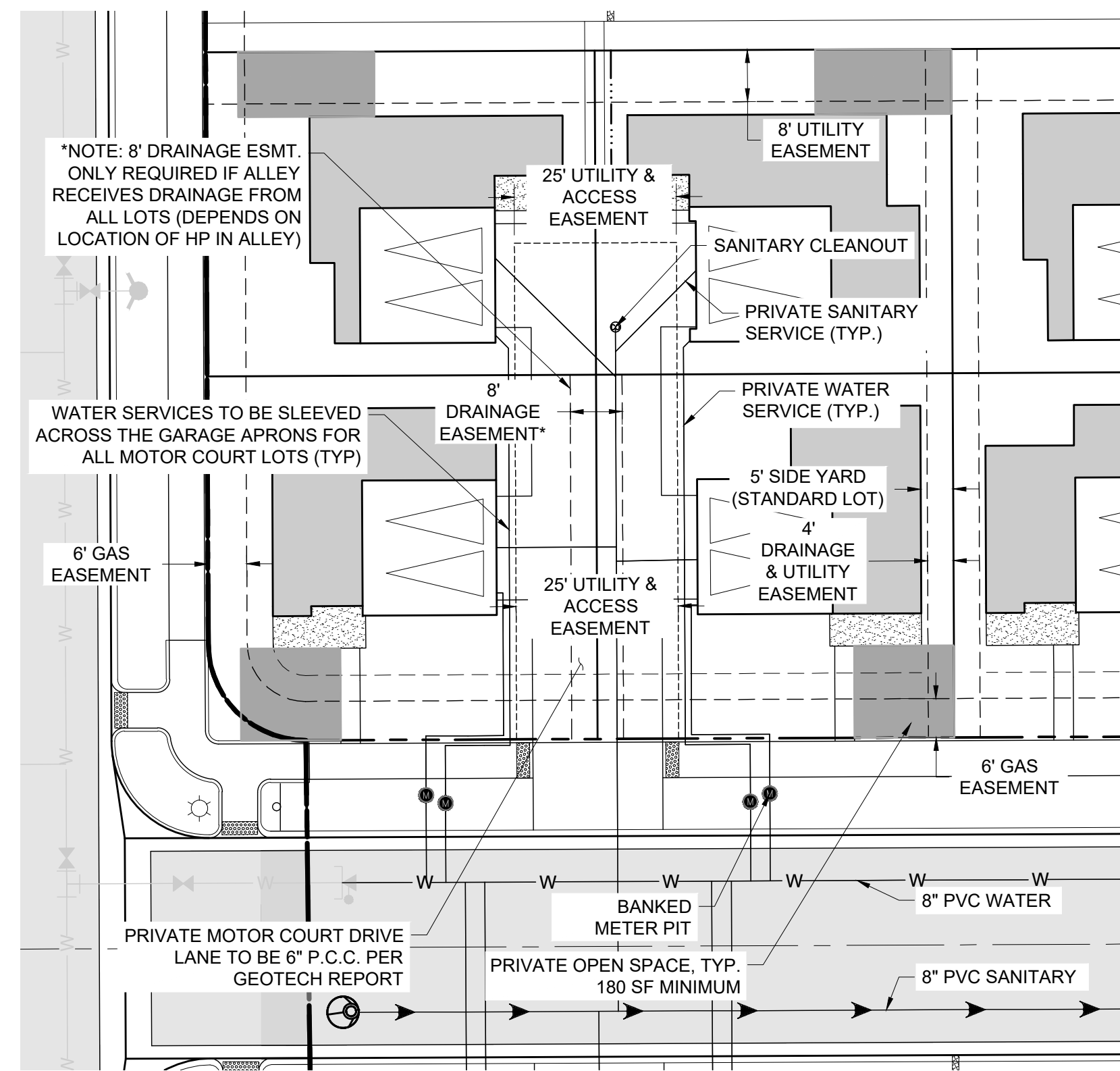
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SCALE: 1"=5'



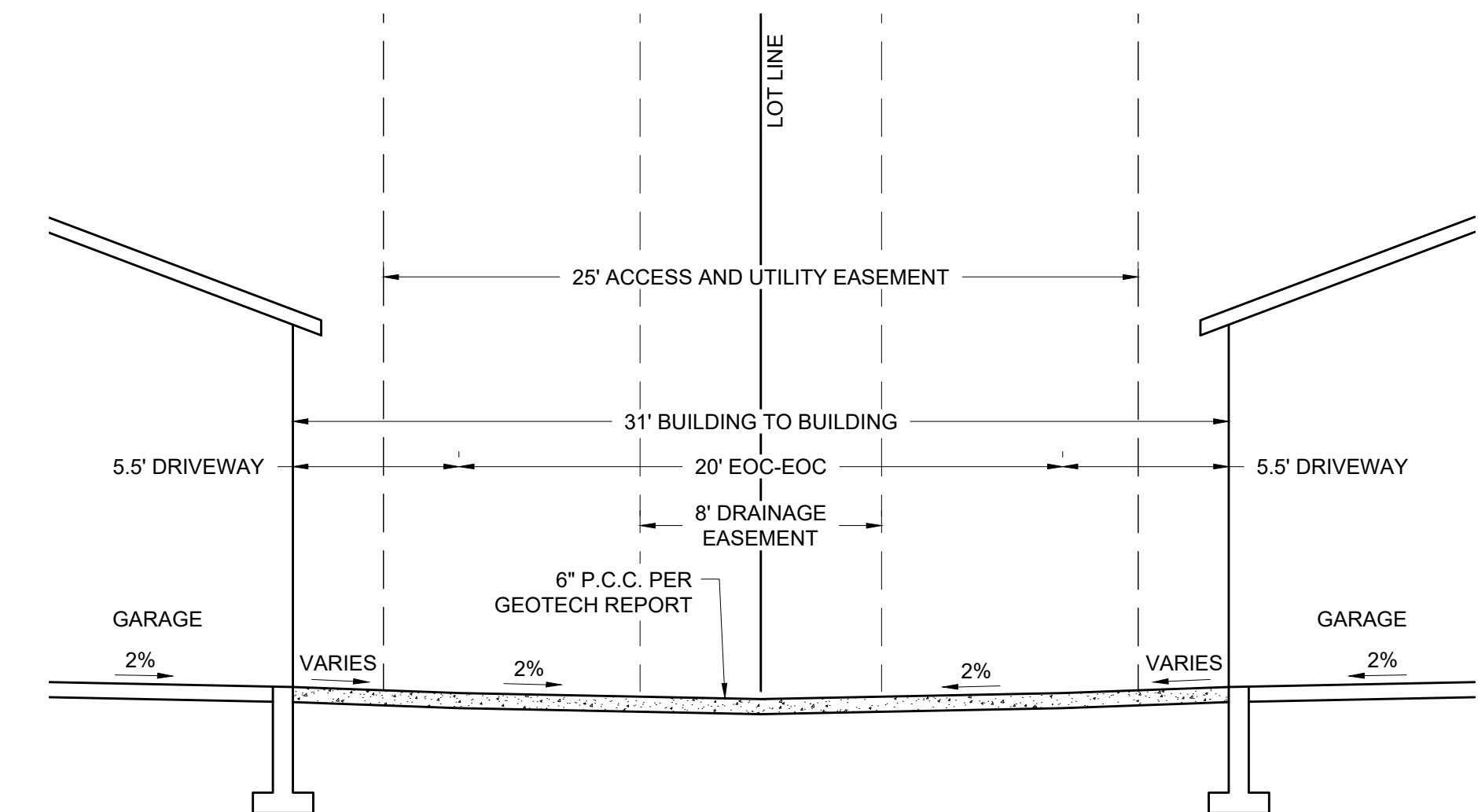
SINGLE FAMILY - TYPICAL LOTTING SETBACKS AND EASEMENTS
SCALE: 1" = 20'



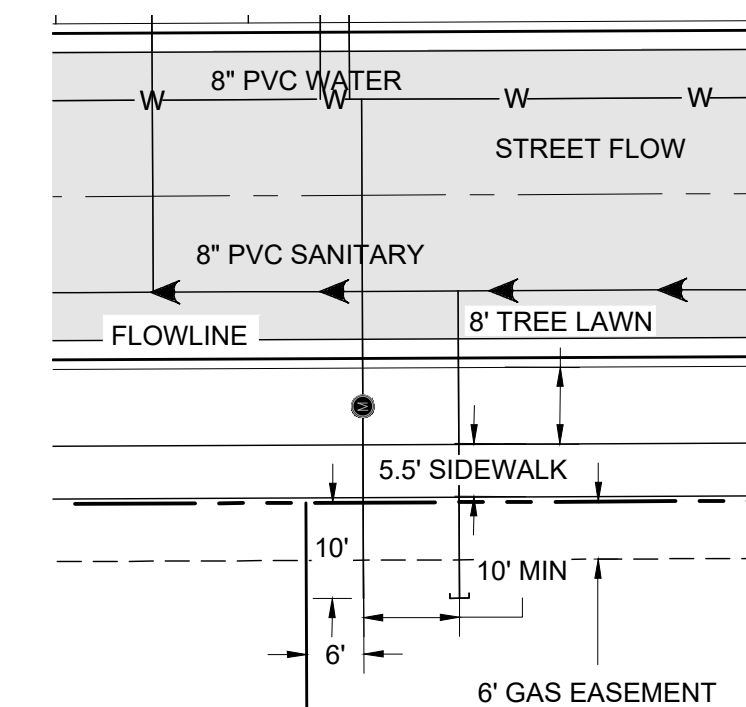
MOTOR COURT - TYPICAL LOTTING SETBACKS
SCALE: 1" = 20'



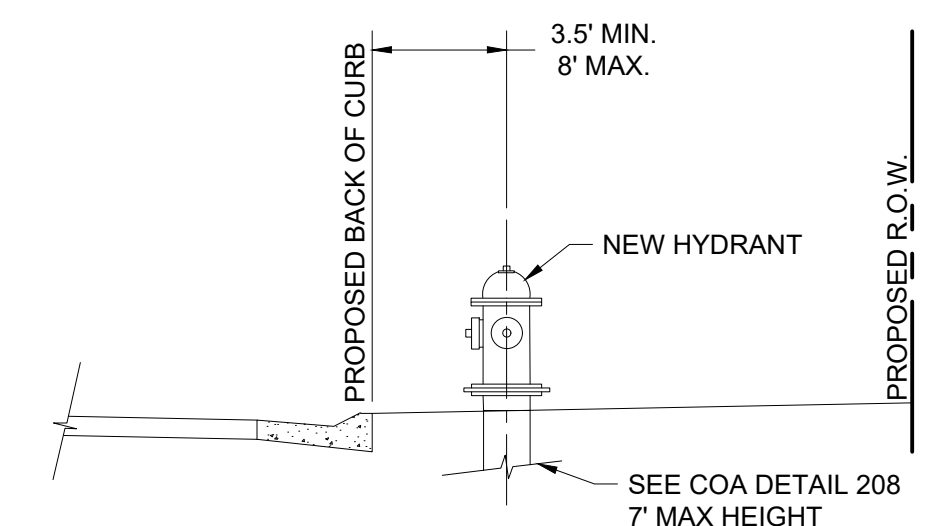
MOTOR COURT - TYPICAL LOTTING UTILITIES AND EASEMENTS
SCALE: 1" = 20'



PRIVATE MOTOR COURT DRIVE LANE (20' EOC-EOC)
SCALE: 1"=5'



TYPICAL LOT SERVICES
SCALE: 1" = 20'



TYPICAL FIRE HYDRANT PLACEMENT
SCALE: 1" = 5'

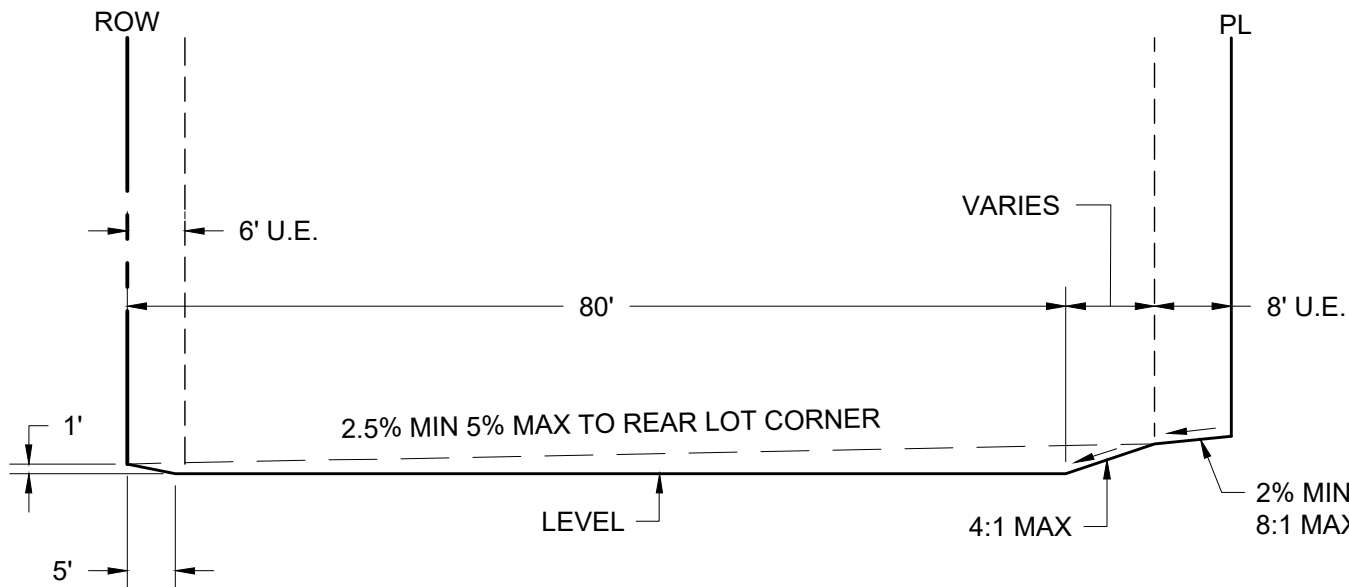
THE AURORA HIGHLANDS SP#21
TITLE: GENERAL NOTES & TYPICAL SECTIONS
DATE: MAY 31, 2024



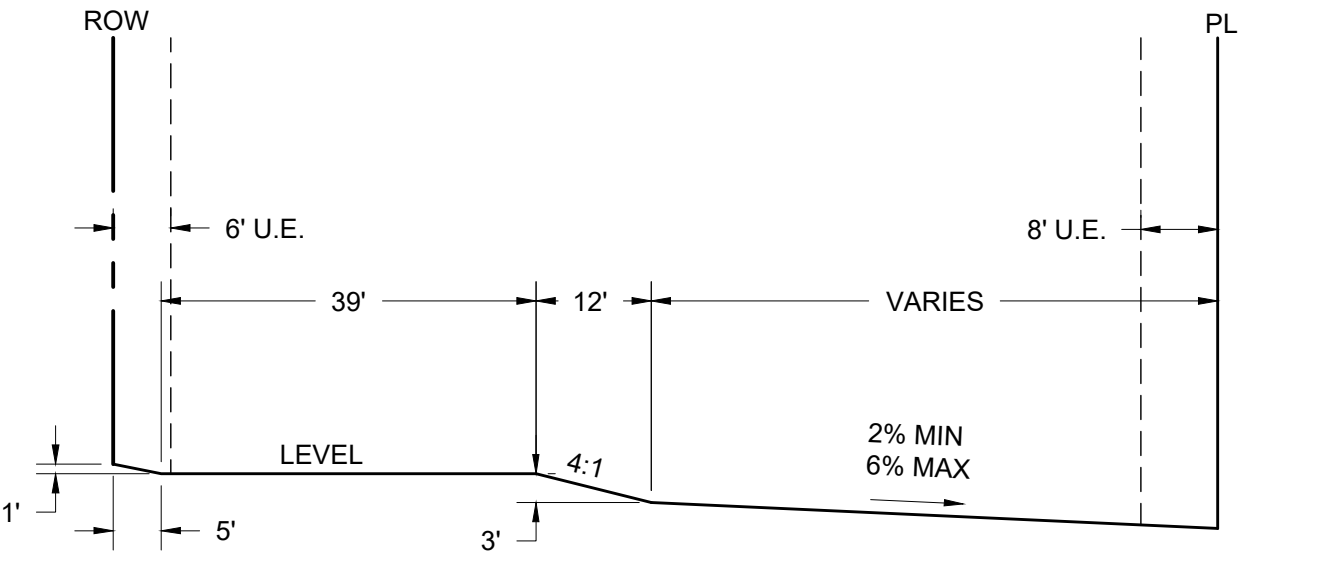
405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
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REQUIRED SITE PLAN NOTES

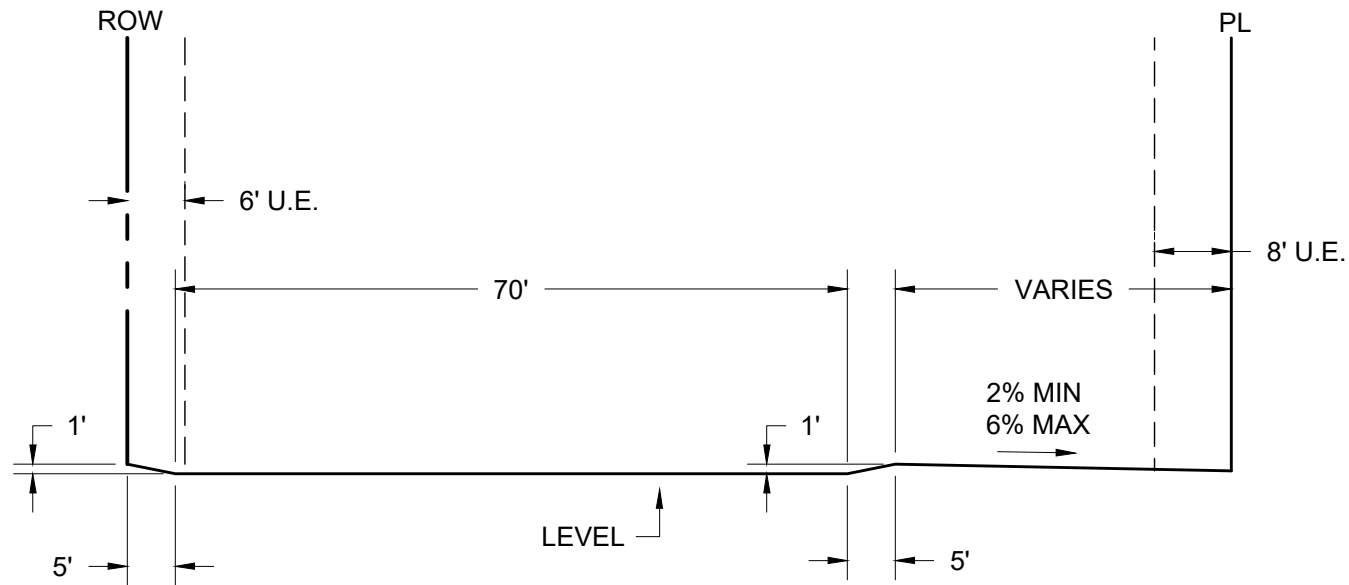
1. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES 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. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPE WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE. IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
12. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
14. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
15. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
16. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
17. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
18. ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
19. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER
20. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETIAL WITHIN THE CIVIL PLANS.
21. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING NIBA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.



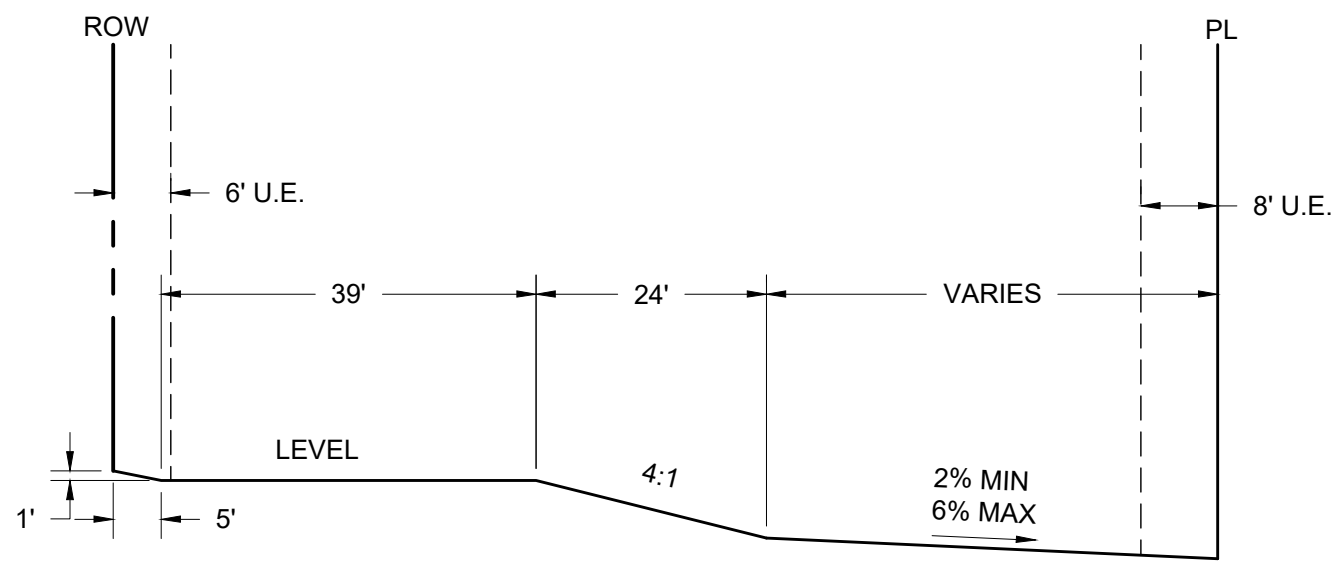
A LOT TEMPLATE
N.T.S



GARDEN LOT TEMPLATE
N.T.S



B LOT TEMPLATE
N.T.S



WALKOUT LOT TEMPLATE
N.T.S

THE AURORA HIGHLANDS SP#21
TITLE: GENERAL NOTES &
TYPICAL SECTIONS
DATE: MAY 31, 2024



405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
WWW.CAGECIVIL.COM

SITE PLAN TRACKING CHARTS

Filing/Site Plan Land Use Tracking Chart				
Filing No.	Site Plan No.	Village	Acreage	No. Units
1	1	6	48.05	84
2	2	6	61.6	226
3	HGNP*	6	24.8	0
4	4	5	4.1	9
5	5	5	17.68	47
6	6	6	5.1	26
8	8	5	37.66	174
10	10	4	61.98	176
11	PP 11**	4	13.53	0
13	13	5	2.14	13
14	14	7	49.1	218
15	15	4	73.5	417
16	16	4	70.46	273
17	17	9	24.59	97
19	32nd Ave	9	7.14	0
21	21	9	34.41	178
Total			535.84	1938

* Highland Green Neighborhood Park
** Preliminary Plat No. 11

Lot Tracking Chart												
Product Types												
MF												
Small Lots												
Filing No.	Site Plan No.	Traditional	Town Center	% of Total	Townhome	Paired Home	<50' Frontage	% of Total	50'-59' Frontage	60'+ Frontage	70'+	% of Total
Standard Lots (>50')												
Total												
1	1	0	0	0.00%	0	0	0	0.00%	54	30	0	100.00%
2	2	0	0	0.00%	0	44	0	19.47%	73	109	0	80.53%
3	3	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%
4	4	0	0	0.00%	0	0	0	0.00%	3	6	0	100.00%
5	5	0	0	0.00%	0	0	0	0.00%	32	15	0	100.00%
6	6	0	0	0.00%	0	0	0	0.00%	0	26	0	100.00%
8	8	0	0	0.00%	0	0	0	41.38%	40	62	0	58.62%
10	10	0	0	0.00%	0	0	0	0.00%	0	92	84	100.00%
11	11	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%
13	13	0	0	0.00%	0	0	0	0.00%	0	13	0	0.00%
14	14	0	0	0.00%	0	62	0	28.44%	81	75	0	71.56%
15	15	0	0	0.00%	0	122	65	94.48%	23	0	0	5.52%
16	16	0	0	0.00%	0	0	0	16.85%	113	114	0	83.15%
17	17	0	0	0.00%	0	0	0	0.00%	57	40	0	100.00%
19	19	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%
21	21	0	0	0.00%	0	0	0	57.14%	32	40	10	42.86%
Total		0	0	0.00%	0	228	65	38.72%	0	622	94	33.63%

- Total number of units shall not exceed 12,487.
- Percentages of total are subject to the minimum/maximals as written under the FDP Urban Design Standards - Lot Standards.
- If no more than 35% of the total number of lots are small, the increased small lot percentage below does not apply. (Excludes master plan communities of less than 100 lots)
 - Up to 50 % of the total number of lots may be Small Lots.
 - No more than 35% of the total number of lots may be small front loaded.
 - No more than 60% of the total number of lots may be a single type as described in the Product Mix Section of Tab 10.
 - Groupings of small lots should be distributed throughout a master plan and site plan.
 - A minimum of 40% of the total number of lots must be standard or larger.
 - If a master plan includes 200 lots or more a minimum 10% of the total number of lots must have a 60' minimum frontage and 6,000 sf of lot area.
- A maximum of 32% Mult-family allowed.
 - Filing No. 8 and Filing No. 21 are motor court loaded. The remaining Alt. Loaded product types are standard alley loaded

Maximum Amount of Units Permitted			
12487			
Min./Max. Permitted			
Multi-Family	Max. 32% of Total Units	3996	0
Small Lot Total	Max. 50% of Total Units	6244	714
Small Lot Front-Loaded	Max. 35% of Total Units	4370	65
Standard Total	Min. 40% of Total Units	4995	716

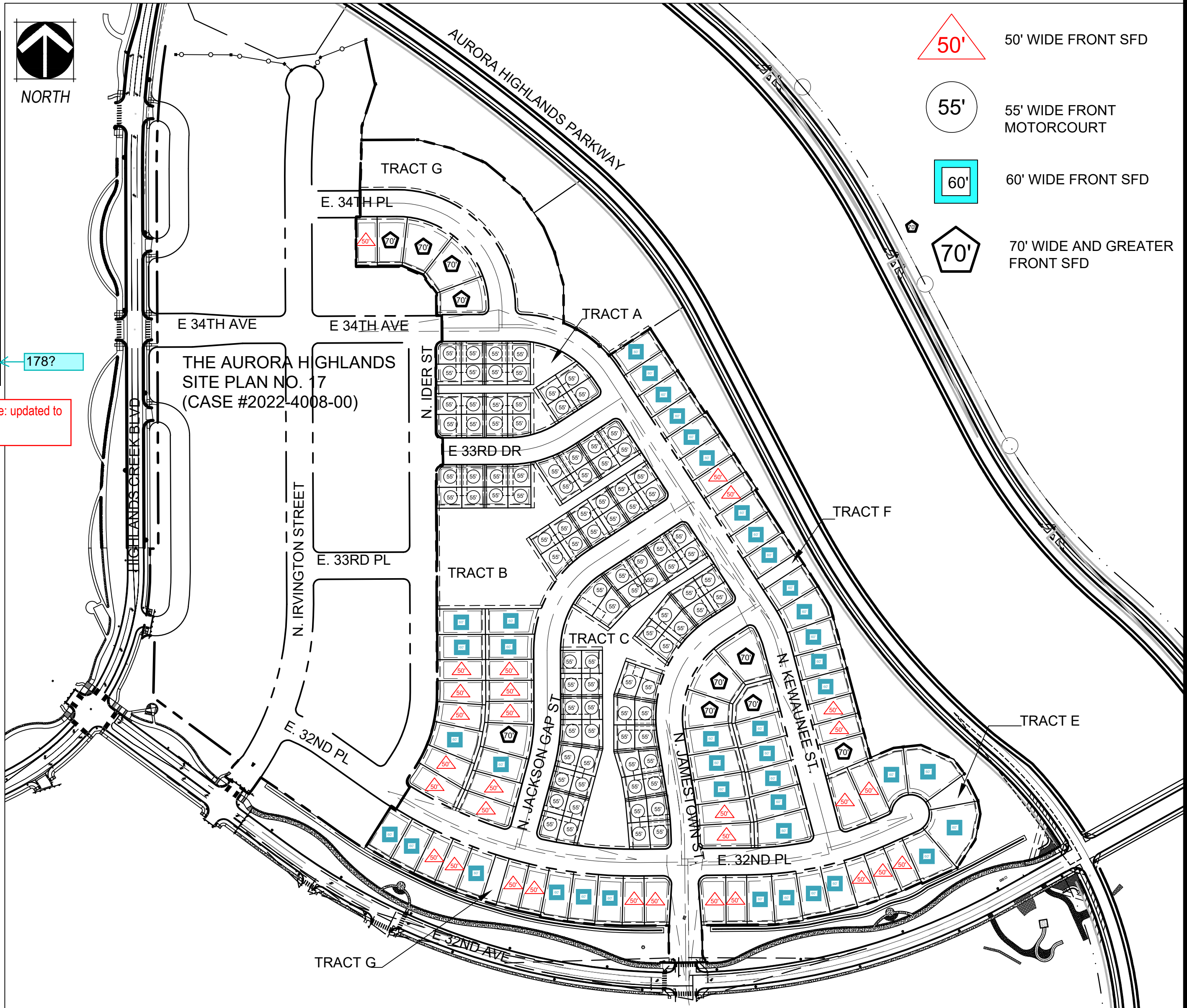
Lot Dimensions Table					
Minimum Setbacks					
Lot Type	Min. Lot Size	Min. Lot Frontage	Front	Rear	Side
SFD - FL - 50'	5750	50'	15' House / 20' Garage	10'	5' / 10' Corners
*ALT- FL - 55'	2750	55'	10' House	10'	5' / 10' Corners
SFD - FL - 60'+	6900	60'	15' House / 20' Garage	10'	5' / 10' Corners

* Motor court loaded product

Population Tracking Chart			
Filing No.21 / Site Plan No.21			
Product Type	Lot Totals	People Per Unit	Population
Single-Family	178	2.65	471.7
Multi-Family	0	2.50	0
Transit Station Area	0	2.02	0
Active Adult	0	1.58	0
Total	178		471.7

Community Population Tracking Chart		
Filing	Site Plan	Population
1	1	223.0
2	2	599.0
3	3	0.0
4	4	24.0
5	5	125.0
6	6	69.0
8	8	462.0
10	10	467.0
11	11	0.0
13	13	35.0
14	14	578.0
15	15	1106.0
16	16	724.0
19	19	0.0
21	21	472.0
Total		4884

SITE PLAN LOT TRACKING EXHIBIT



Parks, Recreation, and Open Space Tracking Chart										
Neighborhood Park										
Community Park										
Open Space										
ISP No.	Site Plan No.	Filing No.	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required
1	1		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1 Am 01			0	0.00	0.00	0.00	0.00	0.00	0.00	3.55
	1	1	223	0.67	7.14	6.47	0.25	1.74	2.37	0.63
	2	2	599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67
	HGNP*	3	0	0.00	7.50	7.50	0.00	0.00	0.00	0.00
	4	4	24	0.07	0.00	-0.07	0.03	0.00	-0.03	0.19
	5	5	125	0.38	0.00	-0.38	0.14	0.00	-0.14	0.98
	6	6	69	0.21	0.00	-0.21	0.08	0.00	-0.08	0.54
	8	8	461	1.38	0.00	-1.38	0.51	0.00	-0.51	3.60
	10	10	466	1.40	0.00	-1.40	0.51	0.00	-0.51	3.64
	PP 11**	11	0	0.00	0.00	0.00	0.00	0.00	0.00	9.86
	13	13	35	0.11	0.00	-0.11	0.04	0.00	-0.04	0.27
	14	14	578	1.73	0.00	-1.73	0.64	0.00	-0.64	4.51
	15	15	1106	3.32	0.00	-3.32	1.22	0.00	-1.22	8.63
	16	16	723	2.17	0.00	-2.17	0.80	0.00	-0.80	5.64
	17	17	257	0.77	0.00	-0.77	0.28	0.00	-0.28	2.00
	32nd Ave	19	0	0.00	0.00	0.00	0.00	0.00	0.00	3.35
	21	21	472	1.42	0.00	-1.42	0.52	0.00	-0.52	3.68
Totals			4410	15.42	14.64	-0.78	5.65	0.00	-5.65	40.08

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

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

* Indicates a portion of tract

Tract Dedication Table				
Dedication Type				
Tract	Filing	Neigh. Park	Com. Park	Open Space
E	15			1.29
G	15			0.32
J	15			0.32
K*	15			0.52
L	15			0.17
M	15			0.15
N	15			0.26
O	15			0.83
P	15			0.03
X	15			0.81
AA	15			0.97
CC	15			0.40
DD	15			0.80
EE	15			0.49
KK	15			0.13
LL	15			0.06
NN	15			0.08
PP	15			0.03
QQ	15			0.13
A	16			0.32
B*	16			1.06
F	16			1.38
H*	16			0.51
A	19			1.84
B	19			1.51
A*	21			0.27
B*	21			1.56
C*	21			1.07
Total		14.64	0	51.97

* Indicates a portion of tract

Response: updated to what is shown on the plat

THE AURORA HIGHLANDS SP #21

TITLE:

DATE: MAY 24, 2024

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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



NOT FOR CONSTRUCTION

SHEET: 4 OF 34

LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE (FT)	CLASSIFICATION
1	1	5875	50.00	INTERIOR
2	1	7711	72.53	INTERIOR
3	1	10409	119.88	INTERIOR
4	1	10427	119.88	INTERIOR
5	1	8823	79.15	CORNER
1	2	7007	60.93	INTERIOR
2	2	6900	60.00	INTERIOR
3	2	5750	50.00	INTERIOR
4	2	6236	49.82	INTERIOR
5	2	6606	47.88	INTERIOR
6	2	8175	57.48	INTERIOR
7	2	7122	47.88	INTERIOR
8	2	7633	42.91	CORNER
9	2	7627	42.94	CORNER
10	2	6791	58.18	INTERIOR
11	2	7292	60.00	INTERIOR
12	2	8498	84.07	INTERIOR
13	2	6152	55.68	INTERIOR
14	2	5750	50.00	INTERIOR
15	2	5750	50.00	INTERIOR
16	2	6936	60.12	INTERIOR
17	2	7577	63.04	INTERIOR
1	3	7149	59.18	INTERIOR
2	3	7149	59.19	INTERIOR
3	3	5962	49.32	INTERIOR
4	3	5962	49.32	INTERIOR
5	3	7149	59.19	INTERIOR
6	3	5962	49.32	INTERIOR
7	3	5962	49.32	INTERIOR
8	3	7411	59.19	INTERIOR
9	3	7411	59.19	INTERIOR
10	3	7411	59.19	INTERIOR
11	3	6111	49.52	INTERIOR
12	3	7385	45.50	CORNER
1	4	7385	45.50	CORNER
2	4	5950	50.00	INTERIOR
3	4	7531	59.03	INTERIOR
4	4	7559	58.95	INTERIOR
5	4	7261	58.95	INTERIOR
6	4	7261	58.95	INTERIOR
7	4	6048	49.12	INTERIOR
8	4	6048	49.12	INTERIOR
9	4	5849	49.77	INTERIOR
10	4	8799	55.86	INTERIOR
11	4	13258	47.12	INTERIOR
12	4	12659	47.12	INTERIOR
13	4	8820	63.90	INTERIOR
14	4	7424	52.40	INTERIOR
15	4	9366	61.45	CORNER
16	4	7847	75.93	INTERIOR
17	4	5750	50.00	INTERIOR
18	4	5750	50.00	INTERIOR
19	4	6900	60.00	INTERIOR
20	4	6900	60.00	INTERIOR
21	4	7311	58.81	INTERIOR
22	4	8037	57.07	INTERIOR
23	4	7120	60.01	INTERIOR
24	4	6900	60.00	INTERIOR
25	4	6900	60.00	INTERIOR
26	4	6900	60.00	INTERIOR
27	4	5950	50.00	INTERIOR
28	4	5950	50.00	INTERIOR
29	4	7140	60.00	INTERIOR
30	4	7140	60.00	INTERIOR
31	4	6900	60.00	INTERIOR
32	4	6900	60.00	INTERIOR
33	4	6900	60.00	INTERIOR
34	4	6931	60.11	INTERIOR
1	5	11412	95.28	CORNER
2	5	10055	117.16	INTERIOR
3	5	8352	97.26	INTERIOR
4	5	7381	63.85	INTERIOR
5	5	7528	60.00	INTERIOR
6	5	7996	59.41	INTERIOR
7	5	7063	49.01	INTERIOR
8	5	7845	40.26	CORNER
9	5	9942	64.07	CORNER
10	5	7650	60.00	INTERIOR
11	5	7350	60.00	INTERIOR
12	5	7200	60.00	INTERIOR
13	5	7200	60.00	INTERIOR
14	5	8220	81.47	INTERIOR

LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE (FT)	CLASSIFICATION
1	6	4603	100.29	INTERIOR*
2	6	3434	66.82	INTERIOR*
3	6	2960	55.00	INTERIOR*
4	6	2960	55.00	INTERIOR*
5	6	3181	45.00	CORNER*
6	6	3000	32.83	CORNER*
7	6	2750	32.83	INTERIOR*
8	6	2750	32.83	INTERIOR*
9	6	2942	32.83	INTERIOR*
10	6	4614	48.33	INTERIOR*
11	6	2750	32.83	INTERIOR*
12	6	3550	32.83	INTERIOR*
13	6	3271	32.83	INTERIOR*
14	6	3000	32.83	CORNER*
15	6	3181	45.00	CORNER*
16	6	3175	55.09	INTERIOR*
17	6	3154	89.61	INTERIOR*
18	6	2849	55.35	INTERIOR*
19	6	2750	55.00	INTERIOR*
20	6	2750	55.00	INTERIOR*
21	6	2750	55.00	INTERIOR*
22	6	3063	55.62	INTERIOR*
23	6	3075	55.63	INTERIOR*
24	6	2761	55.00	INTERIOR*
25	6	2761	55.00	INTERIOR*
26	6	3308	52.56	CORNER*
27	6	3145	32.83	CORNER*
28	6	2750	32.83	INTERIOR*
29	6	2750	32.83	INTERIOR*
30	6	3290	32.83	INTERIOR*
31	6	3323	32.83	INTERIOR*
32	6	2750	32.83	INTERIOR*
33	6	2750	32.83	INTERIOR*
34	6	2750	32.83	INTERIOR*
35	6	4030	48.33	INTERIOR*
36	6	3384	32.83	INTERIOR*
37	6	3089	32.83	INTERIOR*
38	6	3323	32.83	INTERIOR*
39	6	2750	32.83	INTERIOR*
40	6	2858	32.83	INTERIOR*
41	6	3216	32.83	CORNER*
42	6	3433	55.06	CORNER*
43	6	3128	62.98	INTERIOR*
44	6	2750	55.00	INTERIOR*
45	6	2855	55.00	INTERIOR*
46	6	3101	55.56	INTERIOR*
47	6	3010	55.12	INTERIOR*
48	6	3505	67.86	INTERIOR*
1	7	3181	45.00	CORNER*
2	7	2960	55.00	INTERIOR*
3	7	2960	55.00	INTERIOR*
4	7	3041	55.29	INTERIOR*
5	7	2750	32.83	INTERIOR*
6	7	2750	32.83	INTERIOR*
7	7	2750	32.83	INTERIOR*
8	7	3000	32.83	CORNER*
9	7	3476	56.91	INTERIOR*
10	7	3006	55.17	INTERIOR*
11	7	2960	55.00	INTERIOR*
12	7	3181	45.00	CORNER*
13	7	3000	32.83	CORNER*
14	7	2750	32.83	INTERIOR*
15	7	2750	32.83	INTERIOR*
16	7	2750	32.83	INTERIOR*
17	7	2750	32.83	INTERIOR*
18	7	2750	32.83	INTERIOR*
19	7	2750	32.83	INTERIOR*
20	7	2750	32.83	INTERIOR*
21	7	2750	32.83	INTERIOR*
22	7	3000	32.83	CORNER*
23	7	3181	45.00	CORNER*
24	7	2960	55.00	INTERIOR*
25	7	2960	55.00	INTERIOR*
26	7	2960	55.00	INTERIOR*
27	7	3008	55.17	INTERIOR*
28	7	3482	56.93	INTERIOR*
1	8	3181	45.00	CORNER*
2	8	2960	55.00	INTERIOR*
3	8	2960	55.00	INTERIOR*
4	8	2946	55.07	INTERIOR*
5	8	2750	32.83	INTERIOR*
6	8	2750	32.83	INTERIOR*
7	8	2750	32.83	INTERIOR*
8	8	3000	32.83	CORNER*
9	8	3000	32.83	CORNER*
10	8	2750	32.83	INTERIOR*
11	8	2750	32.83	INTERIOR*
12	8	2750	32.83	INTERIOR*
13	8	2984	55.49	INTERIOR*
14	8	3089	55.00	INTERIOR*
15	8	3089	55.00	INTERIOR*
16	8	3322	45.00	CORNER*
17	8	2750	55.00	INTERIOR*
18	8	2750	32.83	INTERIOR*
19	8	3322	32.83	CORNER*
20	8	3514	56.35	CORNER*

NOTE:
1. CORNER SIDE YARD SETBACKS FOR STANDARD LOTS ARE 10' ADJACENT TO THE R.O.W. ONLY.
2. *THESE LOTS ARE MOTOR COURT HOMES.

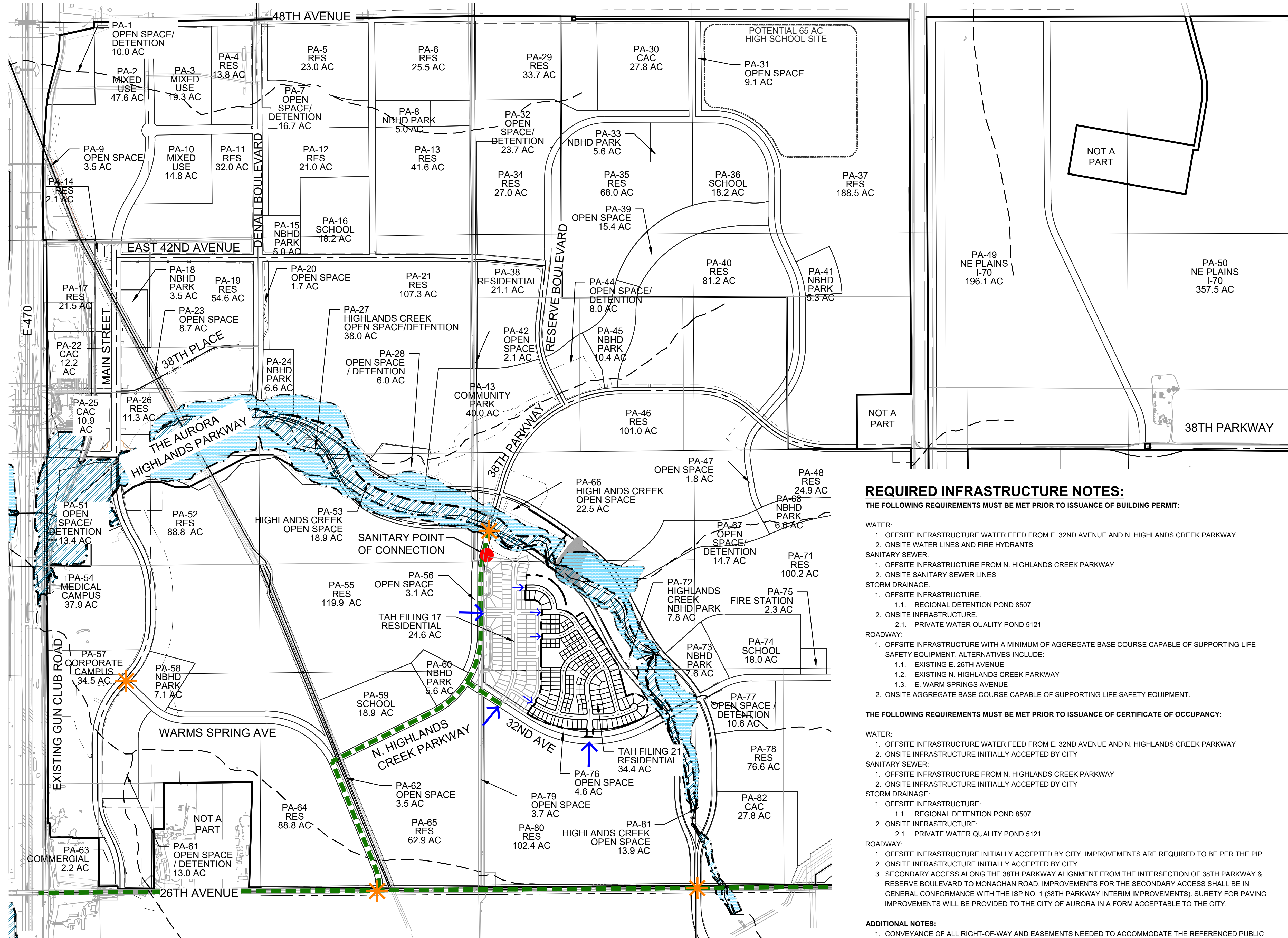
THE AURORA HIGHLANDS SP#21

TITLE: LOT AREA TABLES

DATE: MAY 31, 2024



405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
WWW.CAGECIVIL.COM



REQUIRED INFRASTRUCTURE NOTES:

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT:

- WATER:**
1. OFFSITE INFRASTRUCTURE WATER FEED FROM E. 32ND AVENUE AND N. HIGHLANDS CREEK PARKWAY
 2. ONSITE WATER LINES AND FIRE HYDRANTS
- SANITARY SEWER:**
1. OFFSITE INFRASTRUCTURE FROM N. HIGHLANDS CREEK PARKWAY
 2. ONSITE SANITARY SEWER LINES
- STORM DRAINAGE:**
1. OFFSITE INFRASTRUCTURE:
 - 1.1. REGIONAL DETENTION POND 8507
 2. ONSITE INFRASTRUCTURE:
 - 2.1. PRIVATE WATER QUALITY POND 5121
- ROADWAY:**
1. OFFSITE INFRASTRUCTURE WITH A MINIMUM OF AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT. ALTERNATIVES INCLUDE:
 - 1.1. EXISTING E. 26TH AVENUE
 - 1.2. EXISTING N. HIGHLANDS CREEK PARKWAY
 - 1.3. E. WARM SPRINGS AVENUE
 2. ONSITE AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT.

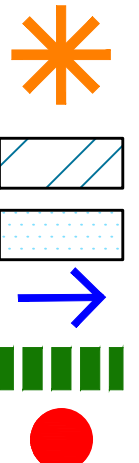
THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- WATER:**
1. OFFSITE INFRASTRUCTURE WATER FEED FROM E. 32ND AVENUE AND N. HIGHLANDS CREEK PARKWAY
 2. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- SANITARY SEWER:**
1. OFFSITE INFRASTRUCTURE FROM N. HIGHLANDS CREEK PARKWAY
 2. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- STORM DRAINAGE:**
1. OFFSITE INFRASTRUCTURE:
 - 1.1. REGIONAL DETENTION POND 8507
 2. ONSITE INFRASTRUCTURE:
 - 2.1. PRIVATE WATER QUALITY POND 5121
- ROADWAY:**
1. OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY. IMPROVEMENTS ARE REQUIRED TO BE PER THE PIP.
 2. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
 3. SECONDARY ACCESS ALONG THE 38TH PARKWAY ALIGNMENT FROM THE INTERSECTION OF 38TH PARKWAY & RESERVE BOULEVARD TO MONAGHAN ROAD. IMPROVEMENTS FOR THE SECONDARY ACCESS SHALL BE IN GENERAL CONFORMANCE WITH THE ISP NO. 1 (38TH PARKWAY INTERIM IMPROVEMENTS). SURETY FOR PAVING IMPROVEMENTS WILL BE PROVIDED TO THE CITY OF AURORA IN A FORM ACCEPTABLE TO THE CITY.

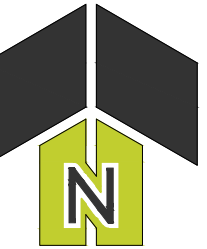
- ADDITIONAL NOTES:**
1. CONVEYANCE OF ALL RIGHT-OF-WAY AND EASEMENTS NEEDED TO ACCOMMODATE THE REFERENCED PUBLIC IMPROVEMENTS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 2. INFRASTRUCTURE INITIALLY ACCEPTED BY THE CITY INDICATES THE INFRASTRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY'S PUBLISHED DESIGN CRITERIA AND THE CITY HAS APPROVED THE DESIGN AND ACCEPTED THE CONSTRUCTED INFRASTRUCTURE.

LEGEND:

- DEVELOPMENT ACCESS LOCATIONS
- FLOODWAY
- 100-YR FLOODPLAIN
- FILING 21 SITE ACCESS
- SECONDARY EMERGENCY ACCESS
- SANITARY POINT OF CONNECTION



0 600' 1,200'
1" = 600' (HORIZONTAL)



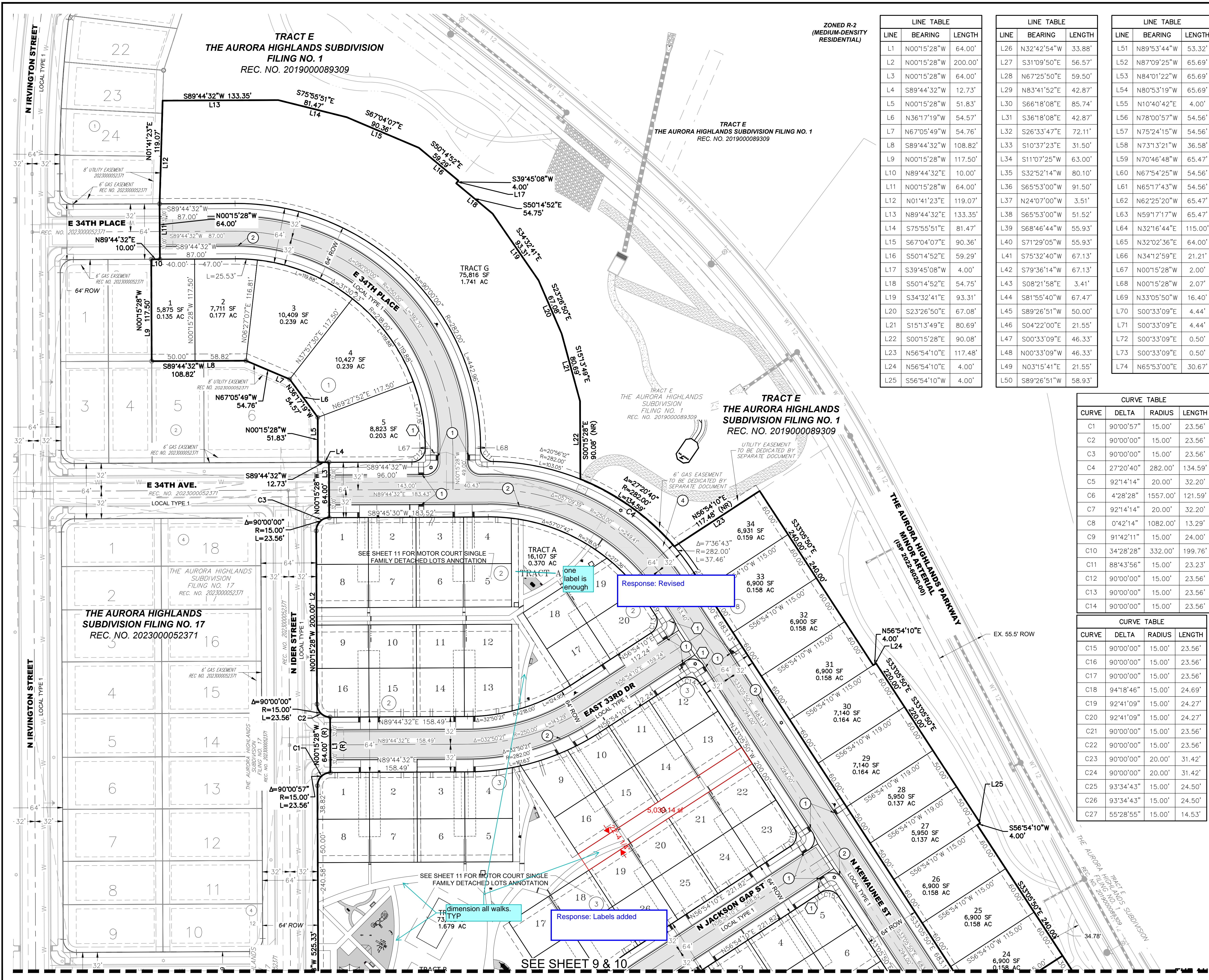
THE AURORA HIGHLANDS SP#21

TITLE: CONTEXT MAP

DATE: MAY 31, 2024



405 URBAN STREET - SUITE 404
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ZONED R-2
(MEDIUM-DENSITY
RESIDENTIAL)

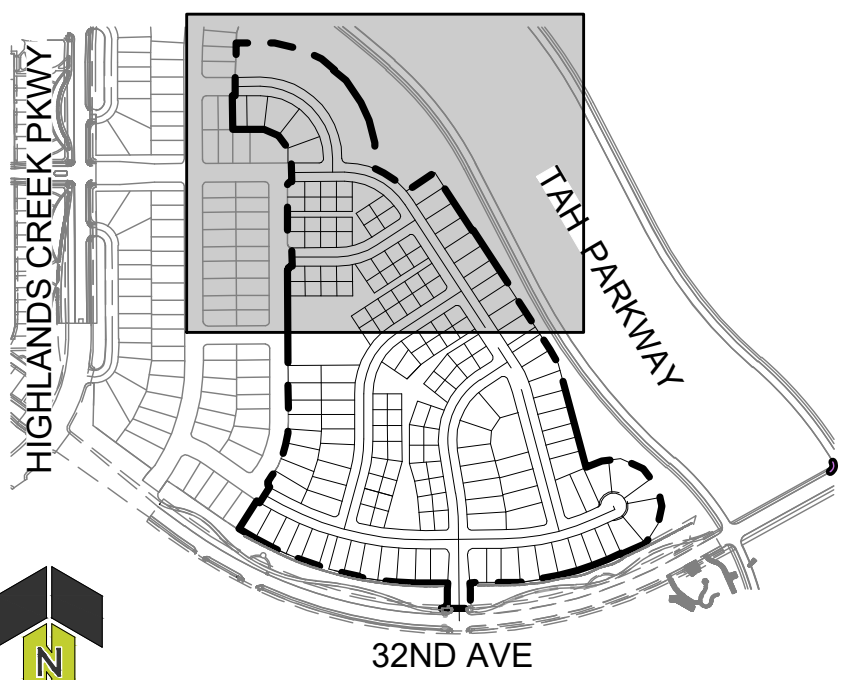
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°15'28"W	64.00'
L2	N00°15'28"W	200.00'
L3	N00°15'28"W	64.00'
L4	S89°44'32"W	12.73'
L5	N00°15'28"W	51.83'
L6	N36°17'19"W	54.57'
L7	N67°05'49"W	54.76'
L8	S89°44'32"W	108.82'
L9	N00°15'28"W	117.50'
L10	N89°44'32"E	10.00'
L11	N00°15'28"W	64.00'
L12	N01°41'23"E	119.07'
L13	N89°44'32"E	133.35'
L14	S75°55'51"E	81.47'
L15	S67°04'07"E	90.36'
L16	S50°14'52"E	54.75'
L17	S39°45'08"W	4.00'
L18	S50°14'52"E	54.75'
L19	S34°32'41"E	80.69'
L20	S33°30'09"E	46.33'
L21	S15°13'49"E	80.69'
L22	S00°15'28"E	90.08'
L23	N56°54'10"E	117.48'
L24	N56°54'10"E	4.00'
L25	S56°54'10"W	4.00'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N32°42'54"W	33.88'
L27	S31°09'50"E	56.57'
L28	N67°25'50"E	59.50'
L29	N83°41'52"E	42.87'
L30	S66°18'08"E	85.74'
L31	S36°18'08"E	42.87'
L32	S26°33'47"E	72.11'
L33	S10°37'23"E	31.50'
L34	S11°07'25"W	63.00'
L35	S32°52'14"W	80.10'
L36	S65°53'00"W	91.50'
L37	N24°07'00"W	3.51'
L38	S65°53'00"W	51.52'
L39	S68°46'44"W	55.93'
L40	S71°29'05"W	55.93'
L41	S75°32'40"W	67.13'
L42	S79°36'14"W	67.13'
L43	S08°21'58"E	3.41'
L44	S81°55'40"W	67.47'
L45	S89°26'51"W	50.00'
L46	S04°22'00"E	21.55'
L47	S00°33'09"E	46.33'
L48	N00°33'09"W	46.33'
L49	N03°15'41"E	21.55'
L50	S89°26'51"W	55.93'

LINE TABLE		
LINE	BEARING	LENGTH
L51	N89°53'44"W	53.32'
L52	N87°09'25"W	65.69'
L53	N84°01'22"W	65.69'
L54	N80°53'19"W	65.69'
L55	N10°40'42"E	4.00'
L56	N78°00'57"W	54.56'
L57	N75°24'15"W	54.56'
L58	N73°13'21"W	36.58'
L59	N70°46'48"W	65.47'
L60	N67°54'25"W	54.56'
L61	N65°17'43"W	54.56'
L62	N62°25'20"W	65.47'
L63	N59°17'17"W	65.47'
L64	N32°16'44"E	115.00'
L65	N32°02'36"E	64.00'
L66	N34°12'59"E	21.21'
L67	N00°15'28"W	2.00'
L68	N00°15'28"W	2.07'
L69	N33°05'50"W	16.40'
L70	S00°33'09"E	4.44'
L71	S00°33'09"E	4.44'
L72	S00°33'09"E	0.50'
L73	S00°33'09"E	0.50'
L74	N65°53'00"E	30.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'57"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	27°20'40"	282.00'	134.59'
C5	92°14'14"	20.00'	32.20'
C6	4°28'28"	1557.00'	121.59'
C7	92°14'14"	20.00'	32.20'
C8	0°42'14"	1082.00'	13.29'
C9	91°42'11"	15.00'	24.00'
C10	34°28'28"	332.00'	199.76'
C11	88°43'56"	15.00'	23.23'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	94°18'46"	15.00'	24.69'
C19	92°41'09"	15.00'	24.27'
C20	92°41'09"	15.00'	24.27'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	90°00'00"	20.00'	31.42'
C24	90°00'00"	20.00'	31.42'
C25	93°34'43"	15.00'	24.50'
C26	93°34'43"	15.00'	24.50'
C27	55°28'55"	15.00'	14.53'



- LEGEND**
- CENTERLINE
 - RIGHT-OF-WAY
 - EASEMENT
 - SIGHT TRIANGLE
 - SETBACK
 - PEDESTRIAN CROSSWALK
 - PR. WATER LINE
 - EX. WATER LINE
 - PR. FIRE HYDRANT
 - EX. FIRE HYDRANT
 - TURN ARROW PAVEMENT MARKING
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EX. STREET LIGHT
 - A.U.E. = ACCESS AND UTILITY EASEMENT
 - U.E. = UTILITY EASEMENT
 - G.E. = GAS EASEMENT
 - D.E. = DRAINAGE EASEMENT

- 1 R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30'X30') MULTI-LANE (36'X36')
- 2 R4-7 KEEP RIGHT SIGN
- 1 CURB RAMP, COA DETAIL S9.8
- 2 PROPOSED MOUNTABLE CURB AND GUTTER COA DETAIL S7.1
- 3 PROPOSED MEDIAN CURB, COA DETAIL S7.2
- 4 MAIL KIOSK

NOTES:
1. SEE SHEET 10 FOR LINE AND CURVE INFO.
2. ALL STREET LIGHT LOCATION ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS IN THE CONSTRUCTION DOCUMENTS. ALL STREET LIGHTS IN THE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA.

0 50' 100'
1" = 50' (HORIZONTAL)

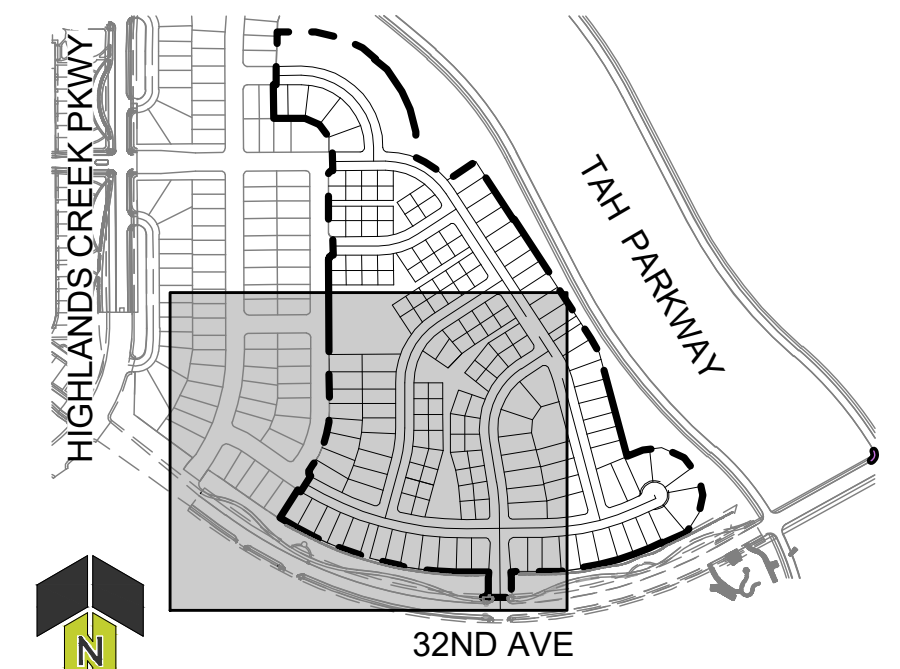
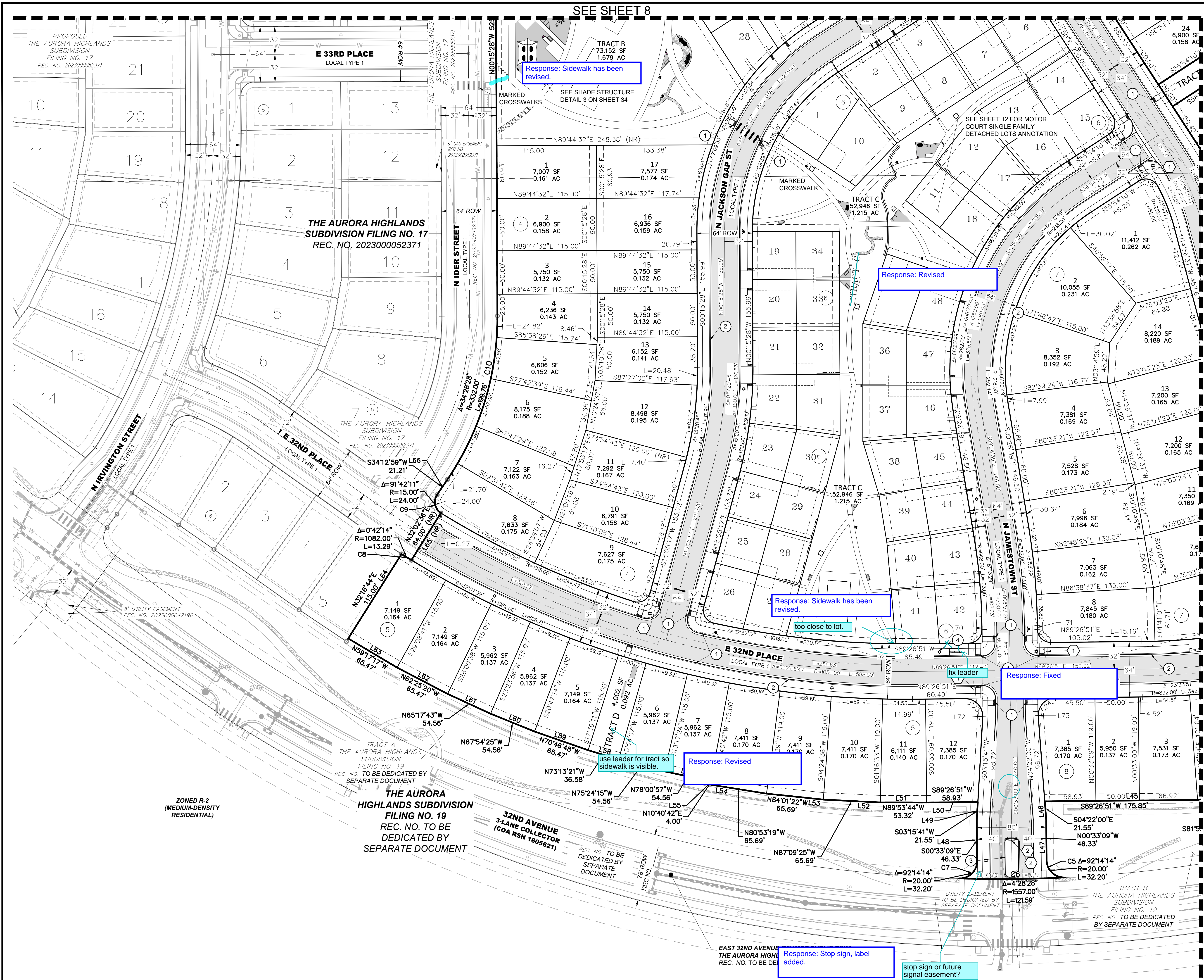
THE AURORA HIGHLANDS SP#21

TITLE: SITE PLAN

DATE: MAY 31, 2024



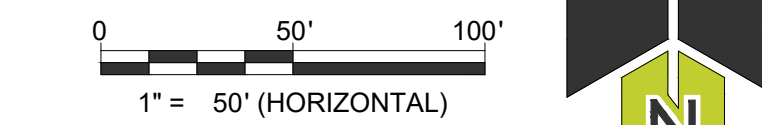
405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
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LEGEND	
CENTERLINE	---
RIGHT-OF-WAY	---
EASEMENT	---
SIGHT TRIANGLE	---
SETBACK	---
PEDESTRIAN CROSSWALK	
PR. WATER LINE	---
EX. WATER LINE	---
PR. FIRE HYDRANT	---
EX. FIRE HYDRANT	---
TURN ARROW PAVEMENT MARKING	---
BLOCK NUMBER	---
LOT NUMBER	---
STREET LIGHT	---
EX. STREET LIGHT	---

- A.U.E. = ACCESS AND UTILITY EASEMENT
U.E. = UTILITY EASEMENT
G.E. = GAS EASEMENT
D.E. = DRAINAGE EASEMENT
1. R1-1 STOP SIGN W/ STREET SIGN NAME
SINGLE LANE (30"x30") MULTI-LANE (36"x36")
2. R4-7 KEEP RIGHT SIGN
3. CURB RAMP, COA DETAIL S9.8
4. PROPOSED MOUNTABLE CURB AND GUTTER COA
DETAIL S7.1
5. PROPOSED MEDIAN CURB, COA DETAIL S7.2
6. MAIL KIOSK

NOTES:
1. SEE SHEET 10 FOR LINE AND CURVE INFO.
2. ALL STREET LIGHT LOCATION ARE CONCEPTUAL. FINAL
STREET LIGHT LOCATIONS WILL BE DETERMINED BY
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RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY
THE CITY OF AURORA.



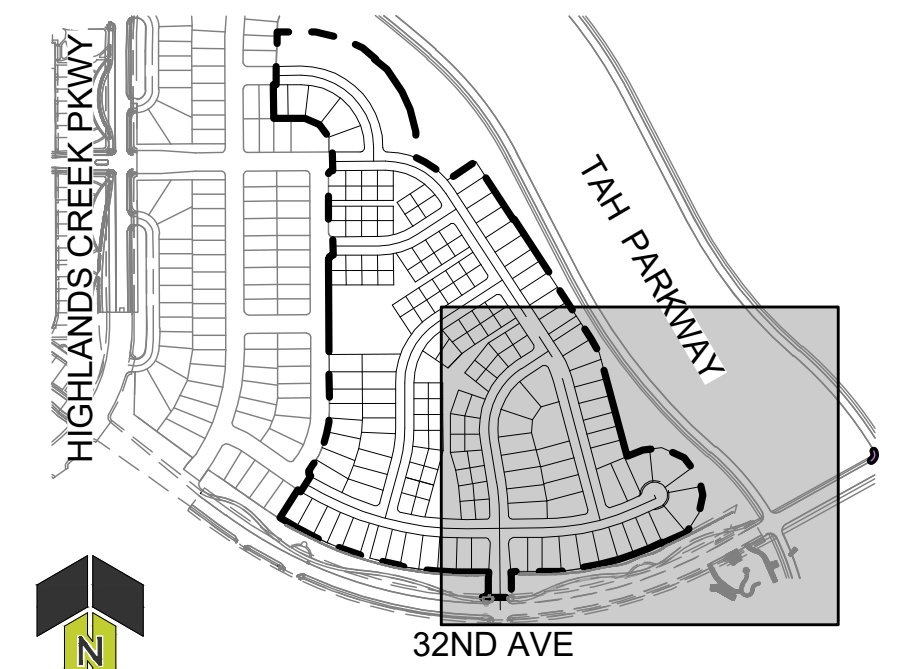
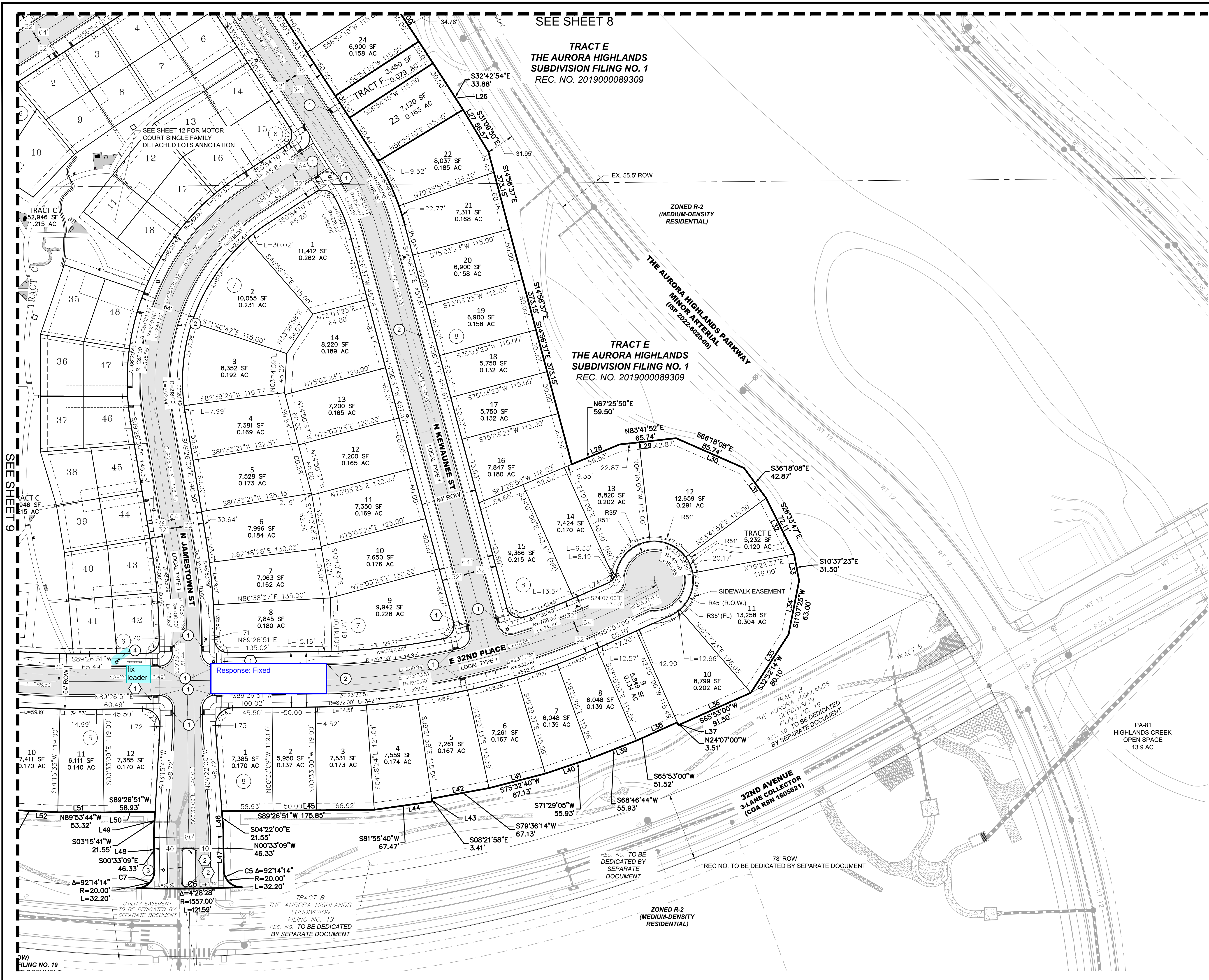
THE AURORA HIGHLANDS SP#21

TITLE: SITE PLAN

DATE: MAY 31, 2024



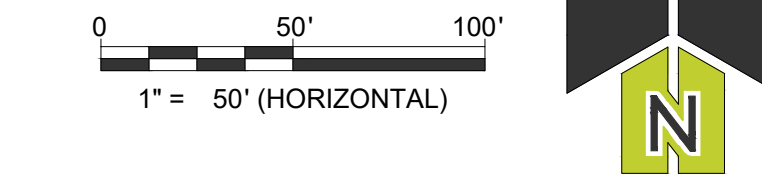
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LAKEWOOD, CO 80228
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- LEGEND**
- CENTERLINE
 - RIGHT-OF-WAY
 - EASEMENT
 - SIGHT TRIANGLE
 - SETBACK
 - PEDESTRIAN CROSSWALK
 - PR. WATER LINE
 - EX. WATER LINE
 - PR. FIRE HYDRANT
 - EX. FIRE HYDRANT
 - TURN ARROW PAVEMENT MARKING
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EX. STREET LIGHT
- A.U.E. = ACCESS AND UTILITY EASEMENT
U.E. = UTILITY EASEMENT
G.E. = GAS EASEMENT
D.E. = DRAINAGE EASEMENT

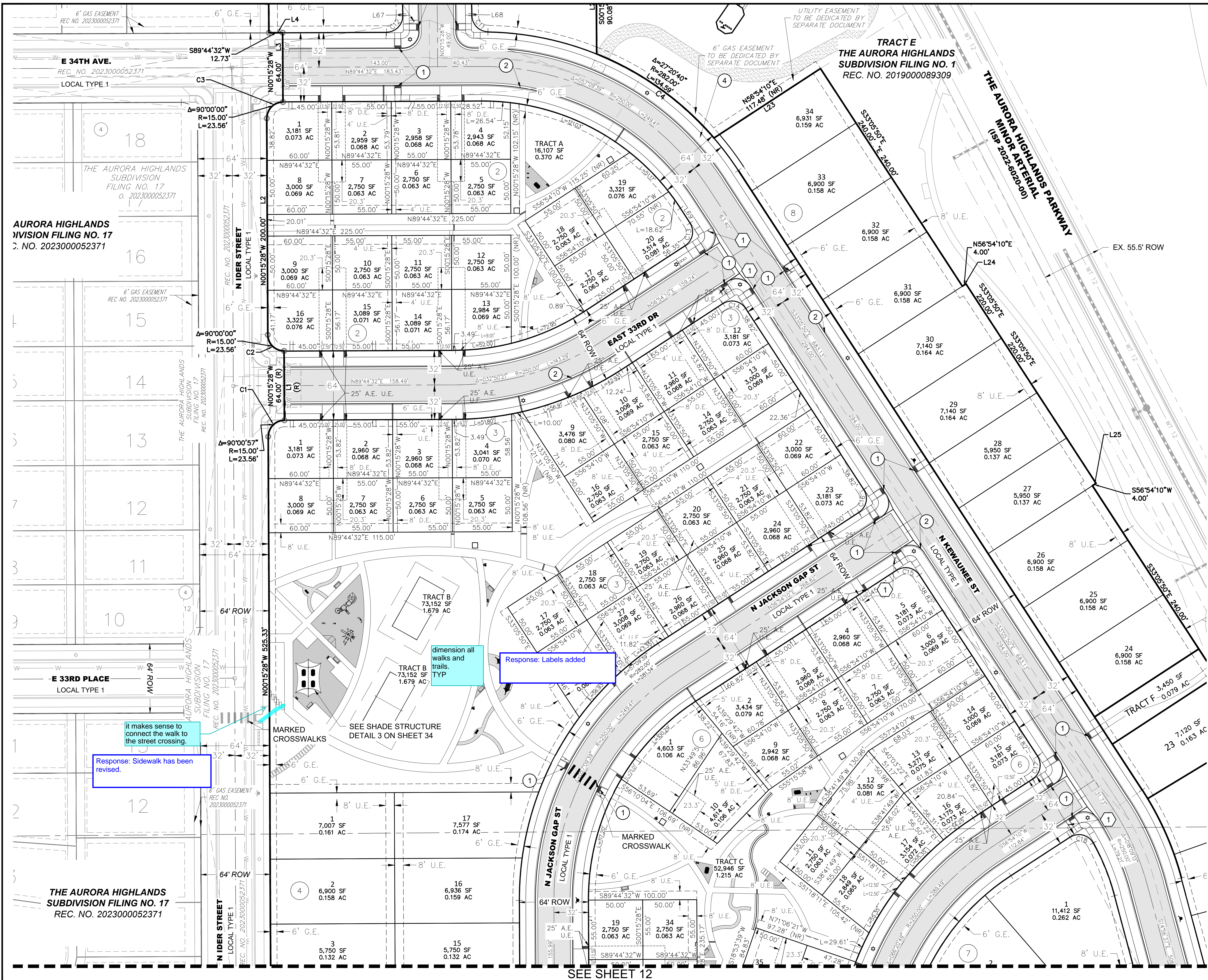
- 1 R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- 2 R4-7 KEEP RIGHT SIGN
- 3 CURB RAMP, COA DETAIL S9.8
- 4 PROPOSED MOUNTABLE CURB AND GUTTER COA DETAIL S7.1
- 5 PROPOSED MEDIAN CURB, COA DETAIL S7.2
- 6 MAIL KIOSK

NOTES:
1. SEE SHEET 10 FOR LINE AND CURVE INFO.
2. ALL STREET LIGHT LOCATION ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS IN THE CONSTRUCTION DOCUMENTS. ALL STREET LIGHTS IN THE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA.



THE AURORA HIGHLANDS SP#21
TITLE: SITE PLAN
DATE: MAY 31, 2024

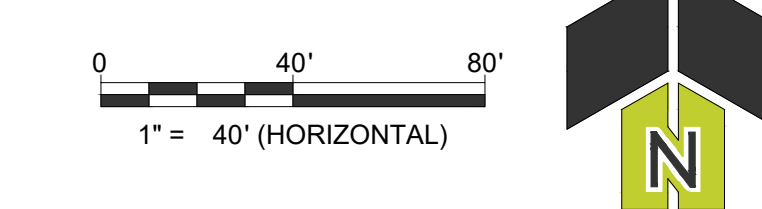
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CIVIL ENGINEERING
405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
WWW.CAGECIVIL.COM



- LEGEND**
- CENTERLINE
 - RIGHT-OF-WAY
 - EASEMENT
 - SIGHT TRIANGLE
 - SETBACK
 - PEDESTRIAN CROSSWALK
 - PR. WATER LINE
 - EX. WATER LINE
 - PR. FIRE HYDRANT
 - EX. FIRE HYDRANT
 - TURN ARROW PAVEMENT MARKING
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EX. STREET LIGHT

- A.U.E. = ACCESS AND UTILITY EASEMENT
U.E. = UTILITY EASEMENT
G.E. = GAS EASEMENT
D.E. = DRAINAGE EASEMENT
- 1 R1-1 STOP SIGN W/ STREET SIGN NAME
SINGLE LANE (30"x30") MULTI-LANE (36"x36")
 - 2 R4-7 KEEP RIGHT SIGN
 - 1 CURB RAMP, COA DETAIL S9.8
 - 2 PROPOSED MOUNTABLE CURB AND GUTTER COA
DETAIL S7.1
 - 3 PROPOSED MEDIAN CURB, COA DETAIL S7.2
 - 4 MAIL KIOSK

NOTES:
1. SEE SHEET 10 FOR LINE AND CURVE INFO.
2. ALL STREET LIGHT LOCATION ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS IN THE CONSTRUCTION DOCUMENTS. ALL STREET LIGHTS IN THE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA.

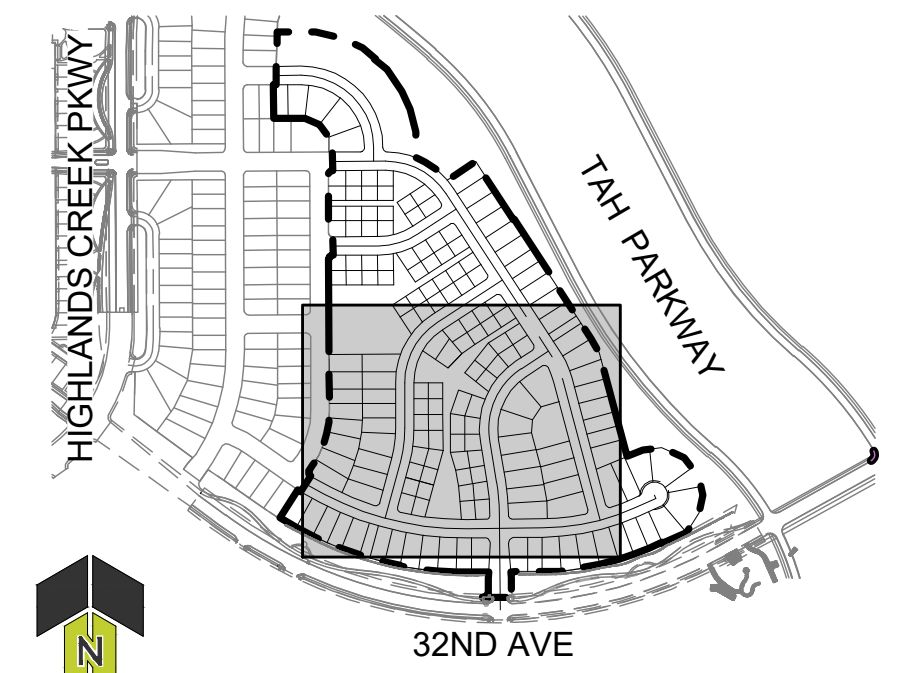


THE AURORA HIGHLANDS SP#21
SITE PLAN (BLOCK 2, 3, & 6 DETAIL)
DATE: MAY 31, 2024



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SEE SHEET 11



KEYMAP

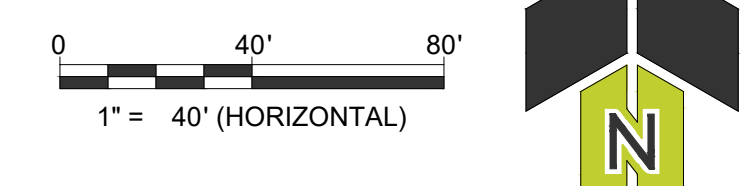
LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- SIGHT TRIANGLE
- SETBACK
- PEDESTRIAN CROSSWALK
- PR. WATER LINE
- EX. WATER LINE
- PR. FIRE HYDRANT
- EX. FIRE HYDRANT
- TURN ARROW PAVEMENT MARKING
- BLOCK NUMBER
- LOT NUMBER
- STREET LIGHT
- EX. STREET LIGHT

A.U.E. = ACCESS AND UTILITY EASEMENT
U.E. = UTILITY EASEMENT
G.E. = GAS EASEMENT
D.E. = DRAINAGE EASEMENT

- 1 R1-1 STOP SIGN W/ STREET SIGN NAME
SINGLE LANE (30"x30") MULTI-LANE (36"x36")
- 2 R4-7 KEEP RIGHT SIGN
- 1 CURB RAMP, COA DETAIL S9.8
- 2 PROPOSED MOUNTABLE CURB AND GUTTER COA
DETAIL S7.1
- 3 PROPOSED MEDIAN CURB, COA DETAIL S7.2
- 4 MAIL KIOSK

NOTES:
1. SEE SHEET 10 FOR LINE AND CURVE INFO.
2. ALL STREET LIGHT LOCATION ARE CONCEPTUAL. FINAL
STREET LIGHT LOCATIONS WILL BE DETERMINED BY
PHOTOMETRIC ANALYSIS IN THE CONSTRUCTION
DOCUMENTS. ALL STREET LIGHTS IN THE PUBLIC
RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY
THE CITY OF AURORA.

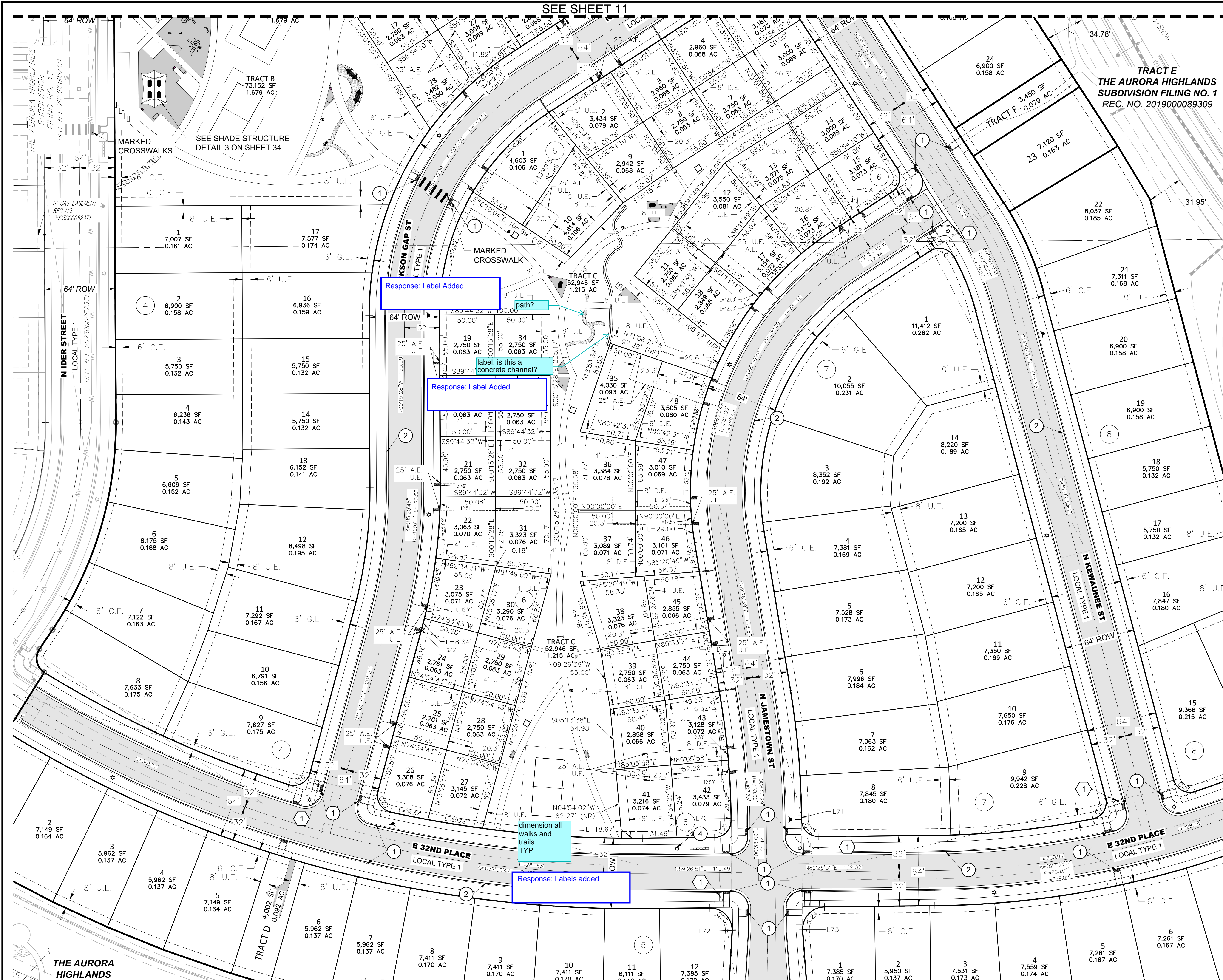


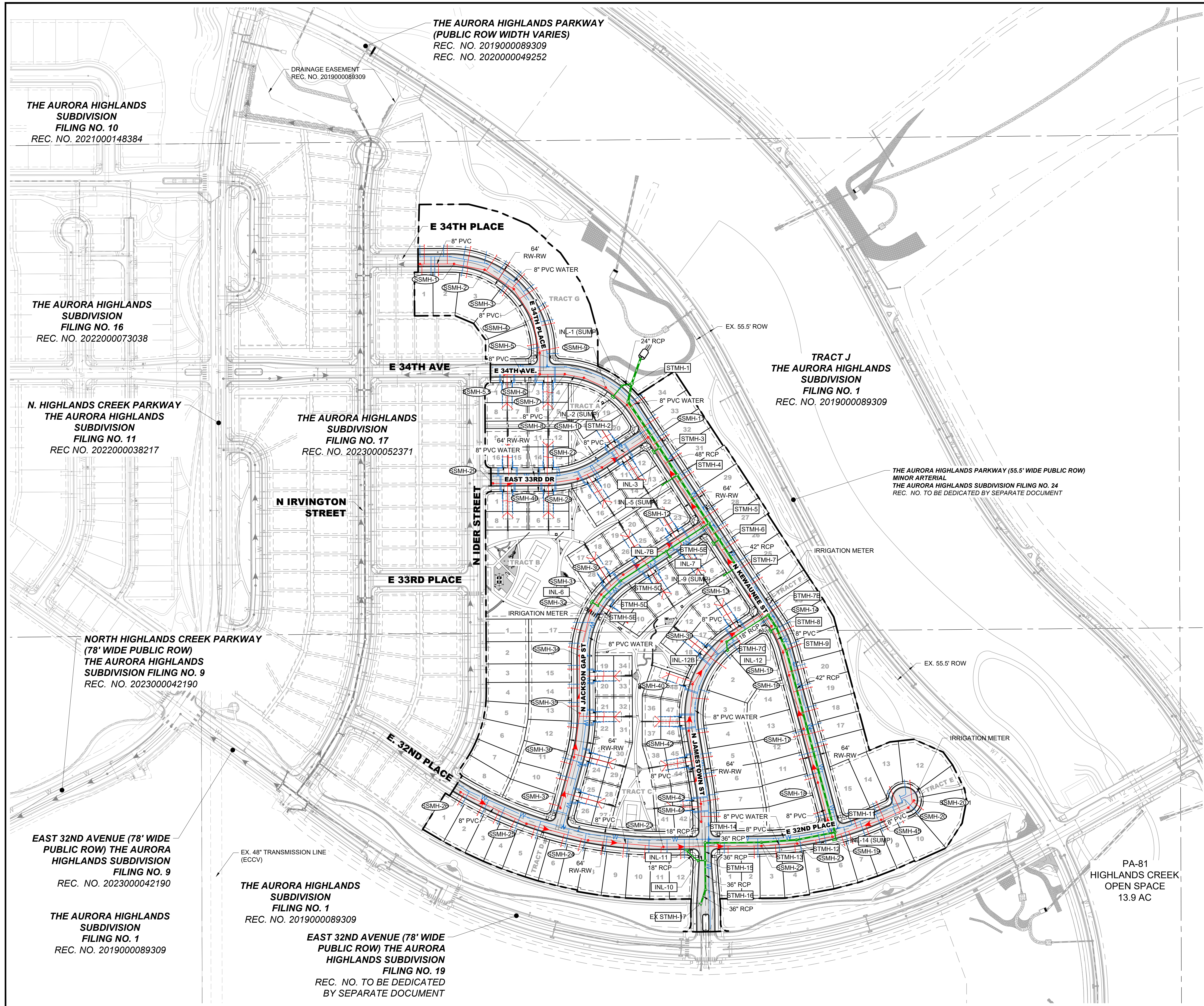
THE AURORA HIGHLANDS SP#21
TITLE: SITE PLAN (BLOCK 3 & 6
DETAIL)

DATE: MAY 31, 2024



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THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 10
REC. NO. 2021000148384

THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 16
REC. NO. 2022000073038

N. HIGHLANDS CREEK PARKWAY
THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 11
REC. NO. 2022000038217

NORTH HIGHLANDS CREEK PARKWAY
(78' WIDE PUBLIC ROW)
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 9
REC. NO. 2023000042190

EAST 32ND AVENUE (78' WIDE
PUBLIC ROW) THE AURORA
HIGHLANDS SUBDIVISION
FILING NO. 9
REC. NO. 2023000042190

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

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

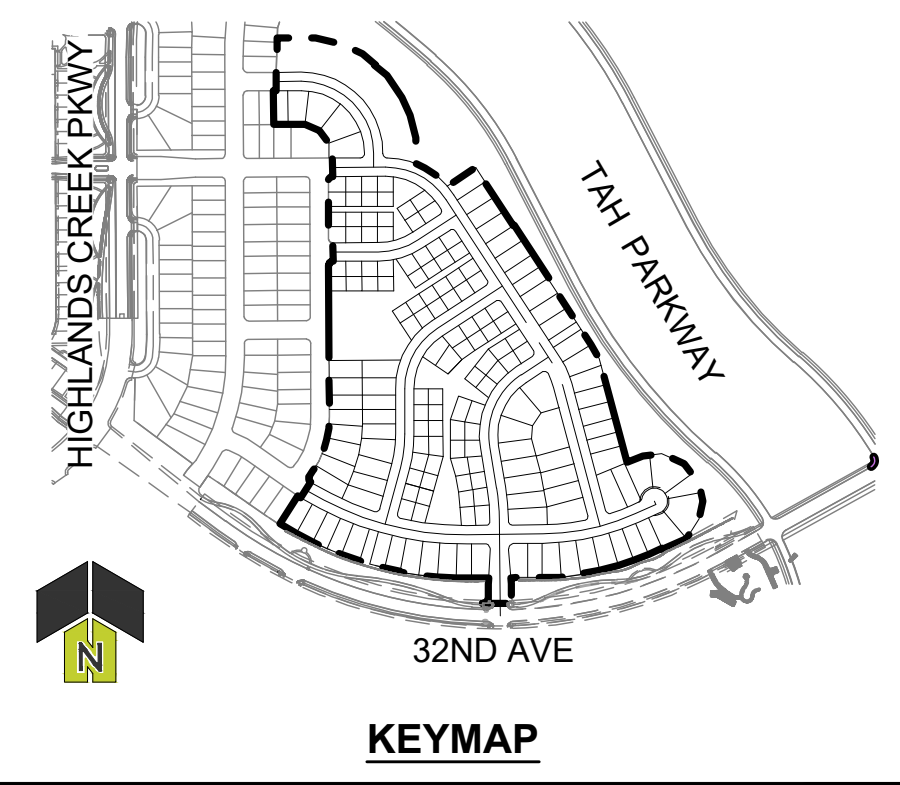
EAST 32ND AVENUE (78' WIDE
PUBLIC ROW) THE AURORA
HIGHLANDS SUBDIVISION
FILING NO. 19
REC. NO. TO BE DEDICATED
BY SEPARATE DOCUMENT

THE AURORA HIGHLANDS PARKWAY
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2019000089309
REC. NO. 2020000049252

DRAINAGE EASEMENT
REC. NO. 2019000089309

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

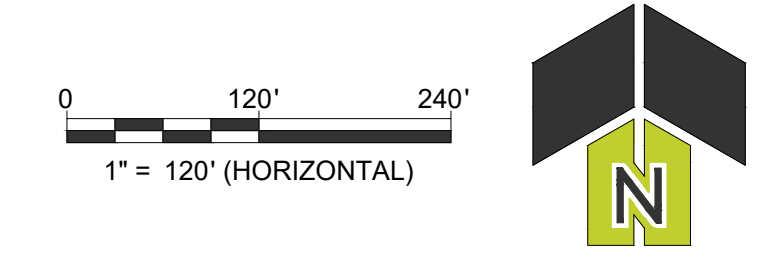
THE AURORA HIGHLANDS PARKWAY (55.5' WIDE PUBLIC ROW)
MINOR ARTERIAL
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24
REC. NO. TO BE DEDICATED BY SEPARATE DOCUMENT



LEGEND:

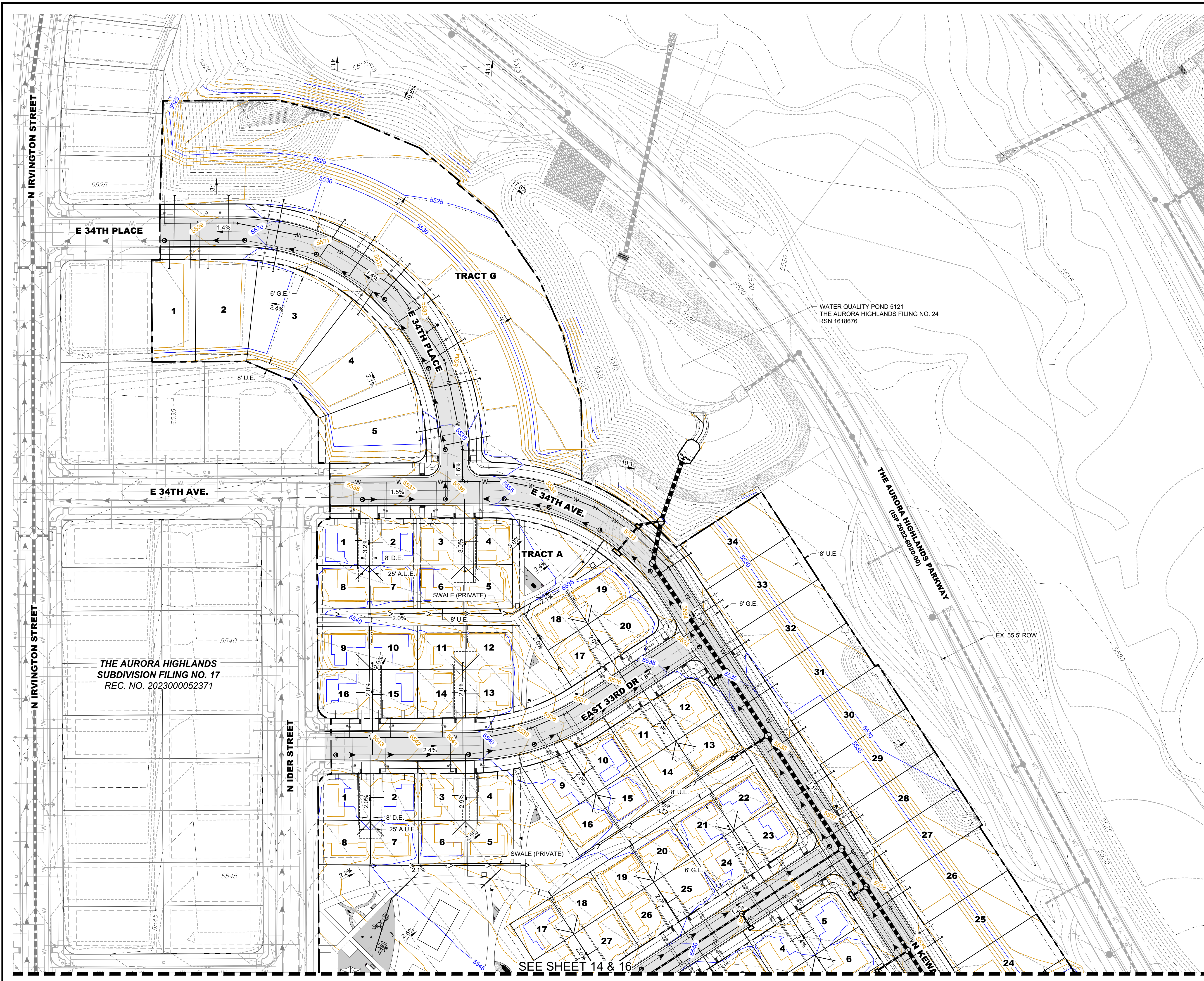
PROPOSED SANITARY SEWER LINE	→
PROPOSED SANITARY SEWER MANHOLE	⊕
PROPOSED SANITARY CLEANOUT	•
PROPOSED WATER LINE	— W —
PROPOSED FIRE HYDRANT	⋈
PROPOSED WATER METER	⊙
PROPOSED WATER VALVE	⋈
PROPOSED STORM PIPE	— S —
PROPOSED STORM INLET	⊕
PROPOSED STORM MANHOLE	⊕
PROPOSED STORM FLAT TOP MANHOLE	⊕
PROPOSED IRRIGATION LINE	— IR —
PROPOSED IRRIGATION METER	⊙
EXISTING SANITARY SEWER LINE	→
EXISTING WATER LINE	— W —
EXISTING STORM PIPE	— S —
EXISTING IRRIGATION LINE	— IR —
EXISTING FIRE HYDRANT	⋈
EXISTING WATER VALVE	⋈
EXISTING SANITARY MANHOLE	⊕
CITY OF AURORA BOUNDARY	---

- NOTES:**
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
 4. SEE SHEETS 2 & 3 FOR TYPICAL SECTIONS.



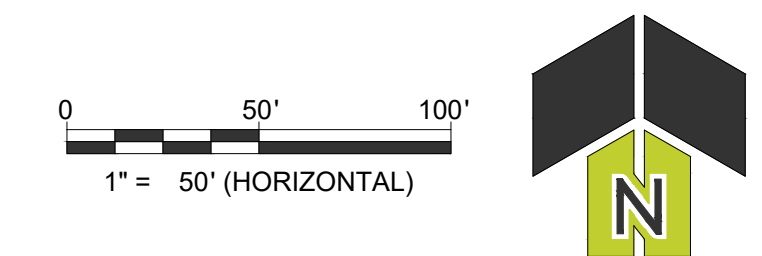
THE AURORA HIGHLANDS SP#21
TITLE: OVERALL UTILITY PLAN
DATE: MAY 31, 2024

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LAKEWOOD, CO 80228
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- LEGEND:**
- PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED WATER VALVE
 - PROPOSED STORM PIPE
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM FLAT TOP MANHOLE
 - PROPOSED IRRIGATION LINE
 - PROPOSED IRRIGATION METER
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING STORM PIPE
 - EXISTING IRRIGATION LINE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING SANITARY MANHOLE
 - SPOT ELEVATION
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - DRAINAGE FLOW ARROW
 - EMERGENCY OVERFLOW ARROW
 - A.U.E. = ACCESS AND UTILITY EASEMENT
 - U.E. = UTILITY EASEMENT
 - G.E. = GAS EASEMENT
 - D.E. = DRAINAGE EASEMENT

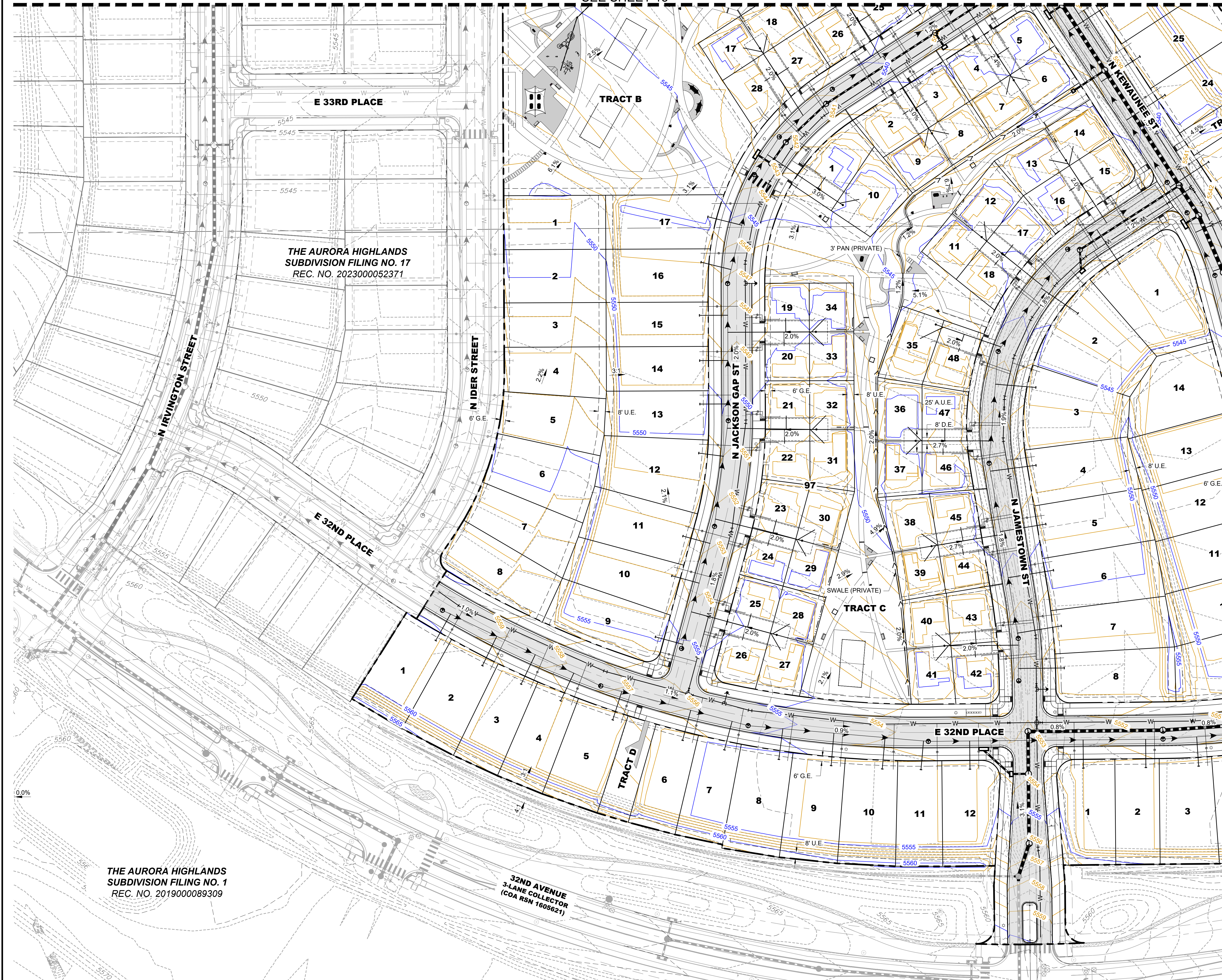
- NOTES:**
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
 4. SEE SHEETS 2 & 3 FOR TYPICAL SECTIONS.



THE AURORA HIGHLANDS SP#21
TITLE: GRADING AND UTILITY
PLAN
DATE: MAY 31, 2024

CAGE
CIVIL ENGINEERING
405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
WWW.CAGECIVIL.COM

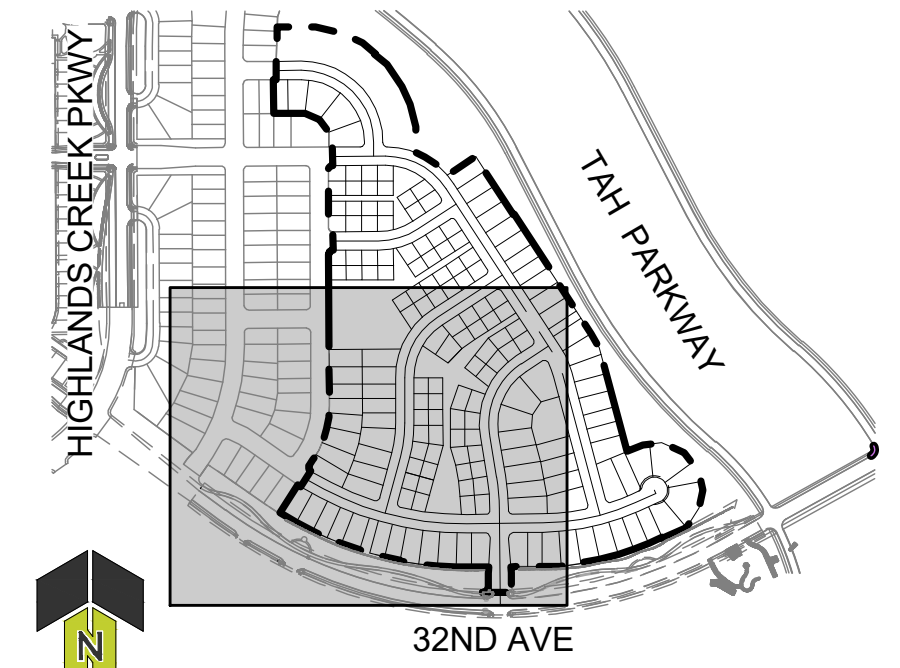
SEE SHEET 15



THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 17
REC. NO. 2023000052371

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

32ND AVENUE
3-LANE COLLECTOR
(COA RSN 1605621)



KEYMAP

LEGEND:

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM FLAT TOP MANHOLE
- PROPOSED IRRIGATION LINE
- PROPOSED IRRIGATION METER
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING IRRIGATION LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
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0 50' 100'
1" = 50' (HORIZONTAL)



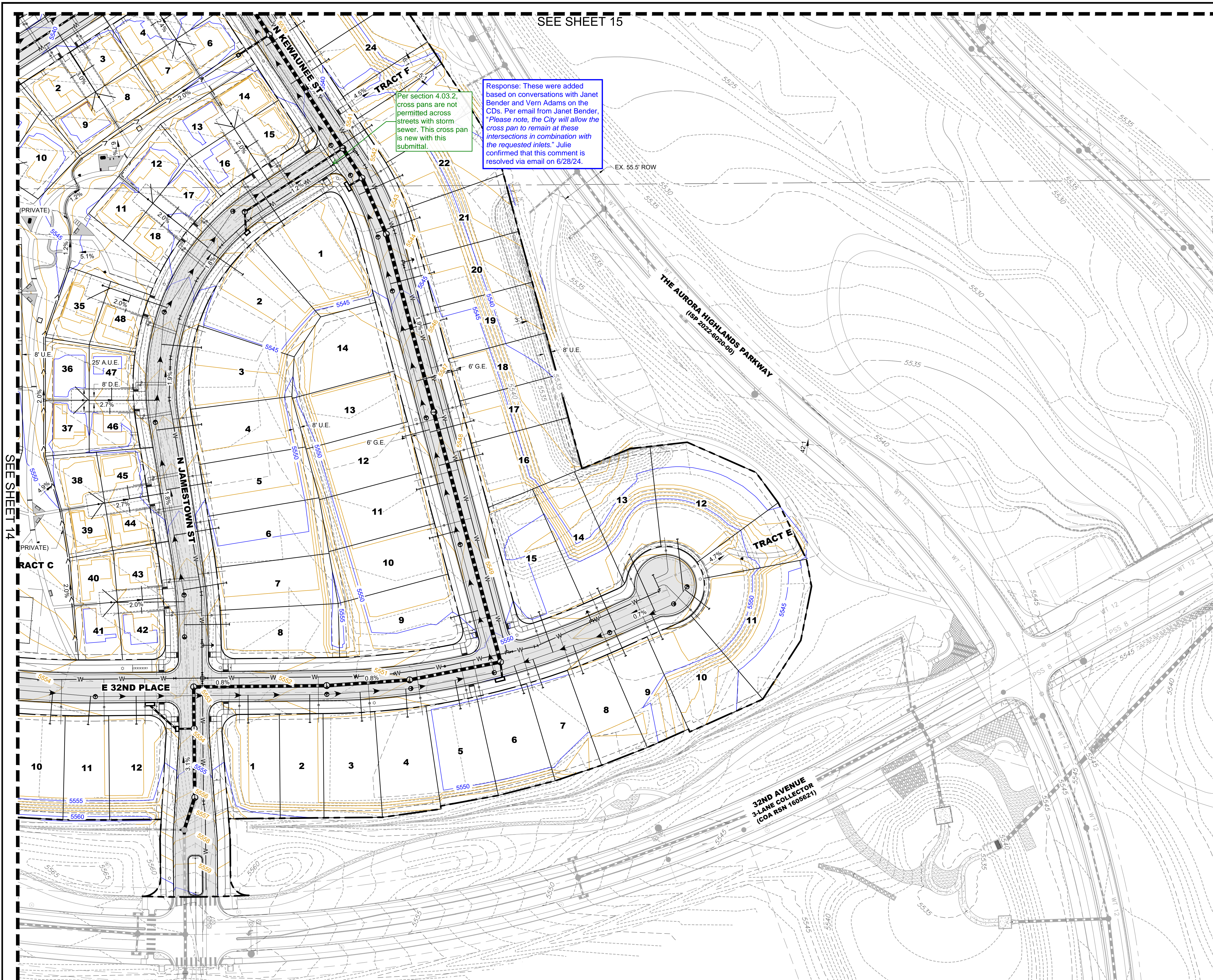
THE AURORA HIGHLANDS SP#21

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DATE: MAY 31, 2024



405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
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SEE SHEET 15

Per section 4.03.2, cross pans are not permitted across streets with storm sewer. This cross pan is new with this submittal.

Response: These were added based on conversations with Janet Bender and Vern Adams on the CDs. Per email from Janet Bender, "Please note, the City will allow the cross pan to remain at these intersections in combination with the requested inlets." Julie confirmed that this comment is resolved via email on 6/28/24.



KEYMAP

LEGEND:

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM FLAT TOP MANHOLE
- PROPOSED IRRIGATION LINE
- PROPOSED IRRIGATION METER
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING IRRIGATION LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
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THE AURORA HIGHLANDS SP#21

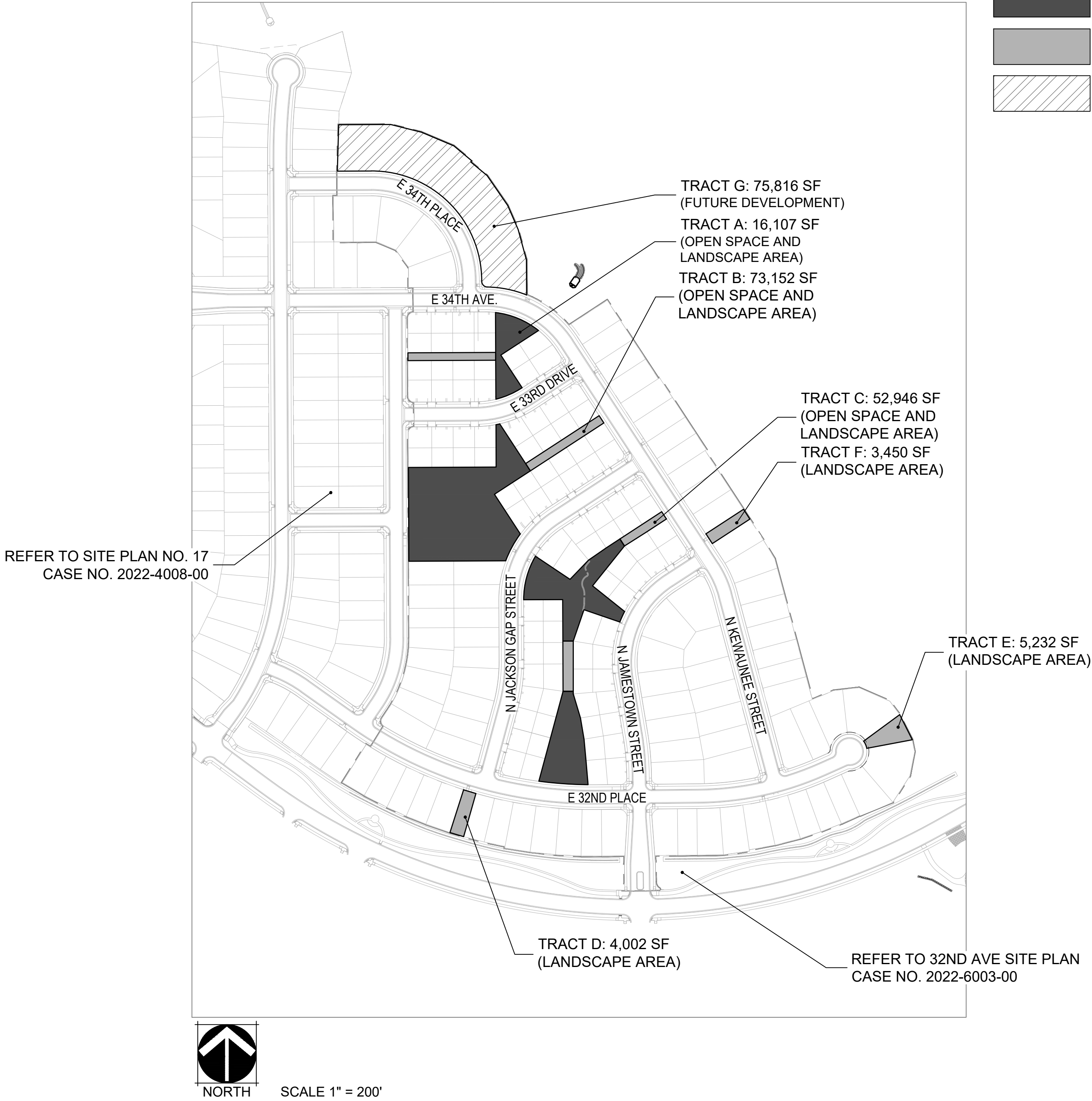
TITLE: GRADING AND UTILITY PLAN

DATE: MAY 31, 2024



405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
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TRACT KEY MAP



TRACT KEY MAP LEGEND

- -- -- -- -- LIMIT OF WORK
- SITE PLAN 21 - DEDICATED OPEN SPACE
LANDSCAPE CALCULATIONS INCLUDED IN THIS APPLICATION
- SITE PLAN 21 - LANDSCAPE AREA
LANDSCAPE CALCULATIONS INCLUDED IN THIS APPLICATION
- SITE PLAN 21 - FUTURE DEVELOPMENT

SHEET INDEX

- | | |
|-------|---------------------------|
| L0.00 | COVER |
| L1.00 | PLANT SCHEDULE |
| L1.01 | LOT TYPICALS |
| L2.00 | LANDSCAPE PLAN |
| L2.01 | LANDSCAPE PLAN |
| L2.02 | LANDSCAPE PLAN |
| L2.03 | LANDSCAPE PLAN |
| L2.04 | LANDSCAPE PLAN |
| L2.05 | LANDSCAPE PLAN |
| L2.06 | LANDSCAPE ENLARGEMENT |
| L2.07 | LANDSCAPE ENLARGEMENT |
| L3.00 | HYDROZONE PLAN |
| L3.01 | MASTER FENCE & TRAIL PLAN |
| L4.00 | LANDSCAPE DETAILS |
| L4.01 | LANDSCAPE DETAILS |
| L4.02 | LANDSCAPE DETAILS |
| L4.03 | LANDSCAPE DETAILS |
| L4.04 | LANDSCAPE DETAILS |

CITY OF AURORA NOTES

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

TRACT LANDSCAPE TABLE

Area (Tract)	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
A	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	16,107	5	5	41	#5 Cont Shrubs	131
						#1 Cont Grasses	285
B	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	73,152	19	38	183	#5 Cont Shrubs	617
						#1 Cont Grasses	1,688
C	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	52,946	14	27	133	#5 Cont Shrubs	580
						#1 Cont Grasses	1,358
D	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	4,002	2	2	11	#5 Cont Shrubs	81
						#1 Cont Grasses	90
E	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	5,232	2	2	14	#5 Cont Shrubs	79
						#1 Cont Grasses	129
F	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	3,450	1	1	9	#5 Cont Shrubs	80
						#1 Cont Grasses	130
	Totals:	154,889	43	75	391	Total #5 Shrubs	1,568
						Total #1 Grasses	3,680

NOTES:
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

Street Tree Description	Length (LF)	Trees Required	Trees Provided	Transfers
E 34TH PLACE (1 Tree / 40 LF)	923	24	24	
E 34TH AVE (1 Tree / 40 LF)	780	20	21	
N JACKSON GAP STREET (1 Tree / 40 LF)	1,625	41	42	
N JAMESTOWN STREET (1 Tree / 40 LF)	1,546	39	39	
N KEWAUNEE STREET (1 Tree / 40 LF)	2,110	53	53	
E 33RD DRIVE (1 Tree / 40 LF)	749	19	19	
E 32ND PLACE (1 Tree / 40 LF)	2,234	56	58	
Totals:	9,967	252	256	

NOTES:
1.) 50' offset from stop signs not included in length.
2.) Intersecting drives (not including individual driveways) are excluded from linear foot calculations.

WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Non-Irrigated (WETLAND SEED) (SF)	Non-Irrigated Area/ Pavement (SF)	Total Area (SF)
A	4,261	4,275	-	7,571	16,107
B	29,036	1,294	-	42,822	73,152
C	28,444	7,109	-	17,393	52,946
D	3,574	-	-	428	4,002
E	3,631	843	-	758	5,232
F	2,274	542	-	634	3,450
ROW	295	6,398	-	-	-
Totals:	71,515	20,461	-	69,606	154,889

THE AURORA HIGHLANDS SP #21

TITLE: L0.00 - COVER

DATE: MAY 24, 2024



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



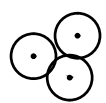
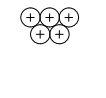
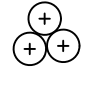
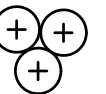


NOT FOR CONSTRUCTION

L0.00

SHEET:17 OF 36

PLANTING SCHEDULE

	QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
	DECIDUOUS CANOPY TREE					
	3	BAG	BLACK ALDER	ALNUS GLUTINOSA	2 1/2" CAL. B&B	LOW
	45	BTM	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2 1/2" CAL. B&B	MODERATE
	2	CAD	CADDO SUGAR MAPLE	ACER SACCHARUM 'CADDO'	2 1/2" CAL. B&B	MODERATE
	4	CAL	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B	VERY LOW
	42	EAC	ACCOLADE ELM	ULMUS 'MORTON' ACCOLADE	2 1/2" CAL. B&B	LOW
	3	ELP	EXCLAMATION LONDON PLANETREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	2 1/2" CAL. B&B	MODERATE
	1	EKC	ESPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2 1/2" CAL. B&B	VERY LOW
	2	ESE	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BIEBERICH'	2 1/2" CAL. B&B	LOW
	1	GRT	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	2 1/2" CAL. B&B	VERY LOW
	42	HAC	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B	VERY LOW
	3	HOA	HERITAGE OAK	QUERCUS X MACDANIELII 'CLEMONS	2 1/2" CAL. B&B	MODERATE
	48	LAS	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2 1/2" CAL. B&B	MODERATE
	1	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B	VERY LOW
	46	SMA	SENSATION MAPLE	ACER NEGUNDO 'SENSATION'	2 1/2" CAL. B&B	MODERATE
	39	SSM	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL. B&B	MODERATE
	1	SUN	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	2 1/2" CAL. B&B	VERY LOW
	1	TEX	TEXAS RED OAK	QUERCUS BUCKLEYI	2 1/2" CAL. B&B	MODERATE
1	WHO	WHITE OAK	QUERCUS ALBA	2 1/2" CAL. B&B	VERY LOW	
	EVERGREEN TREES					
	6	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN (SPECIMEN)	VERY LOW
	1	BOP	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6' HT. MIN (SPECIMEN)	MODERATE
	2	BSP	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6' HT. MIN (SPECIMEN)	LOW
	7	CBS	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN (SPECIMEN)	VERY LOW
	4	PIN	PINON PINE	PINUS EDULIS	6' HT. MIN (SPECIMEN)	VERY LOW
	6	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN (SPECIMEN)	VERY LOW
	7	PVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT. MIN (SPECIMEN)	VERY LOW
	6	SBH	BLACK HILLS SPRUCE	PICEA PUNGENS 'DENSATA'	6' HT. MIN (SPECIMEN)	LOW
	1	SWP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT. MIN (SPECIMEN)	MODERATE
	DECIDUOUS ORNAMENTAL TREE					
	5	LTR	JAPANESE TREE LILAC	SYRINGA RETICULATA	8' CLUMP. B&B	LOW
	1	CCP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL. B&B	MODERATE
	DECIDUOUS SHRUBS 2-4' SPREAD					
	52	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.	VERY LOW
	51	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	#5 CONT.	VERY LOW
	15	DBB	DWARF BURNING BUSH	EUONYMOUS ALATUS 'COMPACTA'	#5 CONT.	LOW
	14	DCM	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODI 'CAROL MACKIE'	#5 CONT.	MODERATE
	15	FLI	FINE LINE BUCKTHORN	RHAMNUS GRANGULA 'RON WILLIAMS'	#5 CONT.	VERY LOW
	43	GOD	GOLDMOUND SPIREA	S. X 'GOLDMOUND'	#5 CONT.	LOW
	40	KEL	KELSEY DOGWOOD	CORNUS SERICEA 'KELSEYI'	#5 CONT.	MODERATE
	40	KND	DOUBLE KNOCKOUT ROSE	ROSA 'RADTKO'	#5 CONT.	LOW
	24	KOD	KODIAK ORANGE HONEYSUCKLE	DIERVILLA RIVULARIS 'G2X88544'	#5 CONT.	VERY LOW
	33	LED	DWARF LEADPLANT	AMORPHA NANA	#5 CONT.	VERY LOW
	30	LMS	LIMEMOUND SPIREA	S. X BUMALDA 'LIMEMOUND'	#5 CONT.	LOW
	39	LOD	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.	VERY LOW
	34	MLL	LITTLELEAF MOUNTAIN MOAHOGANY	CERCOCARPUS INTRICATUS	#5 CONT.	VERY LOW
	49	MSN	SNOWBELLE MOCKORANGE	PHILADELPHUS 'SNOWBELLE'	#5 CONT.	MODERATE
	34	NSW	SMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#5 CONT.	MODERATE
	50	ORB	ROCKET ORANGE BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	#5 CONT.	LOW
	21	PEG	GLOBE PEASHRUB	CARAGANA FRUTEX GLOBOSA	#5 CONT.	VERY LOW
	39	RSA	RUSSIAN SAGE	PEROVSKIA ATRTIPICIFOLIA	#5 CONT.	VERY LOW
	142	RSD	DWARF RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LACY BLUE'	#5 CONT.	VERY LOW
	29	SLH	SWEETSPIRE 'LITTLE HENRY'	ITEA VIRGINICA 'SPRICH'	#5 CONT.	MODERATE
	23	WLY	LYDIA WOADWAXEN	GENISTA 'LYDIA'	#5 CONT.	VERY LOW
		DECIDUOUS SHRUBS 5-6' SPREAD				
14		BPU	BUTTERFLY BUSH	BUDDLEIA DAVIDII	#5 CONT.	LOW
12		FER	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	#5 CONT.	LOW
12		FOR	SPRING GLORY FORSYTHIA	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	#5 CONT.	LOW
10		FQU	RED FLOWERING QUINCE	CHAENOMELES JAPONICA	#5 CONT.	LOW
4		GNI	GOLDEN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	#5 CONT.	LOW
38		MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	VERY LOW
33		PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	VERY LOW
22		RSB	RED SNOWBERRY	SYMPHORICARPUS ORBICULATUS	#5 CONT.	LOW
15		YCU	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.	VERY LOW
17		YTD	YELLOW TWIG DOGWOOD	CORNUS SERICEA FLAVIRAMEA	#5 CONT.	LOW

DECIDUOUS SHRUBS 7-9' SPREAD						
	9	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	#5 CONT.	LOW
	7	GST	GOLDEN SMOKE TREE	COTINUS COGGYGRIA 'ANCOT'	#5 CONT.	LOW
	5	NCG	CENTER GLOW NINEBARK	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	#5 CONT.	LOW
	18	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.	LOW
	17	SAA	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	VERY LOW
	4	VAJ	AUTUMN JAZZ VIBURNUM	V. DENTATUM 'RALPH SENIOR'	#5 CONT.	MODERATE
EVERGREEN SHRUBS 2-4' SPREAD						
	137	MAN	PANCHITO MANAZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	VERY LOW
	159	MSL	SLOW MOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONT.	VERY LOW
	61	YBE	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.	VERY LOW
EVERGREEN SHRUBS 5-6' SPREAD						
	11	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	VERY LOW
	16	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	VERY LOW
	41	BSG	SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'	#5 CONT.	VERY LOW
	15	CCB	CORAL BEAUTY COTONEASTER	CYTISUS DAMMERI 'CORAL BEAUTY'	#5 CONT.	MODERATE
	15	EMA	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	#5 CONT.	MODERATE
	12	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	LOW
	14	OGH	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	#5 CONT.	VERY LOW
EVERGREEN SHRUBS 7-9' SPREAD						
	5	CCJ	CALGARY CARPET JUNIPER	JUNIPEROUS SABINA 'MONNA'	#5 CONT.	VERY LOW
	11	CHI	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.	VERY LOW
	25	MTA	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	#5 CONT.	LOW
ORNAMENTAL GRASSES						
	276	AMG	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	#1 CONT.	LOW
	48	APG	UNDAUNTED ALPINE PLUME GRASS	ACHNATHERUM CALAMAGROSTIS 'PUND02S'	#1 CONT.	LOW
	390	FGH	HAMELN HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	VERY LOW
	87	FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	LOW
	411	GBA	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	VERY LOW
	253	GHM	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	LOW
	105	GSG	GIANT SACATON GRASS	SPOROBOLUS WRIGHTII	#1 CONT.	VERY LOW
	200	HFB	LITTLE BUNNY HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	#1 CONT.	VERY LOW
	126	HLB	BLUE HEAVEN LITTLE BLUESTEM	SCHIACHYRIUM SCOPARIUM 'BLUE HEAVEN'	#1 CONT.	VERY LOW
	278	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.	VERY LOW
	94	MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	#1 CONT.	VERY LOW
	54	PAH	HARDY PAMPAS GRASS	ERIANTHUS RAVENNAE	#1 CONT.	LOW
	288	PDG	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	VERY LOW
	72	RSG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	LOW
	21	ZGR	ZEBRA GRASS	MISCANTHUS SENENSIS 'STRICTUS'	#1 CONT.	LOW
PERENNIALS						
	12	BCL	CLUSTERED BELL FLOWER	CAMPANULA GLOMERATA	#1 CONT.	LOW
	87	BES	BACK EYED SUSAN	RUDBEKIA FULGIDA 'GOLDSTURM'	#1 CONT.	MODERATE
	94	CFC	CHEYENNE SPIRIT CONEFLOWER	ECHINACEA 'CHEYENNE SPIRIT'	#1 CONT.	VERY LOW
	81	CFL	PURPLE CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.	VERY LOW
	178	CLT	LITTLE TRUDY CATMINT	NEPETA 'PSIFKE'	#1 CONT.	LOW
	70	DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.	VERY LOW
	15	HSU	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONT.	VERY LOW
	9	HYB	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'AUTUMN JOY'	#1 CONT.	VERY LOW
	27	LAD	LADY'S MANTEL	ALCHEMILLA MOLLIS	#1 CONT.	LOW
	78	LAV	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	#1 CONT.	VERY LOW
	9	LUP	LUPINE, RUSSELL HYBRIDS	LUPINUS 'RUSSELL STRAIN'	#1 CONT.	HIGH
	59	PEP	PINK PEONY	PAEONIA LACTIFLORA	#1 CONT.	MODERATE
	61	PHR	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	#1 CONT.	VERY LOW
	17	PXR	RED ROCKS PENSTEMON	PENSTEMON MEXICALE 'RED ROCKS'	#1 CONT.	VERY LOW
	30	RVR	RED VALERIAN	CENTRANTHUS RUBER	#1 CONT.	VERY LOW
	91	SDL	SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	#1 CONT.	VERY LOW
	67	SMN	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	#1 CONT.	VERY LOW

IRRIGATED AND NON-NATIVE SEED MIX

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
W	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	36%	10.8 LBS.
C	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	27%	8.1 LBS.
W	BLUE GRAMA	BOUTELOUA GRACILIS	18%	5.4 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	13%	3.9 LBS.
C	RED CLOVER	TRIFOLIUM PRATENSE	6%	1.8 LBS.

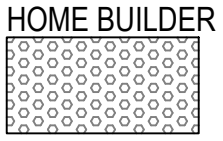
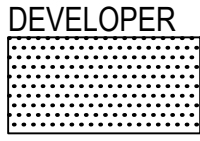
W/C = WARM OR COOL SEASON
33% MAX COOL SEASON GRASSES

TOTAL 100% 30.0 LBS.

IRRIGATED MANICURED TURF SOD

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

IRRIGATED NATIVE



NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS SP #21

TITLE: L1.00 - PLANT SCHEDULE

DATE: MAY 24, 2024



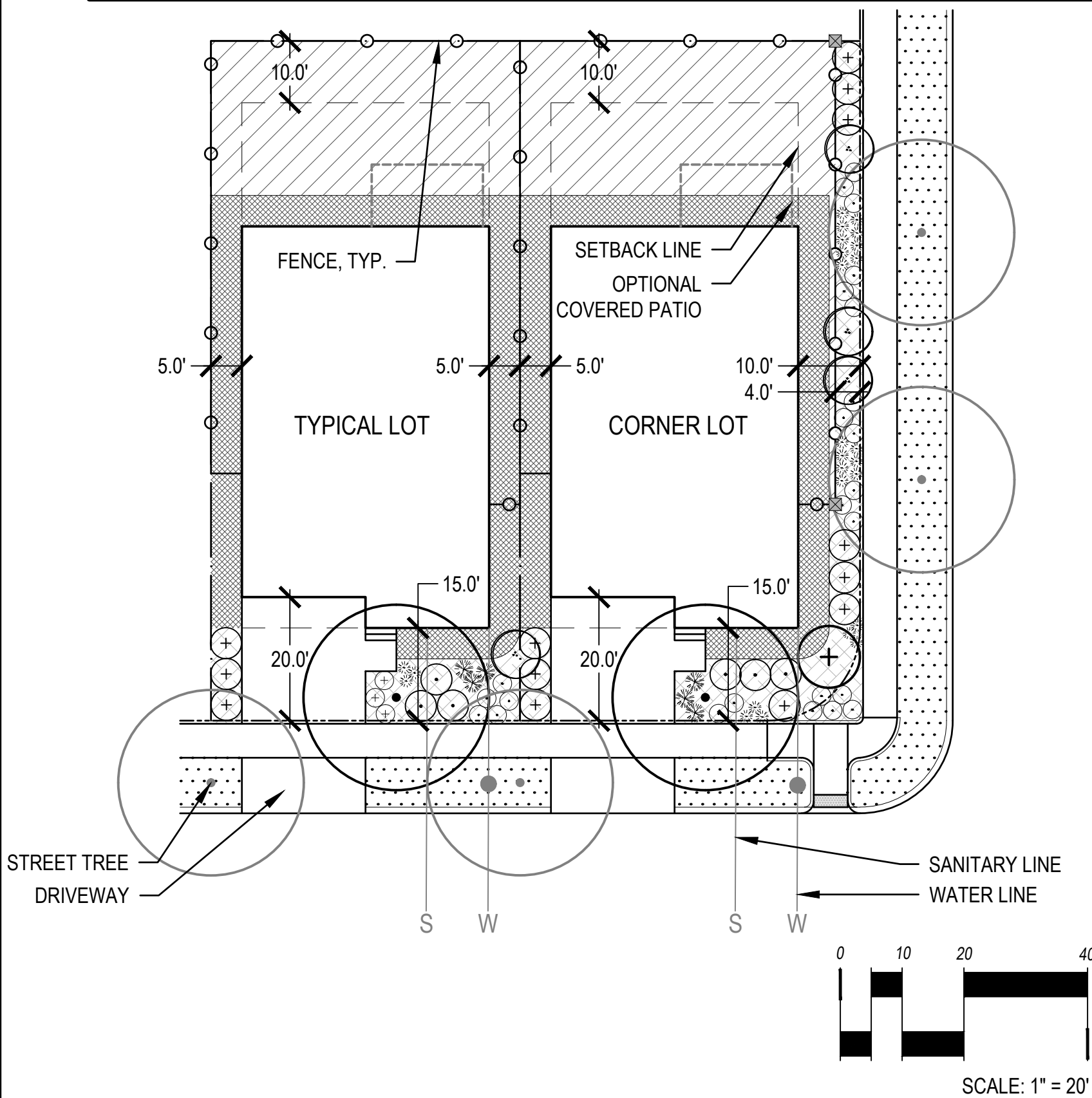
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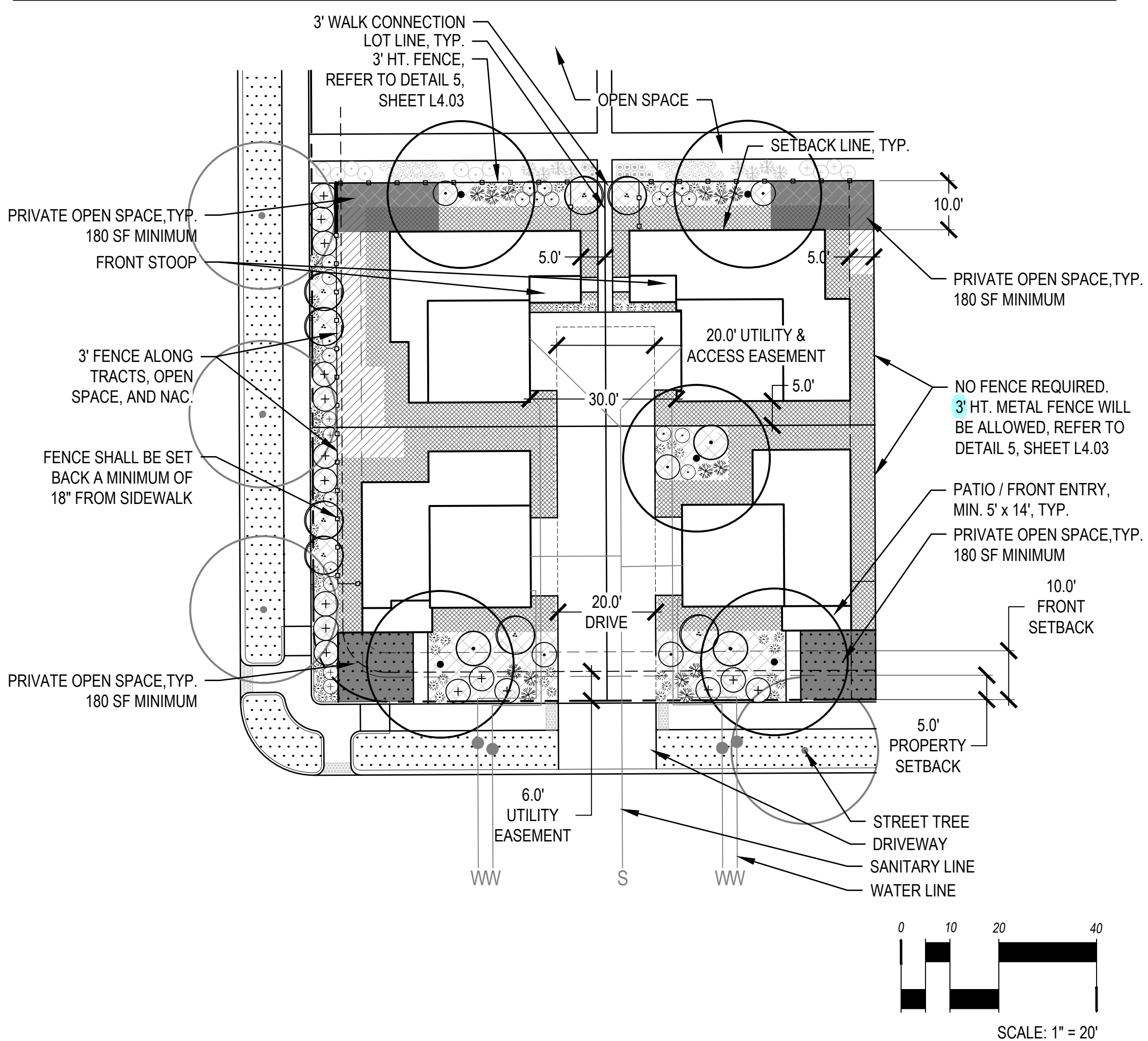
L1.00

SHEET:18 OF 36

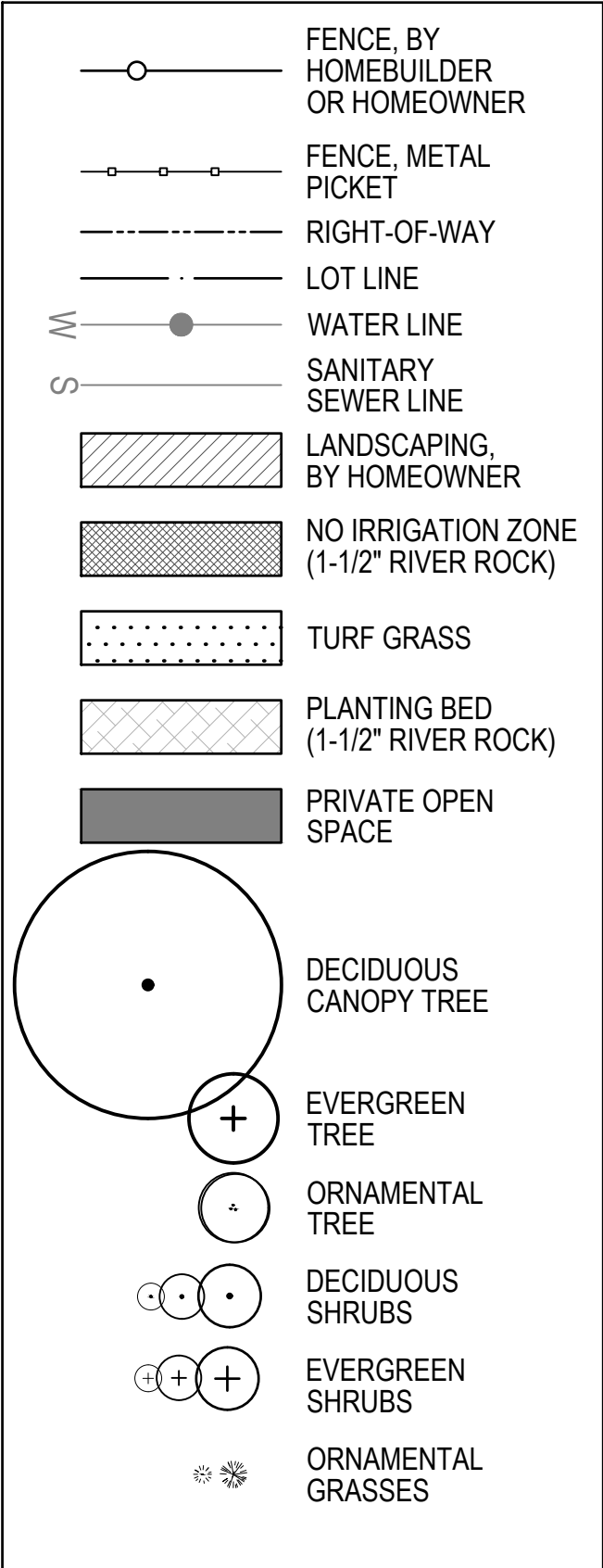
TYPICAL LOT LANDSCAPE (SINGLE FAMILY DETACHED)



TYPICAL LOT LANDSCAPE (MOTOR COURT)



LEGEND



NOTES

- GENERAL:
- ALL CANOPY TREES TO BE 2.5" CALIPER, ALL ORNAMENTAL TREES TO BE 2" CALIPER OR 6' HEIGHT CLUMP, AND ALL EVERGREEN TREES TO BE 6' HEIGHT.
 - ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #1 CONTAINERS.
 - GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) GRASSED PER (1) SHRUB.
 - RE: FDP FOR ALLOWED FENCE TYPES AND SETBACK.
 - FENCES LOCATED IN THE FRONT YARD SHALL BE A MAXIMUM HEIGHT OF 42" AND 50% OPAQUE.
 - FENCES SHALL BE A MINIMUM 18" FROM BACK OF WALK UNLESS A LARGER SETBACK IS REQUIRED BY ANOTHER PROVISION.
 - MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN SAME LAYOUT WITH 50% OR MORE SAME PLANT MATERIAL.
 - USE OF DROUGHT TOLERANT PLANT AND XERIC DESIGN PRINCIPALS ARE ENCOURAGED. ALL REQUIRED PLANT MATERIAL SHALL FALL UNDER THE USDA ZONE 4 OR LOWER CATEGORIES.
 - PLANT MATERIAL SHALL BE CHOSEN FROM THE LOT TYPICAL PLANT SCHEDULE ON THIS SHEET.
 - CONTRACTOR TO AVOID REPETITION OF LANDSCAPE FOR FRONT YARDS, LOT TYPICALS ARE TO SHOW GENERAL REQUIREMENTS AND PLANT TYPES.
- FRONT YARD LANDSCAPING:
- ALL SMALL LOTS (<50') AND MOTOR COURT LOTS TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS WITH A MINIMUM OF (2) TYPES, AND MAXIMUM 50% TURF.
 - ALL STANDARD LOTS (50') TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS WITH A MINIMUM OF (3) TYPES, AND MAXIMUM 40% TURF.
 - ALL LARGE LOTS (60'+) TO HAVE MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (26) SHRUBS WITH A MINIMUM OF (3) TYPES, AND A MAXIMUM 40% TURF.
- SIDE YARD LANDSCAPING:
- INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
 - EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL BE LANDSCAPED WITH TURF, AND SHRUBS AND TREES AT THE RATE OF ONE TREE AND 10 SHRUBS PER 40 LINEAR FEET OF SIDE YARD.

LOT TYPICAL PLANTING SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
DECIDUOUS TREES			
WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B	VERY LOW
ESPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2 1/2" CAL. B&B	VERY LOW
EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BIEBERICH'	2 1/2" CAL. B&B	LOW
SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B	VERY LOW
EVERGREEN TREES			
BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6' HT. MIN (SPECIMEN)	MODERATE
BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6' HT. MIN (SPECIMEN)	LOW
VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT. MIN (SPECIMEN)	VERY LOW
ORNAMENTAL TREES			
BAILEY COMPACT AMUR MAPLE	ACER GINNALA 'BAILEY COMPACT'	6' CLUMP. B&B	LOW
COCKSPUR THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL. B&B	LOW
PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	2" CAL. B&B	LOW
JAPANESE TREE LILAC	SYRINGA RETICULATA	6' CLUMP. B&B	LOW
DECIDUOUS SHRUBS 2-4' SPREAD			
CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	#5 CONT.	VERY LOW
DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5 CONT.	LOW
FINE LINE BUCKTHORN	RHAMNUS GRANGULA 'RON WILLIAMS'	#5 CONT.	VERY LOW
GOLDMOUND SPIREA	S. X 'GOLDMOUND'	#5 CONT.	LOW
ROCKET ORANGE BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	#5 CONT.	LOW
DWARF RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LACY BLUE'	#5 CONT.	VERY LOW
DECIDUOUS SHRUBS 5-6' SPREAD			
FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	#5 CONT.	LOW
SPRING GLORY FORSYTHIA	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	#5 CONT.	LOW
MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	VERY LOW
PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	VERY LOW
DECIDUOUS SHRUBS 7-9' SPREAD			
AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	#5 CONT.	LOW
CENTER GLOW NINEBARK	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	#5 CONT.	LOW
RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.	LOW
AUTUMN JAZZ VIBURNUM	V. DENTATUM 'RALPH SENIOR'	#5 CONT.	MODERATE
EVERGREEN SHRUBS 2-4' SPREAD			
PANCHITO MANAZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	VERY LOW
BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.	VERY LOW
EVERGREEN SHRUBS 5-6' SPREAD			
BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	VERY LOW
SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'	#5 CONT.	VERY LOW
CORAL BEAUTY COTONEASTER	CYTISUS DAMMERI 'CORAL BEAUTY'	#5 CONT.	MODERATE
MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	#5 CONT.	MODERATE
GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	LOW
ORNAMENTAL GRASSES 1.5-2' SPREAD			
BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	VERY LOW
LITTLE BUNNY HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	#1 CONT.	VERY LOW
MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	#1 CONT.	VERY LOW
ORNAMENTAL GRASSES 2-3' SPREAD			
ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	#1 CONT.	LOW
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	LOW
PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	VERY LOW
SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	LOW

THE AURORA HIGHLANDS SP #21

TITLE: L1.01 - LOT TYPICALS

DATE: MAY 24, 2024

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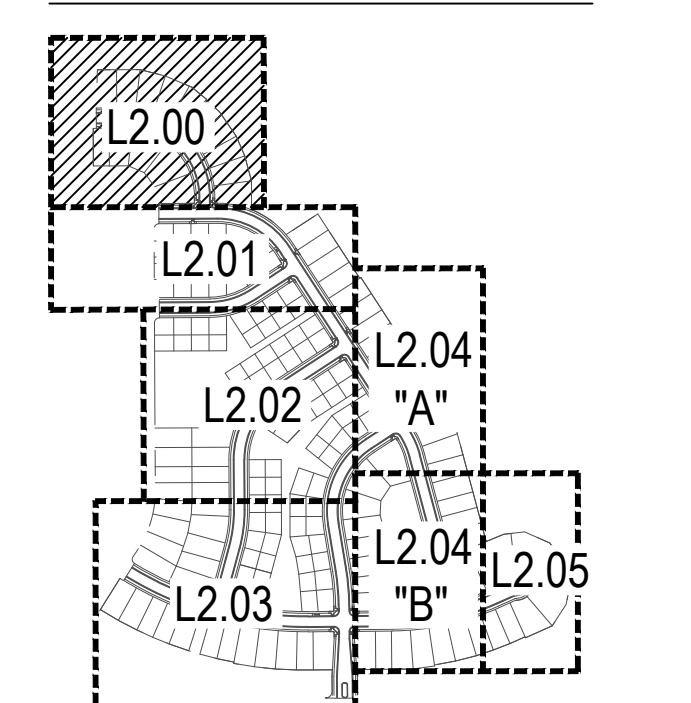
L1.01

SHEET:19 OF 36

NOT FOR CONSTRUCTION

- LEGEND**
- LIMITS OF WORK (L.O.W.)
 - MATCHLINE
 - ENLARGEMENT LINE
 - PROPERTY LINE
 - RIGHT OF WAY (ROW)
 - STEEL EDGER (4/L4.00)
 - 3' METAL FENCE (5/L4.03)
 - 4' METAL FENCE (7/L4.03)
 - MASONRY FENCE (6/L4.01)
 - IRRIGATED MANICURED TURF SOD (DEVELOPER)
 - IRRIGATED RECREATIONAL TURF
 - IRRIGATED MANICURED TURF SOD (HOME BUILDER)
 - 100% IRRIGATED NATIVE GRASS SEED MIX
 - PLAYGROUND SURFACE
 - COBBLE
 - CRUSHER FINES
 - HOMEBUILDER TREE
 - DECIDUOUS CANOPY TREE (1/L4.00)
 - ORNAMENTAL TREES (1/L4.00)
 - EVERGREEN TREES (1/L4.00)
 - DECIDUOUS SHRUBS (2/L4.00)
 - EVERGREEN SHRUBS (2/L4.00)
 - ORNAMENTAL GRASSES (3/L4.00)
 - PERENNIALS (3/L4.00)
 - FIRE HYDRANT (RE: CIVIL)
 - STREET LIGHT (RE: CIVIL, 5/L4.00)
 - BENCH (1/L4.01)
 - SANDSTONE BENCH (3/L4.01)
 - PICNIC TABLE (3/L4.04)
 - BIKE RACK (2/L4.02)
 - BIKE STATION (2/L4.04)
 - TRASH CAN (1/L4.02)
 - HAMMOCK (1/L4.04)
 - SANDSTONE STEPPERS (4/L4.04)
 - PET WASTE STATION (2/L4.01)
 - STANDARD MASONRY COLUMN (5/L4.01)
 - MAIL KIOSKS (4/L4.01)

KEY MAP SCALE: 1" = 60'

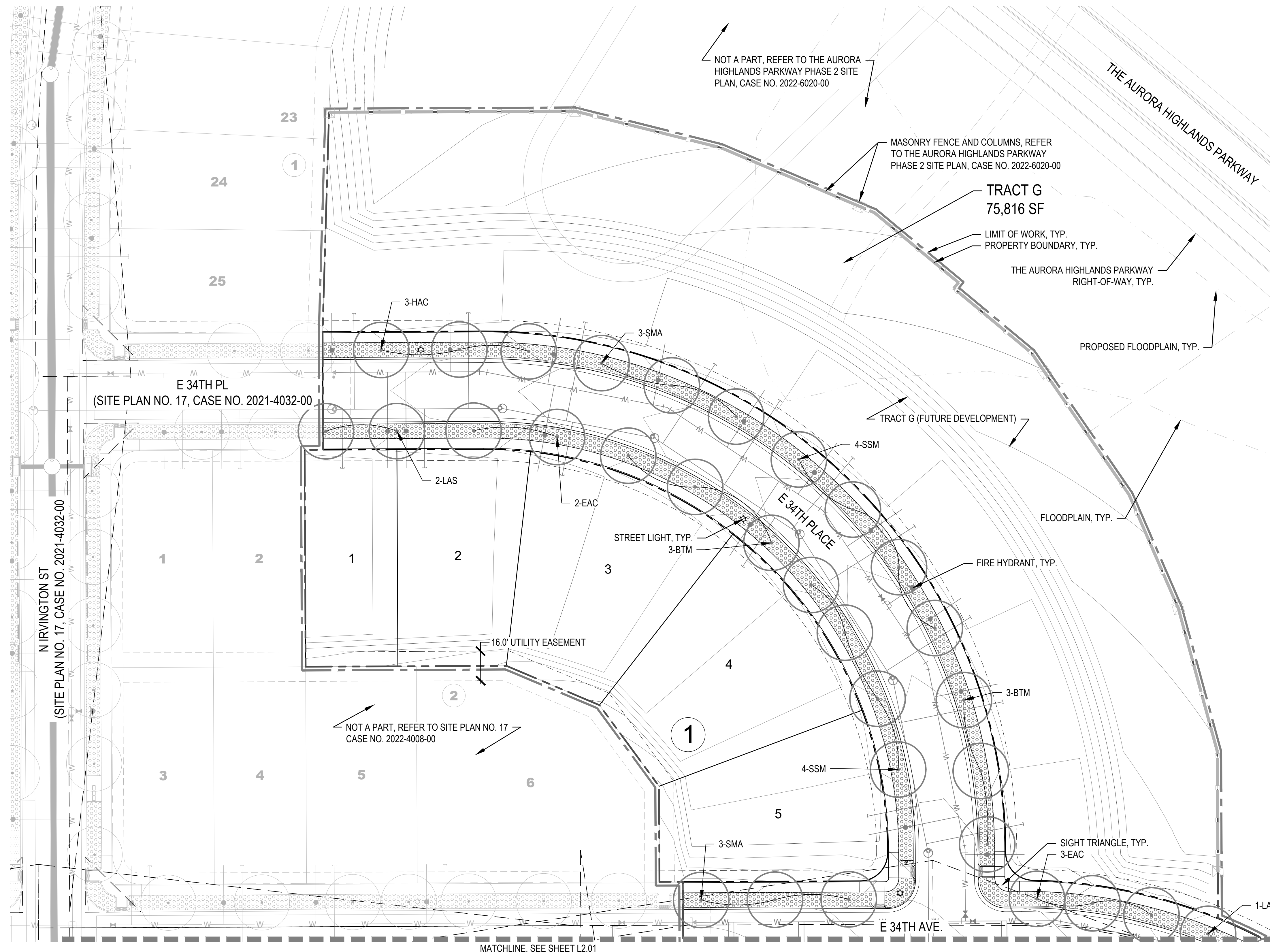


THE AURORA HIGHLANDS SP #21
TITLE: L2.00 - LANDSCAPE PLAN
DATE: MAY 24, 2024

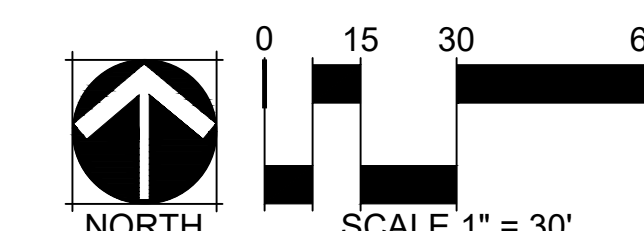
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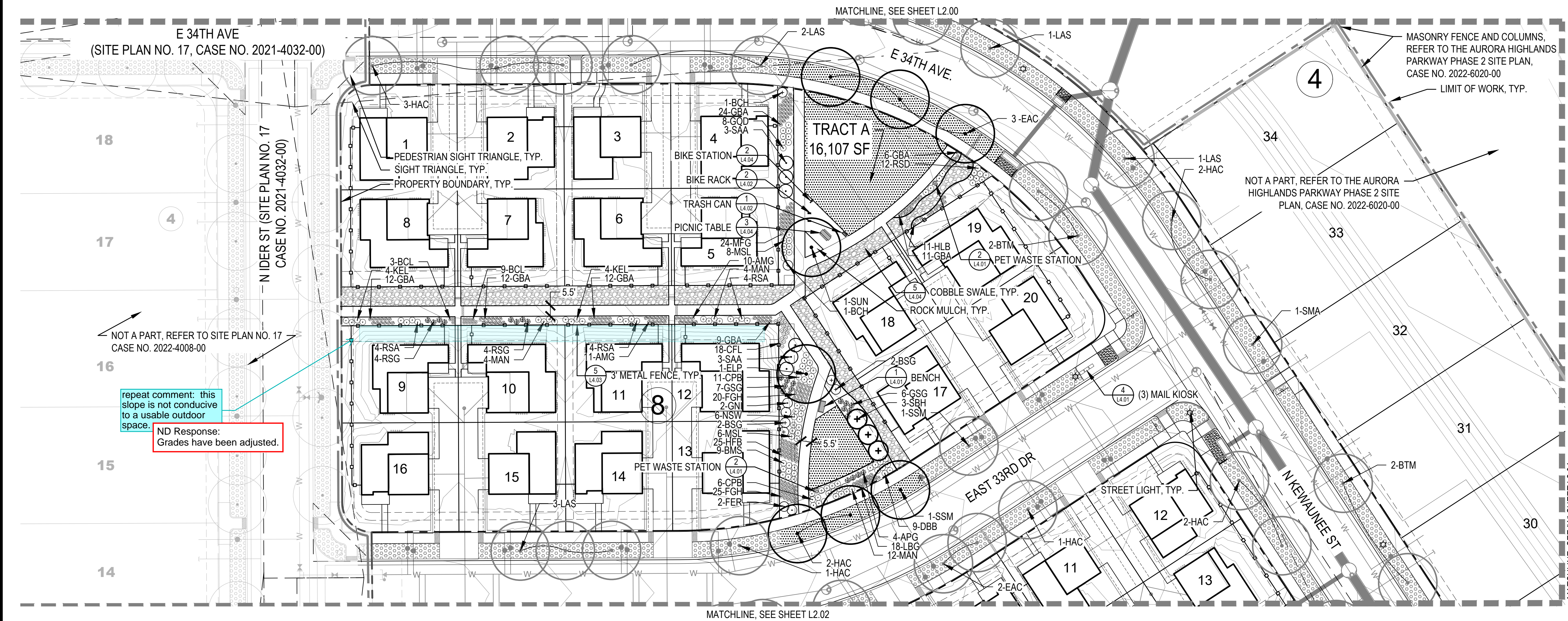
L2.00
SHEET: 20 OF 36



- NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



NOT FOR CONSTRUCTION



E 34TH AVE
(SITE PLAN NO. 17, CASE NO. 2021-4032-00)

18

17

16

15

14

NOT A PART, REFER TO SITE PLAN NO. 17
CASE NO. 2022-4008-00

repeat comment: this
slope is not conducive
to a usable outdoor
space.
ND Response:
Grades have been adjusted.

MATCHLINE, SEE SHEET L2.02

MATCHLINE, SEE SHEET L2.00

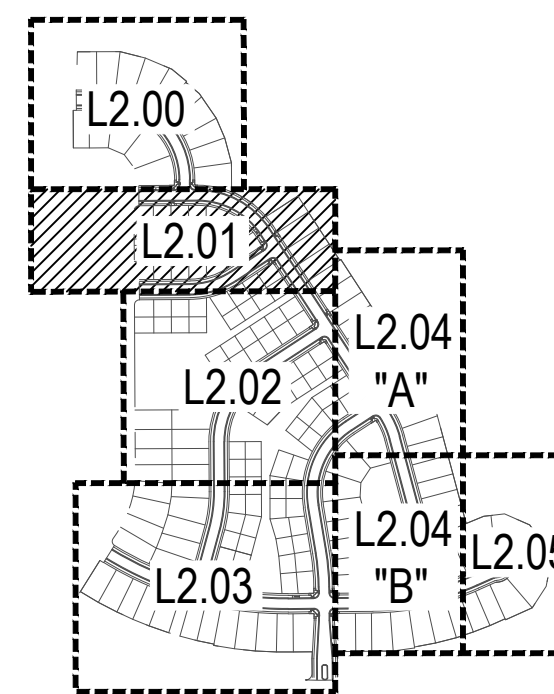
TRACT A
16,107 SF

MASONRY FENCE AND COLUMNS,
REFER TO THE AURORA HIGHLANDS
PARKWAY PHASE 2 SITE PLAN,
CASE NO. 2022-6020-00

NOT A PART, REFER TO THE AURORA
HIGHLANDS PARKWAY PHASE 2 SITE
PLAN, CASE NO. 2022-6020-00

- LEGEND**
- LIMITS OF WORK (L.O.W.)
 - MATCHLINE
 - ENLARGEMENT LINE
 - PROPERTY LINE
 - RIGHT OF WAY (ROW)
 - STEEL EDGER (4/L4.00)
 - 3' METAL FENCE (5/L4.03)
 - 4' METAL FENCE (7/L4.03)
 - MASONRY FENCE (6/L4.01)
 - IRRIGATED MANICURED TURF SOD (DEVELOPER)
 - IRRIGATED RECREATIONAL TURF
 - IRRIGATED MANICURED TURF SOD (HOME BUILDER)
 - 100% IRRIGATED NATIVE GRASS SEED MIX
 - PLAYGROUND SURFACE
 - COBBLE
 - CRUSHER FINES
 - HOMEBUILDER TREE
 - DECIDUOUS CANOPY TREE (1/L4.00)
 - ORNAMENTAL TREES (1/L4.00)
 - EVERGREEN TREES (1/L4.00)
 - DECIDUOUS SHRUBS (2/L4.00)
 - EVERGREEN SHRUBS (2/L4.00)
 - ORNAMENTAL GRASSES (3/L4.00)
 - PERENNIALS (3/L4.00)
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 - BENCH (1/L4.01)
 - SANDSTONE BENCH (3/L4.01)
 - PICNIC TABLE (3/L4.04)
 - BIKE RACK (2/L4.02)
 - BIKE STATION (2/L4.04)
 - TRASH CAN (1/L4.02)
 - HAMMOCK (1/L4.04)
 - SANDSTONE STEPPERS (4/L4.04)
 - PET WASTE STATION (2/L4.01)
 - STANDARD MASONRY COLUMN (5/L4.01)
 - MAIL KIOSKS (4/L4.01)

KEY MAP SCALE: 1" = 60'



- NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS SP #21
TITLE: L2.01 - LANDSCAPE PLAN
DATE: MAY 24, 2024

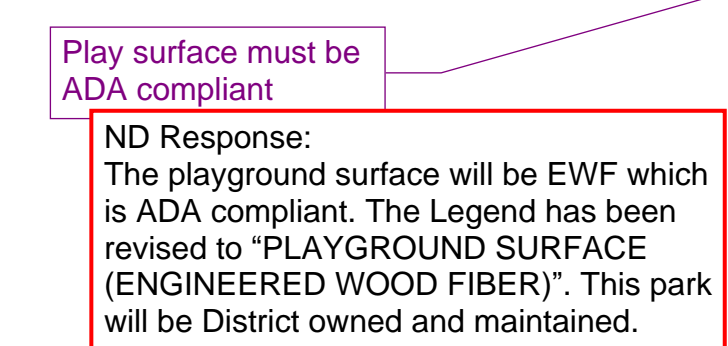
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L2.01

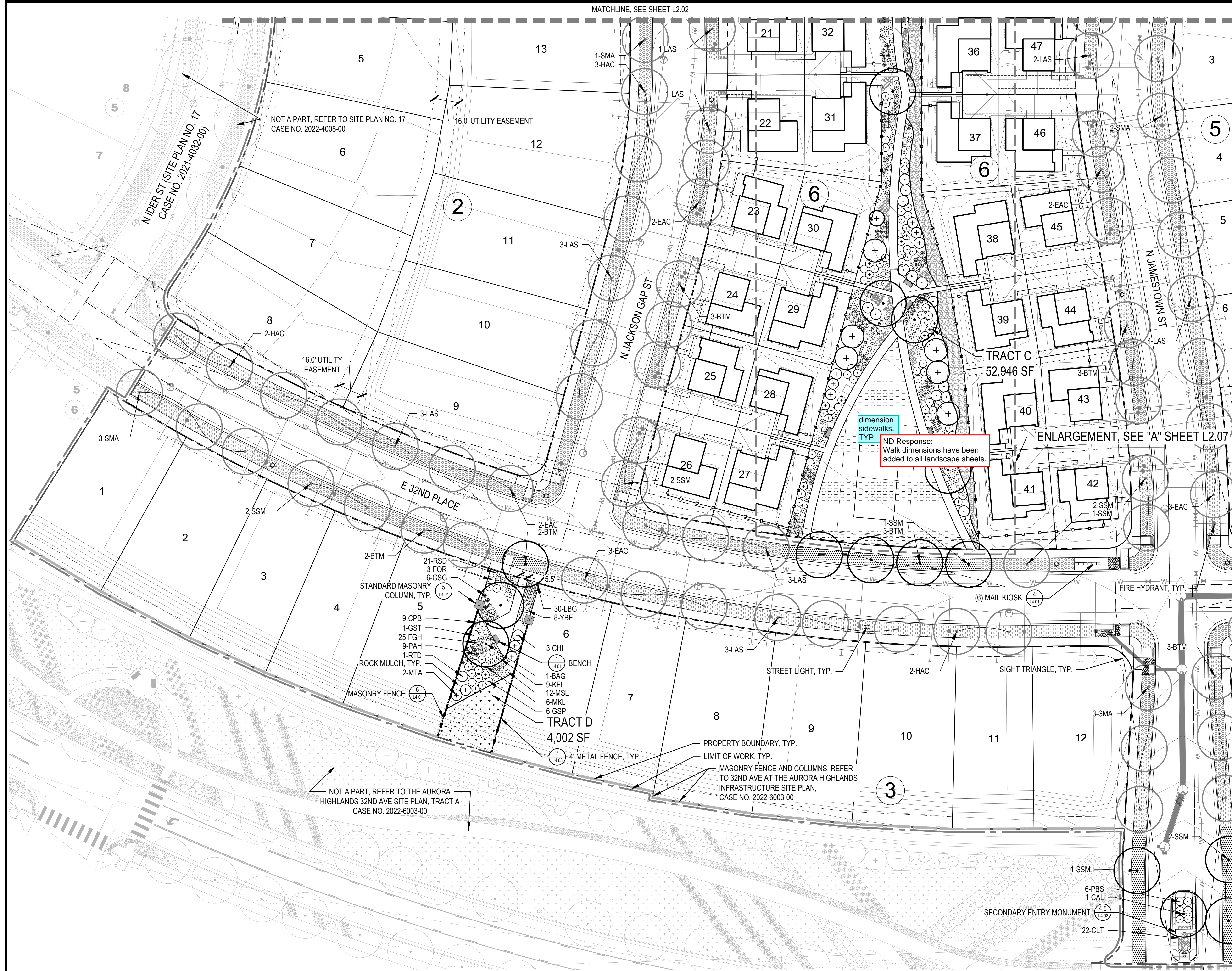
SHEET: 21 OF 36



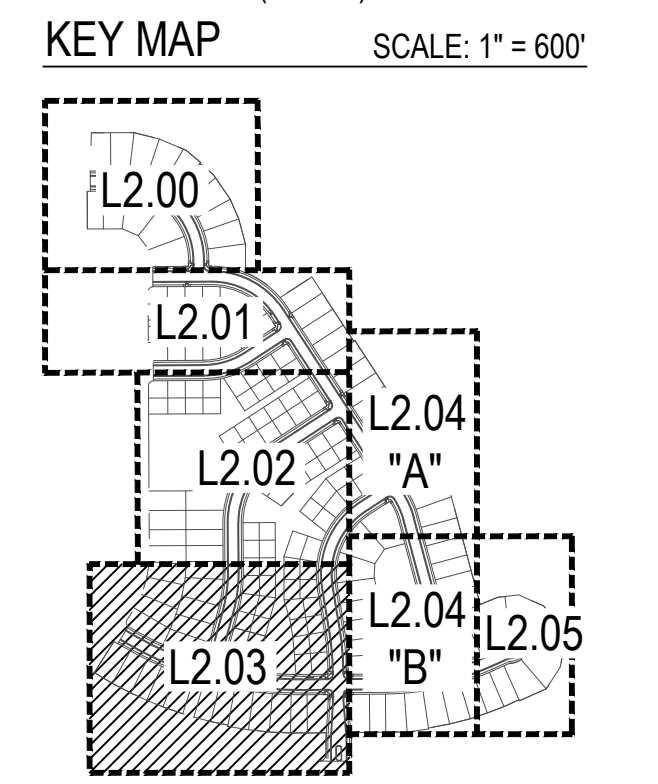
- KEY MAP SCALE: 1" = 600'



SHEET: 22 OF 36



- LEGEND**
- LIMITS OF WORK (L.O.W.)
 - - - MATCHLINE
 - - - ENLARGEMENT LINE
 - - - PROPERTY LINE
 - - - RIGHT OF WAY (ROW)
 - - - STEEL EDGER (4/L4.00)
 - - - 3' METAL FENCE (5/L4.03)
 - - - 4' METAL FENCE (7/L4.03)
 - - - MASONRY FENCE (6/L4.01)
 - [Pattern] IRRIGATED MANICURED TURF SOD (DEVELOPER)
 - [Pattern] IRRIGATED RECREATIONAL TURF
 - [Pattern] IRRIGATED MANICURED TURF SOD (HOME BUILDER)
 - [Pattern] 100% IRRIGATED NATIVE GRASS SEED MIX
 - [Pattern] PLAYGROUND SURFACE
 - [Pattern] COBBLE
 - [Pattern] CRUSHER FINES
 - [Symbol] HOMEBUILDER TREE
 - [Symbol] DECIDUOUS CANOPY TREE (1/L4.00)
 - [Symbol] ORNAMENTAL TREES (1/L4.00)
 - [Symbol] EVERGREEN TREES (1/L4.00)
 - [Symbol] DECIDUOUS SHRUBS (2/L4.00)
 - [Symbol] EVERGREEN SHRUBS (2/L4.00)
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 - [Symbol] BENCH (1/L4.01)
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 - [Symbol] PICNIC TABLE (3/L4.04)
 - [Symbol] BIKE RACK (2/L4.02)
 - [Symbol] BIKE STATION (2/L4.04)
 - [Symbol] TRASH CAN (1/L4.02)
 - [Symbol] HAMMOCK (1/L4.04)
 - [Symbol] SANDSTONE STEPPERS (4/L4.04)
 - [Symbol] PET WASTE STATION (2/L4.01)
 - [Symbol] STANDARD MASONRY COLUMN (5/L4.01)
 - [Symbol] MAIL KIOSKS (4/L4.01)



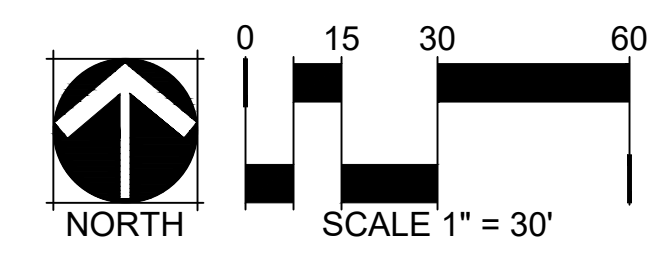
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TITLE: L2.03 - LANDSCAPE PLAN
DATE: MAY 24, 2024



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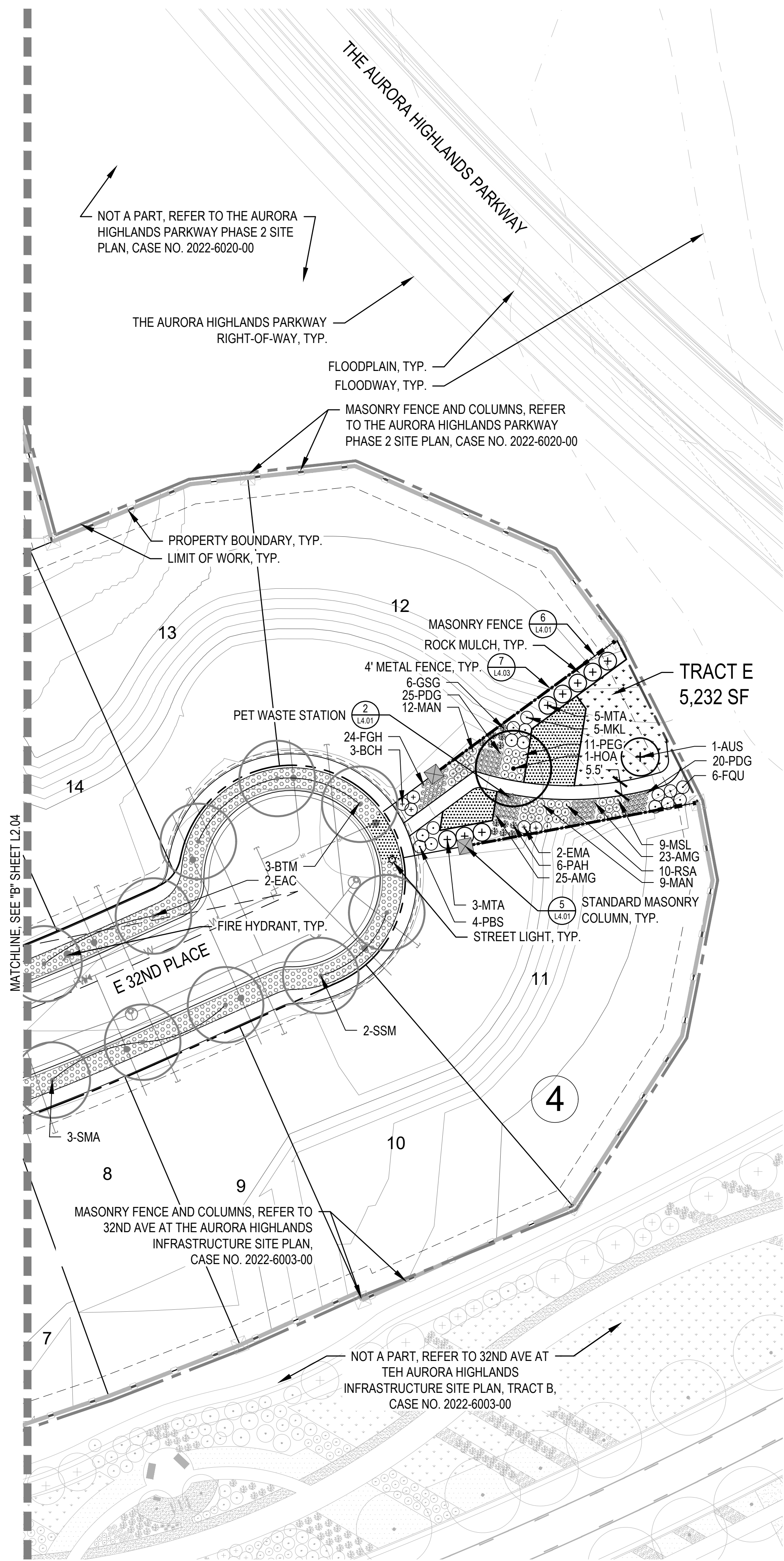


NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



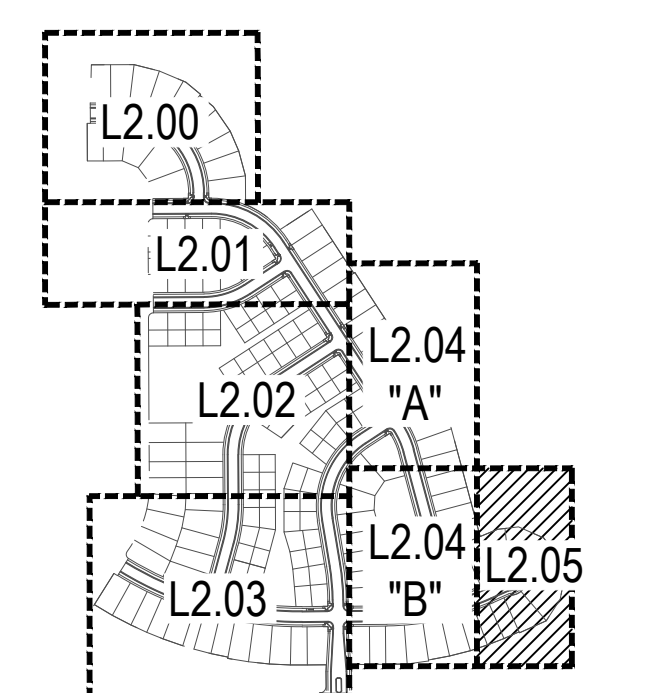
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L2.03
SHEET: 23 OF 36



- LEGEND**
- LIMITS OF WORK (L.O.W.)
 - MATCHLINE
 - ENLARGEMENT LINE
 - PROPERTY LINE
 - RIGHT OF WAY (ROW)
 - STEEL EDGER (4/L4.00)
 - 3' METAL FENCE (5/L4.03)
 - 4' METAL FENCE (7/L4.03)
 - MASONRY FENCE (6/L4.01)
 - IRRIGATED MANICURED TURF SOD (DEVELOPER)
 - IRRIGATED RECREATIONAL TURF
 - IRRIGATED MANICURED TURF SOD (HOME BUILDER)
 - 100% IRRIGATED NATIVE GRASS SEED MIX
 - PLAYGROUND SURFACE
 - COBBLE
 - CRUSHER FINES
 - HOMEBUILDER TREE
 - DECIDUOUS CANOPY TREE (1/L4.00)
 - ORNAMENTAL TREES (1/L4.00)
 - EVERGREEN TREES (1/L4.00)
 - DECIDUOUS SHRUBS (2/L4.00)
 - EVERGREEN SHRUBS (2/L4.00)
 - ORNAMENTAL GRASSES (3/L4.00)
 - PERENNIALS (3/L4.00)
 - FIRE HYDRANT (RE: CIVIL)
 - STREET LIGHT (RE: CIVIL, 5/L4.00)
 - BENCH (1/L4.01)
 - SANDSTONE BENCH (3/L4.01)
 - PICNIC TABLE (3/L4.04)
 - BIKE RACK (2/L4.02)
 - BIKE STATION (2/L4.04)
 - TRASH CAN (1/L4.02)
 - HAMMOCK (1/L4.04)
 - SANDSTONE STEPPERS (4/L4.04)
 - PET WASTE STATION (2/L4.01)
 - STANDARD MASONRY COLUMN (5/L4.01)
 - MAIL KIOSKS (4/L4.01)

KEY MAP SCALE: 1" = 600'



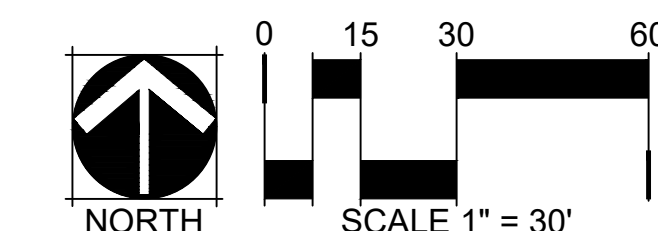
THE AURORA HIGHLANDS SP #21
TITLE: L2.05 - LANDSCAPE PLAN

DATE: MAY 24, 2024



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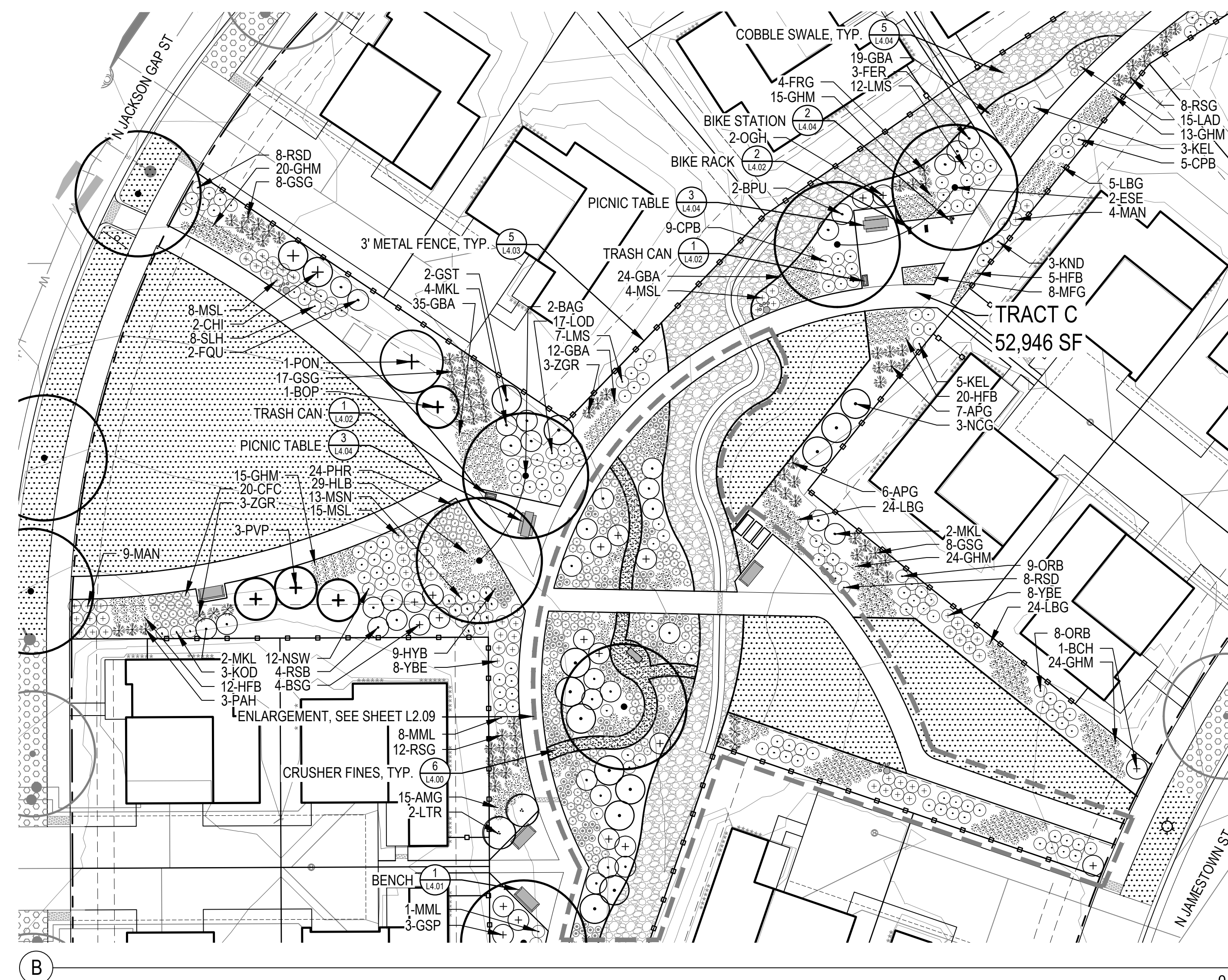
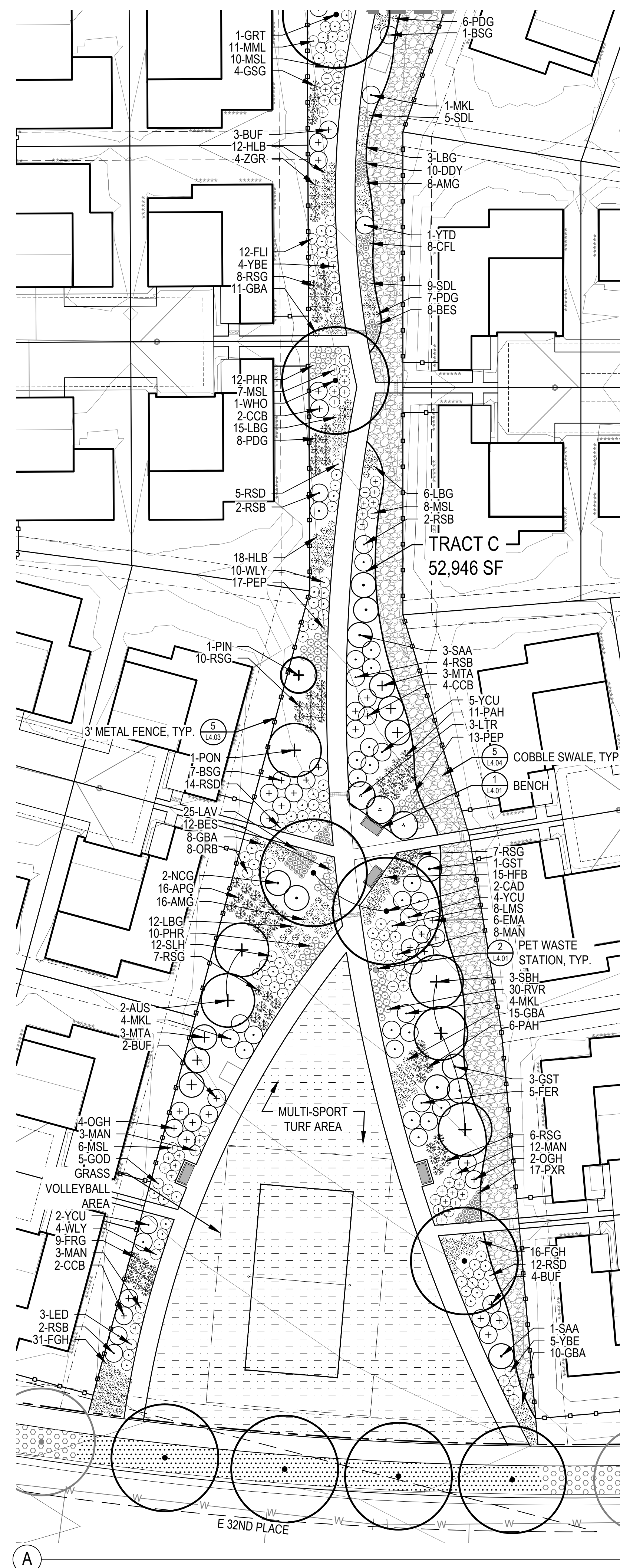
- NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



NOT FOR CONSTRUCTION



L2.05
SHEET:25 OF 36



- LEGEND**

	LIMITS OF WORK (L.O.W.)		HOMEBUILDER TREE
	ENLARGEMENT LINE		DECIDUOUS CANOPY TREE (1/L4.00)
	PROPERTY LINE		ORNAMENTAL TREES (1/L4.00)
	RIGHT OF WAY (ROW)		EVERGREEN TREES (1/L4.00)
	STEEL EDGER (4/L4.00)		DECIDUOUS SHRUBS (2/L4.00)
	3' METAL FENCE (5/L4.03)		EVERGREEN SHRUBS (2/L4.00)
	4' METAL FENCE (7/L4.03)		ORNAMENTAL GRASSES (3/L4.00)
	MASONRY FENCE (6/L4.01)		PERENNIALS (3/L4.00)
	IRRIGATED MANICURED TURF SOD (DEVELOPER)		BENCH (1/L4.01)
	IRRIGATED MANICURED TURF SOD (HOME BUILDER)		SANDSTONE BENCH (3/L4.01)
	IRRIGATED RECREATIONAL TURF		PICNIC TABLE (3/L4.04)
	100% IRRIGATED NATIVE GRASS SEED MIX		BIKE RACK (2/L4.02)
	CRUSHER FINES		BIKE STATION (2/L4.04)
	COBBLE		TRASH CAN (1/L4.02)
	PLAYGROUND SURFACE		HAMMOCK (1/L4.04)
			PET WASTE STATION (2/L4.01)
			SANDSTONE STEPPERS (4/L4.04)

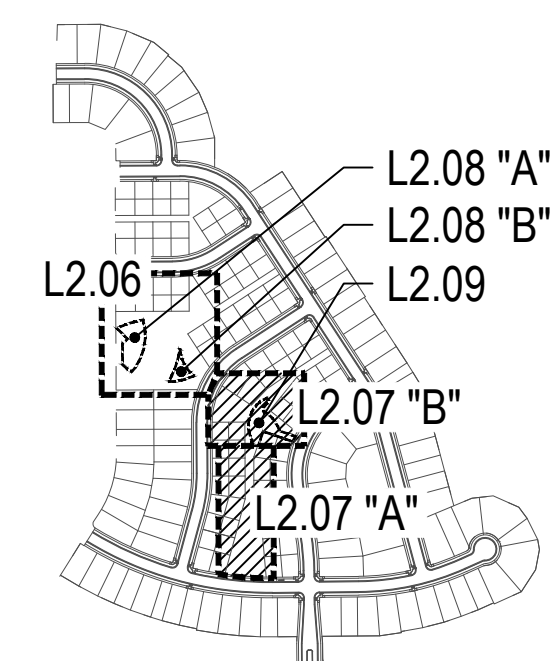
PLAN VIEW

8-RSG
15-LAD
13-GHM
3-KEL
5-CPB
5-LBG
2-ESE
4-MAN
10-SPB

NOTES: STANDARD MASONRY COLUMN (5/4.01)

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

KEY MAP SCALE: 1" = 600'



THE AURORA HIGHLANDS SP #21
TITLE: L2.07 - LANDSCAPE ENLARGEMENT
DATE: MAY 24, 2024



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L2.07

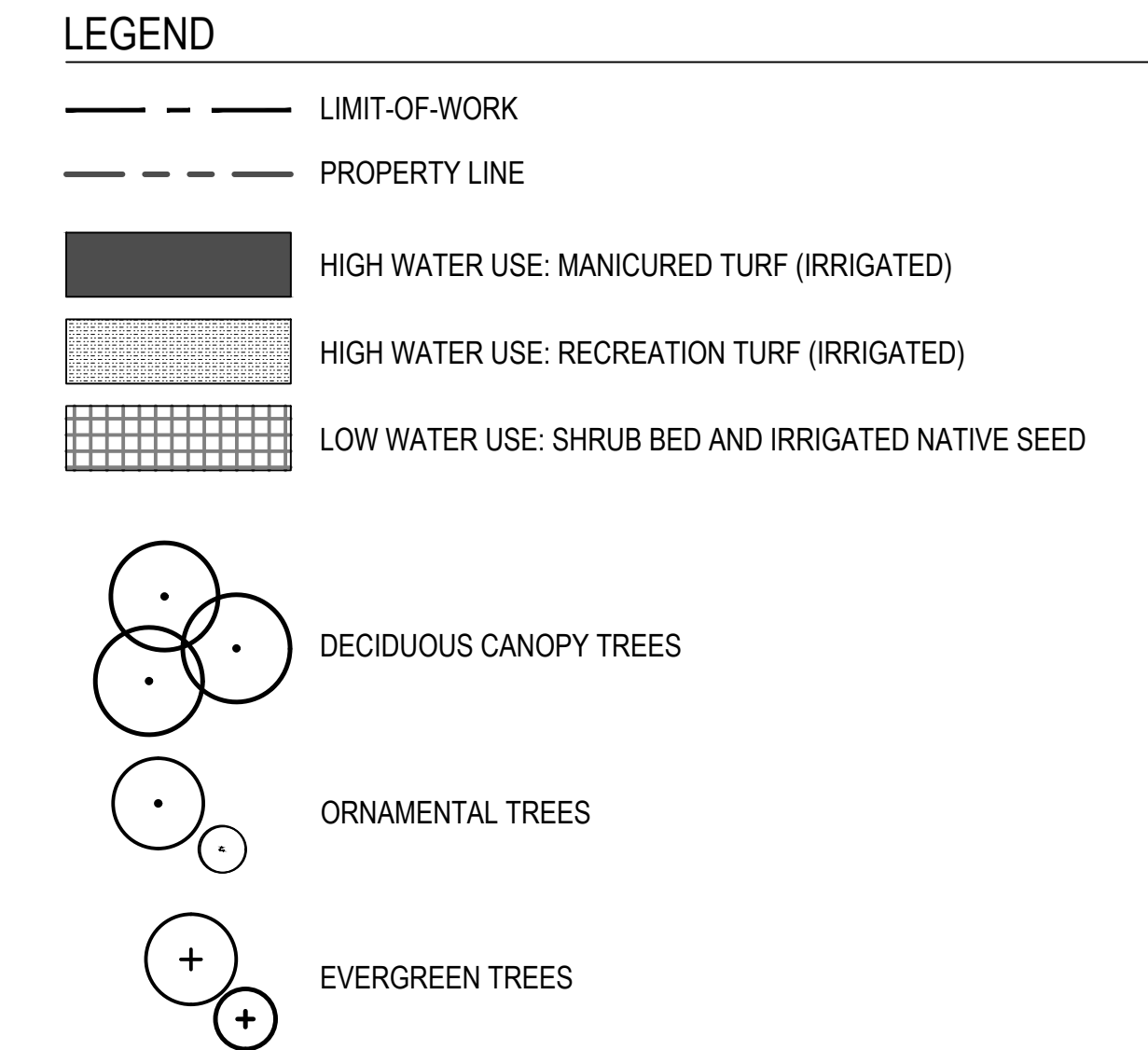
SHEET:27 OF 36

0 10 20 40
SCALE 1" = 20'

NOT FOR CONSTRUCTION

SHEET:27 OF 36





HYDRO-ZONE TABLE

<u>WATER USE TYPE</u>	<u>AREA (SF)</u>
HIGH WATER USE	20,375 SF (18% OF TOTAL AREA)
RECREATIONAL TURF HIGH WATER USE	26,631 SF (24% OF TOTAL AREA)
LOW WATER USE	63,853 SF
TOTAL:	110,859 SF

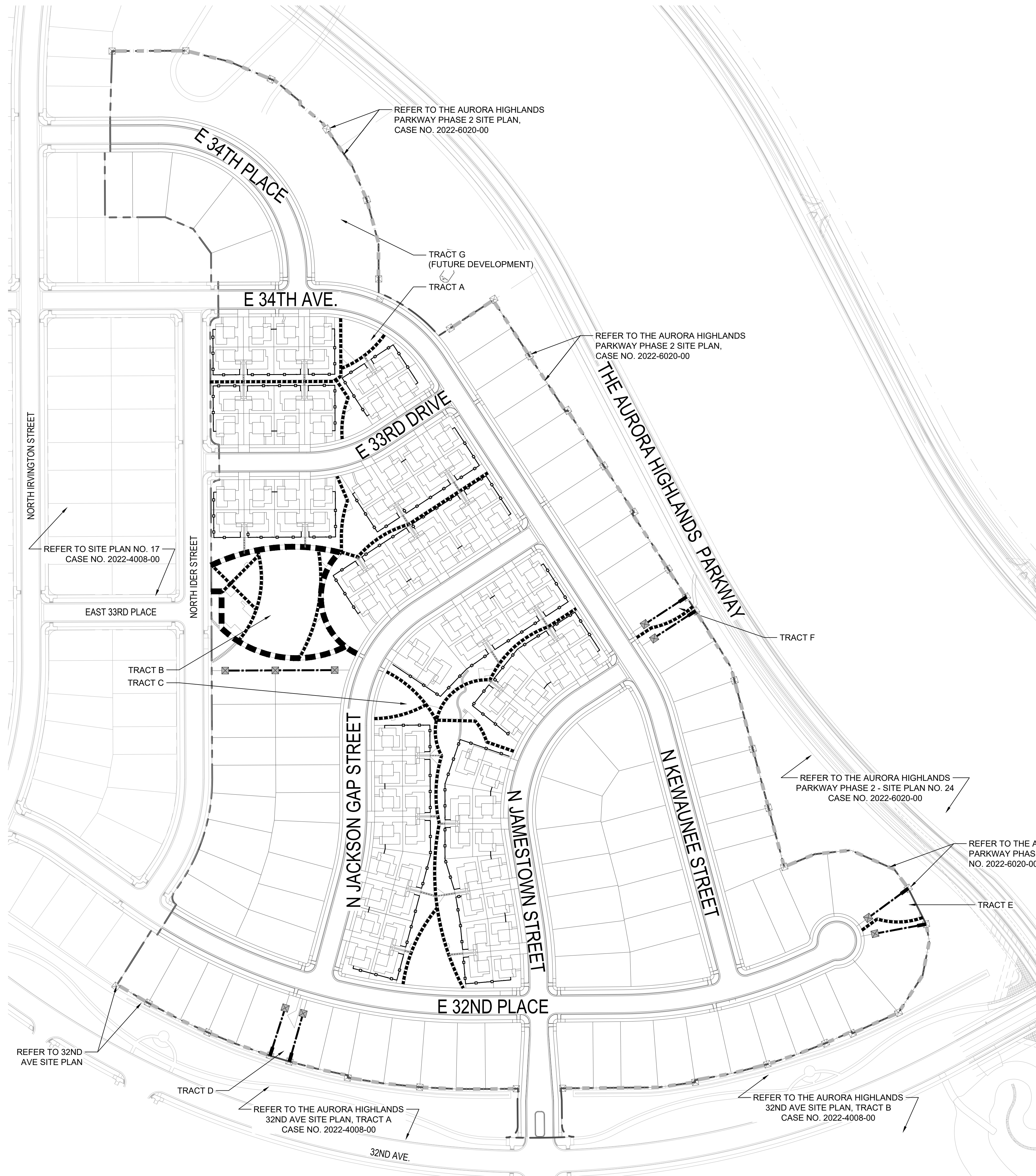
	<u>QUANTITY</u>	<u>AREA VALUE</u>	<u>TOTAL AREA</u>
CANOPY TREES	0	706 SF	0 SF
EVERGREEN/ORNAMENTAL TREES	0	177 SF	0 SF
TOTAL:			0 SF
TOTAL PERMANENT IRRIGATED AREA		110,859 SF	
TOTAL NON-IRRIGATED SEED AREA		0 SF	

21?

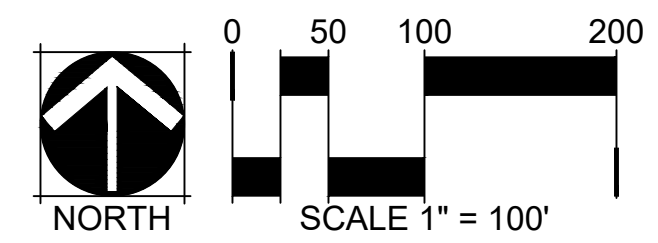
SHARED LANDSCAPE DATA TABLE			ND Response: mislabel has been corrected.
SHARED LANDSCAPE DATA TABLE			
SITE LANDSCAPE DATA	AREA IN SF	PERCENT	
TOTAL LANDSCAPE AREA (SP-25 ONLY)	179,627 SF	100%	
HARDSCAPE AREA ¹	49,043 SF	27%	
COOL SEASON TURF GRASS AREA	22,503 SF	13%	
ALL OTHER LANDSCAPE AREA ²	108,081 SF	60%	

NOTE:

1. HARD SURFACE AREAS INCLUDE ALL INTERNAL WALKS, TRAILS, PAVEMENT AREAS, PLAZAS, ETC.
2. ALL OTHER LANDSCAPE AREAS INCLUDE SHRUB BEDS, WARM SEASON GRASSES, MULCH AREAS, COBBLE AREAS, ETC.
3. TOTAL LANDSCAPE AREAS IN THIS CHART INCLUDE ALL LANDSCAPE AND HARD SURFACE AREAS THAT LIE WITHIN OPEN SPACE AND LANDSCAPE AREAS TRACTS AS WELL AS SHRUB BEDS, CRUSHER FINE AREAS, COBBLE AREAS, AND DEVELOPER SOD IN THE INTERNAL RIGHT OF WAY.



LEGEND	
	PROPERTY LINE
	3' CONCRETE TRAIL
	5' CONCRETE TRAIL (NOT INCLUDING SIDEWALKS)
	8' CONCRETE TRAIL (NOT INCLUDING SIDEWALKS)
	MASONRY FENCE (6/L4.01)
	3' METAL FENCE (5/L4.03)
	4' METAL FENCE (7/L4.03)
	MASONRY FENCE (REFER TO SITE PLAN AS CALLED OUT ON PLAN)
	MASONRY COLUMN (5/L4.01)
	MASONRY COLUMN (REFER TO SITE PLAN AS CALLED OUT ON PLAN)



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THE AURORA HIGHLANDS SP #21
TITLE: L3.01 - MASTER FENCE & TRAIL PLAN
DATE: MAY 24, 2024



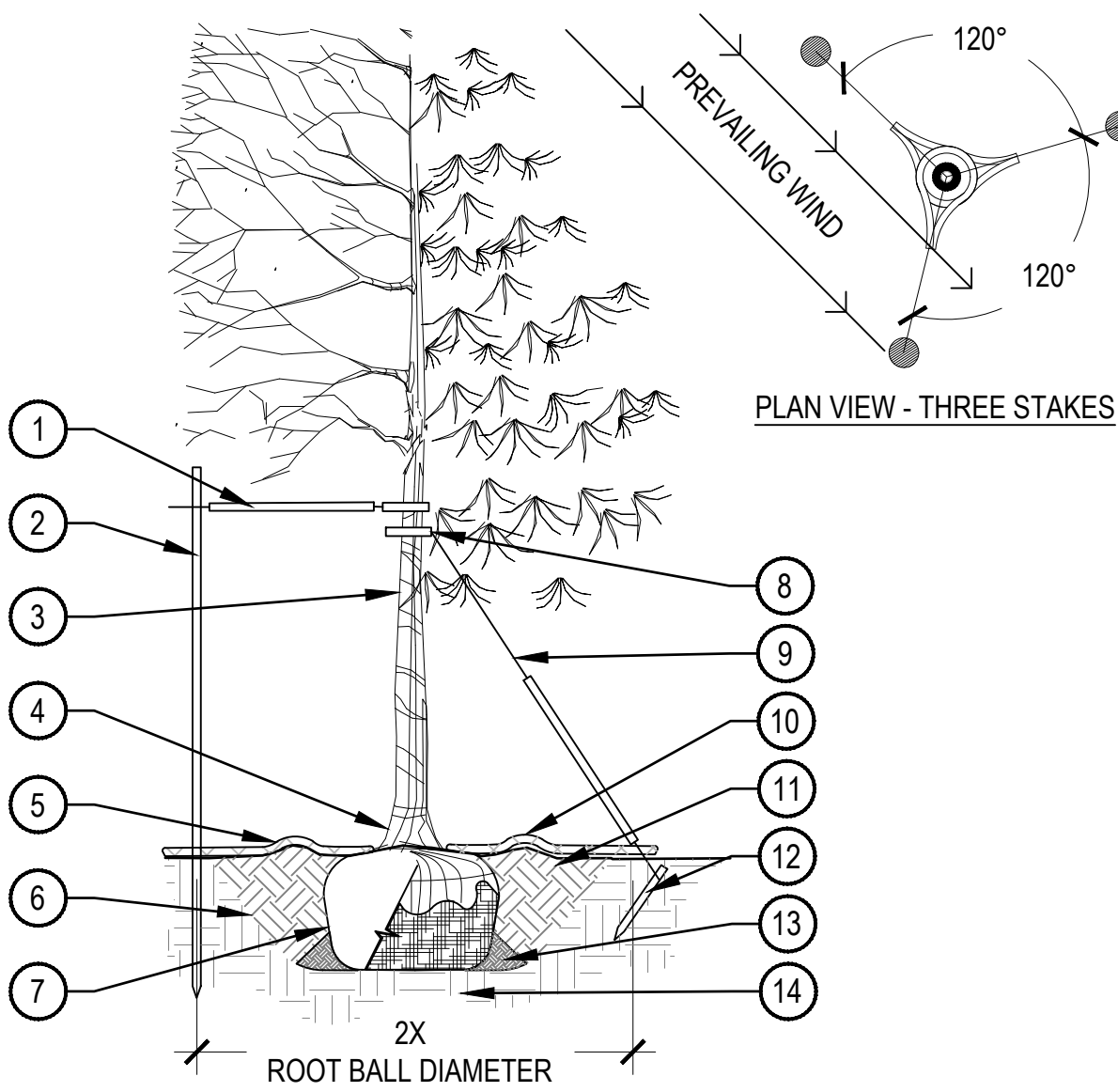
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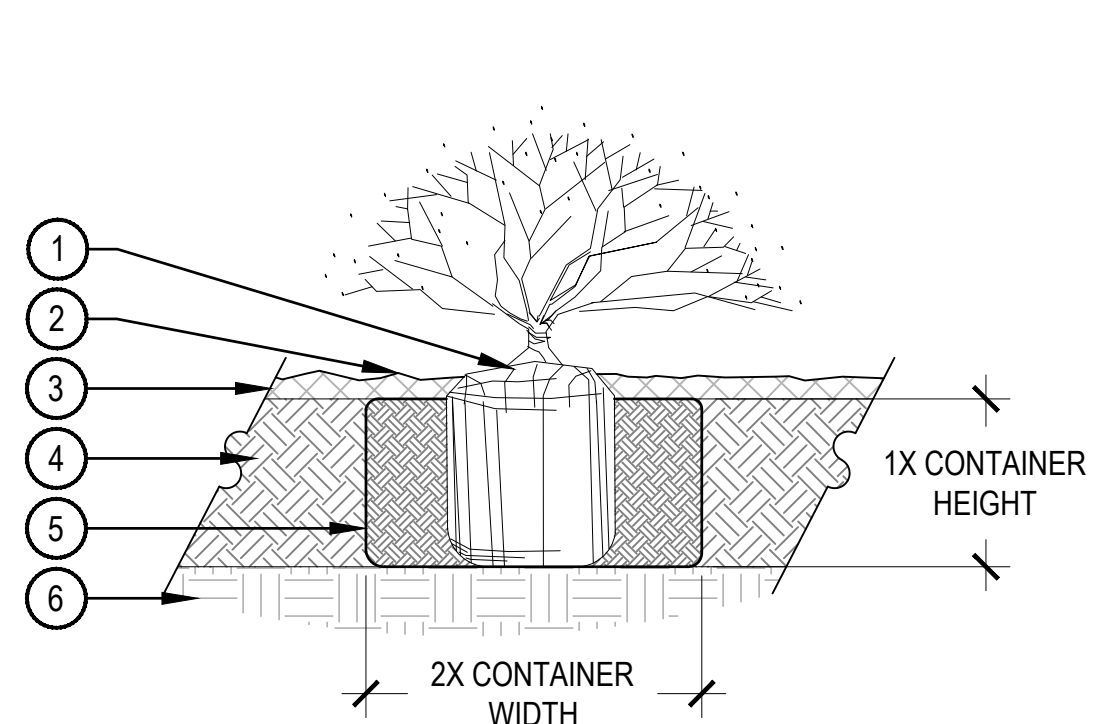
L3.01

SHEET:31 OF 36

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



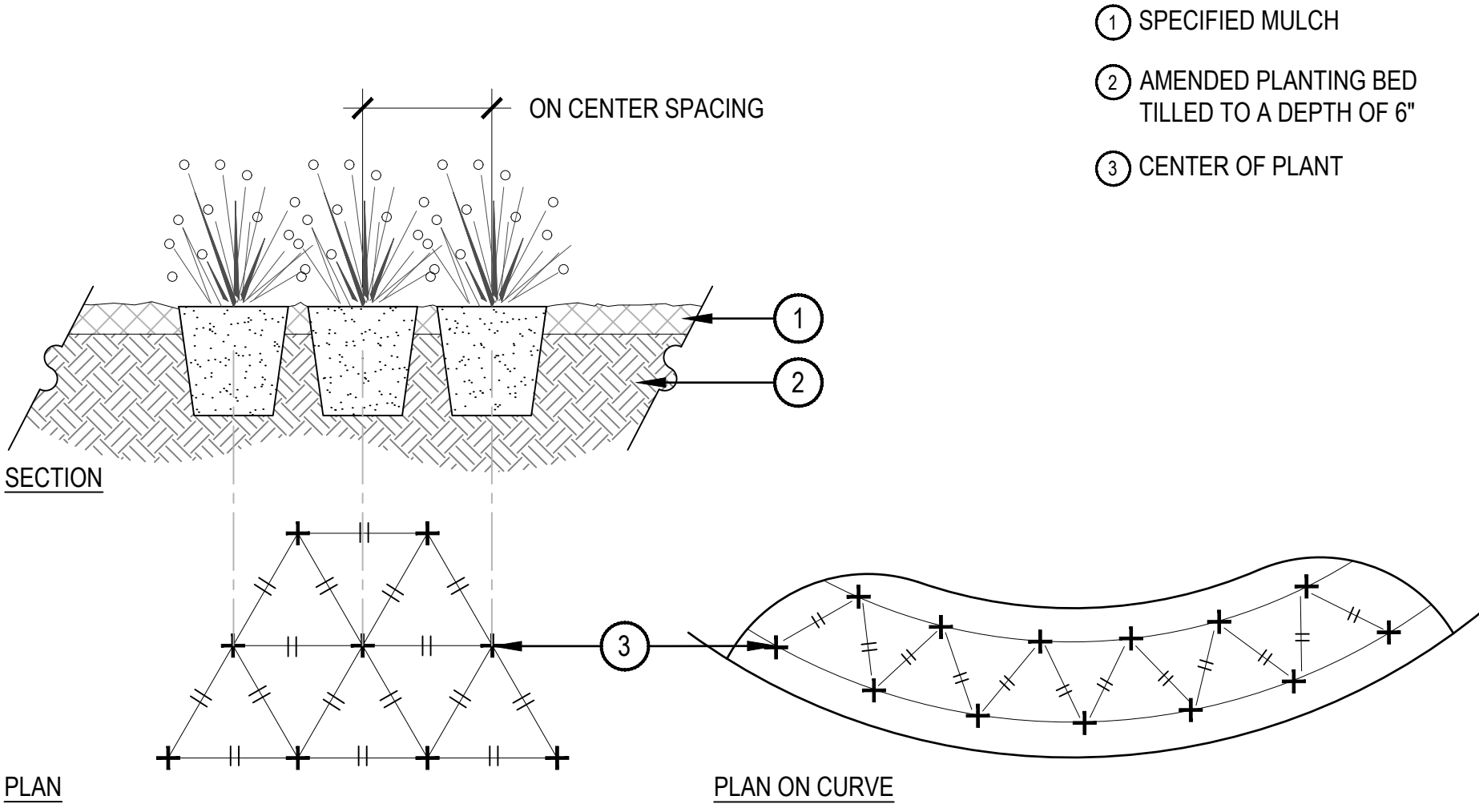
- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE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



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

TREE PLANTING DETAIL

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

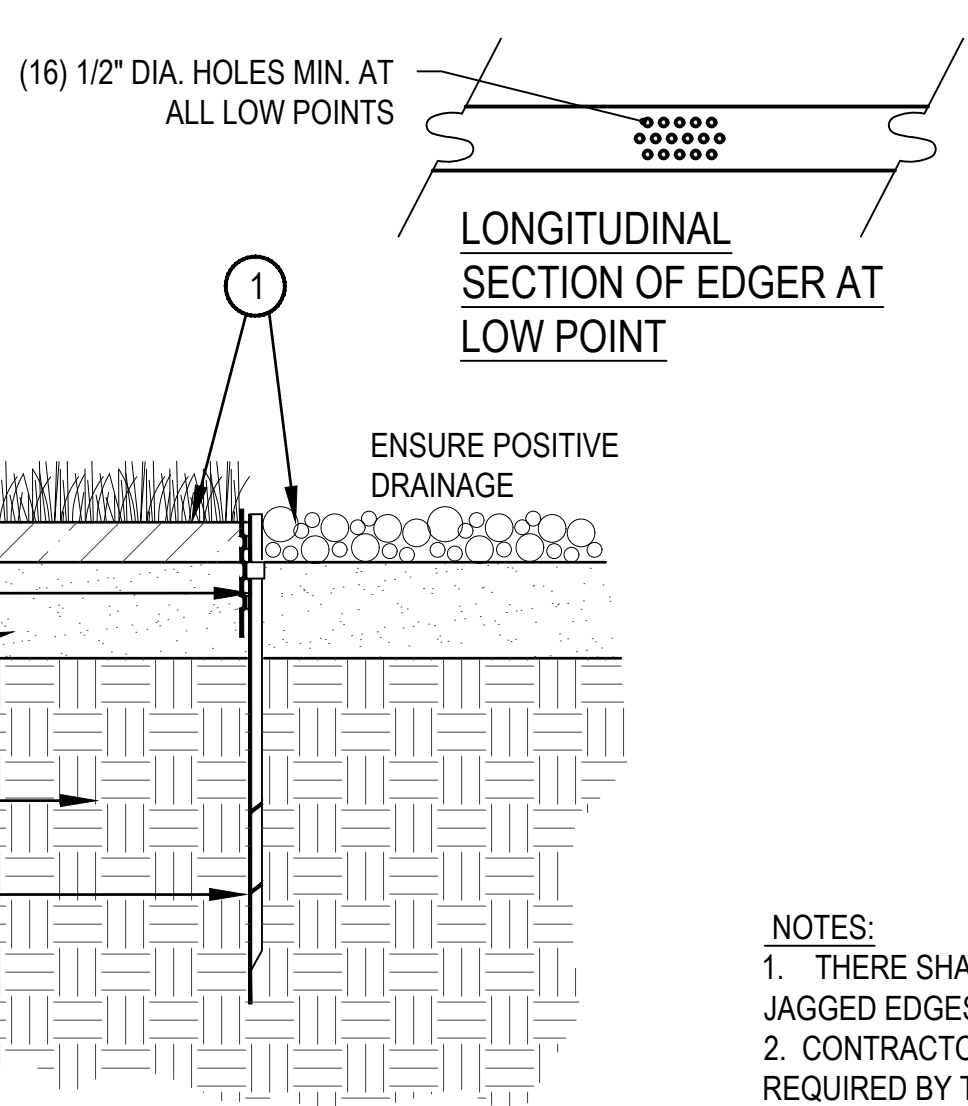


- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

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

PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

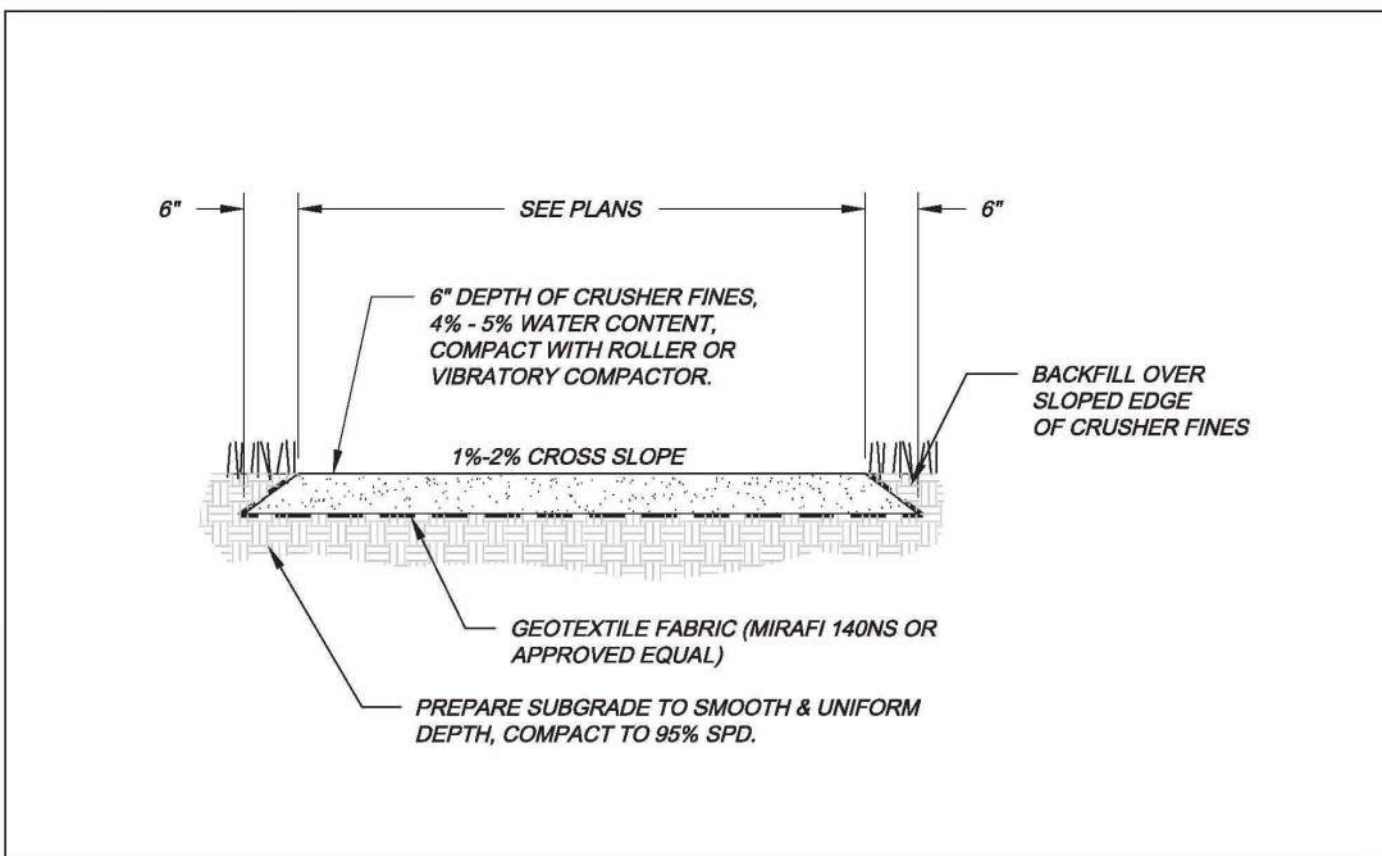


- NOTES:
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

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

STEEL EDGER

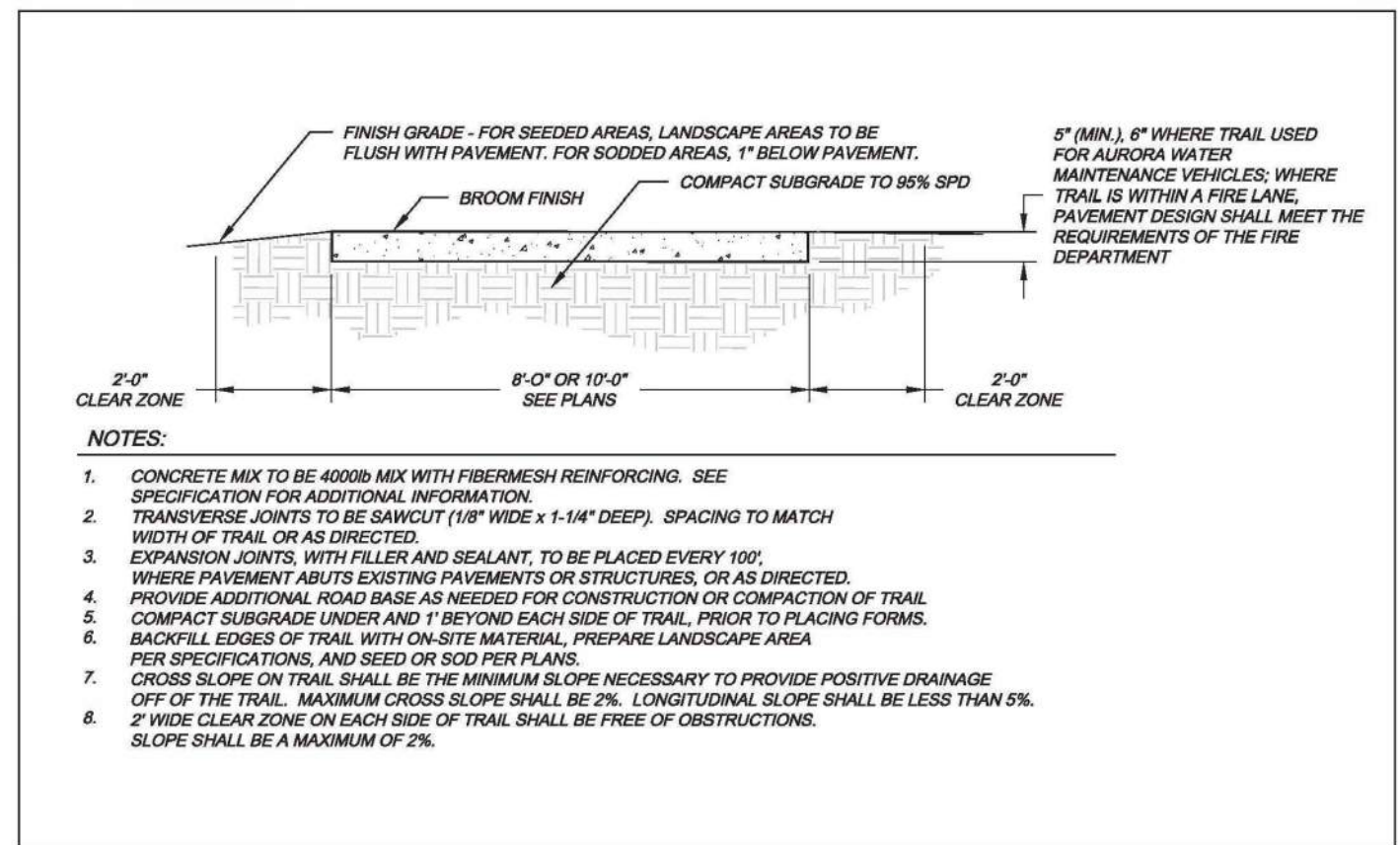
SCALE: 1" = 1'-0"



City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: April 3, 2008

CRUSHER FINES TRAIL

P&OS
T-2.0



City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: April 3, 2008

MULTI-USE TRAIL

P&OS
T-1.0

STREET LIGHT

N.T.S



STREETWORKS GALLEON LED
Local Streets: 20' Mounting Height
Finish: Black

CITY OF AURORA STANDARD TRAIL DETAILS

NTS

THE AURORA HIGHLANDS SP #21
TITLE: L4.00 - LANDSCAPE DETAILS
DATE: MAY 24, 2024



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SHEET: 32 OF 36

L4.00



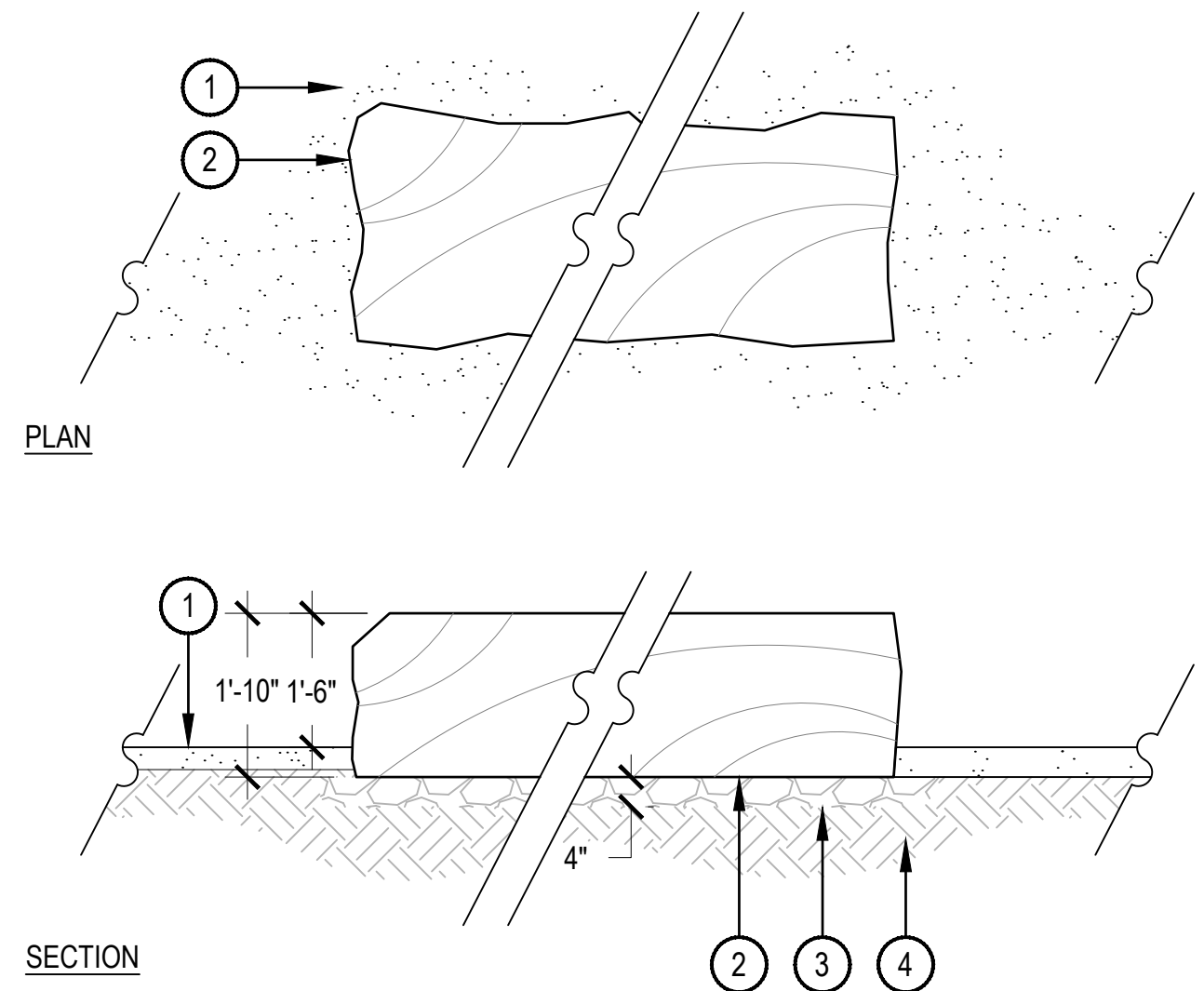
NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

FORMS + SURFACES
PRODUCT: SBKNI-072B
DESCRIPTION: KNIGHT BENCH
SIZE: 72" LENGTH, 21.9" DEPTH, 31.1" HEIGHT
FRAME MATERIAL: SOLID ALUMINUM, SLAT MATERIAL: IPE HARDWOOD SLATS
FRAME COLOR: SILVER TEXTURE
SURFACE MOUNT; PROVIDE 6" THICK, 5' LONG X 3' WIDE CONCRETE PAD WHEN IN CRUSHER FINES



PET PICKUPS MODERN DOG KIT
PRODUCT: MODERN DOG KIT
DESCRIPTION: ONE DISPENSER, ONE SIGN AND ONE RECEPTACLE
MATERIALS: COMMERCIAL GRADE ALUMINUM
COLOR: ALUMINUM
<https://www.petpickups.com/product/modern-dog-kit/>

NOTE:
MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS



NOTES:
1. CONTACT OWNER'S REPRESENTATIVE TO SELECT STONES PRIOR TO DELIVERY.

- 1 CRUSHER FINES, REFER TO PLAN
- 2 SANDSTONE SLAB, ALL SIDES SHALL HAVE A NATURAL BROKEN FACE, TOP FACE SHALL BE SET LEVEL. SET STONE PRIOR TO POURING HARDSCAPE. PROTECT STONE DURING POURING PROCESS
- 3 COMPACTED AGGREGATE
- 4 SUBGRADE COMPACTED TO 95% STANDARD PROXY DENSITY

1 BENCH

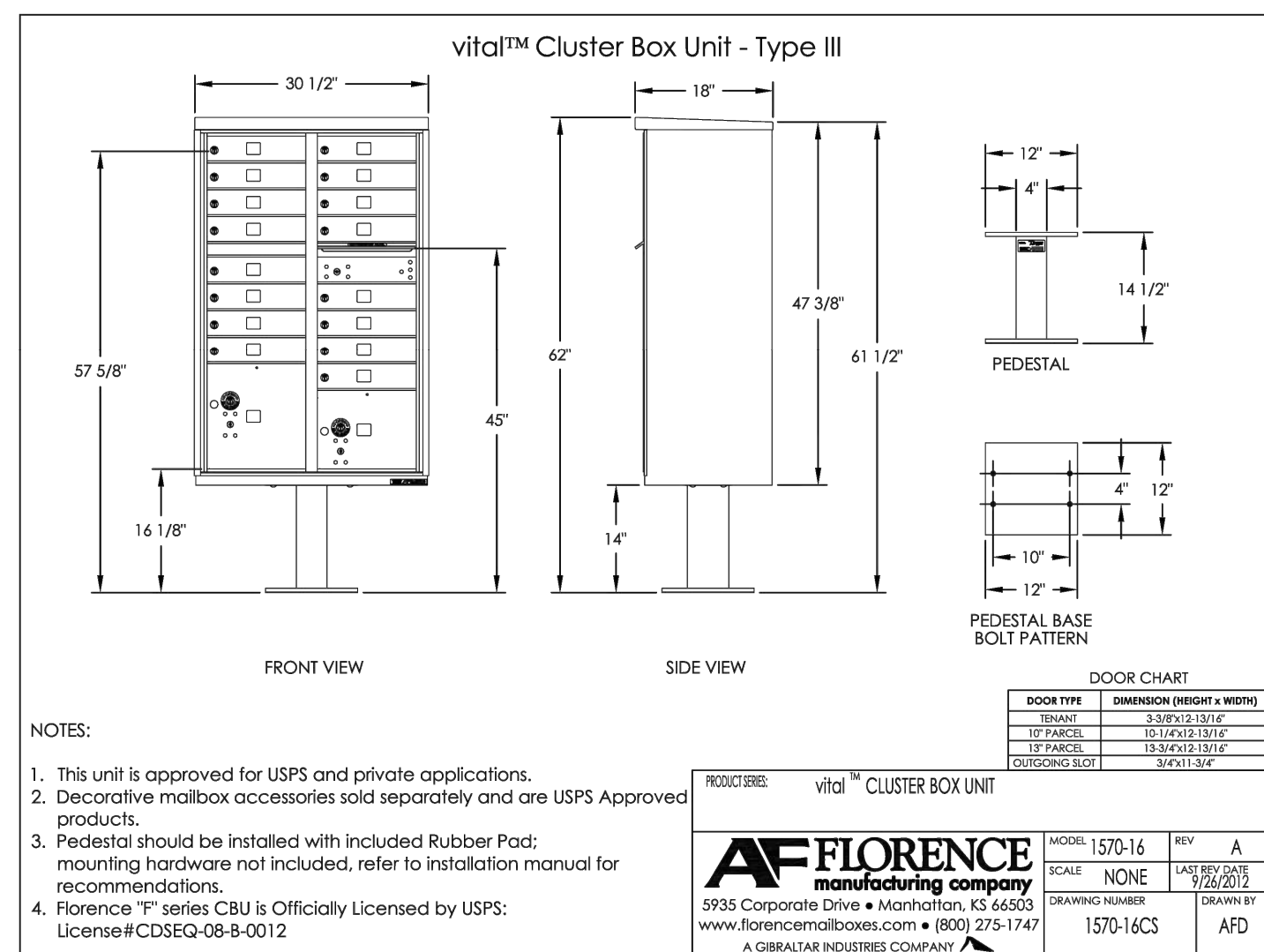
SCALE: NTS

2 PET WASTE STATION

NTS

3 SANDSTONE BENCH

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

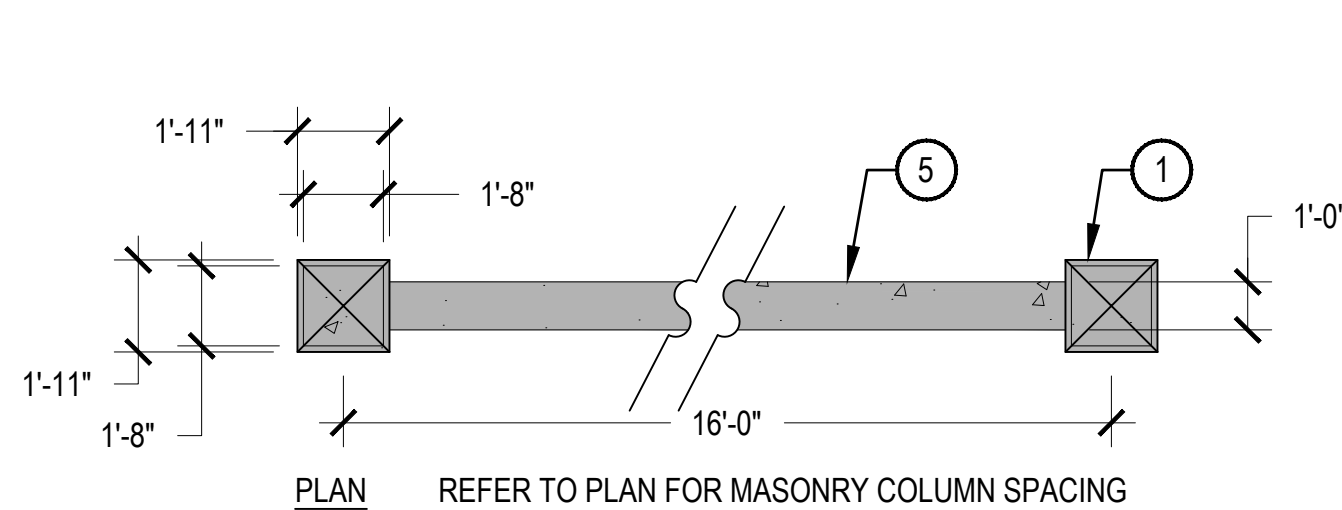


4 MAIL KIOSK TYPE B

N.T.S.

5 STANDARD MASONRY COLUMN

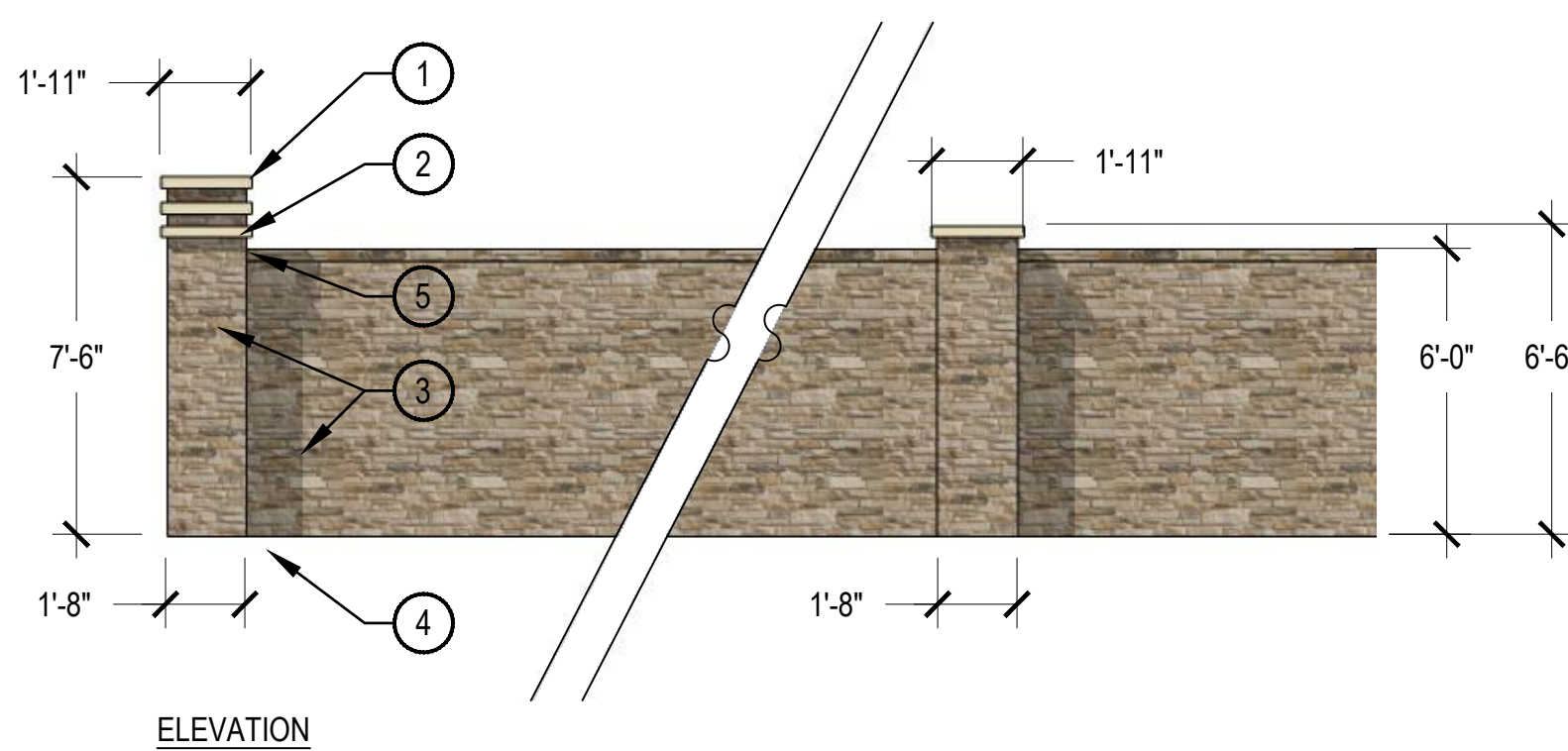
SCALE: 1/2" = 1'-0"



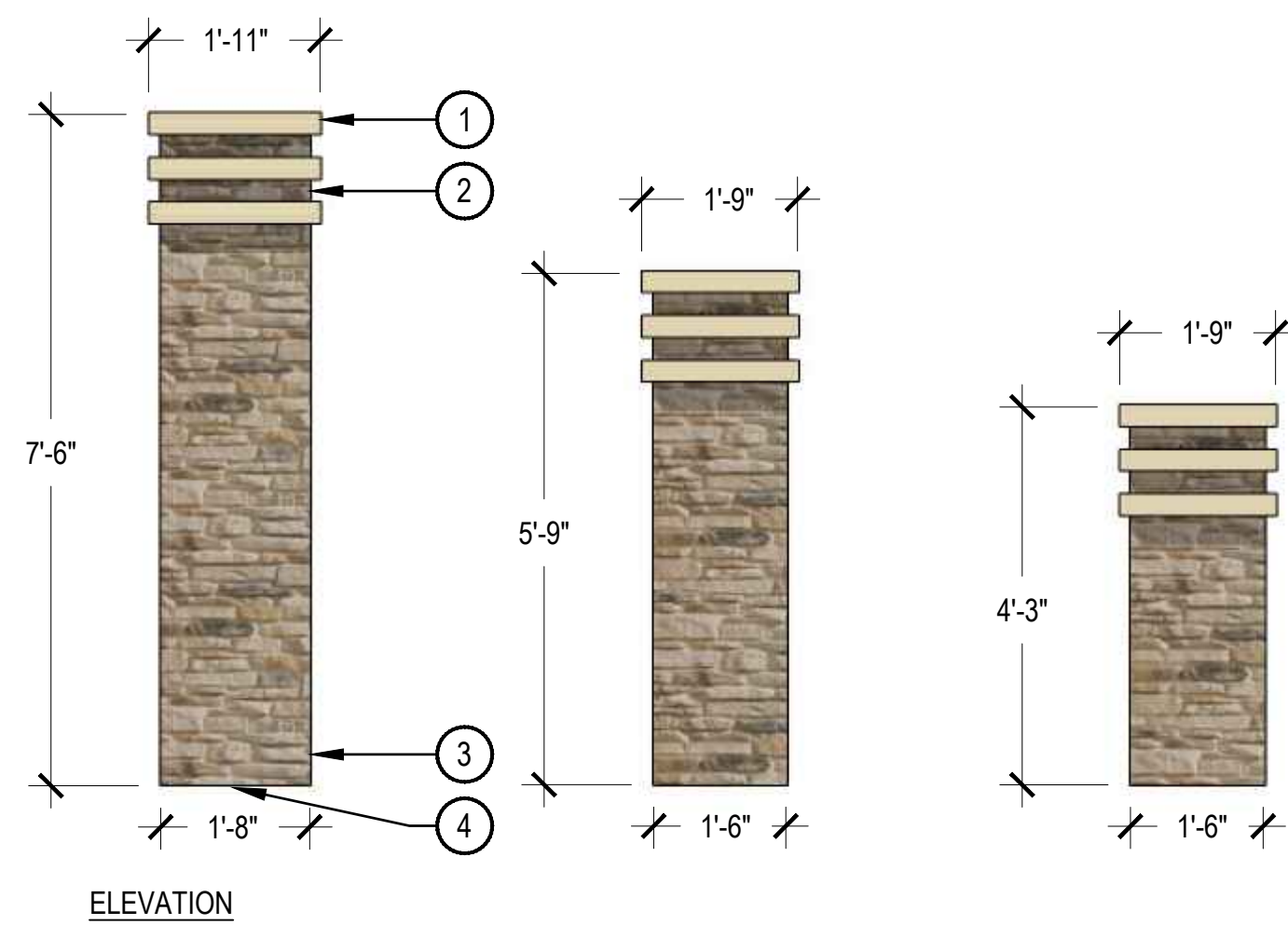
NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
2. CONCRETE FOOTING ENGINEERED BY OTHERS.

6 MASONRY FENCE

SCALE: 1/4" = 1'-0"



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



- 1 PRECAST CONCRETE COLUMN CAP
- 2 ACCENT STONE-LIKE VENEER
- 3 PRECAST CONCRETE STONE-LIKE COLUMN
- 4 CONCRETE FOOTING ENGINEERED BY OTHERS

THE AURORA HIGHLANDS SP #21
TITLE: L4.01 - LANDSCAPE DETAILS
DATE: MAY 24, 2024

NORRIS DESIGN
Planning | Landscape Architecture | Branding

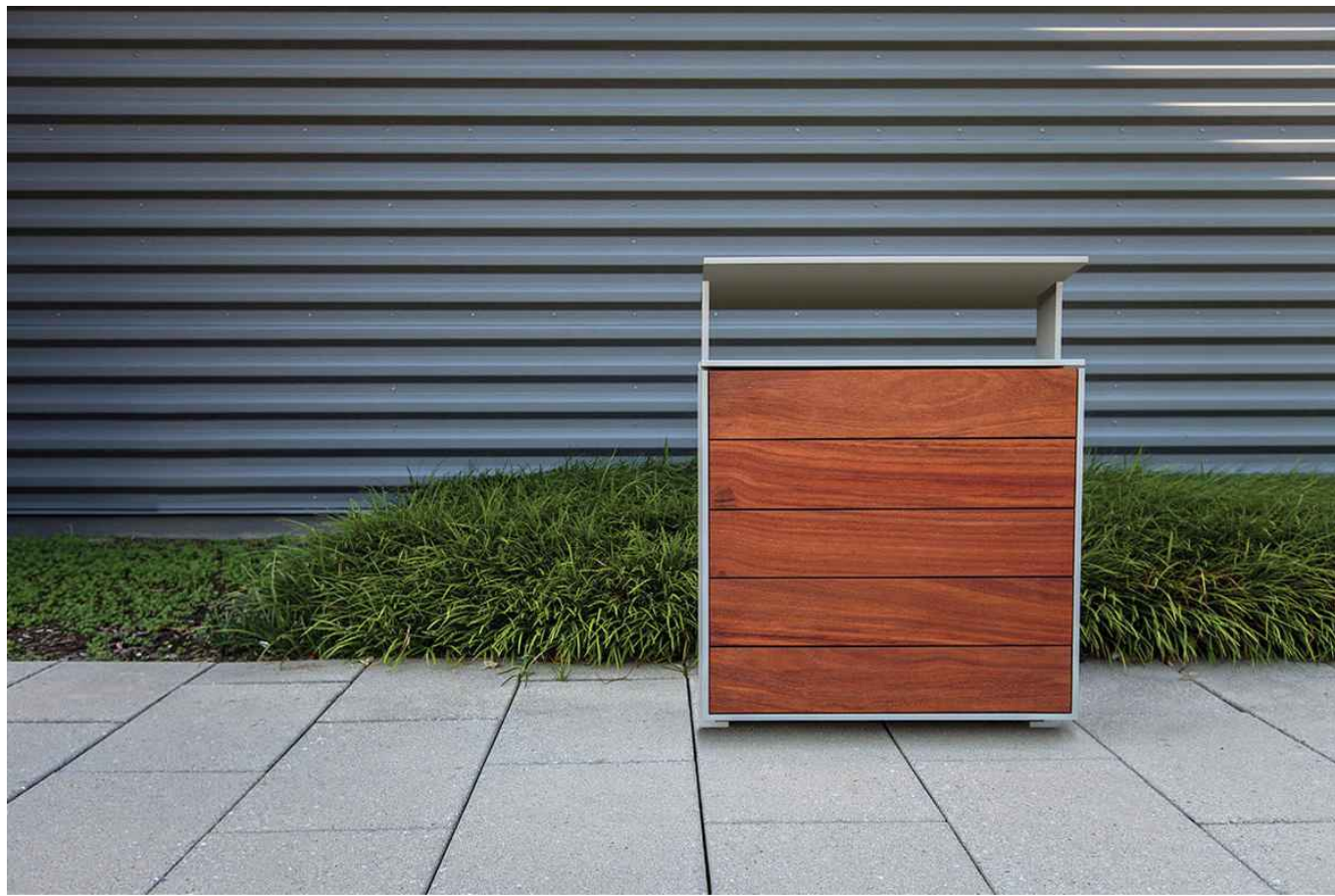
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L4.01

SHEET:33 OF 36

NOT FOR CONSTRUCTION



FORMS + SURFACES

PRODUCT: SLAPX-36C

DESCRIPTION: APEX TRASH CAN

SIZE: 41" HEIGHT, 32" WIDTH, 15" DEPTH

BODY AND LID MATERIAL: SOLID ALUMINUM, INSET: CUMARU HARDWOOD

FINISH COLOR: BODY: SILVER, LID: SILVER

RECEPTACLES CAN BE USED FREESTANDING OR SURFACE MOUNTED

NOTES:

1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.



NOTES:

1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

ANOVA

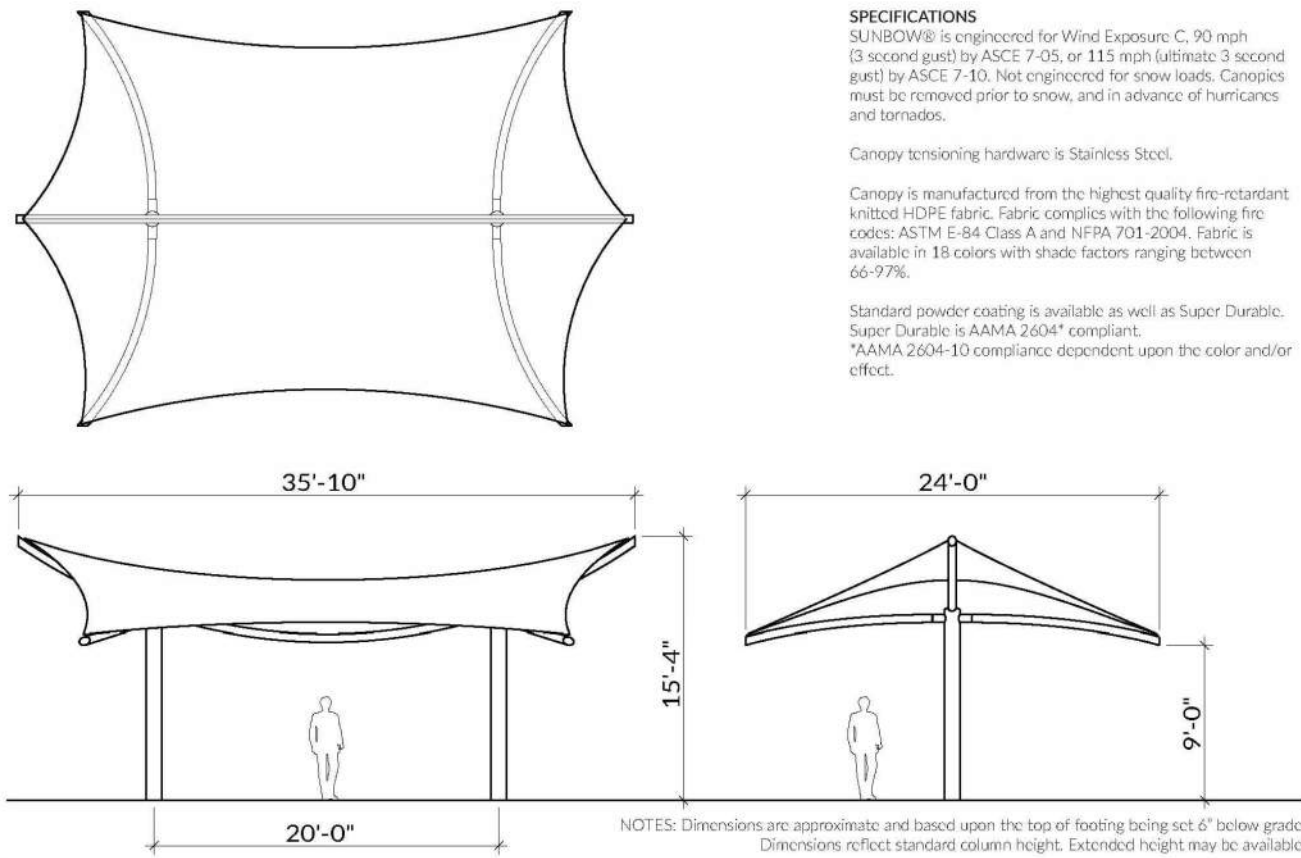
PRODUCT: CIRBLEBRS2

DESCRIPTION: CIRCLE BIKE RACK

SIZE: 32" HEIGHT, 6" WIDTH, 36" LENGTH

MATERIALS: STAINLESS STEEL

BIKE RACK TO BE SURFACE MOUNTED



NOTES:

1. SHELTER TO REQUIRE SEPARATE PERMIT.

SPECIFICATIONS

SLNBOWB is engineered for Wind Exposure C, 90 mph (3 second gust) by ASCE 7-05, or 115 mph (3 second gust) by ASCE 7-10. Not engineered for snow loads. Canopies must be removed prior to snow, and in advance of hurricanes and tornadoes.

Canopy tensioning hardware is Stainless Steel.

Canopy is manufactured from the highest quality fire-retardant, limited HDPE fabric. Fabric complies with the following fire codes ASTM E-84 Class A and NFPA 701 2004. Fabric is available in 18 colors with shade factors ranging between 66-97%.

Standard powder coating is available as well as Super Durable, Super Durable to AAMA 2604* compliant.

*AAMA 2604-10 compliance dependent upon the color and/or effect.

1 TRASH CAN

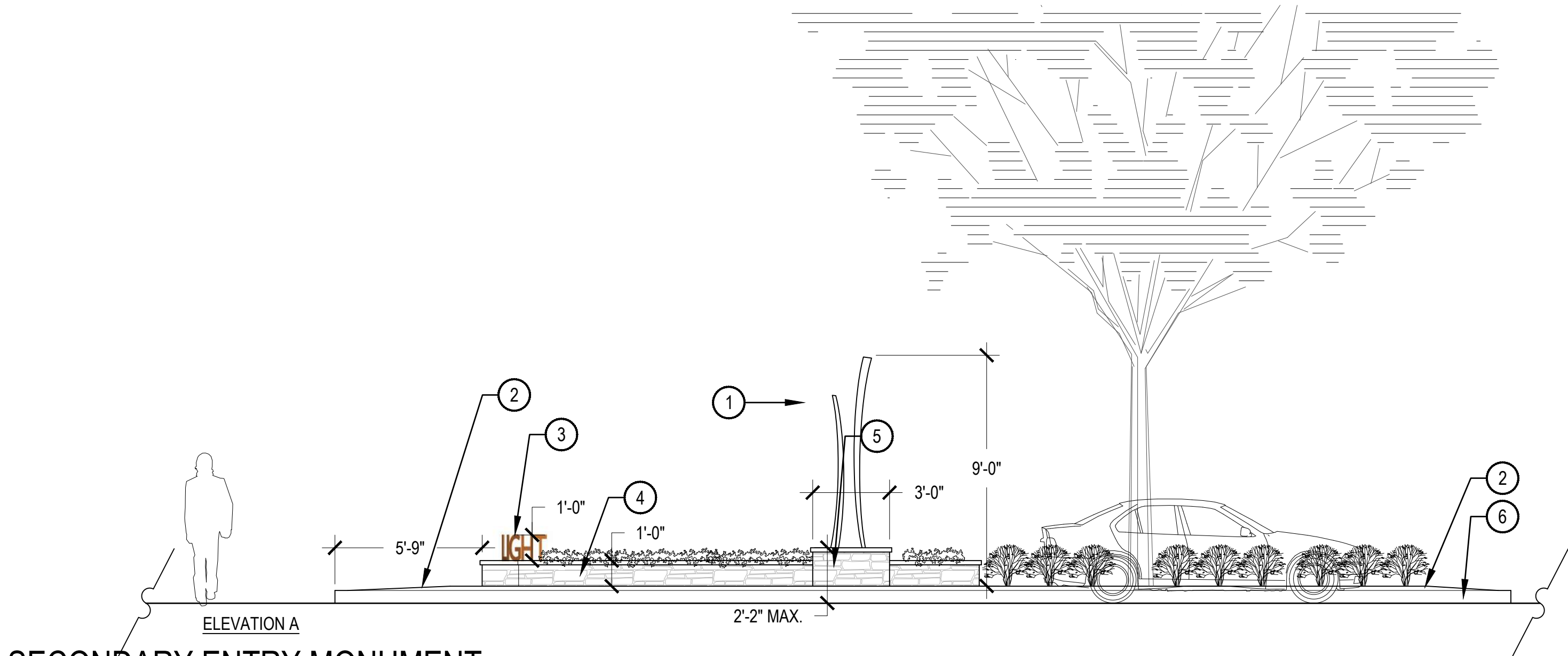
SCALE: NTS

2 BIKE RACK

SCALE: NTS

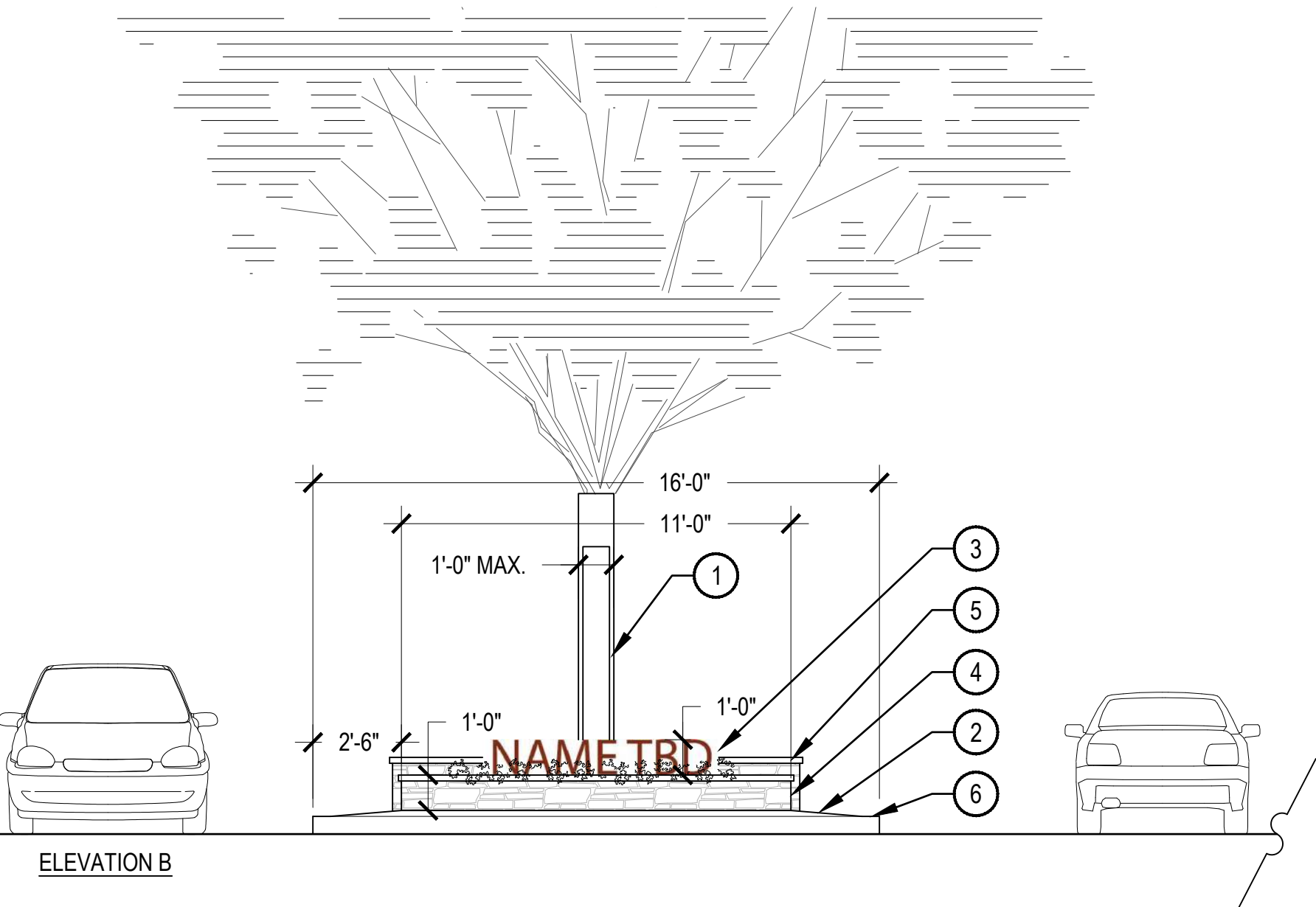
3 SHELTER

SCALE: 1/4" = 1'-0"



4 SECONDARY ENTRY MONUMENT

SCALE: 1/4" = 1'-0"



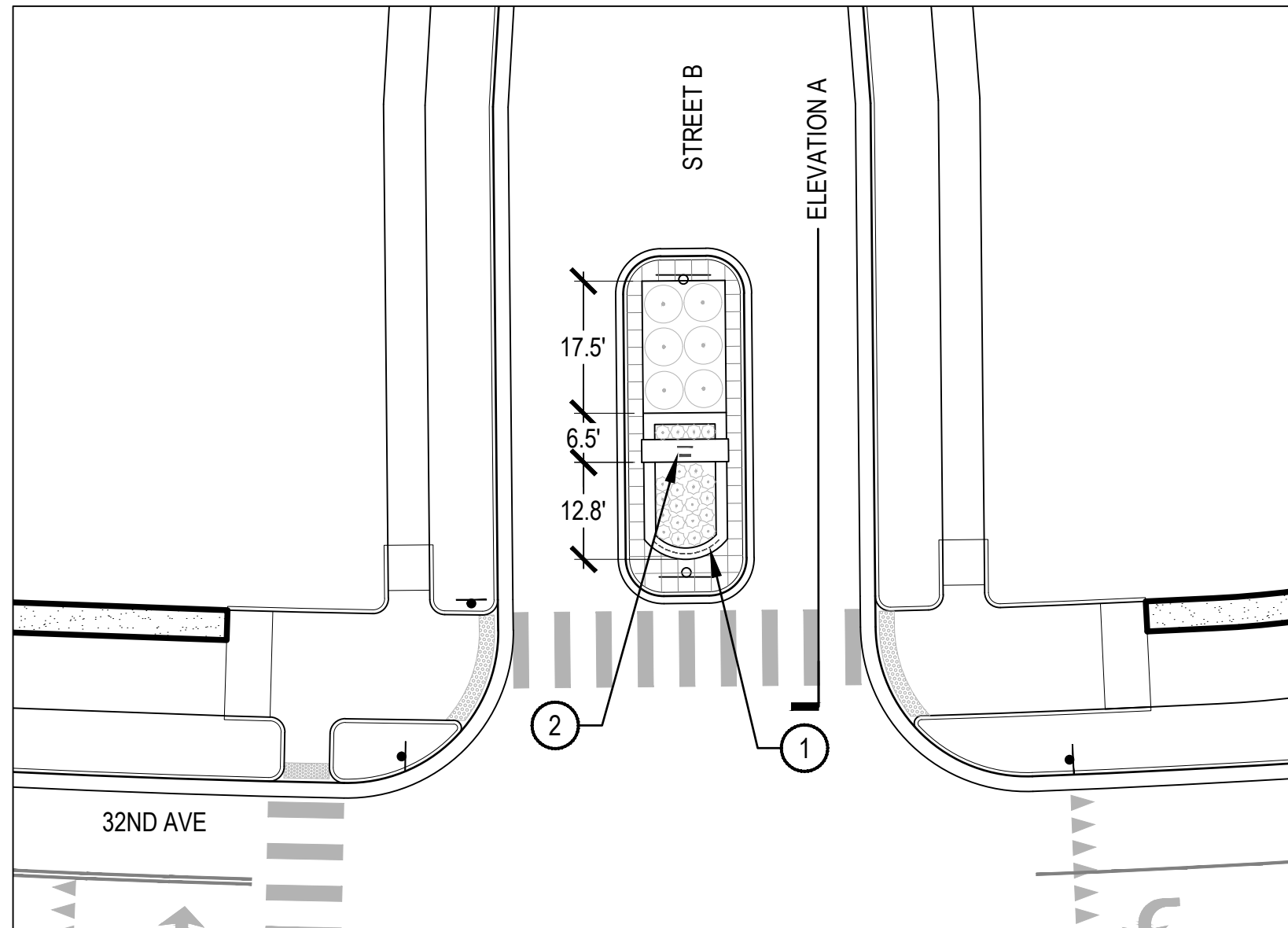
- 1 METAL LOGO
- 2 SPLASH BLOCK
- 3 METAL LETTERS
- 4 PLANTER WITH STONE-LIKE FINISH
- 5 LOW WALL WITH STONE-LIKE FINISH
- 6 CONCRETE CURB, TYP.

NOTES:

1. THIS DETAIL FOR REFERENCE ONLY.

2. SIGNAGE WILL REQUIRE SEPARATE PERMIT.

3. CONCRETE FOOTING ENGINEERED BY OTHERS.



LOCATION A

5 SECONDARY MONUMENT - PLAN

SCALE: 1" = 20'

NOTES:

1. SIGNAGE WILL REQUIRE SEPARATE PERMIT.

ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS

SIGHT TRIANGLE OBSTRUCTION EXCEPTIONS	REQUIRED	PROVIDED
4.04.2.10.1.01: LANDSCAPING, STRUCTURES, OR FENCES THAT PROTRUDE NO MORE THAN 26 INCHES ABOVE THE ADJACENT ROADWAY SURFACE MAY BE PERMITTED WITHIN THE SIGHT TRIANGLE AREA.	MAX. 26" HEIGHT	MAX. 26" HEIGHT ON MONUMENT LOW STONE WALLS
4.04.2.10.1.02: LANDSCAPING, STRUCTURES, FENCES, OR ANY OTHER OBJECTS THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY LESS THAN OR EQUAL TO 25 PERCENT THROUGH SUCH STRUCTURES, FENCES, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 26 INCHES AND 42 INCHES ABOVE THE ROADWAY SURFACE	LESS THAN OR EQUAL TO 25% OBSTRUCTION	METAL LETTERING OBSTRUCT LESS THAN OR EQUAL TO 25%
4.04.2.10.1.03: TREES MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IS ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 96 INCHES ABOVE THE ROADWAY SURFACE. THE LOCATION OF THE TREES PLANTED, BASED ON THE TREE SPECIES' EXPECTED MATURE HEIGHT AND SIZE, SHALL NOT OBSTRUCT SIGHT VISIBILITY BY MORE THAN 25% OF THE SIGHT TRIANGLE AREA.	MIN. 25% OBSTRUCTION	TREE AND VERTICAL LOGOS (LESS THAN 2' WIDTH) DO NOT EXCEED MIN. 25% OBSTRUCTION AS PREVIOUSLY REVIEWED BY TRAFFIC

THE AURORA HIGHLANDS SP #21

TITLE: L4.02 - LANDSCAPE DETAILS

DATE: MAY 24, 2024

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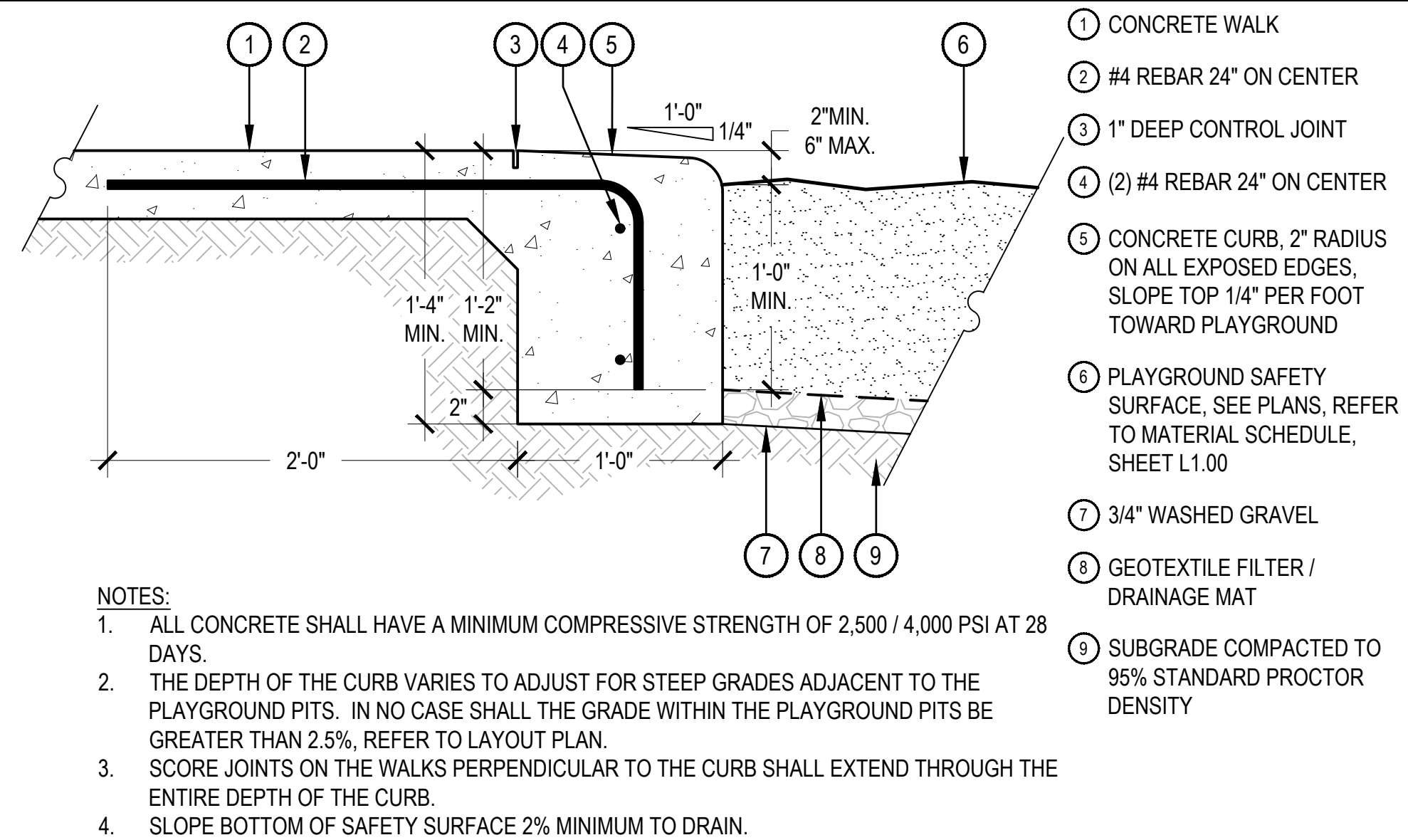
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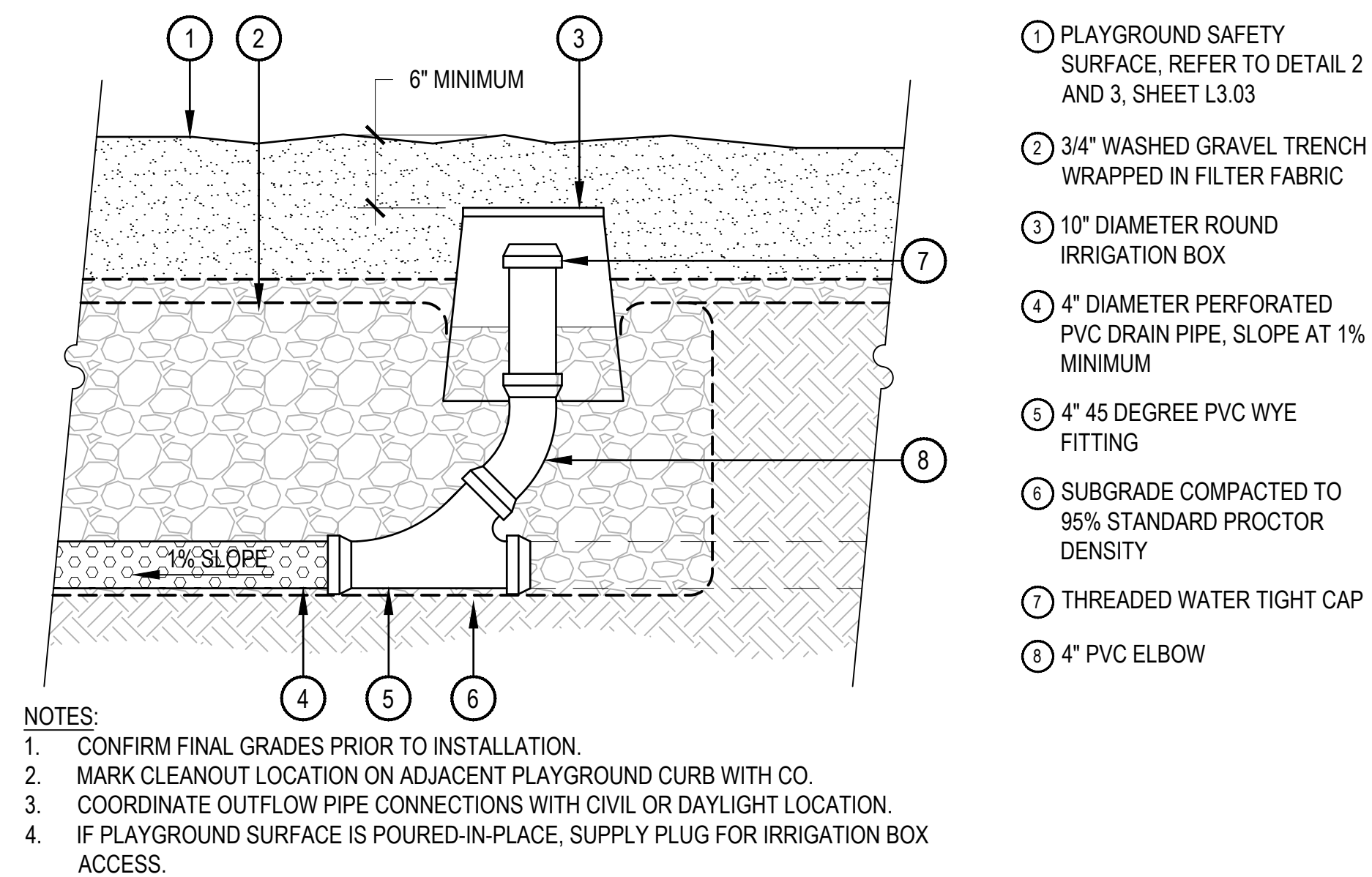
L4.02

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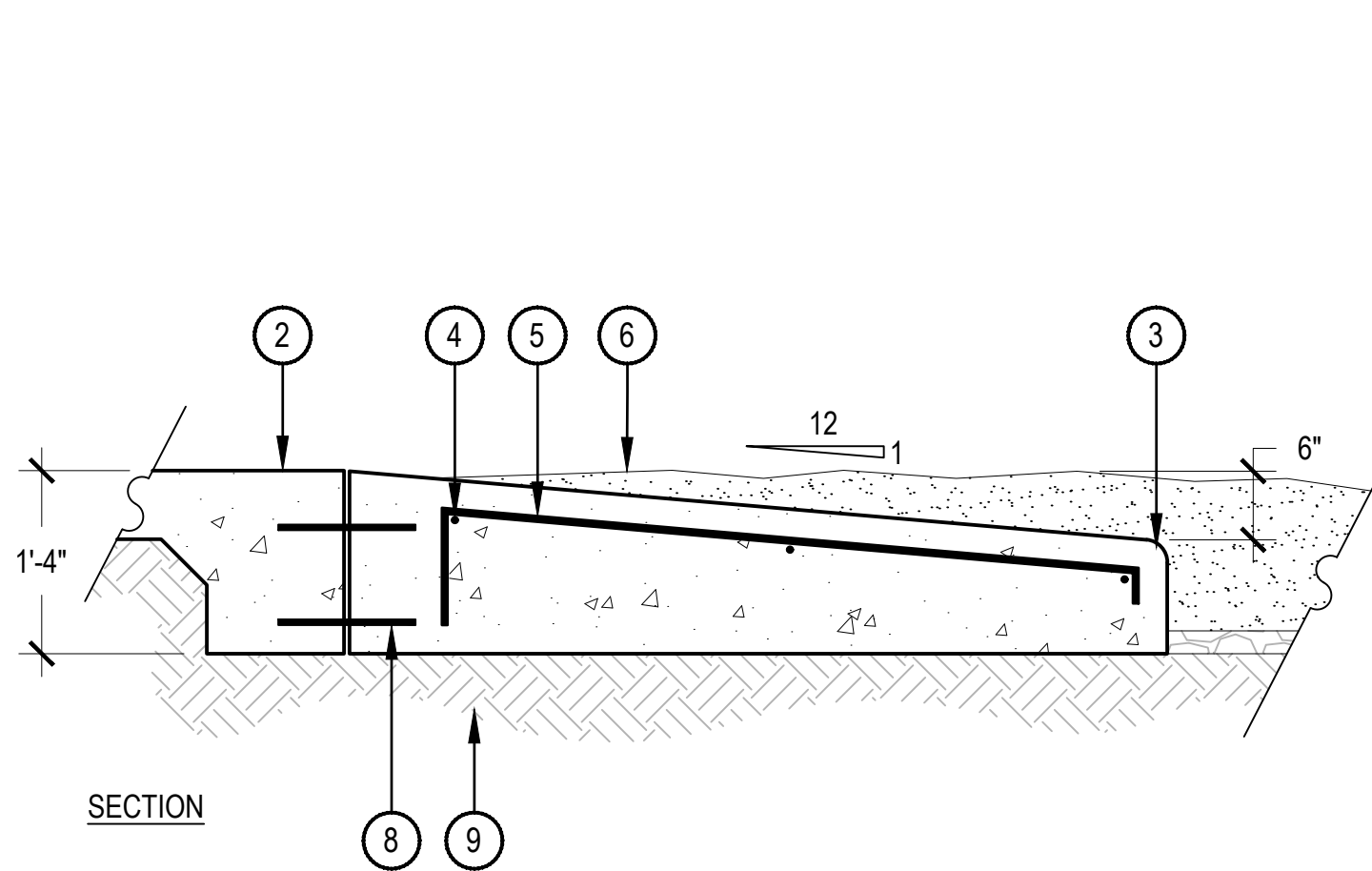
NOT FOR CONSTRUCTION



1 MONOLITHIC CONCRETE PLAYGROUND CURB
SCALE: 1 1/2" = 1'-0"



2 PLAYGROUND DRAIN CLEANOUT
SCALE: 1" = 1'-0"

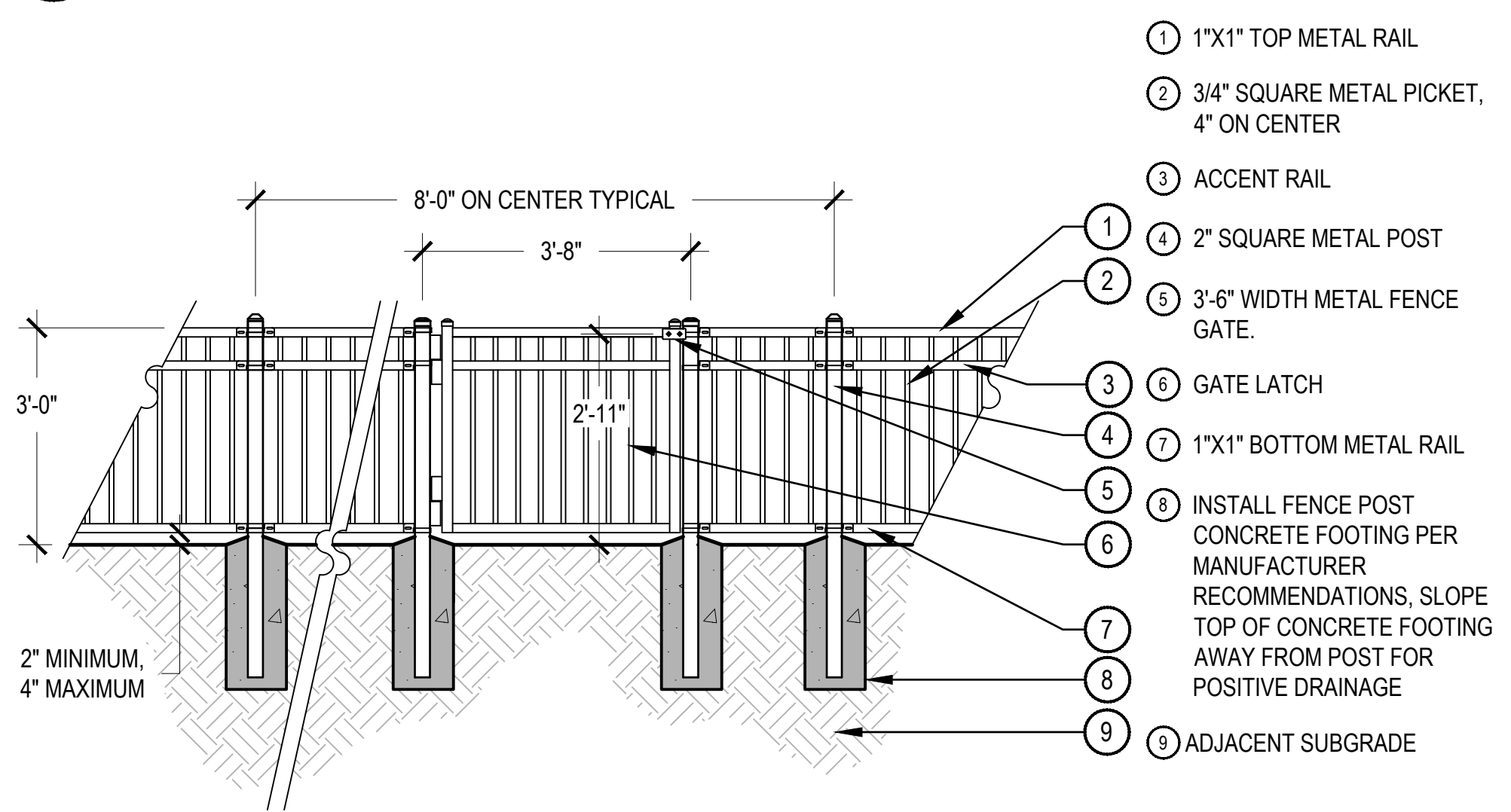


3 PLAYGROUND RAMP
SCALE: 3/4" = 1'-0"

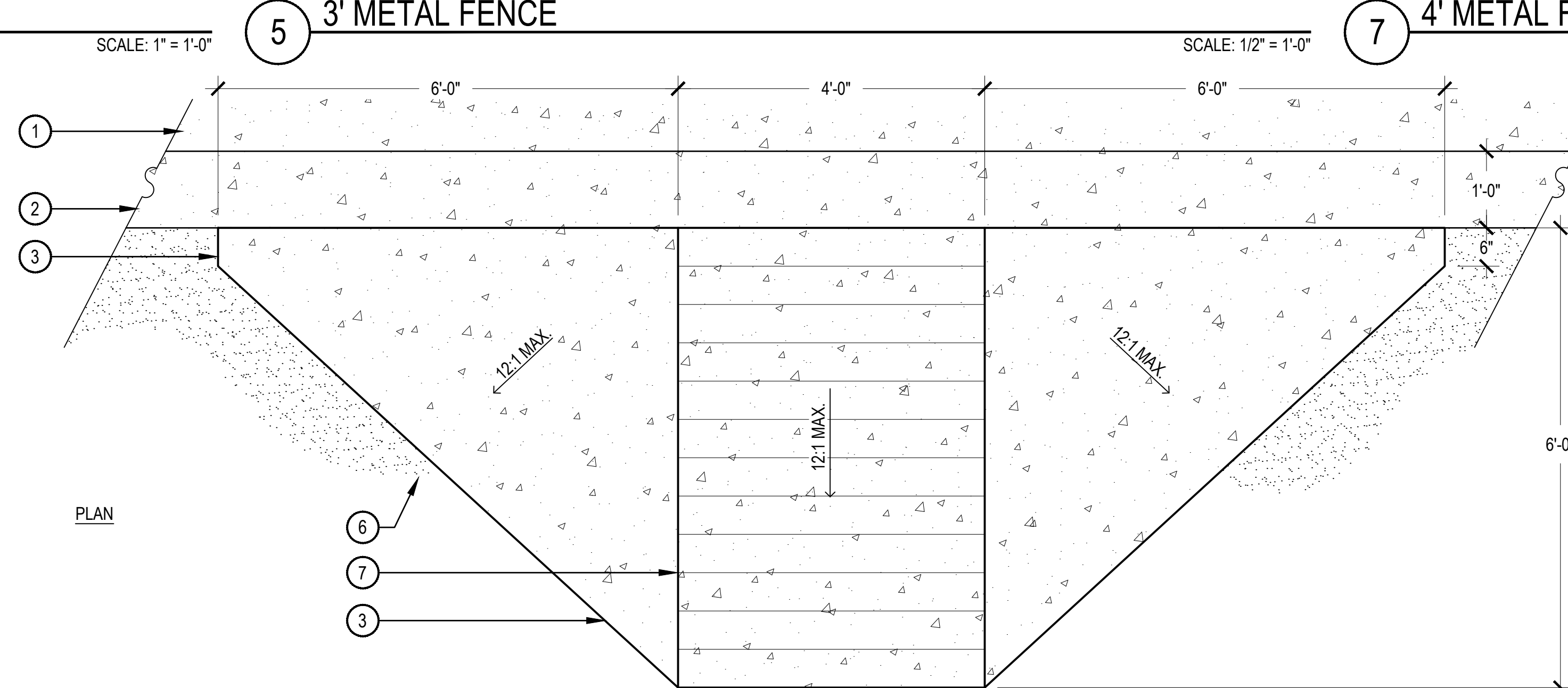


NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

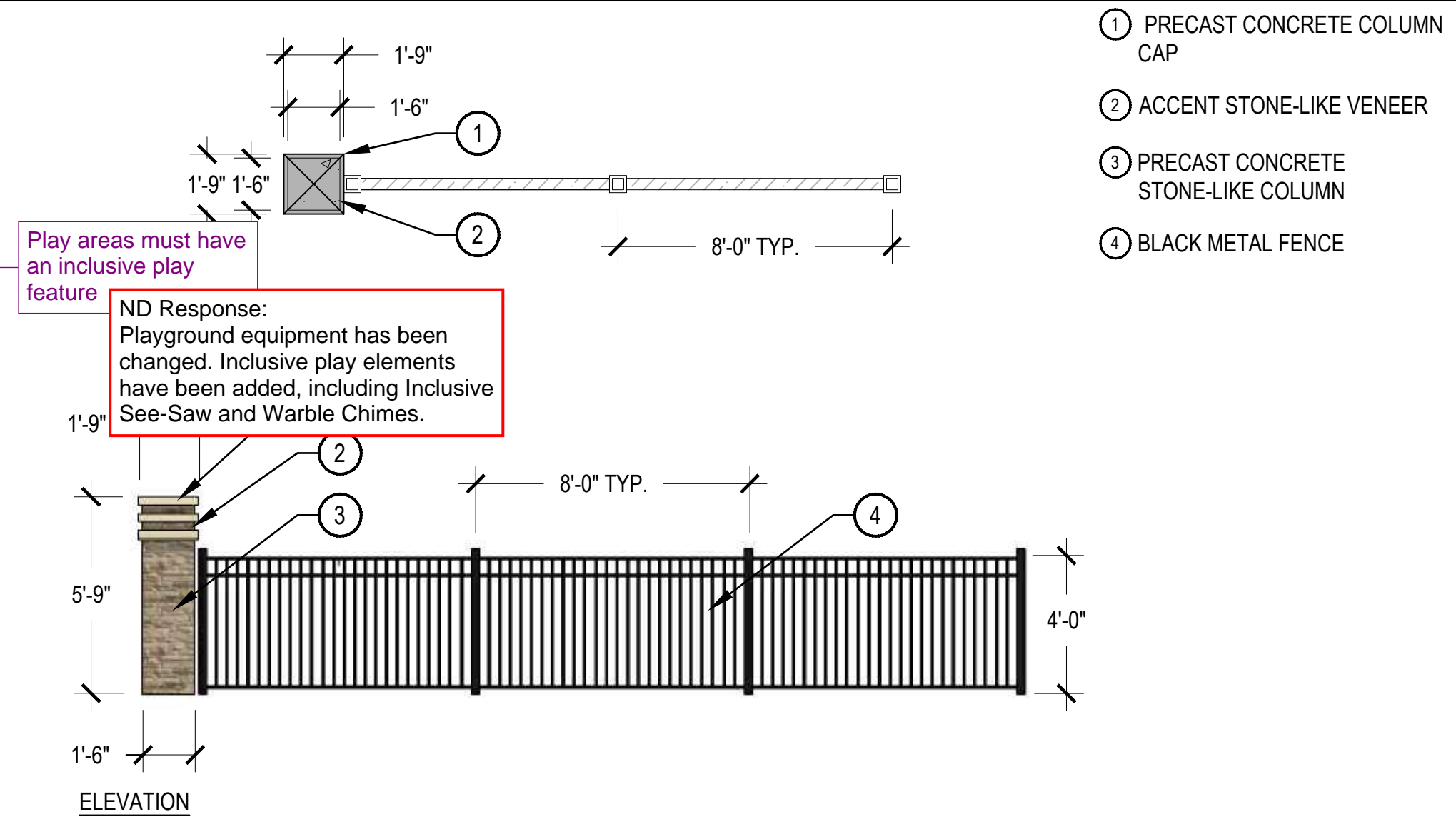
4 PLAYGROUND
SCALE: NTS



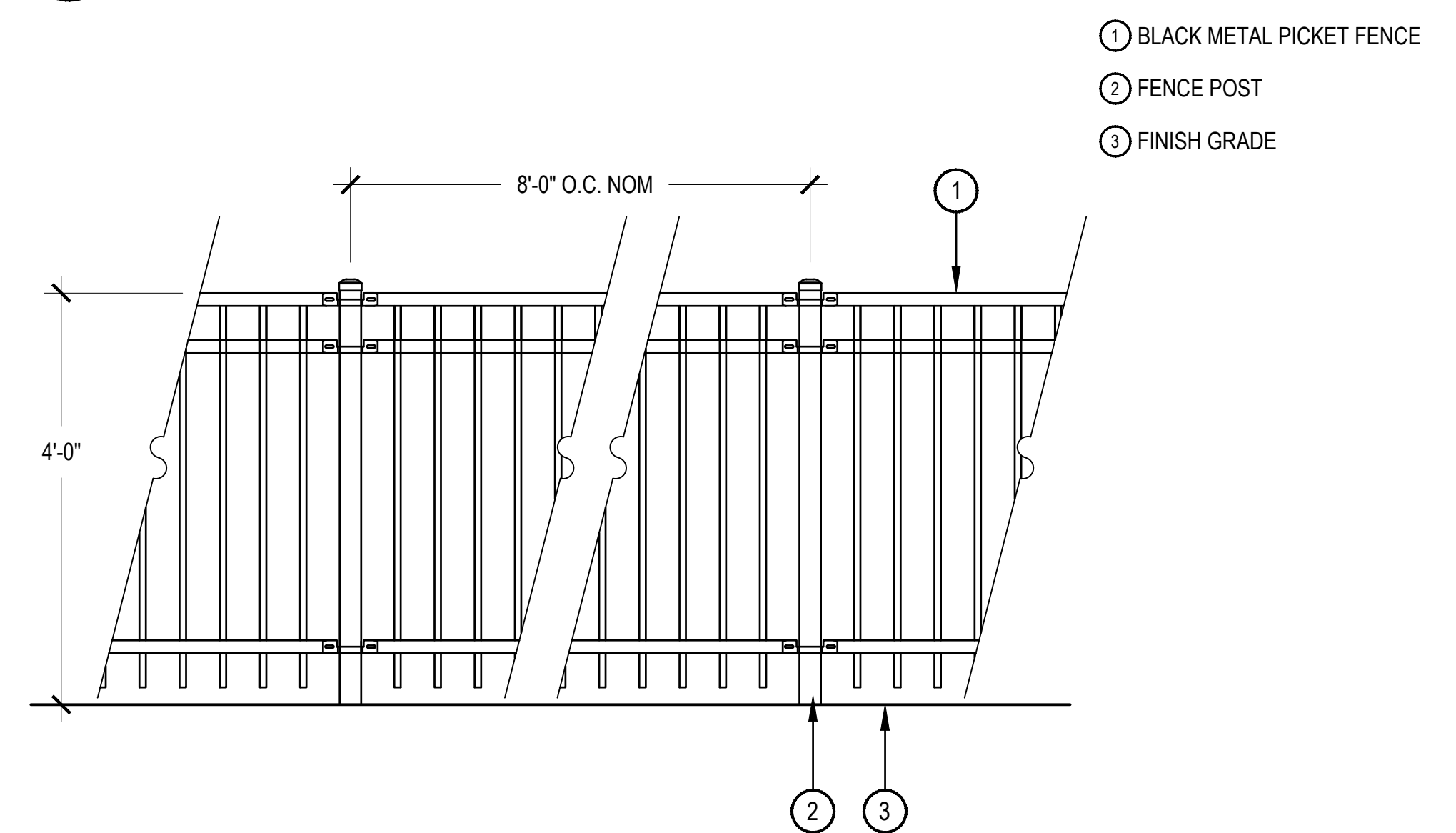
5 3' METAL FENCE
SCALE: 1/2" = 1'-0"



6 MASONRY COLUMN WITH METAL FENCE
SCALE: 1/4" = 1'-0"



6 MASONRY COLUMN WITH METAL FENCE
SCALE: 1/4" = 1'-0"



7 4' METAL FENCE
SCALE: 3/4" = 1'-0"

THE AURORA HIGHLANDS SP #21
TITLE: L4.03 - LANDSCAPE DETAILS
DATE: MAY 24, 2024

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MANUFACTURER: HATTERAS HAMMOCKS

DESCRIPTION: GATEWAY MIST QUILTED HAMMOCK, 7 PLY DELUXE CYPRESS ROMAN ARC STAND

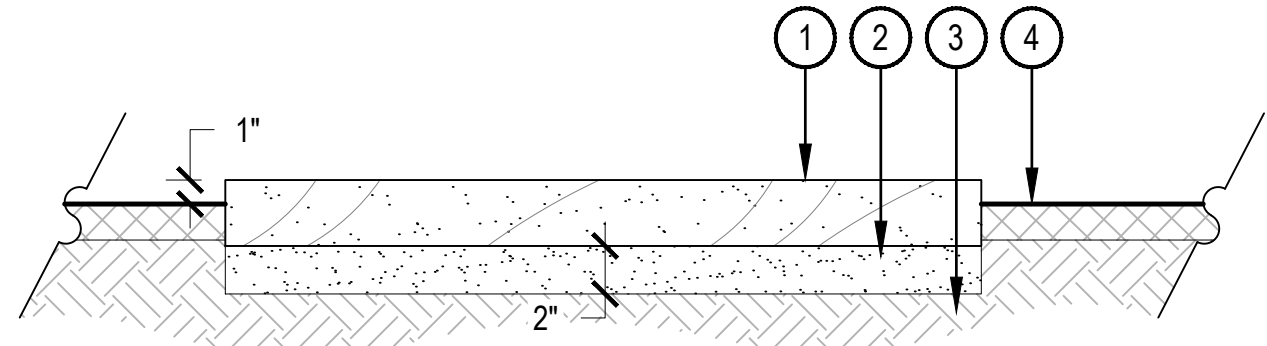
ITEM# HH-QUILTED-COMBO

NOTES:

1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

1 HAMMOCK

SCALE: NTS



- 1 DIMENSIONAL CUT SANDSTONE STEPPER
- 2 2" SAND SETTING LAYER
- 3 SUBGRADE COMPACTED TO 95% PROCTOR DENSITY
- 4 SURROUNDING LANDSCAPE, TOP OF STEPPER SHALL BE SET 1" ABOVE ADJACENT LANDSCAPE, REFER TO PLANS

NOTES:

1. TAMP STONES WITH VIBRATORY PLATE COMPRESSOR TO LOCK STONES IN PLACE.

2. FINAL PRODUCT SHALL MEET ALL ADA REQUIREMENTS.

3. SEE PLAN FOR LOCATION.

4 SANDSTONE STEPPERS

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



MANUFACTURER: DERO

PRODUCT: FIXIT WITH PUMP

DESCRIPTION: BIKE REPAIR STATION

SIZE: 59" HEIGHT, 20" WIDTH, 12.75" LENGTH

MATERIALS: SILVER POWDER COAT

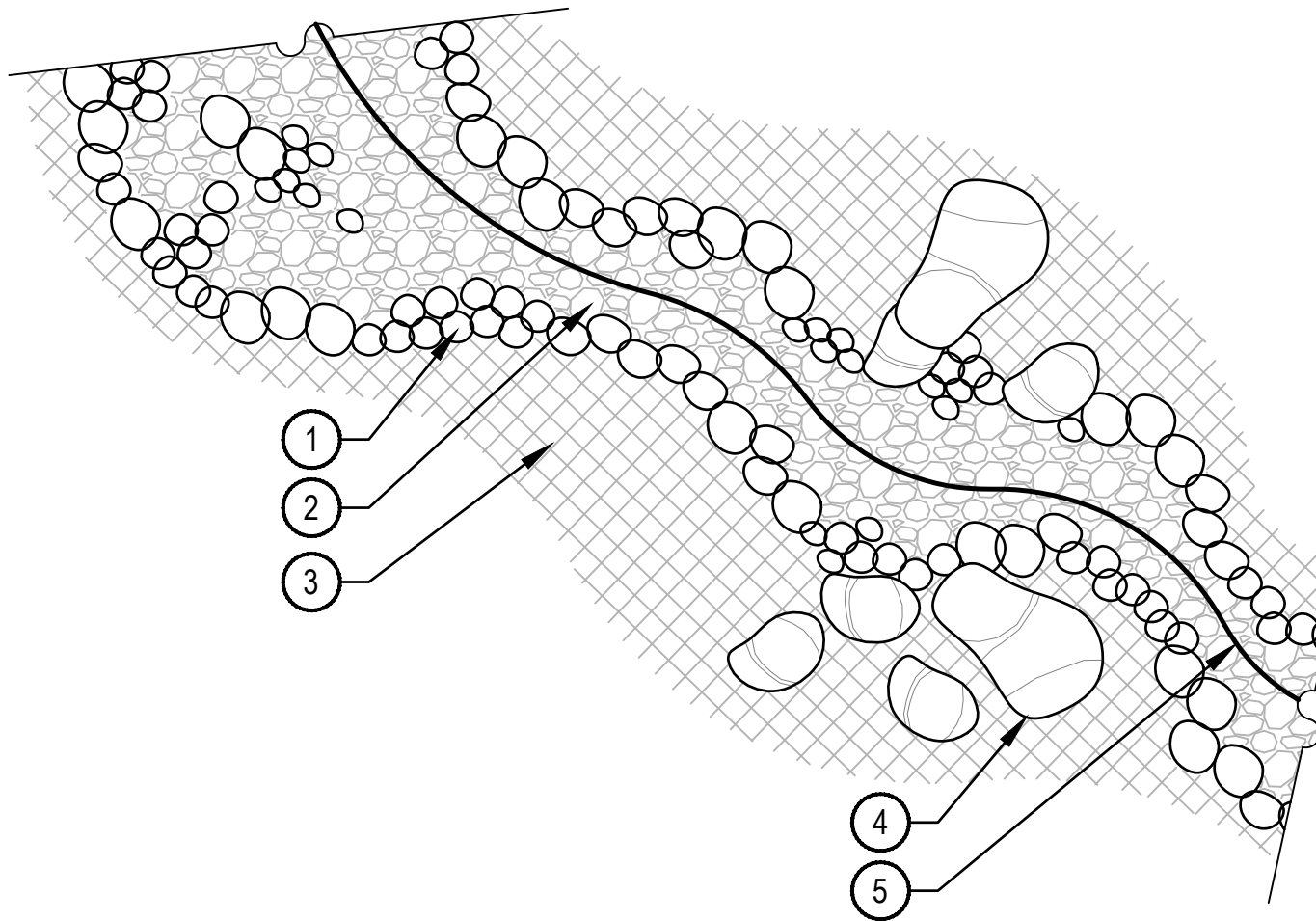
MOUNTING: SURFACE MOUNTED

NOTES:

1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 BIKE STATION

SCALE: NTS



- 1 5"-12" COBBLE, SET ON EDGE OF SWALE AS WELL AS IN A FEW INTERIOR AREAS TO CREATE A LOOSE, NATURALISTIC BORDER AS SHOWN
- 2 2"-4" COBBLE, SET IN INTERIOR AREAS OF SWALE, 4"-5" DEPTH
- 3 ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- 4 BOULDERS SET IN AND AROUND SWALE
- 5 DO NOT IMPEDE FLOW AT BOTTOM OF SWALE

NOTES:

1. THERE SHALL BE NO STEEL EDGER BETWEEN COBBLE SWALE AND LANDSCAPE BED.

2. SPECIFIED WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL COBBLE. NO WEED BARRIER FABRIC SHALL BE VISIBLE.

5 COBBLE SWALE

SCALE: 1/4" = 1'-0"



NOTES:

1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

3 PICNIC TABLE

SCALE: NTS

FORMS + SURFACES

PRODUCT: STKNI-72NW, 72NW-ADA

DESCRIPTION: KNIGHT TABLE

SIZE: 30.4" HEIGHT, 72" LENGTH, 79.5" DEPTH

FRAME MATERIAL: SOLID ALUMINUM, SLATS: IPE HARDWOOD

FRAME COLOR: SILVER TEXTURE

TABLES MUST BE SURFACE MOUNTED

THE AURORA HIGHLANDS SP #21

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DATE: MAY 24, 2024



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