

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. _____ 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 NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'57", A DISTANCE OF 64.00 FEET;
3. NON-TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET 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 84.00 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 15.00 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 86°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 51.52 FEET;
2. NORTH 24°07'00" WEST, A DISTANCE OF 51.52 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°58'40" 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 NORTHEASTERLY HAVING A RADIUS OF 1.597.00 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 NORTHEASTERLY 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 24.01 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.

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)

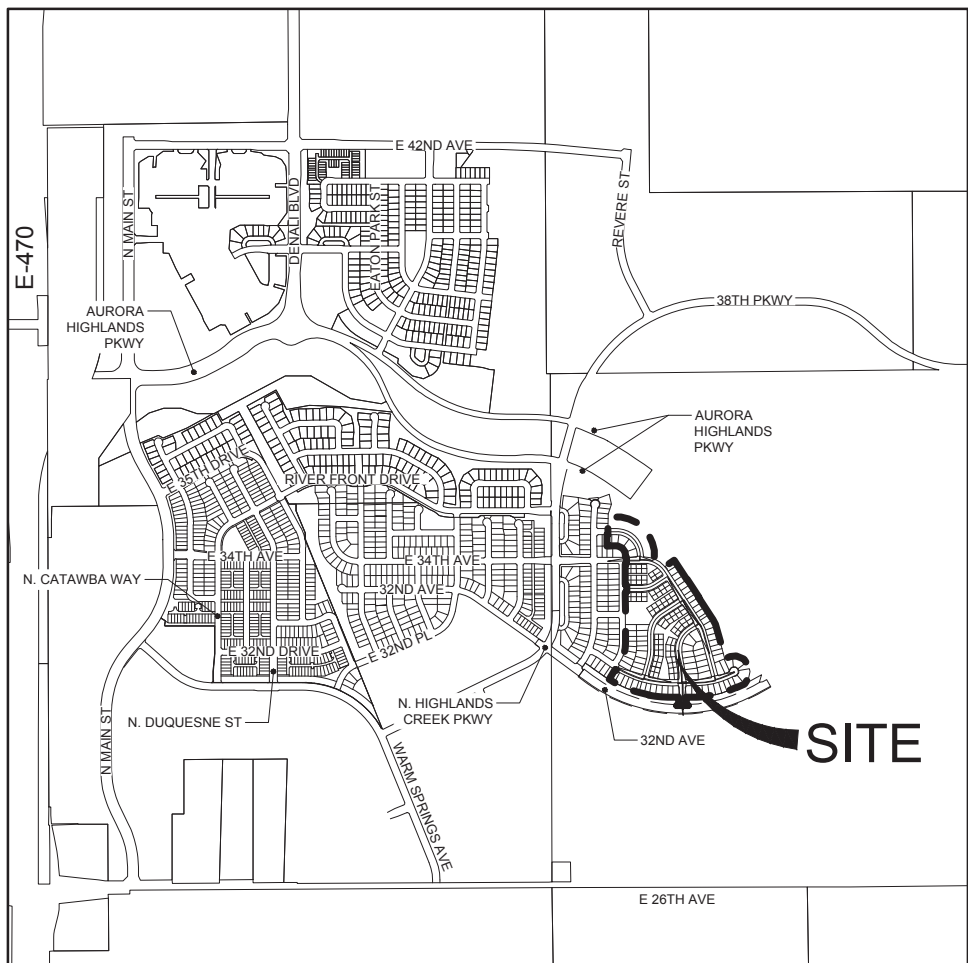
PROJECT CONTROL STATEMENT:

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'



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



SCALE: 1" = 2,000'

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
26-29	LANDSCAPE ENLARGEMENT
30	HYDROZONE PLAN
31	MASTER FENCE & TRAIL PLAN
32-36	LANDSCAPE DETAILS

SITE DATA TABLE	
LAND AREA WITHIN PROPERTY LINES	34.404 AC (1,498,660 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-B
IRC OCCUPANCY CLASSIFICATION (2015 CODE EDITION)	R-3 (NON-SPRINKLERED)
ZONING CLASIFICATION	R-2
LOT AREA	20.657 AC (899,820 SF)
TRACT AREA	5.296 AC (230,709 SF)
PUBLIC R.O.W. AREA	8.451 AC (368,130 SF)
OPEN SPACE AREA	2.902 AC (126,425 SF)
LANDSCAPE AREA	0.653 AC (28,464 SF)

OWNER'S SIGNATURES

THE AURORA HIGHLANDS SITE PLAN #21 (SEE LEGAL DESCRIPTION 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,

AURORA HIGHLANDS, LLC,
A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC.,
A NEVADA CORPORATION

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD ____.

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION.

NAME: CARLO G. FERREIRA.

ITS: PRESIDENT.

STATE OF _____

COUNTY OF _____

ACKNOWLEDGED BEFORE ME ON _____, 2022 BY CARLO FERREIRA, PRESIDENT OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

IN WITNESS THEREOF,

CENTURY LAND HOLDINGS, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY:

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD ____.

BY: _____

NAME: _____

ITS: SENIOR VICE PRESIDENT.

STATE OF _____

COUNTY OF _____

ACKNOWLEDGED BEFORE ME ON _____, 2022 BY CARLO FERREIRA, PRESIDENT OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

IN WITNESS THEREOF,

SJSA INVESTMENTS, LLC,
A NEVADA LIMITED LIABILITY COMPANY

BY:

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD ____.

BY: _____

NAME: _____

ITS: SENIOR VICE PRESIDENT.

STATE OF _____

COUNTY OF _____

ACKNOWLEDGED BEFORE ME ON _____, 2022 BY CARLO FERREIRA, PRESIDENT OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

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: AUGUST 25, 2022



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:

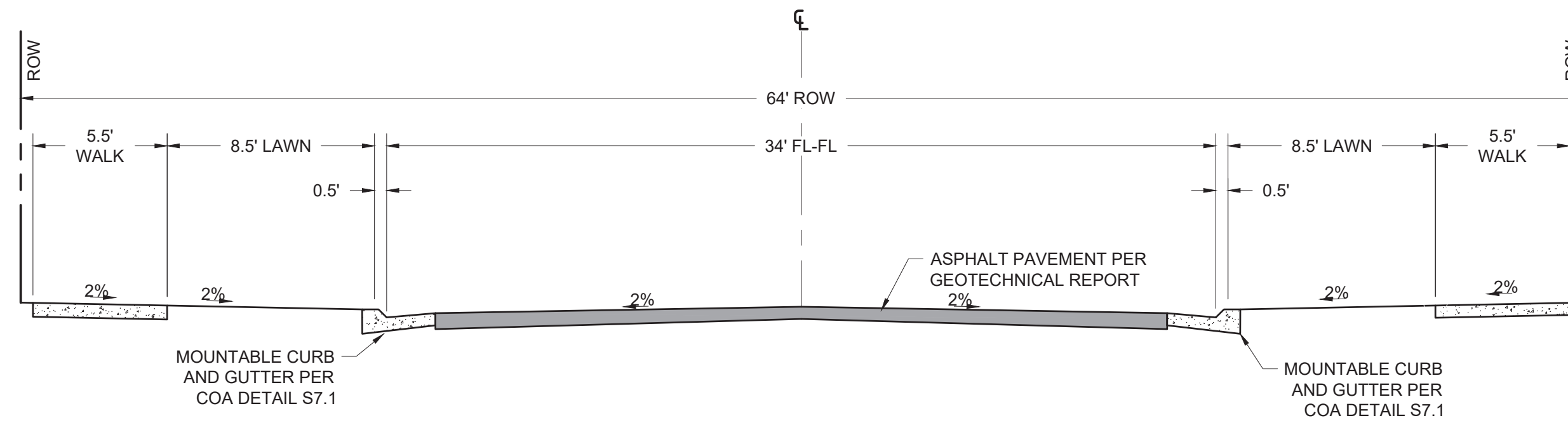
CENTURY COMMUNITIES
CINDY MYERS
8390 E CRESCENT PKWY STE 650
GREENWOOD VILLAGE, CO 80111
PH: (303) 551-8420

ENGINEER CONTACT:

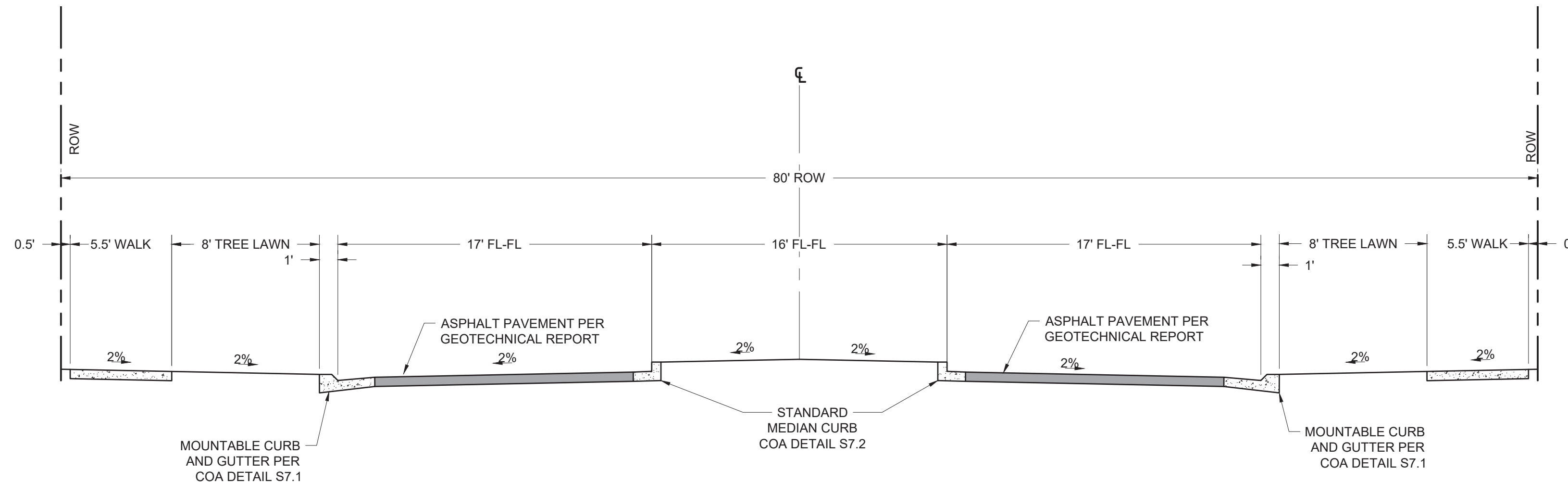
CAGE CIVIL ENGINEERING
ERIC PEARSON
405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PH: (720) 206-6625
EPEARSON@CAGECIVIL.COM

LANDSCAPE ARCHITECT:

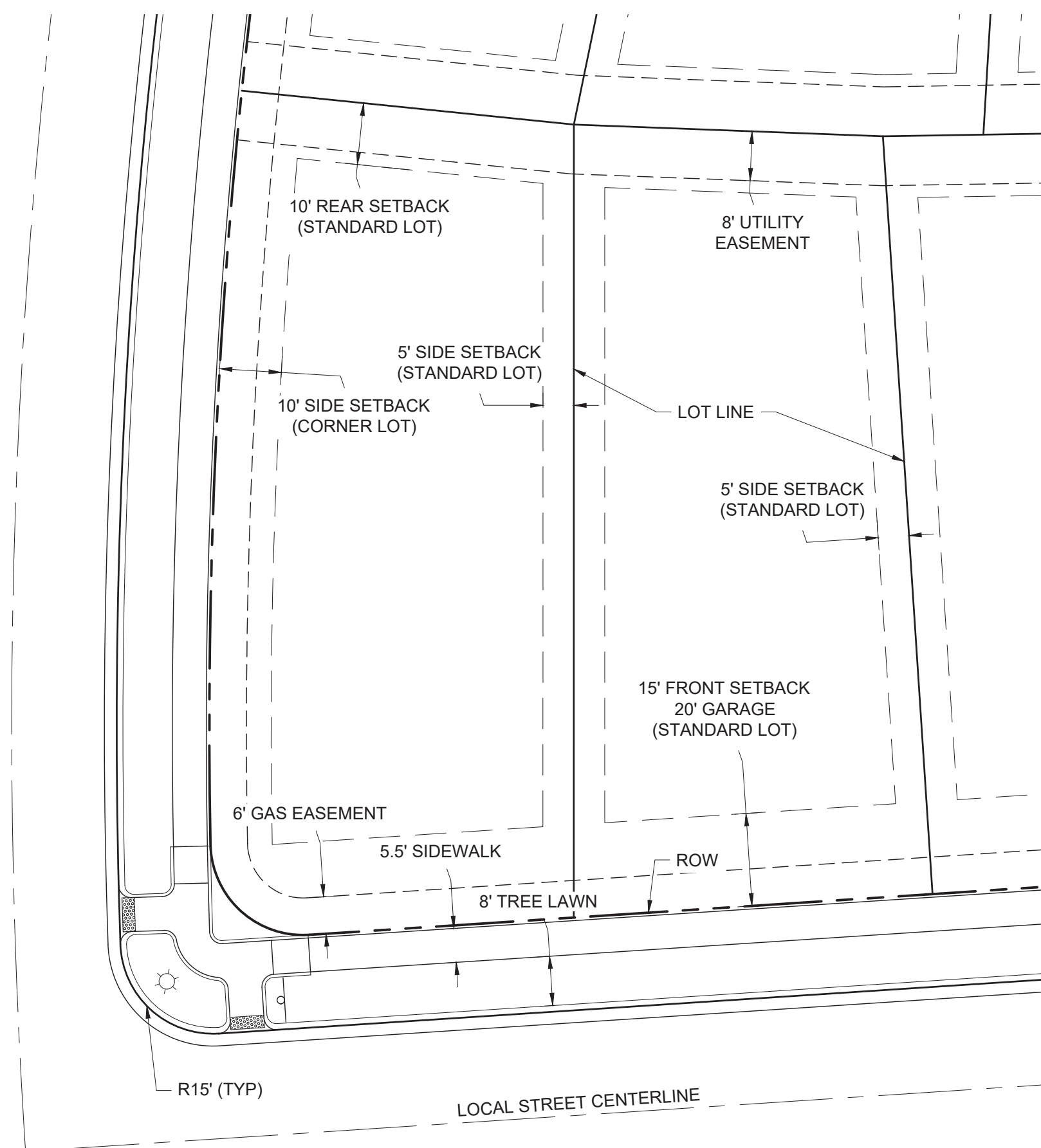
NORRIS DESIGN
EVA MATHER
1101 BANNOCK STREET
DENVER, CO 80204
PH: (303) 883-4344



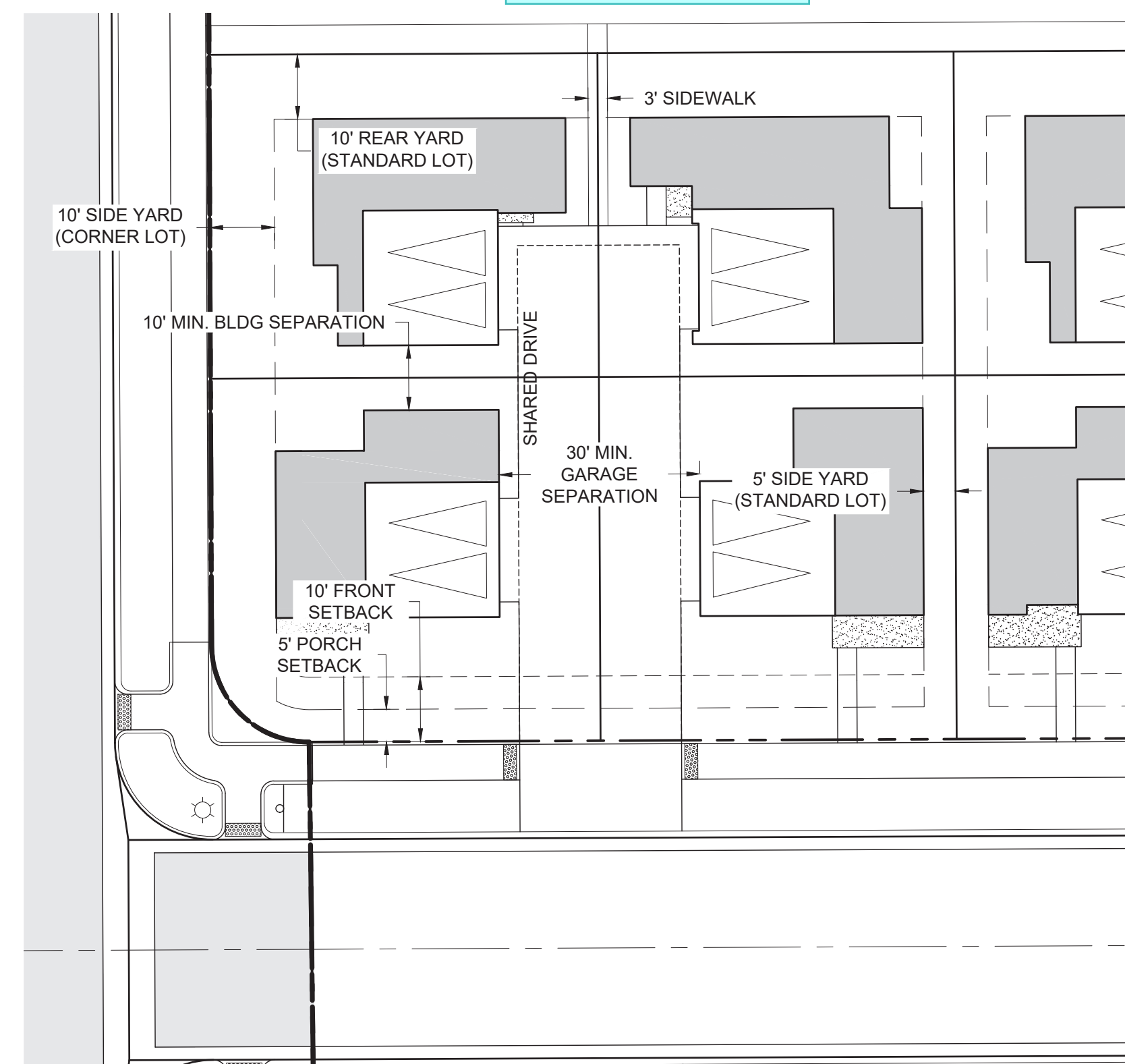
LOCAL TYPE 1 (64' ROW)
SCALE: 1"=5'



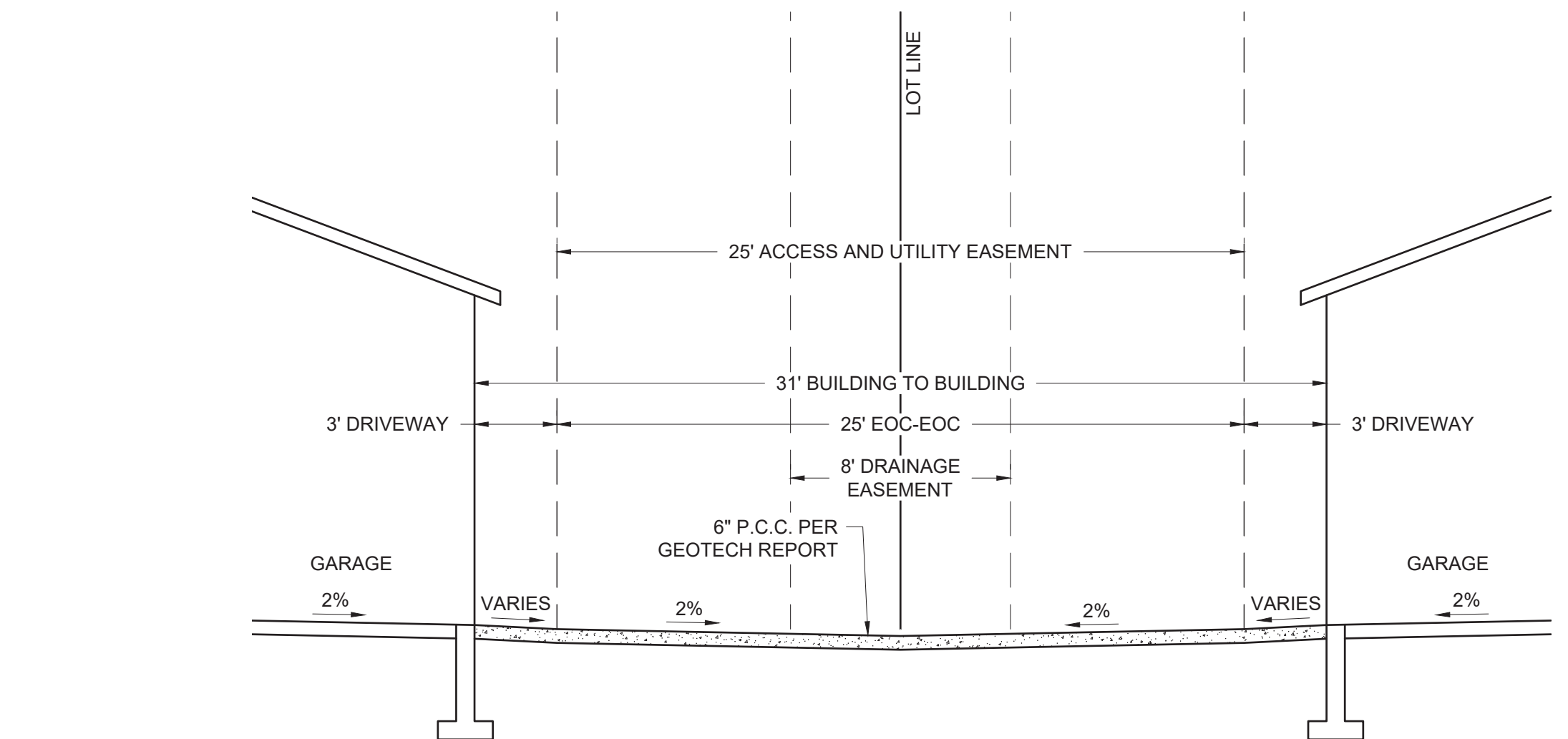
LOCAL TYPE 1 W/ MEDIAN (80' ROW)
SCALE: 1"=5'



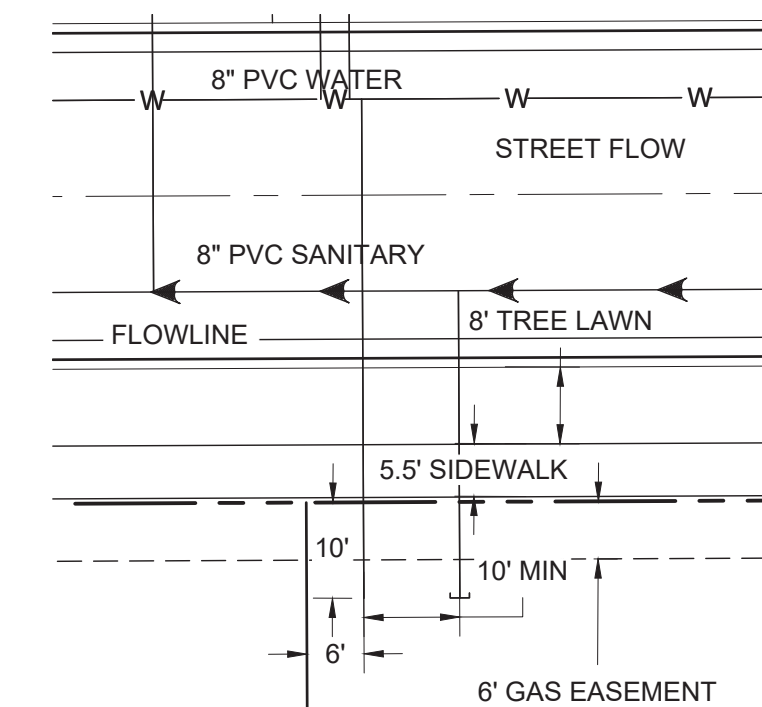
SINGLE FAMILY - TYPICAL LOTTING SETBACKS AND EASEMENTS
SCALE: 1" = 20'



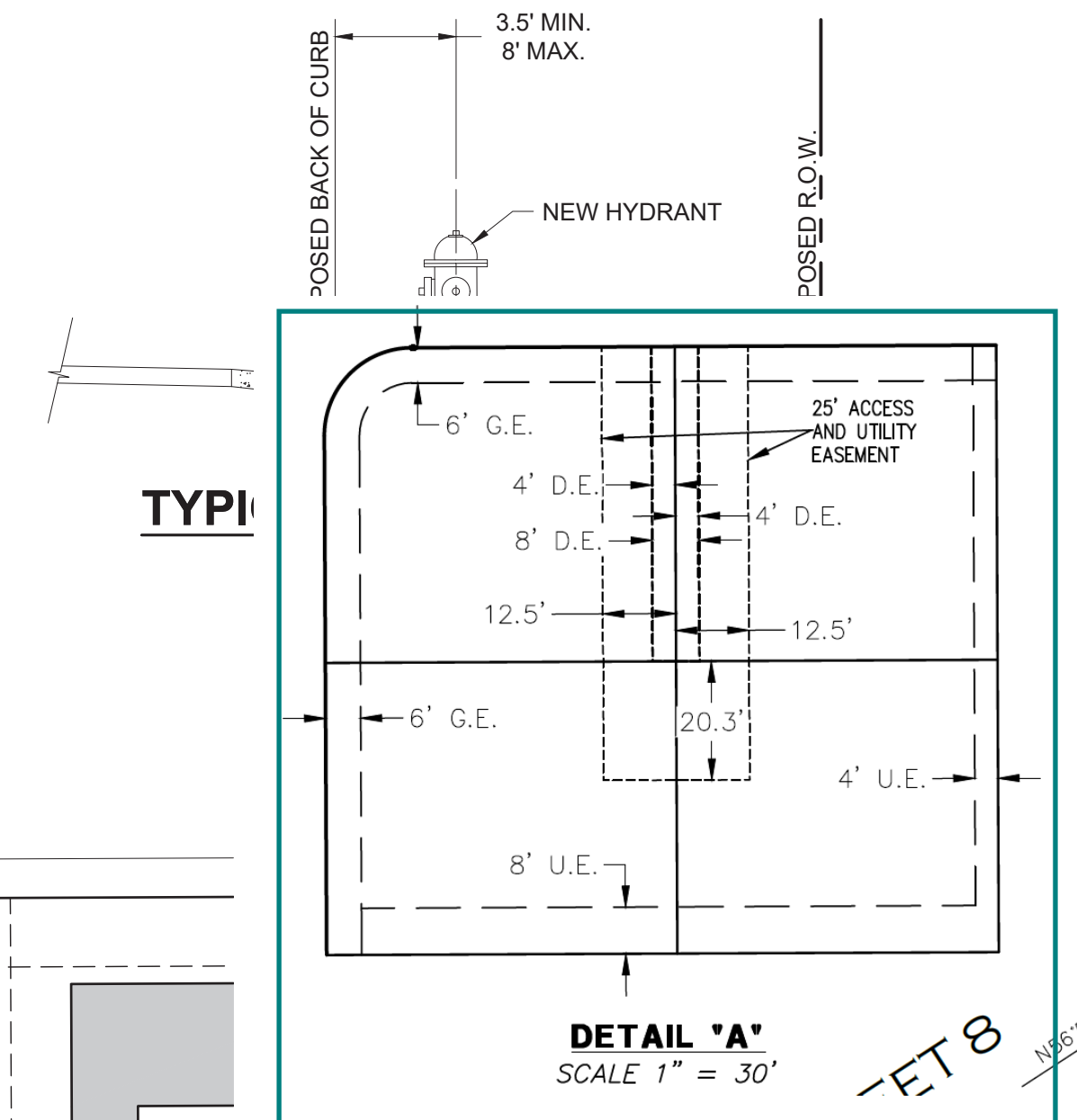
MOTOR COURT - TYPICAL LOTTING SETBACKS
SCALE: 1" = 20'



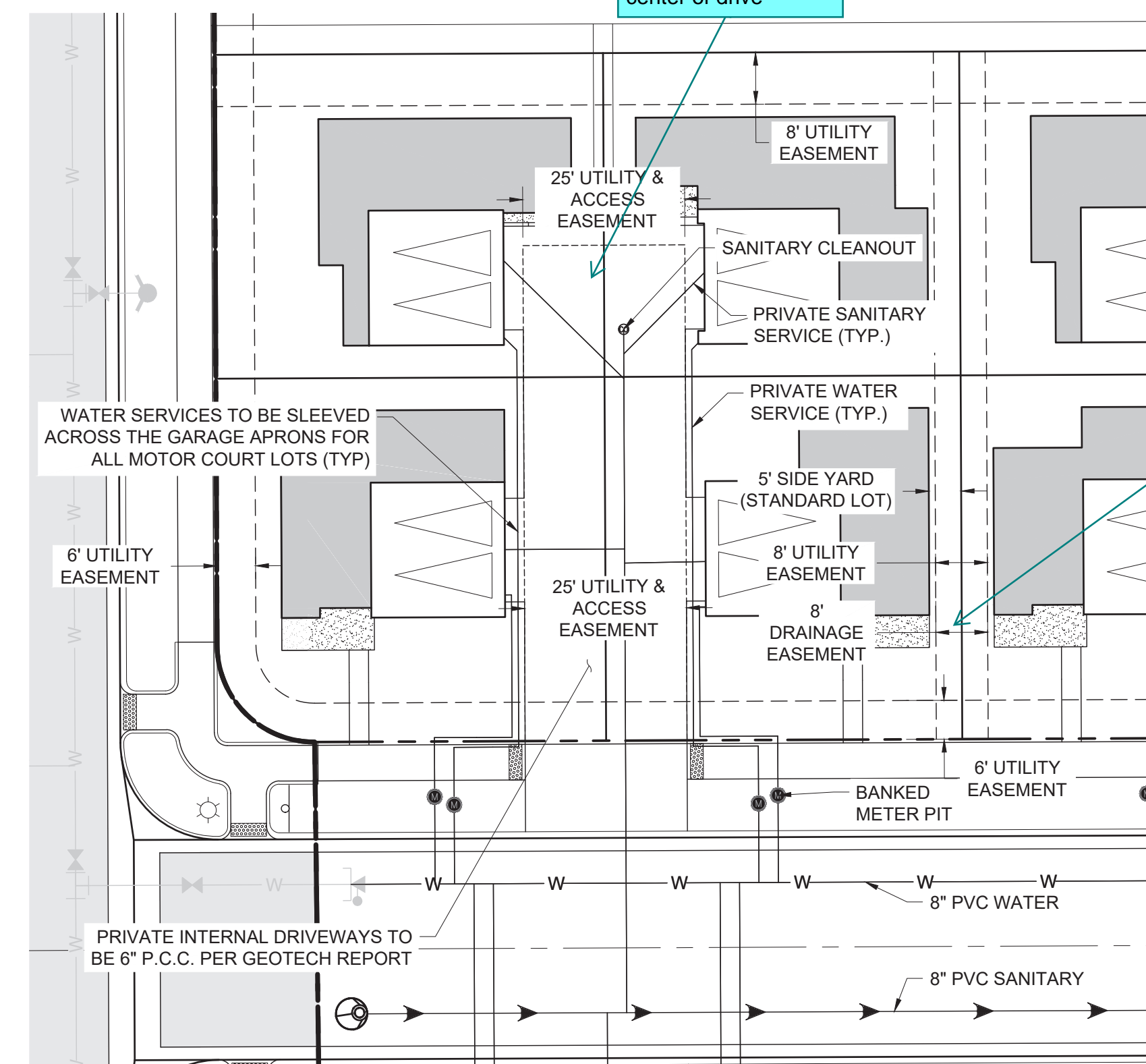
PRIVATE ALLEY (25' EOC-EOC)
SCALE: 1"=5'



TYPICAL LOT SERVICES
SCALE: 1" = 20'



DETAIL 'A'
SCALE 1" = 30'



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

Response: Usable outdoor area shown

show the required 180 sf usable outdoor area per motor court lot

Response: Added to detail.

plat detail includes 8' drainage easement in center of drive

not shown on the plat detail

Response: Updated.

THE AURORA HIGHLANDS SP#21
TITLE: GENERAL NOTES & TYPICAL SECTIONS
DATE: AUGUST 25, 2022



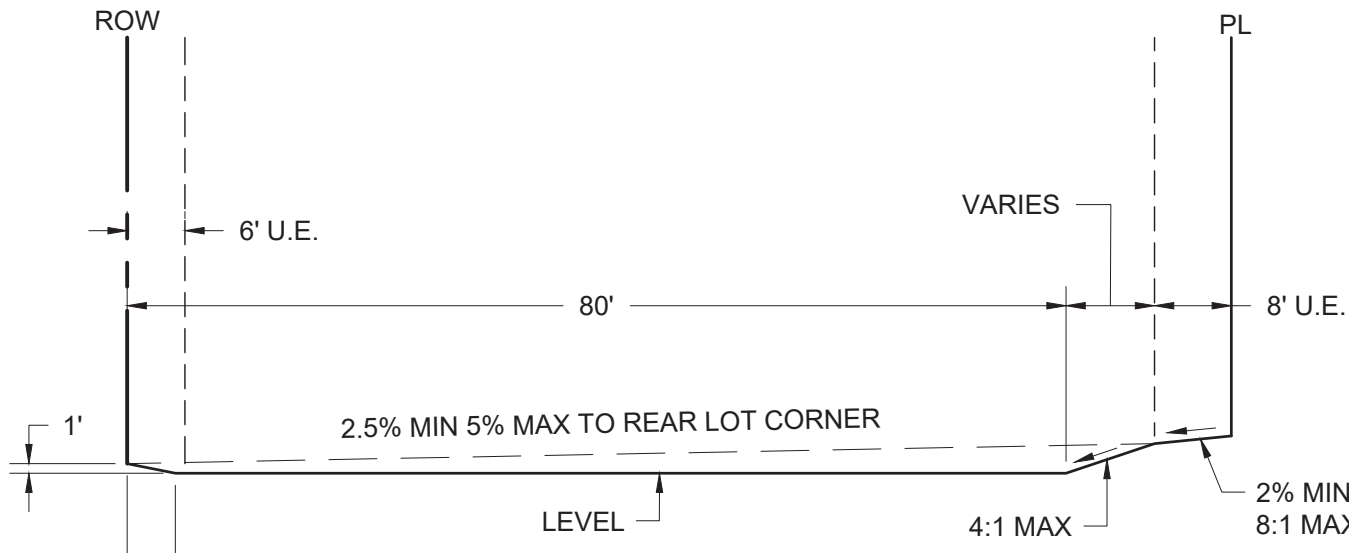
405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
WWW.CAGECIVIL.COM

make easements consistent with the plat

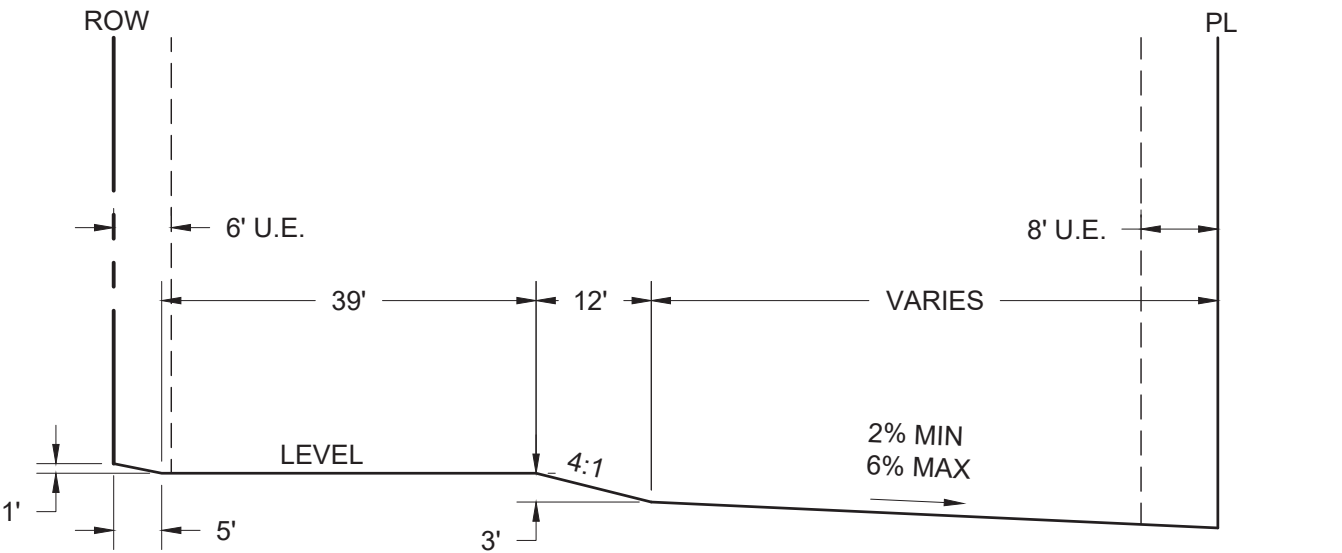
Response: Updated.

REQUIRED SITE PLAN NOTES

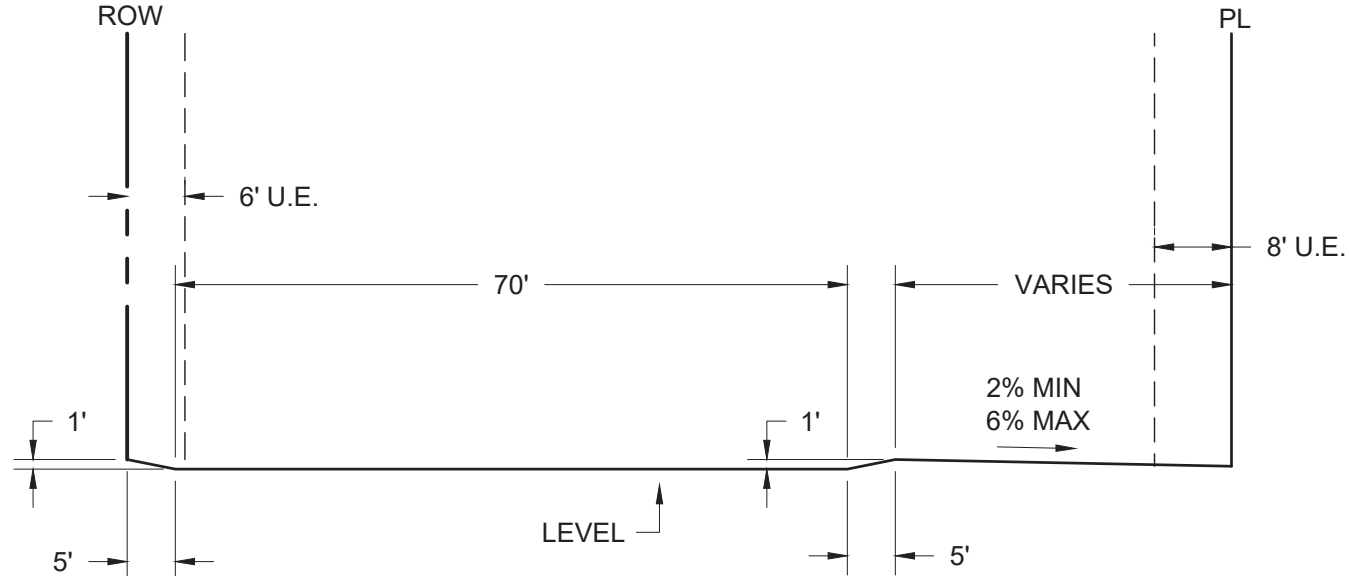
1. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS 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 DETAIL 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.



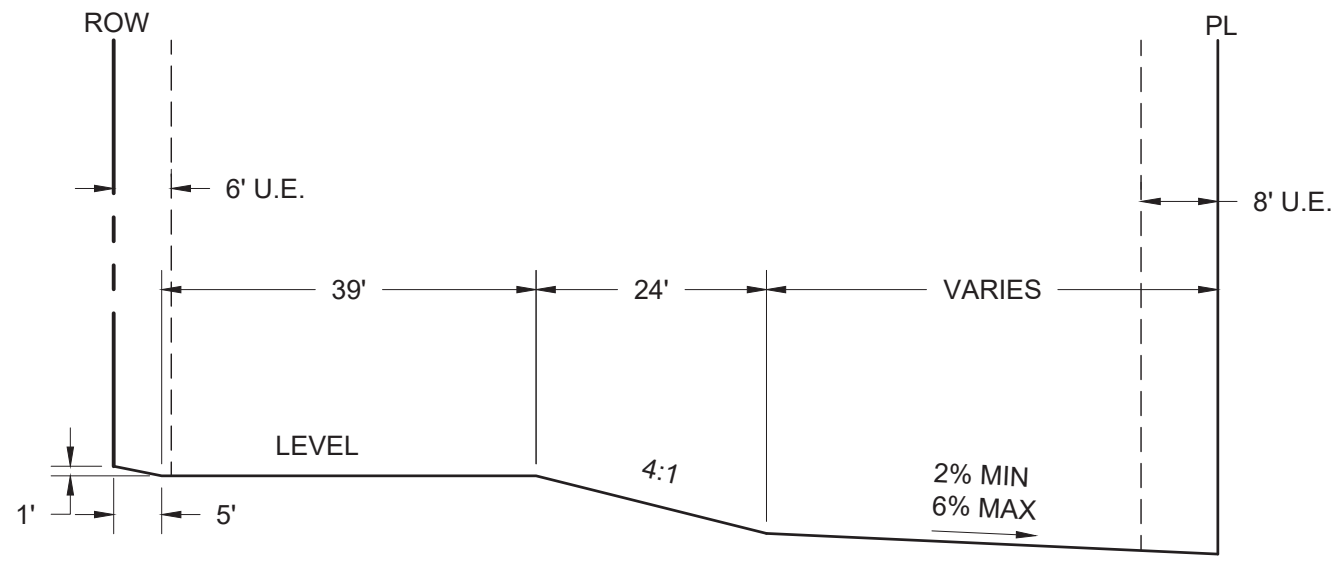
A LOT TEMPLATE
N.T.S



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: AUGUST 25, 2022



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				Standard Lots (>50')					
Filing No.	Site Plan No.	Traditional	Town Center	% of Total	Townhome	Paired Home	<50' Frontage		% of Total	50'-59' Frontage	60+ Frontage	70+	% of Total	Total
							Front-Load	Alt.-Load*						
1	1	0	0	0.00%	0	0	0	0	0.00%	54	30	0	100.00%	84
2	2	0	0	0.00%	0	44	0	0	19.47%	73	109	0	80.53%	226
3	3	0	0	0.00%	0	0	0	0	0.00%	0	0	0	0.00%	0
4	4	0	0	0.00%	0	0	0	0	0.00%	3	6	0	100.00%	9
5	5	0	0	0.00%	0	0	0	0	0.00%	32	15	0	100.00%	47
6	6	0	0	0.00%	0	0	0	0	0.00%	0	26	0	100.00%	26
8	8	0	0	0.00%	0	0	0	72	41.38%	40	62	0	58.62%	174
10	10	0	0	0.00%	0	0	0	0	0.00%	0	92	84	100.00%	92
11	11	0	0	0.00%	0	0	0	0	0.00%	0	0	0	0.00%	0
13	13	0	0	0.00%	0	0	0	0	0.00%	0	13	0	0.00%	13
14	14	0	0	0.00%	0	62	0	0	28.44%	81	75	0	71.56%	218
15	15	0	0	0.00%	0	122	65	207	94.48%	23	0	0	5.52%	417
16	16	0	0	0.00%	0	0	0	46	16.85%	113	114	0	83.15%	273
17	17	0	0	0.00%	0	0	0	0	0.00%	57	40	0	100.00%	97
19	19	0	0	0.00%	0	0	0	0	0.00%	0	0	0	0.00%	0
21	21	0	0	0.00%	0	0	0	96	53.93%	32	50	0	46.07%	178
Total		0	0	0.00%	0	228	65	421	38.51%	0	632	84	33.63%	1854

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

revise. Move lots greater than 70' to other column

Response: Moved over 10 total lots listed in 50' or 60' to 70' in the chart above

Maximum Amount of Units Permitted				12487
Min./Max. Permitted				Used to Date
Multi-Family				Remaining Available
Max. 32% of Total Units				3996
Small Lot Total				5648
Max. 50% of Total Units				596
Small Lot Front-Loaded				4305
Max. 35% of Total Units				65
Standard Total				4190
Min. 40% of Total Units				4995

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

Lot Dimensions Table					
Lot Type	Min. Lot Size	Min. Lot Frontage	Minimum Setbacks		
			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

Response: + added

Parks, Recreation, and Open Space Tracking Chart											
Neighborhood Park				Community Park				Open Space			
ISP No.	Site Plan No.	Filing No.	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided
1			0	0.00	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	0.00	3.55
	1	1	223	0.67	7.14	6.47	0.25	0.00	-0.25	1.74	2.37
	2	2	599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.60
	HGNP*	3	0	0.00	7.50	7.50	0.00	0.00	0.00	0.00	0.00
	4	4	24	0.07	0.00	-0.07	0.03	0.00	-0.03	0.19	0.00
	5	5	125	0.38	0.00	-0.38	0.14	0.00	-0.14	0.98	2.18
	6	6	69	0.21	0.00	-0.21	0.08	0.00	-0.08	0.54	0.00
	8	8	461	1.38	0.00	-1.38	0.51	0.00	-0.51	3.60	1.23
	10	10	466	1.40	0.00	-1.40	0.51	0.00	-0.51	3.64	4.12
	PP 11**	11	0	0.00	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	0.00
	14	14	578	1.73	0.00	-1.73	0.64	0.00	-0.64	4.51	4.75
	15	15	1106	3.32	0.00	-3.32	1.22	0.00	-1.22	8.63	7.79
	16	16	723	2.17	0.00	-2.17	0.80	0.00	-0.80	5.64	3.27
	17	17	257	0.77	0.00	-0.77	0.28	0.00	-0.28	2.00	-2.00
	32nd Ave	19	0	0.00	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	3.27
Totals			4410	15.42	14.64	-0.78	5.65	0.00	-5.65	40.08	52.34

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

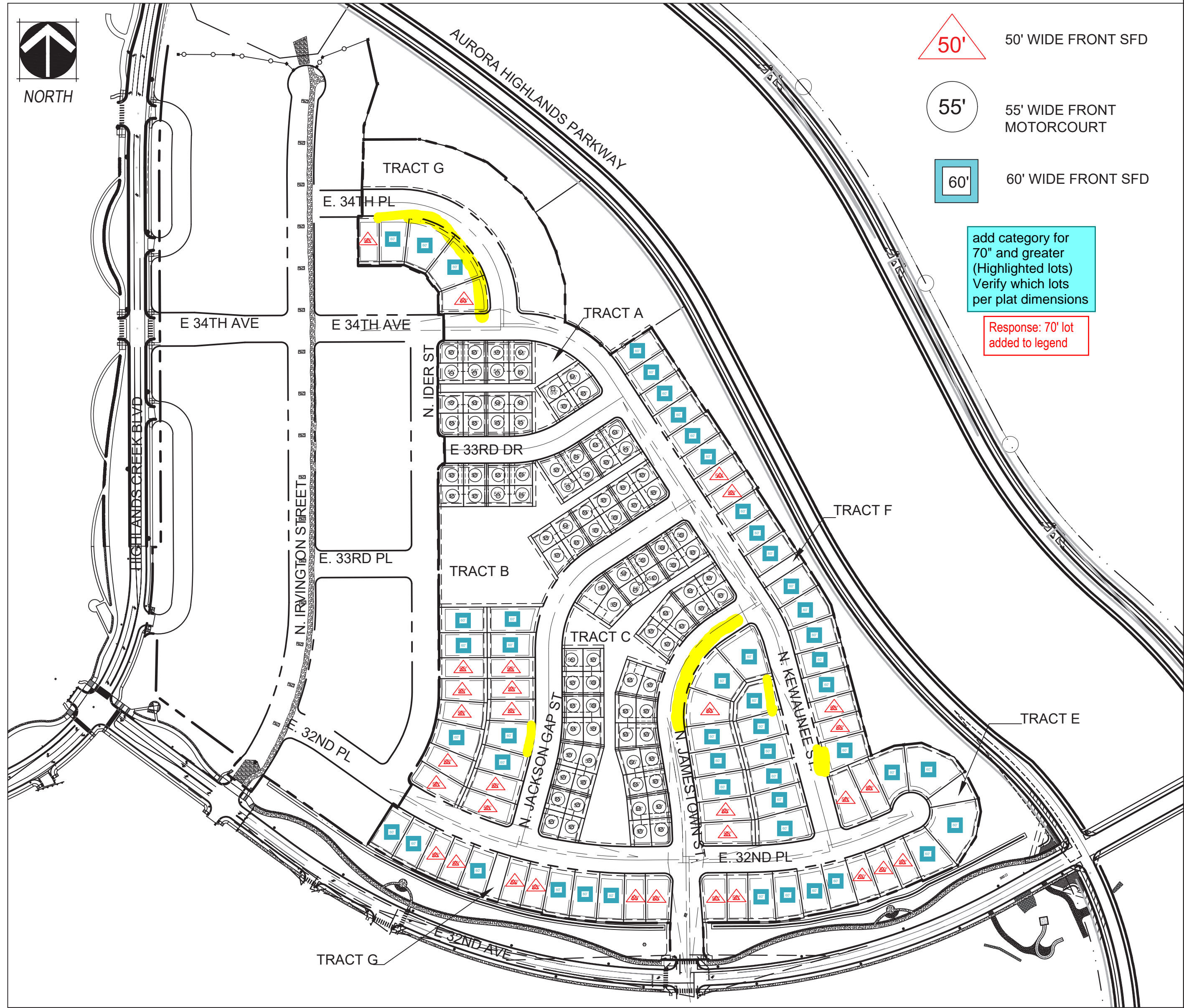
Tract Dedication Table				
Tract	Filing	Dedication Type		
		Neigh. Park	Com. Park	Open Space
L	1			2.37
P	1	7.14		
CIG Esmt	ISP 01 Am			3.55
C	2			0.66
D	2			0.49
F	2			2.1
I*	2			3.35
A	3	4.91		
B	3	2.59		
A	5			0.88
C*	5			1.3
B*	8			0.37
I	8			0.86
A*	10			1.21
B	10			0.37
C	10			0.30
D*	10			1.82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

* Indicates a portion of tract

Tract Dedication Table				
Tract	Filing	Dedication Type		
		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			0.37
B	21			1.68
C	21			1.22
Total		14.64	0	52.334

* Indicates a portion of tract

SITE PLAN LOT TRACKING EXHIBIT



THE AURORA HIGHLANDS SP #21

TITLE:

DATE: FEBRUARY 24, 2023

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 36

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.

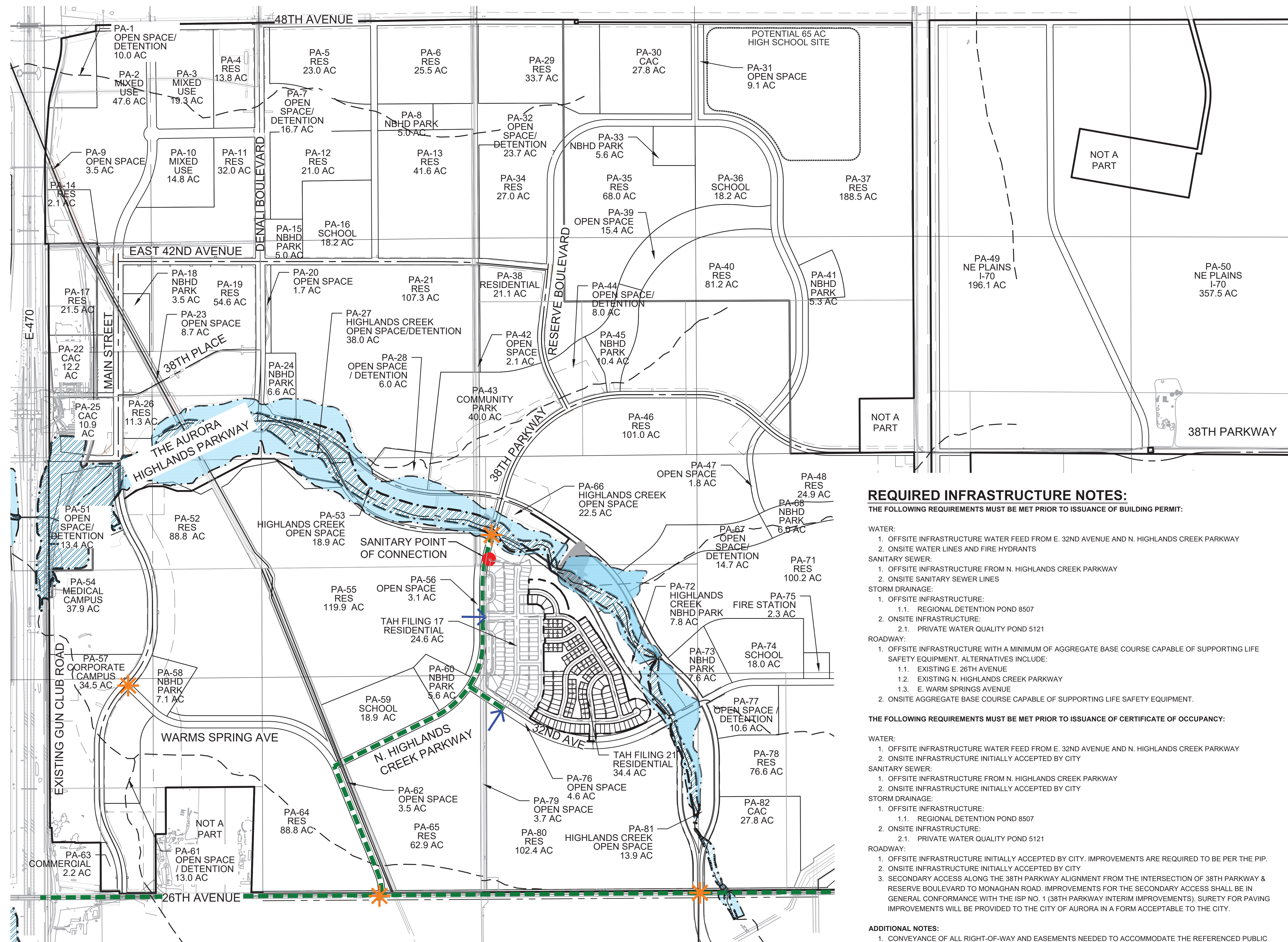
THE AURORA HIGHLANDS SP#21

TITLE: LOT AREA TABLES

DATE: AUGUST 25, 2022

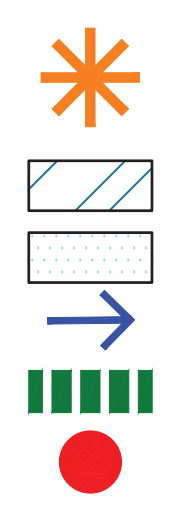


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LEGEND:

- DEVELOPMENT ACCESS LOCATIONS
- FLOODWAY
- 100-YR FLOODPLAIN
- FILING 17 SITE ACCESS
- SECONDARY EMERGENCY ACCESS
- SANITARY POINT OF CONNECTION



REQUIRED INFRASTRUCTURE NOTES:

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

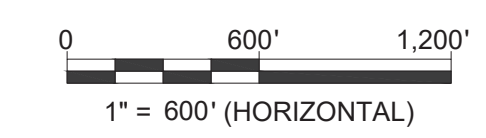
- WATER:
1. OFFSITE INFRASTRUCTURE WATER FEED FROM E. 32ND AVENUE AND N. HIGHLANDS CREEK PARKWAY
 2. ONSITE WATER LINES AND FIRE HYDRANTS
- SANITARY SEWER:
1. OFFSITE INFRASTRUCTURE FROM N. HIGHLANDS CREEK PARKWAY
 2. ONSITE SANITARY SEWER LINES
- STORM DRAINAGE:
1. OFFSITE INFRASTRUCTURE:
 - 1.1. REGIONAL 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.



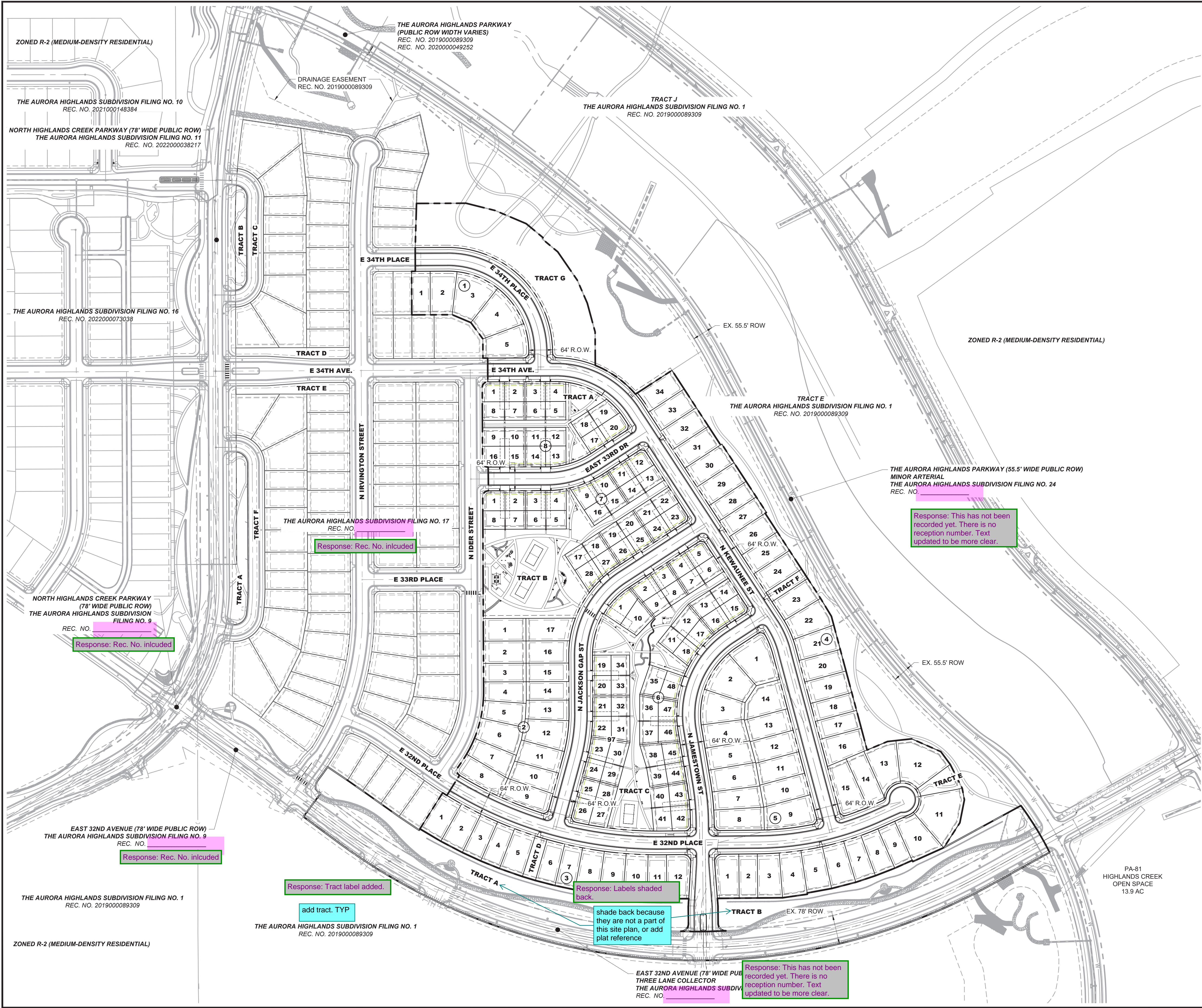
THE AURORA HIGHLANDS SP#21

TITLE: CONTEXT MAP

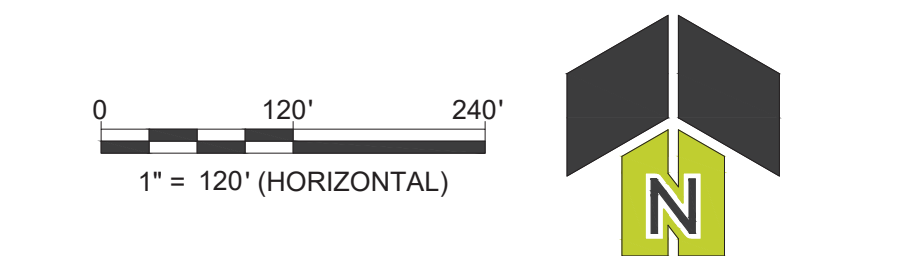
DATE: AUGUST 25, 2022



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- LEGEND:**
- ROW/PROPERTY LINE
 - ROADWAY CENTERLINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - PHASING BOUNDARY
 - BLOCK NUMBER
 - LOT NUMBER
- NOTES:**
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT. ANY ALL-WAY STOP CONTROL PROPOSED MUST BE SUPPORTED BY ALL-WAY STOP CONTROL WARRANT ANALYSIS, THE CRITERIA FOR WHICH IS DESCRIBED IN THE MUTCD.
 - THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREET APPROACHING AN INTERSECTION WITH A PUBLIC STREET.



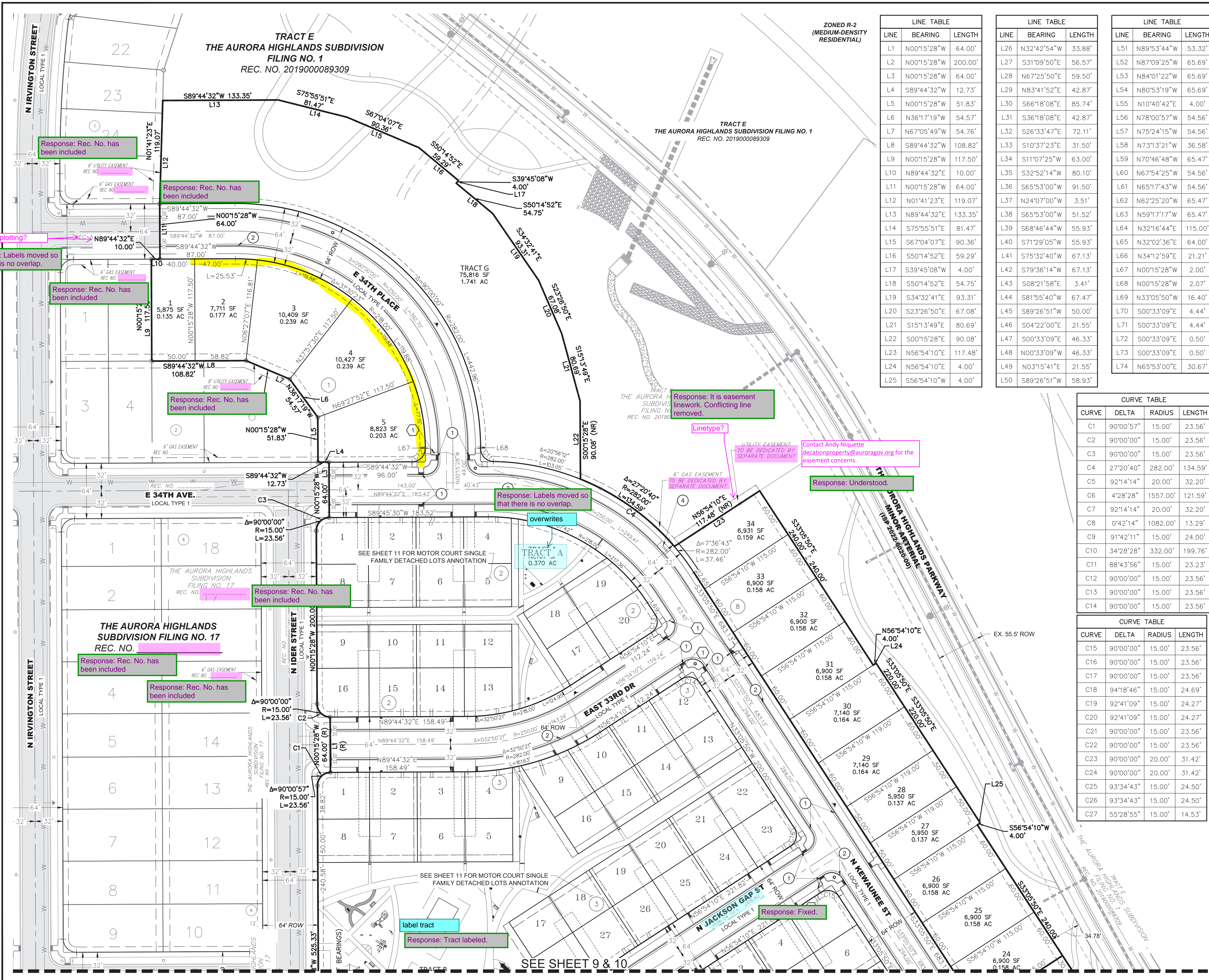
THE AURORA HIGHLANDS SP#21

TITLE: OVERALL SITE PLAN

DATE: AUGUST 25, 2022

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CIVIL ENGINEERING

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ZONED R-2
(MEDIUM-DENSITY
RESIDENTIAL)

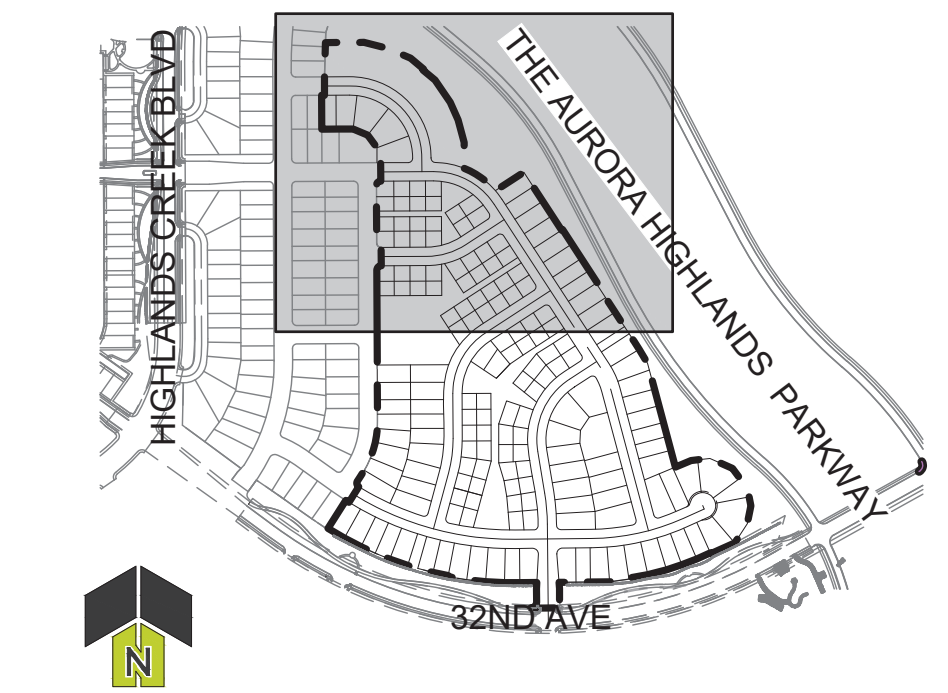
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°15'28"W	64.00'
L2	N00°15'28"W	200.00'
L3	N00°15'28"W	64.00'
L4	S89°44'32"W	12.73'
L5	N00°15'28"W	51.83'
L6	N36°17'19"W	54.57'
L7	N67°05'49"W	54.76'
L8	S89°44'32"W	108.82'
L9	N00°15'28"W	117.50'
L10	S89°44'32"E	10.00'
L11	N00°15'28"W	64.00'
L12	N01°41'23"E	119.07'
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	93.31'
L20	S23°26'50"E	67.08'
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	58.93'

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	W
EX. WATER LINE	W
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.

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

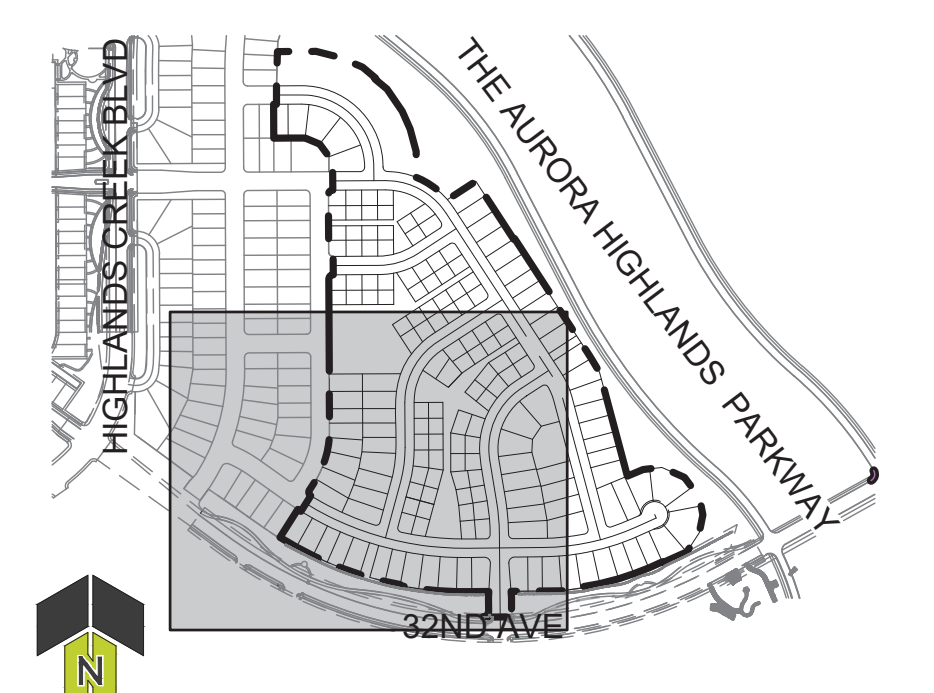
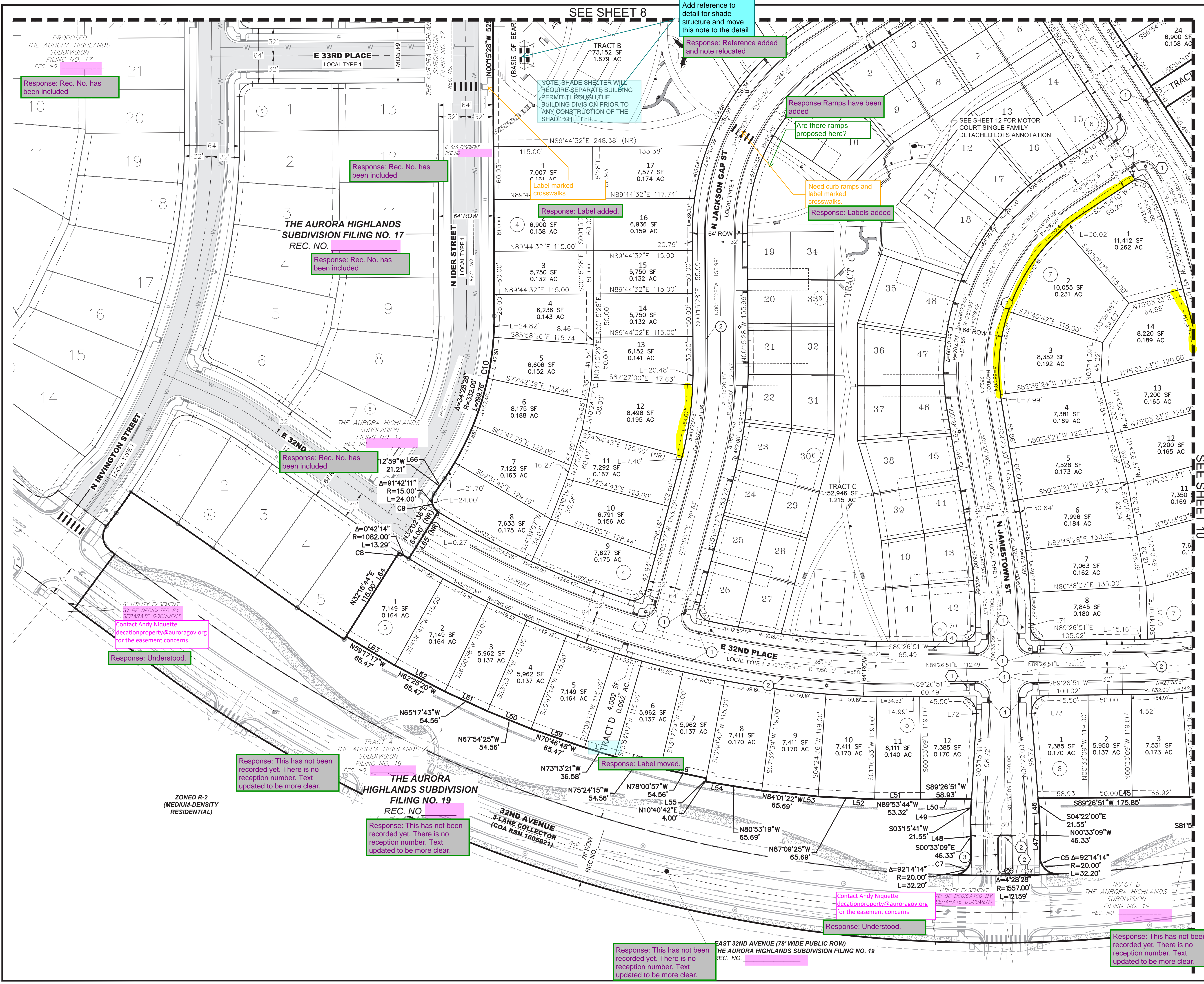
THE AURORA HIGHLANDS SP#21

TITLE: SITE PLAN

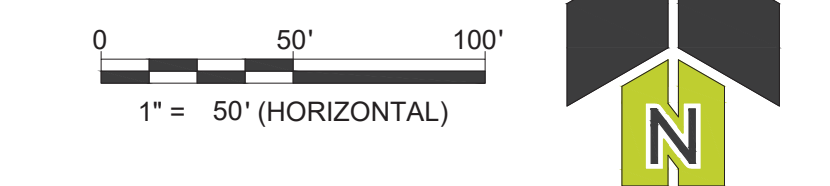
DATE: AUGUST 25, 2022



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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
- NOTES:**
- SEE SHEET 10 FOR LINE AND CURVE INFO.
 - 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.



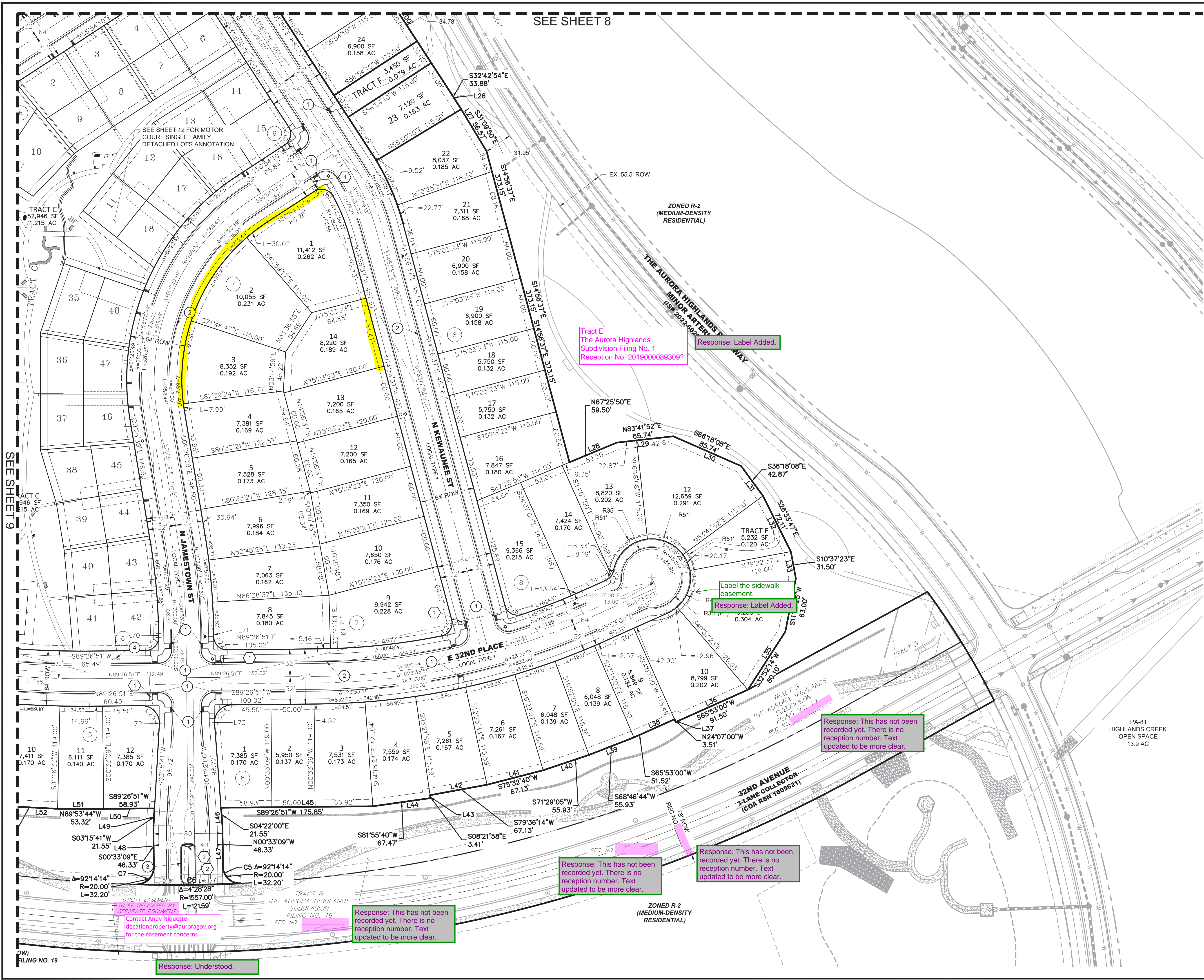
THE AURORA HIGHLANDS SP#21

TITLE: SITE PLAN

DATE: AUGUST 25, 2022

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KEYMAP

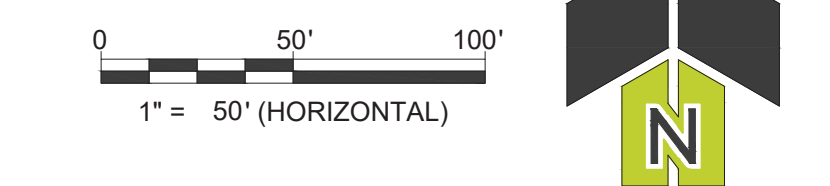
LEGEND

- 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.



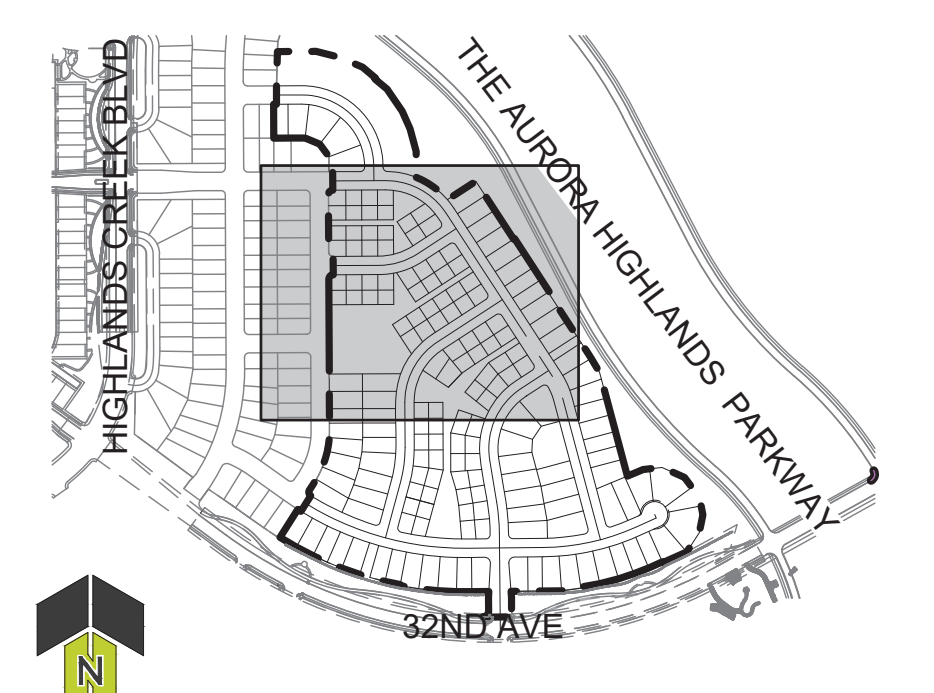
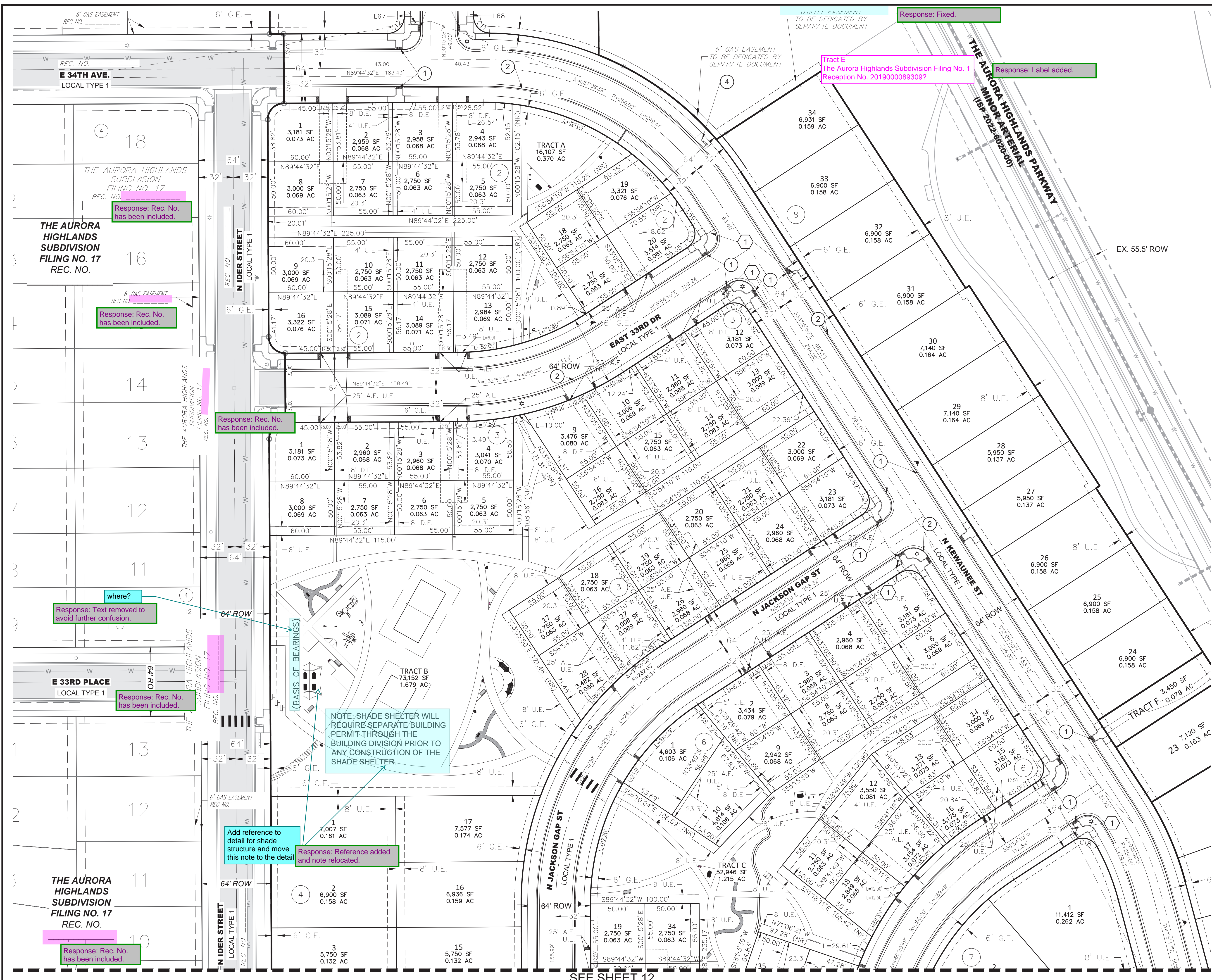
THE AURORA HIGHLANDS SP#21

TITLE: SITE PLAN

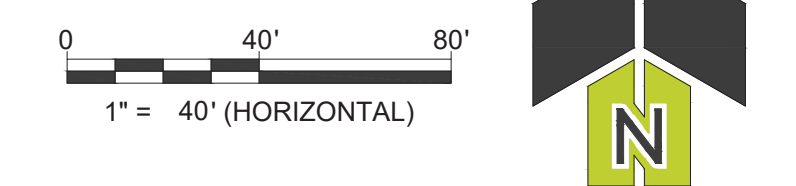
DATE: AUGUST 25, 2022



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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.

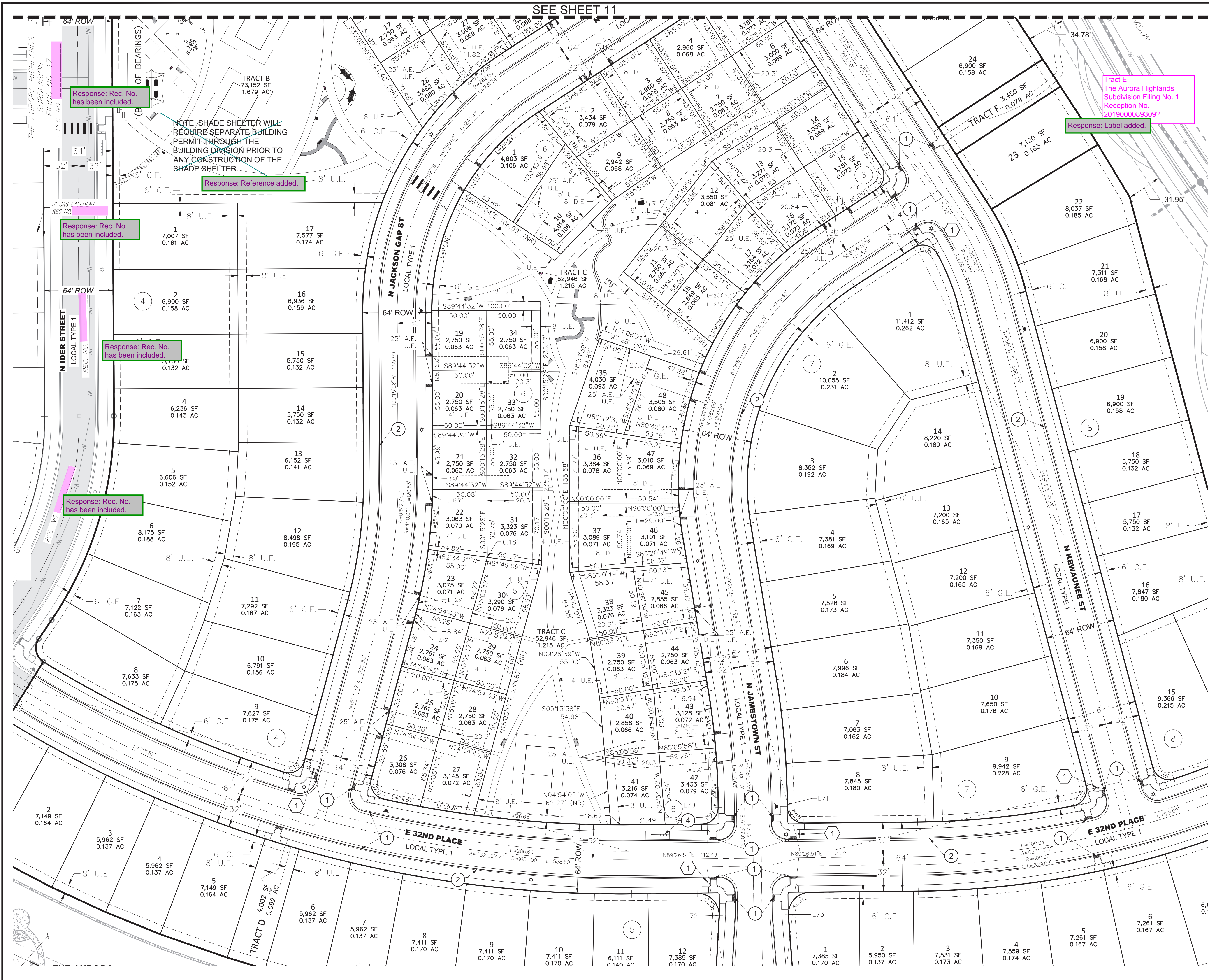


THE AURORA HIGHLANDS SP#21
TITLE: SITE PLAN (TOWNHOME ANNOTATION)
DATE: AUGUST 25, 2022

Response: Title updated to be more clear.
what does this mean?



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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")
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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.

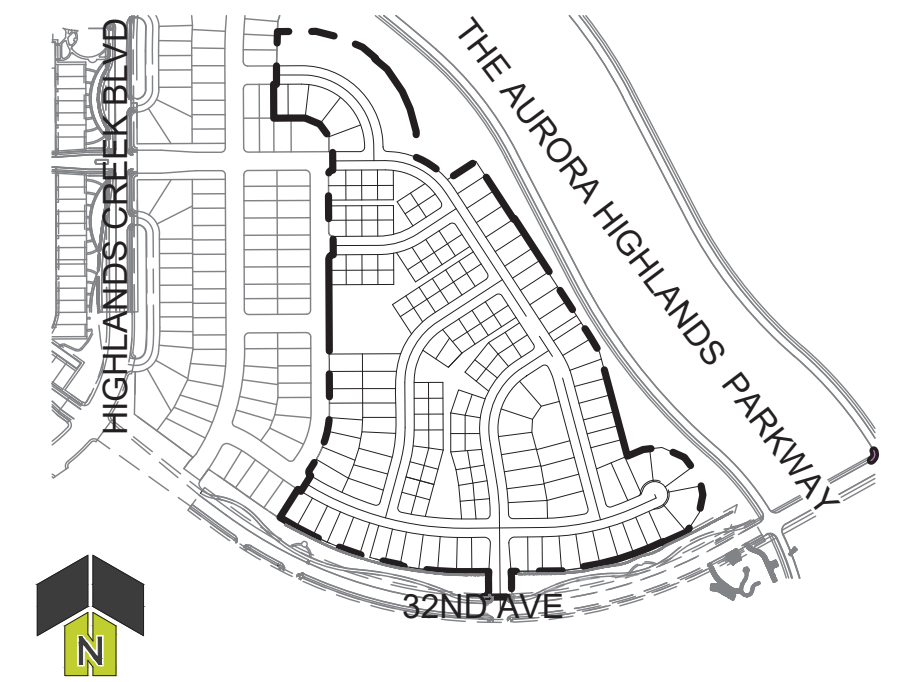
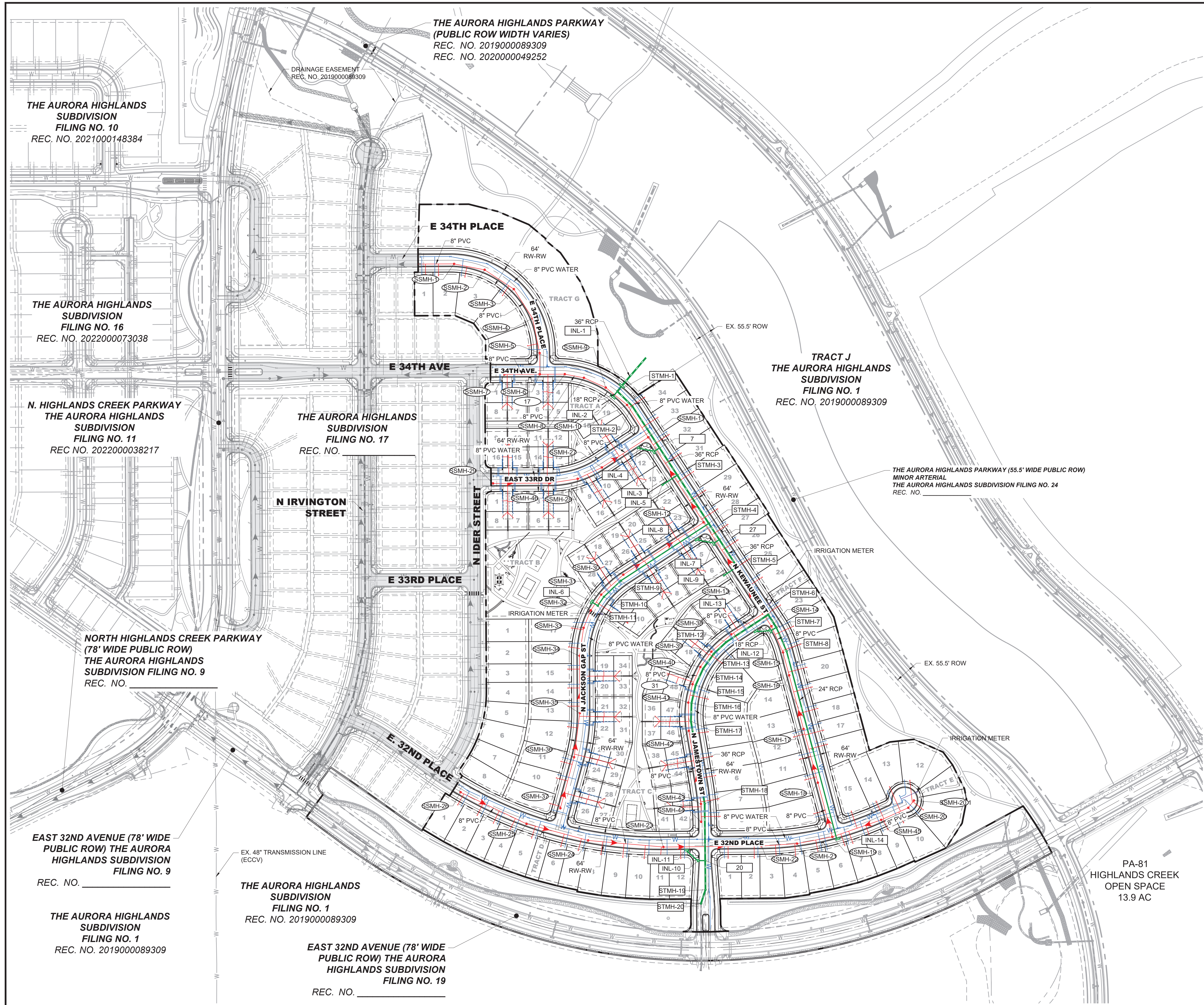
0 40' 80'
1" = 40' (HORIZONTAL)

THE AURORA HIGHLANDS SP#21
TITLE: SITE PLAN (TOWNHOME ANNO
DATE: AUGUST 25, 2022

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SHEET 12 OF 36



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	
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.

0 120' 240'
1" = 120' (HORIZONTAL)



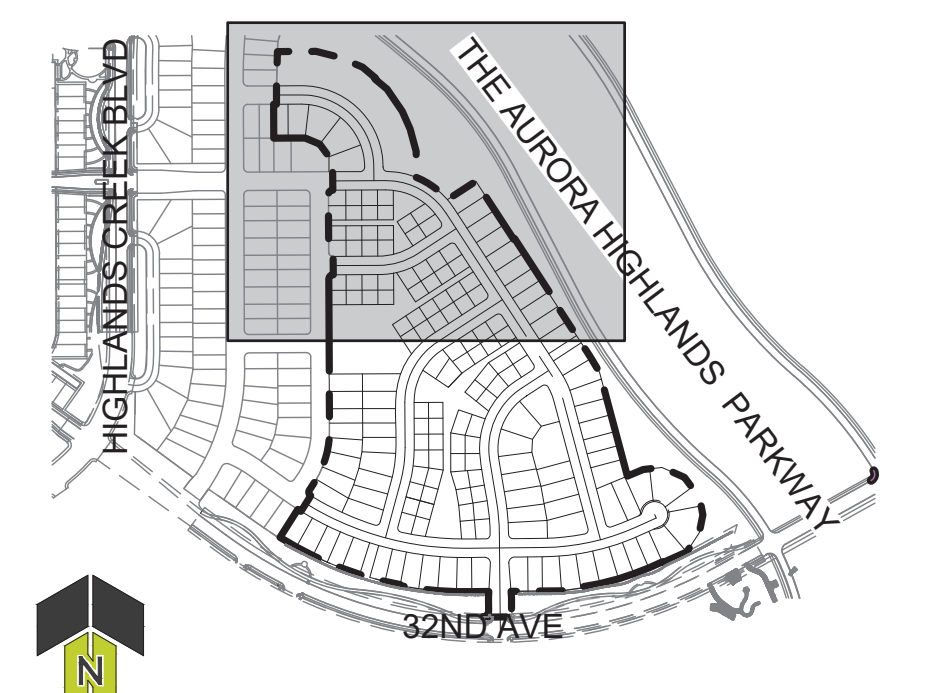
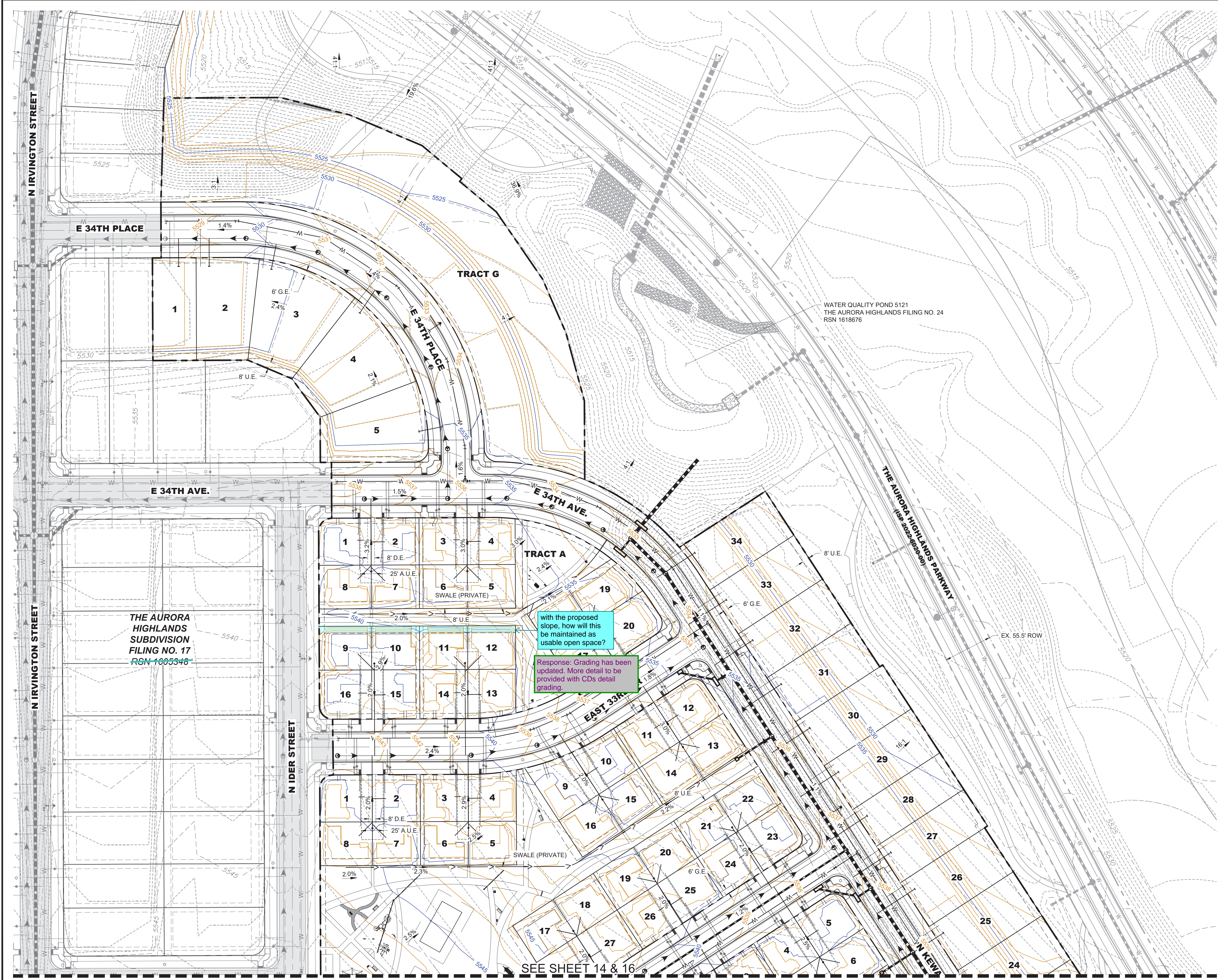
THE AURORA HIGHLANDS SP#21

TITLE: OVERALL UTILITY PLAN

DATE: AUGUST 25, 2022

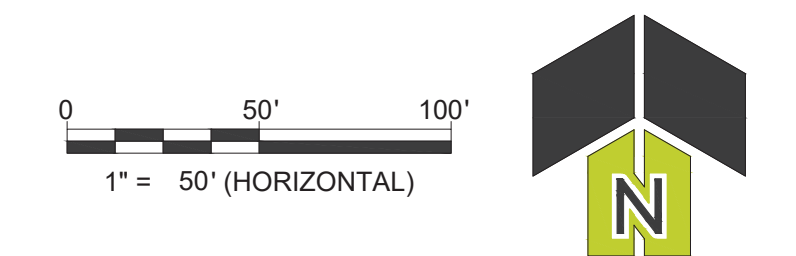


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- LEGEND:**
- PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED WATER VALVE
 - PROPOSED STORM PIPE
 - PROPOSED STORM INLET
 - 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:**
- STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
 - SEE SHEETS 2 & 3 FOR TYPICAL SECTIONS.



THE AURORA HIGHLANDS SP#21

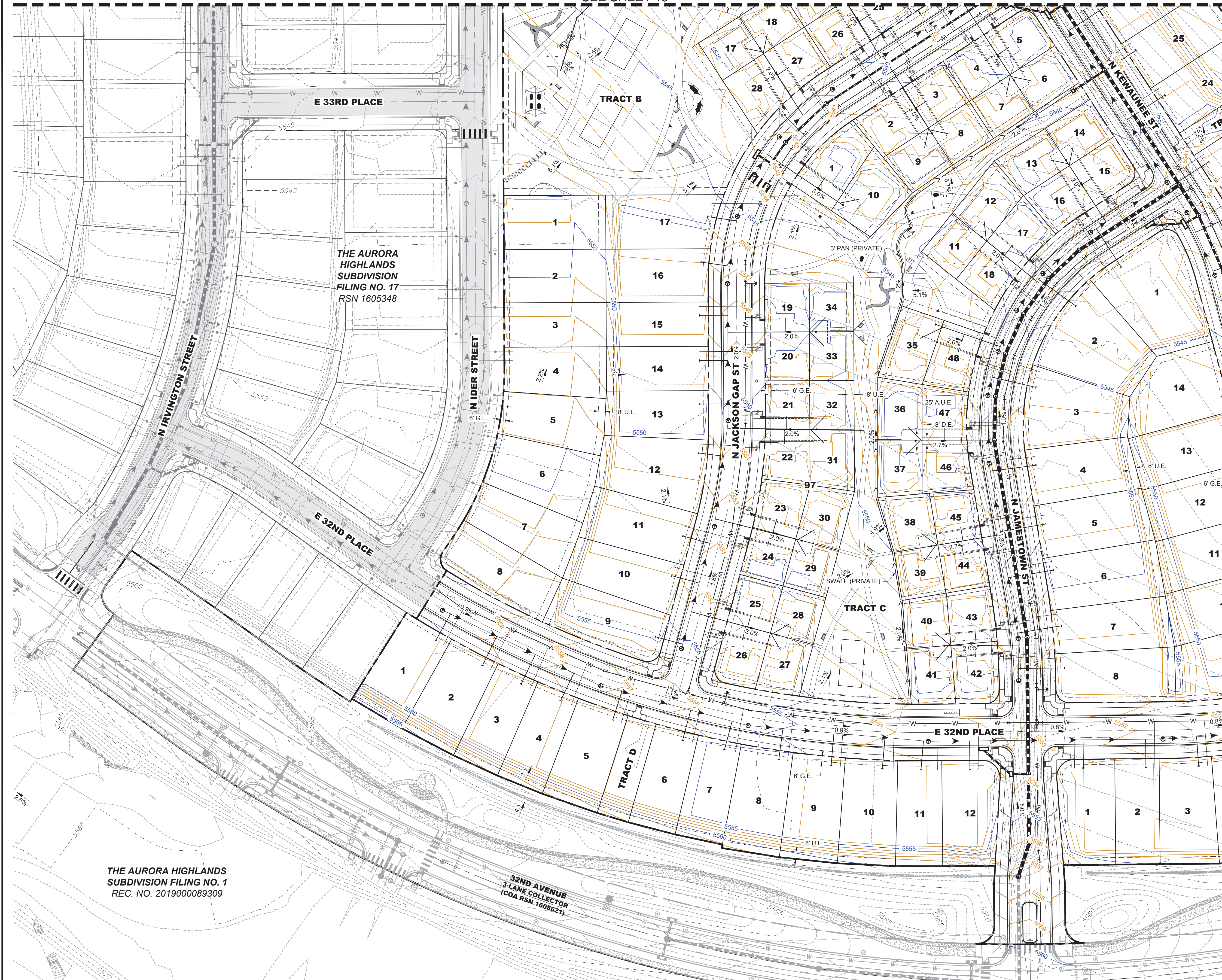
TITLE: GRADING AND UTILITY PLAN

DATE: AUGUST 25, 2022

CAGE
CIVIL ENGINEERING

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

SEE SHEET 15



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	
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EXISTING SANITARY SEWER LINE	
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EXISTING WATER VALVE	
EXISTING SANITARY MANHOLE	
SPOT ELEVATION	
PROPOSED MAJOR CONTOUR	
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DRAINAGE FLOW ARROW	
EMERGENCY OVERFLOW ARROW	
A.U.E. = ACCESS AND UTILITY EASEMENT	
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0 50' 100'
1" = 50' (HORIZONTAL)



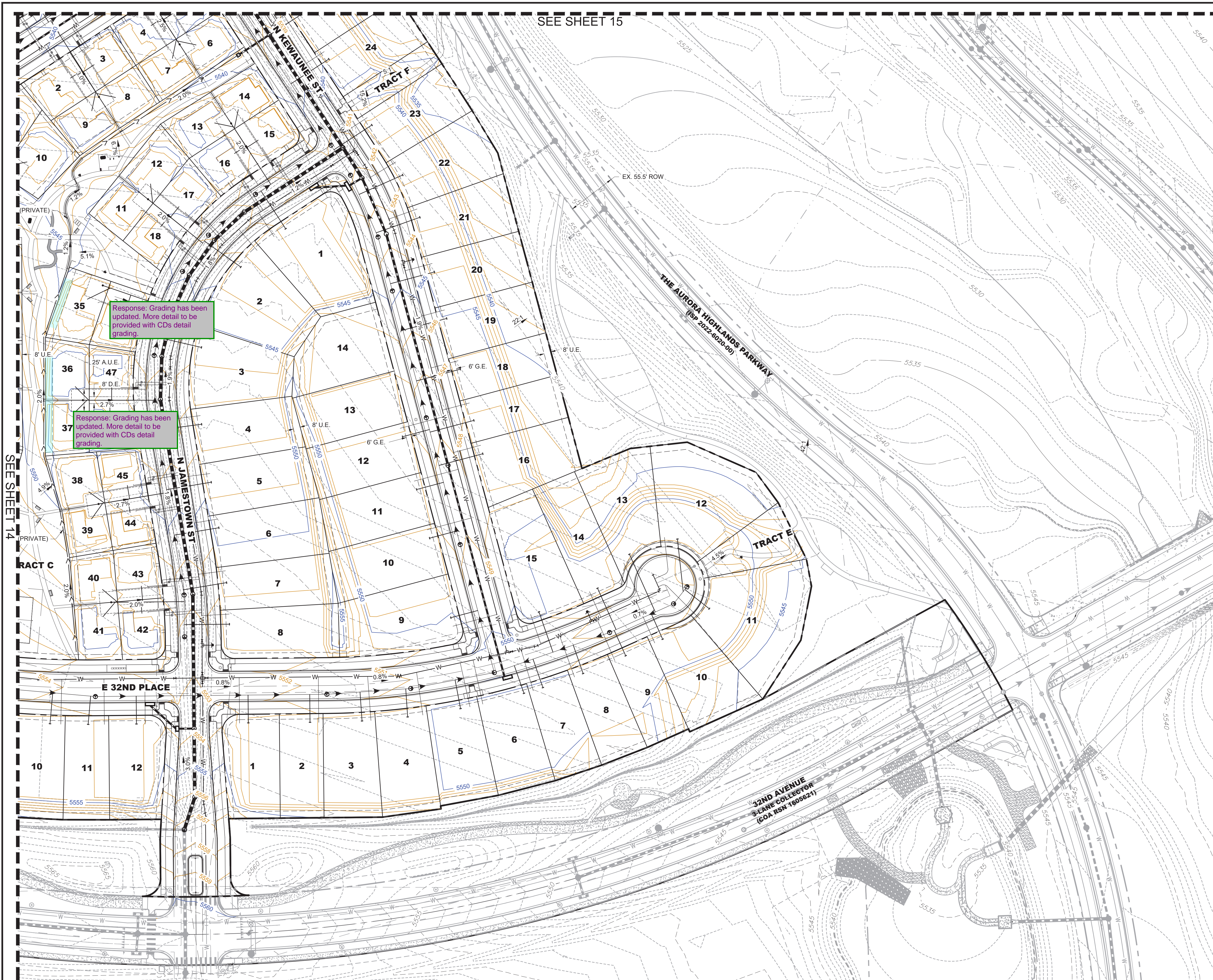
THE AURORA HIGHLANDS SP#21

TITLE: GRADING AND UTILITY
PLAN

DATE: AUGUST 25, 2022

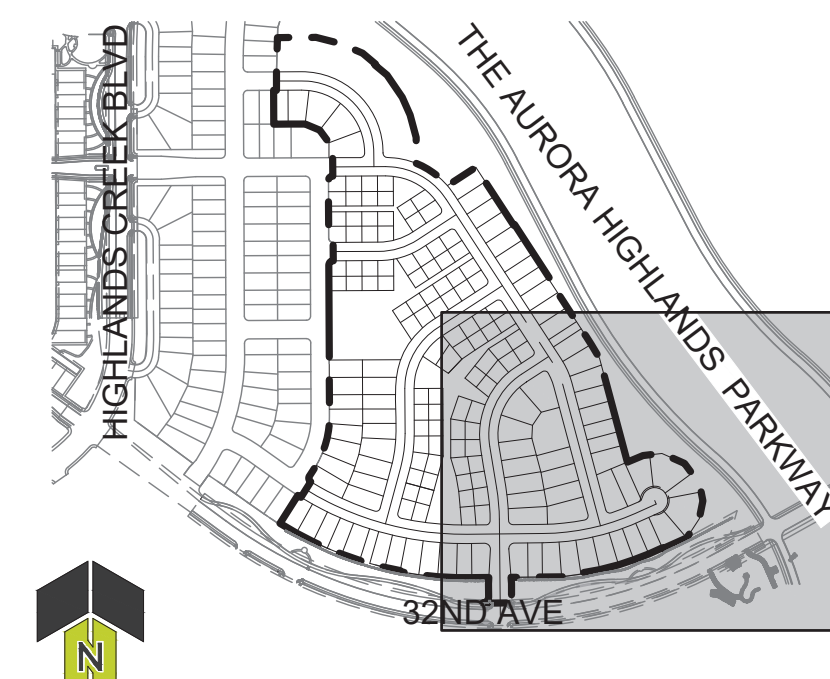


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SEE SHEET 15

SEE SHEET 14



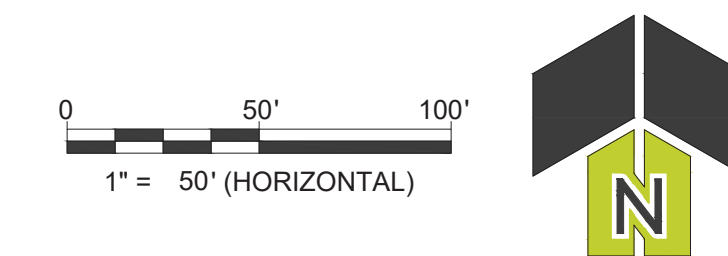
KEYMAP

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 | |
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THE AURORA HIGHLANDS SP#21

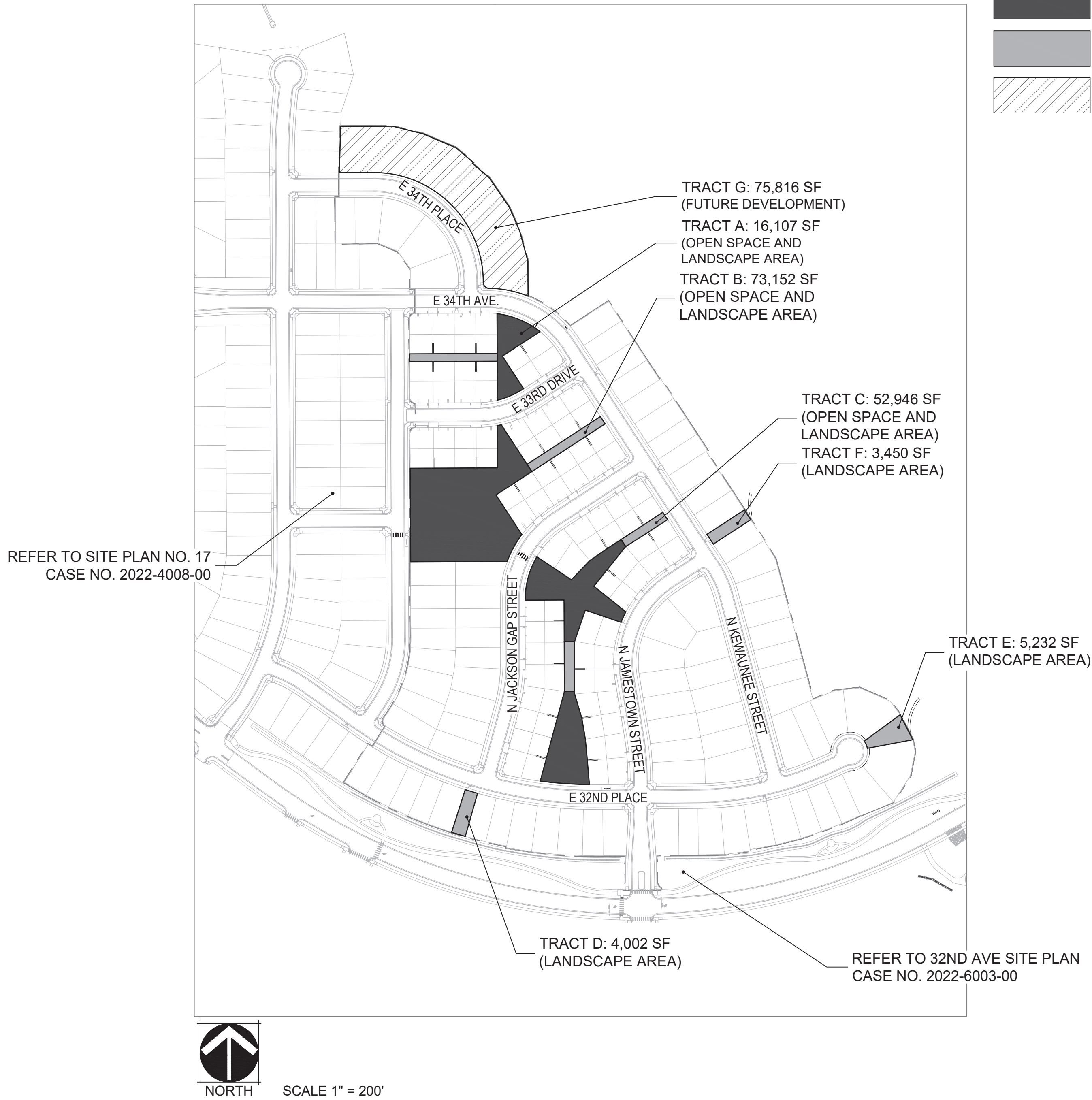
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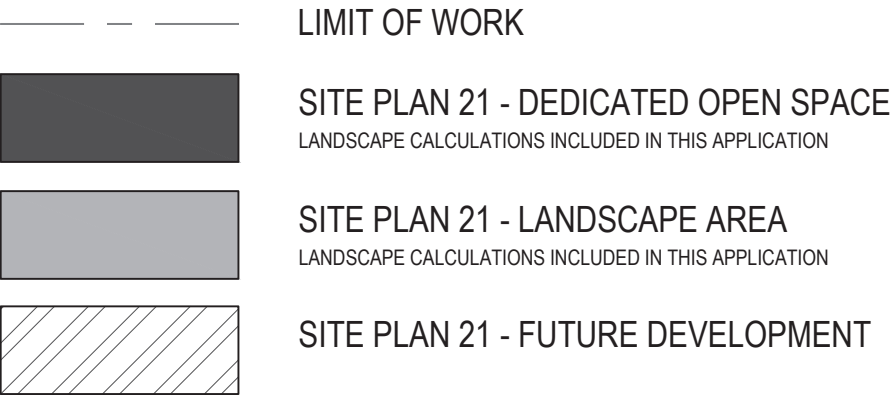


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TRACT KEY MAP



TRACT KEY MAP LEGEND



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.

what does that mean? Each MC does its' own maint? That won't work. HOA?

ND Response: Each motorcourt complex will be responsible for organizing their own maintenance.

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	6	41	#5 Cont Shrubs	132
						#1 Cont Grasses	255
B	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	73,152	19	39	183	#5 Cont Shrubs	602
						#1 Cont Grasses	1,272
C	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	52,946	14	23	133	#5 Cont Shrubs	594
						#1 Cont Grasses	885
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	74
						#1 Cont Grasses	129
F	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	3,450	1	1	9	#5 Cont Shrubs	76
						#1 Cont Grasses	130
	Totals:	154,889	43	73	391	Total #5 Shrubs	1,559
						Total #1 Grasses	2,761

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	20	
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)	2,159	54	55	
E 33RD DRIVE (1 Tree / 40 LF)	749	19	19	
E 32ND PLACE (1 Tree / 40 LF)	2,234	56	58	
Totals:	10,016	253	257	

NOTES:

- 50' offset from stop signs not included in length.
- 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	4,438	4,275	-	7,394	16,107
B	48,282	1,294	-	23,576	73,152
C	28,502	7,397	-	17,047	52,946
D	3,576	-	-	426	4,002
E	3,631	843	-	758	5,232
F	2,499	542	-	409	3,450
ROW	295	6,398	-	-	-
Totals:	91,223	20,749	-	49,610	154,889

THE AURORA HIGHLANDS SP #21

TITLE: L0.00 - COVER

DATE: FEBRUARY 24, 2023



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
3	CAL	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B	VERY LOW
41	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
41	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
47	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
49	SMA	SENSATION MAPLE	ACER NEGUNDO 'SENSATION'	2 1/2" CAL. B&B	MODERATE
40	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
2	BOP	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6' HT. MIN (SPECIMEN)	MODERATE
4	BSP	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6' HT. MIN (SPECIMEN)	LOW
1	CBS	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN (SPECIMEN)	VERY LOW
4	PIN	PINON PINE	PINUS EDULIS	6' HT. MIN (SPECIMEN)	VERY LOW
3	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN (SPECIMEN)	VERY LOW
8	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					
51	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
43	KEL	KELSEY DOGWOOD	CORNUS SERICEA 'KELSEY'	#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
30	LOD	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.	VERY LOW
34	MLL	LITTLELEAF MOUNTAIN MOAHOGANY	CERCOCARPUS INTRICATUS	#5 CONT.	VERY LOW
48	MSN	SNOWBELLE MOCKORANGE	PHILADELPHUS 'SNOWBELLE'	#5 CONT.	MODERATE
40	NSW	SMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#5 CONT.	MODERATE
58	ORB	ROCKET ORANGE BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	#5 CONT.	LOW
21	PEG	GLOBE PEASHRUB	CARAGANA FRUTEX GLOBOSA	#5 CONT.	VERY LOW
102	RSA	RUSSIAN SAGE	PEROVSKIA ATRTIPICIFOLIA	#5 CONT.	VERY LOW
86	RSD	DWARF RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LACY BLUE'	#5 CONT.	VERY LOW
32	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					
5	ARH	ARNOLD RED HONEYSUCKLE	LONICERA TATRICA 'ARNOLD RED'	#5 CONT.	VERY LOW
14	BPU	BUTTERFLY BUSH	BUDDLEIA DAVIDII	#5 CONT.	LOW
3	DAC	DWARF AMERICAN CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'	#5 CONT.	LOW
6	FER	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	#5 CONT.	LOW
14	FOR	SPRING GLORY FORSYTHIA	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	#5 CONT.	LOW
10	FQU	RED FLOWERING QUINCE	CHAENOMELES JAPONICA	#5 CONT.	LOW
24	GNI	GOLDEN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	#5 CONT.	LOW
38	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	VERY LOW
14	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	VERY LOW
4	RBA	RED BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'	#5 CONT.	LOW
4	RSB	RED SNOWBERRY	SYMPHORICARPOS ORBICULATUS	#5 CONT.	LOW
6	YCU	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.	VERY LOW
14	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
3	DWY	DONALD WYMAN LILAC	SYRINGA X PRESTONIAE 'DONALD WYMAN'	#5 CONT.	VERY LOW
9	GST	GOLDEN SMOKE TREE	COTINUS COGGYGRIA 'ANCOT'	#5 CONT.	LOW
8	NCG	CENTER GLOW NINEBARK	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	#5 CONT.	LOW
19	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.	LOW
3	SAA	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	VERY LOW
8	VAJ	AUTUMN JAZZ VIBURNUM	V. DENTATUM 'RALPH SENIOR'	#5 CONT.	MODERATE
EVERGREEN SHRUBS 2-4" SPREAD					
146	MAN	PANCHITO MANAZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	VERY LOW
161	MSL	SLOW MOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONT.	VERY LOW
60	YBE	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.	VERY LOW
EVERGREEN SHRUBS 5-6" SPREAD					
9	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	VERY LOW
10	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	VERY LOW
43	BSG	SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'	#5 CONT.	VERY LOW
4	CCB	CORAL BEAUTY COTONEASTER	CYTISUS DAMMERI 'CORAL BEAUTY'	#5 CONT.	MODERATE
5	CHI	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.	VERY LOW
22	EMA	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	#5 CONT.	MODERATE
14	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	LOW
7	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
29	MTA	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	#5 CONT.	LOW
ORNAMENTAL GRASSES					
276	AMG	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSUS 'ADAGIO'	#1 CONT.	LOW
64	APG	UNDAUNTED ALPINE PLUME GRASS	ACHNATHERUM CALAMAGROSTIS 'PUND02S'	#1 CONT.	LOW
395	FGH	HAMELN HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	VERY LOW
52	FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	LOW
387	GBA	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	VERY LOW
243	GHM	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	LOW
179	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
274	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.	VERY LOW
101	MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	#1 CONT.	VERY LOW
72	PAH	HARDY PAMPAS GRASS	ERIANTHUS RAVENNAE	#1 CONT.	LOW
251	PDG	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	VERY LOW
36	RSR	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	LOW
28	ZGR	ZEBRA GRASS	MISCANTHUS SENENSIS 'STRICTUS'	#1 CONT.	LOW
PERENNIALS					
12	BCL	CLUSTERED BELL FLOWER	CAMPANULA GLOMERATA	#1 CONT.	LOW
96	BES	BACK EYED SUSAN	RUDBEKIA FULGIDA 'GOLDSTURM'	#1 CONT.	MODERATE
475	BGO	BASKET OF GOLD	AURINA SAXATILIS 'GOLD BALL'	#1 CONT.	VERY LOW
94	CFC	CHEYENNE SPIRIT CONEFLOWER	ECHINACEA 'CHEYENNE SPIRIT'	#1 CONT.	VERY LOW
75	CFL	PURPLE CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.	VERY LOW
178	CLT	LITTLE TRUDY CATMINT	NEPETA 'PSIFKE'	#1 CONT.	LOW
73	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
29	LAD	LADY'S MANTEL	ALCHEMILLA MOLLIS	#1 CONT.	LOW
71	LAV	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	#1 CONT.	VERY LOW
9	LUP	LUPINE, RUSSELL HYBRIDS	LUPINUS 'RUSSELL STRAIN'	#1 CONT.	HIGH
46	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
86	SDL	SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	#1 CONT.	VERY LOW
62	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



THE AURORA HIGHLANDS SP #21

TITLE: L1.00 - PLANT SCHEDULE

DATE: FEBRUARY 24, 2023



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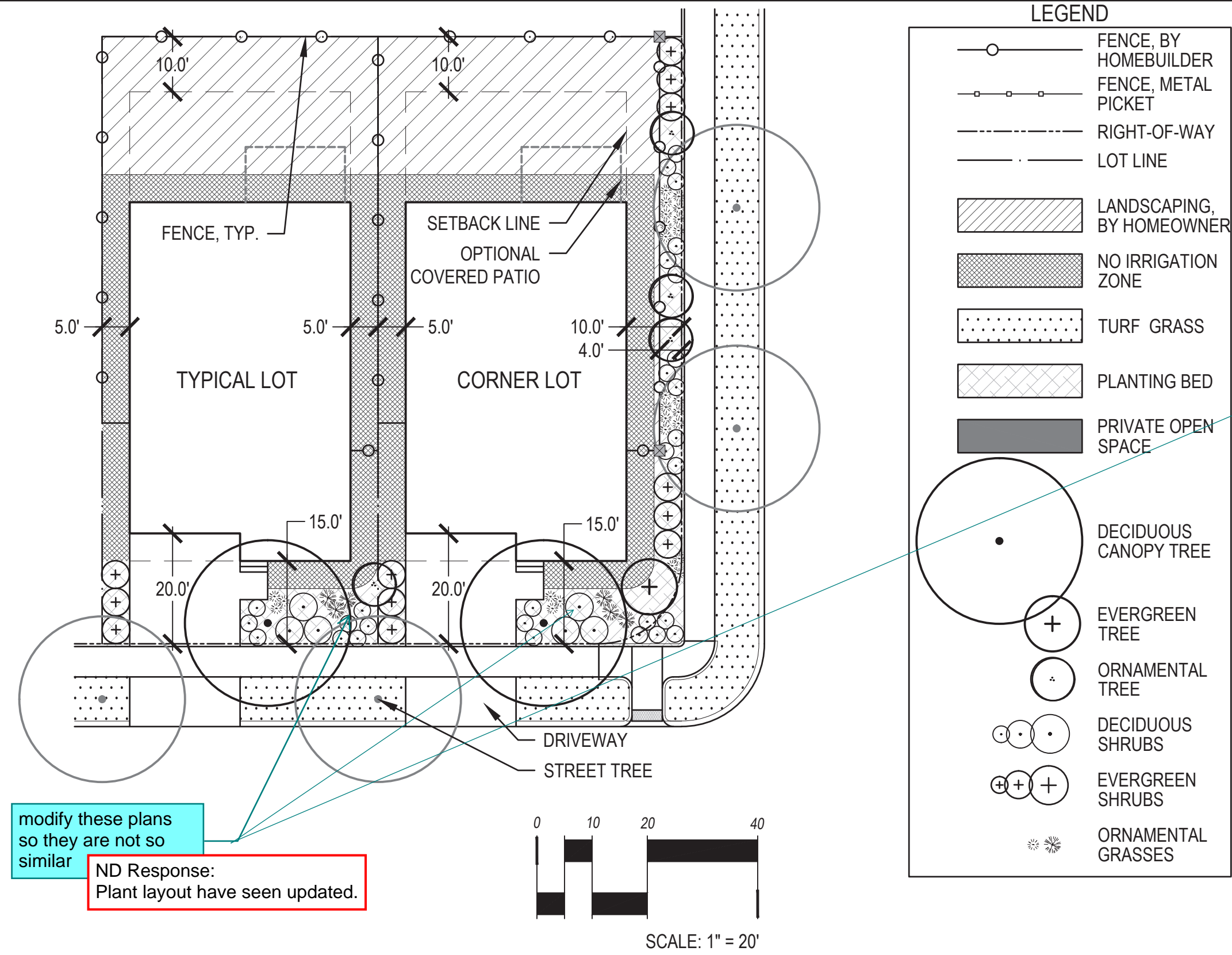


L1.00

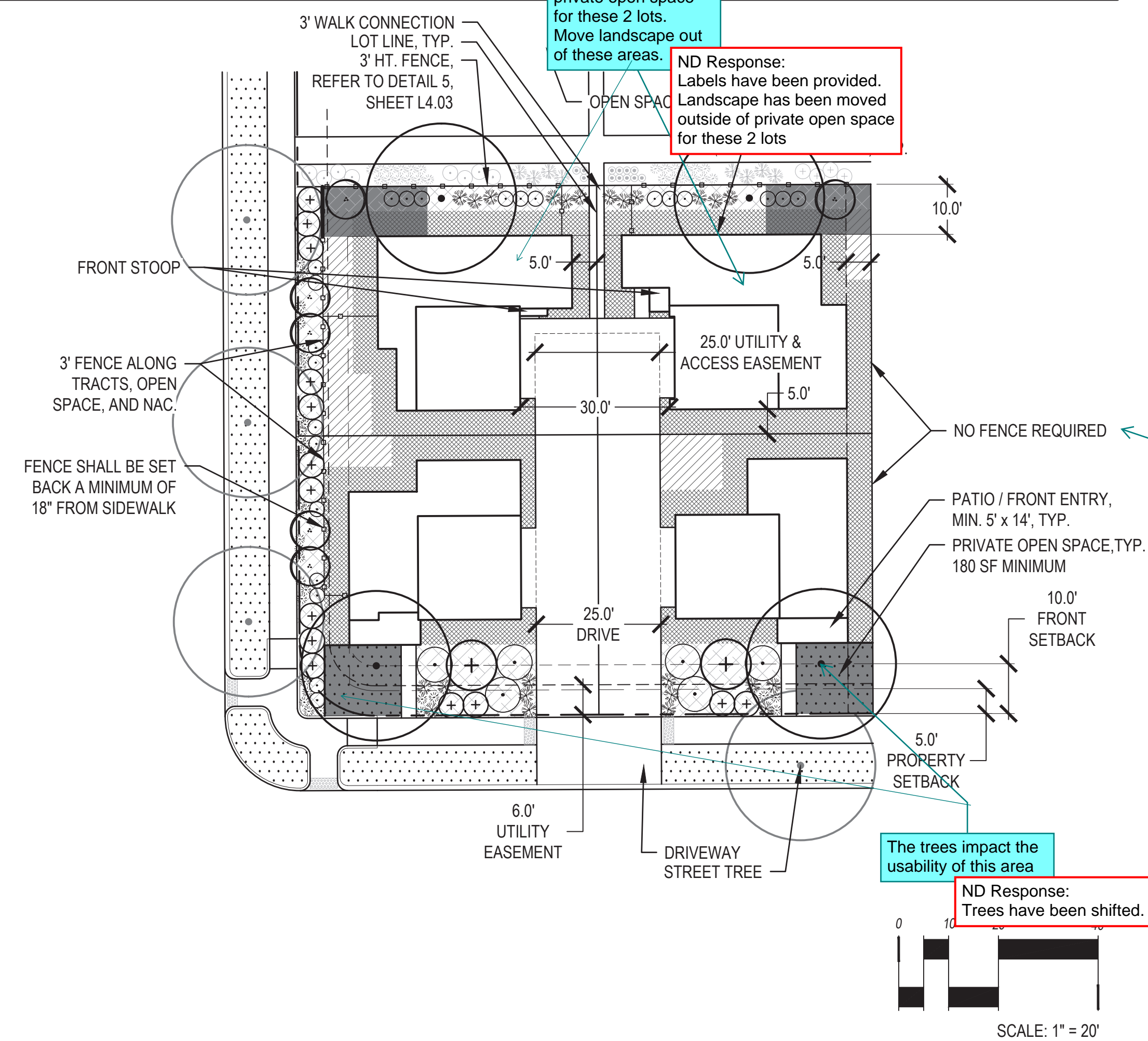
SHEET: 18 OF 36

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TYPICAL LOT LANDSCAPE (SINGLE FAMILY DETACHED)



TYPICAL LOT LANDSCAPE (MOTOR COURT)



THE AURORA HIGHLANDS SP #21

TITLE: L1.01 - LOT TYPICALS

DATE: FEBRUARY 24, 2023

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L1.01

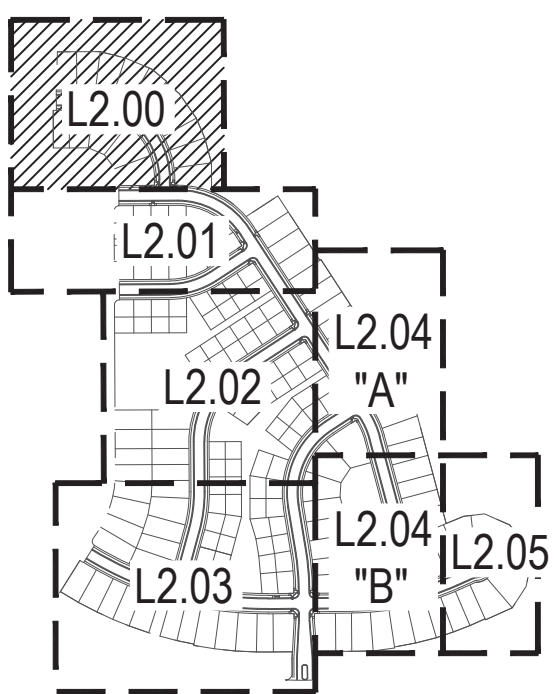
SHEET: 19 OF 36

LEGEND

- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- ENLARGEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY (ROW)
- STEEL EDGER (4/L4.00)
- 3' METAL FENCE (6/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 (2/L4.00)
- PERENNIALS (3/L4.00)
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL, 5/L4.00)
- BENCH (1/L4.01)
- PICNIC TABLE (3/L4.03)
- BIKE RACK (2/L4.02)
- BIKE STATION (2/L4.03)
- TRASH CAN (1/L4.02)
- HAMMOCK (1/L4.03)
- SANDSTONE STEPPERS (4/L4.03)
- PET WASTE STATION (2/L4.01)
- STANDARD MASONRY COLUMN (5/L4.01)
- MAIL KIOSKS (3/L4.01 & 4/L4.01)

KEY MAP

SCALE: 1" = 600'



THE AURORA HIGHLANDS SP #21

TITLE: L2.00 - LANDSCAPE PLAN

DATE: FEBRUARY 24, 2023

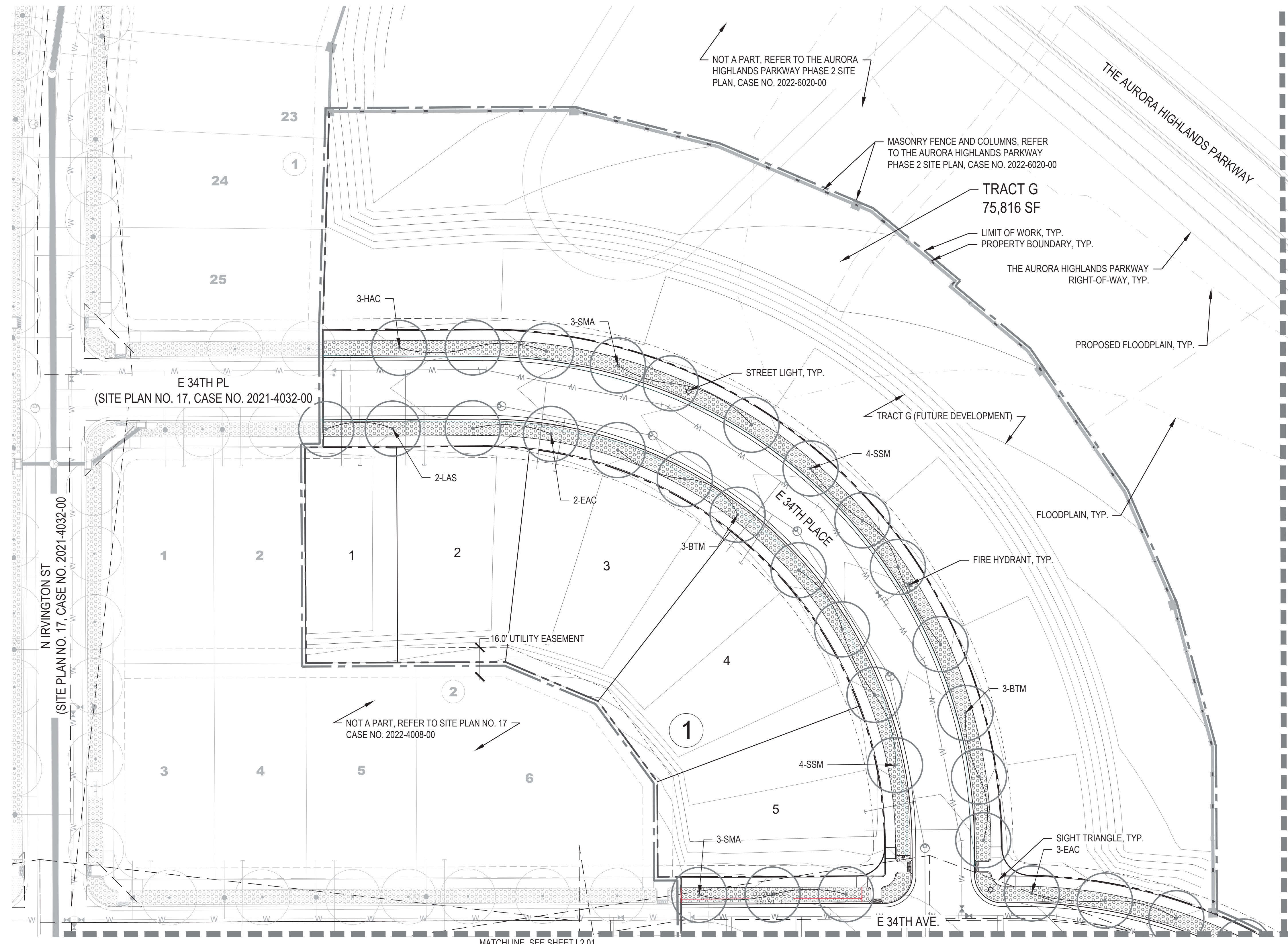
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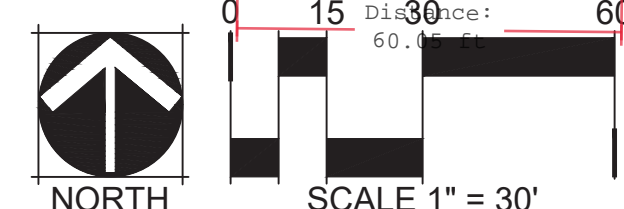


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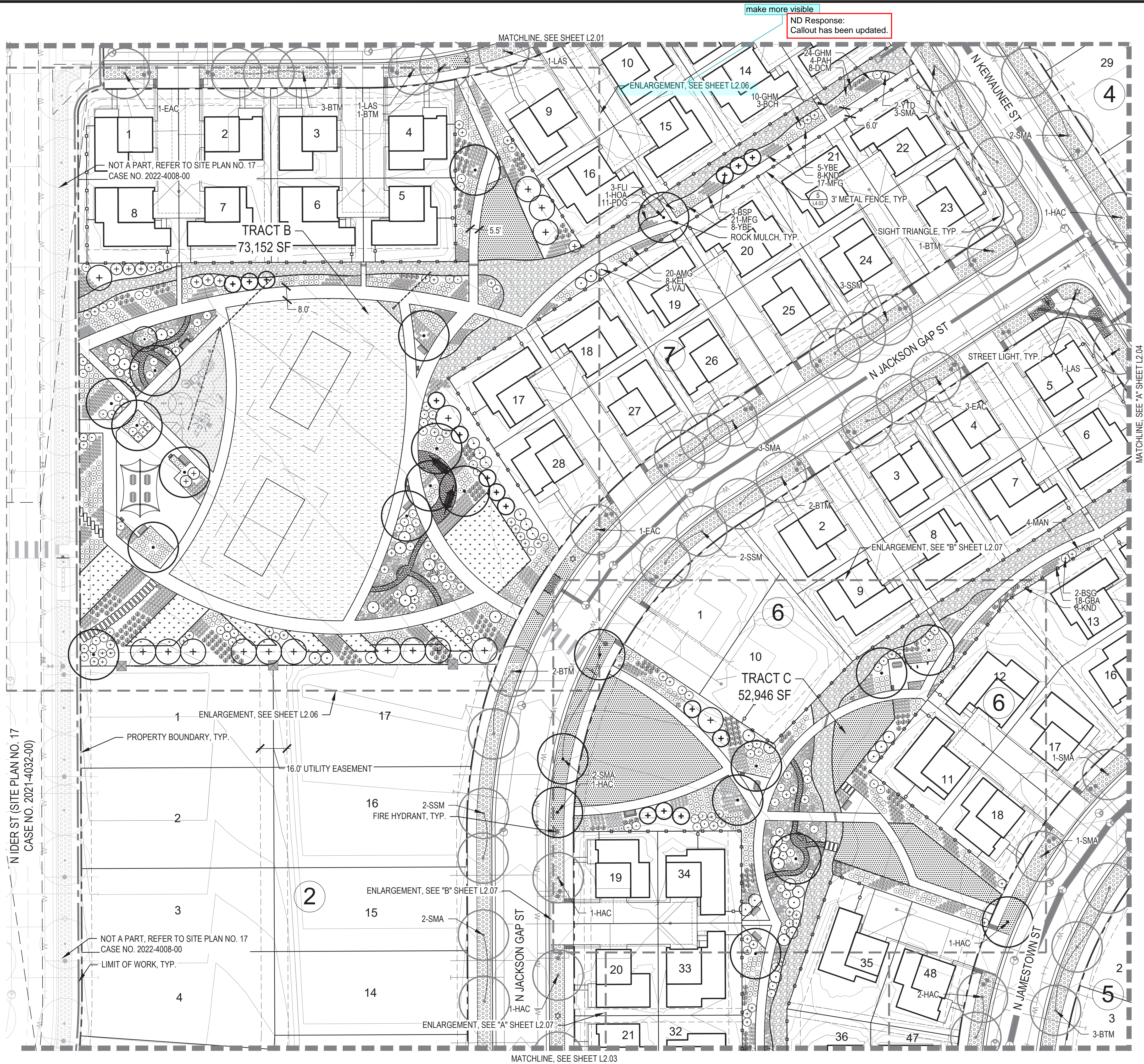
SHEET: 20 OF 36



- NOTES:
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 - 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.

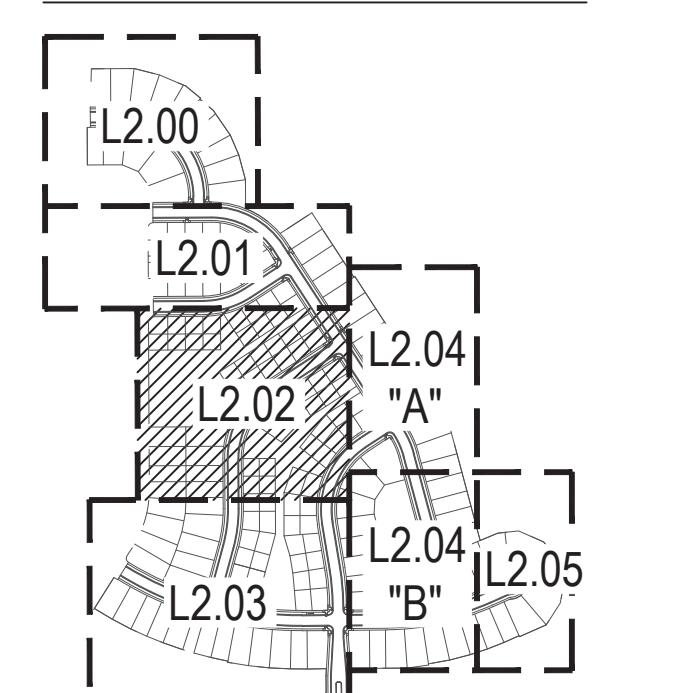


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- LEGEND**
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 - 100% IRRIGATED NATIVE GRASS SEED MIX
 - PLAYGROUND SURFACE
 - COBBLE
 - CRUSHER FINES
 - HOMEBUILDER TREE
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 - ORNAMENTAL TREES (1/L4.00)
 - EVERGREEN TREES (1/L4.00)
 - DECIDUOUS SHRUBS (2/L4.00)
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 - ORNAMENTAL GRASSES (2/L4.00)
 - PERENNIALS (3/L4.00)
 - FIRE HYDRANT (RE: CIVIL)
 - STREET LIGHT (RE: CIVIL, 5/L4.00)
 - BENCH (1/L4.01)
 - PICNIC TABLE (3/L4.03)
 - BIKE RACK (2/L4.02)
 - BIKE STATION (2/L4.03)
 - TRASH CAN (1/L4.02)
 - HAMMOCK (1/L4.03)
 - SANDSTONE STEPPERS (4/L4.03)
 - PET WASTE STATION (2/L4.01)
 - STANDARD MASONRY COLUMN (5/L4.01)
 - MAIL KIOSKS (3/L4.01 & 4/L4.01)

KEY MAP SCALE: 1" = 600'



- NOTES:**
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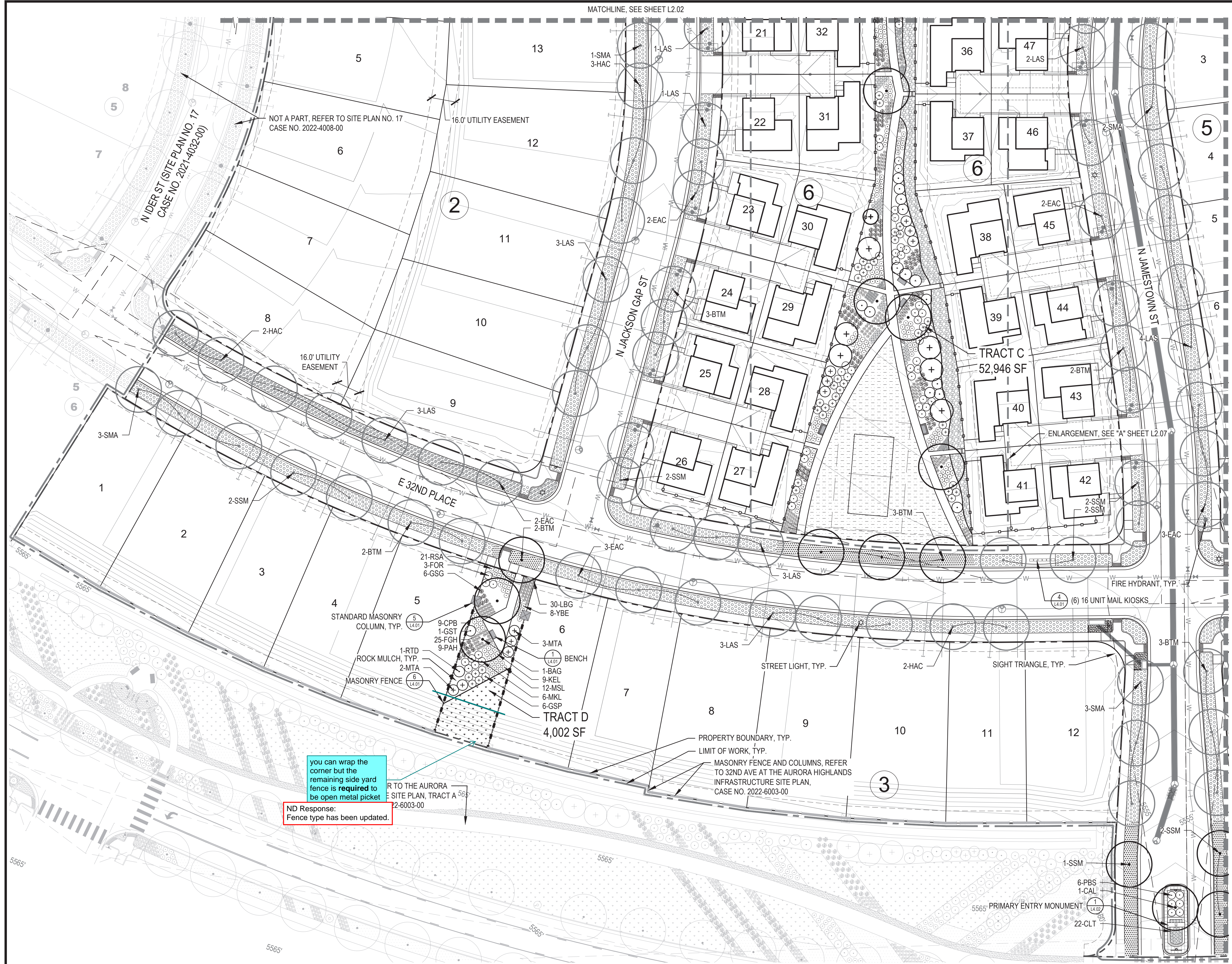
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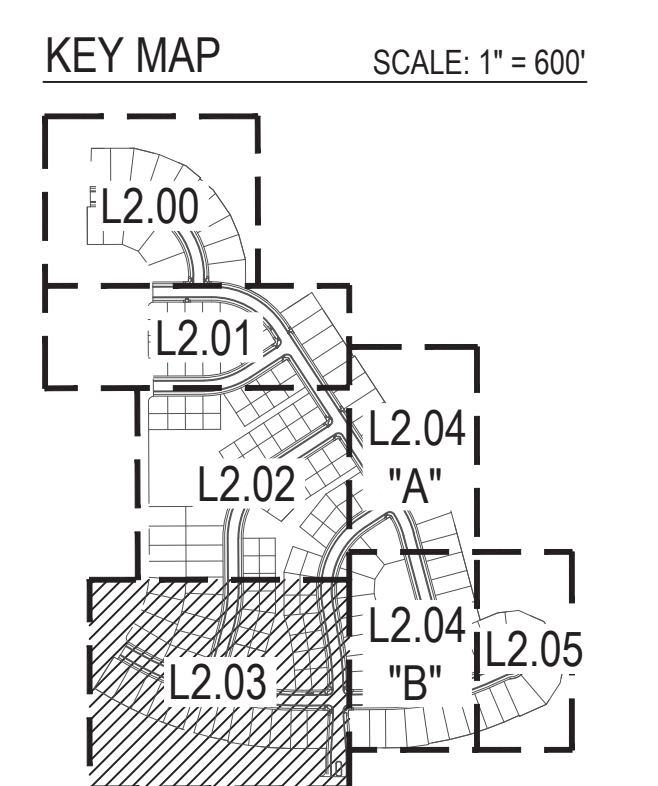
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L2.02

SHEET: 22 OF 36



- LEGEND**
- LIMITS OF WORK (L.O.W.)
 - MATCHLINE
 - ENLARGEMENT LINE
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 - RIGHT OF WAY (ROW)
 - STEEL EDGER (4/L4.00)
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 - IRRIGATED RECREATIONAL TURF
 - IRRIGATED MANICURED TURF SOD (HOME BUILDER)
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 - DECIDUOUS CANOPY TREE (1/L4.00)
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 - EVERGREEN TREES (1/L4.00)
 - DECIDUOUS SHRUBS (2/L4.00)
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 - TRASH CAN (1/L4.02)
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 - PET WASTE STATION (2/L4.01)
 - STANDARD MASONRY COLUMN (5/L4.01)
 - MAIL KIOSKS (3/L4.01 & 4/L4.01)



THE AURORA HIGHLANDS SP #21
TITLE: L2.03 - LANDSCAPE PLAN
DATE: FEBRUARY 24, 2023



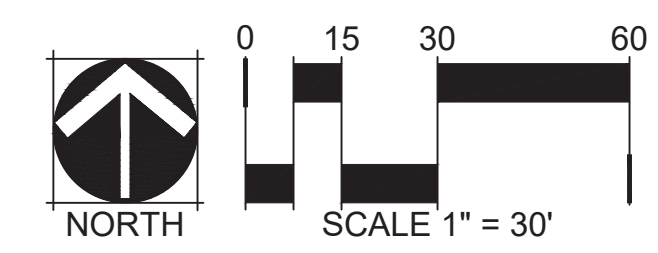
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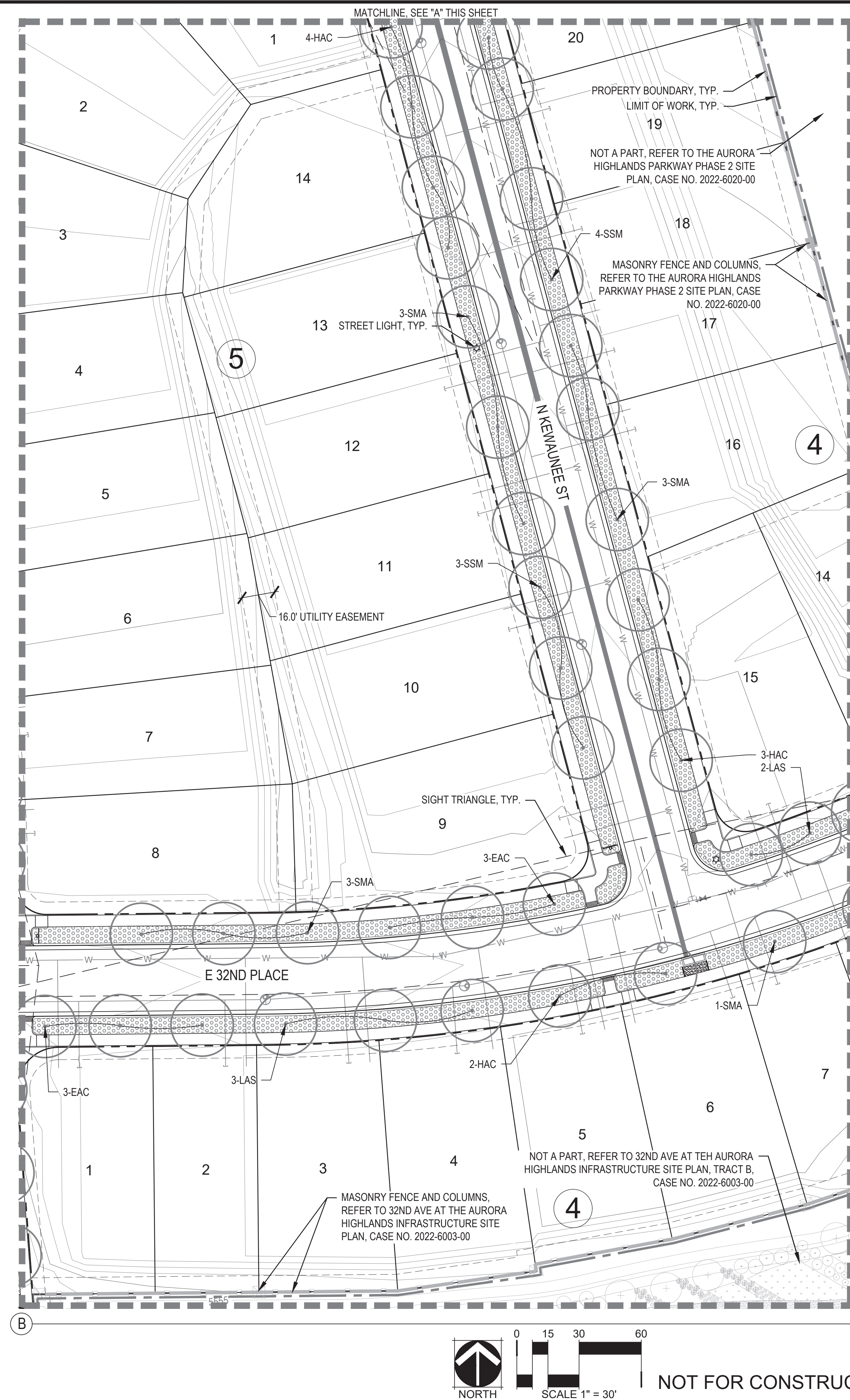
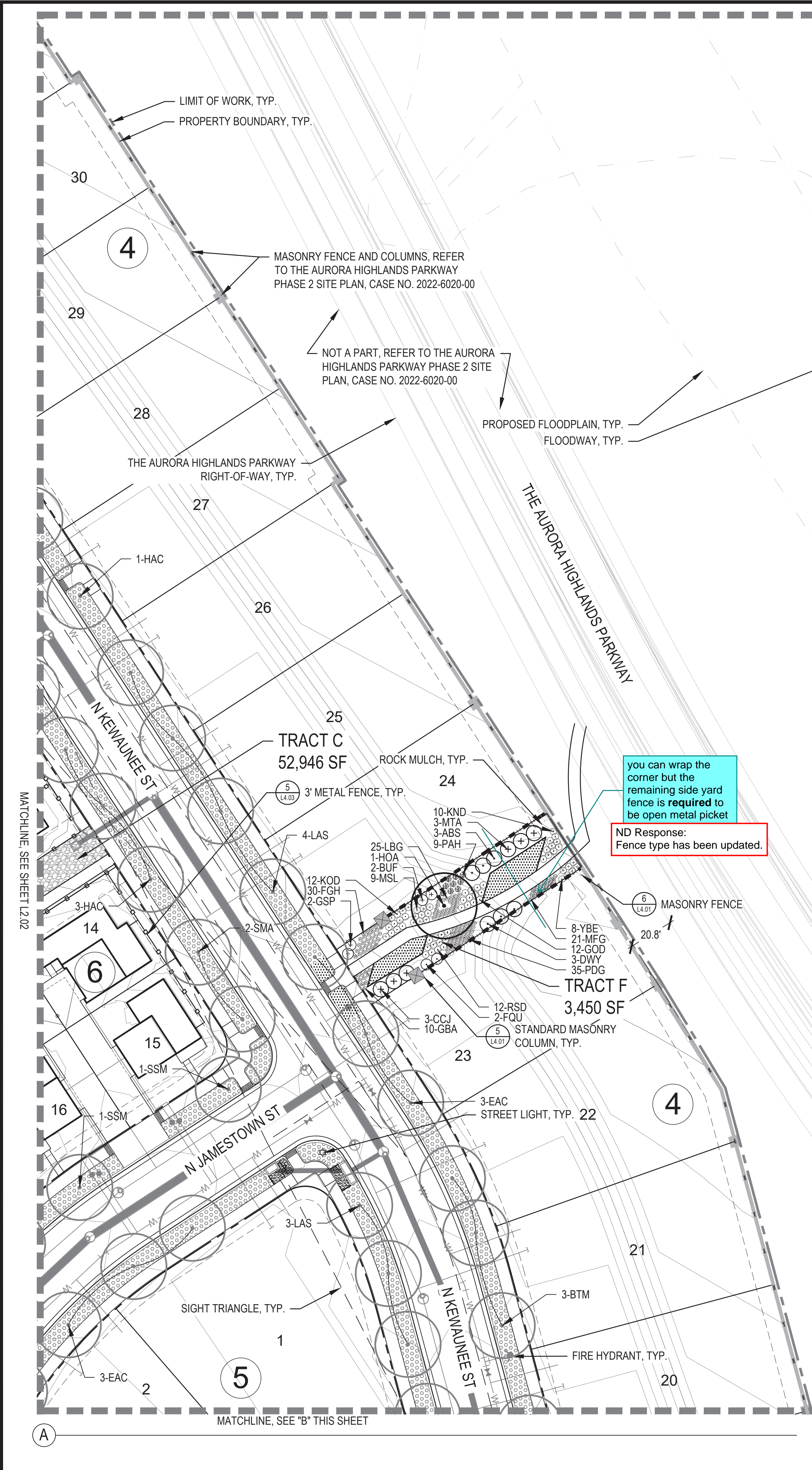
L2.03

SHEET: 23 OF 36

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.

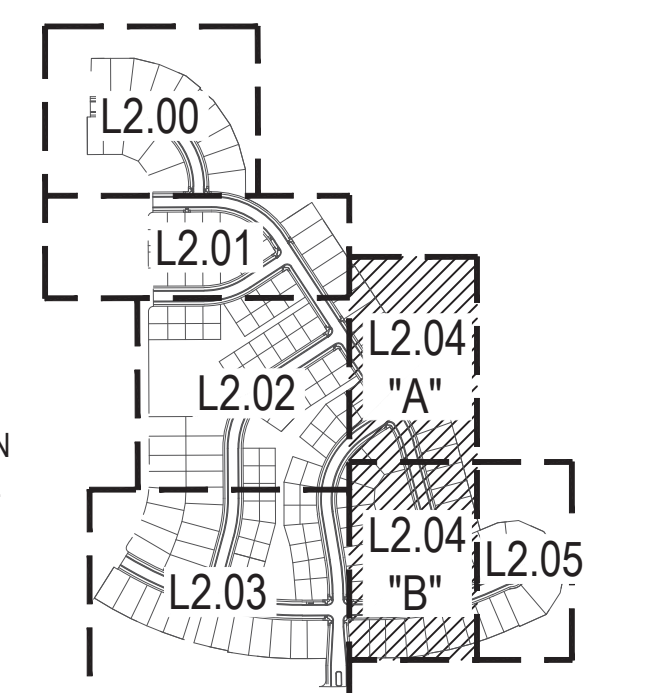


NOT FOR CONSTRUCTION



- LEGEND
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KEY MAP SCALE: 1" = 600'



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THE AURORA HIGHLANDS SP #21

TITLE: L2.04 - LANDSCAPE PLAN

DATE: FEBRUARY 24, 2023

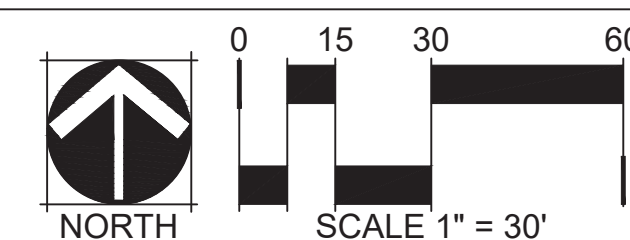
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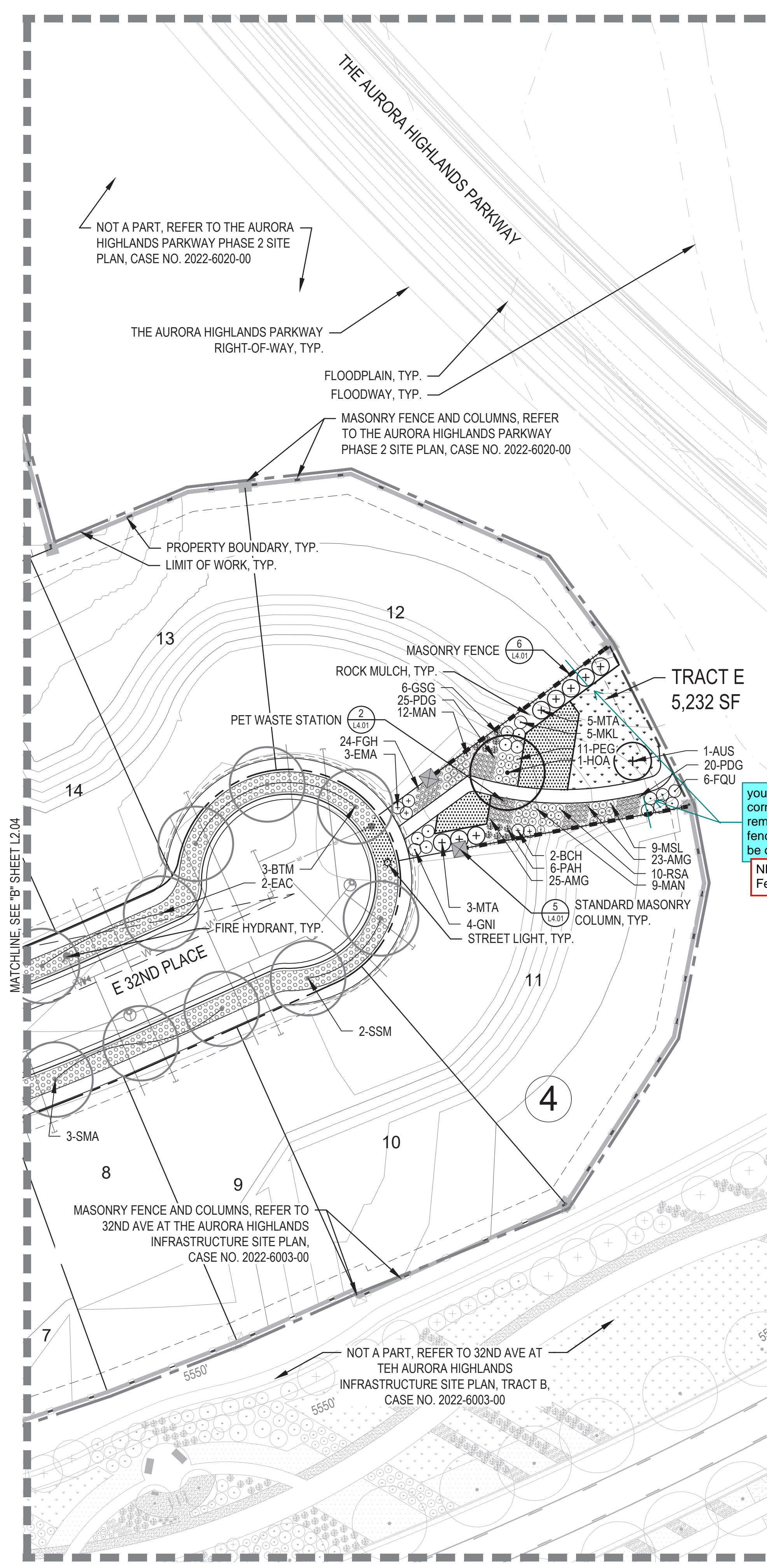


L2.04

SHEET: 24 OF 36

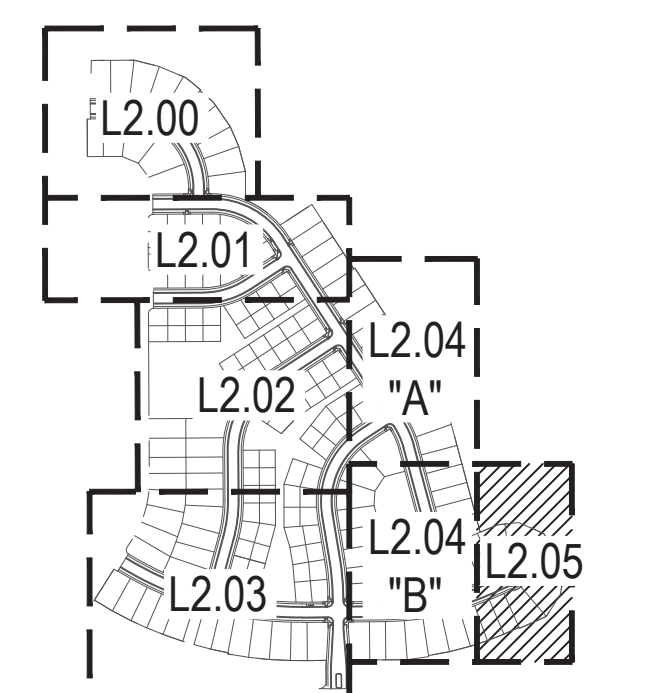


NOT FOR CONSTRUCTION



LEGEND	
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	SANDSTONE STEPPERS (4/L4.03)
	PET WASTE STATION (2/L4.01)
	STANDARD MASONRY COLUMN (5/L4.01)
	MAIL KIOSKS (3/L4.01 & 4/L4.01)

KEY MAP SCALE: 1" = 600'



THE AURORA HIGHLANDS SP #21

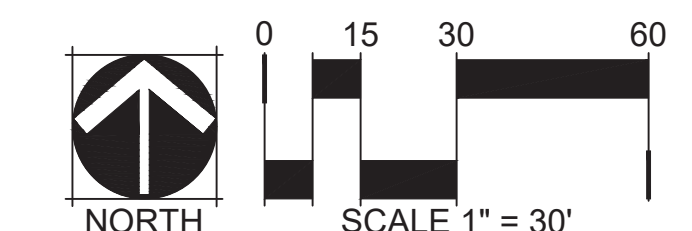
TITLE: L2.05 - LANDSCAPE PLAN

DATE: FEBRUARY 24, 2023



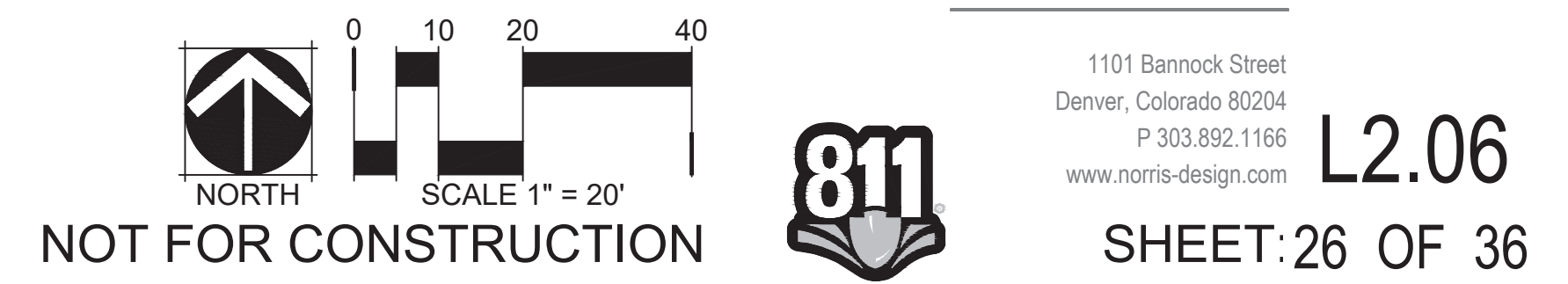
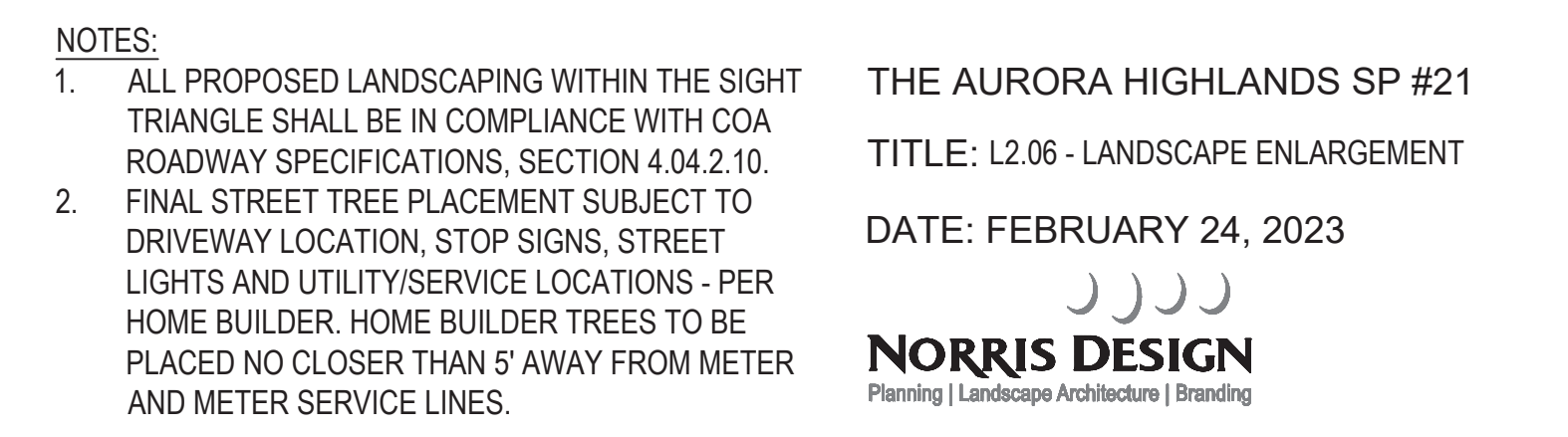
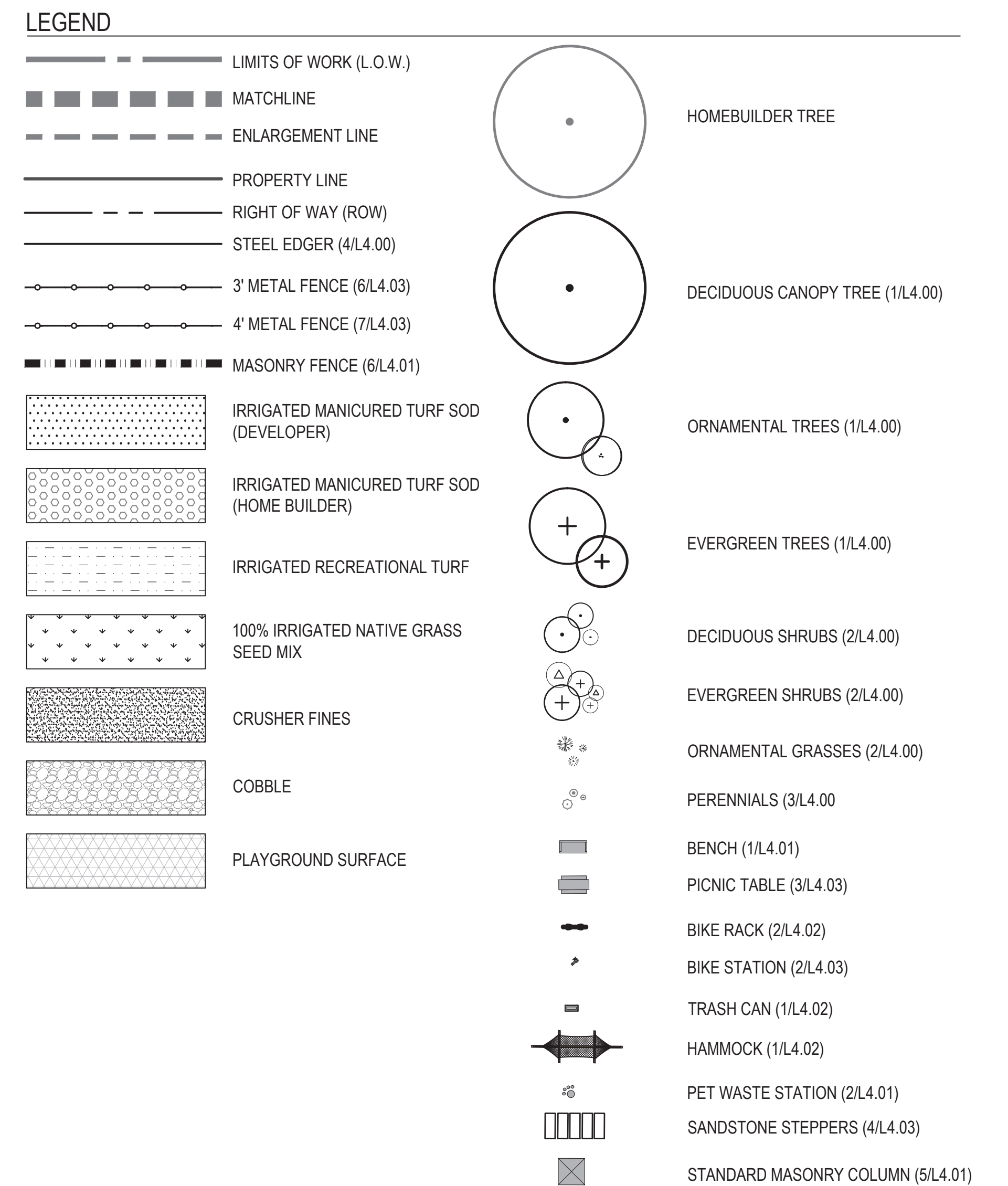
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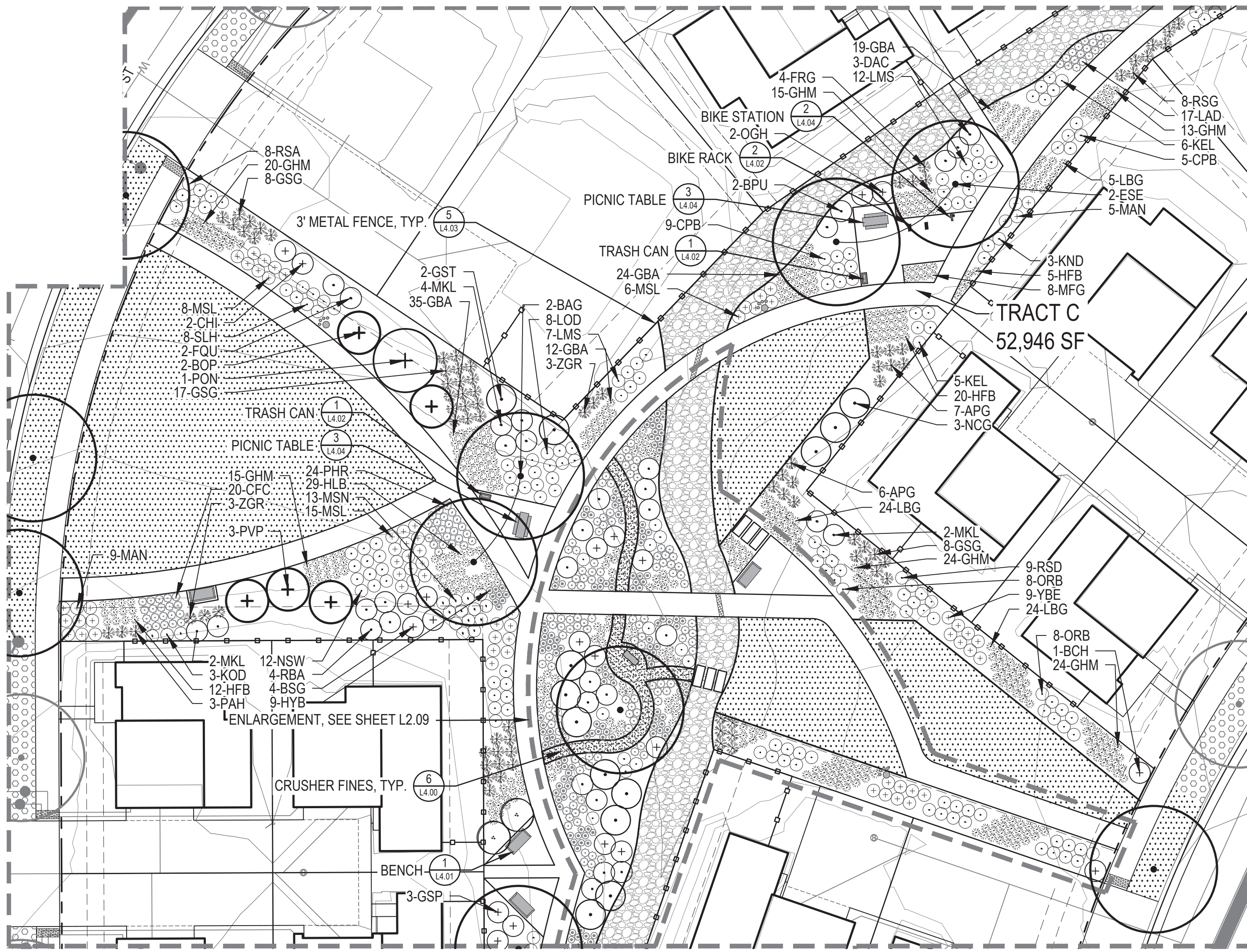
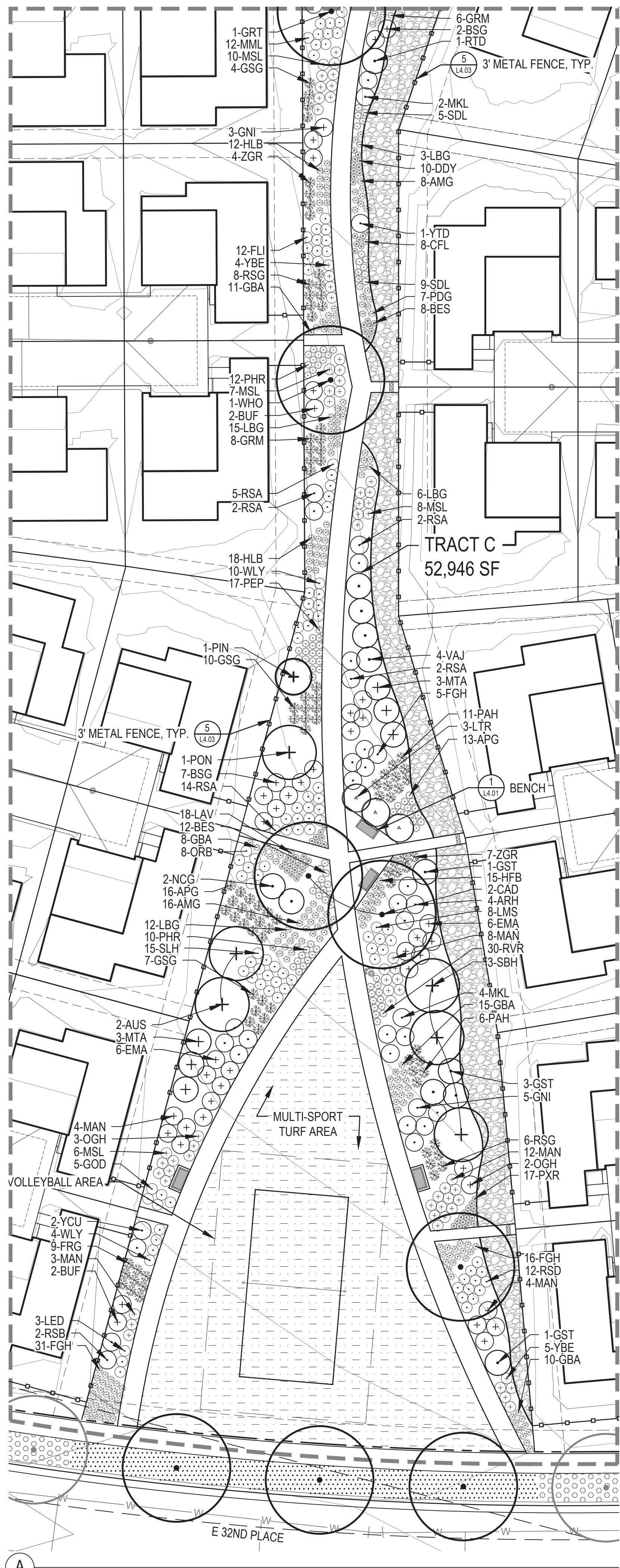
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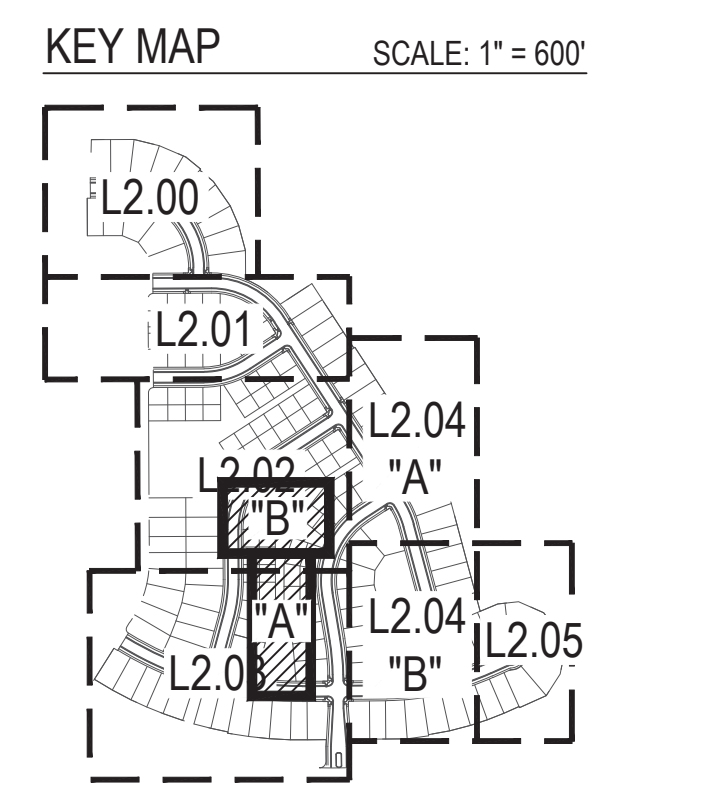
LEGEND

- LIMITS OF WORK (L.O.W.)
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- IRRIGATED RECREATIONAL TURF
- 100% IRRIGATED NATIVE GRASS SEED MIX
- CRUSHER FINES
- COBBLE
- PLAYGROUND SURFACE

TREE AND PLANT SYMBOLS:

- HOME BUILDER TREE
- DECIDUOUS CANOPY TREE (1/L4.00)
- ORNAMENTAL TREES (1/L4.00)
- EVERGREEN TREES (1/L4.00)
- DECIDUOUS SHRUBS (2/L4.00)
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THE AURORA HIGHLANDS SP #21
TITLE: L2.07 - LANDSCAPE ENLARGEMENT
DATE: FEBRUARY 24, 2023

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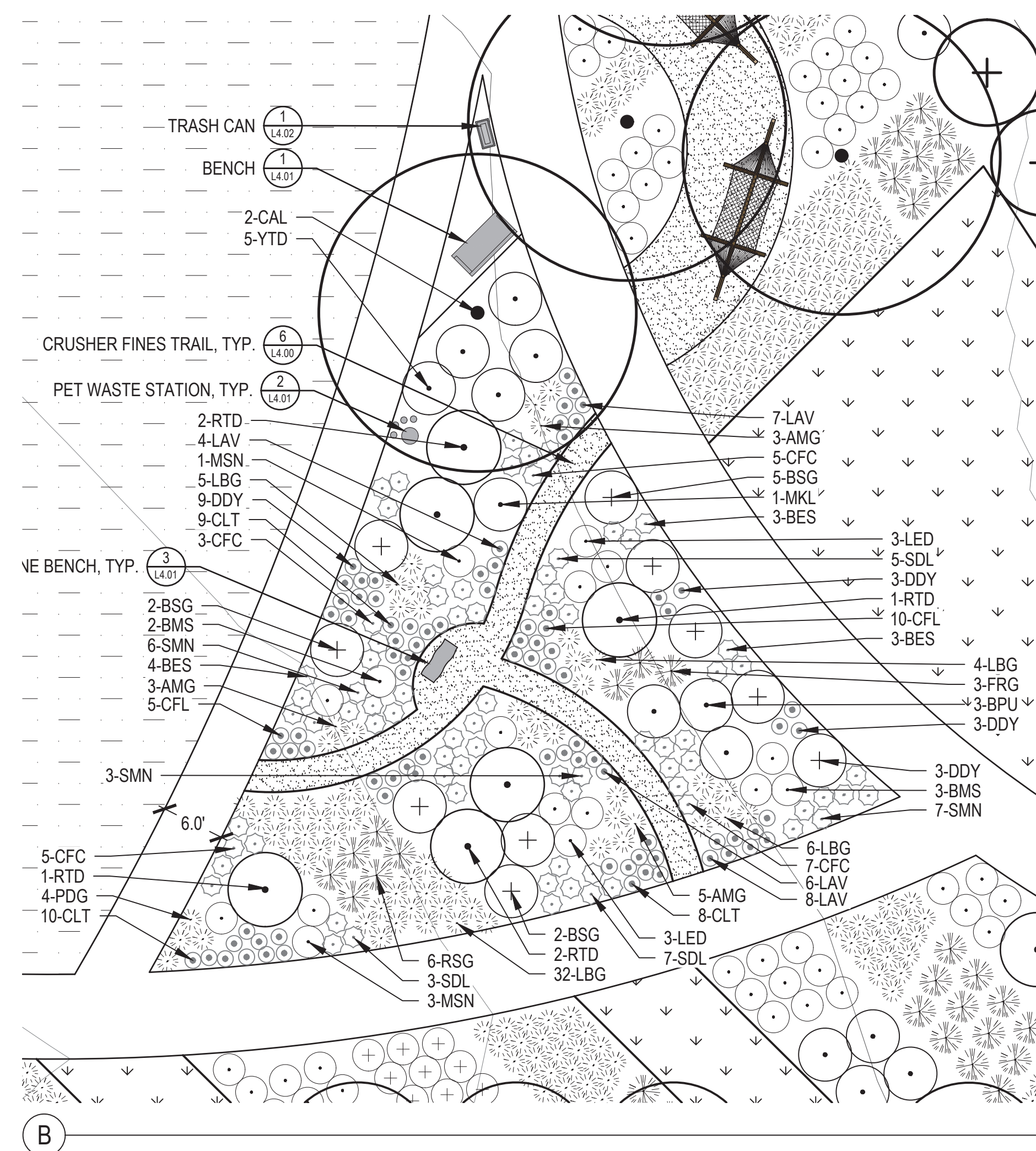
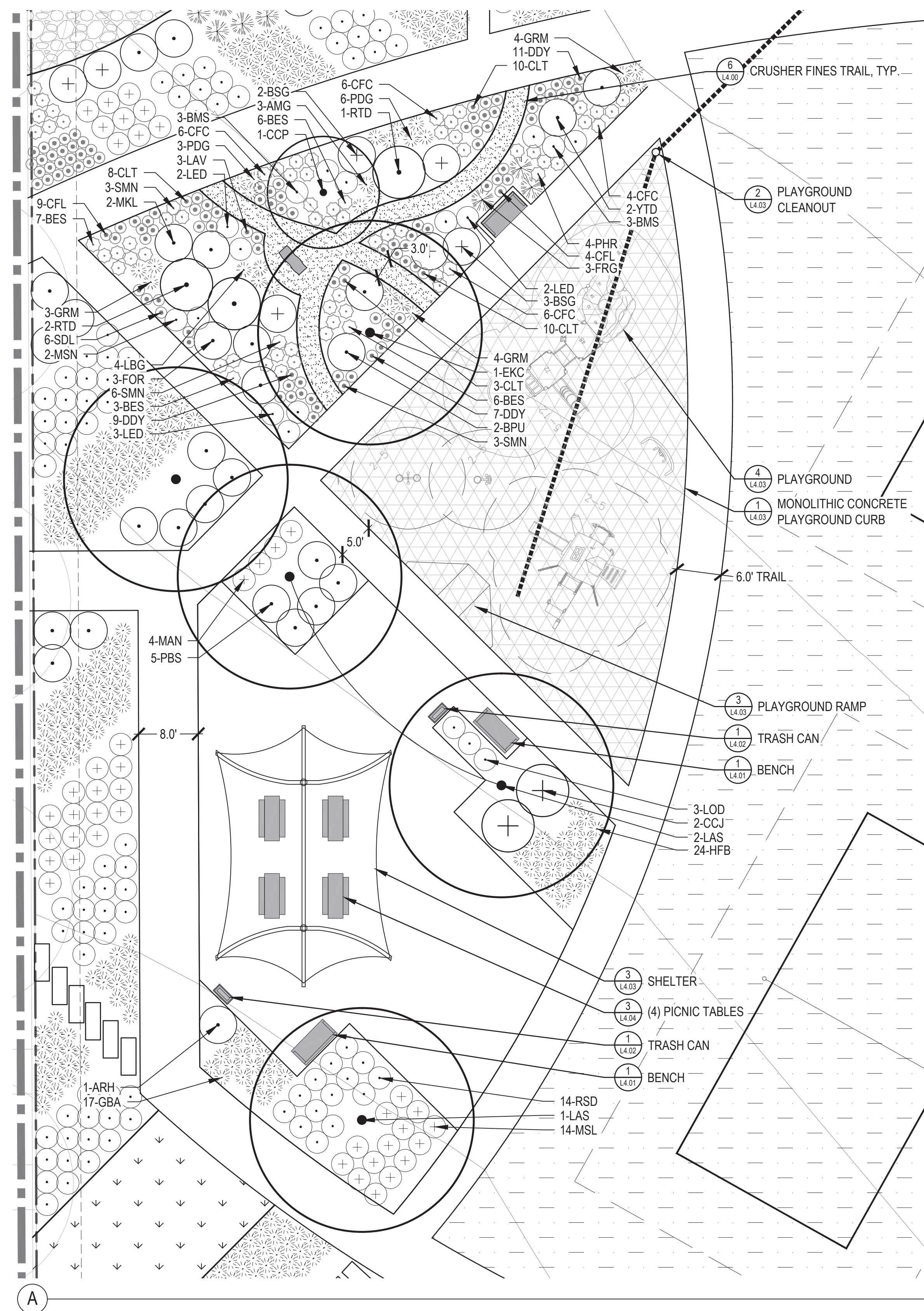
L2.07
SHEET: 27 OF 36

NOT FOR CONSTRUCTION


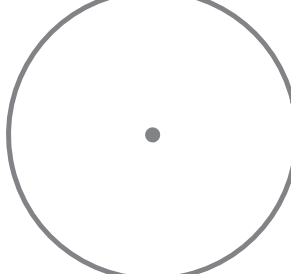

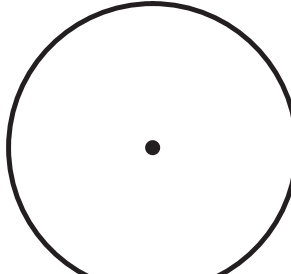

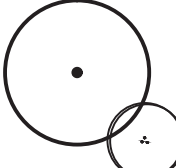

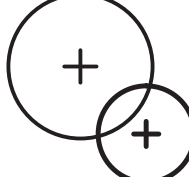

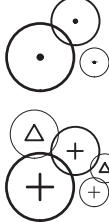

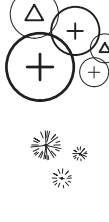




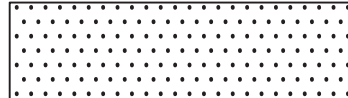



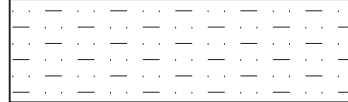





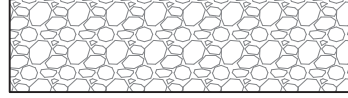

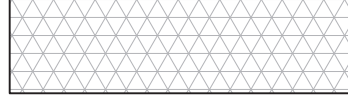



SCALE 1" = 20'

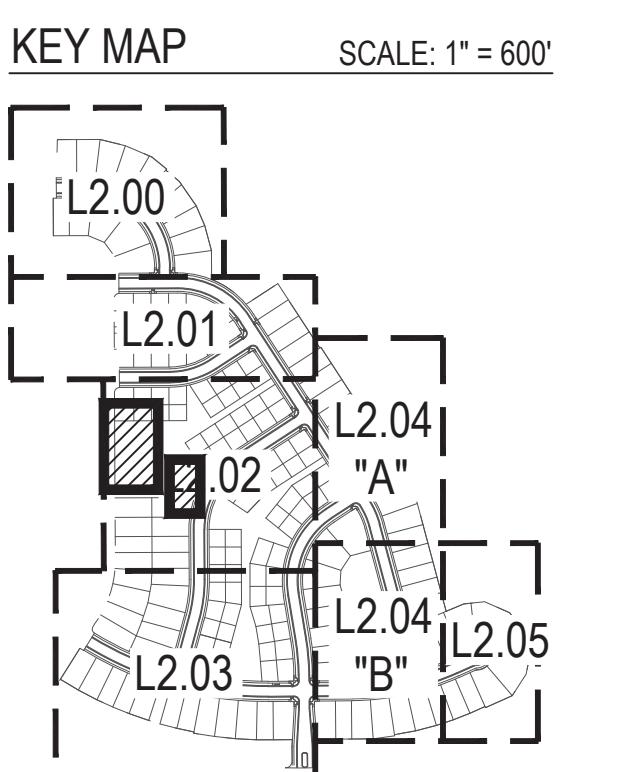
0 10 20 40

NORTH



LEGEND

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



THE AURORA HIGHLANDS SP #21

TITLE: L2.08 - LANDSCAPE ENLARGEMENT

DATE: FEBRUARY 24, 2023



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P 303.892.1166
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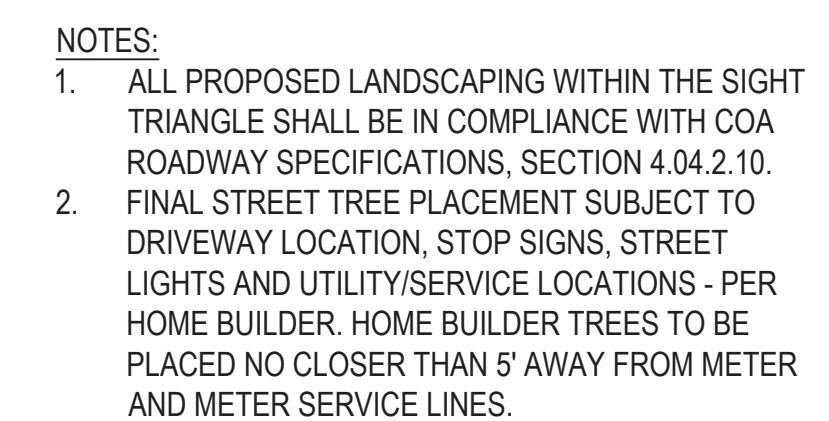
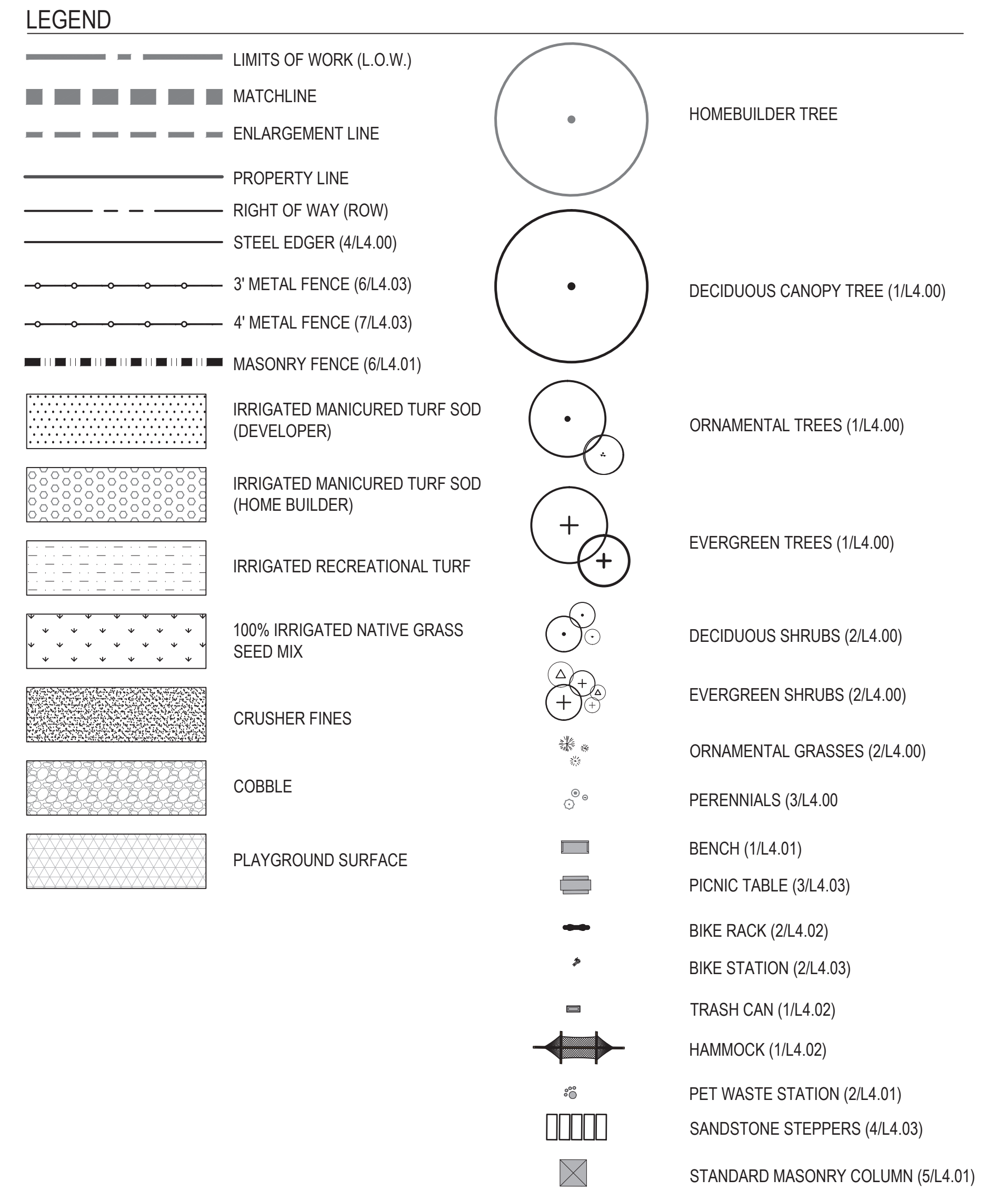
L2.08

SHEET:28 OF 36



NOT FOR CONSTRUCTION






NORRIS DESIGN
Planning | Landscape Architecture | Branding



L2.09

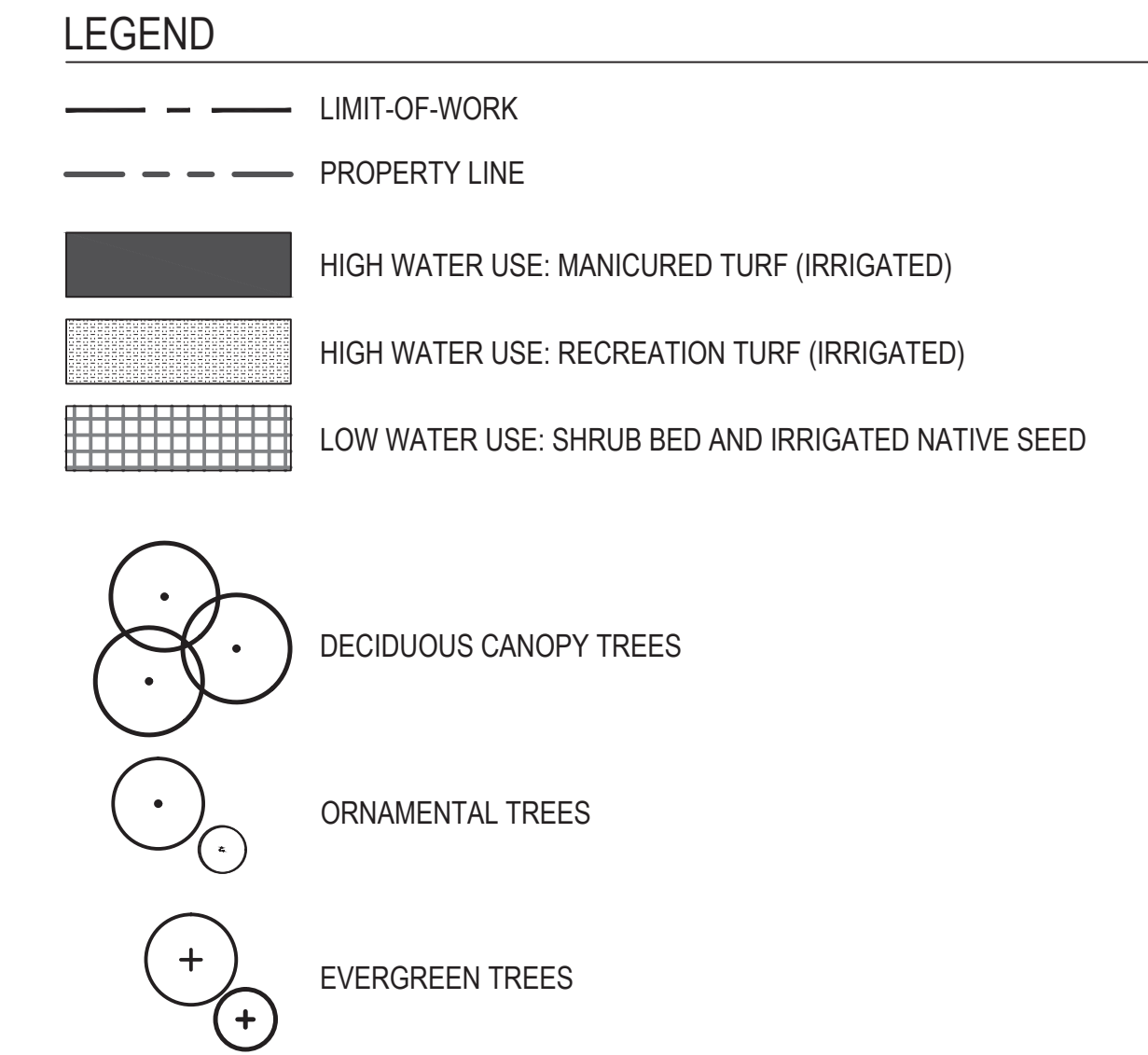
SHEET:29 OF 36



0 10 20 40

SCALE 1" = 20'

NOT FOR CONSTRUCTION



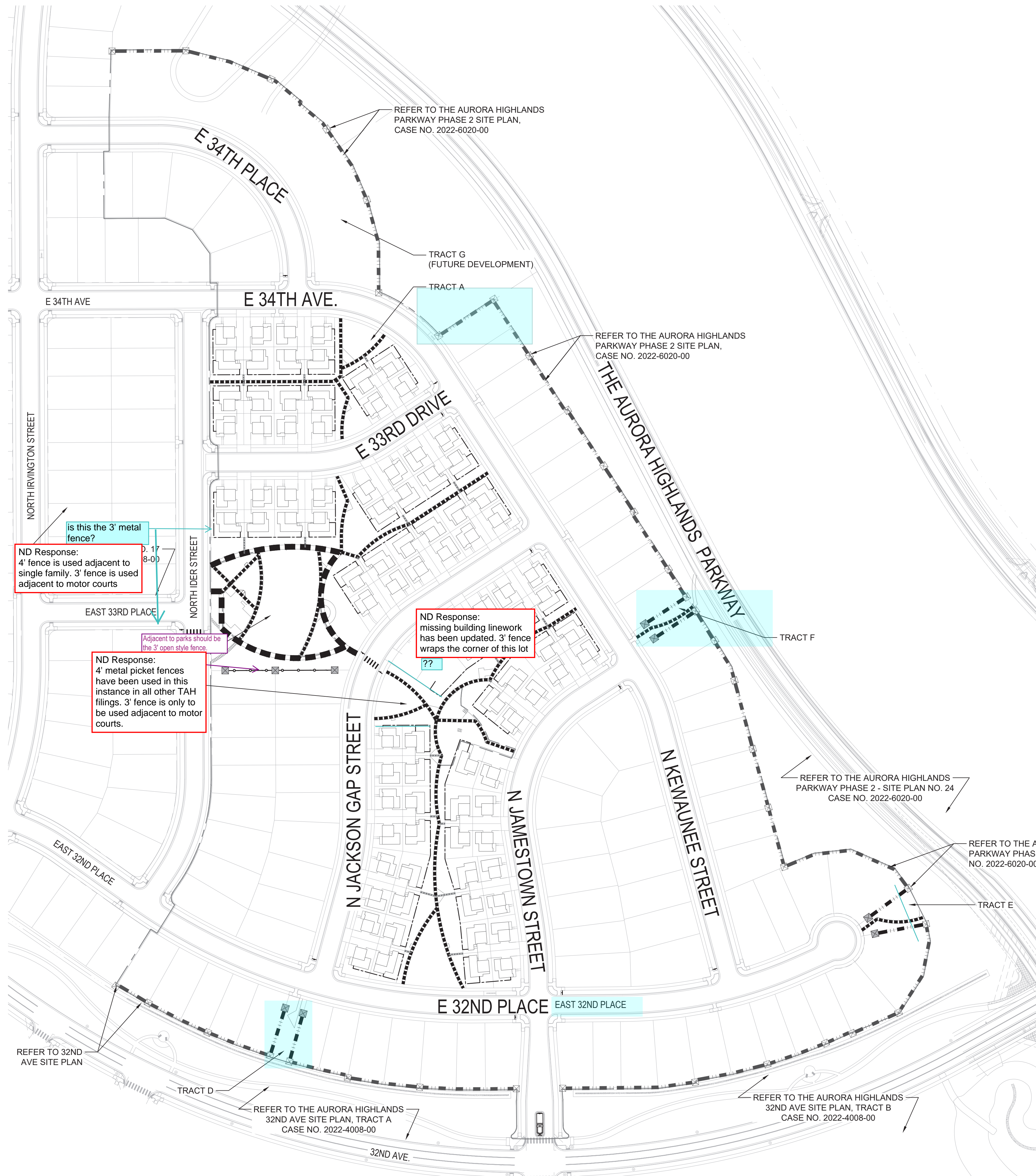
WATER USE TYPE	AREA (SF)
HIGH WATER USE	20,749 SF (13% OF TOTAL AREA)
RECREATIONAL TURF HIGH WATER USE	26,631 SF (16% OF TOTAL AREA)
LOW WATER USE	64,264 SF
TOTAL:	111,644 SF

	QUANTITY	AREA VALUE	TOTAL AREA
CANOPY TREES	0	706 SF	0 SF
EVERGREEN/ORNAMENTAL TREES	0	177 SF	0 SF
TOTAL:			0 SF
TOTAL PERMANENT IRRIGATED AREA		111,644 SF	
TOTAL NON-IRRIGATED SEED AREA		0 SF	

SHARED LANDSCAPE DATA TABLE		
SITE LANDSCAPE DATA	AREA IN SF	PERCENT
TOTAL LANDSCAPE AREA (SP-23 ONLY)	162,934 SF	100%
HARDSCAPE AREA ¹	49,043 SF	30%
COOL SEASON TURF GRASS AREA	22,877 SF	14%
ALL OTHER LANDSCAPE AREA ²	91,014 SF	56%

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

- 3' CONCRETE TRAIL
- 5' CONCRETE TRAIL (NOT INCLUDING SIDEWALKS)
- 8' CONCRETE TRAIL (NOT INCLUDING SIDEWALKS)
- MASONRY FENCE (6/L4.01)
- 4' METAL FENCE (7/L4.03)
- 3' METAL FENCE (6/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)

symbols are reversed on landscape sheets

ND Response: Linetypes have been updated

THE AURORA HIGHLANDS SP #21
TITLE: L3.01 - MASTER FENCE & TRAIL PLAN
DATE: FEBRUARY 24, 2023

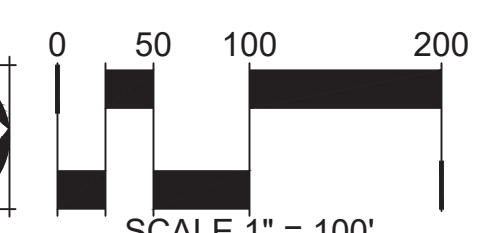


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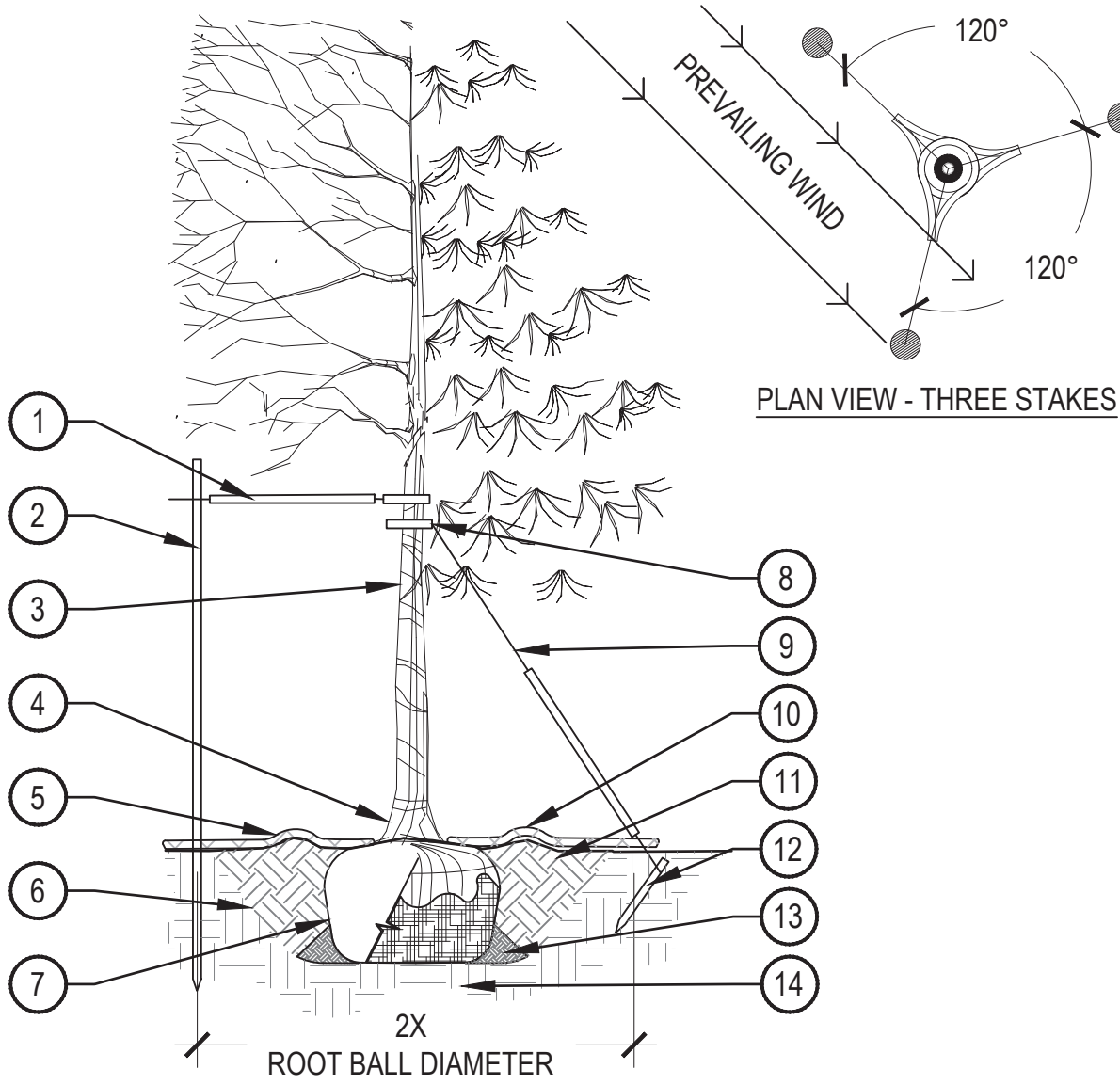
L3.01

SHEET: 31 OF 36

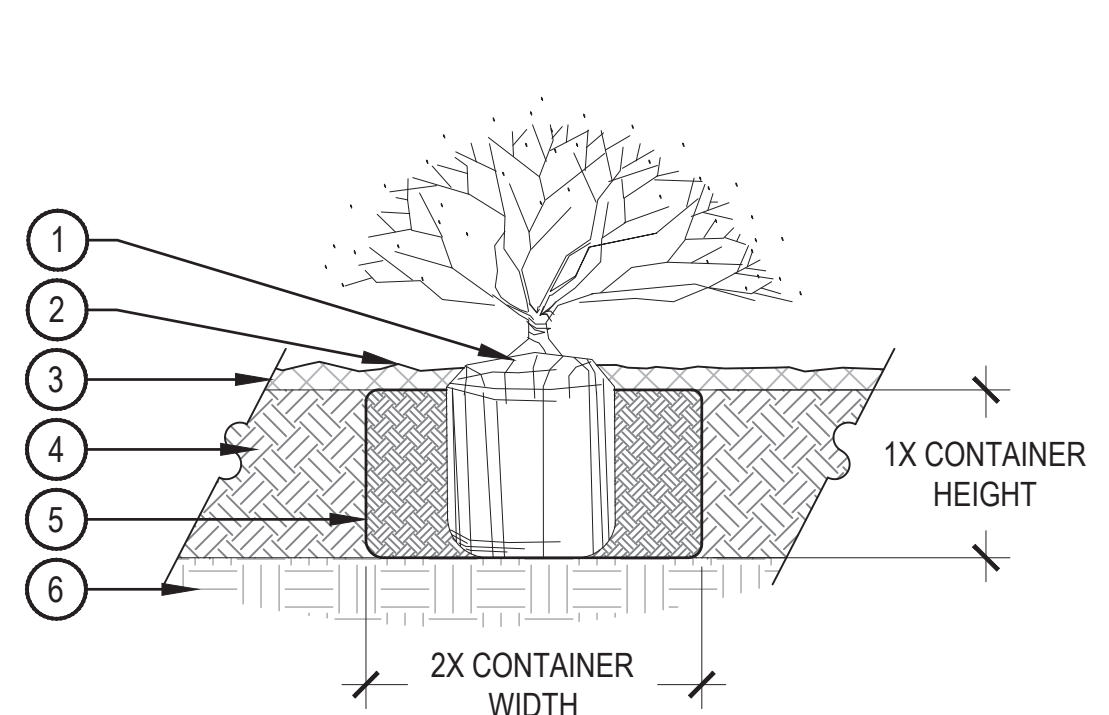


NOT FOR CONSTRUCTION

- 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.

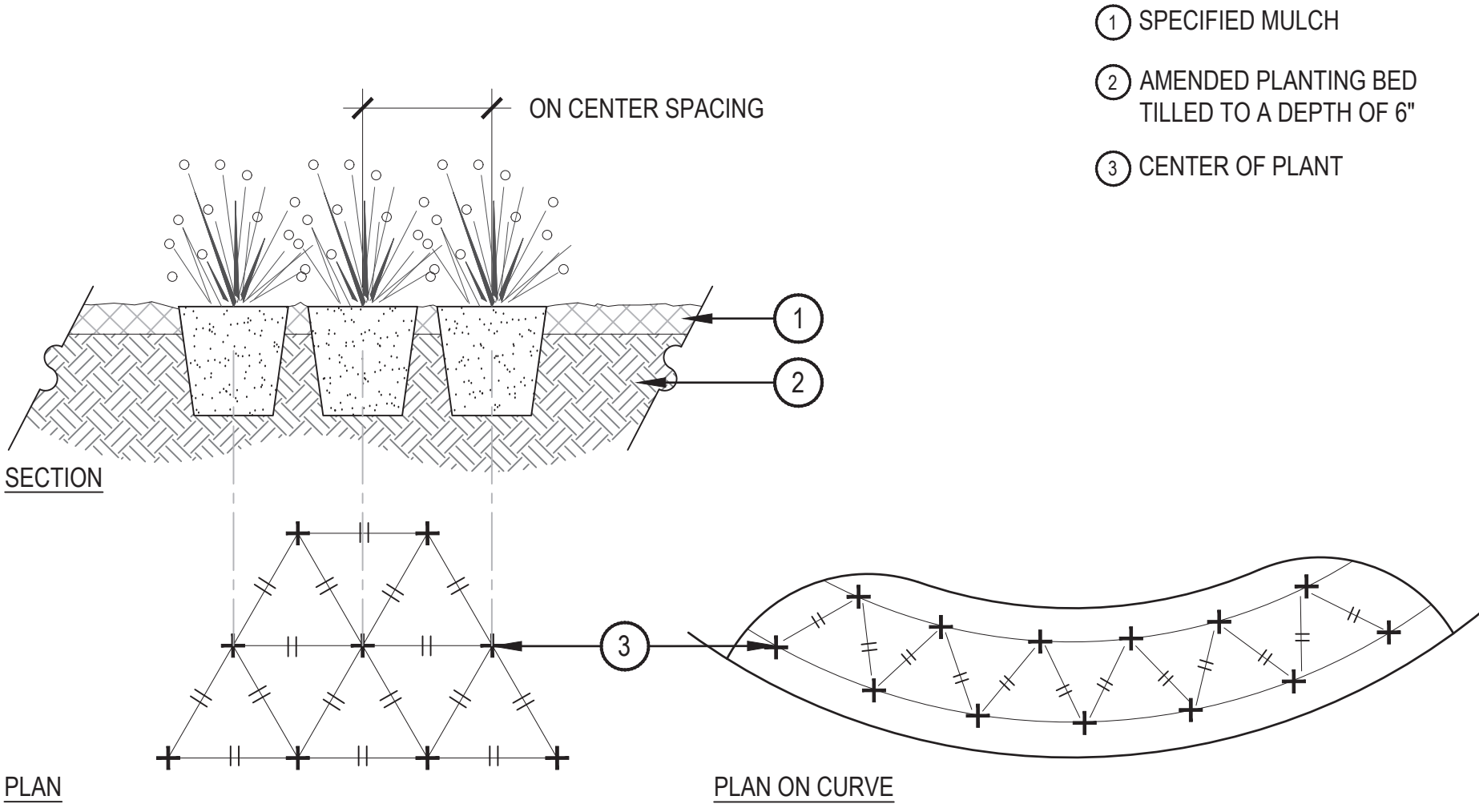
- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

TREE PLANTING DETAIL

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

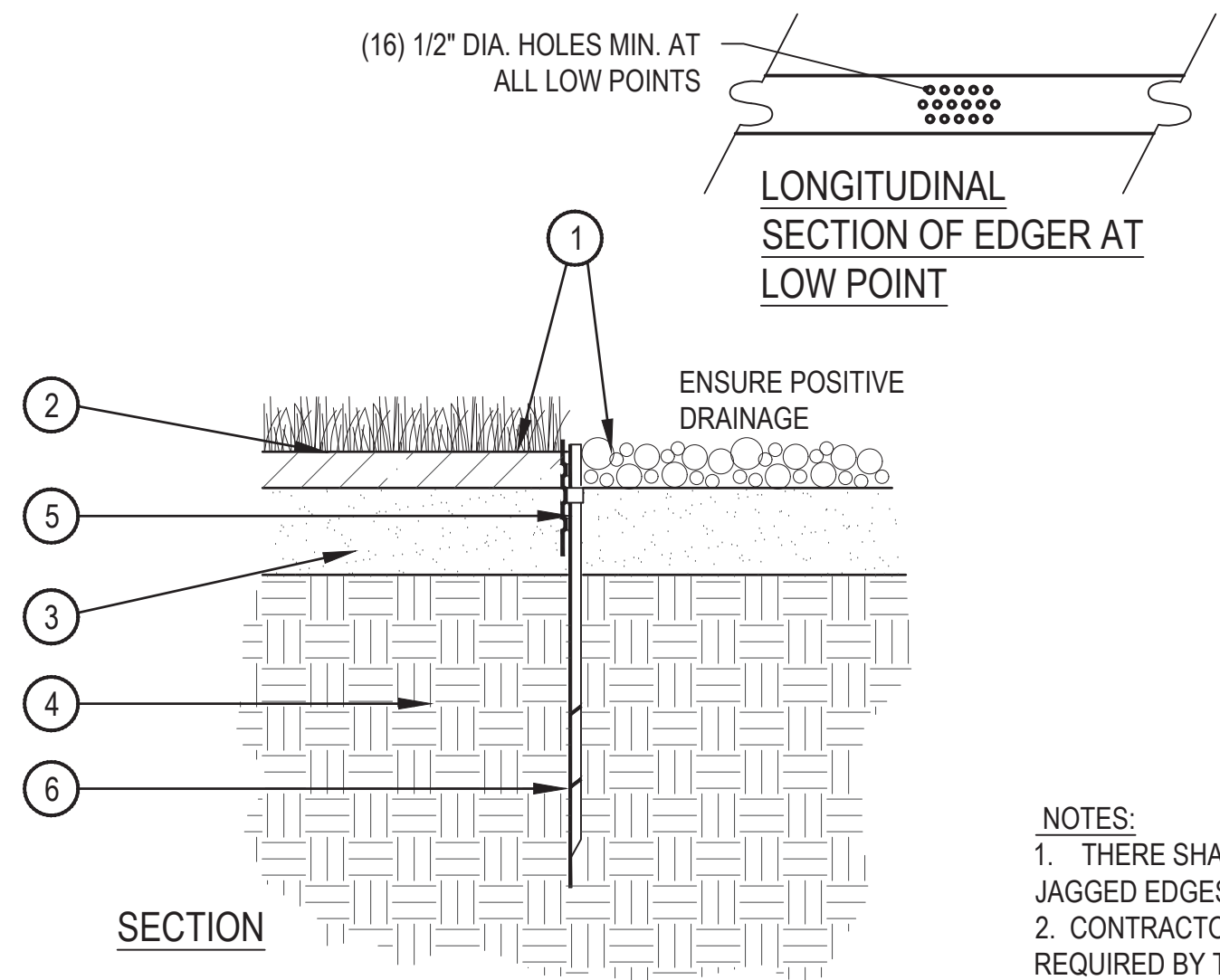
SHRUB PLANTING

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



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

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



- 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



PERENNIAL PLANT LAYOUT

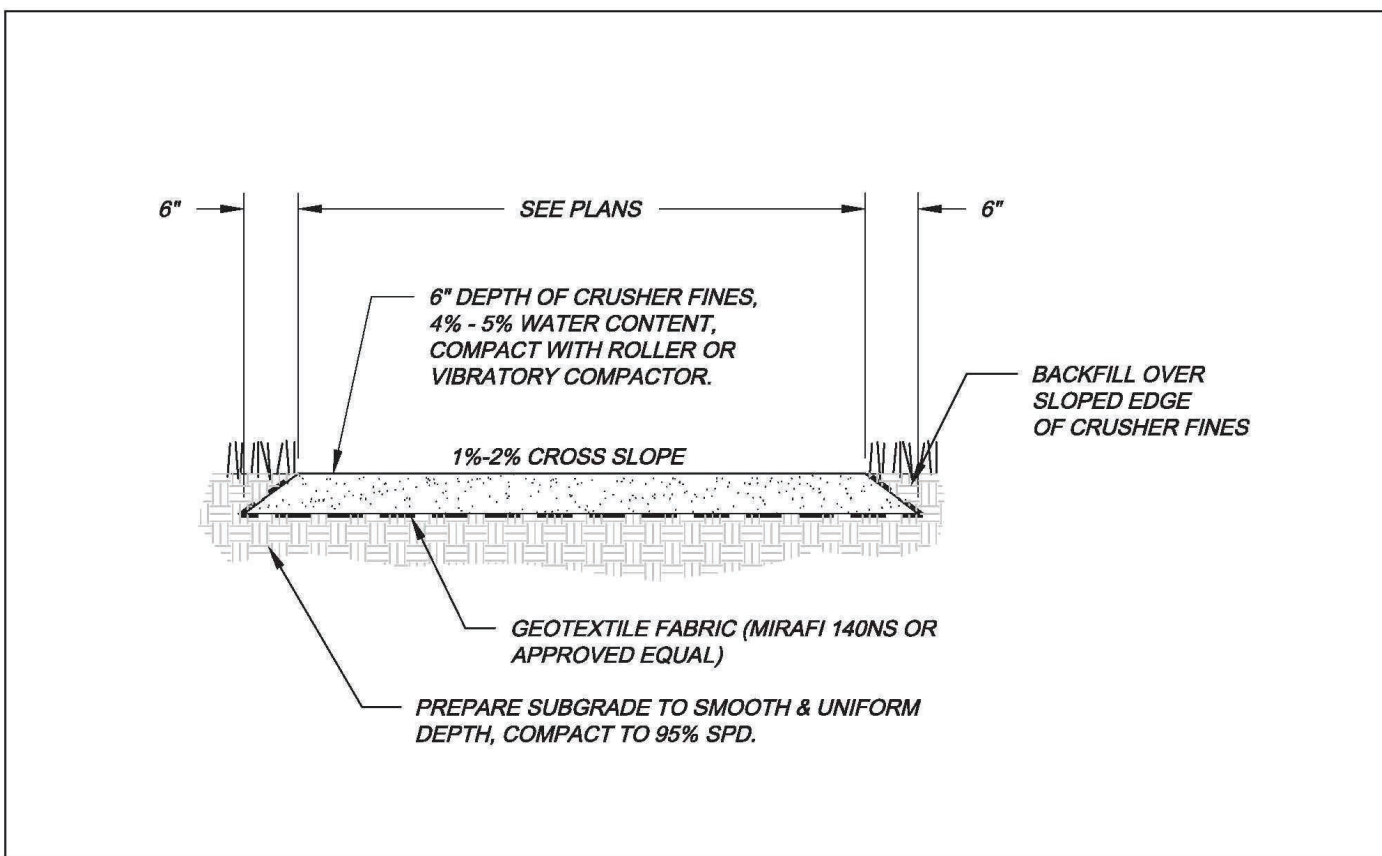
SCALE: 1" = 1'-0"

STEEL EDGER

SCALE: 1" = 1'-0"

STREET LIGHT

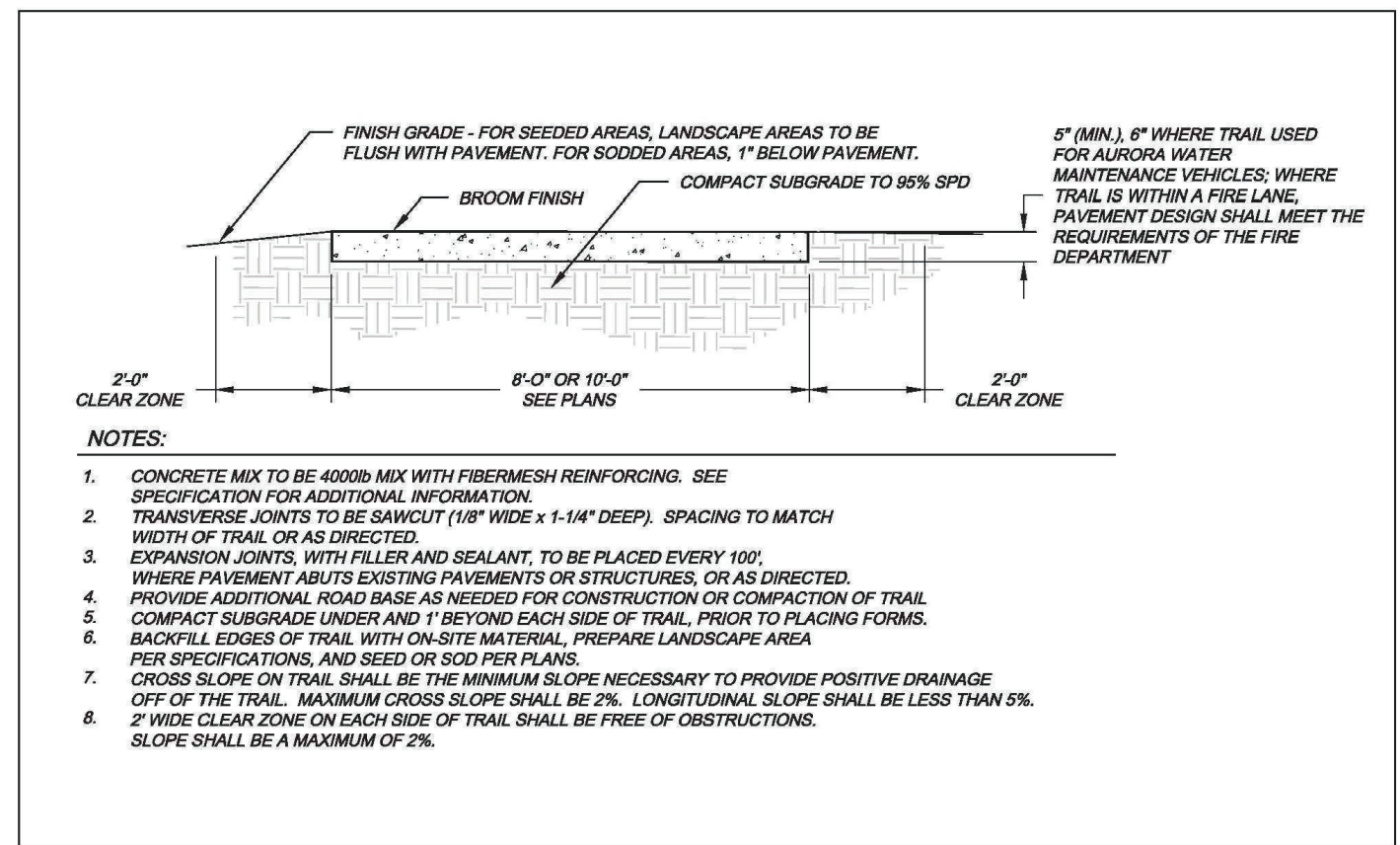
N.T.S



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

CITY OF AURORA STANDARD TRAIL DETAILS

NTS

THE AURORA HIGHLANDS SP #21

TITLE: L4.00 - LANDSCAPE DETAILS

DATE: FEBRUARY 24, 2023



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SHEET: 32 OF 36

L4.00



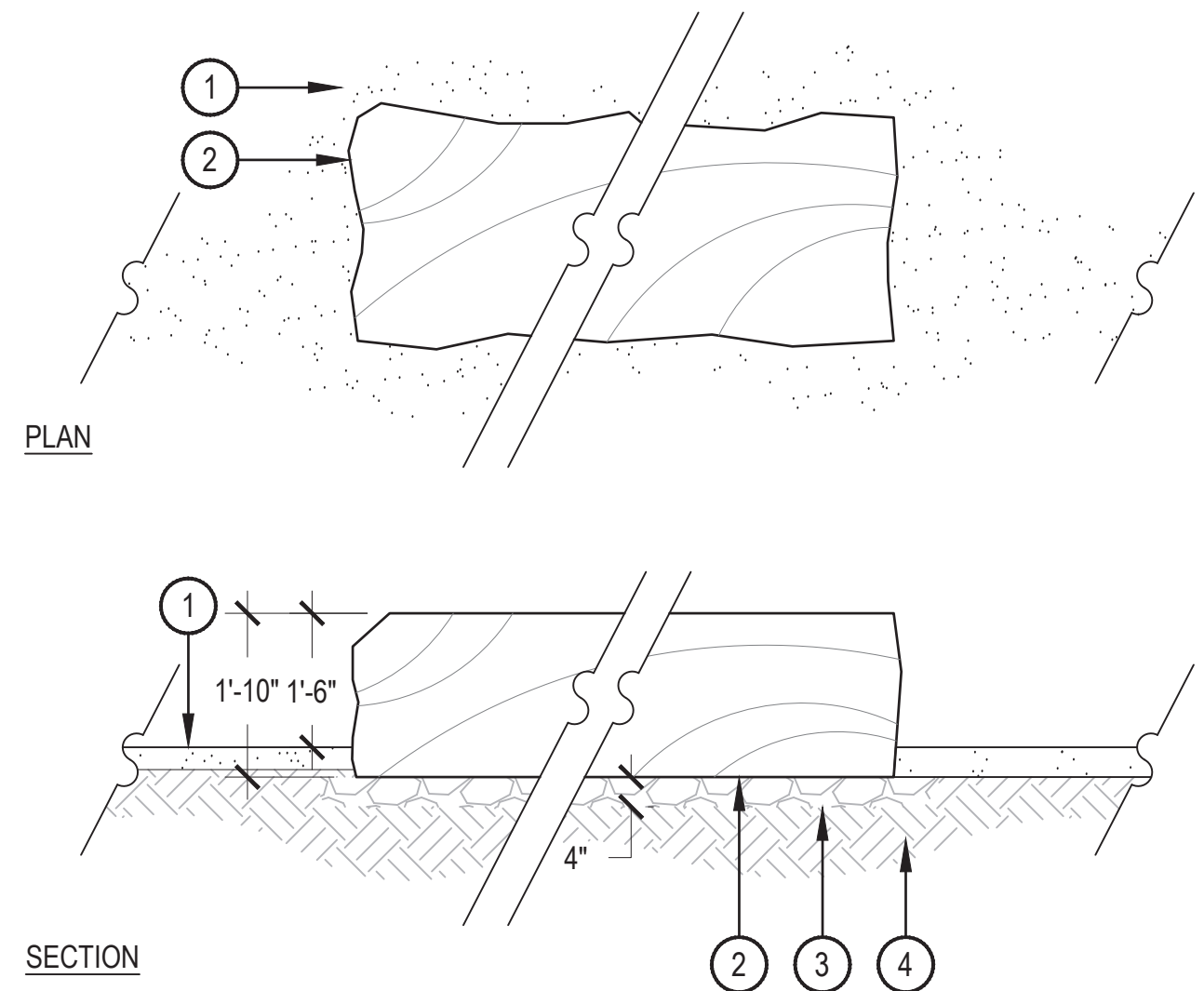
NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

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

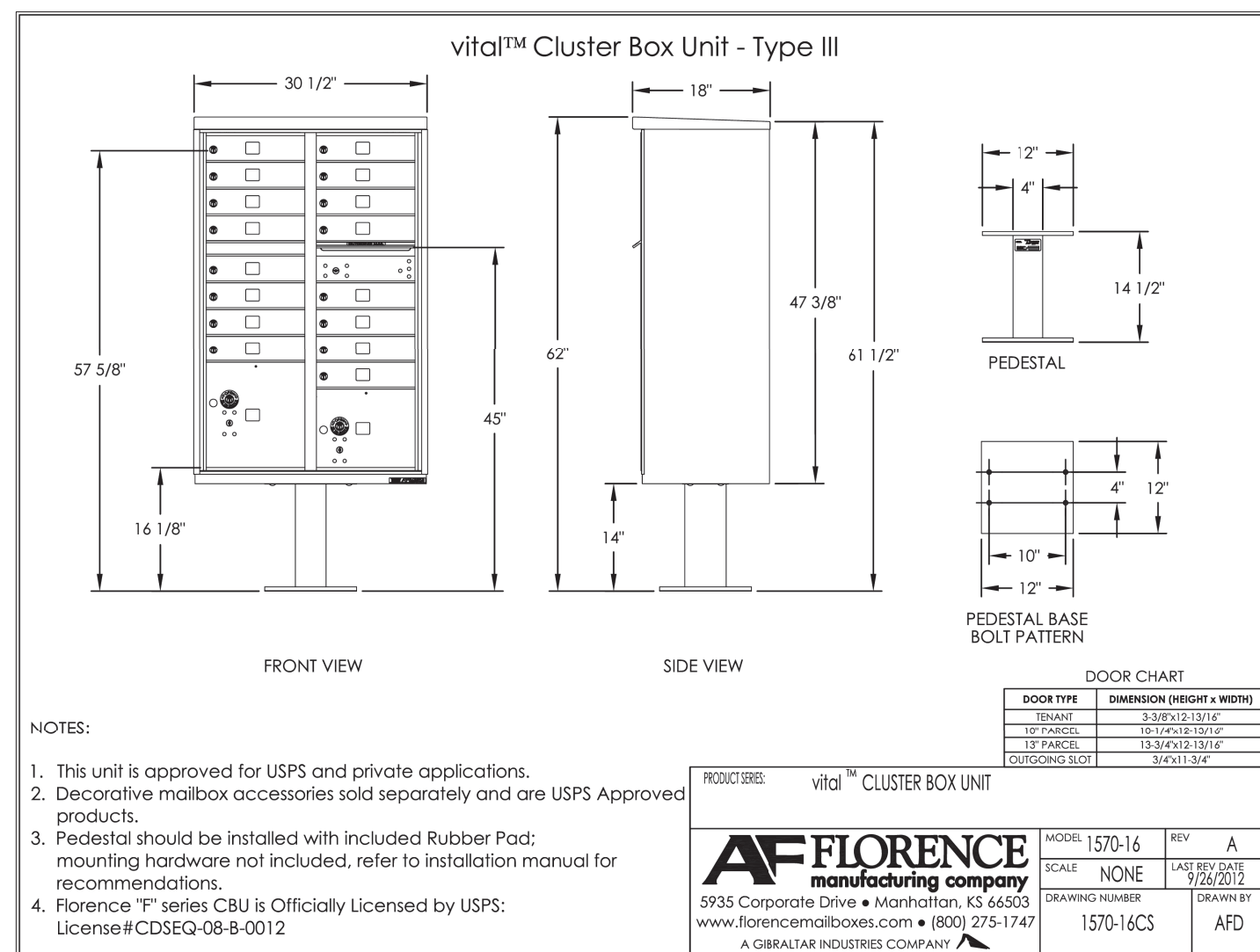
SCALE: NTS

2 PET WASTE STATION

NTS

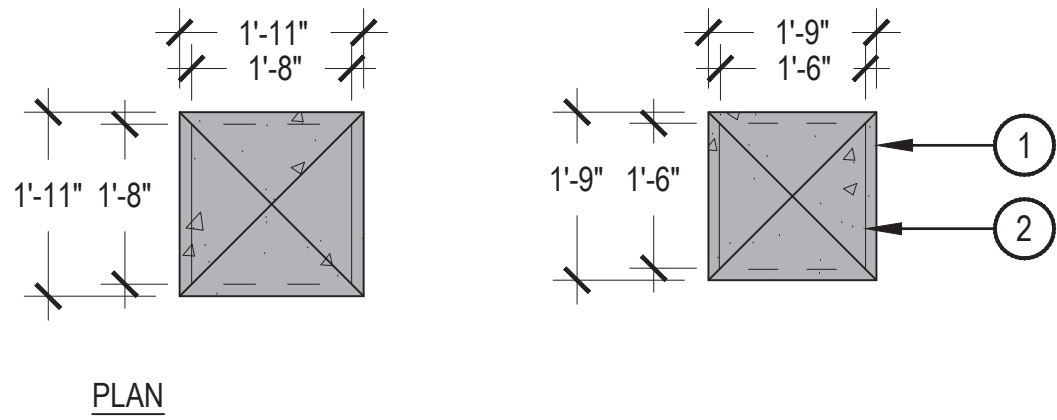
3 SANDSTONE BENCH

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

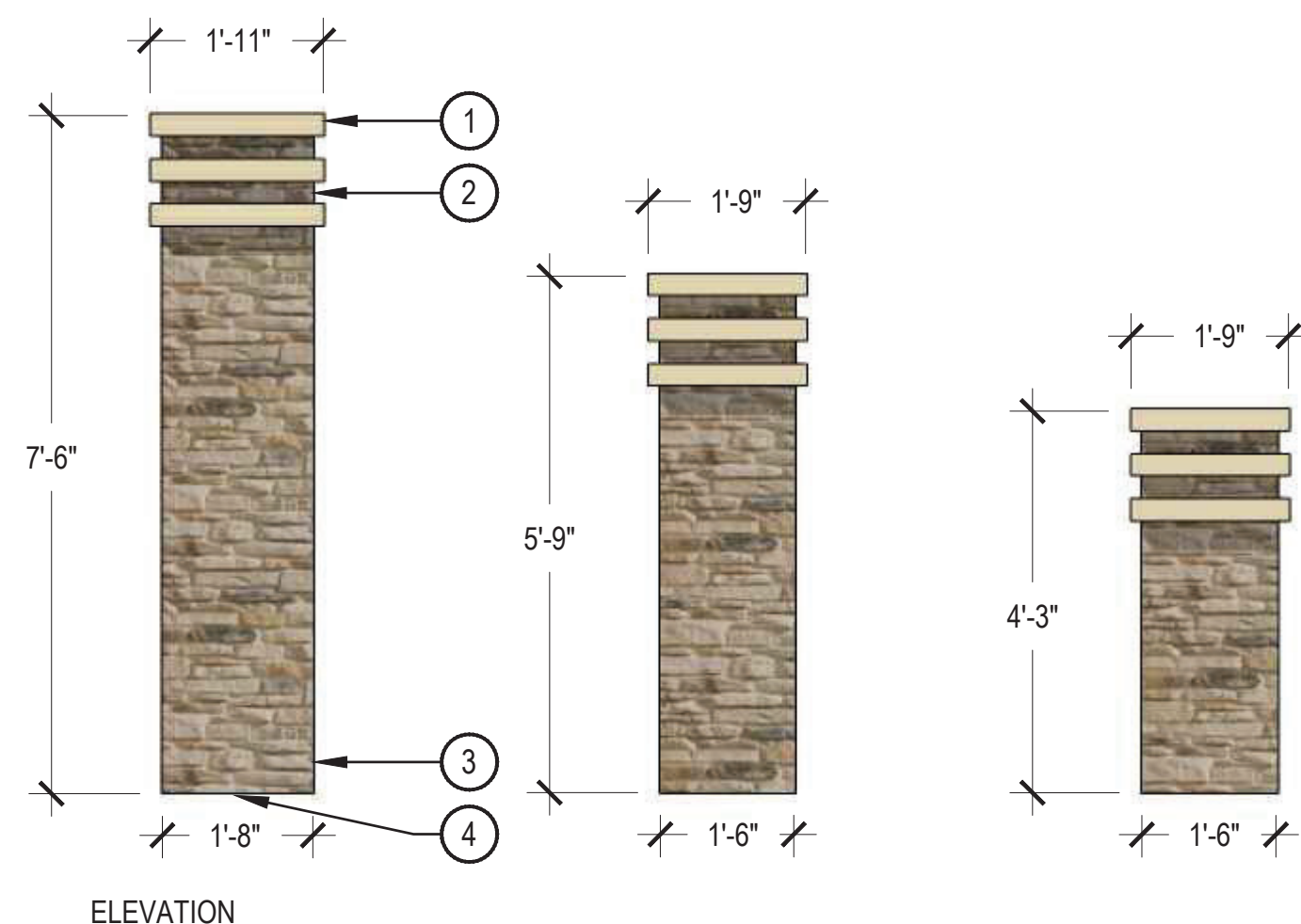


- NOTES:
1. This unit is approved for USPS and private applications.
 2. Decorative mailbox accessories sold separately and are USPS Approved products.
 3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
 4. Florence "F" series CBU is Officially Licensed by USPS: License# CDSEQ-08-8-0012

PRODUCT: vital™ CLUSTER BOX UNIT
FLORENCE manufacturing company
5935 Corporate Drive • Northridge, CA 91323
www.florencemailboxes.com • (800) 275-1747
A GIBALTA INDUSTRIES COMPANY



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



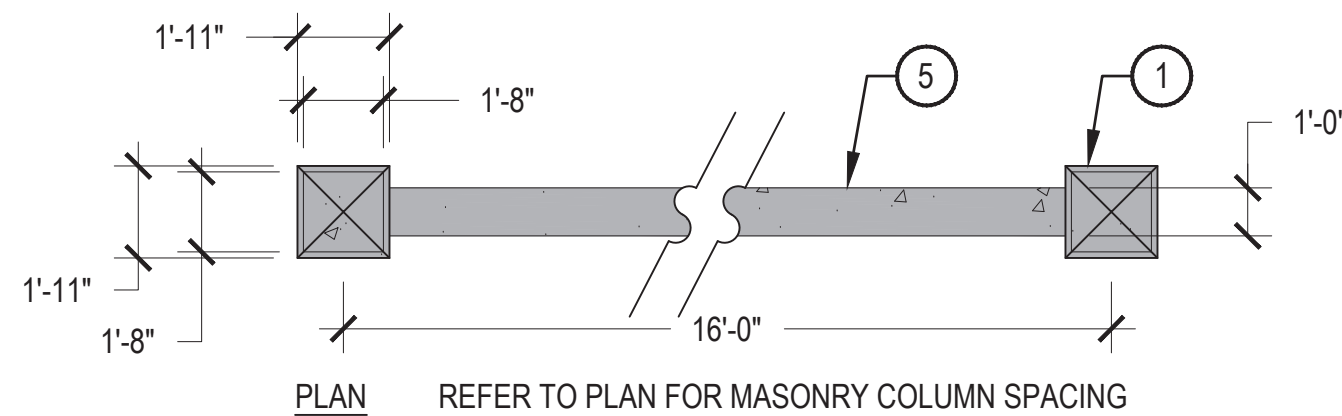
- 1 PRECAST CONCRETE COLUMN CAP
- 2 ACCENT STONE-LIKE VENEER
- 3 PRECAST CONCRETE STONE-LIKE COLUMN
- 4 CONCRETE FOOTING ENGINEERED BY OTHERS

4 MAIL KIOSK TYPE B

N.T.S.

5 STANDARD MASONRY COLUMN

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

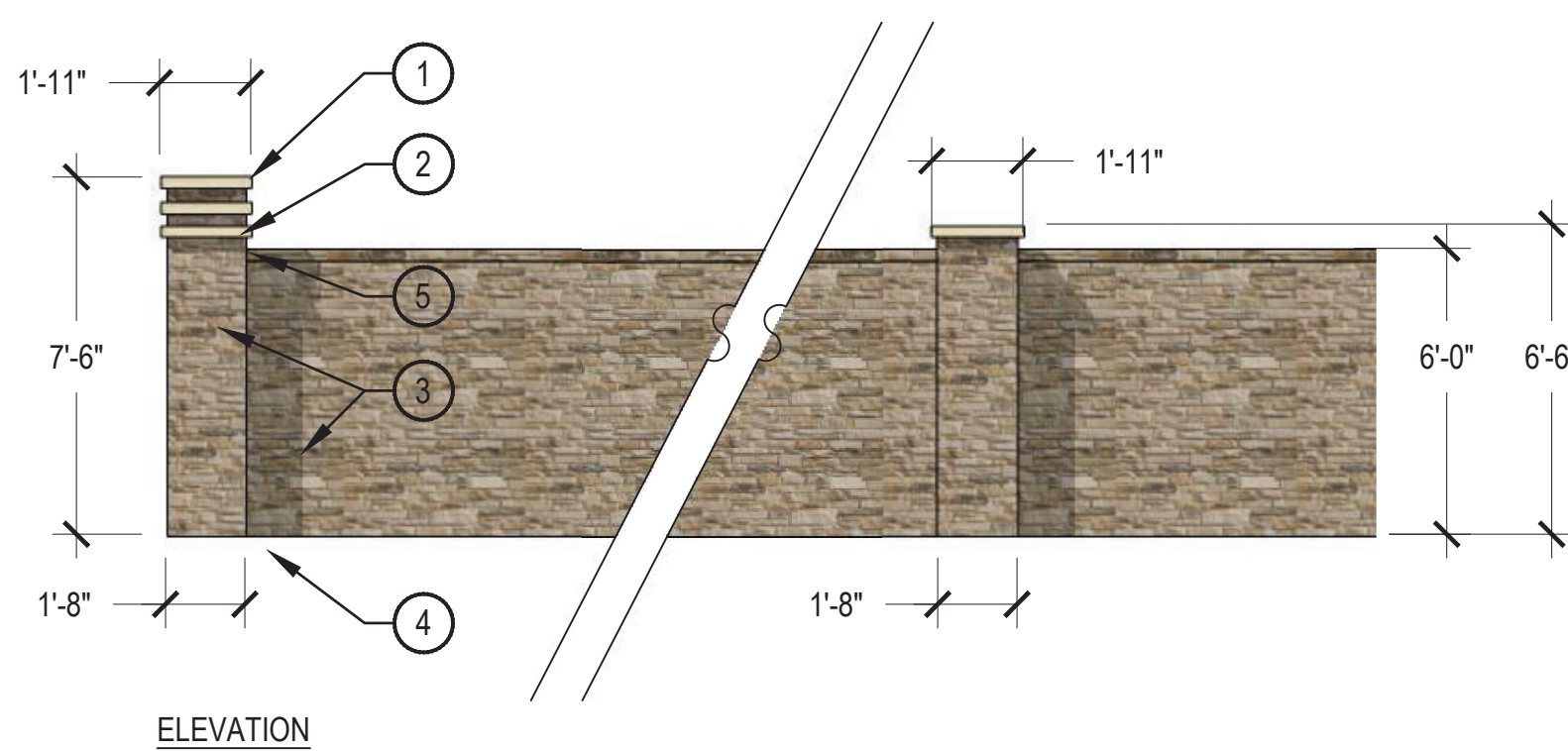


- NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
 2. CONCRETE FOOTING ENGINEERED BY OTHERS.

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



THE AURORA HIGHLANDS SP #21
TITLE: L4.01 - LANDSCAPE DETAILS
DATE: FEBRUARY 24, 2023

NORRIS DESIGN
Planning | Landscape Architecture | Branding

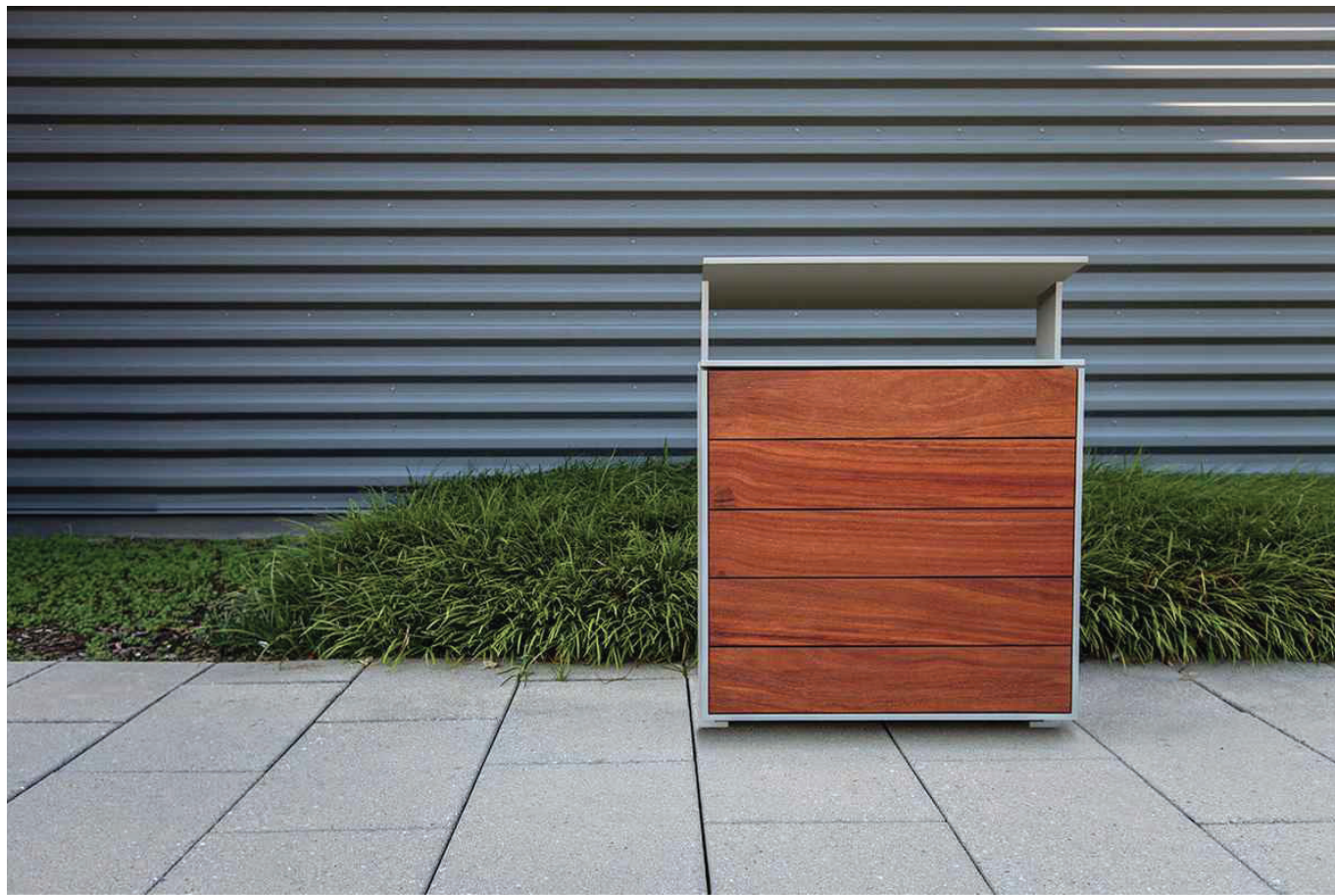
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L4.01

SHEET: 33 OF 36

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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.

1 TRASH CAN

SCALE: NTS



NOTES:

1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 BIKE RACK

ANOVA

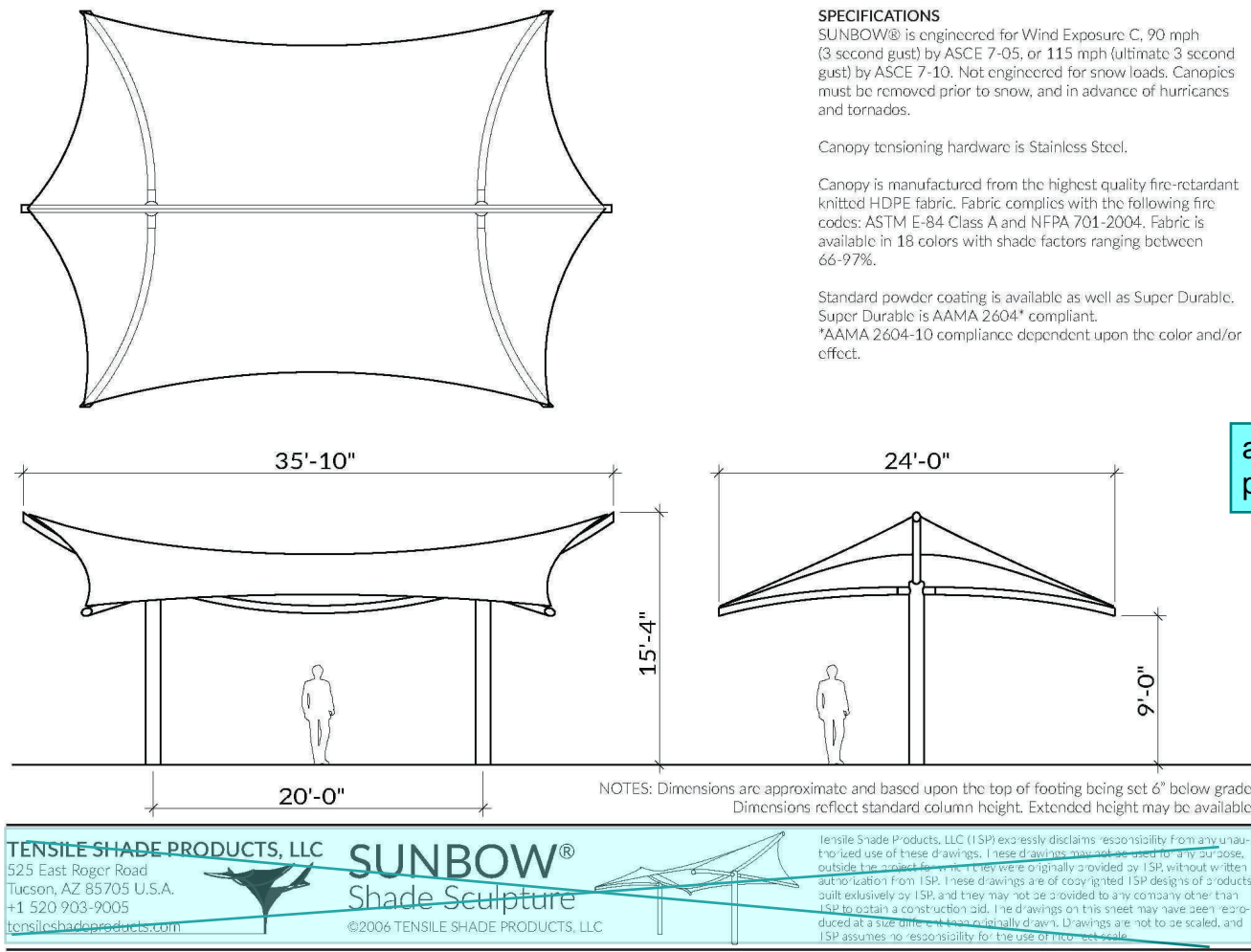
PRODUCT: CIRBLEBRS2

DESCRIPTION: CIRCLE BIKE RACK

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

MATERIALS: STAINLESS STEEL

BIKE RACK TO BE SURFACE MOUNTED



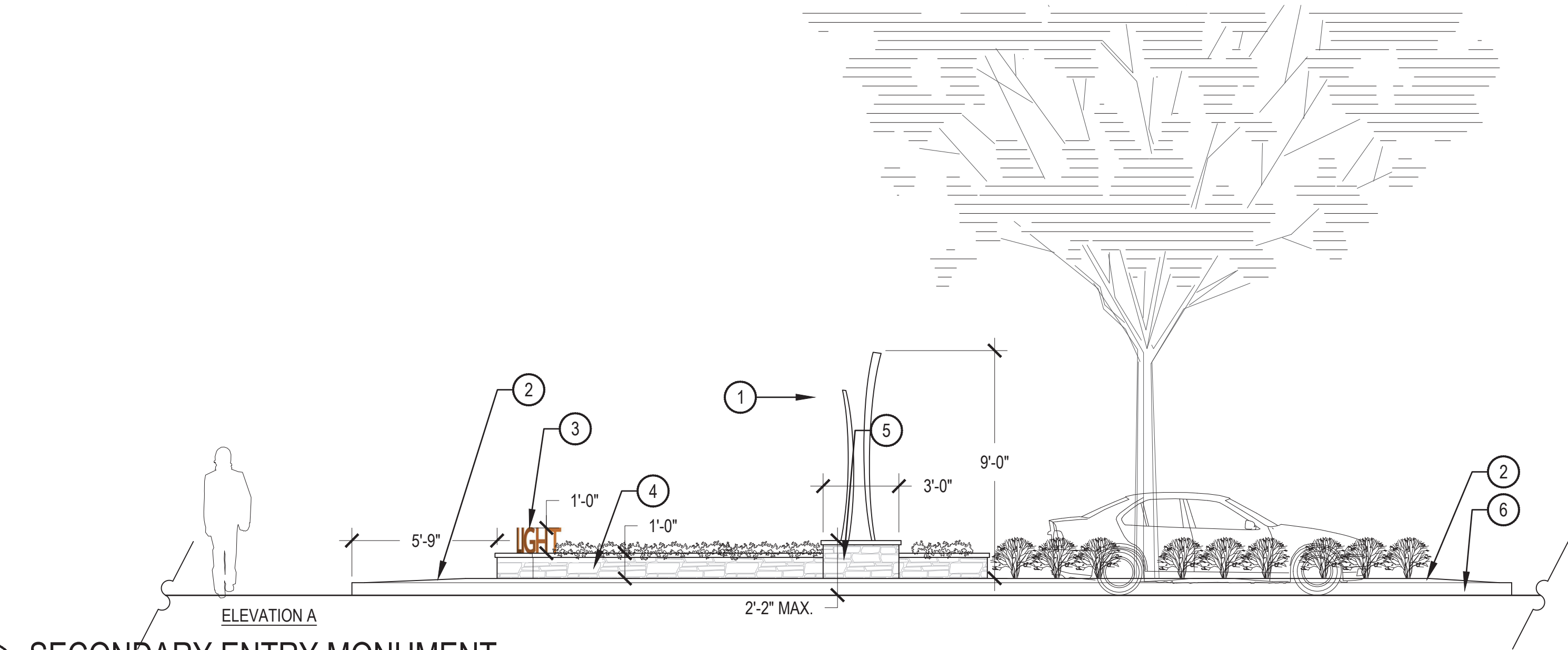
add note re: separate permit

ND Response: Note has been added

SCALE: NTS

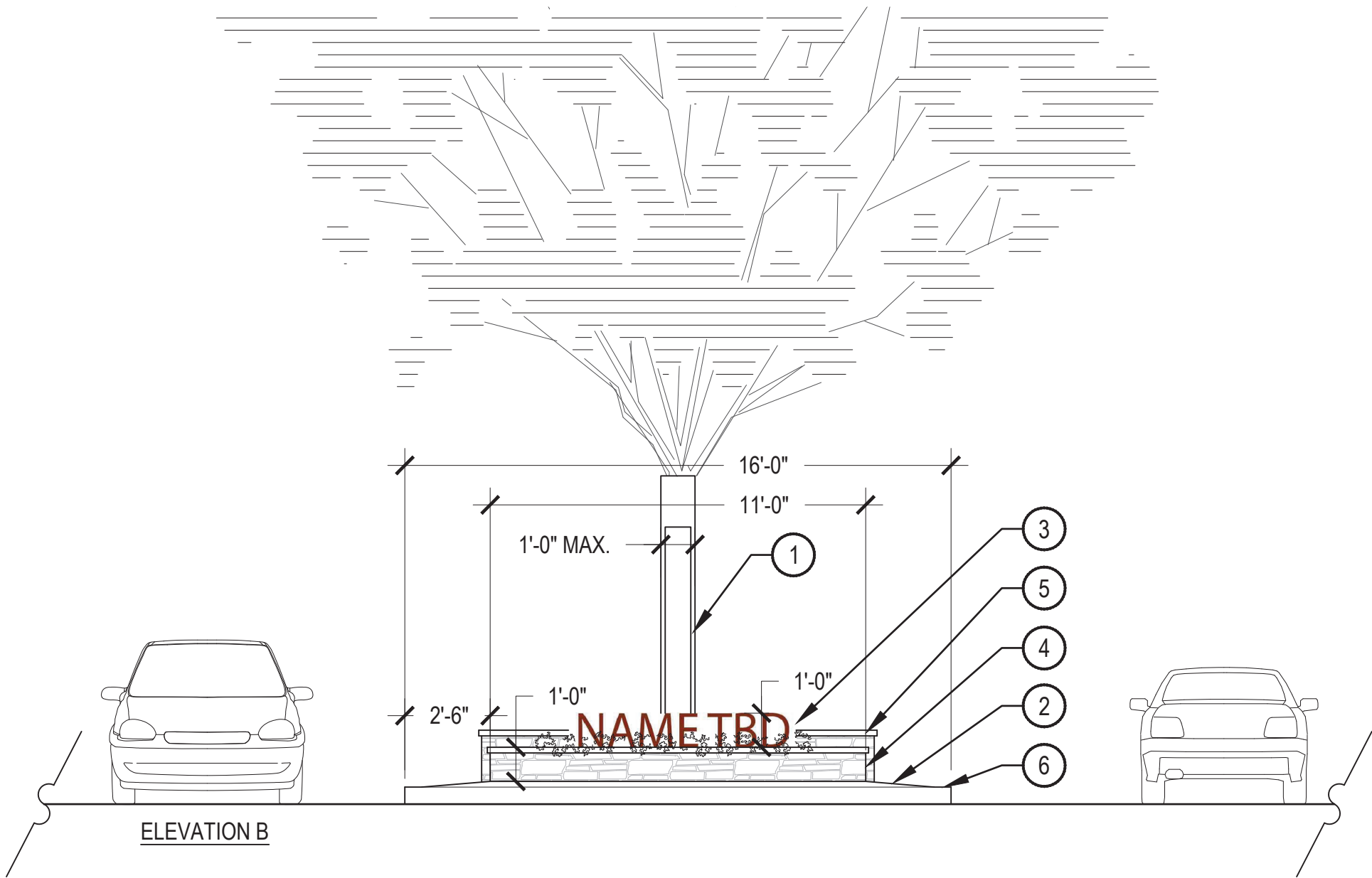
3 SHELTER

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



4 SECONDARY ENTRY MONUMENT

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

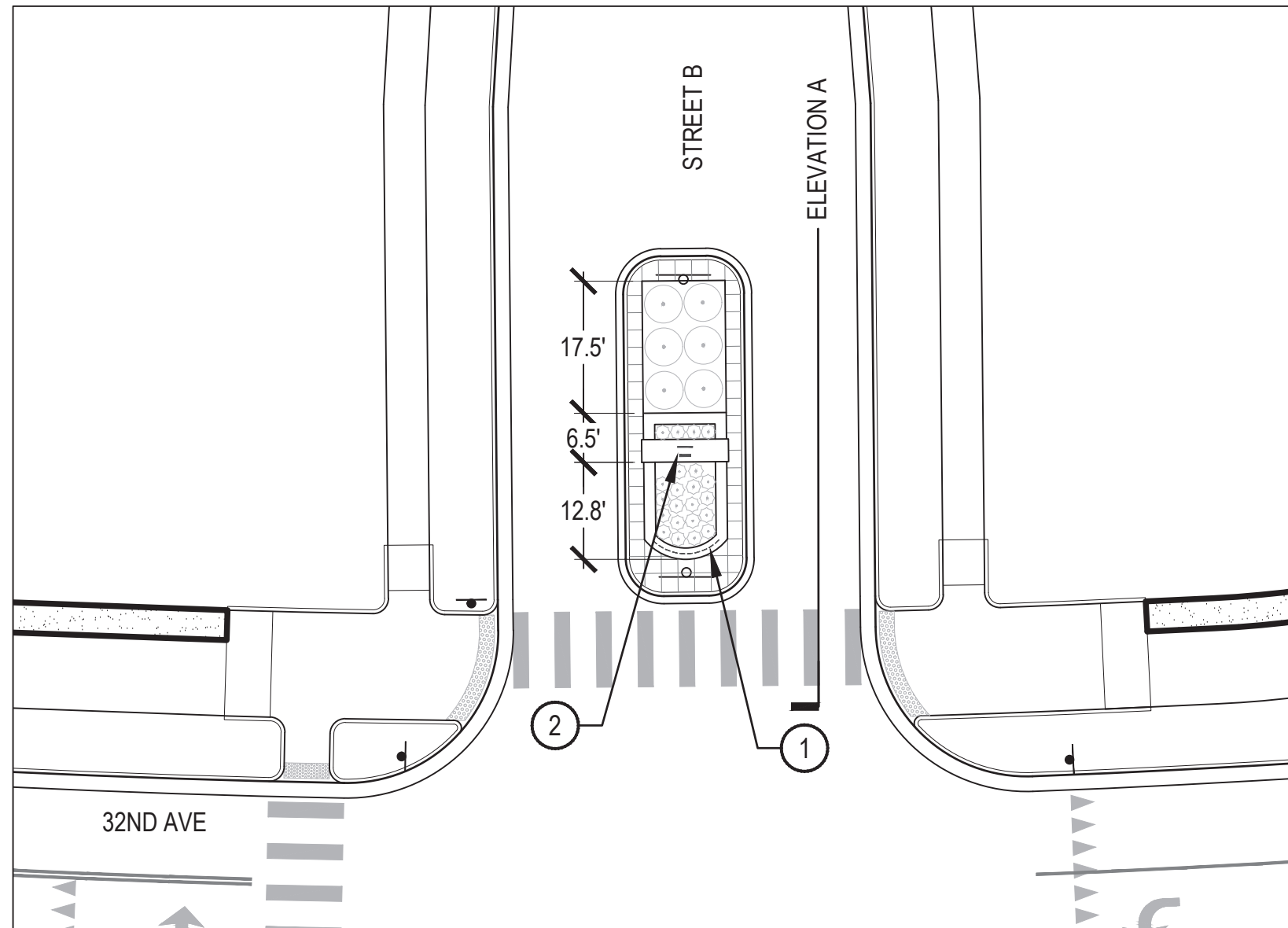


NOTES:

1. THIS DETAIL FOR REFERENCE ONLY.

2. SIGNAGE WILL REQUIRE SEPARATE PERMIT.

3. CONCRETE FOOTING ENGINEERED BY OTHERS.



LOCATION A

- 1 METAL LETTERS
- 2 METAL LOGO

NOTES:

1. SIGNAGE WILL REQUIRE SEPARATE PERMIT.

5 SECONDARY MONUMENT - PLAN

SCALE: 1" = 20'

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: FEBRUARY 24, 2023

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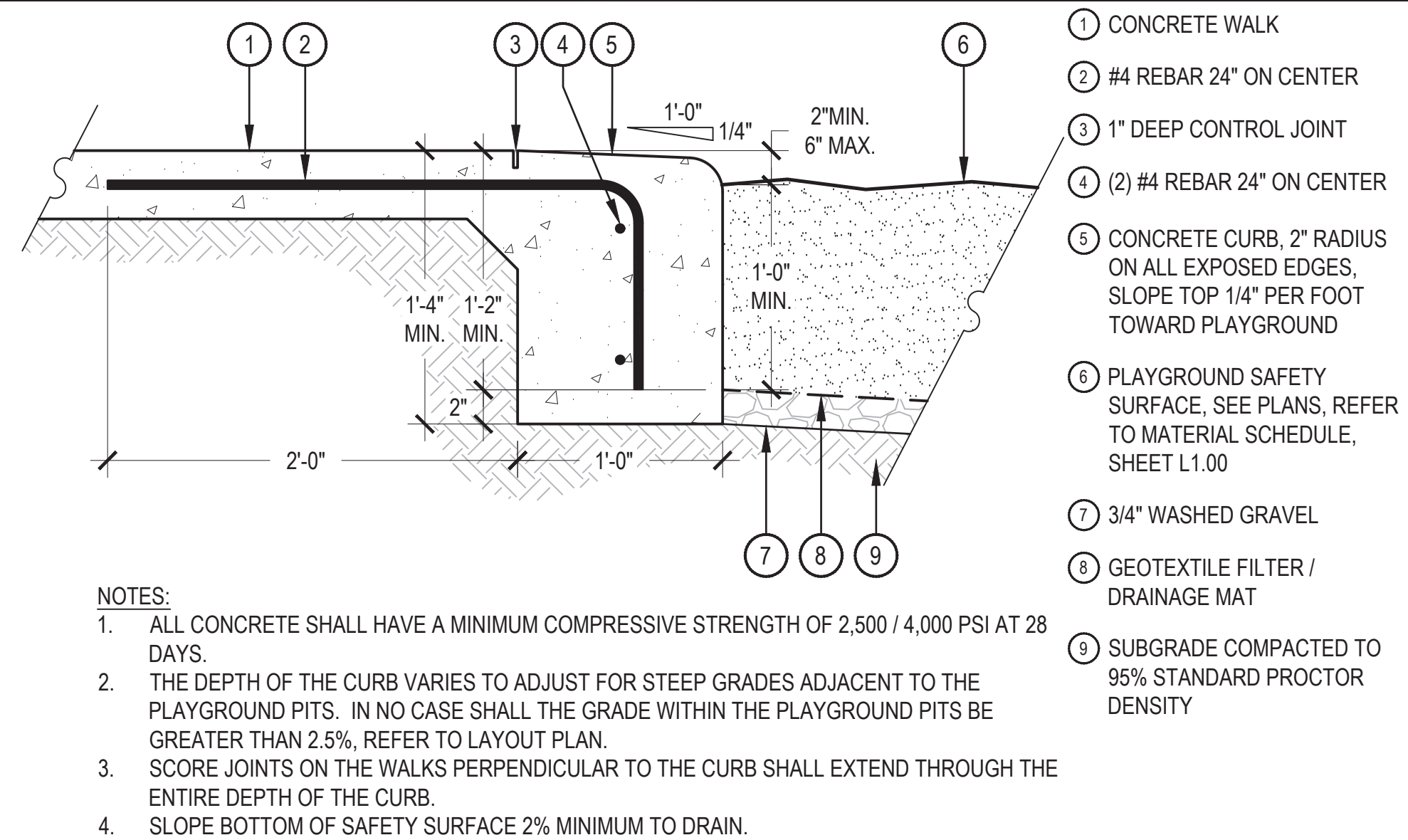
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com



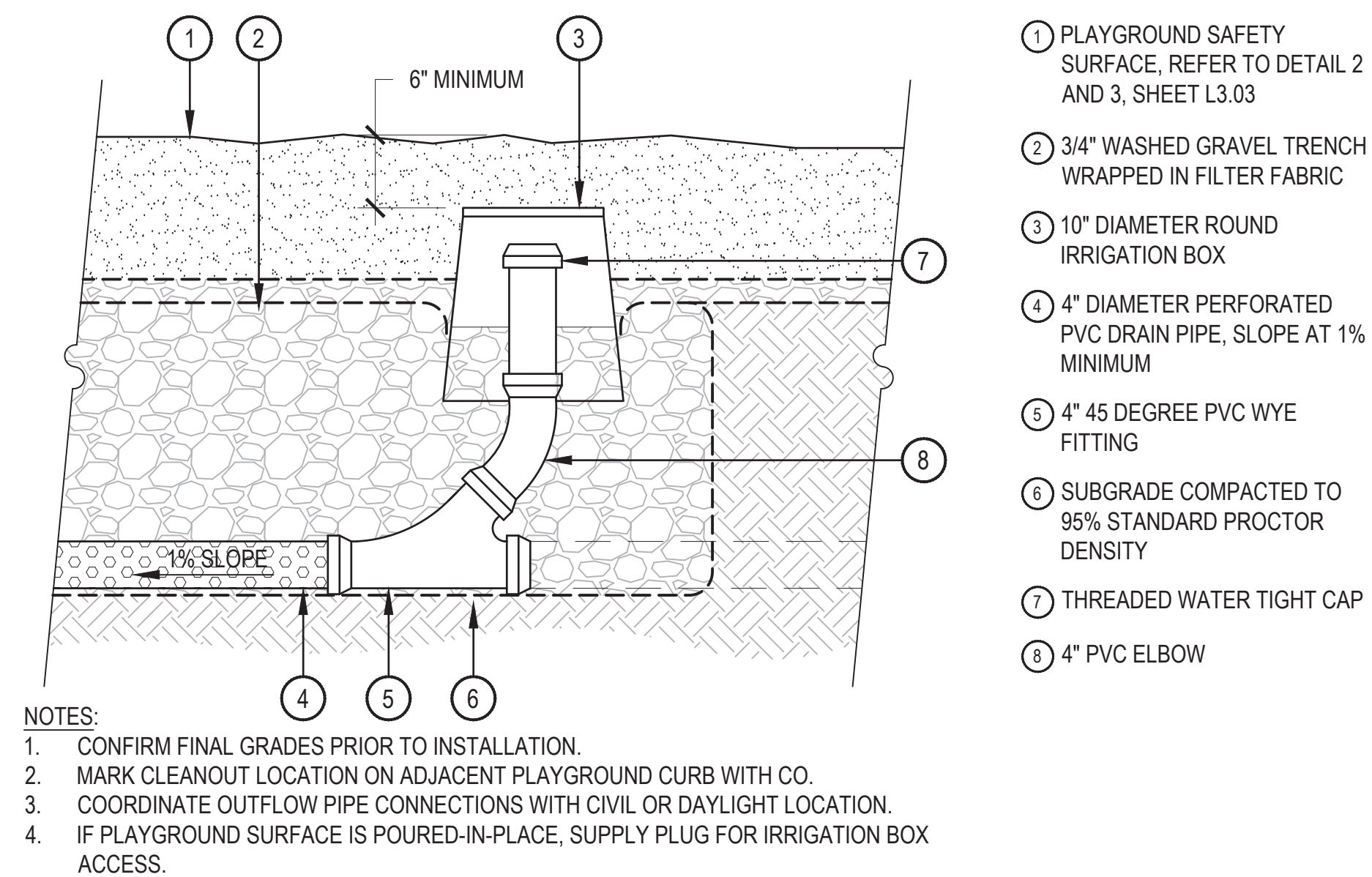
NOT FOR CONSTRUCTION

L4.02

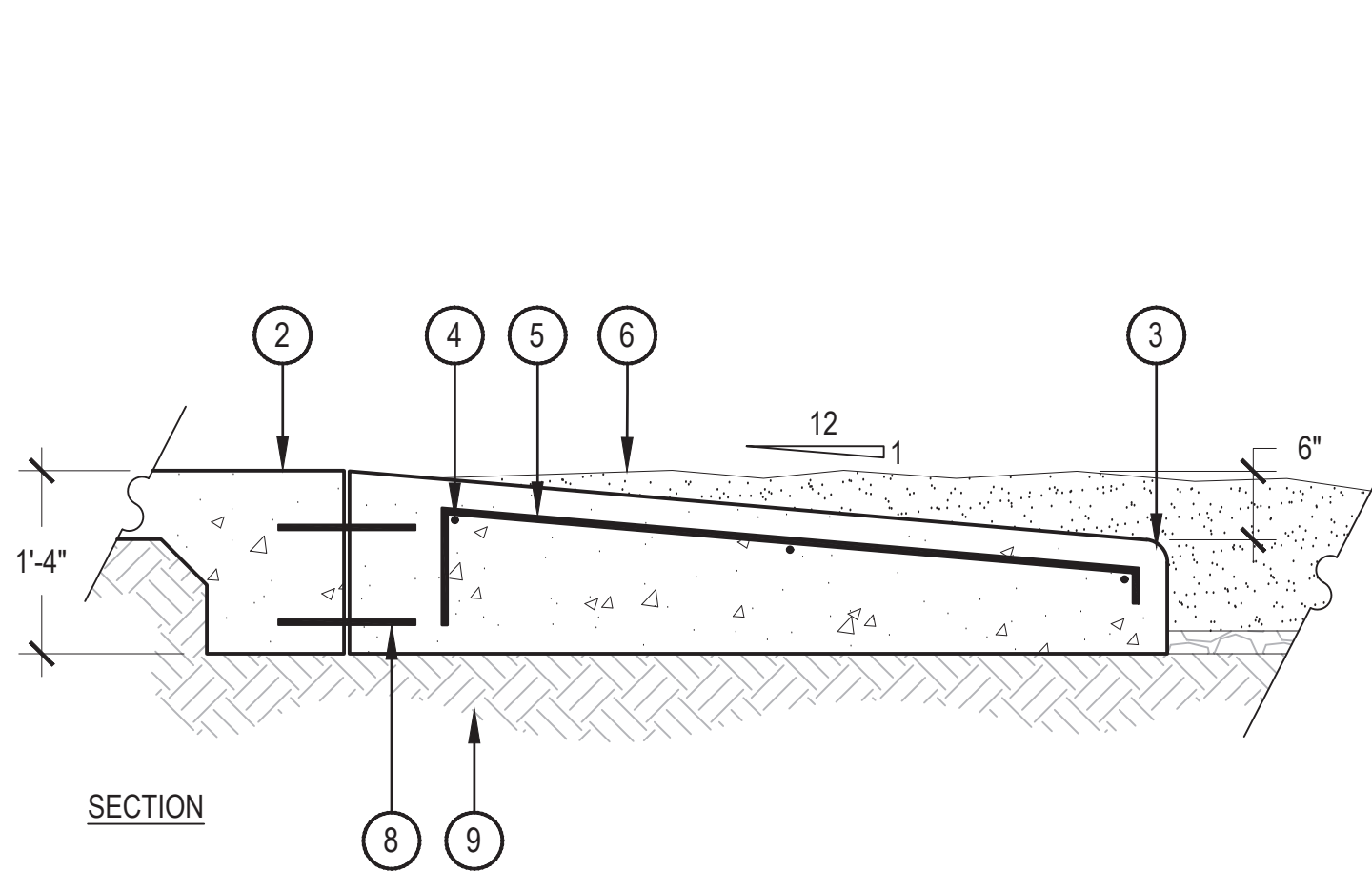
SHEET: 34 OF 36



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



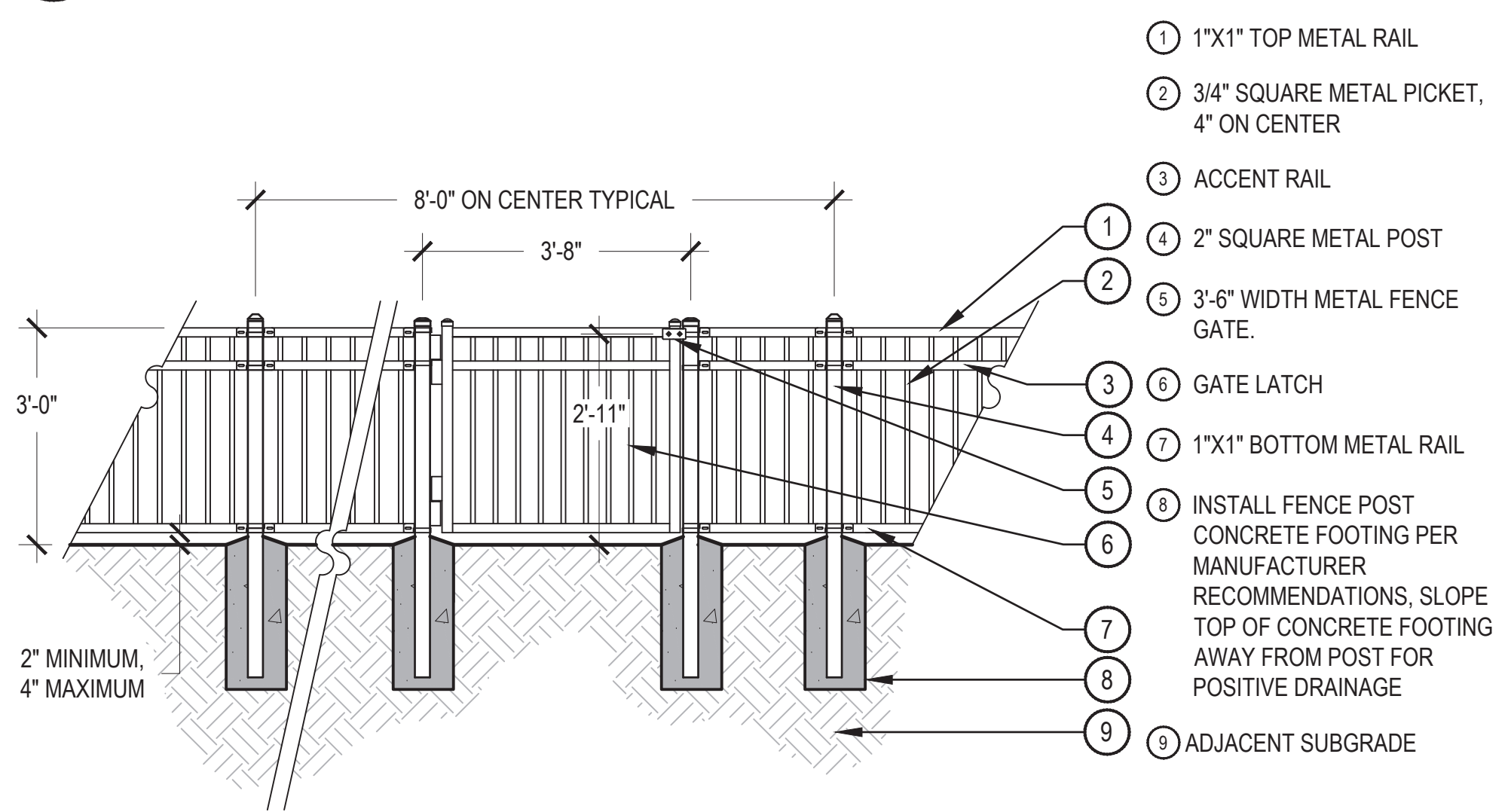
2 PLAYGROUND DRAIN CLEANOUT
SCALE: 1" = 1'-0"



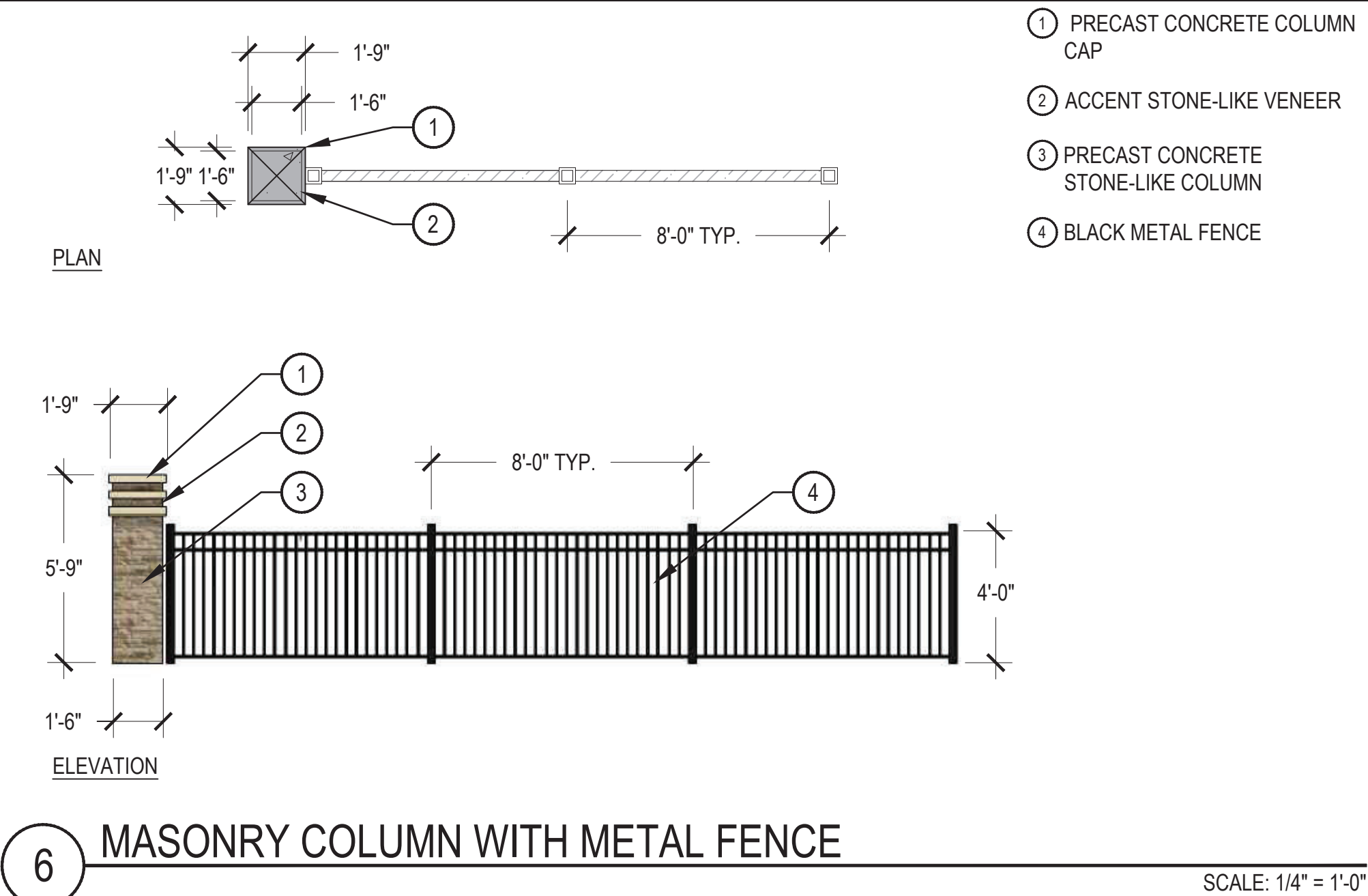
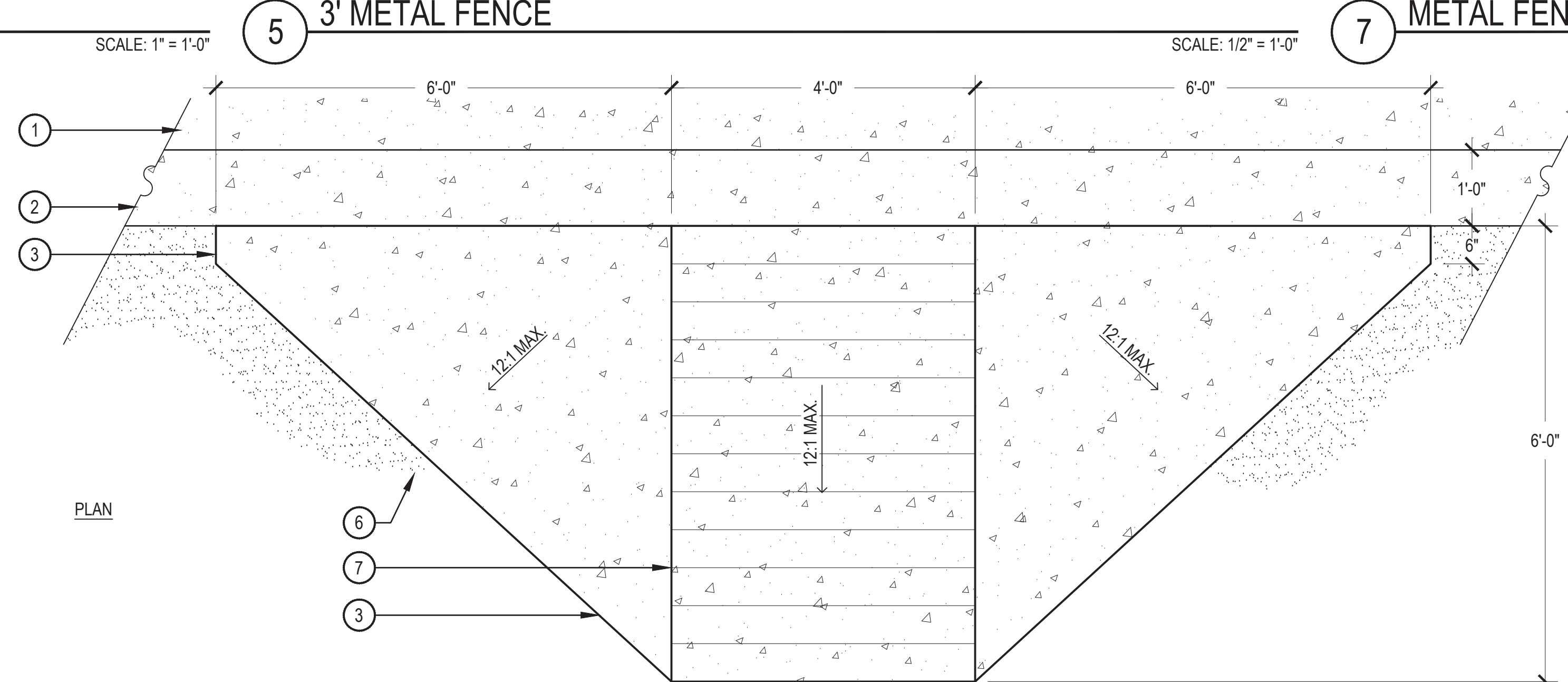
3 PLAYGROUND RAMP
SCALE: 3/4" = 1'-0"



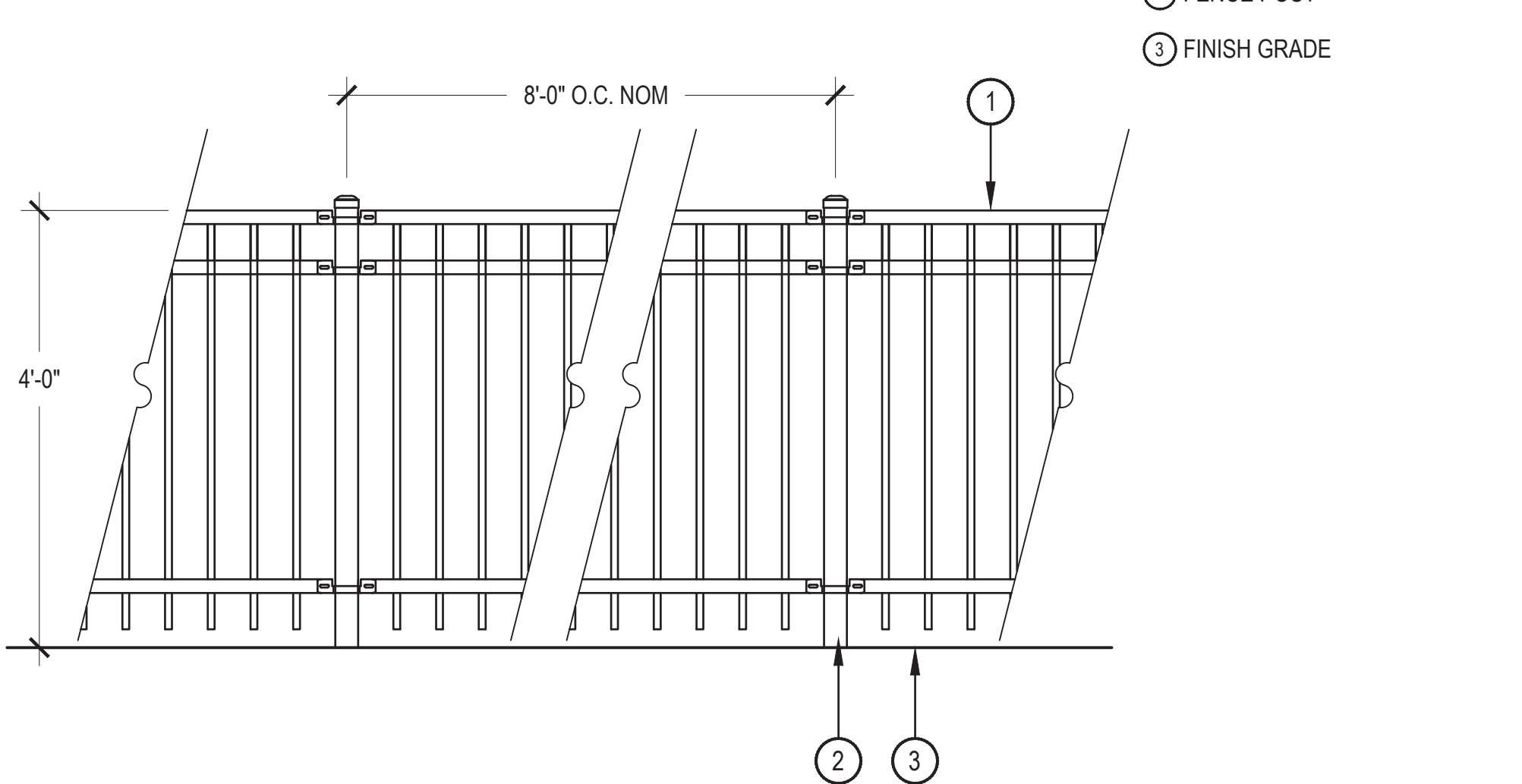
4 PLAYGROUND
SCALE: NTS



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



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



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

THE AURORA HIGHLANDS SP #21
TITLE: L4.03 - LANDSCAPE DETAILS
DATE: FEBRUARY 24, 2023

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

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L4.03

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SHEET: 35 OF 36



MANUFACTURER: HATTERAS
HAMMOCKS

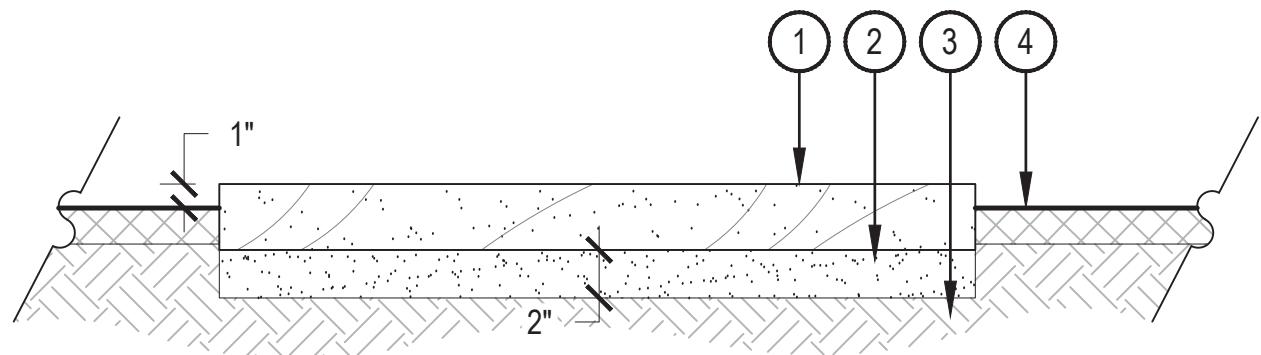
DESCRIPTION: GATEWAY MIST
QUILTED HAMMOCK, 7 PLY
DELUXE CYPRESS ROMAN ARC
STAND

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



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

TITLE: L4.04 - LANDSCAPE DETAILS

DATE: FEBRUARY 24, 2023



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